



**ANGIE MAKI-CLIFF**  
**ASHTABULA COUNTY TREASURER**  
**25 WEST JEFFERSON ST**  
**JEFFERSON, OH 44047**

REAL PROPERTY TAX HALF 2023

**DUE 02/21/2024**

FORWARDING SERVICE REQUESTED

\*\*\*\*\*AUTO\*\*5-DIGIT 44010 26 233 6067 1 AV 0.498

HAIBACH FRANK J JR  
 ARLENE C  
 1967 MINI RANCH TRL  
 GENEVA OH 44041-9639



**OPT IN TO**  
**ESTATEMENTS**  
**SCAN THE QR CODE**

<b>PARCEL ID:</b>	22-001-00-022-00
<b>PARCEL LOCATION:</b>	1967 MINI RANCH TRL
<b>TAX DISTRICT:</b>	HARPERSFIELD TWP-GENEVA CSD
<b>OWNER NAME:</b>	HAIBACH FRANK J JR
<b>LEGAL INFORMATION:</b>	5 MINI RANCH ESTATES ALOT / FLCERT # 11171/1.42 AC

<b>Gross Tax Rate</b> 85.100000	<b>Non-Business Credit Factor</b> 0.074973	<b>Acres</b> 5.0000
<b>Reduction Factor</b> 0.426831	<b>Owner Occupancy Credit Factor</b> 0.018743	<b>Class</b> A
<b>Effective Tax Rate</b> 48.776659		<b>LUC</b> 123

TAX VALUES		CURRENT TAX DISTRIBUTION	
REAL ESTATE TAXES	6,077.04	ASHTABULA COUNTY	413.90
REDUCTION FACTOR	-2,593.88	GENEVA AREA CSD	1,350.14
SUBTOTAL	3,483.16	ASHTABULA CO SCH FINANCING DISTRICT	77.45
NON BUSINESS CREDIT	-261.14	A-TECH	125.50
OWNER OCCUPANCY CREDIT	-52.08	HARPERSFIELD TWP	475.52
HOMESTEAD REDUCTION	-405.34	NORTHWEST AMBULANCE DISTRICT	222.98
CAUV RECOUPMENT	0.00	ASHTABULA COUNTY DISTRICT LIBRARY	74.01
		ASHTABULA CO METRO PARKS	25.10
CURRENT NET TAXES	2,764.60		
CURRENT ASSESSMENTS	9.50		
FULL YEAR TAXES & ASMTS	2,774.10		
HALF YEAR TAXES & ASMTS	1,387.05		
PENALTIES	0.00		
INTEREST	0.00		
ADJUSTMENTS	0.00		
DELINQUENT GENERAL TAXES	0.00		
DELINQUENT ASSESSMENTS	0.00		
		SPECIAL ASSESSMENT	9.50
		<b>TOTAL</b>	<b>2,774.10</b>

1606.53

100% APPRAISED VALUE		
Land	Building	Total
41,700	162,300	204,000
TAXABLE VALUE		
Land	Building	Total
14,800	56,810	71,410
Homestead	CAUV	TIF Value
9,170	0	0
SPECIAL ASSESSMENT		
PROJ# AND DESCRIPTION	DELINQUENT	CURRENT
19005-9-1-1 EMERGENCY	0.00	4.1
19006-COUNTYWIDE RECY	0.00	5.1
<b>TOTAL</b>	<b>0.00</b>	<b>9.1</b>

**AVOID LATE FEES**  
 PAY ELECTRONICALLY BY AUTO WITHDRAW. A MONTHLY ESCROW PLAN TO PREPAY TAXES IS ALSO AVAILABLE. INFORMATION CAN BE FOUND ON WEBSITE. WWW.ASHTABULACOUNTY.OH/TREASURER

**TO AVOID 10% PENALTY PAY ON OR BEFORE 02/21/2024**  
 U.S. Postmarks are acceptable for timely payment  
 Cash, Checks, Money Orders & Credit Card Payments accepted  
 Please see office phone directories on back of bill.

