

**Board of Revision Case Number 2023-0134  
Parcel I.D> 60—19-00-013-01**

**RECEIVED**

APR 22 2024

ASHTABULA COUNTY AUDITOR  
DAVID THOMAS

**For the Board's consideration.**

The Board is requested to adjust the cropland soil acreage on Parcel 60-019-00-013-01 from 30.517 acres to 12.6 acres.

Ashtabula County Map Viewer maps describing the property (6) are attached. The property has been in continuous use as cattle pasture and hay production for the past 24 years. During that period a process of natural reforestation has occurred.

As a consequence of the reforestation, land available for use as cropland has been reduced from the current on record estimate of 30.517 acres to a current estimate of 12.6 acres.

The attached maps delineate the current estimated cropland by soil types.

As a consequence of the natural reforestation, woodland on the property has increased from the estimated 43.169 acres to 61.086 acres.

The Auditor's CAUV office, at this writing, was unable to provide a soil/acreage map to define the current acreage by soil type. The acreage by soil type map in current use is the product of several former Auditor's offices. Certainly it can be located so as to update the woodland acreage by soil type to enable an accurate reevaluation.

Should the Board decline the above revision request, it is requested the Board review the Ohio Department of Taxation Tax Equalization Division memo dated July 6, 2023, titled "Final". A copy is attached.

It is requested the Board reduce the value of the above requested cropland to woodland request (30.517 acres to 12.6 acres) amounting to 17.917 acres by \$1,000 per acre for the cost to be incurred to convert the land to cropland, and \$890 per acre for drainage. A soil Conservation tillage map is enclosed.

Thank you for your consideration.

Thomas McGuinness

DEPARTMENT OF TAXATION \*

\* Tax Equalization Division \*

\*\*\*\*\*

July 6, 2023

\*\*\*\*\*

\* FINAL \*

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**2023 CURRENT AGRICULTURAL USE VALUE OF LAND TABLES  
USE ONLY IN COUNTIES REAPPRAISED OR UPDATED IN TAX**

**CAUTION BEFORE USING THESE TABLES  
READ THE FOLLOWING INSTRUCTIONS**

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The current agricultural use values of land in the attached tables have been computed by soil mapping units using soil characteristics and production information contained in Bulletin 685, Cooperative Extension Service, The Ohio State University, dated 1989, and entitled Ohio Soils with Yield Data and Productivity Index. Information is provided in Bulletin 685 and this table for the soil mapping units in Ohio, these soils are generally with a slope of 25 percent or less.

**The soil mapping units are listed alphabetically. A cropland value and woodland value is shown for each unit. The woodland value is deducting \$1000 for clearing and, as applicable, \$ 890 for tile drainage, \$ 440 for surface drainage, and no drainage deduction allowed for well moderately well drained soils. the minimum value for woodland is \$ 230 acre for soil mapping units with slopes of less than 25 percent.**

**The minimum cropland value is \$ 350 per acre.**

**Where soil units listed in these tables or comparable soils are used for permanent pasture, the land should be valued as cropland unless clearing or drainage costs would be incurred in converting the land to cropland. If so, appropriate deductions should be made for the capital investment necessary for the land to be tilled.**

PARID: 600190001300  
NBHD: 10000  
MCGUINESS THOMAS C

JUR: 04  
ROLL: RP  
8392 RIDGE (OLD SALT) RD

CAUV Application

Application Number 1454  
Renewal Date

Applicant Name MCGUINESS THOMAS & SIMONE

Address

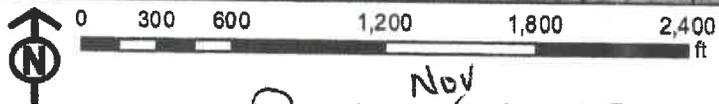
Soil Values

Soil	Use	Acres	Requested Revision Acres	Value
MHA	C	7.512	1.3	\$8,190
VEA	C	0.862	0	\$1,320
VEB	C	13.919	8.4	\$18,230
CAB	C	3.302	0	\$5,450
CAC	C	30.517 4.922	2.9	\$7,380
HOME	H	1.000	12.6	\$12,350
ROW	O	0.628		\$0
MHA	W	1.082		\$250
MFA	W	1.181		\$270
VEA	W	14.783		\$3,400
CAB	W	2.245		\$1,460
VEB	W	4.487		\$1,030
MHA	W	19.031		\$4,380
CAC	W	43.169 0.360	61.086	\$180
Total:		75.314		\$63,890

