

Tax year 2023

BOR no. 0213

FILED ON

DTE 1  
Rev. 12/22

County Ashtabula

Date received MAR 26 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.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	<u>BONNIE G MUNZ</u>	<u>1817 STUMPVILLE ROAD</u>	
2. Complainant if not owner		<u>JEFFERSON, OHIO</u>	
3. Complainant's agent		<u>44047</u>	
4. Telephone number and email address of contact person <u>440-812-3752</u> <u>RBMUNZ@YAHOO.COM</u>			
5. Complainant's relationship to property, if not owner <u>N/A</u>			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
<u>29-007-00-001-00</u>		<u>1817 STUMPVILLE ROAD</u>	
		<u>JEFFERSON, OHIO 44047</u>	
7. Principal use of property <u>RESIDENCE and FARM</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
<u>29-007-00-000-00</u>	<u>\$ 570,700.<sup>00</sup></u>	<u>\$ 576,500.<sup>00</sup></u>	<u>\$ 5800.<sup>00</sup></u>
9. The requested change in value is justified for the following reasons:			

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 N/A and total cost \$ N/A

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 3-26<sup>th</sup>-2024 Complainant or agent (printed) BONNIE G. MUNZ Title (if agent) -

Complainant or agent (signature) *Bonnie G. Munz*

Sworn to and signed in my presence, this 26<sup>th</sup> day of March 2024  
(Date) (Month) (Year)

Notary *[Signature]*



CHARIN T. LONGDEN  
Notary Public  
in and for the State of Ohio  
My Commission Expires 6/10/2025

**Situs : 1817 STUMPVILLE RD**

**Map ID: 29-007-00-001-00**

**LUC: 111**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 04/01/24**

**CURRENT OWNER**  
MUNZ BONNIE G  
1817 STUMPVILLE RD RD 2  
JEFFERSON OH 44047

---

CAUV Y  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 007-00 001-00  
Class A  
Living Units 1  
Neighborhood 40000  
District  
Zoning  
Alternate Id



**Legal Description**  
Parcel Tieback: Addl. Tieback: N  
Legal Descriptions:  
T, P & I  
CAUV # 837

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.2100		0			
A	S	10000	100.1900	25	0	1	-15	276,770
A	H	10000	1.0000	100	0			13,000
								289,770

Total Acres: 101.4      Legal Acres: 101.40      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	27,460	289,800	289,800	0	0
<b>Building</b>	100,350	286,700	286,700	0	0
<b>Total</b>	127,810	576,500	576,500	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	222,900	204,800	427,700
2021	222,900	204,800	427,700
2022	222,900	204,800	427,700

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/13/21		2-Land And Building	E-Exempt Conveyance (Sale Price O		AF-Affidavit Of Survivorship	MUNZ ROBERT P

**Entrance Information**

Date	ID	Entry Code	Source
02/17/14	DWP	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

Situs : 1817 STUMPVILLE RD

Parcel Id: 29-007-00-001-00

LUC: 111

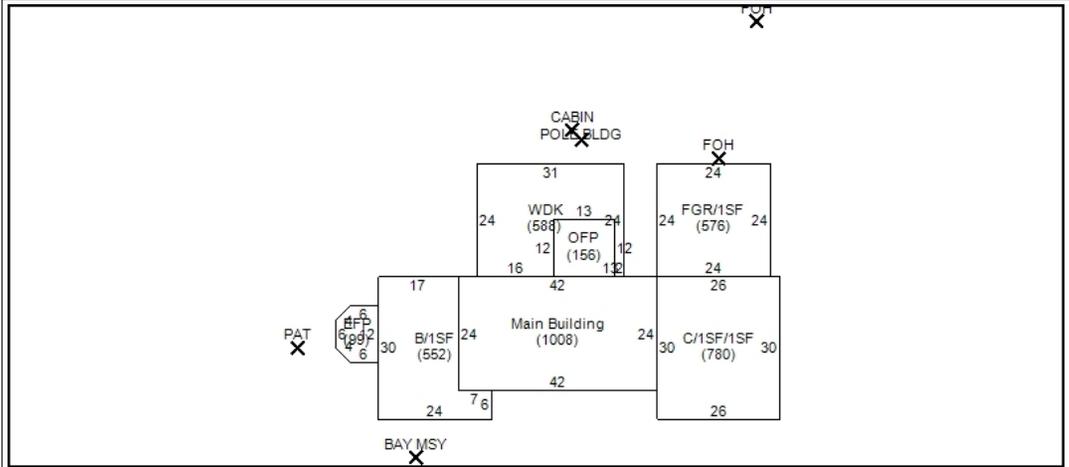
Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 10
<b>Override Model</b>	<b>Dining Rooms</b> 0
<b>Story Height</b> 1	<b>Bedrooms</b> 4
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 1
<b>Style</b> 03-Ranch	<b>Full Baths</b> 3
<b>Year Built</b> 1955	<b>Half Baths</b> 1
<b>Eff Year Built</b> 1960	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b> 1997	<b>Total Fixtures</b> 14
<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> 4-Heat Pump	<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> G-Good 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+2	<b>Cost &amp; Design</b> 0
<b>CDU</b> GD-GOOD	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b> 100
<b>% Complete</b> 100	<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					1,008						
1		WDK			588						7,400
2		OFF			156						3,600
3		FGR	1SF		576						35,500
4	CSP	1SF	1SF		780						75,300
5	BSM	1SF			552						37,300
6		FOH			16						900
7		FOH			26						1,400
8		EFP			99						4,200

