

Tax year 2024 BOR no. 0015 FILED ON DATE 1
 County Ashtabula Date received FEB 25 2025 Rev. 12/22

Complaint Against the Valuation of Real Property Ashtabula County Board of Revision

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	<u>Thomas S. Ferdinigo</u>	<u>P.O. Box 112</u>	
2. Complainant if not owner		<u>Pierpont, Oh</u>	
3. Complainant's agent		<u>44082</u>	
4. Telephone number and email address of contact person <u>440-594-1134</u>			
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	<u>310290001100</u>	Address of property	
		<u>5707 Scribner Rd.</u>	
		<u>Pierpont, Oh</u>	
		<u>44082</u>	
7. Principal use of property <u>residence</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
	<u>\$110,000</u>	<u>220,200</u>	
9. The requested change in value is justified for the following reasons: <u>no electric, unfinished</u> <u>no central heat, no water, (Hydronic) ⁱⁿ flooring (concrete)</u> <u>fixtures, propane refrigeration coal heat</u>			

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 no 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.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- 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 2/24/25 Complainant or agent (printed) Thomas J. Ferlingus (if agent)

Complainant or agent (signature) Thomas J. Ferlingus

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

Notary _____

date: 2011 (June) broke my neck, partial recovery
 no strenuous work available
 fled \$ on SS and 156.55I (very minimum)
 986⁰⁰/mo.

Situs : 5707 SCRIBNER RD

Map ID: 31-029-00-011-00

LUC: 511

Card: 1 of 1

Tax Year: 2024

Printed: 02/27/25

CURRENT OWNER
FERLINGERE T SCOTT
SHARON A

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 029-00 011-00
Class Residential
Living Units 1
Neighborhood 60000
District
Zoning
Alternate Id



310290001100 04/09/2013

Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
T 12 SEC 26--6

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.1800		0			
A	S	9000	13.6730	37	0	1	-25	44,390
A	H	9000	1.0000	100	0			11,700
								56,090

Total Acres: 14.853 Legal Acres: 14.85 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	19,640	56,100	56,100	0	0
Building	57,440	164,100	164,100	0	0
Total	77,080	220,200	220,200	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
2021	43,200	117,200	160,400
2022	43,200	117,200	160,400
2023	56,100	164,100	220,200

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
06/18/07		2-Land And Building	U-Not Validated	0116/5338	ET-Temp Exempt	FERLINGERE T SCOTT
04/24/06		1-Land Only	U-Not Validated	0116/5338	ET-Temp Exempt	FERLINGERE T SCOTT
03/03/06	15,000	1-Land Only	U-Not Validated	0116/5338	WD-Warranty Deed	ROLLER ANDRE
10/20/99	10,000	1-Land Only	U-Not Validated		WD-Warranty Deed	WARRINER SUE

Entrance Information

Date	ID	Entry Code	Source
06/29/12	DAA	3-Info At Door	1-Owner
04/23/13	DAA	3-Info At Door	1-Owner
12/27/13	MJB	6-Occupant Not Home	3-Other

Property Notes
NC14 NO CHG IN DWG STILL 70% 1/1/14
RECK 2015
Note Codes:
AN-Appraiser'S Note

Situs : 5707 SCRIBNER RD

Parcel Id: 31-029-00-011-00

LUC: 511

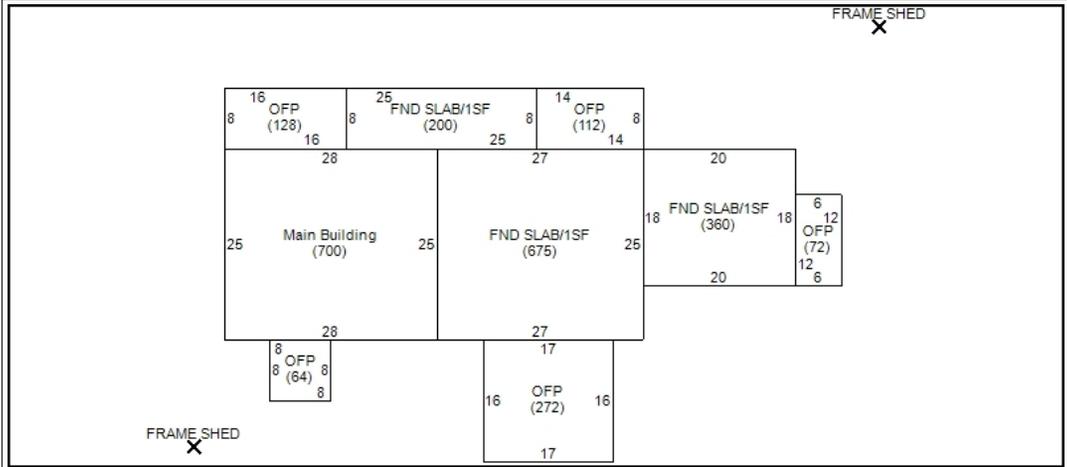
Card: 1 of 1

Tax Year: 2024

Printed: 02/27/25

Dwelling Information

Valuation Method D	Total Rooms 4
Override Model	Dining Rooms 0
Story Height 1	Bedrooms 2
Construction 1-Wood/Vinyl	Family Rooms 0
Style 03-Ranch	Full Baths 1
Year Built 2000	Half Baths 1
Eff Year Built 2011	Addl. Fixtures 0
Year Remodeled	Total Fixtures 8
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 0-No Basement	T3 Rec Rm Area
Heating 2-Basic	T4 Rec Rm Area
Heat Fuel Type 7-Wood	Fin Bsmt Liv Area 0
System	WBFP Stacks 0
Attic 2-Attic, Half Finished	WBFP Openings 0
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-2	Cost & Design 0
CDU AV-AVERAGE	Functional 95
% Good Ovr	Economic 100
% 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					700						
1		OFF			128						2,400
2	SLB	1SF			200						8,600
3		OFF			112						2,100
4	SLB	1SF			360						15,600
5		OFF			72						1,400
6		OFF			272						5,100
7		OFF			64						1,200
8	SLB	1SF			675						29,200

Dwelling Computations

Base Price 49,910	% Good 90
Plumbing 3,800	Market Adj
Basement 0	Functional 95
Heating 0	Economic 100
Attic 4,160	% Complete 100
Other Features 0	C&D Factor
	Adj Factor 1.4
Subtotal 57,870	Additions 56,200
Ground Floor Area 700	
Total Living Area 1,935	Dwelling Value 161,150
Dwelling Notes	

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RS1-Frame Shr	2000		12x16	192	C	1		A				1,500
2	RS1-Frame Shr	2000		11x16	176	C	1		A				1,400

