

Tax year 2023 BOR no. 0079 FILED ON  
 County Ashtabula Date received FEB 16 2024

DTE 1 Rev. 12/22

**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	CONDEANT PUBLIC LIBRARY - BOT	304 BUFFALO ST CONDEANT OH 44030
2. Complainant if not owner		
3. Complainant's agent		
4. Telephone number and email address of contact person		
Thomas M. BELNAP, FISCAL OFFICER 440-593-6412 belnap1@aol.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
12-114-00-067-00	290 BUFFALO ST CONDEANT OH 44030
12-114-00-068-00	284 BUFFALO ST CONDEANT OH 44030

7. Principal use of property BOTH PROPERTIES DEMOLISHED FOR CONSTRUCTION OF AMPHITHEATER

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
12-114-00-067-00	3,700		
12-114-00-068-00	5,800		

9. The requested change in value is justified for the following reasons:  
BOTH PROPERTIES HAD FRAME CONSTRUCTED BUILDINGS WHICH WERE DEMOLISHED TO MAKE WAY FOR A NEWLY CONSTRUCTED AMPHITHEATER. THE CONSTRUCTION WAS COMPLETED ON 12-28-23 AT A COST OF \$932,275. THE CONDEANT PUBLIC LIBRARY IS A POLITICAL SUBDIVISION OF THE CITY OF CONDEANT.

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale N/A  
 and sale price \$ N/A ; 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 12-31-23 and total cost \$ 932,275

13. Do you intend to present the testimony or report of a professional appraiser?  Yes  No  Unknown

\* POLITICAL SUBDIVISION OF THE CITY OF CONDEANT

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 2/16/24 Complainant or agent (printed) THOMAS M. BELNAP Title (if agent) FISCAL OFFICER  
OF THE CASSEALT PUBLIC LIBRARY

Complainant or agent (signature) *Thomas M. Belnap*

Sworn to and signed in my presence, this 16<sup>th</sup> day of February 2024  
(Date) (Month) (Year)

Notary *Amanda Fumage*



Tax year 2023 BOR no. 0079 FILED ON  
 County Ashtabula Date received FEB 16 2024 DTE 1 Rev. 12/22

**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.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>
1. Owner of property	CONNERT PUBLIC LIBRARY - BOT	304 BUFFALO ST CONNEAUT OH 44030
2. Complainant if not owner		
3. Complainant's agent		
4. Telephone number and email address of contact person THOMAS M. BELNAP FISCAL OFFICER 440-593-6412 belnap1@co.oh.gov		
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
12-114-00-067-00	290 BUFFALO ST CONNEAUT OH 44030
12-114-00-068-00	384 BUFFALO ST CONNEAUT OH 44030

7. Principal use of property BOTH PROPERTIES DEMOLISHED FOR CONSTRUCTION OF AMPHITHEATER

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
12-114-00-067-00	3,700		
12-114-00-068-00	5,800		

9. The requested change in value is justified for the following reasons:

BOTH PROPERTIES HAD FRAME CONSTRUCTED BUILDINGS WHICH WERE DEMOLISHED TO MAKE WAY FOR A NEWLY CONSTRUCTED AMPHITHEATER. THE CONSTRUCTION WAS COMPLETED ON 12-28-23 AT A COST OF \$932,275. THE CONNEAUT PUBLIC LIBRARY IS A POLITICAL SUBDIVISION OF THE CITY OF CONNEAUT.

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale N/A and sale price \$ N/A; 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 12-31-23 and total cost \$ 932,275

13. Do you intend to present the testimony or report of a professional appraiser?  Yes  No  Unknown

POLITICAL SUBDIVISION OF THE CITY OF CONNEAUT

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 2/16/24 Complainant or agent (printed) Thomas M. Belnap Title (if agent) FISCAL OFFICER  
*OF THE CANTON PUBLIC LIBRARY*

Complainant or agent (signature) *Thomas M. Belnap*

Sworn to and signed in my presence, this 16<sup>th</sup> day of February 2024  
(Date) (Month) (Year)

Notary *Amanda Furnage*



**Situs : 290 BUFFALO ST**

**Map ID: 12-114-00-067-00**

**LUC: 518**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 02/21/24**

**CURRENT OWNER**  
CONNEAUT PUBLIC LIBRARY BOARD OF TRUSTEE  
304 BUFFALO ST  
CONNEAUT OH 44030  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 114-00 067-00  
Class Residential  
Living Units 1  
Neighborhood 88100  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
241

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
S	1	.75	3,789	270	0			3,690
								3,690

