

Tax year 2025

BOR no. 0017

County ASHTABULA

Date received _____

Ashtabula County Board of Revision

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	Brett R. Kaul	1458 LAKE RD Conneaut 44030	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440 - 223-8936 brettkaul@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	
12-325-00-088-01		1458 LAKE RD Conneaut OH 44030	
7. Principal use of property Principal Residence			
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
	\$ 3,514.00	4,685.00	1,171.00
9. The requested change in value is justified for the following reasons: New Build. 75% complete ON Jan. 1, 2026 2025			

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 Feb 24, 2026 Complainant or agent (printed) BRETT KAULL Title (if agent) _____

Complainant or agent (signature) Brett Kaull

Sworn to and signed in my presence, this 24 (Date) day of FEBRUARY (Month) 2026 (Year)

Notary [Signature]



KRULL
14518 LAKE ROAD
CONNEAUT, OH 44030

CLEVELAND OH 440

25 FEB 2026 PM 8 L



Scott Yamamoto
Ashtabula County Auditor
25 West Jefferson Street
Jefferson Ohio, 44047

Board of Revision

44047-109299



Situs : 1458 LAKE RD W

Parcel Id: 12-325-00-088-01

LUC: 511

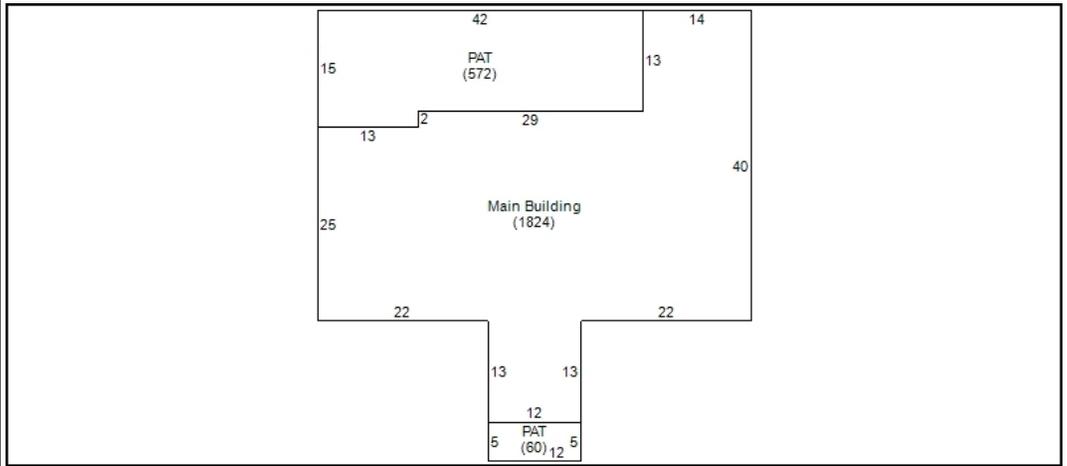
Card: 2 of 2

Tax Year: 2025

Printed: 03/02/26

Dwelling Information

Valuation Method	Total Rooms 5
Override Model	Dining Rooms
Story Height 1	Bedrooms 2
Construction 1-Wood/Vinyl	Family Rooms
Style 03-Ranch	Full Baths 2
Year Built 2023	Half Baths
Eff Year Built	Addl. Fixtures
Year Remodeled	Total Fixtures 9
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
Heating 3-Central A/C	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area
System	WBFP Stacks
Attic 0-None	WBFP Openings
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 2	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic
% Complete 100	NBHD Fact 1.1
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					1,824						
1		PAT			572						2,000
2		PAT			60						200

Dwelling Computations

Base Price	107,340	% Good	99
Plumbing	5,600	Market Adj	
Basement	27,800	Functional	
Heating	4,890	Economic	
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.1
Subtotal	145,630	Additions	2,200
Ground Floor Area	1,824	Dwelling Value	169,690
Total Living Area	1,824		

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	2023		24x30	720	D	1		A			100	11,900

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 : 1458 LAKE RD W
Parcel Id: 12-325-00-088-01
LUC: 511
Card: 2 of 2
Tax Year: 2025
Printed: 03/02/26
Comments

Number	Code	Status	Comment
7	FLD	BP	ADD 2 CONCRETE PATIOS., 100% FOR 25
6	FLD	BP	EST DWELLING & GARAGE 100% FOR 25, CLOSE PERMIT.
5	FLD		DWG AND RG1<50% 1-1-24; RECK 25. SCOTT ALSO SPOKE WITH OWNER TO CONFIRM.
4	OFC	NC	SPOKE W/MR 1/30/24 - DWLG IS <50% 1-1-24. HOPING TO COMPLETE SUMMER 24.
3	FLD		FOUNDATION SHOWN IN 11-20-23 AERIAL PHOTO.
2	FLD		DWG RAZED 50% 1-1-23; 100% 1-1-24.
1	OFC	NS	SPLIT 1.0570 AC OUT OF 12-325-00-088-00 CONV# 262 1/21/2022

Situs : 1458 LAKE RD W

Parcel Id: 12-325-00-088-01

LUC: 511

Card: 2 of 2

Tax Year: 2025

Printed: 03/02/26

PAGE LEFT BLANK INTENTIONALLY