

Tax year 2023 BOR no. 0244  
 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		TINA M and MARK KIMMY	6869 DODGERD ROME, OH 44085
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-637- SIMMAGGTMK@YAHOO.COM			
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	
38-005-00-017-05		6869 DODGERD ROME OH 44085	
7. Principal use of property 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
	\$64,000	\$207,000	\$143,000
		\$273,000	\$109,000
9. The requested change in value is justified for the following reasons: SEE ADDED PAGES			

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 3-29-2024 Complainant or agent (printed) TINA M KIMMY  
MARK KIMMY Title (if agent) 0

Complainant or agent (signature) Tina M Kimmy  
Mark Kimmy

Sworn to and signed in my presence, this 29<sup>th</sup> day of March 2024  
(Date) (Month) (Year)

Notary [Signature]



SCOTT KENJI YAMAMOTO  
Notary Public  
State of Ohio  
My Comm. Expires  
May 15, 2027

WE ARE DISPUTING THE 30% INCREASE IN OUR PROPERTY TAXES. YOU ARE INCREASING VALUE BASED ON MARKET CONDITIONS ONLY, NOT EVERY PIECE OF PROPERTY WILL SELL AT 30% MORE THAN IT WOULD HAVE 3 YEARS AGO.

OUR PROPERTY IS EXTREMELY WET. IT HAS AREAS THAT ARE NOT USABLE DUE TO EXCESSIVE WATER, THIS HAS GOTTEN PROGRESSIVELY WORSE SINCE WE FIRST BUILT 20 YEARS AGO. THIS HAS BEEN CAUSED BY CHANGES UPSTREAM WHICH HAS BROUGHT MORE RUN OFF ONTO OUR PROPERTY. OUR DRIVEWAY NOW FLOODS OUT 5-6 TIMES A YEAR, IT HAD BEEN MAYBE ONCE A YEAR. THIS IS EVEN AFTER WE ADDED AN ADDITIONAL PIPE.

THE AREA IN GENERAL HAS A ~~LOT~~ SUBSTANTIAL NUMBER OF MANUFACTURED HOUSING WITH ALL NEW CONSTRUCTION BEING BUILT BY THE AMISH WHICH ARE NOT ELECTRIFIED AND HAVE SUBSTANDARD SEPTIC SYSTEMS. THE HOUSE ON THE CORNER WAS LISTED FOR \$124000 WITH 10 ACRES.

THIS IS RURAL ASHTABULA COUNTY. HOSPITALS, SAFETY SERVICES AND CONVENIENCES ARE NOT CLOSE.

WE QUESTIONED OUR BILL AFTER WE PUT A 280 SQUARE FOOT ADDITION ON. THE VALUE WENT UP \$75000. THIS ADDITION COST UNDER \$25000 TO HAVE PUT ON. WE WERE TOLD AT THE TIME THAT A GARAGE HAD BEEN OMITTED WHICH WAS PART OF THE INCREASE. NO MENTION WAS MADE THAT WE COULD FORMALLY DISPUTE. I BRING

THIS UP BECAUSE BECAUSE AFTER LOOKING AT  
VALUES AROUND US I NOTICE THAT THE ONE NEIGHBORS  
HOUSE WAS LISTED AS A ONE STORY HOUSE DESPITE  
THAT A SECOND STORY WAS ADDED 2 1/2 YEARS AGO.  
ALSO THE LAND VALUE IS JUST OVER \$4100/ACRE AND  
OURS IS JUST OVER \$4800/ACRE. WE SHARE A COMMON  
PROPERTY LINE AND SIMILAR CONDITIONS. THIS DOES  
NOT SEEM TO BE A FAIR AND EVEN EVALUATIONS.  
WE DID NOT GET ANY REDUCTION AFTER 2009  
WHEN THE HOUSING MARKET DROPPED.

