

Received

MAR 03 2025

Ashtabula County Auditor
Scott Kaminberg

Tax year 2024 BOR no. 0019

DTE 1
Rev. 12/22

County Ashtabula Date received _____

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	Pamela O. Kovacic	3415 State Route 534
2. Complainant if not owner		Rock Creek, OH 44084
3. Complainant's agent		
4. Telephone number and email address of contact person	440-474-2973 / pamkovacic76@yahoo.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
57-024-00-008-00	3415 State Route 534
	Rock Creek, OH 44084

7. Principal use of property Primary 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
57-024-00-008-00	250,000	322,600	72,600
57-024-00-008-00	50,000	112,920	62,920

9. The requested change in value is justified for the following reasons:
Cracks in concrete blocks in the basement walls. Water Leak in the wall and floor buckling the floor. Kitchen wall cracking. Patio door water damage.

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 3-1-25 Complainant or agent (printed) Pam Kovacic Title (if agent) _____

Complainant or agent (signature) Pam Kovacic

Sworn to and signed in my presence, this 1 day of March 2025
(Date) (Month) (Year)

Notary Susan M Russell



SUSAN M RUSSELL
Notary Public, State of Ohio
My Comm. Expires Sept. 21, 2025

Situs : 3415 STATE ROUTE 534

Map ID: 57-024-00-008-00

LUC: 101

Card: 1 of 1

Tax Year: 2024

Printed: 03/03/25

CURRENT OWNER
KOVACIC PAMELA O
3415 STATE ROUTE 534
ROCK CREEK OH 44084

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 024-00 008-00
Class A
Living Units 1
Neighborhood 45000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
SEC 1--36

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	H	12000	1.0000	100	0			15,600
A	0	0	.2510		0			
A	S	12000	21.4120	29	0	5	-25	72,650
								88,250

Total Acres: 22.663 Legal Acres: 22.66 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	30,910	88,300	88,300	0	0
Building	82,010	234,300	234,300	0	0
Total	112,920	322,600	322,600	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	61,000	173,500	234,500
2022	67,900	173,500	241,400
2023	88,300	234,300	322,600

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
07/13/18	R20180073	35,000		Residential Detached Garage	Close Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
05/03/22		2-Land And Building	E-Exempt Conveyance (Sale Price O		TD-Trustee Deed	BAILEY PAMELA
01/27/22		2-Land And Building	E-Exempt Conveyance (Sale Price O		CT-Certificate Of Transfer	KOVACIC CHRIS
07/06/07		2-Land And Building	U-Not Validated	0209/0302	ET-Temp Exempt	KOVACIC CHRIS
07/09/02	191,000	2-Land And Building	U-Not Validated	0086/1838	WD-Warranty Deed	SONNIE WILLIAM A

Entrance Information

Date	ID	Entry Code	Source
02/20/14	WPW	6-Occupant Not Home	3-Other
07/15/19	MB	3-Info At Door	1-Owner

Property Notes
Note Codes:

