

FILED ON

DTE 1
Rev. 08/21

Tax year 2023
County Ashtabula

BOR no. 0142
Date received _____

MAR 25 2024

Ashtabula County
Board of Revision

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	Laura Demchak	363 Meechanicsville Rd, Rock Creek 44088	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number of contact person	(440) 251-1334		
5. Email address of complainant	LauraDem35@outlook.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		
580260000502	3863 Mechanicsville Rd, Rock Creek 44084		
8. Principal use of property			
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
580260000502	126600	156100	29500
10. The requested change in value is justified for the following reasons: The kitchen cabinets and countertops are falling apart, the windows are old and drafty, front stairs leading into house had to be removed, fireplace flue is broken.			

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 03/27/2024 Complainant or agent Laura Demchak Title (if agent) _____
Signature

Tax year 2023 BOR no. 0142 **FILED ON** DTE 2
 County Ashtabula Date received MAR 25 2024 Rev. 08/21



Complaint Against the Assessment of Real Property Other than Market Value

Use this form to file board of revision complaints regarding assessment issues other than the market value of property. Complaints against market value should be filed on the DTE Form 1. Answer all questions and type or print all information. Read the instructions on the back before completing form. Attach additional pages as necessary.

Original complaint Counter complaint
 Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1) Owner of property	Laura Demchak	3863 Mechanicsville Rd Rock Creek 44084	
2) Complainant if not owner			
3) Complainant's agent			
4) Telephone number of contact person	(440) 251-1334		
5) Email address of complainant	LauraDem35@outlook.com		
6) Complainant's relationship to property, if not owner			
If more than one parcel number is included, see "Multiple Parcels" on back			
7) Parcel number from tax bill	# Acres, if applicable	Address of property	
580260000502	2.9	3863 Mechanicsville Rd Rock Creek 44084	
8) Indicate the reason for this complaint:			
<input checked="" type="checkbox"/> The classification of property under RC 5713.041. <input type="checkbox"/> The classification of property under RC 319.302. <input type="checkbox"/> The denial of a CAUV application filed under RC 5713.32 or the conversion of CAUV property under RC 5713.35. <input type="checkbox"/> The valuation of property on the agricultural land tax list. <input type="checkbox"/> Determination whether good cause exists for land on the CAUV program to remain idle under RC 5713.30(A)(4). <input type="checkbox"/> Determination of whether good cause exists for the failure to file a CAUV renewal application pursuant to RC 5713.351. <input type="checkbox"/> The denial of the partial exemption of a qualifying child care center under RC 323.16.			
9) If the complaint is seeking a change in the value of the property, complete line 9. Complainants appealing other issues do not need to complete this line.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
580260000502	126600	156100	39500

10) The requested change is justified for the following reasons:

The house needs a new kitchen cabinets and countertops are falling apart, windows are old and drafty, front stairs leading to front door had to be removed due to them falling apart, fireplace flue damper is broken. Being on a fixed income i am unable to make all the necessary repairs.

I declare under penalty 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 _____ Complainant or agent _____ Signature _____ Title (if agent) _____

Situs : 3863 MECHANICSVILLE RD

Map ID: 58-026-00-005-02

LUC: 511

Card: 1 of 1

Tax Year: 2023

Printed: 03/27/24

CURRENT OWNER	
DEMCHAK DAVID A LAURA D	
CAUV Field Review Flag:	

GENERAL INFORMATION	
Routing No.	026-00 005-02
Class	Residential
Living Units	1
Neighborhood	45000
District	
Zoning	
Alternate Id	



Legal Description	
Parcel Tieback:	Addl. Tieback: N
Legal Descriptions:	
SEC 1--51 S	

Land Information								
Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.1900		0			
A	S	12000	1.7100	72	0	1	-15	16,330
A	H	12000	1.0000	100	0			15,600
								31,930
Total Acres: 2.9		Legal Acres: 2.91		NBHD Fact: 1.3000				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	11,170	31,900	31,900	0	0
Building	43,470	124,200	124,200	0	0
Total	54,640	156,100	156,100	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	24,600	92,000	116,600
2021	24,600	92,000	116,600
2022	24,600	92,000	116,600

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
01/05/24		2-Land And Building	E-Exempt Conveyance (Sale Price O		AF-Affidavit Of Survivorship	DEMCHAK DAVID A
10/31/06	133,900	2-Land And Building	U-Not Validated	0278/2622	SV-Survivorship	DRISCOLL J MICHAEL
12/02/03	127,000	2-Land And Building	U-Not Validated	0098/2087	WD-Warranty Deed	BUCHAK BETTY A
09/16/97	92,000	2-Land And Building	U-Not Validated	0054/9806	WD-Warranty Deed	KRUPSA RONALD J

Entrance Information			
Date	ID	Entry Code	Source
02/20/14	WPW	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 3863 MECHANICSVILLE RD

