

FILED ON

MAR 28 2024

Ashtabula County Board of Revision

Tax year 2023 BOR no. 0230
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, Caroll 4525 Toran Ave	
2. Complainant if not owner		ASHTABULA OH	
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	
42002			
42002-00003-00		Plymouth Ridge Rd	
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
42002			
42002-00003-00	\$10,000	\$13,400	3,400
9. The requested change in value is justified for the following reasons:			
To small for septic ^{offer} setting price \$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 Sarek Title (if agent) _____

Complainant or agent (signature) Thomas Sarek

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

Notary [Signature]



Situs : PLYMOUTH RIDGE RD

Map ID: 42-002-00-003-00

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. 002-00 003-00
Class Residential
Living Units 1
Neighborhood 65000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
13 N OF GULF

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.5900		0			
A	S	11500	2.5680	70	0	6	-50	13,440
								13,440

Total Acres: 3.158 Legal Acres: 3.16 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	4,690	13,400	13,400	0	0
Building	0	0	0	0	0
Total	4,690	13,400	13,400	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	10,300		10,300
2021	10,300		10,300
2022	10,300		10,300

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/17/97	21,600	2-Land And Building	U-Not Validated	0035/1586	WD-Warranty Deed	TMS MORTGAGE INC
07/08/97		2-Land And Building	U-Not Validated	0035/1586	ET-Temp Exempt	MILLER TERRY W

Entrance Information

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

Property Notes
Note Codes:

Situs : PLYMOUTH RIDGE RD

Parcel Id: 42-002-00-003-00

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
------	-----	-----	-----	-----	------	--------	--------	-------	-------	-----	-------

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
----	-----------	--------	--------	------	------	----	-----	-------	----	----	----	-------	-------

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 : PLYMOUTH RIDGE RD**Parcel Id: 42-002-00-003-00****LUC: 501****Card: 1 of 1****Tax Year: 2023****Printed: 04/01/24****Comments**

Number	Code	Status	Comment
1	OFC	LC	19971017 TML C#01 - PICK UP BY SURVEY FROM 2.93 TO 3.158 ACRES ON 10/17/1997
2	OFC	LC	19971017 TML C#01 - CONVEY # 4151

Situs : PLYMOUTH RIDGE RD

Parcel Id: 42-002-00-003-00

LUC: 501

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

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ASHTABULA COUNTY
25 W Jefferson Street
Jefferson OH 44047-1092
(440) 576-1484 Fax: (440) 576-3446

RECEIVED
JUL 17 2024
ASHTABULA COUNTY AUDITOR
DAVID THOMAS

BOARD OF REVISION HEARING NOTICE TO
ASHTABULA COUNTY PROPERTY OWNER OR HIS/HER AGENT

B.O.R. CASE NUMBER: 2023-0230

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 10:45 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0230 filed for tax year 2023 by THOMAS & RITA SARELL and described as follows:

Parcel ID(s):

1) 42-002-00-003-00 located at PLYMOUTH RIDGE RD, the market value is \$13,400. The market value sought is \$10,000.

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

I would like to withdraw my
complaint

Thomas & Sarell July 17, 2024

ASHTABULA COUNTY
25 W Jefferson Street
Jefferson OH 44047-1092
(440) 576-1484 Fax: (440) 576-3446

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Ashtabula County Board of Revision

NON-HEARING MINUTES

BOR Case: 2023-0230

Case Name: THOMAS & RITA SARELL

Case Type: VL

Board Members

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

Others present:

Complainant Seeks: \$10000

Subject Parcel: 420020000300

Auditor Value: \$13400

NON-HEARING MINUTES

BOR Case: 2023-0230

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:

Was Made by: David

2nd by: Kathryn

Roll: Thomas-yes/Maki Cliff-yes/Whittington-yes

Motion therefore: Passed Failed

Decision Date: 7/31/24

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: 2023-0230

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
42-002-00-003-00	501-VCNT UNPL 0-9	42-PLYMOUTH TWP-ASHTABULA A CSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$13,400	\$0	\$13,400	
Adjustment:	\$0	\$0	\$0	
New Value:	\$13,400	\$0	\$13,400	
RESULT: WDA - BOARD VOTED TO ACCEPT WITHDRAWAL.				


 Board of Revision