Total Acres: .087      Legal Acres: 0.09      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	1,300	3,700	3,700	0	0
<b>Building</b>	6,860	19,600	19,600	0	0
<b>Total</b>	8,160	23,300	23,300	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
2020	2,800	15,100	17,900
2021	2,800	15,100	17,900
2022	2,800	15,100	17,900

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/03/20		2-Land And Building	E-Exempt Conveyance (Sale Price O		GW-General Warranty	CARBERRY PAULINE M
05/06/20		2-Land And Building	E-Exempt Conveyance (Sale Price O		CT-Certificate Of Transfer	CARBERRY RAYMOND

**Entrance Information**

Date	ID	Entry Code	Source
11/15/13	WPW	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

Situs : 290 BUFFALO ST

Parcel Id: 12-114-00-067-00

LUC: 518

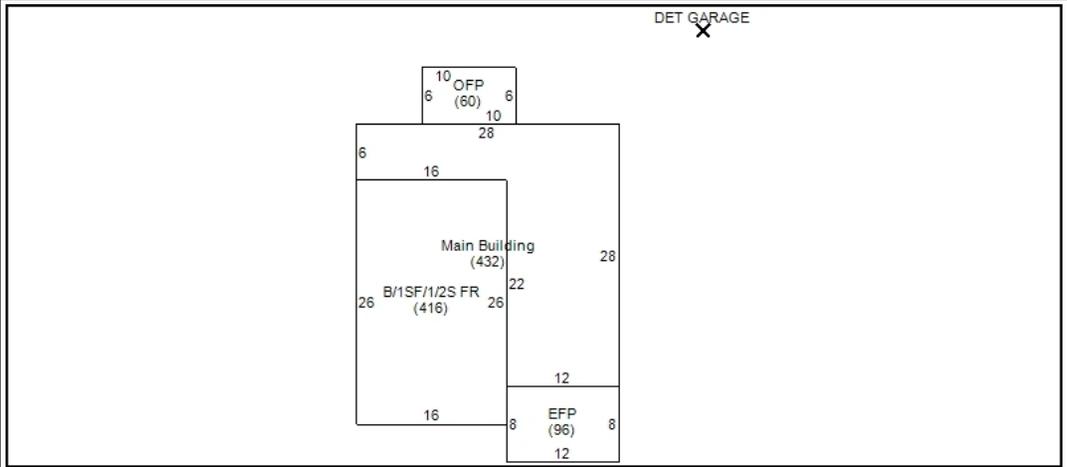
Card: 1 of 1

Tax Year: 2023

Printed: 02/21/24

**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 5
<b>Override Model</b>	<b>Dining Rooms</b> 0
<b>Story Height</b> 1	<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> 1906	<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> P-Poor Condition	<b>WBFP Add'l Stry</b>
<b>Int vs Ext Cond</b>	<b>Prefab Fireplace</b>
<b>Well / Septic</b> 0	<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> PR-POOR	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b> 100
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.3
<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					432						
1			EFP		96						3,500
2		BSM	1SF	HSF	416						33,200
3			OFF		60						1,200

**Dwelling Computations**

<b>Base Price</b>	39,900	<b>% Good</b>	15
<b>Plumbing</b>	1,300	<b>Market Adj</b>	
<b>Basement</b>	9,530	<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>	1.3
<b>Subtotal</b>	50,730	<b>Additions</b>	5,700
<b>Ground Floor Area</b>	432		
<b>Total Living Area</b>	1,056	<b>Dwelling Value</b>	17,300
<b>Dwelling Notes</b>			

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RG1-Det Garag	1930		18x22	396	D	1		F				2,300

**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 : 290 BUFFALO ST**

**Parcel Id: 12-114-00-067-00**

**LUC: 518**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 02/21/24**

**Comments**

<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
1	OFC	SS	NEW SURVEY .11 AC TO .087 AC CONV# 4171 11-3-20

**Situs : 290 BUFFALO ST**

**Parcel Id: 12-114-00-067-00**

**LUC: 518**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 02/21/24**

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**Situs : 284 BUFFALO ST**

**Map ID: 12-114-00-068-00**

**LUC: 401**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 02/21/24**

**CURRENT OWNER**  
CONNEAUT PUBLIC LIBRARY BOARD OF TRUSTEES  
304 BUFFALO ST  
CONNEAUT OH 44030  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 114-00 068-00  
Class Commercial  
Living Units 4  
Neighborhood 8810C  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
241 S W

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
S	1	1.5	3,833	270	0			5,750
								5,750

Total Acres: .088      Legal Acres: 0.09      NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	2,030	5,800	5,800	0	0
<b>Building</b>	19,390	55,400	55,400	0	0
<b>Total</b>	21,420	61,200	61,200	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
2020	5,800	55,400	61,200
2021	5,800	55,400	61,200
2022	5,800	55,400	61,200