3-29-2024

TINA M. KEMMY

Tina M. Kemmy

MARK F. KEMMY

Mark Kemmy

**Situs : 6869 DODGE RD**

**Map ID: 38-005-00-017-05**

**LUC: 101**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 04/02/24**

CURRENT OWNER	
KIMMY TINA M MARK KIMMY	
CAUV Field Review Flag:	

GENERAL INFORMATION	
Routing No.	005-00 017-05
Class	A
Living Units	1
Neighborhood	17500
District	
Zoning	
Alternate Id	



Legal Description	
<b>Parcel Tieback:</b>	<b>Addl. Tieback: N</b>
<b>Legal Descriptions:</b> SEC 5 -- 7 & 8	

Land Information								
Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.1800		0			
A	S	11000	10.8140	40	0	1	-30	43,300
A	H	11000	1.0000	100	0			14,300
								57,600
Total Acres: 11.994		Legal Acres: 11.99		NBHD Fact: 1.3000				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	20,160	57,600	57,600	0	0
<b>Building</b>	75,390	215,400	215,400	0	0
<b>Total</b>	95,550	273,000	273,000	0	0
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	1-COST APPROACH				

Current Value			
Year	Land	Building	Total Value
2020	44,300	153,900	198,200
2021	44,300	153,900	198,200
2022	44,300	153,900	198,200

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status
03/08/13	130196	12,000	ADDN	Rec Room Addition	Close Permit

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/23/05		2-Land And Building	U-Not Validated	0242/0661	ET-Temp Exempt	PHILLIPS TINA AKA TINA M
04/02/03	35,200	1-Land Only	U-Not Validated	0069/7413	WD-Warranty Deed	

Entrance Information			
Date	ID	Entry Code	Source
04/11/13	DWP	3-Info At Door	1-Owner
02/11/14	MJB	6-Occupant Not Home	3-Other
07/21/14	MJB	3-Info At Door	1-Owner

Property Notes	
NC14 REAR 1SF ADDN & WDDK 100% 2014. ADDED BSM & FIREPLACES & CORR YR BUILT FOR BARN. NO RECK	Note Codes: AN-Appraiser'S Note

