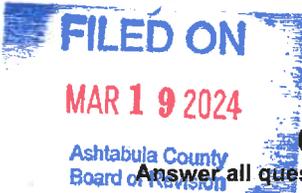


Clear Form



Tax year 2023 BOR no. 0123
County Ashtabula Date received

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

[X] Original complaint [ ] Counter complaint

Notices will be sent only to those named below.

Form with sections 1-9 including owner information (Sanctuary of Geneva), parcel numbers (20-032-00-070-00), and a table of value changes (Column A: 5,000.00, Column B: 39,300, Column C: 34,300).

10. Was property sold within the last three years? [ ] Yes [X] 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 and total cost \$

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

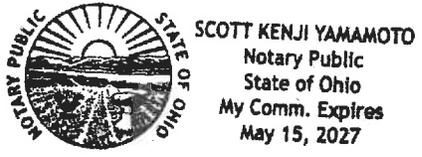
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/19/24 Complainant or agent (printed) William H. Bayles Title (if agent) MGP

Complainant or agent (signature) William H. Bayles

Sworn to and signed in my presence, this 19<sup>th</sup> day of March 2024

Notary [Signature]



**Situs : SHERMAN ST**
**Map ID: 20-032-00-070-00**
**LUC: 400**

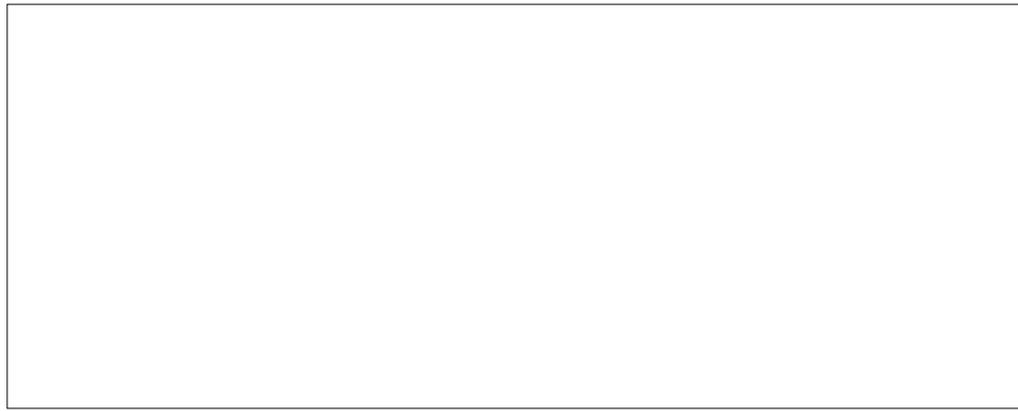
Card: 1 of 1

Tax Year: 2023

Printed: March 19, 2024

CURRENT OWNER
SANCTUARY OF GENEVA A LIMITED PARTNERSHIP 200 COMMERCE PLACE GENEVA OH 44041
Field Review Flag:

GENERAL INFORMATION
Routing No. 032-00 070-00
Class C-Commercial
Living Units 1
Neighborhood 72500
Alternate Id
District
Zoning



Property Notes
Note Codes:

Land Information				
Type	Size	Influence Factors	Infl %	Value
4-Undeveloped	AC 1.3220	1-Topography 5-Shape Or Siz	-30	39,330
Total Acres: 1.322		Legal Acres: 1.321		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	13,760	39,300	39,300	0	0
<b>Building</b>	0	0	0	0	0
<b>Total</b>	13,760	39,300	39,300	0	0
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	1-COST APPROACH				

Entrance Information			
Date	ID	Entry Code	Source
01/23/14	MJB	6-Occupant Not Home	3-Other

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
01/17/20		1-Land Only	U-Not Validated		QC-Quit Claim	DOUGLASS WILLIAM H
05/28/08		1-Land Only	U-Not Validated		ET-Temp Exempt	DOUGLASS COMPANY THE
02/20/08	40,000	1-Land Only	U-Not Validated		QC-Quit Claim	MICCUCCI VINCENT J
10/10/01		2-Land And Building	I-Error In Description		ET-Temp Exempt	MICCUCCI VINCENT J

