

FILED ON

MAR 27 2024

Ashtabula County Board of Revision

Tax year 2023 BOR no. 0223
County Ashtabula Date received _____

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.

Name	Street address, City, State, ZIP code
1. Owner of property	<u>The Helene Walix Revocable Trust</u> <u>3823 Kyle Rd, Dorset OH</u>
2. Complainant if not owner	<u>440320</u>
3. Complainant's agent	
4. Telephone number and email address of contact person <u>440-251-0372</u>	
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
<u>16-014-00-003-05</u>	<u>3823 Kyle Rd, Dorset, OH 44032</u>

7. Principal use of property Primary Residence

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
<u>16-014-00-003-05</u>	<u>175,000</u>	<u>255,600</u>	<u>80,600</u>

9. The requested change in value is justified for the following reasons:
Multiple floods in basement, flooded driveway multiple times due to creek overflow. ~~see~~ see attached pictures

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 _____ 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.
- 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.

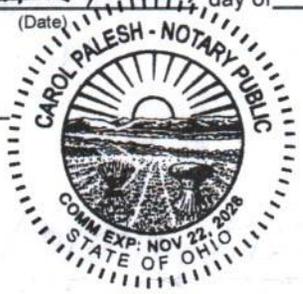
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3.27.24 Complainant or agent (printed) Hebeur Kalix Title (if agent) _____

Complainant or agent (signature) Hebeur Kalix

Sworn to and signed in my presence, this 3/27/24 day of March 2024

Notary C. Palesh





ANGIE MAKI-CLIFF
ASHTABULA COUNTY TREASURER
 25 WEST JEFFERSON ST
 JEFFERSON, OH 44047

REAL PROPERTY 1ST HALF 2023

DUE 02/21/2024

FORWARDING SERVICE REQUESTED

*****AUTO**5-DIGIT 44003 3 112 778 1AV 0.498
 THE HELE KALIX IRREVOCABLE TRUST
 KALIX HELENE TRUSTEE
 3823 KYLE RD
 DORSET OH 44032-8703



**OPT IN TO
 ESTATEMENTS
 SCAN THE QR CODE**

PARCEL ID:	16-014-00-003-05
PARCEL LOCATION:	3823 KYLE RD
TAX DISTRICT:	DORSET TWP-JEFFERSON AREA LSD
OWNER NAME:	THE HELE KALIX IRREVOCABLE TRUST
LEGAL INFORMATION:	27 / 2009 BOR#425 TXYR'08

Gross Tax Rate 85.480000	Non-Business Credit Factor 0.084199	Acres 3.9950
Reduction Factor 0.444212	Owner Occupancy Credit Factor 0.021049	Class R
Effective Tax Rate 47.508799		LUC 511

TAX VALUES

CURRENT TAX DISTRIBUTION

100% APPRAISED VALUE

REAL ESTATE TAXES	7,647.06
REDUCTION FACTOR	-3,396.92
SUBTOTAL	4,250.14
NON BUSINESS CREDIT	-357.86
OWNER OCCUPANCY CREDIT	-83.86
HOMESTEAD REDUCTION	-389.82
CAUV RECOUPMENT	0.00
CURRENT NET TAXES	3,418.60
CURRENT ASSESSMENTS	9.50
FULL YEAR TAXES & ASMTS	3,428.10
HALF YEAR TAXES & ASMTS	1,714.05
PENALTIES	0.00
INTEREST	0.00
ADJUSTMENTS	0.00
DELINQUENT GENERAL TAXES	0.00
DELINQUENT ASSESSMENTS	0.00

ASHTABULA COUNTY	514.43
JEFFERSON AREA LSD	1,804.68
ASHTABULA CO SCH FINANCING DISTRICT	96.27
A-TECH	155.98
DORSET TWP	522.79
SOUTH CENTRAL AMBULANCE DISTRICT	201.27
ASHTABULA COUNTY DISTRICT LIBRARY	91.98
ASHTABULA CO METRO PARKS	31.20
SPECIAL ASSESSMENT TOTAL	9.50
TOTAL	3,428.10

Land	Building	Total
24,800	230,800	255,600

Land	Building	Total
8,680	80,780	89,460

Homestead	CAUV	TIF Value
9,170	0	0

SPECIAL ASSESSMENT

PROJ# AND DESCRIPTION	DELINQUENT	CURRENT
19005-9-1-1 EMERGENCY	0.00	4.50
19006-COUNTYWIDE RECY	0.00	5.00
TOTAL	0.00	9.50

FULL YEAR TOTAL	3,428.10
PAYMENTS	
OTHER CREDITS	0.00
HALF YEAR DUE	1,714.05
TaxBill Prepared on 01/09/24	

AVOID LATE FEES
 PAY ELECTRONICALLY BY AUTO WITHDRAW. A MONTHLY ESCROW PLAN TO PREPAY TAXES IS ALSO AVAILABLE. INFORMATION CAN BE FOUND ON WEBSITE. WWW.ASHTABULACOUNTY.US/TREASURER

TO AVOID 10% PENALTY PAY ON OR BEFORE 02/21/2024
 U.S. Postmarks are acceptable for timely payment
 Cash, Checks, Money Orders & Credit Card Payments accepted.
 Please see office phone directories on back of bill.

