

Tax year 2023 BOR no. 0218

DTE 1
Rev. 12/22

County Ashtabula Date received _____

FILED ON

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing form.

MAR 27 2024

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.

Ashtabula County
Board of Revision

		Name	Street address, City, State, ZIP code	
1. Owner of property		Freida A. Casieвич	3223 Stevens Road Ashtabula OH 44004	
2. Complainant if not owner				
3. Complainant's agent				
4. Telephone number and email address of contact person 440-645-9268				
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		
03-006-00-008-00		3223 Stevens Road Ashtabula OH 44004		
7. Principal use of property <u>Home</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	
03-006-00-008-00	\$60,000	\$119,500	\$59,500	
9. The requested change in value is justified for the following reasons: <u>House, Barn and property in need of many repairs. Please see list attached and pictures.</u>				

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 3-26-24 Complainant or agent (printed) _____ Title (if agent) _____

Complainant or agent (signature) Freida A. Casewick

Sworn to and signed in my presence, this _____ day of _____
(Date) (Month) (Year)

Notary _____

House and barn need power washed, some areas need replaced/ fixed due to damage, House foundation needs repaired and watersealed. Damage in basement. Old oil tank in basement that has leaked on floor. Basement walls are ~~are~~ crumbling due to foundation. Roof on house and barn need replaced. Barn has rafters inside that need replaced due to rot and decay. Chimney needs re bricked and sealed, missing bricks. All windows in house need replaced a few are cracked + broken. Electric need upgraded has old ~~are~~ fuse box, knob and tube wiring. Yard has dead trees that need taken down, Driveway is muddy and soft. Needs redone with gravel or paved.

Bathroom need redone, has water damage from toilet and under sink area. Kitchen need redone. Floor has water damage and under sink area too. Cupboards are all old metal style. Outlets in whole house are not 3 prong or GFI. They all need replaced. Laundry room and Storage room walls and ceilings need replaced. Laundry room has water damage to ceiling and asbestos ceiling that needs replaced. Kitchen also has asbestos ceiling that needs replaced.

Livingroom and Diningroom have cracked walls from foundation being bad and shifting. Livingroom also has asbestos ceiling to replace.

All Carpet in house is over 50 years old, Will need taken out and replaced or put hard floors in,

Upstairs and in Stairway has ceiling damage from water leaking from roof needing replaced. There are cracks in ceiling of bedrooms due to roof issues. Out lets upstairs in bedrooms need replace. Most likely all electric in house needs upgraded.

Situs : 3223 STEVENS RD

Map ID: 03-006-00-008-00

LUC: 511

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

CURRENT OWNER
CASIEVICH FREIDA A
3223 STEVENS RD
ASHTABULA OH 44004

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 006-00 008-00
Class Residential
Living Units 1
Neighborhood 83000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
T 13 SEC 1--4 O S

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.1200		0			
A	S	13500	1.4900	74	0	1	-30	13,550
A	H	13500	1.0000	100	0			17,550
								31,100

Total Acres: 2.61 Legal Acres: 2.61 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	10,890	31,100	31,100	0	0
Building	30,940	88,400	88,400	0	0
Total	41,830	119,500	119,500	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	23,900	61,000	84,900
2021	23,900	61,000	84,900
2022	23,900	61,000	84,900

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
05/23/22		2-Land And Building	E-Exempt Conveyance (Sale Price O		CT-Certificate Of Transfer	CASIEVICH JOSEPH A

Entrance Information

Date	ID	Entry Code	Source
10/18/13	DAA	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 3223 STEVENS RD

Parcel Id: 03-006-00-008-00

LUC: 511

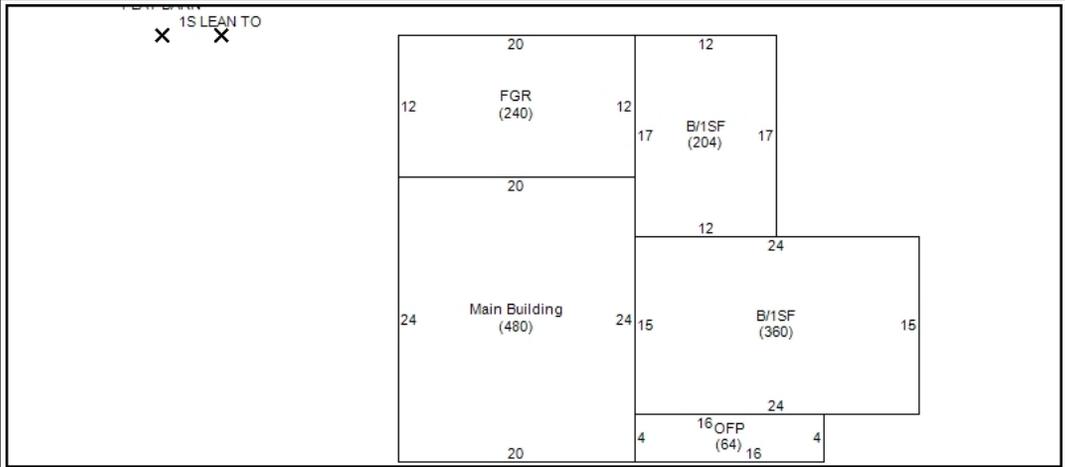
Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

Dwelling Information

Valuation Method D	Total Rooms 6
Override Model	Dining Rooms 1
Story Height 1.5	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 0
Style 05-Old Style	Full Baths 1
Year Built 1930	Half Baths 0
Eff Year Built 1960	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 0
Attic 0-None	WBFP Openings 0
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 2	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C-2	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.45
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					480						
1		FGR			240						4,700
2	BSM	1SF			204						11,300
3	BSM	1SF			360						19,900
4		OFF			64						1,200