Property Factors
<b>Topo:</b> 2-Level      6-Flat
<b>Utilities:</b> 6-All
<b>Street/Road:</b> 0-Paved
<b>Traffic:</b> 3-Nominal
<b>Location:</b>
<b>Spot Loc:</b>

Legal Description
<b>Parcel TieBack:</b>
<b>Legal Descriptions:</b> SEC 2--16
<b>Addl.TieBack:</b> N

Inspection Witnessed By \_\_\_\_\_

Situs : **SHERMAN ST**

Parcel Id: **20-032-00-070-00**

LUC: **400**

Card: 1 of 1

Tax Year: **2023**

Printed: **March 19, 2024**

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	
Identical Units	
Total Units	
Grade	
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stp	IU	Line	Type	+/-	Meas1	Meas2	# Stp	IU

Interior/Exterior Information																
Line	Lvl	Fr - To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	%Comp	%Rent

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD

Outbuilding Data												
Line	Type	Yr Blt	Meas1	Meas2	Area	Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value

Situs : SHERMAN ST

Parcel Id: 20-032-00-070-00

LUC: 400

Card: 1 of 1

Tax Year: 2023

Printed: March 19, 2024



**Additional Property Photos**

Situs : SHERMAN ST

Parcel Id: 20-032-00-070-00

LUC: 400

Card: 1 of 1

Tax Year: 2023

Printed: March 19, 2024

**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
-------------	----------	-------------------	-------	----------	-------------	-------------	------------------------	-----------	---------	-------------------	------------------------	-----------------	---------------	-------------	----------------	----------------	----------------------

**Apartment Detail - Building 1 of 1**

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
------	----------	----------	------	-------	-------	-------	------	--------

**Building Cost Detail - Building 1 of 1**

<b>Total Gross Building Area</b>	
Replace, Cost New Less Depr	
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	
NBHD Fact	
Value per SF	0.00

**Notes - Building 1 of 1**

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**Income Summary (Includes all Building on Parcel)**

<b>Total Gross Rent Area</b>
<b>Total Gross Building Area</b>

**Misc & Gross Bulding Values**

Misc Building No	Misc Adjusted Value
Gross Building:	



**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 44010 40 59 13214 1 AV 0.498

SANCTUARY OF GENEVA  
 A LIMITED PARTNERSHIP  
 200 COMMERCE PL  
 GENEVA OH 44041-1948



OPT IN TO  
 ESTATEMENTS  
 SCAN THE QR CODE

<b>PARCEL ID:</b>	20-032-00-070-00
<b>PARCEL LOCATION:</b>	SHERMAN ST
<b>TAX DISTRICT:</b>	GENEVA TWP-G CITY-GENEVA CSD
<b>OWNER NAME:</b>	SANCTUARY OF GENEVA
<b>LEGAL INFORMATION:</b>	SEC 2-16

<b>Gross Tax Rate</b> 87.930000	<b>Non-Business Credit Factor</b> 0.068934	<b>Acres</b> 1.3210
<b>Reduction Factor</b> 0.287703	<b>Owner Occupancy Credit Factor</b> 0.017233	<b>Class</b> C
<b>Effective Tax Rate</b> 62.632262		<b>LUC</b> 400

TAX VALUES		CURRENT TAX DISTRIBUTION	
REAL ESTATE TAXES	1,209.94	ASHTABULA COUNTY	151.49
REDUCTION FACTOR	-348.08	GENEVA AREA CSD	391.06
SUBTOTAL	861.86	ASHTABULA CO SCH FINANCING DISTRICT	21.02
NON BUSINESS CREDIT	0.00	A-TECH	39.41
OWNER OCCUPANCY CREDIT	0.00	GENEVA TWP	4.33
HOMESTEAD REDUCTION	0.00	GENEVA CITY	125.64
CAUV RECOUPMENT	0.00	NORTHWEST AMBULANCE DISTRICT	60.85
CURRENT NET TAXES	861.86	GENEVA TWP. PARK DISTRICT	23.75
CURRENT ASSESSMENTS	32.90	GENEVA UNION CEMETERY DISTRICT	16.03
FULL YEAR TAXES & ASMTS	894.76	ASHTABULA COUNTY DISTRICT LIBRARY	21.27
HALF YEAR TAXES & ASMTS	447.38	ASHTABULA CO METRO PARKS	7.01
PENALTIES	0.00		
INTEREST	0.00	SPECIAL ASSESSMENT	32.90
ADJUSTMENTS	0.00	<b>TOTAL</b>	<b>894.76</b>
DELINQUENT GENERAL TAXES	0.00		
DELINQUENT ASSESSMENTS	0.00		
<b>FULL YEAR TOTAL</b>	<b>894.76</b>	<b>AVOID LATE FEES</b>	
<b>PAYMENTS</b>		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	
<b>OTHER CREDITS</b>	0.00		
<b>HALF YEAR DUE</b>	<b>447.38</b>		
TaxBill Prepared on 01/09/24			

