

02-1764-CD
In Re: Clfd Mall Associates LP

02-1764-CD
IN RE: CLEARFIELD MAIL ASSOCIATES, L.P. et al.

In re:)
Appeal of Clearfield Mall Associates, L.P.)
From a Determination of the Clearfield)
County Board of Assessment Appeals)

In the Court of Common Pleas of
Clearfield County, Pennsylvania

No. 02-1764-CO

FILED

NOV 13 2002

William A. Shaw
Prothonotary
APPEAL FROM REAL ESTATE TAX ASSESSMENT DETERMINATION
OF THE CLEARFIELD COUNTY BOARD OF ASSESSMENT APPEALS

Appellant, by its undersigned attorneys, the Dale Woodard Law Firm, hereby appeals from a decision of the Clearfield County Board of Assessment Appeals (the "Board") and in support thereof states as follows:

1. Clearfield Mall Associates, L.P. (the "Property Owner") is the lessee, pursuant to various assignments, under that certain Lease between Clearfield County Industrial Development Authority and First Laurel Company, dated July 27, 1977, and, pursuant to, *inter alia*, said Lease has the authority to pursue the within Appeal.
2. The mailing address of the Property Owner is 300 Market Street, Johnstown, Pennsylvania 15901.
3. The Board is a board created or existing under the Fourth to Eighth Class County Assessment Law (the "Assessment Law") (72 P.S. § 5453.101, et seq.) which has the power and duty, *inter alia*, to hear and determine appeals by property owners and other agreed parties from assessments made pursuant to the Assessment Law,

- (b) determine a proper apportionment of the costs of this action; and
- (c) grant such other or further relief as may be just and proper.

DALE WOODARD LAW FIRM

By 
Atorneys for Appellant
James M. Greenfield, Esq.
Supreme Court ID No. 25920
1030 Liberty Street
Franklin, PA 16301
Telephone: (814) 432-2181

591

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

Clfd. Co. Indust. Devel. Auth.
c/o George E. Zamias
300 Market Street
Johnstown PA 15901

NOTICE OF BOARD ACTION ON APPEAL
FROM 2003 REAL ESTATE ASSESSMENT

Appellant's Name	:	Clfd. Co. Indust. Devel. Auth.
Person appearing	:	Douglas Bovard & Barb Shaffner
Location	:	Lawrence Township
Map Number	:	123.0-L08-276-00002, 3 & 4
Property Identification	:	2 Bldgs. & 15.36A (Clearfield Mall)
Original 2003 market valuation	:	\$4,293,800.
Original 2003 assessed valuation	:	\$1,073,450.
Date of appeal hearing	:	October 7, 2002

Dear Property Owner:

The Clearfield County Board of Assessment Appeals, having considered your appeal, has made an Order with reference to your 2003 real estate assessment as follows:

" 2003 Market valuation reduced to \$ 3,570,000 "
 " 2003 Assessed valuation reduced to \$ 892,500 "

Dated: October 15, 2002

Parcel #123.0-L08-276-00002

2 Bldgs. & 5.96 A

Reduced to: \$3,551,200 Market Value Clearfield County Board of
 \$ 887,800 Assessed Value Assessment Appeals

Parcel #123.0-L08-276-00003

6.73 A

No Value Change

Parcel #123.0-L08-276-00004

2.67 A

No Value Change

Very truly yours,

William E. Krueger
Pete D. Bovard
Clfd. Co. Indust. Devel. Auth.

