

Tax year 2023

BOR no. 0120

FILED ON

DTE 1
Rev. 08/21

County Ashtabula

Date received MAR 19 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	James & Barbara Lundi	190 South Ridge Rd. East	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number of contact person	(440) 862-2171		
5. Email address of complainant	jim74barb@gmail.com		
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		
20-029-00-015-00	190 South Ridge Rd East		
8. Principal use of property	Residence		
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
20-029-00-015-00	210,200	285,200	75,000
10. The requested change in value is justified for the following reasons: The square footage shown on the Autitors information is incorrect. The squre footage of the house is 1,864 not 3,134. The second story of the house is used as an atic, with air-handler for air contioning and duct work on the floor for venting in cielings down stairs. Unfinished.			

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 03/18/2024

Complainant or agent

James Lundi
Signature

Title (if agent)

Situs : 190 SOUTH RIDGE (SR 84) RD E

Map ID: 20-029-00-015-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 03/19/24

CURRENT OWNER
LUNDI JAMES R
BARBARA K
190 SOUTH RIDGE EAST
GENEVA OH 44041

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 029-00 015-00
Class Residential
Living Units 1
Neighborhood 73000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
2 WALTERS ALLOT

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	280	129 276		1.15	1	-25	40,500
								40,500
Total Acres: .8174				Legal Acres: 0.89		NBHD Fact: 1.3000		

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	14,180	40,500	40,500	0	0
Building	85,650	244,700	244,700	0	0
Total	99,830	285,200	285,200	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	31,200	174,900	206,100
2021	31,200	174,900	206,100
2022	31,200	174,900	206,100

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor

Entrance Information

Date	ID	Entry Code	Source
01/24/14	MJB	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 190 SOUTH RIDGE (SR 84) RD E

Parcel Id: 20-029-00-015-00

LUC: 510

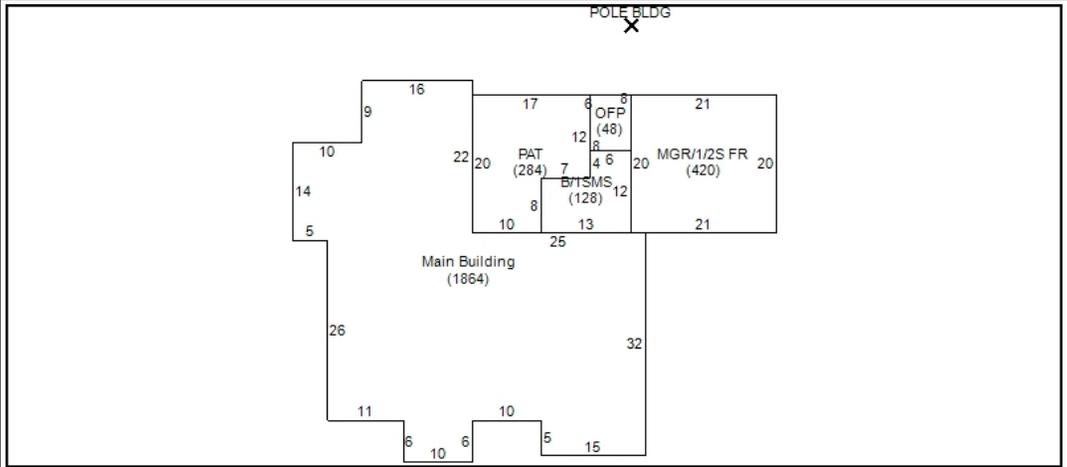
Card: 1 of 1

Tax Year: 2023

Printed: 03/19/24

Dwelling Information

Valuation Method D	Total Rooms 6
Override Model	Dining Rooms 1
Story Height 1.5	Bedrooms 2
Construction 94-Fr W/Mas	Family Rooms 1
Style 16-Tudor	Full Baths 2
Year Built 1932	Half Baths 0
Eff Year Built 1970	Addl. Fixtures 0
Year Remodeled	Total Fixtures 9
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
Heating 4-Heat Pump	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 1
Attic 0-None	WBFP Openings 1
Phy. Condition G-Good Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 0	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C+1	Cost & Design 0
CDU GD-GOOD	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					1,864						
1			PAT		284						1,000
2		BSM	1SM		128						8,900
3			OFF		48						1,100
4			MGR	HSF	420						21,700

