

MAR 30 2026

DTE 1  
 ASHTABULA County  
 Board of Revision

Tax year 2025 BOR no. 0042  
 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	Frank A. Simmons	6152 Hilldom Rd. Conneaut OH	
2. Complainant if not owner	Renee Dunn on behalf	2936 Placid Pointe Rd. " 44030	
3. Complainant's agent	of Frank Simmons	"	
4. Telephone number and email address of contact person 440-812-4095 mfgrenee@yahoo.com			
5. Complainant's relationship to property, if not owner Power of Attorney / Guardian / Niece			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
31-028-00-009-02		6152 Hilldom Rd. Conneaut, OH 44030	
7. Principal use of property Household			
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
31-028-00-009-02	\$125,000.00	\$155,800.	\$30,800
9. The requested change in value is justified for the following reasons: Current condition of house + buildings - No updates or repairs have been done in years. House is farm house built back in approx. 1920's			

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 N/A 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. N/A

- 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. N/A

- 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 3/28/2026 Complainant or agent (printed) Frank A. Simmons (if agent)

Complainant or agent (signature) Frank A. Simmons

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

Notary \_\_\_\_\_

**Situs : 6152 HILLDOM RD**

**Map ID: 31-028-00-009-02**

**LUC: 101**

**Card: 1 of 1**

**Tax Year: 2025**

**Printed: 03/30/26**

**CURRENT OWNER**  
SIMMONS FRANK A  
6152 HILLDOM RD  
CONNEAUT OH 44030  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 028-00 009-02  
Class A  
Living Units 1  
Neighborhood 60000  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback:  
**Legal Descriptions:**  
LOT 3 SEC 28

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.2442		0			
A	S	9000	3.8557	58	0			26,160
A	H	9000	1.0000	100	0			11,700
								37,860

Total Acres: 5.0999      Legal Acres: 5.10      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	13,270	37,900	37,900	0	0
<b>Building</b>	41,270	117,900	117,900	0	0
<b>Total</b>	54,540	155,800	155,800	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

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
02/14/24		2-Land And Building	E-Exempt Conveyance (Sale Price O		QC-Quit Claim Deed	SIMMONS FRANK A

**Entrance Information**

Date	ID	Entry Code	Source

**Property Notes**  
Note Codes:

Situs : 6152 HILLDOM RD

Parcel Id: 31-028-00-009-02

LUC: 101

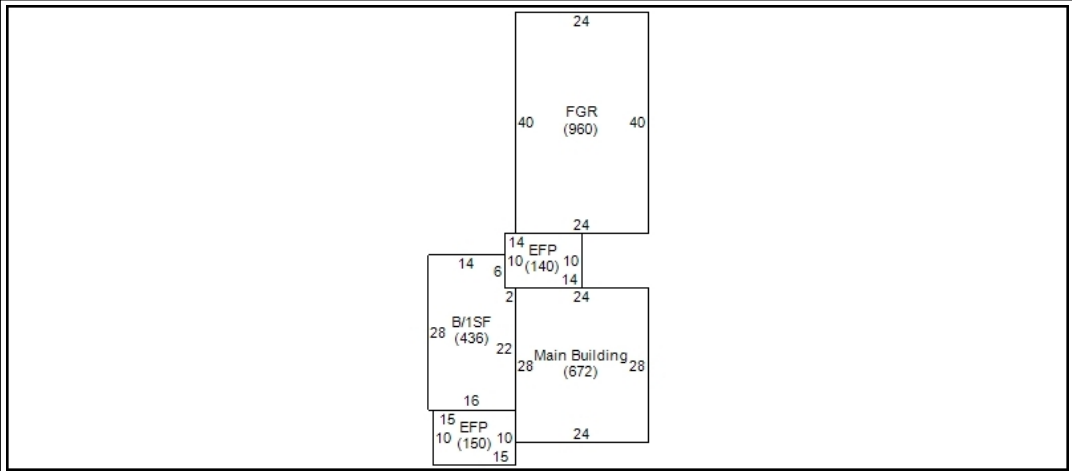
Card: 1 of 1

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**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 6
<b>Override Model</b>	<b>Dining Rooms</b> 1
<b>Story Height</b> 2	<b>Bedrooms</b> 3
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 0
<b>Style</b> 05-Old Style	<b>Full Baths</b> 1
<b>Year Built</b> 1920	<b>Half Baths</b> 0
<b>Eff Year Built</b> 1950	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b>	<b>Total Fixtures</b> 6
<b>Kitchen Remod</b>	<b>Unfinished Area</b> 0
<b>Bath Remod</b>	<b>T2 Rec Rm Area</b>
<b>Lower Level</b> 4-Full Basement	<b>T3 Rec Rm Area</b>
<b>Heating</b> 2-Basic	<b>T4 Rec Rm Area</b>
<b>Heat Fuel Type</b>	<b>Fin Bsmt Liv Area</b> 0
<b>System</b>	<b>WBFP Stacks</b> 0
<b>Attic</b> 0-None	<b>WBFP Openings</b> 0
<b>Phy. Condition</b> A-Average Condition	<b>WBFP Add'l Stry</b>
<b>Int vs Ext Cond</b>	<b>Prefab Fireplace</b>
<b>Well / Septic</b> 3	<b>Prefab Add'l Stry</b>
<b>Bsmt Gar # Cars</b>	
<b>Misc 1 Desc</b>	<b>Misc 1 Qty</b>
<b>Misc 2 Desc</b>	<b>Misc 2 Qty</b>
<b>Grade</b> C-1	<b>Cost &amp; Design</b> 0
<b>CDU</b> AV-AVERAGE	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b> 100
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.4
<b>GRM Econ Rents</b>	<b>GRM Factor</b> 1
<b>GRM Units</b>	<b>GRM Value</b> 0



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					672						
1		EFP			150						5,500
2	BSM	1SF			436						25,000
3		EFP			140						5,100
4		FGR			960						20,000

**Dwelling Computations**

<b>Base Price</b>	87,010	<b>% Good</b>	45
<b>Plumbing</b>	1,300	<b>Market Adj</b>	
<b>Basement</b>	13,310	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	100
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.4
<b>Subtotal</b>	101,620	<b>Additions</b>	25,100
<b>Ground Floor Area</b>	672		
<b>Total Living Area</b>	1,780	<b>Dwelling Value</b>	106,080

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	1900		10x18	180	C	1		S				200
2	RG1-Det Garag	1975		24x30	720	C	1		A				11,500
3	RS1-Frame Shr	1940		16x12	192	C	1		S				100

**Condominium / Mobile Home Information**

<b>Complex #</b>	<b>Level</b>	<b>MH Make</b>
<b>Type</b>	<b>Elevator</b>	<b>MH Model</b>
<b>Unit No</b>	<b>Location</b>	<b>Serial#</b>
<b>Condo Style</b>	<b>View</b>	<b>MH Title#</b>
<b>Cmplx Name</b>		<b>Park Code</b>

**Misc & Gross Bulding Values**

<b>Misc Building No</b>	<b>Misc Adjusted Value</b>
<b>Gross Building:</b>	

**Situs : 6152 HILLDOM RD****Parcel Id: 31-028-00-009-02****LUC: 101****Card: 1 of 1****Tax Year: 2025****Printed: 03/30/26****Comments**

<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
2	FLD	RV	P/U AP1 AE 11/10/25
1	OFC	NS	SPLIT OUT 5.0999 FROM 31-028-00-009-00 CONV#479 2/14/2024

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