<b>FULL YEAR TOTAL</b>	<b>2,774.10</b>
<b>PAYMENTS</b>	
<b>OTHER CREDITS</b>	0.00
<b>HALF YEAR DUE</b>	<b>1,387.05</b>

Tax Bill Prepared on 01/09/24



**ANGIE MAKI-CLIFF**  
**ASHTABULA COUNTY TREASURER**  
 25 WEST JEFFERSON ST  
 JEFFERSON OH 44047

746.04

**REAL PROPERTY**  
**2nd HALF 2022**  
**DUE**  
**07/19/2023**

**PARCEL LOCATION:** 1967 MINI RANCH TRL

**PARCEL ID:** 22-001-00-022-00

**TAX DISTRICT:** HARPERSFIELD TWP-GENEVA CSD

**OWNER NAME:** HAIBACH FRANK J JR & ARLENE C

**LEGAL INFORMATION:** 5 MINI RANCH ESTATES ALO / FLCERT # 11171/1.42 AC



13056 1 AV 0.471  
 HAIBACH FRANK J JR 41 11  
 ARLENE C  
 1967 MINI RANCH TRL  
 GENEVA OH 44041-9639



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Gross Tax Rate	82.100000	Non-Business Credit Factor	0.075093	Acres	5.0000
Reduction Factor	0.373552	Owner Occupancy Credit Factor	0.018773	Class	A
Effective Tax Rate	51.431384			LUC	123

**100% APPRAISED VALUE**

Land	Building	Total
32,100	116,000	148,100

**TAX VALUES**

**CURRENT TAX DISTRIBUTION**

Real Estate Taxes	4,256.08
Reduction Factor	-1,589.88
Subtotal	2,666.20
Non Business Credit	-200.22
Owner Occupancy Credit	-39.64
Homestead Reduction	-407.78
CAUV Recoupment	0.00
Current Net Taxes	2,018.56
Current Assessments	9.50
Full Year Taxes & Asmts	2,028.06
Half Year Taxes & Asmts	1,014.03
Penalties	0.00
Interest	0.00
Adjustments	0.00
Delinquent General Taxes	0.00
Delinquent Assessments	0.00

Ashtabula County	348.60
Geneva Area Csd	940.52
Ashtabula Co Sch Financing District	60.11
A-Tech	87.43
Harpersfield Twp	337.00
Northwest Ambulance District	167.99
Ashtabula County District Library	57.43
Ashtabula Co Metro Parks	19.48
Special Assessment	9.50
<b>Total</b>	<b>2,028.06</b>

**FULL YEAR TOTAL** 2,028.06

**PAYMENTS** 1,014.03

**OTHER CREDITS** 0.00

**AMOUNT DUE** 1,014.03

TaxBill Prepared on 06/05/23

**AVOID LATE FEES**  
 PAPERLESS BILLING AVAILABLE! SIGN UP ON WEBSITE FOR EBILL AND PAY ELECTRONICALLY BY AUTO WITHDRAW. A MONTHLY ESCROW PLAN TO PREPAY TAXES IS ALSO AVAILABLE. INFORMATION CAN BE FOUND ON WEBSITE.  
[WWW.ASHTABULACOUNTY.US/TREASURER](http://WWW.ASHTABULACOUNTY.US/TREASURER)

**TAXABLE VALUE**

Land	Building	Total
11,240	40,600	51,840
HOMESTEAD		TIF Value
8750	0	

**SPECIAL ASSESSMENT**

PROJ# AND DESCRIPTION	DELINQUENT	CURRENT
19005-9-1-1 EMERGENCY	0.00	4
19006-COUNTYWIDE	0.00	5
<b>TOTAL</b>	0.00	9

**TO AVOID 10% PENALTY**  
**PAY ON OR BEFORE**  
**07/19/2023**

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Statement

DATE

TO Frank 440 466 5925  
Mini ranch rd Geneva OH

TERMS

IN ACCOUNT WITH

	2 layer tear off shingles		
	ice guard wood replace if needed		
	flashing		
	Architect shingles 28 square		
	replace		
	total	9,300 <sup>00</sup>	
	or		
	metal roof		
	1x4		
	total	9,600 <sup>00</sup>	

