

**CITY OF NAPOLEON
APPLICATION FOR PROPERTY TAX ABATEMENT
COMMUNITY REINVESTMENT AREA**

Address of Improvement: 1437/1439 OAKWOOD AVE, NAPOLEON

Parcel#: 41-129395-0080

Name of Property Owner: KEITH FRUCHEY

Address of Property Owner: PO BOX 161, 181 OLD CREEK
NAPOLEON, OH 43545

Telephone #: 419-579-0248

Tax Abatement if for: New Construction Remodeling
 Commercial Industrial Residential # of Units: 2

Is the structure designated as having an historical or architectural significance?
 Yes No If yes, by what agency? _____

Description of Work: (please attach verification)	Item Cost
<u>NEW DUPLEX</u>	<u>150,250</u>
_____	_____
_____	_____

(Attach additional pages if needed)

Date work completed: 10/18/05

Date Building completed: 10/18/05 Building Permit # _____


Signature of Owner

Date: 4-12-06

(For Office Use Only)

Application # _____	Date Received: _____
Decision of Housing Officer: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Date: _____
Length of Abatement: _____ Years	

THE CITY OF NAPOLEON
BUILDING & ZONING DEPARTMENT
255 W. RIVERVIEW
(419)592-4010

Certificate of Occupancy

10/18/2005

Address: 1437 Oakwood Ave.
Napoleon, OH 43545

Permit #: BP2005-58

Issued: 10/18/2005

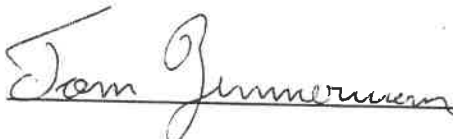
Fruchey Real Estate
PO Box 161
Napoleon, OH 43545

Substantial qualifications of occupancy

This certificate is issued by the City Building Inspector, as completed substantially in conformity with the approved plans and permission is hereby granted to occupy such building in compliance with such legal use and occupancy as authorized under the provisions of the ordinances of the City of Napoleon.

This is a valuable record for owner or lessee and should be so preserved.

By: Tom Zimmerman

Signature: 

THE CITY OF NAPOLEON
BUILDING & ZONING DEPARTMENT
255 W. RIVERVIEW
(419)592-4010

Certificate of Occupancy

10/18/2005

Address: 1439 Oakwood Ave.
Napoleon, OH 43545

Permit #: BP2005-57

Issued: 10/18/2005

Fruchey Real Estate
PO Box 161
Napoleon, OH 43545

Substantial qualifications of occupancy

This certificate is issued by the City Building Inspector, as completed substantially in conformity with the approved plans and permission is hereby granted to occupy such building in compliance with such legal use and occupancy as authorized under the provisions of the ordinances of the City of Napoleon.

This is a valuable record for owner or lessee and should be so preserved.

By: Tom Zimmerman

Signature:  _____

APPLICATION FOR REAL PROPERTY TAX EXEMPTION AND REMISSION

HENRY
COUNTY NAME

RECEIVED
AUG 31 2006
Date Received by
County Auditor
[Signature]
HENRY CO. AUDITOR

Date Received by
DTE

OFFICE USE ONLY
2006-12
County Application Number
DTE Application Number

GENERAL INSTRUCTIONS

- Submit three (3) copies of this application to the auditor's office in the county where the property is located. (Make a copy for your records.) Applications should not be filed until the year following acquisition of the property. The final deadline for filing with the county auditor is December 31 of the year for which exemption is sought. If you need assistance in completing this form, contact your county auditor.
- Both the County Auditor's Finding and the Treasurer's Certificate on page 4 of this application must be completed. Ask your county auditor for the procedure to follow to obtain the Treasurer's Certificate. Obtain a copy of the property record card from the county auditor and enclose it with this application.
- Answer all questions on the form. If you need more room for any question, use additional sheets of paper to explain details. Please indicate which question each additional sheet is answering.

PLEASE TYPE OR PRINT CLEARLY.

Application is hereby made to have the following property removed from the tax list and duplicate and placed on the tax exempt list for the current tax year 2006, and to have the taxes and penalties thereon remitted for these preceding tax years: _____

Applicant Name: KEITH FRUCHEY
Name

Notices concerning this application should be sent to: _____
Name (If different than Applicant)

PO BOX 161, 181 OLD CREEK
Address

NAPOLEON OH 43545 419-579-0248
City State Zip Phone Number

- Parcel Number(s):
(If more than 4, continue on an attached sheet.)
All parcels must be in the same School District.
 - a) 41-129395-0080
 - b) _____
 - c) _____
 - d) _____
- School District where Located: NAPOLEON
- Total Size of Parcel(s): Less than One acre One Acre or More Number of Acres:

6. Is anyone living or residing on any part of this property?
If yes; answer the following.

yes no

- a) The person's name and position: RENTAL PROPERTY (SEE ATTACHED LEASES)
- b) The resident's duties (if any) in connection with this property: _____
- c) The rent paid, or other financial arrangements: _____

17. Is anyone using this property other than the applicant?
If yes, please enclose a complete, detailed explanation.

N/A

yes no

18. Does the applicant own property in this county which is already exempt from taxation?

yes no

19. Property used for Charitable Purposes. N/A

If the applicant has not previously received exemption for property used exclusively for a charitable purpose, please provide Articles of Incorporation, Constitution or By-Laws, IRS Determination Letter, and any other similar relevant information.

20. Property used for Senior Citizens' Residences. N/A

If the purpose of the property is to provide a place of residence for senior citizens, submit all information required by section 5701.13 of the Ohio Revised Code.

The Tax Equalization Division may set a hearing on this application. If there is a hearing, the applicant must present a witness who can accurately describe the use of the property in question. At least ten day's notice will be given to the applicant concerning the time and place of any hearing.

I declare under penalty of perjury that I have examined this application and, to the best of my knowledge and belief, it is true, correct, and complete.

Applicant or Representative

signature

Keith Fruchey owner
print name and title

PO BOX 161
address

NAPOLEON
city

OH
state

43545
zip

(419) 579-0248
phone number

Date 8-30-06



Zoning Administrator
Building Commissioner
Tom Zimmerman

CITY OF NAPOLEON
Building & Zoning Division
255 W. Riverview Avenue, PO Box 151, Napoleon, OH 43545
Phone: 419-592-4010 - Fax: 419-599-8393

August 7, 2006

Board of Education
Napoleon Area City School District
701 Briarheath Drive
Napoleon, Ohio 43545

Re: Notice pursuant to Ohio Revised Code Section 3735.67 and 8709.83 Regarding Proposed Property Tax Exemption.

Board of Education:

This letter is to notify the Board of Education that two applications, enclosed, have been submitted to my office by Keith Fruchey for Property Tax Exemption.

Keith Fruchey has constructed two duplex's one on 181 & 183 Old Creek and the other on 1437 & 1439 Oakwood Ave. both are in CRA No. 6 in the City of Napoleon. He has completed all requirements and Per. City Resolution No. 106-00, he is entitled to a fifty percent 50% exemption for five (5) years.

The applications will be forwarded to the County Auditor after fourteen days, no action is required on your behalf. If there are any questions please give my office a call 419-592-4010.

Cordially,

Tom Zimmerman
Housing Officer
The City of Napoleon

TZ:als

Enclosure



CITY OF NAPOLEON
Building & Zoning Division
255 W. Riverview Avenue, PO Box 151, Napoleon, OH 43545
Phone: 419-592-4010 - Fax: 419-599-8393

Zoning Administrator
Building Commissioner
Tom Zimmerman

August 31, 2006

Henry Co. Auditor
660 N. Perry
Napoleon, Ohio 43545

RECEIVED

AUG 31 2006

John T. ...
HENRY CO. AUDITOR

Candice ...

Henry Co. Auditor:

This letter is to notify the Henry Co. Auditor that two applications, enclosed, have been submitted to my office by Keith Fruchey for Property Tax Exemption.

Keith Fruchey has constructed two duplex's one at parcel number 41-129395-0080 and the other at parcel number 41-129395-0060. both are in CRA No. 6 in the City of Napoleon. He has completed all requirements and Per. City Resolution No. 106-00, he is entitled to a fifty percent 50% exemption for five (5) years for each parcel number.

If there are any questions please give my office a call 419-592-4010.

Cordially,

Tom Zimmerman

Tom Zimmerman
Housing Officer
The City of Napoleon

TZ:als

Enclosure



Zoning Administrator
Building Commissioner
Tom Zimmerman

CITY OF NAPOLEON
Building & Zoning Division
255 W. Riverview Avenue, PO Box 151, Napoleon, OH 43545
Phone: 419-592-4010 - Fax: 419-599-8393

August 31, 2006

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Napoleon, Ohio 43545

RECEIVED

AUG 31 2006

John F. ...
HENRY CO. AUDITOR

Cathy ...
:)

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Cordially,

Tom Zimmerman

Tom Zimmerman
Housing Officer
The City of Napoleon

TZ:als

Enclosure

R.C. § 5709.83

C

Baldwin's Ohio Revised Code Annotated Currentness

Title LVII. Taxation

▣ Chapter 5709. Taxable Property--Exemptions (Refs & Annos)

