

Tax year 2023

BOR no. 0127

FILED ON

County Ashtabula

Date received

MAR 18 2024

DTE 1  
Rev. 12/22

### 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.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	ROBERT W. REINHARD	2398 Plum CREEK, ROAMING SHORES	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
440-563-3754    RWRI444@YAHOO.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	
65-013-10-025-00		2398 PLUM CREEK DR. ROAMING SHORES	
7. Principal use of property RESIDENTIAL - HOME			
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
650131002500	\$ 350,000	\$ 397,000	\$ 47,000
9. The requested change in value is justified for the following reasons:			
"SEE ATTACHED"			

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 \_\_\_\_\_ 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 3-18-24 Complainant or agent (printed) \_\_\_\_\_ Title (if agent) \_\_\_\_\_

Complainant or agent (signature) *Rw R*

Sworn to and signed in my presence, this 3/18/24 day of March 2024  
(Date) (Month) (Year)

Notary *Andrew Bluhm*



**Situs : 2398 PLUM CREEK DR**

**Map ID: 65-013-10-025-00**

**LUC: 510**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 03/20/24**

**CURRENT OWNER**  
REINHARD ROBERT W  
2398 PLUM CREEK  
ROAMING SHORES OH 44084  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 013-10 025-00  
Class Residential  
Living Units 1  
Neighborhood 26600  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: Y  
**Legal Descriptions:**  
2398 & 2399 ROAMING ROCKNO 13

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
G	1	*****	0	0	0			131,300
								131,300

Total Acres: .6979      Legal Acres: 0.62      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	45,960	131,300	131,300	0	0
<b>Building</b>	93,210	266,300	266,300	0	0
<b>Total</b>	139,170	397,600	397,600	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	101,000	177,600	278,600
2021	101,000	177,600	278,600
2022	101,000	177,600	278,600

**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
03/19/14	WPW	6-Occupant Not Home	3-Other
11/14/18	MJB	3-Info At Door	1-Owner

**Property Notes**  
Note Codes:

Situs : 2398 PLUM CREEK DR

Parcel Id: 65-013-10-025-00

LUC: 510

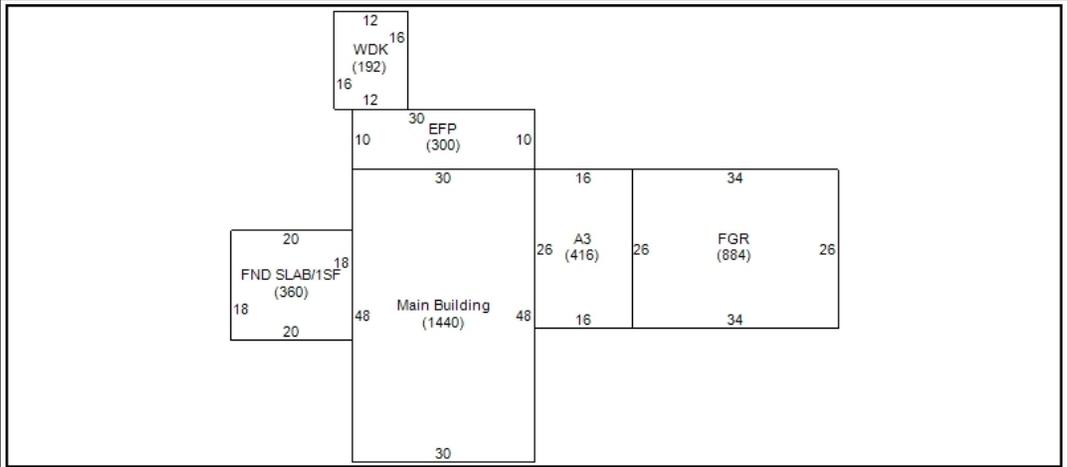
Card: 1 of 1

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**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 6
<b>Override Model</b>	<b>Dining Rooms</b> 0
<b>Story Height</b> 1	<b>Bedrooms</b> 3
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 0
<b>Style</b> 03-Ranch	<b>Full Baths</b> 1
<b>Year Built</b> 1990	<b>Half Baths</b> 1
<b>Eff Year Built</b>	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b> 1998	<b>Total Fixtures</b> 8
<b>Kitchen Remod</b>	<b>Unfinished Area</b> 0
<b>Bath Remod</b>	<b>T2 Rec Rm Area</b>
<b>Lower Level</b> 0-No 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> 0
<b>System</b>	<b>WBFP Stacks</b> 1
<b>Attic</b> 0-None	<b>WBFP Openings</b> 1
<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> 10
<b>CDU</b> AV-AVERAGE	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b> 100
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.5
<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					1,440						
1		EFP			300						14,600
2	SLB	1SF			360						21,900
3	SLB	1SF			416						25,300
4		FGR			884						24,500
5		PAT			730						3,200
7		WDK			192						2,800

