

Tax year 2025BOR no. 0052County Ashtabula

Date received \_\_\_\_\_

Ashtabula County  
Board of Revision**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                                                                                                                                                                                                                                                                                                                                                  | Burgoon Family Trust                                              | PO Box 132 Wadsworth, OH 44282                   |                             |
| 2. Complainant if not owner                                                                                                                                                                                                                                                                                                                                           |                                                                   |                                                  |                             |
| 3. Complainant's agent                                                                                                                                                                                                                                                                                                                                                |                                                                   |                                                  |                             |
| 4. Telephone number of contact person                                                                                                                                                                                                                                                                                                                                 | (330) 388-2767                                                    |                                                  |                             |
| 5. Email address of complainant                                                                                                                                                                                                                                                                                                                                       | jburgoon@landprosinc.com                                          |                                                  |                             |
| 6. Complainant's relationship to property, if not owner                                                                                                                                                                                                                                                                                                               | Trustee of the Trust                                              |                                                  |                             |
| If more than one parcel is included, see "Multiple Parcels" on back.                                                                                                                                                                                                                                                                                                  |                                                                   |                                                  |                             |
| 7. Parcel numbers from tax bill                                                                                                                                                                                                                                                                                                                                       | Address of property                                               |                                                  |                             |
| 26-024-00-007-01                                                                                                                                                                                                                                                                                                                                                      | S Sycamore St                                                     |                                                  |                             |
| 26-024-00-007-02                                                                                                                                                                                                                                                                                                                                                      | E Erie St                                                         |                                                  |                             |
|                                                                                                                                                                                                                                                                                                                                                                       |                                                                   |                                                  |                             |
| 8. Principal use of property                                                                                                                                                                                                                                                                                                                                          | Vacant                                                            |                                                  |                             |
| 9. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.                                                                                                                                                                                                                                           |                                                                   |                                                  |                             |
| Parcel number                                                                                                                                                                                                                                                                                                                                                         | Column A<br>Complainant's Opinion of Value<br>(Full Market Value) | Column B<br>Current Value<br>(Full Market Value) | Column C<br>Change in Value |
| 26-024-00-007-01                                                                                                                                                                                                                                                                                                                                                      | 35,000                                                            | 47,900                                           | 12,500                      |
| 26-024-00-007-02                                                                                                                                                                                                                                                                                                                                                      | 35,000                                                            | 40,900                                           | 5,900                       |
|                                                                                                                                                                                                                                                                                                                                                                       |                                                                   |                                                  |                             |
| 10. The requested change in value is justified for the following reasons:<br>The properties have been for sale for \$50,000/ea for almost 2 years and the realtor has had zero calls let alone an offer of any sort. The parcels are over valued at the current County assessment and the reappraisal is just silly. I will never sell these for anywhere near \$50k. |                                                                   |                                                  |                             |

11. 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 11" on back.
12. 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.
13. If any improvements were completed in the last three years, show date \_\_\_\_\_ and total cost \$ \_\_\_\_\_.
14. Do you intend to present the testimony or report of a professional appraiser? ☐ Yes ☒ No ☐ Unknown
15. 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.

☒ 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 09/04/2026

Complainant or agent \_\_\_\_\_

Joseph Burgoon  
Signature

Title (if agent) \_\_\_\_\_

Trustee

|                              |                                 |                 |                   |                       |                          |
|------------------------------|---------------------------------|-----------------|-------------------|-----------------------|--------------------------|
| <b>Situs : S SYCAMORE ST</b> | <b>Map ID: 26-024-00-007-01</b> | <b>LUC: 508</b> | <b>Card: 1 of</b> | <b>Tax Year: 2025</b> | <b>Printed: 09/08/26</b> |
|------------------------------|---------------------------------|-----------------|-------------------|-----------------------|--------------------------|

