

Tax year 2023 BOR no. 0114 **FILED ON**  
 County Ashtabula Date received MAR 11 2024

DTE 1  
Rev. 12/22

**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	Alan Hensley	721 Centennial St.	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
440-361-3415 lucillehensley@ymail.com			
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	
20-028-00-009-01		721 Centennial St. Geneva 44041	
7. Principal use of property <u>residential</u>			
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
20-028-00-009-01	\$ 17,150. <sup>00</sup>	\$ 40,500. <sup>00</sup>	\$ 23,350. <sup>00</sup>
20-028-00-009-01	\$ 242,000. <sup>00</sup>	\$ 271,300. <sup>00</sup>	\$ 29,300. <sup>00</sup>
9. The requested change in value is justified for the following reasons: <u>The number listed in Column A, is the price paid for this parcel, the last 2 times it was sold. The column A price, was the actual cost.</u>			

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale June 2021  
land price (\$17,150.<sup>00</sup>) 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 July 2022 and total cost \$ 242,000

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 03/08/2024 Complainant or agent (printed) Alan Hensley Title (if agent) owner

Complainant or agent (signature) [Handwritten Signature]

Sworn to and signed in my presence, this 11 day of March 2024  
(Date) (Month) (Year)

Notary [Handwritten Signature]



**TERRI VINCENT**  
Notary Public, State of Ohio  
My Commission Expires  
August 15, 2026

**Situs : 721 CENTENNIAL ST**

**Map ID: 20-028-00-009-01**

**LUC: 510**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 03/14/24**

**CURRENT OWNER**  
HENSLEY ALAN J  
HENSLEY LUCILLE M  
288 EAST BEECH ST  
JEFFERSON OH 44047  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No.  
Class Residential  
Living Units  
Neighborhood 73000  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:**  
**Legal Descriptions:**  
LOT 7 SEC 1  
**Addl. Tieback:**

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	280	120 183		1.09	5	-15	40,470
								40,470

Total Acres: .5041      Legal Acres: 0.51      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	14,180	40,500	40,500	0	0
<b>Building</b>	94,960	271,300	271,300	0	0
<b>Total</b>	109,140	311,800	311,800	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	22,000		22,000
2022	22,000	135,600	157,600

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status
08/02/22	R20210059	250,000	DWLG		Close Permit

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
07/13/21	17,150	1-Land Only	U-Not Validated		WD-Warranty Deed	HUGHES JOHN

**Entrance Information**

Date	ID	Entry Code	Source
11/09/22	CC	3-Info At Door	1-Owner

**Property Notes**  
Note Codes:

Situs : 721 CENTENNIAL ST

Parcel Id: 20-028-00-009-01

LUC: 510

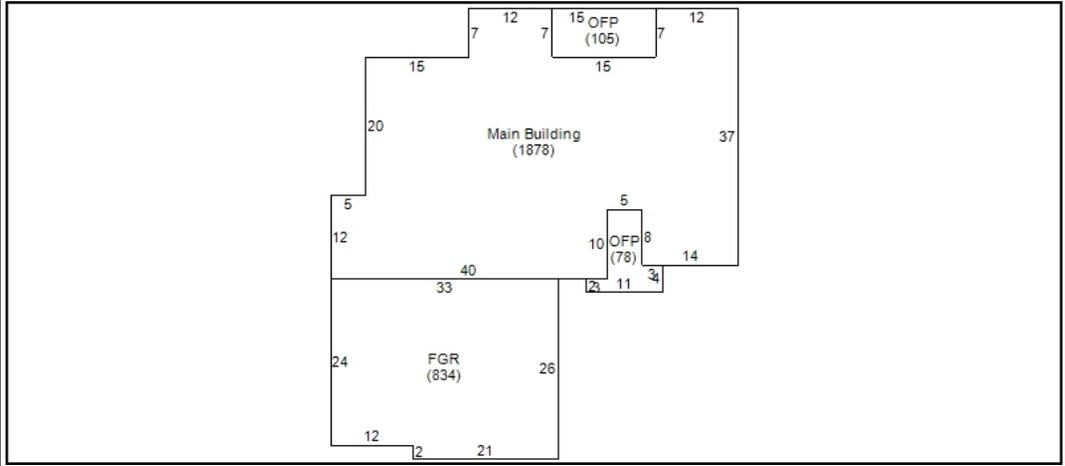
Card: 1 of 1

Tax Year: 2023

Printed: 03/14/24

**Dwelling Information**

<b>Valuation Method</b>	<b>Total Rooms</b> 5
<b>Override Model</b>	<b>Dining Rooms</b>
<b>Story Height</b> 1	<b>Bedrooms</b> 2
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b>
<b>Style</b> 03-Ranch	<b>Full Baths</b> 2
<b>Year Built</b> 2021	<b>Half Baths</b> 1
<b>Eff Year Built</b>	<b>Add. Fixtures</b>
<b>Year Remodeled</b>	<b>Total Fixtures</b> 11
<b>Kitchen Remod</b>	<b>Unfinished Area</b>
<b>Bath Remod</b>	<b>T2 Rec Rm Area</b>
<b>Lower Level</b> 4-Full Basement	<b>T3 Rec Rm Area</b>
<b>Heating</b> 3-Central A/C	<b>T4 Rec Rm Area</b>
<b>Heat Fuel Type</b>	<b>Fin Bsmt Liv Area</b>
<b>System</b>	<b>WBFP Stacks</b>
<b>Attic</b> 0-None	<b>WBFP Openings</b>
<b>Phy. Condition</b> A-Average Condition	<b>WBFP Add'l Stry</b>
<b>Int vs Ext Cond</b>	<b>Prefab Fireplace</b>
<b>Well / Septic</b> 0	<b>Prefab Add'l Stry</b>
<b>Bsmt Gar # Cars</b>	
<b>Misc 1 Desc</b>	<b>Misc 1 Qty</b>
<b>Misc 2 Desc</b>	<b>Misc 2 Qty</b>
<b>Grade</b> B-1	<b>Cost &amp; Design</b> 0
<b>CDU</b> AV-AVERAGE	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b>
<b>% Complete</b>	<b>NBHD Fact</b> 1.4
<b>GRM Econ Rents</b>	<b>GRM Factor</b> 1
<b>GRM Units</b>	<b>GRM Value</b> 0



