

Tax year 2024

BOR no. 0039

**FILED ON**

DTE 1  
Rev. 08/21

County Ashtabula

Date received MAR 28 2025

### 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.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	RS Saybrook LLC	3713 Winding Brook Circle, Rochester Hills, MI 48309	
2. Complainant if not owner			
3. Complainant's agent	James V. Aveni, Esq.	737 Bolivar Rd, Suite 270, Cleveland, OH 44115	
4. Telephone number of contact person	(440) 266-7784		
5. Email address of complainant	javeni@sikoralaw.com		
6. Complainant's relationship to property, if not owner			
<b>If more than one parcel is included, see "Multiple Parcels" on back.</b>			
7. Parcel numbers from tax bill	Address of property		
48-024-00-023-00	3381 Austinburg Rd., Saybrook, Ohio		
8. Principal use of property	Vacant land for future development		
9. 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
48-024-00-023-00	\$405,700.00	\$675,700.00	(\$270,000.00)
10. The requested change in value is justified for the following reasons: The current valuation includes a \$270,000.00 value attributed to an 18-hole golf course at the property. Owner has not operated the former golf course at the property since its purchase in 2022. The former clubhouse was split and sold in December of 2023.			

11. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale 12/07/2023 and sale price \$ 225,000.00 ; and attach information explained in "Instructions for Line 11" on back.

12. 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.

13. If any improvements were completed in the last three years, show date \_\_\_\_\_ and total cost \$ \_\_\_\_\_.

14. Do you intend to present the testimony or report of a professional appraiser?  Yes  No  Unknown

15. 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.

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 03/28/2025 Complainant or agent James V. Aveni Title (if agent) Attorney  
Signature

**Situs : 3381 AUSTINBURG RD**

**Map ID: 48-024-00-023-00**

**LUC: 463**

Card: 1 of 1

Tax Year: 2024

Printed: March 31, 2025

**CURRENT OWNER**  
RS SAYBROOK LLC  
4406 STONEWOOD CT  
ROCHESTER MI 48306  
  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 024-00 023-00  
Class C-Commercial  
Living Units  
Neighborhood 6840C  
Alternate Id  
District  
Zoning



**Property Notes**  
Note Codes:

Land Information				
Type	Size	Influence Factors	Infl %	Value
1-Primary Site	AC 121.1220			302,810
Total Acres: 121.122		Legal Acres: 121.122		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	105,980	302,800	302,800	302,800	0
<b>Building</b>	130,520	372,900	372,900	-205,073	0
<b>Total</b>	236,500	675,700	675,700	97,727	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				

Entrance Information			
Date	ID	Entry Code	Source
04/25/13	RBT	6-Occupant Not Home	3-Other

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
06/03/22	550,000	2-Land And Building	Z-Validated Multiple Parcels		WD-Warranty Deed	PAR FOR THE COURSE INC
01/25/12		2-Land And Building	N-Not Open Market / Not Arm'S Leng		ET-Temp Exempt	BANARY RAYMOND J JR
11/30/04	1,500,000	2-Land And Building	U-Not Validated	0100/0976	WD-Warranty Deed	MAROFSKY ANDREW P
12/16/97	400,000	2-Land And Building	U-Not Validated	0091/5444	WD-Warranty Deed	LA CONTE PAT ET AL

**Property Factors**  
**Topo:** 2-Level  
**Utilities:** 6-All  
**Street/Road:** 0-Paved  
**Traffic:** 3-Nominal  
**Location:** 6-Secondary Strip  
**Spot Loc:**

**Legal Description**  
**Parcel TieBack:**  
**Legal Descriptions:**  
T 12--50 & 51  
**Addl.TieBack:** N

Inspection Witnessed By \_\_\_\_\_

Situs : 3381 AUSTINBURG RD

Parcel Id: 48-024-00-023-00

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Building Information	
Year Built/Eff Year	1956 / 1990
Building #	1
Structure Type	389-Country Club/W
Identical Units	1
Total Units	
Grade	C+2
# Covered Parking	
# Uncovered Parking	
DBA	CHAPEL HILL GC

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stp	IU	Line	Type	+/-	Meas1	Meas2	# Stp	IU
1	CP5-Canopy Only		32	24		1							
1	PR1-Porch, Open		9	6		1							
1	LP3-Patio, Concrete		32	24		1							
1	CP5-Canopy Only		8	32		1							

