

Clear Form

REC'D BY CC AUDITOR  
JAN 31 '25 AM 10:32

Tax year 2024 BOR no. 2024-10  
County Clinton Date received 1/31/25

### 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.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	Kirby FRGT	2628 Brimstone Rd	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
937-382-0222			
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	
① 030-05-03-13-0000-00		2628 Brimstone Rd	
② 030-05-03-15-0000-00		Same	
③ 030-05-03-140000-00		Same	
7. Principal use of property <u>residential</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
①	461400.00	743300	281900
②	28500	35600	7100
③	28500	35600	7100 <del>X</del>
9. The requested change in value is justified for the following reasons: <u>Met w Auditor's staff + appraisers adjusted value due to error.</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 1-31-2025 Complainant or agent (printed) \_\_\_\_\_ Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Cathy Kelly

Sworn to and signed in my presence, this 31 day of January 2025  
(Date) (Month) (Year)

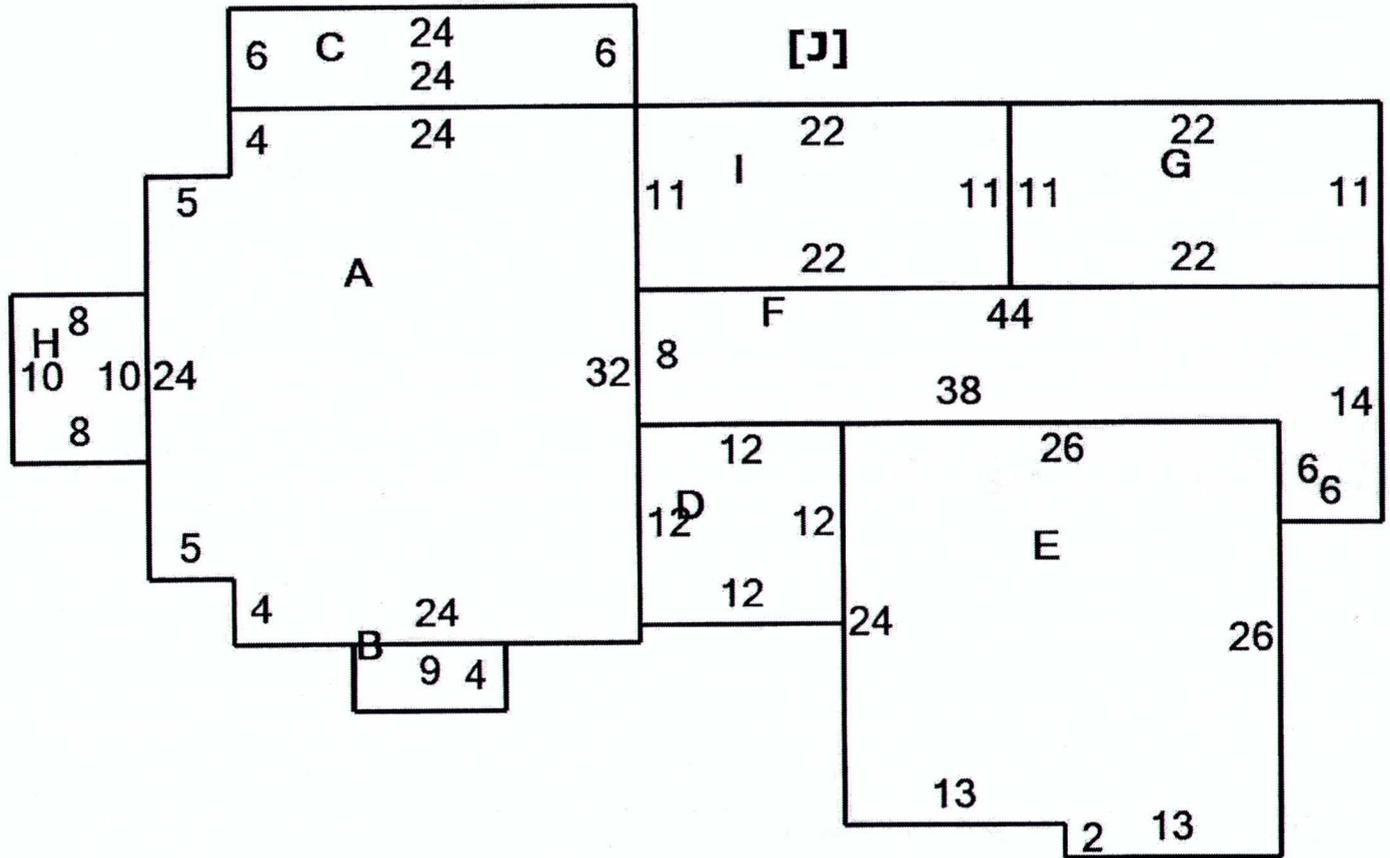
Notary Lisa Hipke



LISA HIPKE  
Notary Public, State of Ohio  
My Commission Expires: 3-29-26  
Recorded in Clinton County