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 : 5707 SCRIBNER RD

Parcel Id: 31-029-00-011-00

LUC: 511

Card: 1 of 1

Tax Year: 2024

Printed: 02/27/25

Comments

Number	Code	Status	Comment
22	FLD		DWG 100% AS IS 1-1-20. LEAVE FUNC.OBS FOR NO ELEC.
21	FLD	RV	REV 2020 NO CHG FOR REVAL RE CK 2020 NC
20	FLD		NVC TO DWG 1-1-19; RECK 2020.
18	FLD	NC	DWG 95%, PICKED UP OMITTED LOT IN MAIN SECT 1-1-18; RECK 2019
19	FLD	NC	FOR SOME FLOORING AND TRIM.
17	FLD	NC	DWG 90% 1-1-17; RECK 2018.
16	FLD		DWG STILL 70% 1-1-16. WOOD HEAT. RECK 2017.
15	FLD	NC	8-13-14 MJB - NC14 NO CHG IN DWG STILL 70% 1/1/14 - RECK 2015
14	FLD	NC	4-23-13 DWP-NO CHG TO DWLG,NEEDS ROOF+FLOOR WORK PER OWNER,RECHECK 2014.
13	FLD	NC	6/29/12: 1-1-12 PER RESIDENT HSE HAS NO CHANGE FOR 12
10	FLD	MI	10-27-11:EST, NO CHG IN DWG STATUS FOR 1-1-11. DWG DOESN'T HAVE ELEC (ADJUST
11	FLD	MI	5% FUNCTIONAL). RECK 2012 FOR COMPL. NOTE:DWG ACCESS IS THRU EASEMENT OF
12	FLD	MI	ADDRESS 5659.
9	FLD	MI	08-09-2010,PER MRS NO CHANGE,RECHECK 2011
1	OFC	LC	20060307 SLS C#01 - SURVEY UPDATE FROM 4.43 TO 4.33 CONV 772 3/3/2006
2	OFC	LC	20060425 TML C#01 - ADDED BALANCE OF 10.491 ACRES FROM 31-029-00-011-02
3	OFC	LC	20060425 TML C#01 - ON 4/24/2006 CONVEY # 1438
4	FLD	NC	20080619 ML C#01 - 3/27/08 EST POLE BARN BEING CONVERTED TO DWLG 60% NOW,
5	FLD	NC	20080619 ML C#01 - RECHECK'09 FOR COMP
6	FLD	NC	20090507 JC C#01 - 5/1/09 FATHER (PHONE) DONE SOME ELEC, Sstill NEEDS DRYWALL
7	FLD	NC	20090507 JC C#01 - & SOME PLUMBING, ADJ OBS FOR 1/1/09, RECHECK 2010 FOR
8	FLD	NC	20090507 JC C#01 - DWLG COMP

Situs : 5707 SCRIBNER RD**Parcel Id: 31-029-00-011-00****LUC: 511****Card: 1 of 1****Tax Year: 2024****Printed: 02/27/25**

PAGE LEFT BLANK INTENTIONALLY

Appeal for property taxes hearing 5/19/2025

Property: 5707 Scribner Rd., Pierpont, OH 44082

Parcel ID Number: 31-029-00-011-00

Hello, I am Thomas Scott Ferlingere.

I am here today contesting the market value assessment for my property and residence. Thank you for the opportunity given. I am seeking an adjustment be made to the 2024 market value assessment of my residence and property. I can provide evidence that:

The Tax Assessor has; 1. Inaccurate or mislabeled property information on record for this property and we are being assessed unfairly and incorrectly at a tax rate of 45.743973.

Ashtabula's property records list data that is not reported accurately and contains the following discrepancies:

- There is no CO for this property, and one has never been issued.
- There is no electricity in this residence – There is not an electric meter nor record of power account or bill for this residence. No light fixtures are installed.
- There is no central heat system/HVAC in this residence.
- There is not a well on this property.
 - The residence plumbing consists of a **spring**. I provided a water sample to the Ashtabula Board of Health on 10-19-2000 and it was approved as drinkable. I built a water tower after 8-28-2003. The water is gravity fed uphill and does not exceed 3# of pressure anywhere in the residence.
- I assert that the county has not followed their own assessment policy that states: "In the first phase, data collectors--who are not appraisers--verify and update the county property file by making an onsite visit to your property."
 - There has been no onsite visit by a data collector since 2013 and I am challenging the falsely recorded field notes with the most recent being,

1-1-2020 where it's described by the field that my residence is at 100% and request that an 'on-site assessment' as prescribed by the Ohio Tax Assessment process.

- I assert that the county has not followed their own assessment policy that states: "At a later stage, professional appraisers analyze the data in the field and establish the estimated fair market value (the price a willing seller would receive from a willing buyer)."
 - There has not been an onsite professional appraiser who has made a visit to my residence at any time, much less analyzing the data in the field and it is my challenge to you to prove otherwise. Who was it? Where are those records? When was it? \$56,200.00 is a false addition to the residential property record card.
- I assert that the county has not followed their own assessment policy that states: "Ohio law calls for a county-wide reappraisal every six years, with an update every three years."
 - There has not been an onsite data collector. There has not been a professional appraiser to visit my residence as the residential property record card indicates since 12-27-13, and "Occupant Not Home." I assert this assessment is in violation of Ohio law, therefore the assessment relied upon computing the market value of my land and residence is obsolete.

The Residential Property Card on file states:

- On PG1 Property Notes:
 - **"No change in dwelling, still 70% 1/1/2014."**
 - The last recorded date of field entrance was 12-27-2013, however, there are 22 recorded field visits as of 1-1-20. How did my residence suddenly go from 're-check' *each* year to "Dwelling at 100%"?
- On PG2, Dwelling:
 - The card says, "Year built 2000" or "2011." How is this possible when I pulled the Residential Construction permit on 4-22-2005 and it isn't finished?

- How is it possible this residence was built in 2000, when on 3-27-2008 the field recorded that the pole barn was being converted to a dwelling, listing the dwelling at 60%?
- The card says, "Heating 2-Basic." However, there is **no HVAC/AIR or heat system, only wood/coal stoves** and would require a total system installation.
- Building / Market Cost Depreciation -The card shows nothing. There is ZERO adjustment listed – I assert this **should be about 11% for my 20 year old residence.**
- How can the lost *Economic Life* be at 100 and *Functional* be at 95 if there are no utilities, no electricity, no basic heat system, no well but be recorded that 'Leave Functional is **OBSOLETE** for no electric'? What is obsolete within that data?
- The card states that my land value increased \$12,900.00 where there have been no changes. No topography improvements, no improvements or additions to the surrounding county roads and no potential for development. I challenge the data and request the proper assessment be applied according to Ohio law.

Under Ashtabula Public Records ** **"THE MARKET VALUE FOR 5707 SCRIBNER RD IS \$220,000.00, WHICH IS 84% HIGHER THAN THE MEDIAN ASSESSED VALUE OF \$119,700.00 IN PIERPONT."**

- ❖ Out of the 21 property records on Scribner Road, how is it possible that my residence that is unfinished, that I do not have a CO for and has a lack of utilities-which makes the property less marketable lowering the value, not raising it higher, be listed as the highest market value \$220,200.00 on Scribner Road?
- ❖ The next recorded property record closest is \$169,800.00. This means that **my uncompleted residence** is valued higher than any other home in all of Ashtabula County that is ranked in the 20th and 80th percentile.
- ❖ My residence is listed with the highest property tax on Scribner Rd out of 21 properties at \$2931.54. The next highest taxed property record Parcel Number 31-029-00-011-01, 5599 Scribner Rd.5607 is a finished 3 BR, 2 BA home on 29.8 acres, garage, greenhouse, enclosed porch, patio, all which exceeds comparison of my property, and the property tax is \$2525.68. This is a property that **has** utilities. HVAC/a well/occupancy and electricity with all marketable amenities.