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/26/18	77,500	2-Land And Building	U-Not Validated		WD-Warranty Deed	282-284 MADISON LLC
09/26/18	78,230	2-Land And Building	U-Not Validated		GW-General Warranty	FL REAL ESTATE II
01/06/11			N-Not Open Market / Not Arm'S Leng		ET-Temp Exempt	LAKE ERIE INVESTORS

**Entrance Information**

Date	ID	Entry Code	Source

**Property Notes**  
Note Codes:



**Situs : 284 BUFFALO ST****Parcel Id: 12-114-00-068-00****LUC: 401****Card: 1 of 1****Tax Year: 2023****Printed: 02/21/24****Comments**

<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
3	FLD	RV	2019 PURCHASED BY LIBRARY IN SEPT. 2018. APPEARS VAC @ REVIEW.
2	OFC	SS	NEW SURVEY FROM .08 AC TO .088 AC #3645 9/26/18
1	FLD	RV	20020501 JM C#01 - (E) 12000 @ 5.0

**Situs : 284 BUFFALO ST**

**Parcel Id: 12-114-00-068-00**

**LUC: 401**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 02/21/24**

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**Hugh Excavating LLC**  
 Hugh Excavating/Demolition LLC  
 570 Whitney Road  
 Conneaut OH 44030  
 440-265-1267

# Estimate

Date	Estimate #
4/7/2021	92

Name / Address
City Of Conneaut 294 Main Street Conneaut, Ohio 44030

Project

Description	Qty	Rate	Total
Demolition 290 Buffalo Street, Conneaut, OH 44030 Obtain permits <i>Parcel ID: 12-114-00-067-00</i> Verify Water/ disconnect Raise House/Garage Load//Export wood debris to approved landfill Remove all concrete footers above/below grade Import fill material for existing cavity only Fill to existing grade and level Import topsoil and seed		10,000.00	10,000.00
<i>Done</i>			
Note: Owner to disconnect Gas/water and Electric			

Look forward to doing business with you.

**Total**

**10,000.00**

**Hughs Excavating LLC**  
 Hugh Excavating/Demoliton LLC  
 570 Whitney Road  
 Conneaut OH 44030  
 440-265-1267

**Estimate**

Date	Estimate #
4/7/2021	91

Name / Address
City Of Conneaut 294 Main Street Conneaut, Ohio 44030

Project

Description	Qty	Rate	Total
Demolition 284 Buffalo Street, Conneaut, OH 44030 Obtain permits Verify Water/ disconnect <i>PARCEL ID: 12-114-00-068-00</i> Raise House Load//Export wood debris to approved landfill Remove all concrete footers above/below grade Import fill material for existing cavity only Fill to existing grade and level Import topsoil and seed  Note: Owner to disconnect Gas/water and Electric		20,000.00	20,000.00

Look forward to doing business with you.	<b>Total</b>	<b>20,000.00</b>
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**VOLUNTARY DEMOLITION AGREEMENT**

THIS AGREEMENT, entered into this 3<sup>rd</sup> day of August 2011 by and between Ashtabula County Board of Commissioners ("Community") and Conneaut Public Library Board of Trustees ("Owner")

WHEREAS, Owner(s) are the record owners of certain property ("Property") located at 290 Buffalo Street Conneaut OH 44030 (Conneaut City) (PP# 12-114-00-067-00) and more particularly described as set forth in the legal description attached hereto and incorporated herein by this reference as Exhibit "A."

*Prior Instrument of Reference: Vol. 723, Page 689,*

*Warranty/Quitclaim (choose one) Deed from*

*Kathleen R. Skestos, Attorney-in-Fact for Pauline M. Carberry to*

*Conneaut Public Library Board of Trustees, Ashtabula County Recorder's Office, Ashtabula County, Ohio.*

WHEREAS, Owner acknowledges that located on the "Property" is a vacant structure that is in substantial deterioration and/or in dilapidated condition and that the removal of such structure would benefit the public's health, safety and welfare; and

WHEREAS, Owner acknowledges that the property and structures have been vacant for greater than one (1) year; and

WHEREAS, Owner certifies that there are no hazardous materials located, stored, kept, maintained or possessed in or about the "Property" and

WHEREAS, Owner certifies that said property is free and clear of any outstanding liens, mortgages, and encumbrances. Furthermore, any and all insurance policies covering the building and/or any personal contents contained therein, have been cancelled and are, therefore, no longer in force and effect; and

WHEREAS, the Community has been awarded funds under the Community Development Block Grant Program (CDBG) for the purpose of razing dilapidated structures as a means of eliminating blighting influences; and

NOW, THEREFORE, in consideration of the mutual covenants set forth, the parties agree as follows:

1. Community agrees to undertake the razing and demolition of the structures which shall be performed in a reasonable manner by contractors, in the sole discretion of Community;

2. The scope of the demolition activities performed by Community shall include the clearance and hauling away of all building debris, the spreading of topsoil to level the ground of the razed site and seeding of the demolition site.