▣ Effect on Schools and School Districts

→ **5709.83** Notice of proposed tax exemptions to boards of education

(A) Except as otherwise provided in division (B) of this section, prior to taking formal action to adopt or enter into any instrument granting a tax exemption under section 725.02, 1728.06, 5709.40, 5709.41, 5709.62, 5709.63, 5709.632, 5709.73, 5709.78, 5709.84, or 5709.88 of the Revised Code or formally approving an agreement under section 3735.671 of the Revised Code, or prior to forwarding an application for a tax exemption for residential property under section 3735.67 of the Revised Code to the county auditor, the legislative authority of the political subdivision or housing officer shall notify the board of education of each city, local, exempted village, or joint vocational school district in which the proposed tax-exempted property is located. The notice shall include a copy of the instrument or application. The notice shall be delivered not later than fourteen days prior to the day the legislative authority takes formal action to adopt or enter into the instrument, or not later than fourteen days prior to the day the housing officer forwards the application to the county auditor. If the board of education comments on the instrument or application to the legislative authority or housing officer, the legislative authority or housing officer shall consider the comments. If the board of education of the city, local, or exempted village school district so requests, the legislative authority or the housing officer shall meet in person with a representative designated by the board of education to discuss the terms of the instrument or application.

(B) The notice otherwise required to be provided to boards of education under division (A) of this section is not required if the board has adopted a resolution waiving its right to receive such notices, and that resolution remains in effect. If a board of education adopts such a resolution, the board shall cause a copy of the resolution to be certified to the legislative authority. If the board of education rescinds such a resolution, it shall certify notice of the rescission to the legislative authority. A board of education may adopt such a resolution with respect to any one or more counties, townships, or municipal corporations situated in whole or in part within the school district.

(1999 H 283, eff. 9-29-99; 1996 H 627, eff. 12-2-96; 1994 S 221, eff. 9-28-94; 1994 S 19, eff. 7-22-94; 1992 S 363, eff. 1-13-93; 1990 H 103)

UNCODIFIED LAW

1994 S 19, § 8: See Uncodified Law under 5709.40.

CROSS REFERENCES

Development agreement, notice requirement, 725.021

Improvements exempt from taxation, 1728.10

Real property tax exemption, 725.02

LIBRARY REFERENCES

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corporation line to the centerline intersection of State Route 108 thus this being the point of beginning.

The Community Reinvestment area is approximately depicted as the hatched area on the map attached to this Resolution, marked as Exhibit "B" , and by this reference incorporated herein.

Section 3. That, residential, commercial and/or industrial properties consistent with the applicable zoning regulations within the designated Area No. 6 Community Reinvestment Area will be eligible for exemptions under this Program.

Section 4. That, all properties identified in Exhibit "A" as being within the designated Community Reinvestment Area are eligible for this incentive. This proposal is a public/private partnership intended to promote and expand conforming uses in the designated area. As part of the project, the City of Napoleon intends to undertake supporting public improvements in the designated area.

Section 5. That, within the Community Reinvestment Area, the percentage of the tax exemption on the increase in the assessed valuation resulting from improvements to commercial and industrial real property and the terms of those exemptions shall be negotiated on a case-by-case basis in advance of the construction or remodeling occurring according to the rules outlined in the ORC §3735.67 within the parameters as below stated. The results of the negotiation as approved by City Council will be set in writing in a Community Area Agreement as outlined in ORC §3735.671; if such an agreement is subject to approval by the board of education of the school district within the territory of which the property is or will be located, the agreement shall not be formally approved by the legislative authority until the board of education approves the agreement in the manner prescribed by that section. For residential property, a tax exemption on the increase in the assessed valuation resulting from the improvements as described in ORC §3735.67 and is in accordance to paragraph (a) below and shall be granted upon proper application by the property owner and certification thereof by the designated Housing Officer for the following period. Residential applications must be filed with the Housing Officer no later than six (6) months after remodeling or construction completion.

(a) Five (5) years for remodeling of every existing residential dwelling containing not more than two (2) housing units (used for residential purposes) and upon which the cost of remodeling is at least two thousand five hundred dollars (\$2,500.00); the percentage of exemption shall be limited to fifty percent (50%). Further, five (5) years for new construction of a residential dwelling containing not more than two (2) housing units (used for residential purposes); the percentage of exemption shall be limited to fifty percent (50%).

(b) Not to exceed ten (10) years for remodeling of every existing dwelling containing more than two (2) family units (construed herein as commercial dwellings) and commercial or industrial properties, located within the same community reinvestment area and upon which the cost of remodeling is at least five thousand dollars (\$5,000.00) (term and percentages to be negotiated on a case-by-case basis in advance of remodeling occurring).

3735.67
①
with
ORC
106-00