**Dwelling Computations**

<b>Base Price</b>	77,180	<b>% Good</b>	60
<b>Plumbing</b>	13,900	<b>Market Adj</b>	
<b>Basement</b>	19,990	<b>Functional</b>	
<b>Heating</b>	3,510	<b>Economic</b>	100
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	4,600	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.4
<b>Subtotal</b>	119,180	<b>Additions</b>	100,500
<b>Ground Floor Area</b>	1,008		
<b>Total Living Area</b>	3,778	<b>Dwelling Value</b>	250,070
<b>Dwelling Notes</b>			

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RG1-Det Garag	1982		24x30	720	C	1		A				12,600
2	AB2-Flat Barn	1960		38x56	2,128	C	1		A				11,000
3	RS1-Frame Shr	1990		12x12	144	C	1		S				500
4	AP1-Pole Bldg	1960		24x28	672	C	1		P				1,400
7	CB1-Cabin	2001		20x24	480	C	1		A				11,100

**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 : 1817 STUMPVILLE RD

Parcel Id: 29-007-00-001-00

LUC: 111

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

**Additions - continued...**

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
9		MBY			40						2,000
10		PAT									

**Comments**

Number	Code	Status	Comment
1	FLD	DC	19960116 C#01 - 11-20-95 RB #4-ON SKIDS #5-EST FROM OLD CARD.
2	FLD	BP	19980427 JP C#01 - 4/24/98-BP#P961413 FOR ADDN/ALTER.100% 1/1/98.
3	FLD	RV	20011218 DC C#01 - EST CABIN U/C AS OF 11/21/01, ALSO PICKED UP OCTAGON SHAPE
4	FLD	RV	20011218 DC C#01 - CABIN AND SHELTER FOR REVAL CK 03 FOR COMP CABIN
5	FLD	NC	20030905 JP C#01 - 8-27-03:LINE#8-CABIN, 100% 1-1-03

**Situs : 1817 STUMPVILLE RD**

**Parcel Id: 29-007-00-001-00**

**LUC: 111**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 04/01/24**

**PAGE LEFT BLANK INTENTIONALLY**

**Permanent Parcel Number:** 290070000100

**Owner:** Bonnie G. Munz

1817 Stumpville Road

Jefferson, Ohio 44047

**Question #1:** Four side Closed MTL Pole BLDG

Built in 1960

24' x28'

Condition – Poor

Value - \$1400

**Owner Dispute:** This structure was built to house some machinery for the oil company when drilling was on-going. After they pulled out, the structure has been used for storage. But over time, The frost has lifted the north side so much – all windows have been cracked and lost. The sliding doors are no longer there and the roof panels are gradually being lost. This building is unsound and has no value.

Pictures – 1,2,3

**Question #2:** Wood Deck

Area Grade – 588

Value - \$4400

**Owner Dispute:** This deck was built of pressure-treated wood in the late 1970's. It faces south and west. It has no overhead protection and is deteriorating every year. Paint and stain no longer adhere to the surface, so the wood is becoming soft and rotting. It needs replaced but that is not an option, financially, at the current time.

Pictures – 4,5











# NON-HEARING MINUTES

---

**BOR Case:** 2023-0213

**Case Name:** BONNIE G MUNZ

**Case Type:** VL

## Board Members

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

**Others present:**

---

---

---

---

---

---

---

**Complainant Seeks:** \$570700

**Subject Parcel:** 290070000100

**Auditor Value:** \$576500

# NON-HEARING MINUTES

BOR Case: 2023-0213

Owner Name: BONNIE G MUNZ

## Board Action

Motion to:  Agree  Set Value \$570,600

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

No Change  Withdrawal  Table  No Show

Other \_\_\_\_\_

### Based Upon:

based on submitted evidence adjust condition of pole building and wood deck.

Was Made by: David

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

Roll: Thomas-yes/Maki Cliff-yes/Whittington-yes

Motion therefore:  Passed  Failed

Decision Date: 4/11/24

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: 2023-0213**

BONNIE G MUNZ  
 1817 STUMPVILLE RD  
 JEFFERSON OH 44047

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
29-007-00-001-00	111-GRAIN/GEN FRM Q	29-LENOX TWP-JEFFERSON AREA LSD			2023
	<b>LAND</b>		<b>IMPR</b>		<b>TOTAL</b>
<b>Original Value:</b>	\$289,800		\$286,700		\$576,500
<b>Adjustment:</b>	\$0		-\$5,900		-\$5,900
<b>New Value:</b>	\$289,800		\$280,800		\$570,600
<b>RESULT: VLD - VALUE DECREASE. SET VALUE AT \$570,600 BASED ON SUBMITTED EVIDENCE, OUTBUILDING AND WOOD DECK CONDITIONS</b>					



Board of Revision