

CITY OF NAPOLEON
APPLICATION FOR PROPERTY TAX ABATEMENT
COMMUNITY REINVESTMENT AREA

Address of Improvement: 181/183 OLD CREEK

Parcel#: 41-129395-0060

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: 08-03-06

Date Building completed: 08-03-06 Building Permit # _____

Keith Fruchey
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

8/3/2006

Address: 181 Old Creek Dr
Napoleon, OH 43545

Permit #: BP2005-123

Owner:

Fruchey Real Estate

PO Box 161

Napoleon, OH 43545

Approved Occupancy #:

Issued: 8/3/2006

By: Tom Zimmerman

Signature:  _____

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

Certificate of Occupancy

8/3/2006

Address: 183 Old Creek Dr
Napoleon, OH 43545

Permit #: BP2005-125

Owner:

Fruchey Real Estate


PO Box 161

Napoleon, OH 43545

Approved Occupancy #:

Issued: 8/3/2006

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
2006-11
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

1. Parcel Number(s):
(If more than 4, continue on an attached sheet.)
a) _____
b) 41-129395-0060
c) _____
d) _____
All parcels must be in the same School District.
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? yes no

If yes, answer the following.

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? N/A yes no
If yes, please enclose a complete, detailed explanation.

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 Frueh
print name and title

PO BOX 161

address

NAPOLEON

city

OH

state

43545

zip

(419) 579 0248

phone number

Date 8-30-06

NAPOLSON TMP
 NAPOLSON CORP 00310 8/31/06 sale
 2003 10.14130
 2004 1/28/04 2003 2004 2005 2005 2006 2007 G R M A
 2005 PRUGHY, KEITH A. 1/28/04 PCU LOT 5G3 RESPLAT LOT 5G: Land100% 1800 7230 7240
 2005 PRUGHY, KEITH A. 1/28/04 KX NORTHONKS SUB'D : Dldg100% 7230 7240
 P O BOX 161 OH 43545 0512376022 SLDR 286B : totl100%
 NAPOLSON
 Tax value:
 Land 35% 2530
 Bldg 35% 2530
 totl 35% 2530
 2007 2530
 2006 119.80
 parent: 41-129394.0120
 orig tax year 2005
 8/05 S .18 AC PRM 41-129394.0120, REPLATED 3/06 NO CHG
 05 reveal - no chg
 VACANT CK07 NEW DUPLEX
 year land bidg total net tax
 181 OLD CREEK DRIVE
 acres/ electv dpth actual electv extnd influence
 fringe fringe dpth fctr rate rate value value
 .18 10000 3600 7240
 PUB ELECTRIC
 PUB PAVED SW/RD
 topo: IRVBL 112
 dwl/gar/nc% 201
 lot/hmsite% 101
 res-ag:ind% 101
 other bidg%
 call back: sign: date: 2/17/06 lister:BG -----41-129395.0060-v020614



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 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

Keith Fruchey
 HENRY CO. AUDITOR

Keith Fruchey
 (with smiley face)

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

Building + Zoning \ Tom - word docc \ CRD



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
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August 7, 2006

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Cordially,

Tom Zimmerman
Housing Officer
The City of Napoleon

TZ:als

Enclosure

Westlaw.

Page 1

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.

