

FILED ON

MAR 28 2024

Ashtabula County Board of Revision

Tax year 2023 BOR no. 0227
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, Ohio 44004		
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	
05-203-00006-00		1715 E 44TH	
7. Principal use of property <u>Rental</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
052030000600	# 45,000	7,200	28,200
9. The requested change in value is justified for the following reasons:			
Long time Rental minimum repair NEVER updated			

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.

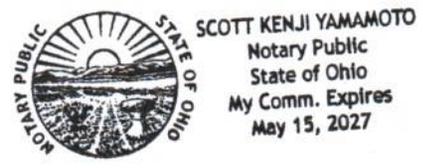
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/28/24 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 : 1715 E 44TH ST

Map ID: 05-203-00-006-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

CURRENT OWNER
SARELL THOMAS J
SARELL RITA L
4525 MAIN AVE
ASHTABULA OH 44004

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 203-00 006-00
Class Residential
Living Units 1
Neighborhood 80200
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
193 FARGO

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	250	50 122		.91			14,790
								14,790

Total Acres: .14 Legal Acres: 0.14 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	5,180	14,800	14,800	0	0
Building	20,440	58,400	58,400	0	0
Total	25,620	73,200	73,200	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	11,400	41,700	53,100
2021	11,400	41,700	53,100
2022	11,400	41,700	53,100

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
04/01/10			U-Not Validated		ET-Temp Exempt	SARELL RITA

Entrance Information

Date	ID	Entry Code	Source
10/31/13	DWP	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 1715 E 44TH ST

Parcel Id: 05-203-00-006-00

LUC: 510

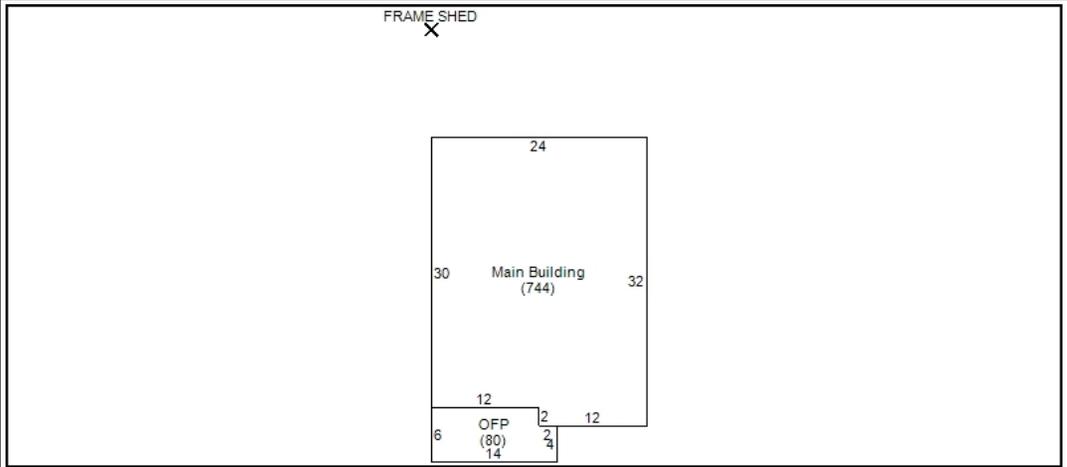
Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

Dwelling Information

Valuation Method D	Total Rooms 7
Override Model	Dining Rooms 1
Story Height 2	Bedrooms 4
Construction 1-Wood/Vinyl	Family Rooms 0
Style 05-Old Style	Full Baths 1
Year Built 1920	Half Baths 1
Eff Year Built 1950	Addl. Fixtures 0
Year Remodeled 1998	Total Fixtures 8
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
Heating 2-Basic	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 0
Attic 1-Unfin	WBFP Openings 0
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 0	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 75
% 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					744						
1			OFF		80						1,700
2			FBY		8						400

Dwelling Computations

Base Price	97,480	% Good	45
Plumbing	4,200	Market Adj	
Basement	14,920	Functional	
Heating	0	Economic	75
Attic	4,800	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.4
Subtotal	121,400	Additions	700
Ground Floor Area	744	Dwelling Value	58,340
Total Living Area	1,496		

