

BOARD OF REVISION

The Geauga County Board of Revision met on Wednesday, September 28, 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 Microsoft Teams and open to the public at the Courthouse Annex location.

Present: Chief Deputy Administrator Frank Antenucci, County Treasurer Christopher P. Hitchcock, and County Commissioner James W. Dvorak.

Also Present: Deputy Auditor Bonnie McKenzie, Deputy Auditor Rachel Blystone, 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.

06-000150 Douglas M Jr & Laura A Radebaugh 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 \$164,700 yet the resident feels it is worth \$148,230.

Appraiser Severovich stated there are tuck point repairs that need addressed. Noted shingle issues that need replaced. A large tree that will need to be removed for the sewer tie in will need addressed. No further questions from the Board.

Action

After a review of the information available there was a Motion by Christopher P. Hitchcock, seconded by Frank Antenucci, to reduce the Tax Year 2021 Market Value from \$164,700 to \$143,700 based on the information provided.

Voice vote, three ayes. Frank Antenucci, Christopher P. Hitchcock, and James W. Dvorak.
Motion carried.

06-045500 Joseph J Rababy 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 \$109,500 yet the resident feels it is worth \$98,550.

Appraiser Severovich stated that the driveway needs gravel installed. The garage has severe tuck-pointing issues that it appears it is not safe structurally.

Action

After a review of the information available there was a Motion by Christopher P. Hitchcock, seconded by James W. Dvorak, to reduce the Tax Year 2021 Market Value from \$109,500 to \$88,100 based on the information provided.

Voice vote, three ayes. Frank Antenucci, Christopher P. Hitchcock, and James W. Dvorak.
Motion carried.

06-082000 Joseph A Lehman 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 \$148,900 yet the resident feels it is worth \$134,010.

Appraiser Severovich stated the driveway was in disrepair, and needs replaced. The rear windows of the home were taped, not sure if they were in the process of painting. No further questions from the Board.

Action

After a review of the information available there was a Motion by Christopher P. Hitchcock, seconded by James W. Dvorak, to reduce the Tax Year 2021 Market Value from \$148,900 to \$124,100 based on the information provided.

*Voice vote, three ayes. Frank Antenucci, Christopher P. Hitchcock, and James W. Dvorak.
Motion carried*

06-082100 Todd W & Regina L Smith

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 \$124,600 yet the resident feels it is worth \$112,140.

Appraiser Severovich stated there was damage to the garage towards the bottom. The garage window and door trim, showing wear, needs repainted. Appraiser Severovich noted, the north side of the home rear shingles showed extensive wear. The wood deck, which is two stories, needs extensive repair work, or removed. No further questions from the Board.

Action

After a review of the information available there was a Motion by James W. Dvorak, seconded by Christopher P. Hitchcock, to reduce the Tax Year 2021 Market Value from \$124,600 to \$102,000 based on information provided.

*Voice vote, three ayes. Frank Antenucci, Christopher P. Hitchcock, and James W. Dvorak.
Motion carried.*

06-088400 Melissa A Guardo 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 \$139,500 yet the resident feels it is worth \$125,550

Appraiser Severovich stated when he arrived at the property the homeowner had a contractor there to get a quote for new roof and gutters. Appraiser Severovich stated the driveway, had large craters, especially the apron. No further questions from the Board.

Action

After a review of the information available there was a Motion by Christopher P. Hitchcock, seconded by James W. Dvorak, to reduce the Tax Year 2021 Market Value from \$139,500 to \$110,100 based on the information provided.

*Voice vote, three ayes. Frank Antenucci, Christopher P. Hitchcock, and James W. Dvorak.
Motion carried.*

06-090900 William M Ruddy 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 \$122,600 yet the resident feels it is worth \$110,340.

Appraiser Severovich stated the driveway needed additional gravel. All the windows and door frames have chipping paint. The siding near the patio needed replaced.

Action

After a review of the information available there was a Motion by Christopher P. Hitchcock, seconded by James W. Dvorak, to reduce the Tax Year 2021 Market Value from \$122,600 to \$96,200 based on the information provided.

*Voice vote, three ayes. Frank Antenucci, Christopher P. Hitchcock, and James W. Dvorak.
Motion carried.*

06-101350 Gregory G Sarver Trustee

Present, Gregory Sarver, 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 \$140,800 yet the resident feels it is worth \$126,720.

Mr. Sarver stated there are numerous repairs that were needed. He needs a new roof on his home. The pole barn is at the end of its life, as the poles have all started to rot away. The previous owner placed piles of dirt next to the home and that caused damaged. Mr. Sarver stated he purchased the home, and it had a newer septic system that was approved by the county, and he is very frustrated that the Commissioners have gone forward with mandating sewers to be installed. Mr. Sarver also stated that he was told his line of trees along the tree lawn will need to be removed. Mr. Sarver needs to have landscaping done and additional gravel needs installed. Mr. Sarver stated the interior of the home, has an addition that has a sagging ceiling, and he feels he may have to remove the addition and rebuild.

Action

After a review of the information available there was a Motion by Christopher P. Hitchcock, seconded by Frank Antenucci, to reduce the Tax Year 2021 Market Value from \$140,800 to \$104,900 based on testimony and information provided.

*Voice vote, three ayes. Frank Antenucci, Christopher P. Hitchcock, and James W. Dvorak.
Motion carried.*

06-106900 Thomas P & Electra Ladas filed by Resident.

It was moved by Christopher P. Hitchcock and seconded by Frank Antenucci to accept the withdrawal of this complaint.

*Voice vote, three ayes. Frank Antenucci, Christopher P. Hitchcock, and James W. Dvorak.
Motion carried.*

06-107000 Michael & Susie Berigan filed by Resident

Present, Michael & Susie Berigan, owners, 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 \$177,300 yet the resident feels it is worth \$159,570.

Mr. Berigan stated they purchased the property last year, and were aware of the sewer project, however, they do have some deferred maintenance. The barn needs repair work and updates. They need to install a new driveway; it is dirt with broken up concrete currently. They were looking to replace all the windows in the home, which there are eleven windows. There are three trees that will interfere with the sewer tie ins so they will need removed.

Treasurer Hitchcock asked if they have done any improvements to the barn yet. Mr. Berigan stated no they have not. No further questions from the Board.

Action

After a review of the information available there was a Motion by James W. Dvorak, seconded by Christopher P. Hitchcock, to reduce the Tax Year 2021 Market Value from \$177,300 to \$152,000 based on testimony and information provided.

*Voice vote, three ayes. Frank Antenucci, Christopher P. Hitchcock, and James W. Dvorak.
Motion carried.*

06-110300 Steve M & Heather B Warren 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 \$149,900 yet the resident feels it is worth \$134,910.

Appraiser Severovich stated there was garage roof wear and the garage door needs painted.

Action

After a review of the information available there was a Motion by Christopher P. Hitchcock, seconded by Frank Antenucci, to reduce the Tax Year 2021 Market Value from \$149,900 to \$122,700 based on information provided.

*Voice vote, three ayes. Frank Antenucci, Christopher P. Hitchcock, and James W. Dvorak.
Motion carried.*

General Business

Being no further business to conduct it was moved by to Christopher P. Hitchcock to adjourn the September 28, 2022, BOR meeting at 10:09 a.m.

Respectfully submitted,

Charles E. Walder, Auditor
Secretary/Board of Revision