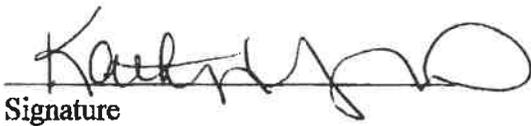
3. Owner consents to Community taking all reasonable steps to performing the razing and demolition as set forth herein and waives any right of recourse against Community for damage to the subject property, if any;

4. Owner agrees to hold harmless the Community and parties associated with the administration and implementation of the CDBG Program against any and all claims, liability damage or loss to person or property which may arise or grow out of the razing of the above described structure(s).

5. Community subject to the terms and conditions herein, agrees to incur \$10,300.00 of costs directly associated with the razing and demolition as set forth herein and Owner agrees that execution of this Voluntary Demolition Agreement obligates Owner to contribute the remaining balance towards cost of demolition.

**FOR COMMUNITY**

Kathryn Whittington, President  
Print name & title

  
Signature

8-3-21  
Date

**PROPERTY OWNER**

Karen A. Fronczak  
Print Name Board President

  
Signature

7-22-21  
Date

**VOLUNTARY DEMOLITION AGREEMENT**

THIS AGREEMENT, entered into this 31st day of May 2022 by and between Ashtabula County Board of Commissioners ("Community") and Conneaut Public Library Board of Trustees ("Owner")

WHEREAS, Owner(s) are the record owners of certain property ("Property") located at 284 Buffalo Street Conneaut OH 44030 (Conneaut City) (PP# 12-114-00-068-00) and more particularly described as set forth in the legal description attached hereto and incorporated herein by this reference as Exhibit "A."

*Prior Instrument of Reference: Vol. 668, Page 2021,*

*Warranty/Quitclaim (choose one) Deed from*

*FL Real Estae II LTD Timothy D. Leehan - Sole Member to*

*Conneaut Public Library Board of Trustees, Ashtabula County Recorder's Office, Ashtabula County, Ohio.*

WHEREAS, Owner acknowledges that located on the "Property" is a vacant structure that is in substantial deterioration and/or in dilapidated condition and that the removal of such structure would benefit the public's health, safety and welfare; and

WHEREAS, Owner acknowledges that the property and structures have been vacant for greater than one (1) year; and

WHEREAS, Owner certifies that there are no hazardous materials located, stored, kept, maintained or possessed in or about the "Property" and

WHEREAS, Owner certifies that said property is free and clear of any outstanding liens, mortgages, and encumbrances. Furthermore, any and all insurance policies covering the

building and/or any personal contents contained therein, have been cancelled and are, therefore, no longer in force and effect; and

WHEREAS, the Community has been awarded funds under the Community Development Block Grant Program (CDBG) for the purpose of razing dilapidated structures as a means of eliminating blighting influences; and

NOW, THEREFORE, in consideration of the mutual covenants set forth, the parties agree as follows:

1. Community agrees to undertake the razing and demolition of the structures which shall be performed in a reasonable manner by contractors, in the sole discretion of Community;
2. The scope of the demolition activities performed by Community shall include the clearance and hauling away of all building debris, the spreading of topsoil to level the ground of the razed site and seeding of the demolition site.
3. Owner consents to Community taking all reasonable steps to performing the razing and demolition as set forth herein and waives any right of recourse against Community for damage to the subject property, if any;
4. Owner agrees to hold harmless the Community and parties associated with the administration and implementation of the CDBG Program against any and all claims, liability damage or loss to person or property which may arise or grow out of the razing of the above described structure(s).
5. Community subject to the terms and conditions herein, agrees to incur all of costs directly associated with the razing and demolition as set forth herein and Owner agrees to contribute 0%

or \$0.00 towards cost of demolition. Owner's contribution is due prior to the start of demolition.