Ashtabula County, Ohio



imagery

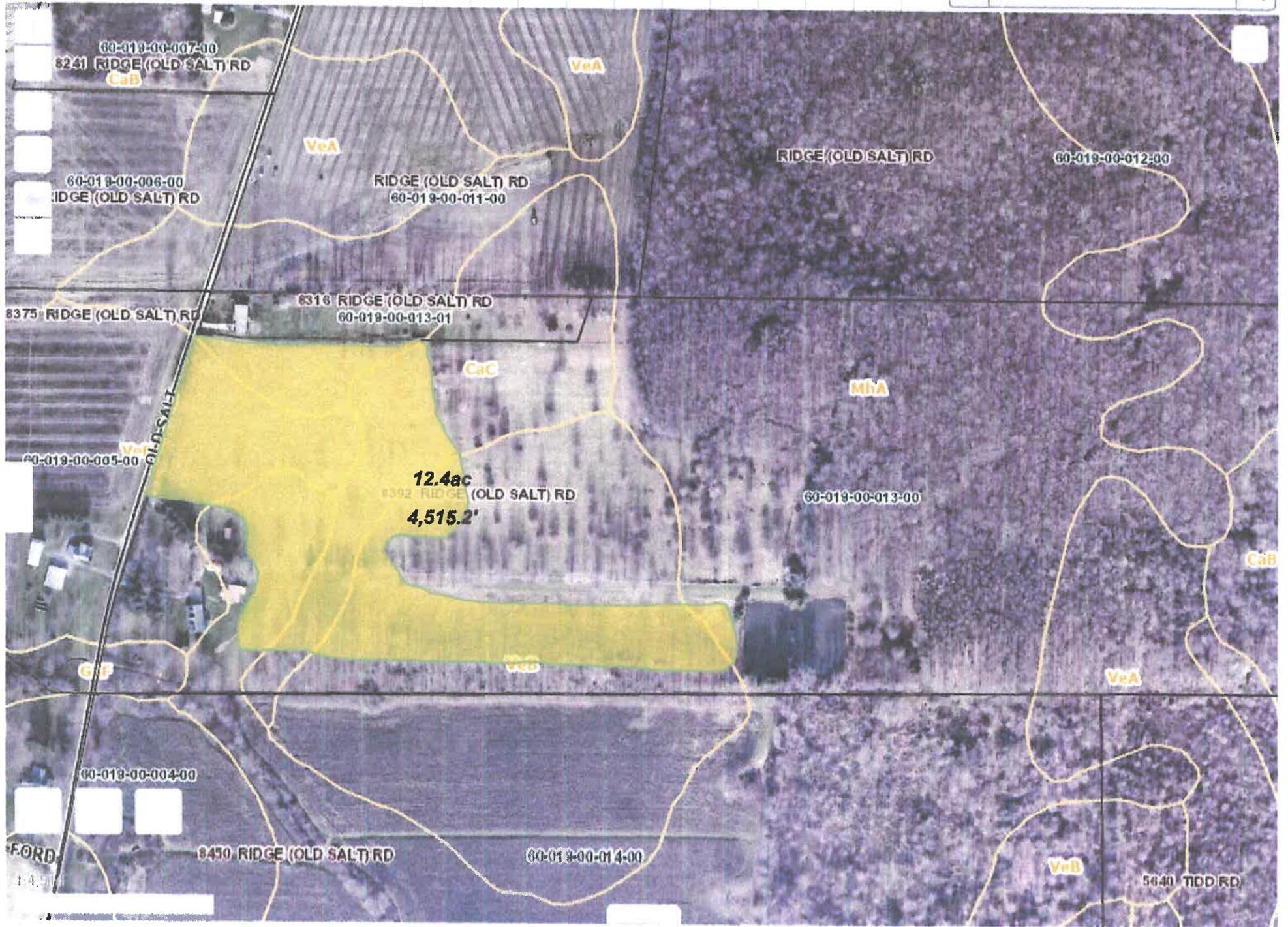


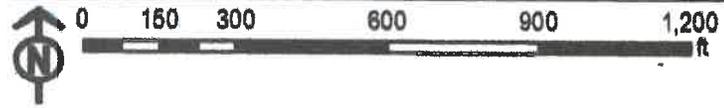
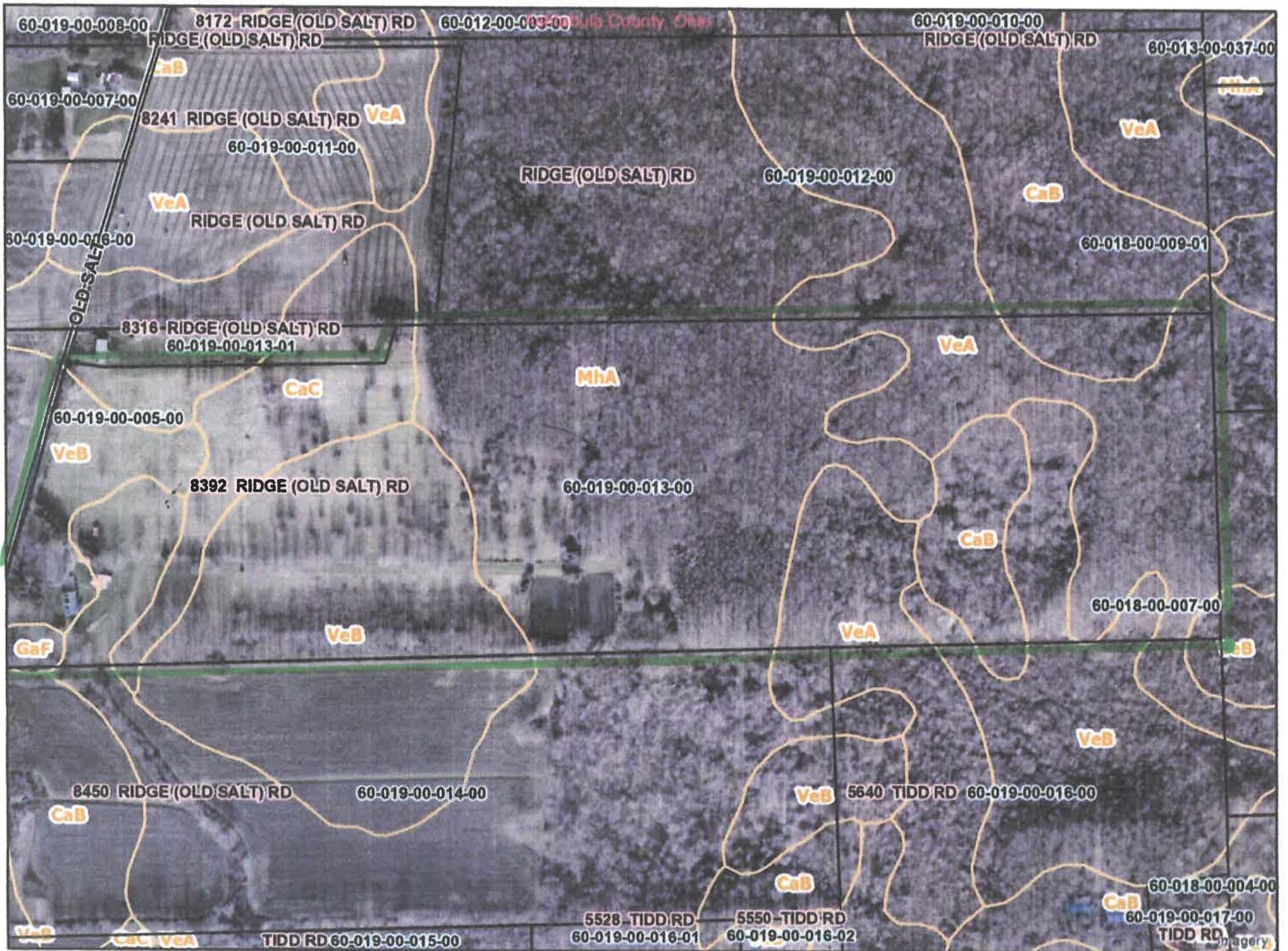
1 inch = 752 feet

1 inch = 752 feet

Photo <sup>Nov</sup> ✓ 2023

Property Lines are graphic representations and are NOT survey accurate.

