

Clear Form

Tax year 2025 BOR no. 0015 County Ashtabula Date received

Complaint Against the Assessment of Real Property Other than Market Value

Use this form to file board of revision complaints regarding assessment issues other than the market value of property. Complaints against market value should be filed on the DTE Form 1. Answer all questions and type or print all information. Read the instructions on the back before completing form. Attach additional pages as necessary.

[X] Original complaint [ ] Counter complaint Notices will be sent only to those named below.

Form with sections 1-9 and a table for parcel numbers. Section 7 table includes columns for Parcel number, # Acres, and Address of property.

10) The requested change is justified for the following reasons:

The land has continuously been devoted exclusively for commercial agricultural use. No change in use has occurred. The failure to timely renew was inadvertent. We are respectfully requesting reinstatement of CAUV classification without conversion penalty.

11) 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 penalty 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 02/25/2026 Complainant or agent [Signature] Title (if agent)

Sworn to and signed in my presence, this 25th day of February year

Notary [Signature] Signature



Clear Form

Tax year 2025 BOR no. 0015  
County Ashtabula Date received \_\_\_\_\_

DTE 2  
Rev. 12/22

### Complaint Against the Assessment of Real Property Other than Market Value

Use this form to file board of revision complaints regarding assessment issues other than the market value of property. Complaints against market value should be filed on the DTE Form 1. Answer all questions and type or print all information. Read the instructions on the back before completing form. Attach additional pages as necessary.

Original complaint  Counter complaint  
Notices will be sent only to those named below.

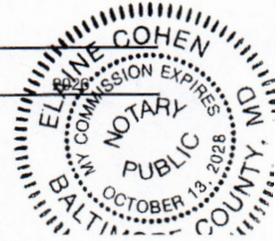
Name		Street address, City, State, ZIP code	
1) Owner of property	Welker Owner LLC	7225 Windsor Blvd, Windsor Mill MD, 21244	
2) Complainant if not owner			
3) Complainant's agent			
4) Telephone number of contact person	(410) 790-8937		
5) Email address of complainant			
6) Complainant's relationship to property, if not owner			
If more than one parcel number is included, see "Multiple Parcels" on back			
7) Parcel number from tax bill	# Acres, if applicable	Address of property	
22-001-00-043-00	98.15443	4820 Clay St	
22-001-00-044-00	.8264	4830 Clay St	
22-002-00-001-01	56.51	0 Clay St	
8) Indicate the reason for this complaint:			
<input type="checkbox"/> The classification of property under RC 5713.041. <input type="checkbox"/> The classification of property under RC 319.302. <input checked="" type="checkbox"/> The denial of a CAUV application filed under RC 5713.32 or the conversion of CAUV property under RC 5713.35. <input type="checkbox"/> The valuation of property on the agricultural land tax list. <input type="checkbox"/> Determination whether good cause exists for land on the CAUV program to remain idle under RC 5713.30(A)(4). <input checked="" type="checkbox"/> Determination of whether good cause exists for the failure to file a CAUV renewal application pursuant to RC 5713.351. <input type="checkbox"/> The denial of the partial exemption of a qualifying child care center under RC 323.16.			
9) If the complaint is seeking a change in the value of the property, complete line 9. Complainants appealing other issues do not need to complete this line.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value

10) The requested change is justified for the following reasons:  
The land has continuously been devoted exclusively for commercial agricultural use. No change in use has occurred. The failure to timely renew was inadvertent. We are respectfully requesting reinstatement of CAUV classification without conversion penalty.

11) 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 penalty 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 02/25/2026 Complainant or agent [Signature] Title (if agent) \_\_\_\_\_  
Sworn to and signed in my presence, this 25th day of February year \_\_\_\_\_  
Notary [Signature] Signature



**Situs : 4748 NORTH RIVER (SR 307) RD E**

**Map ID: 22-006-00-016-00**

**LUC: 111**

**Card: 1 of 2**

**Tax Year: 2025**

**Printed: 02/26/26**

**CURRENT OWNER**  
WELKER OWNER LLC  
11620 RED RUN BLVD SUITE 100  
REISTERSTOWN MD 21136

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CAUV Y  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 006-00 016-00  
Class A  
Living Units 1  
Neighborhood 47800  
District  
Zoning  
Alternate Id



