

# COUNCIL CHAMBER

City of Berea, Ohio

ORDINANCE No. 2016-93

By Nick Haschka Sponsored By Mayor Cyril M. Kleem

## AN ORDINANCE

**APPROVING, RATIFYING AND AFFIRMING THE 2014 ANNUAL REPORT, MINUTES AND ACTIONS OF THE CITY OF BEREHA HOUSING REVIEW COUNCIL FOR ALL RESIDENTIAL COMMUNITY REINVESTMENT AREA REAL ESTATE TAX ABATEMENTS AND COMMERCIAL COMMUNITY REINVESTMENT AREA REAL ESTATE TAX ABATEMENTS ENTERED INTO PRIOR TO 2008 IN THE CITY OF BEREHA.**

WHEREAS, the Housing Council for the City of Berea meets annually to review the prior year's activities of property owners that have qualified for and participate in Residential Community Reinvestment Area Tax AbateMENTS and Commercial Agreements entered into prior to 2008 within the City of Berea; and

WHEREAS, the 2014 meeting of said Housing Council has been held according to law and said committee has issued its Report for 2014 Reviews and Minutes of said meeting the same being attached hereto as Exhibit "A" and incorporated herein.


NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Berea, State of Ohio;

SECTION 1. That the Council of the City of Berea hereby approves, ratifies and affirms the 2014 Annual Report of Housing Council for Residential Community Reinvestment Area Tax AbateMENTS and Commercial Agreements entered into prior to 2008 (for 2014 activities) and the Minutes of its meeting held on December 9, 2015 the same being attached hereto as Exhibit "A" and incorporated herein.

SECTION 2. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 3. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

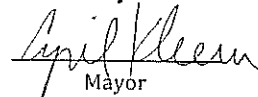
PASSED: December 5, 2016



President of Council

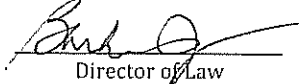
ATTEST: Alyssa Eason  
Clerk of Council

APPROVED: December 6, 2016



Mayor

APPROVED AS TO FORM:



Director of Law

Exhibit  
"A"

City of Berea  
Housing Council Review Meeting  
December 9, 2015  
9:00 a.m. Berea City Hall, Berea Room

A meeting of the Housing Council Review Committee was held in the Berea Room at Berea City Hall on Wednesday, December 9, 2015. The meeting was called to order by Matthew Madzy, Director of Planning, Engineering and Development at 9:00 a.m. with the following also in attendance: Ken Weber, Member; Dave Smith, Member; Dan Smith, Member; Tom Norton, Business Outreach Coordinator, City of Berea; Dean Van Dress, Resident.

This meeting was held in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code and Chapter 109 of the Codified Ordinances of the City of Berea.

Mr. Madzy began the meeting by explaining that the meeting last year opened with a discussion about various properties that are in the City of Berea that have CRA Tax Abatements. These properties that are reviewed include any tax abatement issues to a Commercial Property that was issued prior to 2008 and any residential tax abatements within the City of Berea.

For the 2013 meeting, the information was reviewed and there were a few different issues that were noted. Those property owners were contacted. All back taxes have been paid. The one exterior maintenance violation has been resolved. Mr. Madzy asked for a motion to accept the 2013 list. Mr. Dan Smith made a motion, seconded by Mr. Weber, that the list be accepted as submitted. The vote on the motion was all ayes, no nays. The motion was carried; the list will stand as approved.

There being no further business before the 2013 Housing Council, it was moved by Mr. Dave Smith, and seconded by Mr. Dan Smith, that the 2013 Housing Council Review Meeting be adjourned. The vote on the motion was all ayes, no nays. Motion carried.

Mr. Madzy called to order the December 9, 2015 meeting of the 2014 Housing Council Review Commission. This meeting was held in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code and Chapter 109 of the Codified Ordinances of the City of Berea.

Mr. Madzy indicated that this meeting is to review CRA Tax Abatements. Mr. Madzy explained that the Tax Abatements are pertaining to Commercial Properties with abatement agreements that were put into place prior to 2008 and then any residential tax abatements within the City of Berea. Mr. Madzy noted that an agenda was provided; along with the 2014 Residential Status Report (attached to and made part of the minutes). When reviewing this, the Housing Council is looking for any deficient taxes and if there are any exterior maintenance violations. Mr. Madzy noted that he forwarded this list to Marvin McDonald in the Building and Housing Department and he did not return any violations.

When Mr. Madzy reviewed this information, he noted that there was a property at 1277 Berea Industrial Parkway with a deficiency of \$326.74. Mr. Madzy spoke with property owner and they will be paying the deficiency amount as soon as possible.