ID	DESCRIPTION	AREA
A	1.5SFR/B	888
B	BAL	36
C	BAL	144
D	1SFR/B	144
E	.5SFR/AGBF	650
F	1.5SBR/B	388
G	1SBR/B	242
H	WDDK	80
I	1SBR/B	242
J	BG	242



LOAN 5052 MB66

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
A0-R.O.W.	0.1500	0.00		0					0
A3-RESIDUAL	19.7630	20,000.00		-395,260	Lo		82		-395,300 113,400
H-HOMESITE	1.0000	25,000.00		25,000					25,000
<b>Total</b>	<b>20.913</b>								<b>138,400</b> <b>-420,300</b>

Parcel	030-05-03-13-0000-00
Property	2628 BRIMSTONE RD
Address	
District	030-CHESTER TWP- C.M.LSD
Map Number	030-001944-5
Routing	
Land Use	511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99
Class	Residential
Neighborhood	03000-CHESTER TWP-G
Living Area	3,445

Site Characteristics			
Topography	Public Utilities	Street / Road	Neighborhood

Dwelling									
Type	1-CONVENTIONAL	Area	Height	Brick	Finish	Heat	Cool	Value	
Units Designed	1	1,904	First Floor	45.80	100.00	100.00	100.00	165,035	
Units Converted		1,926	1/2 Upper F	20.10	100.00	100.00	100.00	86,646	
Total Rooms	7	1,904	Basement					40,300	
Bed Rooms	4								
Family Rooms									
Dining Rooms									
Plumbing	NORMAL								
Full Baths	2								
Half Baths	3								
Extra Fixtures									
<b>Total Floor Value</b>								291,981	
<b>Living Units Value</b>									
<b>Plumbing</b>								22,800	
<b>RecRoom</b>									
<b>Fireplace</b>									
<b>Linear Brick</b>									
<b>Exterior Features</b>								5,802	
<b>Garage / Carport</b>								23,136	
<b>Base Value</b>								349,519	
<b>Grade</b>								69,904	
<b>Well / Septic</b>									
<b>Adjustment</b>								41,942	
<b>RCN Value</b>								461,365	
<b>Year</b>									
<b>Depreciation %</b>								-138,409	
<b>Observed %</b>									
<b>Depreciation Value</b>								-138,409	
<b>RCNLD Value</b>								322,956	
<b>BOR</b>									
<b>Trend</b>									
<b>Final Value</b>								323,000	

Valuations			
Assessment		2023	2024
Appraised	Land	420,300	420,300
	Improvement	323,000	323,000
	<b>Total</b>	<b>743,300</b>	<b>743,300</b>
Assessed	Land	147,110	147,110
	Improvement	113,050	113,050
	<b>Total</b>	<b>260,160</b>	<b>260,160</b>
Land	Improvement		Total

Owner	KIRBY FRLT
Legal	MS 4297-770-777



Permits					
Permit	Date	CD	Description	%	Amount

Notes  
 MA- Applied factor (6-status) 82  
 to A3 land line.  
 should have been done in rev 01/23  
 10/30/25

Improvements																
ID	Type	Dims	Size	Features	Rate	Base Value	Unit Count	Grade	Adjust Reason	ADJST FACTR	Year BLT/REM/EFF	DEPR NML	DEPR OBS	BOR	Trend	Final Value
<b>Total</b>																

Sales							
Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
11/06/2003	KIRBY WILLIAM M & CAROL J	0.00	WARRANTY DEED EX	N	1	N	775
01/01/1990	NOT ON FILE	0.00	NONE	N	1	N	