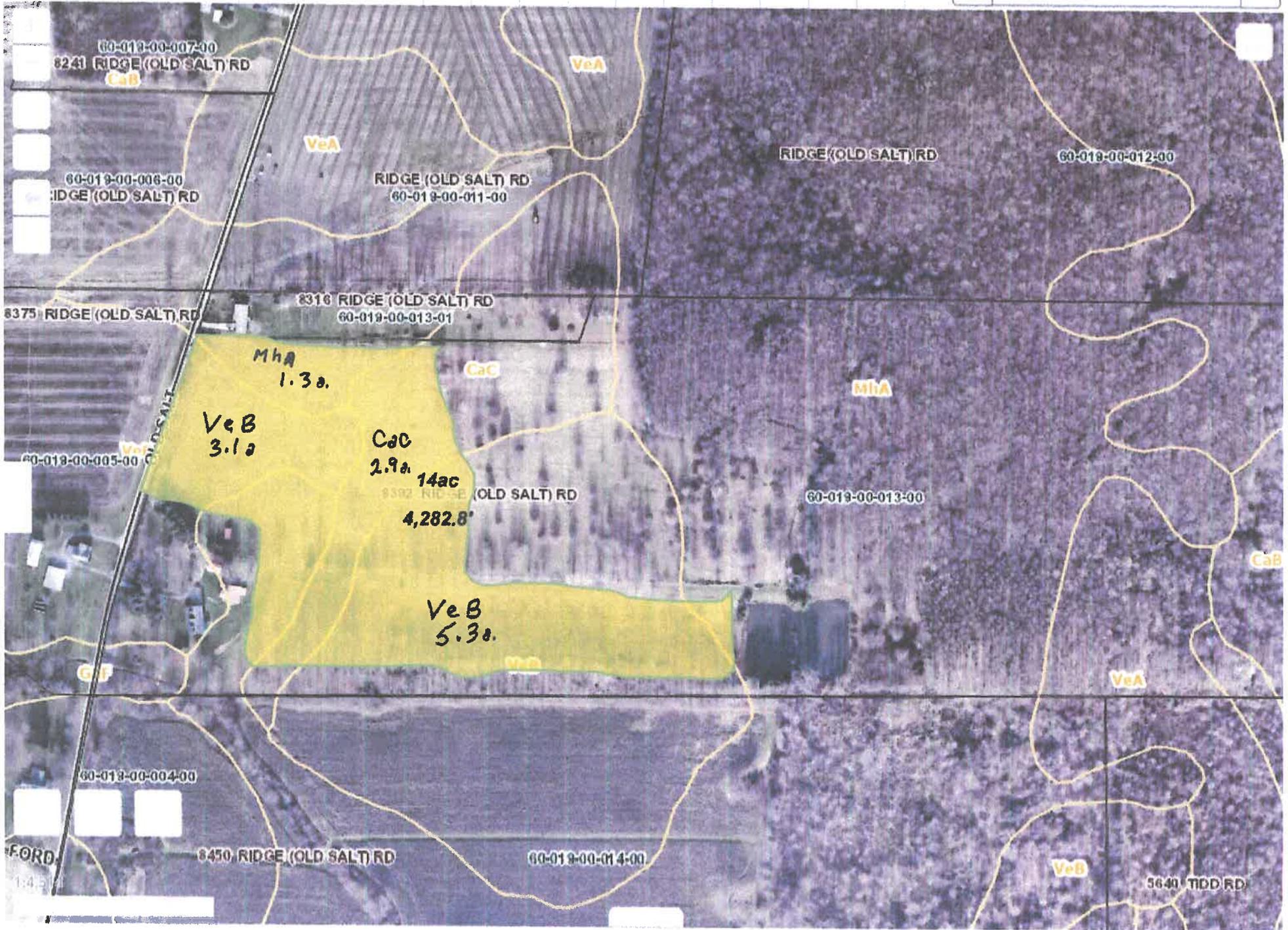




1 inch = 376 feet

1 inch = 376 feet

Property Lines are graphic representations and are NOT survey accurate.





