

Tax year 2025 BOR no. 0005

DTE 1
Rev. 12/22

County Ashtabula Date received _____

FILED ON

Complaint Against the Valuation of Real Property

FEB 11 2026

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

Attach additional pages if necessary.

Ashtabula County
Board of Revision

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>George Colucci</u>	<u>1679 Giggis RD</u>	
2. Complainant if not owner		<u>Jefferson, Ohio</u>	<u>44047</u>
3. Complainant's agent			
4. Telephone number and email address of contact person <u>440-813-3451</u> <u>zzgcolucci@gmail.com</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>25-010-00-009-00</u>		<u>1679 Giggis RD Jefferson, Ohio 44047</u>	
7. Principal use of property <u>Farm Use Ag</u>			
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>25-010-00-009-00</u>	<u>[REDACTED] 190,700</u>	<u>214,400.00</u>	<u>[REDACTED] 23,700.00</u>
	<u>see #9</u>		
9. The requested change in value is justified for the following reasons: <u>Existing Barn was torn down & replaced with a shorter but taller barn in 2023 for \$10,000.00. Previous building at 100% was \$56,300. The tax was paid the same on this building with no reductions. Current 100% value is \$89,900.00. My math 56,300 + 10,000 = 66,300</u>			

Land 124400
190700

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 1.15.2023 and total cost \$ 10,000.00

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 2-9-2024 Complainant or agent (printed) George Colucci Title (if agent) Owner

Complainant or agent (signature) *George Colucci*

Sworn to and signed in my presence, this _____ day of _____

(Date)

(Month)

(Year)

Notary [Redacted]

[Redacted]

CLEVELAND OH 440

11 FEB 2026 PM 1:1



SCOTT YAMAMOTO
Ashtabula County Auditor
25 West Jefferson Street
Jefferson, Ohio 44047

Board of Revision

44047-109299



Situs : 1679 GRIGGS RD

Map ID: 25-010-00-009-00

LUC: 111

Card: 1 of 1

Tax Year: 2025

Printed: 02/13/26

CURRENT OWNER
COLUCCI GEORGE ANTHONY
COLUCCI PATRICA L
1719 GRIGGS ROAD
JEFFERSON OH 44047

CAUV Y
Field Review Flag:

GENERAL INFORMATION
Routing No. 010-00 009-00
Class A
Living Units 1
Neighborhood 52500
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
72
CAUV # 319

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.1800		0			
A	S	11500	41.6430	25	0	5	-20	124,510
								124,510

Total Acres: 41.823 Legal Acres: 41.82 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	15,700	124,500	124,500	0	0
Building	31,470	89,900	89,900	0	0
Total	47,170	214,400	214,400	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
2022	95,800	40,200	136,000
2023	124,500	56,300	180,800
2024	124,500	56,300	180,800

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/06/17		2-Land And Building	R-Related Individuals Or Corporation:	648/ 310	QC-Quit Claim Deed	COLUCCI GEORGE ANTHONY
01/29/16		2-Land And Building	M-Sale Involving Multiple Parcels	605/ 859	TO-Transfer On Death Desi	COLUCCI GEORGE A
10/17/97		2-Land And Building	I-Error In Description	0065/8009	ET-Temp Exempt	COLUCCI GEORGE A

Entrance Information

Date	ID	Entry Code	Source
12/10/13	MJB	6-Occupant Not Home	3-Other
11/20/24	AE	5-Notes	3-Other

Property Notes
Note Codes:

Situs : 1679 GRIGGS RD

Parcel Id: 25-010-00-009-00

LUC: 111

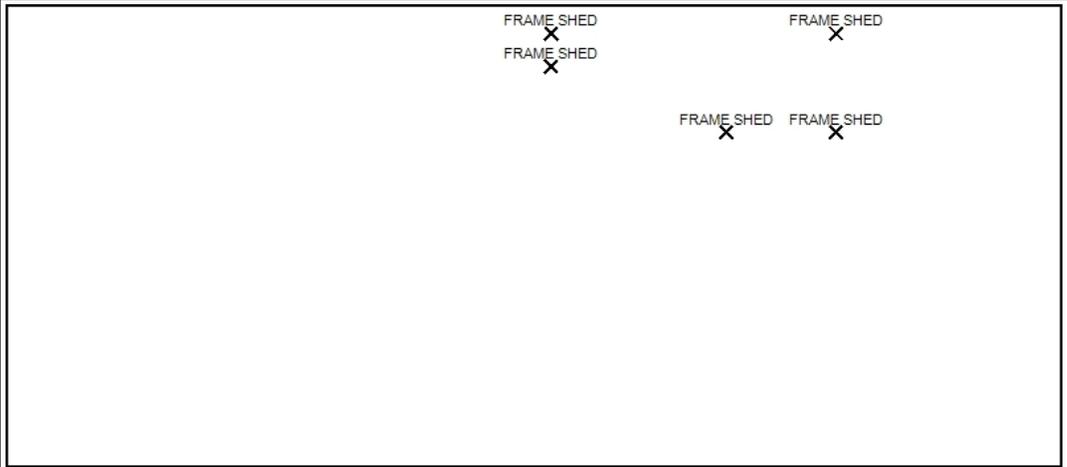
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Dwelling Information

Valuation Method	Total Rooms
Override Model	Dining Rooms
Story Height	Bedrooms
Construction	Family Rooms
Style	Full Baths
Year Built	Half Baths
Eff Year Built	Addl. Fixtures
Year Remodeled	Total Fixtures
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level	T3 Rec Rm Area
Heating	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area
System	WBFP Stacks
Attic	WBFP Openings
Phy. Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade	Cost & Design ⁰
CDU	Functional
% Good Ovr	Economic
% Complete	NBHD Fact
GRM Econ Rents	GRM Factor
GRM Units	GRM Value



Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value

Dwelling Computations

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
	Adj Factor
Subtotal	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
Dwelling Notes	

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
3	RS1-Frame Shr	1970		12x16	192	E	1		F				300
5	RS1-Frame Shr	1970		12x12	144	C	1		S				200
6	RS1-Frame Shr	1970		8x8	64	C	1		S				100
7	RS1-Frame Shr	1970		8x16	128	C	1		S				200
8	RS1-Frame Shr	1970		8x8	64	C	1		S				100
9	RS1-Frame Shr	2005		0x0	1	C	1		S				
10	AP1-Pole Bldg	2013		48x78	3,744	C	1	2	A				43,500
11	AP1-Pole Bldg	2016		42x48	2,016	C	1	2	A				27,100
12	AP1-Pole Bldg	2024		30x40	1,200	C	1	11	A			100	18,400

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:	

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Comments

Number	Code	Status	Comment
10	FLD		REMOVED HOMESITE FOR 1-1-25 AND PRIOR 4 TAX YEARS, OK PER TARA. DWG WAS SPLIT
11	FLD		TO 009-01 IN TXYR 2021 AND THE HOMESITE WASN'T REMOVED FROM THIS PARCEL.
7	OFC	NC	NC PER THE PERMIT RENOVATIONS; MOVED TO 009-01.
8	FLD		MOVED PERMIT TO 009-01. NEW PBARN HERE AND OLD BARN RAZED, BOTH EXISTING BARN
9	FLD		HAVE CONC.FL 1-1-25.
6	OFC	RV	AP3 RAZED AND PICKED UP AP1 PER SKETCH INSPECT
5	OFC	NS	SPLIT 2.804AC TO 25-010-00-009-01 BAL OF 41.823AC CONV#3711 9/13/2021
4	FLD	RV	REV 2020 ADDED OMITTED OBY EST YR BLT 2013
2	OFC	CP	ADDED PARCELS 25-010-00-008-02 & 25-010-00-010-01 NOV 6/2017 CONV 4496 1 OF 2
3	OFC	CP	2 DIFFERENT DISTRICT 42-019-00-008-00 CONV 4496 NOV 6-17 2 OF 2
1	FLD	BO	4-5-10:PER FLDC AND AFFID, 26X80 POLEBARN RAZED 100% 1-1-10

Situs : 1679 GRIGGS RD**Parcel Id: 25-010-00-009-00****LUC: 111****Card: 1 of 1****Tax Year: 2025****Printed: 02/13/26**

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