

BOARD OF REVISION

The Geauga County Board of Revision met on Monday, September 13, 2018, at 9:00 a.m. in the Auditor's Conference Room on the first floor of the Courthouse Annex.

Present: County Auditor Charles E. Walder, County Commissioner Timothy C. Lennon and Chief Deputy County Treasurer Caroline Mansfield.

Also Present: Chief Appraiser Chris Greenawalt and Deputy Auditor Mary Kolcum.

GENERAL BUSINESS**Remissions/Refunds of Late Payment Penalties per ORC 5711.33 and 5711.39**

Motioned by Charles E. Walder, seconded by Timothy C. Lennon to remit and/or refund the following late payment penalties totaling \$1306.65 due to reasonable cause and not willful neglect and based upon the recommendation of the County Treasurer Christopher P. Hitchcock:

Voice vote, three ayes. Charles E. Walder, Caroline Mansfield, and Timothy C. Lennon. Motion carried.

1. Spring, Nicole Marie	26-213810	\$255.12
		\$280.63
2. Allyn, Anderson	10-001400	\$20.74
	10-001800	\$215.23
	10-001700	\$16.14
3. Pfeiffer, Robert	32-064300	\$188.85
4. Sords, Ann	02-146770	\$250.37
5. Fraier, Robert	01-117809	\$39.89
6. Hornak, Robert/Carol	04-150618	\$32.29
	04-150691	\$7.39
		<u>\$1,306.65</u>

Pending Cases**Four Corners Shopping Center LLC and Marketplace Associates LLC**

Parcel numbers: 02-420754, 02-420755, 02-420756, 02-421195, 02-421196, 02-421197 were tabled as the Kenston LSD attorney and the owner are close to a settlement agreement amongst themselves for a sum amount and moved to September 24, 2018.

Voice vote, three ayes. Charles E. Walder, Caroline Mansfield, and Timothy C. Lennon. Motion carried.

Withdrawals**02-420981 Target Corp**

Motioned by Charles E. Walder, seconded by Caroline Mansfield to accept withdrawal of complaint by Target Corporation.

Voice vote, three ayes. Charles E. Walder, Caroline Mansfield, and Timothy C. Lennon. Motion carried.

02-420805 Pebb Cleveland LLC & 02-420805 Aurora Ohio Family LLC

Motioned by Charles E. Walder, seconded by Caroline Mansfield to accept withdrawal of complaint by Pebb Cleveland LLC and Aurora Ohio Family LLC.

Voice vote, three ayes. Charles E. Walder, Caroline Mansfield, and Timothy C. Lennon. Motion carried.

Tax Year 2018 Valuation Complaints Formal Hearings begin as Scheduled

Let the record note the hearings are digitally recorded

02-420979 HD Development of Maryland Inc

Auditor Walder swore in David Seed, Kenston LSD attorney, Phil Butto, Treasurer Kenston LSD and Karen Blosser, Appraiser. Auditor Walder noted for the record that the Auditor's office has the parcel in question valued at \$5,869,800

yet Kenston LSD feels it is worth \$8,300,000 and the Board asked Mr. Seed to explain why the value should be increased.

Mr. Seed asked the original amount of \$8,300,000 be amended to \$9,100,000 which was noted on the record. Mr. Seed presented comparable sales, Big Box stores in market and market leading sales, and gave two BTA examples from Lake and Cuyahoga Counties. Chris Greenawalt went over appraisal amount of \$5,870,000 that was submitted in a previous BOR from September 12, 2016. Valuation per square foot was based on enclosed heated areas. The appraisal was based on 3 approaches such as Big Boxes presented with graphics, PWC based on net lease property free standing building, and Retail Market with charts. Sales comparable for rent were presented.

Action

After review of all testimony and all the other information available, it was motioned by Charles E. Walder, seconded by Caroline Mansfield to increase the market value for Tax Year 2017 from \$5,869,800 to \$9,100,000 based on evidence presented.

Voice vote, three ayes. Charles E. Walder, Caroline Mansfield, and Timothy C. Lennon. Motion carried.

02-025390 University Hospitals Health Care Enterprises Inc, Counter filed by Kenston LSD

Auditor Walder swore in Larry Lindberg and Russell Horn, University Hospital Attorneys, Larry Kell, Appraiser, Mikel Duffy, Real Estate System Resource Management. Auditor Walder noted for the record that the Auditor's office has the parcel in question valued at \$2,002,400 yet Mr. Lindberg feels it is worth \$1,362,500 and the Board asked him to explain why the value should be decreased.

Attorney Lindberg presented information on University Hospitals 4.7 acres of land, located at 8185 E. Washington St. in Bainbridge Ohio. Parcel was originally built as a grocery store and purchased in 1998 by University Hospitals for \$2,000,000. The current building is 44,000 sq. ft. with approximately 12,000 sq. ft. common area and 33,000 sq. ft. usable. Due to interior and exterior conditions, re-design is impossible. Mikel Duffy stated the Health Center decreased rent value to secure current tenant. Independent Valuator Larry Kell completed an appraisal based on two approaches, income and sales. Data, photos and comparables support the independent appraisal value at \$1,200,000.

Action

After review of all testimony and all the other information available, it was motioned by Caroline Mansfield, seconded by Charles E. Walder to reduce the market value for Tax Year 2017 from \$2,002,400 to \$1,800,000 based on evidence presented.

Voice vote, three ayes. Charles E. Walder, Caroline Mansfield, and Timothy C. Lennon. Motion carried.

Being no further business to conduct it was moved by Charles E. Walder to adjourn the September 13, 2018 meeting at 12:00 p.m.

Respectfully submitted,

Charles E. Walder, Auditor
Secretary/Board of Revision