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					1,878						
1		FGR			834						21,000
2		OFF			105						2,500
3		OFF			78						1,900

**Dwelling Computations**

<b>Base Price</b>	126,260	<b>% Good</b>	97
<b>Plumbing</b>	9,700	<b>Market Adj</b>	
<b>Basement</b>	32,700	<b>Functional</b>	
<b>Heating</b>	5,750	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.4
<b>Subtotal</b>	174,410	<b>Additions</b>	24,600
<b>Ground Floor Area</b>	1,878		
<b>Total Living Area</b>	1,878	<b>Dwelling Value</b>	271,280

**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**

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

**Misc & Gross Bulding Values**

<b>Misc Building No</b>	<b>Misc Adjusted Value</b>
<b>Gross Building:</b>	

Situs : 721 CENTENNIAL ST

Parcel Id: 20-028-00-009-01

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 03/14/24

**Comments**

Number	Code	Status	Comment
3	OFC	BP	ADD DWELLING VALUE FOR 23, ADJUST LAND INFLUENCE, CLOSE PERMIT FOR 23
2	FLD		DWG 70% 1-1-22 (100%NOW); RECK'23.
1	OFC	NS	NEW SPLIT .5060 AC FROM 20-028-00-009-00 CONV#2751 7-13-21

**Situs : 721 CENTENNIAL ST****Parcel Id: 20-028-00-009-01****LUC: 510****Card: 1 of 1****Tax Year: 2023****Printed: 03/14/24**

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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

May 14, 2024

B.O.R. CASE NUMBER: 2023-0114

ALAN J & LUCILLE M HENSLEY  
721 CENTENNIAL ST  
GENEVA OH 44041

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

**June 12, 2024 at 10:30 AM**

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0114 filed for tax year 2023 by ALAN J & LUCILLE M HENSLEY and described as follows:

Parcel ID(s):

1) 20-028-00-009-01 located at 721 CENTENNIAL ST, the market value is \$311,800. The market value sought is \$259,150.

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

6/12/24

OWNER WAS  
GENERAL

COST OF CONSTRUCTION: HOUSE 721 CENTENNIAL

Permits	4123.00
Excavating	4000.00
Block/Footers	16000.00
Framing	14000.00
Concrete/ Drive	13000.00
Wood	39836.00
Roof	6000.00
Kitchen Cabinets	15000.00
Truss/ Joists	18709.00
Siding	12980.00
Insulation	9090.00
Flooring	4459.00
Electrical	7532.00
Plumbing	4800.00
Heating/ AC	12000.00
Windows	8200.00
Doors/ Trim	5600.00
Garage Doors	6983.00
Paint	3000.00
Gutters	2370.00

3/1/24

~~BY~~ OWNER DID  
FLOORING  
+ PAINTING

Fill/ Stone	7000.00
Misc	18000.00
Grand Total	232,682.00

Misc to include tie in fees, lights and toilets, sinks and fixtures

# HEARING MINUTES

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Case Type VL

**The Hearing of Board of Revision Case 2023-0114, ALAN J & LUCILLE M HENSLEY is being recorded and the date is 6/12/2024.**

## Board Members

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

Others present:

Scott Yamamoto, Auditor Alternate

Janet Discher, Commissioner Alternate

Alex Iarocci, Treasurer Alternate

Alan Hensley, owner

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**Complainant Seeks: \$259150**

**Subject Parcel: 200280000901**

**Auditor Value: \$311800**

Hearing No # 6

# HEARING MINUTES

BOR Case: 2023-0114

Owner Name: ALAN J & LUCILLE M HENSLEY

## Board Action

Motion to:  Agree  Set Value \$

CAUV Reinstatement-  All Acres  No Acres  Set Acres \_\_\_\_\_

No Change  Withdrawal  Table  No Show

Other \_\_\_\_\_

### Based Upon:

failure to meet burden of proof. Confirmed during hearing that dwelling data is accurate.

There is already a negative influence factor on the land to account for odd size/shape.

Was Made by: Alex

2<sup>nd</sup> by: Janet

Roll: Yamamoto-yes/Iarocci-yes/Discher-yes

Motion therefore:  Passed  Failed

Decision Date: 6/12/24



David Thomas, Auditor  
Secretary of the Board of Revision

Hearing No # 6

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: 2023-0114**

ALAN J & LUCILLE M HENSLEY  
 721 CENTENNIAL ST  
 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
20-028-00-009-01	510-1FAMILY PLTD	20-GENEVA TWP-G	CITY-GENEVA CSD	2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>	
<b>Original Value:</b>	\$40,500	\$271,300	\$311,800	
<b>Adjustment:</b>	\$0	\$0	\$0	
<b>New Value:</b>	\$40,500	\$271,300	\$311,800	

**RESULT:NO VALUE CHANGE. FAILURE TO MEET BURDEN OF PROOF. AUDITOR DWELLING DATA IS ACCURATE. LAND ALREADY HAS A NEGATIVE INFLUENCE FACTOR.**



Board of Revision