

Governmental Restructuring FAQ – South Bass Island

1. Why is the Citizens Research Group (CRG) studying government restructuring?

The CRG is a non-profit group of residents who want to improve how the government works on the Bass Islands. They initiated the study to address:

- Service duplication and inefficiencies
- Inability for all SBI residents to vote for and/or serve as village council and mayor
- Confusion over regulations and jurisdiction
- Concerns about long-term sustainability; the goal is to determine if restructuring can enhance representation, streamline services, and better serve residents and businesses.

2. What is the main recommendation of the study?

The study recommends a Type II Expedited Annexation of portions of South Bass Island into the Village of Put-in-Bay, while leaving Township boundaries intact. This gradual approach allows willing property owners to join the Village, allowing greater representation, without forcing changes on those who oppose it.

3. What are the benefits of this approach?

- The Village gains new residents, voters and potential leaders.
- More residents of SBI could vote for village council and mayor, eventually perhaps all residents of SBI.
- The Township retains much of its tax base and identity.
- It avoids major financial or legal disruptions.
- Incremental change allows for adjustments over time.

4. Will my taxes go up if my property is annexed into the Village?

The study indicates that a tax increase, if any, will be very minor and typically offset by better service delivery and infrastructure investments.

5. Can the Township continue to provide services like Fire and EMS after annexation?

Yes. The study recommends that the Village and Township negotiate shared service agreements, particularly for:

- Fire, EMS and Police
- Cemetery maintenance
- Road services: This helps ensure continuity of service across the island while balancing costs and responsibilities.

6. How will annexation affect zoning and land use?

Annexed properties will be subject to Village zoning regulations, which are typically more structured and enforceable than township rules.

7. What happens to the Township if annexation occurs?

The Township would:

- Lose some tax revenue from annexed properties but they would also provide less services to these properties.
- Retain governance over the upper islands and remaining South Bass territory.
- Focus on its remaining responsibilities. Annexation will not dissolve the Township; it simply shifts governance of some areas to the Village.

8. Can residents vote on annexation?

No. Under the Type II Expedited Annexation process, residents do not vote directly on annexation. In this method:

- Property owners must initiate the annexation.
- The County Commissioners must approve the petition if legal requirements are met. This process is quicker and avoids political gridlock while still respecting property rights.

9. What if I don't want my property annexed?

You cannot be annexed without your consent. The Type II Expedited Annexation process requires that all property owners in the petition area agree. This makes annexation a voluntary and property-owner-driven process.

10. Will this impact the ability of Middle Bass and North Bass to receive services?

Potentially. If too much of South Bass Island is annexed and tax revenue shifts away from the Township, it could limit the Township's ability to fund services for Middle and North Bass. This is why the study recommends **financial agreements between the Village and Township**.

11. Is there public support for restructuring government?

Yes. Two separate surveys over the last few years showed:

- 83% support restructuring if services are improved.
- 82% support restructuring if services stay the same.
- 61% of respondents overall either strongly or somewhat support the idea of restructuring. This broad support informed the recommendation for a phased and flexible approach.

12. What happens if we do nothing?

Maintaining the current system would:

- Limit long-term sustainability of services.
- Perpetuate challenges in recruiting elected officials.
- Miss opportunities to enhance infrastructure and quality of life. The study concludes that status quo is not sustainable over time.
- Continue confusion for residents and visitors.
- Continue with less cost-efficient services on the island.

13. Can the Village absorb all of South Bass Island at once?

A full annexation would be challenging because it would increase the Village's size by up to 400%, which courts may consider "unreasonably large." Gradual, phased annexation is both more practical and legally defensible.

14. What are the next steps?

- Identify initial annexation areas.
- Begin public engagement and conversations with property owners.
- Launch phased annexations with willing property owners.

FACT SHEET: Citizens Research Group

FUNDRAISING EFFORTS

The contract with Local Government Consultants includes services such as issues analysis, financial assessments, reviewing stakeholder engagement, and legal analysis. Local Government Consultants work began in summer 2024 and will continue through at least May, 2025. The cost for the contracted work through Local Government Consultants is \$45,000.