| CURRENT OWNER                                                                                 | GENERAL INFORMATION                                                                                          |
|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| BURGOON JOSEPH A TRUSTEE<br>BURGOON FAMILY TRUST<br>231 PATRICK JOHN DR<br>WADSWORTH OH 44281 | Routing No.<br>Class Residential<br>Living Units<br>Neighborhood 54300<br>District<br>Zoning<br>Alternate Id |
| CAUV<br>Field Review Flag:                                                                    |                                                                                                              |



| Legal Description                                                      |
|------------------------------------------------------------------------|
| <b>Parcel Tieback:</b><br><b>Legal Descriptions:</b><br>LOTS 81 AND 83 |

| Land Information   |    |      |                   |     |       |                   |         |       |        |
|--------------------|----|------|-------------------|-----|-------|-------------------|---------|-------|--------|
| Type               | Cd | Rate | Size              |     | Acres | Dpth              | Inf Fac | Inf % | Value  |
| F                  | 1  | 215  | 217               | 121 |       | .9                | 5       | -25   | 40,940 |
|                    |    |      |                   |     |       |                   |         |       | 40,940 |
| Total Acres: .6028 |    |      | Legal Acres: 0.61 |     |       | NBHD Fact: 1.3000 |         |       |        |

| Assessment Information |                 |           |                         |        |        |
|------------------------|-----------------|-----------|-------------------------|--------|--------|
|                        | Assessed        | Appraised | Cost                    | Income | Market |
| Land                   | 14,320          | 40,900    | 40,900                  | 0      | 0      |
| Building               | 0               | 0         | 0                       | 0      | 0      |
| Total                  | 14,320          | 40,900    | 40,900                  | 0      | 0      |
| Manual Override Reason |                 |           |                         |        |        |
| Base Date of Value     |                 |           |                         |        |        |
| Value Flag             | 1-COST APPROACH |           | Effective Date of Value |        |        |

| Current Value |        |          |             |
|---------------|--------|----------|-------------|
| Year          | Land   | Building | Total Value |
| 2022          | 31,500 |          | 31,500      |
| 2023          | 40,900 |          | 40,900      |
| 2024          | 40,900 |          | 40,900      |

| Permit Information |        |       |         |      |        |
|--------------------|--------|-------|---------|------|--------|
| Date Issued        | Number | Price | Purpose | Note | Status |
|                    |        |       |         |      |        |

| Sales/Ownership History |       |             |                                   |                |                    |                |
|-------------------------|-------|-------------|-----------------------------------|----------------|--------------------|----------------|
| Transfer Date           | Price | Type        | Validity                          | Deed Reference | Deed Type          | Grantor        |
| 09/05/19                |       | 1-Land Only | M-Sale Involving Multiple Parcels |                | QC-Quit Claim Deed | BURGOON SHERRY |
|                         |       |             |                                   |                |                    |                |

| Entrance Information |    |            |        |
|----------------------|----|------------|--------|
| Date                 | ID | Entry Code | Source |
|                      |    |            |        |

| Property Notes |
|----------------|
| Note Codes:    |

**Situs : S SYCAMORE ST**

LUC: 508

Tax Year: 2025

Printed: 09/08/26

### 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     |
| 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    | 0 | C&D Factor     |
| Subtotal          |   | Adj Factor     |
|                   |   | Additions      |
| Ground Floor Area |   |                |
| Total Living Area |   | Dwelling Value |
| Dwelling Notes    |   |                |

## Outbuilding Data

| Ln | Code/Desc | Yr Blt | Eff Yr | Size | Area | Gr | Qty | ModCd | PC | FN | MA | %Comp | Value |
|----|-----------|--------|--------|------|------|----|-----|-------|----|----|----|-------|-------|
|----|-----------|--------|--------|------|------|----|-----|-------|----|----|----|-------|-------|

## 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:  |                     |



RESIDENTIAL PROPERTY RECORD CARD

ASHTABULA COUNTY

Situs : S SYCAMORE ST

Parcel Id: 26-024-00-007-01

LUC: 508

Card: 1 of

Tax Year: 2025

Printed: 09/08/26

Comments

| Number | Code | Status | Comment                                                   |
|--------|------|--------|-----------------------------------------------------------|
| 1      | OFC  | NS     | NEW SPLIT .6060 AC FROM 26-024-00-007-00 CONV#3376 9-5-19 |

