

Tax year 2023 BOR no. 0028 **FILED ON** DTE 1
 County Ashtabula Date received JAN 25 2024 Rev. 08/21

Complaint Against the Valuation of Real Property Ashtabula County

Answer all questions and type or print all information. Read instructions on back before completing form.

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use DTE Form 2

Original complaint Counter complaint
 Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Kirby, Karen and Dennis	PO Box 188, Jefferson, OH 44047	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number of contact person	(440) 997-0069		
5. Email address of complainant	karen50193@gmail.com		
6. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill	Address of property		
43-015-00-030-00	3239 Brown Road		
8. Principal use of property	primary residence		
9. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
43-015-00-030-00	\$184,900	\$230,100	\$45,200
10. The requested change in value is justified for the following reasons: Repairs needed: (see attached) electrical \$1,842.71; water system \$700.00; water system inspection contract due to frequent past problems \$596.00. Mortgage held by Chase and they estimated value in Jan. 2023 at \$132,500. In 2022 realtor did walkthrough and estimated listing at \$150,000-\$155,000.			

11. Was property sold within the last three years? Yes No Unknown If yes, show date of sale _____ and sale price \$ _____ ; and attach information explained in "Instructions for Line 11" on back.
12. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.
13. If any improvements were completed in the last three years, show date _____ and total cost \$ _____
14. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown
15. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation.
- The property was sold in an arm's length transaction. The property lost value due to a casualty.
- A substantial improvement was added to the property. Occupancy change of at least 15% had a substantial economic impact on my property.

I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 01/25/2024 Complainant or agent Karen A. Kirby Title (if agent) _____
 Signature

Situs : 3239 BROWN RD

Map ID: 43-015-00-030-00

LUC: 511

Card: 1 of 1

Tax Year: 2023

Printed: 01/30/24

CURRENT OWNER
KIRBY KAREN A
DENNIS G

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 015-00 030-00
Class Residential
Living Units 1
Neighborhood 65000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
56 S M

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.4200		0			
A	S	11500	7.4400	48	0	5	-25	40,040
A	H	11500	1.0000	100	0			14,950
								54,990

Total Acres: 8.86 Legal Acres: 8.86 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	19,250	55,000	55,000	0	0
Building	61,290	175,100	175,100	0	0
Total	80,540	230,100	230,100	0	0

Manual Override Reason
Base Date of Value
Effective Date of Value
Value Flag 1-COST APPROACH

Current Value

Year	Land	Building	Total Value
2020	42,300	129,600	171,900
2021	42,300	129,600	171,900
2022	42,300	129,600	171,900

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
04/26/01		1-Land Only	I-Error In Description	0055/7477	ET-Temp Exempt	ZAK CLAIRE M

Entrance Information

Date	ID	Entry Code	Source
12/05/13	DAA	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 3239 BROWN RD

