

Tax year 2023 BOR no. 0107 **FILED ON**
 County Ashtabula Date received MAR 08 2024

DTE 1
Rev. 08/21

Complaint Against the Valuation of Real Property

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	Michael & Mary Petro	Dawsey Rd. Rock Creek, Oh. 44084	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number of contact person			
5. Email address of complainant		petro07@windstream.net	
6. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill		Address of property	
57-023-00-021-02		Dawsey Rd. Rock Creek, Oh.44084	
8. Principal use of property			
Vacant			
9. 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
57-023-00-021-02	36,000	64,900	28,000
10. The requested change in value is justified for the following reasons: *Purchased after Amish clear cut and butchered the entire piece of property. *No improvements *No mineral rights *No access to utilities. The Dawsey road frontage has no electricity access. There are no poles and owner is responsible for putting poles in along the road costing thousands of dollars			

11. 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 11" on back.
12. 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.
13. If any improvements were completed in the last three years, show date _____ and total cost \$ _____
14. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown
15. 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.

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 03/08/2024 Complainant or agent Michael Petro Title (if agent) _____
 Signature

Instructions for Completing DTE 1

DTE 1
Rev. 08/21

FILING DEADLINE: A COMPLAINT FOR THE CURRENT TAX YEAR MUST BE RECEIVED BY THE COUNTY AUDITOR ON OR BEFORE MARCH 31 OF THE FOLLOWING TAX YEAR OR THE LAST DAY TO PAY FIRST-HALF TAXES WITHOUT A PENALTY, WHICHEVER DATE IS LATER. A COUNTER-COMPLAINT MUST BE FILED WITHIN 30 DAYS AFTER RECEIPT OF NOTICE FROM THE AUDITOR THAT AN ORIGINAL COMPLAINT HAS BEEN FILED.

Who May File: Any person owning taxable real property in the county, the board of county commissioners, the county prosecutor, the county treasurer, the board of township trustees of any township with territory in the county, the board of education of any school district with territory in the county, or the mayor or legislative authority of any municipal corporation with territory in the county may file a complaint, or a tenant of the property owner, if the property is classified as to use for tax purposes as commercial or industrial, the lease requires the tenant to pay the entire amount of taxes charged against the property, and the lease allows, or the property owner otherwise authorizes, the tenant to file such a complaint with respect to the property. See R.C. 5715.19 for additional information.

Tender Pay: If the owner of a property files a complaint against the valuation of that property, then, while such complaint is pending, the owner is entitled to tender to the county treasurer an amount of taxes based on the valuation claim for such property in the complaint. **Note:** If the amount tendered is less than the amount finally determined, interest will be charged on the difference. In addition, if the amount finally determined equals or exceeds the amount originally billed, a penalty will be charged on the difference between the amount tendered and the final amount.

Multiple Parcels: Only parcels that (1) are in the same taxing district and (2) have identical ownership may be included in one complaint. Otherwise, separate complaints **must** be used. However, for ease of administration, parcels that (1) are in the same taxing district, (2) have identical ownership and (3) form a **single economic unit should be included in one complaint.** The increase or decrease in valuation may be separately stated for each parcel or listed as an aggregate sum for the economic unit. If more than three parcels are included in one complaint, use additional sheets of paper.

General Instructions: Valuation complaints must relate to the **total value** of both land and buildings. The Board of Revision may increase or decrease the total value of any parcel included in a complaint. The board will notify all parties not less than 10 days prior to the hearing of the time and place the complaint will be heard. The complainant should submit any documents supporting the claimed valuation to the board prior to the hearing. The board may also require the complainant and/or owner to provide the board additional information with the complaint and may request additional information at the hearing, including purchase and lease agreements, closing statements, appraisal reports, construction costs, rent rolls and detailed income and expense statements for the property.

Ohio Revised Code section 5715.19(G) provides that "a complainant shall provide to the Board of Revision all information or evidence within the complainant's knowledge or possession that affects the real property" in question. Evidence or information that is not presented to the board cannot later be presented on any appeal, unless good cause is shown for the failure to present such evidence or information to the board.

Instructions for Line 9. In Column A enter the complainant's opinion of the full market value of the parcel before the application of the 35% percent listing percentage. In Column B enter the current full market value of the parcel. This will be equal to the total taxable value as it appears on the tax bill divided by 0.35. Enter the difference between Column B and Column A in Column C.

Instructions for Line 11. If property was sold in the last three years, attach the purchase agreement, escrow statement, closing statement or other evidence available. If the buyer and seller were or are related or had any common business interests, attach an explanation. If any other items were included in the sale of the real estate, attach a description of those items. Show the value of those items and explain how the values were determined.

Notice: If the county auditor is in possession of an email address for you the auditor may choose to send any notices the auditor is required to send regarding this complaint by email and regular mail instead of by certified mail.