We need financial assistance from community members and stakeholders to fund the work of Local Government Consultants. Support for the CRG's efforts has come from property owners, registered voters, summer residents, and island businesses. Please consider assisting the CRG in our efforts to improve our island community.

Questions?

email questions to
citizensresearchgroup@yahoo.com
or visit bassislandstudy.org



Citizens Research Group

MEMBERSHIP & GOALS

In 2023, residents of Put-in-Bay and Middle Bass formed the Citizens Research Group to study the possibility of redefining the governance of the Bass Islands. The CRG was created to address challenges stemming from the current local government structure as well as in response to surveys conducted by Bowling Green State University and the Put-in-Bay Property Owners Association over the last 20 plus years.

The goals of the CRG include researching options for governmental systems that include:

- Providing residents of all islands the ability to participate in elections and governance that affects our homes and businesses.
- Creating a framework for a unified plan for delivery systems for emergency services, maintenance, water/sewer, and utilities.
- Creating a cohesive system for governmental services such as budgeting, police, and land use.

BOWLING GREEN STATE UNIVERSITY & LOCAL GOVERNMENT CONSULTANTS

In 2023, the CRG received a grant from BGSU to conduct an updated study, INTERVIEWS, focus groups AND A SURVEY to gather community feedback regarding the challenges with the current governmental systems. BGSU has completed the study and provided the CRG with the results in September, 2024. The role of BGSU includes obtaining community feedback and providing the summation of this information to the CRG.

In 2023, the CRG hired Local Government Consultants, an independent company composed of experts in the municipal government sector, including former city managers, township administrators, and police chief. The CRG provided Local Government Consultants with the research obtained by committee members and the results of the BGSU study. The role of Local Government Consultants includes assessing the CRG committee research, conducting their own research, considering the feedback provided by BGSU study, and finally providing recommendations for government restructuring options.



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CRG Rebuttal to Trustees' Open Letter Regarding One Form of Government on South Bass Island

Trustees comments are in black, rebuttal is in red.

There has been a lot of information going around regarding switching South Bass Island to one form of government with quite a bit of emphasis on moving the entirety of South Bass Island only to a Village form of government and the Trustees feel that this is not in the best interests of all residents of Put-in-Bay Township.

This premise, upon which most all of the Trustees objections are based, was reached prematurely and is incorrect. After study and review of the various options of reorganizing the governance of SBI, the recommendation made by Local Government Consultants is for gradual annexation of properties in the unincorporated portions of SBI into the Village. Currently, every property in the Village is also in the Township. In other words, being in the Village does not exclude a property from the Township. Any newly annexed properties would similarly become a part of the Village while remaining in the Township. In fact, one of the Township Trustees is a resident of the Village granting him the privilege of voting for both Village and Township officials and issues. All the CRG is advocating for is that more members of the Township have that same privilege.

One argument is that expanding the Village would allow more people to run for council. There used to be more people who lived in the Village but they were pushed out. For example, Lorain Avenue used to be residential, but zoning changes to benefit the businesses changed all of those homes to commercial zoning classifications. The spread of commercial businesses has now pushed past the Reel Bar, as well as past Mossbacks. Where does it end?

It's true that commercial zoning has gradually expanded in the village. To prevent this from continuing unchecked, it's essential to ensure broader representation of South Bass Island residents—giving them a stronger voice at the ballot box in choosing the officials who will be responsible for making zoning decisions. Annexing properties into the village to expand the pool of eligible voters and

candidates for mayor and village council is the only way for those currently residing in the Township—who make up the majority of South Bass Island’s population—to gain a meaningful voice in these zoning decisions.

We already know that living on an island can be expensive, however, it would be much more costly if all of South Bass Island were to become a Village. Granted, Township residents utilizing Village water pay a higher rate than Village residents, but those savings would pale in comparison to how many other expenses would go up for Township residents. The State of Ohio used to offset levy costs to help local residents financially. This has now changed, and any new levies would lose the prior exemption (which remains in place for Township residents under the current Township levies). All current levies would need to be rewritten for a new form of government. Basically, whatever you are currently paying in taxes would go up by at least 10%.

This assumes the township would no longer exist on SBI – which is incorrect. The gradual annexation approach recommended by Local Government Consultants would keep the township intact and annexed properties would be part of both the village and the township – as are all properties of the village currently.