Parcel Id: 43-015-00-030-00

LUC: 511

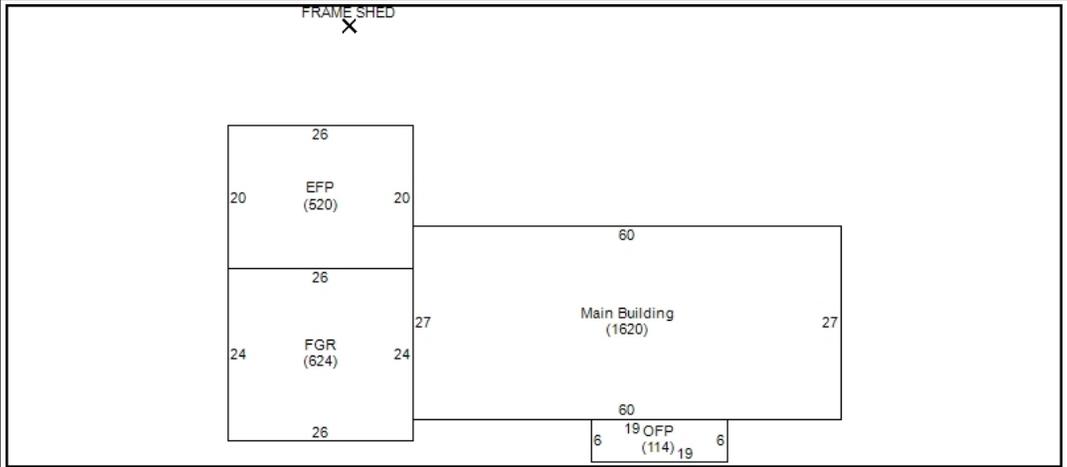
Card: 1 of 1

Tax Year: 2023

Printed: 01/30/24

Dwelling Information

Valuation Method D	Total Rooms 5
Override Model	Dining Rooms 0
Story Height 1	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 1
Style 03-Ranch	Full Baths 2
Year Built 2002	Half Baths 0
Eff Year Built	Addl. Fixtures 0
Year Remodeled	Total Fixtures 9
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 0-No Basement	T3 Rec Rm Area
Heating 4-Heat Pump	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 1
Attic 0-None	WBFP Openings 1
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 3	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C-1	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.35
GRM Econ Rents	GRM Factor 1
GRM Units	GRM Value 0



Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					1,620						
1		EFP			520						19,000
2		FGR			624						13,000
3		OPF			114						2,300

Dwelling Computations

Base Price	93,330	% Good	85
Plumbing	5,300	Market Adj	
Basement	0	Functional	
Heating	4,250	Economic	100
Attic	0	% Complete	100
Other Features	4,000	C&D Factor	
		Adj Factor	1.35
Subtotal	106,880	Additions	29,300
Ground Floor Area	1,620		
Total Living Area	1,620	Dwelling Value	174,850
Dwelling Notes			

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RS1-Frame Sh	1111		8x16	128	E	1		A				200

Condominium / Mobile Home Information

Complex #	Level	MH Make
Type	Elevator	MH Model
Unit No	Location	Serial#
Condo Style	View	MH Title#
Cmplx Name		Park Code

Misc & Gross Bulding Values

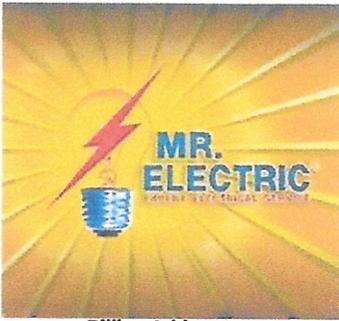
Misc Building No	Misc Adjusted Value
Gross Building:	

Situs : 3239 BROWN RD**Parcel Id: 43-015-00-030-00****LUC: 511****Card: 1 of 1****Tax Year: 2023****Printed: 01/30/24****Comments**

Number	Code	Status	Comment
1	FLD	NC	20030909 KO C#01 - 8/27/03 DWLG 100% COMP FOR 1/1/03

Situs : 3239 BROWN RD**Parcel Id: 43-015-00-030-00****LUC: 511****Card: 1 of 1****Tax Year: 2023****Printed: 01/30/24**

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MR ELECTRIC
405 N. BRICE RD
BLACKLICK OH 43004
PH 800-306-7172

Estimate 418693557
Job 418477077
Estimate Date 11/16/2023
Technician SEAN SCOTT - CVE
Customer PO

Billing Address
DENNIS KIRBY
3239 Plymouth Brown Road
Ashtabula, OH 44004 USA

Job Address
DENNIS KIRBY
3239 Plymouth Brown Road
Ashtabula, OH 44004 USA

Estimate Details

A: Run home run install 6 outlets

Task #	Description	Quantity	Your Price	Your Total
56115	15-30 AMP 120V-240V CIRCUIT - (>50' OR CLOSED ACCESS)	1.00	\$1,346.87	\$1,346.87
S30200	15A 120V DUPLEX	6.00	\$82.64	\$495.84

Sub-Total \$1,842.71

Tax \$0.00

Total \$1,842.71

WE APPRECIATE YOUR BUSINESS!!!

