

REPORT OF ASSESSMENT EQUALIZATION BOARD

TO: Council of the City of Parma, Ohio
FROM: Assessment Equalization Board
RE: Sanitary Sewer Assessments for Ridge Road from Stearns Farm to the
North Royalton Corporation Line
DATE: February 9, 2017

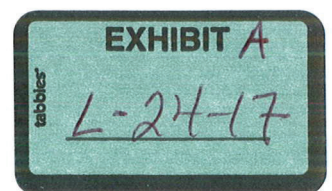
Ladies and Gentlemen:

The undersigned members of the assessment equalization board (the "AEB"), appointed by Parma City Council Ordinance No. 230-16, passed on the 5th day of December, 2016 to hear and determine objections to the estimated assessments filed pursuant to Resolution No. 126-16 with respect to the improvement of the lots and lands on Ridge Road bounding and abutting Stearns Farm to the North Royalton Corporation Line in the City of Parma by the installation of sanitary sewers, respectfully report as follows:

- 1) We met on January 11, January 12, January 19, and February 2, 2017 and took an oath of office prescribed by law;
- 2) We heard and determined five (5) objections to the estimated assessments on January 11, January 12, and January 19, 2017;
- 3) Based upon evidence submitted by the five (5) objecting property owners, we have determined that it is not appropriate to reduce the front footage of any property bounding and abutting the improvement on the parcel being assessed.

The objection to the estimated assessments from the property owners at 7490 Ridge Road, Permanent Parcel No. 455-25-007, is not well taken.

The objection to the estimated assessments from the property owners at 7190 Ridge Road, Permanent Parcel No. 455-17-010, is not well taken.



The objection to the estimated assessments from the property owners at 7771 and 7777 Ridge Road, Permanent Parcel Nos. 454-27-013 and 454-27-014 is not well taken.

4) One of the five (5) objections to the estimated assessments is the property located at 7500 and 7508 Ridge Road in the City of Parma, Permanent Parcel No. 455-25-003. The legal front footage of said property is 427.2 feet, resulting in an estimated assessment of \$42,720.00. Section 727.03 of the Ohio Revised Code limits the assessment upon any parcel of land to a maximum of thirty-three and one-third percent of the actual value of such lot or parcel including improvements thereon. It has been determined per Cuyahoga County records that the actual value of Permanent Parcel No. 455-25-003 is \$96,500.00. Therefore, the amount to be assessed to said property shall be the maximum legal amount of thirty-three and one-third percent of its actual value, or \$32,166.67.

5) One of the five (5) objections to the estimated assessments is the property located at Permanent Parcel No. 455-17-008 on Ridge Road in the City of Parma. The legal front footage of said property is 150 feet, resulting in an estimated assessment of \$15,000.00. The AEB takes note that the West Creek Conservancy is currently in the process of obtaining this parcel from the current property owner and obtaining conservation easements thereon, thereby precluding the estimated assessment of \$15,000.00. We have determined that this assessment is currently proper, but subject to any subsequent transfer of fee simple ownership of said property to the West Creek Conservancy.

6) As a result of the foregoing, we have determined that it is not necessary to equalize the estimated assessments in order to properly conform to the standards prescribed in Resolution No. 126-16 and by law, and that the assessments, without being equalized, are limited to the special benefits conferred by the improvement.

7) We have completed all hearings on the objections.

The estimated assessments filed pursuant to Resolution No. 126-16, without being equalized, are hereby recommended for your approval.

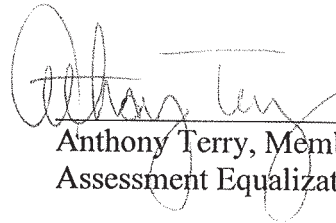
Date: February 22, 2017



Bill Smith, Chairman
Assessment Equalization Board



Susan Rowan, Member
Assessment Equalization Board



Anthony Terry, Member
Assessment Equalization Board