Mr. Madzy also indicated that there was an issue at 150 Adams Street and that he spoke with the property owner, Mr. Van Dress. Mr. Van Dress was in attendance at the meeting and Mr. Madzy asked him if he would like to make a statement to the commission. Mr. Van Dress provided a background of the property and submitted documentation to the commission (attached and made part of the minutes). Mr. Van Dress explained that he has provided a copy of the 2014 tax year Auditor Summary that shows a

delinquent balance of \$1,079.49. Mr. Van Dress then noted that on the 2015 tax year Auditor Summary, it shows a zero balance for 2014. Mr. Van Dress stated that he has never owed taxes on this property, he has actually overpaid them. He has provided documentation of three separate checks that he has received because he had overpaid. Mr. Van Dress indicated that he has also provided a copy of the tax bill for 2014 with a copy of the check paid. Mr. Van Dress noted that he wanted to come in person to answer any questions and provide documentation. Mr. Weber summarized what Mr. Van Dress had stated and there were no further questions.

Mr. Madzy mentioned that when he spoke with the property owner of 1277 Berea Industrial Parkway, he let them know that they could come to the meeting if they wanted to. They said that they realize there was a deficiency and they were going to pay that.

With no further questions, Mr. Madzy asked for a motion that the list be approved with the condition that the property owner of 1277 Berea Industrial Parkway pay their tax deficiency within the next 30 days. Mr. Weber made a motion, seconded by Mr. Dave Smith, that the list be accepted as submitted. The vote on the motion was all ayes, no nays. The motion was carried; the list will stand as approved.

There being no further business, it was moved by Mr. Weber and seconded by Mr. Dave Smith, that the Housing Council Review Meeting be adjourned. The vote on the motion was all ayes, no nays. Motion carried.

Attest: H. Toth  
Heather Toth, Secretary

#### CERTIFICATE OF COMPLIANCE

The meeting of the Housing Council Review held this 9<sup>th</sup> day of December 2015 has been conducted in compliance with all legal requirements, including C.O. Chapter 109 and Section 121.22 of the Ohio Revised Code.

H. Toth  
Heather Toth, Secretary



**Development Services Agency**

**OHIO COMMUNITY REINVESTMENT AREA (CRA) PROGRAM**  
2014 Residential Status Report

Please read the CRA Annual Report Letter (email) prior to completing this form. All questions MUST be answered for report to be complete.

1. Name of Jurisdiction:	City of Berea
2. Name of County:	Cuyahoga
3. Name/Identification of CRA:	Berea Ohio CRA
4. Dated Confirmed:	24-Jun-94
5. Expiration Date (if any):	N/A

6. List all residential exemptions for which an exemption has been granted in the CRA area and current status\*:  
\*Attach additional pages if necessary to fully describe project status.

Name/Property Identification	Date Project Certified	Percent of Exemption	Term of Exemption	Total Project Investment	Total Real Property Investment Subject to Exemption	Date of Most Recent Housing Council Review	Current Status
<i>Sample: Joe Smith, 123 Main Street</i>	35657	100%	12	\$40,000	\$40,000	11/15/06	continued
LARACUENTE, NELSON; 370 WALNUT DR.	2005	100%	10	\$110,900	\$15,700	12/11/14	continued
STUMP, RANDY W & JACQUELINE B; 265 NOBOTTOM RD.	2005	100%	10	\$107,500	\$4,900	12/11/14	continued
SAVAIDS, ANNA; 239 BUCKEYE DR.	2005	100%	10	\$106,500	\$21,100	12/11/14	continued
HOLMES, KENDRA J.; 227 NOBOTTOM RD.	2011	100%	15	\$26,900	\$151,000	12/11/14	continued
HELWIG WHISTLE STOP, LLC; 561-627 W. BAGLEY RD.	2010	100%	10	\$3,745,400	\$2,117,500	12/11/14	continued
BEREA CROSSINGS, LLC; 430-480 W. BAGLEY RD.	2009	100%	15	\$1,410,200	\$1,131,400	12/11/14	continued
AFR PROPERTIES, LLC; 352 BAGLEY RD.	2011	100%	12	\$310,700	\$186,400	12/11/14	continued
LATHAM, MICHAEL M. SUC-TRUSTEE; 613 LONGFELLOW DR.	2009	100%	10	\$121,700	\$11,400	12/11/14	continued
STONE RIDGE APARTMENTS, LLC; 1000 STONE RIDGE CIR.	2007	100%	15	\$915,500	\$9,674,200	12/11/14	continued
COLE INVESTMENTS, LLC; 1010 WEST BAGLEY RD.	2000	100%	15	\$395,200	\$4,375,000	12/11/14	continued
1230 WEST BAGLEY, LLC; 1220 W. BAGLEY RD.	2010	100%	10	\$1,348,300	\$1,051,800	12/11/14	continued
BIG CREEK INVESTMENTS, LTD; 100 PELRET INDUSTRIAL PKWY.	2000	100%	15	\$127,400	\$744,900	12/11/14	continued
GENAWA PROPERTIES, INC.; 110 BLAZE INDUSTRIAL PKWY.	2006	100%	15	\$108,900	\$742,400	12/11/14	continued
S & J BUILDERS, INC.; 1425 BAGLEY RD.	2005	100%	15	\$198,900	\$316,800	12/11/14	continued
BLAZE INDUSTRIAL PROPERTIES; 125 BLAZE INDUSTRIAL PKWY.	2003	100%	15	\$679,500	\$373,300	12/11/14	continued