AUTHORIZATION TO PROCEED WITH PROPOSED WORK- I, the undersigned, am owner/ authorized representative/tenant of the premises at which the work described is to be done. I hereby authorize you to perform said work and to use such labor and material as you deem advisable. I agree to pay reasonable attorney's fees and court costs in the event of legal action for collection or reasonable bank costs if my check fails to clear. A monthly service charge of 1 1/2% will be added after ten days. All parts will be removed from premises and discarded unless otherwise specified herein. I have read, agree to, and have received a copy of this contract. I authorize you to proceed with the work described above.

Credit Card Payment Authorization

Please pay total due amount. Thank you.

Print Name below as it appears on credit card

Payment Type _____	Credit Card # _____	EXP _____	CVC _____
Name on card _____		Signature _____	

Remit to:

Amount Due: \$1,842.71

MR ELECTRIC
405 N. BRICE RD
BLACKLICK OH 43004

PH 800-306-7172

- all 6 tank plus all kinetic^{units} upsize from 3/4" to 1" pvc approx. 60-70' of piping.
- add vacuum breakers to all 6 tanks inline from flushing purposes
- flush and clean tanks while opened through ports to best of my ability.
- replace all flush valves with quarter turn full port valves

pros

- Greater flow rates while system is regenerating as well as multiple water points being used
- would allow kinetic units to backwash properly with the greater flow rates.

approx 6-8 hrs

approx \$700

~~@@@~~
@

Samuel ~~@@@~~ ~~@@@~~ ~~@@@~~ ~~@@@~~

o

cleaned
water heater



Guaranteed Maintenance Agreement

1-800-444-1387

Acct. No.
Customer <i>Karen Kirby</i>
Address <i>3239 Plymouth Brown Rd.</i>
City/State <i>Ashtabula, OH</i>
Zip <i>44004</i>
Phone(s) <i>440-997-0069</i>
Equipment <i>WX-202, salt man, pro 1040</i>
P.O. # <i>2060F carbon, DFM, stenner pump</i>

CONSIDER THESE ADVANTAGES

GUARANTEED LABOR RATES for each term of the contract.

FREE DELIVERY for supplies used in the operation of the equipment being maintained.

FREE EQUIPMENT CHECK to determine if equipment is operating properly. Should repair work be necessary, we can probably repair the equipment while there, eliminating costly down time. Repair labor and parts would be due and payable upon completion.

SCHEDULED VISITS confirmed, as appropriate, prior to our visit.

CONVENIENCE . . . Kineticico does the work.

Contact Person <i>Karen 50193@gmail.com</i>
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MAINTENANCE SERVICES TO BE PERFORMED

<input checked="" type="checkbox"/> DELIVER SUPPLIES <input checked="" type="checkbox"/> Salt <input checked="" type="checkbox"/> Filters <input checked="" type="checkbox"/> Potassium <input checked="" type="checkbox"/> Chlorine <input checked="" type="checkbox"/> Caustic Soda <input checked="" type="checkbox"/> Calcite	<input checked="" type="checkbox"/> WATER CONDITIONER - Test control functions and adjust if necessary. Clean injector and/or brine drum when necessary. Add salt.	<input checked="" type="checkbox"/> CHEMICAL FEED PUMP - Test functions and adjust if necessary. Clean injection fitting, headblock, and solution tank when necessary. Refill solution tank.
<input checked="" type="checkbox"/> TEST RAW AND PRODUCT WATER <input checked="" type="checkbox"/> Hardness <input checked="" type="checkbox"/> Iron <input checked="" type="checkbox"/> pH <input checked="" type="checkbox"/> Sulphur <input checked="" type="checkbox"/> Chlorine-Free/Total <input checked="" type="checkbox"/> Total dissolved Solids	<input checked="" type="checkbox"/> CARTRIDGE FILTER - Change, clean, or replace filters.	<input checked="" type="checkbox"/> PUMP/PRESSURE TANK - Inspect operation.
	<input type="checkbox"/> IRON/SULPHUR BACKWASHING FILTER - Test control functions and adjust if necessary. Clean injector and/or solution tank when necessary. Add potassium.	<input type="checkbox"/> DRINKING WATER SYSTEM
	<input checked="" type="checkbox"/> BACKWASHING FILTER - Test control functions and adjust if necessary. Backwash until clear.	<input type="checkbox"/> PRE & POST FILTER
		<input type="checkbox"/> R-O MEMBRANE
		<input checked="" type="checkbox"/> OTHER SPECIAL INSTRUCTIONS <i>must have credit card on file for supplies</i>

