

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

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 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 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 Form 12/22 Rev. 12/22

County ASHTABULA

Date received FEB 12 2025

Complaint Against the Valuation of Real Property

Ashtabula County
State of Ohio

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FILED ON

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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



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
					DELINQUENT GENERAL TAXES	0.00
					DELINQUENT ASSESSMENTS	0.00
					FULL YEAR TOTAL	646.22
TO AVOID 10% PENALTY PAY ON OR BEFORE 03/05/2025			AVOID LATE FEES		PAYMENTS	
U.S. Postmarks are acceptable for timely payment			PAY ELECTRONICALLY BY AUTO WITHDRAW. A MONTHLY		OTHER CREDITS	0.00
Cash, Checks, Money Orders & Credit Card Payments accepted.			ESCROW PLAN TO PREPAY TAXES IS ALSO AVAILABLE.		HALF YEAR DUE	323.11
Please see office phone directories on back of bill.			INFORMATION CAN BE FOUND ON WEBSITE.		Tax Bill Prepared on 01/08/25	
			WWW.ASHTABULACOUNTY.US/TREASURER			

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

Situs : 4617 MAIN AVE

Map ID: 05-208-00-010-00

LUC: 420

Card: 1 of 1

Tax Year: 2024

Printed: February 13, 2025

CURRENT OWNER
PARK PLACE NON-PROFIT CENTER CO
PO BOX 2300
ASHTABULA OH 44005-2300

Field Review Flag:

GENERAL INFORMATION
Routing No. 208-00 010-00
Class C-Commercial
Living Units
Neighborhood 8000C
Alternate Id
District
Zoning



Property Notes
CHECK FOR INTERIOR REHAB Note Codes:

Land Information						
Type	Size	Influence Factors	Infl %	Value		
1-Primary Site	SF	3,484 E-Economic 6-Status	-10	7,530		
Total Acres: .08		Legal Acres: .08				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	2,630	7,500	7,500	7,500	0
Building	5,670	16,200	16,200	94,864	0
Total	8,300	23,700	23,700	102,364	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	1-COST APPROACH				

Entrance Information			
Date	ID	Entry Code	Source
08/10/21	SY	4-Unoccupied	3-Other
10/02/20	SY	4-Unoccupied	3-Other
07/18/19	SR	4-Unoccupied	3-Other
05/08/13	RBT	6-Occupant Not Home	3-Other

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status
10/18/24	C2024-010€	30,000	DEMO	Demolition	Open Permit

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
03/30/21	12,000	2-Land And Building	U-Not Validated		GW-General Warranty	ROMANO INVESTMENT HOLDINGS LLC
12/22/17		2-Land And Building	E-Exempt Conveyance (Sale Price O		SD-Sheriff Deed	TUCKER REAL ESTATE HOLDINGS LLC
02/19/16		2-Land And Building	M-Sale Involving Multiple Parcels		QC-Quit Claim	TUCKER BOBBY J
02/06/04	35,000	2-Land And Building	U-Not Validated	0107/9433	WD-Warranty Deed	SAR-REE INC

Property Factors
Topo: 2-Level
Utilities: 6-All
Street/Road: 0-Paved
Traffic: 3-Nominal
Location: 1-Central Business Dist
Spot Loc:

Legal Description
Parcel TieBack:
Legal Descriptions:
96 TOWN
Addl.TieBack: N

Inspection Witnessed By _____

Situs : 4617 MAIN AVE

Parcel Id: 05-208-00-010-00

LUC: 420

Card: 1 of 1

Tax Year: 2024

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Building Information	
Year Built/Eff Year	1900 /
Building #	1
Structure Type	371-Downtown Row
Identical Units	1
Total Units	
Grade	C-2
# Covered Parking	
# Uncovered Parking	
DBA	VAC OFFICE

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
1	B1	B1		3,036	310	084-Multi Use Stor	8	04-Brick & C	1-Wood Frame/Joist	100	2-Normal	1-Hot Air	0-None	2-Normal	1	1	
2	01	01		3,036	310	083-Multi Use Retz	14	04-Brick & C	2-Fire Resistent	100	2-Normal	1-Hot Air	0-None	2-Normal	1	1	
3	02	02		920	126	082-Multi-Use Offic	12	04-Brick & C	2-Fire Resistent	100	2-Normal	1-Hot Air	0-None	2-Normal	1	1	

