

Tax year 2025 BOR no. 0043  
 County Ashtabula Date received \_\_\_\_\_

DTE 1  
Rev. 12/22

**FILED ON**

**Complaint Against the Valuation of Real Property**

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

**MAR 30 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		Christopher Lute	4859 Dibble Rd. Ashtabula, Ohio 44004
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person (440) 813-5661 Christopher.Lute@1cloud.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	
54-001-00-009-00		4859 Dibble Rd.	
7. Principal use of property <u>vacant</u>			
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
54-001-00-009-00	71,353.00	113,800	-42,447.00
9. The requested change in value is justified for the following reasons: <u>THE HOUSE NEEDS TO BE CONDEMNED.</u>			

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 NONE 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 3-30-2026 Complainant or agent (printed) Chris Lyric Title (if agent) \_\_\_\_\_

Complainant or agent (signature) \_\_\_\_\_

Sworn to and signed in my presence, this 30 (Date) day of March (Month) 2026 (Year)

Notary Roxanne Nicole Larent

My Comm. exp 7/6/2030

**Situs : 4859 DIBBLE RD**

**Map ID: 54-001-00-009-00**

**LUC: 511**

**Card: 1 of 1**

**Tax Year: 2025**

**Printed: 03/30/26**

**CURRENT OWNER**  
LUTE CHRISTOPHER J  
4830 DIBBLE ROAD  
ASHTABULA OH 44004  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 001-00 009-00  
Class Residential  
Living Units 1  
Neighborhood 62500  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
LOT 4 SECTION 1

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.6175		0			
A	S	9500	3.0015	62	0			22,980
A	H	9500	1.0000	100	0			12,350
								35,330

Total Acres: 4.619      Legal Acres: 4.62      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	12,360	35,300	35,300	0	0
<b>Building</b>	27,480	78,500	78,500	0	0
<b>Total</b>	39,840	113,800	113,800	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
2022	20,800	51,100	71,900
2023	35,300	78,500	113,800
2024	35,300	78,500	113,800

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
06/29/23		2-Land And Building	E-Exempt Conveyance (Sale Price O		QC-Quit Claim Deed	LUTE CHRISTOPHER J
08/24/21		2-Land And Building	E-Exempt Conveyance (Sale Price O		QC-Quit Claim Deed	LUTE LAURETTA A
03/08/17	8,000	2-Land And Building	R-Related Individuals Or Corporation:	631/ 1349	QC-Quit Claim Deed	LUTE LAURETTA A
03/08/17		2-Land And Building	E-Exempt Conveyance (Sale Price O	631/ 1349	QC-Quit Claim Deed	LUTE LAURETTA A

**Entrance Information**

Date	ID	Entry Code	Source
01/06/14	DWP	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

Situs : 4859 DIBBLE RD

Parcel Id: 54-001-00-009-00

LUC: 511

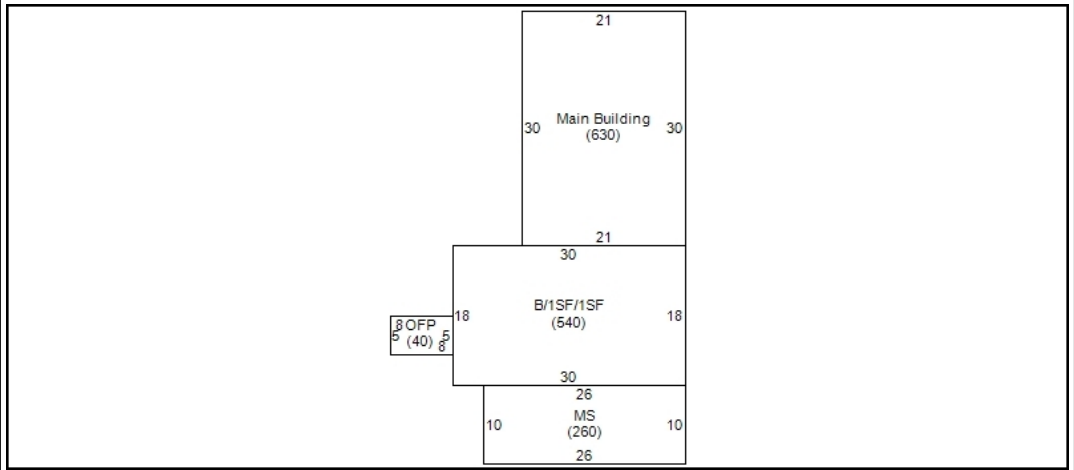
Card: 1 of 1

Tax Year: 2025

Printed: 03/30/26

**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 8
<b>Override Model</b>	<b>Dining Rooms</b> 1
<b>Story Height</b> 1	<b>Bedrooms</b> 4
<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> 1900	<b>Half Baths</b> 0
<b>Eff Year Built</b>	<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> M-3/4 Bsmt 1/4 Crawl	<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					630						
1			OFF		40						800
2		BSM	1SF	1SF	540						48,000
3			MS		260						2,800
4			WDK		256						2,800

**Dwelling Computations**

<b>Base Price</b> 49,450	<b>% Good</b> 40
<b>Plumbing</b> 1,300	<b>Market Adj</b>
<b>Basement</b> 11,810	<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> 62,560	<b>Additions</b> 21,700
<b>Ground Floor Area</b> 630	
<b>Total Living Area</b> 1,710	<b>Dwelling Value</b> 71,600

Dwelling Notes

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
3	AB1-Bank Barn	1934		36x60	2,160	D	1				P		6,900

**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 : 4859 DIBBLE RD****Parcel Id: 54-001-00-009-00****LUC: 511****Card: 1 of 1****Tax Year: 2025****Printed: 03/30/26****Comments**

<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
6	OFC	CP	ADDED PARCEL 54-001-00-009-09 CONV# 2438 6/29/2023
5	OFC	CP	1.436 AC SPLIT COMBINED WITH 54-001-00-009-08 CONV#794 3-8-17
4	OFC	SS	NEW SURVEY RESIDUAL 3.183 AC CONV#792 3-8-17
3	OFC	NS	SPLIT OUT 1.436 AC FROM 54-001-00-009-00 CONV#790 3-8-17
1	OFC	LC	19990617 TML C#01 - DROP BY SURVEY FROM 6.695 ACRES TO 4.6237 ACRES ON
2	OFC	LC	19990617 TML C#01 - 6/17/1999 CONVEY # 2231

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ASHTABULA COUNTY  
25 W Jefferson Street  
Jefferson OH 44047-1092  
(440) 576-1484 Fax: (440) 576-3446

BOARD OF REVISION HEARING NOTICE TO  
ASHTABULA COUNTY PROPERTY OWNER OR HIS/HER AGENT

B.O.R. CASE NUMBER: 2025-0043

CHRISTOPHER LUTE  
4859 DIBBLE RD  
ASHTABULA OH 44004

The Board, in accordance with Ohio Revised Code 5715.19, has scheduled a hearing on:

**May 7, 2026 at 9:15 AM**

in connection with B.O.R. case number: 2025-0043 filed for tax year 2025 at the Ashtabula County Courthouse, by CHRISTOPHER LUTE and described as follows:

Parcel ID(s):

1) 54-001-00-009-00 located at 4859 DIBBLE RD, the market value is \$113,800. The market value sought is \$35,300.

You or a representative must appear at this hearing or the case will be dismissed.

If you have any questions, please call (440) 576-1436.

Ashtabula County Board of Revision