



Board of Revision Wayne County Ohio

428 West Liberty Street
 Wooster, Ohio 44691
 Phone: (330) 287-5433
 Fax: (330) 287-5436

Board of Revision meeting date: May 24, 2023

Melissa Koch called the meeting to order at: 1:07 pm

Roll call:

- Melissa Koch, BOR president
- Jarra L Underwood, BOR secretary
- Sue Smail

Also present: Kelly Hettick, Barbara Biro, Alison Suppes, JoAnna Hatten, Teresa Smith

New Business:

The board heard the following Complaints Against Valuation

BOR Case Number: 2022-017	Audio File: 2553
Appearance: Steven Zody	
Parcel Numbers: 56-01830.004	
Property Owner: ZODY STEVEN P & JAQUELINE L S/T	

BOR Case:	2022-017	Audio File 2554				
Name:	ZODY STEVEN P & JAQUELINE L S/T					
Parcel	56-01830.004					
Motion:	SMAIL	NO VALUE CHANGE				
Second:	KOCH					
Comments:	UPON HEARING THE TESTIMONY OF MR ZODY ALSO HEARD TESTIMONY FROM ALISON SUPPES WHOM IS AN APPRAISER FROM THE WAYNE COUNTY AUDITOR. IN THE APPRAISAL REPORT THAT MS SUPPES PRESENTED, SHE LOOKED AT THE COST APPROACH AND THE MARKET APPROACH. 3 COMPARABLE SALES WERE LISTED IN HER REPORT THAT SOLD FOR THE RANGE OF \$159 SQ FT TO APPROXIMATELY \$170 SQ FT IN ADDITION TO A SALE THAT WAS IN THIS NEIGHBORHOOD THAT SOLD RECENTLY FOR \$435,000. WITH ALL OF THE EVIDENCE THAT WAS PRESENTED, WHILE THIS BOARD RECOGNIZES THAT THERE WERE SOME TREES REMOVED, IT WAS REGULAR MAINTENANCE AS FAR AS THE ELECTRICAL COMPANY AND WE FEEL THAT THE APPRAISAL DONE BY THE AUDITOR'S OFFICE IS HIGHER THAN THE AUDITORS VALUE THAT THERE IS NO CHANGE WARRANTED.					
Voting:	Underwood	YES	Koch	YES	Smail	YES

BOR Case Number: 2022-023	Audio File: 2555
Appearance: JEFFREY G BAILEY	
Parcel Numbers: 13-00092.001	
Property Owner: JGB & ASSOCIATES LTD	

BOR Case:	2022-025	Audio File: 2556				
Appearance:	NONE					
Parcel:	17-00228.000					
Owner:	AJKIV HOLDINGS LLC					
Motion:	UNDERWOOD	NO CHANGE IN VALUE				
Second:	SMAIL					
Comments:	ON MAY 23, 2023 AT 4:27 MR KOCJAN CALLED THE AUDITORS OFFICE AND SAID THAT HE WOULD NOT BE ATTENDING THE HEARING WITH THE BOARD OF REVISION BECAUSE HE HAD SUBMITTED EVIDENCE. THE ONLY EVIDENCE THAT WAS SUBMITTED TO THIS BOARD WAS THE DTE 1 THE COMPLAINT FORM, NOTHING ADDITIONAL. THIS BOARD HAS QUESTIONS ON A RECENT SALE ON 9/13/2022 AS TO THE VALIDITY OF THE SALE AND BECAUSE HE IS NOT HERE TO ANSWER OUR QUESTIONS WE MAKE NO CHANGE IN VALUE.					
Voting:	Underwood	YES	Koch	YES	Smail	YES

Hettick presented the following complaint requesting reinstatement of CAUV.

BOR Case:	2022-022	Audio File: 2557				
Owner:	BECKER DAVID TRUSTEE					
Parcels:	43-00983.001					
Motion:	UNDERWOOD	REINSTATE CAUV AND REMIT PART OF THE RECOUPMENT. WE WILL BE RECOUPING ON 2.5919 ACRES WHICH IS A SAWMILL OTHERWISE THE OWNERSHIP AND EVERYTHING QUALIFIES FOR THE CAUV PROGRAM				
Second:	SMAIL					
Comments:	NONE					
Voting:	Underwood	YES	Koch	YES	Smail	YES

Hatten presented the following request for a tax refund due to an error

BOR Case:	2022-029	Audio File: 2558				
Owner:	HENNING CHARLES A & TERESA L S/T					
Parcels:	50-00753.000					
Motion:	UNDERWOOD	ADJUST THE VALUE AND REFUND TAXES FOR YEARS 2018, 2019, 2020, AND 2021 DUE TO A SQUARE FOOTAGE DISCREPANCY				
Second:	SMAIL					
Comments:	THE TOTAL AMOUNT OF THE FOUR YEARS REFUND IS \$1,998.34					
Voting:	Underwood	YES	Koch	YES	Smail	YES

