



*Where great things happen.*

# Ashtabula County Auditor David Thomas

25 West Jefferson Street  
Jefferson, Ohio 44047-1092  
Phone: 440-576-3783 ~ Fax: 440-576-3797  
auditor@ashtabulacountyauditor.org

October 4, 2022

Gross, Norman & Faye  
717 Maple St  
Conneaut, Ohio 44030

Mr. Gross

Regarding the vacant parcel PP 12-106-00-071-00,  
717 Maple St., Conneaut, Ohio.

Owner has requested a review of Fair Market Value as of January 1<sup>st</sup>, 2022

After review of this parcel, the value estimate has been changed to **\$26,100** for  
tax year 2022.

The value estimate is subject to a future review after tax year 2022,  
which may result in a need to change the estimated Fair Market value.

If any further questions arise please feel free to contact us for  
discussion.

Regards,

Michael S Houser  
Ohio State Certified Appraiser  
OH 390600

440-576-3792

# SPIETH REALTY

SINCE 1963

MARY J. COBURN  
BROKER/OWNER

198 EAST MAIN STREET  
P.O. BOX 190  
ANDOVER, OHIO 44003  
PHONE 440-293-6212

September 8, 2022

Mr. William Gross  
1025 Harbor Street  
#22  
Conneaut, Ohio 44030

Dear Bill,

As per your request, I inspected the property which is located at 717 Maple, Conneaut, Ohio on Friday, September 5, 2022.

Upon my inspection I found a home that was estimated to have been built in 1900. This home is a 2-story home with 3 bedrooms upstairs, upstairs bath with tub, living room, former dining room and kitchen on the first floor and there is a basement that has a low ceiling.

This property is in very poor condition. The heating system is old, with an estimated age of 56 years of usage. It should be replaced. The electric is the original knob & tube not safe in today's usage. The sewer line is in horrible condition and should be replaced.

There is a garage at the back of the property and its condition is questionable.

In my opinion, the value of this property, in this condition, should be \$20,000 to \$22,000.

If you have any questions, please do not hesitate to contact me.

My fee for this service is \$125., which you may remit to Spieth Realty.

Respectfully,



Mary J. Coburn  
Broker/Owner  
Spieth Realty

We're **SELLING** Real Estate!

LICENSED – OHIO and PENNSYLVANIA



TIMOTHY W GROSS  
111 EDGEWOOD DR  
CONNEAUT, OH 44030

In compliance with Sec.319.202  
R.C. and Sec. (F) 319.54 R.C.  
effective January 1<sup>st</sup>, 1968

\$26,100.00  
Paid on Market

*with*

WARRANTY DEED

NORMAN A. GROSS & Faye R Gross, Grantor, whose marital status is  
MARRIED for valuable consideration paid grants, with general warranty covenants, to  
TIMOTHY W. & MARTHA J. GROSS, whose tax mailing addresses is  
111 EDGEWOOD DR., CONNEAUT, OH 44030 all interest in the real property  
described in the **attached legal description**.

Parcel Number: 121060007100

Property Address: 717 MAPLE AVE., CONNEAUT, OH 44030

Prior Instrument Reference: WARRANTY DEED 08/15/67 - DEED BOOK 668 PG 277

FAYE R. GROSS, wife (~~husband~~) of the grantor releases all dower rights therein.

Executed this 19 day of July, 2023 Norman A. Gross  
By Faye R. Gross  
Grantor's signature P.O.A.  
Faye R. Gross  
Wife (husband's) signature

STATE OF OHIO  
COUNTY OF Ashtabula

Before me personally appeared: Faye R. Gross  
and swore or affirmed and signed on July 19, 2023

Cynthia A Kessler

Notary signature



CYNTHIA A. KESSLER  
Notary Public, State of Ohio  
My Commission Expires 10-29-2023



**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 99 10577 1 AV 0.498

GROSS TIMOTHY W  
 GROSS MARTHA J  
 111 EDGEWOOD DR  
 CONNEAUT OH 44030-2324



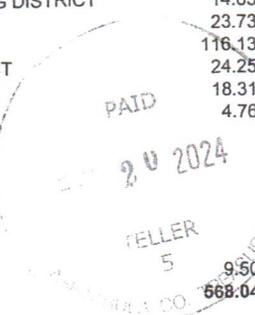
**OPT IN TO  
 ESTATEMENTS  
 SCAN THE QR CODE**

<b>PARCEL ID:</b>	12-106-00-071-00
<b>PARCEL LOCATION:</b>	717 MAPLE ST
<b>TAX DISTRICT:</b>	CONNEAUT CITY-CONNEAUT CSD
<b>OWNER NAME:</b>	GROSS TIMOTHY W
<b>LEGAL INFORMATION:</b>	1-4 WINSOR