Dwelling Computations

Base Price	181,490	% Good	65
Plumbing	5,900	Market Adj	
Basement	29,690	Functional	
Heating	7,780	Economic	100
Attic	0	% Complete	100
Other Features	4,400	C&D Factor	
		Adj Factor	1.4
Subtotal	229,260	Additions	21,300
Ground Floor Area	1,864		
Total Living Area	3,134	Dwelling Value	238,490

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	AP1-Pole Bldg	2005		18x20	360	C	1		A				6,200

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 Blding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Situs : 190 SOUTH RIDGE (SR 84) RD E

Parcel Id: 20-029-00-015-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

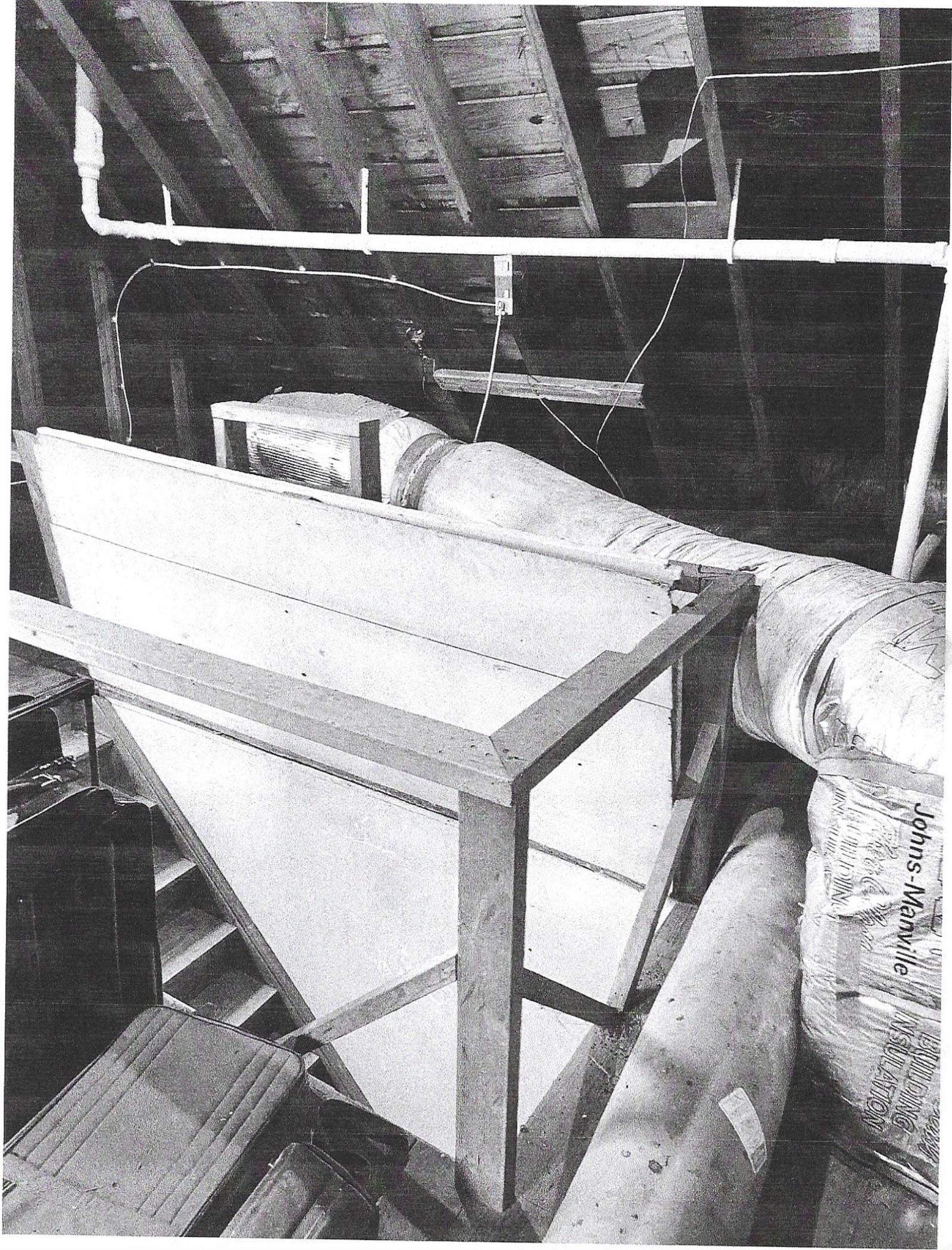
Printed: 03/19/24

Comments

Number	Code	Status	Comment
1	FLD	DC	19960531 C#01 - LOFT OVER GARAGE; STORAGE ONLY - POOR COND
2	FLD	BP	20060313 JP C#01 - 3-6-06:BP#041382-POLEBARN 100% 1-1-06. OLD SHED GONE

Situs : 190 SOUTH RIDGE (SR 84) RD E**Parcel Id: 20-029-00-015-00****LUC: 510****Card: 1 of 1****Tax Year: 2023****Printed: 03/19/24**

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190 S Ridge Rd E, Geneva, OH 44041, Ashtabula County

APN: 200290001500 CLIP: 7463881335

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	2	2	N/A	N/A	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	3,134	38,768	1932	SFR	

OWNER INFORMATION			
Owner Name	Lundi James R	Tax Billing Zip	44041
Owner Name 2	Lundi Barbara K	Tax Billing Zip+4	9301
Tax Billing Address	190 S Ridge Rd E	Owner Occupied	Yes
Tax Billing City & State	Geneva, OH		

COMMUNITY INSIGHTS			
Median Home Value	\$200,151	School District	GENEVA AREA CITY
