

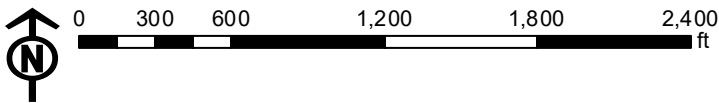
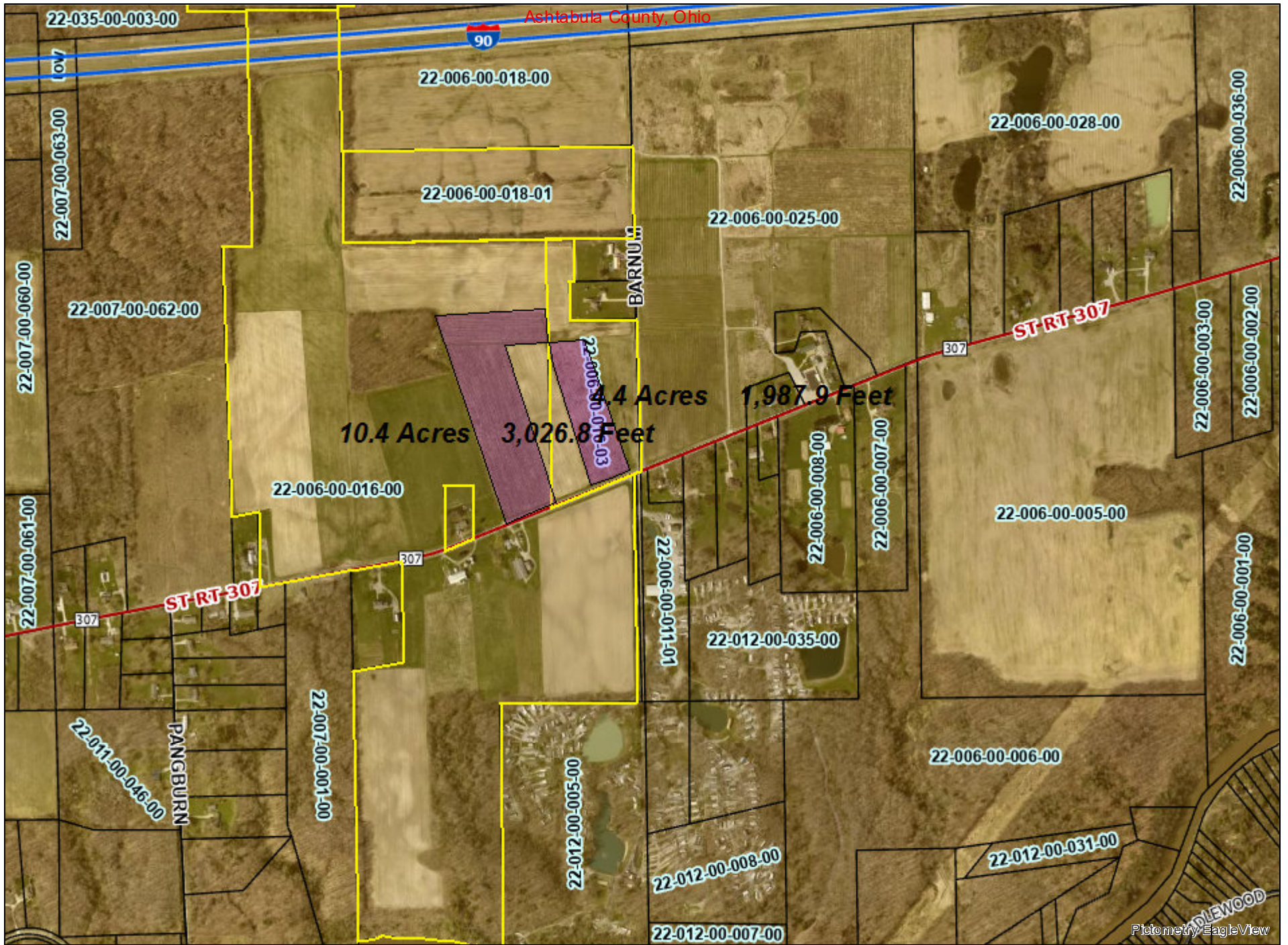
1 inch = 752 feet

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Pictometry EagleView

Property Lines are graphic representations and are NOT survey accurate.





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Property Lines are graphic representations and are NOT survey accurate.

### CURRENT AGRICULTURAL USE VALUATION RENEWAL APPLICATION

File with the county auditor prior to the first Monday in March.

To continue to receive current agricultural use valuation, the owner must file this renewal application with the county auditor prior to the first Monday in March each year. Failure to do so may result in a tax increase and a penalty. A new owner must file an initial application form (DTE 109) even if the previous owner was on the program. The back of this page has details concerning eligibility requirements.

Application Number 0784

WELKER OWNER LLC (Applicant Name)  
WELKER OWNER LLC  
4820 CLAY ST  
GENEVA OH 44041

Phone \_\_\_\_\_ Email SBELL@SPIREACADEMY.COM Tax year 2025 County ASHTABULA

3.	Parcel number	Acres	Parcel number	Acres
	22-006-00-016-03	13.2460	22-006-00-018-01	20.7730
	22-002-00-001-01	56.5129	22-001-00-043-00	98.1543
	22-006-00-016-00	154.2860		

4. If the total acres used for a qualifying commercial agricultural purpose is less than ten (10) acres, show the gross income produced from agricultural products last year from these acres \$ \_\_\_\_\_ and projected gross income for the current year \$ \_\_\_\_\_. In the table below, provide the number of bushels or tons per acre by crop, the price per bushel or ton and the gross income for last year. Specify other units of measure as needed. Any income received for rent of land is not included.