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		8x10	80	C	1		S				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:	

Situs : 1715 E 44TH ST**Parcel Id: 05-203-00-006-00****LUC: 510****Card: 1 of 1****Tax Year: 2023****Printed: 04/01/24****Comments**

Number	Code	Status	Comment
1	FLD	DC	19960412 C#01 - INT REMOLD 1995-96 BY TENANT
2	FLD	BP	19991217 KO C#01 - 12/17/98-BP#09144 FOR SIDING-CHNGD DEPR FROM 77% TO 72%
3	FLD	BP	19991217 KO C#01 - FOR 1/1/99.

Situs : 1715 E 44TH ST

Parcel Id: 05-203-00-006-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

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Searched for:

052030000600

2023

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No

Results 1 - 46 of 46

Parcel ID	Owner Name	Address	Last Sale	Price
050200011500	ECHEVERRIA JUAN C	1922 41ST ST E	12/09/2022	\$159,900
050220002700	SCARDINO PETER J	4319 BIRCHWOOD AVE	03/30/2023	\$97,500
050220003600	CANGELO TOMI LYNN	4211 BIRCHWOOD AVE	03/30/2023	\$146,000
050220004200	CHAPMAN GAVIN B	4222 VALLEY VIEW BLVD	06/06/2023	\$122,500
050340004300	RAYMOND ERIN	1919 44TH ST E	01/06/2023	\$75,000
050340004400	PERRY DENNIS M	1925 44TH ST E	09/20/2023	\$167,500
050340006700	ROSSI ASHLEY	2012 44TH ST E	08/23/2023	\$125,500
050340010600	VINCI SARAH	2032 45TH ST E	01/03/2023	\$80,000
050380001700	SEEGERT SHARON M	2033 42ND ST E	04/17/2023	\$108,000
050380001800	SEEGERT SHARON M	42ND ST E	04/17/2023	\$108,000
050380005400	KAYDO RICHARD M	4122 ROGERS RD	03/22/2023	\$176,000
052010002500	MK1112OH LLC	1612 49TH ST E	01/26/2024	\$32,000
052010002700	MK1112OH LLC	CRYSTAL AVE	01/26/2024	\$32,000
052010006100	WHALEY JUDY A	4910 TOPPER AVE	12/01/2023	\$94,000
052010006200	WHALEY JUDY A	TOPPER AVE	12/01/2023	\$94,000
052010008500	LEWIS RANDI M	5033 TOPPER AVE	12/26/2023	\$62,180
052010009800	BLAIR KENDRA	OSBORN AVE	06/01/2023	\$70,000
052010010000	BLAIR KENDRA	5030 OSBORN AVE	06/01/2023	\$70,000
052010011000	BABOI STEPHEN D	5043 TOPPER AVE	08/01/2023	\$80,000
052010011100	BABOI STEPHEN D	TOPPER AVE	08/01/2023	\$80,000
052010011200	BABOI STEPHEN D	TOPPER AVE	08/01/2023	\$80,000
052010014700	MILLER KHAILA	OSBORN AVE	01/05/2024	\$70,000
052010014800	MILLER KHAILA	OSBORN AVE	01/05/2024	\$70,000
052010014900	MILLER KHAILA	OSBORN AVE	01/05/2024	\$70,000
052010015000	MILLER KHAILA	4929 OSBORN AVE	01/05/2024	\$70,000
052010016500	PLOTZ CLARENCE R JR	BLAKESLEE AVE	05/12/2023	\$32,000
052010016600	PLOTZ CLARENCE R JR	BLAKESLEE AVE	05/12/2023	\$32,000
052010016700	PLOTZ CLARENCE R JR	4944 BLAKESLEE AVE	05/12/2023	\$32,000
052010020400	U S BANK TRUST COMP...	5005 OSBORN AVE	10/19/2023	\$6,000
052020005300	RYLANCE CHARLOTTE	1724 48TH ST E	01/19/2024	\$22,400
052020006400	POPE COLESTON	1739 48TH ST E	09/01/2023	\$40,000
052020006900	CAP CITY REAL ESTAT...	1724 47TH ST E	05/30/2023	\$55,000
052020008400	HOENIGMAN PATRICIA	1821 47TH ST E	05/30/2023	\$53,300
052020008400	HOENIGMAN PATRICIA	1821 47TH ST E	02/05/2024	\$48,000
052030002400	HUGHES CHRISTOPHER S	1714 44TH ST E	09/26/2023	\$96,500
052030004800	ZUNINO SILVANO	1823 45TH ST E ✓	12/12/2023	\$48,000
052030005600	OIC CAPITAL ENTERPR...	1804 45TH ST E ✓	06/01/2023	\$95,000
052030010801	COREY CHARLES D	4616 TOPPER AVE	08/14/2023	\$49,000
052030010900	SKAGGS ALEXANDRIA C...	4620 TOPPER AVE	04/28/2023	\$95,000
052030011400	KEYES KYRA	1607 47TH ST E	12/13/2022	\$100,000
052030011400	KEYES KYRA	1607 47TH ST E	05/03/2023	\$79,900
052030013700	M S & R PROPERTIES ...	1602 47TH ST E	03/22/2023	\$30,000
052030013900	RIYA INVESTMENTS INC	4708 TOPPER AVE	06/16/2023	\$260,450
052030015500	TORRES SAMUEL L	1619 48TH ST E	08/07/2023	\$52,000
052030015800	KAYDO CZUP LLC	1635 48TH ST E	12/14/2023	\$12,500
052030016500	CAMPLESE MARK ANTHO...	4711 TOPPER AVE	02/09/2024	\$106,000



