

Tax year ~~2025~~ 2024 BOR no. 0010

County ASHTABULA Date received

FEB 12 2025

Ashtabula County Board of Revision

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.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Park Place Non-Profit Center Co	145 W 46th St Ashtabula OH 44004	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 440-415-3547; andrea@thebusinessofgood.org			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
05-208-00-010-00		4617 Main Ave Ashtabula City	
7. Principal use of property			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
05-208-00-010-00	5,000	23,700	(18,700)
9. The requested change in value is justified for the following reasons: Entire building at 4617 Main Ave was structurally compromised and demolished in October 2024. Owner assumed cost of demolition and removal of all debris.			

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 [x] No [] 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 02/12/2025 Complainant or agent (printed) Andrea Bushweiler Title (if agent) Treasurer

Complainant or agent (signature) *Andrea Bushweiler*

Sworn to and signed in my presence, this 12th day of February, 2025
(Date) (Month) (Year)

Notary *Kimberley E. Fenton*



KIMBERLEY E. FENTON
Notary Public, State of Ohio
My Commission Expires:
July 31, 2026

Kim Fenton

From: Kim Fenton
Sent: Wednesday, February 12, 2025 2:46 PM
To: bor@ashtabulacounty.us
Cc: Andrea Bushweiler; Kelly Sposito
Subject: Park Place Non-Profit Center - BOR complaint
Attachments: Park Place Non-Profit Center - BOR Complaint.pdf

Attached is a Complaint Against the Valuation of Real Property for Parcel Number 05-208-00-010-00 owned by Park Place Non-Profit Center, an Ohio nonprofit corporation.

Please let us know if you need any additional information.

Thank you.

Kim Fenton
Administrative Assistant
Park Place Non-Profit Center Co.
145 W 46th Street
Ashtabula OH 44004
440.994.9786

Thank you, Tara!
Kim

Clear Form

COPY

Tax year ~~2025~~ 2024

BOR no. 0010

FILED ON

DTE #
Rev. 12/22

County ASHTABULA

Date received FEB 12 2025

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Ashtabula County
State of Ohio

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FILED ON

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Complainant or agent (signature) *Andrea Bushweiler*

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(Date) (Month) (Year)

Notary *Kimberley E. Fenton*



KIMBERLEY E. FENTON
Notary Public, State of Ohio
My Commission Expires:
July 31, 2026



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

FORWARDING SERVICE REQUESTED

REAL PROPERTY 1ST HALF 2024

DUE 03/05/2025

PARK PLACE NON-PROFIT CENTER CO
 145 W 46TH ST
 ASHTABULA OH 44004



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

PARCEL ID:	05-208-00-010-00
PARCEL LOCATION:	4617 MAIN AVE
TAX DISTRICT:	ASHTABULA TWP-ASH CITY/ASH CSD
OWNER NAME:	PARK PLACE NON-PROFIT CENTER CO
LEGAL INFORMATION:	96 TOWN

Gross Tax Rate 85.910000	Non-Business Credit Factor 0.081134	Acres 0.0800
Reduction Factor 0.159092	Owner Occupancy Credit Factor 0.020283	Class C
Effective Tax Rate 72.242412		LUC 420

100% APPRAISED VALUE			CURRENT TAX DISTRIBUTION		TAX VALUES	
Land	Building	Total	ASHTABULA COUNTY	91.45	REAL ESTATE TAXES	713.14
7,500	16,200	23,700	ASHTABULA AREA CSD	303.90	REDUCTION FACTOR	-113.50
TAXABLE VALUE			ASHTABULA CO SCH FINANCING DISTRICT	12.10	SUBTOTAL	599.64
Land	Building	Total	A-TECH	22.68	NON BUSINESS CREDIT	0.00
2,630	5,670	8,300	ASHTABULA TWP	2.00	OWNER OCCUPANCY CREDIT	0.00
Homestead	CAIV	TIF Value	ASHTABULA CITY	141.46	HOMESTEAD REDUCTION	0.00
	0	0	ASHTABULA TWP. PARK DISTRICT	9.56	CAUV RECOUPMENT	0.00
SPECIAL ASSESSMENT			ASHTABULA COUNTY DISTRICT LIBRARY	12.46	CURRENT NET TAXES	599.64
PRQJ# AND DESCRIPTION	DELINQUENT	CURRENT	ASHTABULA CO METRO PARKS	4.03	CURRENT ASSESSMENTS	46.58
19005-9-1-1 EMERGENCY	0.00	4.50			FULL YEAR TAXES & ASMTS	646.22
31092-ASHTABULA CITY	0.00	37.08	SPECIAL ASSESSMENT	46.58	HALF YEAR TAXES & ASMTS	323.11
19006-COUNTYWIDE RECY	0.00	5.00	TOTAL	646.22	PENALTIES	0.00
TOTAL					INTEREST	0.00
	0.00	46.58			ADJUSTMENTS	0.00
TO AVOID 10% PENALTY PAY ON OR BEFORE 03/05/2025			AVOID LATE FEES		DELINQUENT GENERAL TAXES	0.00
U.S. Postmarks are acceptable for timely payment			PAY ELECTRONICALLY BY AUTO WITHDRAW. A MONTHLY		DELINQUENT ASSESSMENTS	0.00
Cash, Checks, Money Orders & Credit Card Payments accepted.			ESCROW PLAN TO PREPAY TAXES IS ALSO AVAILABLE.		FULL YEAR TOTAL	646.22
Please see office phone directories on back of bill.			INFORMATION CAN BE FOUND ON WEBSITE.		PAYMENTS	
			WWW.ASHTABULACOUNTY.US/TREASURER		OTHER CREDITS	0.00
					HALF YEAR DUE	323.11
					Tax Bill Prepared on 01/08/25	

Detach and return this portion with payment

PARCEL LOCATION:	4617 MAIN AVE
PARCEL ID:	05-208-00-010-00
OWNER NAME:	PARK PLACE NON-PROFIT CENTER CO

**REAL PROPERTY
 1ST HALF 2024**
DUE 03/05/2025
**TAX BILL PREPARED
 ON: 01/08/25**



SCAN HERE TO PAY

PAY THIS AMOUNT:	
HALF YEAR:	323.11
FULL YEAR:	646.22

05-208-00-010-00



First Half Due: \$323.11

Total Due: \$646.22

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

PARK PLACE NON-PROFIT CENTER CO
 145 W 46TH ST
 ASHTABULA OH 44004

05208000100000032311000646223