

Tax year 2024 ~~2025~~ BOR no. 220132000900 ~~220132000900~~ DTE 1
Rev. 12/22
 County Astabula Date received 3-22-25 FILED ON
MAR 31 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.

Astabula County
Board of Revision

	Name	Street address, City, State, ZIP code	
1. Owner of property	Alan Rabenold Jr.	1260 Harper Valley Ln	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-479-4767 alanrabenoldjr@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	
7. Principal use of property Primary			
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
220132000900	\$420,000	\$500,000	\$80,000
1260 Harper Valley Ln			
9. The requested change in value is justified for the following reasons: My home is similar to 1193 Harper Valley Ln square feet. Both homes are ranches with the same three car garages.			

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 None and total cost \$ 0

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.

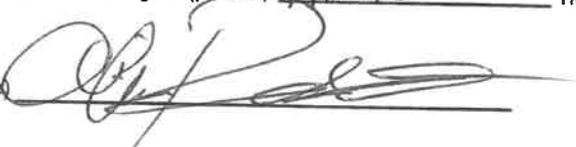
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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 3-22-25 Complainant or agent (printed) Alan Pabero Title (if agent) _____

Complainant or agent (signature) 

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

Notary _____

Situs : 1260 HARPER VALLEY LN

Map ID: 22-013-20-009-00

LUC: 510

Card: 1 of 1

Tax Year: 2024

Printed: 03/31/25

CURRENT OWNER
RABENOLD ALAN JR
311 PARKWAY DR
MADISON OH 44057

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 013-20 009-00
Class Residential
Living Units 1
Neighborhood 47702
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
SUB LOT 9
HARPER VALLEY PRESERVE

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	S	30000	1.5630	74	0	6	-10	40,600
A	H	30000	1.0000	100	0			39,000
								79,600

Total Acres: 2.563 Legal Acres: 2.56 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	27,860	79,600	79,600	0	0
Building	147,140	420,400	420,400	0	0
Total	175,000	500,000	500,000	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	51,200		51,200
2022	51,200		51,200
2023	79,600	294,300	373,900

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
04/28/22	R-2022-002	550,000	DWLG		Close Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
04/12/22	82,900	1-Land Only	0-Validated Sale		WD-Warranty Deed	FOX DAWN M
04/13/07	73,900	1-Land Only	U-Not Validated	0110/0494	WD-Warranty Deed	HARPER VALLEY PRESERVE
08/11/05		1-Land Only	U-Not Validated	0110/0494	ET-Temp Exempt	

Entrance Information

Date	ID	Entry Code	Source
01/27/14	WPW	6-Occupant Not Home	3-Other
09/15/23	AK	3-Info At Door	1-Owner

Property Notes
NEW DWLG 100% 1-1-23

Note Codes:
AN-Appraiser'S Note

Situs : 1260 HARPER VALLEY LN

Parcel Id: 22-013-20-009-00

LUC: 510

Card: 1 of 1

Tax Year: 2024

Printed: 03/31/25

Comments

Number	Code	Status	Comment
4	FLD	NC	9/15/23 AK NEW DWLG 100% 1-1-23 OWNER
1	OFC	NS	20050907 SLS C#01 - SPLIT FROM PARCEL 22-013-00-017-00 CONV 3218 08/11/2005
2	FLD	NC	20051021 CG C#01 - 10-20-05:SEE RTG#1 FOR NOTES
3	FLD	NC	20060907 CG C#01 - 9-5-06:SEE RTG#001.

Situs : 1260 HARPER VALLEY LN

Parcel Id: 22-013-20-009-00

LUC: 510

Card: 1 of 1

Tax Year: 2024

Printed: 03/31/25

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PARID: 220132000400
NBHD: 47702
HUTCHENS KEVIN E

JUR: 04
ROLL: RP
1193 HARPER VALLEY LN

Parcel

Address 1193 HARPER VALLEY LN
Unit
Class R - RESIDENTIAL
Land Use Code 510 - 510
Tax Roll RP_OH
Acres 2.356
Political Subdivision
Taxing District 22
District Name HARPERSFIELD TWP-GENEVA CSD
Gross Tax Rate 81.5
Effective Tax Rate 46.53383
Neighborhood 47702

Owner

Owner HUTCHENS KEVIN E
HUTCHENS CHRISTIN S

Notes

Tax Mailing Name and Address

Mailing Name 1 HUTCHENS KEVIN E
Mailing Name 2 CHRISTIN S
Address 1 1193 HARPER VALLEY LN
Address 2
Address 3 GENEVA OH 44041
Mortgage Company 0205
Mortgage Company LERETA
Tax Year 2024

Legal

Legal Desc 1 SUB LOT 4
Legal Desc 2 HARPER VALLEY PRESERVE
Legal Desc 3
Notes
Survey

Taxes Due (Tax Year 2024)

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total
RP_OH		\$0.00	\$0.00	\$3,166.13
				\$3,166.13

Homestead Credits

Homestead Exemption NO
Owner Occupied Credit YES

Appraised Value (100%)