**FOR COMMUNITY**

J.P. Dux IV  
Print name & title

[Signature]  
Signature

5-31-22  
Date

**PROPERTY OWNER**

Nicholas Perkoski  
Print Name

[Signature]  
Signature

5/23/2022  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Situs : 290 BUFFALO ST

Map ID: 12-114-00-067-00

LUC: 518

Card: 1 of 1

Tax Year: 2023

Printed: 02/15/24

**CURRENT OWNER**

CONNEAUT PUBLIC LIBRARY BOARD OF TRUSTEE  
304 BUFFALO ST  
CONNEAUT OH 44030

CAUV  
Field Review Flag:

**GENERAL INFORMATION**

Routing No. 114-00 067-00  
Class Residential  
Living Units 1  
Neighborhood 88100  
District  
Zoning  
Alternate Id



121140006700 11/17/2012

**Legal Description**

Parcel Tieback:

Addl. Tieback: N

Legal Descriptions:  
241

**Land Information**

Type Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
S 1	.75	3,789	270	0			3,690
							3,690

Total Acres: .087

Legal Acres: 0.09

NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	1,300	3,700	3,700	0	0
Building	6,860	19,600	19,600	0	0
<b>Total</b>	<b>8,160</b>	<b>23,300</b>	<b>23,300</b>	<b>0</b>	<b>0</b>

Value Flag 1-COST APPROACH

Manual Override Reason  
Base Date of Value  
Effective Date of Value

**Current Value**

Year	Land	Building	Total Value
2020	2,800	15,100	17,900
2021	2,800	15,100	17,900
2022	2,800	15,100	17,900

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

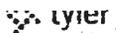
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/03/20		2-Land And Building	E-Exempt Conveyance (Sale Price O		GW-General Warranty	CARBERRY PAULINE M
05/06/20		2-Land And Building	E-Exempt Conveyance (Sale Price O		CT-Certificate Of Transfer	CARBERRY RAYMOND

**Entrance Information**

Date	ID	Entry Code	Source
11/15/13	WPW	6-Occupant Not Home	3-Other

**Property Notes**

Note Codes:



**RESIDENTIAL PROPERTY RECORD CARD**

ASTORIA COUNTY

Situs : 290 BUFFALO ST

Parcel Id: 12-114-00-067-00

LUC: 518

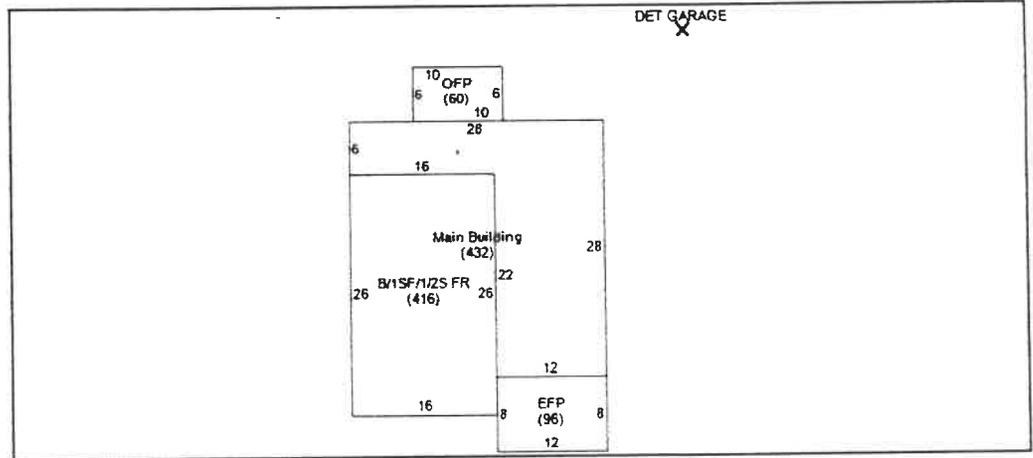
Card: 1 of 1

Tax Year: 2023

Printed: 02/15/24

**Dwelling Information**

Valuation Method	D	Total Rooms	5
Override Model		Dining Rooms	0
Story Height	1	Bedrooms	3
Construction	1-Wood/Vinyl	Family Rooms	0
Style	05-Old Style	Full Baths	1
Year Built	1906	Half Baths	0
Eff Year Built		Adtl. Fixtures	0
Year Remodeled		Total Fixtures	6
Kitchen Remod		Unfinished Area	0
Bath Remod		T2 Rec Rm Area	
Lower Level	M-3/4 Bsmt 1/4 Crawl	T3 Rec Rm Area	
Heating	2-Basic	T4 Rec Rm Area	
Heat Fuel Type		Fin Bsmt Liv Area	0
System		WBFP Stacks	0
Attic	0-None	WBFP Openings	0
Phy. Condition	P-Poor Condition	WBFP Add'l Strys	
Int vs Ext Cond		Prefab Fireplace	
Well / Septic	0	Prefab Add'l Strys	
Bsmt Gar # Cars		Misc 1 Qty	
Misc 1 Desc		Misc 2 Qty	
Misc 2 Desc			
Grade	C-1	Cost & Design	0
CDU	PR-POOR	Functional	
% Good Ovr		Economic	100
% Complete	100	NBHD Fact	1.3
GRM Econ Rents		GRM Factor	1
GRM Units		GRM Value	0