CONTRACT DATE <i>11/30/23</i>	AUTHORIZED NUMBER OF CALLS <i>4</i>	PER CALL CHARGE <i>\$ 149</i>	CONTRACT AMOUNT <i>\$ 596</i>
expires - <i>11/30/24</i>			SALES TAX <i>-</i>
			TOTAL \$ 596

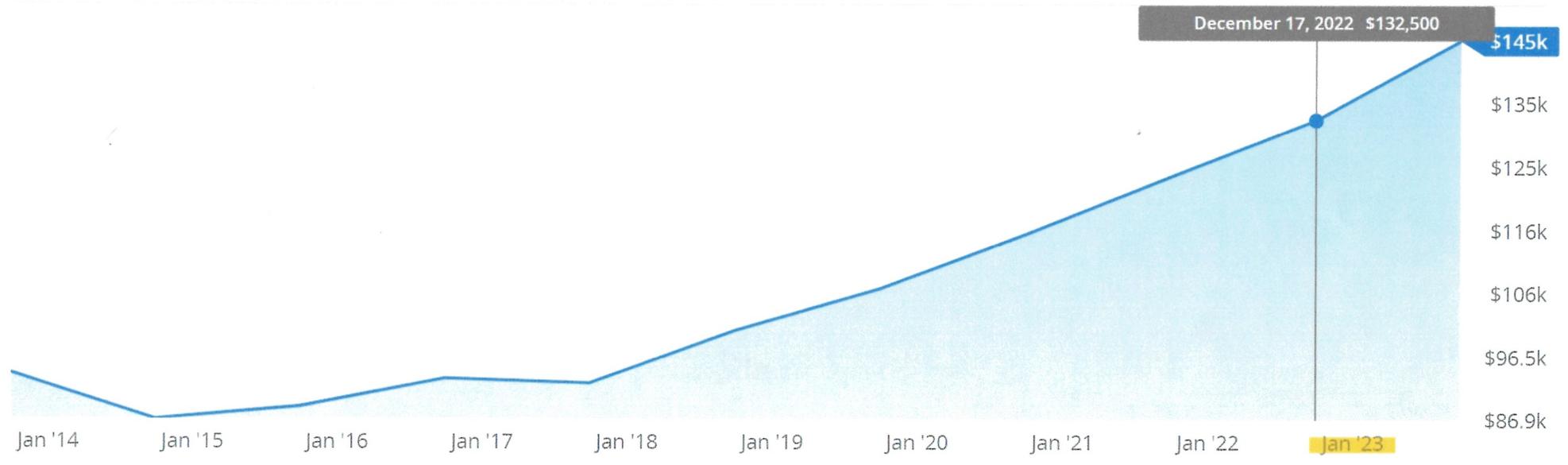
COST OF SUPPLIES ARE NOT INCLUDED IN PRICE LISTED ABOVE.

Please forward your payment and signed agreement to us by *12/30/23* to place this agreement into effect. Upon receipt we will place you into our follow-up system for prompt, professional care. We will also telephone you in advance to schedule your first Guaranteed Maintenance call.

Estimated home value—past trends

Estimated home value by year

Year	Estimated home value
* Dec 2023	\$144,600
* Dec 2022	\$132,500
Dec 2021	\$123,900
Dec 2020	\$115,100
Dec 2019	\$106,800
Dec 2018	\$100,400
Dec 2017	\$92,400
Dec 2016	\$93,100
Dec 2015	\$88,800
Dec 2014	\$86,900
Dec 2013	\$93,900



ASHTABULA COUNTY
25 W Jefferson Street
Jefferson OH 44047-1092
(440) 576-1484 Fax: (440) 576-3446