Detach and return this portion with payment

PARCEL LOCATION:	3823 KYLE RD
PARCEL ID:	16-014-00-003-05
OWNER NAME:	THE HELE KALIX IRREVOCABLE TRUST

REAL PROPERTY 1ST HALF 2023
DUE 02/21/2024
TAX BILL PREPARED ON: 01/09/24



SCAN HERE TO PAY

PAY THIS AMOUNT:	
HALF YEAR:	1,714.05
FULL YEAR:	3,428.10

16-014-00-003-05

First Half Due:	\$1,714.05
Total Due:	\$3,428.10

Check box and use reverse side for mail address change

OFFICE USE ONLY

Check/MO _____
 CC/Debit _____
 Cash _____
 Tax _____
 Change _____

Make Checks Payable to:



ANGIE MAKI-CLIFF
 ASHTABULA COUNTY TREASURER
 25 WEST JEFFERSON ST
 JEFFERSON, OH 44047

THE HELE KALIX IRREVOCABLE TRUST
 KALIX HELENE TRUSTEE
 3823 KYLE RD
 DORSET OH 44032-8703

16014000030500171405003428101

IMPORTANT INFORMATION - PLEASE READ CAREFULLY

OFFICE HOURS: Monday-Friday 8:00 a.m-4:00 p.m. excluding Federal Holidays. Closed for lunch 12:00-1:00 daily. Treasurer's Payment drop box located at front entrance of courthouse accessible until 5:00 p.m. weekdays

RECEIPTS: If you require a stamped receipt, return the entire bill along with a self-addressed, stamped envelope. Your canceled check is a valid receipt. Please write your parcel number on your check.

CHECK YOUR BILLS: Failure to receive a tax bill does not excuse failing to pay any taxes, assessments, or other charges shown on such bill or avoid any penalty, interest, or charge for such delay.

LEGAL ACTION: Notice: If taxes are not paid within sixty days from the date they are certified delinquent, the property is subject to foreclosure for tax delinquency.

OWNER-OCCUPANCY: Notice: If the taxes charged against this parcel have been reduced by the owner-occupancy credit for residences occupied by the owner but the property is not a residence occupied by the owner, the owner must notify the County Auditor's Office not later than March 31 of the year following the year for which the taxes are due. Failure to do so may result in the owner being convicted of a fourth degree misdemeanor, which is punishable by imprisonment up to 30 days, a fine up to \$250, or both, and in the owner having to repay the amount by which the taxes were erroneously or illegally reduced, plus any interest that may apply.

If the taxes charged against this parcel have not been reduced by the owner-occupancy credit and the parcel includes a residence occupied by the owner, the parcel may qualify for the tax reduction. To obtain an application for the tax reduction or further information, the owner may contact the County Auditor's Office at 25 West Jefferson Street, Jefferson OH 44047 or call (440) 576-3783.

MILITARY: Notice: If the property is owned by a member of the National Guard or a member of a reserve component of the armed forces of the United States who is called to active duty, you may qualify for an extension of time to pay your taxes consistent to Ohio Revised Code 323.122. Please call (440) 576-3727 for details.

TAX INCREASES are due to special tax levies or bond issues, which were voted upon and passed by the voters of your taxing district or due to valuation changes. Your County Treasurer has no authority to increase or decrease your real estate taxes.

PENALTY & INTEREST: A 5% penalty of current tax if received within 10 days after the due date; 10% penalty thereafter. Interest accrues on all unpaid taxes on the first day of month following second half closing and December 1 of each year.

COUNTY TREASURER'S OFFICE

Website: www.AshtabulaCounty.us/Treasurer
Email: treasurer@ashtabulacounty.us

COUNTY AUDITOR'S OFFICE

Website: <https://auditor.ashtabulacounty.us/dnn/>
Email: DJThomas@ashtabulacounty.us

Tax Billing Questions	440-576-3727
Tax Mailing Address	440-576-3727
Delinquent Payment Plan	440-576-3631
Escrow (prepayment) Plan	440-576-3631
Automatic Payment Withdrawal	440-576-3631
Ashtabula County Land Bank	440-576-1450

Property Values	440-576-3783
Board of Revisions	440-576-1484
Homestead/Owner-occupancy credit	440-576-3445
Special Assessments	440-576-3445
Commercial Agricultural Use(CAUV)	440-576-3788
Manufactured Home Taxes	440-576-3779

Detach and return this portion with payment

CREDIT CARD, DEBIT CARD, e-CHECK Payments: WE NOW ACCEPT CREDIT CARD PAYMENTS AT TREASURER'S OFFICE WINDOW through certified Payments! You can also pay at www.Ashtabula.us/Treasurer under Payment Options/Credit Card - Debit Card or e-check. Click on Certified Payments. Use Bureau Code 2686977. To pay by phone, call 1-866-549-1010. A convenience fee will be charged by credit card company based upon the type of payment.

TREASURER'S STUB - Please note any Tax Mailing address changes here:

CHANGE OF ADDRESS

PARCEL NUMBER(S)

Phone #: _____