Situs : 3415 STATE ROUTE 534

Parcel Id: 57-024-00-008-00

LUC: 101

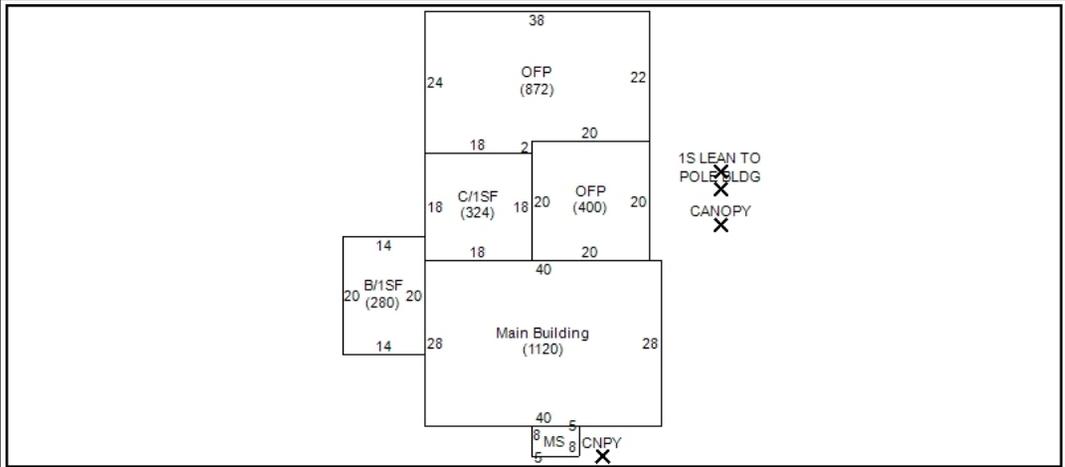
Card: 1 of 1

Tax Year: 2024

Printed: 03/03/25

Dwelling Information

Valuation Method D	Total Rooms 7
Override Model	Dining Rooms 0
Story Height 1.5	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 1
Style 05-Old Style	Full Baths 2
Year Built 1958	Half Baths 0
Eff Year Built 1975	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
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 1
Attic 0-None	WBFP Openings 1
Phy. Condition G-Good 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 GD-GOOD	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					1,120						
1		MS			40						500
2	BSM	1SF			280						16,900
4	CSP	1SF			324						17,000
5		OFF			400						8,400
6		OFF			872						18,300
8		CNP			100						700

Dwelling Computations

Base Price	112,390	% Good	70
Plumbing	5,600	Market Adj	
Basement	19,530	Functional	
Heating	0	Economic	100
Attic	0	% Complete	100
Other Features	4,200	C&D Factor	
		Adj Factor	1.35
Subtotal	141,720	Additions	43,300
Ground Floor Area	1,120	Dwelling Value	202,760
Total Living Area	2,284		

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
2	AP2-Pole Bldg	1982		30x40	1,200	C	1	11	A				8,200
3	RC2-Canopy	1982		12x40	480	C	1		A				1,400
4	AL1-1s Lean Tr	1990		12x40	480	C	1		A				1,100
5	RG1-Det Garag	2018		24x32	768	C	1		A			100	19,300
6	SH7-Shelter	2018		12x16	192	C	1		A			100	1,500

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 Blding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Situs : 3415 STATE ROUTE 534

