

Tax year 2024 BOR no. 0029 **FILED ON** DTE 1
 County Ashtabula Date received MAR 03 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.

Original complaint Counter complaint
 This form is for full market value complaints only. All other complaints should use DTE Form 2
 Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code
1. Owner of property	Geoffrey B. and Louisa A. Nara	4840 Pymatuning Road, Andover, Ohio 44003 <i>LIKE</i>
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person

412-760-0809 – gnara@zoominternet.net

5. Complainant's relationship to property, if not owner **Owner**

If more than one parcel is included, see "Multiple Parcels" Instruction.

6. Parcel numbers from tax bill

Address of property

7. Principal use of property – 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
01-022-00-002-00	\$675,000		

9. The requested change in value is justified for the following reasons: See attachment for properties in vicinity and recent sales.

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 NA _____ 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 2/17/25 Complainant or agent (printed) COMPLAINANT Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this _____ day of _____

(Date) (Month) (Year)

Notary

Situs : 4840 PYMATUNING LAKE RD

Map ID: 01-022-00-002-00

LUC: 511

Card: 1 of 1

Tax Year: 2024

Printed: 03/11/25

CURRENT OWNER
NARA GEOFFREY B
NARA LOUISA A
540 CALLERY ROAD
CRANBERRY TWP PA 16066

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 022-00 002-00
Class Residential
Living Units 1
Neighborhood 32500
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
44 W

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.1700		0			
A	S	9500	6.5290	51	0			169,750
A	H	9500	1.0000	100	0			65,000
								234,750

Total Acres: 7.699 Legal Acres: 7.70 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	82,180	234,800	234,800	0	0
Building	248,220	709,200	709,200	0	0
Total	330,400	944,000	944,000	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	180,600	506,600	687,200
2022	180,600	506,600	687,200
2023	234,800	709,200	944,000

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/30/13	695,000	2-Land And Building	0-Validated Sale		SV-Survivorship	MORELLI JOSEPH T
09/04/98	355,000	2-Land And Building	U-Not Validated	0081/5529	WD-Warranty Deed	MCLEOD HUNT MARY MARGARET

Entrance Information

Date	ID	Entry Code	Source
03/10/14	DAA	6-Occupant Not Home	3-Other
07/14/14	MJB	6-Occupant Not Home	3-Other

Property Notes
NC14 ADDED FINISHED UPPER FLR PER MLS LISTING FOR 1/1/14
Note Codes:
AN-Appraiser'S Note

Situs : 4840 PYMATUNING LAKE RD

Parcel Id: 01-022-00-002-00

LUC: 511

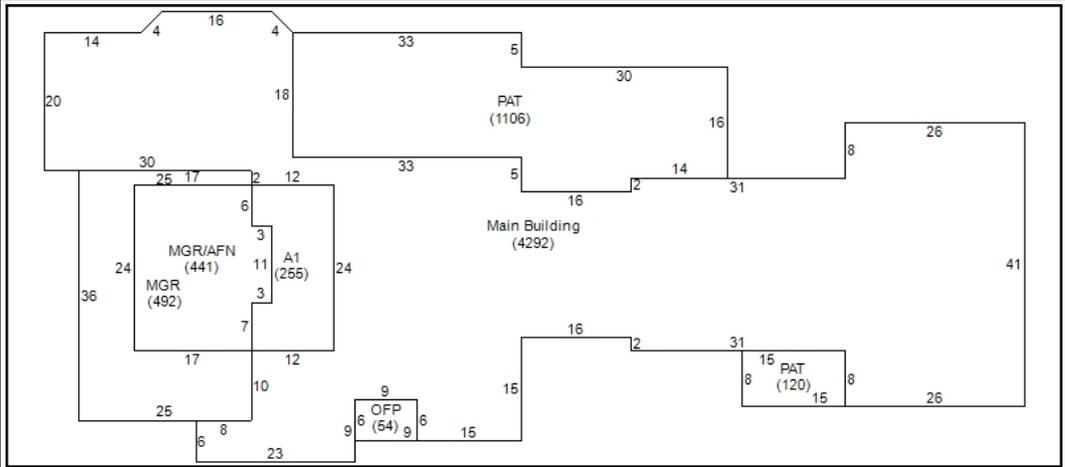
Card: 1 of 1

Tax Year: 2024

Printed: 03/11/25

Dwelling Information

Valuation Method D	Total Rooms 10
Override Model	Dining Rooms 1
Story Height 1	Bedrooms 4
Construction 7-Brick	Family Rooms 0
Style 09-Modern	Full Baths 3
Year Built 1955	Half Baths 1
Eff Year Built 2000	Addl. Fixtures 2
Year Remodeled 2001	Total Fixtures 16
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 2
Attic 0-None	WBFP Openings 3
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 A	Cost & Design 0
CDU GD-GOOD	Functional
% 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					4,292						
1	CSP	1SM	AFN		255						29,800
2			MGR	AFN	441						27,800
3			MGR		492						19,300
4			OFF		54						1,800
5			PAT		120						700
6			PAT		1,106						6,200

Dwelling Computations

Base Price	374,660	% Good	90
Plumbing	24,600	Market Adj	
Basement	32,410	Functional	
Heating	15,560	Economic	100
Attic	0	% Complete	100
Other Features	16,300	C&D Factor	
		Adj Factor	1.4
Subtotal	463,530	Additions	77,000
Ground Floor Area	4,292	Dwelling Value	705,670
Total Living Area	4,825		
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	2006		16x24	384	C	1		A				3,500