Dwelling Computations

Base Price 59,750	% Good 50
Plumbing 1,300	Market Adj
Basement 10,380	Functional
Heating 2,720	Economic 100
Attic 0	% Complete 100
Other Features 0	C&D Factor
	Adj Factor 1.45
Subtotal 74,150	Additions 18,700
Ground Floor Area 480	
Total Living Area 1,284	Dwelling Value 86,710

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	AB2-Flat Barn	1111		18x24	432	E	1		F				1,600
2	AL1-1s Lean Tc	1111		10x24	240	E	1		F				100

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:	

03-006-00-008-00

Basement

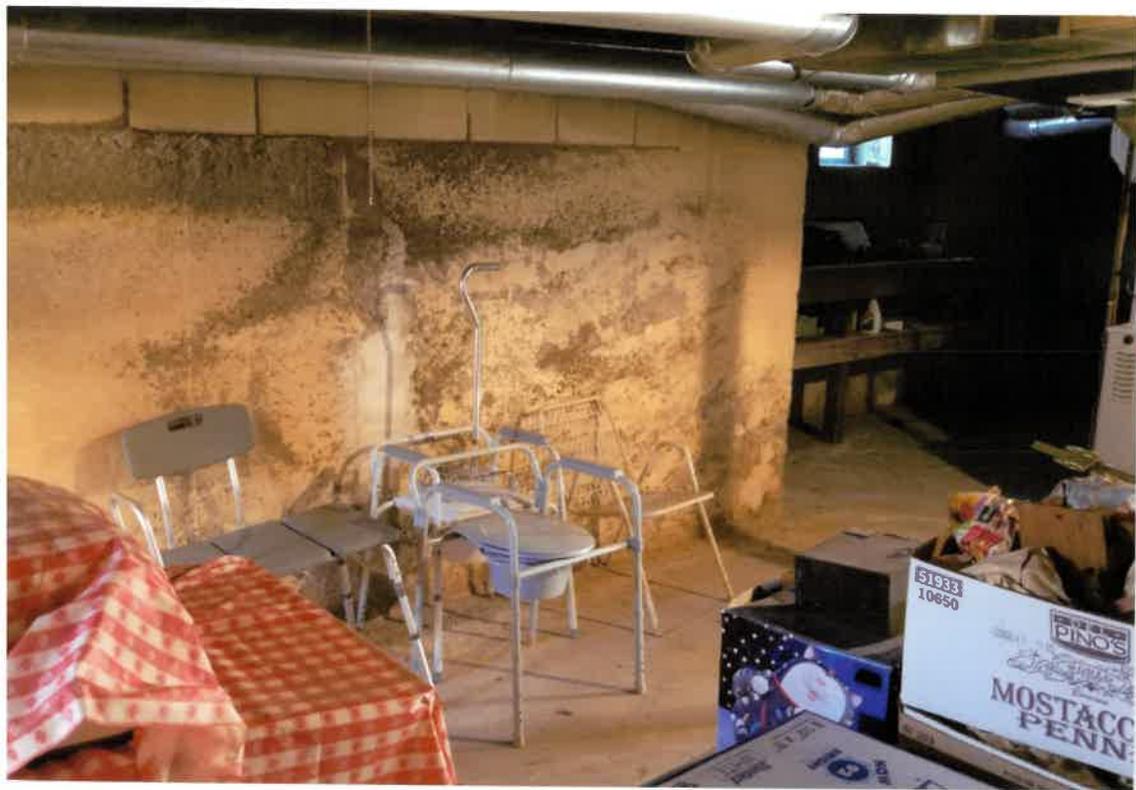


basement
walls

water + oil damage



basement
walls



basement
walls



basement

electrical

box



basement

electrical box



basement

oil tank leaked

