

FILED ON

MAR 28 2024

Ashtabula County Board of Revision

Tax year 2023 BOR no. 0229  
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.

		<b>Name</b>	<b>Street address, City, State, ZIP code</b>
1. Owner of property	<u>Thomas, Rita Sirell</u>		<u>4505 Main Ave</u>
2. Complainant if not owner			<u>ASHTABULA Oh 44007</u>
3. Complainant's agent			
4. Telephone number and email address of contact person			
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	
<u>42-023-00-101-00</u>		<u>4713 Knickerbocker Cir</u>	
		<u>Ashtabula, Ohio</u>	
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
<u>42-023-00-101-00</u>	<u>85,000</u>	<u>\$105,000</u>	<u>30,000</u>
9. The requested change in value is justified for the following reasons: <u>Haul <del>water</del> Water \$600 mo Rental</u> <u>No well wood burner No update old windows</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.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- 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 Jarrell (if agent) \_\_\_\_\_  
Thomas Jarrell

Complainant or agent (signature) Thomas Jarrell

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 : 4713 KNICKERBOCKER CIR**

**Map ID: 42-023-00-101-00**

**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. 023-00 101-00  
Class Residential  
Living Units 1  
Neighborhood 65300  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
31 & 32 SLEEPY HOLLOW

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	H	11500	.7100	130	0			13,800
								13,800

Total Acres: .71      Legal Acres: 0.71      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	4,830	13,800	13,800	0	0
<b>Building</b>	31,920	91,200	91,200	0	0
<b>Total</b>	36,750	105,000	105,000	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	10,600	67,600	78,200
2021	10,600	67,600	78,200
2022	10,600	67,600	78,200

**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 THOMAS

**Entrance Information**

Date	ID	Entry Code	Source
12/03/13	DAA	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

Situs : 4713 KNICKERBOCKER CIR

Parcel Id: 42-023-00-101-00

LUC: 510

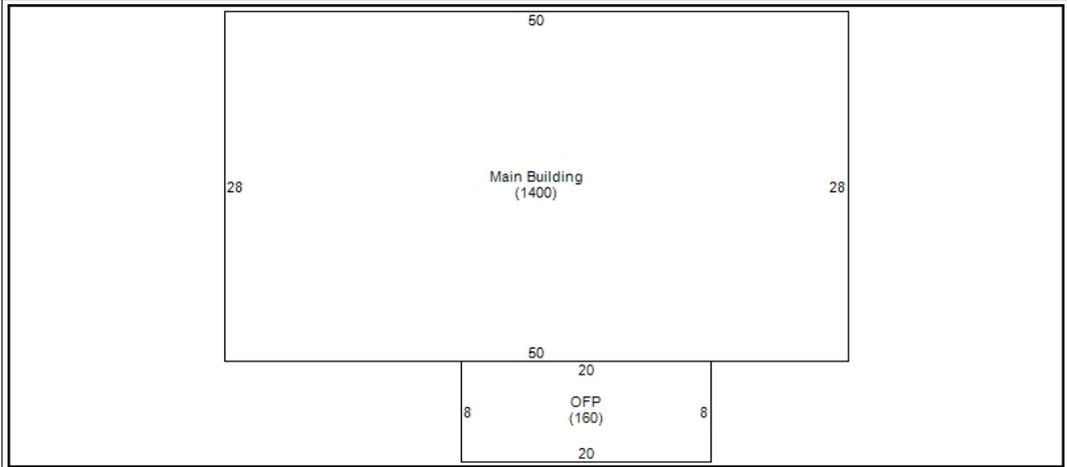
Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 7
<b>Override Model</b>	<b>Dining Rooms</b> 1
<b>Story Height</b> 1	<b>Bedrooms</b> 3
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 1
<b>Style</b> 01-Raised Ranch/Bi-Level	<b>Full Baths</b> 2
<b>Year Built</b> 1974	<b>Half Baths</b> 0
<b>Eff Year Built</b>	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b>	<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> 800
<b>Heat Fuel Type</b>	<b>Fin Bsmt Liv Area</b> 0
<b>System</b>	<b>WBFP Stacks</b> 0
<b>Attic</b> 0-None	<b>WBFP Openings</b> 0
<b>Phy. Condition</b> F-Fair Condition	<b>WBFP Add'l Stry</b>
<b>Int vs Ext Cond</b>	<b>Prefab Fireplace</b>
<b>Well / Septic</b> 3	<b>Prefab Add'l Stry</b>
<b>Bsmt Gar # Cars</b> 2	
<b>Misc 1 Desc</b>	<b>Misc 1 Qty</b>
<b>Misc 2 Desc</b>	<b>Misc 2 Qty</b>
<b>Grade</b> C	<b>Cost &amp; Design</b> 0
<b>CDU</b> FR-FAIR	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b> 80
<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					1,400						
1		OFF			160						3,400
3		WDK			256						2,900