Median Home Value Rating	3 / 10	Family Friendly Score	59 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	87 / 100	Walkable Score	50 / 100
Total Incidents (1 yr)	26	Q1 Home Price Forecast	\$208,927
Standardized Test Rank	52 / 100	Last 2 Yr Home Appreciation	17%

LOCATION INFORMATION			
School District Name	Geneva Area Csd	Township	Geneva City
Subdivision	Geneva	Flood Zone Code	X
Zip Code	44041	Within 250 Feet of Multiple Flood Zone	No
Census Tract	9.00	Flood Zone Panel	39007C0137D
Traffic	Nominal	Flood Zone Date	12/18/2007
Waterfront Influence	Type Unknown	Building Number	R01

TAX INFORMATION			
Formatted PID	200290001500	Tax Area	20
Parcel ID	200290001500	Tax Appraisal Area	20
Exemption(s)	Homestead	Lot Number	16
% Improved	86%		
Legal Description	2 WALTERS ALLOT		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Assessed Value - Total	\$99,830	\$72,140	\$72,140
Assessed Value - Land	\$14,180	\$10,920	\$10,920
Assessed Value - Improved	\$85,650	\$61,220	\$61,220
YOY Assessed Change (\$)	\$27,690	\$0	
YOY Assessed Change (%)	38.38%	0%	
Market Value - Total	\$285,200	\$206,100	\$206,100
Market Value - Land	\$40,500	\$31,200	\$31,200
Market Value - Improved	\$244,700	\$174,900	\$174,900
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$3,293		
2022	\$3,109	-\$183	-5.57%
2023	\$4,382	\$1,272	40.92%

CHARACTERISTICS			
Universal Land Use	SFR	Cooling Type	Heat Pump
Style	Tudor	Heat Type	Heat Pump
Lot Frontage	129	Fuel Type	Gas
Lot Depth	276	Porch	Open Frame Porch
Lot Area	38,768	Patio Type	Patio
Lot Acres	0.89	Garage Type	Garage
Building Sq Ft	3,134	Garage Capacity	2
Above Gnd Sq Ft	3,134	Garage Sq Ft	420
Basement Type	Full	Exterior	Frame/Masonry

