

FILED ON

MAR 25 2024

Ashtabula County Board of Review

0138

Tax year 2023

BOR no. 522009 ~~Rept # 384~~

DTE 1 Rev. 12/22

County Ashtabula

Date received

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

[X] 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	OSCAR Flegenhimer	4989 Hoffmann Rd Rock Creek Ohio 44084	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-645-9266			
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	
58-025-00-005-02		4989 Hoffmann Rd Rock Creek Ohio 44084	
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
58-025-00-005-02	230.000	330.000	100.000
9. The requested change in value is justified for the following reasons: Property is in disarray due to Lack of Funds to keep up with Maintenance also owner is handicapped due to spinal fusion			

10. Was property sold within the last three years? [ ] Yes [X] 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? [X] 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 3-23-2024 Complainant or agent (printed) OSCAR Flegenhorn Title (if agent) \_\_\_\_\_

Complainant or agent (signature) \_\_\_\_\_

Sworn to and signed in my presence, this 3/23/24 day of March 2024  
(Date) (Month) (Year)

Notary Donna Hanck



DONNA HANCK  
Notary Public  
State of Ohio  
My Comm. Expires  
February 19, 2028

**Situs : 4989 HOFFMAN RD**

**Map ID: 58-025-00-005-02**

**LUC: 101**

**Card: 1 of 1**

**Tax Year: 2024**

**Printed: 03/27/24**

**CURRENT OWNER**  
FLEGENHEIMER OSCAR B  
ZOE I  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 025-00 005-02  
Class A  
Living Units 1  
Neighborhood 45000  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
522009 bor#384 txyr'08

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.2100		0			
A	S	12000	17.4300	33	0	5	-30	62,810
A	H	12000	1.0000	100	0			15,600
								78,410

Total Acres: 18.64      Legal Acres: 18.64      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	27,440	78,400	78,400	0	0
<b>Building</b>	89,220	254,900	254,900	0	0
<b>Total</b>	116,660	333,300	333,300	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	60,300	188,800	249,100
2022	60,300	188,800	249,100
2023	78,400	254,900	333,300

**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
02/20/14	WPW	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

Situs : 4989 HOFFMAN RD

Parcel Id: 58-025-00-005-02

LUC: 101

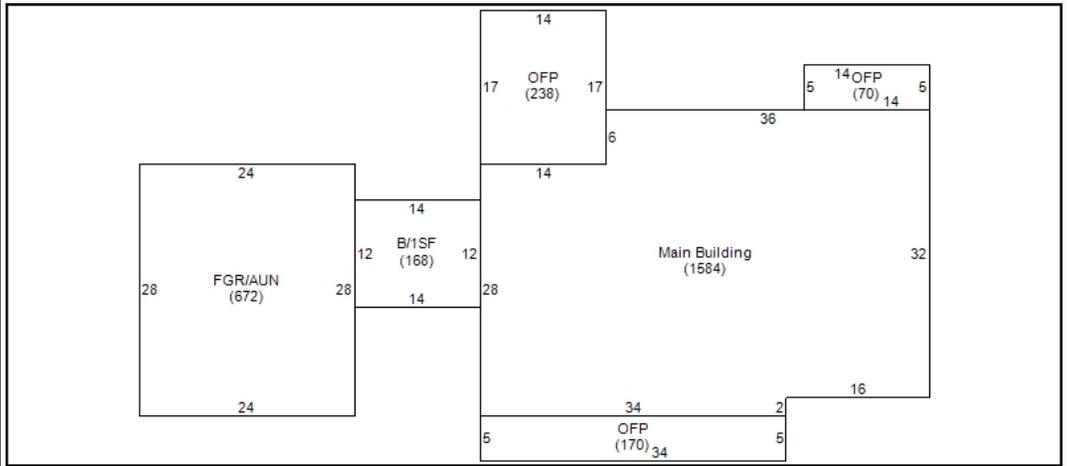
Card: 1 of 1

Tax Year: 2024

Printed: 03/27/24

**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> 2
<b>Year Built</b> 1997	<b>Half Baths</b> 0
<b>Eff Year Built</b>	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b>	<b>Total Fixtures</b> 9
<b>Kitchen Remod</b>	<b>Unfinished Area</b> 0
<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> 2-Basic	<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> 4-Attic Fully Finished	<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> 3	<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> C+1	<b>Cost &amp; Design</b> 0
<b>CDU</b> AV-AVERAGE	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b> 100
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.35
<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					1,584						
1		OFF			170						3,700
2	BSM	1SF			168						10,700
3		FGR	AUN		672						18,300
4		OFF			238						5,200
5		OFF			70						1,500