100% APPRAISED VALUE		
Land	Building	Total
39,300	0	39,300
TAXABLE VALUE		
Land	Building	Total
13,760	0	13,760
Homestead	CAUV	TIF Value
	0	0
SPECIAL ASSESSMENT		
PRO.# AND DESCRIPTION	DELINQUENT	CURRENT
31039-GENEVA CY	0.00	32.90
<b>TOTAL</b>	<b>0.00</b>	<b>32.90</b>
<b>TO AVOID 10% PENALTY PAY ON OR BEFORE 02/21/2024</b>		
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>	SHERMAN ST
<b>PARCEL ID:</b>	20-032-00-070-00
<b>OWNER NAME:</b>	SANCTUARY OF GENEVA

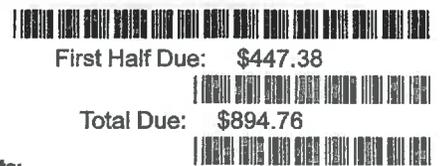
**REAL PROPERTY**  
**1ST HALF 2023**  
**DUE 02/21/2024**  
**TAX BILL PREPARED**  
**ON: 01/09/24**



SCAN HERE TO PAY

PAY THIS AMOUNT:	
<b>HALF YEAR:</b>	<b>447.38</b>
<b>FULL YEAR:</b>	<b>894.76</b>

20-032-00-070-00



First Half Due: \$447.38

Total Due: \$894.76

Check box and use reverse side for mail address change

OFFICE USE ONLY

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

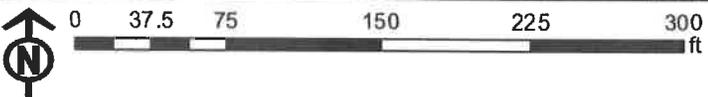
Make Checks Payable to:



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

SANCTUARY OF GENEVA  
 A LIMITED PARTNERSHIP  
 200 COMMERCE PL  
 GENEVA OH 44041-1948

20032000700000044738000894769



1 inch = 94 feet

1 inch = 94 feet

Property Lines are graphic representations and are NOT survey accurate.

# memo

## William Douglass

To: David Thomas, Ashtabula County Auditor

From: William Douglass

Date: 3/18/24

Re: Valuation of PP# 20-032-00-070-00

---

I am appealing the value of PP# 20-032-00-070-00 simply because of the lack of public utilities, which is under the regulation of the City of Geneva, makes this parcel unaffordable to develop as it sits today. As a result, this parcel without utilities should be valued as vacant undevelopable land.

I'm in the unfortunate position I have spoken to a couple developers to see if they would be interested in developing this parcel and it always comes back that they need to know what it would cost to get the utilities to the site. When I request what it would take to get the utilities from the various utility companies, they want to know what is being built so they can size it correctly. I think it is understandable no one is interested not knowing exactly what the process and cost will be. Bottom line, as is exist, the site is undevelopable!

To summarize:

## **Background**

From what I have been able to learn Wayne Luoma, now deceased, was the developer of the subdivision and sold the improved developed lots to Eld Terra, Inc. a developer from Akron, Oh which built the Courtyard Apartments some 30 years ago, Dollar General which was built in 1999, and to Eld Terra, Inc. which developed The Sanctuary of Geneva on the South side as well as this remaining lot on the cul-de-sac. City Council approved the improvements and dedication over 30 years ago. I have enclosed a copy of Chapter 1246 which is the City of Geneva's subdivision regulations. Section 1246.06 requires that "all utilities (including, but not limited to, gas, electric, telephone and CATV lines and cables) shall be located underground throughout the subdivision.