The actual impact on taxes for any property that were to be annexed into the village is believed to be minimal, and certainly far less than the 10% conjecture of the trustees. The trade-off for whatever property tax increase to annexed properties might occur, if any, is the opportunity to participate in the governing of the entity that most directly impacts the quality of life for all residents of SBI.

In addition to levies, there would be additional expenses that would need to be covered by an expanded or newly formed Village. In the Township, we have agreements in place to minimize costs to island residents. We work with the County to obtain grants and share paving and maintenance costs. If the island becomes a Village, the County will no longer be responsible for Langram Road and Catawba Ave. It also no longer needs an agreement for maintenance so the financial offset for non-County roads disappears. To put this in perspective, the Township only paid approximately \$50,000 to repave Trenton Avenue. The total cost of that project was approximately \$200,000. The upcoming repaving of Langram Road is projected to be over \$1,000,000. Currently, Township residents

are not responsible for any of this cost. Under a newly formed Village government, residents would be 100% responsible for this cost.

Township roads are currently supported by a variety of funding sources beyond the county, including grants from Ohio Public Works, motor vehicle license taxes, gas taxes, and local tax levies. For example, the Trenton Avenue project—cited by the Trustees—received \$107,112 in grant funding from Ohio Public Works. The Village is equally eligible for these same types of grants. Additionally, municipalities receive 34% of state vehicle registration fees, a share that otherwise goes to the county in unincorporated areas. Historical data from the past 26 years shows that if the entire island were incorporated into the Village, the Village would need to cover only about \$47,000 annually to replace the lost county funding. This is less than 2% of the village's budget. Gradual annexation of properties is the recommended approach, as it would allow this modest increase in cost to be absorbed more easily over time.

Other new expenses would include snowplows and other road maintenance equipment. The Township has worked collaboratively with the Put-in-Bay Township Port Authority to obtain grants to purchase snowplows, backhoes and other equipment to minimize costs for Township residents. Under an expanded Village, this type of equipment would need to be purchased by the Village, and there would not be help from the Port Authority.

The recommendation by Local Government Consultants is to encourage gradual annexation of individual and groups of contiguous parcels of property into the village. Those newly annexed properties would then be within both the village and the township - as are all village properties currently. As for the impact of gradual annexations on the Port Authority, there should be none. “An Ohio Port Authority is an independent unit of local government created by one or more of a township, village, city or county under Ohio Revised Code Section 4582. Once created, a Port Authority is not a part of the governmental unit(s) which created the Port Authority. The creating governments appoint members of the Port Authority Board who typically are a cross section of the leaders of the community. . .” (Source: Ohio Council of Port Authorities website)

In addition to road equipment, safety service equipment would need to be purchased. This would include, but not be limited to, ambulances, fire trucks,

rescue airboat, and related safety service equipment. This equipment is currently owned by the Township as is the Township Fire Station and Township EMS Station. The equipment cost alone is well over \$1,000,000.

This again mistakenly assumes the township would no longer exist on SBI. Currently the PIB Fire Department and EMS services are provided to the village by the township through a contract with the village for those services. These services have historically been financed on SBI in large part through tax levies assessed against both village and township properties. Unless the township Trustees are implying that they would no longer renew contracts with an expanded village for emergency services, there should be little-to-no change or disruption of emergency services anywhere on SBI.

Policing the island will be an important issue when moving to one form of government. The Mayor and the Village Police Chief have stated that it would take a budget of \$2,000,000 and at least 20 officers to police the Village at its current size. There is not enough housing for that many officers, let alone housing for the additional officers that would be needed if the Village expanded to all of South Bass Island. Hiring 20 officers would be very difficult and the Village has struggled with hiring enough police officers in recent years. Furthermore, this expansion would increase the budget considerably. Currently the Township provides police services for both South Bass Island and Middle Bass Island under a contract with the Ottawa County Sheriff's Office for \$750,000. There would also be a sizeable increase in liability insurance that would have to be covered by residents if all policing on South Bass Island fell under the Village Police.

