

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.

	Name	Street address, City, State, ZIP code	
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 437-382-0222			
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	
③ 030-05-03-14000-00		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	7100X
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 Kridy

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

# Reval 2023 WPRC

2023

CLINTON COUNTY - TERENCE G HABERMEHL

030-05-03-13-0000-00

LAND DATA												RECHECK				CARD 1 OF 1					
TYPE	UNITS/ EFFECT FR	ACREAGE/ DEPTH FR	SQ. FOOT/ DEPTH R	BASE RATE	FCTR	BASE VALUE	ADJUSTED REASON	ADJUST FACTR	BOR	TREND	FINAL VALUE	PARCEL	030-05-03-13-0000-00								
A0		0.150		0		0					0	PROPERTY ADD	2628 BRIMSTONE RD								
A3		19.7639-763		20,000	25	87,867					87,900	DISTRICT	030-CHESTER TWP- C.M.LSD								
A8		10.000		8,000		80,000		5	20		16,000	MAP NUMBER	.000								
H		1.000		25,000	100	25,000					25,000	ROUTING NUMBER	511-SINGLE FAMILY DWELLING - UNPLATTED 0 TO 9.99 ACRE								
												PROPERTY CLASS	03000-CHESTER TWP (G)								
												NEIGHBORHOOD									
												SUB-NEIGH									
												LIVING AREA	3,445								
												SITE CHARACTERISTICS									
												TOPOGRAPHY		UTILITIES		STREET/ROAD		NEIGHBORHOOD			
												X LEVEL		WATER		X PAVED		IMPROVING			
												ROLLING		SEWER		UNPAVED		STATIC			
												LOW		ELECTRIC		PROPOSED		DECLINING			
												HIGH		GAS		SIDEWALK		BLIGHTED			
														X WELL		ALLEY					
TOTAL												20.913					128,900	VALUATIONS			

CONSTRUCTION DATA										PRICING LADDER		ASSESSMENT		2020	2023		
MODE	0	LEVEL				BASE AREA	LEVEL	FIN %	LIVING AREA	VALUE	APPRAISED	LAND	106,510	128,900			
STORY HEIGHT	1.5	EXTERIOR				1,904	4-FULL	100	1,904	157,837	IMPR		330,300	286,300			
ATTIC		54	80			1,926	2-HALF	100	1,541	81,346	TOTAL		436,810	415,200			
BASEMENT	X	WD/ALM									ASSESSED	LAND	37,280	45,120			
CRAWL		STUCCO									IMPR		115,610	100,210			
INTERIOR CHARACTERISTICS		TILE									TOTAL		152,890	145,330			
TOTAL ROOMS	7	CON.BL				1,904	ATTIC			40,300	COST APP	LAND					
BEDROOMS	4	METAL					BSMNT					IMPR					
FAMILY ROOMS		CONCR					CRAWL					TOTAL					
DINING ROOMS		46	20			TOTAL BASE				279,483	OWNER				KIRBY FRLT		
FULL BATHS	2	BRICK				ROW TYPE ADJUSTMENT					LEGAL				MS 4297-770-777		
HALF BATHS	3	STONE				EXTRA UNITS					PERMITS						
ADD FIXTURES		LOG				UNFINISHED INTERIOR					PERMIT #	DATE	CD	DESCRIPTION	%	AMOUNT	
EXTERIOR CHARACTERISTICS						HEAT					Notes						
STYLE	1-CONVENTIONAL					AC				3,800	REVAL 17 - CNG MSMTS TO BAL, CNG .5SBRK&FR/AGFF TO .5SFR/AGBF,						
# OF UNITS	1					PLUMBING				22,800	CNG .5SBRK&FR/1SBRK/B TO 1.5SBRK/B, CNG 1SBRK/B MSMTS, ADD 1SBRK/BG						
LEVEL						REC ROOM					(RMV DGFF LABEL), CNG .5SFR/1SFR/B TO 1.5SFR/B, CNG WDDK TO BAL, ADD						
	B	1	2	3	4	A	FIREPLACE				5,800	WDDK					
HEAT	100	100					LINEAR BRICK				311,883	WB: FLDNC16 REPLACE HVAC NVC					
AC	100	100					SUB TOTAL 1 UNIT				311,883	WB: MANUALLY CORRECT SKETCH					
	100						SUB TOTAL X UNITS				23,136	CNG .5SFR/1SFR/B TO 1.5SFR/B, CNG WDDK TO BAL, ADD					
							GARAGE/CARPORT				5,802						
							EXTERIOR FEATURES				340,821						
							SUB TOTAL				68,164						
							GRADE										
							WELL/SEPTIC										
							ADJUST REASON										
							RCN				408,985						
							YR BLT/REM/EFF										
							DEPR NML				-122,696						
							DEPR OBS				286,289						
							RCNLD										
							BOR										
							TREND										
							FINAL VALUE				286,300						