Year	2024
Appraised Land	\$79,200
Appraised Building	\$331,500
Appraised Total	\$410,700
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$27,720
Assessed Building	\$116,030
Assessed Total	\$143,750
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2022	\$60,900	\$236,800	\$297,700	\$0
2023	\$79,200	\$331,500	\$410,700	\$0
2024	\$79,200	\$331,500	\$410,700	\$0

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	S-RESIDUAL	59,067	1.3560		\$40,190.00
2	-	A-ACREAGE	H-HOMESITE	43,560	1.0000		\$39,000.00
Total:				102,627	2.3560		\$79,190.00

Land

Line #	1
Land Type	A-ACREAGE
Land Code	S-RESIDUAL
Square Feet	59,067
Acres	1.3560
Land Units	
Actual Frontage	
Effective Frontage	
Override Size	
Actual Depth	
Table Rate	22,800.00
Override Rate	
Depth Factor	1
Influence Factor	
Influence Codes	
Nbhd Factor	1.3
Notes	
Value	\$40,190.00
Exemption Pct	
Homesite Value	

Residential

Card	1
Stories	1
Construction	1-WOOD/VINYL
Style	03-RANCH
Condo Type	-
Square Feet	2,358
Year Built	2019
Effective Year	
Year Remodeled	
PCT Complete	100
Physical Condition	A-AVERAGE CONDITION
Grade	B-1
CDU	AV-AVERAGE
Total Rooms	6
Bedrooms	3

Family Rooms 1
 Attic 0-NONE
 Basement 4-FULL BASEMENT
 Rec Room
 Finished Basement
 Full Baths 3
 Half Baths
 Heat 3-CENTRAL AIR CONDITION
 Heating Fuel Type -
 Prefab Fireplace
 WBFP Stacks 1
 Fireplace Openings 1
 Unfinished Area
 Cost & Design Factor

331,530

Dwelling Value

Note 1

Note 2

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						2,344			\$0
1	1		FGR				888			\$21,700
1	2		OPF				54			\$1,300
1	3		1SF				14			\$800

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book	Page
14-FEB-2019	\$65,000	539	0-VALIDATED SALE	2-LAND AND BUILDING	SV-SURVIVORSHIP		
11-AUG-2005	\$0	3218	U-NOT VALIDATED	1-LAND ONLY	ET-TEMP EXEMPT	0110	0494

Sales History

1 of 2

Sale Date 14-FEB-2019
 Sale Price \$65,000
 Contract Price
 Sale Type 2-LAND AND BUILDING
 Deed Transfer # 539
 Book / Page /
 Source 0-AGENT / TITLE EXAMINER
 Seller HARPER VALLEY PRESERVE INC
 Buyer HUTCHENS KEVIN E
 HUTCHENS CHRISTIN S
 Instrument Type SV-SURVIVORSHIP
 Validity 0-VALIDATED SALE
 State Code -
 # of Parcels 1
 Total Appraised \$13,700
 Note1
 Note2
 Sale Key 149555

NOTES

Comment Number	Code Comment	Who	Wen
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1	OFC 20050907 SLS C#01 - SPLIT FROM PARCEL 22-013-00-017-00 CONV 3218 8/11/2005	CNVT	12/01/2009 05:00 pm
2	FLD 20051021 CG C#01 - 10-2-05:SEE RTG#1 FOR NOTES	CNVT	12/01/2009 05:00 pm
3	FLD 20060907 CG C#01 - 9-5-06:SEE RTG#001.	CNVT	12/01/2009 05:00 pm
4	OFC ADDR 1193 HARPER VALLEY LANE PER PLANNING	AAIAROCCI	06/11/2019 01:56 pm
5	FLD DWG 100% 1-1-20.	MMCARMACK	11/06/2020 10:32 am

Permits

Permit Number	Permit Date	Amount	SQFT	Purpose	Open/Closed	Rough In Date	Final Inspection Date
R201900494	17-JUN-2019	\$310,000.00			C		

Permit Number	R201900494
Permit Date	17-JUN-2019
Amount	\$310,000.00
SQFT	
Purpose	
Open/Closed	C
Rough In Date	
Final Inspection Date	
Hansen Project Name	RESIDENTIAL NEW STRUCTURE
Notes	

Current Full Year Charges

Original Charge	\$11,715.78
Reduction	-\$5,026.48
Adjusted Charge	\$6,689.30
Non-Business Credit	-\$520.26
Homestead Exemption	\$.00
Owner Occupancy Credit	-\$117.38
Total Full Year Real Estate Only	\$6,051.66
Special Assessment	\$280.60
CAUV Recoupment	\$.00
Total Full Year Current Charges	\$6,332.26

1st Half Current Charges (includes adjustments)

Original Charge	\$5,857.89
Reduction	-\$2,513.24
Adjusted Charge	\$3,344.65
Non-Business Credit	-\$260.13
Homestead Exemption	\$.00
Owner Occupancy Credit	-\$58.69
Penalty	\$.00
Total 1st Half Real Estate Only	\$3,025.83
Special Assessment	\$140.30
CAUV Recoupment	\$.00
Total 1st Half Current Charges	\$3,166.13

2nd Half Current Charges (includes adjustments)

Original Charge	\$5,857.89
Reduction	-\$2,513.24
Adjusted Charge	\$3,344.65
Non-Business Credit	-\$260.13
Homestead Exemption	\$.00
Owner Occupancy Credit	-\$58.69
Penalty	\$.00
Total 2nd Half Real Estate Only	\$3,025.83
Special Assessment	\$140.30

