

Tax year 2023 BOR no. 0271 **FILED ON** DTE 1
County Ashtabula Date received MAR 23 2024 Rev. 12/22

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	Daniel P. Cell	1990 Short Road Trumbull Twp. OH. 44086
2. Complainant if not owner	N/A	
3. Complainant's agent	N/A	

4. Telephone number and email address of contact person

440-298-1338 dnmcella@windstream.net

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
570100000502	1990 Short Rd. Trumbull Twp. OH. 44086

7. Principal use of property OWNER occupied / Residential

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
570100000502	\$ 134,026	\$ 226,400	\$ 92,374

9. The requested change in value is justified for the following reasons:

The Sales Comparison of my property does not accurately reflect value of property. Does not show condition of property. My property needs extensive upgrades to meet sellability on market, see attached.

10. Was property sold within the last three years? ☐ Yes ☒ No ☐ Unknown If yes, show date of sale N/A
and sale price \$ N/A ; 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 N/A and total cost \$ N/A

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.

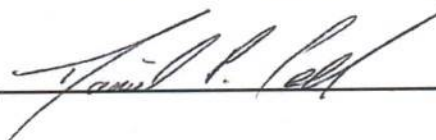
- ☐ The property was sold in an arm's length transaction. ☐ The property lost value due to a casualty.
- ☐ A substantial improvement was added to the property. ☐ Occupancy change of at least 15% had a substantial economic impact on my property.

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.

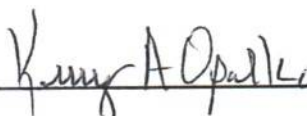
- ☐ The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 3-22-2024 Complainant or agent (printed) Daniel P. Bell Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this 22 day of March 2024
(Date) (Month) (Year)

Notary 



KERRY A OPALKO
Notary Public
State of Ohio
My Comm. Expires
November 13, 2027

Status

Status

Scheduled Job

Job Type

All



Job No.

End Date

Type

Destination

User

018125

03/23 12:52



auditor@ashtabulacounty.usa

Situs : 1990 SHORT RD	Map ID: 57-010-00-005-02	LUC: 511	Card: 1 of 1	Tax Year: 2023	Printed: 05/09/24
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CURRENT OWNER	GENERAL INFORMATION
CELL DANIEL P	Routing No. Class Residential Living Units Neighborhood 45000 District Zoning Alternate Id
CAUV Field Review Flag:	



Legal Description
Parcel Tieback: Addl. Tieback: Legal Descriptions: SEC2--1W2003

Land Information								
Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	O	0	.1900		0			
A	S	12000	6.9100	50	0	5	-30	37,730
A	H	12000	1.0000	100	0			15,600
								53,330
Total Acres: 8.1				Legal Acres: 8.10		NBHD Fact: 1.3000		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	18,660	53,300	53,300	0	0
Building	60,590	173,100	173,100	0	0
Total	79,250	226,400	226,400	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	41,000	128,200	169,200
2021	41,000	128,200	169,200
2022	41,000	128,200	169,200

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor

Entrance Information			
Date	ID	Entry Code	Source

Property Notes
Note Codes:

Situs : 1990 SHORT RD

Parcel Id: 57-010-00-005-02

LUC: 511

Card: 1 of 1

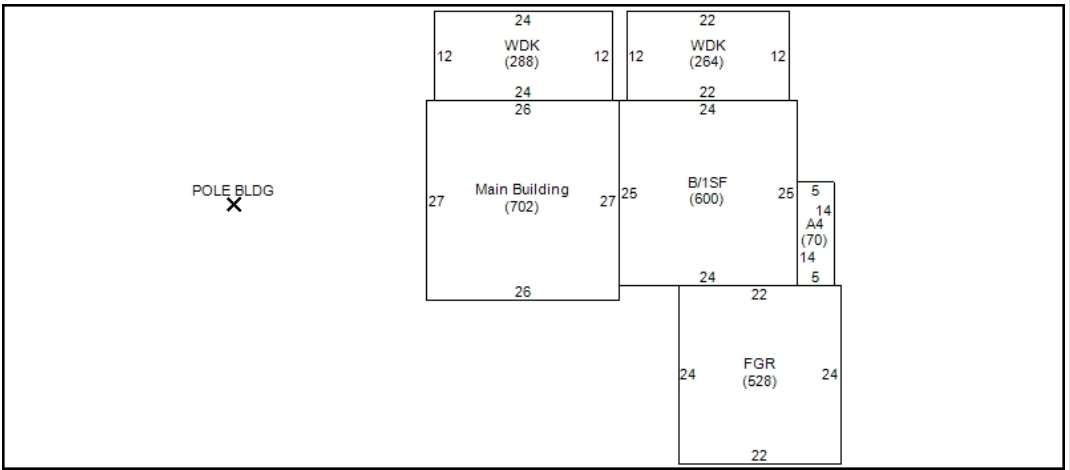
Tax Year: 2023

Printed: 05/09/24

Dwelling Information			
Valuation Method	D	Total Rooms	6
Override Model		Dining Rooms	0
Story Height	1	Bedrooms	3
Construction	91-Fr W/Mas	Family Rooms	1
Style	02-Split Level	Full Baths	2
Year Built	1980	Half Baths	0
Eff Year Built		Addl. Fixtures	0
Year Remodeled		Total Fixtures	9
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	600
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	3	Prefab Add'l Stry	
Bsmt Gar # Cars			
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	1.35
GRM Econ Rents		GRM Factor	1
GRM Units		GRM Value	0

Dwelling Computations			
Base Price	56,420	% Good	70
Plumbing	5,600	Market Adj	
Basement	14,380	Functional	
Heating	0	Economic	100
Attic	0	% Complete	100
Other Features	17,220	C&D Factor	
		Adj Factor	1.35
Subtotal	93,620	Additions	40,400
Ground Floor Area	702		
Total Living Area	1,372	Dwelling Value	153,390
Dwelling Notes			

Misc & Gross Blding Values	
Misc Building No	Misc Adjusted Value
Gross Building:	



Additions											
Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					702						
1			WDK		288						3,300
2			WDK		264						3,000
3		BSM	1SF		600						36,200
4		SLB	1SF		70						3,400
5			FGR		528						11,600
6			MS	CNP	16						300

Outbuilding Data													
Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	AP1-Pole Bldg	1993		32x62	1,984	C	1	212	A				19,700

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	

Situs : 1990 SHORT RD

Parcel Id: 57-010-00-005-02

LUC: 511

Card: 1 of 1

Tax Year: 2023

Printed: 05/09/24

Comments

Number	Code	Status	Comment
1	OFC	MI	PER DENNIS DECAMILLO, CREATE THIS PARCEL IN DISTRICT 57 FOR 1-1-17. DEACTIVATED
2	OFC	MI	56-010-00-005-02 FOR 1-1-17. DISTRICT 56 NO LONGER EXISTS BEGINNING 1-1-17.

Situs : 1990 SHORT RD

Parcel Id: 57-010-00-005-02

LUC: 511

Card: 1 of 1

Tax Year: 2023

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VALUATION COMPLAINT OF REAL PROPERTY

The following are facts in supporting my Opinion of Value: \$134,026

Annual appreciation of Ashtabula County residential properties is no more than 4% in last 3 years.

In the 3 years from counties last update, property value of 1990 Short Road, Trumbull Township should not of exceeded 12%.

The total increase from last valuation exceeds 33.80 %

Though I did not contest the previous county valuation of my property; I believe it was also inflated due to the condition of my dwelling and out building.

I have had estimates from reputable companies for repairing issue to bring house to sellable condition.