through to other

side of basement



basement
oil tank leaked
on floor



oil tank
basement

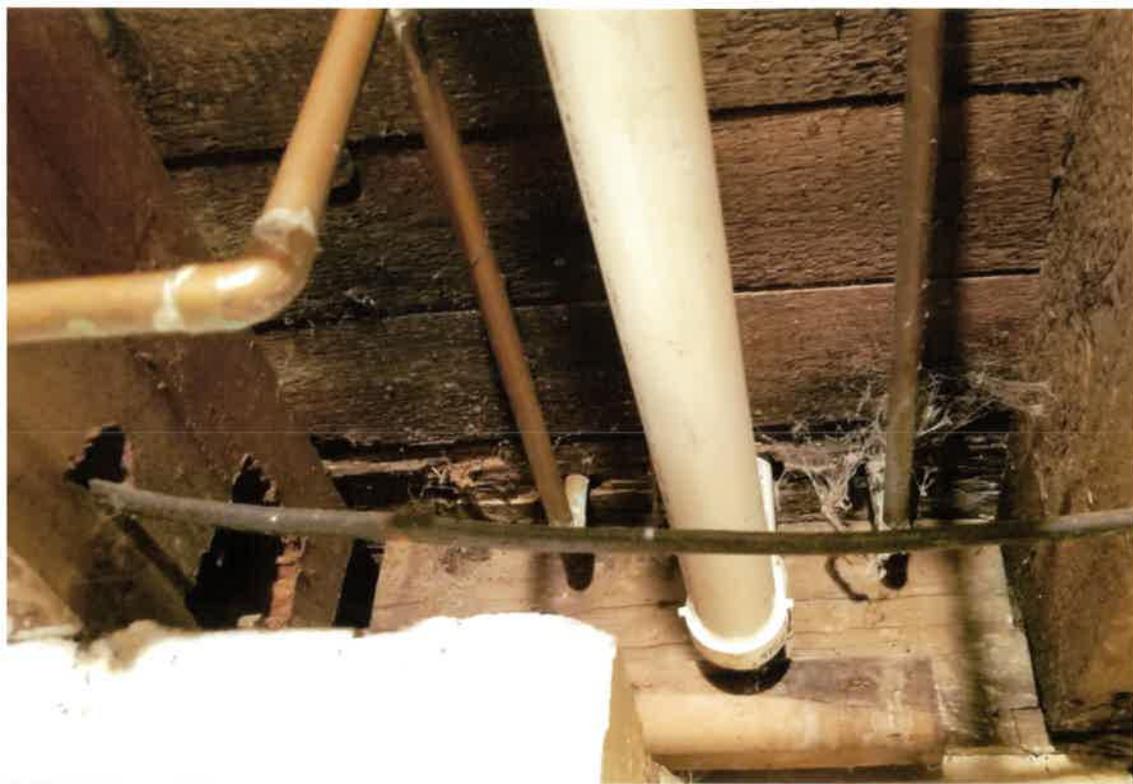


old oil tank in
basement

has leaked
on floor



Ceiling in
basement
under
Kitchen
water damage



Ceiling in basement
under
Kitchen wood-water
damage



ceiling in basement
below kitchen from
water damage



basement window
water damage



basement walls



basement walls



basement walls
+ foundation
rumbling



basement
walls +
foundation
cumbing



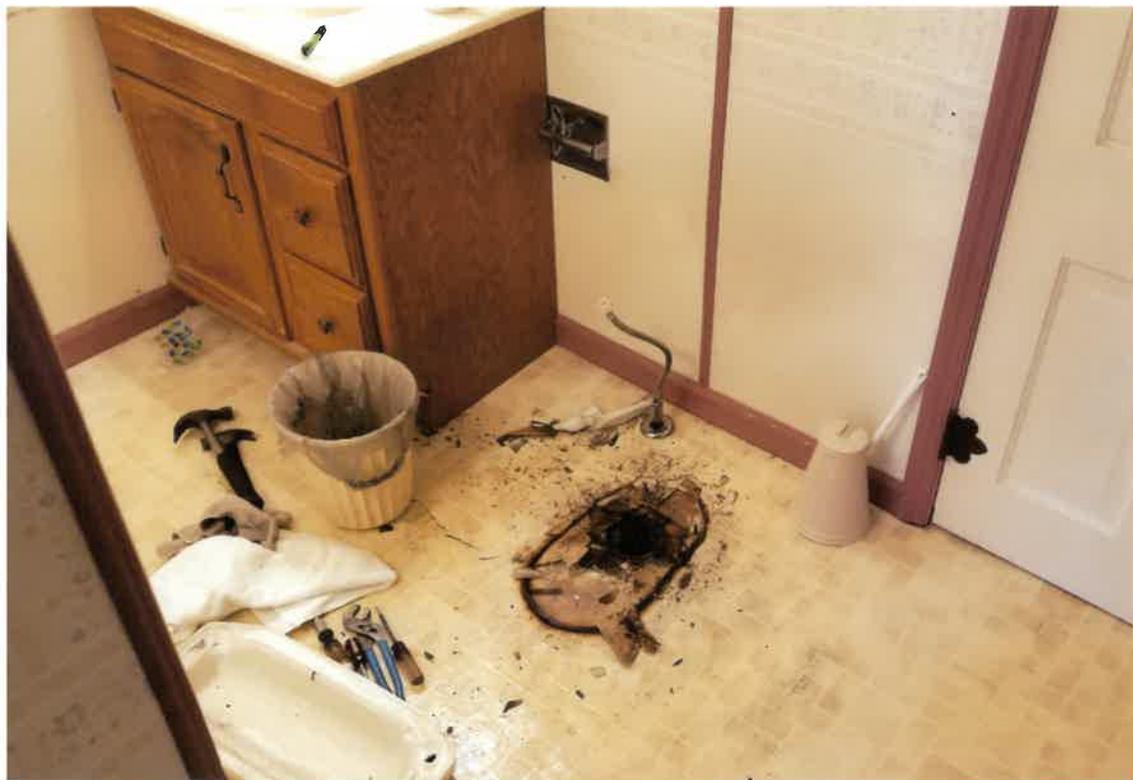
basement
stairs



Basement stairs

03-006-00-008-00

bathroom

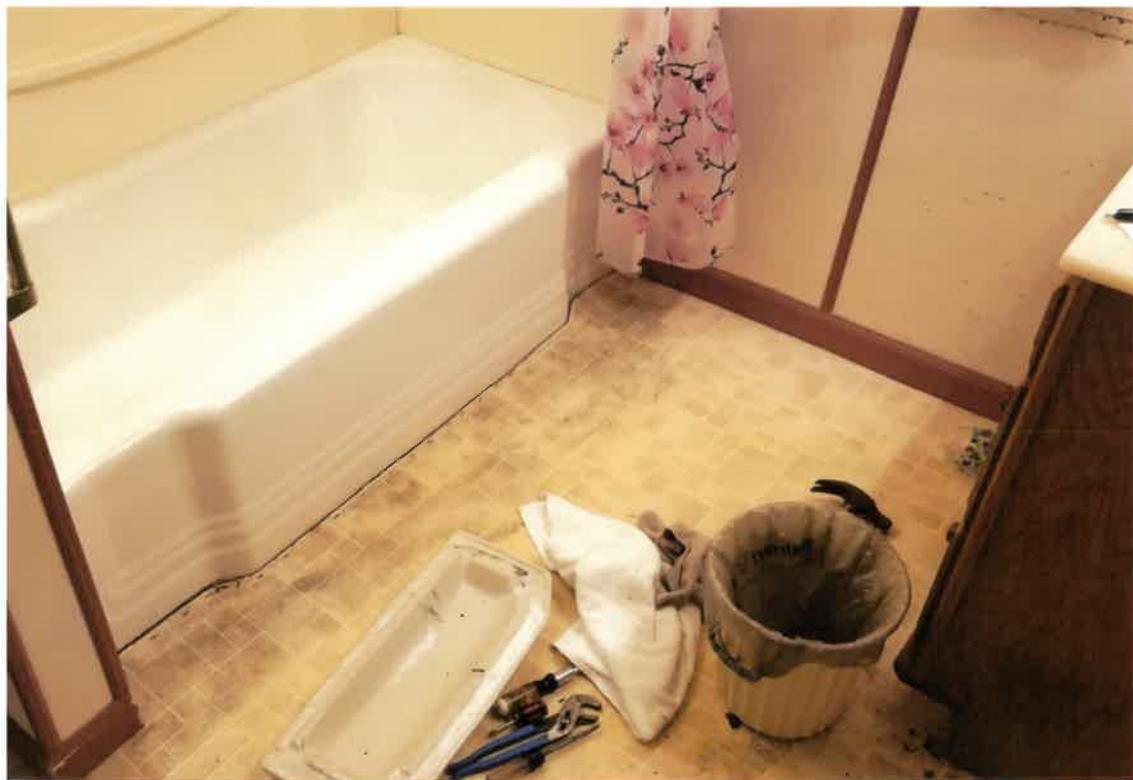


Bathroom

toilet removed

water damage

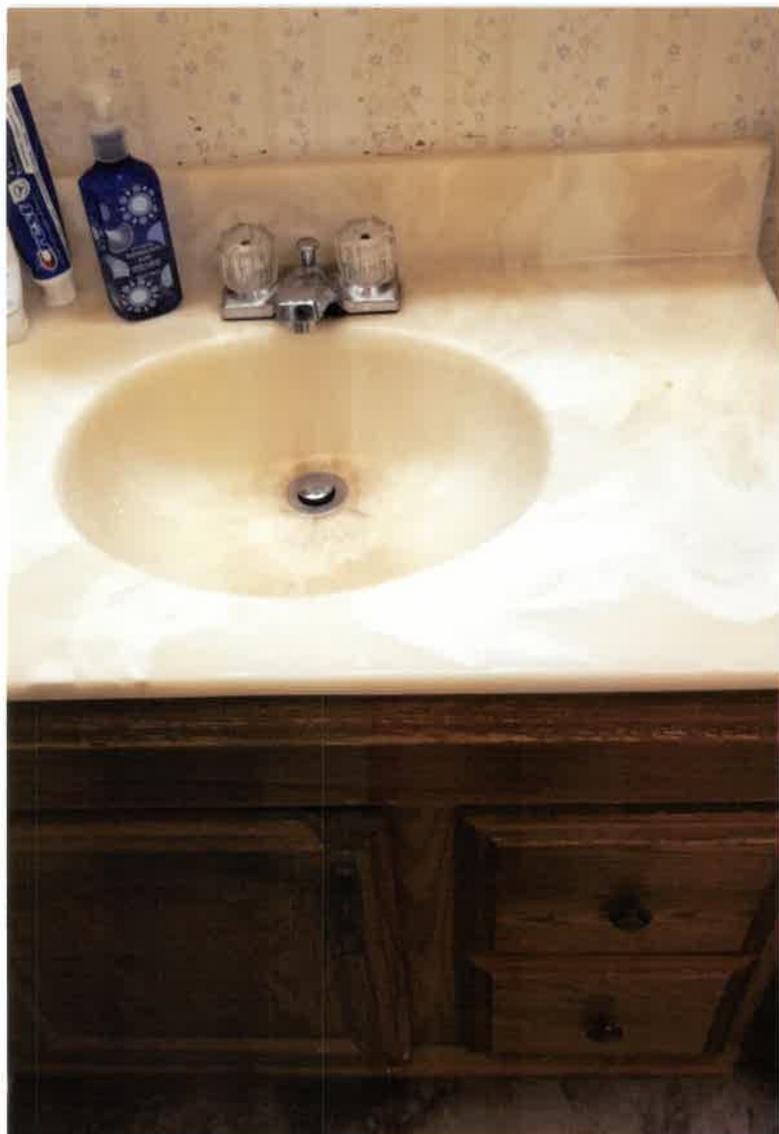
(floor needs replaced)