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	3,036	084-Multi Use Storage	15		3,420
2	3,036	083-Multi Use Retail	15		9,280
3	920	082-Multi-Use Office	15		3,460

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

Situs : 4617 MAIN AVE

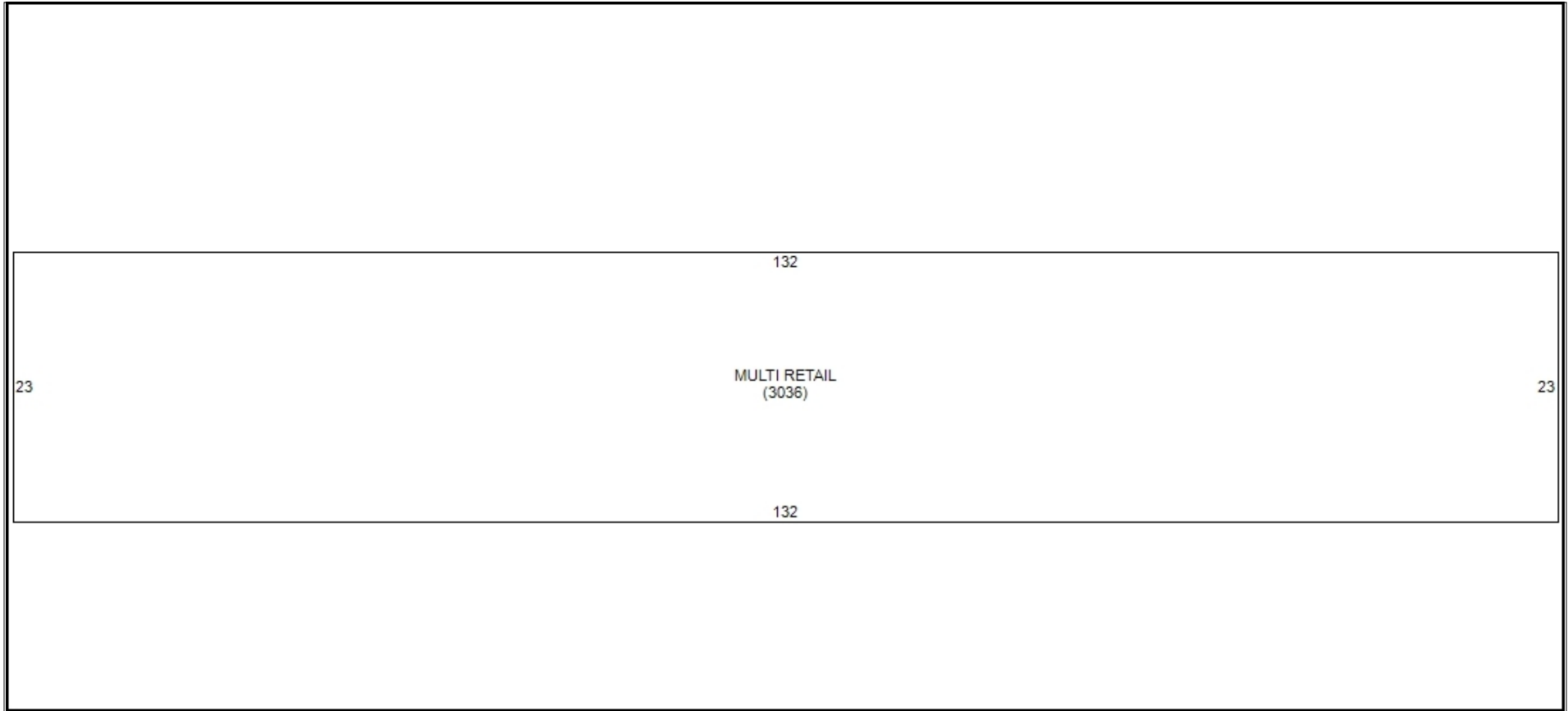
Parcel Id: 05-208-00-010-00

LUC: 420

Card: 1 of 1

Tax Year: 2024

Printed: February 13, 2025



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MULTI RETAIL
(3036)