DALE, WOODARD, MONTGOMERY,
GREENFIELD & PEMRICK
ATTORNEYS AT LAW
1030 LIBERTY STREET
FRANKLIN, PA 16323

In re:

Appeal of Clearfield Mall
Associates, L.P. From a
Determination of the Clearfield
County Board of Assessment
Appeals

NO
AC

Att m 11:4 8/8/97 Andy J. Greenfield
1377 P.O. 8500

Shaw
Notary

DALE, WOODARD, MONTGOMERY,
GREENFIELD & PEMRICK
ATTORNEYS AT LAW
1030 LIBERTY STREET
FRANKLIN, PA 16323

In re:) In the Court of Common Pleas of
) Clearfield County, Pennsylvania
Appeal of Clearfield Mall Associates, L.P.)
From a Determination of the Clearfield) No. 02-1764-C.D.
County Board of Assessment)

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that I served, or caused to be served, a true and correct copy of the Appeal From Real Estate Tax Assessment Determination of the Clearfield County Board of Assessment Appeals on each of the following taxing authorities by first class United States mail, properly enveloped and addressed as follows, on November 20, 2002:

County of Clearfield
230 E. Market Street
Clearfield, PA 16830

Township of Lawrence
P.O. Box 508
Clearfield, PA 16830

Clearfield Area School District
P.O. Box 710
Clearfield, PA 16830

Date: November 20, 2002

DALE WOODARD LAW FIRM

FILED

NOV 22 2002

William A. Shaw
Prothonotary

By 
PA Supreme Court ID No. 25920
Attorneys for Appellant
1030 Liberty Street
Franklin, PA 16323
Telephone: (814)432-2181

In re:) In the Court of Common Pleas of
) Clearfield County, Pennsylvania
Appeal of Clearfield Mall Associates, L.P.)
From a Determination of the Clearfield)
County Board of Assessment Appeals) No. 02-1764-CD

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that I served, or caused to be served, on December 2, 2002, a true and correct copy of the Appeal From Real Estate Tax Assessment Determination of the Clearfield County Board of Assessment Appeals by first class United States mail, properly enveloped and addressed to:

Clearfield County Board of Assessment Appeals
230 E. Market Street
Clearfield, PA 16830

Date: December 2, 2002

DALE WOODARD LAW FIRM

By James M. Greenfield
James M. Greenfield, Esq.
PA Supreme Court ID No. 25920
Attorneys for Appellant
1030 Liberty Street
Franklin, PA 16323
Telephone (814) 432-2181

FILED
M 10:22 BA
DEC 04 2002
RE

William A. Shaw
Prothonotary

FILED

FEB 13 2003

William A. Shaw
Prothonotary

In re:) In the Court of Common Pleas of
) Clearfield County, Pennsylvania
Appeal of Clearfield Mall Associates, L.P.)
From a Determination of the Clearfield)
County Board of Assessment Appeals) No. 02-1764-CD

PRAECIPE TO LIST CASE FOR TRIAL WITH CERTIFICATE

To: William Shaw, Prothonotary

Please place the above-captioned case on the next available trial list. In accordance with Local Rule 212.2 (a) the undersigned counsel for the Appellant certifies as follows:

1. No motions are outstanding. No applicable rule or statute provides for discovery in this case, and no Order has been entered permitting discovery in this case. Insofar as undersigned counsel is aware, the case is ready for trial.
2. This case is to be heard non-jury.
3. Insofar as undersigned counsel is aware, no attorney has entered an appearance in this case for the Clearfield County Board of Assessment Appeals or any of the affected taxing authorities. Notice of this Praecipe has been given to the said Board and the affected taxing authorities by mailing a true and correct copy hereof to the said Board and said taxing authorities by first class United States mail,

postage prepaid, properly enveloped and addressed as follows, on February 11,
2003:

Clearfield County Board of Assessment Appeals
230 E. Market Street
Clearfield, PA 16830

County of Clearfield
230 E. Market Street
Clearfield, PA 16830

Township of Lawrence
P.O. Box 508
Clearfield, PA 16830

Clearfield Area School District
P.O. Box 710
Clearfield, PA 16830

February 10, 2003

DALE WOODARD LAW FIRM

By 
James M. Greenfield, Esq.
PA Supreme Court ID No. 25920
Attorneys for Appellant
1030 Liberty Street
Franklin, PA 16301
Telephone: (814) 432-2181

