

FILED ON

MAR 28 2024

Ashtabula County Board of Revision

Tax year 2023 BOR no. 0228 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.

Form with sections 1-8 and a table for value changes. Includes handwritten entries for owner name, address, and value differences.

10. Was property sold within the last three years? [ ] Yes [X] No [ ] Unknown If yes, show date of sale and sale price \$

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 Surell Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Thomas Surell

Sworn to and signed in my presence, this 28<sup>th</sup> day of March 2024  
(Date) (Month) (Year)

Notary [Signature]



SCOTT KENJI YAMAMOTO  
Notary Public  
State of Ohio  
My Comm. Expires  
May 15, 2027

**Situs : 931 PROSPECT (USR 20) RD**

**Map ID: 05-305-00-097-00**

**LUC: 528**

**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. 305-00 097-00  
Class Residential  
Living Units 2  
Neighborhood 80800  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
1 N OF PROS 39 41  
43 45 47 GEO HUBBARD

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
S	1	2	20,038	155	0	4	-75	13,020
								13,020

Total Acres: .46      Legal Acres: 0.46      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	4,550	13,000	13,000	0	0
Building	17,990	51,400	51,400	0	0
<b>Total</b>	<b>22,540</b>	<b>64,400</b>	<b>64,400</b>	<b>0</b>	<b>0</b>

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Value Flag** 1-COST APPROACH

**Current Value**

Year	Land	Building	Total Value
2020	10,000	38,100	48,100
2021	10,000	38,100	48,100
2022	10,000	38,100	48,100

**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	DAA	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

Situs : 931 PROSPECT (USR 20) RD

Parcel Id: 05-305-00-097-00

LUC: 528

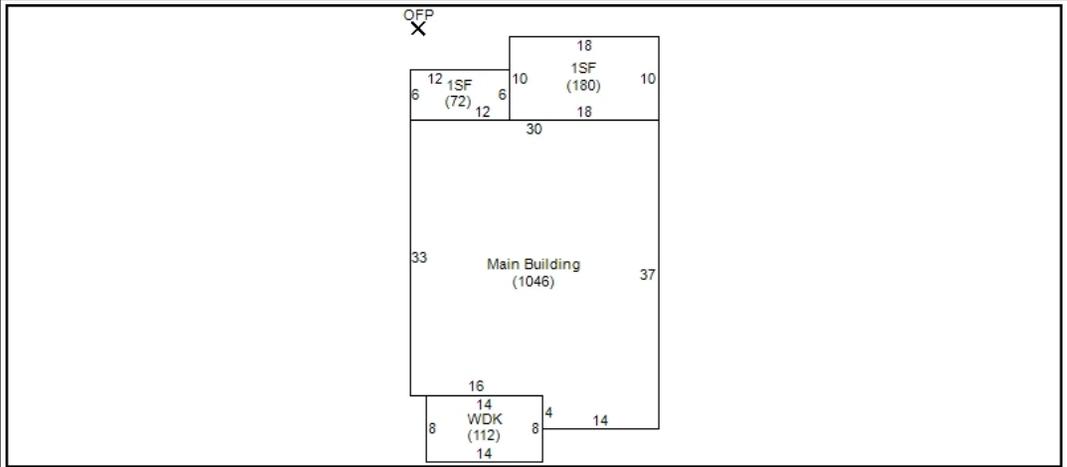
Card: 1 of 1

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> 1
<b>Story Height</b> 2	<b>Bedrooms</b> 5
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 1
<b>Style</b> 11-Duplex	<b>Full Baths</b> 2
<b>Year Built</b> 1910	<b>Half Baths</b> 0
<b>Eff Year Built</b> 1950	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b> 1997	<b>Total Fixtures</b> 9
<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> 2-Basic	<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> 0
<b>Attic</b> 1-Unfin	<b>WBFP Openings</b> 0
<b>Phy. Condition</b> A-Average Condition	<b>WBFP Add'l Stry</b>
<b>Int vs Ext Cond</b>	<b>Prefab Fireplace</b>
<b>Well / Septic</b> 0	<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> LC-Liv Units Converted	<b>Misc 2 Qty</b> 1
<b>Grade</b> C	<b>Cost &amp; Design</b> 0
<b>CDU</b> AV-AVERAGE	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b> 85
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.35
<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					1,046						
1		1SF			72						3,500
2		1SF			180						8,600
3		WDK			112						1,300
4		OPF			24						500
5		1SF			16						800

**Dwelling Computations**

<b>Base Price</b>	121,860	<b>% Good</b>	25
<b>Plumbing</b>	5,600	<b>Market Adj</b>	
<b>Basement</b>	18,640	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	85
<b>Attic</b>	6,000	<b>% Complete</b>	100
<b>Other Features</b>	8,300	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.35
<b>Subtotal</b>	160,400	<b>Additions</b>	3,100
<b>Ground Floor Area</b>	1,046		
<b>Total Living Area</b>	2,360	<b>Dwelling Value</b>	50,210