Parcel Id: 57-024-00-008-00

LUC: 101

Card: 1 of 1

Tax Year: 2024

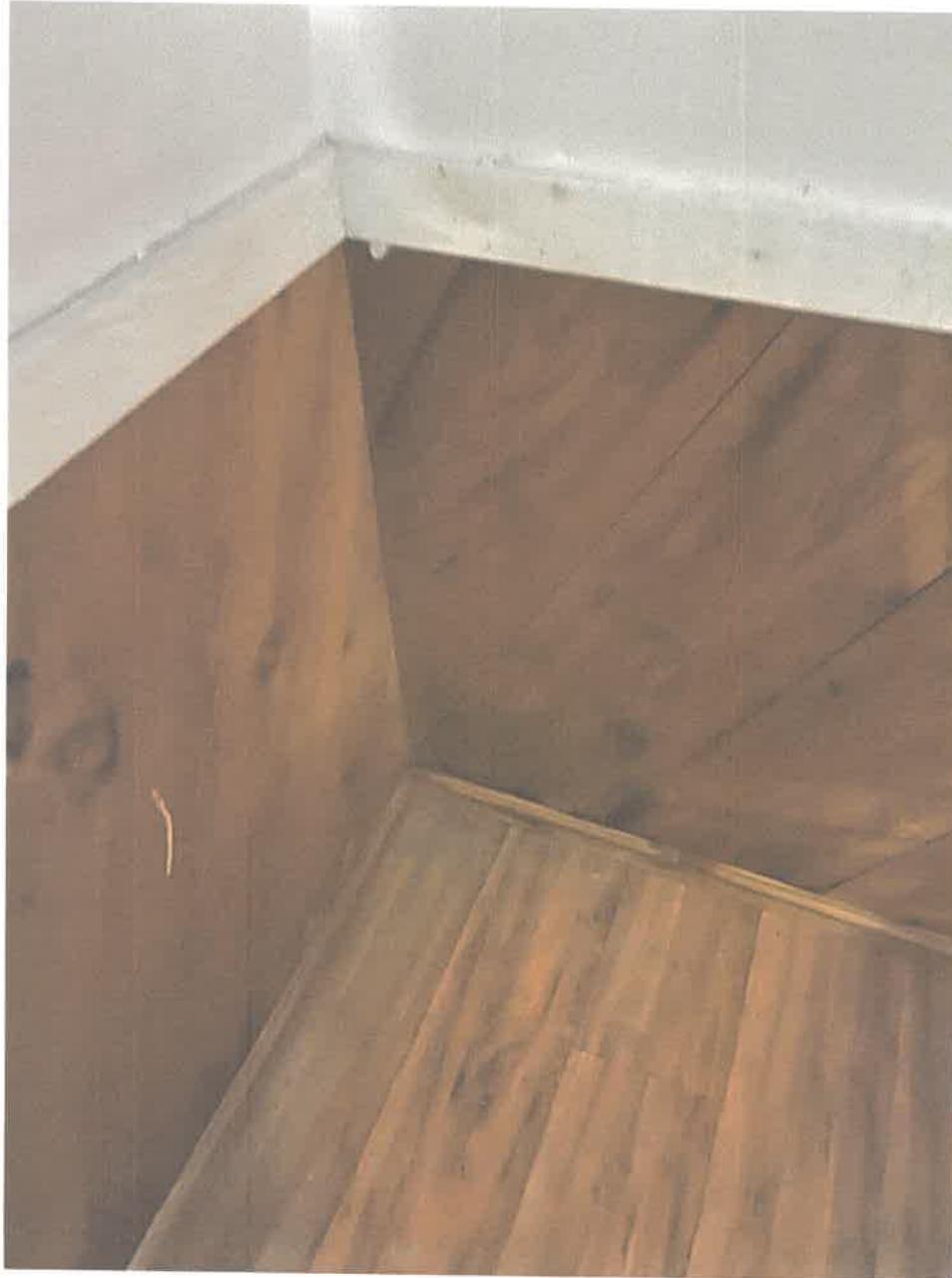
Printed: 03/03/25

Comments

Number	Code	Status	Comment
7	OFC	SS	NEW SURVEY FROM 17.246AC TO 22.663AC CONV#1721 5/3/22
5	FLD		OLD DET.GAR RAZED, NEW DET.GAR AND SH7 100% 1-1-19. ALSO PICKED UP OMITTED REAR
6	FLD		CWL/1SF ADDN, OFP, PAT AND FROM CNP ON DWG 1-1-19.
1	FLD	DC	19960401 C#01 - BARN HAS LOFT.
2	FLD	RV	19960828 C#01 - 14.256 AC FORESTRY=4500X35=1530X90=1380.
3	FLD	RV	20020403 GR C#01 - CORRECTED COST FACTOR FOR REVAL 1/1/02
4	OFC	LC	20021004 C#01 - REMOVE FORESTLAND NEW OWNER MUST REAPPLY

Situs : 3415 STATE ROUTE 534**Parcel Id: 57-024-00-008-00****LUC: 101****Card: 1 of 1****Tax Year: 2024****Printed: 03/03/25**

