

Tax year 2023

BOR no. 0255

FILED ON

DTE 1
Rev. 08/21

County Ashtabula

Date received APR 01 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	Claire Volpe	4652 South Ridge Rd East, Geneva, Ohio 44041	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number of contact person	(440) 537-0001		
5. Email address of complainant	cv5302@roadrunner.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		
17-026-00-039-00	4652 South Ridge Rd. East, Geneva, Ohio 44041		
8. Principal use of property	a home for my son to live in		
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
17-026-00-039-00	95,000	115,000	20,000
10. The requested change in value is justified for the following reasons: When we bought this house last July, we were told through the entire process that we were getting 2.5 acres of land. All the documentation we were given said 2.5 acres of land. Not until signing of the papers did we find out that the acreage had decreased to 2.1 acres of land.			

11. Was property sold within the last three years? Yes No Unknown If yes, show date of sale _____ and sale price \$ 115,000 ; 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 03/29/2024 Complainant or agent Claire Volpe Title (if agent) _____
Signature

Situs : 4652 SOUTH RIDGE (SR 84) RD E

Map ID: 17-026-00-039-00

LUC: 511

Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

CURRENT OWNER
JACKSON EVERETT III
4652 SOUTH RIDGE EAST
GENEVA OH 44041

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 026-00 039-00
Class Residential
Living Units 1
Neighborhood 70000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
SEC 1--9

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.3857		0			
A	S	14500	.7258	78	0	5	-10	9,600
A	H	14500	1.0000	100	0			18,850
								28,450

Total Acres: 2.1115 Legal Acres: 2.11 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	9,980	28,500	28,500	0	0
Building	16,700	47,700	47,700	0	0
Total	26,680	76,200	76,200	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	25,600	35,400	61,000
2021	25,600	35,400	61,000
2022	25,600	35,400	61,000

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
07/18/23	115,000	2-Land And Building	0-Validated Sale		GW-General Warranty	JACKSON EVERETT III
05/09/03	72,000	2-Land And Building	U-Not Validated	0040/5672	EX-Executors Deed	ALEXANDER LESLIE JACK

Entrance Information

Date	ID	Entry Code	Source
01/13/14	WPW	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 4652 SOUTH RIDGE (SR 84) RD E

Parcel Id: 17-026-00-039-00

LUC: 511

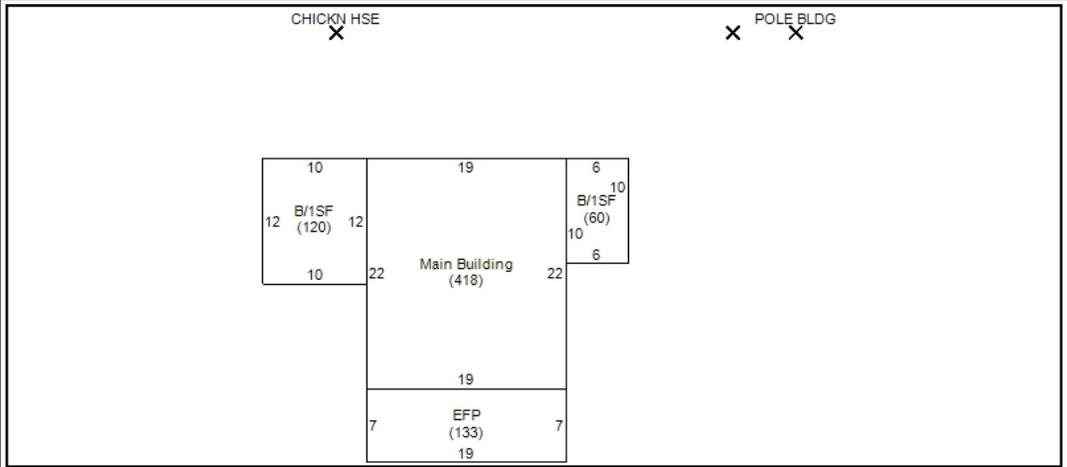
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Dwelling Information

Valuation Method D	Total Rooms 5
Override Model	Dining Rooms 1
Story Height 1	Bedrooms 2
Construction 1-Wood/Vinyl	Family Rooms 0
Style 05-Old Style	Full Baths 1
Year Built 1928	Half Baths 0
Eff Year Built 1950	Addl. Fixtures 0
Year Remodeled	Total Fixtures 6
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
Heating 2-Basic	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 0
Attic 3-Attic 3/4 Finished	WBFP Openings 0
Phy. Condition F-Fair 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 C-2	Cost & Design 0
CDU FR-FAIR	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.35
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					418						
1		EFP			133						4,600
2	BSM	1SF			120						6,500
3	BSM	1SF			60						3,300
4		WDK			156						1,600

Dwelling Computations

Base Price 37,160	% Good 40
Plumbing 1,300	Market Adj
Basement 9,630	Functional
Heating 0	Economic 100
Attic 8,930	% Complete 100
Other Features 0	C&D Factor
	Adj Factor 1.35
Subtotal 57,020	Additions 6,300
Ground Floor Area 418	
Total Living Area 765	Dwelling Value 43,610

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RG1-Det Garag	1928		14x20	280	D	1		F				1,800
2	AP1-Pole Bldg	1928		14x20	280	D	1		F				1,100
4	AH1-Chickn Hs	1928		18x30	540	C	1		P				1,200

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 : 4652 SOUTH RIDGE (SR 84) RD E

Parcel Id: 17-026-00-039-00

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Card: 1 of 1

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Comments

Number	Code	Status	Comment
1	OFC	SS	NEW SURVEY FROM 2.5AC TO 2.1115AC CONV#2694 7/18/2023

Situs : 4652 SOUTH RIDGE (SR 84) RD E**Parcel Id: 17-026-00-039-00****LUC: 511****Card: 1 of 1****Tax Year: 2023****Printed: 04/02/24**

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From: cv5302@roadrunner.com
Sent: Monday, April 1, 2024 1:48 PM
To: [BOR](#)
Subject: Property evaluation complaint

I would like to rescind my complaint against my property evaluation. The address of the property is 4652 South Ridge Rd. East, Geneva, Ohio 44041. The parcel number is 17-026-00-039-00.

Claire Volpe

NON-HEARING MINUTES

BOR Case: 2023-0255

Case Name: CLARIE VOLPE

Case Type: VL

Board Members

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

Others present:

Complainant Seeks: \$95000

Subject Parcel: 170260003900

Auditor Value: \$76200

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: 2023-0255

CLARIE VOLPE
 4652 S RIDGE RD E
 GENEVA OH 44041

<p>Based on the decision of the Board of Revision, the County Auditor is hereby authorized to adjust the Tax List accordingly. Result Below.</p>	<p>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.</p>
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PARCEL	CLASS	TAXING DISTRICT	TAX YEAR
17-026-00-039-00	511-1FMLY UNPL 0-9	17-GENEVA TWP-GENEVA CSD	2023
	LAND	IMPR	TOTAL
Original Value:	\$28,500	\$47,700	\$76,200
Adjustment:	\$0	\$0	\$0
New Value:	\$28,500	\$47,700	\$76,200
RESULT: WDA - BOARD VOTED TO ACCEPT WITHDRAWAL.			



Board of Revision