Gross Tax Rate 74.650000	Non-Business Credit Factor 0.067874	Acres 0.1700
Reduction Factor 0.323775	Owner Occupancy Credit Factor 0.016968	Class R
Effective Tax Rate 50.480186		LUC 510

TAX VALUES		CURRENT TAX DISTRIBUTION	
REAL ESTATE TAXES	886.14	ASHTABULA COUNTY	78.26
REDUCTION FACTOR	-286.92	CONNEAUT AREA CSD	278.45
SUBTOTAL	599.22	ASHTABULA CO SCH FINANCING DISTRICT	14.65
NON BUSINESS CREDIT	-40.68	A-TECH	23.73
OWNER OCCUPANCY CREDIT	0.00	CONNEAUT CITY	116.13
HOMESTEAD REDUCTION	0.00	CONNEAUT TWP. PARK DISTRICT	24.25
CAUV RECOURPMENT	0.00	CONNEAUT PUBLIC LIBRARY	18.31
		ASHTABULA CO METRO PARKS	4.76
CURRENT NET TAXES	558.54		
CURRENT ASSESSMENTS	9.50		
FULL YEAR TAXES & ASMTS	568.04		
HALF YEAR TAXES & ASMTS	284.02		
PENALTIES	0.00		
INTEREST	0.00		
ADJUSTMENTS	0.00		
DELINQUENT GENERAL TAXES	0.00		
DELINQUENT ASSESSMENTS	0.00		
<b>FULL YEAR TOTAL</b>	<b>568.04</b>		
PAYMENTS			
OTHER CREDITS	0.00		
<b>HALF YEAR DUE</b>	<b>284.02</b>		

100% APPRAISED VALUE		
Land	Building	Total
7,400	26,500	33,900
TAXABLE VALUE		
Land	Building	Total
2,590	9,280	11,870
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.



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

**REAL PROPERTY**  
**1st HALF 2022**  
**DUE**  
**03/01/2023**

**PARCEL LOCATION:** 717 MAPLE ST

**PARCEL ID:** 12-106-00-071-00



17866 1 AV 0.471  
 GROSS NORMAN A 54 172  
 FAYE R  
 113 EDGEWOOD DR  
 CONNEAUT OH 44030-2324



**TAX DISTRICT:** CONNEAUT CITY-CONNEAUT CSD

**OWNER NAME:** GROSS NORMAN A & FAYE R

**LEGAL INFORMATION:** 1-4 WINSOR

Gross Tax Rate 75.650000 Non-Business Credit Factor 0.065796 Acres 0.1700  
 Reduction Factor 0.244429 Owner Occupancy Credit Factor 0.016449 Class R  
 Effective Tax Rate 57.158981 LUC 510

**100% APPRAISED VALUE**

Land	Building	Total
5,700	20,400	26,100

**TAXABLE VALUE**

Land	Building	Total
2,000	7,140	9,140
<b>HOMESTEAD</b>	<b>CAUV</b>	<b>TIF Value</b>
0	0	

**SPECIAL ASSESSMENT**

PROJ# AND DESCRIPTION	DELINQUENT	CURRENT
19005-9-1-1 EMERGENCY	0.00	4.50
19006-COUNTYWIDE	0.00	5.00
<b>TOTAL</b>	<b>0.00</b>	<b>9.50</b>

**TAX VALUES**

Real Estate Taxes	691.46
Reduction Factor	-169.02
Subtotal	522.44
Non Business Credit	-34.38
Owner Occupancy Credit	0.00
Homestead Reduction	0.00
CAUV Recoupment	0.00
Current Net Taxes	488.06
Current Assessments	9.50
Full Year Taxes & Asmts	497.56
Half Year Taxes & Asmts	248.78
Penalties	0.00
Interest	0.00
Adjustments	0.00
Delinquent General Taxes	0.00
Delinquent Assessments	0.00
<b>FULL YEAR TOTAL</b>	<b>497.56</b>
<b>PAYMENTS</b>	<b>0.00</b>
<b>OTHER CREDITS</b>	<b>0.00</b>
<b>HALF YEAR DUE</b>	<b>248.78</b>
TaxBill Prepared on 01/27/23	

**CURRENT TAX DISTRIBUTION**

Ashtabula County	78.00
Conneaut Area Csd	227.76
Ashtabula Co Sch Financing District	12.71
A-Tech	18.51
Conneaut City	114.11
Conneaut Twp. Park District	17.00
Conneaut Public Library	15.85
Ashtabula Co Metro Parks	4.12
Special Assessment	9.50
<b>Total</b>	<b>497.56</b>

**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)

**TO AVOID 10% PENALTY**  
**PAY ON OR BEFORE**  
**03/01/2023**

**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