The Sanctuary of Geneva was built in 2001. I was named the Managing General Partner of in November of 2005 replacing Mr. Micucci and purchased Mr. Micucci's ownership in 2011.

As shown within this text, the City of Geneva has failed in its basic responsibilities, and protecting the public, in controlling the extension of public utilities, allowing side deals between a developer and City Manager, and accepting a roadway without all utilities resulting in putting the entire responsibility on the landowner.

### **Sanitary sewers mainline:**

Per the email of December 1<sup>st</sup>, 2016, from Gary Hydringer, then City of Geneva Waste Department Manager, states:

- Decisions were made between Vince Micucci and the then city manager.
- No EPA approved plans were presented to the Wastewater Department before or after installation as required by both Ohio OPA and City of Geneva.
- Per the email the sanitary main within the complex appears to be a private owned lateral and that lateral does not meet with current standards such as manhole placement.
- A copy of the email is attached.

This is not in accordance with City regulations, especially since the roadway was accepted and dedicated. I requested several times from the City what it would take to have the City approve the sanitary line and dedication it to the City. I have yet to receive a response.

The manhole referenced is approximately 270' west of the property line of the subject parcel. To extend the sanitary main line it would take:

1. Permission from the City to extend.
2. Engineered drawings and EPA approval
3. Installation of 2 manholes, approximately 350' of 8" sewer line, laterals as needed, boring of 2 driveways, testing, bonding, and lawn restoration.

All costs are borne by the developer or landowner.

### **Electric Service**

There is no electric service to this parcel (nor telephone, cable, internet, etc.).

The Sanctuary of Geneva building has electric service from the south behind the Giant Eagle complex. The service line runs on the east side of the building to a transformer approximately 120' south of the Commerce Place right of way. This is a private line, not public, not in the right-a-way, nor does an easement exist to extend. Again, this does not meet Subdivision Regulations as the main line is to locate in the right-a-way. Note: Dollar General building is fed in the same manner as their service/meters on the south side of the building.

Courtyard Apartments are located on the north side of Commerce Place. There is a transformer on the north side of Commerce Place approximately 450' west of the nearest property line for this parcel.

To get an estimate of the cost to extend the main to this parcel, The Illuminating Company requires a site plan showing the building location, size, and an estimate of the electrical usage before they will look at what options would be available for service. The cost for the engineering and extension is borne by the landowner or developer.

### Water main

The water main is located on the north side of Commerce Place and ends approximately across from the eastern Sanctuary driveway or approximately 240' from the nearest property line of this parcel.

To extend I would have to have engineered drawings, City and EPA approvals, installation the line including a fire hydrant and blow off, again paid by the landowner.

Whereas I do not have cost estimates to extend the sewer, water and electric mains it is reasonable to assume that the cost would far exceed the value of the property.

In reference to establishing the market value, I referred to your presentation used for your town hall meetings (copy enclosed). Whereas there are no values listed for the City of Geneva, Geneva Township was \$3,509 and Harpersfield \$4412 per acre for vacant land. Using the average and adjusting for the actual size I'm proposing \$5,000 for the market value.

Thank you for your consideration in the matter,



William Douglass

The Sanctuary of Geneva, MGP

## William Douglass

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**From:** Gary <wastewater@genevaohio.com>  
**Sent:** Thursday, December 1, 2016 10:00 AM  
**To:** Bill Douglass  
**Cc:** Doug Starkey  
**Subject:** RE: Commerce Place main line

Good Morning,

Bill, I haven't found anything much good about anything related to sanitary sewers on Commerce. It seems the discussions, plan review, and decisions were made between Vince Micucci (spelling?) and the then city manager, with no input from the wastewater department. We do not even have complete plans for the utilities, only a general plan view with no fixed measurements other than a few not-too-legible elevations at a few spots. Thus, this department doesn't have any records or information on the hows or whys. On the north side of Commerce, the city's ownership (if it was ever acted upon by council—something that needs further research) would appear to end at the manhole on the west edge of the apartments. Everything within the complex appears to be a privately owned lateral and that lateral does not meet with current standards such as manhole placement. They simply have cleanouts marked on the plan.