Interior/Exterior Information																	
Line	Lvl	Fr	To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	%Comp	%Rent
1	B1	B1		960	72	084-Multi Use Stor	9	00-None	1-Wood Frame/Joist	100	2-Normal	2-Hot Water/H	1-Central	2-Normal	3	3	
2	01	01		3,200	240	083-Multi Use Ret	9	02-Frame	1-Wood Frame/Joist	100	2-Normal	2-Hot Water/H	1-Central	2-Normal	3	3	

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	960	084-Multi Use Storage	60		16,940
2	3,200	083-Multi Use Retail	60		85,720

Outbuilding Data												
Line	Type	Yr Blt	Meas1	Meas2	Area	Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	RG1-Det Garage	1969			1,000	C	1		U			200
3	GC3-Golf Cr"C"	1969			1	C	18		S			270,000

Situs : 3381 AUSTINBURG RD

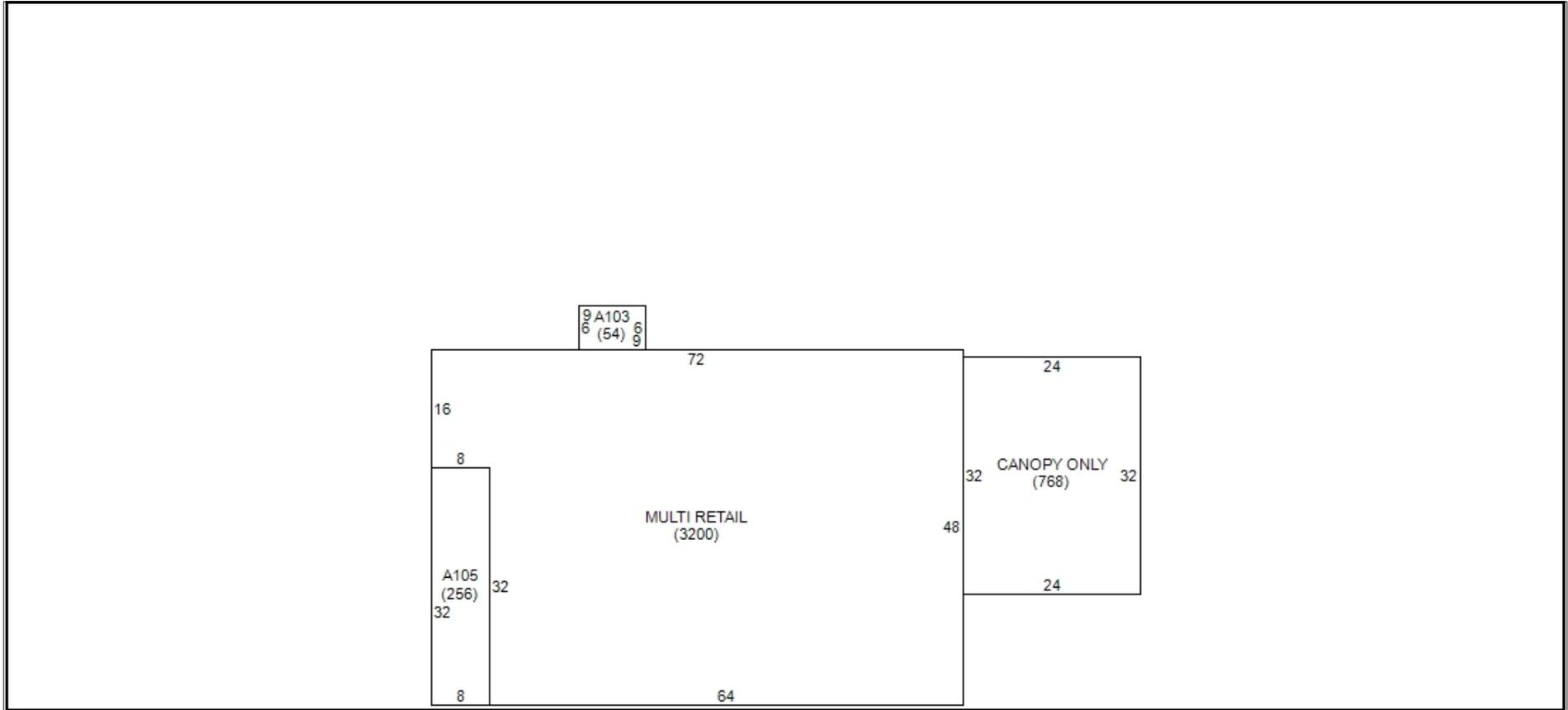
Parcel Id: 48-024-00-023-00

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Additional Property Photos



480240002300 04/23/2013

Situs : 3381 AUSTINBURG RD

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**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
24	S	001 24-Multi Use Sales	0	3,200	6.00		19,200	15		0	16,320	20			3,264	3,264	13,060
25	S	001 25-Multi Use Storage	0	960	3.50		3,360	15		0	2,860	15			429	429	2,430

