

## **BOARD OF REVISION**

The Geauga County Board of Revision met on Thursday, July 20, 2023, 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, Chief Deputy Treasurer Caroline Mansfield, and Geauga County Administrator Assistant Linda Burhenne.

Also Present: Deputy Auditor Bonnie McKenzie, Deputy Auditor Heather Pipa, Michael Dorka, and Appraiser Tim Severovich.

Present by Microsoft Teams: Auditor Charles E. Walder, Chief Deputy Auditor Ron Leyde, Fiscal Office Manager Pam McMahan, and Gail Roussey.

**Tax Year 2022 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.

### **25-002010 Stefanie Swontek, filed by Resident**

The owners, nor a representative was present for the hearing. 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 \$66,500 yet the resident feels they are worth \$63,175.

Appraiser Severovich stated he visited the property and did observe damage to the driveway. 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 value for the Tax Year 2022 Market Value from \$66,500 to \$63,170 based on the information provided and testimony.

*Voice vote, three ayes. Frank Antenucci, Caroline Mansfield, and Linda Burhenne.  
Motion carried.*

### **25-002020 Jon Swontek, filed by Resident**

The owners, nor a representative was present for the hearing. 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 \$67,900 yet the resident feels they are worth \$64,505.

Appraiser Severovich stated he visited the property and observed landscaping and driveway damage. Damage from well head replacement. No further questions from the Board.

#### **Action**

After a review of the information available there was a Motion by Linda Burhenne, seconded by Frank Antenucci, to reduce the value for the Tax Year 2022 Market Value from \$67,900 to \$62,500 based on the information provided and testimony.

*Voice vote, three ayes. Frank Antenucci, Caroline Mansfield, and Linda Burhenne.  
Motion carried.*

### **25-005400 Kyle & Jessica Ulrey, filed by Resident**

The owners, nor a representative was present for the hearing. 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 \$148,200 yet the resident feels they are worth \$140,790.

Appraiser Severovich stated he visited the property and did not observe any exterior repairs. No further questions from the Board.

**Action**

After a review of the information available there was a Motion by Frank Antenucci, seconded by Linda Burhenne, to hold the value for the Tax Year 2022 Market Value at \$148,200 based on the information provided and testimony.

*Voice vote, three eyes. Frank Antenucci, Caroline Mansfield, and Linda Burhenne  
Motion carried.*

**25-008200 William & Shar Shaffer**

Move to Friday, July 21, 2023

**25-010500 Aimee Sitko, filed by Resident**

The owners, nor a representative was present for the hearing. 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 \$120,100 yet the resident feels they are worth \$114,095.

Appraiser Severovich stated he visited the property and did observe paint deterioration on the wood siding on house and garage. No further questions from the Board.

**Action**

After a review of the information available there was a Motion by Frank Antenucci, seconded by Linda Burhenne, to reduce the value for the Tax Year 2022 Market Value from \$120,100 to \$114,090 based on the information provided and testimony.

*Voice vote, three eyes. Frank Antenucci, Caroline Mansfield, and Linda Burhenne.  
Motion carried.*

**25-018700 Alan & Anne Siewert, filed by Resident**

The owners, nor a representative was present for the hearing. 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 \$74,200 yet the resident feels they are worth \$70,490.

Appraiser Severovich stated he visited the property and observed the storm door is missing, roof over the porch is worn, and the front masonry of the porch is deteriorating. No further questions from the Board.

**Action**

After a review of the information available there was a Motion by Linda Burhenne, seconded by Frank Antenucci, to reduce the value for the Tax Year 2022 Market Value from \$74,200 to \$68,000 based on the information provided and testimony.

*Voice vote, three eyes. Frank Antenucci, Caroline Mansfield, and Linda Burhenne.  
Motion carried.*

**25-022901 Ricky & Heather Sweet, filed by Resident**

The owners, nor a representative was present for the hearing. 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 \$70,500 yet the resident feels they are worth \$66,975.

Appraiser Severovich stated he visited the property and did observe the outbuilding roof needs repaired. 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 value for the Tax Year 2022 Market Value from \$70,500 to \$66,970 based on the information provided and testimony.