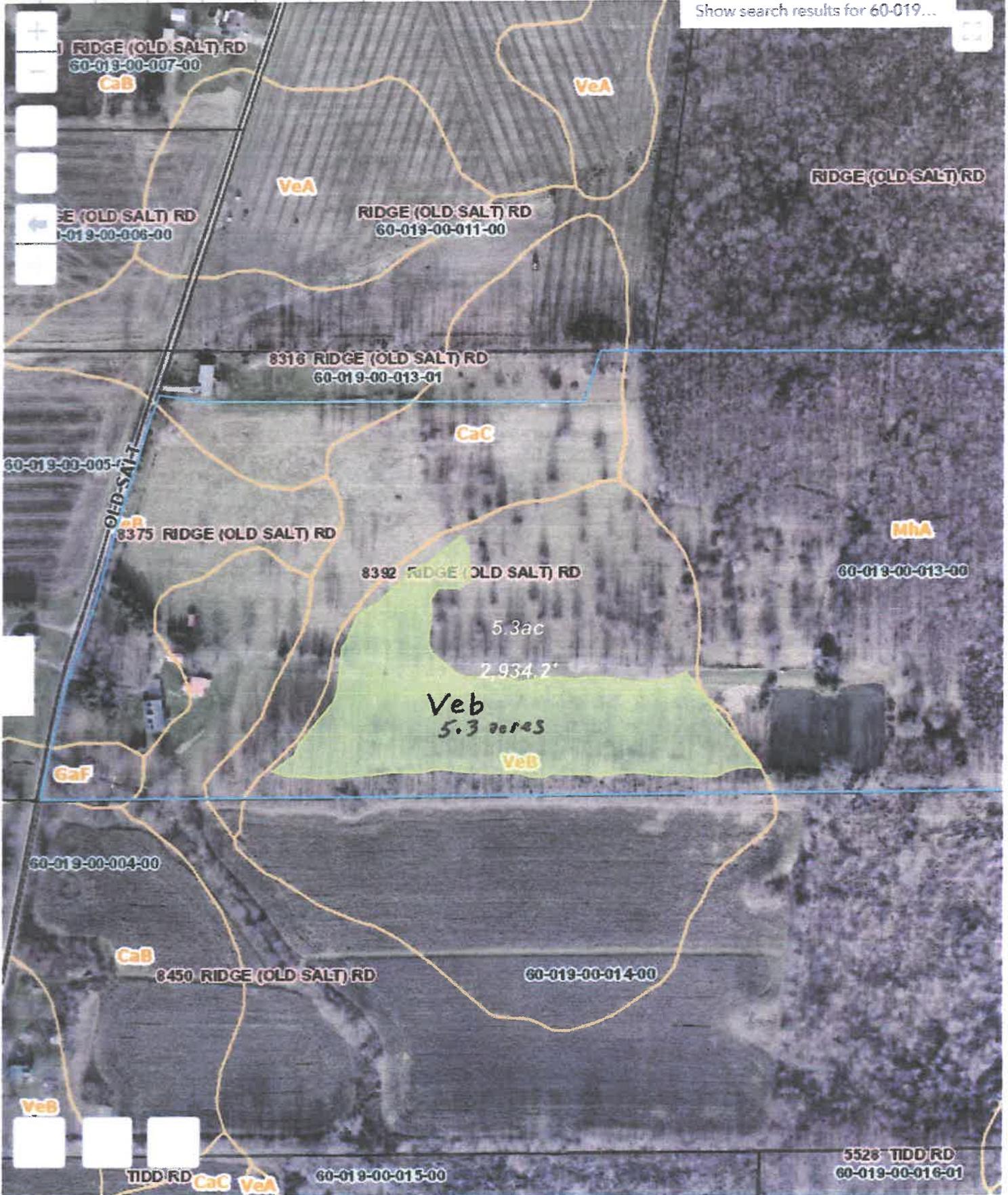


Show search results for 60-019...