That would mean the only possible access would be the manhole in front of Sanctuary. Certainly the 8" line there has capacity for additional flows. I have not shot elevations on the manhole or driveways, etc. to verify how far it could be extended. The big question, of course, is who would pay for the engineering, permits (which would have to include OEPA), and construction. Those are topics for further meetings with Doug.

Good Luck,  
Gary

---

**From:** Bill Douglass [mailto:wlmddouglass@gmail.com]  
**Sent:** Wednesday, November 30, 2016 9:34 AM  
**To:** Gary <wastewater@genevaohio.com>  
**Cc:** Doug Starkey <citymanager@genevaohio.com>  
**Subject:** Commerce Place main line

Hi Gary,

Where you able to find out anything further why the sewer and water mains were not extended to serve the last lot on Commerce Place?

It's my understanding that the Subdivision Regulations require all public utilities to be install prior to acceptance by the City? If that is the case, how was this subdivision approved by the City without any public utilities installed?

And at this point, what are the options for resolution?

Thanks,  
Bill



CHAPTER 1246  
Design Standards

- |  |   |
|--|---|
| <p>1246.01 Applicable standards.<br/>1246.02 Design objectives; lands subject to flooding and other hazards.<br/>1246.03 Streets.<br/>1246.04 Lots.<br/>1246.05 Easements.</p> | <p>1246.06 Utilities.<br/>1246.07 Street lighting.<br/>1246.08 Conformity of subdivisions to comprehensive plan.<br/>1246.09 Ownership and perpetual maintenance.</p> |
|--|---|

CROSS REFERENCES

- Plat and subdivision defined - see Ohio R.C. 711.001  
 Original plats - see Ohio R.C. 711.01 et seq.  
 Authority to adopt subdivision regulations - see Ohio R.C. 711.101  
 Violation of regulations - see Ohio R.C. 711.102  
 Vacating or altering plats - see Ohio R.C. 711.17 et seq.  
 Lots outside municipal boundaries - see Ohio R.C. 711.24 et seq.  
 Revision of plats - see Ohio R.C. 711.28 et seq.  
 Lost or destroyed records - see Ohio R.C. 711.34 et seq.  
 Subdivision proposals in flood hazard areas - see B. & H. 1450.16(d)

**1246.01 APPLICABLE STANDARDS.**

In addition to such other requirements of the City of Geneva as might apply, the standards set forth in this chapter and the City of Geneva Subdivision Standards shall govern the design of subdivisions platted pursuant to these Subdivision Regulations. (Ord. 2381. Passed 11-22-93.)

**1246.02 DESIGN OBJECTIVES; LANDS SUBJECT TO FLOODING AND OTHER HAZARDS.**

Subdivisions should be planned to take advantage of the topography of the land, to economize in the construction of drainage facilities, to reduce the amount of grading, to minimize destruction of trees and topsoil and to preserve scenic natural features.

If any portion of the land within a subdivision is subject to flooding or other hazards, due consideration shall be given to such problems in the design of the subdivision. Land subject to flooding and land otherwise uninhabitable shall not be platted for residential occupancy or for any other use that may increase danger to health or life or that may aggravate the flood hazard. (Ord. 2381. Passed 11-22-93.)

