

ASHTABULA CITY COUNCIL MEETING MINUTES
CITY OF ASHTABULA, OHIO
4717 Main Avenue, Ashtabula, OH 44004

PUBLIC HEARING

Monday, April 6, 2015

Call to Order: The City Council met in a **PUBLIC HEARING**. In the absence of the Council President and Vice President, the Clerk of Council called the meeting to order. The Clerk read Ashtabula City Charter Section 8, which states, *"In the absence of both President and Vice-President the other members of Council shall appoint one of their members to perform the duties of President"*. Mrs. Misener moved, Mr. Hamrick seconded to appoint Ward 2 Councilor August Pugliese to preside; motion CARRIED. Once seated, the Presiding Officer announced the meeting was called to order and asked the Clerk to take the roll.

Member(s) Present: Mr. Richard F. Balog (Ward 1)
Mr. August A. Pugliese (Ward 2)
Mrs. Josephine Misener (Ward 4)
Mr. Kris E. Hamrick (Ward 5)

Member(s) Absent: Mrs. Alice T. Cook (Ward 3)
Mr. Christopher J. McClure (Vice President – arrived at 5:40 p.m.)
Mr. J. P. Ducro IV (Council President – arrived at 5:50 p.m.)

Officer(s) Present: Mr. James M. Timonere (City Manager)
Mrs. Dana D. Pinkert (Finance Director)
Mrs. LaVette E. Hennigan, MMC (Clerk of Council)

Officer(s) Absent: Mr. Michael Franklin (City Solicitor)

SUNSHINE LAW: The Clerk of Council certified conformity to the Sunshine Law.

PURPOSE: The Presiding Officer announced the purpose of this Public Hearing was to allow for public comment regarding Mr. Bill Hamilton's request to vacate Easy Street.

WELCOME: The Presiding Officer welcomed visitors.

DISCUSSION

Mr. Hamilton, 1802 East Morgan Street: I filed a petition to make East Street a parking lot. It's really messed up. If you look at the pictures, the neighbors have just put their trash on it. The guy two doors down cut down a bunch of trees and left them laying there. It's just a mess back there. And, as far as the other land owner behind me... (I can't remember your name)

Mr. John Torma: Torma.

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Mr. Hamilton: Okay. Anyway, I checked that out and it's like forty foot. And I called the Planning Commission and they could never build on that property – it's not big enough. And, there are two other streets adjoining that property. I think they called it (let me look it up here)... they're calling it 50th Street. The property I'm talking about right now is number 33.

Clerk of Council: Which page are you on Mr. Hamilton.

Mr. Hamilton: I'm on the map right now.

Clerk of Council: Which page in the agenda?

City Manager: Page 7.

Mr. Hamilton: But, we're talking about Easy Street, if you can see it. His property is at 33 and at 50th Street. It goes right on through but people kept that mowed. So, that's never been vacated. There's also a street going down to - what is that 48th Street...

Presiding Officer: 47th on Benefit.

Mr. Hamilton: What's that?

Presiding Officer: Was it Benefit.

Mr. Hamilton: Yeah, you see Benefit Avenue. We're talking about Easy Street here. It was never put in. They dropped it in the 70's, I reckon. Also, if you go straight through, this 50th Street was back in the 70's. They never put it in neither. But people on that side over there have been mowing it and stuff. And this other street here – what is it Adam –

Presiding Officer: Dunsmore – Aden Court.

Mr. Hamilton: It goes right on down to the next... yeah, that's also a street they never put in. It goes on down the other way.

Presiding Officer: Those are called paper streets.

Mr. Hamilton: What is it?

Presiding Officer: They're called paper streets. They're on paper but they're not actually, physically there.

Mr. Hamilton: Right.

Clerk of Council: Mr. Chair.

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Presiding Officer: Yes.

Clerk of Council: Just for clarification... so Easy Street, 50th and Aden are paper streets.

Mr. Hamilton: Those are paper streets. There's nothing there, just... The one street – the 50th Street, people over the years have been mowing it and taking care of it. Easy Street has just grown up into a forest and become a dumping ground for neighbors. You'll see the great big trees they dumped on it. Trees were cut down on two properties last year. They took a front-end loader and just pushed the cut trees out of the way. Then the back property on the other side you'll see they got stuff they threw over – so. It's basically a fire hazard too. So, I'll go with what everybody else has got to say when they say all of it – I can answer it. There's something about hitting a gas meter 40 years ago that's hooked to the guy's house on the other side of the property – okay. It's kind of a joke in the neighborhood with the older people – that one of the customers hit the gas meter in that house and they wanted him to pay \$400. He wouldn't pay it because the house actually sits like 2 foot on my property. And, they came to an agreement anyway that he forgets the \$400, and he forgets he's on the property right now. If they'd put the bushes – there's about an eight foot flower bed, now, in front. You can't get near it - so.

Presiding Officer: So, the purpose of wanting the street vacated is so you can make the parking lot bigger than what it is.

Mr. Hamilton: Yeah; get it cleaned. Somebody could hide in there. Customers park out there and it's a good spot for kids to get hurt. If you don't vacate it then maybe the City wants to come by and clean it up; get all the trees out, and...

Presiding Officer: Let me ask you another question. Now if this does go through – if the vacation goes through, are you going to pave it or are you just going to lay stones.

Mr. Hamilton: Stones.

Presiding Officer: Stones.

Mr. Hamilton: You never know I might pave it someday.

Presiding Officer: Do you know that if this is vacated you only receive half of it.

Mr. Hamilton: Yeah, I was told that.

Presiding Officer: Right, he would get...

Mr. Hamilton: He's entitled. I understand that. I think he cared about removing the bushes, or something.

Presiding Officer: We'll let him speak after you're done.

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Mr. Hamilton: I told him that if that was a problem, because his building couldn't be seen, that I would put a fence up there – you know what I mean – on the property line. But we'll see what he's got to say.

Presiding Officer: called Mr. Torma to the podium. State your name and address sir.

Mr. Torma: My name is John James Torma. I live at 730 West 57th Street, here in Ashtabula. My big opposition was what had happened years ago. I'd consider it (the vacate) if he would put a fence up. And, it would have to be a fence that was fairly high. We had trouble... you read the whole opposition, I assume, about all the things that had happened years ago. It was just a real problem. And, my concern too is if Mr. Hamilton sells the property and they move a bar or restaurant in there again, and it's a repeat of the same type of customers that were in there before, and that something would reoccur that happened years ago. It's still feasible. But, the main thing is if he put a high enough fence up - eight foot - I'd consider it. He is a good neighbor. I don't want to put anybody out of business. I don't want to fight with anybody. I had to say something because I didn't want to come in some morning and they got bulldozers over there. I don't know what's going on. This was mainly my concern.

Presiding Officer: Mr. Hamilton, would you be in agreement with putting a fence up over there on that property.

Mr. Hamilton: I would.

Mr. Torma: It would have to go, you know...

Mr. Hamilton: It would probably be similar to the one... I couldn't (*comments indiscernible – not at microphone*)... the back of my property... (*comments indiscernible because he was not at the microphone*). The back of our property is all fenced in.

Presiding Officer: And, Mr. Hamilton, you would also put the proper material down for the parking lot, correct.