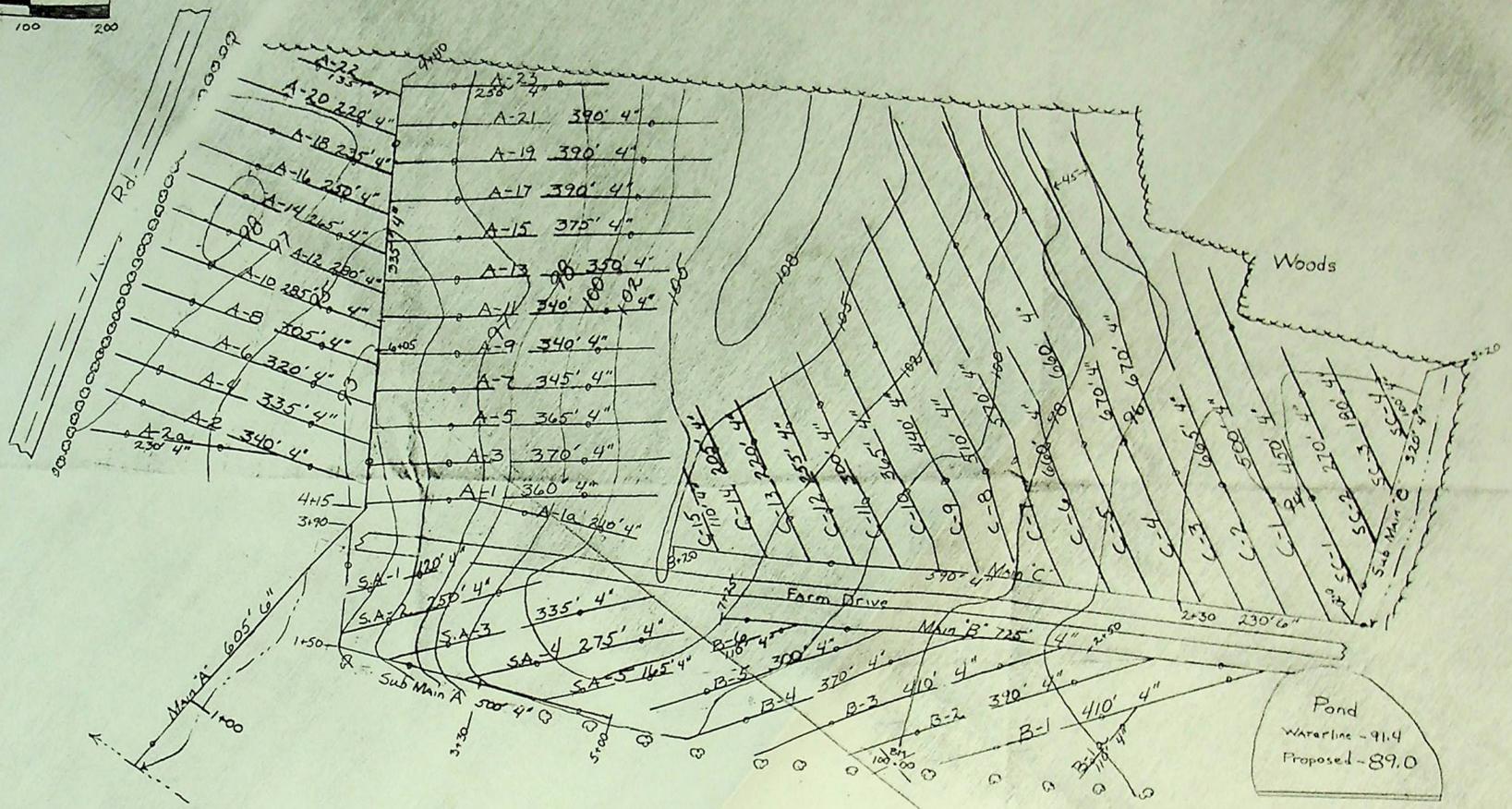
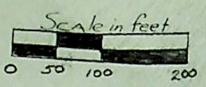
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NOTICE TO LANDOWNERS AND CONTRACTORS  
 UNLESS OTHERWISE SPECIFIED, ALL MEASUREMENTS OF PROFILES AND ELEVATIONS SHALL BE TAKEN FROM THE PLAN REFERENCE POINTS. THE CONTRACTOR SHALL PRACTICE LATENCY FOR ALL SIZES AND TYPES OF TUBING MADE BY THE MANUFACTURER. OBSERVATIONS SHALL BE MADE AS TO THE QUALITY AND NON-INTERFERENCE OF UNMARKED LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OTHER UNDERGROUND UTILITIES.  
 PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTORS OF PIPELINE SHALL NOTIFY THE PROPERTY OWNER OF THE PROJECT. THE CONTRACTOR SHALL ADVISE THE DATE AND TIME OF THE START OF CONSTRUCTION. THE PROPERTY OWNER IS RESPONSIBLE FOR GIVING THIS NOTICE.