Signature of Housing Officer or Political Subdivision Executive

Title \_\_\_\_\_ Date \_\_\_\_\_

Send Completed Reports To:  
77 S. High Street  
PO Box 1001  
Columbus, Ohio 43216-1001  
OR  
matthew.sutherland@development.ohio.gov

Questions? Contact:  
Matthew L. Sutherland  
Senior Tax Incentives Specialist  
614.728.6778

Name/Property Identification	Date Project Certified	Percent of Exemption	Term of Exemption	Total Project Investment	Total Real Property Investment Subject to Exemption	Date of Most Recent Housing Council Review	Current Status
1277 PROPERTY COMPANY, LLC; 1277 BEREA INDUSTRIAL PKWY.	2007	100%	15	\$164,100	\$1,937,600	12/11/14	continued
RAM REAL EST.; 1125 BEREA INDUSTRIAL PKWY.	2004	100%	15	\$556,500	\$3,278,800	12/11/14	continued
PAPOTTO FAMILY-WEST BAGLEY LLC; 1151 BAGLEY RD.	2004	100%	15	\$290,500	\$94,500	12/11/14	continued
FOREST PARK INDUSTRIES INC.; 800 POERTNER DR.	1999	100%	15	\$1,414,100	\$1,455,500	12/11/14	continued
CREED LLC; 845-885 BAGLEY RD.	2000	100%	15	\$381,400	\$293,600	12/11/14	continued
CARTMELL, SARAH C.; 395 BEREA ST.	2005	100%	10	\$89,300	\$6,300	12/11/14	continued
DML PROPERTIES; 207 DEPOT ST.	2005	100%	15	\$156,000	\$130,000	12/11/14	continued
FIR PROP LTD; 118 BAGLEY RD.	2002	100%	15	\$63,300	\$603,300	12/11/14	continued
FIR PROPERTIES, LTD; 297 RUNN ST.	2008	100%	15	\$234,600	\$696,200	12/11/14	continued
SANCHEZ, ANGELITO G.; 64 WEST BAGLEY RD.	2010	100%	15	\$94,000	\$3,500	12/11/14	continued
VAN DRESS, DEAN W.; 30 W. FIFTH AVE.	2007	100%	8	\$62,900	\$58,000	12/11/14	continued
BEREA CITY OF; 80 FIRST AVE.	1991	100%	30	\$818,900	\$14,311,300	12/11/14	continued
R/E PROPERTIES LIMITED; 151 FIRST AVE.	2004	100%	15	\$232,800	\$349,300	12/11/14	continued
HIRSCH, JOSEPH A.; 455 BAGLEY RD.	2005	100%	15	\$226,400	\$337,700	12/11/14	continued
PULLING, ROBIN L.; 343 KRAFT ST.	2006	100%	10	\$110,600	\$49,600	12/11/14	continued
PRILL, HELMUT; 180 WEST ST.	2006	100%	10	\$97,800	\$7,200	12/11/14	continued
DEAN, J & HANSON, L.; 105 KRAFT ST.	2008	100%	15	\$47,700	\$207,500	12/11/14	continued
MLINGEK, PAUL R. & PATRICA R.; 77 WEST ST.	2005	100%	10	\$141,600	\$8,400	12/11/14	continued
MANITFEL KENNETH D & SHERRY; 292 PROSPECT RD.	2009	100%	10	\$127,400	\$25,400	12/11/14	continued
MAKSYM, KENNETH & JOANNE; 30 SPRAGUE RD.	2014	100%	15	\$27,500	\$169,700	12/11/14	continued
BENZON, CHARLES L. & A. LENORE; 417 PROSPECT RD.	2008	100%	15	\$49,500	\$125,000	12/11/14	continued
EDWARDS, WALTER A. & RHONDA; 66 SPRAGUE RD.	2007	100%	15	\$31,000	\$136,600	12/11/14	continued
SCHNEIDER, NICHOLAS; 281 WEST ST.	2012	100%	15	\$33,000	\$174,800	12/11/14	continued
MOE, WILLIAM OLIVER; 580 FAIR ST.	2005	100%	10	\$122,700	\$4,200	12/11/14	continued
BERRY JOHN F.; 187 WALLACE DR.	2006	100%	10	\$103,100	\$1,400	12/11/14	continued