**Dwelling Computations**

<b>Base Price</b>	88,280	<b>% Good</b>	55
<b>Plumbing</b>	5,600	<b>Market Adj</b>	
<b>Basement</b>	22,870	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	80
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	19,460	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.35
<b>Subtotal</b>	136,210	<b>Additions</b>	2,800
<b>Ground Floor Area</b>	1,400		
<b>Total Living Area</b>	1,400	<b>Dwelling Value</b>	91,220

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**

<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 : 4713 KNICKERBOCKER CIR**

**Parcel Id: 42-023-00-101-00**

**LUC: 510**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 04/01/24**

**Comments**

<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
2	OFC		ADJUSTED CDU BASED ON HOUSE CONDITIONS. RENT SUPPORTS NEW VALUE.

**Situs : 4713 KNICKERBOCKER CIR****Parcel Id: 42-023-00-101-00****LUC: 510****Card: 1 of 1****Tax Year: 2023****Printed: 04/01/24**

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42 023 00 101 00

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: 2023-0229

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 10:30 AM**

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0229 filed for tax year 2023 by THOMAS & RITA SARELL and described as follows:

Parcel ID(s):

1) 42-023-00-101-00 located at 4713 KNICKERBOCKER CIR, the market value is \$105,000. The market value sought is \$85,000.

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





4712









OH 0847 20 B SUN BEACH

JN 2133

JN 2133







































# HEARING MINUTES

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Case Type VL

**The Hearing of Board of Revision Case 2023-0229, 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: \$85000**

**Subject Parcel: 420230010100**

**Auditor Value: \$105000**

Hearing No # 7

# HEARING MINUTES

BOR Case: 2023-0229

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, basement is unfinished, part of foundation is deteriorating, back deck

needs repaired. Bad well, have to haul water in. Attempted to put a well in unsuccessfully.

### 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 # 7

# NON-HEARING MINUTES

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**BOR Case:** 2023-0229

**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:** \$85000

**Subject Parcel:** 420230010100

**Auditor Value:** \$105000

# NON-HEARING MINUTES

BOR Case: 2023-0229

Owner Name: THOMAS & RITA SARELL

## Board Action

Motion to:  Agree  Set Value \$94,800

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

No Change  Withdrawal  Table  No Show

Other \_\_\_\_\_

### Based Upon:

owner testimony remove basement finish.

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: 2023-0229**

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
42-023-00-101-00	510-1FAMILY PLTD	42-PLYMOUTH TWP-ASHTABULA A CSD		2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>	
<b>Original Value:</b>	\$13,800	\$91,200	\$105,000	
<b>Adjustment:</b>	\$0	-\$10,200	-\$10,200	
<b>New Value:</b>	\$13,800	\$81,000	\$94,800	
<b>RESULT: VLD - VALUE DECREASE. SET VALUE AT \$94,800 REMOVING BASEMENT FINISH</b>				



Board of Revision