CURRENT	OVER 30 DAYS	OVER 60 DAYS	TOTAL AMOUNT
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# ESTIMATE



TOLL FREE: 844-MYTHIRD  
 Cleveland: 216-937-2030  
 Akron: 330-322-3200  
 30500 Solon Industrial Pkwy,  
 Solon OH 44139

Nailing It Since 1996!  
 info@TheThirdEstimate.com  
 MyThirdEstimate.com

Contact Name	Frank Haibach	Created Date	2/8/2024
Bill To	1967 Mini Ranch Trl Geneva, OH 44041-9639 United States	Expiration Date	3/8/2024
Phone	4404665925	Quote Number	00004612
Email	fjhaibach@yahoo.com		
Prepared By	Gregory Stahre		
Email	greg.s@tte123.com		

Notes  
 Total roof replacement

Product	Line Item Description	Configuration	Quantity	Unit of Measure	Sales Price	Total Price
Owens Corning Oakridge Shingles	Owens Corning Oakridge shingles with synthetic underlayment	Remove two layers, Estate Gray, 4/12 to 6/12, Project Discount over 30 squares 5% discount on Shingles OnlyProject Discount over 40 squares 10% discount on Shingles Only, No Slate or Wood Shake to remove, One story	30.00	SQ	\$537.50	\$13,706.25
Drip Edge	New drip edge around the entire roof perimeter		260.00	FT	\$3.25	\$718.25
Ice & Water Shield - IWS	Ice and water shield-2 rows		840.00	SQFT	\$1.88	\$1,342.32
4" Pipe Flashing	New pipe boot flashing		2.00	Each	\$75.00	\$127.50
8" Pipe Flashing	New 8" pipe boot flashing		1.00	Each	\$100.00	\$85.00
Pro Edge Hip & Ridge	Hip and ridge shingles		95.00	FT	\$5.25	\$423.94
Ridge Vent	New ridge vent		65.00	FT	\$17.50	\$966.88
Ridge Vent Cut			65.00	FT	\$5.00	\$276.25
Dumpster 10 Yard	Dumpster		1.00	Each	\$637.50	\$541.88
Permit - Residential Roof	Roof permit		1.00	SQ	\$202.50	\$172.13

Option 1	\$390.01 for 60 months 9.99% Promotion	Subtotal	\$21,600.45
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Akron: 330-322-3200  
30500 Solon Industrial Pkwy,  
Solon OH 44139

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MyThirdEstimate.com

Option 2	\$304.71 for 84 months 9.99% Promotion	Discount	15.00%
Option 3	\$242.54 for 120 months 9.99% Promotion	Total Price	\$18,360.38



Rust  
Double Boot on Stock  
because of 1 oak





Nails coming through  
shingles.





4.5 ft Soft Spot in roof  
needs plywood repair

**H**

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1967 MINI RANCH TRL.  
GENEVA, OH 44041



Edges of shingles curling  
and granules gone



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GENEVA, OH 44041



Vents need replaced.  
Stack with 2 boots because  
of leak  
Rest from chimney



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1967 MINI RANCH TRL.  
GENEVA, OH 44041



Broken edge on  
shingle.  
Granules on shingle  
edge missing





Double Steak





Nails popping through  
Shingles. Edges of shingles  
Curling

**H**

**FRANK HAIBACH**  
1967 MINI RANCH TRL.  
GENEVA, OH 44041



Needs Cement work done.





*Needs Cement work  
done*

