

PROPERTY VALUE DISPUTE 2023 TAXES
(PREPARED 3-15-2024)

PERMANENT PARCEL: 03-002-00-013-01

OWNER: RESERVE ENVIRONMENTAL SERVICES INC
4633 Middle Road
Ashtabula Ohio 44005

Reserve Environmental Services Inc (RES) has undergone major changes in the last decade and does not operate as it has in the past. Land had been purchased decades ago for future expansion of operations, however, the expansion never occurred. We are filing this information because we dispute the valuation the County has placed on the property value of this parcel.

This property is zoned Industrial. This parcel is 217.16 acres and has no structures. There are test wells on the property to monitor ground water. The County valuation on the Auditor web site for all the property is \$390,900. The parcel is substantially wetlands. Pictures are included for reference.

RES proposed the property valuation to be \$173,700.

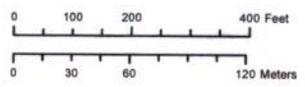




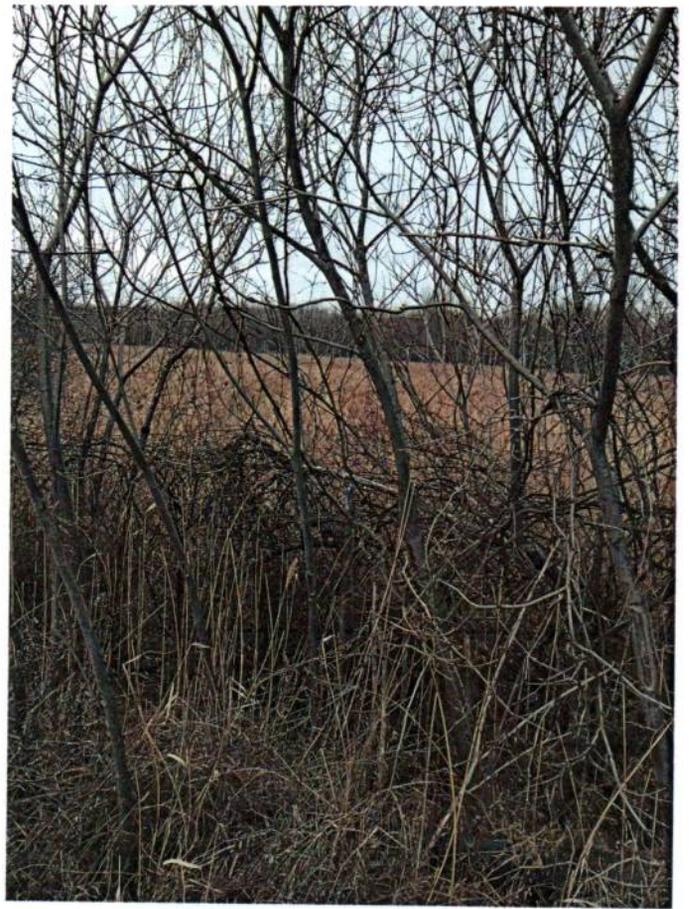
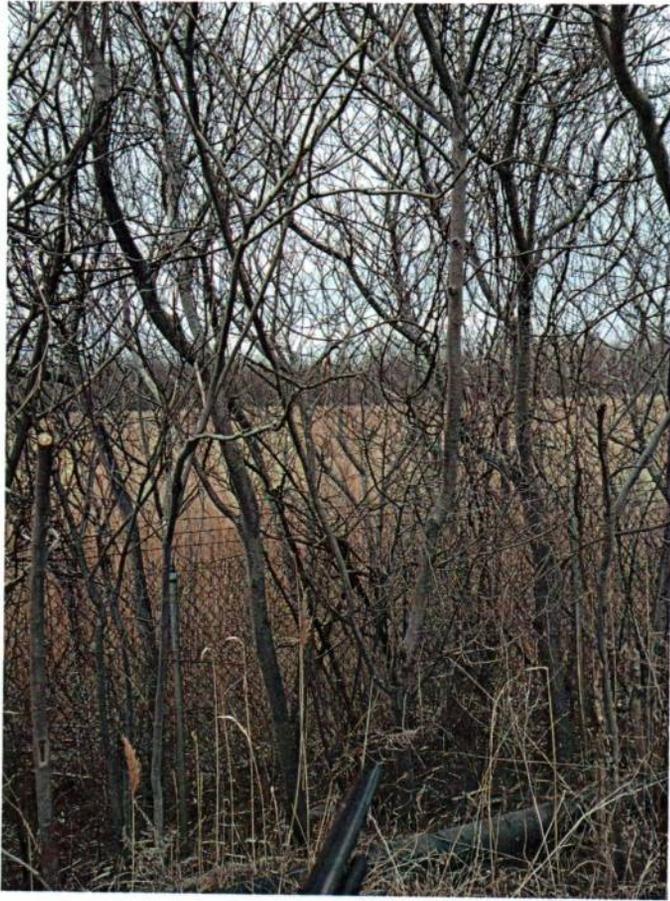


Figure 5. Site Map of Wetlands and Other Water Resources. La Bounty Road.