Whether or not the village remains the same size or grows through annexation does not change the island's policing needs and, therefore, would not change the needed budget nor ease the officer housing concern as a whole.

We all know the policing of SBI and MBI underwent changes in recent years. Is the current situation of having both the PIB police department and Ottawa County Sheriff split duties of policing between the village and the unincorporated portions of SB and MBI the highest and best use of island resources? Perhaps. Perhaps not. Might there be savings in cost that could be achieved while increasing police services through cooperation between the village and the township, the PIB PD and Sheriff's Department, or some other arrangement? Probably. Currently the

combined law enforcement budgets of the village and the township are approximately \$1.65 million – almost 20% less than the \$2 million figure the trustees warn about. Through negotiation and cooperation between the village and the township the members of the CRG believe additional savings without the diminishment of services could be attained.

The Township is also able to maintain and service the upper islands because of the shared costs from the Port Authority and the County here on South Bass Island. These islands get many of their services because of the cooperative agreements made to benefit the entire Township, not just the portion of South Bass Island thereby allowing the residents on the islands to benefit from a pool of equipment and services because of they are part of Put-in-Bay Township. These services would not normally be available to communities of that size. If the Township no longer included South Bass Island, what repercussions would Middle Bass Island and North Bass Island face?

This again assumes the Township would no longer exist on SBI and therefore the Township would lose all funding from tax levies on SBI properties and county and state support based on the area of SBI. The members of the CRG, one of whom is a property owner on MBI, are aware that services to MBI, NBI and the other inhabited island of PIB township cannot be abandoned. With the reality being that the Township would continue to exist on SBI and the Township tax levies would continue to collect revenue from properties on SBI, the Township's ability to continue to provide services to the upper islands should remain unchanged.

Lastly, the notion of home rule has been a topic of debate when discussing one form of government. To clarify, home rule allows for local ordinances/laws to be passed. The Village is able to do this, whereas the Township has to follow Ohio Revised Code. Ordinances are often enacted without community input, such as the parking permit ordinance. While it is easy to pass an ordinance, it can be difficult to enforce. Usually, only the local municipality can enforce ordinances. The Township, however, can work with the Ohio Legislature to get laws passed that apply specifically to the islands. One example of this is ORC 4519.41. This law allows island residents to operate ATVs on the roads between November 1st through April 30th.