Situs : S SYCAMORE ST

Parcel Id: 26-024-00-007-01

LUC: 508

Card: 1 of

Tax Year: 2025

Printed: 09/08/26

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|                   |                          |          |            |                |                   |
|-------------------|--------------------------|----------|------------|----------------|-------------------|
| Situs : E ERIE ST | Map ID: 26-024-00-007-02 | LUC: 508 | Card: 1 of | Tax Year: 2025 | Printed: 09/08/26 |
|-------------------|--------------------------|----------|------------|----------------|-------------------|

| CURRENT OWNER                                                                                 | GENERAL INFORMATION                                                                                          |
|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| BURGOON JOSEPH A TRUSTEE<br>BURGOON FAMILY TRUST<br>231 PATRICK JOHN DR<br>WADSWORTH OH 44281 | Routing No.<br>Class Residential<br>Living Units<br>Neighborhood 54300<br>District<br>Zoning<br>Alternate Id |
| CAUV<br>Field Review Flag:                                                                    |                                                                                                              |



| Legal Description                                                       |
|-------------------------------------------------------------------------|
| Parcel Tieback: Addl. Tieback:<br>Legal Descriptions:<br>LOTS 81 AND 83 |

| Land Information   |    |      |      |    |                   |      |                   |       |        |
|--------------------|----|------|------|----|-------------------|------|-------------------|-------|--------|
| Type               | Cd | Rate | Size |    | Acres             | Dpth | Inf Fac           | Inf % | Value  |
| F                  | 1  | 215  | 282  | 98 |                   | .81  | 5                 | -25   | 47,880 |
|                    |    |      |      |    |                   |      |                   |       | 47,880 |
| Total Acres: .6344 |    |      |      |    | Legal Acres: 0.64 |      | NBHD Fact: 1.3000 |       |        |

| Assessment Information |                 |           |                         |        |        |
|------------------------|-----------------|-----------|-------------------------|--------|--------|
|                        | Assessed        | Appraised | Cost                    | Income | Market |
| Land                   | 16,770          | 47,900    | 47,900                  | 0      | 0      |
| Building               | 0               | 0         | 0                       | 0      | 0      |
| Total                  | 16,770          | 47,900    | 47,900                  | 0      | 0      |
| Manual Override Reason |                 |           |                         |        |        |
| Base Date of Value     |                 |           |                         |        |        |
| Value Flag             | 1-COST APPROACH |           | Effective Date of Value |        |        |

| Current Value |        |          |             |
|---------------|--------|----------|-------------|
| Year          | Land   | Building | Total Value |
| 2022          | 36,800 |          | 36,800      |
| 2023          | 47,900 |          | 47,900      |
| 2024          | 47,900 |          | 47,900      |

| Permit Information |        |       |         |      |        |
|--------------------|--------|-------|---------|------|--------|
| Date Issued        | Number | Price | Purpose | Note | Status |
|                    |        |       |         |      |        |

| Sales/Ownership History |       |                     |                                   |                |                    |                          |
|-------------------------|-------|---------------------|-----------------------------------|----------------|--------------------|--------------------------|
| Transfer Date           | Price | Type                | Validity                          | Deed Reference | Deed Type          | Grantor                  |
| 05/19/25                |       | 2-Land And Building | E-Exempt Conveyance (Sale Price O |                | ES-Easement        | BURGOON JOSEPH A TRUSTEE |
| 04/12/21                |       | 4-Easement Only     | E-Exempt Conveyance (Sale Price O |                | ET-Temp Exempt     | BURGOON JOSEPH A TRUSTEE |
| 09/05/19                |       | 1-Land Only         | M-Sale Involving Multiple Parcels |                | QC-Quit Claim Deed | BURGOON SHERRY           |

| Entrance Information |    |            |        |
|----------------------|----|------------|--------|
| Date                 | ID | Entry Code | Source |
|                      |    |            |        |

| Property Notes |
|----------------|
| Note Codes:    |

**Situs : E ERIE ST**

**LUC: 508**

Tax Year: 2025

Printed: 09/08/26

## 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     |
| 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    | 0 | C&D Factor     |
|                   |   | Adj Factor     |
| Subtotal          |   | Additions      |
| Ground Floor Area |   |                |
| Total Living Area |   | Dwelling Value |
| Dwelling Notes    |   |                |