The diagram shows a large square divided into several regions labeled A through H. The regions are defined by lines of varying thickness. Region A is the central square. Region B is a small square at the bottom left. Region C is a small square at the top left. Region D is a small square at the bottom center. Region E is a large square at the bottom right. Region F is a horizontal strip above E. Region G is a small square at the top right. Region H is a small square at the far left. The diagram includes various numbers and symbols, such as [J], and is associated with a list of numbers: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

LEARN 5052 MB66

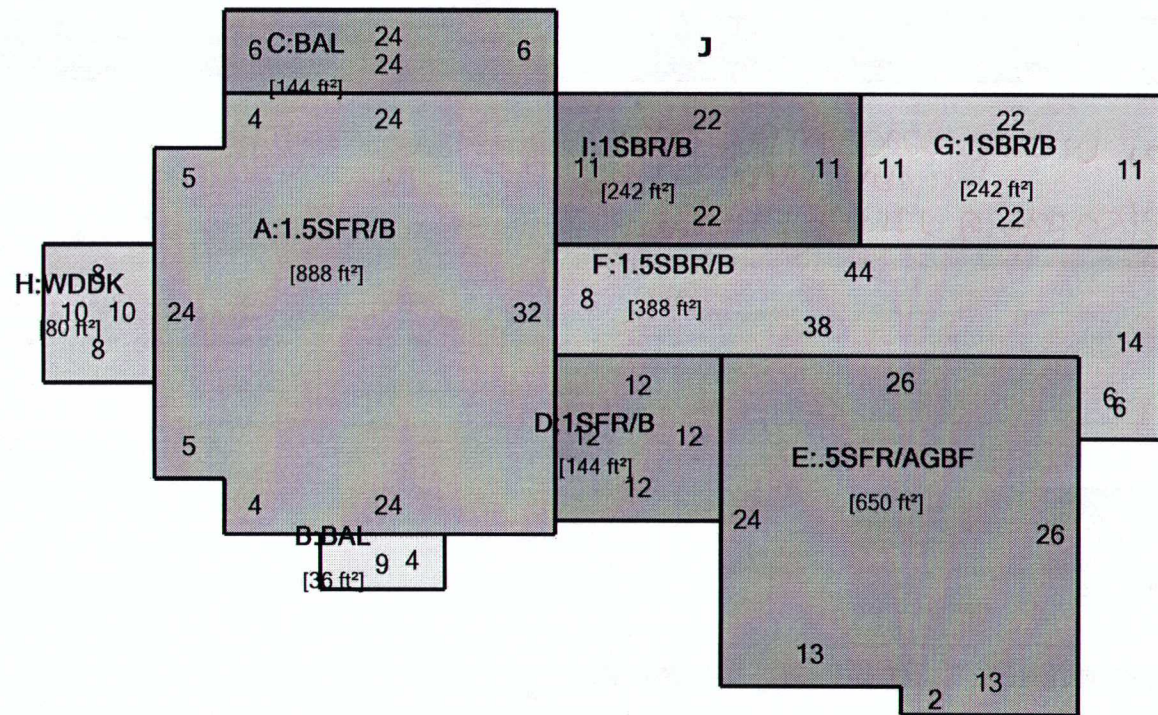
1A-Applied factor (6-status) 22  
to A3 land line.  
Should have been done in rev 23  
10/30/25