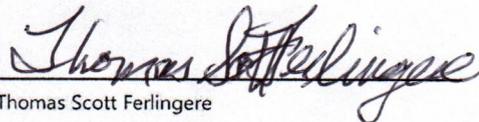
- A property without utilities and basic amenities used in calculating market value would require renovations to bring it up to standard to sell. These are significant and are less desirable to potential buyers.
- My original opinion was that the fair market value sought for my residence be \$110,000.00, however, based on the calculations of adjustments for completing the property to a desirable buyer I am seeking an adjusted market value assessment for \$107,500 based on the following estimates:

Electricity/Fixtures/Code/Permit	50,000.00
Well installation:	12,500.00
HVAC/Total system install:	<u>50,000.00</u>
TOTAL	82,000.00
Market value 2024 Tax Year	220,200.00
Less completion	<u>112,500.00</u>
TOTAL	<u>107,500.00</u>

I have relied upon the Ashtabula County data and government records to present this appeal.

I intend to complete a CAUV timely for 2025.

Thank you for your consideration.

X 
Thomas Scott Ferlingere

Building inspection department Ashtabula Ohio county - 440-576-3737

Documents enclosed:

Ashtabula Board of Health, dated, 10-19-2000 Water sample provided
Ashtabula Board of Health, dated, 9-9-02 Permit #520 -Unsigned/Display \$75.
Ashtabula Board of Health, dated, 9-9-02 Permit #520- Signed/Approved.
Ashtabula Board of Health Plumbing Final, dated, 2-17-05 – signed by Robert
Wollschleger CPI.
Construction permit, dated, 4-22-05.
Residential Permit and Inspection 5-12-05.
Rough frame and electric 10-17-05 rough in inspection #050332
Ashtabula Board of Health Inspection and Approval, dated 1-3-07 – Signed.

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: 2024-0015

April 14, 2025

THOMAS S. FERLINGERE
PO BOX 172
PIERPONT OH 44082

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

May 19, 2025 at 10:45 AM

at 25 W. Jefferson St., Old Courthouse, 1st Floor Planning Department meeting room, in connection with B.O.R. case number: 2024-0015 filed for tax year 2024 by THOMAS S. FERLINGERE and described as follows:

Parcel ID(s):

1) 31-029-00-011-00 located at 5707 SCRIBNER RD, the market value is \$220,200. The market value sought is \$110,000.

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

#19. YES. INTEND TO PRESENT TESTIMONY

Tax year 2024 BOR no. 0015 FILED ON DTE 1
County Ashtabula Date received FEB 25 2025 Rev. 12/22

Complaint Against the Valuation of Real Property Ashtabula County Board of Revision

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	<u>Thomas S. Ferdinigo</u>	<u>P.O. Box 172</u>	
2. Complainant if not owner		<u>Pierpont, Oh</u>	
3. Complainant's agent		<u>44082</u>	
4. Telephone number and email address of contact person <u>440-594-1134</u>			
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	<u>310290001100</u>	Address of property <u>5707 Scribner Rd.</u>	
		<u>Pierpont, Oh</u>	
		<u>44082</u>	
7. Principal use of property <u>residences</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
	<u>\$110,000</u>	<u>220,200</u>	
9. The requested change in value is justified for the following reasons: <u>no electric, inflexible no central heat, no water, (Hydraulic) ^{no} flooring (Cement) fixtures. Propane refrigeration coal heat</u>			

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 no 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 2/24/25 Complainant or agent (printed) Thomas J. Poling (If agent)

Complainant or agent (signature) Thomas J. Poling

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

Notary _____

*date: 2011 (June) broke my neck, partial recovery
no strenuous work available
fed \$ on 55 and 156.55I (very minimum)
986/mo.*

Situs : 5707 SCRIBNER RD

Map ID: 31-029-00-011-00

LUC: 511

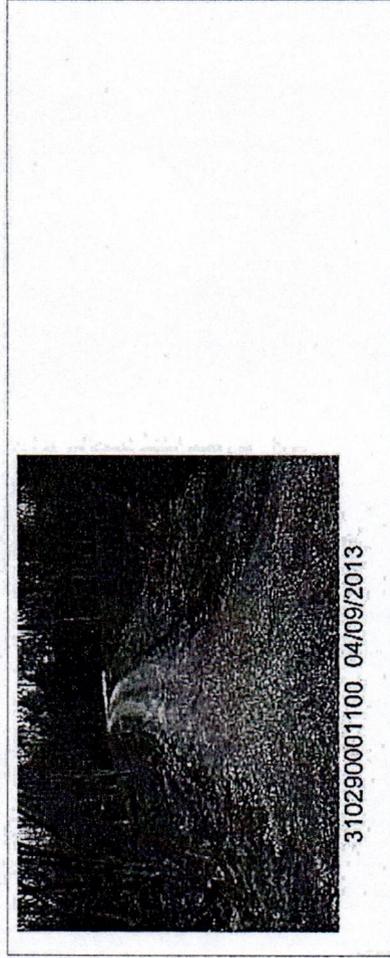
Card: 1 of 1

Tax Year: 2024

Printed: 02/27/25

CURRENT OWNER
FERLINGERE T SCOTT
SHARON A

GENERAL INFORMATION
Routing No. 029-00 011-00
Class Residential
Living Units 1
Neighborhood 60000
District
Zoning
Alternate Id



310290001100 04/09/2013

CAUV
Field Review Flag:

Legal Description

Parcel Tieback:
Legal Descriptions:
T 12 SEC 26-6

Addl. Tieback: N

Land Information

Type Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value	
A 0	0	.1800	0	0				
A S	9000	13.6730	37	0	1	-25	44,390	
A H	9000	1.0000	100	0			11,700	
Total Acres: 14.853							Legal Acres: 14.85	NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	19,640	56,100	56,100	0	0
Building	57,440	164,100	164,100	0	0
Total	77,080	220,200	220,200	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
2021	43,200	117,200	160,400
2022	43,200	117,200	160,400
2023	56,100	164,100	220,200

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

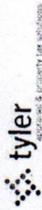
Transfer Date	Price	Type	Validity
06/18/07		2-Land And Building	U-Not Validated
04/24/06		1-Land Only	U-Not Validated
03/03/06	15,000	1-Land Only	U-Not Validated
10/20/99	10,000	1-Land Only	U-Not Validated

Entrance Information

Date	ID	Entry Code	Source
06/29/12	DAA	3-Info At Door	1-Owner
04/23/13	DAA	3-Info At Door	1-Owner
12/27/13	MJB	6-Occupant Not Home	3-Other