**Legal Description**  
Parcel Tieback: Addl. Tieback: N  
Legal Descriptions:  
LOTS 52 & 68

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	5.7528		0			
A	S	15000	147.5332	25	0	5	-25	539,420
A	H	15000	1.0000	100	0			19,500
								558,920

Total Acres: 154.286      Legal Acres: 154.29      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	195,620	558,900	558,900	0	0
<b>Building</b>	52,750	150,700	150,700	0	0
<b>Total</b>	248,370	709,600	709,600	0	0

**Manual Override Reason**  
Base Date of Value  
Effective Date of Value

Value Flag 1-COST APPROACH

**Current Value**

Year	Land	Building	Total Value
2022	429,900	107,700	537,600
2023	558,900	150,700	709,600
2024	558,900	150,700	709,600

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
08/26/22	905,000	2-Land And Building	0-Validated Sale		LW-Limited Specialty Warr	STONE GEORGE L
07/12/06		1-Land Only	U-Not Validated	0080/6712	ET-Temp Exempt	STONE GEORGE L
07/12/06			U-Not Validated	0080/6712	SV-Survivorship Deed	STONE GEORGE L
07/26/00		1-Land Only	U-Not Validated	0080/6712	ET-Temp Exempt	STONE GEORGE L

**Entrance Information**

Date	ID	Entry Code	Source
01/27/14	WPW	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

Situs : 4748 NORTH RIVER (SR 307) RD E

Parcel Id: 22-006-00-016-00

LUC: 111

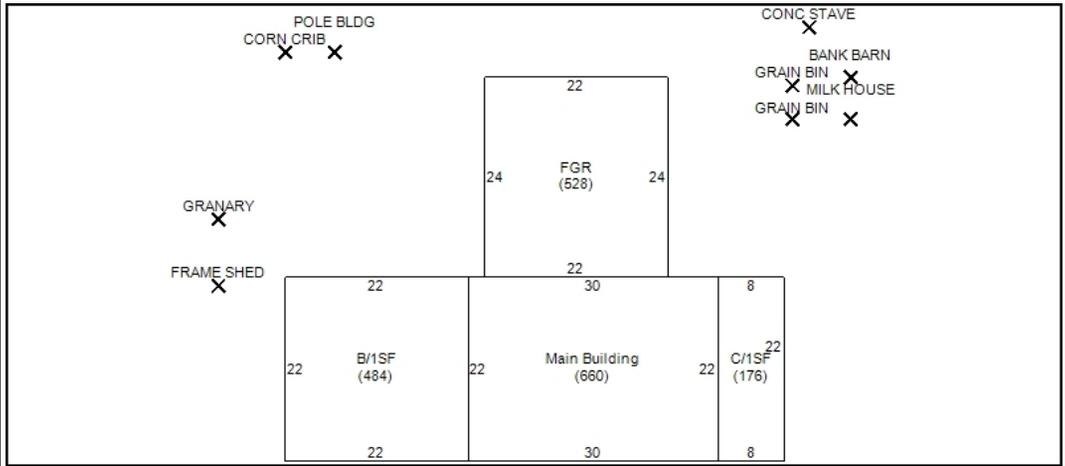
Card: 1 of 2

Tax Year: 2025

Printed: 02/26/26

**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 6
<b>Override Model</b>	<b>Dining Rooms</b> 0
<b>Story Height</b> 1.5	<b>Bedrooms</b> 3
<b>Construction</b> 1-Wood/Vinyl	<b>Family Rooms</b> 0
<b>Style</b> 05-Old Style	<b>Full Baths</b> 1
<b>Year Built</b> 1890	<b>Half Baths</b> 0
<b>Eff Year Built</b> 1950	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b> 1989	<b>Total Fixtures</b> 6
<b>Kitchen Remod</b>	<b>Unfinished Area</b> 0
<b>Bath Remod</b>	<b>T2 Rec Rm Area</b>
<b>Lower Level</b> 4-Full Basement	<b>T3 Rec Rm Area</b>
<b>Heating</b> 3-Central A/C	<b>T4 Rec Rm Area</b>
<b>Heat Fuel Type</b>	<b>Fin Bsmt Liv Area</b> 0
<b>System</b>	<b>WBFP Stacks</b> 0
<b>Attic</b> 0-None	<b>WBFP Openings</b> 0
<b>Phy. Condition</b> A-Average Condition	<b>WBFP Add'l Stry</b>
<b>Int vs Ext Cond</b>	<b>Prefab Fireplace</b>
<b>Well / Septic</b> 2	<b>Prefab Add'l Stry</b>
<b>Bsmt Gar # Cars</b>	<b>Misc 1 Desc</b>
<b>Misc 1 Desc</b>	<b>Misc 1 Qty</b>
<b>Misc 2 Desc</b>	<b>Misc 2 Qty</b>
<b>Grade</b> C-1	<b>Cost &amp; Design</b> 0
<b>CDU</b> AV-AVERAGE	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b> 100
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.4
<b>GRM Econ Rents</b>	<b>GRM Factor</b> 1
<b>GRM Units</b>	<b>GRM Value</b> 0