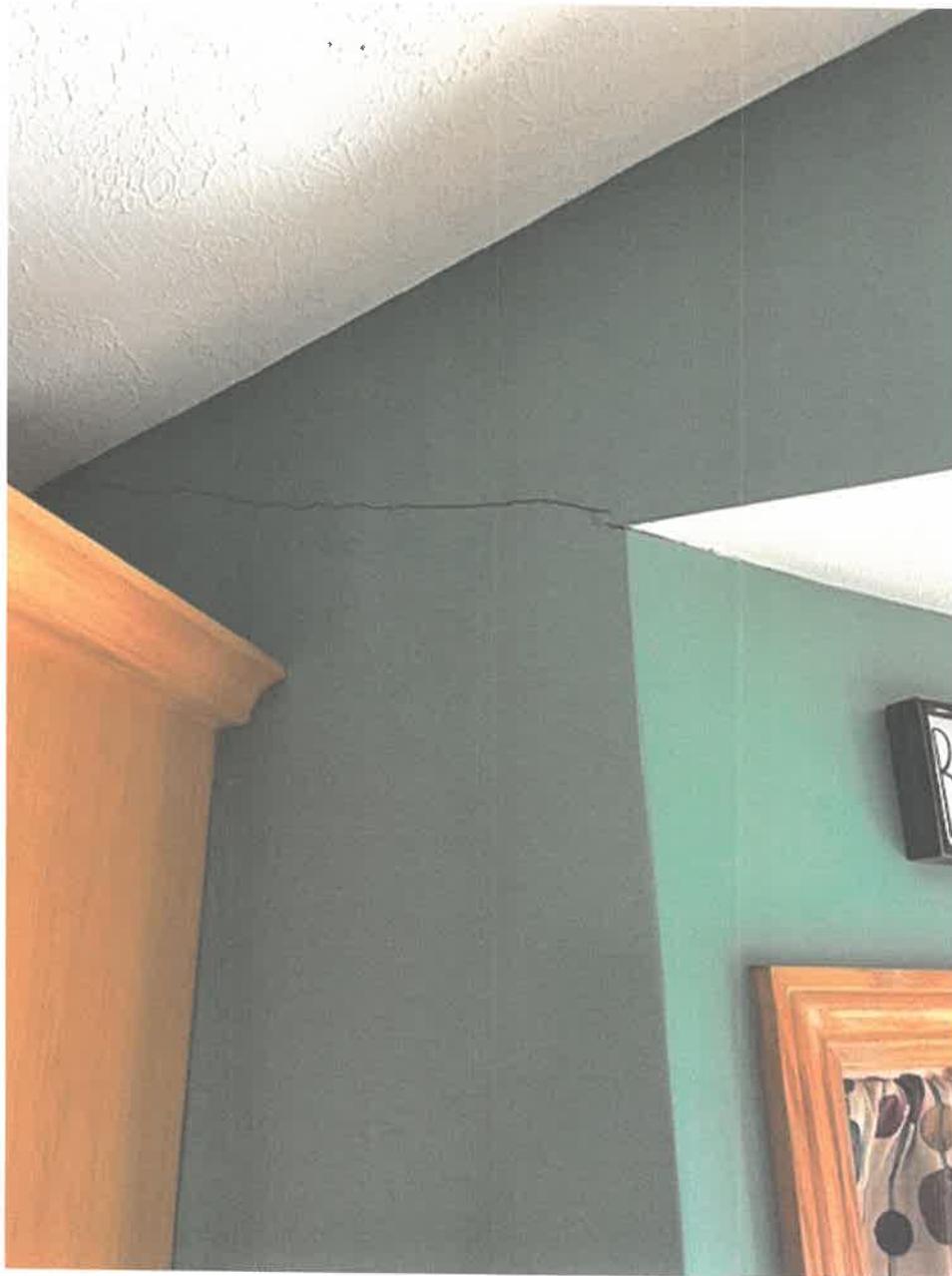
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