# Reval 2023 WPCR

LAND DATA											
TYPE	UNITS/EFEC FR	ACREAGE/DEPTH FR	SQ. FOOT/DEPTH R	BASE RATE	FCTR	BASE VALUE	ADJUSTED REASON	ADJST FACTR	BOR	TREND	FINAL VALUE
A0		0.090		0		0					0
A4		2.414		25,000	72	43,452	5-40	682			17,400
TOTAL		2.504									17,400

RECHECK  
 030-05-03-14-0000-00  
 BRIMSTONE RD  
 030-CHESTER TWP- C.M.LSD  
 DISTRICT  
 MAP NUMBER  
 ROUTING NUMBER .000  
 PROPERTY CLASS 501-RESIDENTIAL VACANT LAND - UNPLATTED 0 TO 9.99 ACR  
 NEIGHBORHOOD 03000-CHESTER TWP (G)  
 SUB-NEIGH  
 LIVING AREA

SITE CHARACTERISTICS			
TOPOGRAPHY	UTILITIES	STREET/ROAD	NEIGHBORHOOD
<input checked="" type="checkbox"/> LEVEL <input type="checkbox"/> ROLLING <input type="checkbox"/> LOW <input type="checkbox"/> HIGH	<input checked="" type="checkbox"/> WATER <input checked="" type="checkbox"/> SEWER <input checked="" type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> GAS <input type="checkbox"/> WELL	<input checked="" type="checkbox"/> PAVED <input type="checkbox"/> UNPAVED <input type="checkbox"/> PROPOSED <input type="checkbox"/> SIDEWALK <input type="checkbox"/> ALLEY	IMPROVING STATIC DECLINING BLIGHTED

CONSTRUCTION DATA												
MODE	LEVEL				BASE AREA	LEVEL	PRICING LADDER		LIVING AREA	VALUE	ATTIC BSMNT CRAWL	
	EXTERIOR	1	2	3			4	FIN %				
STORY HEIGHT												
ATTIC												
BASEMENT												
CRAWL												
<b>INTERIOR CHARACTERISTICS</b>												
TOTAL ROOMS											TOTAL BASE	
BEDROOMS											ROW TYPE ADJUSTMENT	
FAMILY ROOMS											EXTRA UNITS DES CON	
DINING ROOMS											UNFINISHED INTERIOR	
FULL BATHS											HEAT	
HALF BATHS											AC	
ADD FIXTURES											PLUMBING TYP FIX	
<b>EXTERIOR CHARACTERISTICS</b>												
STYLE											REC ROOM TYP ARA	
# OF UNITS											FIREPLACE STK OPN	
	B	1	2	3	4	A						LINEAR BRICK HGT LEN
HEAT											SUB TOTAL 1 UNIT	
AC											SUB TOTAL X UNITS	
												GARAGE/CARPORT
												EXTERIOR FEATURES
												SUB TOTAL
												GRADE
												WELL/SEPTIC
												ADJUST REASON
												RCN
												YR BLT/REM/EFF
												DEPR NML
												DEPR OBS
												RCNLD
												BOR
												TREND
												FINAL VALUE

VALUATIONS			
ASSESSMENT		2020	2023
APPRAISED	LAND	21,240	17,400
	IMPR	0	0
	TOTAL	21,240	17,400
ASSESSED	LAND	7,430	6,090
	IMPR	0	0
	TOTAL	7,430	6,090
COST APP	LAND		
	IMPR		
	TOTAL		

OWNER KIRBY WILLIAM M & CAROL J COTRUSTEES OF THE KIRBY FRLT  
 LEGAL MS 2231

PERMITS				
PERMIT #	DATE	CD	DESCRIPTION	% AMOUNT

Notes  
 MG: CD=1 5-7-04 NEW SPLIT  
 Adjoining Parcel 030-05-03-15-0000-00

AUXILIARY BUILDINGS																
ID	TYPE	DIMS	SIZE	FEATURES	RATE	BASE VALUE	UNIT COUNT	GRADE	ADJUST REASON	ADJST FACTR	YEAR BLT/REM/EFF	DEPR NML	DEPR OBS	BOR	TREND	FINAL VALUE
TOTAL																

SALES												
TRANSFER	DATE	NAME OF PREVIOUS OWNER			SALES AMOUNT	DEED TYPE			V	LO	NOP	CONVEYANCE
	11/06/03	NOT ON FILE				WARRANTY DEED EX			N	N	2	775