Signature of Housing Officer or Political Subdivision Executive

Title

Date

Send Completed Reports To:

77 S. High Street

PO Box 1001

Columbus, Ohio 43216-1001

OR

matthew.sutherland@development.ohio.gov

Questions? Contact:

Matthew L. Sutherland

Senior Tax Incentives Specialist

614.728.6778

Name/Property Identification	Date Project Certified	Percent of Exemption	Term of Exemption	Total Project Investment	Total Real Property Investment Subject to Exemption	Date of Most Recent Housing Council Review	Current Status
MEDVETZ, PHILIP, 82 MANNING DR.	2009	100%	10	\$149,100	\$40,300	12/11/14	continued
SOPPELSA, JAMES A.; 83 DORLAND AVE.	2009	100%	10	\$148,600	\$14,900	12/11/14	continued
D'AGOSTINO, PATRICK F. & LORI; 510 RACE ST.	2007	100%	10	\$153,000	\$31,200	12/11/14	continued
SECRETARIAT BEREA AA ACQUISITI; 238 NORTH ROCKY RIVER DR.	2009	100%	10	\$1,143,000	\$764,000	12/11/14	continued
THE MACANGA LLC.; 165 WEST BAGLEY RD.	2008	100%	15	\$57,900	\$260,000	12/11/14	continued
PAPADIMOUIS, ALEX T.; 102 NORTH ROCKY RIVER DR.	2010	100%	15	\$59,500	\$102,300	12/11/14	continued
BRESLIN, THOMAS J. III; 88 MURPHY ST.	2010	100%	15	\$21,200	\$129,400	12/11/14	continued
KEYSTONE BEREA, LLC; 258 FRONT ST.	2006	100%	15	\$1,075,100	\$1,228,400	12/11/14	continued
BODENMILLER, EARLYNE TRS; 193 BEECH ST.	2012	100%	10	\$128,600	\$20,100	12/11/14	continued
DAVE AND TRACY JUSTICE HOLDING; 123 FRONT ST.	2009	100%	15	\$85,600	\$47,800	12/11/14	continued
KBS, LLC, 55 BEECH ST.	2014	100%	15	\$1,750,800	\$2,010,100		
RIDDELL, JAMES ALAN; 96 CENTER ST.	2006	100%	10	\$25,500	\$158,000	12/11/14	continued
BEREA STYLE, LLC; 34 BEECH ST.	2007	100%	15	\$116,500	\$68,900	12/11/14	continued
REYNOLDS, CRAIG R. & EMILY A.; 229 EASTLAND RD.	2011	100%	15	\$29,900	\$128,100	12/11/14	continued
YASENCHACK GEORGE L TRUSTEE; 77 ADAMS ST.	2005	100%	10	\$119,500	\$16,900	12/11/14	continued
DEVILIN PATRICK A & BEVERLY M.; 112 EASTLAND RD.	2005	100%	10	\$85,300	\$9,100	12/11/14	continued
SWANSON, JOSHUA A & SIERRA E.; 193 SOUTH ROCKY RIVER DR.	2012	100%	15	\$28,700	\$197,100	12/11/14	continued
TAYLOR, TAMMY R.; 343 SOUTH ROCKY RIVER DR.	2005	100%	10	\$87,400	\$13,500	12/11/14	continued
VAN DRESS, DEAN; 150 ADAMS ST.	2013	100%	15	\$68,800	\$205,400	12/11/14	continued
KILGORE, JOHN C. III; 245 QUARRYSTONE LN.	2006	100%	10	\$276,700	\$45,700	12/11/14	continued
SMITH, JAMES P.; 747 LONGFELLOW DR.	2014	100%	15	20,000.00	147,600.00	12/11/14	continued

Signature of Housing Officer or Political Subdivision Executive

Title

Date

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Questions? Contact:

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Senior Tax Incentives Specialist