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	

ID	Description	Size
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

## Notes

REVAL 2023- CHANGE LAND TYPE WOODLAND TO RESIDUAL  
 REVAL 17 - CNG MSMTS TO BAL,  
 CNG .5SBRK&FR/AGFF TO .5SFR/AGBF,  
 CNG .5SBRK&FR/1SBRK/B TO 1.5SBRK/B, CNG  
 1SBRK/B MSMTS, ADD 1SBRK/BG (RMV DGFF LABEL), CNG .5SFR/1SFR/B TO 1.5SFR/B, CNG  
 WDDK TO BAL, ADD WDDK  
 WB: FLDNC16 REPLACE HVAC NVC  
 WB: MANUALLY CORRECT SKETCH  
 GR: ADDITION 90% CK 99 FOR COMPLETION GR 1-16-98  
 ADDNS NOT STARTED CK 97 3/13/96  
 MG: ADDNS STARTED - NOT 50% - CHECK 98 2-26-97  
 ADDN 90% CK 99 MG 3/24/98  
 GR: ADD'N 90% CK 99 GR 1-16-98  
 MG: 4-1-99 ADD'N APPEARS 100%  
 MG: 3/28/03 0185050 COMB HERE  
 MG: 5-7-04 RESURVEY



[illegible]

CLINTON COUNTY - TERENCE G HABERMEHL 030-05-03-14-0000-00

60101 5053 7265



Notes  
RV 23 SC ADJOINING PARCEL 030-05-03-15-  
0000-00  
MG: CD=1 5-7-04 NEW SPLIT

# Reval 2023 WPRC

2023												CLINTON COUNTY - TERENCE G HABERMEHL												030-05-03-15-0000-00											
LAND DATA												<div style="text-align: right;">RECHECK</div> <div style="text-align: right;">CARD 1 OF 1</div>																							
TYPE	UNITS/ EFFEC FR	ACREAGE/ DEPTH FR	SQ. FOOT/ DEPTH R	BASE RATE	FCTR	BASE VALUE	ADJUSTED REASON	ADJUST FACTR	BOR	TREND	FINAL VALUE	<div style="display: flex; justify-content: space-between;"> <div>           PARCEL PROPERTY ADD DISTRICT MAP NUMBER ROUTING NUMBER PROPERTY CLASS NEIGHBORHOOD SUB-NEIGH LIVING AREA         </div> <div>           030-05-03-15-0000-00            BRIMSTONE RD            030-CHESTER TWP- C.M.LSD            .000            501-RESIDENTIAL VACANT LAND - UNPLATTED 0 TO 9.99 ACR            03000-CHESTER TWP (G)         </div> </div>																							
A0		0.090		0		0					0																								
A4		2.414		25,000	72	43,452		40 682			17,400																								
TOTAL												17,400																							
CONSTRUCTION DATA												VALUATIONS																							
<div>           MODE STORY HEIGHT ATTIC BASEMENT CRAWL            INTERIOR CHARACTERISTICS            TOTAL ROOMS BEDROOMS FAMILY ROOMS DINING ROOMS FULL BATHS HALF BATHS ADD FIXTURES            EXTERIOR CHARACTERISTICS            STYLE # OF UNITS            LEVEL            B 1 2 3 4 A            HEAT AC         </div>												<div>           PRICING LADDER            LEVEL FIN % LIVING AREA VALUE            EXTERIOR 1 2 3 4            ATTIC BSMNT CRAWL            TOTAL BASE ROW TYPE ADJUSTMENT EXTRA UNITS UNFINISHED INTERIOR HEAT AC PLUMBING REC ROOM FIREPLACE LINEAR BRICK 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         </div>																							
<div>           ASSESSMENT APPRAISED            ASSESSED            COST APP            OWNER            LEGAL            PERMITS            PERMIT # DATE CD DESCRIPTION % AMOUNT            Notes            MG: CD=1 5-7-04 SPLIT            Adjoining Parcel 030-05-03-14-0000-00         </div>												<div>           VALUATIONS            2020 2023            LAND 21,240 17,400            IMPR 0 0            TOTAL 21,240 17,400            LAND 7,430 6,090            IMPR 0 0            TOTAL 7,430 6,090            LAND IMPR TOTAL            OWNER KIRBY WILLIAM M &amp; 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         </div>																							
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 01/01/90	KIRBY WILLIAM M & CAROL J NOT ON FILE						WARRANTY DEED EX		N N		N N		1 0		775 0																			

030-05-03-15-0000-00

86A1 9093 mbkg

A changed land line to A3 due to owner owns adjacent parcel. Added factor (e-status 5/84). Should have been done in revul '83

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		

Notes

RV 23 SC ADJOINING PARCEL 030-05-03-1-0000-00

MG: CD=1 5-7-04 SPLIT

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 reval	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 update	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 reval	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