District	Description	2022			2023		
		Avg Market Value/Acre	Avg CAUV Value/Acre	CAUV % of Market	Avg Market Value/Acre	Avg CAUV Value/Acre	CAUV % of Market
01	ANDOVER TWP-PYMATUNING VAL LSD						
02	ANDOVER TWP-A VIL-PYMATUNING V LSD	\$2,111	\$349	17%	\$2,748	\$916	33%
03	ASHTABULA TWP-BUCKEYE LSD	\$2,345	\$492	21%	\$3,048	\$744	24%
04	ASHTABULA TWP-ASHTABULA AREA CSD	\$1,930	\$393	20%	\$2,508	\$824	32%
05	ASHTABULA TWP-ASH CITY/ASH CSD	n/a	n/a	n/a	n/a	n/a	n/a
06	ASHTABULA TWP-ASH CITY-BCKYE LSD	n/a	n/a	n/a	n/a	n/a	n/a
07	AUSTINBURG TWP-GENEVA CSD	n/a	n/a	n/a	n/a	n/a	n/a
08	AUSTINBURG TWP-JEFFERSON AREA LSD	\$2,829	\$481	17%	\$3,583	\$978	27%
09	CHERRY VAL TWP-PYMATUNING VAL LSD	\$2,841	\$427	15%	\$3,894	\$823	22%
10	COLEBROOK TWP-GRAND VALLEY LSD	\$2,175	\$381	17%	\$2,828	\$853	30%
12	CONNEAUT CITY-CONNEAUT CSD	\$2,318	\$407	18%	\$3,019	\$918	30%
14	DENMARK TWP-JEFFERSON AREA LSD	\$2,151	\$423	20%	\$2,799	\$737	26%
15	DENMARK TWP-BUCKEYE LSD	\$2,008	\$404	20%	\$2,607	\$1,003	38%
16	DORSET TWP-JEFFERSON AREA LSD	\$2,035	\$395	19%	\$2,653	\$862	33%
17	GENEVA TWP-GENEVA CSD	\$1,985	\$385	20%	\$2,558	\$918	36%
20	GENEVA TWP-G CITY-GENEVA CSD	\$2,698	\$667	25%	\$3,509	\$930	27%
21	GENEVA TWP-GENEVA-ON LAKE VIL-G CSD	n/a	n/a	n/a	n/a	n/a	n/a
22	HARPERSFIELD TWP-GENEVA CSD	n/a	n/a	n/a	n/a	n/a	n/a
24	HARTSGROVE TWP-GRAND VAL LSD	\$3,396	\$633	19%	\$4,412	\$1,196	27%
25	JEFFERSON TWP-JEFFERSON A LSD	\$2,327	\$393	17%	\$3,027	\$766	25%
26	JEFFERSON TWP-JEFFERSON VIL-J A LSD	\$2,362	\$458	19%	\$3,053	\$972	32%
27	KINGSVILLE TWP-BUCKEYE LSD	n/a	n/a	n/a	n/a	n/a	n/a
28	N KINGSVILLE VIL-BUCKEYE LSD	\$2,455	\$448	18%	\$3,194	\$795	25%
29	LENOX TWP-JEFFERSON AREA LSD	\$2,687	\$421	16%	\$3,566	\$613	17%
30	LENOX TWP-JEFFERSON-ROCK CREEK LIBRARY	\$2,251	\$430	19%	\$2,949	\$908	31%
31	MONROE TWP-CONNEAUT CSD	\$2,182	\$353	16%	\$2,836	\$736	26%
32	MONROE TWP-BUCKEYE LSD	\$2,075	\$392	19%	\$2,706	\$853	32%
33	MORGAN TWP-JEFFERSON AREA LSD	\$2,150	\$420	20%	\$2,800	\$906	32%
34	MORGAN-JEFFERSON-ACDL	\$2,494	\$431	17%	\$3,282	\$834	26%
35	MORGAN TWP-ROCK CK VIL-J A LSD	\$2,371	\$332	14%	\$3,082	\$721	23%
36	N LYME TWP-PYMATUNING VAL LSD	\$3,743	\$998	27%	\$4,962	\$1,524	31%
37	NEW LYME TWP-JEFFERSON A LSD	\$2,258	\$390	17%	\$2,933	\$841	32%
		\$2,026	\$317	16%	\$2,634	\$673	26%

## 1246.03 STREETS.

(a) In General. The arrangement, character, extent, width and location of all streets shall conform to the current Comprehensive Plan for the City of Geneva. The design of proposed streets shall provide for both the continuation of existing streets and access to adjacent, unplatted lands so that the entire area can be served with a coordinated street system.

(b) Cul-de-Sacs and Dead-End Streets. Streets designed to be permanently dead-ended shall not be longer than 1,000 feet and shall be provided at the closed end with a turn-around having an outside pavement diameter of at least eighty feet and a street property line diameter of at least 100 feet.

If such a street is of a temporary nature and a future extension into adjacent land is anticipated, then the turning circle beyond the normal street width shall be in the nature of an easement over the premises included in the turning circle, but beyond the boundaries of the street proper. Such easements shall be automatically vacated to abutting property owners, when the dead-end street is legally extended into adjacent land. If such dead-end street extends only one lot depth past a street intersection, no turn-around will be required.

