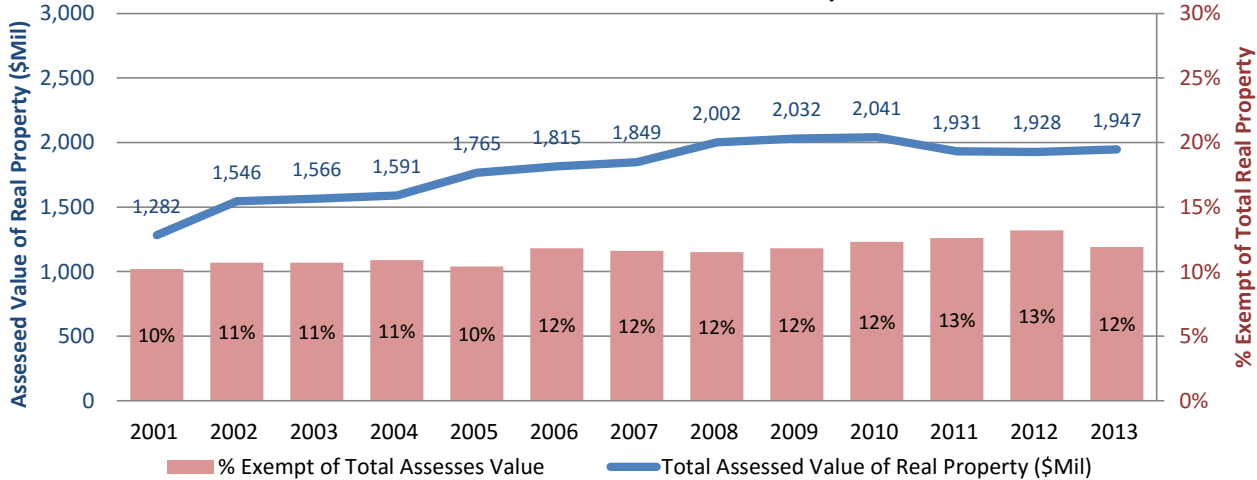


## Summary

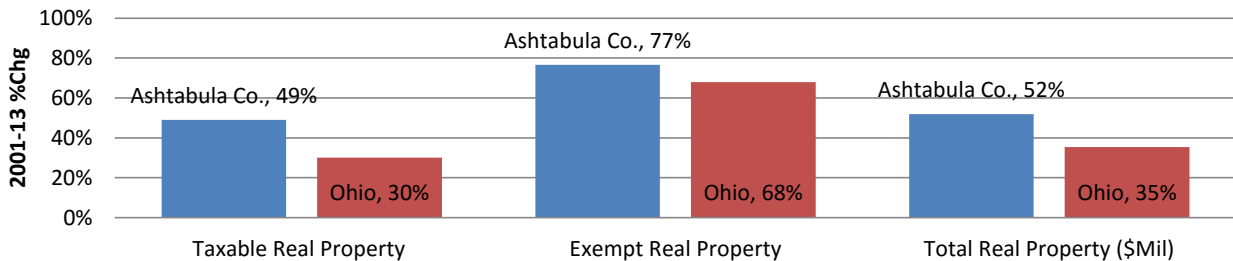
The assessed value of real property in Ashtabula County totalled \$1.9 billion in 2013. The percentage exempt from taxation was 12%. Since 2001, the county's value increased by 52% (compared to 35% for Ohio), an annual growth rate of 3.5%. By class, residential real property accounted for about 60% of total valuation; agricultural and industrial/commercial/mineral classes each represented 20% of total value.

