

This email was sent to our web site on 7/3/09 and to the Oxford Press and Hamilton Journal on 7/7/09. It was not printed in either paper.

While the sentiments expressed by the author may not necessarily represent those of StopTSD, the parcel IDs, dollar amounts and chronology are exactly correct and can be confirmed through the Butler County Auditors Property Search page of their web site.

"I have watched as the dream home my wife and I built has been appraised within 4 months of its completion (when in other homes I have owned in Butler County it has taken 3 years for this same thing to happen) and they came out AFTER all the appraisals in the area had been done to do mine, and it was "valued" at \$10,000 MORE than I paid for the home (I even contested it with the contract as they put it at \$30,000 more and lowered it \$20,000).

Now it is \$51,780 more than I paid to have it built in 2004... This past year alone it jumped \$41,980 in value... All while a house 3 doors down was foreclosed on and sat vacant... It sold in 2009 for \$107,000 1701 Harris rd. But the auditor has the value at \$130,630.

I talked to someone in the auditor's office to be told that if I contest it, it might go up even higher... My land (which is less than 5 acres with NO road frontage, that is completely land locked which is suppose to decrease the value, and yet my land went up \$23,060 in one year.

That is interesting when you look at the superintendent of schools for Talawanda, (same person responsible for going after "Fair" values in our area *Miami Press article) Philip Cagwin, whose personal home "value" was \$264,820 in 2005.

But, his went down to \$262,450 for 2006 and 2007...

I'm sure it went up like everyone else in 2008, right?

WRONG.

HIS WENT DOWN again in 2008 to \$260,660...

(data from butler country auditors site on property search PAR ID : H4000126000052)

Don't worry, his personal income went up a staggering \$34,241 in 2008

2008 pay Philip Cagwin Superintendent \$143,769 (oxford press)

2007 pay Philip Cagwin Superintendent \$109,528

Other interesting data...

Kelly Spivey Assistant Superintendent (who is splitting land like crazy on her farm)

Her value went up, but the raise is in the land value, instead of the house value... (CAUV issues?)

Par ID F2610015000032

How about the school board members?

Darrell Smith

Par ID J4310003000068

He owns 5 acres with road frontage, and his land value has only gone up \$15,360, while my 4.6 acres went up \$23,060 during the same increase... And I have ZERO road front footage...

Mark Butterfield

Par ID F2610019000027

His jumped... Wonder if he will contest it? But, I wonder more if the school board will go against him if he does, as that would be "fair"...

Robert Huff...

This one is sketchy. The address he gives on the Talawanda school board page is not listed under his name, but their tax "values" have dropped \$91,380 in the past year... Must be nice...

J4310035000008

Lois Vollmer

J4310011000019

Her value only went up \$24,500... interesting, also interesting is the way her land and her house increased the same...

Mike Crowder

He must know someone with his house only going up \$9,000... Less than .04 percent...

How about the treasurer Mike Davis

I would assume his property is H4100133000073, since it is the only "Michael Davis" in Oxford on the auditor's web site.

Why you ask? Well, he purchased it for \$255,000 in 06. So according to law that is the value that should be assigned to the property...

Nope, special treatment from the auditor's office to the school board, His value was \$234,060 in 07... And this year it had a tiny jump... to \$240,590...

That is way below the actual value determined by the sale price of \$255,000.00 in 2006...

This whole thing stinks.

<http://propertysearch.butlercountyohio.org/butler/Main/Home.aspx>

My house went up 20% from 07 to 08 tax values. (1879 Harris rd)

I was curious so I looked up the houses on my street to see what they had done.

1837 Harris road has gone up in value over \$105,000 in 8 years.

1991 Harris road went up 20% from 07 to 08. \$199,320 to \$237,520. (land value increased \$39,540 in one year). Making it increase \$92,870 in 10 years... (drive by this one how it could increase at ALL is beyond me... and I have a ton of experience buying and selling real estate in Butler County.)

1885 Harris road sold in 2003 for \$125,000. That is the value... Although the auditor again went with their own "fixed" numbers instead of the actual contract. The auditor went with \$129,610. and then immediately raised it in 05 to \$154,950. Then this past year raised it another 11.5% to \$172,340...

1959 Harris road jumped 9% this year.

2151 Harris road... Where do I start...? In 2001 \$479,340 was the auditor's value,

Then they hit him with \$651,290 for 2002-2004

2005 \$723,810 He started a remodeling project this year.

2006 \$769,390

2007 \$953,280

2008 \$984,860

On Monday night 7/6/09 I attended the Stop TSD PAC meeting with around 65 other participants, where the school board president informed me that they (the school board) were only trying to get "fair" values. And by sending a lawyer and contesting the property owner's attempts to lower the auditors value was their right.

But, he stated they were trying to be "fair" by only sending attorney's to the business and rental properties hearings at the auditor's board of revision... According to Darrel Smith, President of the School board of Talawanda.

He also stated that "Square D can afford to pay higher taxes, which they will offset by passing on the cost, so it really doesn't cost them anything".

Actually they have to write the check each year for \$105,134 in taxes. In tough economic times, raising prices is not an option, as it will just mean more lost business, and more employees let go.

Let's look at the attack that the auditor's office and the school board have levied against Square D, one of the top 5 employers in our area... (<http://www.cityofoxford.org/Page.asp?NavID=470>)

Last year their appraised value was \$5,159,610. Today that value has jumped \$1,912,540 in ONE year, to \$7,072,150. There is nothing "fair" about that, of course if they contest it; the school board will send an attorney to fight for the value to stay at this inflated number.

Par ID; H4100028000013

I bet Square D have had to cut hours, employees and pay, which if that is the case, then the school has taken their place as the #3 employer. And according to the public pay figures, the school employees have all gotten healthy raises too, during the worst economy I have ever witnessed.

This same activity is happening in another Butler county school district, Lakota. Our business located on 747 in West Chester, has had its values jump from \$565,200 in 2007 to \$823,120 in 2008. Of course we contested this massive jump, this past Tuesday was our hearing, and the Lakota school board had an attorney present at our hearing trying to keep the auditor from lowering our values back to normal.

Par ID: M5620171000011

The dictionary defines collusion as

1. a secret agreement, esp. for fraudulent or treacherous purposes; conspiracy: *Some of his employees were acting in collusion to rob him.*
 2. *Law.* a secret understanding between two or more persons to gain something illegally, to defraud another of his or her rights, or to appear as adversaries though in agreement: *collusion of husband and wife to obtain a divorce.*
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