

Tax year Amend 2023 BOR no. 0118 FILED ON  
 County Ashtabula Date received MAR 18 2024

DTE 1  
Rev. 12/22

**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.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>
1. Owner of property	Clint Kuech	7127 Parkwood Ave
2. Complainant if not owner		5917 Mechanicsville Rd.
3. Complainant's agent		Oswell, OH 44076
4. Telephone number and email address of contact person		
440-635-6663		
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
280412025100	7127 Parkwood Ave.

7. Principal use of property vacant land

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
280412025100	\$500	\$33,800	\$33,300

9. The requested change in value is justified for the following reasons:  
 house burnt down. Building department and fire department  
 deemed total loss. Removing debris via dumpster. House  
 burnt down in June 2022. Bought in tax auction  
 property was never reassessed for value before tax sale showing house was burnt

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale June 13, 2022  
 and sale price \$ 4462.00 ; 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 \_\_\_\_\_ and total cost \$ \_\_\_\_\_

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.
- <sup>burned down</sup> 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.

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 3-18-24 Complainant or agent (printed) Clint Kuldch Title (if agent) owner

Complainant or agent (signature) 

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

Notary \_\_\_\_\_

**Situs : 7127 PARKWOOD AVE**

**Map ID: 28-041-20-251-00**

**LUC: 510**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 03/18/24**

**CURRENT OWNER**  
KULCH CLINT  
5917 MECHANICSVILLE ROAD  
ORWELL OH 44076  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 041-20 251-00  
Class Residential  
Living Units 1  
Neighborhood 86103  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
B-75 KINGS ON LAKE

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	35	34 100		.82			1,270
								1,270

Total Acres: .0781      Legal Acres: 0.08      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	460	1,300	1,300	0	0
<b>Building</b>	11,380	32,500	32,500	0	0
<b>Total</b>	11,840	33,800	33,800	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	1,000	30,900	31,900
2021	1,000	30,900	31,900
2022	1,000	30,900	31,900

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
06/13/22		2-Land And Building	F-Foreclosure		SD-Sheriff Deed	CASE ROBERT R SR
06/03/02		2-Land And Building	U-Not Validated	0007/2529	ET-Temp Exempt	CASE ROBERT R SR

**Entrance Information**

Date	ID	Entry Code	Source
11/22/13	DAA	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:



Situs : 7127 PARKWOOD AVE

Parcel Id: 28-041-20-251-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 03/18/24

**Comments**

Number	Code	Status	Comment
1	FLD	DC	19960403 C#01 - EST. DOGS ALL OVER.

Situs : 7127 PARKWOOD AVE

Parcel Id: 28-041-20-251-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 03/18/24

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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**

APR 26 2024

ASHTABULA COUNTY AUDITOR  
DAVID THOMAS

BOR #2023-0118

PARCEL ID	CURRENT AUDITOR VALUE	OWNER OPINION OF VALUE
28-041-20-251-00	\$33,800	\$500

**Resolution:** Set value at **\$600** removing all building values and adjusting land due to status.

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

Signature:  Date: 4-26-24

Print Name: Clint K. Kulch

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

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

CLINT KULCH  
9985 KILE RD  
CHARDON OH 44024  
PLEASE SEND TO:



# Ashtabula County Auditor David Thomas

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

April 17, 2024

Clint Kulch  
5917 Mechanicsville Rd.  
Orwell, OH 44076

BOR 2023-0118

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

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**BOR Case:** 2023-0118

**Case Name:** CLINT KULCH

**Case Type:** VL

## Board Members

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

**Others present:**

Alex Iarocci, Treasurer Alternate

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**Complainant Seeks:** \$500

**Subject Parcel:** 280412025100

**Auditor Value:** \$33800

# NON-HEARING MINUTES

BOR Case: 2023-0118

Owner Name: CLINT KULCH

## Board Action

Motion to:  Agree  Set Value \$600

CAUV Reinstatement-  All Acres  No Acres  Set Acres \_\_\_\_\_

No Change  Withdrawal  Table  No Show

Other \_\_\_\_\_

### Based Upon:

signed offer letter. Due to fire damage, adjust CDU of remaining structure to unsound.

remove value of outbuildings, and adjust land.

Was Made by: David

2<sup>nd</sup> by: Kathryn

Roll: Thomas-yes/Iarocci-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: 2023-0118**

CLINT KULCH  
 9985 KILE RD  
 CHARDON OH 44024

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.

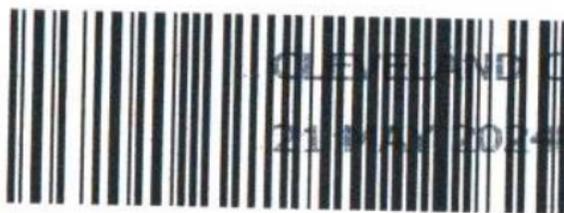
PARCEL	CLASS	TAXING DISTRICT		TAX YEAR
28-041-20-251-00	510-1FAMILY PLTD	28-N KINGSVILLE VIL-BUCKEYE LSD		2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>	
<b>Original Value:</b>	\$1,300	\$32,500	\$33,800	
<b>Adjustment:</b>	-\$700	-\$32,500	-\$33,200	
<b>New Value:</b>	\$600	\$0	\$600	
<b>RESULT: VLD - VALUE DECREASE. SET VALUE AT \$600 BASED ON SIGNED OFFER LETTER</b>				



Board of Revision

**David Thomas**  
Ashtabula County Auditor  
25 West Jefferson Street  
Jefferson, Ohio 44047

**CERTIFIED MAIL®**



CLEVELAND OH 440

21 MAY 2024 PM 7 L

7018 1830 0001 1648 4891

*UTF*

CLINT KULCH  
9985 KILE RD  
CHARDON OH 44024



US POSTAL SERVICE  
ZIP 44047  
02 4W  
00000372451

NIXIE 441 FE 1 0007/12/24

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

44024-9570051027 UTF

BC: 44047102725 \*0773-03369-21-39

