

FEB 27 2026

Tax year 2025 BOR no. 0018

County ASHTABULA Date received _____

Ashtabula County
Board of Revision

Complaint Against the Assessment of Real Property Other than Market Value

Use this form to file board of revision complaints regarding assessment issues other than the market value of property. Complaints against market value should be filed on the DTE Form 1. Answer all questions and type or print all information. Read the instructions on the back before completing form. Attach additional pages as necessary.

Original complaint Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code
1) Owner of property	KRISTEN M. NOLAN	294 S. Ridge Rd. CONNEAUT, Ohio
2) Complainant if not owner		
3) Complainant's agent		
4) Telephone number of contact person	440-360-9819	
5) Email address of complainant	K.NOLAN_043@GMAIL.COM	
6) Complainant's relationship to property, if not owner	DAUGHTER	

440 30

If more than one parcel number is included, see "Multiple Parcels" on back

7) Parcel number from tax bill	# Acres, if applicable	Address of property
12-310-00-008-00	60 ACRES	294 SOUTH Ridge Rd CONNEAUT Ohio 44030

8) Indicate the reason for this complaint:

- The classification of property under RC 5713.041.
- The classification of property under RC 319.302.
- The denial of a CAUV application filed under RC 5713.32 or the conversion of CAUV property under RC 5713.35.
- The valuation of property on the agricultural land tax list.
- Determination whether good cause exists for land on the CAUV program to remain idle under RC 5713.30(A)(4).
- Determination of whether good cause exists for the failure to file a CAUV renewal application pursuant to RC 5713.351.
- The denial of the partial exemption of a qualifying child care center under RC 323.16.

9) If the complaint is seeking a change in the value of the property, complete line 9. Complainants appealing other issues do not need to complete this line.

Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
12-310-00-008-00			
12-310-00-008-00			

10) The requested change is justified for the following reasons: CAUV NEVER REC'D CAUV PAPERS. BOTH RONALD + SUSAN IN HOSPITAL FROM 8-25-25 TO 12-31-25 RONALD + SUSAN IN HOSPITALS + NURSING HOME FROM THIS PERIOD OF TIME - NO ONE HOME TO RECEIVE CERTIFIED MAIL

11) 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 penalty 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 2/27/2026 Complainant or agent Kristen Nolan Title (if agent) _____

Sworn to and signed in my presence, this _____ day of _____ year _____

Notary _____ Signature

Situs : 294 SOUTH RIDGE RD

Map ID: 12-310-00-008-00

LUC: 111

Card: 1 of 1

Tax Year: 2025

Printed: 03/02/26

CURRENT OWNER
SCHOR RONALD J
SUSAN

CAUV Y
Field Review Flag:

GENERAL INFORMATION
Routing No. 310-00 008-00
Class A
Living Units 1
Neighborhood 88500
District
Zoning
Alternate Id



123100000800 11/14/2012

Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
T 13--42 & 54

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	2.0300		0			
A	S	11500	56.9700	25	0	1	-20	170,340
A	H	11500	1.0000	100	0			14,950
								185,290

Total Acres: 60 Legal Acres: 60.00 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	64,860	185,300	185,300	0	0
Building	14,740	42,100	42,100	0	0
Total	79,600	227,400	227,400	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	142,500	34,300	176,800
2023	185,300	42,100	227,400
2024	185,300	42,100	227,400

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
12/22/25		2-Land And Building	E-Exempt Conveyance (Sale Price O		QC-Quit Claim Deed	SCHOR RONALD J
11/29/99		2-Land And Building	I-Error In Description	0058/1198	ET-Temp Exempt	SCHOR RONALD J

Entrance Information

Date	ID	Entry Code	Source
07/26/13	DAA	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 294 SOUTH RIDGE RD

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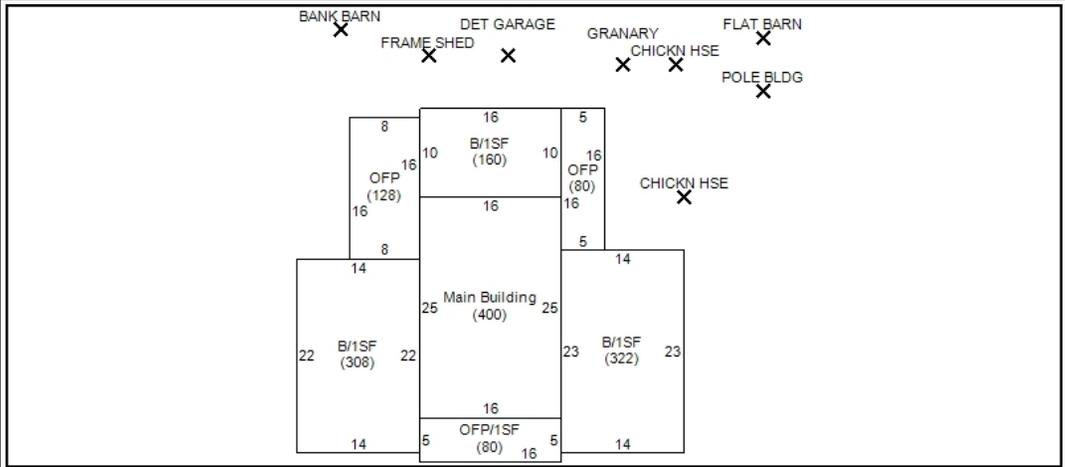
Card: 1 of 1

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Dwelling Information

Valuation Method D	Total Rooms 8
Override Model	Dining Rooms 0
Story Height 2	Bedrooms 5
Construction 1-Wood/Vinyl	Family Rooms 0
Style 05-Old Style	Full Baths 1
Year Built 1890	Half Baths 0
Eff Year Built	Addl. Fixtures 0
Year Remodeled	Total Fixtures 6
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 P-Poor 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 D+1	Cost & Design 0
CDU PR-POOR	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.25
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					400						
1		OFF	1SF		80						3,700
2	BSM	1SF			308						15,800
3		OFF			128						2,300
4	BSM	1SF			160						8,200
5		OFF			80						1,400
6	BSM	1SF			322						16,500

Dwelling Computations

Base Price	58,060	% Good	25
Plumbing	1,200	Market Adj	
Basement	8,880	Functional	
Heating	0	Economic	100
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.25
Subtotal	68,140	Additions	12,100
Ground Floor Area	400		
Total Living Area	1,670	Dwelling Value	38,910
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	1111		14x20	280	C	1		S				
2	RS1-Frame Sh	1111		10x12	120	C	1		S				
3	AB1-Bank Barn	1111		x	3,444	E	1		S				1,700
5	AR1-Granary	1111		16x24	384	C	1		S				
6	AH1-Chickn Hs	1111		10x12	120	C	1		S				
7	AC1-Corn Crib	1111		9x18	162	C	1		S				
8	AB2-Flat Barn	1111		38x76	2,888	E	1		S				1,500
9	AP1-Pole Bldg	1111		24x40	960	C	1		S				
10	AH1-Chickn Hs	1950		12x13	156	C	1		S				

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:	

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Comments

Number	Code	Status	Comment
4	OFC	MI	REMOVED FROM CAUV FOR TY2025
1	FLD	DC	19960521 C#01 - BANK BARN = 36X67,18X24, AND 20X30-10X12 SHED WILL BE TORN
2	FLD	DC	19960521 C#01 - DOWN-CHECK ON REVIEW-FLAT BARN HAS LOFT-TALKED TO OWNERS
3	FLD	DC	19960521 C#01 - SON ABOUT BUILDINGS.

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