Situs : 6869 DODGE RD

Parcel Id: 38-005-00-017-05

LUC: 101

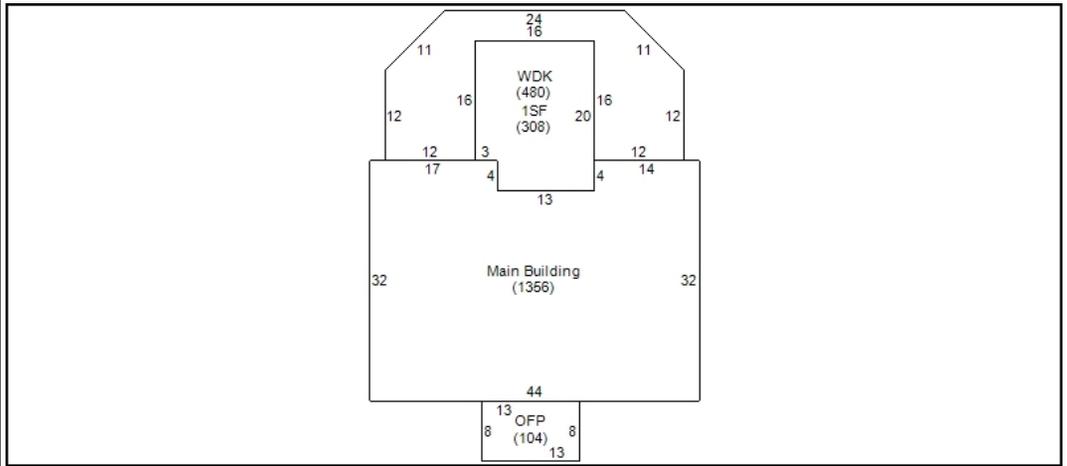
Card: 1 of 1

Tax Year: 2023

Printed: 04/02/24

**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 5
<b>Override Model</b>	<b>Dining Rooms</b> 0
<b>Story Height</b> 1	<b>Bedrooms</b> 1
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 1
<b>Style</b> 03-Ranch	<b>Full Baths</b> 2
<b>Year Built</b> 2009	<b>Half Baths</b> 0
<b>Eff Year Built</b>	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b> 2013	<b>Total Fixtures</b> 9
<b>Kitchen Remod</b>	<b>Unfinished Area</b>
<b>Bath Remod</b>	<b>T2 Rec Rm Area</b>
<b>Lower Level</b> 4-Full Basement	<b>T3 Rec Rm Area</b>
<b>Heating</b> 2-Basic	<b>T4 Rec Rm Area</b>
<b>Heat Fuel Type</b>	<b>Fin Bsmt Liv Area</b>
<b>System</b>	<b>WBFP Stacks</b> 2
<b>Attic</b> 0-None	<b>WBFP Openings</b> 2
<b>Phy. Condition</b> A-Average Condition	<b>WBFP Add'l Stry</b>
<b>Int vs Ext Cond</b> 2-Same	<b>Prefab Fireplace</b>
<b>Well / Septic</b> 3	<b>Prefab Add'l Stry</b>
<b>Bsmt Gar # Cars</b>	
<b>Misc 1 Desc</b>	<b>Misc 1 Qty</b>
<b>Misc 2 Desc</b>	<b>Misc 2 Qty</b>
<b>Grade</b> C	<b>Cost &amp; Design</b> 0
<b>CDU</b> AV-AVERAGE	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b> 100
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.4
<b>GRM Econ Rents</b>	<b>GRM Factor</b> 1
<b>GRM Units</b>	<b>GRM Value</b> 0



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					1,356						
1		OFF			104						2,200
2		1SF			308						14,800
3		WDK			480						5,500

**Dwelling Computations**

<b>Base Price</b>	86,300	<b>% Good</b>	90
<b>Plumbing</b>	5,600	<b>Market Adj</b>	
<b>Basement</b>	22,350	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	100
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	8,400	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.4
<b>Subtotal</b>	122,650	<b>Additions</b>	20,300
<b>Ground Floor Area</b>	1,356		
<b>Total Living Area</b>	1,664	<b>Dwelling Value</b>	196,880
<b>Dwelling Notes</b>			

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	AP1-Pole Bldg	2007		28x24	672	C	1		A				9,000
2	AP1-Pole Bldg	2005		24x24	576	C	1		A				7,700
3	RS1-Frame Shr	2007		8x12	96	C	2		A				1,800

**Condominium / Mobile Home Information**

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

**Misc & Gross Bulding Values**

<b>Misc Building No</b>	<b>Misc Adjusted Value</b>
<b>Gross Building:</b>	

**Situs : 6869 DODGE RD**
**Parcel Id: 38-005-00-017-05**
**LUC: 101**
**Card: 1 of 1**
**Tax Year: 2023**
**Printed: 04/02/24**
**Comments**

Number	Code	Status	Comment
12	FLD	RV	REV 2020 LAND LOW & WET, FLOODS OFTEN
11	FLD	NC	DWG & CORR YR BUILT OF BARN.
10	FLD	NC	1/1/14 MJB- REAR 1SF ADDN & WDDK 100% FOR 2014. ADDED BSM & FIREPLACES TO MAIN
9	FLD	NC	4-11-13 DWP-WDK, OFP RAZED, OBY ADDED, RECHECK 2014 FOR 20X16 ADDN.
8	FLD	BP	BP#090682, PER OWNER NEW CONSTRUCTION 75% FOR 1-10, 100% FOR 1-2011
5	FLD	BO	9-3-09:PER AFFID OF DEST AND FLDCK DWG IS RAZED 75% FOR 1-1-10.
6	FLD	BO	*NEW DWG CONSTR BEGAN JULY '09 APPROX 1432 SQ.FTG WITH 1 BED AND 2 FULL BATHS.
7	FLD	BO	RECHECK 2010 FOR NEW DWG PROGRESS BP#090682.
1	OFC	LC	20030402 PMP C#01 - SPLIT 11.994 AC FROM 38-005-00-017-00 VACANT LAND
2	FLD	BP	20041026 JP C#01 - 10-12-04:BP#030477-NEW DWG 0% 1-1-04. RECHECK'05 (GET
3	FLD	BP	20041026 JP C#01 - PRINTS)
4	FLD	NC	20050120 JP C#01 - 1-20-05:BP#030477-NEW LOG DWG 100% 1-1-05