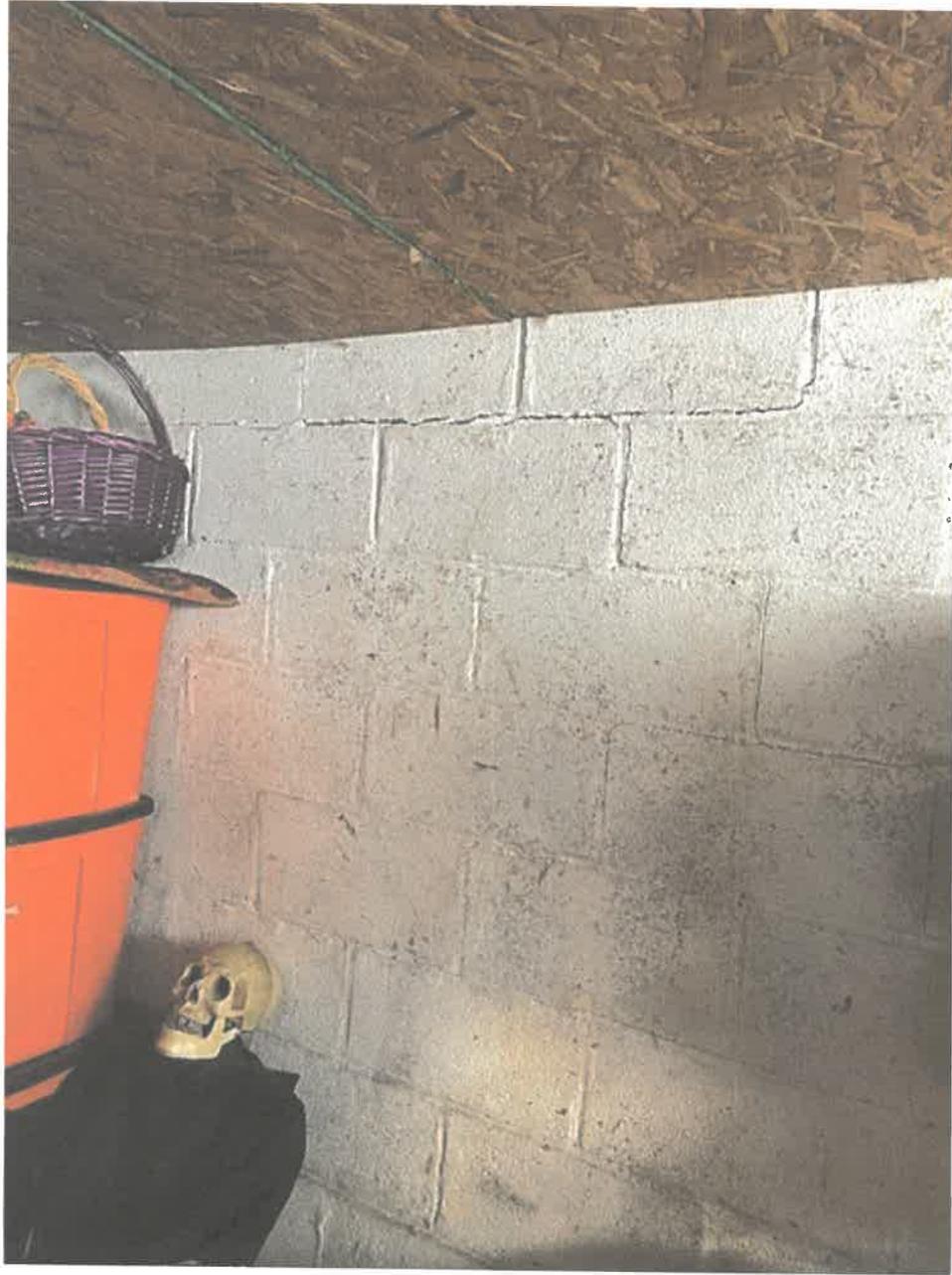