Mr. Hamilton: Yes

Presiding Officer: I mean you wouldn't just let people go back there and...

Mr. Hamilton: (*comments indiscernible - not at microphone*)

Presiding Officer: Okay. Will that be agreeable with you Mr. Torma?

Mr. Torma: Yes.

COUNCIL & ADMINISTRATION QUESTIONS AND/OR COMMENTS

Presiding Officer: Mrs. Misener (*Ward 4 Councilor*).

Ward 4 Councilor: Mr. Pugliese you said if this goes through that it goes right down the center. To whom would it belong?

Presiding Officer: It looks like a 50 foot right-a-way, but I'm not sure. If it's a 50 foot right-a-way each one would get 25 feet.

Ward 4 Councilor: So Mr. Torma would automatically get 25 feet and that would become his property.

Presiding Officer: He would come like to the center of the street – yes.

Ward 4 Councilor: So you would have to take care of that.

Mr. Torma: Yes.

Ward 4 Councilor: Would you have any plans to clean up the portion that would be given to you, because it looks pretty nasty.

Mr. Torma: Well, we've been cutting the grass over our property line a little bit already. I mean we've been taking care of it; making it look as neat as we can. We don't throw trash in there.

Ward 4 Councilor: Right. But, you'd be getting an extra 25 feet.

Mr. Torma: Yes.

Ward 4 Councilor: That's quite a width.

Mr. Torma: Well, what happens – why I think there's trash over there too, is because the westerly winds come right across Jeff Richmond's body shop and blows the trash from his property into the woods back there. I've even picked it up just recently. I don't say anything to the guy because he's my neighbor. But, we don't throw our trash back there or anything like that.

Ward 4 Councilor: Well I guess that I understand. It is like when I lived on State Road I picked up McDonald's. You name it - I should have a trash barrel out there. And, I guess what I'm saying is would you be cooperative to - cause it sounds like he wants to clean it up. And, I'm not asking you to put shavings down or anything like that. It's just I was wondering how in-depth would you clean it up or would you just let it grow up.

Mr. Torma: Pretty much what we've been doing already, because we've been cutting the grass.

Mr. Hamilton: (*comments indiscernible – was not at microphone*)

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Mrs. Torma: Thank you. I'm Mrs. Torma; I'm his wife living at the same address that he gave. There are trees there now. We took pictures which we'd be glad to show you if you'd like to see them. It does not look, in any way, dissholved or anything like that, from our side. Now from his side, I'm not saying he's wrong about his side, but if it was 25 feet that we would get, we'd want the trees there. We just don't really want people jumping a fence, or coming over and looking on our property. We got some very expensive vehicles over there sometimes that we're working on, especially on a Saturday, which is when your typical business is – is it not. We don't want those people coming over to our property, and that has happened before. But, it is not a mess, let alone full of trash or anything on our side. Occasionally something that looks like plastic, that's used at Richmond's, blows across and he (Mr. Torma) always just picks it up. But it does not look like a mess. I'd be happy to provide photographs if you'd like. I would have brought some if I realized that they would have been necessary.

Presiding Officer: Mrs. Torma you would be able to do what you want with your 25 feet. If you want to leave the trees that would be fine.

Mrs. Torma: ... want to leave the trees there.

Presiding Officer: That would be fine.

Mrs. Torma: Thank you.

Presiding Officer: Yes, that'd be fine.

Mr. Torma: We've been there over 40 years. We've never had problems with anybody – neighbors or ...

Presiding Officer: Does anybody know if there are any utilities on the property. I don't believe there are any utilities in there – gas lines or water.

Mr. Torma: No, they're all on the other side of my property – on the other side of my building, over there.

Presiding Officer: Okay.

Mr. Torma: Is that it.

Presiding Officer: That's good. Mr. Torma, you would accept the 25 feet, wouldn't you. I mean you do want it. If it's divided you're going to get 25 feet. That's fine, right.

Mrs. Torma: *(comments regarding the fence are indiscernible because she did not go to the microphone)*

Presiding Officer: Well the restrictions on that – the fence can be no higher than 8 foot.

Mrs. Torma: 8 feet will be fine, but not less, okay.

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Presiding Officer: Right. But, if that's a solid fence, he may want to put something else, which he can do – you know.

Mrs. Torma: If he wants, but it just has to be 8 feet high.

Presiding Officer: He could put a cyclone fence four foot high, if he wanted to – whatever, but...

Mrs. Torma: Sir.

Mr. Hamilton: Yes.

Mrs. Torma: I would rather you not have a cyclone fence only four feet high. But my husband stipulated basically an 8 foot high fence. We'd want a (?) if it's up to him. But we don't want a cyclone fence.

Manager: I think the only issue with that would be as long as Mr. Hamilton abides by what is in the zoning regulations for a fence, whether that be 4, 6, or 8 feet... and I could be wrong... I wish the law director was here to answer this, but, I don't think...

Presiding Officer: ... you can stipulate.

Manager: ... that we can stipulate that it has to be a certain height. I don't think that Council can do that as long as it conforms to our zoning laws for that particular property. And, if I'm not mistaken, that's commercial over there, or is that light industrial.

Presiding Officer: It's commercial.

Manager: It's commercial. Okay.

Mr. Torma: The thing I would want is... *(comments indiscernible because he spoke from his seat; he did not go back to the microphone).*

Mrs. Torma: Yes, but it's not *(comments indiscernible because she spoke from her seat; she did not go back to the microphone)*

Presiding Officer: Well, from past experience, a high fence would be not as strong as a 4 foot... and I don't know what Mr. Hamilton's plans are. But, just from the past experience, an 8 foot fence probably would be hit by the cars, where a 4 foot fence would be a lot stronger. Like I say, they may want to put cyclone or something, but if you but an 8 foot wooden stockade fence, I guarantee you after a while it would be knocked down. But, that's going to be between...

Mr. Torma: *(comments indiscernible because he spoke from his seat; he did not go back to the microphone).*

Presiding Officer: Did he?

Mr. Torma: Yes... *(comments indiscernible because he spoke from his seat; he did not go back to the microphone)*.

Mrs. Torma: Sir, it's easy to jump a 4 foot fence *(comments indiscernible because she spoke from her seat; she did not go back to the microphone)*

Presiding Officer: Mr. Hamilton, one more question. Would you agree to put an 8 foot fence up.

Mr. Hamilton. Yes.

Presiding Officer: Is that good enough for you.

Mrs. Torma: It is.

Presiding Officer: Okay.

PUBLIC QUESTIONS AND/OR COMMENTS

Mr. Edward Drum, 5025 Dunsmore Avenue: I'm opposed to this vacating Easy Street to Mr. Hamilton. I provided Council with public records from the County Auditor's office showing that Mr. Hamilton owns Hamilton Plaza on State Route 20. He is seriously delinquent on the taxes. If you can't pay the taxes on that property, which ends up hurting our school systems and our kids, then why should we give property to Mr. Hamilton to help him, yet hurt our kids. It's not fair to our kids and other taxpaying people of this city and county. I printed out all the tax records. These are right from the County Auditor's website – the Treasurer's website, along with a map of Hamilton Plaza on the back two pages. On the very back page you see all the properties - and they do say William Hamilton and his wife Duana. But, if you pull up the property records for these properties... as you can see on the property tax records, just for the first property he's currently – general delinquent taxes - \$6,000. And, that's just for one parcel. If you add all six parcels you're almost at \$20,000 in delinquent back taxes. So, why should we award him more property for free which will benefit him and his business, but yet our kids our getting hurt by school money not being able to be provided through tax collections. You can see right on the tax record it says Ashtabula Area City School District – on every one of them. And, that's current distributions, not counting the back taxes. And, it's just not fair that someone should be rewarded with more property from the City that currently has about \$20,000 in back taxes on property that's already hurting the City. People travel from the freeway (Interstate 90) down Route 45 to Route 20 and pass right by Hamilton Plaza. It currently looks like garbage. It's overgrown, it looks like parts of the buildings are starting to fall in, and it's a dilapidated property. And why should we reward him for that. I'll be happy to answer any of Council's questions.

