

Tax year 2023 BOR no. 0254 FILED ON MAR 28 2024 DTE 1 Rev. 12/22
 County Ash Tabula 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	Robert Reinhard Jr.	3471 Schweitzer Rd, Rock Creek, OH, 44084	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-474-3535 robert.Reinhard2010@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	
330010000502		3471 Schweitzer Rd Rock Creek OH 44084	
7. Principal use of property <u>Home</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
330010000502	\$ 340,000	\$ 389,100	\$ 49,100
9. The requested change in value is justified for the following reasons: Originally the property could not sell due to the condition of the road and a hoarder's property across the street. The last time I contested the property value it was accepted due to this. Nothing has changed except now there is a criminal element of people stealing the hoarder's property.			

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 3-27-24 Complainant or agent (printed) Robert Reinherd Title (if agent) _____

Complainant or agent (signature) *Robert Reinherd*

Sworn to and signed in my presence, this 27th day of March, 2024
(Date) (Month) (Year)

Notary *Michelle L. Compton*



Situs : 3471 SCHWEITZER RD

Map ID: 33-001-00-005-02

LUC: 512

Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

CURRENT OWNER
REINHARD ROBERT JR
3471 SCHWEITER ROAD
ROCK CREEK OH 44084

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 001-00 005-02
Class Residential
Living Units 1
Neighborhood 42500
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
LOT 2

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.2400		0			
A	S	10500	11.6490	39	0	1	-30	43,410
A	H	10500	1.0000	100	0			13,650
								57,060

Total Acres: 12.889 Legal Acres: 12.89 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	19,990	57,100	57,100	0	0
Building	116,200	332,000	332,000	0	0
Total	136,190	389,100	389,100	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	43,900	245,900	289,800
2021	43,900	245,900	289,800
2022	43,900	245,900	289,800

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
12/26/13	280,000	2-Land And Building	0-Validated Sale	586/ 2459	WD-Warranty Deed	TRUCKEY JAMES A
12/05/03	40,000	1-Land Only	U-Not Validated	0106/0091	WD-Warranty Deed	JANSON PETER E III
06/15/01		1-Land Only	I-Error In Description	0106/0091	ET-Temp Exempt	

Entrance Information

Date	ID	Entry Code	Source
02/20/14	DWP	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 3471 SCHWEITZER RD**Parcel Id: 33-001-00-005-02****LUC: 512****Card: 1 of 1****Tax Year: 2023****Printed: 04/02/24****Comments**

Number	Code	Status	Comment
5	OFC	HI	ADD ECONOMIC OBSO FOR PROX. TO OBNOXIOUS USE
1	OFC	LC	20010221 C#01 - SPLIT 12.889AC FROM 33-001-00-005-01 KEEP ON FORESTLAND
2	OFC	LC	20010221 C#01 - REMOVE FORESTLAND PER OWNER MUST RE CERTIFY
3	FLD	NC	20090603 CD C#01 - 4/28/09 MR - DWLG 100% 1/1/09

Situs : 3471 SCHWEITZER RD**Parcel Id: 33-001-00-005-02****LUC: 512****Card: 1 of 1****Tax Year: 2023****Printed: 04/02/24**

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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: 2023-0254

July 24, 2024

ROBERT REINHARD JR
3471 SCHWEITZER RD
ROCK CREEK OH 44084

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

August 29, 2024 at 11:15 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0254 filed for tax year 2023 by ROBERT REINHARD JR and described as follows:

Parcel ID(s):

1) 33-001-00-005-02 located at 3471 SCHWEITZER RD, the market value is \$389,100. The market value sought is \$340,000.

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 2023-0254, ROBERT REINHARD JR is being recorded and the date is 8/29/2024.

Board Members

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

Others present:

Lynne Millard, Treasurer Alternate

Robert Reinhard Jr., owner

Complainant Seeks: \$340,000

Subject Parcel: 330010000502

Auditor Value: \$389,100

Hearing No # 6

HEARING MINUTES

BOR Case: 2023-0254

Owner Name: ROBERT REINHARD JR

Board Action

Motion to: Agree Set Value \$365,300

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

owner testimony adjust land influence to -40 and economic influence on dwelling to 90 due to
neighborhood.

Was Made by: David

2nd by: Kathryn

Roll: Thomas-yes/Millard-yes/Whittington-yes

Motion therefore: Passed Failed

Decision Date: 8/29/24



David Thomas, Auditor
Secretary of the Board of Revision

Hearing No # 6

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: 2023-0254

ROBERT REINHARD JR
 3471 SCHWEITZER RD
 ROCK CREEK OH 44084

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.
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PARCEL	CLASS	TAXING DISTRICT		TAX YEAR
33-001-00-005-02	512-1FMLY UNPL10-19	33-MORGAN TWP-JEFFERSON AREA LSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$57,100	\$332,000	\$389,100	
Adjustment:	-\$6,200	-\$17,600	-\$23,800	
New Value:	\$50,900	\$314,400	\$365,300	
RESULT: VALUE DECREASE. SET VALUE AT \$365,300 ADJUSTMENT DUE TO EXTERNAL FACTORS SURROUNDING PROPERTY				



Board of Revision