Bsmt Finish	Unfinished
Stories	1.5
Condition	Good
Total Rooms	6
Bedrooms	2
Total Baths	2
Full Baths	2
Bath Fixtures	9
Fireplaces	1
Water	Public

Year Built	1932
Effective Year Built	1932
Topography	On Street
Other Rooms	Dining Room, Family Room
Electric Service Type	Type Unknown
No. of Porches	1
Porch 1 Area	48
Porch Type	Open Frame Porch
Patio/Deck 1 Area	284

FEATURES

Feature Type	Unit	Size/Qty	Width	Depth	Year Built
Four Side Closed Mtl Pole Bldg	S	360	18	20	2005

Feature Type	Value
Four Side Closed Mtl Pole Bldg	\$6,200
Building Description	Building Size
Patio	284
Basement	128
1s Masonry	128
Porch Open Frame	48
Gar Masonry/Brick	420
1/2s Frame	420

SELL SCORE

Rating	Moderate	Value As Of	2024-03-10 06:11:01
Sell Score	534		

ESTIMATED VALUE

RealAVM™	\$280,300	Confidence Score	60
RealAVM™ Range	\$235,500 - \$325,100	Forecast Standard Deviation	16
Value As Of	03/04/2024		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS

Estimated Value	1859	Cap Rate	4.7%
Estimated Value High	2537	Forecast Standard Deviation (FSD)	0.36
Estimated Value Low	1181		

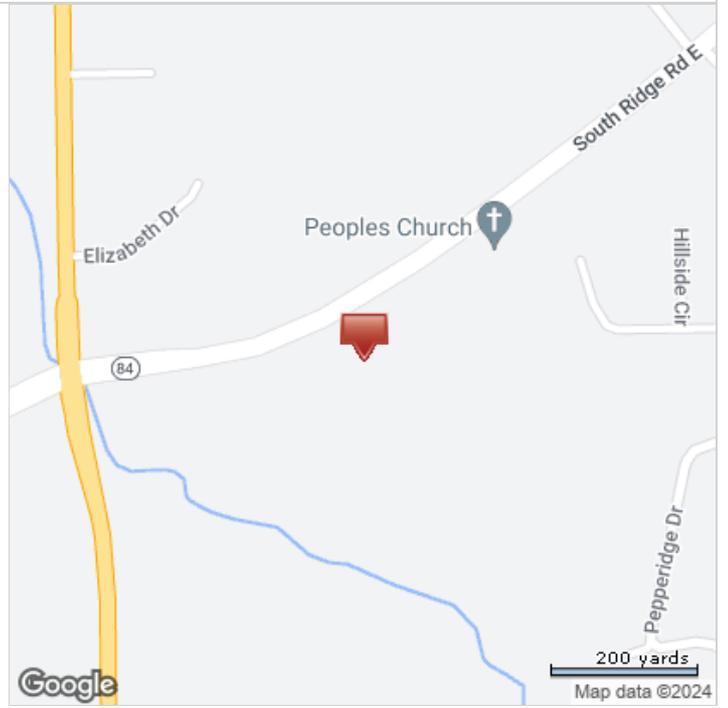
(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

MORTGAGE HISTORY

Mortgage Date	07/18/2017	12/02/2010	08/13/2008	05/17/2001
Mortgage Amount	\$20,000	\$21,613	\$10,000	\$75,000
Borrower Name	Lundi James R	Lundi James R	Lundi James R	Lundi James R
Borrower Name 2	Lundi Barbara K	Lundi Barbara K	Lundi Barbara K	Lundi Barbara K
Mortgage Lender	Andover Bk	Keybank Nat'l	Firstmerit Bk Na	Firstmerit Bk Na
Mortgage Code	Conventional	Conventional	Conventional	Conventional
Mortgage Int Rate Type	Adjustable Int Rate Loan			
Mortgage Term	10	5		
Mortgage Term Code	Years	Years		
Mortgage Type	Refi	Refi	Refi	Refi
Title Company	Chicago Title Agency		First American Equity Loan Svc	
Mortgage Doc #	640-692	486-610	439-1217	8604