BOARD OF REVISION HEARING NOTICE TO
ASHTABULA COUNTY PROPERTY OWNER OR HIS/HER AGENT

B.O.R. CASE NUMBER: 2023-0028

March 6, 2024

KAREN & DENNIS KIRBY
PO BOX 188
JEFFERSON OH 44047

The Board, in accordance with Ohio Revised Code 5715.19, has scheduled a hearing on:

April 3, 2024 at 10:15 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0028 filed for tax year 2023 by KAREN & DENNIS KIRBY and described as follows:

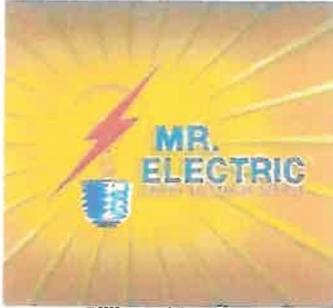
Parcel ID(s):

1) 43-015-00-030-00 located at 3239 BROWN RD, the market value is \$230,100. The market value sought is \$184,900.

You or a representative must appear at this hearing or the case will be dismissed.

If you have any questions, please call (440) 576-1484.

Ashtabula County Board of Revision



MR ELECTRIC
405 N. BRICE RD
BLACKLICK OH 43004
PH 800-306-7172

Estimate 418693557
Job 418477077
Estimate Date 11/16/2023
Technician SEAN SCOTT - CVE
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Estimate Details

A: Run home run install 6 outlets

Task #	Description	Quantity	Your Price	Your Total
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Sub-Total \$1,842.71

Tax \$0.00

Total \$1,842.71

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AUTHORIZATION TO PROCEED WITH PROPOSED WORK- I, the undersigned, am owner/ authorized representative/tenant of the premises at which the work described is to be done. I hereby authorize you to perform said work and to use such labor and material as you deem advisable. I agree to pay reasonable attorney's fees and court costs in the event of legal action for collection or reasonable bank costs if my check fails to clear. A monthly service charge of 1 1/2% will be added after ten days. All parts will be removed from premises and discarded unless otherwise specified herein. I have read, agree to, and have received a copy of this contract. I authorize you to proceed with the work described above.

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MR ELECTRIC
405 N. BRICE RD
BLACKLICK OH 43004

PH 800-306-7172

- all 6 tank plus all kinetic units upsize from 3/4" to 1" pvc approx. 60'-70' of piping.
- add vacuum breakers to all 6 tanks inline from flushing purposes
- flush and clean tanks while opened through ports to best of my ability.
- replace all flush valves with quarter turn full port valves

- pros
- Greater flow rates while system is regenerating as well as multiple water points being used
 - would allow kinetic units to backwash properly with the greater flow rates.

approx 6-8 hrs

approx. \$700

~~@@@~~
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Samuel ~~@@@~~ ~~@@@~~ ~~@@@~~ ~~@@@~~

o

~~@@@~~
water heater



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1-800-444-1387

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City/State <i>Ashtabula, OH</i>	Zip <i>44004</i>
Phone(s) <i>WX-202, salt mon, pro 1040</i>	
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SCHEDULED VISITS confirmed, as appropriate, prior to our visit.

CONVENIENCE . . . Kinetico does the work.

Contact Person

Karen 50193@gmail.com

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CONTRACT DATE <i>11/30/23</i>	AUTHORIZED NUMBER OF CALLS <i>4</i>	PER CALL CHARGE <i>\$ 149</i>	CONTRACT \$ AMOUNT <i>596</i>
<i>expires - 11/30/24</i>			SALES TAX <i>-</i>
			TOTAL <i>\$ 596</i>

COST OF SUPPLIES ARE NOT INCLUDED IN PRICE LISTED ABOVE.

Please forward your payment and signed agreement to us by *12/30/23* to place this agreement into effect. Upon receipt we will place you into our follow-up system for prompt, professional care. We will also telephone you in advance to schedule your first Guaranteed Maintenance call.

