

From: [Pam Ruhland](#)
Sent: Monday, April 1, 2024 3:19 PM
To: [BOR](#)
Subject: 3324 North Homewood 03-042-00-091-00
Attachments: Homewood property taxes.pdf; 20240319_123801.jpg

Please find attached my appeal for property taxes for the above property . It is a rental property that is rented for \$950 a month. The property is well maintained and yet is not to the same level as a private residence. In order to keep a steady renter and reduce wear and tear on the property we did not raise rent after Covid as the current tenant was unable to afford a higher rent. The property needed a complete replacement of the back roof in 11/2023. We attempted to sell this property prior to Covid and did not get any offers even though it was well priced. It is a difficult property to sell because the backyard shares a wall with Subway. That wall has emergency exits for Subway so cannot be blocked for safety reasons. We had many showings where the comment was they felt it was unsafe for the doors from another building to open into the fenced back yard and yet there is no way to change the fence location and leave enough room for safe egress without significantly reducing the backyard and eliminate a small shed on the property. This unique situation makes the house less desirable to sell than a house of equal square footage, location, and condition.

Thank you for your consideration
Pamela Pierce-Ruhland

Bill of Receipt

Date 12/1/23

This is a bill of receipt for work completed at 3324 North Homewood Ave, Ashtabula Ohio 44004.

Scope of work:

Lower / east roof: shingle removal, est 5.5 squares

OSB/plywood removal/replacement

Fascia removal / replacement

Gutter removal

Soffit removal where needed

Purchase of Materials (base/cap sheet rolled roofing, replacement OSB, fascia metal, drip edge/metal)

Removal of waste shingles and materials

Install of base and cap sheet

Install of flashing up side wall of roof

Reinstall new deck boards, existing or new soffit, fascia metal, drip edge

Install metal on shed roof (this was added onto project)

Initial quote: \$4500

Extras, unforeseen expenses and add-ons: \$900.00

Total Invoice: \$5400.00

Payments: Check to be made to "Dan Pizzoferrato"

Materials Check #2370 for \$2200.00 (Paid 10/26/23)

Final amount check #2372 for \$3200.00 (Paid 12/1/23)

Balance Due: \$ 0.00. (Paid in full).

Dan Pizzoferrato