## Assessed Value of Real Property

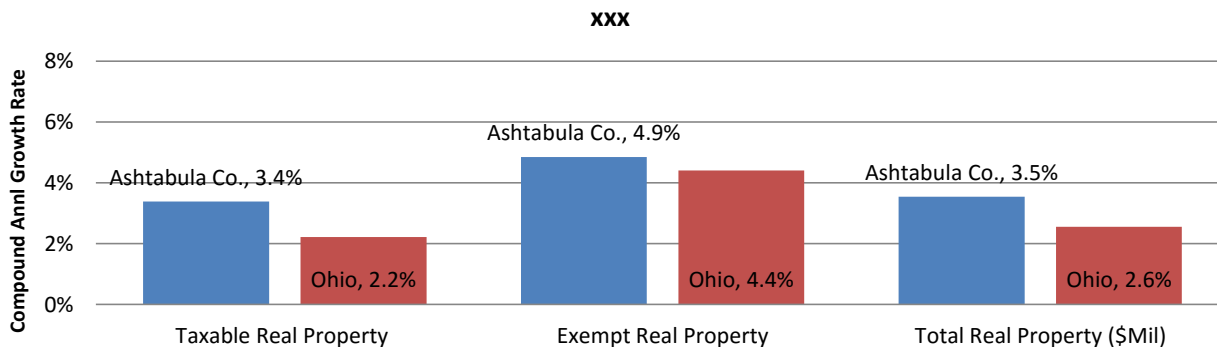
**Total Assessed Value of Real Property (\$Mil)**  
\$1.9 Billion in Total Assessed Value with 12% Exempt from Taxation



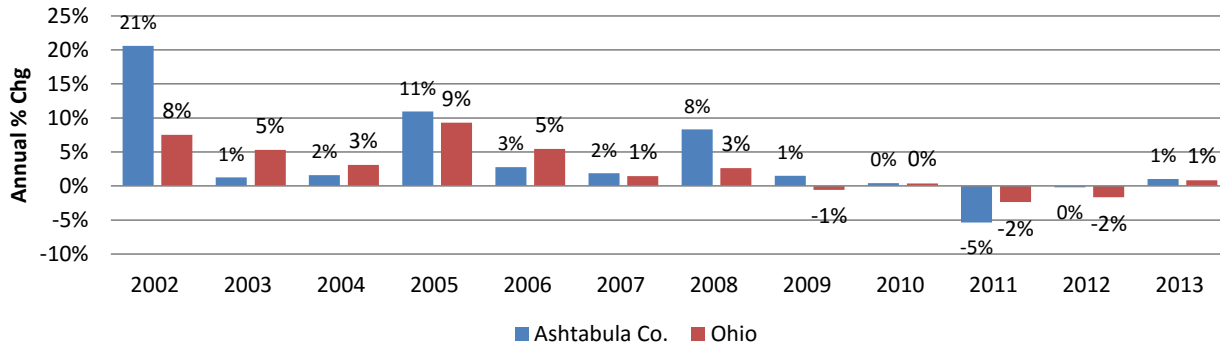
**Change in Assessed Value of Real Property (2001-13%)**  
Increase of 52% in Ashtabula County Since 2001, Compared to 35% For Ohio



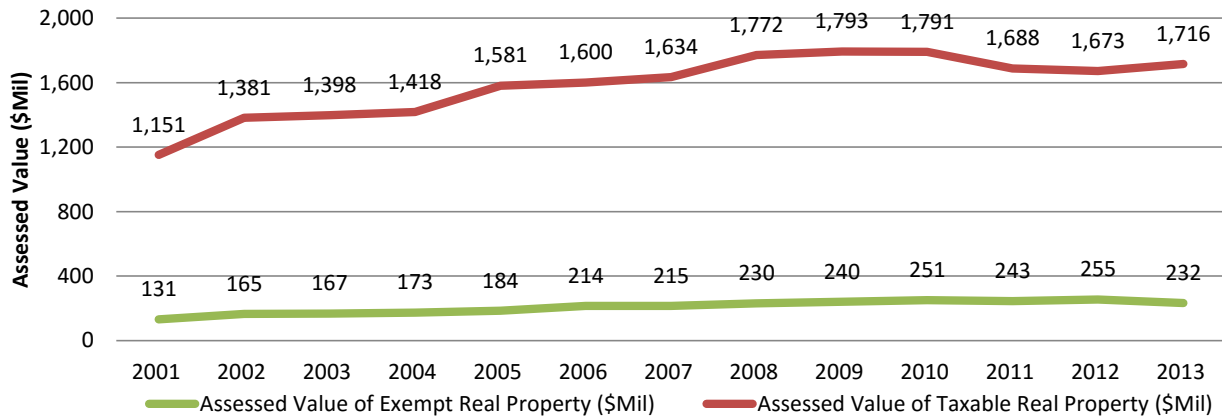
**2001-13 % Compound Annual Growth in Assessed Value of Real Property**



