

Tax year 2025 BOR no. 0029

DTE 1
Rev. 12/22

County Ashtabula Date received _____

FILED ON

Complaint Against the Valuation of Real Property

MAR 13 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>Ronnie & Tim Kelley</u>	<u>6520 Fassett St Ashtabula, OH 44004</u>
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person
440-990-9867-T 440-813-8588-R tkstoy88@spectrum.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
<u>040270006300</u>	<u>6519 Fassett St Ashtabula, OH 44004</u>

7. Principal use of property

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>040270006300</u>	<u>\$50,000</u>	<u>\$65,900</u>	<u>\$15,900</u>

9. The requested change in value is justified for the following reasons:
small yard, one bedroom, central air dont work

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 3-23 and total cost \$ 2500

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 3-13-2026 Complainant or agent (printed) Ronnie Halley Title (if agent) _____

Complainant or agent (signature) Ronnie Halley

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

Notary _____

Situs : 6519 FASSETT ST

Map ID: 04-027-00-063-00

LUC: 510

Card: 1 of 1

Tax Year: 2025

Printed: 03/13/26

CURRENT OWNER
KELLEY TIMOTHY PATRICK SR
KELLEY RONNIE LEE
6520 FASSETT ST.
ASHTABULA OH 44004

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 027-00 063-00
Class Residential
Living Units 1
Neighborhood 84000
District
Zoning
Alternate Id



040270006300 12/19/2012

Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
68 MAPLEWOOD & 18

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	150	50 130		.94			9,170
								9,170

Total Acres: .1492 Legal Acres: 0.15 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	3,220	9,200	9,200	0	0
Building	19,850	56,700	56,700	0	0
Total	23,070	65,900	65,900	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	7,100	49,300	56,400
2023	9,200	56,700	65,900
2024	9,200	56,700	65,900

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
07/20/21	30,000	2-Land And Building	U-Not Validated		WD-General Warranty Deed	NEWHART DENNIS J
05/25/07	48,925	2-Land And Building	U-Not Validated		WD-General Warranty Deed	WELLS FARGO BANK NA AS
02/13/07	40,000	2-Land And Building	U-Not Validated		SD-Sheriffs Deed	LEWIS JAMES D
07/20/00	51,000	2-Land And Building	U-Not Validated		WD-General Warranty Deed	MOELLER JEANNE M

Entrance Information

Date	ID	Entry Code	Source
11/13/13	WPW	6-Occupant Not Home	3-Other
11/18/13	WPW	6-Occupant Not Home	3-Other

Property Notes
FLDDC14 2 STORY DWLG WITH FIRST FLOOR GARAGE.
Note Codes:
AN-Appraiser'S Note

Situs : 6519 FASSETT ST

Parcel Id: 04-027-00-063-00

LUC: 510

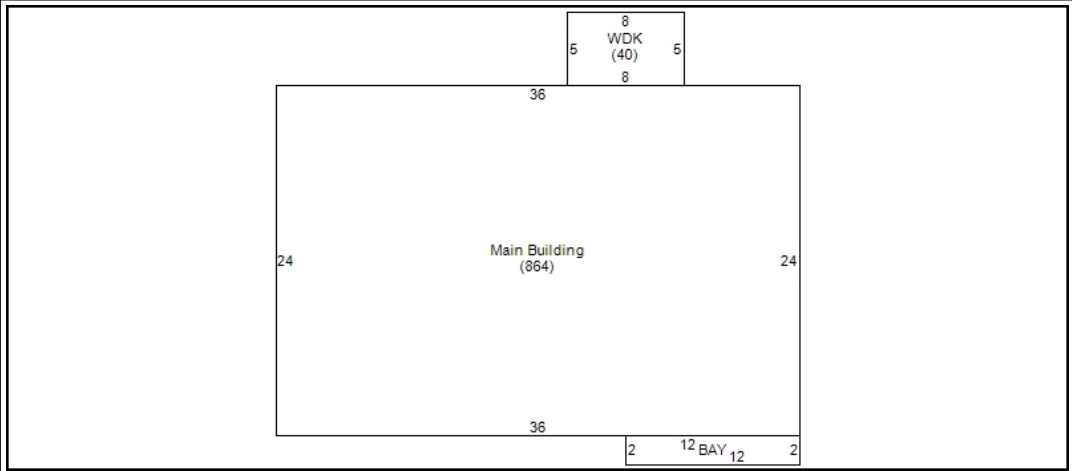
Card: 1 of 1

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Dwelling Information

Valuation Method D	Total Rooms 3
Override Model	Dining Rooms 0
Story Height 2	Bedrooms 1
Construction 1-Wood/Vinyl	Family Rooms 0
Style 21-Living Area Over Garag	Full Baths 1
Year Built 1956	Half Baths 0
Eff Year Built 1960	Addl. Fixtures 0
Year Remodeled	Total Fixtures 6
Kitchen Remod	Unfinished Area 864
Bath Remod	T2 Rec Rm Area
Lower Level 0-No Basement	T3 Rec Rm Area
Heating 4-Heat Pump	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 0
Attic 0-None	WBFP Openings 0
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 0	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade D+1	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.15
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					864						
1			WDK		40						400
2			FBY		24						900
3			FBY		8						300
4		BSM			864						9,100

Dwelling Computations

Base Price	91,180	% Good	55
Plumbing	1,200	Market Adj	
Basement	0	Functional	
Heating	4,150	Economic	100
Attic	0	% Complete	100
Other Features	-17,600	C&D Factor	
		Adj Factor	1.15
Subtotal	78,930	Additions	5,900
Ground Floor Area	864	Dwelling Value	56,700
Total Living Area	1,760		

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
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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
2	FLD	DC	11-18-13 WPW-2 STORY DWLG WITH FIRST FLOOR GARAGE.
1	OFC	LC	20070815 C#01 - PICK UP BY SURVEY FROM .13 ACRES TO .1447 ACRES ON 5/25/07

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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: 2025-0029

April 13th, 2026

RONNIE AND TIM KELLEY
6520 FASSETT ST
ASHTABULA OH 44004

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

April 30, 2026 at 9:00 AM

at 25 W. Jefferson St., 2nd floor room 205, in connection with B.O.R. case number: 2025-0029 filed for tax year 2025 at the Ashtabula County Courthouse, by RONNIE AND TIM KELLEY and described as follows:

Parcel ID(s):

1) 04-027-00-063-00 located at 6519 FASSETT ST, the market value is \$65,900. The market value sought is \$50,000.

You or a representative must appear at this hearing or the case will be dismissed.

If you have any questions, please call (440) 576-1436.

Ashtabula County Board of Revision