bathroom
floor
water damage



bathroom vanity
water damage



bathroom
vanity

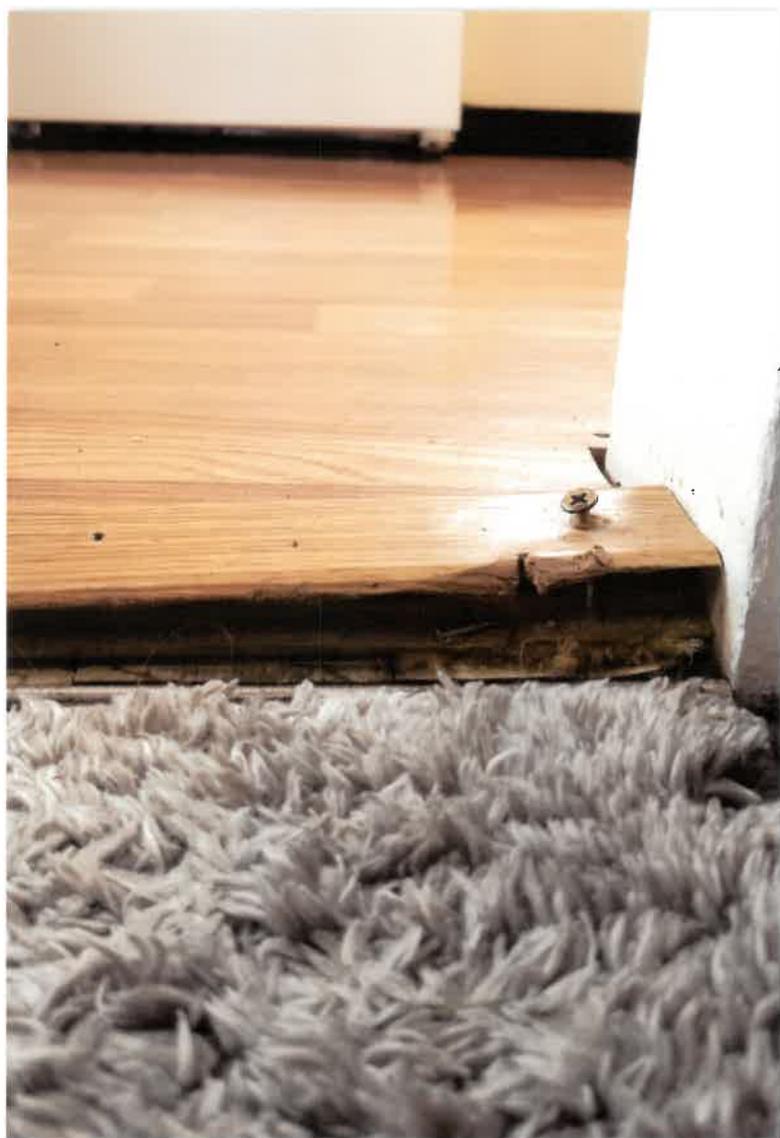


bathroom

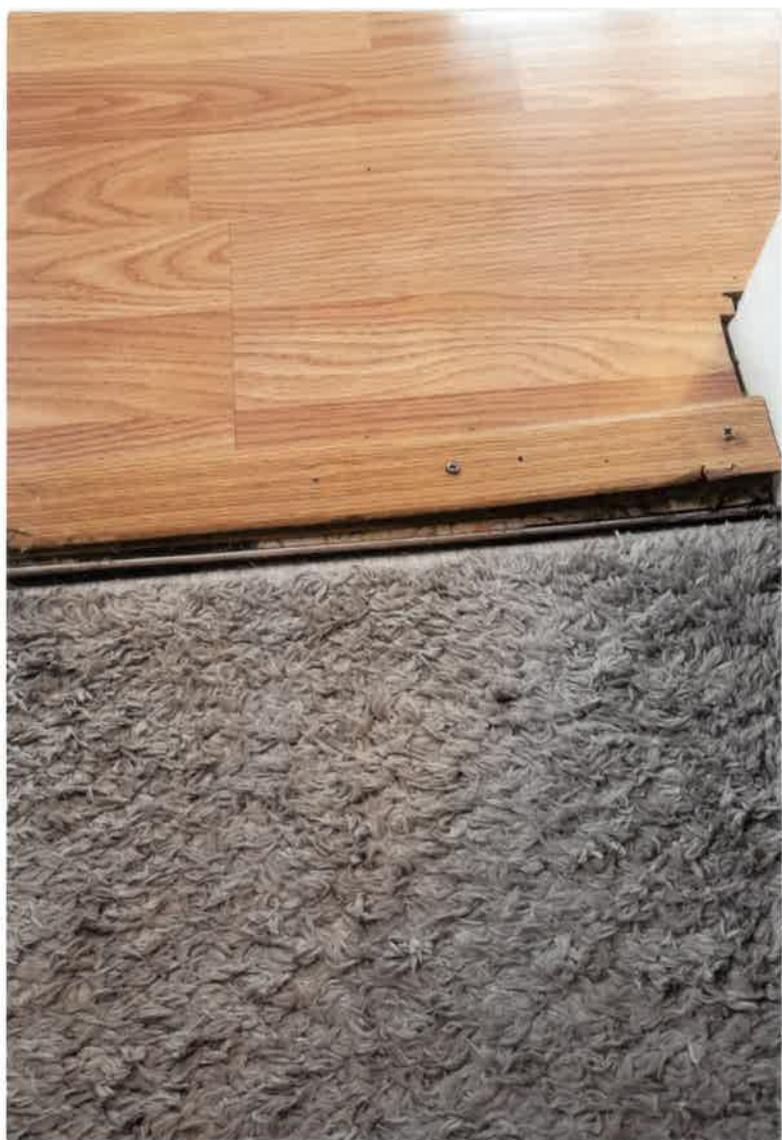
Shower

03-006-00-008-00

Kitchen



Kitchen floor
water damage
floor pucker ed
needs replaced



Kitchen
floor

water damage
floor puckerd
needs replaced



Kitchen
electric
outlets



Kitchen
electric
outlets



Kitchen
electric
outlets



Kitchen

water damage
under sink



Kitchen
ceiling
asbestos tiles



Kitchen



Kitchen





Kitchen

03-00, 00-008-00

Laundry Room