## Annual % Change in Assessed Value of Real Property Annual Changes in Value Were Greater in Ashtabula Co. Than Ohio



## Assessed Valuation Of Taxable & Exempt Real Property 2013 Taxable Real Property Value Was Below 2008-10 Peak Period



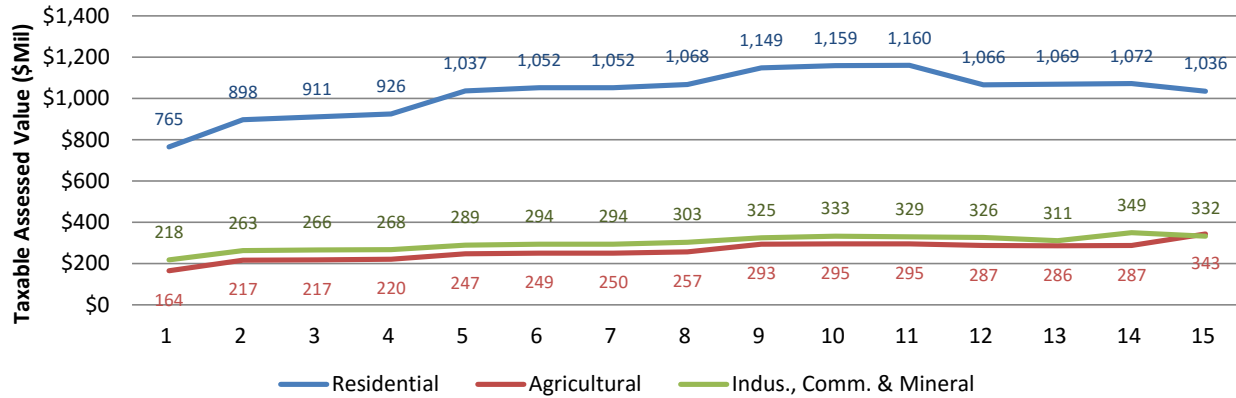
### Ashtabula County Assessed Valuation Of All Real Property

Year	Assessed Value of Taxable Real Property (\$Mil)	Assessed Value of Exempt Real Property (\$Mil)	Total Assessed Value of Real Property (\$Mil)	Yoy %Chg- Total Assessed Value	% Exempt of Total Assesses Value	Index-Total Assessed Value of Real Property
2001	1,151	131	1,282		10%	100
2002	1,381	165	1,546	21%	11%	121
2003	1,398	167	1,566	1%	11%	122
2004	1,418	173	1,591	2%	11%	124
2005	1,581	184	1,765	11%	10%	138
2006	1,600	214	1,815	3%	12%	142
2007	1,634	215	1,849	2%	12%	144
2008	1,772	230	2,002	8%	12%	156
2009	1,793	240	2,032	1%	12%	159
2010	1,791	251	2,041	0%	12%	159
2011	1,688	243	1,931	-5%	13%	151
2012	1,673	255	1,928	0%	13%	150
2013	1,716	232	1,947	1%	12%	152
2001-13 %Chg	49%	77%	52%			
2001-13 %CAGR	3.4%	4.9%	3.5%			
Source: Ohio Dept of Taxation, Table PE1.						
Note: Real property is assessed at 35% of its appraised or market value for taxation purposes in Ohio						

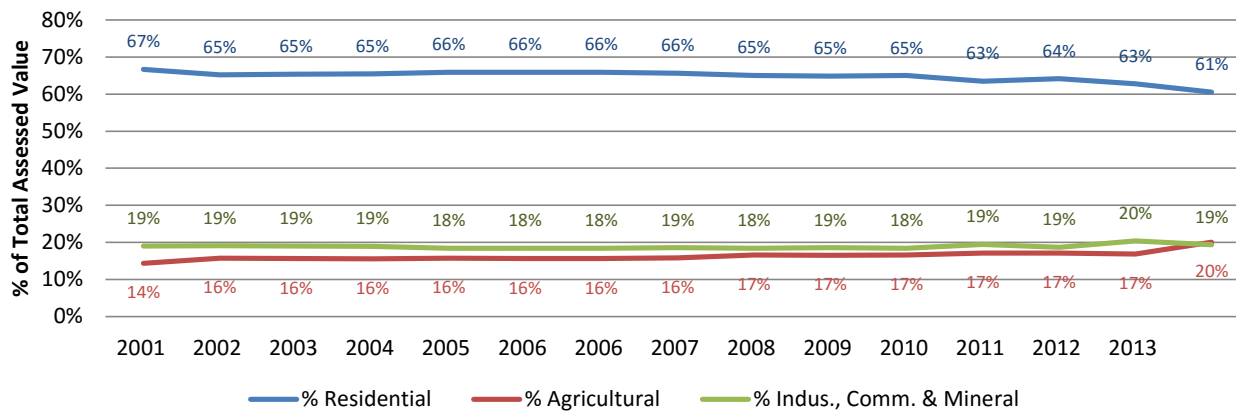
## Assessed Value of Real Property By Class

