



DELAWARE COUNTY AUDITOR
DAVID A. YOST

February 7, 2000

ASSOCIATION OF POWELL
PLACE HOMEOWNERS
P O BOX 1656
POWELL OH 43065

RE: 31942202019000

Dear Delaware County Land Owner:

Our records show that in 1999 property under the Current Agricultural Use Valuation (CAUV) program transferred into your ownership. According to the Ohio Revised Code, a transfer in ownership requires that a new initial application must be filed in the County Auditor's office.

If your intentions are to keep the property under the CAUV program, and the land meets the requirements described on the back of the application enclosed, please complete the form and return it to our office as soon as possible.

If our office does not receive an application for the parcels listed below, we will acknowledge that the property is not being farmed, and the CAUV will be dropped at the end of the year. A recoupment charge will be calculated and billed on the February 2001 tax bill.

If you have any questions regarding this matter, please contact the office between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday.

Sincerely,

Brenda Phillian

Brenda Phillian
Deputy Auditor

546-4200

COUNTY COURTHOUSE, 91 N. Sandusky St., Delaware, Ohio 43015 740/368-1790

**INITIAL APPLICATION FOR THE VALUATION OF LAND
AT ITS CURRENT AGRICULTURAL USE**

File With County Auditor Prior to First Monday in March
See Instructions on Back. Type or Print All Information

1. Owner's Name _____ Phone () _____

2. Owner's Address _____

3. Parcel Number(s)	Street Number of Acres	City Parcel Number(s)	State Number of Acres
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

4. If tract is fewer than 10 acres, show the total gross income from agricultural products for each of the past three years.

LAST YEAR \$ _____ 2 YEARS AGO \$ _____ 3 YEARS AGO \$ _____

5. If you have a soil map or aerial map of this farm, please attach a copy of each map.

6. List the acreage in each crop or land use for the past three years:

CROPS:	LAST YEAR No. of Acres	2 YEARS AGO No. of Acres	3 YEARS AGO No. of Acres
Corn & Soybeans			
Wheat & Oats			
Hay			
Other:			
Other:			
PERMANENT PASTURE			
WOODLAND			
HOMESITE(S)			
ROADS & WASTE			
OTHER USE:			
TOTAL ACRES			

I declare under penalties of perjury that I have examined this application and, to the best of my knowledge and belief, it is true, correct and complete. I authorize the county auditor to inspect this property to verify the accuracy of this application.

Signature of owner

Date

BELOW THIS LINE FOR COUNTY AUDITOR'S USE ONLY

RECEIPT FOR PAYMENT OF FEE

I hereby certify that owner paid the filing fee of \$25.00 on the date this application was filed with me.

County Auditor

Date filed with County Auditor

Name on Tax List _____

Taxing District _____ Parcel No. _____

Description _____ No. of Acres _____



DAVID A. YOST
DELAWARE COUNTY AUDITOR

August 15, 2000

Association of Powell Place Homeowners
P.O. Box 1656
Powell, Ohio 43065

Delaware County Land Owner:

Our records show that in 1999 property under the Current Agricultural Use Valuation (CAUV) program transferred into your ownership. According to the Ohio Revised code, a transfer in ownership requires that a new initial application must be filed in the County Auditor's office. A letter advising you of this matter along with an application was mailed out to you earlier this year.

Since our office has not yet received an application for the parcels listed below, we will acknowledge that the property is not being farmed, and the CAUV will be dropped at the end of the year. A recoupment charge will be calculated and billed on February 2001 tax bill.

If you have any questions regarding this matter, please contact the office between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday.

Parcel # 24-319-422-02-019-000

Sincerely,

Brenda Phillian
Deputy Auditor

March 29, 2001

Delaware County Auditor
91 N. Sandusky St.
Delaware OH 43015

Re: Complaint against the valuation of Real Property

To Whom It May Concern:

I am submitting the following request for a decrease in property tax rate on behalf of the Association of Powell Place Homeowners.

The Powell Place development is located in the northern section of Powell, west of Liberty Road. The property at issue is 4 acres bounded by Liberty Road and homes located along Bovee Lane. The property consists of a retention pond (approx. 1-acre) and the surrounding grassy area (approx. 3 acres). The property also includes a wooden gazebo structure, which occupies approximately 400 square feet.

