



Hittle, Jeremie <hittlej@piqua.org>

TY2018 PiquaSD BOR Cases

1 message

Matt Gearhardt <MGearhardt@miamicountyohio.gov>

To: "Hittle, Jeremie" <hittlej@piqua.org>

Mon, Apr 8, 2019 at 12:24 PM

Cc: Amber Neal <ANeal@miamicountyohio.gov>, Annette Denman <ADenman@miamicountyohio.gov>

Jeremie,

Attached is a document that outlines cases filed for TY2018 BOR in your school district. As you know, by law we are required to notify you of any cases where the request in market value adjustment is greater than \$50,000. **PLEASE REFER TO THE CASES MARKED "OK"**. The "OK" cases are those where the value adjustment is \$50,000 or greater but we have pre-screened these cases because there is either a valid sale, appraisal by a state certified appraiser, or other reasoning that backs up such value reduction request. As always, the school district has the right to file an appeal on cases over the threshold, however if you agree that you are not going to file a counter-complaint on the "OK" cases attached, we can go ahead and have the BOR settle these cases without a formal hearing because of the supporting documentation. If the cases were under the threshold of value reduction this is the process that we would carry out (offer the complainant to not have a formal hearing). Please review the list and call me with any questions. If you decide not to file counter-complaints we will go ahead and get these cases resolved. If you do decide to file counter-complaints, a formal hearing will be scheduled. **CASES MARKED WITH AN "H" WILL HAVE A STANDARD HEARING SCHEDULED BY THE BOR.** If you can notify me of your decision by April 15th that will assist us in moving forward with the BOR process.

The standard School Notification letter and a hardcopy of this report will be mailed out to you after April 15th.

Thank you,

Matthew W. Gearhardt

Miami County Auditor

201 W. Main Street

Troy, Ohio 45373

937-440-5925

 School Notification Rpt - Piqua.pdf

1116K

School Notification Report

MIAMI COUNTY
5507-PIQUA CSD

Case Number	Owner name	Tax Set	Class	Parcel Number	Filing date	Original Value	Value Sought	Difference	
2018-018-030	CANAL VIEW INVESTMENTS LLC	N44	444	N44-000770	1/7/2019	215,100	45,000	-170,100	
	CANAL VIEW INVESTMENTS LLC			N44-000890	1/7/2019	370,300	20,000	-350,300	
	H --- 12/6/18 SALE FOR \$65,000.								
2018-018-034	PIQUA CHAMPION HOLDING CO LLC	N44	320	N44-092360	3/13/2019	145,900	72,500	-73,400	
	PIQUA CHAMPION HOLDING CO LLC			N44-092420	3/13/2019	28,800	20,000	-8,800	
	H --- 8/16/18 SALE FOR \$100,000.								
2018-018-037	AMALIK LIMITED LLC	N44	425	N44-077634	3/20/2019	345,600	206,410	-139,190	
	AMALIK LIMITED LLC			N44-077636	3/20/2019	22,800	3,610	-19,190	
	AMALIK LIMITED LLC			N44-077637	3/20/2019	8,300	4,980	-3,320	
	H --- 9/4/2015 SALE: \$225,000 FOR (3) PARCELS								
2018-018-051	WAL-MART REAL ESTATE PROPERTY TAX DEPT #8013	N44	422	N44-078706	3/26/2019	8,632,000	6,450,000	-2,182,000	
	H --- NO BACK UP.								
2018-018-066	WALTERS JAMES R JR	N44	520 1)	N44-016040	3/31/2019	40,300	25,000	-15,300	
	WALTERS JAMES R JR		2)	N44-016720	3/31/2019	55,700	24,000	-31,700	
	WALTERS JAMES R JR		3)	N44-042490	3/31/2019	29,000	22,500	-6,500	
	OK --- VALID SALES:								
						125,000	71,500	-53,500	
	1) SALE FOR \$19,001								
	2) \$18,000								
	3) \$22,500								
	Total for 5507-PIQUA CSD						9,893,800	6,894,000	-2,999,800

OK-
Major
Peno
Going on
In line
with
sale

In line
w/sale

cc

OK-
sale

★ Only case we are filing a counter complaint - no documentation to support figure