

BOARD OF REVISION

The Geauga County Board of Revision met on September 10, 2025, at 9:00 AM in a regular session in the Auditor's Conference Room on the first floor of the Courthouse Annex located at 231 Main St., Chardon, OH 44024.

The hearings are scheduled in person or by Microsoft Teams and open to the public at the Courthouse Annex location.

Present: Geauga County Auditor Charles E. Walder, Treasurer Christopher P. Hitchcock, and County Commissioner Carolyn Brakey.

Also Present: Deputy Auditor Bonnie McKenzie, Chief Operating Officer Pam McMahan, Deputy Auditor Rob Stanton, Appraiser Tim Severovich, Senior Government Advisor Natalie Ray, ADP IT Technician Akshay Raikar, Linda Burhenne and Richard Morehouse.

Present by Microsoft Teams: Peter Zawadski, Emily Braman, Aaron Emig, Tim Jackson, Caroline Mansfield, Alex Jelepis, Frank Antenucci and Jim Flaiz.

Christopher P. Hitchcock left the hearing at 10:00 am, and Caroline Mansfield arrived at hearing at 10:02. Christopher P. Hitchcock returned to meeting at 10:48 am and Caroline Mansfield left the hearing at 10:48 am.

Tax Year 2024 Valuation Complaints Formal Hearings begin as Scheduled.

Let the record note the hearings are digitally recorded.

Cases are in parcel number order, not in order of appearance.

10-032300 ET AL, 100 Chardon LLC & Cuyahoga Chardon LLC, filed by Owner.

Present, Rich Morehouse, Attorney for 100 Chardon LLC & Cuyahoga Chardon LLC. Present by Microsoft Teams, Peter Zawadski, Attorney for Chardon Local School District. Present by Microsoft Teams, Aaron Emig, Tim Jackson and Emily Braman, appraisers. Present by Microsoft Teams, Alex Jelepis, one of the partners of 100 Chardon LLC & Cuyahoga Chardon LLC. Present, Linda Burhenne, former employee of the Geauga Commissioners Office. Mr. Emig, Mr. Jackson, Mr. Jelepis, Ms. Braman, Mr. Jelepis, and Ms. Burhenne were all sworn in by Auditor Walder, and a picture of the subject's property was verified. Auditor Walder notes for the record that the Auditor's Office has the parcels in question valued at \$1,283,900 yet the owner feels they are worth \$276,000 and asked them to explain to the Board why the value should be reduced. Auditor Walder also noted that one parcel, 10-031900, is not included on the complaint form. This hearing was tabled from June 11, 2025. Auditor Walder also noted during the June 11, 2025, hearing, counsel for owner wanted to amend their complaint form, and as of the hearing on September 10, 2025, it has not been amended. Attorney Morehouse stated he normally will take care of that verbally, but he will make the adjustment. Auditor Walder asked Attorney Zawadski if he would like to amend his complaint form, due to the appraisal he submitted. Attorney Zawadski stated that the appraisal submitted was to rebut the evidence of the property owner.

Attorney Morehouse stated the property is an office building with improvements and as of the date of the evaluation, was average to below average condition as of the tax lien date of January 1, 2024. The office building was 55% occupied and the owner was made aware at the end of 2023 that JP Morgan Chase Bank would not be renewing their lease when it expires at the end of 2024. Currently the building is 31% leased. The property is an old office building that is not in great condition. The market for office buildings is not good according to the appraisals that were received. There was also a transaction discussed that did not happen for various reasons.

Attorney Morehouse asked Mr. Jackson, the appraiser for the owner, to speak on behalf of the appraisal he submitted. Mr. Jackson stated the building is a 20,066 square-foot office building and as of the lien date it is 55% leased. Mr. Jackson also noted that the owner was aware that JP Morgan Chase, the major tenant in the building, had planned on leaving for a newly constructed building. With JP Morgan Chase vacating the building, it will then be 31% leased. Mr. Jackson stated the market analysis in the Cleveland Metro Northeast Ohio office market, the current vacancy as of the lien date was just over 21%. The subject property is in line with Class BC, given its age and functionality of the property. Mr. Jackson stated within the Eastern submarket it indicates a 26% vacancy, so it is slightly higher than the overall metros, but within the Eastern submarket, the BC properties are even performing worse with almost 33% vacancy.