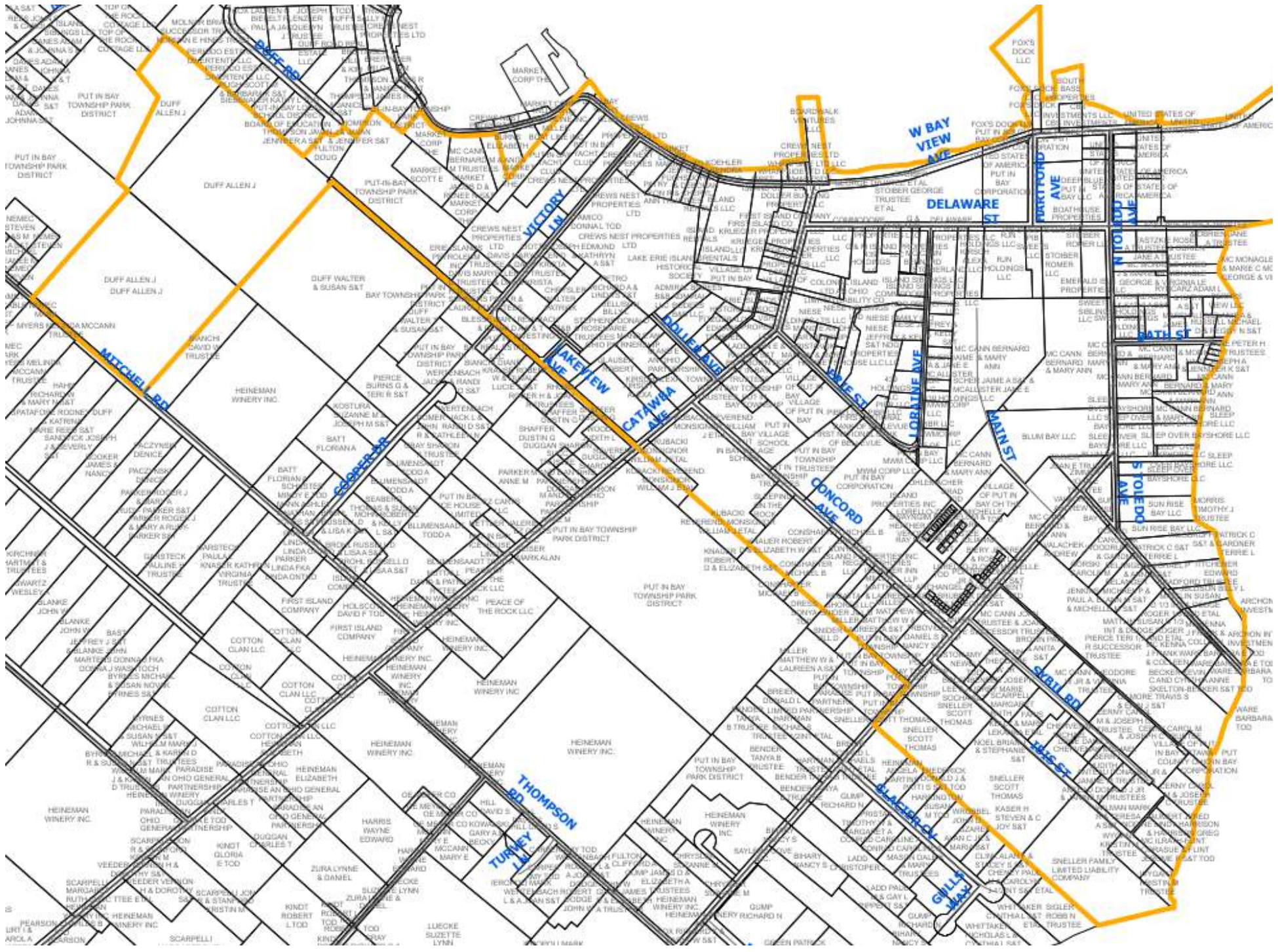
The trustees' position with this point highlights why expanding the boundaries of the village would be good for the entirety of SBI. Village ordinances can only be passed by officials elected by registered voters residing within the village. This is one way in which community members can have input into ordinances. Village council meetings are open to the public and residents of the village, as well as concerned residents of the unincorporated portions of the township, may voice their opposition or approval of proposed ordinances at the public participation portion of these meetings. This is another way community members can provide input to any business village council may consider. Expanding the village's boundaries would add to the pool of potential candidates for village offices and voters for candidates whose platforms align with a greater number of registered voters. This is exactly how our form of government is supposed to function.

It is far easier to get an ordinance proposed and passed in a village the size of PIB than it is to lobby and convince the Ohio General Assembly to create or amend a law that will benefit so few constituents of those elected officials. Home rule is a powerful tool in the arsenal of a village council in shaping and enforcing ordinances designed to improve quality of life. The township trustee's ability to regulate quality of life issues such as golf carts and noise is far more limited than that of a village with home rule authority. Village ordinances can be enforced by law enforcement officers, and the courts through the imposition of fines and the potential of jail time. The township has virtually none of these tools available to enforce resolutions it passes. Relying on the General Assembly to address and pass new laws for a small community like ours is simply neither an effective nor efficient means of addressing immediate concerns of the residents of SBI.

The Township has worked hard to maintain a balance between residents and businesses. We have managed commercial growth and kept strong zoning in place. From constructing a thriving Senior Center to contracting with the Sheriff's Office for protection, the number one focus for the Township has been the people who call the islands their home. Moving to one form of government would end up creating an unnecessary financial burden and unstable future for Township residents. Although two forms of government on a small island may seem excessive, both forms bring different benefits to the island residents and visitors. It is this combination of services that helps Put-in-Bay thrive.

The Trustees position seems to be that PIB as a whole (Township and Village) thrives *because* residents of the unincorporated portions of the islands have no say in how the Village is run. However, the members of the CRG believe PIB thrives as a home and tourist destination *in spite of* this lack of representation of the majority of residents in the governance of the Village which is, in reality, the “tail that wags the dog” of the quality of life – at least on SBI.

