

BOARD OF REVISION

The Geauga County Board of Revision met on Friday, September 16, 2022, at 9:00 a.m. in the Auditor's Conference Room on the first floor of the Courthouse Annex located at 231 Main St., Chardon, OH 44024.

Hearings are scheduled for in person or by Microsoft Teams and open to the public at the Courthouse Annex location.

Present: Chief Deputy Administrator Frank Antenucci, and Chief Deputy Treasurer Caroline Mansfield

Also Present: Fiscal Office Manager Pam McMahan, Deputy Auditor Rachel Blystone, Deputy Auditor Rob Stanton, and Appraiser Tim Severovich.

Present by Microsoft Teams: Ron Leyde, and Charles E. Walder

Tax Year 2021 Valuation Complaints Formal Hearings begin as Scheduled.

Let the record note the hearings are digitally recorded.

Cases are in parcel number order, not in order of appearance.

06-006500 Walton J & Utica M Blaser filed by Resident

The owners, nor a representative was present for the hearing. A picture of the subject property was verified. Chief Deputy Administrator Frank Antenucci noted for the record that the Auditor's Office has the parcel in question valued at \$118,100 yet the resident feels it is worth \$106,290.

Appraiser Severovich stated the garage and garage doors need paint or replaced. Deputy Auditor Stanton stated looked at the roof and stated there was a new roof put over the existing roof. No further questions from the Board.

Action

After a review of the information available there was a Motion by Frank Antenucci, seconded by Caroline Mansfield, to reduce the Tax Year 2021 Market Value from \$118,100 to \$99,000 based on the information provided.

Voice vote, two ayes. Frank Antenucci, and Caroline Mansfield.

Motion carried.

06-019000 Carolina Ann Kane filed by Resident

The owners, nor a representative was present for the hearing. A picture of the subject property was verified. Chief Deputy Administrator Frank Antenucci noted for the record that the Auditor's Office has the parcel in question valued at \$128,500 yet the resident feels it is worth \$115,650.

Appraiser Severovich stated this home has gone through a major renovation. No further questions from the Board.

Action

After a review of the information available there was a Motion by Frank Antenucci, seconded by Caroline Mansfield, to reduce the Tax Year 2021 Market Value from \$128,500 to \$114,100 based on the information provided.

Voice vote, two ayes. Frank Antenucci, and Caroline Mansfield.

Motion carried.

06-021800 Joelle Maldonado filed by Resident

The owners, nor a representative was present for the hearing. A picture of the subject property was verified. Chief Deputy Administrator Frank Antenucci noted for the record that the Auditor's Office has the parcel in question valued at \$158,100 yet the resident feels it is worth \$142,290.

Chief Deputy Administrator Antenucci stated they reviewed the pictures provided and stated that it appeared there was much deferred maintenance to the home. Appraiser Severovich stated he noticed an outdated air conditioning system, and the roof needed replacement. Deputy Auditor Stanton noted the garage had been converted to living space. No further questions from the Board.

Action

After a review of the information available there was a Motion by Frank Antenucci, seconded by Caroline Mansfield, to reduce the Tax Year 2021 Market Value from \$158,100 to \$132,000 based on the information provided.

Voice vote, two ayes. Frank Antenucci, and Caroline Mansfield.

Motion carried.

06-029850 William J & Deborah A Reinhardt filed by Resident

The owners, nor a representative was present for the hearing. A picture of the subject property was verified. Chief Deputy Administrator Frank Antenucci noted for the record that the Auditor's Office has the parcel in question valued at \$153,900 yet the resident feels it is worth \$138,510.

Chief Deputy Administrator Antenucci stated after reviewing the pictures, it appeared there is several tuck-pointing issues. Appraiser Severovich stated that was correct and the wood casement windows were rotting away. Chief Deputy Administrator Antenucci stated the driveway needed repair. No further questions from the Board.

Action

After a review of the information available there was a Motion by Frank Antenucci, seconded by Caroline Mansfield, to reduce the Tax Year 2021 Market Value from \$153,900 to \$133,000 based on the information provided.

Voice vote, two ayes. Frank Antenucci and Caroline Mansfield

Motion carried.

06-040300 Alexander L Heaton filed by Resident

The owners, nor a representative was present for the hearing. A picture of the subject property was verified. Chief Deputy Administrator Frank Antenucci noted for the record that the Auditor's Office has the parcel in question valued at \$109,300 yet the resident feels it is worth \$98,370.

Appraiser Severovich stated there is minor tuck point issues. And the siding on the side of the garage needs replacement. The garage door and man door appear they need replaced. No further questions from the Board.

Action

After a review of the information available there was a Motion by Frank Antenucci, seconded by Caroline Mansfield, to reduce the Tax Year 2021 Market Value from \$109,300 to \$90,000 based on the information provided.