FILED

3/12/2003
FEB
13 2003

William A. Shaw
Prothonotary

copy to

C/C/A

[Signature]

In re:) In the Court of Common Pleas of
) Clearfield County, Pennsylvania
Appeal of Clearfield Mall Associates, L.P.)
From a Determination of the Clearfield)
County Board of Assessment Appeals) No. 02-1764-CD

PRAECIPE FOR DISCONTINUANCE

To: William Shaw, Prothonotary

Please mark the above-captioned proceedings as discontinued.

March 7, 2003

FILED
DALE WOODWARD LAW FIRM
By 
James M. Greenfield, Esq.
PA Supreme Court ID No. 25920
Attorneys for Appellant
1030 Liberty Street
Franklin, PA 16301
Telephone: (814) 432-2181

FILED

MAR 14 2003

William A. Shaw
Prothonotary

FILED

No CC

11/11/2003

MAK 14 2003

Cert. of Disc. - not mailed, no SASE

William A. Shaw

Prothonotary

cc

11/11/03

copy to CJA

COPY

**IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA**

CIVIL DIVISION

In Re:
Clearfield Mall Associates, L.P.
Clearfield County Board of Assessment Appeals

No. 2002-01764-CD

CERTIFICATE OF DISCONTINUATION

Commonwealth of PA
County of Clearfield

I, William A. Shaw, Prothonotary of the Court of Common Pleas in and for the County and Commonwealth aforesaid do hereby certify that the above case was on March 14, 2003, marked:

Discontinued

Record costs in the sum of \$85.00 have been paid in full by James M. Greenfield, Esq.

IN WITNESS WHEREOF, I have hereunto affixed my hand and seal of this Court at Clearfield, Clearfield County, Pennsylvania this 14th day of March A.D. 2003.

William A. Shaw, Prothonotary

In re:) In the Court of Common Pleas of
) Clearfield County, Pennsylvania
Appeal of Clearfield Mall Associates, L.P.)
From a Determination of the Clearfield)
County Board of Assessment Appeals) No. 02-1764-CD

PRAECIPE FOR DISCONTINUANCE

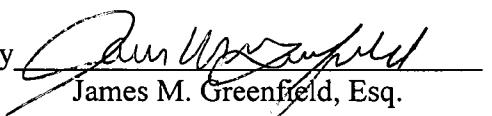
To: William Shaw, Prothonotary

Please mark the above-captioned proceedings as discontinued.

March 7, 2003

DALE WOODARD LAW FIRM

By


James M. Greenfield, Esq.
PA Supreme Court ID No. 25920
Attorneys for Appellant
1030 Liberty Street
Franklin, PA 16301
Telephone: (814) 432-2181

FILED

MAR 20 2003

William A. Shaw
Prothonotary

FILED

No cc

MAR 11 2003

cert. of Disc.

to Atty Greenfield

copy to CIA

William A. Shaw
Prothonotary

IN THE COURT OF COMMON PLEAS OF
CLEARFIELD COUNTY, PENNSYLVANIA

CIVIL DIVISION



In Re:

**Clearfield Mall Associates, L.P. from a
determination of the Clearfield County
Board of Assessment Appeals**

No. 2002-01764-CD

CERTIFICATE OF DISCONTINUATION

Commonwealth of PA
County of Clearfield

I, William A. Shaw, Prothonotary of the Court of Common Pleas in and for the County and Commonwealth aforesaid do hereby certify that the above case was on March 20, 2003, marked:

Discontinued

Record costs in the sum of \$85.00 have been paid in full by James M. Greenfield, Esq.

IN WITNESS WHEREOF, I have hereunto affixed my hand and seal of this Court at Clearfield, Clearfield County, Pennsylvania this 20th day of March A.D. 2003.

William A. Shaw, Prothonotary