**Apartment Detail - Building 1 of 1**

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income

**Building Cost Detail - Building 1 of 1**

<b>Total Gross Building Area</b>	4,160
<b>Replace, Cost New Less Depr</b>	102,660
<b>Percent Complete</b>	100
<b>Number of Identical Units</b>	1
<b>Economic Condition Factor</b>	
<b>Final Building Value</b>	102,660
<b>NBHD Fact</b>	1.0000
<b>Value per SF</b>	24.68

**Notes - Building 1 of 1**

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**Income Summary (Includes all Building on Parcel)**

<b>Total Net Income</b>	15,490
<b>Capitalization Rate</b>	0.110000
<b>Sub total</b>	97,727
<b>Residual Land Value</b>	
<b>Final Income Value</b>	97,727
<b>Total Gross Rent Area</b>	4,160
<b>Total Gross Building Area</b>	4,160

**Misc & Gross Buidling Values**

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

**Situs : 3381 AUSTINBURG RD****Parcel Id: 48-024-00-023-00****LUC: 463**

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**Comments**

<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
1	FLD	NC	19990513 C#01 - ADDN TO CLUBHSE 100% FOR 1-1-99. CG 5-4-99.
6	FLD	RV	20080508 SR C#01 - 5/7/08 ALSO SEE 42-012-00-001-00
8	FLD	DC	REV14 CHG PROP & LOC FACTS, BLDG, INT/EXT, OBY - RMV FTR PB1
9	FLD	RV	REV 20 F/ \$996000 INCL'S DRIVING RANGE 420120000100

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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: 2024-0039

May 27th, 2025

RS SAYBROOK LLC  
C/O JAMES V. AVENI, ESQ.  
737 BOLIVAR RD SUITE 270  
CLEVELAND OH 44115

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

June 16, 2025 at 9:30 AM

at 25 W. Jefferson St., Old Courthouse, 1st Floor Planning Department meeting room, in connection with B.O.R. case number: 2024-0039 filed for tax year 2024, by RS SAYBROOK LLC and described as follows:

Parcel ID(s):

1) 48-024-00-023-00 located at 3381 AUSTINBURG RD, the market value is \$675,700. The market value sought is \$405,700.

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

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Case Type CM

**The Hearing of Board of Revision Case 2024-0039, RS SAYBROOK LLC is being recorded and the date is 6/16/2025.**

## Board Members

**Auditor, Scott Yamamoto**

**Treasurer, Angie Maki Cliff**

**Commissioner, JP Ducro**

Others present:

Alex Iarocci, Treasurer Alternate

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James Aveni, Attorney for owner

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**Complainant Seeks: \$405,700**

**Subject Parcel: 480240002300**

**Auditor Value: \$675,700**

Hearing No # \_\_\_\_\_



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: 2024-0039**

RS SAYBROOK LLC  
 C/O JAMES V. AVENI, ESQ.  
 737 BOLIVAR RD SUITE 270  
 CLEVELAND OH 44115

<p>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></p>	<p>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.</p>
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PARCEL	CLASS	TAXING DISTRICT	TAX YEAR
48-024-00-023-00	463-GOLF COURSES	48-SAYBROOK TWP-ASHTABULA A CSD	2024
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>
<b>Original Value:</b>	\$302,800	\$372,900	\$675,700
<b>Adjustment:</b>	\$0	-\$270,000	-\$270,000
<b>New Value:</b>	\$302,800	\$102,900	\$405,700

**RESULT: VLD - VALUE DECREASE. AGREE TO COMPLAINT BASED ON REMOVING THE VALUE OF THE GOLF COURSE THAT IS NO LONGER IN OPERATION.**

  
 \_\_\_\_\_  
 Board of Revision