Presiding Officer: Anyone have any questions. Hearing none, the presiding officer said, "thank you for your remarks". Would anyone else like to speak.

CLOSING REMARKS

The Presiding Officer announced that, by law, no formal action may be taken at a public hearing. City Council will take into consideration all comments made at this hearing when making their final decision. Actions to approve or deny the request must take place at a regular or special meeting of this Council, within three months of this hearing.

President Ducro: Can I ask one question of Mr. Hamilton. I'd like to hear a comment from Mr. Hamilton in regards to his delinquent taxes.

Mr. Hamilton: Are you talking about the building he's noising into – Route 20. I don't see what it's got to do with him, but that property was – we were fighting a bank on that for years, okay. the property right now – we have a contractor that supposed to tear that building down. And, the property taxes – we got the county – they know they're going to be paid – so we just ended up with nine and a half acres there, which we put up for sale, afterwards. But, the taxes have been taken care of. He was in court for years and we just got it out of court. We do own the property now but before the bank owned it – part of it – so it was ours. We do have a contractor out of Pennsylvanian. He's scheduled to tear it down but he has to go through the EPA and get permits. But, I don't see what that's got to do with that property.

Presiding Officer: Any other comment. Hearing none he called for a motion to adjourn.

ADJOURN: Mr. McClure moved, Mr. Balog seconded to adjourn the Public Hearing at 5:54 p.m.; motion CARRIED.

DATE APPROVED: April 20, 2014

ATTESTED BY: J.P. Ducro IV
J. P. Ducro IV
President of Council

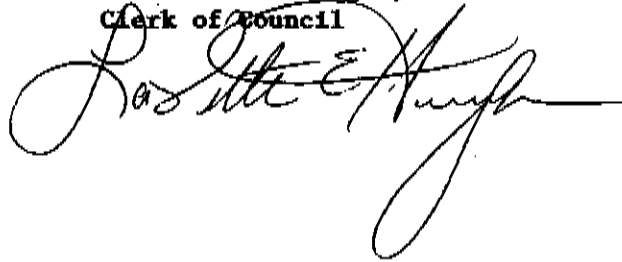
ATTESTED BY: LaVette E. Hennigan
LaVette E. Hennigan, MMC
Clerk of Council

According to Bill Jepson, City of Ashtabula Engineering Technician only a portion of Easy Street is vacated. The remaining portion was renamed to West 50th Street in 1931.

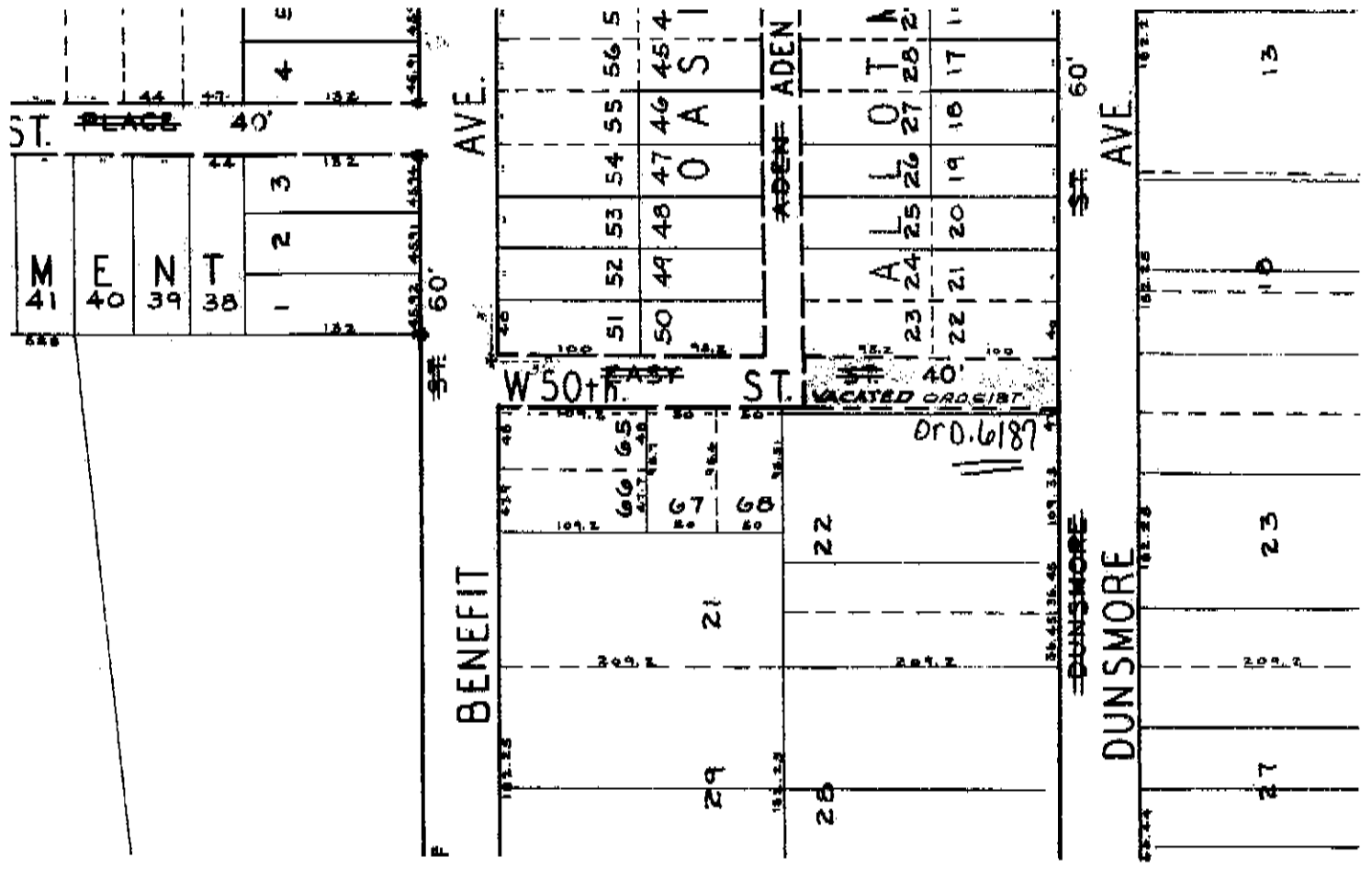
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APR 16 2015

LaVette E. Hennigan, MMC
Clerk of Council



Ashtabula City Council



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APR 16 2015

Apr. 14, 1969

Ashtabula City Council

ORDINANCE NO. 6187

COPY

To vacate a part of West 50th Street
between Dunsmore Avenue and Aden Court.