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					660						
1	BSM	1SF			484						27,800
2		FGR			528						11,000
3	CSP	1SF			176						8,800
4		WDK			16						200

**Dwelling Computations**

<b>Base Price</b> 75,730	<b>% Good</b> 50
<b>Plumbing</b> 1,300	<b>Market Adj</b>
<b>Basement</b> 13,160	<b>Functional</b>
<b>Heating</b> 3,450	<b>Economic</b> 100
<b>Attic</b> 0	<b>% Complete</b> 100
<b>Other Features</b> 0	<b>C&amp;D Factor</b>
	<b>Adj Factor</b> 1.4
<b>Subtotal</b> 93,640	<b>Additions</b> 23,900
<b>Ground Floor Area</b> 660	<b>Dwelling Value</b> 104,580
<b>Total Living Area</b> 1,650	

Dwelling Notes

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	AP1-Pole Bldg	1973		50x110	5,500	C	1		F				13,700
2	AR1-Granary	1945		16x33	528	C	1		S				
3	RS1-Frame Shr	1991		16x20	320	D	1		S				
4	AB1-Bank Barn	1956		36x104	3,744	C	1		F				20,400
7	AM1-Milk Hous	1956		20x21	420	C	1		F				2,000
8	AS1-Conc Stav	1945		12x40	480	C	1		F				1,400
9	AG1-Grain Bin	1980		15x18	3,179	C	1		A				
10	AG1-Grain Bin	1980		15x18	3,179	C	1		A				
11	AC1-Corn Crib	1950		26x44	1,144	C	1		S				

**Condominium / Mobile Home Information**

<b>Complex #</b>	<b>Level</b>	<b>MH Make</b>
<b>Type</b>	<b>Elevator</b>	<b>MH Model</b>
<b>Unit No</b>	<b>Location</b>	<b>Serial#</b>
<b>Condo Style</b>	<b>View</b>	<b>MH Title#</b>
<b>Cmplx Name</b>		<b>Park Code</b>

**Misc & Gross Bulding Values**

<b>Misc Building No</b>	<b>Misc Adjusted Value</b>
<b>Gross Building:</b>	

Situs : 4748 NORTH RIVER (SR 307) RD E

Parcel Id: 22-006-00-016-00

LUC: 111

Card: 1 of 2

Tax Year: 2025

Printed: 02/26/26

**Outbuilding Data - continued...**

Line	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
12	AL1-1s Lean To	1950		20x104	2,080	C	1		F				1,800

**Comments**

Number	Code	Status	Comment
13	OFC	MI	REMOVED FROM CAUV FOR TY 2025
12	OFC	MI	ROW UNDER STATE RT. 307 2.099 ACS. ROW UNDER I-90 IS 3.6538 ACS.
11	OFC	SS	NEW SURVEY FROM 154.279 TO 154.286 AC CONV# 3478 8/26/2022
10	OFC	MI	MEM OF TRUST NAMING SHELLY J STARK SUCCESSOR TRUSTEE V 591, P 1651 7/10/2015
9	OFC	NS	SPLIT OUT 2.98 AC TO 220060001605 FROM 157.259 AC TO 154.279 AC #3667 9/27/18
1	FLD	DC	19960603 C#01 - EST MEAS 2 LOOSE DOGS-LEFT CALL BACK CARD W/TRK DRVR.
2	OFC	LC	19990312 PMP C#01 - SPLIT 5.310 AC TO 22-006-00-016-02 3/12/99
3	OFC	LC	20000727 TML C#01 - SPLIT .4939 ACRES TO 22-007-00-069-00 ON 7/26/2000
4	OFC	LC	20000727 TML C#01 - CONVEY # 3054
5	FLD	RV	20020308 CG C#01 - SILO/BIN SIZES EST
6	OFC	LC	20060724 TML C#01 - SPLIT 8.9961 ACRES TO 22-006-00-016-03 ON 7/12/2006
7	OFC	LC	20060724 TML C#01 - CONVEY # 2649
8	FLD	RV	20080304 CG C#01 - ELECTRIC WORK DONE - NAV FOR 1/1/08