Mr. Jackson stated the building itself was built in 1963, and the common areas are not rentable. The third floor is not move in ready. Any tenant that would be interested in leasing that space would require significant TI's, estimate north of \$40.00 to \$50.00 a square foot. The first floor that the former Chase Bank occupied was built to their specification, if it was leased it would need reworked based on the new tenants' needs.

Mr. Jackson stated he looked at 10 land sales and concluded the subject properties land should be valued at \$170,000. Mr. Jackson used 8 sales and has a range of \$18.00 to \$26.00 roughly as an average per square foot. Mr. Jackson stated that with the building sales he compared that sale #1, although it's newer, given its location and proximity to the subject property Mr. Jackson stated, it was the most applicable sale, and it sold at \$20.43 a square foot. Mr. Jackson stated that with \$21.00 per square foot of rentable space, he valued the subject property at \$430,000.

Mr. Jackson stated he used 4 office buildings for the Market Rent Analysis, and with an overall rental rate of \$1,296 per month; felt the market rent conclusion of \$1275 per month for the subject property was applicable. Mr. Jackson concluded the subject property square footage is 20,633, multiply by the market rent of \$1,275; the overall rental rate you will have \$263, 071 for potential rent for the subject property. Mr. Jackson stated a cap rate of 12.44 % and an operating expense of \$53,852, indicated the value of the subject property at \$430,000.

Attorney Zawadski asked Mr. Jackson if his company appraised any of the sales used. Mr. Jackson stated yes a few of them. Attorney Zawadski asked Mr. Jackson to identify which properties he appraised from the sales summary sheet. Mr. Jackson stated numbers 2, 5 and 8. Mr. Jackson stated he utilizes resources whether talking with brokers or using appraisals to gather the sales information. Attorney Zawadski asked if all these sales were arm's length transactions. Mr. Jackson stated he is under the assumption that, yes, they were arm's length transactions. Attorney Zawadski asked to be clear, did Mr. Jackson just assume these were arm's length transactions or did he take additional action. Mr. Jackson stated that additional action took place, whether speaking with owners, or reading the sales in the newspaper or speaking with brokers. Attorney Zawadski asked if the sales were on the open market. Mr. Jackson replied yes, unless indicated in the appraisal. Attorney Zawadski asked if Sale #2 was not activity marketed on the open market. Mr. Jackson stated it was not marketed with a Broker and technically not advertised to the open public. Attorney Zawadski stated for Sale #5, it stated it sold with a court appointed receivership sale and asked Mr. Jackson if he considered that an arm's length transaction. Mr. Jackson stated it was actively marketed and found it applicable to the subject property. Attorney Zawadski asked Mr. Jackson if the receiver would have an incentive to sell the property as quickly as possible and potentially accept a lower price. Mr. Jackson stated yes. Attorney Zawadski stated that Sale #8 was a foreclosure, and the owner was motivated to sell. Mr. Jackson stated it was a foreclosure; however, the owner was able to sell the property before a foreclosure took place.

Treasurer Hitchcock asked Mr. Jackson how many times he visited the property to conduct his appraisal. Mr. Jackson stated he visited one time. Treasurer Hitchcock asked if he went up on the roof. Mr. Jackson stated he did not go to the top roof, but the 2nd floor had a patio roof with asphalt. Treasurer Hitchcock stated he should go back and visit the roof, that all features should be reviewed when conducting an appraisal.

Auditor Walder asked Mr. Jackson to clarify that both the building and land comparables that he only had one from each group from Geauga County? Mr. Jackson stated yes. Auditor Walder stated that referring to the Chase lease, you indicated, that although still occupying the property at the time of the tax lien date, there was notice provided to the owner that they were vacating or leaving the premise, and also asked Mr. Jackson if he was aware of any financial consideration that was rendered to the owner in a form of a buy out or did they escape their lease. Mr. Jackson stated it was his understanding that the lease was expiring at the end of 2024 but wasn't sure if there was any buyout. Auditor Walder stated to Mr. Jackson, then as far as you knew, rent would be collected from the Chase Bank through 2024? Mr. Jackson said that is correct.

