

Tax year 2026 BOR no. 00010 **FILED ON** Rev. 12/22
 County Ashtabula Date received Jan. 19, 2026 **11 2026**

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	Bonnie Lampela	4030 Brydle Rd, Kingsville, Oh. 44048
2. Complainant if not owner		
3. Complainant's agent		
4. Telephone number and email address of contact person 440-478-5088, 440 bjlampela@yahoo.com		
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
270040000901	4030 Brydle Rd, Kingsville, Oh. 44048

7. Principal use of property Home

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
270040000901	270000 195,000	\$ 315,000	Decreased atlet \$ 120,000.

9. The requested change in value is justified for the following reasons: My home is falling apart, roof leaks, insurance company didn't cover any damages from the catastrophic event from March 15, 2025, roof damage, siding, basement flooded. from hail + wind 70 mph

Has no heat

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale _____ and sale price \$ N/A ; 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. N/A

12. If any improvements were completed in the last three years, show date no improvements, I'm 70yrs. old, and total cost \$ _____ insurance covered nothing to help

13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

Part of ceiling in bedroom down from Raccoons, can't use family room, no electric from Raccoons chewing wires in ceiling (outside garage)

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. *Regarding pg #1*
- 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 2/5/2026 Complainant or agent (printed) Bonnie J. Lampela Title (if agent) N/A

Complainant or agent (signature) *Bonnie J. Lampela*

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

Notary _____

CLEVELAND OH 440

11 FEB 2026 PM 8 L



SCOTT YAMAMOTO
Ashtabula County Auditor
25 West Jefferson Street
Jefferson, Ohio 44047

44047-109299

Board of Revision



Situs : 4030 BRYDLE RD

Map ID: 27-004-00-009-01

LUC: 101

Card: 1 of 1

Tax Year: 2025

Printed: 02/13/26

CURRENT OWNER
LAMPELA BONNIE J

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 004-00 009-01
Class A
Living Units 1
Neighborhood 85100
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
7--SE

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.1900		0			
A	S	12000	5.2000	55	0	1	-25	33,460
A	H	12000	1.0000	100	0			15,600
								49,060

Total Acres: 6.39 Legal Acres: 6.39 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	17,190	49,100	49,100	0	0
Building	93,070	265,900	265,900	0	0
Total	110,260	315,000	315,000	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
2022	37,700	190,000	227,700
2023	49,100	265,900	315,000
2024	49,100	265,900	315,000

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
02/29/00		2-Land And Building	U-Not Validated	0044/7515	ET-Temp Exempt	LAMPELA ALAN C

Entrance Information

Date	ID	Entry Code	Source
11/15/13	DAA	6-Occupant Not Home	3-Other
11/14/24	AK	5-Notes	3-Other

Property Notes
Note Codes:

Situs : 4030 BRYDLE RD

Parcel Id: 27-004-00-009-01

LUC: 101

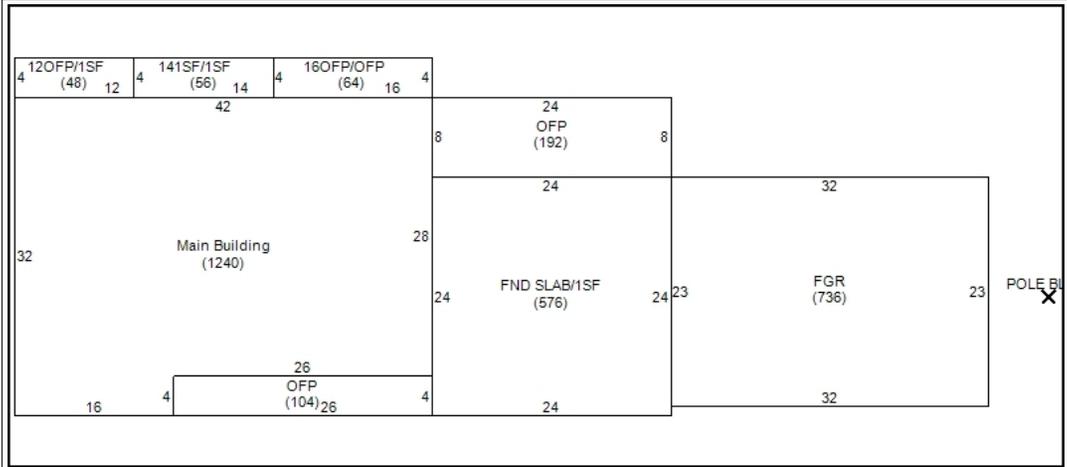
Card: 1 of 1

Tax Year: 2025

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Dwelling Information

Valuation Method D	Total Rooms 8
Override Model	Dining Rooms 1
Story Height 2	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 1
Style 07-Colonial	Full Baths 2
Year Built 1980	Half Baths 1
Eff Year Built	Addl. Fixtures 0
Year Remodeled	Total Fixtures 11
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
Heating 2-Basic	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 0
Attic 0-None	WBFP Openings 0
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 3	Prefab Add'l Stry
Bsmt Gar # Cars	Misc 1 Desc
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C+1	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.4
GRM Econ Rents	GRM Factor 1
GRM Units	GRM Value 0



Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					1,240						
1		OFF			104						2,300
2	SLB	1SF			576						29,000
3		OFF			192						4,200
4		OFF	OFF		64						2,400
5		1SF	1SF		56						4,800
6		OFF	1SF		48						2,700
7		WDK			180						2,200
8		FGR			736						16,900

Dwelling Computations

Base Price 143,990	% Good 70
Plumbing 8,800	Market Adj
Basement 22,030	Functional
Heating 0	Economic 100
Attic 0	% Complete 100
Other Features 0	C&D Factor
	Adj Factor 1.4
Subtotal 174,820	Additions 45,100
Ground Floor Area 1,240	
Total Living Area 3,216	Dwelling Value 245,220

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RS1-Frame Sh	1111		0x0	1	C	1		S				
3	AP1-Pole Bldg	2000		46x60	2,760	C	1		A				20,700

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:	

Situs : 4030 BRYDLE RD

Parcel Id: 27-004-00-009-01

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Comments

Number	Code	Status	Comment
1	OFC	RV	CORRECT SIZE OF AP1 PER SKETCH INSPECT

Situs : 4030 BRYDLE RD**Parcel Id: 27-004-00-009-01****LUC: 101****Card: 1 of 1****Tax Year: 2025****Printed: 02/13/26**

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