

00-1434-CD  
RALPH ANTHONY CARDAMONE et al -vs- CLEARFIELD COUNTY BOARD OF  
ASSESSMENT APPEALS

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION

RALPH ANTHONY CARDAMONE and :  
YVONNE N. CARDAMONE :  
Plaintiffs :  
vs. : NO. 00-1433-CJ  
: NOTICE OF APPEAL  
CLEARFIELD COUNTY BOARD OF :  
ASSESSMENT APPEALS :  
Defendant :

Filed on Behalf of:  
Plaintiffs

Counsel of Record for  
This Party:

Carl A. Belin, Jr., Esquire  
PA I.D. #06805

BELIN & KUBISTA  
15 North Front Street  
P.O. Box 1  
Clearfield, PA 16830  
(814) 765-8972

**FILED**

NOV 20 2000

*William A. Shaw  
Prothonotary*

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION

RALPH ANTHONY CARDAMONE and :  
YVONNE N. CARDAMONE :  
Plaintiffs :  
vs. :  
CLEARFIELD COUNTY BOARD OF :  
ASSESSMENT APPEALS :  
Defendant :  
NO. .

**NOTICE OF APPEAL**

AND NOW comes Ralph Anthony Cardamone and Yvonne N. Cardamone ("Cardamone") by their attorneys, Belin & Kubista, and files the following appeal to the Order of the Clearfield County Board of Appeals ("Board") entered on October 30, 2000, and in support thereof avers as follows:

1. That Cardamone filed an appeal to the 2001 assessment to the Board on July 13, 2000. A copy of the Appeal is hereto attached as Exhibit "1."

2. That a hearing was held on October 20, 2000 before the Board.

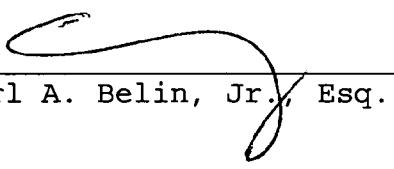
3. That the Board entered an Order on October 30, 2000 setting forth the market value and assessed value. A copy of said Order is hereto attached as Exhibit "2."

4. That Cardamone avers that the market value and the resulting assessed value is excessive and contrary to the fair market value of their premises.

5. That this appeal is brought pursuant to Section 704 of the Fourth To Eighth Class County Assessment Law, 72 P.S. § 5453.704 as amended.

WHEREFORE, Cardamone requests Your Honorable Court to schedule a hearing to establish the correct market and assessed valuation for their property.

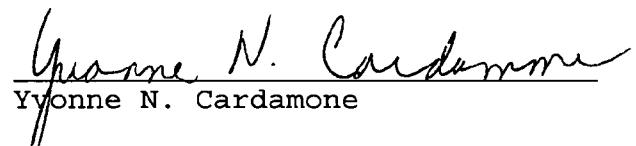
BELIN & KUBISTA

By   
Carl A. Belin, Jr., Esq.

COMMONWEALTH OF PENNSYLVANIA :  
: SS.  
COUNTY OF CLEARFIELD :  
:

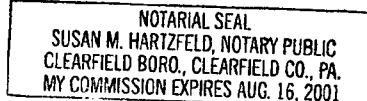
Before me the undersigned officer, personally appeared RALPH ANTHONY CARDAMONE and YVONNE N. CARDAMONE, who depose and say that the facts set forth in the foregoing Notice of Appeal are true and correct to the best of their knowledge, information and belief.

  
Ralph Anthony Cardamone

  
Yvonne N. Cardamone  
Yvonne N. Cardamone

Sworn and subscribed before me this 20th day of  
November, 2000.

  
Susan M. Hartzfeld  
Notary Public



All Questions Must  
Be Answered To  
Qualify For Hearing

## DECLARATION OF INTENTION TO APPEAL

ASSESSMENT APPEAL

Clearfield County Board of Assessment Appeals

230 E Market St Suite 117 Clearfield PA 16830

FOR 20 01

Under the provisions of law, any person\* aggrieved by any assessment desiring to appeal shall file a statement, in writing, with the Board of Assessment Appeals. Such statement shall designate the assessment appealed from and the address to which the Board shall mail notice of when and where to appear for a hearing. NO APPEAL SHALL BE HEARD BY THE BOARD UNLESS APPELLANT SHALL FIRST HAVE FILED THE APPEAL AND REQUIRED DOCUMENTS AS SET FORTH BY LAW.

