

Tax year 2023 BOR no. 0063 FILED ON  
 County Ashtabula Date received FEB 09 2024

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.

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	THOMAS MEINKE	153 DEAN AVE. CONNEAUT, OHIO 44030
2. Complainant if not owner		
3. Complainant's agent		
4. Telephone number and email address of contact person 440-593-1729 (LEAVE A MESSAGE)		
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
12-205-00-293-00	153 DEAN AVE CONNEAUT, OH 44030
12-209-00-014-00	GARDEN ST.

7. Principal use of property Residence for myself

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
12-205-00-293-00	\$ 70,700.00	\$ 92,000.00	\$ 21,300

9. The requested change in value is justified for the following reasons: I just appealed last year's increase AND THE BOARD OF REVISIONS met with me in the middle settlement. Nothing has changed or been improved, last year's gross TAX RATE was more than this year's and so was effective tax rate. It would cost me more to hire AN APPRAISER THAN TO PAY MY CURRENT REALESTATE TAXES.

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 0 and total cost \$ 0

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 2-9-24 Complainant or agent (printed) Thomas Meinke Title (if agent) \_\_\_\_\_

Complainant or agent (signature) Thomas Meinke

Sworn to and signed in my presence, this 9th day of February 2024  
(Date) (Month) (Year)

Notary Trudi Jarvi



**From:** [Thomas Meinke](#)  
**Sent:** Wednesday, February 14, 2024 12:36 AM  
**To:** [Tara R. Frable](#)  
**Subject:** Re: Board of Revision Complaint  
**Attachments:** image001.png

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I only want to dispute the parcel on Dean ave.thank you.

On Tue, Feb 13, 2024, 2:01 PM Tara R. Frable <[TRFrable@ashtabulacounty.us](mailto:TRFrable@ashtabulacounty.us)> wrote:

Thomas,

I received your Board of Revision complaint for property you own in Conneaut. On Line 6 of the complaint you listed two parcels, one for property on Dean Avenue and one for property on Garden Street. Then on Line 8, Column A "Complainant's Opinion of Value" you only listed parcel 12-205-00-293-00. Can you please clarify if you are contesting both parcels listed on Line 6 or if you are only contesting the parcel on Line 8. I attached a copy of your submitted complaint for your reference. Please contact me if you have any questions.

Thank you,

*Tara Frable*

**Ashtabula County Auditor's Office**

Assistant Real Estate Manager

440-576-1484

[trfrable@ashtabulacounty.us](mailto:trfrable@ashtabulacounty.us)

 cid:image003.png@01D9C16E.CAD5E8C0

**Situs : 153 DEAN AVE**

**Map ID: 12-205-00-293-00**

**LUC: 510**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 02/12/24**

**CURRENT OWNER**  
MEINKE THOMAS  
153 DEAN AVE  
CONNEAUT OH 44030  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 205-00 293-00  
Class Residential  
Living Units 1  
Neighborhood 87500  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
127 MUTUAL

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	170	40 120		.9			7,960
								7,960

Total Acres: .1102      Legal Acres: 0.11      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	2,800	8,000	8,000	0	0
<b>Building</b>	29,400	84,000	84,000	0	0
<b>Total</b>	32,200	92,000	92,000	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
2020	6,100	64,600	70,700
2021	6,100	64,600	70,700
2022	6,100	64,600	70,700

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/08/17		2-Land And Building	E-Exempt Conveyance (Sale Price O		DC-Death Certificate/ Affida	MEINKE THOMAS

**Entrance Information**

Date	ID	Entry Code	Source
11/12/13	MJB	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