**Dwelling Computations**

<b>Base Price</b>	103,600	<b>% Good</b>	80
<b>Plumbing</b>	4,800	<b>Market Adj</b>	
<b>Basement</b>	0	<b>Functional</b>	
<b>Heating</b>	4,720	<b>Economic</b>	100
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	4,800	<b>C&amp;D Factor</b>	10
		<b>Adj Factor</b>	1.5
<b>Subtotal</b>	117,920	<b>Additions</b>	73,800
<b>Ground Floor Area</b>	1,440	<b>Dwelling Value</b>	266,340
<b>Total Living Area</b>	2,216		

Dwelling Notes

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	BD1-Boat Dock	1111		0x0		1	C	1		S			

**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 : 2398 PLUM CREEK DR

Parcel Id: 65-013-10-025-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

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**Comments**

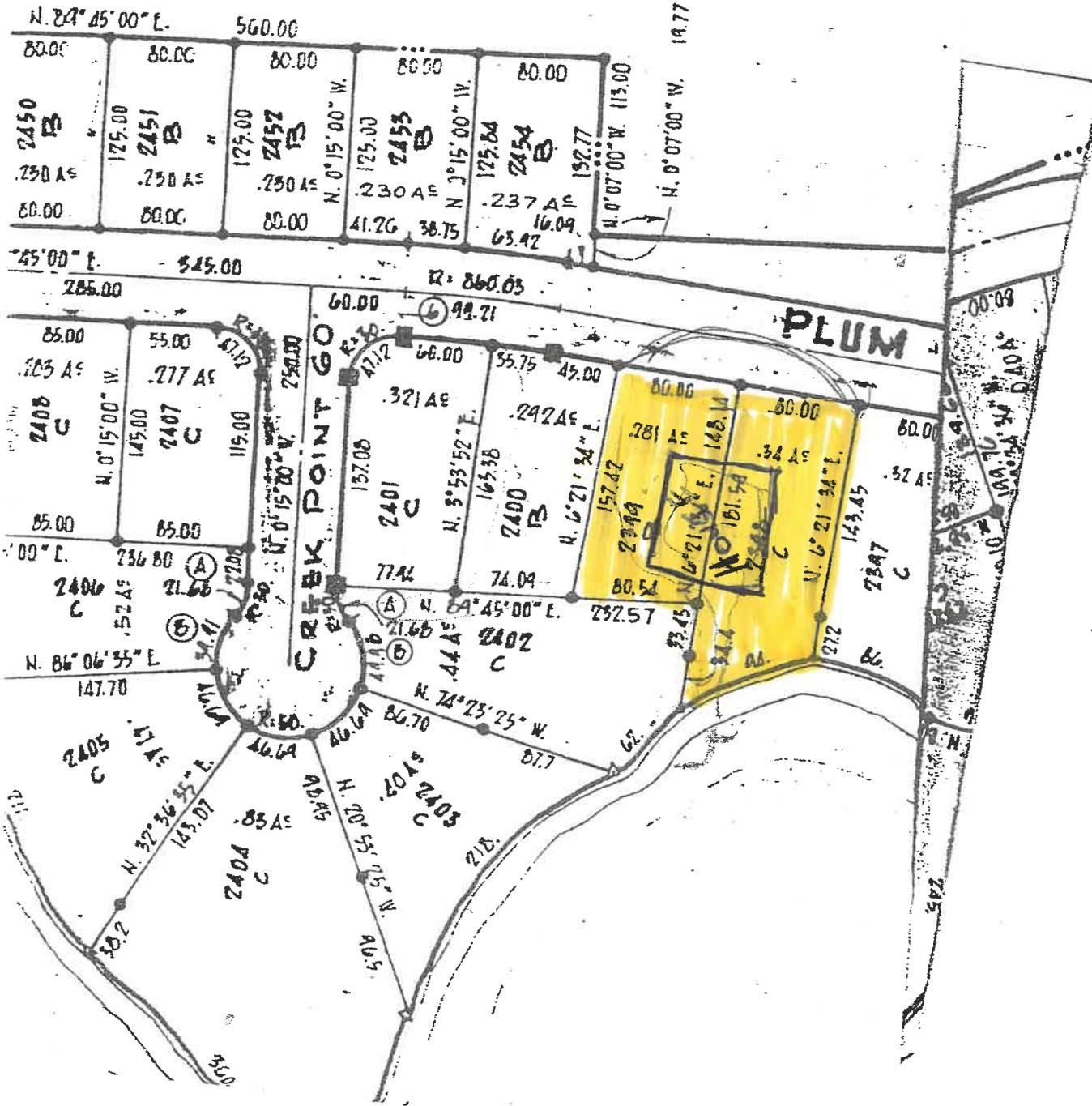
Number	Code	Status	Comment
1	FLD	BP	19990920 JP C#01 - 9/14/99-BP#P970637 FOR ADDN/ALTER-100% 1/1/99.
2	FLD	DC	20020424 JV C#01 - 5/21/01 OFP NOW EFP,ADD SMALL WDDK
3	FLD	RV	20020424 DC C#01 - OWN-ADDN 100% 1/1/02
4	FLD	NC	20031107 JP C#01 - 11-6-03: WAS COMPLETE 1-1-02 PER JOE. NVC'03 REFILE

