

Tax year 2023

BOR no. 0103

FILED ON

DTE 1
Rev. 12/22

County Ashtabula

Date received MAR 01 2024

Complaint Against the Valuation of Real Property

Ashtabula County
Board of Revision

Answer all questions and type or print all information. Read instructions on back before completing form.

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use DTE Form 2

Original complaint Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code
1. Owner of property	<u>Luise Fappiano</u>	<u>5672 Leon Rd.</u>
2. Complainant if not owner	<u>yes owner</u>	<u>Richmond Twp - Pymt MMG VAL</u>
3. Complainant's agent		<u>Ashtabula county -</u>
4. Telephone number and email address of contact person		

5. Complainant's relationship to property, if not owner

If more than one parcel is included, see "Multiple Parcels" instruction.

6. Parcel numbers from tax bill

Address of property

45-019-00-010-02

5672 Leon Rd -

7. Principal use of property

8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.

Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
<u>45-019-00-010-02</u>	<u>\$180,000.00</u>	<u>\$233,400.00</u>	<u>\$53,400 Less Now</u>

9. The requested change in value is justified for the following reasons:

It doesn't have a driveway currently dirt dr. way. The rear patio is completely falling apart. The front stairs need repair. That is why I believe the value is less than appraised.

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale _____

and sale price \$ _____ ; and attach information explained in "Instructions for Line 10" on back.

11. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.

12. If any improvements were completed in the last three years, show date none and total cost \$ _____

13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

14. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation.

- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 2/29/24 Complainant or agent (printed) LUISA FAPPIANO Title (if agent) _____

Complainant or agent (signature) *Luisa Fappiano*

Sworn to and signed in my presence, this 29 day of FEBRUARY 2024
(Date) (Month) (Year)

Notary *Donna M. Friedman*



DONNA M. FRIEDMAN
Notary Public, State of Ohio
My Comm. Expires 12/30/2024
Recorded in Geauga County

Situs : 5672 LEON RD

Map ID: 45-019-00-010-02

LUC: 101

Card: 1 of 1

Tax Year: 2023

Printed: 03/06/24

CURRENT OWNER	
FAPPIANO LUISA TRUSTEE	
CAUV Field Review Flag:	

GENERAL INFORMATION	
Routing No.	019-00 010-02
Class	A
Living Units	1
Neighborhood	35000
District	
Zoning	
Alternate Id	



Legal Description	
Parcel Tieback:	Addl. Tieback: N
Legal Descriptions: PART OF LOT 74	

Land Information								
Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.1300		0			
A	S	9500	9.1600	42	0	1	-40	28,510
A	H	9500	1.0000	100	0			12,350
								40,860
Total Acres: 10.29				Legal Acres: 10.30		NBHD Fact: 1.3000		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	14,320	40,900	40,900	0	0
Building	67,380	192,500	192,500	0	0
Total	81,700	233,400	233,400	0	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	1-COST APPROACH				

Current Value			
Year	Land	Building	Total Value
2020	31,400	137,500	168,900
2021	31,400	137,500	168,900
2022	31,400	137,500	168,900

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
04/30/09		2-Land And Building	U-Not Validated	0233/1404	ET-Temp Exempt	FAPPIANO MIKE
01/24/03		1-Land Only	I-Error In Description	0215/0138	ET-Temp Exempt	FAPPIANO MIKE
08/30/02	20,000	1-Land Only	U-Not Validated	0118/0359	WD-Warranty Deed	DOLAN DAVID E JR
08/22/01		2-Land And Building	I-Error In Description	0118/0359	ET-Temp Exempt	

Entrance Information			
Date	ID	Entry Code	Source
03/04/14	DAA	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 5672 LEON RD

Parcel Id: 45-019-00-010-02

LUC: 101

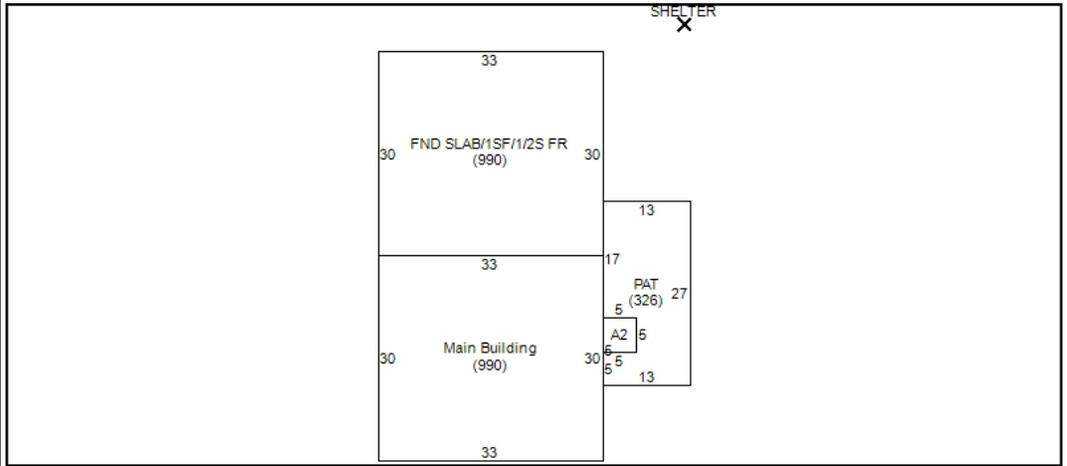
Card: 1 of 1

Tax Year: 2023

Printed: 03/06/24

Dwelling Information

Valuation Method D	Total Rooms 7
Override Model	Dining Rooms 0
Story Height 1	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 1
Style 03-Ranch	Full Baths 1
Year Built 2005	Half Baths 1
Eff Year Built	Addl. Fixtures 0
Year Remodeled	Total Fixtures 8
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 0-No Basement	T3 Rec Rm Area
Heating 2-Basic	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 1
Attic 0-None	WBFP Openings 1
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 3	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.4
GRM Econ Rents	GRM Factor 1
GRM Units	GRM Value 0



Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					990						
1	SLB	1SF	HSF		990						70,900
2			OMP		25						600
3			PAT		326						1,100

Dwelling Computations

Base Price	69,370	% Good	80
Plumbing	4,200	Market Adj	
Basement	0	Functional	
Heating	0	Economic	100
Attic	0	% Complete	100
Other Features	4,200	C&D Factor	
		Adj Factor	1.4
Subtotal	77,770	Additions	58,100
Ground Floor Area	990		
Total Living Area	2,475	Dwelling Value	180,800
Dwelling Notes			

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	SH7-Shelter	2005		20x31	620	C	1		A				3,600
2	RG1-Det Garag	2009		20x20	400	D	1		A				8,100

Condominium / Mobile Home Information

Complex #	Level	MH Make
Type	Elevator	MH Model
Unit No	Location	Serial#
Condo Style	View	MH Title#
Cmplx Name		Park Code

Misc & Gross Bulding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Situs : 5672 LEON RD

Parcel Id: 45-019-00-010-02

LUC: 101

Card: 1 of 1

Tax Year: 2023

Printed: 03/06/24

Comments

Number	Code	Status	Comment
5	OFC	DC	20240301 BOR 2023-0103
1	OFC	NS	20011127 C#01 - SPLIT FROM PCL 45-019-00-010-00 CONV #3296 8/22/2001
2	FLD	BP	20060608 KO C#01 - 6-1-06:BP#050481-NEW DWG 50% FOR 1-1-06
3	FLD	BP	20060608 KO C#01 - RECHECK'-07
4	FLD	NC	20070527 C#01 - 10/31/07 DWLG IS 100% 1/1/07. ALSO ADD STONE PATIO

Situs : 5672 LEON RD**Parcel Id: 45-019-00-010-02****LUC: 101****Card: 1 of 1****Tax Year: 2023****Printed: 03/06/24**

PAGE LEFT BLANK INTENTIONALLY

ASHTABULA COUNTY
25 W Jefferson Street
Jefferson OH 44047-1092
(440) 576-1484 Fax: (440) 576-3446

BOARD OF REVISION HEARING NOTICE TO
ASHTABULA COUNTY PROPERTY OWNER OR HIS/HER AGENT

B.O.R. CASE NUMBER: 2023-0103

April 17, 2024

LUISA FAPPIANO TRUSTEE
1207 ELMWOOD RD
MAYFIELD HTS OH 44124

The Board, in accordance with Ohio Revised Code 5715.19, has scheduled a hearing on:

May 22, 2024 at 9:15 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0103 filed for tax year 2023 by LUISA FAPPIANO TRUSTEE and described as follows:

Parcel ID(s):

1) 45-019-00-010-02 located at 5672 LEON RD, the market value is \$233,400. The market value sought is \$180,000.

You or a representative must appear at this hearing or the case will be dismissed.

If you have any questions, please call (440) 576-1484.

Ashtabula County Board of Revision

HEARING MINUTES

Case Type VL

The Hearing of Board of Revision Case 2023-0103, LUISA FAPPIANO TRUSTEE is being recorded and the date is 5/22/2024.

Board Members

Auditor, David Thomas Treasurer, Angie Maki Cliff Commissioner, Kathryn Whittington

Others present:

Scott Yamamoto, Auditor Alternate

Luisa Fappiano, Trustee via phone hearing

Complainant Seeks: \$180,000

Subject Parcel: 450190001002

Auditor Value: \$233,400

Hearing No # 2

HEARING MINUTES

BOR Case: 2023-0103

Owner Name: LUISA FAPPIANO TRUSTEE

Board Action

Motion to: Agree Set Value \$225,000

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

owner testimony of grade and condition of dwelling. adjust grade to C-1.

Was Made by: Angie

2nd by: Scott

Roll: Yamamoto-yes/Maki Cliff-yes/Whittington-not present

Motion therefore: Passed Failed

Decision Date: 5/22/24



David Thomas, Auditor
Secretary of the Board of Revision

Hearing No # 2

ASHTABULA COUNTY
 Board of Revision
 25 W Jefferson Street
 Jefferson OH 44047-1092
 (440) 576-1484 Fax: (440) 576-3446

Notice of Decision for BOR Case: 2023-0103

LUISA FAPPIANO TRUSTEE
 1207 ELMWOOD RD
 MAYFIELD HTS OH 44124

Based on the decision of the Board of Revision, the County Auditor is hereby authorized to adjust the Tax List accordingly. **Result Below.**

An appeal from this decision may be filed with the County Board of Revision and with either the Board of Tax Appeals, per Ohio R.C. 5717.01 or the Court of Common Pleas, per Ohio R.C. 5717.05. Appeals must be filed within thirty (30) days of the postmark of this Notice of Decision.

PARCEL	CLASS	TAXING DISTRICT			TAX YEAR
45-019-00-010-02	101-GRAIN GEN FARM	45-RICHMOND TWP-PYMTMMG VAL LSD			2023
	LAND	IMPR	TOTAL		
Original Value:	\$40,900	\$192,500	\$233,400		
Adjustment:	\$0	-\$8,400	-\$8,400		
New Value:	\$40,900	\$184,100	\$225,000		
RESULT: VLD - VALUE DECREASE. SET VALUE AT \$225,000 ADJUSTING GRADE TO C-1					



Board of Revision