Dwelling Notes

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RG1-Det Garag	1910		14x22	308	E	1			F			1,200

**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 : 931 PROSPECT (USR 20) RD

Parcel Id: 05-305-00-097-00

LUC: 528

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

**Comments**

Number	Code	Status	Comment
5	FLD	DC	REV14 NO CHANGE
1	FLD	BP	19981202 KO C#01 - 11/25/97-BP#08506 & 08730 FOR OFF/GAR ALTER W/SIDING.CHNGD
2	FLD	BP	19981202 KO C#01 - DEPR FROM 91% TO 86% & CHNGD VALUE ON GAR FROM 500 TO 1000
3	FLD	BP	19981202 KO C#01 - FOR 1/1/98.

**Situs : 931 PROSPECT (USR 20) RD****Parcel Id: 05-305-00-097-00****LUC: 528****Card: 1 of 1****Tax Year: 2023****Printed: 04/01/24**

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05-305-00-097-00

Searched for:

052160012100  
2023  
18  
No

Results 1 - 83 of 83

Parcel ID	Owner Name	Address	Last Sale	Price
052160006900	HOSKEN KRISTY L	4026 CLEVELAND AVE	02/05/2024	\$25,000
052160011300	M S & R PROPERTIES ...	4035 CLEVELAND AVE	01/29/2024	\$5,000
052160011800	M S & R PROPERTIES ...	4013 CLEVELAND AVE	05/24/2023	\$11,000
052170000300	WESTCOTT JEFFREY M	424 38TH ST W	01/30/2023	\$15,000
052170000300	WESTCOTT JEFFREY M	424 38TH ST W	06/20/2023	\$25,500
052170001800	M S & R PROPERTIES ...	407 40TH ST W	03/22/2023	\$3,704
052170002200	REIDENBACH RAYMOND S	4012 TODD AVE	04/14/2023	\$12,800
052170006600	GAMMON DEBORAH J	3806 STATION AVE	05/17/2023	\$1,000
052170009000	ASHLEY SHAWN	505 40TH ST W	08/31/2023	\$11,660
052170010200	LILLY MANAGEMENT GR...	410 40TH ST W	04/07/2023	\$16,000
052170010600	RUNNION MICHAEL E	502 40TH ST W	12/11/2023	\$20,000
052170011000	PTF3 LLC	522 40TH ST W	05/25/2023	\$25,165
052170012100	XL ESTATES LLC	4028 STATION AVE	04/21/2023	\$78,000
052170012700	BYTYQI ISUF	517 41ST ST W	06/16/2023	\$42,000
052170015200	4G63 LLC	445 PROSPECT RD	07/21/2023	\$85,000
052170015200	4G63 LLC	445 PROSPECT RD	09/06/2023	\$107,200
052170015300	4G63 LLC	443 PROSPECT RD	07/21/2023	\$102,000
052170015300	4G63 LLC	443 PROSPECT RD	09/06/2023	\$107,200
052170016500	DEWYER ROCKY JENNIN...	333 PROSPECT (USR 20) RD	10/24/2023	\$45,500
052170018100	MSCA PROPERTIES LLC	426 41ST ST W	10/21/2022	\$14,000
052170018600	508 W41ST LLC	508 41ST ST W	12/06/2023	\$80,000
052170018700	508 W41ST LLC	41ST ST W	12/06/2023	\$80,000
052170019100	SFSIMM 2 LLC	528 41ST ST W	03/04/2024	\$20,300
052180000700	HERNANDEZ ELIZABETH	627 36TH ST W	06/01/2023	\$52,000
052180001600	DAOTHY LLC	626 35TH ST W	12/16/2022	\$35,700
052190003100	STRONG RE LLC	378 35TH ST W	08/08/2023	\$45,000
052190004900	BLANKENSHIP AMANDA ...	532 36TH ST W	11/15/2022	\$95,000
052190005000	GREGORY ERIN	536 36TH ST W	01/16/2024	\$89,900
052190007700	SINGLETON DENISE	3510 SUPERIOR AVE	12/22/2023	\$40,700
052190010000	POPE JILLIAN K	512 34TH ST W	11/30/2023	\$117,000
052190010900	HASKELL PHILLIP	527 36TH ST W	10/27/2023	\$49,900
052190011800	ADAMS TATREKO S	3425 SUPERIOR AVE	08/03/2023	\$50,000
052190011900	ADAMS TATREKO S	3421 SUPERIOR AVE	08/03/2023	\$15,000
052190019800	OQUENDO LUIS O NARV...	3311 SUPERIOR AVE	01/18/2024	\$10,000
052200000700	SICHKO DANIEL	3716 LAKE AVE	11/01/2022	\$33,000
052200001800	SANTANA JOSE E	4004 LAKE AVE	02/06/2024	\$14,400
052200002400	SFSIMM LLC	221 ROCKWELL PL	03/13/2023	\$85,000
052200002500	SFSIMM LLC	217 ROCKWELL PL	03/13/2023	\$85,000
053040000500	HUETTER PAUL	4601 WEST AVE	12/04/2023	\$32,500
053040000800	MOORE EMORY	4513 WEST AVE	10/19/2023	\$29,900
053040001000	SHEFFEY LATASHA REM...	4507 WEST AVE	02/20/2024	\$3,050
053050001100	SIBERT MICKEY III	1024 41ST ST W	05/24/2023	\$18,323
053050001800	JTS NORTHCOAST CONS...	1122 41ST ST W	09/27/2023	\$25,500
053050002300	BOWMAN VENTURES LLC	1115 43RD ST W	10/20/2022	\$25,000
053050002300	BOWMAN VENTURES LLC	1115 43RD ST W	11/06/2023	\$25,000
053050002300	BOWMAN VENTURES LLC	1115 43RD ST W	02/20/2024	\$43,900
053050002900	WOODARD BELINDA M	1019 43RD ST W	06/09/2023	\$3,900
053050004400	RIYA INVESTMENTS INC	906 43RD ST W	06/16/2023	\$260,450
053050008800	DELGROSSO HOLDINGS ...	1001 SEYMOUR DR	04/18/2023	\$16,500
053050010400	AUJLA HARPREET S	914 SEYMOUR DR	10/11/2023	\$80,000
053050014901	JORDAN CHUNTAYE LET...	4310 COLEMAN CT	03/08/2023	\$82,000
053060000900	TALCOTT CALVIN G	1035 37TH ST W	10/03/2023	\$100,000
053060002800	RIYA INVESTMENTS INC	37TH ST W	06/16/2023	\$203,350
053060002900	RIYA INVESTMENTS INC	37TH ST W	06/16/2023	\$203,350
053060003000	RIYA INVESTMENTS INC	918 37TH ST W	06/16/2023	\$203,350