4

Valuation Increase

	2022	2023	Change
Appraised Land	\$42,300	\$55,000	+ \$12,700 + 30%
Appraised Building	129,600	175,100	+ 45,500 + 35%
TOTAL	171,900	230,100	+ 58,200 + 34%

Estimated home value—past trends

#5

Estimated home value by year

Year	Estimated home value
Mar 2024	\$159,600
Mar 2023	\$145,200
Mar 2022	\$137,900
Mar 2021	\$124,600
Mar 2020	\$111,000
Mar 2019	\$102,700
Mar 2018	\$96,100
Mar 2017	\$88,200
Mar 2016	\$82,600
Mar 2015	\$80,900
Mar 2014	\$87,200

Neighborhood trends

See local insights and real estate trends for your ZIP code.

Market insights



22

Homes recently sold



\$117,441

Average selling price



57

Recent listings



83

Average days on market

#6

Contact with Realtor

During the first quarter of 2022, we were considering putting our home on the market. We contacted a realtor to do a walkthrough and give us a ballpark figure for the price of our home.

Clorice Dlugos
McDowell Homes Real Estate
440-812-2542

She gave us a range of \$150,000-159,000. We were actually insulted, but figured she is the professional. We decided not to sell the house so no agreement was made.

#7

Ref. No: 430150003000 Residential Sales In This Neighborhood - Last 18 Months

Options Sort by: Parcel ID Ascending Results/page: 15

Results	Click rows to view property details				Displaying 1 - 15 of 33
<input type="checkbox"/>	Parcel ID	Owner Name	Address	Last Sale	Price
<input type="checkbox"/>	420010000701	BREEDLOVE SCOTT WYA...	5387 HADLOCK LN	03/14/2023	\$50,000
<input type="checkbox"/>	420030000500	HELLICKSON DAVID AR...	1124 PLYMOUTH RIDGE RD	11/14/2022	\$130,000
<input type="checkbox"/>	420030001901	ZAUGG JOSEPH R	4529 STATE RD	11/18/2022	\$166,500
<input type="checkbox"/>	420040001300	BLOOM JAMES R	1821 ROCKWELL RD	04/27/2023	\$16,295
<input type="checkbox"/>	420040003400	TANZOLA CHARLES	4870 ROCKWELL RD AG	03/11/2024	\$300,000
<input type="checkbox"/>	420040003500	KNIGHT AUSTANN	4858 ROCKWELL RD	10/30/2023	\$200,000
<input type="checkbox"/>	420060000400	GRAHAM COREY F	870 PLYMOUTH BRICK RD	11/04/2022	\$205,000
<input type="checkbox"/>	420060002501	ARCOS NELSON E	4253 WARNER RD	11/08/2023	\$61,000
<input type="checkbox"/>	420060005200	BRUNER LAND COMPANY...	BECK RD	12/15/2023	\$148,423
<input type="checkbox"/>	420060006101	ARNOLD STEVEN R	4210 STATE RD	06/21/2023	\$130,000
<input type="checkbox"/>	420070001301	MEG RON HOLDINGS LLC	1855 PLYMOUTH GAGEVILLE ...	02/16/2023	\$16,000
<input type="checkbox"/>	420090002600	ROACH MICHAEL	437 CARSON RD	12/19/2022	\$153,000
<input type="checkbox"/>	420100000200	MOORE ISAAC	1412 CARSON RD	11/08/2023	\$75,000
<input type="checkbox"/>	420100002200	KROTT PATRICK A	3443 STATE RD	11/07/2023	\$132,300
<input type="checkbox"/>	420100007600	L FINGERS LLC	1403 CARSON RD	10/10/2023	\$153,928

Selection Manager
 Select page all
 Select all
 Deselect page all
 Deselect all

Search Manager
 View List - Map

Reports
 To print tax bill, click "Tax Bill" link below and press the "Go" button.
 Please disable the pop-up blocker on your web browser before using

Tax Bill

Printable Version

Results Page: [1] 2 3 Next >>

Data Copyright Ashtabula County. Last Updated: 10/04/2023. Powered by iasWorld Public Access. All rights reserved.