Parcel Id: 58-026-00-005-02

LUC: 511

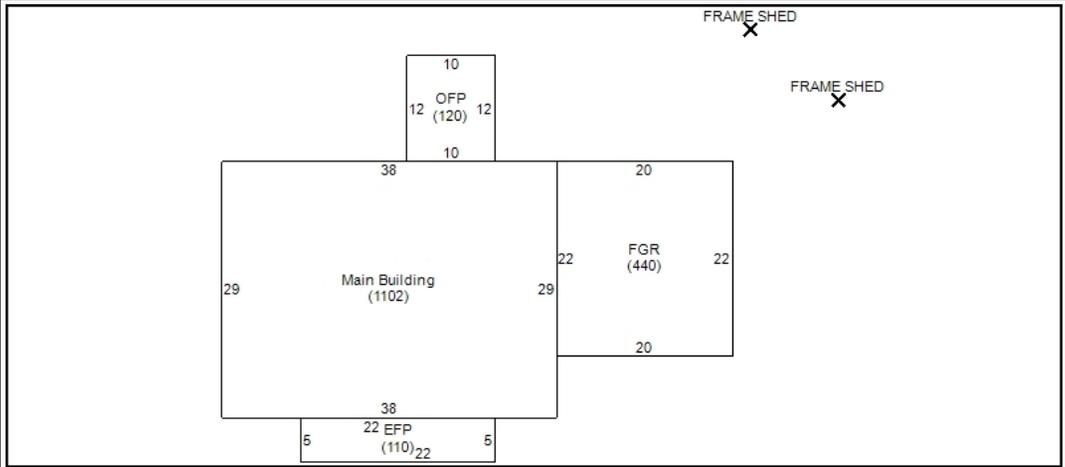
Card: 1 of 1

Tax Year: 2023

Printed: 03/27/24

Dwelling Information

Valuation Method D	Total Rooms 4
Override Model	Dining Rooms 0
Story Height 1	Bedrooms 2
Construction 91-Fr W/Mas	Family Rooms 0
Style 03-Ranch	Full Baths 1
Year Built 1978	Half Baths 0
Eff Year Built 1980	Addl. Fixtures 0
Year Remodeled	Total Fixtures 6
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 A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 3	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.35
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					1,102						
1		FGR			440						9,600
2		OFF			120						2,500
3		EFP			110						4,200

Dwelling Computations

Base Price	75,780	% Good	70
Plumbing	1,400	Market Adj	
Basement	19,320	Functional	
Heating	3,390	Economic	100
Attic	0	% Complete	100
Other Features	4,200	C&D Factor	
		Adj Factor	1.35
Subtotal	104,090	Additions	11,400
Ground Floor Area	1,102	Dwelling Value	124,160
Total Living Area	1,102		

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RS1-Frame Sh	1111		0x0	1	C	1		S				
2	RS1-Frame Sh	1111		0x0	1	C	1		S				

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:	

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: 2023-0142

April 4, 2024

LAURA D DEMCHAK
3863 MECHANICSVILLE RD
ROCK CREEK OH 44084

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

May 1, 2024 at 11:00 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0142 filed for tax year 2023 by LAURA D DEMCHAK and described as follows:

Parcel ID(s):

1) 58-026-00-005-02 located at 3863 MECHANICSVILLE RD, the market value is \$156,100. The market value sought is \$126,600.

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 2023-0142, LAURA D DEMCHAK 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

Complainant Seeks: \$126600

Subject Parcel: 580260000502

Auditor Value: \$156100

Hearing No # NS

HEARING MINUTES

BOR Case: 2023-0142

Owner Name: LAURA D DEMCHAK

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. No one present at hearing to provide testimony.

Was Made by: David

2nd by: Kathryn

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

Motion therefore: Passed Failed

Decision Date: 5/1/24



David Thomas, Auditor
Secretary of the Board of Revision

Hearing No # NS

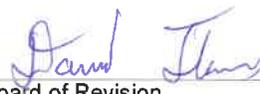
ASHTABULA COUNTY
 Board of Revision
 25 W Jefferson Street
 Jefferson OH 44047-1092
 (440) 576-1484 Fax: (440) 576-3446

Notice of Decision for BOR Case: 2023-0142

LAURA D DEMCHAK
 3863 MECHANICSVILLE 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. Result Below.</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
58-026-00-005-02	511-1FMLY UNPL 0-9	58-TRUMBULL TWP-JEFFERSON A LSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$31,900	\$124,200	\$156,100	
Adjustment:	\$0	\$0	\$0	
New Value:	\$31,900	\$124,200	\$156,100	
RESULT: NO VALUE CHANGE. FAILURE TO MEET BURDEN OF PROOF, NO ONE PRESENT AT HEARING TO PROVIDE TESTIMONY.				


 Board of Revision SKJ