Situs : 153 DEAN AVE

Parcel Id: 12-205-00-293-00

LUC: 510

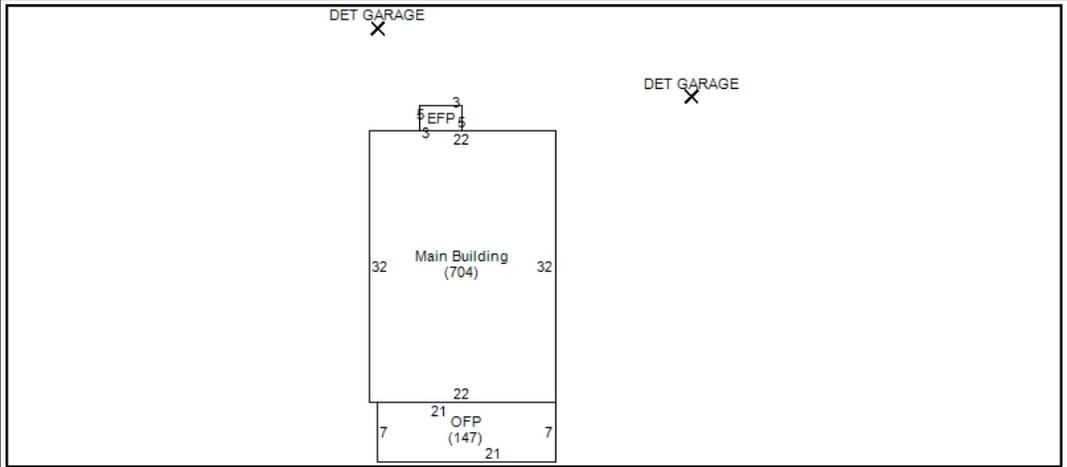
Card: 1 of 1

Tax Year: 2023

Printed: 02/12/24

**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 7
<b>Override Model</b>	<b>Dining Rooms</b> 1
<b>Story Height</b> 2	<b>Bedrooms</b> 3
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 0
<b>Style</b> 05-Old Style	<b>Full Baths</b> 1
<b>Year Built</b> 1909	<b>Half Baths</b> 0
<b>Eff Year Built</b> 1960	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b>	<b>Total Fixtures</b> 6
<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> A-Average Condition	<b>WBFP Add'l Stry</b>
<b>Int vs Ext Cond</b>	<b>Prefab Fireplace</b>
<b>Well / Septic</b> 0	<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> AV-AVERAGE	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b> 100
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.3
<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					704						
1			OFF		147						3,100
2			EFP		15						600

**Dwelling Computations**

<b>Base Price</b>	94,280	<b>% Good</b>	45
<b>Plumbing</b>	1,400	<b>Market Adj</b>	
<b>Basement</b>	14,420	<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>	1.3
<b>Subtotal</b>	110,100	<b>Additions</b>	1,700
<b>Ground Floor Area</b>	704		
<b>Total Living Area</b>	1,408	<b>Dwelling Value</b>	66,630

Dwelling Notes

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RG1-Det Garag	1920		14x24	336	D	1		A				2,900
2	RG1-Det Garag	1998		24x32	768	C	1		A				14,500

**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>	

Situs : 153 DEAN AVE

Parcel Id: 12-205-00-293-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 02/12/24

**Comments**

Number	Code	Status	Comment
3	FLD	DC	REV14 - NO CHG
1	FLD	BP	19990322 JP C#01 - 3/16/99-BP#P971695 FOR DET GAR-100% 1/1/99.
2	FLD	RV	20020514 JC C#01 - NEW SIDING,WINDOWS,GOOD ROOF

**Situs : 153 DEAN AVE**

**Parcel Id: 12-205-00-293-00**

**LUC: 510**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 02/12/24**

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**Situs : GARDEN ST**

**Map ID: 12-209-00-014-00**

**LUC: 500**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 02/12/24**

**CURRENT OWNER**  
MEINKE THOMAS  
153 DEAN AVE  
CONNEAUT OH 44030

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CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 209-00 014-00  
Class Residential  
Living Units 1  
Neighborhood 87500  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
1-13 W & J

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	170	40 140		.97	6	-50	4,290
								4,290

Total Acres: .1286      Legal Acres: 0.13      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	1,510	4,300	4,300	0	0
Building	0	0	0	0	0
<b>Total</b>	<b>1,510</b>	<b>4,300</b>	<b>4,300</b>	<b>0</b>	<b>0</b>

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Value Flag** 1-COST APPROACH

**Current Value**

Year	Land	Building	Total Value
2020	3,300		3,300
2021	3,300		3,300
2022	3,300		3,300

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/08/17		2-Land And Building	E-Exempt Conveyance (Sale Price O		DC-Death Certificate/ Affida	MEINKE THOMAS

**Entrance Information**

Date	ID	Entry Code	Source
11/12/13	MJB	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

Situs : GARDEN ST

Parcel Id: 12-209-00-014-00

LUC: 500

Card: 1 of 1

Tax Year: 2023

Printed: 02/12/24

**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 <sup>0</sup>
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
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**Dwelling Computations**

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
	Adj Factor
Subtotal	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
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:	

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: 2023-0063

March 15, 2024

THOMAS MEINKE  
153 DEAN AVE  
CONNEAUT OH 44030

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

**April 11, 2024 at 10:15 AM**

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0063 filed for tax year 2023 by THOMAS MEINKE and described as follows:

Parcel ID(s):

1) 12-205-00-293-00 located at 153 DEAN AVE, the market value is \$92,000. The market value sought is \$70,700.

