

Tax year 2023 ~~2024~~ BOR no. 0268 **FILED ON** DTE 1 Rev. 12/22  
 County Ashtabula Date received APR 01 2024

**Complaint Against the Valuation of Real Property** Ashtabula County  
 Completing Form

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	Jennifer A. Ball	6532 S. Ridge Rd W Geneva, OH 44041
2. Complainant if not owner		
3. Complainant's agent		
4. Telephone number and email address of contact person (440) 417-3768 buddieball@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	
220050000900	6532 South Ridge (SR84) RD West	

7. Principal use of property residence

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

9. The requested change in value is justified for the following reasons:  
 I believe the square footage on the auditor's website is incorrect. When we built house in 2004, our builder modified the original blue prints, to cut costs by reducing sq. footage

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 4/1/2024 Complainant or agent (printed) Jennifer A. Ball Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Jennifer A. Ball

Sworn to and signed in my presence, this \_\_\_\_\_ day of \_\_\_\_\_ (Date) (Month) (Year)

Notary \_\_\_\_\_

**Situs : 6532 SOUTH RIDGE (SR 84) RD W**

**Map ID: 22-005-00-009-00**

**LUC: 511**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 04/04/24**

CURRENT OWNER
BALL JENNIFER A 6532 S RIDGE W GENEVA OH 44041
CAUV Field Review Flag:

GENERAL INFORMATION	
Routing No.	005-00 009-00
Class	Residential
Living Units	1
Neighborhood	47800
District	
Zoning	
Alternate Id	



220050000900 08/06/2013

Legal Description	
<b>Parcel Tieback:</b>	<b>Addl. Tieback: N</b>
<b>Legal Descriptions:</b> 30 N W	

Land Information								
Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.0480		0			
A	S	15000	8.2850	46	0	1	-20	59,450
A	H	15000	1.0000	100	0			19,500
								78,950
Total Acres: 9.333		Legal Acres: 9.33		NBHD Fact: 1.3000				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	27,650	79,000	79,000	0	0
<b>Building</b>	113,020	322,900	322,900	0	0
<b>Total</b>	140,670	401,900	401,900	0	0
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	1-COST APPROACH				

Current Value			
Year	Land	Building	Total Value
2020	60,700	230,600	291,300
2021	60,700	230,600	291,300
2022	60,700	230,600	291,300

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
08/01/16		2-Land And Building	E-Exempt Conveyance (Sale Price O	617/ 1145	AF-Affidavit Of Survivorship	BALL WILLIAM A
05/29/01	48,000	1-Land Only	U-Not Validated	0061/3884	WD-Warranty Deed	WOLOSONOVICH MICHAEL

Entrance Information			
Date	ID	Entry Code	Source
01/21/14	WPW	6-Occupant Not Home	3-Other
02/24/20	MB	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 6532 SOUTH RIDGE (SR 84) RD W

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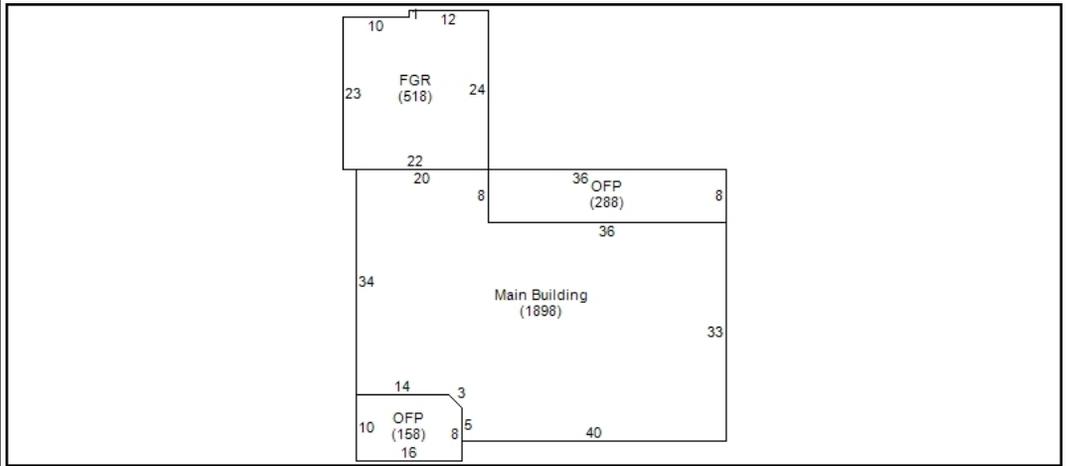
Card: 1 of 1