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<a href="#">Property Information</a>	<a href="#">Transfer History</a>	<a href="#">Certified Values</a>	<a href="#">Land Record</a>	<a href="#">Residential Bldg. Sketch</a>	<a href="#">Taxes</a>	<a href="#">Search Page</a>
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PRIMARY OWNER VAN DRESS, DEAN  
 PROPERTY ADDRESS 150 Adams ST, Berea, OH 44017  
 TAX MAILING ADDRESS DEAN VAN DRESS, 30 W FIFTH AVE, BEREA, OH 44017  
 LEGAL DESCRIPTION 17 NWP 963.80FT NW OF CL OF EASTLAND RD  
 PROPERTY CLASS SINGLE FAMILY DWELLING

[Field Definitions](#)

2014 (pay in 2015) TAXBILL SUMMARY

PARCEL NUMBER 364-26-023 TAXSET Berea TAX YEAR 2014 (pay in 2015)

ASSESSED VALUES		MARKET VALUES		FLAGS	
LAND VALUE	8,260.00	LAND VALUE	23,600.00	OWNER OCCUPANCY CREDIT	N
BUILDING VALUE	0.00	BUILDING VALUE	0.00	HOMESTEAD	N
TOTAL VALUE	8,260.00	TOTAL VALUE	23,600.00	FORECLOSURE	N
HOMESTEAD VALUE	0			CERT. PEND.	N
				CERT. SOLD	N
				PAYMENT PLAN	N
2014 YEAR CHARGE AMOUNTS		RATES			
GROSS TAX	1,460.81	FULL RATE	121.33		
LESS 920 RED	468.84	920 RED. RATE	.314097		
SUB TOTAL	1,001.97	EFFECTIVE RATE	83.22056	ESCROW	
NON-BUSINESS CREDIT	93.33			ESCROW	N
OWNER OCCUPANCY CREDIT	0.00			PMT. AMOUNT	0.00
HOMESTEAD RED. AMOUNT	0.00			ACCOUNT	
TOTAL ASSESSMENTS	72.72				
HALF YEAR NET TAXES	981.36				

	CHARGES	PAYMENTS	BALANCE DUE
TOTAL BALANCE SUMMARY:	3,978.98	2,899.49	1,079.49

2014 (pay in 2015) CHARGE AND PAYMENT DETAIL

[Tax Information is up to the hour - tell me more](#)

TAXSET	CHARGE TYPE	CHARGES	PAYMENTS	BALANCE
364-26-023	Prior year penalty - 2013	248.50	248.50	0.00
	Prior year tax - 2013	1,496.82	1,496.82	0.00
	December interest - 2014	69.81	69.81	0.00
	DELQ BALANCE	1,815.13	1,815.13	0.00
	1st half tax	908.64	908.64	0.00
	1ST HALF BALANCE	908.64	908.64	0.00
	2nd half tax	908.64	0.00	908.64
	2nd half penalty	90.86	0.00	90.86
	2ND HALF BALANCE	999.50	0.00	999.50
	203033-Street Lites	Prior year SPA fee penalty - 2013	0.12	0.12
December interest - 2014		3.93	3.93	0.00
December SPA fee interest - 2014		0.03	0.03	0.00
Prior year tax - 2013		84.90	84.90	0.00
Prior year penalty - 2013		13.18	13.18	0.00
Prior year SPA fee - 2013		0.84	0.84	0.00
DELQ BALANCE		103.00	103.00	0.00
1st half SPA fee		0.72	0.72	0.00
1st half tax		72.00	72.00	0.00
1ST HALF BALANCE		72.72	72.72	0.00
2nd half tax		72.00	0.00	72.00
2nd half SPA fee		0.72	0.00	0.72
2nd half penalty		7.20	0.00	7.20
2nd half SPA fee penalty	0.07	0.00	0.07	
2ND HALF BALANCE	79.99	0.00	79.99	
TOTAL BALANCE	3,978.98	2,899.49	1,079.49	

CUYAHOGA COUNTY ASSUMES NO LIABILITY FOR DAMAGES AS A RESULT OF ERRORS, OMISSIONS OR DISCREPANCIES CONTAINED IN THESE PAGES. PROSPECTIVE PURCHASERS SHOULD CONSULT A REAL ESTATE ATTORNEY AND PURCHASE A TITLE INSURANCE POLICY PRIOR TO THE SALE.

Primary Owner	Van Dress, Dean
Property Address	150 Adams St, Berea, OH 44017
Year Mailing Address	Dean Van Dress, 30 W Fifth Ave, Berea, OH 44017
Legal Description	17 NWP 963.80FT NW QFCL OF EASTLAND RD
Property Class	SINGLE FAMILY DWELLING

2015 (pay in 2016) TAXBILL SUMMARY

Parcel Number: 364-26-023      Taxset: Berea      Tax Year: 2015 (pay in 2016)

The tax bill collection period has ended.  
 Property Values and Current Tax Charges are not available for the selected tax year.  
 Delinquent charges and the flags below may be misrepresented at this time. Amounts due are not final.