*Voice vote, three ayes. Frank Antenucci, Caroline Mansfield, and Linda Burhenne.  
Motion carried.*

**25-058600 Scott & Teresa & Stephanie Sondles, filed by Resident**

The owners, nor a representative was present for the hearing. 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 \$63,900 yet the resident feels they are worth \$60,705.

Appraiser Severovich stated he visited the property and observed no gutters on the home, missing some siding, paint on deck is worn and peeling. No further questions from the Board.

**Action**

After a review of the information available there was a Motion by Frank Antenucci, seconded by Linda Burhenne, to reduce the value for the Tax Year 2022 Market Value from \$63,900 to \$58,000 based on the information provided and testimony.

*Voice vote, three ayes. Frank Antenucci, Caroline Mansfield, and Linda Burhenne.  
Motion carried.*

**25-078811 Scott & Teresa & Stephanie Sondles, filed by Resident**

The owners, nor a representative was present for the hearing. 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 \$10,500 yet the resident feels they are worth \$10,500.

Appraiser Severovich stated he visited the property and observed this parcel as being vacant land. No further questions from the Board.

**Action**

After a review of the information available there was a Motion by Frank Antenucci, seconded by Linda Burhenne, to hold the value for the Tax Year 2022 Market Value at \$10,500 based on the information provided and testimony.

*Voice vote, three ayes. Frank Antenucci, Caroline Mansfield, and Linda Burhenne.  
Motion carried.*

**25-065700 & 25-190330 Joseph Stoll, filed by Resident**

The owners, nor a representative was present for the hearing. 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 \$3,700 yet the resident feels they are worth \$3,700.

Appraiser Severovich stated he visited the property and observed this parcel as being vacant land. No further questions from the Board.

**Action**

After a review of the information available there was a Motion by Frank Antenucci, seconded by Linda Burhenne, to hold the value for the Tax Year 2022 Market Value at \$3,700 based on the information provided and testimony.

*Voice vote, three ayes. Frank Antenucci, Caroline Mansfield, and Linda Burhenne.  
Motion carried.*

**25-065800 Joseph Stoll, filed by Resident**

The owners, nor a representative was present for the hearing. 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 31,000 yet the resident feels they are worth \$29,450.

Appraiser Severovich stated he visited the property and observed paint on basement windows and door. No other visible repairs on the exterior. No further questions from the Board.

**Action**

After a review of the information available there was a Motion by Caroline Mansfield, seconded by Frank Antenucci, to reduce the value for the Tax Year 2022 Market Value from \$31,000 to \$29,450 based on the information provided and testimony.

*Voice vote, three eyes. Frank Antenucci, Caroline Mansfield, and Linda Burhenne.  
Motion carried.*

**25-080699 Glenn Siracki Trustee, filed by Resident**

The owners, nor a representative was present for the hearing. 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 \$140,200 yet the resident feels they are worth \$133,190.

Appraiser Severovich stated he visited the property and observed slightly dated 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 value for the Tax Year 2022 Market Value from \$140,200 to \$133,190 based on the information provided and testimony.

*Voice vote, three eyes. Frank Antenucci, Caroline Mansfield, and Linda Burhenne.  
Motion carried.*

**25-091200 Darrell Sypen, filed by Resident**

The owners, nor a representative was present for the hearing. 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 \$94,900 yet the resident feels they are worth \$90,155.

Appraiser Severovich stated he visited the property and observed paint on the wood trim of windows and front door. No further questions from the Board.

**Action**

After a review of the information available there was a Motion by Frank Antenucci, seconded by Linda Burhenne, to reduce the value for the Tax Year 2022 Market Value from \$94,900 to \$90,150 based on the information provided and testimony.

*Voice vote, three eyes. Frank Antenucci, Caroline Mansfield, and Linda Burhenne.  
Motion carried.*

**25-105700 Willow Soltis, filed by Resident**

The owners, nor a representative was present for the hearing. 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 \$98,600 yet the resident feels they are worth \$93,670.