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**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 7
<b>Override Model</b>	<b>Dining Rooms</b> 0
<b>Story Height</b> 1.5	<b>Bedrooms</b> 4
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 0
<b>Style</b> 08-Cape Cod	<b>Full Baths</b> 2
<b>Year Built</b> 2004	<b>Half Baths</b> 1
<b>Eff Year Built</b>	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b>	<b>Total Fixtures</b> 11
<b>Kitchen Remod</b>	<b>Unfinished Area</b> 0
<b>Bath Remod</b>	<b>T2 Rec Rm Area</b>
<b>Lower Level</b> 4-Full Basement	<b>T3 Rec Rm Area</b>
<b>Heating</b> 4-Heat Pump	<b>T4 Rec Rm Area</b>
<b>Heat Fuel Type</b>	<b>Fin Bsmt Liv Area</b> 0
<b>System</b>	<b>WBFP Stacks</b> 1
<b>Attic</b> 0-None	<b>WBFP Openings</b> 1
<b>Phy. Condition</b> A-Average Condition	<b>WBFP Add'l Stry</b>
<b>Int vs Ext Cond</b>	<b>Prefab Fireplace</b>
<b>Well / Septic</b> 2	<b>Prefab Add'l Stry</b>
<b>Bsmt Gar # Cars</b>	
<b>Misc 1 Desc</b>	<b>Misc 1 Qty</b>
<b>Misc 2 Desc</b>	<b>Misc 2 Qty</b>
<b>Grade</b> C+1	<b>Cost &amp; Design</b> 0
<b>CDU</b> AV-AVERAGE	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b> 100
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.4
<b>GRM Econ Rents</b>	<b>GRM Factor</b> 1
<b>GRM Units</b>	<b>GRM Value</b> 0



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					1,898						
1		OFF			158						3,500
2		FGR			518						11,900
3		OFF			288						6,400

**Dwelling Computations**

<b>Base Price</b>	173,240	<b>% Good</b>	85
<b>Plumbing</b>	8,800	<b>Market Adj</b>	
<b>Basement</b>	30,100	<b>Functional</b>	
<b>Heating</b>	7,880	<b>Economic</b>	100
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	4,400	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.4
<b>Subtotal</b>	224,420	<b>Additions</b>	18,500
<b>Ground Floor Area</b>	1,898		
<b>Total Living Area</b>	2,847	<b>Dwelling Value</b>	302,460
<b>Dwelling Notes</b>			

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RG1-Det Garag	2006		28x32	896	D	1	7	A				20,400

**Condominium / Mobile Home Information**

<b>Complex #</b>	<b>Level</b>	<b>MH Make</b>
<b>Type</b>	<b>Elevator</b>	<b>MH Model</b>
<b>Unit No</b>	<b>Location</b>	<b>Serial#</b>
<b>Condo Style</b>	<b>View</b>	<b>MH Title#</b>
<b>Cmplx Name</b>		<b>Park Code</b>

**Misc & Gross Bulding Values**

<b>Misc Building No</b>	<b>Misc Adjusted Value</b>
<b>Gross Building:</b>	

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**Comments**

<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
7	FLD	RV	REV 2020 PICKED UP OMITTED POLE GAR FOR REVAL (SIZE EST PER PICTO- DOG)
1	OFC	LC	20010318 C#01 - ADD .476 AC FROM 22-005-00-007-00 ADD 1.27 AC FROM
2	OFC	LC	20010318 C#01 - 22-005-00-008-00 ADJUST BY SURVEY TO 9.333 AC
3	OFC	LC	20030326 TML C#01 - PER THE STATE OF OHIO .048 ACRES FOR THE PURPOSE
4	OFC	LC	20030326 TML C#01 - OF AN EASEMENT FOR THE HIGHWAY 3/26/2003
5	FLD	BP	20051108 JP C#01 - 11-4-05:BP#040187B-NEW DWG/ATT.GAR 100% 1-1-05
6	FLD	VP	20060323 KO C#01 - 3-23-06:CHG'D TO 2.5 BATH FRO 1-1-05. ADJ 2ND HALF BILL.

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# NON-HEARING MINUTES

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**BOR Case:** 2023-0268

**Case Name:** JENNIFER A BALL

**Case Type:** VL

## Board Members

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

**Others present:**

Alex Iarocci, Treasurer Alternate

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**Complainant Seeks:** \$401900

**Subject Parcel:** 220050000900

**Auditor Value:** \$401900

# NON-HEARING MINUTES

BOR Case: 2023-0268

Owner Name: JENNIFER A BALL

## Board Action

Motion to:  Agree  Set Value \$

CAUV Reinstatement-  All Acres  No Acres  Set Acres \_\_\_\_\_

No Change  Withdrawal  Table  No Show

Other \_\_\_\_\_

### Based Upon:

dismiss for lack of jurisdiction. No sought value indicated.

Was Made by: David

2<sup>nd</sup> 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: 2023-0268**

JENNIFER A BALL  
 6532 S RIDGE RD W  
 GENEVA OH 44041

Based on the decision of the Board of Revision, the County Auditor is hereby authorized to adjust the Tax List accordingly. <b>Result Below.</b>	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
22-005-00-009-00	511-1FMLY UNPL 0-9	22-HARPERSFIELD TWP-GENEVA CSD		2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>	
<b>Original Value:</b>	\$79,000	\$322,900	\$401,900	
<b>Adjustment:</b>	\$0	\$0	\$0	
<b>New Value:</b>	\$79,000	\$322,900	\$401,900	
<b>RESULT: NVC - NO VALUE CHANGE. LACK OF JURISDICTION. NO SOUGHT VALUE</b>				

  
 Board of Revision