- 1) Corrugated plastic tubing shall be in ASTM-F-449
- 2) All manholes spaced 45'
- 3) Minimum cover over tile is 24"
- 4) Manufactured fittings shall be used
- 5) Ditch at East end must be lowered 10'
- 6) Pond waterline must be lowered 2.4'
- 7) Outlets must have 10' of freeboard, 10' of smooth steel and animal guards



Design Data

Line	STATION	Grade	Size	Acres	Acres Needed	cfs	Acres Capacity	cfs	Capacity
Main A	0+00-1+00	0.22%	6"	9.1	14	.145		.220	
	1+00-4+15	1.97%	6"	9.1	43	.145		.680	
	4+15-6+05	0.16%	6"	7.9	12	.123		.190	
	6+05-9+40	1.13%	4"	4.3	11	.069		.170	
Sub Main A	0+00-1+50	0.80%	4"	1.2	9	.020		.145	
	1+50-3+30	2.80%	4"	.8	18	.012		.286	
	3+30-5+00	1.20%	4"	.2	11	.004		.170	
	5+00-6+25	0.80%	4"	2.1	9	.034		.145	
	6+25-7+25	1.40%	4"	1.2	12	.018		.192	
	7+25-8+25	0.26%	4"	5.4	15	.087		.243	
		0.50%	4"	4.4	13	.070		.199	
			4"	1.0	3.5	.016		.057	

Materials Needed

Line	6"	4"	6"x4'y	4"x4'y	6"x4't	4"x4't	6"-45"
Main A	605'	7785'	9	16	-	-	1
Sub Main A	-	1645'	-	5	-	1	-
Main B	-	2825'	-	7	-	-	-
Main C	230'	7390'	4	11	1	-	-
Sub Main C	-	1000'	-	4	-	-	-
Total	835'	20,645'	13	43	1	1	1

Benchmark  
 10d nail in 7" ash fence post in  
 fenceline of southern property line.  
 Assume 100.00

ANY CHANGES TO THIS DESIGN WITHOUT  
 PRIOR APPROVAL OF THIS OFFICE, COULD  
 RESULT IN THE FAILURE OF THIS CON-  
 SERVATION PRACTICE.

