

Tax year 2023
 County Ashtabula

BOR no. 0252
 Date received _____

FILED ON

DTE
 Rev. 12/22

APR 01 2024

Ashtabula County
 Board of Revision

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	WILLIAM M. NEELY KAREN L. NEELY	35203 PARKWAY BLVD WILLOUGHBY, OHIO 44094	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-858-7059			
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	
26-036-00-07000		199 FRANKLEY DR. JEFFERSON, OHIO	
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
26-036	74000		
00-670000			
9. The requested change in value is justified for the following reasons: CAR RAN INTO HOUSE IN SEPT 2023 Deemed Unlivable by Fire Dept			

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 4-1-24 Complainant or agent (printed) KAREN NEELY Title (if agent) Owner

Complainant or agent (signature) Karen Neely

Sworn to and signed in my presence, this 1 day of April 2024
(Date) (Month) (Year)

Notary Jara Frable
my Comm Exp 3-6-2024

Situs : 199 FRANLEY DR

Map ID: 26-036-00-070-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

CURRENT OWNER
NEELY WILLIAM M
KAREN L

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 036-00 070-00
Class Residential
Living Units 1
Neighborhood 54000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
30 WEST VIEW SUB

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	250	108 150		1	5	-15	29,840
								29,840

Total Acres: .3719 Legal Acres: 0.43 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	10,430	29,800	29,800	0	0
Building	41,480	118,500	118,500	0	0
Total	51,910	148,300	148,300	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	23,000	84,600	107,600
2021	23,000	84,600	107,600
2022	23,000	84,600	107,600

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
07/31/08	148,500	2-Land And Building	U-Not Validated	0047/7576	WD-Warranty Deed	FERTIG KENNETH

Entrance Information

Date	ID	Entry Code	Source
11/22/13	MJB	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 199 FRANLEY DR

Parcel Id: 26-036-00-070-00

LUC: 510

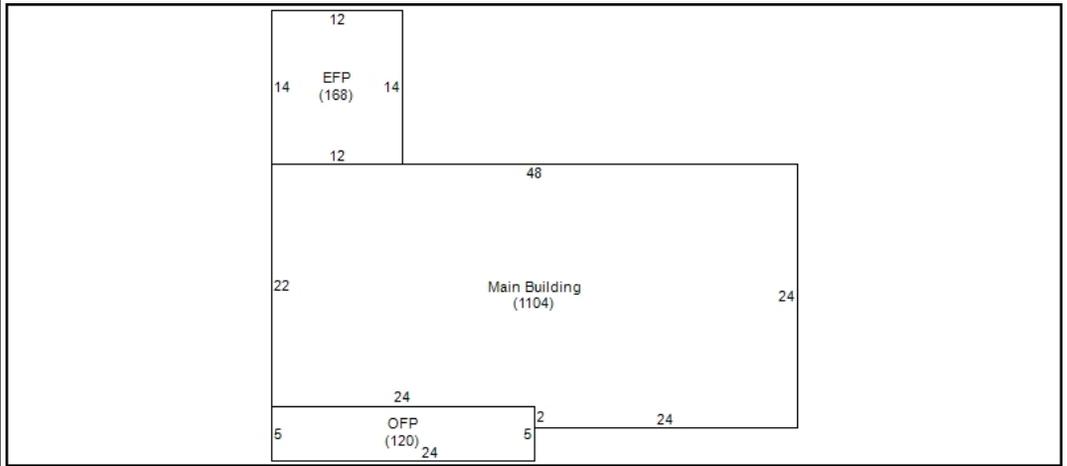
Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

Dwelling Information

Valuation Method D	Total Rooms 7
Override Model	Dining Rooms 1
Story Height 1	Bedrooms 3
Construction 91-Fr W/Mas	Family Rooms 1
Style 02-Split Level	Full Baths 1
Year Built 1965	Half Baths 1
Eff Year Built 1975	Addl. Fixtures 0
Year Remodeled	Total Fixtures 8
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
Heating 4-Heat Pump	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 1
Attic 0-None	WBFP Openings 1
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 2	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.4
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					1,104						
1			OFF		120						2,500
2			EFP		168						6,500
3			FOH		48						2,400

Dwelling Computations

Base Price	75,860	% Good	65
Plumbing	4,200	Market Adj	
Basement	19,340	Functional	
Heating	3,400	Economic	100
Attic	0	% Complete	100
Other Features	6,300	C&D Factor	
		Adj Factor	1.4
Subtotal	109,100	Additions	7,400
Ground Floor Area	1,104	Dwelling Value	109,650
Total Living Area	1,152		

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	1998		18x22	396	C	1		A				8,800

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 : 199 FRANLEY DR

Parcel Id: 26-036-00-070-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

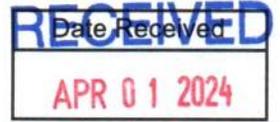
Comments

Number	Code	Status	Comment
1	FLD	BP	19990517 JP C#01 - 5/11/99-BP#P971955 FOR DET GAR-100% 1/1/99.REMOVD SHED.

Situs : 199 FRANLEY DR**Parcel Id: 26-036-00-070-00****LUC: 510****Card: 1 of 1****Tax Year: 2023****Printed: 04/02/24**

PAGE LEFT BLANK INTENTIONALLY

Application no. _____



Application for Valuation Deduction for Destroyed or Damaged Real Property

Answer all questions and type or print all information. Please read instructions on back before completing form.

