

**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? _____

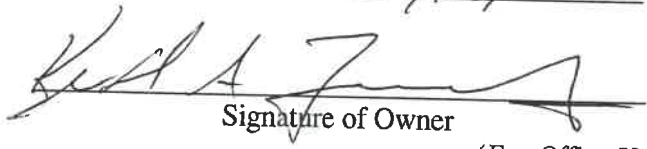
Description of Work: (please attach verification)	Item Cost
<u>NEW DUPLEX</u>	<u>150,250</u>
_____	_____
_____	_____

(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

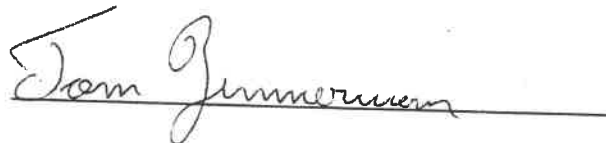
Substantial qualifications of occupancy

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:

Tom Zimmerman

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 160, 181 OLD CREEK
Address

NAPOLEON, OH 43545 419.579.0248
City State Zip Phone Number

1. 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) _____

2. School District where Located: NAPOLEON

3. 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

Keith Fruchey
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

NAPOLBORN TWP
NAPOLBORN CORP
00310
F E A I
8/31/06
P R O P E R T Y
R E C O R D
10:14:29
HENRY COUNTY, OHIO
AUDITOR
41-129395.0080
res

2003
2004
2005
2005
P O BOX 161
NAPOLBORN
2006
2007
parent: 41-129394.0120
orig tax year: 2005

FRUCHEV, KEITH A.
FRUCHEV, KEITH A.
FRUCHEV, KEITH A.
FRUCHEV, KEITH A.
OH 43545
0512376023 SLDRS 286B
tax value:
land 35%
dldg 35%
lcll 35%
imprc35%
2.5% ID
imstd ID
net tax
119.80

SMB+ cons.type.fc.sq-ft value
I F M 2100 C *WALN
OPP P 75 700 d PORCH
OPP P 75 700 e PORCH
F G 840 13100 F GARAGE

FOUNDATION CONC BLK
8/05 S .20 AC FMW 41-129394.0120, REPLACED 6/06 AD DUPLEX, CHG CLS
05 reveal - no chg
year land bldg total net tax

1437 E 1439 OAKWOOD AVE
scale: 1.00' per horiz, 2.00' per vert char
CLRM: 2100
dOP: 75
eOP: 75
FRG: 840

Occupancy 1 SINGLE FAM *DWELLING COMPUTATIONS
Floor hgt 1 main FRAMR 86400
Floor Lvl 1 subTotal 2100
SHINGLS roof
plstr/stywall D + 1vg unites 5600
Floor/Carpet X air conditioning 3700
Floor/til-ino X plumbing 3500
Number of rms 8 garcarports 13100
bedrooms 4 ext features 1400
Central heat A total value 113700
N.GAS/PA
Central a/c
Std plumbing A 2
PUB ELECTRIC
PUB PAVED ST/RD
topo: IRVEL
dwl/gar/nc% 112
loc/hmsites% 201
res-ag:Ind% 101
other bldg% 101

1437 E 1439 OAKWOOD AVE
scale: 1.00' per horiz, 2.00' per vert char
CLRM: 2100
dOP: 75
eOP: 75
FRG: 840
bldg type SHB+constlctrt area unit rate grade blt/renov replace phy fnc true
1 DWELLING 1 F 2100 5- 2005 EX 136440 3 148230
acres/ effectv dph actual effectv extend influence
homeste .20 fntge fntge dph fctr rate value value
10000 3600 7240
call back: sign: 0 date: 2/17/06 lister:BG 41-129395.0080-V020614



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



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

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

RECEIVED

AUG 31 2006

Keith Fruchey
HENRY CO. AUDITOR

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

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

RECEIVED

AUG 31 2006

Cathy Fruchey
HENRY CO. AUDITOR

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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