Phone (814) 765-2641 Ext 5997

(\* ) Includes taxing districts

RECORD OWNER(S) NAME: Ralph Anthony Cardamone and Yvonne N. Cardamone

MAILING ADDRESS: 700 Cambria Drive

Clearfield, PA 16830

PROPERTY SUBJECT OF APPEAL: 700 Cambria Drive, Clearfield Lawrence Township  
Number Street Borough/Township

DISTRICT	MAP	SUB-MAP	PARCEL	SUB PCL I	SUB PCL II	CONTROL NUMBER
<u>1 23.0</u>	<u>K 0 8</u>	<u>2 2 9</u>	<u>1 9</u>	<u>--</u>	<u>--</u>	<u>1 23-0-94581-B</u>

ASSESSMENT APPEALED \$88,500.00 OPINION OF VALUE OF THIS PROPERTY \$269,500.00

DATE PURCHASED 10/18/93 PURCHASE PRICE \$62,000.00 AMOUNT OF FIRE INSURANCE

STATE REASONS FOR FILING THIS APPEAL: Market value of property using current assessment value would be \$413,295.00. Recent appraisal of the property gives value of \$269,500.00, copy attached.

CURRENT USE OF PROPERTY: single-family residential

TOTAL ACREAGE: 40,206 sq. feet TOTAL ACRES OF TILLABLE LAND:

TOTAL ACRES OF WOODLAND:  TOTAL ACRES OF WASTELAND:

#1 RESIDENCE: Number of Stories 2 Total Rooms 7 Bedrooms 4 Family Room 1 Full Baths 2  
Den 1 Half Baths 2 Basement X Garage(Cars) 2 Carport  Fireplace 1 Central Air X

#2 RESIDENCE: Number of Stories  Total Rooms  Bedrooms  Family Room  Full Baths   
Half Baths  Basement  Garage(Cars)  Carport  Fireplace  Central Air

OUT BUILDINGS: DESCRIPTION/USE SIZE

#1   
#2   
#3   
#4   
#5   
#6   
#7

OTHER:

### CERTIFICATE OF APPEAL

I/We hereby declare my/our intention to appeal from the assessed valuation of the property described above and do hereby verify that the statements made in this appeal are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa. CS Section 4904, relating to unsworn falsification to authorities.

SIGNED: Ralph Cardamone DATE: 7/10/00  
Yvonne Cardamone PHONE NO.: (Home) (814) 765-7577  
Owner(s) of Record (Day/Office)

ALL NOTICE OF PROCEEDINGS WILL BE MAILED TO THE OWNER(s) OF RECORD AND SUCH OTHER AS IDENTIFIED BELOW:

NAME: Carl A. Belin, Jr., Esquire, Belin & Kubista

ADDRESS: 15 North Front Street, Clearfield, PA 16830

RECEIVED OCT 31 2000

CLEARFIELD COUNTY BOARD OF ASSESSMENT APPEALS  
230 East Market Street  
Clearfield, Pennsylvania 16830

Ralph Anthony & Yvonne N. Cardamone

700 Cambria Drive

Clearfield PA 16830

NOTICE OF BOARD ACTION ON APPEAL  
FROM 2001 REAL ESTATE ASSESSMENT

Appellant's Name	:	Cardamone, Ralph A. & Yvonne N.
Person appearing	:	Ralph Cardamone, Kim Kubista &
Location	:	Lawrence Township Dick Provost
Map Number	:	123.0-K08-229-00019
Property Identification	:	H, 2 L #7-8 & Part L #6
Original 2001 market valuation	:	\$354,000.
Original 2001 assessed valuation	:	\$ 88,500.
Date of appeal hearing	:	October 26, 2000

Dear Property Owner:

The Clearfield County Board of Assessment Appeals, having considered your appeal, has made an Order with reference to your 2001 real estate assessment as follows:

" 2001 Market valuation reduced to \$ 301,600.         "  
" 2001 Assessed valuation reduced to \$ 75,400.         "

Dated: October 30, 2000

Very truly yours,

Clearfield County Board of  
Assessment Appeals

William E. Jr. Tolles  
Rita S. Zorn  
Patricia A. Blatz

CLEARFIELD, PENNSYLVANIA 16830  
P. O. BOX 1  
15 NORTH FRONT STREET  
ATTORNEYS AT LAW  
BELLIN & KUBISTA

**FILED**  
NOV 10 1968  
NOV 10 1968  
William A. Shaw  
Prothonotary  
cc Atty Bellin  
No chg.

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL DIVISION

RALPH ANTHONY CARDAMONE and :  
YVONNE N. CARDAMONE, :  
Plaintiffs :  
: No. 00-1433-C.D.  
vs. :  
: CERTIFICATE OF SERVICE  
CLEARFIELD COUNTY BOARD OF :  
ASSESSMENT APPEALS, :  
Defendant :

Filed on Behalf of:  
Plaintiffs

Counsel of Record for  
This Party:

Carl A. Belin, Jr., Esquire  
PA I.D. #06805

BELIN & KUBISTA  
15 North Front Street  
P.O. Box 1  
Clearfield, PA 16830  
(814) 765-8972

