

March 27, 2024

TO: Ashtabula County Board of Revision
25 W. Jefferson Street
Jefferson, OH 44047

FROM: Steven & Kim Sespico
26 East Walnut Street
Jefferson, OH 44047

RE: Valuation of Property 2024

Dear Board of Revision,

I am writing to you concerning the recent revaluation of our property located at 26 E. Walnut Street in Jefferson Village. I am submitting the DTE 1 form in the hopes that the board will look into reconsidering the current State of Ohio's valuation of our property.

The requested change in value is that my property is the same as it was 3 years ago and has depreciated. In the photos that I have attached, you will see the limited access that we have to our slice of pie shaped driveway in which we have a driveway easement to be able to have access to it. Also, our property is grandfathered into the Ondercins' property next door East of us. There is barely any visual division line between both properties as well as our portioned off backyard that swings behind that property in an L shape.

We have neighbors 2 doors down from us (next to Ondercins') that continually allow their dogs to come into the back part of our yard to do their "business" and or run through the yard. We have put up markers and such to try to deter them, but they are usually cut down or moved. Our garage continues to lean sideways as the foundation is dipping that way.

The things that are mentioned are just a few of the things that would be questioned should we ever decide to try and sell the property as well as other things.

I have attached several photos of our home and parking and backyard area.

Also, I looked at some homes that are in our area that were sold within the last year or so (I am aware that the valuation goes from 2020 to 2023), but thought they might be comparisons:

Sold 1/2/2024 for \$56,200:

Address: 31 W. Erie St. – Jefferson

Property is a 3 bed, 1.5 bath on .51 acres with a garage, partially finished basement and is 1,312 square feet with its own paved driveway access as well yard and is 1 story.

Built 1959

Sold 8/2023 for \$60,000:

Address: 325 Chestnut St. – Jefferson

Property is a 3 bed, 1.5 bath on 0.633 acres with 1 car + 2 car garage/barn and a patio, full basement and is 2,147 square feet with a paved driveway and yard. This house has 7 rooms and is multi-leveled.

Built 1924

Sold 11/28/2023 for \$69,900

Address: 192 W. Jefferson St. – Jefferson

Property is a 3 bed, 2 bath on 1.04 acres with a 2 car garage, deck, patio and side porch. Full basement, yard and unfinished driveway and is 2,652 square feet. This house has 7 rooms and is 2 stories.

Built 1900

Sold 11/6/2023 for \$69,900

Address: 152 E. Jefferson St. – Jefferson

Property is a 3 bed, 3 bath on 1.17 acres with a 2-car garage, deck and a pool, unfinished basement, backyard and creek, driveway and is 2,226 square feet. This house has 10 rooms and is 2 stories. Built 1900

Sold 11/20/2023 for \$56,500

Address: 207 N. Chestnut St. – Jefferson

Property is a 3 bed, 1 bath on 0.19 acres with a large deck, porch and fenced in backyard, full basement and unpaved driveway and is 1,876 square feet. This house has 7 rooms and is a 2 story home.

Built 1890

Our home at 26 E. Walnut Street is a 2 bed, 1.5 bathroom house on 0.3 acres with a detached 1 car garage. This house has 5 rooms and a mudroom. This house is a 1.5 story home with a partially finished basement/crawlspace, shared driveway and portioned off back yard.

Built 1900

Our hope again is that you will consider an adjustment in the new valuation of our home according to some facts that we have shared with you, along with the property sales that have been listed.

Thank you for your time and consideration in this matter.

Sincerely,



Steven & Kim Sespico/Home owners