Situs : 4748 NORTH RIVER (SR 307) RD E

Parcel Id: 22-006-00-016-00

LUC: 111

Card: 1 of 2

Tax Year: 2025

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**Situs : 4748 NORTH RIVER (SR 307) RD E**

**Map ID: 22-006-00-016-00**

**LUC: 111**

**Card: 2 of 2**

**Tax Year: 2025**

**Printed: 02/26/26**

CURRENT OWNER	
WELKER OWNER LLC 11620 RED RUN BLVD SUITE 100 REISTERSTOWN MD 21136	
CAUV	Y
Field Review Flag:	

GENERAL INFORMATION	
Routing No.	006-00 016-00
Class	A
Living Units	1
Neighborhood	47800
District	
Zoning	
Alternate Id	



Legal Description	
<b>Parcel Tieback:</b>	<b>Addl. Tieback: N</b>
<b>Legal Descriptions:</b> LOTS 52 & 68	

Land Information								
Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	5.7528		0			
A	S	15000	147.5332	25	0	5	-25	539,420
A	H	15000	1.0000	100	0			19,500
								558,920
Total Acres: 154.286		Legal Acres: 154.29		NBHD Fact: 1.3000				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	195,620	558,900	558,900	0	0
<b>Building</b>	52,750	150,700	150,700	0	0
<b>Total</b>	248,370	709,600	709,600	0	0
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	1-COST APPROACH				

Current Value			
Year	Land	Building	Total Value
2022	429,900	107,700	537,600
2023	558,900	150,700	709,600
2024	558,900	150,700	709,600

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
08/26/22	905,000	2-Land And Building	0-Validated Sale		LW-Limited Specialty Warr	STONE GEORGE L
07/12/06		1-Land Only	U-Not Validated	0080/6712	ET-Temp Exempt	STONE GEORGE L
07/12/06			U-Not Validated	0080/6712	SV-Survivorship Deed	STONE GEORGE L
07/26/00		1-Land Only	U-Not Validated	0080/6712	ET-Temp Exempt	STONE GEORGE L

Entrance Information			
Date	ID	Entry Code	Source
01/27/14	WPW	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 4748 NORTH RIVER (SR 307) RD E

Parcel Id: 22-006-00-016-00

LUC: 111

Card: 2 of 2

Tax Year: 2025

Printed: 02/26/26

**Dwelling Information**

Valuation Method	Total Rooms
Override Model	Dining Rooms
Story Height	Bedrooms
Construction	Family Rooms
Style	Full Baths
Year Built	Half Baths
Eff Year Built	Addl. Fixtures
Year Remodeled	Total Fixtures
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level	T3 Rec Rm Area
Heating	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area
System	WBFP Stacks
Attic	WBFP Openings
Phy. Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade	Cost & Design <sup>0</sup>
CDU	Functional
% Good Ovr	Economic
% Complete	NBHD Fact
GRM Econ Rents	GRM Factor
GRM Units	GRM Value

**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
------	-----	-----	-----	-----	------	--------	--------	-------	-------	-----	-------

**Dwelling Computations**

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
	Adj Factor
Subtotal	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
Dwelling Notes	

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	AG1-Grain Bin	1997		18x18	4,578	C	1		A				
2	AS1-Conc Stav	1960		16x40	640	C	1		F				1,600
3	AL1-1s Lean Tc	1999		18x110	1,980	C	1		F				5,200

**Condominium / Mobile Home Information**

Complex #	Level	MH Make
Type	Elevator	MH Model
Unit No	Location	Serial#
Condo Style	View	MH Title#
Cmplx Name		Park Code

**Misc & Gross Bulding Values**

Misc Building No	Misc Adjusted Value
Gross Building:	

**Situs : NORTH RIVER (SR 307) RD E**

**Map ID: 22-006-00-016-03**

**LUC: 110**

**Card: 1 of 1**

**Tax Year: 2025**

**Printed: 02/26/26**

**CURRENT OWNER**  
WELKER OWNER LLC  
11620 RED RUN BLVD LLC  
SUITE 100  
REISTERSTOWN MD 21136  
  
CAUV Y  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 006-00 016-03  
Class A  
Living Units 1  
Neighborhood 47800  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
PART OF LOT 52

