

Tax year 2023

BOR no. 0265 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	James and Pamela Pierce-Ruhland		
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number of contact person	(440) 536-0310		
5. Email address of complainant	pamruhland@gmail.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		
03-042-00-091-00	3324 Homewood Ave N. Ashtabula		
8. Principal use of property	Rental property		
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
03-042--00-091-00	100,000	113,800	13,800
10. The requested change in value is justified for the following reasons: This property is a rental house so not in the same condition as a private resident. It was rented for \$950 a month for 2022-23. It needed major repairs on the back roof which were done in November (see attached). Also the property shares a wall with subway which has doors into the yard.			

- 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 11/23/2024 and total cost \$ 5,400.00
- 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 03/30/2024 Complainant or agent Pamela PRuhland Title (if agent) _____
Signature

Situs : 3324 HOMEWOOD AVE N

Map ID: 03-042-00-091-00

LUC: 518

Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

CURRENT OWNER
RUHLAND-PIERCE JAMES F
PAMELA E

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 042-00 091-00
Class Residential
Living Units 1
Neighborhood 83800
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
SEC 2--HOLMES TR

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	150	96 144		.99			18,530
								18,530

Total Acres: .3174 Legal Acres: 0.14 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	6,480	18,500	18,500	0	0
Building	33,360	95,300	95,300	0	0
Total	39,840	113,800	113,800	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	14,300	68,100	82,400
2021	14,300	68,100	82,400
2022	14,300	68,100	82,400

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/18/06	47,500	2-Land And Building	U-Not Validated	0283/0862	WD-Warranty Deed	BENEFICIAL MORTGAGE CO
07/05/06	44,000	2-Land And Building	U-Not Validated	0283/0862	SD-Sheriff Deed	KIRK RUSSELL D
01/14/04		2-Land And Building	U-Not Validated	0075/0938	ET-Temp Exempt	KIRK RUSSELL D

Entrance Information

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

Property Notes
Note Codes:

Situs : 3324 HOMEWOOD AVE N

Parcel Id: 03-042-00-091-00

LUC: 518

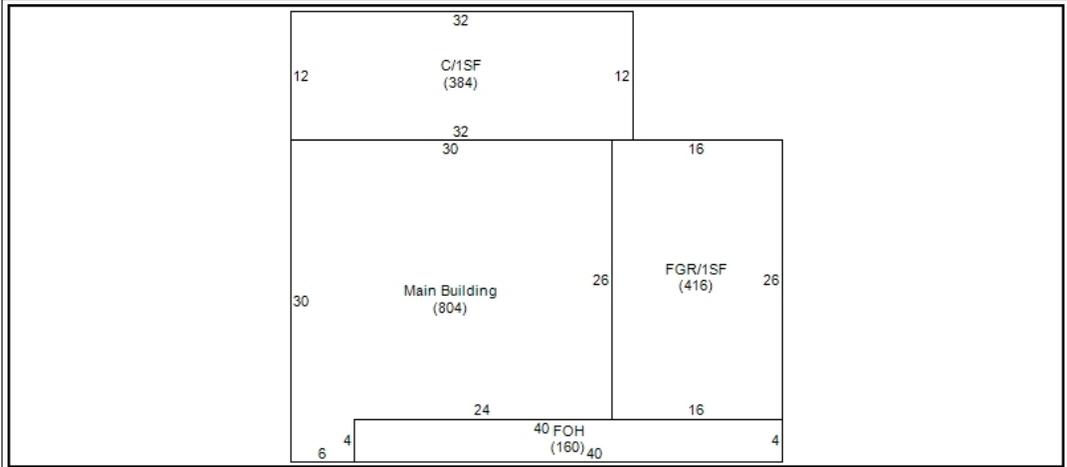
Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

Dwelling Information

Valuation Method D	Total Rooms 8
Override Model	Dining Rooms 1
Story Height 2	Bedrooms 4
Construction 1-Wood/Vinyl	Family Rooms 1
Style 07-Colonial	Full Baths 1
Year Built 1971	Half Baths 1
Eff Year Built	Addl. Fixtures 0
Year Remodeled 1985	Total Fixtures 8
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level D-Full Crawl	T3 Rec Rm Area
Heating 4-Heat Pump	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 0
Attic 0-None	WBFP Openings 0
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 C-1	Cost & Design 0
CDU AV-AVERAGE	Functional 100
% Good Ovr	Economic 85
% 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					804						
1	CSP	1SF			384						19,600
2		FGR	1SF		416						22,200
3		FOH			160						7,400

Dwelling Computations

Base Price	97,320	% Good	50
Plumbing	4,000	Market Adj	
Basement	5,450	Functional	100
Heating	4,430	Economic	85
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.4
Subtotal	111,200	Additions	20,800
Ground Floor Area	804		
Total Living Area	2,568	Dwelling Value	95,280

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr Qty	ModCd	PC	FN	MA	%Comp	Value
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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 : 3324 HOMEWOOD AVE N

