

FILED ON

MAR 28 2024

Ashtabula County Board of Revision

Tax year 2023 BOR no. 0231
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
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	
28-044-10-147-00		7872 Parker Drive	
28-044-10-146-00		Ashtabula, Oh 44007	
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
28-044-10-147-00	\$ 40,000	\$ 66,000	26,000
28-044-10-146-00	11,600	\$ 16,600	5,600
9. The requested change in value is justified for the following reasons: <u>Vacant was \$600 per month Cottage small septic single person Rental</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.
- 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.

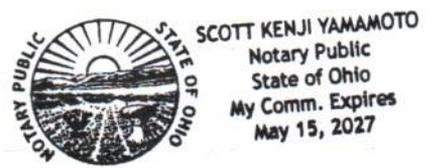
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

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

Complainant or agent (signature) Thomas Saroff

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

Notary [Signature]



Situs : PARKER DR

Map ID: 28-044-10-146-00

LUC: 599

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. 044-10 146-00
Class Residential
Living Units 1
Neighborhood 86300
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
24 TERRACE BCH

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	300	40 100		.82	6	-50	6,400
								6,400

Total Acres: .0918 Legal Acres: 0.09 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	2,240	6,400	6,400	0	0
Building	1,820	5,200	5,200	0	0
Total	4,060	11,600	11,600	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	4,900	4,900	9,800
2021	4,900	4,900	9,800
2022	4,900	4,900	9,800

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
12/23/13	WPW	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : PARKER DR

Parcel Id: 28-044-10-146-00

LUC: 599

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
1	RG1-Det Garag	1958		21x24	504	C	1		A				5,200

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 : 7872 PARKER DR

Map ID: 28-044-10-147-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

CURRENT OWNER
SARELL THOMAS J
RITA L
100 PARKER DR
CONNEAUT OH 44030

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 044-10 147-00
Class Residential
Living Units 1
Neighborhood 86300
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
25 TERRACE BCH

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	300	40 100		.82			12,790
								12,790

Total Acres: .0918 Legal Acres: 0.09 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	4,480	12,800	12,800	0	0
Building	18,620	53,200	53,200	0	0
Total	23,100	66,000	66,000	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	9,800	50,700	60,500
2021	9,800	50,700	60,500
2022	9,800	50,700	60,500

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
12/23/13	WPW	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 7872 PARKER DR

Parcel Id: 28-044-10-147-00

LUC: 510

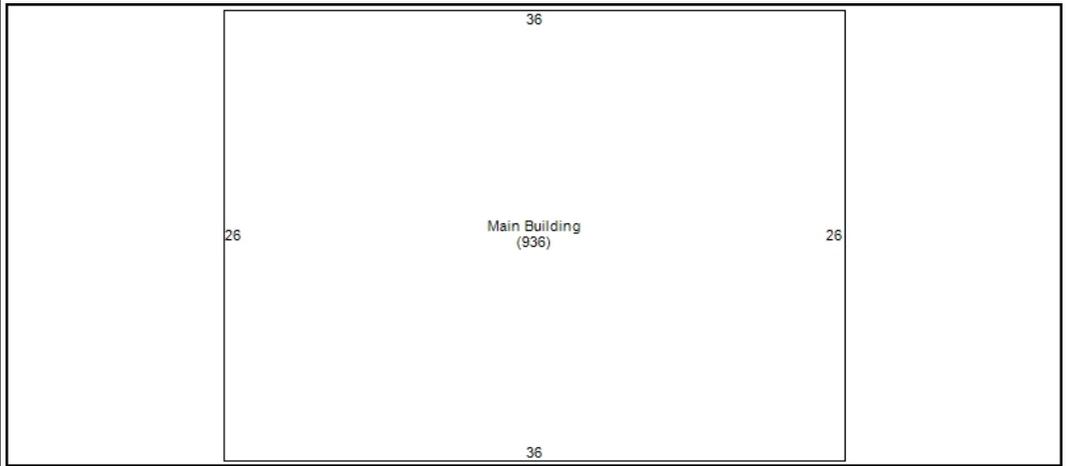
Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

Dwelling Information

Valuation Method D	Total Rooms 4
Override Model	Dining Rooms 0
Story Height 1	Bedrooms 2
Construction 1-Wood/Vinyl	Family Rooms 0
Style 03-Ranch	Full Baths 1
Year Built 1960	Half Baths 0
Eff Year Built	Addl. Fixtures 0
Year Remodeled	Total Fixtures 6
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level D-Full Crawl	T3 Rec Rm Area
Heating 2-Basic	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 0
Attic 0-None	WBFP Openings 0
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 2	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade D	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic 125
% Complete 100	NBHD Fact 1.05
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					936						

Dwelling Computations

Base Price	53,410	% Good	60
Plumbing	1,100	Market Adj	
Basement	5,060	Functional	
Heating	0	Economic	125
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.05
Subtotal	59,570	Additions	
Ground Floor Area	936	Dwelling Value	53,240
Total Living Area	936		
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:	

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: 2023-0231

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 11:00 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0231 filed for tax year 2023 by THOMAS & RITA SARELL and described as follows:

Parcel ID(s):

- 1) 28-044-10-146-00 located at PARKER DR, the market value is \$11,600. The market value sought is \$6,000.
- 2) 28-044-10-147-00 located at 7872 PARKER DR, the market value is \$66,000. The market value sought is \$40,000.