**Dwelling Computations**

<b>Base Price</b>	101,410	<b>% Good</b>	80
<b>Plumbing</b>	5,900	<b>Market Adj</b>	
<b>Basement</b>	26,270	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	100
<b>Attic</b>	24,360	<b>% Complete</b>	100
<b>Other Features</b>	4,400	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.35
<b>Subtotal</b>	162,340	<b>Additions</b>	31,600
<b>Ground Floor Area</b>	1,584		
<b>Total Living Area</b>	2,386	<b>Dwelling Value</b>	229,820

Dwelling Notes

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RG1-Det Garag	1997		28x48	1,344	C	1		A				25,100
2	RC1-Carport	1111		0x0		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 : 4989 HOFFMAN RD****Parcel Id: 58-025-00-005-02****LUC: 101****Card: 1 of 1****Tax Year: 2024****Printed: 03/27/24****Comments**

<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
1	FLD	BP	19980601 JP C#01 - 5/28/98-BP#P960929 FOR NEW DWG/DET GAR.75% FOR 1/1/98-CK'99.
2	FLD	RV	19991207 JP C#01 - 12/1/98-DWG 100%/REMOVED 25% OBSOL FOR 1/1/99.
3	FLD	RV	20080212 CG C#01 - 2/4/08 CORRECT DWLG DATA FOR REVAL (ALL INFO EST)

**Situs : 4989 HOFFMAN RD****Parcel Id: 58-025-00-005-02****LUC: 101****Card: 1 of 1****Tax Year: 2024****Printed: 03/27/24**

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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

B.O.R. CASE NUMBER: 2023-0138

June 11 2024

OSCAR FLEGENHEIMER  
4989 HOFFMAN RD  
ROCK CREEK OH 44084

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

**July 10, 2024 at 10:15 AM**

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0138 filed for tax year 2023 by OSCAR FLEGENHEIMER and described as follows:

Parcel ID(s):

1) 58-025-00-005-02 located at 4989 HOFFMAN RD, the market value is \$333,300. The market value sought is \$230,000.

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 2023-0138, OSCAR FLEGENHEIMER is being recorded and the date is 7/10/2024.**

## Board Members

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

Others present:

Alex Iarocci, Treasurer Alternate

Oscar Flegenheimer, owner

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**Complainant Seeks: \$230,000**

**Subject Parcel: 580250000502**

**Auditor Value: \$333,300**

Hearing No # 4

# HEARING MINUTES

BOR Case: 2023-0138

Owner Name: OSCAR FLEGENHEIMER

## Board Action

Motion to:  Agree  Set Value \$

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

No Change  Withdrawal  Table  No Show

Other \_\_\_\_\_

### Based Upon:

site visit to review current condition after chimney was damaged.

Was Made by:

2<sup>nd</sup> by:

Roll: Thomas- /Iarocci- /Whittington-

Motion therefore:  Passed  Failed

Decision Date: 7/10/24



David Thomas, Auditor  
Secretary of the Board of Revision

Hearing No # 4

# NON-HEARING MINUTES

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**BOR Case:** 2023-0138

**Case Name:** OSCAR FLEGENHEIMER

**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:** \$230000

**Subject Parcel:** 580250000502

**Auditor Value:** \$333300



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: 2023-0138**

OSCAR FLEGENHEIMER  
 4989 HOFFMAN RD  
 ROCK CREEK OH 44084

<p>Based on the decision of the Board of Revision, the County Auditor is hereby authorized to adjust the Tax List accordingly. <b>Result Below.</b></p>	<p>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.</p>
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PARCEL	CLASS	TAXING DISTRICT			TAX YEAR
58-025-00-005-02	101-GRAIN GEN FARM	58-TRUMBULL TWP-JEFFERSON A LSD			2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>		
<b>Original Value:</b>	\$78,400	\$254,900	\$333,300		
<b>Adjustment:</b>	\$0	-\$101,700	-\$101,700		
<b>New Value:</b>	\$78,400	\$153,200	\$231,600		
<b>RESULT: VLD - VALUE DECREASE. SET VALUE AT \$231,600 BASED ON CURRENT CONDITIONS</b>					



Board of Revision