Attorney Morehouse asked Mr. Jelepis to state his relationship with the property. Mr. Jelepis stated he is one of two partners. Mr. Jelepis stated he has 38 years in commercial real estate office buildings and investments. Mr. Jelepis stated the subject property was acquired in 2012. Mr. Jelepis stated he does not feel there is an office submarket in Chardon. Mr. Jelepis stated they have parking; 2 elevators and common areas which were refreshed in 2013 and would consider being competitive in a Class C segment. Mr. Jelepis feels if the building had better proximity to an expressway, it would perform better as an office asset. Attorney Morehouse asked Mr. Jelepis if he has been activity marketing the property. Mr. Jelepis stated conventional internet base marketing and combined with local outreach. Based on experience, Mr. Jelepis stated the response is below average to find interested parties. Mr. Jelepis

stated they can accommodate a single office space user, but they had only attracted one interested party in the last 36 months, which was a security firm. Attorney Morehouse asked Mr. Jelepsis to address the building. Mr. Jelepsis stated structurally above average, but the elevators are very small and cannot be expanded and there are limitations on the property. Mr. Jelepsis stated that he just feels there isn't a demand for the office building in Chardon.

Attorney Zawadski asked Mr. Jelepsis what kind of local outreach he had been doing. Mr. Jelepsis stated it was done by a database, with zip codes and harvested emails to send out information and then follow up. Mr. Jelepsis stated since the office building is near the Geauga Court House, that reaching out to the legal sector has been a priority but hasn't had much success. Attorney Zawadski asked if any perspective tenants stated why they did not want to rent. Mr. Jelepsis stated no. Attorney Zawadski asked Mr. Jelepsis if the space couldn't be rented, was it considered to sell the property. Mr. Jelepsis stated it is not publicly active on the market. Attorney Zawadski asked if there were any offers made on the property. Mr. Jelepsis stated yes, one, by the Geauga County Commissioners. Attorney Zawadski asked if any other offers were given within two years of the tax lien date? Mr. Jelepsis stated there were not any. Attorney Zawadski asked if there was a purchase agreement with the County. Mr. Jelepsis stated at first there was a discussion about leasing the third-floor West wing, then he was approached about buying the building. The final agreed upon price was \$1,350,000. Then in January of 2024, the Commissioners were no longer interested in purchasing the building, stated Mr. Jelepsis. Attorney Zawadski asked since there was a potential buyer that backed out, did you try to sell again?" Mr. Jelepsis said no. Attorney Zawadski asked Mr. Jelepsis if there were any repairs done to the building. Mr. Jelepsis stated the secondary roof was repaired, an HVAC system, boiler, front canopy and overhangs that were leaking.

Auditor Walder wanted to clarify with Mr. Jelepsis that it was his testimony that the building was not publicly made available for sale and no other offers plus or minus 6 months of the offer in 2023 were given. Correct stated Mr. Jelepsis.

Attorney Zawadski asked Mr. Jelepsis if the \$1,350,000 purchase value was determined by Emily Braman appraisal. Mr. Jelepsis stated that it wasn't.

Commissioner Brakey asked Mr. Jelepsis how the sale price was determined. Mr. Jelepsis stated the commissioners first came in with a price of \$850,000. And we said no, stated Mr. Jelepsis. The next offer was \$900,000, we said no again, stated Mr. Jelepsis. The offer of \$1,350,000 came in and we agreed on that price, and had a purchase agreement drawn up, however it was never executed. Mr. Jelepsis stated that knowing it would be for the county, and they would be occupying the building, he thought they would pay more to have the building. Mr. Jelepsis also stated that if the county wanted the building, he was afraid they would take it under eminent domain. To clarify, Commissioner Brakey stated, the offer came in at around \$800,000, you said no, and then \$900,000 and you said no again, until settling on \$1,350,000 is that correct? Mr. Jelepsis said yes, correct.