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23

23

Additional Property Photos

Situs : 4617 MAIN AVE

Parcel Id: 05-208-00-010-00

LUC: 420

Card: 1 of 1

Tax Year: 2024

Printed: February 13, 2025

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
23	S	001	23-Multi Use Office	0	920	7.50	6,900	10		0	6,210	30			1,863	1,863	4,350
24	S	001	24-Multi Use Sales	0	3,036	6.00	18,220	15		0	15,490	20			3,098	3,098	12,390
25	S	001	25-Multi Use Storage	0	3,036	3.50	10,630	15		0	9,040	15			1,356	1,356	7,680

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income

Building Cost Detail - Building 1 of 1

Total Gross Building Area	6,992
Replace, Cost New Less Depr	16,160
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	16,160
NBHD Fact	1.0000
Value per SF	2.31

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Net Income	24,420
Capitalization Rate	0.110000
Sub total	102,364
Residual Land Value	
Final Income Value	102,364
Total Gross Rent Area	6,992
Total Gross Building Area	6,992

Misc & Gross Blding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Situs : 4617 MAIN AVE

Parcel Id: 05-208-00-010-00

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Card: 1 of 1

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Comments			
Number	Code	Status	Comment
1	FLD	DC	20010816 JM C#01 - 2ND FLR SEE LINE ITEM
2	FLD	DC	REV14-CHGD LUC-PROP FAC-LOC FAC-COM BLDGS-INT/EXT INFO-REMOVE PB1
6	FLD	DC	7-19, SR NO CHANGE, NO RECHECK
7	FLD	RV	REV20 BUILDING VACANT, POOR CONDITION & IN NEED OF REHAB @ REVIEW, 2017 TRANSFER
8	FLD	RV	FOR \$12,264 VIA A SHERIFF SALE
9	FLD	RV	10/2/20,SY,BLDG VACANT
10	FLD		BLD VAC.AND POOR COND. NVC 1-1-21 NO RECK.

Situs : 4617 MAIN AVE

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Received

MAR 03 2025

Ashtabula County Auditor
Scott Yamamoto

Ashtabula County Auditor
Scott Yamamoto

25 W. Jefferson St.
Jefferson, OH 44047
Phone: (440) 576-3793

BOR #2024-0010

PARCEL ID	CURRENT AUDITOR VALUE	OWNER OPINION OF VALUE
05-208-00-010-00	\$23,700	\$5,000

Resolution: Set value to **\$13,500** for tax year 2024 adjusting the building condition to unsound. Building still existed as of lien date of 1-1-24. Building value will be completely removed for tax year 2025.

I ACCEPT the resolution and waive my right to appeal this result.

Signature: Andrea Bushweiler Date: 2-26-25

Print Name: Andrea Bushweiler, Treasurer and CFO

I DECLINE the resolution and understand a hearing will be scheduled.

Signature: _____ Date: _____

Print Name: _____



**Ashtabula County Auditor
Scott Yamamoto**

25 W. Jefferson St.
Jefferson, OH 44047
Phone: (440) 576-3793

February 20, 2025

Park Place Non-Profit Center Co.
c/o Andrea Bushweiler
145 W 46th St.
Ashtabula, OH 44004

BOR 2024-0010

Dear Property Owner:

After reviewing your complaint, analyzing the property record card, and evaluating other available information about your property, the County Auditor's office proposes a settlement. The attached settlement worksheet represents the current opinion of the Auditor.

If you agree with the Resolution, sign and return the worksheet to the Auditor within fourteen (14) days of this mailing. In doing so, and if the Board of Revision also agrees to the settlement, you will receive a Result Letter stating the acceptance by the Board.

If you disagree with the Resolution, sign and a hearing will be scheduled with the Board of Revision. If the Auditor does not receive your signed acceptance within fourteen (14) days, it is presumed that you disagree, and a hearing will be scheduled.

If you have any questions regarding this proposal, please call 440-576-1484.

Sincerely,

Scott Yamamoto
Ashtabula County Auditor