

Tax year 2023

BOR no. 0237

FILED ON

DTE 1 Rev. 08/21

County Ashtabula

Date received

MAR 28 2024

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		Jarred Hart	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number of contact person		(440) 261-1577	
5. Email address of complainant		jarredhart@ymail.com	
6. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill		Address of property	
670181002600		1475 Belvista Ct	
8. Principal use of property			
Residence			
9. 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
670181002600	353682	428300	74617
10. The requested change in value is justified for the following reasons: Parcel land value is too high when compared to comparable properties double mine. Plus lake front property is almost too shallow for boat access. Property value should be 60000. Price per square footage should be 157.386 per square footage which is still on the high side.			

11. 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 11" on back.

12. 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.

13. If any improvements were completed in the last three years, show date _____ and total cost \$ _____.

14. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

15. 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.

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 03/28/2024 Complainant or agent jarred hart Title (if agent) Signature

Situs : 1475 BELVISTA CT

Map ID: 67-018-10-026-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

CURRENT OWNER
HART JARRED C
HART AMY L
5640 STATION RD
ROME OH 44085

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 018-10 026-00
Class Residential
Living Units 1
Neighborhood 26600
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: Y
Legal Descriptions:
1475 ROAMING ROCK
NO 18

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
G	1	61500	0	0	0			79,950
								79,950

Total Acres: .2663 Legal Acres: 0.27 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	28,000	80,000	80,000	0	0
Building	121,910	348,300	348,300	0	0
Total	149,910	428,300	428,300	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	61,500	232,200	293,700
2021	61,500	232,200	293,700
2022	61,500	232,200	293,700

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
06/14/18	300,000	2-Land And Building	0-Validated Sale	678/ 1468	SV-Survivorship	WITMER LARRY J
08/04/10	39,500		U-Not Validated		SV-Survivorship	SMITH MICHAEL J
11/04/03	28,000	1-Land Only	U-Not Validated		SV-Survivorship	MARTIN JOHN E
11/04/03		1-Land Only	U-Not Validated		ET-Temp Exempt	MARTIN JOHN E

Entrance Information

Date	ID	Entry Code	Source
07/17/12	DAA	6-Occupant Not Home	3-Other
03/18/14	WPW	6-Occupant Not Home	3-Other
11/08/18	MJB	6-Occupant Not Home	3-Other

Property Notes

Note Codes:

Situs : 1475 BELVISTA CT

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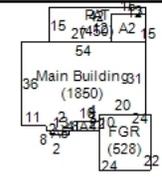
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Dwelling Information

Valuation Method	Total Rooms 6
Override Model	Dining Rooms 1
Story Height 1	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms
Style 03-Ranch	Full Baths 2
Year Built 2010	Half Baths 0
Eff Year Built	Addl. Fixtures
Year Remodeled	Total Fixtures 9
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
Heating 3-Central A/C	T4 Rec Rm Area 1000
Heat Fuel Type 3-Electric	Fin Bsmt Liv Area
System 1-Hot Air	WBFP Stacks
Attic 0-None	WBFP Openings
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 0	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade B	Cost & Design 10
CDU AV-AVERAGE	Functional
% Good Ovr	Economic
% Complete 100	NBHD Fact 1.5
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					1,850						
1		FGR			528						15,300
2	PAT	WDK			180						3,500
3	PAT				450						2,100
4		MS			40						600
5		1SF			16						1,000

Dwelling Computations

Base Price	130,240	% Good	93
Plumbing	6,700	Market Adj	
Basement	33,730	Functional	
Heating	5,930	Economic	
Attic	0	% Complete	100
Other Features	26,040	C&D Factor	10
		Adj Factor	1.5
Subtotal	202,640	Additions	21,000
Ground Floor Area	1,850		
Total Living Area	1,866	Dwelling Value	342,450
Dwelling Notes			

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	WD1-Wood De	2011		20x23	460	C	1		A			100	3,400
2	WD1-Wood De	2011		20x16	320	C	1		A			100	2,400

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:	

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Comments

Number	Code	Status	Comment
6	FLD	RV	ADDED REC RM EST SIZE
4	OFC	NC	ADJUSTED DWG TO 100% COMPLETE FOR 1-1-14. TYLER TECH MISSED IT ON THE
5	OFC	NC	2012 RECHECK AND AGAIN ON THE 2014 REVAL.
3	FLD	NC	9-10-12 WDK 20 X 23 & WDK 20 X 16 100% COMP FOR 1-1-12
1	FLD	BP	11-3-11:BP#101068-EST, DWG 65% 1-1-11 (100%NOW) DETACHED DECKS 0% 1-1-11,
2	FLD	BP	RECK 2012 TO POSSIBLY VALUE THEM.

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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: 2023-0237

July 3, 2024

JARRED HART
1475 BELVISTA COURT
ROME OH 44085

The Board, in accordance with Ohio Revised Code 5715.19, has scheduled a hearing on:

July 31, 2024 at 11:30 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0237 filed for tax year 2023 by JARRED HART and described as follows:

Parcel ID(s):

1) 67-018-10-026-00 located at 1475 BELVISTA CT, the market value is \$428,300. The market value sought is \$353,682.

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 2023-0237, JARRED HART is being recorded and the date is 7/31/2024.

Board Members

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

Others present:

Jarred Hart, owner

Complainant Seeks: \$353682

Subject Parcel: 670181002600

Auditor Value: \$428300

HEARING MINUTES

BOR Case: 2023-0237

Owner Name: JARRED HART

Board Action

Motion to: Agree Set Value \$

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

failure to meet burden of proof, lack of evidence. Area sales support current Auditor value.

Was Made by: David

2nd by: Angie

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

Motion therefore: Passed Failed

Decision Date: 7/31/24



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: 2023-0237

JARRED HART
 1475 BELVISTA COURT
 ROME OH 44085

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
67-018-10-026-00	510-1FAMILY PLTD	67-ROME TWP-ROMNG SHRS V/GD V LSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$80,000	\$348,300	\$428,300	
Adjustment:	\$0	\$0	\$0	
New Value:	\$80,000	\$348,300	\$428,300	
RESULT: NO VALUE CHANGE FAILURE TO MEET BURDEN OF PROOF. AREA SALES SUPPORT AUDITOR VALUE				



Board of Revision