WHEREAS, on the 30th day of December, 1968, a petition by persons owning lots in the immediate vicinity of that part of West 50th Street between Dunsmore Avenue and Aden Court was duly presented to Council praying that said street between the points named be vacated, and notice of the pendency and prayer of said petition has been given as required by law, by publication in the Ashtabula Star-Season, a newspaper of general circulation in the corporation, for six (6) consecutive weeks ending April 10, 1969; and

WHEREAS, this Council, upon hearing, is satisfied that there is good cause for such vacation as prayed for, and that it will not be detrimental to the general interest and ought to be made;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Ashtabula, Ohio:

SECTION 1. That property situated in the City of Ashtabula, County of Ashtabula and State of Ohio, described as follows:

Bounded on the north by the southerly line of Lots 22 and 23, Oasis Plat; on the east by the westerly line of Dunsmore Avenue; on the south by the southerly line of West 50th Street as shown in the Oasis Plat; and on the west by a southerly extension of the easterly line of Aden Court,

be and the same is hereby vacated.

SECTION 2. This ordinance shall take effect and be in force from and after the earliest period allowed by law.

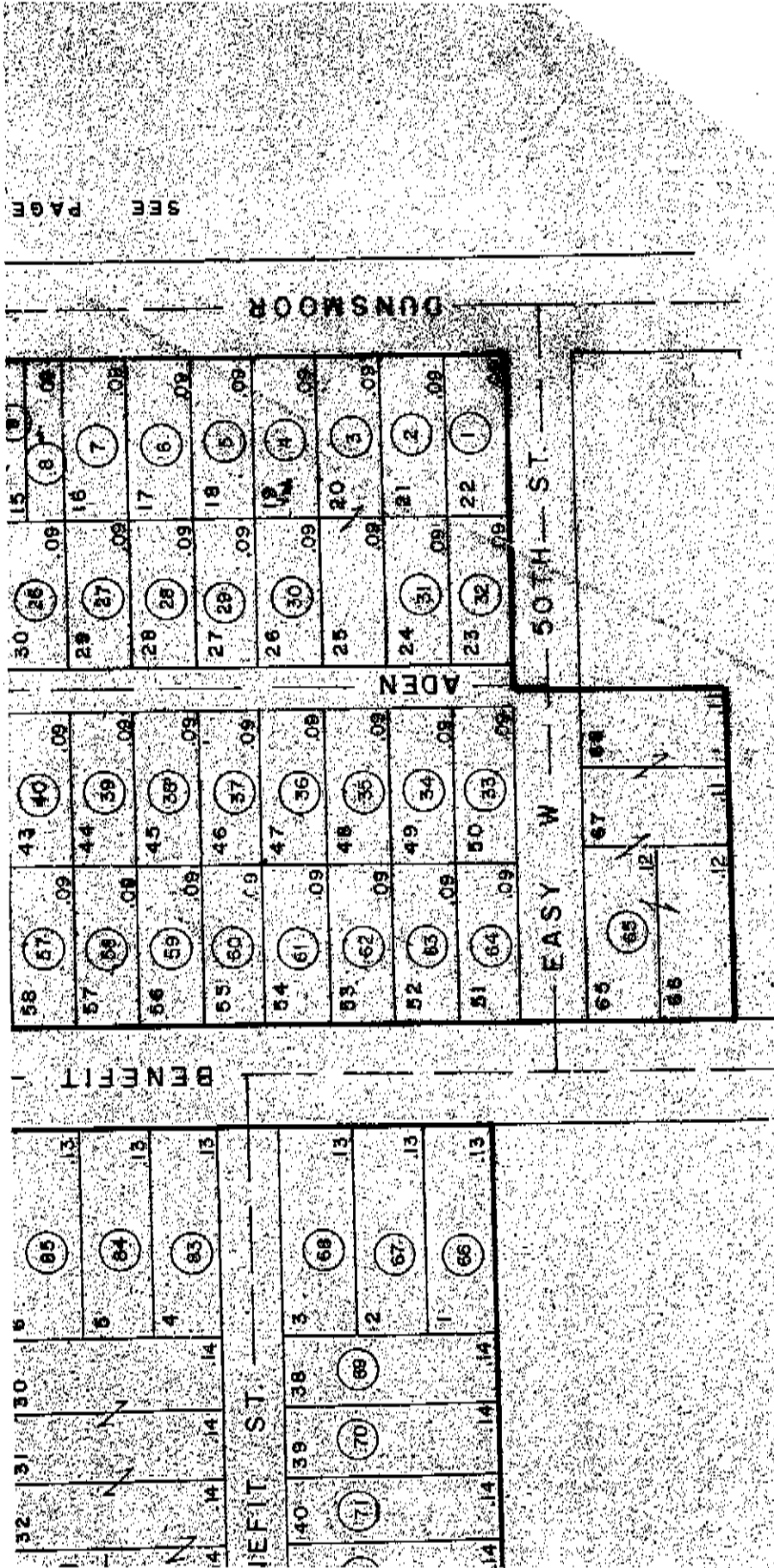
George E. Ducro III
PRESIDENT OF COUNCIL

PASSED: May 12, 1969

ATTEST: Robert W. Whittier
CLERK

APPROVED: David P. DeLuca
CITY MANAGER

Hamilton



RECEIVED

JAN 09 2015

APPROX SCALE 1" = 100'
ASHTABULA CITY

Ashtabula City Council

RECEIVED

MAR 04 2015



Ashtabula City Council
Phone 440-992-4821

John J. Torma
4914 Benefit Ave.
Ashtabula, Ohio
44004

~~4914 Benefit Avenue~~ Ashtabula, OH ~~44004~~

March 3, 2015

OPPOSITION TO VACATING EASY STREET

We have had a building built and a business established at 4914 Benefit for over 40 years. This issue of clearing out Easy Street which runs adjacent to our property and Mr. Hamilton's first came to my attention when the proprietor of the then newly established Riviera Steakhouse approached me about clearing out Easy Street to accommodate for more parking space for his customers. In order to be a friendly and cooperative neighbor I agreed with him to have Easy Street cleared. A decision I came to regret, which resulted in his customers not just driving through my property but because of his overflow of customer parking, his customers also found a parking lot on my yard and in my driveway. When this situation was explained to the owner of the Riviera Steakhouse I was told his customers on my property was my problem. This situation of his customer parking overflow extended into further problems in the neighborhood.

One weekend evening a Steakhouse customer drove into the gas meter of the neighbors home on the opposite side of the Steakhouse causing a steady, uncontrollable flow of natural gas coming out of a broken gas line

Another incident involved an auto mechanic across the street habitually towing Steakhouse customers off his property

Residents living on Dunsmore Ave. which is the next street over from Benefit Ave.



4914 Benefit Avenue • Ashtabula, OH 44004

made complaints about trash from Steakhouse customers
being on their property.

All of these events resulted in a petition being circulated and signed by most of the residents on Benefit Ave. The petition was presented to city council which advised us to contact Liquor Control in Columbus, who for a time required the Steakhouse to provide an attendant to oversee the parking of customers cars. Although all of this is in the past it is still relevant today.