PROPERTY MAP



*Lot Dimensions are Estimated



Ashtabula County Auditor David Thomas

25 West Jefferson Street
Jefferson, Ohio 44047-1092
Phone: 440-576-3783 ~ Fax: 440-576-3797
auditor@ashtabulacountyauditor.org

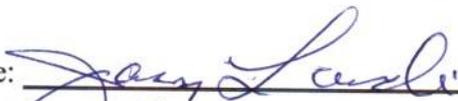
RECEIVED
APR 11 2024
ASHTABULA COUNTY AUDITOR
DAVID THOMAS

BOR #2023-0120

PARCEL ID	CURRENT AUDITOR VALUE	OWNER OPINION OF VALUE
20-029-00-015-00	\$285,200	\$210,200

Resolution: Set value at **\$229,100** adjusting story height and square footage based on evidence submitted.

I ACCEPT the resolution and waive my right to appeal this result.

Signature:  Date: APR. 8, 2024
Print Name: JAMES LUNDI

I DECLINE the resolution and understand a hearing will be scheduled.

Signature: _____ Date: _____
Print Name: _____



Ashtabula County Auditor David Thomas

25 West Jefferson Street
Jefferson, Ohio 44047-1092
Phone: 440-576-3783 ~ Fax: 440-576-3797
auditor@ashtabulacountyauditor.org

April 5, 2024

James & Barbara Lundi
190 South Ridge Rd. E.
Geneva, OH 44041

BOR 2023-0120

Dear Property Owner:

After reviewing your complaint, analyzing the property record card, and evaluating other available information about your property, the County Auditor's office proposes a settlement. The attached settlement worksheet represents the current opinion of the Auditor.

If you agree with the Resolution, sign and return the worksheet to the Auditor within ten (10) days of this mailing. In doing so, and if the Board of Revision also agrees to the settlement, you will receive a Result Letter stating the acceptance by the Board.

If you disagree with the Resolution, sign and a hearing will be scheduled with the Board of Revision. If the Auditor does not receive your signed acceptance within ten (10) days, it is presumed that you disagree, the offer is no longer considered, and a hearing will be scheduled.

If you have any questions regarding this proposal, please call 440-576-1484.

Sincerely,

David Thomas
Ashtabula County Auditor

NON-HEARING MINUTES

BOR Case: 2023-0120

Case Name: JAMES & BARBARA LUNDI

Case Type: VL

Board Members

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

Others present:

Alex Iarocci, Treasurer Alternate

Complainant Seeks: \$210200

Subject Parcel: 200290001500

Auditor Value: \$285200

NON-HEARING MINUTES

BOR Case: 2023-0120

Owner Name: JAMES & BARBARA LUNDI

Board Action

Motion to: Agree Set Value \$229,100

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

signed offer letter. Per photos submitted 2nd floor is unfinished attic, not living area. Adjust style and square foot area.

Was Made by: David

2nd by: Kathryn

Roll: Thomas-yes/Iarocci-yes/Whittington-yes

Motion therefore: Passed Failed

Decision Date: 5/1/24

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: 2023-0120

JAMES & BARBARA LUNDI
 190 SOUTH RIDGE RD EAST
 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
20-029-00-015-00	510-1FAMILY PLTD	20-GENEVA TWP-G CITY-GENEVA CSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$40,500	\$244,700	\$285,200	
Adjustment:	\$0	-\$56,100	-\$56,100	
New Value:	\$40,500	\$188,600	\$229,100	
RESULT: VLD - VALUE DECREASE. SET VALUE AT \$229,100 BASED ON SIGNED OFFER LETTER				



Board of Revision