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 Bulding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Situs : 4840 PYMATUNING LAKE RD
Parcel Id: 01-022-00-002-00
LUC: 511
Card: 1 of 1
Tax Year: 2024
Printed: 03/11/25
Comments

Number	Code	Status	Comment
12	FLD	NC	7-14-14 MJB- NC14 ADDED FINISHED UPPER FLR PER MLS LISTING FOR 1/1/14
10	OFC	SS	NEW SURVEY FROM 7.00 TO 7.699 CONV 3792 10/30/2013
1	FLD	DC	19960202 C#01 - 2 BIG DOGS LOOSE! EST.3RD TIME HERE 11/27-11/29 AND 1/12
2	FLD	DC	19960202 C#01 - SHED OR BLDG. BEHIND HOUSE COULD NOT MAKE OUT.CHECK IN
3	FLD	DC	19960202 C#01 - REVIEW.
4	FLD	RV	19960712 C#01 - RE CHECK 1-97 COMP. OF ATT BRG TO L.Q.
5	FLD	RV	19970606 KO C#01 - 5/14/97-COMPLETE,CHNGD,DEPR.FROM 47% TO 40%.
6	FLD	RV	20020314 DC C#01 - CONTRACTOR-DWG ADDN AND TOTAL RENOV 50% FOR 1/1/02 CK 03 FOR
7	FLD	RV	20020314 DC C#01 - COMPL AND ATTIC FINISH-NOTE: CANNOT SEE ATTIC FROM EXTERIOR
8	FLD	RV	20020314 DC C#01 - SALE INCLUDES RIGHTS TO LAKE
9	FLD	RV	20080107 DC C#01 - 12/12/07 EST REMOD,OBSOL FOR UNFIN AREA AND ADDED SHED

Situs : 4840 PYMATUNING LAKE RD

Parcel Id: 01-022-00-002-00

LUC: 511

Card: 1 of 1

Tax Year: 2024

Printed: 03/11/25

PAGE LEFT BLANK INTENTIONALLY

COMPARABLE VALUES IN THE VICINITY OF 4840 PYMATUNING LAKE ROAD ANDOVER, OHIO

	PRICE	ADDRESS	RECENT SALE	BR/BATH	ACREAGE	NOTES	TAXES
1	\$ 310 K	6819 Clint Drive, Andover, OH	2024	2/2	0.5	Lakefront	\$4,700
2	\$ 187 K	4983 Clint Drive, Andover, OH		2/2	0.5	Lakefront, 1300 SF	\$2,300
3	\$ 410 K	3080 Linton Road, Jefferson, OH		5/2	10.0	4000 SF, huge garage	
4	\$ 205 K	4001 Mann Road, Andover, OH	2024	2/1	10.5		\$1,500
5	\$ 410 K	5585 Gibbs Road, Andover, OH	2024	4/2.5	42.0	3000 SF	\$4,560

Although there is not a direct comparable to our property, these five have comparable features, either in house size, property size, or lakefront. Based on these we believe that our property could be assessed at \$675,000.

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: 2024-0029

May 1, 2025

GEOFFREY B & LOUISA A NARA
4840 PYMATUNING LAKE RD
ANDOVER OH 44003

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

May 29, 2025 at 1:45 PM

at 25 W. Jefferson St., Old Courthouse, 1st Floor Planning Department meeting room, in connection with B.O.R. case number: 2024-0029 filed for tax year 2024 by GEOFFREY B & LOUISA A NARA and described as follows:

Parcel ID(s):

1) 01-022-00-002-00 located at 4840 PYMATUNING LAKE RD, the market value is \$944,000. The market value sought is \$675,000.

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

HEARING MINUTES

Case Type VL

The Hearing of Board of Revision Case 2024-0029, GEOFFREY B & LOUISA A NARA is being recorded and the date is 5/29/2025.

Board Members

Auditor, Scott Yamamoto

Treasurer, Angie Maki Cliff

Commissioner, JP Duero

Others present:

Brittany Drnek, Treasurer Alternate

Geoffrey Nara, owner

Complainant Seeks: \$675,000

Subject Parcel: 010220000200

Auditor Value: \$944,000

Hearing No # 3

HEARING MINUTES

BOR Case: 2024-0029

Owner Name: GEOFFREY B & LOUISA A NARA

Board Action

Motion to: Agree Set Value \$

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

failure to meet burden of proof. No weight given to comparable properties submitted.

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 # 3

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: 2024-0029

GEOFFREY B & LOUISA A NARA
4840 PYMATUNING LAKE RD
ANDOVER OH 44003

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
01-022-00-002-00	511-1FMLY UNPL 0-9	01-ANDOVER TWP-PYMATUNING VAL LSD			2024
		LAND	IMPR	TOTAL	
Original Value:		\$234,800	\$709,200	\$944,000	
Adjustment:		\$0	\$0	\$0	
New Value:		\$234,800	\$709,200	\$944,000	
RESULT: NVC - NO VALUE CHANGE. FAILED TO MEET BURDEN OF PROOF					

Board of Revision

THIS IS NOT A BILL - IT IS A NOTIFICATION OF A DECISION BY THE BOARD OF REVISION