● If Mr. Hamilton moves his business elsewhere, depending on the type of business that moves in, these same problems could result once more.

● This opposition is still relevant also since I am responsible for anyone being injured on our property whether they are my customers or not.

Furthermore I was told sometime ago that Easy Street could never be vacated since the property owner behind my lot would always need access on to Benefit Ave. via Easy Street.

Thank you for your time and attention to this matter.

*Sincerely
John G. Turner*

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APR 17 2015



Ashtabula City Council

Phone 440-992-4821
April 16, 2015

John J. Torma
4914 Benefit Ave.
Ashtabula, Ohio
44004

~~4914 Benefit Avenue~~ Ashtabula, OH ~~44004~~

CONCERNING OPPOSITION TO VACATING EASY STREET

I am continuing in my opposition to the vacating of Easy Street as I was in my original opposition submitted March 3, 2015. Mr. Hamilton's willingness to erect an 8' high fence between the properties involved as stated at the Public Hearing of April 6, 2015, was only taken into my consideration at that time among other unsettled considerations on my part at this time. Although I have no use for an additional 25' to my property, if the decision by City Council is made to vacate Easy St. as Mr. Hamilton requested, I would accept the additional 25' with a solidly constructed 8' high fence running the full length of his property line and inundated into his property 12" inside his property property line.

The meeting on January 9, 2015 of the Ashtabula City Planning Commission voted and put through this issue of vacating Easy Street without ever notifying myself or any other adjacent property owners in advance of such a meeting. Consequently we had no voice at the outset of this issue. Photos submitted by me to the Clerk of Council were all taken on Easy Street at Mr. Hamilton's property line. I thank you again for your time and attention.

John J. Torma

STATE OF OHIO
COUNTY OF ASHTABULA
BEING DULY SWORN AND

SUBSCRIBED IN MY PRESENCE THIS 16TH DAY OF APRIL, 2015

Michelle McClure

MICHELLE R. McCLURE
Notary Public, State of Ohio
My Commission Expires March 3, 2019

ASHTABULA COUNTY REAL ESTATE TAX BILL

DAWN M. CRAGON, TREASURER

25 WEST JEFFERSON STREET
JEFFERSON, OH 44047
www.ashtabulacountytreasurer.org

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APR 20 2015

IMPORTANT NOTICE
REVISED OFFICE HOURS

ASHTABULA COUNTY TREASURER OFFICE HOURS:
MONDAY - FRIDAY 8:00AM TO 12 NOON
FOR MORE INFORMATION CALL
(440) 576-3727 OR VISIT OUR WEBSITE
www.ashtabulacountytreasurer.org

PARCEL LOCATION	ACREAGE	PARCEL ID
3519 NORTH RIDGE (USR 20) RD W	0.0000	480091000200

REAL PROPERTY FIRST HALF 2014

HAMILTON WILLIAM DUANA
1802 E MORGAN RD
JEFFERSON OH 44047

OWNER NAME
HAMILTON WILLIAM DUANA

DESCRIPTION OF PROPERTY
39.6 0/0APL CONDOMINIUM / 2003 BOR#100

TAX DISTRICT
SAYBROOK TWP-ASHTABULA A CSD

MARKET VALUE	TAXABLE VALUE	HOMESTEAD	GROSS TAX RATE	EFFECTIVE TAX RATE	NON BUS FACTOR	OWNER OCC FACTOR
LAND 47,300 IMPR 0 TOTAL 47,300	LAND 16,560 IMPR 0 TOTAL 16,560	0.00	81.760000	68.555024	0.098033	0.024508

DISTRIBUTION	SPECIAL ASSESSMENTS	CALCULATION OF TAXES
Ashtabula County \$180.30 Ashtabula Area Ccd \$858.58 A-Tech \$45.01 Saybrook Twp \$4.97 Saybrook Twp Exc Ashtabula... \$217.10 Saybrook Twp. Park Distric... \$8.80 Ashtabula County District ... \$20.70	DESCRIPTION 19005-9-1-1 EMERGENCY TE... DELQ \$0.00 CURRENT \$0.00	Real Estate Taxes \$1,353.84 Reduction Factor (\$218.68) Subtotal \$1,135.28 Non Business Credit \$0.00 Owner Occupancy Credit \$0.00 Homestead Reduction \$0.00 CALV Recoupment \$0.00 Current Net Taxes \$1,135.28 Current Assessments \$0.00 Full Year Taxes & Asmts \$1,135.28 Half Year Taxes & Asmts \$567.63 Penalties \$1,203.12 Interest \$550.86 Adjustments \$0.00 Delinquent General Taxes \$6,138.88 Delinquent Assessments \$9.00 TOTAL TAXES \$9,037.22 PAYMENT \$0.00 OTHER CREDITS \$0.00 HALF YEAR DUE \$8,469.59 FULL YEAR DUE \$9,037.22
<p>TO AVOID LATE PENALTY PAY ON OR BEFORE DUE DATE REAL PROPERTY FIRST HALF 2014 DUE 02/18/2015 US Postmarks are acceptable for timely payment. Your canceled check is a valid receipt. For a stamped receipt, return entire bill with a self-addressed stamped envelope.</p>		

RETURN THIS PORTION (BOTTOM) WITH PAYMENT

REAL PROPERTY FIRST HALF 2014
DUE 02/18/2015

PREPARED ON: 02/05/15
MORTGAGE CODE: 99
CERTIFIED YEAR: 2011

OWNER NAME
HAMILTON WILLIAM DUANA

PARCEL LOCATION
3519 NORTH RIDGE (USR 20) RD W

MAKE CHECKS PAYABLE TO
DAWN M. CRAGON ASHTABULA COUNTY TREASURER 25 WEST JEFFERSON STREET JEFFERSON, OH 44047

PARCEL NUMBER
480091000200

HALF YEAR AMOUNT DUE
\$8,469.59

FULL YEAR AMOUNT DUE
\$9,037.22

FOR OFFICE USE ONLY
CASH
MONEY ORDER
TAX
DEBIT

48009100020000846959009037221

ASHTABULA COUNTY REAL ESTATE TAX BILL

DAWN M. CRAGON, TREASURER

RECEIVED

25 WEST JEFFERSON STREET
JEFFERSON, OH 44047
www.ashtabulacountytreasurer.org

APR 20 2015

IMPORTANT NOTICE
REVISED OFFICE HOURS

ASHTABULA COUNTY TREASURER OFFICE HOURS:
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www.ashtabulacountytreasurer.org

PARCEL LOCATION	ACREAGE	PARCEL ID
3519 NORTH RIDGE (USR 20) RD W	0.0000	480091000300

REAL PROPERTY FIRST HALF 2014

HAMILTON WILLIAM DUANA
1802 E MORGAN RD
JEFFERSON OH 44047

OWNER NAME
HAMILTON WILLIAM DUANA

DESCRIPTION OF PROPERTY
22.9 0/0APL CONDOMINIUM / 2003 BOR#100

TAX DISTRICT
SAYBROOK TWP-ASHTABULA A CSD

MARKET VALUE	TAXABLE VALUE	HOMESTEAD	GROSS TAX RATE	EFFECTIVE TAX RATE	NON BUS FACTOR	OWNER-OCF FACTOR
LAND 28,400 IMPR 0 TOTAL 28,400	LAND 9,940 IMPR 0 TOTAL 9,940	0.00	81.760000	88.555024	0.098033	0.024508