Appraiser Severovich stated he visited the property and observed no visible repairs. No further questions from the Board.

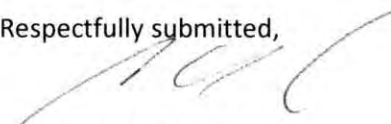
**Action**

After a review of the information available there was a Motion by Caroline Mansfield, seconded by Frank Antenucci, to reduce the value for the Tax Year 2022 Market Value from \$98,600 to \$93,670 based on the information provided and testimony.

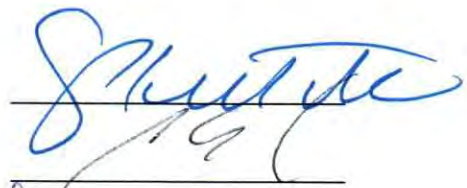
*Voice vote, three eyes. Frank Antenucci, Caroline Mansfield, and Linda Burhenne.  
Motion carried.*

Being no further business to conduct it was moved by Caroline Mansfield to adjourn the July 20, 2023, BOR meeting at 9:48 a.m.

Respectfully submitted,



Charles E. Walder, Auditor  
Secretary/Board of Revision



Luida Burhove

## **BOARD OF REVISION**

The Geauga County Board of Revision met on Thursday, July 20, 2023, 1:00 p.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, Chief Deputy Treasurer Caroline Mansfield, and Geauga County Administrator Assistant Linda Burhenne.

Also Present: Deputy Auditor Bonnie McKenzie, Deputy Auditor Heather Pipa, Michael Dorka, and Appraiser Tim Severovich.

Present by Microsoft Teams: Auditor Charles E. Walder, Chief Deputy Auditor Ron Leyde, and Fiscal Office Manager Pam McMahan.

Tax Year 2022 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.

### **25-005600 Dustin Porter, 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 \$38,200 yet the resident feels it is worth \$36,290.

Appraiser Severovich stated he visited the property and observed dated windows, boarded windows, deteriorating of concrete that has been patched. Front doors 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 value for the Tax Year 2022 Market Value from \$38,200 to \$36,290 based on the information provided and testimony.

*Voice vote, three ayes. Frank Antenucci, Caroline Mansfield, and Linda Burhenne.  
Motion carried.*

### **25-190758 Dustin Porter, filed by Resident**

The owners, nor a representative was present for the hearing. 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 \$100 yet the resident feels it is worth \$100.

Appraiser Severovich stated he visited the property and observed this is a vacant parcel. 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 hold the value for the Tax Year 2022 Market Value at \$100 based on the information provided and testimony.

*Voice vote, three ayes. Frank Antenucci, Caroline Mansfield, and Linda Burhenne.  
Motion carried.*

**25-043800 Theodore & Susan Wojtasik, filed by Resident**

The owners, nor a representative was present for the hearing. 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 \$100,400 yet the resident feels they are worth \$95,380.

Appraiser Severovich stated he visited the property and did observe paint wear on the porch, ceiling of porch incomplete, and driveway deterioration. No further questions from the Board.

**Action**

After a review of the information available there was a Motion by Linda Burhenne seconded by Caroline Mansfield, to reduce the value for the Tax Year 2022 Market Value from \$100,400 to \$95,380 based on the information provided and testimony.

*Voice vote, three ayes. Frank Antenucci, Caroline Mansfield, and Linda Burhenne.  
Motion carried.*

**25-067400 Denise Villers Trustee, filed by Resident**

The owners, nor a representative was present for the hearing. 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 \$70,800 yet the resident feels they are worth \$74,100.

Appraiser Severovich stated he visited the property and did observe the roof is at the end of its life, the stoop is not structurally sound, and the garage roof is near the end of its life. No further questions from the Board.

**Action**

After a review of the information available there was a Motion by Frank Antenucci, seconded by Linda Burhenne, to reduce the value for the Tax Year 2022 Market Value from \$78,000 to \$70,000 based on the information provided and testimony.

