



Thank you for your interest in acquiring property through the Ashtabula County Land Bank.

A Land Reutilization Corporation (aka Land Bank) is an entity that is formed under sections 1724 and 5722 of the Ohio Revised Code. A Land Bank’s purpose is to strategically acquire vacant and delinquent properties, return them to productive use, reduce blight, increase property values, support community goals and improve the quality of life for county residents. The Land Bank also paves the way for possible access to funding not normally available, such as grant funds for demolition of vacant blighted houses.

The benefits of a County Land Bank, aside from reducing blight and raising neighborhood market values, include the ability to extinguish taxes and liens to make the property more marketable to a prospective owner, thereby returning the delinquent parcel to tax collecting, productive status. The Land Bank can sell acquired property to eligible applicants for private, public or non-profit use.

Eligible applicants:

1. Must not be prior owners of requested property, in any capacity, at the time of tax foreclosure; and
2. Must not own property in Ashtabula County with past-due taxes or un-remediated citation or violation of Ohio statute or local ordinances, must not have a history of tax foreclosure within the past 5 years, or private foreclosure within the past 3 years.

For a detailed list of applicant requirements, please see our Disposition of Properties policy.

Be aware that the acquisition period can be a lengthy process. Some properties are not immediately transferrable due to grant restrictions. Most properties must proceed through a due diligence tax foreclosure which can take between 8 and 18 months once filed and is final upon completion of either a Sheriff Sale or Vacant Land Sale and/or forfeiture to the State. We are able to take donated properties. However, the current owner or qualified end-user is required to pay all acquisition costs in order to deliver a free and clear title to the property. Therefore, donations will only be taken on a case by case basis.

PROPERTY PURCHASED THROUGH THE LAND BANK IS PRICED* AS FOLLOWS (NO PAYMENT DUE AT THIS TIME):

- Residential, unbuildable lot to adjoining property owner (*Side Lot Disposition Program*): \$ 100.00*
- Residential, unbuildable lot to non-adjointing property owner: \$ 200.00*
- Residential buildable lot:
 - To private individual or corporation market value*
 - To non-profit agency for non-profit use \$ 500.00*
 - To adjoining property owner for personal use \$ 500.00*
- Commercial property:
 - To private individual or corporation market value*
 - To non-profit agency for a non-profit use \$1000.00*
 - To adjoining property owner for a use related to the use of the adjoining property \$1000.00*
 - Commercial unbuildable lot \$ 200.00*

**Expenses including but not limited to: court and acquisition costs; title examination/insurance expenses; deed preparation, conveyance and recording fees; and other transfer costs are the responsibility of the transferee and are not included in the sale price but must be paid before sale is completed.*

Please fill out and return the enclosed application and return it via regular mail to:

Ashtabula County Land Bank
 25 West Jefferson St.
 Jefferson, OH 44047

Or scan and email to: Landbank@ashtabulacounty.us

Please contact Melissa Harvey with questions at the above email or phone (440)576-1450



ASHTABULA COUNTY LAND BANK (ACLRC)

PROPERTY PURCHASE APPLICATION

Applicant Information

Applicant Name: _____
Mailing Address: _____
City, State, Zip: _____
*I am current on All owned property tax Y/N ___ *I have NO active or decreed property foreclosures Y/N ___
Parcel ID#(s) of applicant owned property in Ashtabula County: (attach list if needed) _____
Phone: _____ Cell: _____
Email: _____

Requested Property Information

Requested property parcel ID#: _____
Requested property owner name: _____
[] Property is Tax Delinquent OR currently owned by the Ashtabula County Land Bank
Note: Above box must be checked to be considered for acquisition through the Ashtabula County Land Bank
[] The property is vacant real property and not zoned as a buildable lot
[] The property is vacant real property, zoned as a buildable lot, with no structure on the site
[] The property has a structure on the site. [] Demolition potential [] Rehabilitation potential
[] The property requested shares a border with the applicant's property
[] The applicant is the owner of and [] occupies / [] does not occupy the property connected to the requested property (If owner does not occupy adjacent property, explain: _____)
[] Applicant is a nonprofit organization
[] Applicant is a government agency
Please describe intended use for the requested lot: [] Expansion of yard / [] Build structure, type: _____
[] Other (explain) _____

The Information provided in this application is true to the best of my knowledge. I understand that the Land Bank staff will review this request and determine if it is in compliance with Land Bank policies and procedures and existing Land Bank and neighborhood plans. If this application is approved, I will care for and maintain the property requested.

Applicant Signature: _____ Date _____
If submitted electronically, please type name and date

Please allow at least 30 days for your application to be processed. This form is a statement of request. By receiving it, the Ashtabula County Land Bank does not commit to transfer property.

Please return completed form to: Ashtabula County Land Bank, 25 West Jefferson St. Jefferson, OH 44047 or email to landbank@ashtabulacounty.us

**Form can be scanned and emailed or printed and mailed

Please direct questions to Melissa Harvey; landbank@ashtabulacounty.us or 440-576-1450.

OFFICE USE ONLY: Date Received: _____ Date researched: _____ Application approved? Y N
Notes: _____