CAUV Recoupment
Total 2nd Half Current Charges

\$.00
\$3,166.13

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	5,857.89	5,857.89
RED	DUP		26-DEC-24	0.00	-2,513.24	-2,513.24
RLB	DUP		26-DEC-24	0.00	-260.13	-260.13
HRB	DUP		26-DEC-24	0.00	-58.69	-58.69
SAC	DUP	21096	26-DEC-24	0.00	131.60	131.60
SAC	DUP	19005	26-DEC-24	0.00	2.25	2.25
SAC	DUP	19006	26-DEC-24	0.00	2.50	2.50
SAF	DUP	21096	26-DEC-24	0.00	3.95	3.95
SAC	PAY	19006	12-FEB-25	0.00	-2.50	0.00
SAC	PAY	21096	12-FEB-25	0.00	-131.60	0.00
SAF	PAY	21096	12-FEB-25	0.00	-3.95	0.00
CHG	PAY		12-FEB-25	0.00	-3,025.83	0.00
SAC	PAY	19005	12-FEB-25	0.00	-2.25	0.00
Total:				0.00	0.00	3,166.13

Payment History

Roll	Tax Year	Effective Date	Business Date	Amount
RP_OH	2024	12-FEB-25	12-FEB-25	\$3,166.13
RP_OH	2023	11-JUL-24	11-JUL-24	\$3,323.99
RP_OH	2023	12-FEB-24	12-FEB-24	\$3,323.99
RP_OH	2022	07-JUL-23	07-JUL-23	\$2,573.55
RP_OH	2022	17-FEB-23	17-FEB-23	\$2,573.55
RP_OH	2021	14-JUL-22	14-JUL-22	\$2,599.89
RP_OH	2021	02-FEB-22	02-FEB-22	\$2,599.89
RP_OH	2020	28-JUN-21	28-JUN-21	\$2,601.18
RP_OH	2020	27-JAN-21	27-JAN-21	\$2,601.18
RP_OH	2019	02-JUL-20	02-JUL-20	\$256.82
RP_OH	2019	06-FEB-20	06-FEB-20	\$256.82
RP_OH	2019	15-FEB-19	15-FEB-19	\$498.36
RP_OH	2018	10-JUL-18	10-JUL-18	\$247.53
RP_OH	2017	14-FEB-18	14-FEB-18	\$247.53
RP_OH	2017	11-JUL-17	11-JUL-17	\$240.77
RP_OH	2016	03-FEB-17	03-FEB-17	\$240.77
RP_OH	2016	12-JUL-16	12-JUL-16	\$240.32
RP_OH	2015	09-FEB-16	09-FEB-16	\$240.32
RP_OH	2015	06-JUL-15	06-JUL-15	\$237.30
RP_OH	2014	12-FEB-15	12-FEB-15	\$237.30
RP_OH	2014	11-JUL-14	11-JUL-14	\$566.74
RP_OH	2013	10-FEB-14	10-FEB-14	\$566.74
RP_OH	2013	08-JUL-13	08-JUL-13	\$554.62
RP_OH	2012	11-FEB-13	11-FEB-13	\$554.62
RP_OH	2012	12-JUN-12	12-JUN-12	\$547.95
RP_OH	2011	24-FEB-12	24-FEB-12	\$547.95

RP_OH	2010	08-JUN-11	08-JUN-11	\$589.27
RP_OH	2010	07-FEB-11	07-FEB-11	\$589.27
RP_OH	2009	17-JUN-10	17-JUN-10	\$587.30
RP_OH	2009	12-FEB-10	12-FEB-10	\$587.30

Special Assessment Charges

Year	Project	Date	Desc	Charge	Fee	Total
2024	21096	05-AUG-24	HARPSFLD LIGHTING HARPER VALLE	\$263.20	\$7.90	\$271.10
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:				\$272.70	\$7.90	\$280.60

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
2022	21096	HARPSFLD LIGHTING HARPER VALLE	1	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2022	21096	HARPSFLD LIGHTING HARPER VALLE	2	\$131.60	\$3.95	\$0.00	-\$135.55	\$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
2023	21096	HARPSFLD LIGHTING HARPER VALLE	1	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2023	21096	HARPSFLD LIGHTING HARPER VALLE	2	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2024	19005	9-1-1 EMERGENCY TELEPHONE	1	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
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	\$0.00	-\$2.50	\$0.00
2024	19006	COUNTYWIDE RECYCLING PROGRAM	2	\$2.50	\$0.00	\$0.00	\$0.00	\$2.50
2024	21096	HARPSFLD LIGHTING HARPER VALLE	1	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2024	21096	HARPSFLD LIGHTING HARPER VALLE	2	\$131.60	\$3.95	\$0.00	\$0.00	\$135.55
Total:				\$818.10	\$23.70	\$0.00	-\$701.50	\$140.30