*Voice vote, three ayes. Frank Antenucci, Caroline Mansfield, and Linda Burhenne.  
Motion carried.*

**25-067300 Denise Villers Trustee, filed by Resident**

The owners, nor a representative was present for the hearing. 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 \$5,400 yet the resident feels they are worth \$5,400.

Appraiser Severovich stated he visited the property and did this to be a vacant parcel. 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 hold the value for the Tax Year 2022 Market Value at \$5,400 based on the information provided and testimony.

*Voice vote, three ayes. Frank Antenucci, Caroline Mansfield, and Linda Burhenne.  
Motion carried.*

**25-115500 Dixie Warner, filed by Resident**

The owners, nor a representative was present for the hearing. 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 \$101,200 yet the resident feels they are worth \$96,140.

Appraiser Severovich stated he visited the property and did observe dated windows, the man door is damaged, and the front door with no stoop to accommodate entry. No further questions from the Board.

**Action**

After a review of the information available there was a Motion by Caroline Mansfield, seconded by Linda Burhenne, to reduce the value for the Tax Year 2022 Market Value from \$101,200 to \$96,140 based on the information provided and testimony.

*Voice vote, three ayes. Frank Antenucci, Caroline Mansfield, and Linda Burhenne.  
Motion carried.*

**25-119450 Marie Williams, filed by Resident**

Move to Friday, July 21, 2023.

**25-119800 Mathew & Kori Wilson, filed by Resident**

The owners, nor a representative was present for the hearing. 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 \$94,600 yet the resident feels they are worth \$89,870.

Appraiser Severovich stated he visited the property and did observe minor roof wear, sagging gutter and deterioration of vinyl on south facing wall.

**Action**

After a review of the information available there was a Motion by Caroline Mansfield seconded by Frank Antenucci to reduce the value for the Tax Year 2022 Market Value from \$94,600 to \$89,870 based on the information provided and testimony.

*Voice vote, three ayes. Frank Antenucci, Caroline Mansfield, and Linda Burhenne.  
Motion carried.*

**25-190066 Tyler Porter, filed by Resident**

The owners, nor a representative was present for the hearing. 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 \$65,100 yet the resident feels they are worth \$61,845.

Appraiser Severovich stated he visited the property and did observe shingles on first floor awning missing and paint on exterior doors.

Caroline asked if building was vacant, and Appraiser Severovich stated he couldn't determine if it was vacant by the appearance. No further questions from the Board.

**Action**

After a review of the information available there was a Motion by Linda Burhenne, seconded by Frank Antenucci, to reduce the value for the Tax Year 2022 Market Value from \$65,100 to \$61,840 based on the information provided and testimony.

*Voice vote, three ayes. Frank Antenucci, Caroline Mansfield, and Linda Burhenne.  
Motion carried.*

**25-190759 Tyler Porter, filed by Resident**

The owners, nor a representative was present for the hearing. 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 \$100 yet the resident feels they are worth \$100.

Appraiser Severovich stated he visited the property and did observe this to be vacant land. 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 hold the value for the Tax Year 2022 Market Value at \$100 based on the information provided and testimony.



*Voice vote, three ayes. Frank Antenucci, Caroline Mansfield, and Linda Burhenne.  
Motion carried.*

**25-190682 DG Strategic II LLC**

The owners, nor a representative was present for the hearing. 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 \$452,500 yet the resident feels they are worth \$429,875.


Appraiser Severovich stated he visited the property and did observe this to be a retail facility and did not see any visible repairs.

**Action**

After a review of the information available there was a Motion by Frank Antenucci, seconded by Linda Burhenne to reduce the value for the Tax Year 2022 Market Value from \$452,500 to \$435,000 based on the information provided and testimony.

*Voice vote, three ayes. Frank Antenucci, Caroline Mansfield, and Linda Burhenne.  
Motion carried.*

Being no further business to conduct it was moved by Caroline Mansfield to adjourn the July 20, 2023, BOR meeting at 1:40 p.m.

  
Respectfully submitted,

Charles E. Walder, Auditor  
Secretary/Board of Revision

  
Linda Burhenne