The subdivider shall be required to reserve for public use a strip of land five feet in depth and extending the entire width of the right-of-way at the end of all dead-end streets. No person or persons shall have access across this property until an adjacent subdivision is developed and streets in such development are dedicated for public use. The cost of paving such five-foot strip shall be borne by the subdivider connecting into such streets.

(c) Street Classifications.

- (1) "Arterials" are streets designed and intended for continuous and rapid movement of traffic between points of heavy traffic generation and from one section of the community to another. They should have as few intersections with minor streets as possible. Arterials should traverse the community and should be spaced approximately one mile apart.
- (2) "Collector streets" are streets designed and intended to provide a traffic route from local streets to major arterial thoroughfares. These streets should be spaced at least one-fourth of a mile apart.
- (3) "Local service streets" are designed and intended to provide direct access to individual residential lots and should be laid out so that their use by through traffic will be discouraged.
- (4) "Industrial streets" are streets designed and intended to provide direct access to industrial parcels where heavy volumes of truck traffic and larger vehicle loads are expected.

(d) Intersections. Streets shall be laid out to intersect as nearly as possible at right angles and no street shall intersect any other street at an angle of less than seventy-five degrees. Intersections containing more than four approaches shall be prohibited. The centerlines of opposing streets shall be aligned whenever possible; otherwise said centerlines shall be offset a minimum of 200 feet.

(e) Corner Radii. Property lines at street intersections shall be rounded with a radius of not less than fifty feet for arterials, collectors and industrial streets and thirty feet for local service residential streets. Chords or cutoffs may be permitted in places of rounded corners.

(f) Horizontal and Vertical Alignment. Horizontal and vertical alignment shall meet the following minimum standards:

	Arterial	Collector	Local Ind.	Local Res.
Centerline radius	500'	300'	300'	200'
Sight distance	500'	400'	300'	200'
Minimum gradient	0.5%	0.5%	0.3%	0.3%
Maximum gradient	5.0%	7.0%	5.0%	8.0%
Vertical curve length	100'	100'	100'	50'

(g) Right-of-Way Widths. Right-of-way widths shall be as follows:

<u>Street Classification</u>	<u>Minimum Right-of-Way (ft.)</u>
Arterial	100
Collector	80
Industrial	60
Local Service	60

(h) Street Names. Street names shall be as approved by the Planning Commission. Names shall not duplicate existing street names. The Commission may adopt policies, as deemed appropriate, to guide the naming of streets.  
(Ord. 2381. Passed 11-22-93.)

1246.04 LOTS.

(a) Zoning Conformance. The lot size, width and depth and the minimum building setback lines shall conform to existing Township or City zoning regulations.

(b) Corner Lots. Corner lots shall have extra width to permit an appropriate building setback from the orientation to both streets.

(c) Access to Public Streets. The subdividing of land shall provide each lot with access to a public street.

(d) Double-Frontage Lots. Lots shall not be laid out so that they have frontage on more than one street, except:

(1) Where the lots are adjacent to the intersection of two streets.

(2) Where it is necessary to separate residential lots from major arterial thoroughfares.

Where double-frontage lots are created adjacent to major arterial thoroughfares, a reserve strip along the major arterial thoroughfare shall be deeded to the City. The plat shall state that there shall be no right of access across such reserve strip. The Planning Commission may require that six-foot high solid board fence or masonry wall be constructed or that a ten-foot wide planting screen be provided.

(e) Lot Lines. Lot lines shall be substantially at right angles or radial to street lines. Lot lines should follow Municipal, Township and County boundary lines rather than cross them, insofar as possible.

(Ord. 2381. Passed 11-22-93.)

#### 1246.05 EASEMENTS.

(a) Drainage Easements. Where a subdivision is traversed by a watercourse, drainageway, channel, storm conduit or stream, there shall be provided to the City a storm water or drainage easement conforming substantially to the lines of such watercourse and containing such additional width as required.

(b) Roadside Easements. Easements ten feet in width shall be provided adjacent to each side of and contiguous with all proposed rights-of-way. Such easements shall be usable for any and all utilities.

(c) Lot Line Easements. Easements along rear and side lot lines shall be provided for utilities and drainage and shall be at least twenty feet wide on the rear line and ten feet wide on the side line.