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.8257		0			
A	S	15000	12.4203	38	0	5	-10	82,830
								82,830

Total Acres: 13.246      Legal Acres: 13.25      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	28,980	82,800	82,800	0	0
<b>Building</b>	0	0	0	0	0
<b>Total</b>	28,980	82,800	82,800	0	0

**Manual Override Reason**  
Base Date of Value  
Effective Date of Value  
**Value Flag** 1-COST APPROACH

**Current Value**

Year	Land	Building	Total Value
2022	63,700		63,700
2023	82,800		82,800
2024	82,800		82,800

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/08/22	106,000	1-Land Only	U-Not Validated		LW-Limited Specialty Warr	NICHOLAS WALTER D
06/16/17		2-Land And Building	R-Related Individuals Or Corporation:	638/ 468	SV-Survivorship Deed	NICHOLAS W DEWAYNE
07/12/06	20,000	1-Land Only	U-Not Validated	0080/6712	SV-Survivorship Deed	

**Entrance Information**

Date	ID	Entry Code	Source
01/27/14	WPW	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

Situs : NORTH RIVER (SR 307) RD E

Parcel Id: 22-006-00-016-03

LUC: 110

Card: 1 of 1

Tax Year: 2025

Printed: 02/26/26

**Dwelling Information**

Valuation Method	Total Rooms
Override Model	Dining Rooms
Story Height	Bedrooms
Construction	Family Rooms
Style	Full Baths
Year Built	Half Baths
Eff Year Built	Addl. Fixtures
Year Remodeled	Total Fixtures
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level	T3 Rec Rm Area
Heating	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area
System	WBFP Stacks
Attic	WBFP Openings
Phy. Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade	Cost & Design <sup>0</sup>
CDU	Functional
% Good Ovr	Economic
% Complete	NBHD Fact
GRM Econ Rents	GRM Factor
GRM Units	GRM Value

**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
------	-----	-----	-----	-----	------	--------	--------	-------	-------	-----	-------

**Dwelling Computations**

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
	Adj Factor
Subtotal	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
Dwelling Notes	

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
----	-----------	--------	--------	------	------	----	-----	-------	----	----	----	-------	-------

**Condominium / Mobile Home Information**

Complex #	Level	MH Make
Type	Elevator	MH Model
Unit No	Location	Serial#
Condo Style	View	MH Title#
Cmplx Name		Park Code

**Misc & Gross Bulding Values**

Misc Building No	Misc Adjusted Value
Gross Building:	

Situs : NORTH RIVER (SR 307) RD E

Parcel Id: 22-006-00-016-03

LUC: 110

Card: 1 of 1

Tax Year: 2025

Printed: 02/26/26

**Comments**

Number	Code	Status	Comment
4	OFC	MI	REMOVED FROM CAUV FOR TY 2025
3	OFC	CP	ADDED PARCEL 22-006-00-016-02 CONV 2246 6/21/17
1	OFC	NS	20060724 TML C#01 - SPLIT 8.9961 ACRES FROM 22-006-00-016-00 ON 7/12/2006
2	OFC	NS	20060724 TML C#01 - CONVEY # 2649

**Situs : NORTH RIVER (SR 307) RD E****Parcel Id: 22-006-00-016-03****LUC: 110****Card: 1 of 1****Tax Year: 2025****Printed: 02/26/26**

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**Situs : BARNUM**

**Map ID: 22-006-00-018-01**

**LUC: 110**

**Card: 1 of**

**Tax Year: 2025**

**Printed: 02/26/26**

**CURRENT OWNER**  
WELKER OWNER LLC  
11620 RED RUN BLVD SUITE 100  
REISTERSTOWN MD 21136

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CAUV Y  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No.  
Class A  
Living Units  
Neighborhood 47500  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback:  
**Legal Descriptions:**  
LOT 36

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.3100		0			
A	S	13000	20.4630	31	0	5	-10	96,490
								96,490

Total Acres: 20.773      Legal Acres: 20.77      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	33,780	96,500	96,500	0	0
Building	0	0	0	0	0
<b>Total</b>	<b>33,780</b>	<b>96,500</b>	<b>96,500</b>	<b>0</b>	<b>0</b>