DISTRIBUTION	SPECIAL ASSESSMENTS	CALCULATION OF TAXES
Ashtabula County \$108.22 Ashtabula Area Csd \$385.32 A-Tech \$27.02 Saybrook Twp \$2.98 Saybrook Twp Exc Ashtabula... \$130.31 Saybrook Twp, Park Distric... \$5.18 Ashtabula County District ... \$12.43	DESCRIPTION 19005-9-1-1 EMERGENCY TE... DELQ \$9.00 CURRENT \$0.00	Real Estate Taxes \$812.70 Reduction Factor (\$131.28) Subtotal \$681.44 Non Business Credit \$0.00 Owner Occupancy Credit \$0.00 Homestead Reduction \$0.00 CAUV Recoupment \$0.00 Current Net Taxes \$681.44 Current Assessments \$0.00 Full Year Taxes & Asmts \$681.44 Half Year Taxes & Asmts \$340.72 Penalties \$686.74 Interest \$314.48 Adjustments \$0.00 Delinquent General Taxes \$3,513.26 Delinquent Assessments \$9.00 TOTAL TAXES \$5,204.92 PAYMENT \$0.00 OTHER CREDITS \$0.00 HALF YEAR DUE \$4,864.20 FULL YEAR DUE \$5,204.92
<p style="text-align: center;"> TO AVOID LATE PENALTY PAY ON OR BEFORE DUE DATE REAL PROPERTY FIRST HALF 2014 DUE 02/18/2015 US Postmarks are acceptable for timely payment. Your canceled check is a valid receipt. For a stamped receipt, return entire bill with a self-addressed stamped envelope. </p>		

RETURN THIS PORTION (BOTTOM) WITH PAYMENT

PREPARED ON: 02/05/15
MORTGAGE CODE: 99
CERTIFIED YEAR: 2011

REAL PROPERTY FIRST HALF 2014
DUE 02/18/2015

OWNER NAME	HAMILTON WILLIAM DUANA
PARCEL LOCATION	3519 NORTH RIDGE (USR 20) RD W
MAKES CHECKS PAYABLE TO	DAWN M. CRAGON ASHTABULA COUNTY TREASURER 25 WEST JEFFERSON STREET JEFFERSON, OH 44047

PARCEL NUMBER	480091000300
HALF YEAR AMOUNT DUE	\$4,864.20
FULL YEAR AMOUNT DUE	\$5,204.92

48009100030000486420005204926

ASHTABULA COUNTY REAL ESTATE TAX BILL

DAWN M. CRAGON, TREASURER

25 WEST JEFFERSON STREET
JEFFERSON, OH 44047
www.ashtabulacountytreasurer.org

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APR 20 2015

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REVISED OFFICE HOURS

ASHTABULA COUNTY TREASURER OFFICE HOURS:
MONDAY - FRIDAY 8:00AM TO 12 NOON
FOR MORE INFORMATION CALL
(440) 578-3727 OR VISIT OUR WEBSITE
www.ashtabulacountytreasurer.org

PARCEL LOCATION	ACREAGE	PARCEL ID
3519 NORTH RIDGE (USR 20) RD W	0.0000	480091000400

REAL PROPERTY FIRST HALF 2014

HAMILTON WILLIAM DUANA
1802 E MORGAN RD
JEFFERSON OH 44047

OWNER NAME
HAMILTON WILLIAM DUANA

DESCRIPTION OF PROPERTY
13.7 00APL CONDOMINIUM / 2003 BOR#100

TAX DISTRICT
SAYBROOK TWP-ASHTABULA A CSD

MARKET VALUE	TAXABLE VALUE	HOMESTEAD	GROSS TAX RATE	EFFECTIVE TAX RATE	NON BUS FACTOR	OWNER OCC FACTOR
LAND 17,600 IMPR 0 TOTAL 17,600	LAND 6,160 IMPR 0 TOTAL 6,160	0.00	81.780000	68.555024	0.098033	0.024508

DISTRIBUTION		SPECIAL ASSESSMENTS			CALCULATION OF TAXES	
Ashtabula County	\$67.07	DESCRIPTION	DELQ	CURRENT	Real Estate Taxes	\$503.68
Ashtabula Area Csd	\$244.98	19005-9-1-1 EMERGENCY TE...	\$9.00	\$0.00	Reduction Factor	(\$81.36)
A-Teach	\$16.74				Subtotal	\$422.30
Saybrook Twp	\$1.85				Non Business Credit	\$0.00
Saybrook Twp Exo Ashtabula...	\$80.76				Owner Occupancy Credit	\$0.00
Saybrook Twp, Park Distric...	\$3.20				Homestead Reduction	\$0.00
Ashtabula County District ...	\$7.70				CAUV Recoupment	\$0.00
					Current Net Taxes	\$422.30
					Current Assessments	\$0.00
					Full Year Taxes & Asmts	\$422.30
					Half Year Taxes & Asmts	\$211.15
					Penalties	\$402.51
					Interest	\$184.38
					Adjustments	\$0.00
					Delinquent General Taxes	\$2,083.18
					Delinquent Assessments	\$0.00
					TOTAL TAXES	\$3,101.33
					PAYMENT	\$0.00
					OTHER CREDITS	\$0.00
					HALF YEAR DUE	\$2,890.18
					FULL YEAR DUE	\$3,101.33

RETURN THIS PORTION (BOTTOM) WITH PAYMENT

FRONT PORCHER COUNTY HALF 2014
DUE 02/18/2015

PREPARED ON: 02/05/15
MORTGAGE CODE: 99
CERTIFIED YEAR: 2011

OWNER NAME
HAMILTON WILLIAM DUANA

PARCEL LOCATION
3519 NORTH RIDGE (USR 20) RD W

MAKE CHECKS PAYABLE TO
DAWN M. CRAGON ASHTABULA COUNTY TREASURER 25 WEST JEFFERSON STREET JEFFERSON, OH 44047

PARCEL NUMBER
480091000400

HALF YEAR AMOUNT DUE
\$2,890.18

FULL YEAR AMOUNT DUE
\$3,101.33

48009100040000289018003101332

ASHTABULA COUNTY REAL ESTATE TAX BILL

DAWN M. CRAGON, TREASURER

25 WEST JEFFERSON STREET
JEFFERSON, OH 44047
www.ashtabulacountytreasurer.org

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PARCEL LOCATION	ACREAGE	PARCEL ID
3519 NORTH RIDGE (USR 20) RD W	0.0000	480091000500

REAL PROPERTY FIRST HALF 2014

HAMILTON WILLIAM DUANA
1802 E MORGAN RD
JEFFERSON OH 44047

OWNER NAME
HAMILTON WILLIAM DUANA

DESCRIPTION OF PROPERTY
1.9 0/0APL CONDOMINIUM / 2003 BOR#100

TAX DISTRICT
SAYBROOK TWP-ASHTABULA A CSD

MARKET VALUE	TAXABLE VALUE	HOMELEAD	GROSS TAX RATE	EFFECTIVE TAX RATE	NON-BUS FACTOR	OWNER OCC FACTOR
LAND 2,400 IMPR 0 TOTAL 2,400	LAND 840 IMPR 0 TOTAL 840	0.00	81.760000	68.555024	0.098033	0.024508