Parcel Id: 03-042-00-091-00

LUC: 518

Card: 1 of 1

Tax Year: 2023

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Comments

Number	Code	Status	Comment
2	OFC	MI	CLERICAL ERROR, BLDG DATA FROM PARCEL 03-042-00-091-01 INADVERTENTLY PLACED ON
3	OFC	MI	THIS PARCEL.SEND CORECTED TAX BILL FOR YR 2011

Situs : 3324 HOMEWOOD AVE N**Parcel Id: 03-042-00-091-00****LUC: 518****Card: 1 of 1****Tax Year: 2023****Printed: 04/02/24**

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From: [Pam Ruhland](#)
Sent: Monday, April 1, 2024 3:19 PM
To: [BOR](#)
Subject: 3324 North Homewood 03-042-00-091-00
Attachments: Homewood property taxes.pdf; 20240319_123801.jpg

Please find attached my appeal for property taxes for the above property . It is a rental property that is rented for \$950 a month. The property is well maintained and yet is not to the same level as a private residence. In order to keep a steady renter and reduce wear and tear on the property we did not raise rent after Covid as the current tenant was unable to afford a higher rent. The property needed a complete replacement of the back roof in 11/2023. We attempted to sell this property prior to Covid and did not get any offers even though it was well priced. It is a difficult property to sell because the backyard shares a wall with Subway. That wall has emergency exits for Subway so cannot be blocked for safety reasons. We had many showings where the comment was they felt it was unsafe for the doors from another building to open into the fenced back yard and yet there is no way to change the fence location and leave enough room for safe egress without significantly reducing the backyard and eliminate a small shed on the property. This unique situation makes the house less desirable to sell than a house of equal square footage, location, and condition.

Thank you for your consideration
Pamela Pierce-Ruhland

Bill of Receipt

Date 12/1/23

This is a bill of receipt for work completed at 3324 North Homewood Ave, Ashtabula Ohio 44004.

Scope of work:

Lower / east roof: shingle removal, est 5.5 squares

OSB/plywood removal/replacement

Fascia removal / replacement

Gutter removal

Soffit removal where needed

Purchase of Materials (base/cap sheet rolled roofing, replacement OSB, fascia metal, drip edge/metal)

Removal of waste shingles and materials

Install of base and cap sheet

Install of flashing up side wall of roof

Reinstall new deck boards, existing or new soffit, fascia metal, drip edge

Install metal on shed roof (this was added onto project)

Initial quote: \$4500

Extras, unforeseen expenses and add-ons: \$900.00

Total Invoice: \$5400.00

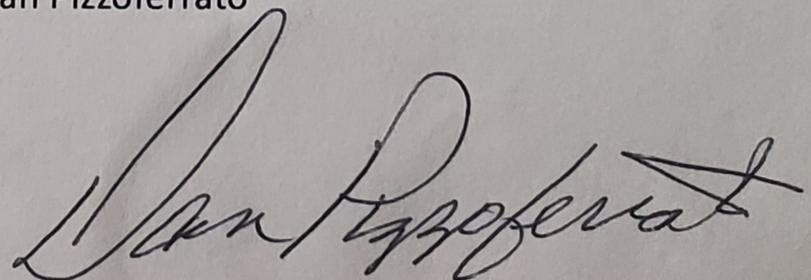
Payments: Check to be made to "Dan Pizzoferrato"

Materials Check #2370 for \$2200.00 (Paid 10/26/23)

Final amount check #2372 for \$3200.00 (Paid 12/1/23)

Balance Due: \$ 0.00. (Paid in full).

Dan Pizzoferrato



NON-HEARING MINUTES

BOR Case: 2023-0265

Case Name: JAMES & PAMELA PIERCE-RUHLAND

Case Type: VL

Board Members

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

Others present:

Alex Iarocci, Treasurer Alternate

Complainant Seeks: \$100000

Subject Parcel: 030420009100

Auditor Value: \$113800

NON-HEARING MINUTES

BOR Case: 2023-0265

Owner Name: JAMES & PAMELA PIERCE-RUHLAND

Board Action

Motion to: Agree Set Value \$99,800

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

apply a negative influence of 40 to land and apply an economic influence of 79 to dwelling
due to proximity of a commercial building emergency exit.

Was Made by: David

2nd by: Kathryn

Roll: Thomas-yes/Iarocci-yes/Whittington-yes

Motion therefore: Passed Failed

Decision Date: 5/1/24

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: 2023-0265

JAMES & PAMELA PIERCE-RUHLAND
 3380 TAMKRIST TRL
 CONNEAUT OH 44030

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
03-042-00-091-00	518-1 FMLY C/I STRP	03-ASHTABULA TWP-BUCKEYE LSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$18,500	\$95,300	\$113,800	
Adjustment:	-\$7,400	-\$6,600	-\$14,000	
New Value:	\$11,100	\$88,700	\$99,800	
RESULT: VLD - VALUE DECREASE. SET VALUE AT \$99,800 BASED ON EVIDENCE PROVIDED				


 Board of Revision