**Situs : 2398 PLUM CREEK DR****Parcel Id: 65-013-10-025-00****LUC: 510****Card: 1 of 1****Tax Year: 2023****Printed: 03/20/24**

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DAVID THOMAS SUGGESTED I HAVE A COUPLE OF REALTORS LOOK AT MY PROPERTY AND GET THERE OPINION. I HAD SHORES REALTY AND HOWARD HANNA LOOK AT MY HOUSE AND THEY BOTH SAID THAT THE MOST THEY WOULD BEST MY PROPERTY FOR IS BETWEEN \$347,000 AND \$350,000. THAT THE COUNTIES \$397,000 IS OVER VALUED FOR THESE REASONS

- ① MY HOUSE WAS BUILT AS A COTTAGE, IT IS A SLAB AND HAS NO ATTIC, IT HAS NO STORAGE. (I BUILT A GARAGE IN 1998)
- ② THE SQUARE FOOTAGE IS 2053 NOT 2216 AS IN AUDITORS RECORD. (YOU CAN'T INCLUDE GARAGE)
- ③ THE PROPERTY FROM 2407 CREEK POINT ENDS IN THE MIDDLE OF MY BACKYARD. (THEY BOTH COULDN'T BELIEVE THIS, SEE MAP)
- ④ NEIGHBORS HOUSES ARE ON DOUBLE LAKE LOTS, I HAVE A SINGLE LAKE LOT ATTACHED TO A HAND LOCKED LOT.
- ⑤ AGAIN, MY HOUSE WAS BUILT AS A COTTAGE, WHERE AS THE REST OF MY STREET THE HOUSES WERE BUILT AS REGULAR HOMES.



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: 2023-0127

May 14, 2024

ROBERT W REINHARD  
2398 PLUM CREEK  
ROAMING SHORES OH 44085

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

**June 12, 2024 at 9:00 AM**

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0127 filed for tax year 2023 by ROBERT W REINHARD and described as follows:

Parcel ID(s):

1) 65-013-10-025-00 located at 2398 PLUM CREEK DR, the market value is \$397,600. The market value sought is \$350,000.

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

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Case Type VL

**The Hearing of Board of Revision Case 2023-0127, ROBERT W REINHARD is being recorded and the date is 6/12/2024.**

## **Board Members**

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

Others present:

Janet Discher, Commissioner Alternate

Alex Iarocci, Treasurer Alternate

Robert W. Reinhard, owner

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**Complainant Seeks: \$350000**

**Subject Parcel: 650131002500**

**Auditor Value: \$397600**

Hearing No # 1

# HEARING MINUTES

BOR Case: 2023-0127

Owner Name: ROBERT W REINHARD

## Board Action

Motion to:  Agree  Set Value \$

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

No Change  Withdrawal  Table  No Show

Other \_\_\_\_\_

### Based Upon:

further review of neighborhood sales for similar type property, change grade?

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### Was Made by:

2<sup>nd</sup> by:

Roll: Thomas- /Iarocci- /Discher-

Motion therefore:  Passed  Failed

Decision Date: 6/12/24



David Thomas, Auditor  
Secretary of the Board of Revision

Hearing No # 1

# NON-HEARING MINUTES

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**BOR Case:** 2023-0127

**Case Name:** ROBERT W REINHARD

**Case Type:** VL

## Board Members

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

**Others present:**

**Alex Iarocci, Treasurer Alternate**

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**Complainant Seeks:** \$350000

**Subject Parcel:** 650131002500

**Auditor Value:** \$397600

# NON-HEARING MINUTES

BOR Case: 2023-0127

Owner Name: ROBERT W REINHARD

## Board Action

Motion to:  Agree  Set Value \$358,200

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

No Change  Withdrawal  Table  No Show

Other \_\_\_\_\_

### Based Upon:

post-hearing review and owner testimony add -30% influence factor on land due to limited

backyard access.

Was Made by: David

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

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

Motion therefore:  Passed  Failed

Decision Date: 6/27/24

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: 2023-0127**

ROBERT W REINHARD  
 2398 PLUM CREEK  
 ROAMING SHORES OH 44085

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
65-013-10-025-00	510-1FAMILY PLTD	65-MOR TWP RMNG RK SHRS V-J A LSD			2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>		
<b>Original Value:</b>	\$131,300	\$266,300	\$397,600		
<b>Adjustment:</b>	-\$39,400	\$0	-\$39,400		
<b>New Value:</b>	\$91,900	\$266,300	\$358,200		

**RESULT: VALUE DECREASE.SET VALUE AT \$358,200 BASED ON ADJUSTMENTS MADE PER OWNER TESTIMONY**



Board of Revision