**Value Flag**      **Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Current Value**

Year	Land	Building	Total Value
2022	74,200		74,200
2023	96,500		96,500
2024	96,500		96,500

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
10/14/22	153,000	1-Land Only	0-Validated Sale		LW-Limited Specialty Warr	STOUDER LURENE CAROL
05/09/16		2-Land And Building	E-Exempt Conveyance (Sale Price O	611/ 1785	QC-Quit Claim Deed	WILLIAMS HARRY JR

**Entrance Information**

Date	ID	Entry Code	Source

**Property Notes**  
Note Codes:

Situs : BARNUM

Parcel Id: 22-006-00-018-01

LUC: 110

Card: 1 of

Tax Year: 2025

Printed: 02/26/26

**Dwelling Information**

Valuation Method	Total Rooms
Override Model	Dining Rooms
Story Height	Bedrooms
Construction	Family Rooms
Style	Full Baths
Year Built	Half Baths
Eff Year Built	Addl. Fixtures
Year Remodeled	Total Fixtures
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level	T3 Rec Rm Area
Heating	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area
System	WBFP Stacks
Attic	WBFP Openings
Phy. Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade	Cost & Design <sup>0</sup>
CDU	Functional
% Good Ovr	Economic
% Complete	NBHD Fact
GRM Econ Rents	GRM Factor
GRM Units	GRM Value

**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
------	-----	-----	-----	-----	------	--------	--------	-------	-------	-----	-------

**Dwelling Computations**

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
	Adj Factor
Subtotal	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
Dwelling Notes	

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
----	-----------	--------	--------	------	------	----	-----	-------	----	----	----	-------	-------

**Condominium / Mobile Home Information**

Complex #	Level	MH Make
Type	Elevator	MH Model
Unit No	Location	Serial#
Condo Style	View	MH Title#
Cmplx Name		Park Code

**Misc & Gross Bulding Values**

Misc Building No	Misc Adjusted Value
Gross Building:	

**Situs : BARNUM**

**Parcel Id: 22-006-00-018-01**

**LUC: 110**

**Card: 1 of**

**Tax Year: 2025**

**Printed: 02/26/26**

**Comments**

<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
2	OFC	MI	REMOVED FROM CAUV FOR TY 2025
1	OFC	NS	NEW SPLIT 20.773 AC FROM 220060001800 #1521 5/9/16

**Situs : BARNUM****Parcel Id: 22-006-00-018-01****LUC: 110****Card: 1 of****Tax Year: 2025****Printed: 02/26/26**

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**Situs : 4989 N RIVER RD E**

**Map ID: 22-007-00-062-00**

**LUC: 101**

**Card: 1 of 0**

**Tax Year: 2025**

**Printed: 02/26/26**

**CURRENT OWNER**  
WELKER OWNER LLC  
11620 RED RUN BLVD #100  
REISTERSTOWN MD 21136  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 007-00 062-00  
Class A  
Living Units 1  
Neighborhood 47800  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
37 & 53

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.6947		0			
A	S	15000	75.2191	25	0	5	-15	311,690
								311,690

Total Acres: 75.9138      Legal Acres: 75.91      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	109,100	311,700	311,700	0	0
<b>Building</b>	0	0	0	0	0
<b>Total</b>	109,100	311,700	311,700	0	0

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**  
**Value Flag** 1-COST APPROACH

**Current Value**

Year	Land	Building	Total Value
2022	239,800		239,800
2023	311,700		311,700
2024	311,700		311,700

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
12/16/22	400,000	1-Land Only	U-Not Validated		WD-General Warranty Deec	MGE PROPERTIES LLC
03/13/09	338,230	2-Land And Building	U-Not Validated	0405/0342	WD-General Warranty Deec	GLEASON CHARLOTTE
04/17/07		2-Land And Building	U-Not Validated		ET-Temp Exempt	GLEASON DONALD R

**Entrance Information**

Date	ID	Entry Code	Source
01/27/14	WPW	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

Situs : 4989 N RIVER RD E

Parcel Id: 22-007-00-062-00

LUC: 101

Card: 1 of 0

Tax Year: 2025

Printed: 02/26/26

**Dwelling Information**

Valuation Method	Total Rooms
Override Model	Dining Rooms
Story Height	Bedrooms
Construction	Family Rooms
Style	Full Baths
Year Built	Half Baths
Eff Year Built	Addl. Fixtures
Year Remodeled	Total Fixtures
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level	T3 Rec Rm Area
Heating	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area
System	WBFP Stacks
Attic	WBFP Openings
Phy. Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade	Cost & Design <sup>0</sup>
CDU	Functional
% Good Ovr	Economic
% Complete	NBHD Fact
GRM Econ Rents	GRM Factor
GRM Units	GRM Value