Property Notes

NC14 NO CHG IN DWG STILL 70% 1/1/14
RECK 2015
Note Codes:
AN-Appraiser'S Note



RESIDENTIAL PROPERTY RECORD CARD

Situs : 5707 SCRIBNER RD

Parcel Id: 31-029-00-011-00

LUC: 511

Card: 1 of 1

Tax Year: 2024

Printed: 02/27/25

ASHTABULA COUNTY

Dwelling Information

Valuation Method D
 Override Model 1
 Story Height 1
 Construction 1-Wood/Vinyl
 Style 03-Ranch
 Year Built 2000
 Eff Year Built 2011
 Year Remodeled

Kitchen Remod 0
 Bath Remod 0
 Lower Level 0-No Basement
 Heating 2-Basic
 Heat Fuel Type 7-Wood
 System

Attic 2-Attic, Half Finished
 Phy. Condition A-Average Condition
 Int vs Ext Cond
 Well / Septic 3

Bsmt Gar # Cars
 Misc 1 Desc
 Misc 2 Desc

Grade C-2
 CDU AV-AVERAGE
 % Good Ovr 100
 % Complete 100

GRM Econ Rents
 GRM Units

Misc 1 Qty
 Misc 2 Qty

Cost & Design 0
 Functional 95
 Economic 100
 NBHD Fact 1.4

GRM Factor 1
 GRM Value 0

Total Rooms 4
 Dining Rooms 0
 Bedrooms 2
 Family Rooms 0
 Full Baths 1
 Half Baths 1
 Addl. Fixtures 0
 Total Fixtures 8

Unfinished Area 0
 T2 Rec Rm Area
 T3 Rec Rm Area
 T4 Rec Rm Area
 Fin Bsmt Liv Area 0
 WBFP Stacks 0
 WBFP Openings 0
 WBFP Add'l Strys
 Prefab Fireplace
 Prefab Add'l Strys

Dwelling Computations

Base Price 49,910
 Plumbing 3,800
 Basement 0
 Heating 0
 Attic 4,160
 Other Features 0
 Subtotal 57,870

Ground Floor Area 700
 Total Living Area 1,935

Dwelling Notes

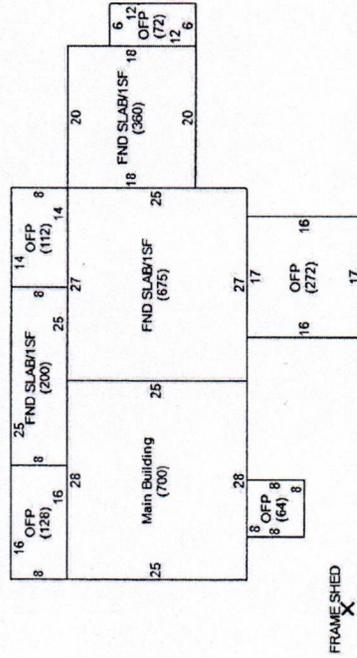
% Good 90
 Market Adj
 Functional 95
 Economic 100
 % Complete 100
 C&D Factor
 Adj Factor 1.4
 Additions 56,200

Dwelling Value 161,150

Misc & Gross Building Values

Misc Building No
Gross Building: Misc Adjusted Value

FRAMESHED



Additions

Line	Low	1st	2nd	3rd	Area	Yr	Bit	Eff Yr	Grade	%Comp	CDU	Value
0					700							
1		OFF			128							2,400
2		SLB			200							8,600
3		OFF			112							2,100
4		SLB			360							15,600
5		OFF			72							1,400
6		OFF			272							5,100
7		OFF			64							1,200
8		SLB			675							29,200

Outbuilding Data

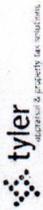
Ln	Code/Desc	Yr	Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RS1-Frame Shr	2000			12x16	192	C	1		A				1,500
2	RS1-Frame Shr	2000			11x16	176	C	1		A				1,400

Condominium / Mobile Home Information

Complex #
 Type
 Unit No
 Condo Style
 Cmplx Name

Level
 Elevator
 Location
 View

MH Make
 MH Model
 Serial#
 MH Title#
 Park Code



RESIDENTIAL PROPERTY RECORD CARD

ASHTABULA COUNTY

Situs : 5707 SCRIBNER RD

Parcel Id: 31-029-00-011-00

LUC: 511

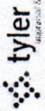
Card: 1 of 1

Tax Year: 2024

Printed: 02/27/25

Comments

Number	Code	Status	Comment
22	FLD		DWG 100% AS IS 1-1-20. LEAVE FUNC.OBS FOR NO ELEC.
21	FLD	RV	REV 2020 NO CHG FOR REVAL RE CK 2020 NC
20	FLD		NVC TO DWG 1-1-19; RECK 2020.
18	FLD	NC	DWG 95%, PICKED UP OMITTED LOT IN MAIN SECT 1-1-18; RECK 2019
19	FLD	NC	FOR SOME FLOORING AND TRIM.
17	FLD	NC	DWG 90% 1-1-17; RECK 2018.
16	FLD		DWG STILL 70% 1-1-16. WOOD HEAT. RECK 2017.
15	FLD	NC	8-13-14 MJB - NC14 NO CHG IN DWG STILL 70% 1/1/14 - RECK 2015
14	FLD	NC	4-23-13 DWP-NO CHG TO DWLG,NEEDS ROOF+FLOOR WORK PER OWNER,RECHECK 2014.
13	FLD	NC	6/29/12: 1-1-12 PER RESIDENT HSE HAS NO CHANGE FOR 12
10	FLD	MI	10-27-11:EST, NO CHG IN DWG STATUS FOR 1-1-11. DWG DOESNT HAVE ELEC (ADJUST
11	FLD	MI	5% FUNCTIONAL). RECK 2012 FOR COMPL. NOTE:DWG ACCESS IS THRU EASEMENT OF
12	FLD	MI	ADDRESS 5659.
9	FLD	MI	08-09-2010,PER MRS NO CHANGE,RECHECK 2011
1	OFC	LC	20060307 SLS C#01 - SURVEY UPDATE FROM 4.43 TO 4.33 CONV 772 3/3/2006
2	OFC	LC	20060425 TML C#01 - ADDED BALANCE OF 10.491 ACRES FROM 31-029-00-011-02
3	OFC	LC	20060425 TML C#01 - ON 4/24/2006 CONVEY # 1438
4	FLD	NC	20080619 ML C#01 - 3/27/08 EST POLE BARN BEING CONVERTED TO DWLG 60% NOW,
5	FLD	NC	20080619 ML C#01 - RECHECK'09 FOR COMP
6	FLD	NC	20090507 JC C#01 - 5/1/09 FATHER (PHONE) DONE SOME ELEC, Sstill NEEDS DRYWALL
7	FLD	NC	20090507 JC C#01 - & SOME PLUMBING, ADJ OBS FOR 1/1/09, RECHECK 2010 FOR
8	FLD	NC	20090507 JC C#01 - DWLG COMP



