

Heather R. Hall

From: Heather R. Hall
Sent: Monday, December 29, 2025 9:02 AM
To: 'aspasquale@windstream.net'
Cc: Tara R. Frable
Subject: RE: CAUV 1946

You are very welcome. If you do decide to fence in or plant trees, I would advise you to fill out a Board of Revision Complaint form in the new year to try to get your acres reinstated on CAUV. If you do decide to go that route, make sure to have that form submitted before March 31st.

Let me know if you need anything else. Happy to help!



HEATHER HALL
Real Estate / CAUV Specialist

☎ 440-576-3788
✉ hrhall@ashtabulacounty.gov
📍 25 W Jefferson St, Jefferson 44047
🌐 <https://auditor.ashtabulacounty.gov>

From: aspasquale@windstream.net <aspasquale@windstream.net>
Sent: Tuesday, December 23, 2025 8:09 PM
To: Heather R. Hall <HRHall@ashtabulacounty.gov>
Cc: Tara R. Frable <TRFrable@ashtabulacounty.gov>
Subject: RE: CAUV 1946

Thanks Heather this is exactly what I needed and really not sure how the state would expect any property owner to know the exact acreage of these categories. As soon as the weather breaks this spring I will either put a fence around the acreage in question or have the trees planted. Do I need to do anything different regarding this scenario? Thanks again for all the help.

From: Heather R. Hall <HRHall@ashtabulacounty.gov>
Sent: Tuesday, December 23, 2025 9:39 AM
To: aspasquale@windstream.net
Cc: Tara R. Frable <TRFrable@ashtabulacounty.gov>
Subject: RE: CAUV 1946

That's ok I can definitely help you break out your acreage and help with any questions you may have.

It looks like you have the following:

Total 40.098

23.217 ac's in non-commercial woods

11.341 ac's in pasture (I included the barns as well in this)

1 ac homesite
4.54 ac roads/waste/pond

I completely agree with you about the clarity of the form, I am in the process of trying to get the state to change the renewal form. Hopefully we can make that happen.

With those 3 acres being removed, do you think you would be able to plant trees or fence in next year?

Please let me know if you have any more questions



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From: aspasquale@windstream.net <aspasquale@windstream.net>

Sent: Monday, December 22, 2025 9:38 PM

To: Heather R. Hall <HRHall@ashtabulacounty.gov>

Cc: Tara R. Frable <TRFrable@ashtabulacounty.gov>

Subject: RE: CAUV 1946

I'm sorry Heather I still don't understand how to detail what you articulated in the email. If the total deeded acreage is described as you say in box number 3 why does bottom line of box 6 describe total acres-must match acres above? What acres above? The total for box 3?? I have a dwelling and the rest of the property is a farm with animal husbandry pastures. The 3 acres was taken away from me but I guess until I plant the trees or fence in I am stuck so for this years form what should I use as the total acres figures that states must match above? Do I take all the acreage and subtract the 3.1 taken away from me and this is the total acres and if I do that I have no idea how much the home occupies? Sorry I just don't wanna have a problem and if you ask me the form is not very user friendly. Thanks

From: Heather R. Hall <HRHall@ashtabulacounty.gov>

Sent: Monday, December 22, 2025 8:37 AM

To: aspasquale@windstream.net

Cc: Tara R. Frable <TRFrable@ashtabulacounty.gov>

Subject: RE: CAUV 1946

Good morning,

The acreage on the CAUV renewal is the total deeded acreage, not the acres that are receiving the CAUV credit. On line 6 is where you will break out the acres into their category. We have had issues this year and in the past with the front field not being farmed, that is why we are removing it. You do have the opportunity however to file with the Board of Revision to contest the acreage being removed.

Planting and selling of Christmas trees do qualify for CAUV or if you turn it into pasture that qualifies as well. Make sure to note on your renewal for number 5 if you do decide to change some of your farming operations.

Please reach out with any questions.

Thank you,



Heather Hall

Administrative Asst. / CAUV
Ashtabula County Auditor's Office
Phone: 440.576.3788
Fax: 440.576.3797

"Success is not the key to happiness. Happiness is the key to success."

From: aspasquale@windstream.net <aspasquale@windstream.net>

Sent: Saturday, December 20, 2025 8:42 PM

To: Tara R. Frable <TRFrable@ashtabulacounty.gov>

Subject: CAUV 1946

Hi Tara, I received my cauv application and need some guidance on how to fill this out. The county removed a small piece of land that I couldn't hay because I was sick so how do I account for this on the form? You guys already adjusted me for it so not sure why the form didn't reflect it but can you please offer some insight? By the way I am considering planting Christmas trees on this parcel would that be eligible for the cauv classification-if not I will fence in and make it an additional pasture



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

REMOVING ACRES

North Star Equestrian Center Ltd
 14870 Hitchings Post Ln
 Novelty, OH 44072

September 30, 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.