**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
------	-----	-----	-----	-----	------	--------	--------	-------	-------	-----	-------

**Dwelling Computations**

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
	Adj Factor
Subtotal	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
Dwelling Notes	

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
----	-----------	--------	--------	------	------	----	-----	-------	----	----	----	-------	-------

**Condominium / Mobile Home Information**

Complex #	Level	MH Make
Type	Elevator	MH Model
Unit No	Location	Serial#
Condo Style	View	MH Title#
Cmplx Name		Park Code

**Misc & Gross Bulding Values**

Misc Building No	Misc Adjusted Value
Gross Building:	

Situs : 4989 N RIVER RD E

Parcel Id: 22-007-00-062-00

LUC: 101

Card: 1 of 0

Tax Year: 2025

Printed: 02/26/26

**Comments**

Number	Code	Status	Comment
9	OFC	NS	NEW SPLIT 2.3552 AC TO 220070006202 #4586 11/29/16
7	FLD	NC	4-8-11:REMOD APPEARS COMPLETE. INTERIOR LOOKED TO BE 100% PER EXTERIOR
8	FLD	NC	VIEW FROM 1ST FLOOR. NO CONTACT. 100% 1-1-11.
5	FLD	NC	9-14-10:ADJ DEPR TO 60% GOOD FOR 1-1-10. NEW SIDING, WINDOWS, ROOF, DOORS.
6	FLD	NC	REMOD APPROX 75% AS OF FLDCHK. RECK 2011 FOR MORE FINISH
1	FLD	DC	19960603 C#01 - ALL MEAS. PER OWNER.BLDG. #2 N/V UNSTABLE,COMING DOWN.
2	FLD	DC	19960603 C#01 - FIREPLACE DOES NOT WORK.
3	OFC	LC	20090316 TMS C#01 - DELETE AND ADDED 22-007-00-065-00 AND 22-007-00-066-00
4	OFC	LC	20090316 TMS C#01 - ON 3/13/2009 CONVEY # 653

**Situs : 4989 N RIVER RD E****Parcel Id: 22-007-00-062-00****LUC: 101****Card: 1 of 0****Tax Year: 2025****Printed: 02/26/26**

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## 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.

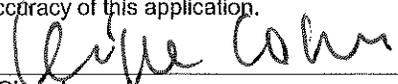
Farmed Acres	Use of Land (crop)	Units/Acre	Price/Unit	Gross Income

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

# Delaware

Page 1

The First State

*I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF FORMATION OF "WELKER OWNER LLC", FILED IN THIS OFFICE ON THE EIGHTEENTH DAY OF JUNE, A.D. 2020, AT 11:47 O`CLOCK A.M.*



  
Jeffrey W. Bullock, Secretary of State

3089419 8100  
SR# 20205771688

Authentication: 203154621  
Date: 06-23-20

You may verify this certificate online at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)

State of Delaware  
Secretary of State  
Division of Corporations  
Delivered 11:47 AM 06/18/2020  
FILED 11:47 AM 06/18/2020  
SR 20205771688 - File Number 3089419

**CERTIFICATE OF FORMATION  
OF  
WELKER OWNER LLC**

This Certificate of Formation has been duly executed and is being filed by the undersigned, as an authorized person, to form a limited liability company under the Delaware Limited Liability Company Act (6 Delaware Code § 18-101, et seq.).

1. The name of the limited liability company is Welker Owner LLC.
2. The address of the registered office of the limited liability company in the State of Delaware is c/o Corporation Service Company, 251 Little Falls Drive, Wilmington, New Castle County, Delaware 19808.
3. The name and address of the registered agent for service of process on the limited liability company in the State of Delaware are Corporation Service Company, 251 Little Falls Drive, Wilmington, New Castle County, Delaware 19808.

IN WITNESS WHEREOF, the undersigned has executed this Certificate of Formation on this 18<sup>th</sup> day of June, 2020.

DocuSigned by:  
*Jonathan Ehrenfeld*  
A79C063D5919446...

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Jonathan Ehrenfeld  
Authorized Person