There is no doubt that the Township provides many benefits to all the islands. There is no reason this should cease should the footprint of the Village grow through gradual annexations that do not disturb the boundaries of the Township. What would change through gradual annexations growing the boundaries of the Village is that more residents would have a say in decisions that impact the quality of life across all of SBI and, to a lesser extent, MBI and NBI.





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Pay Here



REAL PROPERTY
 FIRST HALF 2024
 DUE 02/20/2025

Taxbill prepared on 01/23/2025

PARCEL LOCATION: 89 BASIL				PARCEL #: 024-08222-10707-005				
MORRISON KIM & JOHN B. PO BOX 240 PUT IN BAY OH 43456-0240 <div style="background-color: yellow; padding: 5px; text-align: center; font-weight: bold;">Put-in-Bay Township</div>				TAX DISTRICT: 024-PUT-IN-BAY TWP-S BASS/PIB LSD				
				OWNER NAME: STOIBER KIMBERLY & MORRISON JOHN "SKIP" BRIT				
				ACCOUNT #: 039453-8				
				LEGAL DESCRIPTION: LOT 4 MORGAN PARK SUBDIVISION PLATTED 12/16/09				
Gross Tax Rate	54.200000	Non-Business Factor	0.085669	Acres	0.4130	100% APPRAISED VALUE		
Reduction Factor	0.378445	Owner Occupancy	0.021417	Class	RES	Land	Buildings	
Effective Tax Rate	33.688299			LUC	510	113,340	254,040	
						Total	367,380	
TAX VALUES			CURRENT TAX DISTRIBUTION			TAXABLE VALUE		
Gross Taxes	6,969.12	COUNTY	173.60	Land	Buildings	Total		
Reduction Factor	-2,637.36	SCHOOL	2,452.92	39,670	88,910	128,580		
Subtotal	4,331.76	TOWNSHIP	762.82	HOMESTEAD		CAUV Value		
Non Business Credit	-371.08	LIBRARY	76.28					
Owner Occupancy Credit	0.00	MENTAL HEALTH	85.06					
Homestead Reduction	0.00	MRDD	156.70					
CAUV Recoupment	0.00	SENIOR CITIZENS	31.02					
Current Net Taxes	3,960.68	RIVERVIEW NURSING HOME	48.10					
Current Full Special Asmts	0.00	PARK DISTRICT	130.24	SPECIAL ASSESSMENT				
Current Full Net & Asmts	3,960.68	PORT AUTHORITY	43.94	DESCRIPTION		DELINQUENT	CURRENT	
Current Half Taxes	1,980.34	Total of \$893.06 for Twp and Park District tax. 22.6% of total tax bill						
Current Half Special Asmts	0.00	Real Property Total		TOTAL		0.00	0.00	
Current Half Taxes & Asmts	1,980.34	Special Assessment Total						
		Credit/Debit Card & eCheck Payments		TO AVOID 10 % PENALTY PAY ON OR BEFORE 02/20/2025 If you need a stamped receipt, return entire bill with a self addressed stamped envelope, otherwise no receipt will be returned. YOUR RETURNED CHECK IS YOUR RECEIPT				
		CALL: 1-833-317-4237 or visit our website to pay online at www.ottawacountytreasurer.org						
		Ottawa County doesn't collect or retain the fees associated with electronic payments.						
Full Year Total	3,960.68	Drop-off Box for payments is located at Jefferson Street entrance of the Ottawa County Courthouse.						
PAYMENTS	0.00	Payment Plans are available. Please call the office for Terms & conditions						
FIRST HALF DUE	1,980.34	RETURN BOTTOM PORTION WITH PAYMENT						



ANTHONY L. HATMAKER, TREASURER OF OTTAWA COUNTY
 315 MADISON ST ROOM 201
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REAL PROPERTY
 FIRST HALF 2024
 DUE 02/20/2025

PARCEL ADDRESS: 89 BASIL		PARCEL #: 024-08222-10707-005		
OWNER NAME: STOIBER KIMBERLY & MORRISON JOHN "SKIP" BRIT		Make Check Payable to: OTTAWA COUNTY TREASURER		
Taxbill prepared on 01/23/2025		ACCOUNT #: 039453-8		
MORRISON KIM & JOHN B. PO BOX 240 PUT IN BAY OH 43456-0240		PAY THIS AMOUNT		
		HALF YEAR:	1,980.34	
		FULL YEAR:	3,960.68	