Special Assessment Payoff Totals

Project	Desc	Taxes	Fee	Penalty/Interest	Paid	Total
19005	9-1-1 EMERGENCY TELEPHONE	\$13.50	\$0.00	\$0.00	-\$11.25	\$2.25
19006	COUNTYWIDE RECYCLING PROGRAM	\$15.00	\$0.00	\$0.00	-\$12.50	\$2.50
21096	HARPSFLD LIGHTING HARPER VALLE	\$789.60	\$23.70	\$0.00	-\$677.75	\$135.55
Total:		\$818.10	\$23.70	\$0.00	-\$701.50	\$140.30

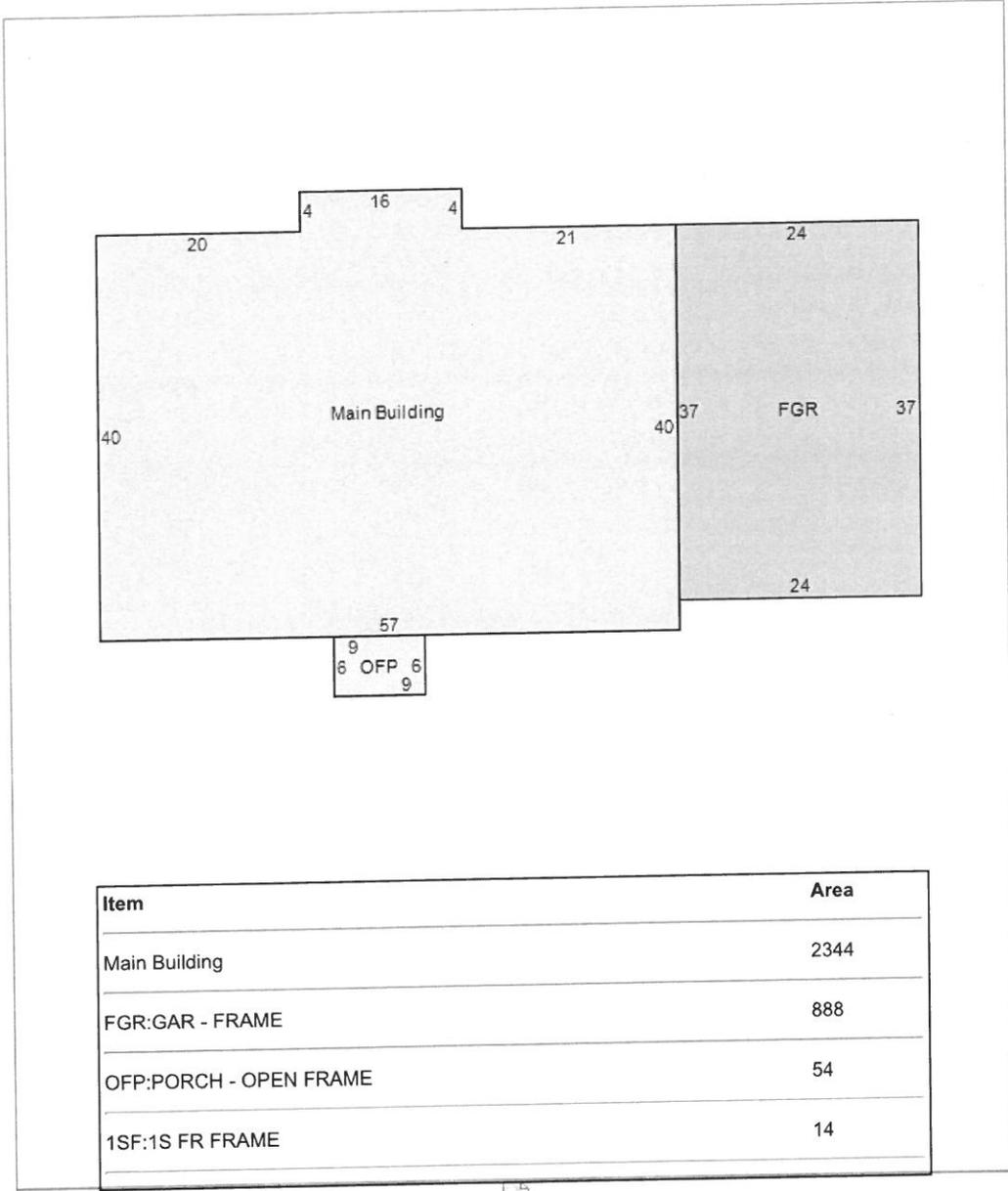
Special Assessment Project Details

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						
21096	HARPSFLD LIGHTING HARPER VALLE	2007		3	10	01-JAN-2007			409		

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
2022	21096	HARPSFLD LIGHTING HARPER VALLE
2023	21096	HARPSFLD LIGHTING HARPER VALLE
2024	21096	HARPSFLD LIGHTING HARPER VALLE



Item	Area
Main Building	2344
FGR:GAR - FRAME	888
OFF:PORCH - OPEN FRAME	54
1SF:1S FR FRAME	14



PARID: 220132000400
NBHD: 47702
HUTCHENS KEVIN E

JUR: 04
ROLL: RP
1193 HARPER VALLEY LN

Parcel

Address 1193 HARPER VALLEY LN
Unit
Class R - RESIDENTIAL
Land Use Code 510 - 510
Tax Roll RP_OH
Acres 2.356
Political Subdivision
Taxing District 22
District Name HARPERSFIELD TWP-GENEVA CSD
Gross Tax Rate 81.5
Effective Tax Rate 46.53383
Neighborhood 47702