DISTRIBUTION	SPECIAL ASSESSMENTS	CALCULATION OF TAXES
Ashtabula County \$9.14 Ashtabula Area Csd \$33.40 A-Tech \$2.28 Saybrook Twp \$0.25 Saybrook Twp Exc Ashtabula... \$11.01 Saybrook Twp, Park Distric... \$0.44 Ashtabula County District ... \$1.06	DESCRIPTION 19005-9-1-1 EMERGENCY TE... DELQ \$8.00 CURRENT \$0.00	Real Estate Taxes \$68.68 Reduction Factor (\$11.10) Subtotal \$57.58 Non Business Credit \$0.00 Owner Occupancy Credit \$0.00 Homestead Reduction \$0.00 CALV Recoupment \$0.00 Current Net Taxes \$57.58 Current Assessments \$0.00 Full Year Taxes & Amrts \$57.58 Half Year Taxes & Amrts \$28.79 Penalties \$58.21 Interest \$26.97 Adjustments \$0.00 Delinquent General Taxes \$284.78 Delinquent Assessments \$9.00 TOTAL TAXES \$446.54 PAYMENT \$0.00 OTHER CREDITS \$0.00 HALF YEAR DUE \$417.75 FULL YEAR DUE \$446.54
<p style="text-align: center;">TO AVOID LATE PENALTY PAY ON OR BEFORE DUE DATE REAL PROPERTY FIRST HALF 2014 DUE 02/18/2015 US Postmarks are acceptable for timely payment. Your canceled check is a valid receipt. For a stamped receipt, return entire bill with a self-addressed stamped envelope.</p>		

RETURN THIS PORTION (BOTTOM) WITH PAYMENT

PREPARED ON: 02/05/15
MORTGAGE CODE: 99
CERTIFIED YEAR: 2011

REAL PROPERTY FIRST HALF 2014
DUE 02/18/2015

OWNER NAME
HAMILTON WILLIAM DUANA

PARCEL LOCATION
3519 NORTH RIDGE (USR 20) RD W

MAKE CHECKS PAYABLE TO
DAWN M. CRAGON ASHTABULA COUNTY TREASURER 25 WEST JEFFERSON STREET JEFFERSON, OH 44047

PARCEL NUMBER
480091000500

HALF YEAR AMOUNT DUE
\$417.75

FULL YEAR AMOUNT DUE
\$446.54

48009100050000041775000446543

ASHTABULA COUNTY REAL ESTATE TAX BILL

DAWN M. CRAGON, TREASURER

CLERK OF ASHTABULA COUNTY
JEFFERSON, OH 44047
www.ashtabulacountytreasurer.org

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PARCEL LOCATION	ACREAGE	PARCEL ID
3519 NORTH RIDGE (USR 20) RD W	0.0000	480091000100

REAL PROPERTY FIRST HALF 2014

HAMILTON WILLIAM DUANA
1802 E MORGAN RD
JEFFERSON OH 44047

OWNER NAME
HAMILTON WILLIAM DUANA

DESCRIPTION OF PROPERTY
21.9 00APL CONDOMINIUM / 2003 BOR#100

TAX DISTRICT
SAYBROOK TWP-ASHTABULA A CSD

MARKET VALUE	TAXABLE VALUE	HOMI. STI AD	GROSS TAX RATE	EFFECTIVE TAX RATE	NON-BUS FACTOR	OWNER OCC FACTOR
LAND 27,000 IMPR 0 TOTAL 27,000	LAND 9,450 IMPR 0 TOTAL 9,450	0.00	81.780000	68.555024	0.098033	0.024508

DISTRIBUTION	SPECIAL ASSESSMENTS	CALCULATION OF TAXES
Ashtabula County \$102.89 Ashtabula Area Cad \$375.85 A-Tech \$26.89 Saybrook Twp \$2.84 Saybrook Twp Exc Ashtabula... \$123.90 Saybrook Twp. Park Distric... \$4.91 Ashtabula County District ... \$11.80	DESCRIPTION 19005-9-1-1 EMERGENCY TE... DELQ \$9.00 CURRENT \$0.00	Real Estate Taxes \$772.70 Reduction Factor (\$124.82) Subtotal \$647.88 Non Business Credit \$0.00 Owner Occupancy Credit \$0.00 Homestead Reduction \$0.00 CAUV Recoupment \$0.00 Current Net Taxes \$647.88 Current Assessments \$0.00 Full Year Taxes & Asmts \$647.88 Half Year Taxes & Asmts \$323.94 Penalties \$636.27 Interest \$291.27 Adjustments \$0.00 Delinquent General Taxes \$3,288.84 Delinquent Assessments \$9.00 TOTAL TAXES \$4,873.28 PAYMENT \$0.00 OTHER CREDITS \$0.00 HALF YEAR DUE \$4,549.32 FULL YEAR DUE \$4,873.28
<p>TO AVOID LATE PENALTY PAY ON OR BEFORE DUE DATE REAL PROPERTY FIRST HALF 2014 DUE 02/18/2015 US Postmarks are acceptable for timely payment. Your canceled check is a valid receipt. For a stamped receipt, return entire bill with a self-addressed stamped envelope.</p>		

RETURN THIS PORTION (BOTTOM) WITH PAYMENT

REAL PROPERTY FIRST HALF 2014
YOUR DEPARTMENT

PREPARED ON: 02/05/15
MORTGAGE CODE: 99
CERTIFIED YEAR: 2011

OWNER NAME
HAMILTON WILLIAM DUANA

PARCEL LOCATION
3519 NORTH RIDGE (USR 20) RD W

MAKE CHECKS PAYABLE TO
DAWN M. CRAGON ASHTABULA COUNTY TREASURER 25 WEST JEFFERSON STREET JEFFERSON, OH 44047

PARCEL NUMBER
480091000100

HALF YEAR AMOUNT DUE
\$4,549.32

FULL YEAR AMOUNT DUE
\$4,873.28

4800910001000045493200487328

ASHTABULA COUNTY REAL ESTATE TAX BILL

DAWN M. CRAGON, TREASURER

25 WEST JEFFERSON STREET
JEFFERSON OH 44047
www.ashtabulacountytreasurer.org

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www.ashtabulacountytreasurer.org

PARCEL LOCATION	ACREAGE	PARCEL ID
3519 NORTH BEND RD	Ashtabula City Council 8.5780	480090005301

REAL PROPERTY FIRST HALF 2014

HAMILTON WILLIAM DUANA
1802 E MORGAN RD
JEFFERSON OH 44047

OWNER NAME
HAMILTON WILLIAM DUANA

DESCRIPTION OF PROPERTY
T-12-13MASTER PARCEL FOR APL / SEE 480091000100 THRU 005

TAX DISTRICT
SAYBROOK TWP-ASHTABULA A CSD

MARKET VALUE	TAXABLE VALUE	HOMESTEAD	GROSS TAX RATE	EFFECTIVE TAX RATE	NON-BUS FACTOR	OWNER-OCF FACTOR
LAND 0 IMPR 0 TOTAL 0	LAND 0 IMPR 0 TOTAL 0	0.00	81.780000	88.555024	0.098033	0.024508