and Storage Room



Storage room
walls

need replaced
water damage



Storage room
ceiling
water damage



Storage room

water
damage

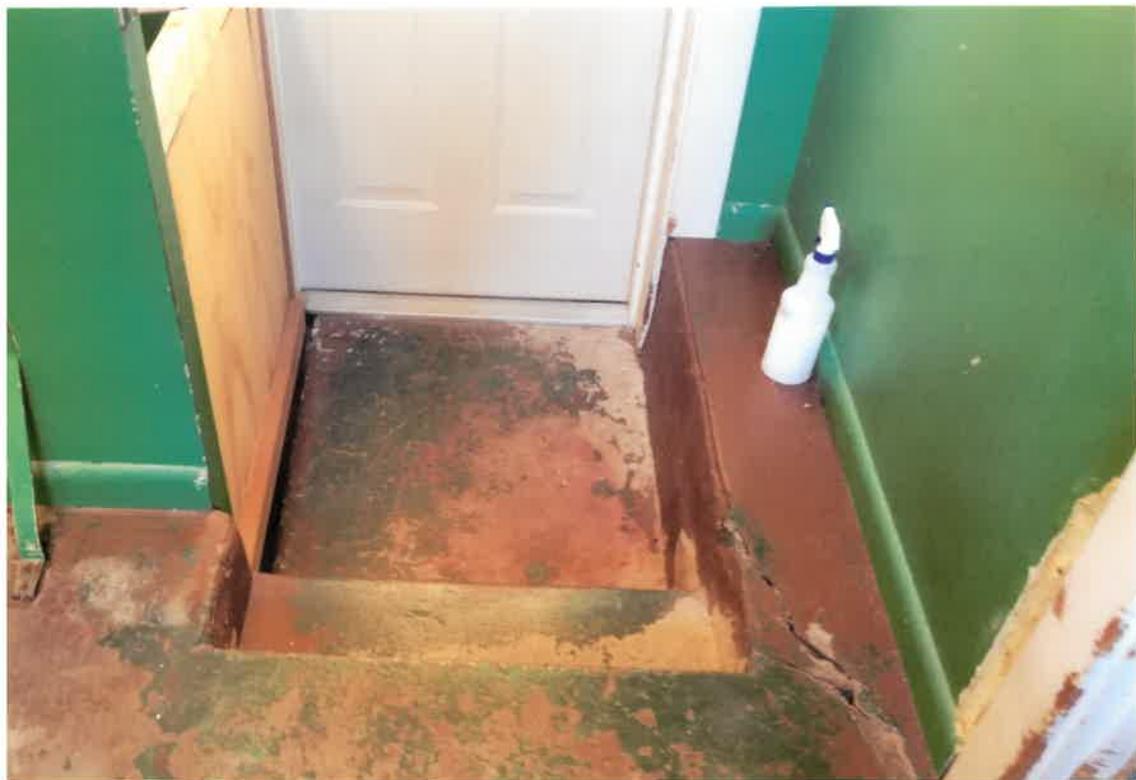
ceiling falling down

insulation needs
replaced



laundry room
floor

going to storage room



laundry room
floor

going to garage +

basement



laundry room

water damage to ceiling

(asbestos tiles
need removed)



laundry room

water damage
to ceiling

(asbestos tiles
need removed)

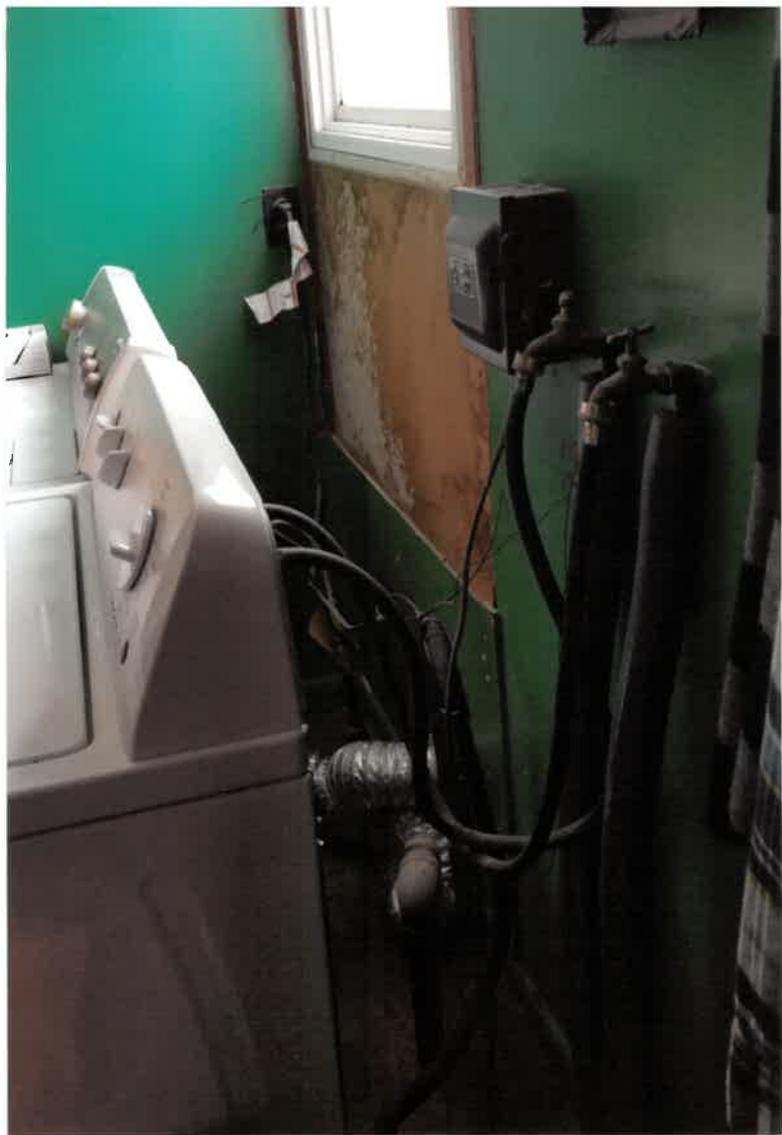


laundry room

(goes to basement
and garage)