tyler
Assessors & Property Administrators

RESIDENTIAL PROPERTY RECORD CARD

ASHTABULA COUNTY

Situs : 5707 SCRIBNER RD

Parcel Id: 31-029-00-011-00

LUC: 511

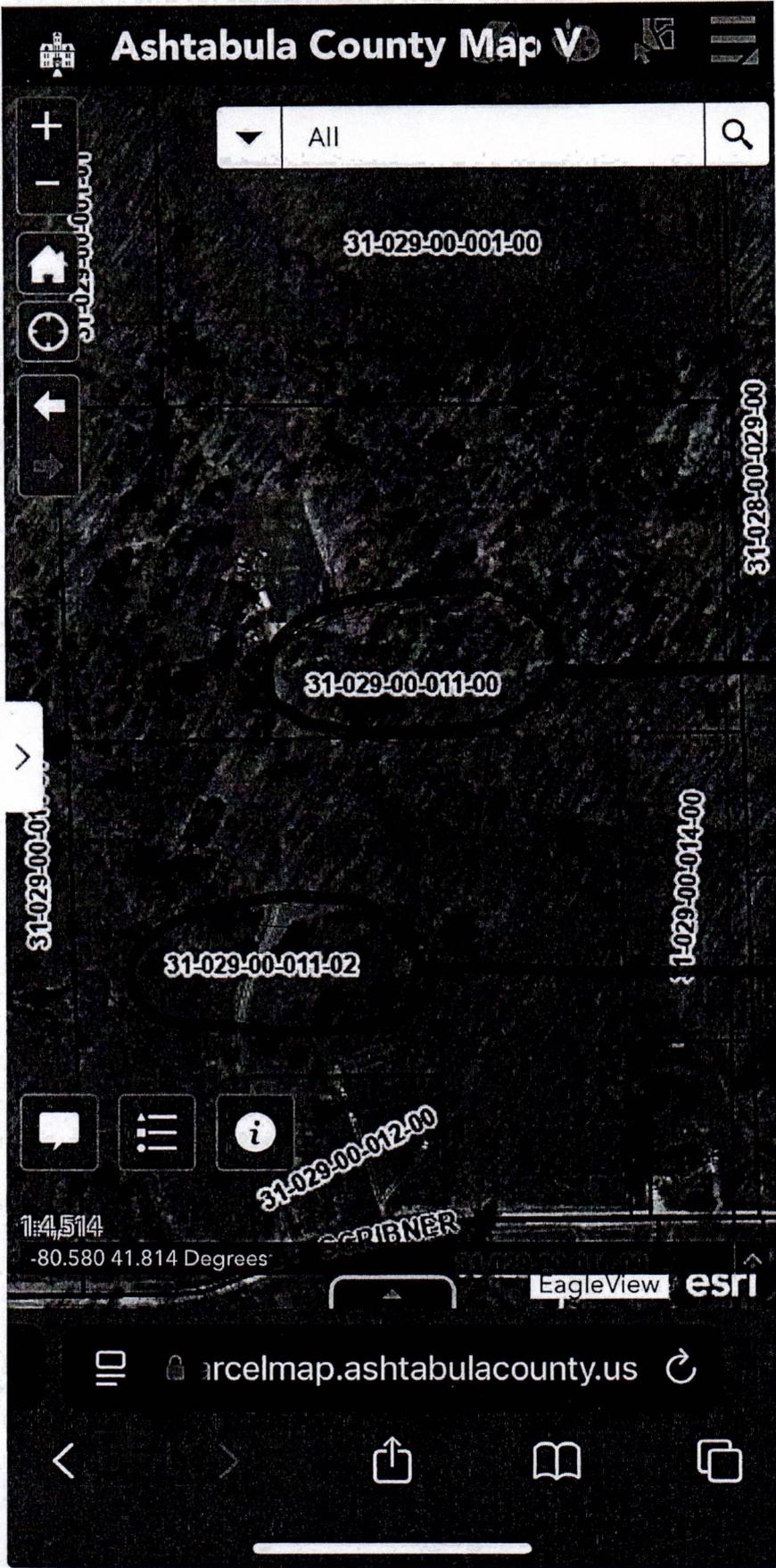
Card: 1 of 1

Tax Year: 2024

Printed: 02/27/25

PAGE LEFT BLANK INTENTIONALLY

6:48



DAD & MOM

JASON

PARID: 310290001100
NBHD: 60000
FERLINGERE T SCOTT

JUR: 04
ROLL: RP
5707 SCRIBNER RD

Parcel

Address 5707 SCRIBNER RD
Unit
Class R - RESIDENTIAL
Land Use Code 511 - 511
Tax Roll RP_OH
Acres 14.853
Political Subdivision
Taxing District 31
District Name MONROE TWP-CONNEAUT CSD
Gross Tax Rate 68.65
Effective Tax Rate 45.743973
Neighborhood 60000

Owner

Owner FERLINGERE T SCOTT
SHARON A

Notes

Tax Mailing Name and Address

Mailing Name 1 FERLINGERE T SCOTT
Mailing Name 2
Address 1 PO BOX 172
Address 2
Address 3 PIERPONT OH 44082
Mortgage Company
Mortgage Company
Tax Year 2024

Legal

Legal Desc 1 T 12 SEC 26--6
Legal Desc 2
Legal Desc 3
Notes
Survey

Taxes Due (Tax Year 2024)

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total	
RP_OH		\$0.00	\$1,535.57	\$1,395.97	\$2,931.54

Homestead Credits

Homestead Exemption YES
Owner Occupied Credit YES

Appraised Value (100%)

Year	2024
Appraised Land	\$56,100
Appraised Building	\$164,100
Appraised Total	\$220,200
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$19,640
Assessed Building	\$57,440
Assessed Total	\$77,080
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2022	\$43,200	\$117,200	\$160,400	\$0
2023	\$56,100	\$164,100	\$220,200	\$0
2024	\$56,100	\$164,100	\$220,200	\$0

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	0-RIGHT OF WAY	7,841	.1800		\$0.00
2	-	A-ACREAGE	S-RESIDUAL	595,596	13.6730		\$44,390.00
3	-	A-ACREAGE	H-HOMESITE	43,560	1.0000		\$11,700.00
Total:				646,997	14.8530		\$56,090.00

Land 1 of 3

Line #	1
Land Type	A-ACREAGE
Land Code	0-RIGHT OF WAY
Square Feet	7,841
Acres	.1800
Land Units	
Actual Frontage	
Effective Frontage	
Override Size	
Actual Depth	
Table Rate	.00
Override Rate	
Depth Factor	1
Influence Factor	
Influence Codes	
Nbhd Factor	1.3
Notes	
Value	\$0.00
Exemption Pct	
Homesite Value	

Residential

Card	1
Stories	1
Construction	1-WOOD/VINYL
Style	03-RANCH
Condo Type	-
Square Feet	1,935
Year Built	2000
Effective Year	2011
Year Remodeled	
PCT Complete	100
Physical Condition	A-AVERAGE CONDITION
Grade	C-2
CDU	AV-AVERAGE
Total Rooms	4