Land Data										
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value	
A0-R.O.W.	0.0900	0.00		0					0	
<del>A4-UNDEVELOPED</del> A3 RES	<del>2.4140</del> 2.414	<del>25,000.00</del> 20,000	<del>72.00</del>	<del>43,452</del>	<del>6</del> 6		<del>82.00</del> 82		<del>35,600</del> 28,500	
<b>Total</b>	2.504								<del>35,600</del> 28,500	

Parcel	030-05-03-14-0000-00
Property	BRIMSTONE RD
Address	
District	030-CHESTER TWP- C.M.LSD
Map Number	030-018264-8
Routing	
Land Use	501-RESIDENTIAL VACANT LAND - UNPLATTED 0 - 9.99
Class	Residential
Neighborhood	03000-CHESTER TWP-G
Living Area	0

Site Characteristics			
Topography	Public Utilities	Street / Road	Neighborhood

Dwelling							
Type	Area	Height	Brick	Finish	Heat	Cool	Value
Units Designed							
Units Converted							
Total Rooms							
Bed Rooms							
Family Rooms							
Dining Rooms							
Plumbing							
Full Baths							
Half Baths							
Extra Fixtures							
Total Floor Value Living Units Value Plumbing RecRoom Fireplace Linear Brick Exterior Features Garage / Carport Base Value Grade Well / Septic Adjustment RCN Value Year Depreciation % Observed % Depreciation Value RCNLD Value BOR Trend Final Value							
Total Floor Value Living Units Value Plumbing RecRoom Fireplace Linear Brick Exterior Features Garage / Carport Base Value Grade Well / Septic Adjustment RCN Value Year Depreciation % Observed % Depreciation Value RCNLD Value BOR Trend Final Value			Openings Height Code Code Built 0 Rem Eff	Stacks Length Factor Factor multipler Eff			0.00

Valuations			
Assessment		2023	2024
Appraised	Land	35,600	35,600
	Improvement	0	0
	<b>Total</b>	35,600	35,600
Assessed	Land	12,460	12,460
	Improvement	0	0
	<b>Total</b>	12,460	12,460
Land	Improvement	Total	

Owner	KIRBY FRLT
Legal	MS 770&777



Permits					
Permit	Date	CD	Description	%	Amount

Notes  
 JA-Changed land line to A3 due to owner owns adjacent parcel. Added factor 6(status)/82. 1/30/25 should have been done in reval '23

Improvements																
ID	Type	Dims	Size	Features	Rate	Base Value	Unit Count	Grade	Adjust Reason	ADJUST FACTR	Year BLT/REM/EFF	DEPR NML	DEPR OBS	BOR	Trend	Final Value
<b>Total</b>																

Sales							
Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
11/06/2003	NOT ON FILE	0.00	WARRANTY DEED EX	N	2	N	775



# Reval 2023 WPRC

LAND DATA											
TYPE	UNITS/ EFFEC FR	ACREAGE/ DEPTH FR	SQ. FOOT/ DEPTH R	BASE RATE	FCTR	BASE VALUE	ADJUSTED REASON	ADJUST FACTR	BOR	TREND	FINAL VALUE
A0		0.090		0		0					0
A4		2.414		25,000	72	43,452		40 682			17,400
TOTAL		2.504									17,400

**RECHECK**  
 030-05-03-15-0000-00  
 PROPERTY ADD BRIMSTONE RD  
 DISTRICT 030-CHESTER TWP- C.M.LSD  
 MAP NUMBER  
 ROUTING NUMBER .000  
 PROPERTY CLASS 501-RESIDENTIAL VACANT LAND - UNPLATTED 0 TO 9.99 ACR  
 NEIGHBORHOOD 03000-CHESTER TWP (G)  
 SUB-NEIGH  
 LIVING AREA

SITE CHARACTERISTICS			
TOPOGRAPHY	UTILITIES	STREET/ROAD	NEIGHBORHOOD
<input checked="" type="checkbox"/> LEVEL ROLLING LOW HIGH	WATER SEWER ELECTRIC GAS WELL	<input checked="" type="checkbox"/> PAVED UNPAVED PROPOSED SIDEWALK ALLEY	IMPROVING STATIC DECLINING BLIGHTED