Farmed Acres	Use of Land (crop)	Units/Acre	Price/Unit	Gross Income

5. Will the general farming operations on any of these parcels change this year? no (yes/no)  
If yes, please attach an explanation regarding the use of these parcels for this year.

6. List the acreage in each crop or land use for the current year. The entire acreage above must be accounted for below.

Anticipated land use for the current year:	Acres
Commodity crops -- corn/soybeans/wheat/oats	
Hay -- baled at least twice a year	
Permanent pasture -- used for commercial animal husbandry	
Noncommercial woodland -- contiguous to 10 (ten) acres of farmed land	
Commercial timber	
Other crops -- nursery stock/vegetables/flowers	
Homesite(s) --- minimum 1 (one) acre per house	
Roads/waste/pond	
Conservation program --- CRP/CREP/etc. (provide the contract and map)	
Conservation practices limited to 25% or less of the total acreage (provide map)	
Other use, e.g. agritourism, biofuel production	
Total acres --- must match acres above	

I declare under penalties of perjury that I have examined this application and, to the best of my knowledge and belief, it is true, correct and complete. I authorize the county auditor to inspect this property and I agree to provide documentation of income, if requested, to verify the accuracy of this application.

  
Signature of owner

2/25/26  
Date



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

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

*Aud CAUV 9-30-2025 784*  
**OFFICIAL USE**

Certified Mail Fee

\$ *5.30*

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

- Return Receipt (hardcopy) \$ *4.40*  
 Return Receipt (electronic) \$ \_\_\_\_\_  
 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage

\$ *0.74*

Total Postage and Fees

\$ *10.44*

Sent To

Street and Apt. No., or PO Box #

City, State, ZIP+4®



Elmer A & Lucy A Glick  
5559 Loveland Rd  
Jefferson, OH 44047

5429 829E 3620 0000 2220 0220 7207



**Ashtabula County Auditor**  
**Scott Yamamoto**  
 25 W. Jefferson St.  
 Jefferson, OH 44047  
 Phone: (440) 576-3793

**FAILED TO FILE RENEWAL  
 APPLICATION**

Welker Owner LLC  
 4820 Clay St  
 Geneva, OH 44041

August 20, 2025

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.

**Failed to file annual renewal application, last time one was turned in was in 2020. Please fill out attached renewal by September 22, 2024. We need these back EVERY year. We also need to remove acres that have not been commercially farmed in a long time.**

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 2024 tax year bill which is payable in the year 2025.

Parcel	CAUV #	Total Acres	Converted Acres	Estimated Recoupment Charge
22-001-00-043-00	784	98.1543	98.1543	\$7,433.98
22-002-00-001-01	784	56.5129	56.5129	\$8,955.31
22-006-00-016-00	784	154.286	154.286	\$19,576.59
22-006-00-016-03	784	13.246	13.246	\$3,392.15
22-006-00-018-01	784	20.773	20.773	\$3,769.73

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



CAUV  
Auditor's Review Notes

CAUV # 0784

Date: 9/9/2025  
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>
0784	22-006-00-018-01	App_Renewal	Beans	Field		6/24/2025 3:21:53 PM
0784	22-006-00-016-03	App_Renewal	Beans, remove grape area	Field		6/24/2025 3:20:30 PM
0784	22-001-00-043-00	App_Renewal	Beans, starting to remove grapes	Field		6/24/2025 2:05:59 PM
0784	22-002-00-001-01	App_Renewal	Grapes not managed, Harv corn in the back	Field		4/8/2025 1:53:57 PM
0784	22-006-00-016-00	App_Renewal	Remove grapes REDUCE ac's also	Field		4/8/2025 2:17:20 PM

**Inspection Comments**

Ask about unmanaged grapes



CAUV  
Auditor's Review Notes

CAUV # 0784

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>
0784	22-001-00-043-00	Heathers Box	corn, old grape orchard	Field		7/10/2024 7:11:05 PM
0784	22-002-00-001-01	Qualify	Harv beans	Field		3/12/2024 4:17:06 PM
0784	22-006-00-018-01	Qualify	beans	Field		7/10/2024 8:04:53 PM
0784	22-006-00-016-00	Qualify	Unharvested corn and possible hay	Field		3/12/2024 4:03:11 PM

**Inspection Comments**

Grapes have not been managed nor has the ones in the parcel next to it. A managing member stated that Henry's will be pulling them out this year and planting next year. Verify in 2025

Grapes are not trimmed but managed, concord grapes may be an issue. Flag for 2025



# CAUV Auditor's Review Notes

CAUV # 2468

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>
2468	22-006-00-016-03	Qualify	harv hay, middle field needs removed, unmanaged grapes	Field		7/10/2024 8:05:11 PM

### Inspection Comments

see blue area

9/30/2024 - Representative got us the initial application and noted that the farmer will be removing the grapes and planting row crops.