Voice vote, two ayes. Frank Antenucci, and Caroline Mansfield.

Motion carried.

06-062800 BCM Real Estate Ventures LLC filed by Resident

Present, Kenneth Maver, owner, was sworn in by Chief Deputy Administrator Frank Antenucci. A picture of the subject property was verified. Chief Deputy Administrator Frank Antenucci noted for the record that the Auditor's Office has the parcel in question valued at \$101,000 yet the resident feels it is worth \$90,900.

Mr. Maver stated this is a rental property that he owns. The tenants have lived in the home for seventeen years, and there have not been any updates to the property in that time frame. He has not entered the residence during the last seventeen years. Mr. Maver stated that it is in terrible condition and plans on renovating when the current tenants vacate. He stated the new sewer system will be a hardship for this property. No further questions from the Board.

Action

After a review of the information available there was a Motion by Frank Antenucci, seconded by Caroline Mansfield, to reduce the Tax Year 2021 Market Value from \$101,000 to \$80,000 based on testimony and photo evidence.

*Voice vote, two ayes. Frank Antenucci, and Caroline Mansfield.
Motion carried.*

06-071100 Ryan J & Molly A Henderson filed by Resident

The owners, nor a representative was present for the hearing. A picture of the subject property was verified. Chief Deputy Administrator Frank Antenucci noted for the record that the Auditor's Office has the parcel in question valued at \$135,800 yet the resident feels it is worth \$122,220.

Appraiser Severovich stated the driveway is part concrete and gravel, with swelling near end of driveway. Deputy Auditor Stanton noted that the condition of the siding is very brittle and had cracks in noticeable areas. In front of the garage area the concrete was destroyed. The owner was home during the inspection and stated that there are times water will get into the basement. No further questions from the Board.

Action

After a review of the information available there was a Motion by Frank Antenucci, seconded by Caroline Mansfield, to reduce the Tax Year 2021 Market Value from \$135,800 to \$113,000 based on the information provided.

*Voice vote, two ayes. Frank Antenucci, and Caroline Mansfield.
Motion carried.*

06-083250 Ronald A Union filed by Resident

The owners, nor a representative was present for the hearing. A picture of the subject property was verified. Chief Deputy Administrator Frank Antenucci noted for the record that the Auditor's Office has the parcel in question valued at \$162,000 yet the resident feels it is worth \$145,800.

Chief Deputy Administrator Antenucci stated they reviewed the pictures that were provided and wanted to clarify the condition of the siding on the home. Appraiser Severovich stated, there was not any damage to siding, just needed power washed. No further questions from the Board.

Action

After a review of the information available there was a Motion by Frank Antenucci, seconded by Caroline Mansfield, to reduce the Tax Year 2021 Market Value from \$162,000 to \$145,000 based on the information provided.

*Voice vote, two ayes. Frank Antenucci, and Caroline Mansfield.
Motion carried.*

06-109300 Matthew R Biats filed by Resident

The owners, nor a representative was present for the hearing. A picture of the subject property was verified. Chief Deputy Administrator Frank Antenucci noted for the record that the Auditor's Office has the parcel in question valued at \$132,900 yet the resident feels it is worth \$119,610.

Appraiser Severovich stated he did not notice any deferred maintenance on this home. Deputy Auditor Stanton, agreed. No further questions from the Board.

Action

After a review of the information available there was a Motion by Frank Antenucci, seconded by Caroline Mansfield, to reduce the Tax Year 2021 Market Value from \$132,900 to \$118,500 based on the information provided.

*Voice vote, two ayes. Frank Antenucci, and Caroline Mansfield.
Motion carried.*

06-116100 James C & Dorothy Thompson filed by Resident

Present, Dorothy Thompson, owner, was sworn in by Chief Deputy Administrator Frank Antenucci. A picture of the subject property was verified. Chief Deputy Administrator Frank Antenucci noted for the record that the Auditor's Office has the parcel in question valued at \$162,700 yet the resident feels it is worth \$146,430.

Ms. Thompson stated that the back deck is rotting, and needs replaced. The driveway needs repaired but with the new expenses with the sewer system, they need to defer maintenance due to this hardship. She also mentioned that with the main road that was torn up during the installation, they have placed gravel down, but it is very dusty, and she is constantly cleaning due to this.

Action

After a review of the information available there was a Motion by Frank Antenucci, seconded by Caroline Mansfield, to reduce the Tax Year 2021 Market Value from \$162,700 to \$141,000 based on the information provided.

*Voice vote, two ayes. Frank Antenucci and Caroline Mansfield
Motion carried.*

General Business

Being no further business to conduct it was moved by Caroline Mansfield to adjourn the September 16, 2022, BOR meeting at 10:04 a.m.

Respectfully submitted,



Charles E. Walder, Auditor
Secretary/Board of Revision