Owner

Owner HUTCHENS KEVIN E
HUTCHENS CHRISTIN S

Notes

Tax Mailing Name and Address

Mailing Name 1 HUTCHENS KEVIN E
Mailing Name 2 CHRISTIN S
Address 1 1193 HARPER VALLEY LN
Address 2
Address 3 GENEVA OH 44041
Mortgage Company 0205
Mortgage Company LERETA
Tax Year 2024

Legal

Legal Desc 1 SUB LOT 4
Legal Desc 2 HARPER VALLEY PRESERVE
Legal Desc 3
Notes
Survey

Taxes Due (Tax Year 2024)

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total
RP_OH		\$0.00	\$0.00	\$3,166.13
				\$3,166.13

Homestead Credits

Homestead Exemption NO
Owner Occupied Credit YES

PARID: 220132000900
NBHD: 47702
RABENOLD ALAN JR

JUR: 04
ROLL: RP
1260 HARPER VALLEY LN

Parcel

Address 1260 HARPER VALLEY LN
Unit
Class R - RESIDENTIAL
Land Use Code 510 - 510
Tax Roll RP_OH
Acres 2.563
Political Subdivision
Taxing District 22
District Name HARPERSFIELD TWP-GENEVA CSD
Gross Tax Rate 81.5
Effective Tax Rate 46.53383
Neighborhood 47702

Owner

Owner RABENOLD ALAN JR

Notes

Tax Mailing Name and Address

Mailing Name 1 RABENOLD ALAN JR
Mailing Name 2
Address 1 311 PARKWAY DR
Address 2
Address 3 MADISON OH 44057
Mortgage Company 0205
Mortgage Company LERETA
Tax Year 2024

Legal

Legal Desc 1 SUB LOT 9
Legal Desc 2 HARPER VALLEY PRESERVE
Legal Desc 3
Notes
Survey

Taxes Due (Tax Year 2024)

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total	
RP_OH		\$0.00	\$0.00	\$3,895.36	\$3,895.36

Homestead Credits

Homestead Exemption NO
Owner Occupied Credit NO

Appraised Value (100%)

Year	2024
Appraised Land	\$79,600
Appraised Building	\$420,400
Appraised Total	\$500,000
CAUV	\$0

Assessed Value (35%)

Assessed Land	\$27,860
Assessed Building	\$147,140
Assessed Total	\$175,000
CAUV	\$0

Value History

Year	Land	Building	Total	CAUV
2022	\$51,200	\$0	\$51,200	\$0
2023	\$79,600	\$294,300	\$373,900	\$0
2024	\$79,600	\$420,400	\$500,000	\$0

Land Summary

Line #	Land Class	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	-	A-ACREAGE	S-RESIDUAL	68,084	1.5630		\$40,600.00
2	-	A-ACREAGE	H-HOMESITE	43,560	1.0000		\$39,000.00
Total:				111,644	2.5630		\$79,600.00

Land

Line #	1
Land Type	A-ACREAGE
Land Code	S-RESIDUAL
Square Feet	68,084
Acres	1.5630
Land Units	
Actual Frontage	
Effective Frontage	
Override Size	
Actual Depth	
Table Rate	22,200.00
Override Rate	
Depth Factor	1
Influence Factor	-10
Influence Codes	6
Nbhd Factor	1.3
Notes	
Value	\$40,600.00
Exemption Pct	
Homesite Value	

Residential

Card	1
Stories	1
Construction	91-1/6 BR TO FR
Style	03-RANCH
Condo Type	-
Square Feet	2,350
Year Built	2022
Effective Year	
Year Remodeled	
PCT Complete	100
Physical Condition	A-AVERAGE CONDITION
Grade	B
CDU	AV-AVERAGE
Total Rooms	7
Bedrooms	3

Family Rooms	1
Attic	0-NONE
Basement	4-FULL BASEMENT
Rec Room	
Finished Basement	
Full Baths	2
Half Baths	1
Heat	3-CENTRAL AIR CONDITION
Heating Fuel Type	-
Prefab Fireplace	1
WBFP Stacks	
Fireplace Openings	
Unfinished Area	
Cost & Design Factor	15
Dwelling Value	420,380
Note 1	
Note 2	

Addition Details

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU	Total Value of Addition
1	0						2,328			\$0
1	1		FGR				924			\$27,100
1	2		OFP				346			\$9,700
1	3		OFP				202			\$5,700
1	4		1SF				22			\$1,500

Sales Summary

Date	Price	Trans#	Validity	Sale Type	Instrument	Book	Page
12-APR-2022	\$82,900	1371	0-VALIDATED SALE	1-LAND ONLY	WD-WARRANTY DEED		
13-APR-2007	\$73,900	1139	U-NOT VALIDATED	1-LAND ONLY	WD-WARRANTY DEED	0110	0494
11-AUG-2005	\$0	3218	U-NOT VALIDATED	1-LAND ONLY	ET-TEMP EXEMPT	0110	0494