laundry room
electric
box



laundry —
electric
+ plumbing
need upgraded



laundry room
and
Storage room

63-006-00-008-00

Livingroom

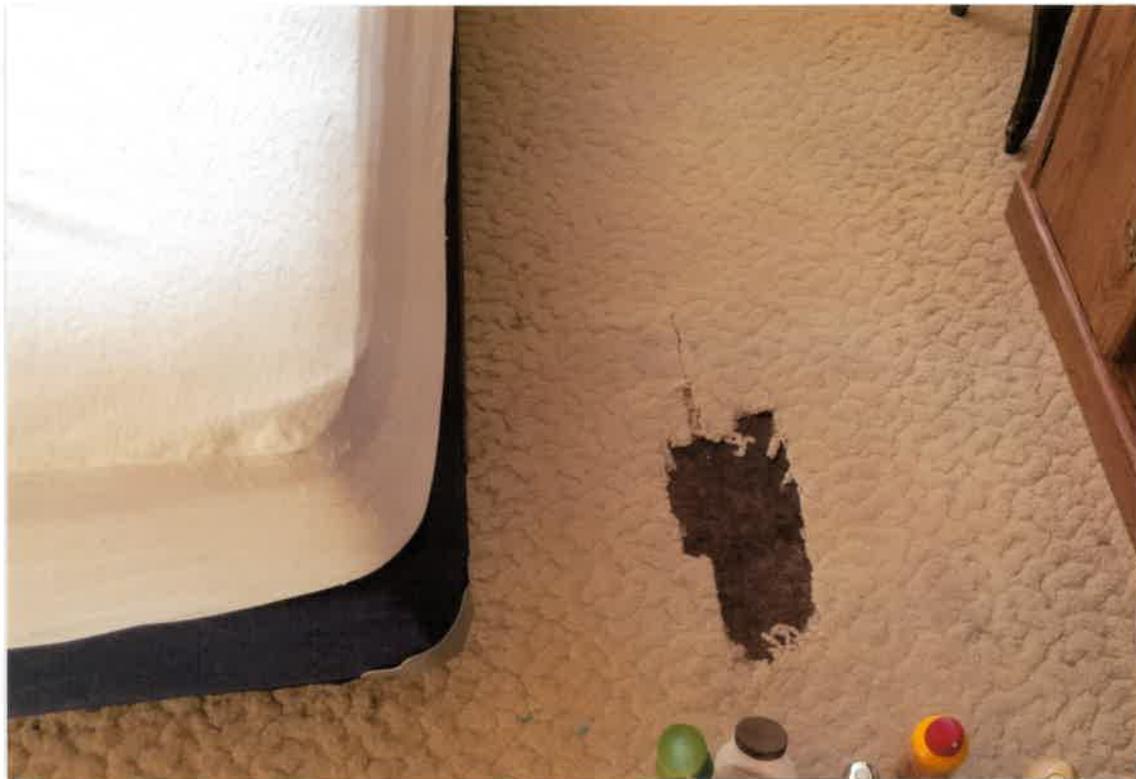


living room
broken window
leaks



living room

broken
window



Bedroom
Carpet

need replaced

(50+ years old)



livingroom

carpet

(going into bed
room)



