

FILED ON

MAR 27 2024

Ashtabula County Board of Revision

Tax year 2023 BOR no. 0221
County Ashtabula Date received _____

DTE 1
Rev. 12/22

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	Richard R. BENDER	3303 SHEFFIELD RD, JEFFERSON, OH 44047
2. Complainant if not owner		
3. Complainant's agent		
4. Telephone number and email address of contact person 440-944-5240 RBENDER.28@Gmail.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
54-014-00-009-03	3303 Sheffield Rd, JEFFERSON, OH 44047

7. Principal use of property RESIDENCE

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
54-014-00-009-03	\$ 297,750	\$ 331,800	\$ 34,050

9. The requested change in value is justified for the following reasons:
Three of my neighbors with SHEFFIELD RD. Frontage INCREASED 25%. I only have SHEFFIELD RD. Frontage and should only RECEIVE a 25% increase in 2024. The neighbors with Rt. 193 Frontage saw 35-38% increase, I belong in the 25% range.

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 3/27/24 Complainant or agent (printed) Richard R. BENDER Title (if agent) OWNER

Complainant or agent (signature) Richard R. Bender

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

Notary _____

Situs : 3303 SHEFFIELD RD

Map ID: 54-014-00-009-03

LUC: 101

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

CURRENT OWNER
BENDER RICHARD R
URWIN JANE
29728 GRAND BLVD
WICKLIFFE OH 44092

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No.
Class A
Living Units 1
Neighborhood 62500
District
Zoning
Alternate Id



Legal Description
Parcel Tieback:
Legal Descriptions:
SEC 2-20
Addl. Tieback:

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.3990		0			
A	S	9500	5.5900	54	0			37,280
A	H	9500	1.0000	100	0			12,350
								49,630

Total Acres: 6.989 Legal Acres: 6.99 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	17,360	49,600	49,600	0	0
Building	98,770	282,200	282,200	0	0
Total	116,130	331,800	331,800	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	38,200	201,600	239,800
2021	38,200	201,600	239,800
2022	38,200	201,600	239,800

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
10/16/13	131135	305,000	DWLG		Close Permit
03/29/13	130254			200 Amp New Temporary Unde	Close Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
06/11/13			E-Exempt Conveyance (Sale Price O		ET-Temp Exempt	SHEFFIELD CENTRE LLC
06/11/13			R-Related Individuals Or Corporation:	636/ 279	ET-Temp Exempt	BENDER RICHARD P

Entrance Information

Date	ID	Entry Code	Source
08/15/14	MJB	3-Info At Door	1-Owner
04/30/15	JDC	6-Occupant Not Home	3-Other

Property Notes
NC14 NEW DWG <50% 1/1/14. RECK 2015 &
VERIFY UPPER FLR FIN

Note Codes:
AN-Appraiser'S Note

Situs : 3303 SHEFFIELD RD

Parcel Id: 54-014-00-009-03

LUC: 101

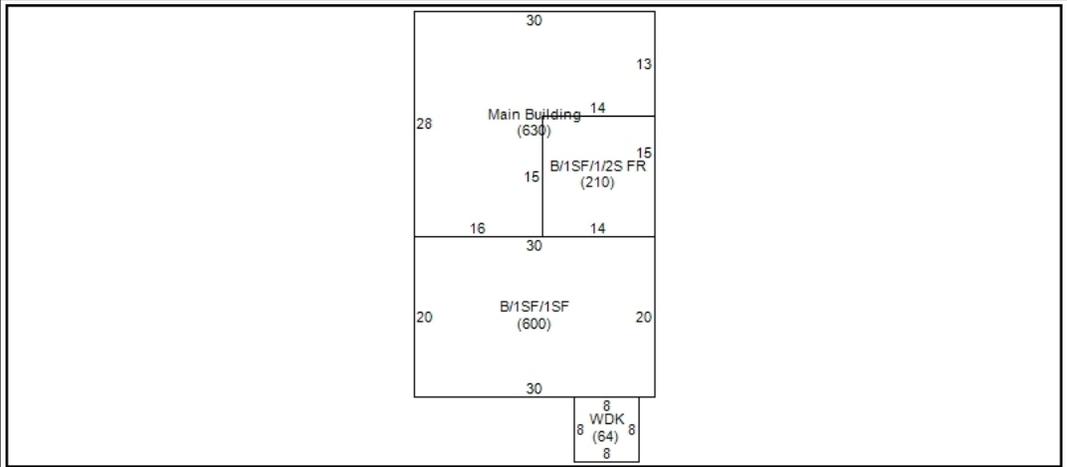
Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

Dwelling Information

Valuation Method D	Total Rooms 5
Override Model	Dining Rooms 0
Story Height 1	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 0
Style 15-Log Home	Full Baths 2
Year Built 2014	Half Baths 1
Eff Year Built	Addl. Fixtures 0
Year Remodeled	Total Fixtures 11
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
Heating 2-Basic	T4 Rec Rm Area 420
Heat Fuel Type	Fin Bsmt Liv Area
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 2	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade B+1	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic
% Complete 100	NBHD Fact 1.4
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					630						
1	BSM	1SF	1SF		600						73,000
2	BSM	1SF	HSF		210						22,900
3			WDK		64	2014					900

Dwelling Computations

Base Price	67,670	% Good	90
Plumbing	10,900	Market Adj	
Basement	17,530	Functional	
Heating	0	Economic	
Attic	0	% Complete	100
Other Features	20,048	C&D Factor	
		Adj Factor	1.4
Subtotal	116,150	Additions	87,100
Ground Floor Area	630	Dwelling Value	282,210
Total Living Area	2,145		
Dwelling Notes			