Bedrooms 2
 Family Rooms 0
 Attic 2-UNFINISHED
 Basement 0-SLAB
 Rec Room
 Finished Basement 0
 Full Baths 1
 Half Baths 1
 Heat 2-BASIC
 Heating Fuel Type 7-WOOD
 Prefab Fireplace
 WBFP Stacks 0
 Fireplace Openings 0
 Unfinished Area 0
 Cost & Design Factor

Dwelling Value 161,150
 Note 1
 Note 2

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						700			\$0
1	1		OFF				128			\$2,100
1	2	SLB	1SF				200			\$7,400
1	3		OFF				112			\$1,800
1	4	SLB	1SF				360			\$13,300
1	5		OFF				72			\$1,200
1	6		OFF				272			\$4,400
1	7		OFF				64			\$1,000
1	8	SLB	1SF				675			\$25,000

OBY

Card	Line #	Code	Desc	Yr Built	Width x Length	Area	Units	Grade	Mod	Cds	Condition	Make	Model	Serial No.	Title No	Value
1	1	RS1	FRAME UTILITY SHED	2000	12 X 16	192 #		C			AVERAGE					1,500
1	2	RS1	FRAME UTILITY SHED	2000	11 X 16	176 #		C			AVERAGE					1,400

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book	Page
18-JUN-2007	\$0	2001	U-NOT VALIDATED	2-LAND AND BUILDING	ET-TEMP EXEMPT	0116	5338
24-APR-2006	\$0	1439	U-NOT VALIDATED	1-LAND ONLY	ET-TEMP EXEMPT	0116	5338
03-MAR-2006	\$15,000	772	U-NOT VALIDATED	1-LAND ONLY	WD-WARRANTY DEED	0116	5338
20-OCT-1999	\$10,000	4259	U-NOT VALIDATED	1-LAND ONLY	WD-WARRANTY DEED		

Sales History

1 of 4

Sale Date 18-JUN-2007
 Sale Price \$0
 Contract Price
 Sale Type 2-LAND AND BUILDING
 Deed Transfer # 2001
 Book / Page 0116 / 5338
 Source -
 Seller FERLINGERE T SCOTT
 SHARON A & JASON T
 Buyer FERLINGERE T SCOTT
 SHARON A

Instrument Type
 Validity
 State Code
 # of Parcels
 Total Appraised
 Note1
 Note2

ET-TEMP EXEMPT
 U-NOT VALIDATED

Sale Key

54073

NOTES

Comment Number	Code Comment	Who	Wen
1	OFC 20060307 SLS C#01 - SURVEY UPDATE FROM 4.43 TO 4.33 CONV 772 3/3/2006	CNVT	12/01/2009 05:00 pm
2	OFC 20060425 TML C#01 - ADDED BALANCE OF 10.491 ACRES FROM 31-029-00-011-02	CNVT	12/01/2009 05:00 pm
3	OFC 20060425 TML C#01 - ON 4/24/2006 CONVEY # 1438	CNVT	12/01/2009 05:00 pm
4	FLD 20080619 ML C#01 - 3/27/08 EST POLE BARN BEING CONVERTED TO DWLG 60% NOW,	CNVT	12/01/2009 05:00 pm
5	FLD 20080619 ML C#01 - RECHECK'09 FOR COMP	CNVT	12/01/2009 05:00 pm
6	FLD 20090507 JC C#01 - 5/1/09 FATHER (PHONE) DONE SOME ELEC, SSTILL NEEDS DRYWALL	CNVT	12/01/2009 05:00 pm
7	FLD 20090507 JC C#01 - & SOME PLUMBING, ADJ OBS FOR 1/1/09, RECHECK 2010 FOR	CNVT	12/01/2009 05:00 pm
8	FLD 20090507 JC C#01 - DWLG COMP	CNVT	12/01/2009 05:00 pm
9	FLD 08-09-2010,PER MRS NO CHANGE,RECHECK 2011	MSHOUSER	08/09/2010 03:29 pm
10	FLD 10-27-11:EST, NO CHG IN DWG STATUS FOR 1-1-11. DWG DOESN'T HAVE ELEC (ADJUST	MMCARMACK	11/08/2011 04:10 pm
11	FLD 5% FUNCTIONAL). RECK 2012 FOR COMPL. NOTE:DWG ACCESS IS THRU EASEMENT OF	MMCARMACK	11/08/2011 04:10 pm
12	FLD ADDRESS 5659.	MMCARMACK	11/08/2011 04:10 pm
13	FLD 6/29/12: 1-1-12 PER RESIDENT HSE HAS NO CHANGE FOR 12	IASWADMIN	09/06/2012 09:54 am
14	FLD 4-23-13 DWP-NO CHG TO DWLG,NEEDS ROOF+FLOOR WORK PER OWNER,RECHECK 2014.	CCROTOKO	11/21/2013 01:09 pm
15	FLD 8-13-14 MJB - NC14 NO CHG IN DWG STILL 70% 1/1/14 - RECK 2015	KTANNER	10/21/2014 11:26 am
16	FLD DWG STILL 70% 1-1-16. WOOD HEAT. RECK 2017.	MMCARMACK	11/08/2016 03:31 pm
17	FLD DWG 90% 1-1-17; RECK 2018.	MMCARMACK	08/21/2017 10:17 am
18	FLD DWG 95%, PICKED UP OMITTED LOT IN MAIN SECT 1-1-18; RECK 2019	MMCARMACK	06/26/2018 02:04 pm
19	FLD FOR SOME FLOORING AND TRIM.	MMCARMACK	06/26/2018 02:04 pm
20	FLD NVC TO DWG 1-1-19; RECK 2020.	MMCARMACK	10/03/2019 03:25 pm
21	FLD REV 2020 NO CHG FOR REVAL RE CK 2020 NC	KDRIPPS	02/12/2020 03:41 pm
22	FLD DWG 100% AS IS 1-1-20. LEAVE FUNC.OBS FOR NO ELEC.	MMCARMACK	11/09/2020 09:41 am
23	BOR 20250225 BOR 2024-0015	TFRABLE	02/27/2025 03:08 pm

Current Full Year Charges

Original Charge	\$5,291.58
Reduction	-\$1,765.60
Adjusted Charge	\$3,525.98
Non-Business Credit	-\$284.56
Homestead Exemption	-\$403.08
Owner Occupancy Credit	-\$55.90
Total Full Year Real Estate Only	\$2,782.44
Special Assessment	\$9.50
CAUV Recoupment	\$0.00
Total Full Year Current Charges	\$2,791.94

1st Half Current Charges (includes adjustments)

Original Charge	\$2,645.79
Reduction	-\$882.80
Adjusted Charge	\$1,762.99
Non-Business Credit	-\$142.28

Homestead Exemption	-201.54
Owner Occupancy Credit	-27.95
Penalty	\$.00
Total 1st Half Real Estate Only	\$1,391.22
Special Assessment	\$4.75
CAUV Recoupment	\$.00
Total 1st Half Current Charges	\$1,395.97

2nd Half Current Charges (includes adjustments)