ESCB	ESCROW	
OWN	ESCROW	N
OCCUPANCY	PMT. AMOUNT	0.00
ORD	ACCOUNT	
FORFEITURE		N
FORECLOSURE		N
CERT. PEND.		N
CERT. SOLD		N
PAYMENT PLAN		N

2015 (pay in 2016) CHARGE AND PAYMENT DETAIL

Tax information is up to the hour - tell me more.

TAXSET	CHARGE TYPE	CHARGES	PAYMENTS	BALANCE
Berea	Prior year tax - 2014	0.00	0.00	0.00
	Prior year penalty - 2014	0.00	0.00	0.00
	DELO BALANCE	0.00	0.00	0.00
	1st half tax	272.78	0.00	272.78
	1ST HALF BALANCE	272.78	0.00	272.78
	2nd half tax	272.78	0.00	272.78
	2ND HALF BALANCE	272.78	0.00	272.78
2015-01-Street Utas	December interest - 2015	2.88	0.00	2.88
	Prior year SPA fee - 2014	0.72	0.00	0.72
	Prior year tax - 2014	72.00	0.00	72.00
	December SPA fee interest - 2015	0.03	0.00	0.03
	Prior year SPA fee penalty - 2014	0.00	0.00	0.00
	Prior year penalty - 2014	0.00	0.00	0.00
	DELO BALANCE	75.63	0.00	75.63
	1st half tax	72.00	0.00	72.00
	1st half SPA fee	0.72	0.00	0.72
	1ST HALF BALANCE	72.72	0.00	72.72
	2nd half SPA fee	0.72	0.00	0.72
	2nd half tax	72.00	0.00	72.00
	2ND HALF BALANCE	72.72	0.00	72.72
TOTAL BALANCE		766.63	0.00	766.63

CUYAHOGA COUNTY ASSUMES NO LIABILITY FOR DAMAGES AS A RESULT OF ERRORS, OMISSIONS OR DISCREPANCIES CONTAINED IN THESE PAGES. PROSPECTIVE PURCHASERS SHOULD CONSULT A REAL ESTATE ATTORNEY AND PURCHASE A TITLE INSURANCE POLICY PRIOR TO THE SALE.



Dean Van Dress  
 150 Adams Street  
 Berea, Ohio 44017  
 PPN 364-26-023

Tax Year	Tax Charged	Amount Paid	Proper Tax	Amount Due (Surplus)
2009	1055.73	1,055.73	\$1055.73	-0-
2010	1,150.00	350.00	\$275.00*	(75.00)
2011	1031.90	422.02	\$275.00*	(222.02) = \$75 + 147.02
2012	4,136.38	3,661.40	\$275.00*	(3,608.42)
2013	1,882.56	600.00*	\$550.00**	(\$3,658.42)
2014	1,962.72	3,870.85	\$550.00**	(\$6,979.27)
***1-21-2014 County Refund for "2012 1 <sup>st</sup> Half Tax over payment" county check no. F6168915 in the amount of \$2,364.09.				(4,615.18)
***6-08-2015 County Refund in the amount of \$1,504.64. County check F6361244 for "2 <sup>nd</sup> half 2012 refund")				(\$3,110.54)
*** 10-22-2014 County refund in the amount of \$1,703.26. County check F6408021 in the amount of \$1,703.26				(1,407.28)

\*\$275.00 tax amount based on stipulation of value with County as ordered by Judge Gaul. 2012 to 2013 tax under appeal to BOR and BTA.

\*\*\$550.00 value based on stipulation of value with County signed 7-7-2015, covering tax years 2013 and 2014.

Amount due Mr. Van Dress as of 10-23-2015.....\$1,407.28.

## Attorney Dean Van Dress

---

**From:** Attorney Dean Van Dress [dean@vandresslaw.com]  
**Sent:** Monday, November 23, 2015 11:38 AM  
**To:** 'Attorney Dean Van Dress'; 'John Fena'  
**Subject:** RE: 150 Adams refund

Hi John,

I'm following up on my November 3, 2015 email below. What is the status of the additional refund?

Thanks,

Dean Van Dress.  
4402399777

---

**From:** Attorney Dean Van Dress [mailto:dean@vandresslaw.com]  
**Sent:** Tuesday, November 03, 2015 10:03 AM  
**To:** 'John Fena'  
**Subject:** RE: 150 Adams refund

Hi John,

I received a check from the County today (check # F6408021) in the amount of \$1,703.26. The check says it's a refund for "1<sup>st</sup> half 2013 and 1<sup>st</sup> half 2014 real estate". The amount is some \$1,000.00 less than the \$2,700.00 odd dollars you said I was owed by the county, and some \$1,400.00 less than the \$3,110.54 my calculations say I am owed by the county.

