

Tax year 2025 BOR no. 0040
County Ashtabula Date received _____

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	Bulanova LLC	5520 Adams Ave Ashtabula OH 44004	
2. Complainant if not owner	Ernest Gapen	1130 Division St Madison OH 44057	
3. Complainant's agent			
4. Telephone number of contact person	(440) 645-0482		
5. Email address of complainant	ernest@verndex.com		
6. Complainant's relationship to property, if not owner	Principal, BulaNova		
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill	Address of property		
051140018800	5600 Jefferson Ave Ashtabula OH 44004		
8. Principal use of property	Residential		
9. 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
051140018800	12000	55900	43900
10. The requested change in value is justified for the following reasons: Not habitable; gutted. County condition incorrect. Nearby sales \$17k - \$28k. Inferior condition. Value \$12k.			

- 11. 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 11" on back.
- 12. 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.
- 13. If any improvements were completed in the last three years, show date _____ and total cost \$ _____ .
- 14. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown
- 15. 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.

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 03/26/2026 Complainant or agent Ernest Gapen Jr Title (if agent) Principal, Bulanova LLC
Signature