NOV 21 2000

W. A. Shaw  
Flemington

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL DIVISION

RALPH ANTHONY CARDAMONE and :  
YVONNE N. CARDAMONE, :  
Plaintiffs :  
: No. 00-1433-C.D.  
vs. :  
: CERTIFICATE OF SERVICE  
CLEARFIELD COUNTY BOARD OF :  
ASSESSMENT APPEALS, :  
Defendant :  
:

CERTIFICATE OF SERVICE

This is to certify that the undersigned has sent a certified copy of Plaintiffs' Notice of Appeal in the above-captioned matter to the following party by postage prepaid United States first class mail on the 20th day of November, 2000:

Clearfield County Board of  
Assessment Appeals  
230 East Market Street, Suite 117  
Clearfield, PA 16830

BELIN & KUBISTA

By   
Carl A. Belin, Jr., Esq.  
Attorney for Plaintiffs

CLIFFFIELD, PENNSYLVANIA 16830  
P.O. BOX 1  
13 NORTH GREEN STREET  
ATTORNEYS AT LAW  
**BEILIN & KUBISTA**

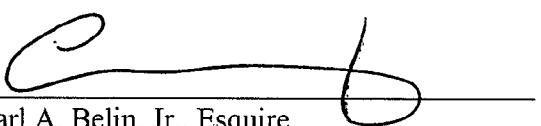
CLIFFFIELD  
13 NORTH GREEN STREET  
P.O. BOX 1  
CLIFFFIELD, PENNSYLVANIA 16830

IN THE COURT OF COMMON PLEAS OF CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW

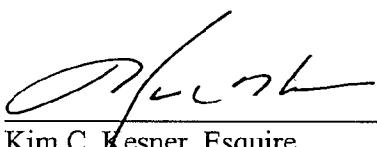
RALPH ANTHONY CARDAMONE :  
and YVONNE N. CARDAMONE, : No. 00-1433-CD  
Plaintiffs :  
vs. :  
CLEARFIELD COUNTY BOARD OF :  
ASSESSMENT APPEALS, :  
Defendants :  
:

**STIPULATION**

The undersigned hereby signify their Stipulation and Agreement that the following Order be entered in full and final disposition of the Assessment Appeal filed to the above term and number.



Carl A. Belin, Jr., Esquire  
Attorney for Appellant



Kim C. Kesner, Esquire  
Solicitor of Clearfield County and Attorney  
for the Clearfield Board of Assessment  
Appeals

**ORDER**

AND NOW, this 2<sup>nd</sup> day of May, 2001, this matter having been previously scheduled by this Court for hearing de novo in the above-captioned Assessment Appeal, upon the above Stipulation, this Court makes the following determinations:

1. The market value as of the date such appeal was filed before the Board of the Assessment Appeals identified by Clearfield County Assessment Map Number 123-K08-229-19, is Two Hundred Seventy-six Thousand (\$276,000.00) Dollars.

**FILED**

MAY 02 2001

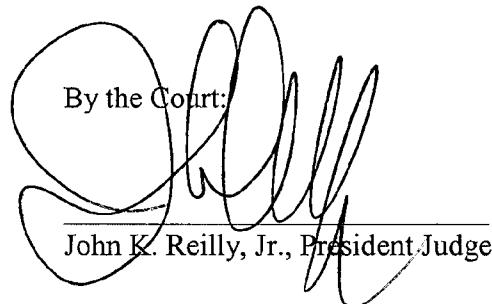
William A. Shaw  
Prothonotary

2. The common level ratio which was applicable in the original appeal to the Board was 21.41%.

3. The established predetermined ratio applicable to the appeal was twenty-five (25%) percent. Thus, the Court shall apply said predetermined ratio to said determined market value because the corresponding common level ratio does not vary by more than fifteen (15%) percentum from the established predetermined ratio.

4. The value of the assessment appealed identified by Clearfield County Assessment Map Number 123-K08-229-19 produced by this Court's determination of the market value and the predetermined ratio is Sixty-nine Thousand (\$69,000.00) Dollars.

5. Any amount found to be due the Appellant as a refund for taxes paid shall be made by the appropriate taxing districts.

By the Court:  
  
John K. Reilly, Jr., President Judge

IN THE COURT OF COMMON PLEAS OF  
CLEARFIELD COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
No. 00-1433-CD

RALPH ANTHONY CARDAMONE and  
YVONNE N. CARDAMONE,  
Plaintiffs

vs.

CLEARFIELD COUNTY BOARD OF  
ASSESSMENT APPEALS,  
Defendants

STIPULATION & ORDER

CLEARFIELD COUNTY  
COURT HOUSE  
CLEARFIELD, PA 16830  
KIM C. KESNER, ESQUIRE  
SOLICITOR  
(814) 765-2641

2 Cents to Berlin  
1 Cents to Kresnich  
1 Cents to Tax Asses.  
*JK*