My question is: is there another check coming to me, when, and for how much?

Thanks,

Dean Van Dress, Esq.  
440-239-9777.

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**From:** John Fena [mailto:jfena@cuyahogacounty.us]  
**Sent:** Monday, October 19, 2015 3:12 PM  
**To:** Attorney Dean Van Dress  
**Subject:** Re: 150 Adams refund

Hi Dean, I cannot open the attachment. If you sent it from your phone I sometimes have trouble retrieving those. Here is my fax number just in case. 216-443-6929. Thank you.

---

**From:** Attorney Dean Van Dress <dean@vandresslaw.com>  
**Sent:** Monday, October 19, 2015 1:02 PM  
**To:** John Fena  
**Subject:** 150 Adams refund

Hello John,

Please find attached the request form pursuant to our discussion today. In the mean time, I would like to know the accounting for the \$400 odd dollar amount difference between mine and the county's accounting.

Thanks,

Dean Van Dress.

REMITTANCE  
ADVICE

PAYEE: DEAN VAN DRESS  
IND NO: ~~XXXXXXXXXX~~  
1099 REPORTABLE: NO

NOTE: IF ADDRESS, NAME, OR TAX ID NUMBER  
IS INCORRECT, SEE REVERSE.

30400021  
F 6408021

VOUCHER NUMBER	PURCHASE ORDER REFERENCE	DESCRIPTION OF PAYMENT	PAID AMOUNT
TR1506115 01		36426023 2013 1ST HALF REAL ESTATE R	1,417.9
TR1506116 01		36426023 2014 1ST HALF REAL ESTATE R	285.2
TOTAL PAID DATE 10/22/2015			1,703.2

THIS CHECK IS VOID IF BLUE BACKGROUND AND/OR LOGOLINE ARE ABSENT

F 6408021

**CUYAHOGA COUNTY**  
TO THE TREASURER OF CUYAHOGA COUNTY, CLEVELAND, OHIO

ONE THOUSAND SEVEN HUNDRED,  
THREE DOLLARS AND TWENTY SIX CENTS

PAY TO THE ORDER OF  
DEAN VAN DRESS  
46 FRONT ST  
BEREA OH 44017

36408021  
10/22/2015

~~XXXXXXXXXX~~ 1,703.26

VOID AFTER 180 DAYS

FUND / SUB FUND: 80T/004      VENDOR NO. ~~XXXXXXXXXX~~T-00

⑆ 36408021 ⑆ ⑆ 04 207040 ⑆ 350993 200 20 21 ⑆

OHIO BOARD OF TAX APPEALS

DEAN W. VAN DRESS, (et. al.),

CASE NO(S). 2014-4586

Appellant(s),

(REAL PROPERTY TAX)

vs.

ORDER

CUYAHOGA COUNTY BOARD OF REVISION,  
(et. al.),

Appellee(s).

APPEARANCES:

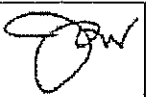
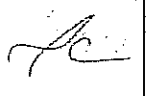
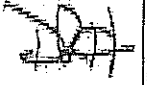
For the Appellant(s) - DEAN W. VAN DRESS  
VAN DRESS LEGAL GROUP CO., LLC  
46 FRONT STREET  
BEREA, OH 44017

For the Appellee(s) - CUYAHOGA COUNTY BOARD OF REVISION  
Represented by:  
MARK R. GREENFIELD  
ASSISTANT PROSECUTING ATTORNEY  
CUYAHOGA COUNTY  
1200 ONTARIO STREET, 8TH FLOOR  
CLEVELAND, OH 44113

Entered Thursday, July 16, 2015

Mr. Williamson, Ms. Clements, and Mr. Harbarger concur.

Upon consideration of the stipulation jointly filed by the parties, this matter is hereby remanded to the county auditor/fiscal officer with instructions to take further action as appropriate to give effect to the parties' settlement agreement.

BOARD OF TAX APPEALS		
RESULT OF VOTE	YES	NO
Mr. Williamson		
Ms. Clements		
Mr. Harbarger		

I hereby certify the foregoing to be a true and complete copy of the action taken by the Board of Tax Appeals of the State of Ohio and entered upon its journal this day, with respect to the captioned matter.



