



# Ashtabula County Auditor David Thomas

25 West Jefferson Street  
Jefferson, Ohio 44047-1092  
Phone: 440-576-3783 ~ Fax: 440-576-3797  
auditor@ashtabulacountyauditor.org

Austin Road LLC  
12283 Albion Rd  
North Royalton, OH 44133

September 5, 2024

## **FAILED TO APPLY AS NEW OWNER**

Dear Property Owner,

Current Agricultural Use Valuation, or CAUV is a program which reduces the taxable value of commercial agriculture land to its agricultural use value. The parcel(s) listed below were enrolled in this real estate tax savings program.

**Failure to file an initial application as the new owner. Please complete the attached application and return by September 27, 2024 to continue to qualify.**

ORC 5713.34 states that any land that has been converted to a non-agricultural use shall be valued for real estate tax purposes at its current market value and shall be charged recoupment equal to the amount of real estate tax savings on the converted land during the three tax years immediately preceding the year in which the conversion occurs.

The acreage listed below will no longer receive the CAUV benefit and a one-time recoupment charge will appear on the 2023 tax year bill which is payable in the year 2024.

Parcel	CAUV #	Total Acres	Converted Acres	Estimated Recoupment Charge
17-016-00-017-01	3970	48.5268	48.5268	\$7,628.97

Please contact our office if you have any questions or concerns. You have the right to appeal this determination per ORC 5715.19.

Sincerely

*Heather Hall*

Heather Hall  
CAUV Specialist  
(440) 576-3788  
hrhall@ashtabulacounty.us

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

7021 2720 0002 3678 5538

And CAUV 17-3970 OFFICIAL USE

Certified Mail Fee

\$ 4.85

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ 4.10  
 Return Receipt (electronic) \$ \_\_\_\_\_  
 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage

\$ 0.69

Total Postage and Fees

\$ 9.64

Sent To

Street and Apt. No.,

City, State, ZIP+4®

Austin Road LLC  
12283 Albion Rd  
North Royalton, OH 44133



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Austin Road LLC  
 12283 Albion Rd  
 North Royalton, OH 44133



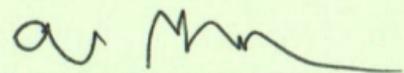
9590 9402 7703 2122 0824 97

2. Article Number (Transfer from service label)

7021 2720 0002 3678 5538

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X 

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

9-10-24

D. Is delivery address different from item 1?

Yes

If YES, enter delivery address below:

No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery

Mail

Mail Restricted Delivery

30)

And CALL 17-39170





CAUV  
Auditor's Review Notes

CAUV # 3970

Date: 9/10/2024  
Report By: H. Hall

<u>Application #</u>	<u>PIN</u>	<u>Status</u>	<u>Crop</u>	<u>Inspection Type</u>	<u>Self Certify</u>	<u>Inspection Date</u>
3970	17-016-00-017-01	App_Renewal	Forestry inspection in 2027	Office		3/8/2024 5:00:00 AM



# CAUV Auditor's Review Notes

2022

CAUV # 2977

Date: September 1, 2022

Report By: np & sw

Recheck Date:

Parcel	Status	Inspection	Crop	Self Certify	Review Date
17-016-00-017-01	Qualify	Field			
54-016-00-012-08	Qualify	Field			

**Inspection Comments    Recheck Comments    Recheck Date**

Geneva - Nursery stock all grown up. Doesn't seem to have any cut or dug. Rest of woods ok. Property has for sale sign.

Sheffield property - approved. Small area of grapevines. I will talk with landowner about working on them. Reinspect 2027. Must see grapes completely controlled, crop tree release done on Stand 1.

4-4-2024 - 17-016-00-017-01 split out 2.1304 ac's to 017-13, diff owner and will not qualify. Remove for 2024

017-13  
row 0.1377  
cta (w) 1.9927

**CAUV # 2977**

Date: 7/23/2021 4:01:58 PM

Report By: hrhall

Recheck Date:

**Status Type:** DENY

**Inspection Type:** FIELD

**Parcel Details:**

				<i>Review Date</i>
17-016-00-017-01	Field	Qualify	Check crop with forestry	7/15/2021 3:56:43 PM
54-016-00-012-08	Field	Qualify	Inspect forestry in 2022	7/23/2021 4:00:36 PM
54-016-00-012-13	Field	Deny	Inspect forestry in 2022. Trees growing in field	7/23/2021 4:01:58 PM

**Comments**

**Recheck Comments**

