

Tax year 2025 BOR no. 0048  
 County ASHTABULA Date received 3/31/26

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.

**FILED ON**

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use DTE Form 2 **MAR 31 2026**

Original complaint  Counter complaint

Notices will be sent only to those named below.

Ashtabula County  
Board of Revision

Name		Street address, City, State, ZIP code	
1. Owner of property	CORNELIUS KIRK	2429 NETCHER RD. JEFFERSON OH	44047
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
440-858-2461		TRAC 44004@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	
14-002-00-017-00		2429 NETCHER RD. JEFFERSON, OH 44047	
7. Principal use of property <u>DWELLING</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
14-002-00-017-00	\$229,700	\$294,700	
9. The requested change in value is justified for the following reasons: <u>NO IMPROVEMENTS IN HOME OR PROPERTY</u> <u>EXTREMELY HORRENDOUS ROAD CONDITIONS</u>			

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 3/31/2026 Complainant or agent (printed) CORNELIUS KIRK Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Cornelius Kirk

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

Notary \_\_\_\_\_

**Situs : 2429 NETCHER RD**

**Map ID: 14-002-00-017-00**

**LUC: 101**

**Card: 1 of 1**

**Tax Year: 2025**

**Printed: 03/31/26**

**CURRENT OWNER**  
KIRK CORNELIUS A  
2429 NETCHER ROAD  
JEFFERSON OH 44047  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 002-00 017-00  
Class A  
Living Units 1  
Neighborhood 55000  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
SEC 2--22008

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.8000		0			
A	S	9500	84.3000	25	0	1	-30	182,190
A	H	9500	1.0000	100	0			12,350
								194,540

Total Acres: 86.1      Legal Acres: 86.10      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	68,080	194,500	194,500	0	0
<b>Building</b>	35,070	100,200	100,200	0	0
<b>Total</b>	103,150	294,700	294,700	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	149,700	71,500	221,200
2023	194,500	100,200	294,700
2024	194,500	100,200	294,700

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status
12/17/15	15-01563	1,500	AC		Close Permit

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
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**Entrance Information**

Date	ID	Entry Code	Source
02/07/14	DAA	6-Occupant Not Home	3-Other
06/27/17	MJB	3-Info At Door	1-Owner
05/21/18	MB	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

Situs : 2429 NETCHER RD

Parcel Id: 14-002-00-017-00

LUC: 101

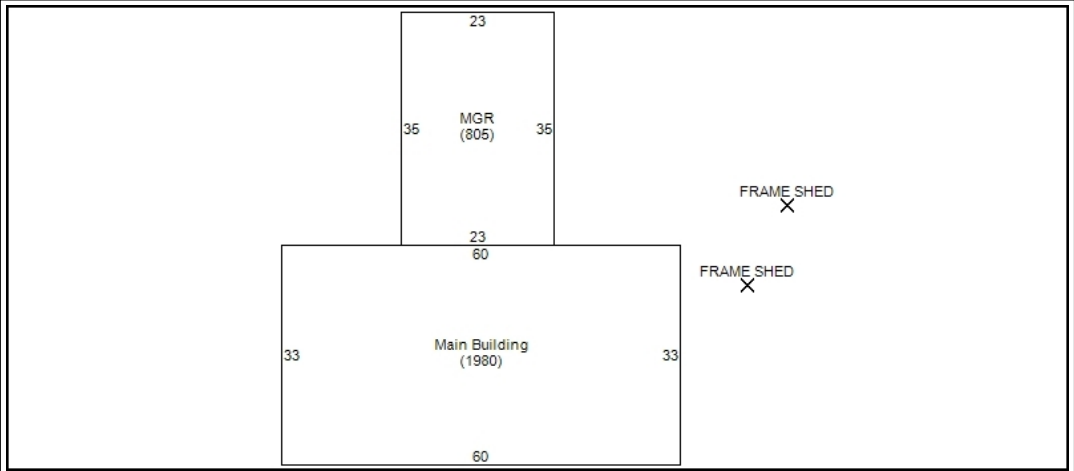
Card: 1 of 1

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**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> 3
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 0
<b>Style</b> 03-Ranch	<b>Full Baths</b> 1
<b>Year Built</b> 1980	<b>Half Baths</b> 1
<b>Eff Year Built</b>	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b>	<b>Total Fixtures</b> 8
<b>Kitchen Remod</b>	<b>Unfinished Area</b> 0
<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> 0
<b>System</b>	<b>WBFP Stacks</b> 0
<b>Attic</b> 0-None	<b>WBFP Openings</b> 0
<b>Phy. Condition</b> P-Poor Condition	<b>WBFP Add'l Stry</b>
<b>Int vs Ext Cond</b>	<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> P--POOR -	<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					1,980						
1		MGR			805						19,700

**Dwelling Computations**

<b>Base Price</b> 114,300	<b>% Good</b> 40
<b>Plumbing</b> 4,200	<b>Market Adj</b>
<b>Basement</b> 29,610	<b>Functional</b>
<b>Heating</b> 0	<b>Economic</b> 100
<b>Attic</b> 0	<b>% Complete</b> 100
<b>Other Features</b> 0	<b>C&amp;D Factor</b>
	<b>Adj Factor</b> 1.4
<b>Subtotal</b> 148,110	<b>Additions</b> 7,900
<b>Ground Floor Area</b> 1,980	
<b>Total Living Area</b> 1,980	<b>Dwelling Value</b> 100,160

Dwelling Notes

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RS1-Frame Sh	1980		12x12	144	C	1		S				
2	RS1-Frame Sh	1111		8x8	64	C	1		S				

**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>	

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**Comments**

Number	Code	Status	Comment
5	FLD		DWG APPEARS UNOCC, NO FURTHER RECK FOR A/C. NVC 1-1-19.
4	FLD	BP	NO CHG; STILL NO A/C, NVC 1-1-18. RECK 2019.
2	FLD	NC	NO A/C FOR 1-1-17; RECK 2018.

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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: 2025-0048

CORNELIUS KIRK  
2429 NETCHER RD  
JEFFERSON OH 44047

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

**May 7, 2026 at 9:45 AM**

in connection with B.O.R. case number: 2025-0048 filed for tax year 2025 at the Ashtabula County Courthouse, by CORNELIUS KIRK and described as follows:

Parcel ID(s):

1) 14-002-00-017-00 located at 2429 NETCHER RD, the market value is \$294,700. The market value sought is \$229,700.

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