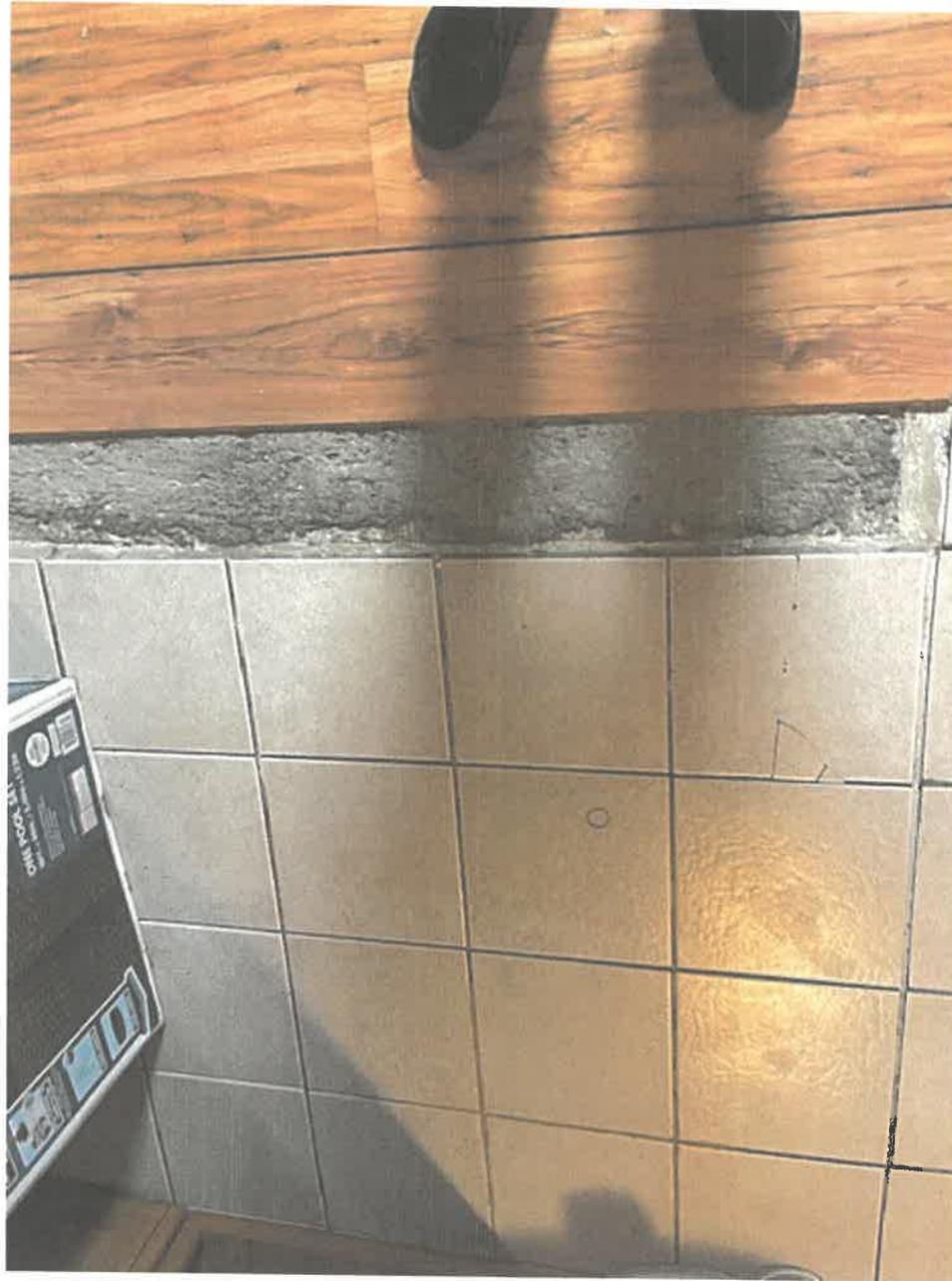


















Ashtabula County Auditor
Scott Yamamoto
25 W. Jefferson St.
Jefferson, OH 44047
Phone: (440) 576-3793

April 1, 2025

Pamela O. Kovacic
3415 State Route 534
Rock Creek, OH 44084

BOR 2024-0019

Dear Property Owner:

After reviewing your complaint, analyzing the property record card, and evaluating other available information about your property, the County Auditor's office proposes a settlement. The attached settlement worksheet represents the current opinion of the Auditor.

If you agree with the Resolution, sign and return the worksheet to the Auditor within fourteen (14) days of this mailing. In doing so, and if the Board of Revision also agrees to the settlement, you will receive a Result Letter stating the acceptance by the Board.