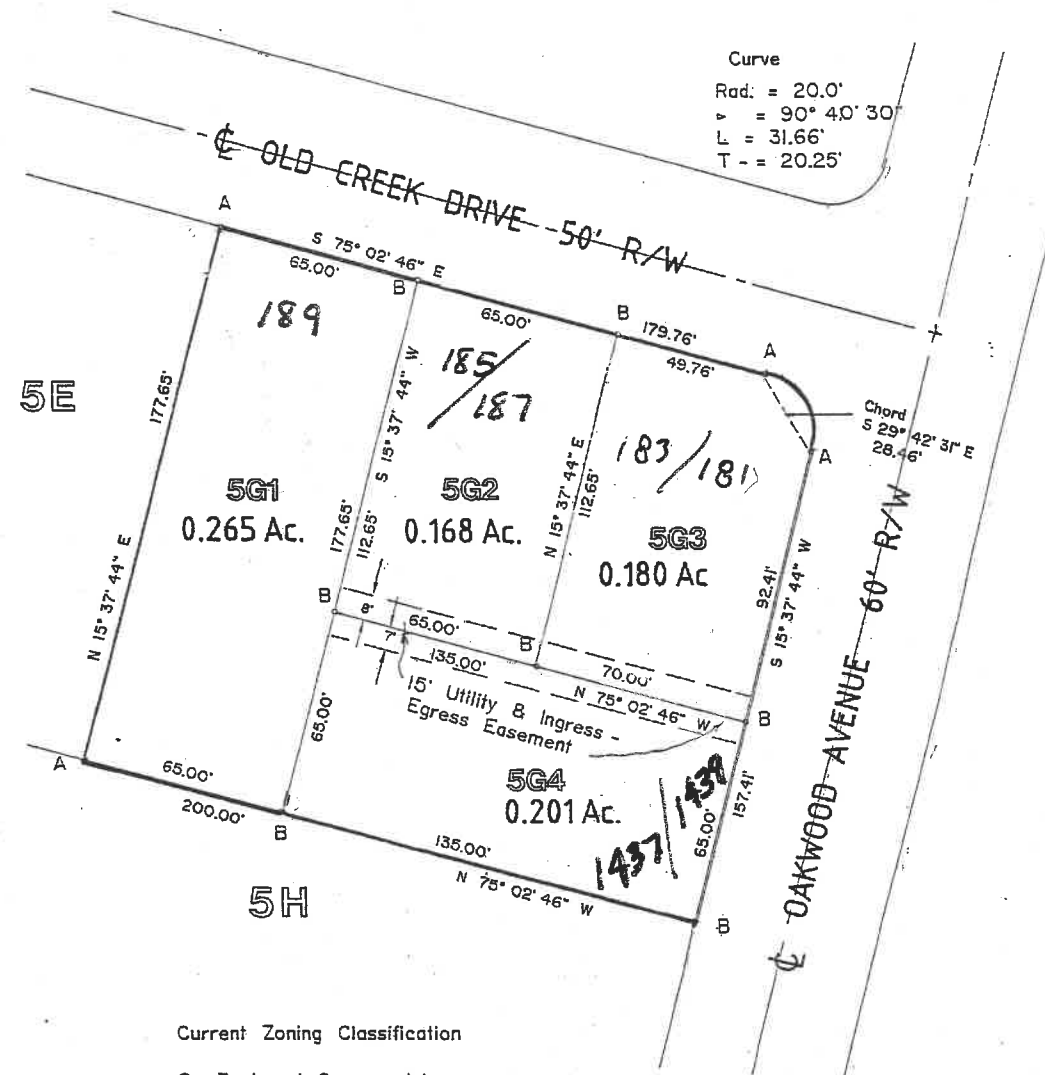
3735.67
①
J. J.
ORC
106-00

(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).

REPLAT OF LOT 5G, OF THE REPLAT OF LOT 5, NORTHOKS SUBDIVISION

BEING A SUBDIVISION OF LOT 5G, A SUBDIVISION OF LOT 5, OF NORTHOKS SUBDIVISION, CITY OF NAPOLEON, HENRY COUNTY, OHIO



Current Zoning Classification
C - 3 Local Commercial

LEGEND

- A - IRON PIN FOUND
- B - IRON PIN & CAP SET

DWG. NO. B-03439-5
DATE: JULY 16, 2003
SCALE: 1" = 40'

WAYNE ASCHEMEIER SURVEYING
P. O. Box 91
RIDGEVILLE CORNERS, OHIO 43555
(419) 267 - 5215

PLANNING COMMISSION CERTIFICATE

Under authority provided by Chapter 711 of the Ohio Revised Code and Chapter 1105 of the Napoleon Codified Ordinances, this Plat is hereby approved by the Planning Commission of the City of Napoleon.

Date: _____
Chairman
Clerk of Council

CITY COUNCIL CERTIFICATE

Under authority provided by Chapter 711 of the Ohio Revised Code and Chapter 1105 of the Napoleon Codified Ordinances, this Plat is hereby approved by the City Council of the City of Napoleon.

Date: _____
Mayor
Clerk of Council

HENRY COUNTY AUDITOR

I, the Henry County Auditor, do hereby certify that there are no unpaid taxes on the property herein described and certify the same for transfer.

Transferred this _____ day of _____, 2003

Henry County Auditor

HENRY COUNTY RECORDER

I, the Henry County Recorder, do hereby certify that this Plat has been received for record at _____ o'clock _____ M. and recorded on slide _____, this _____ day of _____, 2003

Fee, _____
Henry County Recorder

OWNERS APPROVAL

I, Keith A. Fruchey, owner of the land shown on this Plat do hereby assent to the adoption of this subdivision plat, together with all easements indicated on this plat.

Keith A. Fruchey

Witness

State of Ohio
Henry County ss:

Personally appeared before me the aforesaid, Keith A. Fruchey, who did acknowledge that he did sign this plat and that the same is his free act and deed.

Subscribed in my presence this _____ day of _____, 2003.

Notary Public

My Commission Expires, _____

SURVEYORS CERTIFICATE

I, hereby certify this plat represents a survey made by me and that specified points are currently in place.

Date: T-16, 2003

Wayne Aschemeier
Wayne Aschemeier R.L.S. 5922
Registered Land Surveyor