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

If you have any questions, please call (440) 576-1484.

Ashtabula County Board of Revision









# HEARING MINUTES

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Case Type VL

**The Hearing of Board of Revision Case 2023-0063, THOMAS MEINKE is being recorded and the date is 4/11/2024.**

## **Board Members**

**Auditor, David Thomas    Treasurer, Angie Maki Cliff    Commissioner, Kathryn Whittington**

Others present:

Thomas Meinke, owner

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**Complainant Seeks: \$70700**

**Subject Parcel: 122050029300**

**Auditor Value: \$92000**

# HEARING MINUTES

BOR Case: 2023-0063

Owner Name: THOMAS MEINKE

## Board Action

Motion to:  Agree  Set Value \$

CAUV Reinstatement-  All Acres  No Acres  Set Acres \_\_\_\_\_

No Change  Withdrawal  Table  No Show

Other \_\_\_\_\_

### Based Upon:

review condition \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Was Made by:

2<sup>nd</sup> by:

Roll: Thomas- /Maki Cliff- /Whittington-

Motion therefore:  Passed  Failed

Decision Date: 4/11/24



David Thomas, Auditor  
Secretary of the Board of Revision

Hearing No # 3

# NON-HEARING MINUTES

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**BOR Case:** 2023-0063

**Case Name:** THOMAS MEINKE

**Case Type:** VL

## Board Members

**Auditor, David Thomas    Treasurer, Angie Maki Cliff    Commissioner, Kathryn Whittington**

**Others present:**

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**Complainant Seeks:** \$70700

**Subject Parcel:** 122050029300

**Auditor Value:** \$92000

# NON-HEARING MINUTES

BOR Case: 2023-0063

Owner Name: THOMAS MEINKE

## Board Action

Motion to:  Agree  Set Value \$

CAUV Reinstatement-  All Acres  No Acres  Set Acres \_\_\_\_\_

No Change  Withdrawal  Table  No Show

Other \_\_\_\_\_

### Based Upon:

failure to meet burden of proof. lack of evidence. Auditor data is accurate.

Was Made by: Angie

2<sup>nd</sup> by: Kathryn

Roll: Thomas-yes/Maki Cliff-yes/Whittington-yes

Motion therefore:  Passed  Failed

Decision Date: 5/1/24

Schedule for Hearing: no



David Thomas, Auditor  
Secretary of the Board of Revision

ASHTABULA COUNTY  
 Board of Revision  
 25 W Jefferson Street  
 Jefferson OH 44047-1092  
 (440) 576-1484 Fax: (440) 576-3446

**Notice of Decision for BOR Case: 2023-0063**

THOMAS MEINKE  
 153 DEAN AVE  
 CONNEAUT OH 44030

<p>Based on the decision of the Board of Revision, the County Auditor is hereby authorized to adjust the Tax List accordingly.  <b>Result Below.</b></p>	<p>An appeal from this decision may be filed with the County Board of Revision and with either the Board of Tax Appeals, per Ohio R.C. 5717.01 or the Court of Common Pleas, per Ohio R.C. 5717.05. Appeals must be filed within thirty (30) days of the postmark of this Notice of Decision.</p>
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PARCEL	CLASS	TAXING DISTRICT		TAX YEAR
12-205-00-293-00	510-1FAMILY PLTD	12-CONNEAUT CITY-CONNEAUT CSD		2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>	
<b>Original Value:</b>	\$8,000	\$84,000	\$92,000	
<b>Adjustment:</b>	\$0	\$0	\$0	
<b>New Value:</b>	\$8,000	\$84,000	\$92,000	
<b>RESULT:NO VALUE CHANGE. FAILURE TO MEET BURDEN OF PROOF. AREA SALES SUPPORT AUDITOR VALUE</b>				

  
 Board of Revision