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					432						
1			EFP		96						3,500
2	BSM	1SF	HSF		416						33,200
3			OFP		60						1,200

**Dwelling Computations**

Base Price	39,900	% Good	15
Plumbing	1,300	Market Adj	
Basement	9,530	Functional	
Heating	0	Economic	100
Attic	0	% Complete	100
Other Features	0	C&D Factor	1.3
		Adj Factor	
Subtotal	50,730	Additions	5,700
Ground Floor Area	432	Dwelling Value	17,300
Total Living Area	1,056		

**Dwelling Notes**

**Misc Building Value**

Misc Building No		Misc Adjusted Value	
Gross Building:			

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RG1-Det Garaç	1930		18x22	396	D	1		F				2,300

**Complex / Mobile Home Information**

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

Situs : 284 BUFFALO ST

Map ID: 12-114-00-068-00

LUC: 401

Card: 1 of 1

Tax Year: 2023

Printed: 02/15/24

**CURRENT OWNER**

CONNEAUT PUBLIC LIBRARY BOARD OF TRUSTEES  
304 BUFFALO ST  
CONNEAUT OH 44030

CAUV  
Field Review Flag:

**GENERAL INFORMATION**

Routing No. 114-00 068-00  
Class Commercial  
Living Units 4  
Neighborhood 8810C  
District  
Zoning  
Alternate Id



121140006800 11/17/2012

**Legal Description**

Parcel Tieback: Addl. Tieback: N  
Legal Descriptions: 241 S W

**Land Information**

Type Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
S 1	1.5	3,833	270	0			5,750
							5,750

Total Acres: .088      Legal Acres: 0.09      NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	2,030	5,800	5,800	0	0
Building	19,390	55,400	55,400	0	0
Total	21,420	61,200	61,200	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
2020	5,800	55,400	61,200
2021	5,800	55,400	61,200
2022	5,800	55,400	61,200

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/26/18	77,500	2-Land And Building	U-Not Validated		WD-Warranty Deed	282-284 MADISON LLC
09/26/18	78,230	2-Land And Building	U-Not Validated		GW-General Warranty	FL REAL ESTATE II
01/06/11			N-Not Open Market / Not Arm'S Leng		ET-Temp Exempt	LAKE ERIE INVESTORS

**Entrance Information**

Date	ID	Entry Code	Source

**Property Notes**

Note Codes:





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

FORWARDING SERVICE REQUESTED

**REAL PROPERTY 1ST HALF 2023**

**DUE 02/21/2024**

\*\*\*\*\*AUTO\*\*5-DIGIT 44004 32 191 10669 1AV 0.498

CONNEAUT PUBLIC LIBRARY  
 BOARD OF TRUSTEE  
 304 BUFFALO ST  
 CONNEAUT OH 44030-2477



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

<b>PARCEL ID:</b>	12-114-00-067-00
<b>PARCEL LOCATION:</b>	290 BUFFALO ST
<b>TAX DISTRICT:</b>	CONNEAUT CITY-CONNEAUT CSD
<b>OWNER NAME:</b>	CONNEAUT PUBLIC LIBRARY BOARD OF TRUSTEE
<b>LEGAL INFORMATION:</b>	241

Gross Tax Rate 74.650000	Non-Business Credit Factor 0.067874	Acres 0.0870
Reduction Factor 0.323775	Owner Occupancy Credit Factor 0.016968	Class R
Effective Tax Rate 50.480186		LUC 518

TAX VALUES		CURRENT TAX DISTRIBUTION	
REAL ESTATE TAXES	609.14	ASHTABULA COUNTY	53.80
REDUCTION FACTOR	-197.22	CONNEAUT AREA CSD	191.42
SUBTOTAL	411.92	ASHTABULA CO SCH FINANCING DISTRICT	10.07
NON BUSINESS CREDIT	-27.96	A-TECH	16.31
OWNER OCCUPANCY CREDIT	0.00	CONNEAUT CITY	79.84
HOMESTEAD REDUCTION	0.00	CONNEAUT TWP. PARK DISTRICT	16.67
CAUV RECOUPMENT	0.00	CONNEAUT PUBLIC LIBRARY	12.58
		ASHTABULA CO METRO PARKS	3.27
CURRENT NET TAXES	383.96		
CURRENT ASSESSMENTS	9.50		
FULL YEAR TAXES & ASMTS	393.46		
HALF YEAR TAXES & ASMTS	196.73		
PENALTIES	0.00		
INTEREST	0.00	SPECIAL ASSESSMENT	9.50
ADJUSTMENTS	0.00	<b>TOTAL</b>	<b>393.46</b>
DELINQUENT GENERAL TAXES	0.00		
DELINQUENT ASSESSMENTS	0.00		
<b>FULL YEAR TOTAL</b>	<b>393.46</b>		
PAYMENTS			
OTHER CREDITS	0.00		
<b>HALF YEAR DUE</b>	<b>196.73</b>		
TaxBill Prepared on 01/09/24			