053200001501	KANECT HOLDINGS COM...	30TH ST W	01/03/2023	\$20,000
683170001004	RADHE KRISHNA LLC	1604 19TH ST W	05/08/2023	\$975,000
683190001100	STEWART MARKETING L...	2255 WEST AVE	11/09/2023	\$1,175,000



05 305 00 097 20



05305 00 09700

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: 2023-0228

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 10:15 AM**

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0228 filed for tax year 2023 by THOMAS & RITA SARELL and described as follows:

Parcel ID(s):

1) 05-305-00-097-00 located at 931 PROSPECT (USR 20) RD, the market value is \$64,400. The market value sought is \$34,400.

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





















Choose life









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104  
201  
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17 210

Boat Club

# HEARING MINUTES

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Case Type VL

**The Hearing of Board of Revision Case 2023-0228, 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

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**Complainant Seeks: \$34400**

**Subject Parcel: 053050009700**

**Auditor Value: \$64400**

Hearing No # 6

# HEARING MINUTES

BOR Case: 2023-0228

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 condition, dwelling needs a lot of work. Bathrooms aren't functioning, no furnace,  
very poor condition. Noisy neighborhood, car lot next door offered \$20,000 to buy house and  
tear it down.

### Was Made by:

2<sup>nd</sup> 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 # 6

# NON-HEARING MINUTES

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**BOR Case:** 2023-0228

**Case Name:** THOMAS & RITA SARELL

**Case Type:** VL

## Board Members

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

**Others present:**

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**Complainant Seeks:** \$34400

**Subject Parcel:** 053050009700

**Auditor Value:** \$64400

# NON-HEARING MINUTES

BOR Case: 2023-0228

Owner Name: THOMAS & RITA SARELL

## Board Action

Motion to:  Agree  Set Value \$32,400

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

No Change  Withdrawal  Table  No Show

Other \_\_\_\_\_

### Based Upon:

owner testimony adjust condition and CDU to poor and functional to 90 for lack of heat and plumbing.

Was Made by: David

2<sup>nd</sup> 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: 2023-0228**

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
05-305-00-097-00	528-2FMLY C/I STRIP	05-ASHTABULA TWP-ASH CITY/ASH CSD		2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>	
<b>Original Value:</b>	\$13,000	\$51,400	\$64,400	
<b>Adjustment:</b>	\$0	-\$32,000	-\$32,000	
<b>New Value:</b>	\$13,000	\$19,400	\$32,400	
<b>RESULT: VLD - VALUE DECREASE. SET VALUE AT \$32,400 ADJUSTING CONDITION TO POOR</b>				



Board of Revision