

FILED ON

Tax year 2023

BOR no. 0106

MAR 04 2024

DTE 1 Rev. 12/22

County Ashtabula

Date received _____
Ashtabula County Board of Revision

Complaint Against the Valuation of Real Property

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	John and Janet Zgonc		5040 Kirk Rd. Rock Creek, OH 44084	
2. Complainant if not owner				
3. Complainant's agent				
4. Telephone number and email address of contact person				
(440) 563-3423 HOME LANDLINE doublejz@windstream.net				
5. Complainant's relationship to property, if not owner				
If more than one parcel is included, see "Multiple Parcels" instruction.				
6. Parcel numbers from tax bill		Address of property		
58-025-00-009-02		5040 KIRK RD. ROCK CREEK, OH 44084		
7. Principal use of property FULL TIME HOME				
8. 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	
58-025-00-009-02	195,000	243,500	48,500	
9. The requested change in value is justified for the following reasons: THERE HAVE BEEN NO IMPROVEMENTS DONE. THERE ARE ONLY 3 RESIDENTS ON STREET. ALL OTHER PARCELS ARE JUST LAND. WE LIVE ON A DIRT ROAD THAT WE ARE TOLD WILL NEVER BE PAVED.				

10. 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 10" on back.

11. 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.

12. If any improvements were completed in the last three years, show date 0 and total cost \$ 0

13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

14. 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.

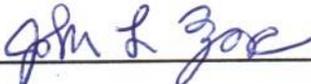
- The property was sold in an arm's length transaction.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- Occupancy change of at least 15% had a substantial economic impact on my property.

15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 3/4/2024 Complainant or agent (printed) JOHN L. ZGONC Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this _____ day of _____ (Date) (Month) (Year)

Notary _____

Situs : 5040 KIRK RD

Map ID: 58-025-00-009-02

LUC: 121

Card: 1 of 1

Tax Year: 2023

Printed: 03/07/24

CURRENT OWNER	
ZGONC JOHN L JANET	
CAUV	Y
Field Review Flag:	

GENERAL INFORMATION	
Routing No.	025-00 009-02
Class	A
Living Units	1
Neighborhood	45000
District	
Zoning	
Alternate Id	



Legal Description	
Parcel Tieback:	Addl. Tieback: N
Legal Descriptions:	
SEC 1 -- 48	
CAUV # 2065	

Land Information								
Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.2100		0			
A	S	12000	3.9900	58	0	5	-15	30,690
A	H	12000	1.0000	100	0			15,600
								46,290
Total Acres: 5.2		Legal Acres: 5.20		NBHD Fact: 1.3000				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	6,220	46,300	46,300	0	0
Building	69,020	197,200	197,200	0	0
Total	75,240	243,500	243,500	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	35,600	146,000	181,600
2021	35,600	146,000	181,600
2022	35,600	146,000	181,600

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor

Entrance Information			
Date	ID	Entry Code	Source
02/20/14	WPW	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 5040 KIRK RD

Parcel Id: 58-025-00-009-02

LUC: 121

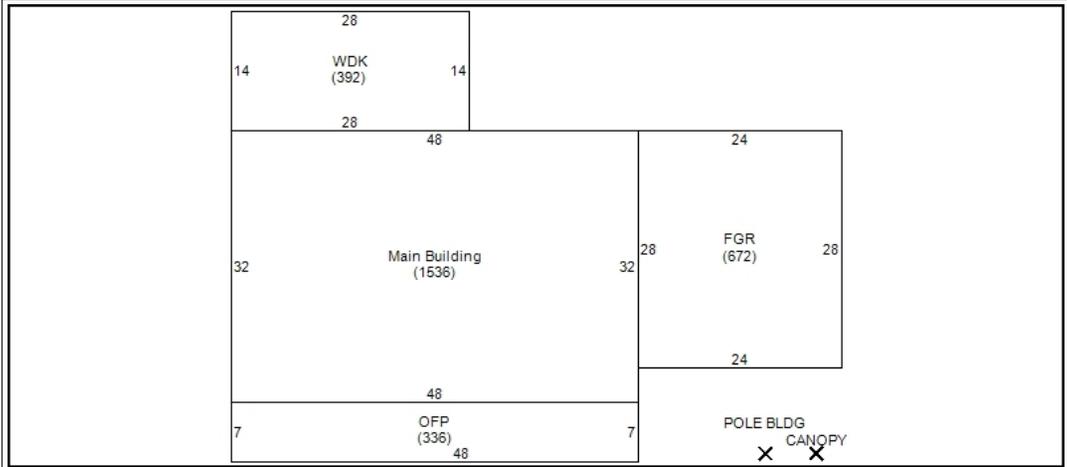
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Dwelling Information

Valuation Method D	Total Rooms 4
Override Model	Dining Rooms 0
Story Height 1	Bedrooms 2
Construction 1-Wood/Vinyl	Family Rooms 0
Style 03-Ranch	Full Baths 2
Year Built 1995	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 4-Full 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	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					1,536						
1		OFFP			336						7,100
2		WDK			392						4,500
3		FGR			672						14,700

