

FILED ON

MAR 28 2024

Ashtabula County Board of Revision

Tax year 2023 BOR no. 0232  
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	JoAnn Bryarly	19 W Satin St. Jeff
2. Complainant if not owner		
3. Complainant's agent		
4. Telephone number and email address of contact person <u>440-576-6306</u>		
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>26-034-00-011-00</u>	<u>19 W Satin St. Jeff, OH. 44047</u>
<u>26-034-00-010-01</u>	<u>" " " " " " "</u>

7. Principal use of property Home

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>26-034-00-011-00</u>	<u>61,300</u>	<u>85,100</u>	<u>23,700</u>

9. The requested change in value is justified for the following reasons:  
*• Foundation needs replaced*  
*• Floor boards under the first floor need replaced because of powder puff termites. Pillar under bathroom in crawl space needs redone.*

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 3/28/2024 Complainant or agent (printed) JoAnn Bryarly Title (if agent) Owner

Complainant or agent (signature) JoAnn Bryarly

Sworn to and signed in my presence, this 3/28/2024 day of March 2024  
(Date) (Month) (Year)

Notary Judy Maloney



JUDY MALONEY  
Notary Public  
State of Ohio  
My Comm. Expires  
February 15, 2025



JUDY MALONEY  
Notary Public  
State of Ohio  
My Comm. Expires  
February 15, 2025

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Ashtabula County Board of Revision

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### Complaint Against the Valuation of Real Property

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1. Owner of property	JoAnn Bryarly	19 W Satin St. Jeff
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person

440-576-6306

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
26-034-00-011-00	19 W. Satin St. Jeff. Oh. 44047
26-034-00-010-01	" " " " " " "

7. Principal use of property Home

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
26-034-00-011-00	61,300	85,150	23,700

9. The requested change in value is justified for the following reasons:

- Foundation needs replaced
- Floor boards under the first floor need replaced because of powder puff termites. Pillar under bathroom in crawlspace needs re done + back porch Hardwood floor is 4 feet over

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. *my property*

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

**Situs : W SATIN ST**

**Map ID: 26-034-00-010-01**

**LUC: 508**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 04/01/24**

**CURRENT OWNER**  
BRYARLY JOANN M.  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 034-00 010-01  
Class Residential  
Living Units 1  
Neighborhood 54200  
District  
Zoning  
Alternate Id



**Legal Description**  
Parcel Tieback: Addl. Tieback: N  
Legal Descriptions:  
74

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	225	4 160		1.03			1,210
								1,210

Total Acres: .0147      Legal Acres: 0.01      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	420	1,200	1,200	0	0
Building	0	0	0	0	0
<b>Total</b>	<b>420</b>	<b>1,200</b>	<b>1,200</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	900		900
2021	900		900
2022	900		900

**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

**Property Notes**  
Note Codes:

Situs : W SATIN ST

Parcel Id: 26-034-00-010-01

LUC: 508

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 Qty
Misc 1 Desc	Misc 2 Qty
Misc 2 Desc	
Grade	Cost & Design <sup>0</sup>
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 : 19 W SATIN ST**

**Map ID: 26-034-00-011-00**

**LUC: 518**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 04/01/24**

**CURRENT OWNER**  
BRYARLY JOANN M.  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 034-00 011-00  
Class Residential  
Living Units 1  
Neighborhood 54200  
District  
Zoning  
Alternate Id



**Legal Description**  
Parcel Tieback: Addl. Tieback: N  
Legal Descriptions:  
38 JEFFERSON ST

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	225	35 120		.9			9,210
								9,210

Total Acres: .0964      Legal Acres: 0.13      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	3,220	9,200	9,200	0	0
<b>Building</b>	26,570	75,900	75,900	0	0
<b>Total</b>	29,790	85,100	85,100	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	7,100	54,200	61,300
2021	7,100	54,200	61,300
2022	7,100	54,200	61,300

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status
10/15/15	15-01343		GAR-DT		Close Permit
09/10/14	140927		PORCH		Close Permit

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
---------------	-------	------	----------	----------------	-----------	---------

**Entrance Information**

Date	ID	Entry Code	Source
06/18/15	JA	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