Original Charge	\$2,645.79
Reduction	-\$882.80
Adjusted Charge	\$1,762.99
Non-Business Credit	-\$142.28
Homestead Exemption	-\$201.54
Owner Occupancy Credit	-\$27.95
Penalty	\$.00
Total 2nd Half Real Estate Only	\$1,391.22
Special Assessment	\$4.75
CAUV Recoupment	\$.00
Total 2nd Half Current Charges	\$1,395.97

Delinquent Charges

Real Estate Delq.	\$.00
Interest	\$.00
Total Delinquent Real Estate	\$.00
Special Assessment Delq.	\$.00
Interest	\$.00
Total Delinquent Special Assessment	\$.00
Total Current Delinquent	\$.00

Tax Details

Type	Action	Project #	Date	Delinquent	1st Half	2nd Half
ORG	DUP		26-DEC-24	0.00	2,645.79	2,645.79
RED	DUP		26-DEC-24	0.00	-882.80	-882.80
RLB	DUP		26-DEC-24	0.00	-142.28	-142.28
HOM	DUP		26-DEC-24	0.00	-201.54	-201.54
HRB	DUP		26-DEC-24	0.00	-27.95	-27.95
SAC	DUP	19006	26-DEC-24	0.00	2.50	2.50
SAC	DUP	19005	26-DEC-24	0.00	2.25	2.25
PEN	ADJ		20-MAR-25	0.00	139.12	0.00
SAP	ADJ	19006	20-MAR-25	0.00	0.25	0.00
SAP	ADJ	19005	20-MAR-25	0.00	0.23	0.00
Total:				0.00	1,535.57	1,395.97

Payment History

Roll	Tax Year	Effective Date	Business Date	Amount
RP_OH	2023	21-JUN-24	21-JUN-24	\$1,441.70
RP_OH	2023	12-FEB-24	12-FEB-24	\$1,441.70
RP_OH	2022	21-FEB-23	21-FEB-23	\$2,281.70
RP_OH	2021	15-FEB-22	15-FEB-22	\$2,341.56
RP_OH	2020	07-APR-21	07-APR-21	\$1,170.61
RP_OH	2020	16-FEB-21	16-FEB-21	\$1,170.61
RP_OH	2019	24-FEB-20	24-FEB-20	\$2,309.18
RP_OH	2018	29-JAN-19	29-JAN-19	\$2,226.94
RP_OH	2017	20-JUL-18	20-JUL-18	\$997.09
RP_OH	2017	21-FEB-18	21-FEB-18	\$997.09
RP_OH	2016	17-JUL-17	17-JUL-17	\$671.37
RP_OH	2016	01-FEB-17	01-FEB-17	\$671.37

RP_OH	2015	22-JUN-16	22-JUN-16	\$670.38
RP_OH	2015	28-JAN-16	28-JAN-16	\$670.38
RP_OH	2014	08-JUL-15	08-JUL-15	\$646.39
RP_OH	2014	12-FEB-15	12-FEB-15	\$649.21
RP_OH	2013	30-JUL-14	30-JUL-14	\$750.00
RP_OH	2013	04-MAR-14	04-MAR-14	\$606.80
RP_OH	2012	30-JUL-13	30-JUL-13	\$700.00
RP_OH	2012	05-FEB-13	05-FEB-13	\$652.84
RP_OH	2011	14-AUG-12	14-AUG-12	\$880.00
RP_OH	2011	07-MAR-12	07-MAR-12	\$914.95
RP_OH	2010	25-JUL-11	25-JUL-11	\$849.00
RP_OH	2010	18-JAN-11	18-JAN-11	\$848.05
RP_OH	2009	19-JUL-10	19-JUL-10	\$968.94
RP_OH	2009	03-MAR-10	17-MAR-10	\$799.94
RP_OH	2009	18-AUG-09	18-AUG-09	\$69.63
RP_OH	2009	10-AUG-09	10-AUG-09	\$696.29

Special Assessment Charges

Year	Project	Date	Desc	Charge	Fee	Total
2024	19005	17-DEC-24	9-1-1 EMERGENCY TELEPHONE	\$4.50	\$0.00	\$4.50
2024	19006	17-DEC-24	COUNTYWIDE RECYCLING PROGRAM	\$5.00	\$0.00	\$5.00
Total:				\$9.50	\$0.00	\$9.50

Special Assessment Payoff Details

Year	Project	Desc	Cycle	Taxes	Fee	Penalty/Interest	Paid	Total
2022	19005	9-1-1 EMERGENCY TELEPHONE	1	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2022	19005	9-1-1 EMERGENCY TELEPHONE	2	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2022	19006	COUNTYWIDE RECYCLING PROGRAM	1	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2022	19006	COUNTYWIDE RECYCLING PROGRAM	2	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2023	19005	9-1-1 EMERGENCY TELEPHONE	1	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2023	19005	9-1-1 EMERGENCY TELEPHONE	2	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
2023	19006	COUNTYWIDE RECYCLING PROGRAM	1	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2023	19006	COUNTYWIDE RECYCLING PROGRAM	2	\$2.50	\$0.00	\$0.00	-\$2.50	\$0.00
2024	19005	9-1-1 EMERGENCY TELEPHONE	1	\$2.25	\$0.00	\$0.23	\$0.00	\$2.48
2024	19005	9-1-1 EMERGENCY TELEPHONE	2	\$2.25	\$0.00	\$0.00	\$0.00	\$2.25
2024	19006	COUNTYWIDE RECYCLING PROGRAM	1	\$2.50	\$0.00	\$0.25	\$0.00	\$2.75
2024	19006	COUNTYWIDE RECYCLING PROGRAM	2	\$2.50	\$0.00	\$0.00	\$0.00	\$2.50
Total:				\$28.50	\$0.00	\$0.48	-\$19.00	\$9.98

Special Assessment Payoff Totals

Project	Desc	Taxes	Fee	Penalty/Interest	Paid	Total
19005	9-1-1 EMERGENCY TELEPHONE	\$13.50	\$0.00	\$0.23	-\$9.00	\$4.73
19006	COUNTYWIDE RECYCLING PROGRAM	\$15.00	\$0.00	\$0.25	-\$10.00	\$5.25
Total:		\$28.50	\$0.00	\$0.48	-\$19.00	\$9.98