100% APPRAISED VALUE		
Land	Building	Total
3,700	19,600	23,300
TAXABLE VALUE		
Land	Building	Total
1,300	6,860	8,160
Homestead	CAUV	TIF Value
	0	0
SPECIAL ASSESSMENT		
PROJ# AND DESCRIPTION	DELINQUENT	CURRENT
19005-9-1-1 EMERGENCY	0.00	4.50
19006 COUNTYWIDE RECY	0.00	5.00
<b>TOTAL</b>	<b>0.00</b>	<b>9.50</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.US/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.

Detach and return this portion with payment

<b>PARCEL LOCATION:</b>	290 BUFFALO ST
<b>PARCEL ID:</b>	12-114-00-067-00
<b>OWNER NAME:</b>	CONNEAUT PUBLIC LIBRARY BOARD OF TRUSTEE

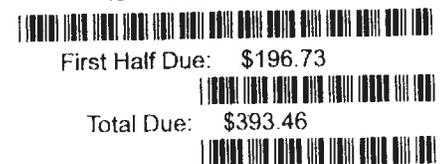
**REAL PROPERTY  
 1ST HALF 2023**  
**DUE 02/21/2024**  
**TAX BILL PREPARED  
 ON: 01/09/24**



SCAN HERE TO PAY

PAY THIS AMOUNT:	
<b>HALF YEAR:</b>	196.73
<b>FULL YEAR:</b>	393.46

12-114-00-067-00



First Half Due: \$196.73

Total Due: \$393.46

Check box and use reverse side for mail address change

OFFICE USE ONLY

Check/MO \_\_\_\_\_

CC/Debit \_\_\_\_\_

Cash \_\_\_\_\_

Tax \_\_\_\_\_

Change \_\_\_\_\_

Make Checks Payable to:



**ANGIE MAKI-CLIFF**

ASHTABULA COUNTY TREASURER  
 25 WEST JEFFERSON ST  
 JEFFERSON, OH 44047

CONNEAUT PUBLIC LIBRARY  
 BOARD OF TRUSTEE  
 304 BUFFALO ST  
 CONNEAUT OH 44030-2477

1.211.4000670000019673000393462



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

**REAL PROPERTY 1ST HALF 2023**

**DUE 02/21/2024**

FORWARDING SERVICE REQUESTED

AUTO\*\*5-DIGIT 44004 19 139 4450 1AV 0.488

CONNEAUT PUBLIC LIBRARY  
 BOARD OF TRUSTEES  
 304 BUFFALO ST  
 CONNEAUT OH 44030-2477



OPT IN TO  
 ESTATEMENTS  
 SCAN THE QR CODE

<b>PARCEL ID:</b>	12-114-00-068-00
<b>PARCEL LOCATION:</b>	284 BUFFALO ST
<b>TAX DISTRICT:</b>	CONNEAUT CITY-CONNEAUT CSD
<b>OWNER NAME:</b>	CONNEAUT PUBLIC LIBRARY BOARD OF
<b>LEGAL INFORMATION:</b>	241 S W

Gross Tax Rate 74.650000	Non-Business Credit Factor 0.066702	Acres 0.0880
Reduction Factor 0.168837	Owner Occupancy Credit Factor 0.016675	Class C
Effective Tax Rate 62.046301		LUC 401

TAX VALUES		CURRENT TAX DISTRIBUTION	
REAL ESTATE TAXES	1,599.04	ASHTABULA COUNTY	219.61
REDUCTION FACTOR	-269.98	CONNEAUT AREA CSD	630.02
SUBTOTAL	1,329.06	ASHTABULA CO SCH FINANCING DISTRICT	30.47
NON BUSINESS CREDIT	0.00	A-TECH	57.14
OWNER OCCUPANCY CREDIT	0.00	CONNEAUT CITY	292.83
HOMESTEAD REDUCTION	0.00	CONNEAUT TWP. PARK DISTRICT	49.77
CAUV RECOUPMENT	0.00	CONNEAUT PUBLIC LIBRARY	39.06
		ASHTABULA CO METRO PARKS	10.16
CURRENT NET TAXES	1,329.06		
CURRENT ASSESSMENTS	9.50		
FULL YEAR TAXES & ASMTS	1,338.56		
HALF YEAR TAXES & ASMTS	669.28		
PENALTIES	0.00	SPECIAL ASSESSMENT	9.50
INTEREST	0.00	TOTAL	1,338.56
ADJUSTMENTS	0.00		
DELINQUENT GENERAL TAXES	0.00		
DELINQUENT ASSESSMENTS	0.00		
<b>FULL YEAR TOTAL</b>	<b>1,338.56</b>		
PAYMENTS			
OTHER CREDITS	0.00		
<b>HALF YEAR DUE</b>	<b>669.28</b>		
TaxBill Prepared on 01/09/24			