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REAL PROPERTY
 FIRST HALF 2024
 DUE 02/20/2025

Taxbill prepared on 01/23/2025

PARCEL LOCATION: 269 SR 357				PARCEL #: 025-05732-07526-000					
ACORN SPORTSMAN CLUB C/O MICHAEL MOCHAN 9323 CALISTA DR NORTH RIDGEVILLE OH 44039-8597 Village of Put-in-Bay				TAX DISTRICT: 025-PUT IN BAY CORP.					
				OWNER NAME: ACORN SPORTSMAN CLUB					
				ACCOUNT #: 040336-4					
				LEGAL DESCRIPTION: LOT 13 PT EAST POINT - ADJ TO PUT IN BAY RESORT D					
Gross Tax Rate	49.300000	Non-Business Factor	0.090553	Acres	1.9920	100% APPRAISED VALUE			
Reduction Factor	0.325423	Owner Occupancy	0.022638	Class	RES	Land	Buildings	Total	
Effective Tax Rate	33.256633			LUC	510	132,430	240,740	373,170	
TAX VALUES				CURRENT TAX DISTRIBUTION			TAXABLE VALUE		
Gross Taxes	6,439.10	COUNTY			176.32	Land	Buildings	Total	
Reduction Factor	-2,095.38	SCHOOL			2,491.64	46,350	84,260	130,610	
Subtotal	4,343.72	TOWNSHIP			396.46	HOMESTEAD CAUV Value			
Non Business Credit	-393.34	CORPORATION			387.92				
Owner Occupancy Credit	0.00	LIBRARY			77.48				
Homestead Reduction	0.00	MENTAL HEALTH			86.40				
CAUV Recoupment	0.00	MRDD			159.16				
Current Net Taxes	3,950.38	SENIOR CITIZENS			31.50	SPECIAL ASSESSMENT			
Current Full Special Asmts	0.00	RIVERVIEW NURSING HOME			48.84	DESCRIPTION	DELINQUENT	CURRENT	
Current Full Net & Asmts	3,950.38	PARK DISTRICT			50.02				
Current Half Taxes	1,975.19	PORT AUTHORITY			44.64				
Current Half Special Asmts	0.00	Total of \$834.40 for Twp, Village and Park District tax.							
Current Half Taxes & Asmts	1,975.19	21.1 % of total tax bill							
		Real Property Total			3,950.38				
		Special Assessment Total			0.00				
		Credit/Debit Card & eCheck Payments							
		CALL: 1-833-317-4237 or visit our website to pay online at www.ottawacountytreasurer.org							
		Ottawa County doesn't collect or retain the fees associated with electronic payments.							
Full Year Total	3,950.38	Drop-off Box for payments is located at Jefferson Street entrance of the Ottawa County Courthouse.							
PAYMENTS	0.00	Payment Plans are available. Please call the office for Terms & conditions							
FIRST HALF DUE	1,975.19	RETURN BOTTOM PORTION WITH PAYMENT							
						TOTAL 0.00 0.00 TO AVOID 10 % PENALTY PAY ON OR BEFORE 02/20/2025 If you need a stamped receipt, return entire bill with a self addressed stamped envelope, otherwise no receipt will be returned. YOUR RETURNED CHECK IS YOUR RECEIPT			



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 FIRST HALF 2024
 DUE 02/20/2025

PARCEL ADDRESS: 269 SR 357	PARCEL #: 025-05732-07526-000	
OWNER NAME: ACORN SPORTSMAN CLUB	Make Check Payable to: OTTAWA COUNTY TREASURER	
Taxbill prepared on 01/23/2025	ACCOUNT #: 040336-4	
PAY THIS AMOUNT		
ACORN SPORTSMAN CLUB C/O MICHAEL MOCHAN 9323 CALISTA DR NORTH RIDGEVILLE OH 44039-8597	HALF YEAR: 1,975.19	
	FULL YEAR: 3,950.38	

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