1. Owner's name WILLIAM AND KAREN NEELY
2. Owner's address 38203 PARKWAY BLVD. W. Loughby, OH 44094
3. Owner's telephone number 440-858-7059
4. Parcel number of damaged property 26-036-00-070-00
5. Address of damaged property 199 FRANKLEY DR JEFFERSON, OHIO
6. County where located ASHTABULA
7. Date damage occurred SEPT 16 2023
8. Cause of damage CAR RAN INTO GARAGE
9. Description of damage House moved 18 IN OFF FOUNDATION APPROX.
10. Estimated dollar amount of damage \$ 120 THOUSAND
11. If property insured, amount of insurance received \$ NONE

I declare under penalties of perjury that this application has been examined by me and, to the best of my knowledge and belief, it is true, correct and complete.

Owner Karen L. Neely
Signature

April 1, 2024
Date

By the county auditor
on behalf of the property owner _____
Signature

Date

Instructions for Completing Form

Filing Deadlines and Schedule of Deductions

An application for a deduction from the current year's value must be filed by Dec. 31 for property that is destroyed or damaged in the first nine months of the year. For property damaged in the last three months of the year, the filing deadline is Jan. 31 of the following year. **This form should be filed with the county auditor of the county in which the property is located.** Any deduction from value approved will affect the tax bills due the following year. The amount of the deduction equals a percentage of the reduction in value caused by the damage or destruction. That percentage is determined by the calendar quarter in which the damage occurred. The filing deadline and percentage deduction allowed for each calendar quarter are shown below.

Calendar Quarter in Which Property Was Damaged	Application Deadline	Percentage Deduction Allowed
January – March	Dec. 31	100%
April – June	Dec. 31	75%
July – September	Dec. 31	50%
October – December	Jan. 31	25%

Line Instructions

Lines 1, 2 and 3: Enter owner's full name, mailing address and daytime phone number.

Line 4: Enter parcel number(s) of damaged property. This number is shown on your tax bill.

Line 5: Enter the full address of the damaged property.

Line 6: Enter name of county where damaged property is located.

Line 7: Enter date the damage or destruction occurred.

Line 8: Explain cause of damage: fire, flood, intentional demolition, etc.

Line 9: Describe the damage to the property. Attach additional pages if necessary.

Line 10: Enter your best estimate of the reduction in the property's value caused by the damage.

Line 11: If property is insured, show the amount the insurance company paid or will pay, if available.

Owner's Signature

Sign and date the application at the bottom of page 1. If the owner's signature is not provided, alternatively the Notice of Two Disinterested Persons may be completed instead.

Notice of Two Disinterested Persons

If the owner's signature is provided on the front of this application, this notice is not necessary.

_____ and _____
 Printed Name Printed Name

_____ and _____
 Signature Date Signature Date

being duly sworn, say that they are residents of the municipal corporation or township in which the above property is or was situated, that neither of them has any interest therein, and that property was destroyed or injured on the date shown above.



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
MAY 31 2024
ASHTABULA COUNTY AUDITOR
DAVID THOMAS

BOR #2023-0252

PARCEL ID	CURRENT AUDITOR VALUE	OWNER OPINION OF VALUE
26-036-00-070-00	\$148,300	\$74,000

Resolution: Set total value at **\$79,200** adjusting condition based on current status of dwelling.

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

Signature: *Karen L. Neely* Date: 5-29-2024

Print Name: KAREN L. NEELY

WILLIAM M. NEELY

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

May 21, 2024

William & Karen Neely
38203 Parkway Blvd
Willoughby, OH 44094

BOR 2023-0252

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 fourteen (14) 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 fourteen (14) days, it is presumed that you disagree, 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

BOR Case: 2023-0252

Case Name: WILLIAM & KAREN NEELY

Case Type: VL

Board Members

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

Others present:

Scott Yamamoto, Auditor Alternate

Janet Discher, Commissioner Alternate

Alex Iarocci, Treasurer Alternate

Complainant Seeks: \$74000

Subject Parcel: 260360007000

Auditor Value: \$148300

NON-HEARING MINUTES

BOR Case: 2023-0252

Owner Name: WILLIAM & KAREN NEELY

Board Action

Motion to: Agree Set Value \$79,200

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

signed offer letter. dwelling was damaged by vehicle and not currently occupied. Change

CDU to very poor-. functional 80.

Was Made by: Janet

2nd by: Alex

Roll: Yamamoto-yes/Iarocci-yes/Discher-yes

Motion therefore: Passed Failed

Decision Date: 6/12/24

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: 2023-0252

WILLIAM & KAREN NEELY
 38203 PARKWAY BLVD
 WILLOUGHBY OH 44094

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
26-036-00-070-00	510-1FAMILY PLTD	26-JEFFERSON TWP-JEF VIL-J A LSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$29,800	\$118,500	\$148,300	
Adjustment:	\$0	-\$69,100	-\$69,100	
New Value:	\$29,800	\$49,400	\$79,200	
RESULT: VLD - VALUE DECREASE. SET VALUE AT \$79,200 BASED ON SIGNED OFFER LETTER				



Board of Revision