05 203 00006 00



1823 E 45TH

COMPARABLE SALE

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: 2023-0227

July 3, 2024

THOMAS & RITA SARELL
4525 MAIN AVE
ASHTABULA OH 44004

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

July 31, 2024 at 10:00 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0227 filed for tax year 2023 by THOMAS & RITA SARELL and described as follows:

Parcel ID(s):

1) 05-203-00-006-00 located at 1715 44TH ST, the market value is \$73,200. The market value sought is \$45,000.

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 2023-0227, THOMAS & RITA SARELL is being recorded and the date is 7/31/2024.

Board Members

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

Others present:

Thomas Sarell, owner

Complainant Seeks: \$45000

Subject Parcel: 052030000600

Auditor Value: \$73200

Hearing No # 5

HEARING MINUTES

BOR Case: 2023-0227

Owner Name: THOMAS & RITA SARELL

Board Action

Motion to: Agree Set Value \$

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

review for conditions. is a rental. Very outdated. old windows. interior hasn't been

maintained. Property slopes in the back.

Was Made by:

2nd by:

Roll: Thomas- /Maki Cliff- /Whittington-

Motion therefore: Passed Failed

Decision Date: 7/31/24



David Thomas, Auditor
Secretary of the Board of Revision

Hearing No # 5

NON-HEARING MINUTES

BOR Case: 2023-0227

Case Name: THOMAS & RITA SARELL

Case Type: VL

Board Members

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

Others present:

Complainant Seeks: \$45000

Subject Parcel: 052030000600

Auditor Value: \$73200

NON-HEARING MINUTES

BOR Case: 2023-0227

Owner Name: THOMAS & RITA SARELL

Board Action

Motion to: Agree Set Value \$60,200

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

owner testimony adjust condition and CDU to fair.

Was Made by: David

2nd by: Kathryn

Roll: Thomas-yes/Maki Cliff-not present/Whittington-yes

Motion therefore: Passed Failed

Decision Date: 8/29/24

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: 2023-0227

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
05-203-00-006-00	510-1FAMILY PLTD	05-ASHTABULA TWP-ASH CITY/ASH CSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$14,800	\$58,400	\$73,200	
Adjustment:	\$0	-\$13,000	-\$13,000	
New Value:	\$14,800	\$45,400	\$60,200	
RESULT: VLD - VALUE DECREASE. SET VALUE AT \$60,200 ADJUSTING CONDITION TO FAIR				



Board of Revision