Ashtabula County had over \$1 billion taxable residential real property in 2013, about 60% of total value. Agricultural and industrial/commercial/mineral classes were both about 20% of total taxable value.

### Taxable Assessed Value of Real Property By Class (\$Mil)



### Taxable Assessed Value of Real Property By Class (\$Mil)



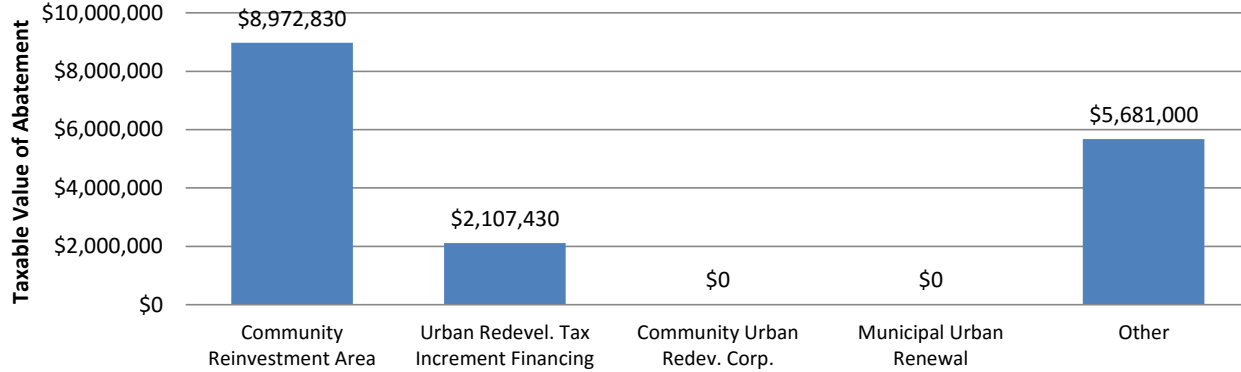
### Ashtabula Co. Taxable Value Of Real Property By Class (\$Mil)

Year	Residential	Agricultural	Indus., Comm. & Mineral	% Residential	% Agricultural	% Indus., Comm. & Mineral
2001	\$764.7	\$164.4	\$217.5	67%	14%	19%
2002	\$897.7	\$216.6	\$262.9	65%	16%	19%
2003	\$911.0	\$217.5	\$265.5	65%	16%	19%
2004	\$925.6	\$219.9	\$267.9	65%	16%	19%
2005	\$1,036.8	\$247.1	\$289.4	66%	16%	18%
2006	\$1,052.3	\$249.5	\$294.1	66%	16%	18%
2006	\$1,052.3	\$249.5	\$294.1	66%	16%	18%
2007	\$1,068.2	\$256.8	\$302.7	66%	16%	19%
2008	\$1,148.7	\$292.9	\$324.8	65%	17%	18%
2009	\$1,158.7	\$295.3	\$332.6	65%	17%	19%
2010	\$1,160.3	\$295.3	\$328.8	65%	17%	18%
2011	\$1,066.0	\$286.7	\$326.3	63%	17%	19%
2012	\$1,069.0	\$285.6	\$311.0	64%	17%	19%
2013	\$1,072.3	\$287.2	\$348.8	63%	17%	20%
2014	\$1,036.0	\$343.4	\$331.9	61%	20%	19%
2001-14 %Chg	36%	109%	53%			
2001-14 %CAGR	2.4%	5.8%	3.3%			
2014 % of Total	61%	20%	19%			
Source: Ohio Dept of Taxation, Real Property Tax Table PD31						
Note: All real property (except railroad property % certain agricultural property) is classified based on its highest and best use by county auditors.						
Note: Real property is assessed at 35% of its appraised or market value for taxation purposes.						