During the development of Phase 1 and 2 of Powell Place this property was green space in the development plans. During phase 3 of the development the developer, T&R Properties owned this property. Powell Place phase 3 was broken into two distinct areas, namely Powell Place phase 3 and Middlebury Estates. The property at issue is not connected to Middlebury Estates, so the Developer (T&R Properties) transferred ownership of the property to the Association of Powell Place at no cost. At the time of transfer the property was listed as farmland and taxes were approximately \$212 per year.

The Association of Powell Placed Homeowners assumed the property and began to pay property taxes and maintain the grass and pond area. The General Warranty Deed specifies that the property is restricted to open space and no structure larger than 400 square feet may be constructed. The Association of Powell Place continues to maintain the grass area and attend to the pond requirements. Maintenance includes grass cutting, pond fountain maintenance, lighting maintenance, and trimming of weeds along the pond edge.

A recent evaluation of the property in question has placed a higher tax rate on the property. The Association of Powell Place believes that this tax rate is higher than what is deemed appropriate for the current use of this land. The Association of Powell Place believes the tax rate of this land should be similar to farmland, which was the previous rating. Our evaluation of the tax rate is based on the fact that the Association of Powell Placed may not develop this land per the General Warranty Deed.

Please find attached a copy of the General Warranty Deed for your review.

Sincerely,



Rich Zajkowski
President, Association of Powell Place Homeowners
Phone:
Day 614-841-5425
Evening 740-881-5465

Association of Powell Place Homeowners
PO Box 1656
Powell OH 43065

COMPLAINT AGAINST THE VALUATION OF REAL PROPERTY

ANSWER ALL QUESTIONS AND TYPE OR PRINT ALL INFORMATION

READ INSTRUCTIONS ON BACK BEFORE COMPLETING FORM

ATTACH ADDITIONAL PAGES IF NECESSARY

TAX YEAR 2000
COUNTY Delaware

☒ ORIGINAL COMPLAINT
☐ COUNTER-COMPLAINT

NOTICES WILL BE SENT ONLY TO THOSE NAMED BELOW

Name	Street Address, City, State, Zip Code
1) Owner of property	Assoc. of Powell Place P.O. Box 1656 Powell OH 43065
2) Complainant if not owner	
3) Complainant's agent	
4) Telephone number of contact person	(740) 881-5465 (work: 614-841-5425)
5) Complainant's relationship to property if not owner	

If more than one parcel is included, see "Multiple Parcels" on back.

6) Parcel number from tax bill	Address of property
319-422-02-019-000	
24-216800	
7) Principal use of property:	Green SPACE & Retention Pond

8) The increase or decrease in taxable value sought. Counter-complaints supporting auditor's value may have zero in Column D.

Parcel Number	Complainant's Opinion of Value		Column C Current Taxable Value (From Tax Bill)	Column D Change in Taxable Value (+ or -) (Col. B minus Col. C)
	Column A True Value (Fair Market Value)	Column B Taxable Value (35% of Column A)		
319-422-02-019-000	9085	3180	3180	0
24-216800				

9) The requested change in value is justified for the following reasons:

Request is for change in TAX RATE due to limited use of
Land & Deed Restrictions

10) Was property sold the last 3 years? Yes ☒ No ☐ Unknown ☐ If yes, show date of sale 2/22/99 and sale price \$ 0.00; and attach information explained in "Instructions for Question 10" on back.

11) If property was not sold but was listed for sale in the last 3 years, attach a copy of listing agreement or other available evidence.

12) If any improvements were completed in the last 3 years, show date _____ and total cost \$ _____.

13) Do you intend to present the testimony or report of a professional appraiser? Yes ☐ No ☒ Unknown ☐.

14) If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See ORC 5715.19(A)(2) for a complete explanation.

- ☐ The property was sold in an arm's length transaction;
☐ A substantial improvement was added to the property;
☐ The property lost value due to a casualty;
☐ Property's occupancy changed by at least 15%.

I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/29/01 Complainant or Agent Rich Zednowski Title (If Agent) _____
Signature

Sworn to and signed in my presence, this _____ day of _____, _____ Year