If you disagree with the Resolution, sign and a hearing will be scheduled with the Board of Revision. If the Auditor does not receive your signed acceptance within fourteen (14) days, it is presumed that you disagree, and a hearing will be scheduled.

If you have any questions regarding this proposal, please call 440-576-1484.

Sincerely,

Scott Yamamoto
Ashtabula County Auditor



Ashtabula County Auditor
Scott Yamamoto
25 W. Jefferson St.
Jefferson, OH 44047
Phone: (440) 576-3793

BOR #2024-0019

PARCEL ID	CURRENT AUDITOR VALUE	OWNER OPINION OF VALUE
57-024-00-008-00	\$322,600	\$300,000

Resolution: Set total value at **\$298,200** after reviewing evidence submitted. Adjust condition of dwelling from good to average. Change addition line 5 to EFP (enclosed front porch), and remove addition line 6 OFP (open front porch).

Land- \$88,300
Impr - \$209,900
Total- \$298,200

I ACCEPT the resolution and waive my right to appeal this result.

Signature: _____ Date: _____

Print Name: _____

I DECLINE the resolution and understand a hearing will be scheduled.

Signature: _____ Date: _____

Print Name: _____

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: 2024-0019

May 1, 2025

PAMELA O. KOVACIC
3415 STATE ROUTE 534
ROCK CREEK OH 44084

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

May 29, 2025 at 1:30 PM

at 25 W. Jefferson St., Old Courthouse, 1st Floor Planning Department meeting room, in connection with B.O.R. case number: 2024-0019 filed for tax year 2024 by PAMELA O. KOVACIC and described as follows:

Parcel ID(s):

1) 57-024-00-008-00 located at 3415 STATE ROUTE 534 , the market value is \$322,600. The market value sought is \$300,000.

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

File Report Foxit PDF

Convert to PDF Creation Sign In Sign In

From Mail Delivery System <MAILER-DAEMON@LOCALHOST>
To Tara R. Frable
Subject Undeliverable: Board of Revision Hearing 5/29/25

This is the Email Security Gateway at host mail.ashtabulacounty.us.

I'm sorry to inform you that the message below could not be delivered.
When delivery was attempted, the following error was returned.

<pamkovacic76@yahoo.com>: host mta6.am0.yahoodns.net[67.195.228.111] said: 552
1 Requested mail action aborted, mailbox not found (in reply to end of DATA
command)

HEARING MINUTES

Case Type VL

The Hearing of Board of Revision Case 2024-0019, PAMELA O. KOVACIC is being recorded and the date is 5/29/2025.

Board Members

Auditor, Scott Yamamoto

Treasurer, Angie Maki Cliff

Commissioner, JP Ducro

Others present:

Brittany Drnek, Treasurer Alternate

Complainant Seeks: \$300,000

Subject Parcel: 570240000800

Auditor Value: \$322,600

Hearing No # NS

HEARING MINUTES

BOR Case: 2024-0019

Owner Name: PAMELA O. KOVACIC

Board Action

Motion to: Agree Set Value \$298,200

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

change condition to average, change addition line #5 to EFP, remove addition line #6 OFP,

based on evidence submitted. No one present at hearing to present further testimony.

Was Made by: J.P.

2nd by: Brittany

Roll: Yamamoto- yes/Drnek- yes/Ducro-yes

Motion therefore: Passed Failed

Decision Date: 5/29/25



Scott Yamamoto, Auditor
Secretary of the Board of Revision

Hearing No # NS

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: 2024-0019

PAMELA O. KOVACIC
3415 STATE ROUTE 534
ROCK CREEK OH 44084

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
57-024-00-008-00	101-GRAIN GEN FARM	57-TRUMBULL TWP-GENEVA CSD		2024
		LAND	IMPR	TOTAL
Original Value:		\$88,300	\$234,300	\$322,600
Adjustment:		\$0	-\$24,400	-\$24,400
New Value:		\$88,300	\$209,900	\$298,200
RESULT: SVL - SET VALUE AT \$298,200 CHANGING CONDITION TO AVERAGE AND ADJUSTING ADDITIONS				



 Board of Revision