1 of 3

Sales History

Sale Date	12-APR-2022
Sale Price	\$82,900
Contract Price	
Sale Type	1-LAND ONLY
Deed Transfer #	1371
Book / Page	/
Source	0-AGENT / TITLE EXAMINER
Seller	FOX DAWN M
Buyer	RABENOLD ALAN JR
Instrument Type	WD-WARRANTY DEED
Validity	0-VALIDATED SALE
State Code	-
# of Parcels	1
Total Appraised	\$51,200
Note1	
Note2	
Sale Key	172275

NOTES

Comment Number	Code Comment	Who	Wen
1	OFC 20050907 SLS C#01 - SPLIT FROM PARCEL 22-013-00-017-00 CONV 3218 08/11/2005	CNVT	12/01/2009 05:00 pm
2	FLD 20051021 CG C#01 - 10-20-05:SEE RTG#1 FOR NOTES	CNVT	12/01/2009 05:00 pm
3	FLD 20060907 CG C#01 - 9-5-06:SEE RTG#001.	CNVT	12/01/2009 05:00 pm
4	FLD 9/15/23 AK NEW DWLG 100% 1-1-23 OWNER	SKYAMAMOTO	10/03/2023 05:04 pm
5	BOR 20240226 BOR 2023-0087:BD SET TO \$373,900 1-1-23. THIS INCLUDED	MMCARMACK	06/14/2024 02:26 pm
6	BOR CORRECTING DWG TO 70% 1-1-23. 100% 1-1-24.	MMCARMACK	06/14/2024 02:26 pm

Permits

Permit Number	Permit Date	Amount	SQFT	Purpose	Open/Closed	Rough In Date	Final Inspection Date
R-2022-00278	28-APR-2022	\$550,000.00		DWLG	C		

Permit Number	R-2022-00278
Permit Date	28-APR-2022
Amount	\$550,000.00
SQFT	
Purpose	DWLG
Open/Closed	C
Rough In Date	
Final Inspection Date	
Hansen Project Name	
Notes	

Current Full Year Charges

Original Charge	\$14,262.54
Reduction	-\$6,119.08
Adjusted Charge	\$8,143.46
Non-Business Credit	-\$633.34
Homestead Exemption	\$0.00
Owner Occupancy Credit	\$0.00
Total Full Year Real Estate Only	\$7,510.12
Special Assessment	\$280.60
CAUV Recoupment	\$0.00
Total Full Year Current Charges	\$7,790.72

1st Half Current Charges (includes adjustments)

Original Charge	\$7,131.27
Reduction	-\$3,059.54
Adjusted Charge	\$4,071.73
Non-Business Credit	-\$316.67
Homestead Exemption	\$0.00
Owner Occupancy Credit	\$0.00
Penalty	\$3,755.06
Total 1st Half Real Estate Only	\$140.30
Special Assessment	\$0.00
CAUV Recoupment	\$3,895.36
Total 1st Half Current Charges	

2nd Half Current Charges (includes adjustments)

Original Charge	\$7,131.27
Reduction	-\$3,059.54
Adjusted Charge	\$4,071.73
Non-Business Credit	-\$316.67
Homestead Exemption	\$0.00
Owner Occupancy Credit	\$0.00

		\$.00
	Penalty	\$3,755.06
	Total 2nd Half Real Estate Only	\$140.30
	Special Assessment	\$.00
	CAUV Recoupment	\$3,895.36
	Total 2nd Half Current Charges	

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
				0.00	7,131.27	7,131.27
ORG	DUP		26-DEC-24	0.00	-3,059.54	-3,059.54
RED	DUP		26-DEC-24	0.00	-316.67	-316.67
RLB	DUP		26-DEC-24	0.00	2.25	2.25
SAC	DUP	19005	26-DEC-24	0.00	3.95	3.95
SAF	DUP	21096	26-DEC-24	0.00	131.60	131.60
SAC	DUP	21096	26-DEC-24	0.00	2.50	2.50
SAC	DUP	19006	26-DEC-24	0.00	-3,755.06	0.00
CHG	PAY		25-FEB-25	0.00	-2.25	0.00
SAC	PAY	19005	25-FEB-25	0.00	-3.95	0.00
SAF	PAY	21096	25-FEB-25	0.00	-2.50	0.00
SAC	PAY	19006	25-FEB-25	0.00	-131.60	0.00
SAC	PAY	21096	25-FEB-25	0.00	0.00	3,895.36

Total:

Payment History

Roll	Tax Year	Effective Date	Business Date	Amount
			25-FEB-25	\$3,895.36
RP_OH	2024	25-FEB-25	08-JUL-24	\$1,568.12
RP_OH	2023	08-JUL-24	06-FEB-24	\$4,617.32
RP_OH	2023	06-FEB-24	07-JUN-23	\$1,179.70
RP_OH	2022	07-JUN-23	12-APR-22	\$566.78
RP_OH	2021	12-APR-22	02-MAR-22	\$566.78
RP_OH	2021	02-MAR-22	18-FEB-21	\$1,133.98
RP_OH	2020	18-FEB-21	20-JUL-20	\$263.87
RP_OH	2019	20-JUL-20	16-JAN-20	\$263.87
RP_OH	2019	16-JAN-20	04-FEB-19	\$511.64
RP_OH	2018	04-FEB-19	07-FEB-18	\$508.10
RP_OH	2017	07-FEB-18	23-FEB-17	\$494.98
RP_OH	2016	23-FEB-17	19-JUL-16	\$247.01
RP_OH	2015	19-JUL-16	12-FEB-16	\$247.01
RP_OH	2015	12-FEB-16	26-FEB-15	\$487.58
RP_OH	2014	26-FEB-15	28-AUG-14	\$29.63
RP_OH	2013	28-AUG-14	28-JUL-14	\$592.60
RP_OH	2013	25-JUL-14	13-FEB-14	\$592.60
RP_OH	2013	13-FEB-14	05-JUL-13	\$579.78
RP_OH	2012	05-JUL-13	13-FEB-13	\$579.78
RP_OH	2012	13-FEB-13	12-JUN-12	\$572.96
RP_OH	2011	12-JUN-12	02-MAR-12	\$572.96
RP_OH	2011	02-MAR-12	24-FEB-11	\$1,263.37
RP_OH	2010	24-FEB-11	06-JUL-10	\$614.00
RP_OH	2009	29-JUN-10	15-FEB-10	\$614.00
RP_OH	2009	15-FEB-10		

Special Assessment Charges

Year	Project	Date	Desc	Charge	Fee	Total
2024	21096	05-AUG-24	HARPSFLD LIGHTING HARPER VALLE	\$263.20	\$7.90	\$271.10
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:				\$272.70	\$7.90	\$280.60

Special Assessment Payoff Details

Year	Project	Desc	Cycle	Taxes	Fee	Penalty/Interest	Paid	Total
2022	21096	HARPSFLD LIGHTING HARPER VALLE	1	\$131.60	\$3.95	\$13.56	-\$149.11	\$0.00
2022	21096	HARPSFLD LIGHTING HARPER VALLE	2	\$131.60	\$3.95	\$0.00	-\$135.55	\$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
2023	21096	HARPSFLD LIGHTING HARPER VALLE	1	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2023	21096	HARPSFLD LIGHTING HARPER VALLE	2	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2024	19005	9-1-1 EMERGENCY TELEPHONE	1	\$2.25	\$0.00	\$0.00	-\$2.25	\$0.00
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	\$0.00	-\$2.50	\$0.00
2024	19006	COUNTYWIDE RECYCLING PROGRAM	2	\$2.50	\$0.00	\$0.00	\$0.00	\$2.50
2024	21096	HARPSFLD LIGHTING HARPER VALLE	1	\$131.60	\$3.95	\$0.00	-\$135.55	\$0.00
2024	21096	HARPSFLD LIGHTING HARPER VALLE	2	\$131.60	\$3.95	\$0.00	\$0.00	\$135.55
Total:				\$808.60	\$23.70	\$13.56	-\$705.56	\$140.30

Special Assessment Payoff Totals

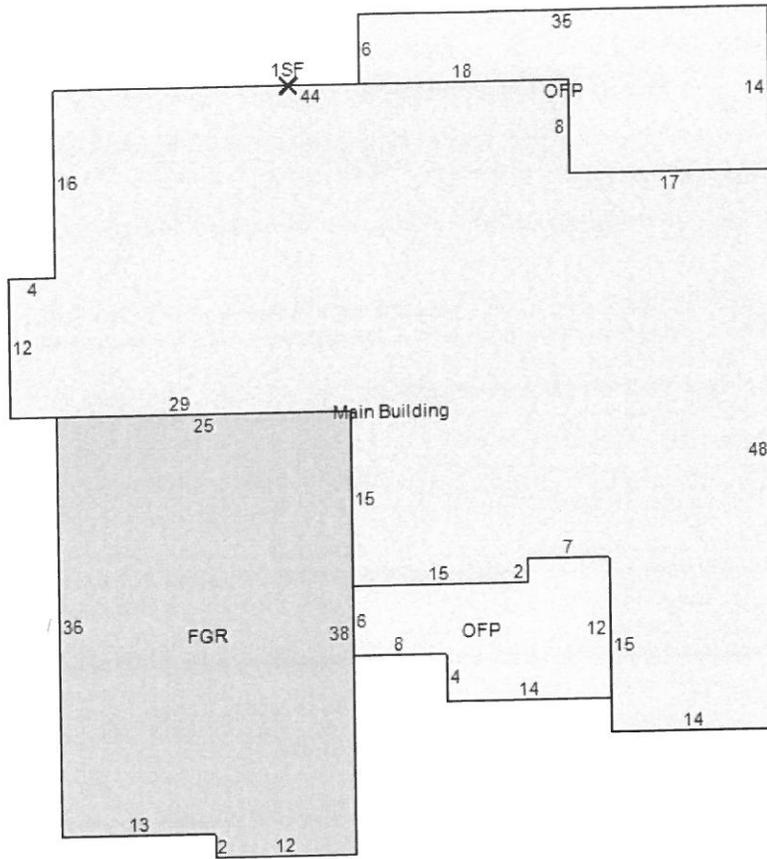
Project	Desc	Taxes	Fee	Penalty/Interest	Paid	Total
19005	9-1-1 EMERGENCY TELEPHONE	\$9.00	\$0.00	\$0.00	-\$6.75	\$2.25
19006	COUNTYWIDE RECYCLING PROGRAM	\$10.00	\$0.00	\$0.00	-\$7.50	\$2.50
21096	HARPSFLD LIGHTING HARPER VALLE	\$789.60	\$23.70	\$13.56	-\$691.31	\$135.55
Total:		\$808.60	\$23.70	\$13.56	-\$705.56	\$140.30

