

**BOARD OF REVISION**

The Geauga County Board of Revision met on Monday, September 21, 2022, at 9:01 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 Webex technology and open to the public at the Courthouse Annex location.

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

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

Present by Microsoft Teams: Ron Leyde and James B. Rice

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.

**06-014200 James B Rice filed by Resident**

Present, James B Rice, owner, was present by Microsoft Teams, and was sworn in by Chief Deputy Administrator Frank Antenucci. A picture of the subject property was verified. Chief Deputy Administrator Antenucci noted for the record that the Auditor's Office has the parcel in questions valued at \$154,900 yet the resident feels it is worth \$139,410.

Mr. Rice stated the garage windows need new paint, or replacement. The garage door is very old, and needs replaced. The shingles he stated were damaged the previous year and needs new shingles or a tear off. 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 \$154,900 to \$138,000 based on testimony and the information provided.

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

*Motion carried.*

**06-026250 Paul A Bellitto 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 \$137,400 yet the resident feels it is worth \$123,660.

Appraiser Severovich stated that the house and window trim needed repainting. 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 \$137,400 to \$122,000 based on the information provided.

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

*Motion carried.*

**06-027200 Patricia Susanne Edwards filed by Resident**

Present, Patricia Edwards, owner, was sworn in by Chief Deputy Administrator Frank Antenucci. A picture of the subject property was verified. Chief Deputy Administrator Antenucci noted for the record that the Auditor's Office has the parcel in questions valued at \$174,600 yet the resident feels it is worth \$157,140.

Ms. Edwards stated she has trees along the front tree line and in the back that need to be removed due to the sewer line and tie in. She stated there is tuck pointing that needs done, along with a new roof. Ms. Edwards also stated that under her back deck is the opening for the septic, so she is unsure if the deck is going to have to be cut or removed when it come time for the disposal. She also stated, that under the windows have cracks in the mortar. 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 \$174,600 to \$140,000 based on testimony and phot evidence provided.

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

**06-029300 Molly A Thomas 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 \$151,400 yet the resident feels it is worth \$136,260.

Appraiser Severovich stated the line of trees near the road would cause an issue with laying the new sewer pipe and the tie in, that they most likely would have to be removed. The driveway needed additional gravel installed. No further question 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 \$151,400 to \$133,000 based on information provided.

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

**06-034600 Rex Farinacci filed by Resident**

Present, Rex Farinacci, owner, was sworn in by Chief Deputy Administrator Frank Antenucci. A picture of the subject property was verified. Chief Deputy Administrator Antenucci noted for the record that the Auditor's Office has the parcel in question valued at \$114,900 yet the resident feels it is worth \$103,410.

Mr. Farinacci stated there is water damage in the house that occurs during the winter months. There is hail damage on the roof and the shingles are cracking. There are cracks in the garage. 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 \$114,900 to \$100,000 based on testimony and information provided.

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

**06-038490 John M Kelly 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 \$140,800 yet the resident feels it is worth \$126,720.

Chief Deputy Administrator Antenucci stated there seems to be a lot of settling with the foundation. Appraiser Severovich stated yes, there was a settlement issue and on the rear of the garage, the wood was rotting quite rapidly.

**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 \$140,800 to \$123,000 based on the information provided.

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

**06-074500 David S & Linda M Coble 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 \$146,300 yet the resident feels it is worth \$131,670.

Appraiser Severovich stated the garage door needs replaced; it is rotting at the bottom. The concrete floor of the garage has a crack, and it has settled about two inches below the slab of concrete. 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 \$146,300 to \$128,000 based on the information provided.

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

**06-075500 Hannah Tegel 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 \$134,400 yet the resident feels it is worth \$120,960.

Appraiser Severovich stated the rear left corner of the attached garage has severe cracks in the block where the blocks are shifting. 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 \$134,400 to \$117,000 based on information provided.

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

**06-076750 Elizabeth R Osborn & Alexander M Keil 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 \$138,200 yet the resident feels it is worth \$124,380.

Appraiser Severovich stated he spoke with the homeowner who just moved in, and Mr. Keil stated he did not have any deferred maintenance. Currently, Mr. Keil, is unaware of any issues that might transpire due to the sewer tie ins.

**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 \$138,200 to \$123,500 based on information provided.

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

**06-101800 Richard J & Lori L Bollas filed by Resident**

It was moved by Frank Antenucci and seconded by Caroline Mansfield to accept the withdrawal of this complaint.

*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 21, 2022, BOR meeting at 10:06 a.m.

Respectfully submitted,



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Charles E. Walder, Auditor  
Secretary/Board of Revision



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