Situs : 19 W SATIN ST

Parcel Id: 26-034-00-011-00

LUC: 518

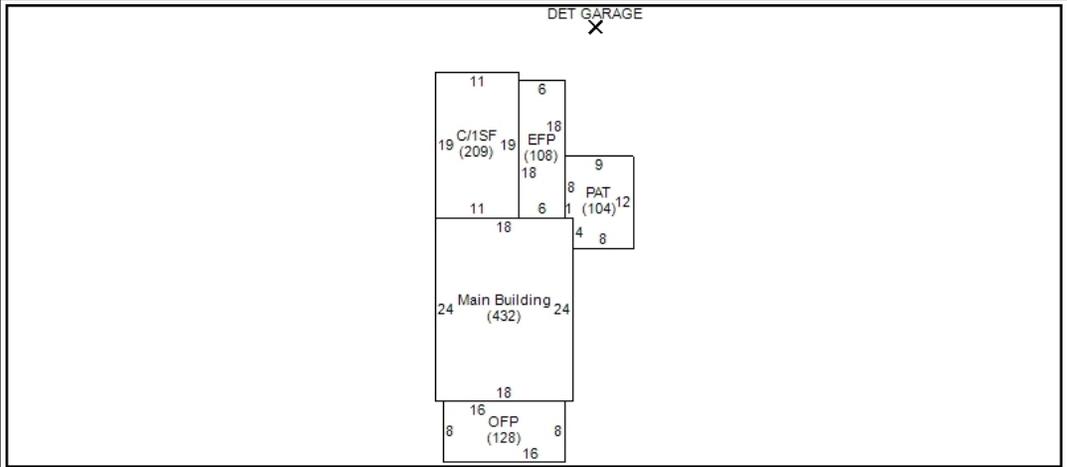
Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 5
<b>Override Model</b>	<b>Dining Rooms</b> 1
<b>Story Height</b> 2	<b>Bedrooms</b> 2
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 0
<b>Style</b> 05-Old Style	<b>Full Baths</b> 1
<b>Year Built</b> 1900	<b>Half Baths</b> 0
<b>Eff Year Built</b> 1950	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b>	<b>Total Fixtures</b> 6
<b>Kitchen Remod</b>	<b>Unfinished Area</b> 0
<b>Bath Remod</b>	<b>T2 Rec Rm Area</b>
<b>Lower Level</b> M-3/4 Bsmt 1/4 Crawl	<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> 0-None	<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>	<b>Misc 2 Qty</b>
<b>Grade</b> C-2	<b>Cost &amp; Design</b> 0
<b>CDU</b> AV-AVERAGE	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b> 100
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.4
<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					432						
1	CSP	1SF			209						9,900
2		EFP			108						3,700
3		PAT			104						300
5		OFF			128	2014					2,400

**Dwelling Computations**

<b>Base Price</b> 64,000	<b>% Good</b> 50
<b>Plumbing</b> 1,300	<b>Market Adj</b>
<b>Basement</b> 9,030	<b>Functional</b>
<b>Heating</b> 0	<b>Economic</b> 100
<b>Attic</b> 0	<b>% Complete</b> 100
<b>Other Features</b> 0	<b>C&amp;D Factor</b>
	<b>Adj Factor</b> 1.4
<b>Subtotal</b> 74,330	<b>Additions</b> 9,400
<b>Ground Floor Area</b> 432	
<b>Total Living Area</b> 1,073	<b>Dwelling Value</b> 65,170
<b>Dwelling Notes</b>	

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RG1-Det Garag	2015		18x22	396	C	1		A			100	10,700

**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 : 19 W SATIN ST

Parcel Id: 26-034-00-011-00

LUC: 518

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

**Comments**

Number	Code	Status	Comment
2	FLD		OLD RG1 RAZED 100% AND REPLACED W/NEW; SAME FOOTPRINT.
1	FLD	NC	OFP REPLACED STOOP OUT FRONT 100% 1-1-15.

**Situs : 19 W SATIN ST****Parcel Id: 26-034-00-011-00****LUC: 518****Card: 1 of 1****Tax Year: 2023****Printed: 04/01/24**

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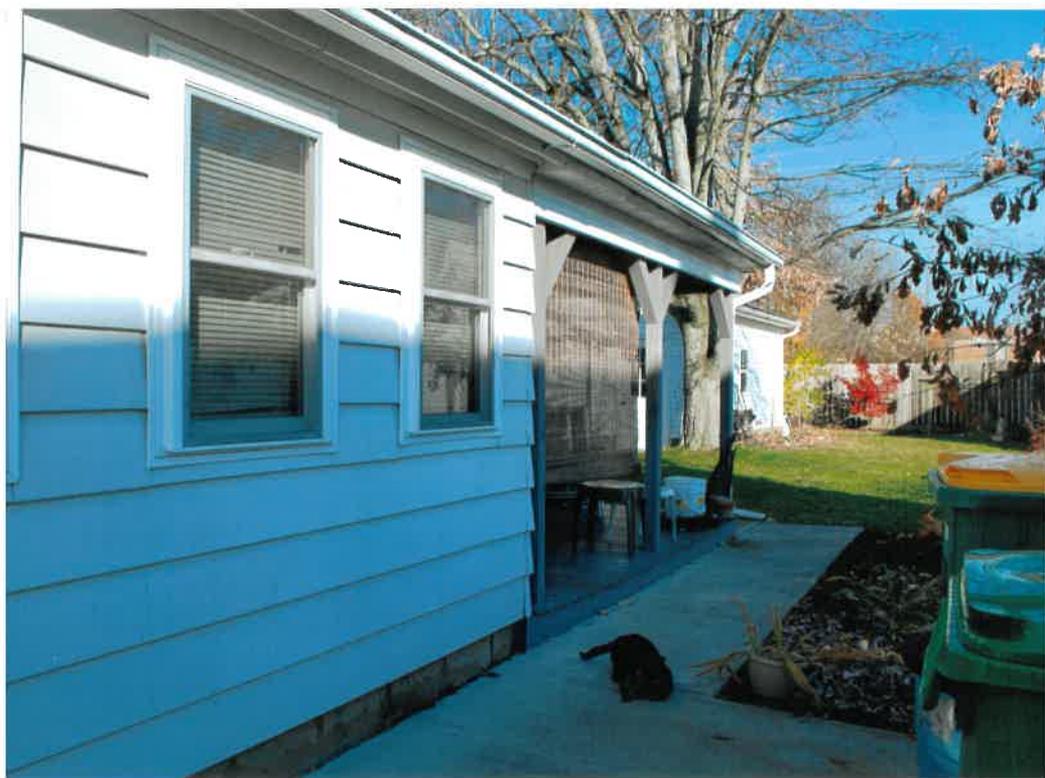


