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						
21096	HARPSFLD LIGHTING HARPER VALLE	2007		3	10	01-JAN-2007			409		

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			
2022	21096	HARPSFLD LIGHTING HARPER VALLE			
2023	21096	HARPSFLD LIGHTING HARPER VALLE			
2024	21096	HARPSFLD LIGHTING HARPER VALLE			



Item	Area
Main Building	2328
FGR:GAR - FRAME	924
OFF:PORCH - OPEN FRAME	346
OFF:PORCH - OPEN FRAME	202
1SF:1S FR FRAME	22



PARID: 220132000900
NBHD: 47702
RABENOLD ALAN JR

JUR: 04
ROLL: RP
1260 HARPER VALLEY LN

Parcel

Address 1260 HARPER VALLEY LN
Unit
Class R - RESIDENTIAL
Land Use Code 510 - 510
Tax Roll RP_OH
Acres 2.563
Political Subdivision
Taxing District 22
District Name HARPERSFIELD TWP-GENEVA CSD
Gross Tax Rate 81.5
Effective Tax Rate 46.53383
Neighborhood 47702

Owner

Owner RABENOLD ALAN JR

Notes

Tax Mailing Name and Address

Mailing Name 1 RABENOLD ALAN JR
Mailing Name 2
Address 1 311 PARKWAY DR
Address 2
Address 3 MADISON OH 44057
Mortgage Company 0205
Mortgage Company LERETA
Tax Year 2024

Legal

Legal Desc 1 SUB LOT 9
Legal Desc 2 HARPER VALLEY PRESERVE
Legal Desc 3
Notes
Survey

Taxes Due (Tax Year 2024)

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total
RP_OH		\$0.00	\$0.00	\$3,895.36
				\$3,895.36

Homestead Credits

Homestead Exemption NO
Owner Occupied Credit NO



Received

APR 24 2025

Ashtabula County Auditor
Scott Yamamoto

Ashtabula County Auditor
Scott Yamamoto

25 W. Jefferson St.
Jefferson, OH 44047
Phone: (440) 576-3793

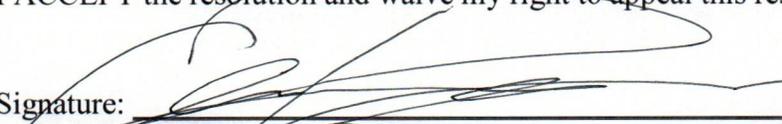
BOR #2024-0040

PARCEL ID	CURRENT AUDITOR VALUE	OWNER OPINION OF VALUE
22-013-20-009-00	\$500,000	\$420,000

Resolution: Set total value at **\$430,700** adjusting grade to B-1 and removing cost and design factor to be in-line with neighboring properties.

Land- \$79,600
Impr- \$351,100
Total- \$430,700

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

Signature:  Date: 4-23-25

Print Name: Alan Rabenold

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

Signature: _____ Date: _____

Print Name: _____



Where great things happen.

**Ashtabula County Auditor
Scott Yamamoto**

25 W. Jefferson St.
Jefferson, OH 44047
Phone: (440) 576-3793

April 10, 2025

Alan Rabenold Jr.
1260 Harper Valley Ln
Geneva, OH 44041

BOR 2024-0040

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

NON-HEARING MINUTES

BOR Case: 2024-0040

Case Name: ALAN RABENOLD JR

Case Type: VL

Board Members

Auditor, Scott Yamamoto

Treasurer, Angie Maki Cliff

Commissioner, JP Ducro

Others present:

Janet Discher, Commissioner Alternate

Amy Caruso, Treasurer Alternate

Complainant Seeks: \$420000

Subject Parcel: 220132000900

Auditor Value: \$500000

NON-HEARING MINUTES

BOR Case: 2024-0040

Owner Name: ALAN RABENOLD JR

Board Action

Motion to: Agree Set Value \$430,700

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

signed offer letter. Remove C&D factor and adjust grade to B-1 to be more inline with

neighborhood.

Was Made by: Janet

2nd by: Amy

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

Motion therefore: Passed Failed

Decision Date: 5/19/25

Schedule for Hearing: no



Scott Yamamoto, Auditor
Secretary of the Board of Revision

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: 2024-0040

ALAN RABENOLD JR
 1260 HARPER VALLEY LN
 GENEVA OH 44041

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
22-013-20-009-00	510-1FAMLY PLTD	22-HARPERSFIELD TWP-GENEVA CSD		2024
	LAND	IMPR	TOTAL	
Original Value:	\$79,600	\$420,400	\$500,000	
Adjustment:	\$0	-\$69,300	-\$69,300	
New Value:	\$79,600	\$351,100	\$430,700	
RESULT: VLD - VALUE DECREASE. SET VALUE AT \$430,700 BASED ON SIGNED OFFER LETTER ACCEPTED FROM OWNER				



 Board of Revision