Avg \$ 116,960

Avg All \$ 104,509

Ref. No: **430150003000**
Residential Sales In This Neighborhood - Last 18 Months

Options Sort by: Parcel ID Ascending Results/page: 15

Results	Click rows to view property details					Displaying 16 - 30 of 33
<input type="checkbox"/>	Parcel ID▲	Owner Name	Address	Last Sale	Price	
<input type="checkbox"/>	420100007999	WENGERD MARTIN C	MANN RD	08/04/2023	\$21,000	
<input type="checkbox"/>	420100007999	WENGERD MARTIN C	MANN RD	09/08/2023	\$40,000	
<input type="checkbox"/>	420110000305	DRAGON MICHAEL S	BROWN RD	03/17/2023	\$30,000	
<input type="checkbox"/>	420110000306	KERUBIM INTL LLC	1836 CARSON RD	06/29/2023	\$14,200	
<input type="checkbox"/>	420110004600	GODRICS HOLLOW LLC	3840 PLYMOUTH RD	06/30/2023	— \$345,000	AG
<input type="checkbox"/>	420110006101	CONROY BRETT	1999 SHEFFIELD RD	02/28/2024	\$220,000	
<input type="checkbox"/>	420130000200	HEATH CHARLES E	2999 JEFFERSON RD	04/20/2023	\$81,000	
<input type="checkbox"/>	420130002604	WILSON ANDY	NINETY RD	05/05/2023	\$17,000	
<input type="checkbox"/>	420130003101	GIBSON KRAIG	3191 NINETY RD	11/03/2023	\$235,000	
<input type="checkbox"/>	420140000100	ANDERSON JUSTIN	2925 PINNEY TOPPER RD	11/21/2022	— \$312,000	AG
<input type="checkbox"/>	420140002901	TOLER KEVIN L	DALY RD	02/15/2023	\$25,000	
<input type="checkbox"/>	420160001700	STAMPER GARRETT	2568 CHAPEL RD	09/14/2023	\$236,000	
<input type="checkbox"/>	420170000800	WHEELER LYNDSEY E	2424 STATE ROUTE 46	01/04/2024	— \$270,000	AG
<input type="checkbox"/>	420210002400	DEFOREST BRANDON	2055 OLD FARM ST	03/01/2024	\$195,100	
<input type="checkbox"/>	420210002500	DEFOREST BRANDON	OLD FARM ST	03/01/2024	\$195,100	

Selection Manager
 Select page all
 Select all
 Deselect page all
 Deselect all

Search Manager
 View List - Map

Reports
 To print tax bill, click "Tax Bill" link below and press the "Go" button.
 Please disable the pop-up blocker on your web browser before using

Tax Bill 

Printable Version Results Page: << Prev 1 [2] 3 Next >>

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AG \$ 109,117

Avg All \$104,509

Home Map Viewer Property Search 2020 Revaluation Real Estate Duties Licensing Financial Contact

Ref. No: 430150003000
Residential Sales In This Neighborhood - Last 18 Months

Options Sort by: Parcel ID Ascending Results/page: 15

Results Click rows to view property details Displaying 31 - 33 of 33

<input type="checkbox"/>	Parcel ID▲	Owner Name	Address	Last Sale	Price
<input type="checkbox"/>	430190002500	BOYCE JOHN W	2023 MORGAN RD E	04/14/2023	\$140,000
<input type="checkbox"/>	630040002000	STIERHOFF MICHAELA	2071 DEWEY RD AG	12/18/2023	\$300,000
<input type="checkbox"/>	630040002203	DIETRICH HUBERT TRU...	2010 DEWEY RD	09/27/2023	\$34,900

Printable Version Results Page: << Prev 1 2 [3]

Selection Manager
 Select page all
 Select all
 Deselect page all
 Deselect all
Search Manager
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Reports
 To print tax bill, click "Tax Bill" link below and press the "Go" button.
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Aug \$ 87,450

HEARING MINUTES

Case Type VL

The Hearing of Board of Revision Case 2023-0028, KAREN & DENNIS KIRBY is being recorded and the date is 4/3/2024.

Board Members

Auditor, David Thomas Treasurer, Angie Maki Cliff Commissioner, Kathryn Whittington

Others present:

Karen & Dennis Kirby, owners

Complainant Seeks: \$184900

Subject Parcel: 430150003000

Auditor Value: \$230100

HEARING MINUTES

BOR Case: 2023-0028

Owner Name: KAREN & DENNIS KIRBY

Board Action

Motion to: Agree Set Value \$

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

review condition and grade. Is a modular, pre-fab home sitting on cinder blocks. Roof is over

20 years old. Have issues with electric and water.