Situs : DAWSEY RD

Map ID: 57-023-00-021-02

LUC: 101

Card: 1 of

Tax Year: 2023

Printed: 03/08/24

CURRENT OWNER
PETRO MICHAEL E
PETRO MARY E

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No.
Class A
Living Units
Neighborhood 45000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback:
Legal Descriptions:
43
Addl. Tieback:

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	1.2432		0			
A	S	12000	16.8105	33	0		-25	64,910
								64,910

Total Acres: 18.0537 Legal Acres: 18.05 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	22,720	64,900	64,900	0	0
Building	0	0	0	0	0
Total	22,720	64,900	64,900	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
2021	26,200		26,200
2022	26,200		26,200

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/10/20		2-Land And Building	E-Exempt Conveyance (Sale Price O		QC-Quit Claim	PETRO MICHAEL E

Entrance Information

Date	ID	Entry Code	Source

Property Notes
Note Codes:

Situs : DAWSEY RD

Parcel Id: 57-023-00-021-02

LUC: 101

Card: 1 of

Tax Year: 2023

Printed: 03/08/24

Dwelling Information

Valuation Method	Total Rooms
Override Model	Dining Rooms
Story Height	Bedrooms
Construction	Family Rooms
Style	Full Baths
Year Built	Half Baths
Eff Year Built	Addl. Fixtures
Year Remodeled	Total Fixtures
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level	T3 Rec Rm Area
Heating	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area
System	WBFP Stacks
Attic	WBFP Openings
Phy. Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic	Prefab Add'l Stry
Bsmt Gar # Cars	Misc 1 Qty
Misc 1 Desc	Misc 2 Qty
Misc 2 Desc	
Grade	Cost & Design ⁰
CDU	Functional
% Good Ovr	Economic
% Complete	NBHD Fact
GRM Econ Rents	GRM Factor
GRM Units	GRM Value

Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
------	-----	-----	-----	-----	------	--------	--------	-------	-------	-----	-------

Dwelling Computations

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
	Adj Factor
Subtotal	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
Dwelling Notes	

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
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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 : DAWSEY RD

Parcel Id: 57-023-00-021-02

LUC: 101

Card: 1 of

Tax Year: 2023

Printed: 03/08/24

Comments

Number	Code	Status	Comment
1	OFC	NS	NEW SPLIT 18.0537 ACRES OUT OF 57-023-00-021-00 CONV#4273 11-10-20

Situs : DAWSEY RD

Parcel Id: 57-023-00-021-02

LUC: 101

Card: 1 of

Tax Year: 2023

Printed: 03/08/24

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From: petro07@windstream.net
Sent: Tuesday, April 23, 2024 6:55 PM
To: [BOR](#)
Subject: Fwd: Property on Dawsey/Graham Road
Attachments: imagejpeg_0.jpeg; imagejpeg_1.jpeg; imagejpeg_2.jpeg;
imagejpeg_3.jpeg

Hello,

We are sending pictures of the property we are contesting. As you can see, the property was cut out by the Amish. There is slash and saw dust piles everywhere which will take years to biodegrade.

The last picture was taken at the corner of Graham and Dawsey. It shows there is no electrical access, as there are no utility poles, to land on Dawsey to the east, which is where our property also is.

We were told by the Illuminating Company it would cost upwards of \$30,000-\$40,000 to have the poles installed.

Thank you,

Mike & Mary Petro

From: "Brianna" <briannacesa97@aol.com>
To: petro07@windstream.net
Sent: Tuesday, April 23, 2024 6:28:25 PM
Subject: Property









[Sent from the all new AOL app for iOS](#)

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: 2023-0107

April 4, 2024

MICHAEL & MARY PETRO
6680 TRUMBULL RD
GENEVA OH 44041

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

May 1, 2024 at 10:00 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0107 filed for tax year 2023 by MICHAEL & MARY PETRO and described as follows:

Parcel ID(s):

1) 57-023-00-021-02 located at DAWSEY RD, the market value is \$64,900. The market value sought is \$36,000.

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 2023-0107, MICHAEL & MARY PETRO is being recorded and the date is 5/1/2024.

Board Members

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

Others present:

Alex Iarocci, Treasurer Alternate

Michael & Mary Petro, owners

Complainant Seeks: \$36000

Subject Parcel: 570230002102

Auditor Value: \$64900

Hearing No # 5

HEARING MINUTES

BOR Case: 2023-0107

Owner Name: MICHAEL & MARY PETRO

Board Action

Motion to: Agree Set Value \$

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

add negative influence factors due to land being clear cut, lack of utilities, back of property is

wet

Was Made by:

2nd by:

Roll: Thomas- /Iarocci- /Whittington-

Motion therefore: Passed Failed

Decision Date: 5/1/24



David Thomas, Auditor
Secretary of the Board of Revision

Hearing No # 5

NON-HEARING MINUTES

BOR Case: 2023-0107

Case Name: MICHAEL & MARY PETRO

Case Type: VL

Board Members

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

Others present:

Alex Iarocci, Treasurer Alternate

Complainant Seeks: \$36000

Subject Parcel: 570230002102

Auditor Value: \$64900

NON-HEARING MINUTES

BOR Case: 2023-0107

Owner Name: MICHAEL & MARY PETRO

Board Action

Motion to: Agree Set Value \$43,300

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

post-hearing review, increase negative land influence factor to -50.

Was Made by: David

2nd by: Alex

Roll: Thomas-yes/Iarocci-yes/Whittington-not present

Motion therefore: Passed Failed

Decision Date: 6/12/24

Schedule for Hearing: no



David Thomas, Auditor
Secretary of the Board of Revision

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: 2023-0107

MICHAEL & MARY PETRO
 6680 TRUMBULL RD
 GENEVA OH 44041

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
57-023-00-021-02	101-GRAIN GEN FARM	57-TRUMBULL TWP-GENEVA CSD	2023
	LAND	IMPR	TOTAL
Original Value:	\$64,900	\$0	\$64,900
Adjustment:	-\$21,600	\$0	-\$21,600
New Value:	\$43,300	\$0	\$43,300
RESULT: VLD - VALUE DECREASE. SET VALUE AT \$43,300 INCREASING NEGATIVE LAND INFLUENCE FACTOR			


 Board of Revision