

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing form.

MAR 25 2026

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use DTE Form 2

Ashtabula County Board of Revision

Original complaint Counter complaint
 Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	420 BROAD LLC	854 BROAD ST. CONNEAUT, OH	
2. Complainant if not owner	JERAD ANKROM-OWNER	44030	
3. Complainant's agent			
4. Telephone number and email address of contact person			
440-645-9090 ekesatie@gmail.com			
5. Complainant's relationship to property, if not owner			
Sole owner of LLC			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
12-109-00-015-00		360 Commerce St., Conneaut, OH 44030	
12-109-00-016-00			
12-109-00-002-00 & 12-109-00-001-00			
7. Principal use of property			
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
12-109-00-015-00	\$50,000-	\$142,600	-\$92,600-
12-109-00-016-00			
12-109-00-002-00 12-109-00-001-00			
9. The requested change in value is justified for the following reasons:			
All parcels listed (ending in: 015-00, 016-00, 002-00 & 001-00) were acquired for a total sale price of \$50,000-. Building requires updating to be of value. Originally listed for sale in 8/2025 for \$99,000- with a purchase price of \$50,000- in 10/2025.			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 10-2-2025
 and sale price \$ 50,000- ; 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 N/A and total cost \$ N/A

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.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- 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 3/24/26 Complainant or agent (printed) Jared Anken Title (if agent) _____

Complainant or agent (signature) _____

Sworn to and signed in my presence, this 3/24/26 day of March 2026
(Date) (Month) (Year)

Notary Trudi L Jarvi