CONSTRUCTION DATA					PRICING LADDER									
MODE	LEVEL	BASE AREA	LEVEL	FIN %	LIVING AREA	VALUE								
STORY HEIGHT	EXTERIOR	1	2	3	4									
ATTIC														
BASEMENT														
CRAWL														
<b>INTERIOR CHARACTERISTICS</b>							ATTIC							
TOTAL ROOMS							BSMNT							
BEDROOMS							CRAWL							
FAMILY ROOMS								TOTAL BASE						
DINING ROOMS								ROW TYPE ADJUSTMENT						
FULL BATHS								EXTRA UNITS	DES	CON				
HALF BATHS								UNFINISHED INTERIOR						
ADD FIXTURES								HEAT						
<b>EXTERIOR CHARACTERISTICS</b>														
STYLE								AC						
# OF UNITS								PLUMBING	TYP	FIX				
	B	1	2	3	4	A		REC ROOM	TYP	ARA				
HEAT								FIREPLACE	STK	OPN				
AC								LINEAR BRICK	HGT	LEN				
								SUB TOTAL 1 UNIT						
								SUB TOTAL X UNITS						
								GARAGE/CARPORT						
								EXTERIOR FEATURES						
								SUB TOTAL						
								GRADE						
								WELL/SEPTIC						
								ADJUST REASON						
								RCN						
								YR BLT/REM/EFF						
								DEPR NML						
								DEPR OBS						
								RCNLD						
								BOR						
								TREND						
								FINAL VALUE						

VALUATIONS			
ASSESSMENT		2020	2023
APPRAISED	LAND	21,240	17,400
	IMPR	0	0
	TOTAL	21,240	17,400
ASSESSED	LAND	7,430	6,090
	IMPR	0	0
	TOTAL	7,430	6,090
COST APP	LAND		
	IMPR		
	TOTAL		

OWNER KIRBY WILLIAM M & CAROL J  
 LEGAL MS 2231

PERMITS				
PERMIT #	DATE	CD	DESCRIPTION	AMOUNT

Notes  
 MG: CD=1 5-7-04 SPLIT  
 Adjoining Parcel 030-05-03-14-0000-00

AUXILIARY BUILDINGS																
ID	TYPE	DIMS	SIZE	FEATURES	RATE	BASE VALUE	UNIT COUNT	GRADE	ADJUST REASON	ADJUST FACTR	YEAR BLT/REM/EFF	DEPR NML	DEPR OBS	BOR	TREND	FINAL VALUE
TOTAL																

SALES											
TRANSFER	DATE	NAME OF PREVIOUS OWNER			SALES AMOUNT	DEED TYPE		V	LO	NOP	CONVEYANCE
	11/06/03	KIRBY WILLIAM M & CAROL J				WARRANTY DEED EX		N	N	1	775
	01/01/90	NOT ON FILE						N	N	0	0







2025	030-CHESTER TWP-C.M.LSD	511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99 ACRES	138,400	323,000	461,400	0	25,000	323,000	461,400
2024	030-CHESTER TWP-C.M.LSD	511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99 ACRES	420,300 ↑	323,000	743,300	0	25,000	323,000	743,300
2023 <i>reval</i>	030-CHESTER TWP-C.M.LSD	511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99 ACRES	420,300 ↑	323,000	743,300	0	25,010	323,000	743,300
2022	030-CHESTER TWP-C.M.LSD	511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99 ACRES	106,510	330,300	436,810	0	22,200	330,300	436,810
2021	030-CHESTER TWP-C.M.LSD	511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99 ACRES	106,510	330,300	436,810	0	22,200	330,300	436,810
2020 <i>update</i>	030-CHESTER TWP-C.M.LSD	511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99 ACRES	106,510	330,300	436,810	0	22,200	330,300	436,810
2019	030-CHESTER TWP-C.M.LSD	511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99 ACRES	106,520	257,690	364,210	0	22,200	257,690	364,210
2018	030-CHESTER TWP-C.M.LSD	511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99 ACRES	106,520	257,690	364,210	0	22,200	257,690	364,210
2017 <i>reval</i>	030-CHESTER TWP-C.M.LSD	511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99 ACRES	106,520	257,690	364,210	0	22,200	257,690	364,210
2016	030-CHESTER TWP-C.M.LSD	511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99 ACRES	108,960	209,300	318,260	0	22,000	209,300	318,260
2015	030-CHESTER TWP-C.M.LSD	511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99 ACRES	108,960	209,300	318,260	0	22,000	209,300	318,260
2014	030-CHESTER TWP-C.M.LSD	511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99 ACRES	108,960	209,300	318,260	0	22,000	209,300	318,260