Auditor Walder stated to follow up with Commissioner Brakey's questions, there wasn't a higher price to acquire the property. Correct stated Mr. Jelepsis. Auditor Walder asked Mr. Jelepsis if the offer of \$800,000 was rejected. Mr. Jelepsis said yes. Mr. Jelepsis stated there might have been a phone call or email back and forth with a representative from the Commissioner's office inquiring what would be the number to purchase the building, and after discussion with his partner, Mr. Jelepsis stated \$1,350,000. Auditor Walder stated your testimony, Mr. Jelepsis, is that you arrived at that number for fear they could take it by eminent domain. Not fear, stated Mr. Jelepsis, but with experience with public municipality they could. Auditor Walder stated, if they were going to take it by eminent domain, wouldn't that exceed \$1,350,000? Mr. Jelepsis stated this was a unique situation. The building was not for sale. We had challenges leasing the building, and then we were approached to lease, then purchase the building. Auditor Walder then directed a piece of evidence, there was an email between Mr. Jelepsis, and a representative for the county, Linda Burhenne. In the email thread Auditor Walder stated, dated October 17, 2023, at 1:00 PM from Mr. Jelepsis to Linda, it states "although not officially for sale, we have been presented with several purchase offers recently. We are evaluating them presently". Auditor Walder stated in that same email Mr. Jelepsis, you price the property at \$1,300,000. Auditor Walder stated he is deriving from that email that you have multiple offers. Mr. Jelepsis stated there were offers from different parties wondering if the building was for sale. Auditor Walder asked what the offers were. Mr. Jelepsis stated there were verbal offers and not specific, and not standard offers in my industry. Auditor Walder asked if they were lower, more or around the same amount as the county offered? Mr. Jelepsis stated he didn't take them seriously and only shared with Linda to have the process keep moving. Mr. Jelepsis stated the offers were lower, much lower. Auditor Walder stated the original testimony was that there were no other offers from anyone for purchase. Mr. Jelepsis stated no written offers. Auditor Walder stated that was not the original answer. Mr. Jelepsis stated, let's say I leave a note in your mailbox saying I want to buy your house for \$100,000. Is that an offer?

Both Auditor Walder and Commissioner Brakey stated yes that is an offer. Auditor Walder stated then why when I asked the question did you not just say you have received other offers, but the one from the County seemed more legitimate since it was written. Mr. Jelepsis stated he didn't know.

Attorney Morehouse asked Mr. Jelepsis if the email communication with Linda was a negotiation. Mr. Jelepsis stated it was a prompt. Auditor Walder wanted to follow up with that statement and stated the testimony heard today is that the property is not for sale, not offering it for sale, but prompting somebody who wants to buy it, then it is for sale. Attorney Morehouse replied, actively, I think. Auditor Walder stated he is trying to align the behavior with the testimony of Mr. Jelepsis. Auditor Walder asked if there was any indication by the county that eminent domain would be executed. Mr. Jelepsis said no. Auditor Walder asked what the emphasis on the motivation was to reach the value to offer them. Experience stated Mr. Jelepsis. Auditor Walder asked how many properties you have lost from eminent domain to Mr. Jelepsis. None stated Mr. Jelepsis.

Attorney Zawadski asked Mr. Jelepsis for the complaint form show value seeking is \$276,000. The year prior received an offer of \$800,000, \$900,000 rejecting those, do you feel the property is worth more than \$800,000? Mr. Jelepsis stated, no, and in his opinion felt it was an opportunity for the county, and an excellent opportunity for us and where the building is, the county would pay more. Attorney Zawadski asked why did you then reject the \$800,000 offer to Mr. Jelepsis. Mr. Jelepsis stated he felt they would pay more to say they were an occupier. Auditor Walder stated he was appalled as a taxpayer, that using taxpayer money you should get more out of it, then you through in more offers to then pin against each other. Attorney Zawadski, so as a business decision, would you sell the property for \$800,000? I cannot speak for my partner, stated Mr. Jelepsis. Attorney Zawadski asked if you would sell it to someone other than the county for \$800,000. Maybe, stated Mr. Jelepsis. Attorney Zawadski stated it seems like it depends on who the buyer would be rather than a dollar amount offered. Mr. Jelepsis stated that he shared with Ms. Burhenne, and his partner, that an influencing factor for him was that it would accommodate the county to have space on the square and thought it would be good for the community. Auditor Walder stated, it wouldn't be good for the community at \$800,000 but would be good at \$1,350,000. Attorney Morehouse asked Mr. Jelepsis if it was his experience that different users pay different values for real estate? Mr. Jelepsis said it is extremely common. Attorney Zawadski, the definition of an arm's length transaction is a willing buyer and willing seller negotiate and result in a sale price. With you as a willing seller, would you sell the property for \$276,000. Mr. Jelepsis stated no. Attorney Zawadski said if a willing buyer offered you \$430,000 would you accept. Mr. Jelepsis stated he would need to discuss with partner and valuate. Attorney Zawadski asked would you as a member, would you accept the offer of \$430,000. Mr. Jelepsis stated he might.