Was Made by:

2nd by:

Roll: Thomas- /Maki Cliff- /Whittington-

Motion therefore: Passed Failed

Decision Date: 4/3/24



David Thomas, Auditor
Secretary of the Board of Revision

Hearing No # 5

From: [Karen](#)
Sent: Sunday, April 21, 2024 8:09 PM
To: [Tara R. Frable](#)
Subject: Re: Board of Revision Hearing

Hello Tara,

We appreciated meeting with you, David Thomas, Angie Maki-Cliff, and Kathryn Whittington on April 3, 2024 regarding our property evaluation. We had mentioned that our home had not been updated and we want to clarify on that. The house was built in 2002. We still have the original roof and siding. Inside we have the same carpeting and linoleum throughout. The interior walls have never been repainted.

Please take our comments into consideration.

Thank you.

Karen and Dennis Kirby

On Thu, Mar 7, 2024 at 11:57 AM Karen <karen50193@gmail.com> wrote:

I will be there, thank you.
Karen Kirby

On Thu, Mar 7, 2024 at 9:02 AM Tara R. Frable <TRFrable@ashtabulacounty.us> wrote:

Karen & Dennis,

Your Board of Revision case has been set for hearing. Please see attached notice with the date and time your case is scheduled. You will also be receiving notice via standard mail. Please don't hesitate to contact me at the number listed below with any questions or concerns.

Have a nice day,

Tara Frable

Ashtabula County Auditor's Office

Assistant Real Estate Manager

440-576-1484

trfrable@ashtabulacounty.us



Ashtabula County Auditor
David Thomas

NON-HEARING MINUTES

BOR Case: 2023-0028

Case Name: KAREN & DENNIS KIRBY

Case Type: VL

Board Members

Auditor, David Thomas Treasurer, Angie Maki Cliff Commissioner, Kathryn Whittington

Others present:

Complainant Seeks: \$184900

Subject Parcel: 430150003000

Auditor Value: \$230100

NON-HEARING MINUTES

BOR Case: 2023-0028

Owner Name: KAREN & DENNIS KIRBY

Board Action

Motion to: Agree Set Value \$

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

failure to meet burden of proof, lack of evidence.

Was Made by: Angie

2nd by: Kathryn

Roll: Thomas-yes/Maki Cliff-yes/Whittington-yes

Motion therefore: Passed Failed

Decision Date: 5/1/24

Schedule for Hearing: no



David Thomas, Auditor
Secretary of the Board of Revision

ASHTABULA COUNTY
 Board of Revision
 25 W Jefferson Street
 Jefferson OH 44047-1092
 (440) 576-1484 Fax: (440) 576-3446

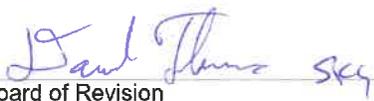
Notice of Decision for BOR Case: 2023-0028

KAREN & DENNIS KIRBY
 PO BOX 188
 JEFFERSON OH 44047

Based on the decision of the Board of Revision, the County Auditor is hereby authorized to adjust the Tax List accordingly.
Result Below.

An appeal from this decision may be filed with the County Board of Revision and with either the Board of Tax Appeals, per Ohio R.C. 5717.01 or the Court of Common Pleas, per Ohio R.C. 5717.05. Appeals must be filed within thirty (30) days of the postmark of this Notice of Decision.

PARCEL	CLASS	TAXING DISTRICT		TAX YEAR
43-015-00-030-00	511-1FMLY UNPL 0-9	43-PLYMOUTH TWP-JEFFERSON A LSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$55,000	\$175,100	\$230,100	
Adjustment:	\$0	\$0	\$0	
New Value:	\$55,000	\$175,100	\$230,100	
RESULT: NVC - NO VALUE CHANGE. FAILURE TO MEET BURDEN OF PROOF, LACK OF PROBATIVE EVIDENCE				


 Board of Revision