Situs : 6869 DODGE RD

Parcel Id: 38-005-00-017-05

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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: 2023-0244

July 3, 2024

TINA & MARK KIMMY  
6869 DODGE RD  
ROME OH 44085

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

**July 31, 2024 at 2:00 PM**

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0244 filed for tax year 2023 by TINA & MARK KIMMY and described as follows:

Parcel ID(s):

1) 38-005-00-017-05 located at 6869 DODGE RD, the market value is \$273,000. The market value sought is \$207,000.

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

# HEARING MINUTES

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Case Type VL

**The Hearing of Board of Revision Case 2023-0244, TINA & MARK KIMMY is being recorded and the date is 7/31/2024.**

## **Board Members**

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

Others present:

Tina & Mark Kimmy, owners

Janet Discher, Commissioner Alternate

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**Complainant Seeks: \$207000**

**Subject Parcel: 380050001705**

**Auditor Value: \$273000**

# HEARING MINUTES

BOR Case: 2023-0244

Owner Name: TINA & MARK KIMMY

## Board Action

Motion to:  Agree  Set Value \$260,600

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

No Change  Withdrawal  Table  No Show

Other \_\_\_\_\_

### Based Upon:

owner testimony regarding the status of the land and water issues. Owners testified they can  
only use 3 of their 11 acres due to flooding problems. Increase land influence factor to 50, no  
change to the buildings.

Was Made by: David

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

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

Motion therefore:  Passed  Failed

Decision Date: 7/31/24



David Thomas, Auditor  
Secretary of the Board of Revision

Hearing No # 14

**From:** [mark-tina Kimmy](#)  
**Sent:** Friday, August 2, 2024 10:09 AM  
**To:** [Tara R. Frable](#)  
**Subject:** Re: Board of Revision Hearing 7/31/24

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We had our hearing and were ask about problems with house such as a leaky roof. I neglected to say anything about the furnace. The house is heated with a wood furnace that is no longer efficient. The burn time is 2 hrs. as opposed to the 7-8 hrs. when new. Cost is estimated at \$6700-\$7000. We would like this condition added to our statements if possible. Thank you.

On Wednesday, July 3, 2024 at 08:09:06 AM EDT, Tara R. Frable <[trfrable@ashtabulacounty.us](mailto:trfrable@ashtabulacounty.us)> wrote:

Tina & Mark,

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](mailto:trfrable@ashtabulacounty.us)



**Ashtabula County Auditor**  
**David Thomas**

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: 2023-0244**

TINA & MARK KIMMY  
 6869 DODGE RD  
 ROME OH 44085

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
38-005-00-017-05	101-GRAIN GEN FARM	38-ORWELL TWP-GRAND VALLEY LSD		2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>	
<b>Original Value:</b>	\$57,600	\$215,400	\$273,000	
<b>Adjustment:</b>	-\$12,400	\$0	-\$12,400	
<b>New Value:</b>	\$45,200	\$215,400	\$260,600	
<b>RESULT: VLD - VALUE DECREASE. SET VALUE AT \$260,600 ADJUSTING LAND DUE TO LACK OF USE</b>				



Board of Revision