

Tax year 2025 BOR no. 0049 **FILED ON**
County Ashtabula Date received JUL 28 2026
DTE-1
Rev. 08/21
Ashtabula County
Board of Revision

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	Michael & Christina Considine	4254 E. Center St, Conneaut, Ohio 44030	
2. Complainant if not owner			
3. Complainant's agent	self		
4. Telephone number of contact person	(440) 463-4285		
5. Email address of complainant	considinechristina@yahoo.com		
6. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill	Address of property		
270150002400	5905 Lake St. (SR 193) Kingsville, Ohio 44048		
8. Principal use of property	eventually primary residence		
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
270150002400	96,000	146,000	-50,000
10. The requested change in value is justified for the following reasons: We purchased the property on 8-04-2023 for \$80,000. I was going to contest the valuation this year before receiving the new valuation per your department in the mail last week. There are several discrepancies on the parcel description that I would like to get fixed....see attached letter.			

11. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 08/04/2023 and sale price \$ 80.00 ; 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 \$ 0.00.
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 07/27/2026 Complainant or agent Christina Consi Title (if agent) _____
Signature

Situs : 5905 LAKE (SR 193) (SR 84) ST	Map ID: 27-015-00-024-00	LUC: 511	Card: 1 of 1	Tax Year: 2025	Printed: 07/28/26
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CURRENT OWNER	GENERAL INFORMATION
CONSIDINE MICHAEL R CONSIDINE CHRISTINA M 4254 E CENTER STREET CONNEAUT OH 44030	Routing No. 015-00 024-00 Class Residential Living Units 1 Neighborhood 85000 District Zoning Alternate Id
CAUV Field Review Flag:	



Legal Description	
Parcel Tieback: Legal Descriptions: 17 N M & 20	Addl. Tieback: N

Land Information								
Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	O	0	.1400		0			
A	S	13500	.6010	85	0			8,970
A	H	13500	1.0000	100	0			17,550
								26,520
Total Acres: 1.741				Legal Acres: 1.74		NBHD Fact: 1.3000		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	9,280	26,500	26,500	0	0
Building	41,830	119,500	119,500	0	0
Total	51,110	146,000	146,000	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	20,400	99,600	120,000
2023	26,500	119,500	146,000
2024	26,500	119,500	146,000

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
08/04/23	80,000	2-Land And Building	U-Not Validated		WD-General Warranty Deed	HEWITT GARY O
02/09/21	50,000	2-Land And Building	U-Not Validated		QC-Quit Claim Deed	HEWITT GARY O
05/12/15		2-Land And Building	E-Exempt Conveyance	(Sale Price O 587/ 853	CT-Certificate Of Transfer	HEWITT GARY O
12/20/00		2-Land And Building	U-Not Validated		ET-Temp Exempt	HEWITT GARY O

Entrance Information			
Date	ID	Entry Code	Source
07/17/13	MJL	6-Occupant Not Home	3-Other
11/13/13	DAA	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 5905 LAKE (SR 193) (SR 84) ST

Parcel Id: 27-015-00-024-00

LUC: 511

Card: 1 of 1

Tax Year: 2025

Printed: 07/28/26

Comments

Number	Code	Status	Comment
3	FLD	DC	REV14-REMOVED 5 OBY'S-1 AP1-1 AR1-2 RS1'S & 1 MV3
1	OFC	LC	20011220 PMP C#01 - 1.741 AC PLUS HOUSE & BLDS OTHER AC ADDED TO
2	OFC	LC	20011220 PMP C#01 - 27-012-00-040-00

Situs : 5905 LAKE (SR 193) (SR 84) ST

Parcel Id: 27-015-00-024-00

LUC: 511

Card: 1 of 1

Tax Year: 2025

Printed: 07/28/26

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5905 Lake St. (SR 193) Kingsville, Ohio 44048
-Christina & Michael Considine
4254 E. Center St.
Conneaut, Ohio 44030
(440)463-4285
considinechristina@yahoo.com

I would like to bring to the attention of the recorders office several discrepancies on the card for our property. First of all, the property card lists the property as having 6 bedrooms, there is in fact only 3 to 4. Only 2 of the rooms have closets but I can see where 2 of them would be used as bedrooms with wardrobe cabinets. I am uncertain how there became 6 bedrooms listed since the only way that could've happened was to eliminate both the living room and the family room (both of which have no closets). There is also not a full basement so I am uncertain where that came from. Also, under the CDU is listed as AV-average and at best it should be Fair. The only improvements that have been made to the property since purchase has been to rip out the carpets. There is no kitchen in the house (purchased that way). There needs to be significant work to the dwelling to make it a habitable abode. There is crumbling plaster, the floors will need to be redone, and the hvac system will need to be updated since it is not currently functioning. I understand that the real estate market has risen since we purchased the property but I feel the valuation was already over inflated prior to the county reevaluation. I believe the property as it stands right now, is worth approximately only \$96,000. That is taking into consideration the size of the parcel and the size of the dwelling. I am more than happy to provide current pictures of the interior which include the creative artistic ventures of the individuals renting the property prior to the purchase by us. The surrounding houses definitely do not command the type of valuations in sales that would justify a house in this condition to be valued at \$146,000 let alone \$177,800. I pulled the neighborhood sales on the auditors website and everything near that valuation are homes that have been completely redone. This house has not.

Please feel free to reach out to me if you would like any pictures of the property and have any questions. I am going to attempt to attach some current photos to the email but I understand that does not work all of the time.

Christina Considine
4254 E. Center St.
Onneaut, Ohio 44030
(440)463-4285