

FILED ON

MAR 28 2024

Ashtabula County Board of Revision

Tax year 2023 BOR no. 0226
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		Thomas, Rita Sarell		4525 Main Ave	
2. Complainant if not owner				Ashtabula, Oh 44024	
3. Complainant's agent					
4. Telephone number and email address of contact person					
440 228-7758		sarell.thomas@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		
28-027-00-024-00			E Center USR 20 ST		
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		
28-002	10,000	12,900	2,900		
28 027 00 024 00					
9. The requested change in value is justified for the following reasons:					
OFFERING FOR SALE \$10,000					

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 3/28/24 Complainant or agent (printed) Thomas Sarell Title (if agent) _____

Complainant or agent (signature) Thomas Sarell

Sworn to and signed in my presence, this 28TH day of March 2024
(Date) (Month) (Year)

Notary [Signature]



Situs : E CENTER (USR 20) ST

Map ID: 28-027-00-024-00

LUC: 501

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

CURRENT OWNER	
SARELL THOMAS J RITA L	
CAUV Field Review Flag:	

GENERAL INFORMATION	
Routing No.	027-00 024-00
Class	Residential
Living Units	1
Neighborhood	86000
District	
Zoning	
Alternate Id	



Legal Description	
Parcel Tieback:	Addl. Tieback: N
Legal Descriptions: 27	

Land Information								
Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.0500		0			
A	S	15000	.7300	121	0	6	-25	12,920
								12,920
Total Acres: .78		Legal Acres: 0.78		NBHD Fact: 1.3000				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	4,520	12,900	12,900	0	0
Building	0	0	0	0	0
Total	4,520	12,900	12,900	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	9,900		9,900
2021	9,900		9,900
2022	9,900		9,900

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
11/26/13	DAA	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : E CENTER (USR 20) ST

Parcel Id: 28-027-00-024-00

LUC: 501

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

Dwelling Information

Valuation Method	Total Rooms
Override Model	Dining Rooms
Story Height	Bedrooms
Construction	Family Rooms
Style	Full Baths
Year Built	Half Baths
Eff Year Built	Addl. Fixtures
Year Remodeled	Total Fixtures
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level	T3 Rec Rm Area
Heating	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area
System	WBFP Stacks
Attic	WBFP Openings
Phy. Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade	Cost & Design ⁰
CDU	Functional
% Good Ovr	Economic
% Complete	NBHD Fact
GRM Econ Rents	GRM Factor
GRM Units	GRM Value

Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
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Dwelling Computations

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
	Adj Factor
Subtotal	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
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 : E CENTER (USR 20) ST**Parcel Id: 28-027-00-024-00****LUC: 501****Card: 1 of 1****Tax Year: 2023****Printed: 04/01/24****Comments**

Number	Code	Status	Comment
1	FLD	RV	20080324 JC C#01 - 2/15/08 FOR SALE ASKING \$13,500

Situs : E CENTER (USR 20) ST**Parcel Id: 28-027-00-024-00****LUC: 501****Card: 1 of 1****Tax Year: 2023****Printed: 04/01/24**

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NON-HEARING MINUTES

BOR Case: 2023-0226

Case Name: THOMAS & RITA SARELL

Case Type: VL

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

Complainant Seeks: \$10000

Subject Parcel: 280270002400

Auditor Value: \$12900

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: 2023-0226

THOMAS & RITA SARELL
4525 MAIN AVE
ASHTABULA OH 44004

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
28-027-00-024-00	501-VCNT UNPL 0-9	28-N KINGSVILLE VIL-BUCKEYE LSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$12,900	\$0	\$12,900	
Adjustment:	-\$2,900	\$0	-\$2,900	
New Value:	\$10,000	\$0	\$10,000	
RESULT: VLD - VALUE DECREASE. AGREE TO COMPLAINT OF \$10,000				


Board of Revision