Kathleen M. Crowley, Board Secretary

BOARD OF TAX APPEALS  
STATE OF OHIO

Dean Vandress,	:	BOARD OF TAX APPEALS
	:	CASE NO. 2014-4586
Appellant,	:	
	:	HEARING EXAMINER:
vs.	:	
	:	
	:	
CUYAHOGA COUNTY BOARD OF REVISION, <i>et al.</i> ,	:	<u>STIPULATION OF VALUE</u>
Appellees.	:	

It is hereby agreed to and stipulated by and between the parties that the taxable value of the property, which is the subject of this appeal, and identified upon the tax records of the County Fiscal Officer of Cuyahoga County, Ohio, had the following values, <sup>for tax years</sup> ~~as of January 1, 2013, and January 1, 2014:~~

TRUE VALUE

<u>PERMANENT PARCEL NO.</u>	<u>LAND</u>	<u>BUILDING</u>	<u>TOTAL</u>
364-26-023	\$23,600	\$205,400	\$229,000

TAXABLE VALUE

<u>PERMANENT PARCEL NO.</u>	<u>LAND</u>	<u>BUILDING</u>	<u>TOTAL</u>
364-26-023	\$8,260	\$71,890	\$80,150

It is further stipulated that the County Fiscal Officer shall be directed to correct his tax records accordingly as to the above listed tax year only, and the Board of Tax Appeals may enter its order accepting this stipulation and terminate this appeal.

Dated: 7/7, 2015

TIMOTHY J. MCGINTY, Prosecuting  
Attorney of Cuyahoga County, Ohio

BY: \_\_\_\_\_  
Mark Greenfield, Esq. (0015469)  
Assistant Prosecuting Attorney  
Justice Center, Courts Tower  
1200 Ontario Street, 8<sup>th</sup> Floor  
Cleveland, Ohio 44113  
(216) 443-7799/ Fax (216) 443-7602



\_\_\_\_\_  
Dean Van-Dress, Esq. (0070581)  
Van Dress Legal Group Co., LLC  
46 Front Street  
Berea, Ohio 44017  
(440) 239-9777/ Fax (440) 239-9740

*Attorney for Appellees*

*Appellant/Attorney for Appellant*



**CUYAHOGA COUNTY FISCAL DEPARTMENT**  
 2079 EAST NINTH STREET, CLEVELAND, OHIO 44115  
 FOR ASSISTANCE, CALL 216-443-7010 (24 hours a day, 7 days a week) or  
 OHIO RELAY SERVICE 711 (HEARING IMPAIRED)

**REAL ESTATE TAXES FOR SECOND HALF 2014**

<b>PARCEL NUMBER</b>	<b>PROPERTY OWNER</b>
364-26-023	VAN DRESS, DEAN
<b>PARCEL ADDRESS</b>	<b>PROPERTY DESCRIPTION</b>
150 ADAMS ST BEREA, OH 44017	17 NWP 963.80FT NW OFCL OF EASTLAND RD

MARKET VALUE	35% TAXABLE VALUE	HOMESTEAD EXEMPT	PROPERTY CLASS
LAND 68,800	24,080		RESIDENTIAL
BUILDING 0	0	0	
TOTAL 68,800	24,080		

TAXING DISTRICT	TAX RATE	REDUCTION FACTOR	EFFECTIVE TAX RATE
BEREA	121.33	0.314097	83.220560

TAX CALCULATIONS	
REAL ESTATE TAXES	1,460.81
LESS TAX REDUCTION	-458.84
SUBTOTAL	1,001.97
LESS NON BUS CREDIT	-93.33
NET REAL ESTATE TAX	908.64
SPECIAL ASSESSMENTS	72.72
TOTAL CURRENT TAX	981.36
TOTAL DUE	981.36

<b>FULL YEAR (OPTIONAL)</b>	<b>HALF YEAR DUE</b>
\$XXXXXX	\$981.36

TAX DISTRIBUTIONS		
	DOLLARS	%
SCHOOLS	1,518.80	53.74
MUNICIPALITY	433.45	15.33
COUNTY	616.98	21.83
JVSD	79.21	2.80
LIBRARY	84.92	3.00
METROPARKS	93.41	3.30

**LAST DAY TO PAY  
 WITHOUT PENALTY  
 07/09/2015**

If taxes are not paid by the date indicated above, a 10% penalty shall be applied without further notice.

Detach here. Return bottom portion with your payment. Keep top portion for your records.

DEAN W. VAN DRESS  
 150 ADAMS STREET  
 BEREA, OH 44017

*Dean W. Van Dress*

*Three Hundred Eighty-one and 36/100*

**Huntington**

364-26-023  
 van dress, dean

0010001531 0766768998102130