Attorney Zawadski introduces Aaron Emig, the appraiser that conducted the appraisal. Attorney Zawadski asked to have his credentials stipulated. Attorney Morehouse stipulated Mr. Emig's credentials. Mr. Emig stated he toured the subject property inside and out and noted it was a unique property and design compared to other properties on the square. Mr. Emig stated the subject property sits on 1.6 acres of the corner on town square. Mr. Emig stated he did receive the financials from the owner for review. Mr. Emig stated he conducted a land valuation with three sales around the tax lien date. The three sales consisted of Starbucks, Popshelf and the new Chase Bank. After review, Mr. Emig determined the land value was \$400,000 an acre. The subject property at 1.6 acres the value would be \$465,000. Mr. Emig stated he found 8 sales: four located in Geauga County. After reviewing the sales, the square footage ranged from \$20.00 to \$40.00, and the subject property would fall to \$32.50 a square foot, which would put the value at \$745,000. Mr. Emig stated after reviewing the rent roll, placed a 20% vacancy rate on the subject property. Mr. Emig stated looking over operating expenses and deducting estimated expenses the effective gross annual income estimates yield of a net income of \$87,470. In conclusion, Mr. Emig stated after conducting both Sales Comparison Approach and Income-Capitalization Analysis, the Sales Comparison Analysis provides a value conclusion rounded to \$745,000 while the Income Capitalization Analysis provides a value conclusion rounded to \$705,000. Mr. Emig stated with equal weight applied to the two approaches, the most supportable value is \$725,000.

Attorney Morehouse asked Mr. Emig with the highest and best use of the property that was used as vacant commercial, explain what uses fall under commercial? Mr. Emig stated office retail sales. Attorney Morehouse asked Mr. Emig why the land value is high in comparison to the current value. Mr. Emig stated the land estimate assumes the property is vacant. If a person bought the property today, they would incur demolition costs. If they are buying it to redevelop, they will take that into consideration and would have to deduct it from the land so that does increase the spread a bit. The land value is a big percentage of the overall value of the property. Attorney Morehouse stated there was a significant range in the comparable sales and asked Mr. Emig why he used so many sales. Mr. Emig stated there is not a rule to the number of sales, it is the appraiser's discretion. Mr. Emig stated he felt he found the sales that were most appropriate in the case and identified sales with a wide range of

sizes due to an adjustment process. Attorney Morehouse asked Mr. Emig, what is the logic in adjusting the properties? Mr. Emig stated they find that sometimes they are bought by owner users, which means when they look at a property, they might want some of the space to be vacant so they can move into it themselves. Mr. Emig stated with the subject property, it has a high vacancy, but it's in a good location. It could be bought by a partial user or an investor. Mr. Emig stated it is the appraiser's job to make adjustments based on conversations with market participants. Mr. Emig stated his pro forma is based on an estimate of market rent, market vacancy, and market expenses. Attorney Morehouse asked Mr. Emig what a replacement reserve was. Mr. Emig stated it is money you stash away every year when large critical items need replaced, examples would be HVAC's or sprinkler system. Attorney Morehouse asked Mr. Emig what his opinion of the building. Mr. Emig stated he talked with Mr. Jelepsis about the future of the property, and he stated he believed Mr. Jelepsis comment was they didn't know what to do with the property.

Treasurer Hitchcock asked Mr. Emig about the third floor and potential renovation and stated there are 6500 square feet that need more than paint, you are looking at a quarter of a million dollars to renovate, does the appraisal you submitted account for that potential future expense. Mr. Emig stated yes. Treasurer Hitchcock asked Mr. Emig if he feels the building is worth \$290,000 less unless the improvements are made. Mr. Emig stated his appraisal does not assume that the space is finished and built out, but based on the current condition, including the space in its current condition the way it sits now. Mr. Emig stated, if someone were to buy the building currently, they would potentially need \$300,000 to finish the renovation.

Auditor Walder asked Mr. Emig if he had obtained a property inspection condition report prior to the appraisal. Mr. Emig stated yes and that his inspection of the property was consistent with those findings. Auditor Walder asked Mr. Emig when speaking with a representative of the owner, whether was there any reimbursement, remuneration or revenue that was provided to the building owner because of settlement offers or insurance claims for any defects? Mr. Emig stated he was not made aware of any. Auditor Walder asked Mr. Emig if there was any evidence of asbestos remediation. Mr. Emig stated he was not an environmental expert but wasn't made aware of anything that was needed.

Auditor Walder asked Ms. Braman why there was such a variance in all the appraisals. Ms. Braman stated her appraisal was done for the Commissioners for a potential purchase of the property and not used for any other purpose. Ms. Braman stated she was subpoenaed to attend the hearing. The purpose of the appraisal was for a possible acquisition by Geauga County. Ms. Braman stated she was not provided with income or expense information. Ms. Braman stated she was told the third-floor roof had been replaced in 2010. Ms. Braman stated she didn't do a land value, and the highest and best use of the building remains, office building. Ms. Braman found 5 sales comparable and valued the property at \$1,350,000. Ms. Braman stated the difference in all three seems to be how everyone estimated the vacancy.