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











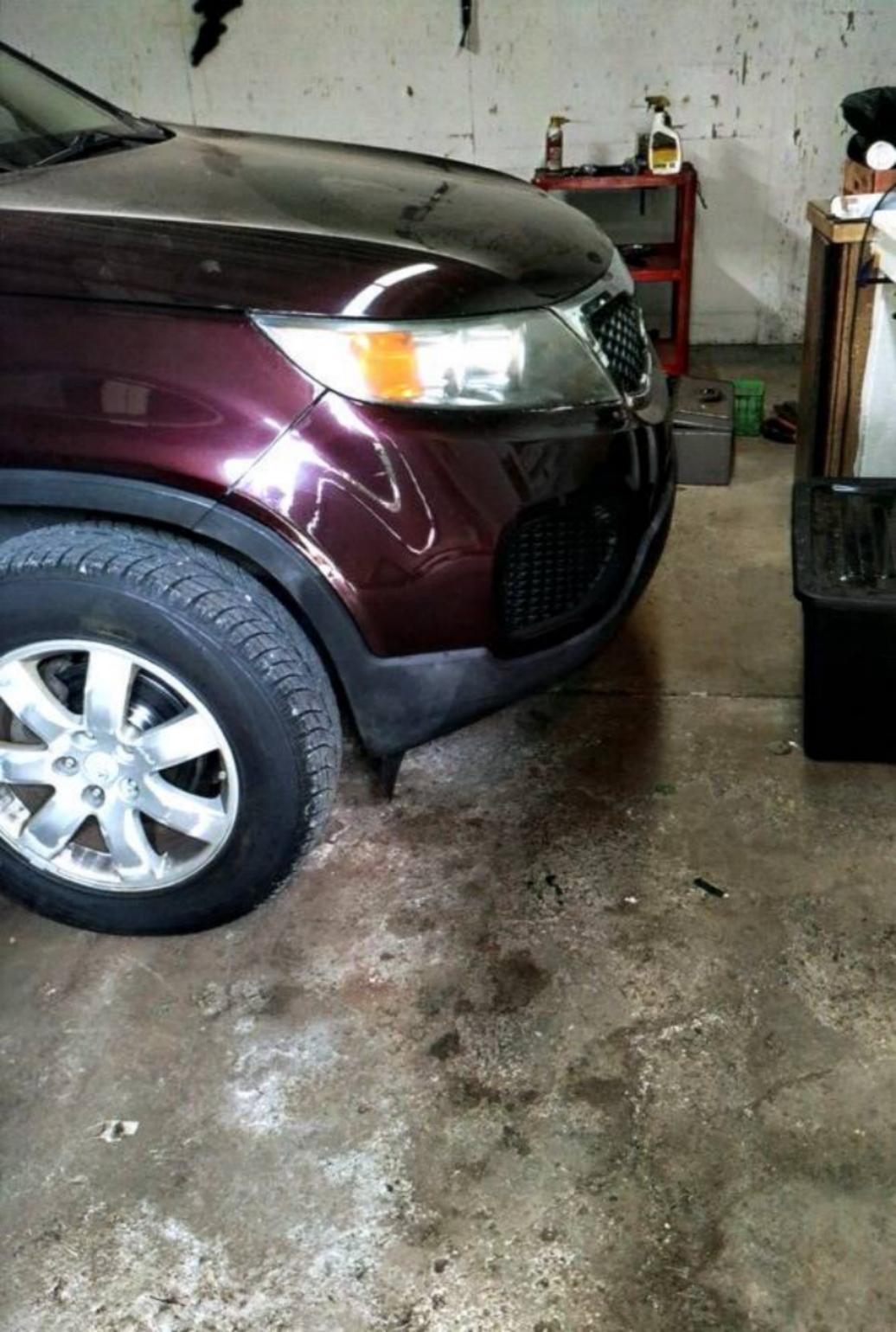










































HEARING MINUTES

Case Type VL

The Hearing of Board of Revision Case 2023-0231, 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: \$46000

Subject Parcels: 280441014600, 280441014700

Auditor Value: \$77600

Hearing No # 8

HEARING MINUTES

BOR Case: 2023-0231

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 condition, septic issues, bathroom needs fixed, needs new kitchen. Has been vacant
since November.

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 # 8

NON-HEARING MINUTES

BOR Case: 2023-0231

Case Name: THOMAS & RITA SARELL

Case Type: VL

Board Members

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

Others present:

Complainant Seeks: \$46000

Subject Parcels: 280441014600, 280441014700

Auditor Value: \$77600

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: 2023-0231

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
28-044-10-146-00	599-OTR RESID STRUC	28-N KINGSVILLE VIL-BUCKEYE LSD			2023
	LAND	IMPR	TOTAL		
Original Value:	\$6,400	\$5,200	\$11,600		
Adjustment:	\$0	\$0	\$0		
New Value:	\$6,400	\$5,200	\$11,600		
RESULT: NVC - NO VALUE CHANGE. FOR THIS PARCEL					
PARCEL	CLASS	TAXING DISTRICT			TAX YEAR
28-044-10-147-00	510-1FAMILY PLTD	28-N KINGSVILLE VIL-BUCKEYE LSD			2023
	LAND	IMPR	TOTAL		
Original Value:	\$12,800	\$53,200	\$66,000		
Adjustment:	\$0	-\$8,800	-\$8,800		
New Value:	\$12,800	\$44,400	\$57,200		
RESULT: VLD - VALUE DECREASE. SET VALUE AT \$57,200 ADJUSTING CONDITION TO FAIR					


 Board of Revision