DISTRIBUTION	SPECIAL ASSESSMENTS	DELTQ	CURRENT	REAL ESTATE TAXES	REDUCTION FACTOR	OWNER OCCUPANCY CREDIT	HOMESTEAD REDUCTION	CAUV RECOUPMENT	CURRENT NET TAXES	CURRENT ASSESSMENTS	FULL YEAR TAXES & ASMTS	HALF YEAR TAXES & ASMTS	DELINQUENT GENERAL TAXES	DELINQUENT ASSESSMENTS	TOTAL TAXES	PAYMENT	OTHER CREDITS	HALF YEAR DUE	FULL YEAR DUE
Ashtabula County \$0.00 Ashtabula Area Cad \$0.00 A-Tech \$0.00 Saybrook Twp \$0.00 Saybrook Twp Exc Ashtabula... \$0.00 Saybrook Twp, Park District... \$0.00 Ashtabula County District ... \$0.00	21055-RT 20	\$35.89	\$35.89	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35.89	\$35.89	\$17.95	\$0.00	\$35.89	\$77.76	\$0.00	\$0.00	\$59.82	\$77.76
<p>TO AVOID LATE PENALTY PAY ON OR BEFORE DUE DATE REAL PROPERTY FIRST HALF 2014 DUE 02/18/2015</p> <p>US Postmarks are acceptable for timely payment. Your canceled check is a valid receipt. For a stamped receipt, return entire bill with a self-addressed stamped envelope.</p>										<p>* \$6.57 \$0.41 \$0.00 \$0.00 \$0.00</p>									

RETURN THIS PORTION (BOTTOM) WITH PAYMENT

PREPARED ON: 02/05/15
MORTGAGE CODE: 9
CERTIFIED YEAR: 2014

OWNER NAME HAMILTON WILLIAM DUANA
PARCEL LOCATION 3519 NORTH BEND RD
MAKE CHECKS PAYABLE TO DAWN M. CRAGON ASHTABULA COUNTY TREASURER 25 WEST JEFFERSON STREET JEFFERSON, OH 44047

REAL PROPERTY FIRST HALF 2014
DUE 02/18/2015

FOR CASH OR CHECK ONLY

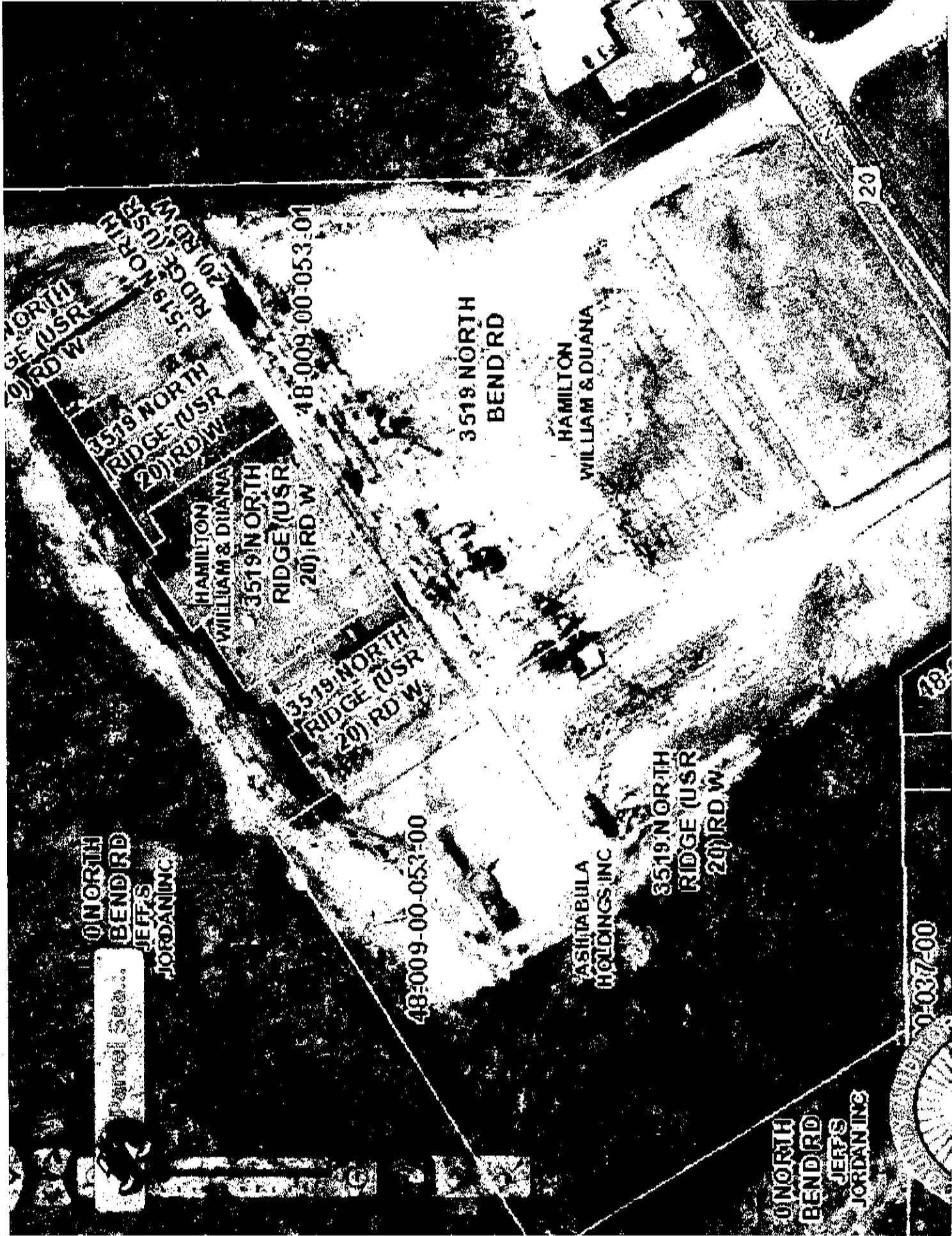
DATE

TAX

AMOUNT

PARCEL NUMBER 480090005301
HALF YEAR AMOUNT DUE \$59.82
FULL YEAR AMOUNT DUE \$77.76

48009000530100005982000077768



3519 NORTH
RIDGE (USR
20) RD W

Parcel Set...
JERFS
JORDANING

HAMILTON
WILLIAM & DIANA

3519 NORTH
RIDGE (USR
20) RD W

3519 NORTH
RIDGE (USR
20) RD W

48-009-00-053-00

ASHABILA
HOLDINGS INC

3519 NORTH
RIDGE (USR
20) RD W

3519 NORTH
RIDGE (USR
20) RD W

3518 NORTH
BEND RD

HAMILTON
WILLIAM & DUANA

48-009-00-053-01

20

48-009-00-037-00



HAMILTON
WILLIAM & DUANA

48-009-10-004-00

HAMILTON
WILLIAM & DUANA

411-009-10-003-00

HAMILTON
WILLIAM & DUANA

48-009-10-002-00

48-009-10-001-00

HAMILTON
WILLIAM & DUANA

48-009-00-053-01

HAMILTON
WILLIAM & DUANA

411-009-00-053-00

JEFF
JORDAN

48-009-00-053-00

HABULA
DINGS INC