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr Qty	ModCd	PC	FN	MA	%Comp	Value
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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:	

Situs : 3303 SHEFFIELD RD

Parcel Id: 54-014-00-009-03

LUC: 101

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

Comments

Number	Code	Status	Comment
6	FLD	MI	NO FURTHER CHANGES 1-1-17. CLOSED ELEC PERMIT.
5	OFC	MI	3303 SHEFFIELD RD ASSIGNED PER JAMIE PLANNING
4	FLD	NC	DWG 100% 1-1-15 AND ADDED DECK.
3	FLD	NC	8-15-14 MJB-NC14 NEW DWG <50% 1/1/14. RECK 2015 & VERIFY UPPER FLR FIN
2	OFC	MI	RECHECK 2014 NC FOR NEW DWELLING OR OBY.
1	OFC	NS	SPLIT FROM PARCEL 54-014-00-009-00 CONV 1876 JUNE 11-13

Situs : 3303 SHEFFIELD RD**Parcel Id: 54-014-00-009-03****LUC: 101****Card: 1 of 1****Tax Year: 2023****Printed: 04/01/24**

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March 27, 2024

Complaint Justification Reason.

Parcel 54-014-00-009-03

I compared the valuation of my property to all the properties surrounding my property. Four properties received a 25% increase and Four received a 35-38% increase.

The ones with a 25% increase had frontages only on Sheffield road and were similar acreage sizes to mine. Mine is the only one without outbuildings and has a sq footage of 2145sq ft.

All the others include out buildings. Some of them up to 7920 sq ft as well as additional acreage up to 40 acres yet there values and taxes are considerably less than mine.

The outstanding difference in the properties were on the ones with Rt. 193 frontage. I see that as the main reason they were give a higher increase. I do not have that advantage on my property. I should be at the 25% level with the 3 properties directly across from me and the one to the west of me. I can argue further details, but feel this is enough to prove my point.

My tax is at \$4520. The others are as follows: \$2021, \$2606, \$1668, \$2487, \$3827, \$2487, \$4106. If you do a close comparison of out building acreage, sq. foot, etc. You will find I've been overpriced. I found out when my house was built that a log home is generally less desirable from conventional homes due to the high maintenance of logs. I do not agree with the current evaluation and feel the full market value stated would be fair at \$297,750.

Richard R. Bender 3/27/24

Richard R. Bender

Table 1

	Owner	2024 value	2023 value	acres	House and Outbuilding Sq ft	Percent Change	2024 Tax Payment
A.	Richard Bender - 3303 Residence	331,800	239,800	6.9	2145	38.3	4,520.04
B.	Bradley Crandall	247,500	183,100	40.73	4208	35.1	3334.68
C.	Hugh Van Winkle	237,300	172,500	10.09	1976	37.5	2487.50
D.	Tim Sheneman	150,300	109,200	6.09	2280	37.63	1668.52
E.	Jeffrey Sewell	194,500	141,100	7.07	2584	37.8	2606.82
F.	Charles Dreslinski	148,000	112,600	6.03	1400	31.4	2021.44
G.	Rick Bender - Agricultural - 3381land	180,000	156,800	44.66	2784	15	1091.99
H.	Carol Styzej	311,100	223,900	4.24	5464	38.9	3837.48
I.	Thomas Acierno	252,400	186,000	34.09	5464	35.6	3399.60
J.	Jeff Maki	307,100	223,100	18.92	4870	37.6	4106.84
K.	Billy Vencil	229,500	166,200	8.04	1246	38	3129.58

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: 2023-0221

May 14, 2024

RICHARD R BENDER
3303 SHEFFIELD RD
JEFFERSON OH 44047

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

June 12, 2024 at 11:15 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0221 filed for tax year 2023 by RICHARD R BENDER and described as follows:

Parcel ID(s):

1) 54-014-00-009-03 located at 3303 SHEFFIELD RD, the market value is \$331,800. The market value sought is \$297,750.

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 2023-0221, RICHARD R BENDER is being recorded and the date is 6/12/2024.

Board Members

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

Others present:

Scott Yamamoto, Auditor Alternate

Janet Discher, Commissioner Alternate

Alex Iarocci, Treasurer Alternate

Richard R. Bender, owner

Complainant Seeks: \$297750

Subject Parcel: 540140000903

Auditor Value: \$331800

Hearing No # 7

HEARING MINUTES

BOR Case: 2023-0221

Owner Name: RICHARD R BENDER

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, lack of probative evidence. Area sales support current value.

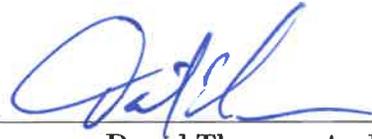
Was Made by: Alex

2nd by: Janet

Roll: Yamamoto-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 # 7

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: 2023-0221

RICHARD R BENDER
 3303 SHEFFIELD 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
54-014-00-009-03	101-GRAIN GEN FARM	54-SHEFFIELD TWP-BUCKEYE LSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$49,600	\$282,200	\$331,800	
Adjustment:	\$0	\$0	\$0	
New Value:	\$49,600	\$282,200	\$331,800	
RESULT: NVC - NO VALUE CHANGE. FAILURE TO MEET BURDEN OF PROOF, LACK OF PROBATIVE EVIDENCE				



Board of Revision