- Sample Plot
- Wetland (PEM)
- Wetland (PFO)
- Wetland (PSS)
- Upland
- Project Area
- Project Parcel Boundary



Basemap courtesy of Esri.



- Parcel Summary
- Values
- Land
- Sales
- CAUV/AG District
- Dwelling
- Commercial
- Outbuildings
- Manufacturer Home
- Photos
- Map
- Sketch
- Tax Summary
- Prior Tax Year
- Payment History
- Yearly Summary
- Special Assessments
- Hearing & Tracking
- Tax Distribution

PARID: 030020001301
 NBHD: 8310C
 RESERVE ENVIRONMENTAL

JUR: 04
 ROLL: RP
 LAKE (SR 531) RD E

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Land Summary

| Line # | Land Class | Land Type | Land Code | Square Feet | Acres | Rate | Market Land Value |
|---------------|------------|-----------|---------------|------------------|-----------------|----------|---------------------|
| 1 | - | A-ACREAGE | 4-UNDEVELOPED | 9,459,402 | 217.1580 | 1,800.00 | \$390,880.00 |
| Total: | | | | 9,459,402 | 217.1580 | | \$390,880.00 |

Land

| | |
|--------------------|---------------|
| Line # | 1 |
| Land Type | A-ACREAGE |
| Land Code | 4-UNDEVELOPED |
| Square Feet | 9,459,402 |
| Acres | 217.1580 |
| Land Units | |
| Actual Frontage | |
| Effective Frontage | |
| Override Size | 217 |
| Actual Depth | |
| Table Rate | 750.00 |
| Override Rate | 1,800.00 |
| Depth Factor | 1 |
| Influence Factor | |
| Influence Codes | |
| Nbhd Factor | 1 |
| Notes | 0 |
| Value | \$390,880.00 |
| Exemption Pct | |
| Homesite Value | |

Actions

- [Neighborhood Sales](#)
- [Printable Summary](#)
- [Printable Version](#)

Reports

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PARID: 030020001301 JUR: 04
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 RESERVE ENVIRONMENTAL LAKE (SR 531) RD E

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Parcel

Address Unit LAKE (SR 531) RD
 Class I - INDUSTRIAL
 Land Use Code 300 - 300
 Tax Roll RP_OH
 Acres 217.158
 Political Subdivision
 Taxing District 03
 District Name ASHTABULA TWP-BUCKEYE LSD
 Gross Tax Rate 87.87
 Effective Tax Rate 77.57966
 Neighborhood 8310C

Owner

Owner RESERVE ENVIRONMENTAL SERVICES INC

Notes

Tax Mailing Name and Address

Mailing Name 1 RESERVE ENVIRONMENTAL
 Mailing Name 2 SERVICES INC
 Address 1 PO BOX 1038
 Address 2
 Address 3 ASHTABULA OH 44005
 Mortgage Company
 Mortgage Company
 Tax Year 2023

Legal

Legal Desc 1 SEC 1 --11,13,14 & 15
 Legal Desc 2
 Legal Desc 3
 Notes
 Survey

Taxes Due (Tax Year 2023)

| Tax Roll | Delq Taxes | 1ST Taxes | 2ND Taxes | Total |
|----------|------------|-----------|-----------|------------|
| RP_OH | | \$0.00 | \$0.00 | \$5,307.22 |

Homestead Credits

Homestead Exemption NO
 2.5% Reduction NO

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Parcel Summary

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Appraised Value (100%)

| Year | 2023 |
|--------------------|-----------|
| Appraised Land | \$390,900 |
| Appraised Building | \$0 |
| Appraised Total | \$390,900 |
| CAUV | \$0 |

Assessed Value (35%)

| | |
|-------------------|-----------|
| Assessed Land | \$136,820 |
| Assessed Building | \$0 |
| Assessed Total | \$136,820 |
| CAUV | \$0 |

Value History

| Year | Land | Building | Total | CAUV |
|------|-----------|----------|-----------|------|
| 2021 | \$390,900 | \$0 | \$390,900 | \$0 |
| 2022 | \$390,900 | \$0 | \$390,900 | \$0 |
| 2023 | \$390,900 | \$0 | \$390,900 | \$0 |

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