## Outbuilding Data

| Ln | Code/Desc | Yr Blt | Eff Yr | Size | Area | Gr | Qty | ModCd | PC | FN | MA | %Comp | Value |
|----|-----------|--------|--------|------|------|----|-----|-------|----|----|----|-------|-------|
|----|-----------|--------|--------|------|------|----|-----|-------|----|----|----|-------|-------|

## 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 |

Situs : E ERIE ST

Parcel Id: 26-024-00-007-02

LUC: 508

Card: 1 of

Tax Year: 2025

Printed: 09/08/26

Comments

| Number | Code | Status | Comment                                                                 |
|--------|------|--------|-------------------------------------------------------------------------|
| 3      | OFC  | MI     | SANITARY SEWER AMENDED EASEMENT TO 26-024-00-007-01 CONV#1665 5/19/2025 |
| 2      | OFC  | MI     | SANITARY SEWER EASEMENT TO 26-024-00-007-01 CONV# 1405 4-12-21          |
| 1      | OFC  | NS     | NEW SPLIT .6377 AC FROM 26-024-00-007-00 CONV#3376 9-5-19               |

Situs : E ERIE ST

Parcel Id: 26-024-00-007-02

LUC: 508

Card: 1 of

Tax Year: 2025

Printed: 09/08/26

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\$100,000

S Sycamore St, Jefferson, OH 44047

--

beds

0

baths

1.25

Acres



Unimproved Land



Built in ----



1.25 Acres Lot



\$-- Zestimate®



\$--/sqft



\$-- HOA

## What's special

Don't miss this opportunity to own an approximately 1.25 -acre lot in the heart of Historic Jefferson Village! Conveniently located just minutes from the Ashtabula County Fairgrounds and the historic Netcher Road and South Denmark Road Covered Bridges, this property offers small-town charm with easy access to local attractions. Enjoy nearby outdoor recreation, including fishing, hunting, hiking, camping, golfing, and boating. Whether you're looking to build your dream home or invest in

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Berkshire Hathaway HomeServices Professional Realty, Luke G Freshour 440-339-3626,  
Berkshire Hathaway HomeServices Professional Realty

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hood



\$50,000

S Sycamore St, Jefferson, OH 44047

--

beds

0

baths

0.61

Acres

 Unimproved Land

 Built in ----

 0.61 Acres Lot

 \$-- Zestimate®

 \$--/sqft

 \$-- HOA

## What's special

Don't miss this opportunity to own a .61-acre lot in the heart of Historic Jefferson Village! Conveniently located just minutes from the Ashtabula County Fairgrounds and the historic Netcher Road and South Denmark Road Covered Bridges, this property offers small-town charm with easy access to local attractions. For those seeking additional acreage, this parcel adjoins MLS #5119649 (VL E Erie Street), which offers an additional .64 acres. Together, the two parcels provide

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hood

**\$50,000**

E Erie St, Jefferson, OH 44047

--

beds

**0**

baths

**0.64**

Acres



Unimproved Land



Built in ----



0.64 Acres Lot



\$-- Zestimate®



\$--/sqft



\$-- HOA

## What's special

Don't miss this opportunity to own a .64-acre lot in the heart of Historic Jefferson Village! Conveniently located just minutes from the Ashtabula County Fairgrounds and the historic Netcher Road and South Denmark Road Covered Bridges, this property offers small-town charm with easy access to local attractions. For those seeking additional acreage, this parcel adjoins MLS #5119584 (VL S Sycamore Street), which offers an additional .64 acres. Together, the two parcels provide

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