

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	Robert J Carraher	5469 Cork Cold Springs Rd Geneva Ohio 44041
2. Complainant if not owner		
3. Complainant's agent		
4. Telephone number of contact person	(440) 466-3590	
5. Email address of complainant	westernbob@hotmail.com	
6. Complainant's relationship to property, if not owner		

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

7. Parcel numbers from tax bill	Address of property
22-018-00-016-00	5469 Cork Cold Springs Rd Geneva Ohio 44041

8. Principal use of property

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
22-018-00-016-00	\$80,000	\$124,800	

10. The requested change in value is justified for the following reasons:
 Stone & mortar part of the wet basement walls is disintegrating making the stones fall out and needs to be replaced with concrete block to fix correctly. The lg back deck is exposed and at 30 yrs old is sagging & badly weathered & needs replaced. Soffit & gutters & siding & front ramp need replaced/repair

11. 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 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 03/31/2025 Complainant or agent Robert J Carrah Title (if agent) _____
 Signature

Situs : 5469 CORK COLD SPRINGS RD

Map ID: 22-018-00-016-00

LUC: 511

Card: 1 of 1

Tax Year: 2024

Printed: 03/31/25

CURRENT OWNER
CARRAHER ROBERT J
5469 COLD SPRINGS RD
GENEVA OH 44041

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 018-00 016-00
Class Residential
Living Units 1
Neighborhood 47800
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
120

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.1700		0			
A	S	15000	1.4400	74	0	1	-10	18,700
A	H	15000	1.0000	100	0			19,500
								38,200

Total Acres: 2.61 Legal Acres: 2.61 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	13,370	38,200	38,200	0	0
Building	30,310	86,600	86,600	0	0
Total	43,680	124,800	124,800	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	29,400	61,900	91,300
2022	29,400	61,900	91,300
2023	38,200	86,600	124,800

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor

Entrance Information

Date	ID	Entry Code	Source
01/30/14	WPW	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 5469 CORK COLD SPRINGS RD

Parcel Id: 22-018-00-016-00

LUC: 511

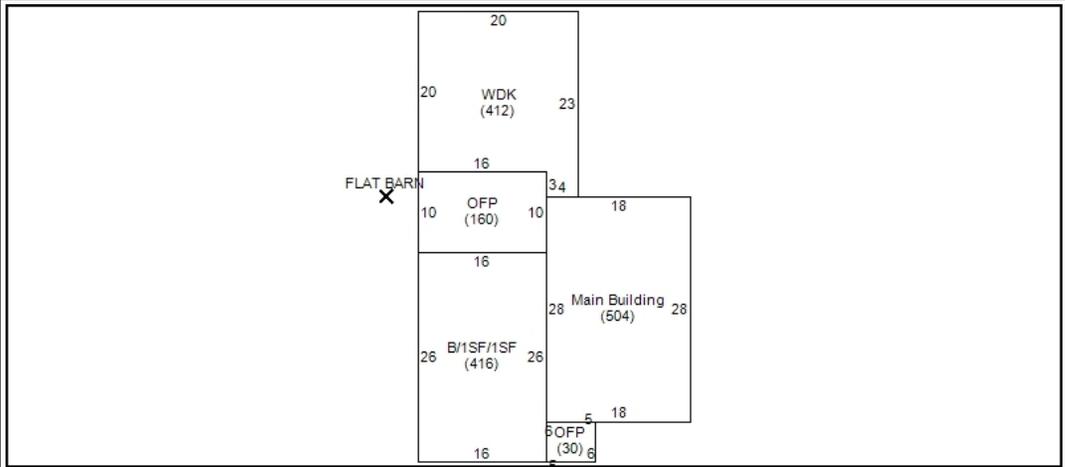
Card: 1 of 1

Tax Year: 2024

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Dwelling Information

Valuation Method D	Total Rooms 7
Override Model	Dining Rooms 1
Story Height 1	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 0
Style 03-Ranch	Full Baths 1
Year Built 1900	Half Baths 0
Eff Year Built 1960	Addl. Fixtures 0
Year Remodeled 1995	Total Fixtures 6
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level M-3/4 Bsmt 1/4 Crawl	T3 Rec Rm Area
Heating 2-Basic	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 0
Attic 0-None	WBFP Openings 0
Phy. Condition G-Good Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 2	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 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					504						
1			OFF		160						3,000
2			WDK		412						4,200
3		BSM	1SF	1SF	416						35,000
4			OFF		30						600

Dwelling Computations

Base Price	41,150	% Good	60
Plumbing	1,300	Market Adj	
Basement	9,830	Functional	
Heating	0	Economic	100
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.4
Subtotal	52,280	Additions	25,700
Ground Floor Area	504		
Total Living Area	1,336	Dwelling Value	86,630

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	AB2-Flat Barn	1900		16x20	320	C	1				U		

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 : 5469 CORK COLD SPRINGS RD

Parcel Id: 22-018-00-016-00

LUC: 511

Card: 1 of 1

Tax Year: 2024

Printed: 03/31/25

Comments

Number	Code	Status	Comment
1	OFC	RV	AB2 RAZED PER SKETCH INSPECT

Situs : 5469 CORK COLD SPRINGS RD**Parcel Id: 22-018-00-016-00****LUC: 511****Card: 1 of 1****Tax Year: 2024****Printed: 03/31/25**

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Received

MAY 01 2025

Ashtabula County Auditor
Scott Yamamoto

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

BOR #2024-0042

PARCEL ID	CURRENT AUDITOR VALUE	OWNER OPINION OF VALUE
22-018-00-016-00	\$124,800	\$80,000

Resolution: Set total value at **\$103,400** adjusting condition from Good to Fair based on exterior site inspection.

Land- \$38,200
Impr- \$65,200
Total- \$103,400

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

Signature: Robert J. Carraker Date: 4-22-25
Print Name: Robert J. Carraker

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

Signature: _____ Date: _____
Print Name: _____



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

April 11, 2025

Robert J. Carraher
5469 Cork Cold Springs Rd.
Geneva, OH 44041

BOR 2024-0042

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: 2024-0042

Case Name: ROBERT J CARRAHER

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: \$80000

Subject Parcel: 220180001600

Auditor Value: \$124800

NON-HEARING MINUTES

BOR Case: 2024-0042

Owner Name: ROBERT J CARRAHER

Board Action

Motion to: Agree Set Value \$103,400

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

signed offer letter and site inspection, 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

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: 2024-0042

ROBERT J CARRAHER
 5469 CORK COLD SPRINGS RD
 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.
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PARCEL	CLASS	TAXING DISTRICT	TAX YEAR
22-018-00-016-00	511-1FMLY UNPL 0-9	22-HARPERSFIELD TWP-GENEVA CSD	2024
	LAND	IMPR	TOTAL
Original Value:	\$38,200	\$86,600	\$124,800
Adjustment:	\$0	-\$21,400	-\$21,400
New Value:	\$38,200	\$65,200	\$103,400
RESULT: VLD - VALUE DECREASE. SET VALUE AT \$103,400 BASED ON SIGNED OFFER LETTER ACCEPTED FROM OWNER			



 Board of Revision