# Ashtabula County Auditor David Thomas

25 West Jefferson Street  
Jefferson, Ohio 44047-1092  
Phone: 440-576-3783 ~ Fax: 440-576-3797  
auditor@ashtabulacountyauditor.org

**RECEIVED**

APR 22 2024

ASHTABULA COUNTY AUDITOR  
DAVID THOMAS

BOR #2023-0232

PARCEL ID	CURRENT AUDITOR VALUE	OWNER OPINION OF VALUE
26-034-00-010-01	\$86,300	\$61,300
26-034-00-011-00		

**Resolution:** Set total value at \$73,400 for both parcels. Reduce value to \$72,200 for parcel 26-034-00-011-00 adjusting condition based on evidence submitted. No change for parcel 26-034-00-010-01.

I ACCEPT the resolution and waive my right to appeal this result.

Signature: Jo Ann Bryarly Date: Apr 22, 2024  
Print Name: Jo Ann Bryarly

I DECLINE the resolution and understand a hearing will be scheduled.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Print Name: \_\_\_\_\_



# Ashtabula County Auditor David Thomas

25 West Jefferson Street  
Jefferson, Ohio 44047-1092  
Phone: 440-576-3783 ~ Fax: 440-576-3797  
auditor@ashtabulacountyauditor.org

April 12, 2024

Joann M. Bryarly  
19 W Satin St.  
Jefferson, OH 44047

BOR 2023-0232

Dear Property Owner:

After reviewing your complaint, analyzing the property record card, and evaluating other available information about your property, the County Auditor's office proposes a settlement. The attached settlement worksheet represents the current opinion of the Auditor.

If you agree with the Resolution, sign and return the worksheet to the Auditor within ten (10) days of this mailing. In doing so, and if the Board of Revision also agrees to the settlement, you will receive a Result Letter stating the acceptance by the Board.

If you disagree with the Resolution, sign and a hearing will be scheduled with the Board of Revision. If the Auditor does not receive your signed acceptance within ten (10) days, it is presumed that you disagree, the offer is no longer considered, and a hearing will be scheduled.

If you have any questions regarding this proposal, please call 440-576-1484.

Sincerely,

---

David Thomas  
Ashtabula County Auditor

# NON-HEARING MINUTES

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**BOR Case:** 2023-0232

**Case Name:** JOANN M BRYARLY

**Case Type:** VL

## Board Members

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

**Others present:**

Alex Iarocci, Treasurer Alternate

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**Complainant Seeks:** \$61300

**Subject Parcels:** 260340001001, 260340001100

**Auditor Value:** \$86300



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: 2023-0232**

JOANN M BRYARLY  
 19 W SATIN ST  
 JEFFERSON OH 44047

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
26-034-00-010-01	508-VCNT C/I STRIP	26-JEFFERSON TWP-JEF VIL-J A LSD		2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>	
<b>Original Value:</b>	\$1,200	\$0	\$1,200	
<b>Adjustment:</b>	\$0	\$0	\$0	
<b>New Value:</b>	\$1,200	\$0	\$1,200	
<b>RESULT: NO VALUE CHANGE FOR THIS PARCEL BASED ON SIGNED OFFER LETTER</b>				
PARCEL	CLASS	TAXING DISTRICT		TAX YEAR
26-034-00-011-00	518-1 FMLY C/I STRP	26-JEFFERSON TWP-JEF VIL-J A LSD		2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>	
<b>Original Value:</b>	\$9,200	\$75,900	\$85,100	
<b>Adjustment:</b>	\$0	-\$12,900	-\$12,900	
<b>New Value:</b>	\$9,200	\$63,000	\$72,200	
<b>RESULT: VALUE DECREASE. SET VALUE AT \$72,200 FOR THIS PARCEL BASED ON SIGNED OFFER LETTER</b>				



Board of Revision