(d) Access Easements. Where subdivisions are adjacent to schools, parks or other public facilities, access easements shall be provided to those facilities where the same are deemed appropriate by the Planning Commission. Such an access easement shall be a minimum of twenty feet in width, and side yard setbacks for adjacent lots shall be measured from the easement.  
(Ord. 2381. Passed 11-22-93.)

#### 1246.06 UTILITIES.

All utilities (including, but not limited to, gas, electric, telephone and CATV lines and cables) shall be located underground throughout the subdivision. Wherever existing utility facilities are located above ground, except within a public right-of-way, they shall be removed and placed underground.  
(Ord. 2381. Passed 11-22-93.)

#### 1246.07 STREET LIGHTING.

Street lights shall be installed and shall conform to the standards established by the City of Geneva for subdivision street lighting as set forth in the City of Geneva Subdivision Standards.  
(Ord. 2381. Passed 11-22-93.)

#### 1246.08 CONFORMITY OF SUBDIVISIONS TO COMPREHENSIVE PLAN.

All proposed subdivisions shall conform to the City of Geneva Comprehensive Plan. Whenever a tract to be subdivided embraces any part of a major thoroughfare or collector street shown on the adopted Comprehensive Plan, such part of the proposed public way shall be platted by the subdivider in the location and of the width indicated on the adopted Comprehensive Plan.  
(Ord. 2381. Passed 11-22-93.)

#### 1246.09 OWNERSHIP AND PERPETUAL MAINTENANCE.

The proposed ownership of all common areas, open spaces and drainage facilities shall be identified and a perpetual maintenance plan submitted to the City for review and approval. Said plan shall set forth the responsibility for maintenance of all such areas and describe the method of financing the maintenance program.  
(Ord. 2381. Passed 11-22-93.)

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: 2023-0123

July 8, 2024

SANCTUARY OF GENEVA  
C/O WILLIAM H DOUGLASS  
200 COMMERCE PL  
GENEVA OH 44041

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

**August 14, 2024 at 1:30 PM**

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0123 filed for tax year 2023 by SANCTUARY OF GENEVA and described as follows:

Parcel ID(s):

1) 20-032-00-070-00 located at SHERMAN ST, the market value is \$39,300. The market value sought is \$5,000.

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

If you have any questions, please call (440) 576-1484.

Ashtabula County Board of Revision

# HEARING MINUTES

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Case Type CM

**The Hearing of Board of Revision Case 2023-0123, SANCTUARY OF GENEVA is being recorded and the date is 8/14/2024.**

## Board Members

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

Others present:

William H. Douglass, Manager

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**Complainant Seeks: \$5000**

**Subject Parcel: 200320007000**

**Auditor Value: \$39300**

Hearing No # 5

# HEARING MINUTES

BOR Case: 2023-0123

Owner Name: SANCTUARY OF GENEVA

## Board Action

Motion to:  Agree  Set Value \$12,500

CAUV Reinstatement-  All Acres  No Acres  Set Acres \_\_\_\_\_

No Change  Withdrawal  Table  No Show

Other \_\_\_\_\_

### Based Upon:

adjusting land influence factors based on lack of utilities. Adjust first influence factor for

topography to -40. Adjust second influence factor to -30 for restrictions.

Was Made by: David

2<sup>nd</sup> by: Kathryn

Roll: Thomas-yes/Maki Cliff-yes/Whittington-yes

Motion therefore:  Passed  Failed

Decision Date: 8/14/24



David Thomas, Auditor  
Secretary of the Board of Revision

Hearing No # 5

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: 2023-0123**

SANCTUARY OF GENEVA  
 C/O WILLIAM H DOUGLASS  
 200 COMMERCE PL  
 GENEVA OH 44041

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
20-032-00-070-00	400-VACANT LAND	20-GENEVA TWP-G CITY-GENEVA CSD	2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>
<b>Original Value:</b>	\$39,300	\$0	\$39,300
<b>Adjustment:</b>	-\$26,800	\$0	-\$26,800
<b>New Value:</b>	\$12,500	\$0	\$12,500
<b>RESULT: VALUE DECREASE. SET VALUE AT \$12,500 ADJUSTING NEGATIVE LAND INFLUENCE FACTORS BASED ON LACK OF UTILITIES</b>			



Board of Revision