

**RESOLUTION TO AUTHORIZE THE FILING  
OF AN ORIGINAL TAX VALUATION COMPLAINT  
AGAINST PROPERTY FOR TAX YEAR 2023  
(R.C. 5715.19(A))**

The Board of Education of the Bucyrus City School District, Crawford County, Ohio, met in regular session on the 28<sup>th</sup> day of March 2024, at the offices of said Board, with the following members present:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

The Treasurer advised the Board that the notice requirements of R.C. 121.22 and the implementing rules adopted by the Board pursuant thereto were complied with for the meeting.

\_\_\_\_\_ moved the adoption of the following resolution:

WHEREAS, pursuant to 2021 Am. Sub. H.B. No. 126 and R.C. 5715.19(A)(6), the Board of Education may file an original complaint against real property for tax valuation purposes with respect to property that the Board does not own or lease if certain criteria are met; and

WHEREAS, the Board desires to authorize the filing of such a complaint for the property designated below (the “Property”); and

WHEREAS, the Property was both (1) sold in an arm’s length-transaction as described in R.C. 5713.03 before the tax lien date, and (2) the sale price exceeds the true value of the Property appearing on the tax list for that tax year by both ten percent (10%) and five hundred thousand dollars (\$500,000.00); and

WHEREAS, on March 21, 2024, and pursuant to R.C. 5715.19(A)(7), the Board sent written notice by certified mail to the last known tax mailing address of at least one record owner of the Property and to the street address of the parcel identified in this resolution stating the Board’s intent to adopt this resolution, the proposed date of adoption, and the basis for the complaint under R.C. 5715.19(A)(1)(a) to (f) relative to each parcel identified in the resolution. A copy of the notices are attached hereto as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Education of the Bucyrus City School District, Crawford County, Ohio, that:

**Section 1:** The Board hereby authorizes the Treasurer and the Superintendent to take all actions necessary to file an original complaint pursuant to R.C. 5715.19(A) for the following Property:

- a. Identification of parcel by street address and by permanent parcel numbers: 32 Pinewood Court Bucyrus OH 44805 08-0016598.000
- b. Name of at least one of the record owners of the parcel: Pinewood Bucyrus, LLC
- c. Basis for the complaint under R.C. 5715.19(A)(1)(a) to (f) relative to each parcel: R.C. 5715.19(A)(1)(d)
- d. Tax year for which the complaint will be filed: Tax year 2023.

**Section 2:** It is found and determined that all formal actions of this Board concerning and relating to the adoption of this resolution were adopted in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal action were adopted in meetings open to the public in compliance with all legal requirements including R.C. 121.22.

\_\_\_\_\_ seconded the Motion, and upon roll call, the vote resulted as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Motion passed and adopted this \_\_\_\_ day of March 2024.

\_\_\_\_\_  
President, Board of Education

ATTEST:

\_\_\_\_\_  
Treasurer