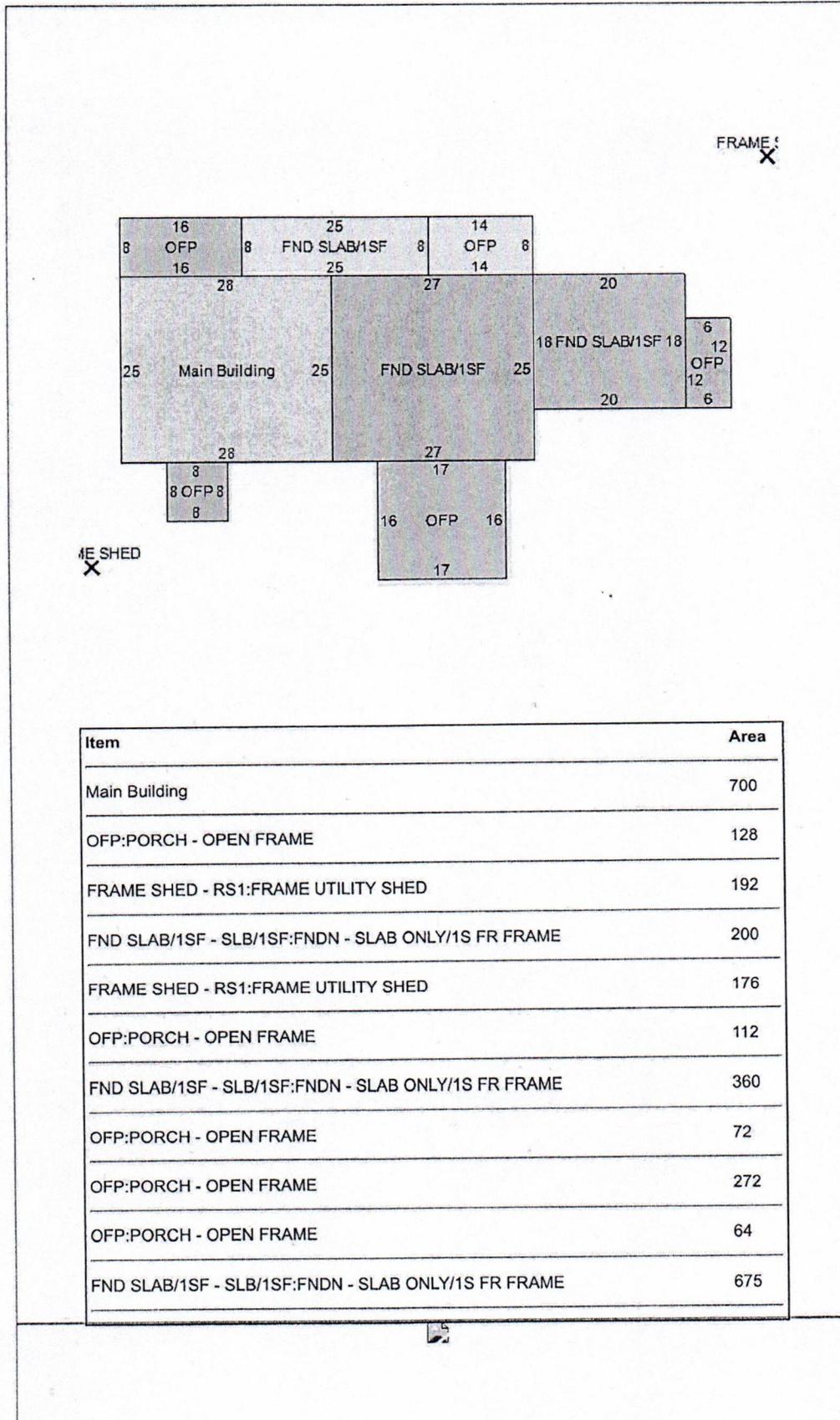
Special Assessment Project Details

Project	Project Name	Year Beg	Year End	Calc Code	Project Type	Bond Date	Int Months	Int Rate	Ord Code	Unit Type	Notes
19005	9-1-1 EMERGENCY TELEPHONE	1991	2999	3	90	01-JAN-1991			101		
19006	COUNTYWIDE RECYCLING PROGRAM	2017	2999	3	90						

Yearly Project Details

Tax Year	Project	Project Name	Base Factor	Interest Rate	Notes
2022	19005	9-1-1 EMERGENCY TELEPHONE			

2023 19005 9-1-1 EMERGENCY TELEPHONE
 2024 19005 9-1-1 EMERGENCY TELEPHONE
 2022 19006 COUNTYWIDE RECYCLING PROGRAM
 2023 19006 COUNTYWIDE RECYCLING PROGRAM
 2024 19006 COUNTYWIDE RECYCLING PROGRAM



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: 2024-0015

April 14, 2025

THOMAS S. FERLINGERE
PO BOX 172
PIERPONT OH 44082

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

May 19, 2025 at 10:45 AM

at 25 W. Jefferson St., Old Courthouse, 1st Floor Planning Department meeting room, in connection with B.O.R. case number: 2024-0015 filed for tax year 2024 by THOMAS S. FERLINGERE and described as follows:

Parcel ID(s):

1) 31-029-00-011-00 located at 5707 SCRIBNER RD, the market value is \$220,200. The market value sought is \$110,000.

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$ 4.85 A/D BOK HN

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postage

\$.69

Total Postage and Fees

\$ 5.54



Send to

THOMAS S. FERLINGERE

#15

Street

P.O. BOX 172

City

PIERPONT OH 44082

PS Form 3849, October 2019

Reverse for Instructions

HEARING MINUTES

Case Type VL

The Hearing of Board of Revision Case 2024-0015, THOMAS S. FERLINGERE is being recorded and the date is 5/19/2025.

Board Members

Auditor, Scott Yamamoto

Treasurer, Angie Maki Cliff

Commissioner, JP Ducro

Others present:

Janet Discher, Commissioner Alternate

Amy Caruso, Treasurer Alternate

Thomas and Sharon Ferlingere, owners

Cellina Ford, daughter of owners

Complainant Seeks: \$110000

Subject Parcel: 310290001100

Auditor Value: \$220200

Hearing No # 8

HEARING MINUTES

BOR Case: 2024-0015

Owner Name: THOMAS S. FERLINGERE

Board Action

Motion to: Agree Set Value \$160,200

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

owner testimony and evidence provided. Remove heat and air conditioning. Adjust attic to unfinished. Adjust condition and CDU to fair.

Was Made by: Janet

2nd by: Amy

Roll: Yamamoto-yes/Caruso-yes/Discher-yes

Motion therefore: Passed Failed

Decision Date: 5/19/25



Scott Yamamoto, Auditor
Secretary of the Board of Revision

Hearing No # 8

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: 2024-0015

THOMAS S. FERLINGERE
 PO BOX 172
 PIERPONT OH 44082

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
31-029-00-011-00	511-1FMLY UNPL 0-9	31-MONROE TWP-CONNEAUT CSD		2024
	LAND	IMPR	TOTAL	
Original Value:	\$56,100	\$164,100	\$220,200	
Adjustment:	\$0	-\$60,000	-\$60,000	
New Value:	\$56,100	\$104,100	\$160,200	
RESULT: VLD - VALUE DECREASE. VARIOUS ADJUSTMENTS MADE REGARDING CONDITION AND STATUS PER OWNER TESTIMONY AND EVIDENCE THAT WAS PROVIDED				



 Board of Revision

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee **AUD DL**
\$ **4.85** **BOR**

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

Postage

\$ **.69**

Total Postage and Fees

\$ **5.54**

Sent To

Thomas S. Ferlingere

Street and Apt. #

P.O. Box 172

City, State, ZIP+

Pierpont Ohio, 44082



2024
0015

7018 0680 0000 2511 5848
RT52 0000 0890 8102