Site review appeared to indicate lack of qualified commercial agricultural use in some areas in the front of the property. This will result in removing 3.1 acres that do not qualify for CAUV. The pasture, barns and woods will still qualify for CAUV.

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 2025 tax year bill which is payable in the year 2026.

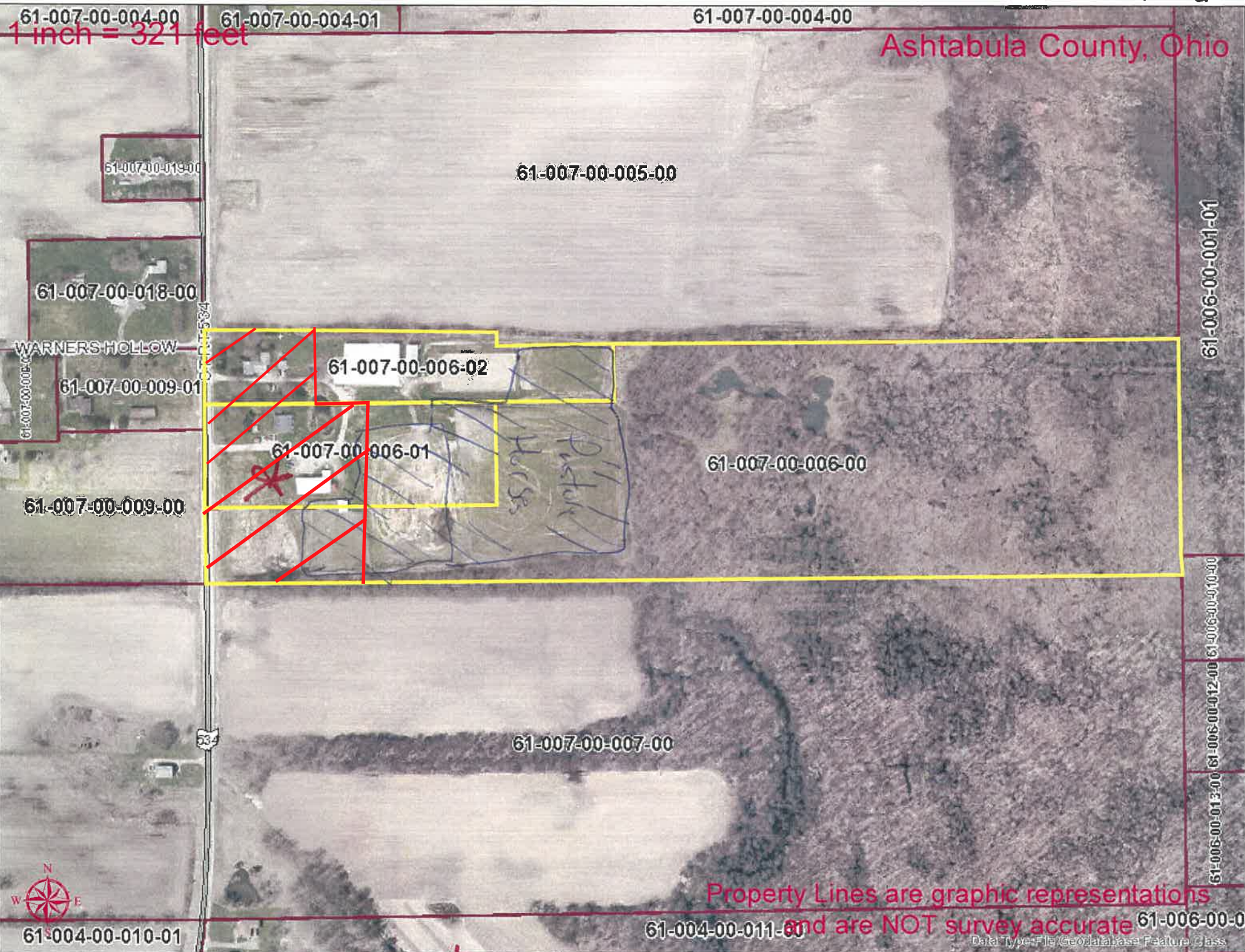
Parcel	CAUV #	Total Acres	Converted Acres	Estimated Recoupment Charge
61-007-00-006-00	1946	30.078	2	\$122.00
61-007-00-006-01	1946	5.01	1.1	\$ 357.44

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



Horses
Pasture

* 8360 St. Rt. 534



CAUV Auditor's Review Notes

CAUV # 1946

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>
1946	61-007-00-006-02	Qualify		Field		6/16/2025 2:31:13 PM
1946	61-007-00-006-00	Recheck	Horses, hay, pasture	Field		6/16/2025 2:31:27 PM
1946	61-007-00-006-01	Recheck		Field		6/16/2025 2:31:20 PM

Inspection Comments

Blue area doesn't look farmed, see pic - Recheck to make sure it's not hayed



9-22-2025 Rechecked - Blue area is still not farmed, removed