living room
carpet
torn

going into dining room



living room

Carpet

50+ years old

needs replaced



livingroom
walls

Cracked
foundation
issues



living room

wall

cracked where

chimney is

foundation issues

too



living room
ceiling
(asbestos)
tiles



living room

asbestos ceiling
needs replaced

03-006-00-608-00

Diningroom



dining room
carpet

50+ years old

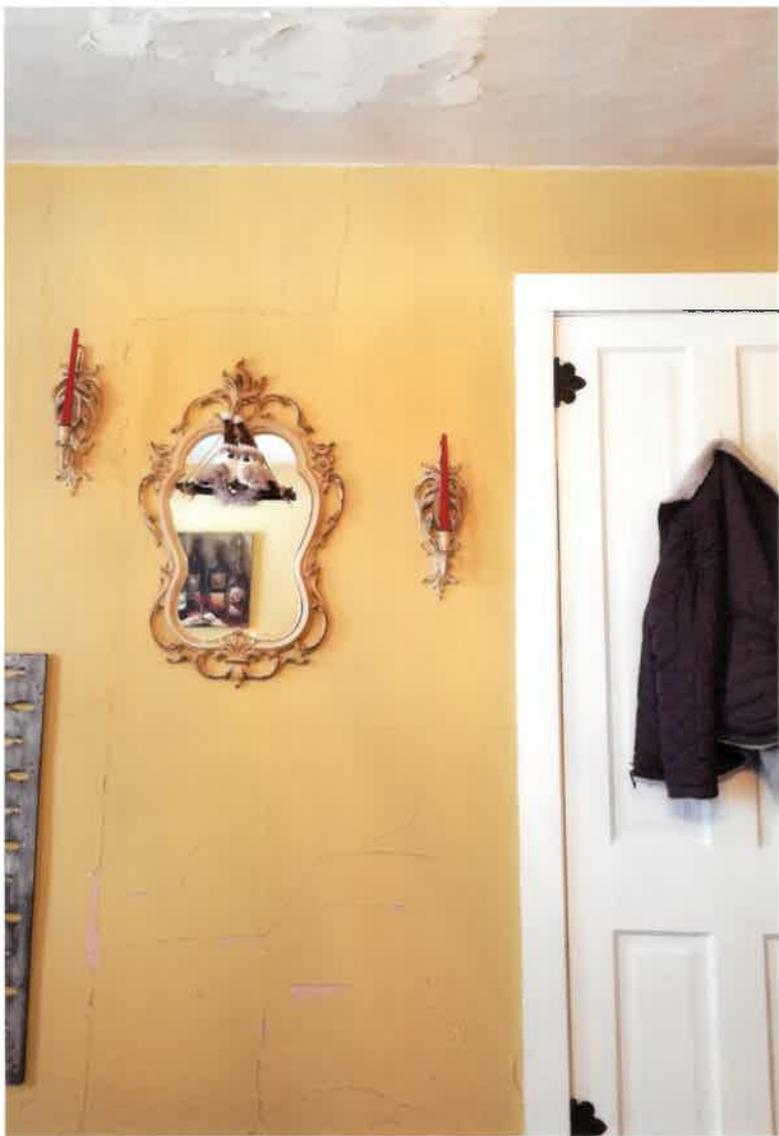
needs replaced



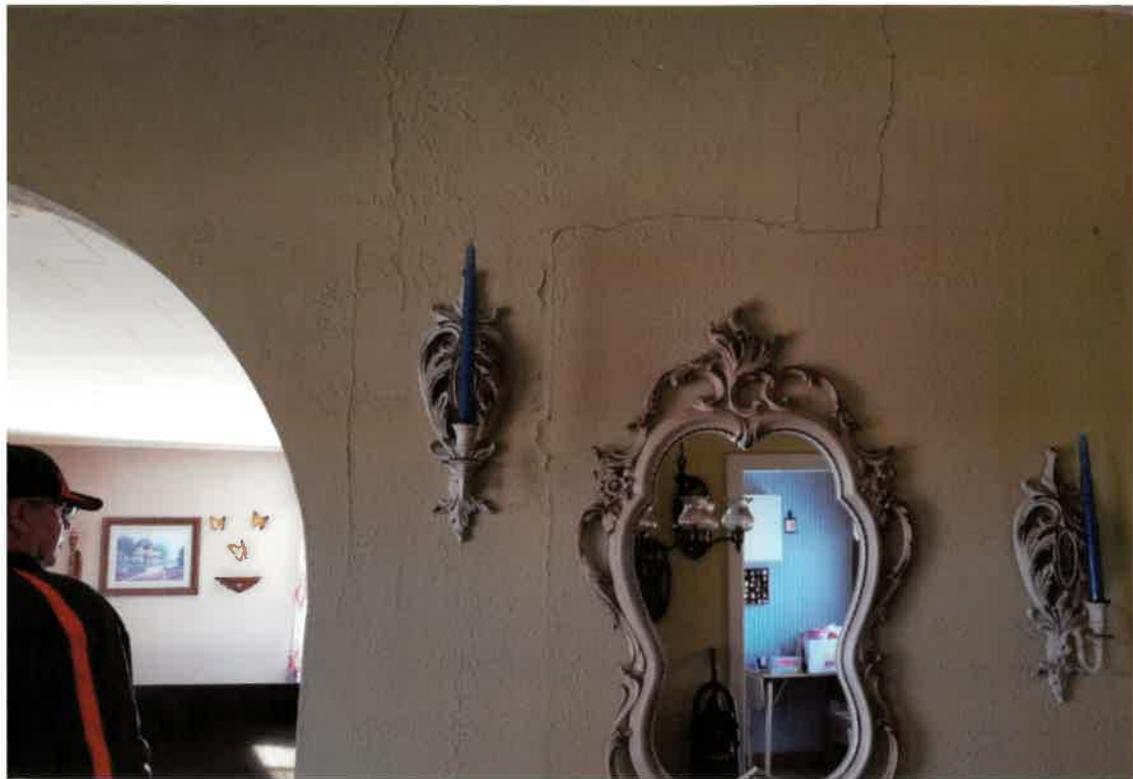
dining room

ceiling

water damage



dining room
walls +
ceiling
water damage
and foundation
issues



dining room walls

~~are~~ cracked

foundation issues



dining room
walls

Cracked

foundation issues

03-006-00-003-00

upstairs
bedrooms



other
upstairs

bedroom

window

leaks, needs
replaced



Upstairs bedroom
window
need replaced
leaks



upstairs

bedroom

electrical

plug

needs upgraded



Upstairs bedroom
electrical plug
needs replaced
(See Char marks)



Upstairs
bedroom
ceiling

water damage



Upstairs
bedroom

ceiling

water damage



Upstairs
bedroom

Ceiling

water damage



Upstairs bedroom
ceiling
water damage



Upstairs bedroom
Ceiling

Water damage from
Chimney leaking



Stairway to 2nd
floor ceiling
water damage



Stairway
to 2nd
floor

Ceiling
water damage

from chimney
leaking



Stairway
light switch
electrical
upgrade



Stairs to
2nd floor

Carpet needs
replaced

Steps need
reinforced

03-066-06-008-00

Outside, Foundation
Garage, Barn



rafters



rafters





barn



house roof



garage sider
needs replaced

Cracked cement
pad



garage



Window broken
and leaks



Window
broken
and leaks



house roof
and garage



windows

drafty + gas is
gone inside of
them



windows
drafty + gas is
gone inside of
them



house roof



house outside
mid



outside
foundation



outside
foundation



outside
foundation



House outside mold



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 29 2024

ASHTABULA COUNTY AUDITOR
DAVID THOMAS

BOR #2023-0218

PARCEL ID	CURRENT AUDITOR VALUE	OWNER OPINION OF VALUE
03-006-00-008-00	\$119,500	\$60,000

Resolution: Set value at **\$93,400** adjusting condition to fair per review of evidence submitted.

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

Signature: _____ Date: _____