## Tax Abatements

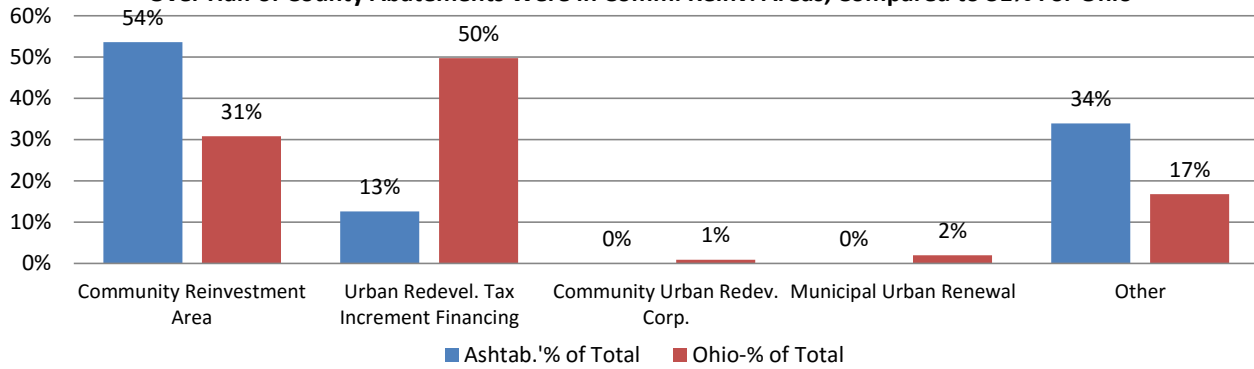
Ashtabula County had almost \$17 million in total real estate improvements exempted from taxation in 2013. About \$9 million (54%) of total tax abatements in the county were granted in Community Reinvestment Areas.

**Taxable Value of Improvements Exempted By Class of Tax Abatement**  
Ashtabula Co. Had \$9 Million in Abatements in Community Reinvestment Areas



## Ashtabula County & Ohio Classes of Tax Abatement

Over Half of County Abatements Were in Comm. Reinv. Areas, Compared to 31% For Ohio



Taxable Value Of Real Property Improvements Exempted By Class Of Tax Abatement						
Year	Total Tax Abatement	Community Reinvestment Area	Urban Redevel. Tax Increment Financing	Community Urban Redev. Corp.	Municipal Urban Renewal	Other
2001	\$14,651,960	\$11,226,860	\$131,040	\$263,060	\$0	\$3,031,000
2002	\$16,664,260	\$12,927,400	\$173,670	\$0	\$0	\$3,563,190
2003	\$18,221,370	\$14,164,400	\$173,670	\$100,210	\$0	\$3,783,090
2004	\$22,902,000	\$13,912,610	\$173,670	\$100,210	\$0	\$8,715,510
2005	\$26,884,850	\$17,108,400	\$186,980	\$100,210	\$0	\$9,489,260
2006	\$27,573,690	\$16,888,990	\$186,980	\$100,210	\$0	\$10,397,510
2007	\$25,218,260	\$15,707,710	\$6,410	\$100,210	\$0	\$9,403,930
2008	\$24,123,850	\$14,561,120	\$0	\$117,920	\$0	\$9,444,810
2009	\$21,967,790	\$13,794,180	\$0	\$0	\$0	\$8,173,610
2010	\$21,115,650	\$12,850,160	\$0	\$0	\$0	\$8,265,490
2011	\$22,653,680	\$15,471,410	\$824,330	\$0	\$0	\$6,357,940
2012	\$21,265,370	\$14,137,140	\$824,330	\$0	\$0	\$6,303,900
2013	\$16,761,260	\$8,972,830	\$2,107,430	\$0	\$0	\$5,681,000
2001-13 %Chg	14%	-20%	1508%	-100%	0%	87%
2001-13 %CAGR	1.1%					
Ashtab. % of Total	100%	54%	13%	0%	0%	34%
Ohio % of Total	100%	31%	50%	1%	2%	17%

Source: Ohio Dept of Taxation, Table PE3

Note: Tax abatements on real property are granted by local governments and are in 5 classes.