Dwelling Computations

Base Price	94,450	% Good	80
Plumbing	5,600	Market Adj	
Basement	24,460	Functional	
Heating	4,300	Economic	100
Attic	0	% Complete	100
Other Features	4,200	C&D Factor	
		Adj Factor	1.35
Subtotal	133,010	Additions	21,100
Ground Floor Area	1,536	Dwelling Value	184,010
Total Living Area	1,536		
Dwelling Notes			

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	AP1-Pole Bldg	1994		32x48	1,536	C	1		A				10,300
2	RC2-Canopy	1994		14x48	672	C	1		A				2,900
3	SH7-Shelter	1111		0x0	1	C	1		S				
4	RS1-Frame Sh	1111		0x0	1	C	1		S				

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 Blding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Situs : 5040 KIRK RD

Parcel Id: 58-025-00-009-02

LUC: 121

Card: 1 of 1

Tax Year: 2023

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Comments

Number	Code	Status	Comment
8	OFC	LU	1-1-22 LUC 121 DUE TO >50% PROPERTY USE BEING RESIDENTIAL
1	FLD	DC	19960402 C#01 - HOUSE WILL BE RAZED IN 1996,CHECK ON REVIEW.2ND. HOUSE75%
2	FLD	DC	19960402 C#01 - CHECK COMPLETION ON REVIEW.
3	FLD	RV	19960717 C#01 - CHECK 97 NEW CONST.
4	FLD	RV	19960717 C#01 - CHECK 97 RENOVATION.
5	FLD	RV	19970819 JP C#01 - 8/14/97-REMOVD OLD HOUSE(RAZED)NEW DWG.100%.REMOVD.25% OBSOL
6	FLD	RV	19970819 JP C#01 - FOR 1/1/97.
7	FLD	BP	20011112 C#01 - 10/22/01 BP#000925 FOR FP FOR 1/1/01

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Printed: 03/07/24

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Ashtabula County Auditor David Thomas

25 West Jefferson Street
Jefferson, Ohio 44047-1092
Phone: 440-576-3783 ~ Fax: 440-576-3797
auditor@ashtabulacountyauditor.org

RECEIVED
MAR 22 2024
ASHTABULA COUNTY AUDITOR
DAVID THOMAS

BOR #2023-0106

PARCEL ID	CURRENT AUDITOR VALUE	OWNER OPINION OF VALUE
58-025-00-009-02	\$243,500	\$195,000

Resolution: Set value at **\$216,900** based on surrounding neighborhood sales data.

I ACCEPT the resolution and waive my right to appeal this result.

Signature: John Zgonc Date: 3/22/24
Print Name: JOHN ZGONC

I DECLINE the resolution and understand a hearing will be scheduled.

Signature: _____ Date: _____
Print Name: _____



Ashtabula County Auditor David Thomas

25 West Jefferson Street
Jefferson, Ohio 44047-1092
Phone: 440-576-3783 ~ Fax: 440-576-3797
auditor@ashtabulacountyauditor.org

March 18, 2024

John & Janet Zgonc
5040 Kirk Rd.
Rock Creek, OH 44084

BOR 2023-0106

Dear Property Owner:

After reviewing your complaint, analyzing the property record card, and evaluating other available information about your property, the County Auditor's office proposes a settlement. The attached settlement worksheet represents the current opinion of the Auditor.

If you agree with the Resolution, sign and return the worksheet to the Auditor within ten (10) days of this mailing. In doing so, and if the Board of Revision also agrees to the settlement, you will receive a Result Letter stating the acceptance by the Board.

If you disagree with the Resolution, sign and a hearing will be scheduled with the Board of Revision. If the Auditor does not receive your signed acceptance within ten (10) days, it is presumed that you disagree, the offer is no longer considered, and a hearing will be scheduled.

If you have any questions regarding this proposal, please call 440-576-1484.

Sincerely,

David Thomas
Ashtabula County Auditor

NON-HEARING MINUTES

BOR Case: 2023-0106

Case Name: JOHN & JANET ZGONC

Case Type: VL

Board Members

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

Others present:

Complainant Seeks: \$195000

Subject Parcel: 580250000902

Auditor Value: \$243500

NON-HEARING MINUTES

BOR Case: 2023-0106

Owner Name: JOHN & JANET ZGONC

Board Action

Motion to: Agree Set Value \$216,900

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

signed offer letter, review of neighborhood sales, average per square foot sale. Apply a 90

economic factor, and a 95 functional factor.

Was Made by: Kathryn

2nd by: Angie

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

Motion therefore: Passed Failed

Decision Date: 4/3/24

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: 2023-0106

JOHN & JANET ZGONC
 5040 KIRK RD
 ROCK CREEK OH 44084

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
58-025-00-009-02	121-TIMBER/FOREST Q	58-TRUMBULL TWP-JEFFERSON A LSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$46,300	\$197,200	\$243,500	
Adjustment:	\$0	-\$26,600	-\$26,600	
New Value:	\$46,300	\$170,600	\$216,900	
RESULT: VLD - VALUE DECREASE. SET VALUE AT \$216,900 BASED ON SIGNED OFFER LETTER				



Board of Revision