Attorney Zawadski asked Ms. Braman if the appraisal wasn't for an acquisition, what would have been done differently. Ms. Braman stated more consideration would have been given to the vacancy rate. Attorney Zawadski asked Ms. Braman would that have resulted in a significant increase or decrease in the final value. Ms. Braman stated it could have resulted in a moderate decrease.

Mr. Morehouse asked Ms. Braman if she was aware of a discussion about purchasing the property. Ms. Braman said she was. Mr. Braman asked if she ever saw an executed purchase contract. Ms. Braman stated she did not. Ms. Braman stated she did speak with everyone about the purchase contract with as much as everyone wanted to speak about the purchase. Mr. Morehouse asked Ms. Braman if she was familiar with the concept of assemblage. Ms. Braman stated she was. Mr. Morehouse asked if he thought there were elements of assemblage here. Ms. Braman stated she did not consider the concept of assemblage in the appraisal, but did consider the concept of location, which is very desirable.

Appraiser Severovich stated after reviewing all appraisals, and reviewing the most current sale at 214 E. Park Street, his recommendation range is between \$765,000 to \$830,000.

Attorney Zawadski asked Ms. Burhenne, the former Assistant County Administrator for Geauga County, the email that was referenced earlier in the hearing was that email you received. Ms. Burhenne reviewed the email and stated to her recollection, yes, it is the email. Attorney Zawadski asked if it was an accurate copy of the original email. Ms. Burhenne stated, as far as she could tell, it was. Attorney Zawadski asked Ms. Burhenne if she had reviewed Ms. Braman appraisal report and if that report was prepared before or after the county offered \$1,350,000 for the subject property. Ms. Burhenne stated it was after, and yes, she did review the appraisal. Attorney Zawadski asked if she relied on the appraisal report as part of negotiations to purchase the property. Ms. Burhenne said no.

Auditor Walder asked Ms. Burhenne based on the email dated October 17, 2023, prior to the appraisal being obtained, and one partner consider the sale of the property to the County, did the email state they were presented by other offers. Ms. Burhenne stated, looking at a copy of the email, that other offers were being reviewed. Auditor Walder asked during any of the conversations, did eminent domain come up. Ms. Burhenne stated that all the conversations that she was involved with, not at any time, was eminent domain discussed.

Commissioner Brakey wanted to clarify if the owner was going to adjust their complaint form value. Attorney Morehouse stated they would adjust to \$430,000 as discussed in previous hearing. Auditor Walder asked Attorney Zawadski if the school board wanted to change their form. Attorney Zawadski stated they will hold at the value on their complaint form. No further questions from the Board.

Action

After a review of the testimony and the information available, there was a Motion by Charles E. Walder, seconded by Carolyn Brakey, to reduce the Tax Year 2024 Market Value from \$1,283,900 to \$725,000 based on information that was provided.

*Voice vote, three ayes. Charles E. Walder, Christopher P. Hitchcock, and Carolyn Brakey
Motion carried.*

General Business

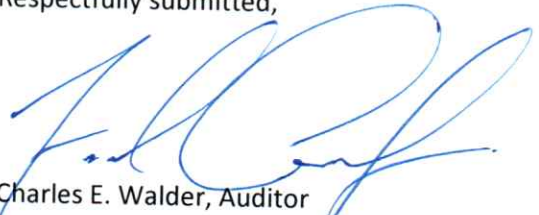
Remissions/Refunds of Late Payment Penalties per ORC 5711.33 and 5711.39

Motion by Charles E. Walder, seconded by Carolyn Brakey, to remit and/or refund the following late payment penalties and interest for first and second half Tax Year 2024 totaling \$15,878.37 due to reasonable cause and not, willful neglect and based upon the recommendation of the County Treasurer Christopher P. Hitchcock:

*Voice vote, two ayes. Charles E. Walder and Carolyn Brakey.
Motion carried.*

Being no further business to conduct, it was moved by Charles E. Walder, and seconded by Carolyn Brakey to adjourn the September 10, 2025, BOR meeting at 11:48 AM.

Respectfully submitted,


Charles E. Walder, Auditor
Secretary/Board of Revision