100% APPRAISED VALUE		
Land	Building	Total
5,800	55,400	61,200
TAXABLE VALUE		
Land	Building	Total
2,030	19,390	21,420
Homestead	CAUV	TIF Value
	0	0
SPECIAL ASSESSMENT		
PROJ.# AND DESCRIPTION	DELINQUENT	CURRENT
19005-9 1-1 EMERGENCY	0.00	4.50
19006-COUNTYWIDE RECY	0.00	5.00
<b>TOTAL</b>	<b>0.00</b>	<b>9.50</b>

**AVOID LATE FEES**  
 PAY ELECTRONICALLY BY AUTO WITHDRAW. A MONTHLY  
 ESCROW PLAN TO PREPAY TAXES IS ALSO AVAILABLE.  
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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.

Detach and return this portion with payment

<b>PARCEL LOCATION:</b>	284 BUFFALO ST
<b>PARCEL ID:</b>	12-114-00-068-00
<b>OWNER NAME:</b>	CONNEAUT PUBLIC LIBRARY BOARD OF

**REAL PROPERTY**  
**1ST HALF 2023**  
**DUE 02/21/2024**  
**TAX BILL PREPARED**  
**ON: 01/09/24**



PAY THIS AMOUNT:	
<b>HALF YEAR:</b>	669.28
<b>FULL YEAR:</b>	1,338.56

12-114-00-068-00  
 First Half Due: \$669.28  
 Total Due: \$1,338.56

Check box and use reverse side for mail address change

OFFICE USE ONLY

Check/MO \_\_\_\_\_  
 CC/Debit \_\_\_\_\_  
 Cash \_\_\_\_\_  
 Tax \_\_\_\_\_  
 Change \_\_\_\_\_

Make Checks Payable to:

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

CONNEAUT PUBLIC LIBRARY  
 BOARD OF TRUSTEES  
 304 BUFFALO ST  
 CONNEAUT OH 44030-2477

12114000680000066928001338568

# NON-HEARING MINUTES

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**BOR Case:** 2023-0079

**Case Name:** CONNEAUT PUBLIC LIBRARY BOARD OF TRUSTEE

**Case Type:** VL

## Board Members

**Auditor, David Thomas    Treasurer, Angie Maki Cliff    Commissioner, Kathryn Whittington**

**Others present:**

**Alex Iarocci, Treasurer Alternate**

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**Complainant Seeks:** \$9500

**Subject Parcels:** 121140006700, 121140006800

**Auditor Value:** \$23300



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

**Notice of Decision for BOR Case: 2023-0079**

CONNEAUT PUBLIC LIBRARY BOARD OF TRUSTEE  
C/O THOMAS M. BELNAP  
304 BUFFALO ST  
CONNEAUT OH 44030

Based on the decision of the Board of Revision, the County Auditor is hereby authorized to adjust the Tax List accordingly. **Result Below.**

An appeal from this decision may be filed with the County Board of Revision and with either the Board of Tax Appeals, per Ohio R.C. 5717.01 or the Court of Common Pleas, per Ohio R.C. 5717.05. Appeals must be filed within thirty (30) days of the postmark of this Notice of Decision.

PARCEL	CLASS	TAXING DISTRICT		TAX YEAR
12-114-00-067-00	518-1 FMLY C/I STRP	12-CONNEAUT CITY-CONNEAUT CSD		2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>	
<b>Original Value:</b>	\$3,700	\$19,600	\$23,300	
<b>Adjustment:</b>	\$0	-\$19,600	-\$19,600	
<b>New Value:</b>	\$3,700	\$0	\$3,700	

**RESULT: VLD - VALUE DECREASE. AGREE TO COMPLAINT \$3700**

PARCEL	CLASS	TAXING DISTRICT		TAX YEAR
12-114-00-068-00	401-APTS 4-19 UNITS	12-CONNEAUT CITY-CONNEAUT CSD		2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>	
<b>Original Value:</b>	\$5,800	\$55,400	\$61,200	
<b>Adjustment:</b>	\$0	-\$55,400	-\$55,400	
<b>New Value:</b>	\$5,800	\$0	\$5,800	

**RESULT: VLD - VALUE DECREASE. AGREE TO COMPLAINT \$5,800**



Board of Revision