These include:

Roof Replacement – KINGPIN CONSTRUCTION (\$22,400)

Basement/Foundation Repair- D&W BASEMENT WATERPROOFING (\$45,450)

Interior Room Finished – Robinshaw Interior (\$23,500)

Carpenter Ant/Mouse Infestations – Lucas Pest Control (\$300)

Mold Removal – SERVPRO (\$5,000)

Thank you, Daniel Cell

Sold on October 20, 2023
Just Sold

Last sold for

\$84,900

3bed

2bath

1,402sqft1,402 square feet

1acre lot1 acre lot

15794 Gar Hwy,

Montville, OH 44064

[View on Map](#)

Property type

Single family

Year built

1900

Last sold

\$84.9k in 2023

Price per sqft

\$61

Garage

2 car

Comparable #2

dnmcell <dnmcell@windstream.net>

Sat 3/23/2024 4:49 PM

To:GCPL gc-th <gc-th@geaugalibrary.net>

Last sold for

\$149,900

3bed

1bath

916sqft916 square feet

2acre lot2 acre lot

6700 Ledge Rd,

Thompson, OH 44086

[View on Map](#)

Property type

Single family

Year built

1934

Last sold

\$149.9k in 2023

Price per sqft

\$164

Garage

2 car

Comparable #3

dnmcell <dnmcell@windstream.net>

Sat 3/23/2024 4:49 PM

To:GCPL gc-th <gc-th@geaugalibrary.net>

Last sold for

\$88,900

3bed

1bath

1,710sqft1,710 square feet

5.98acre lot5.98 acre lot

4288 Mells Rd,

Dorset, OH 44032

[View on Map](#)

Property type

Single family

Year built

1810

Last sold

\$88.9k in 2023

Price per sqft

\$52

Garage

4 car

[Share this home](#)[Edit Facts](#)

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: 2023-0271

July 24, 2024

DANIEL P CELL
1990 SHORT RD
THOMPSON OH 44086

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

August 29, 2024 at 2:30 PM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0271 filed for tax year 2023 by DANIEL P CELL and described as follows:

Parcel ID(s):

1) 57-010-00-005-02 located at 1990 SHORT RD, the market value is \$226,400. The market value sought is \$134,026.

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 2023-0271, DANIEL P CELL is being recorded and the date is 8/29/2024.

Board Members

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

Others present:

Alex Iarocci, Treasurer Alternate

Daniel Cell, owner via phone

Complainant Seeks: \$134,026

Subject Parcel: 570100000502

Auditor Value: \$226,400

Hearing No # 12

HEARING MINUTES

BOR Case: 2023-0271

Owner Name: DANIEL P CELL

Board Action

Motion to: ☐ Agree ☒ Set Value \$194,000

CAUV Reinstatement- ☐ All Acres ☐ No Acres ☐ Set Acres _____

☐ No Change ☐ Withdrawal ☐ Table

☐ No Show

Other _____

Based Upon:

owner testimony, adjust CDU to fair and remove rec room area.

Was Made by: Alex

2nd by: Kathryn

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

Motion therefore: ☒ Passed ☐ Failed

Decision Date: 8/29/24



David Thomas, Auditor
Secretary of the Board of Revision

Hearing No # 12

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: 2023-0271

DANIEL P CELL
1990 SHORT RD
THOMPSON OH 44086

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
57-010-00-005-02	511-1FMLY UNPL 0-9	57-TRUMBULL TWP-GENEVA CSD	2023
	LAND	IMPR	TOTAL
Original Value:	\$53,300	\$173,100	\$226,400
Adjustment:	\$0	-\$32,400	-\$32,400
New Value:	\$53,300	\$140,700	\$194,000
RESULT: VLD - VALUE DECREASE. SET VALUE AT \$194,000 BASED ON CURRENT CONDITIONS			


Board of Revision

From: [Tara R. Frable](#)
Sent: Monday, September 30, 2024 8:53 AM
To: '[dnmcell](#)'
Subject: Board of Revision Decision
Attachments: 20240829 Decision Letter.pdf

Dan,

Please see attached the Board's decision related to your request to reduce your property value. The original hard copy of the decision is also getting mailed today via standard mail. Please note value changes are not implemented until after the 30 day filing deadline for appeals has expired. If you are not going to appeal and would to expedite implementation of the value change please let me know. Don't hesitate to contact me with any questions.

Thank you,

Tara Frable

Ashtabula County Auditor's Office

Assistant Real Estate Manager

440-576-1484

trfrable@ashtabulacounty.us



**Ashtabula County Auditor
David Thomas**