ASHSTABLE SOIL  
 SOIL CONSERVATION SERVICE  
 77 NORTH CHESTNUT STREET  
 JEFFERSON, OHIO 44047  
 TELEPHONE: 576-4316

ec1

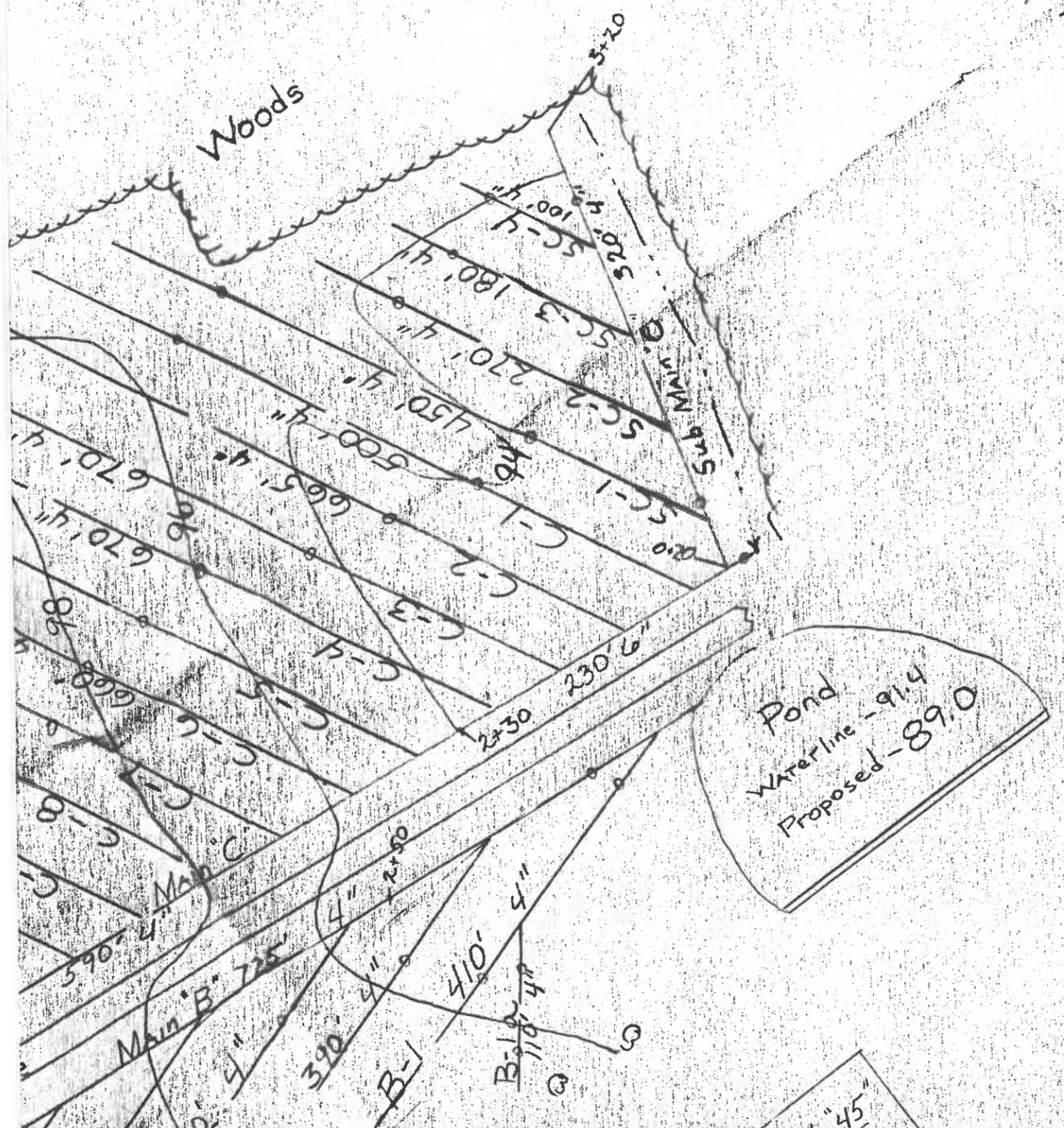
Field

# LOCATION / Soils Map

## Legend

- Proposed tile
- Contour
- Benchmark
- Property line
- Woods boundary
- Perennial stream
- Building

- Fr - Frenchtown silt loam.
- Hm - Holly silt loam.
- VeB - Venango silt loam, 2-6% slopes
- VeB2 - Venango silt loam, 2-6% slopes, moderately eroded.
- VeC2 - Venango silt loam, 6-12% slopes, moderately eroded.



**ANY CHANGES TO THIS DESIGN WITHOUT PRIOR APPROVAL OF THIS OFFICE, COULD RESULT IN THE FAILURE OF THIS CONSTRUCTION PRACTICE.**

ASHTABULA SWCD  
 CONSERVATION SERVICE  
 CHESTNUT STREET  
 OHIO 44047  
 578-4945

Tom Mc Guinness Williamsfield Twp.  
 Subsurface Drainage Class I  
 Ashtabula SWCD  
 U. S. DEPARTMENT OF AGRICULTURE  
 SOIL CONSERVATION SERVICE

Designed *KCC*  
 Drawn *KCC*  
 Traced *ADZ*

Date *3/81*  
 Title *Subsurface Drainage*  
 No. *1* of *1*

Approved by *[Signature]*  
 Title *Asst. SWCD*