Print Name: _____

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

Signature: Freida A. Casievrch Date: 4-25-24

Print Name: Freida A Casievrch

I would like a phone hearing please. Mornings, early are good time around 9:00Am. Thank-you,

Call - 440-645-9268



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 11, 2024

Freida Casievich
3223 Stevens Rd.
Ashtabula, OH 44004

BOR 2023-0218

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

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: 2023-0218

May 14, 2024

FREIDA A. CASIEVICH
3223 STEVENS RD
ASHTABULA OH 44004

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

June 12, 2024 at 9:15 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0218 filed for tax year 2023 by FREIDA A. CASIEVICH and described as follows:

Parcel ID(s):

1) 03-006-00-008-00 located at 3223 STEVENS RD, the market value is \$119,500. The market value sought is \$60,000.

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

Case Type VL

The Hearing of Board of Revision Case 2023-0218, FREIDA A. CASIEVICH 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

Diana Casievich, daughter of owner via phone

Complainant Seeks: \$60000

Subject Parcel: 030060000800

Auditor Value: \$119500

Hearing No # 2

HEARING MINUTES

BOR Case: 2023-0218

Owner Name: FREIDA A. CASIEVICH

Board Action

Motion to: Agree Set Value \$84,800

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table

No Show

Other _____

Based Upon:

testimony provided. change CDU to fair and remove effective age.

Was Made by: Janet

2nd by: Alex

Roll: Thomas-yes/Iarocci-yes/Discher-yes

Motion therefore: Passed Failed

Decision Date: 6/12/24



David Thomas, Auditor
Secretary of the Board of Revision

Hearing No # 2

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: 2023-0218

FREIDA A. CASIEVICH
 3223 STEVENS RD
 ASHTABULA OH 44004

<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
03-006-00-008-00	511-1FMLY UNPL 0-9	03-ASHTABULA TWP-BUCKEYE LSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$31,100	\$88,400	\$119,500	
Adjustment:	\$0	-\$34,700	-\$34,700	
New Value:	\$31,100	\$53,700	\$84,800	
RESULT: VLD - VALUE DECREASE. SET VALUE AT \$84,800 ADJUSTING FOR CURRENT CONDITIONS				


 Board of Revision