



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

April 7, 2026

Bulanova LLC  
C/O Ernest Gapen  
1130 Division St  
Madison Ohio, 44057

BOR 2025-0040

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



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Received

APR 20 2026

Ashtabula County Auditor  
Scott Yamamoto

BOR #2025-0040

PARCEL ID	CURRENT AUDITOR VALUE	OWNER OPINION OF VALUE	AUDITOR OFFER
05-114-00-188-00	\$55,900	\$12,000	\$18,400

**Resolution:**

Set value at \$18,400 due to adjusting condition to poor and functional obsolescence to 50% due to being gutted.

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

Signature: Ernest E. Gopen Date: 4/16/26

Print Name: Ernest E Gopen

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_