

Clear Form

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MAR 26 '24 PM 1:46

Tax year 2023

BOR no. 2023-56

County Clinton

Date received 3/26/2024

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing form.

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use DTE Form 2

Original complaint Counter complaint

Notices will be sent only to those named below.

		Name	Street address, City, State, ZIP code
1. Owner of property		RCHP - Wilmington LLC	680 S. 4th St., Louisville, KY 40202
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person		502-645-6505/JOHN.WRIGHT2@SCIONHEALTH.COM	
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
220-08-15-11-0000-00		849 Cherry St., Blanchester, OH 45107	
7. Principal use of property <u>Medical Office Buildings</u>			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
220-08-15-11-0000-00	531,136	728,100	196,964
9. The requested change in value is justified for the following reasons: The 2023 Revaluation on the above mentioned parcel appears to be over assessed. See attached analysis for further explanation.			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale _____

and sale price \$ _____ ; and attach information explained in "Instructions for Line 10" on back.

11. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.

12. If any improvements were completed in the last three years, show date _____ and total cost \$ _____

13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

14. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation.


- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.


- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 03/26/2024 Complainant or agent (printed) John Wright Title (if agent) Sr. Tax Director

Complainant or agent (signature) 

Sworn to and signed in my presence, this 26th day of March 2024
(Date) (Month) (Year)

Notary: 

KYNP37458
Exp: 9/23/2025


Blanchester Medical Services Building

849 Cherry Street, Blanchester, OH
Clinton County

Analyzed for
Real Estate Tax Assessment Purposes

As of
January 1, 2023

John Thomas Wright, CPA
Senior Director, Property Tax
ScionHealth
(502)645-6505

March 2024

Narrative of Valuation Analysis

Owner: RCHP – Wilmington LLC
Account: 220-08-15-11-0000-00
Address: 849 Cherry Street, Blanchester, OH 45107

Background:

The subject property is a Medical Office Building (MOB) consisting of 4,542 square feet of floor space situated on a 87,643 SF parcel of land. The improvement was built in 2003.

The Clinton County Auditor's office has set the market of the land at \$80,500. This value appears in line with surrounding parcels. The improvements were valued at \$647,600. We believe the auditor's office is in error and the improvements should be valued at \$450,636. The auditor's office valued the entire parcel at \$728,100; we believe the value should be \$531,136.

Cost Approach:

The estimated value for the improvements was developed by applying the reproduction cost approach to value using Marshall & Swift Commercial Cost Estimator software (M&S) for costs as of January 1, 2023. The occupancy is Medical Office (341) (see **Attachment #1**). The structure was constructed in 2003 which is an age of 20 years. The 4,542 structure has wood framed exterior walls with forced air for HVAC. From M&S, we extracted a total unit cost of \$178.88 psf which is up by 10% over 2022 for construction costs. This results in a reproduction cost of \$812,473 (see **Attachment #2**). The American Hospital Association issues a publication with an extensive list reflecting the useful lives of medical equipment and facilities (see **Attachment #3**). This list indicates that the useful life of this type of medical facility is 25 years. We have decided that using a 40 year life with a 20% residual value is reasonable for these types of properties. This allows for 2.5% obsolescence per year not going beyond a 20% residual value. This is reasonable considering the facility has not undergone renovation and has the majority of its original mechanicals. We estimated physical obsolescence to be 50% or \$406,236. The resulting value of the structure after all forms of obsolescence is \$406,236. In addition, to the structure, there is a canopy valued at \$8,100 and paving of \$36,300 per the auditor's valuation.

Conclusion:

We respectfully request that the 2023 assessment be set at \$531,136 which is \$450,636 for the structure and \$80,500 for the land.

Occupancy Reference

Rank	Exterior Walls	Interior Finish	Mechanicals	HVAC
Average	Sandwich panels, some trim	Few partitions, acoustic, vinyl tile	Adequate lighting & plumbing	Package A.C.
Good	Insulated sandwich panels, pre-engineered frame, good front	Plaster, acoustic tile, rubber or vinyl composition, terrazzo	Good lighting, plumbing for butchers, snack bar, etc.	Warm and cool air (zoned)

341 Medical Office

These are buildings designed for medical and/or dental services with examination and outpatient treatment. They include a reception/lobby area as well as individual rooms.

Floor finishes are carpet or resilient flooring. Ceilings are acoustic tile and may be on a suspended system. Most utilize high-intensity fluorescent lighting with the better qualities also having x-ray capabilities and built-in cabinetry.

Individual treatment rooms may have plumbing and sinks. Restrooms are adequate to service the amount of personnel working in the building.

The following are not included in the costs: X-ray equipment, autoclaves, office equipment, permanent examination lights and other medical equipment.

For small dental offices or clinics, use occupancy 444 (Dental Office/Clinic).

Availability of Elevators by Area for this occupancy: Yes

Marshall Valuation Service sections: 15 and 45.

Occupancy Availability: Commercial Estimator only.

Typical Lives

Rank	Class								
	A	B	C	D	H	M	P	S	W
Low	45	45	40	35	--	--	35	35	--
Average	45	45	40	35	--	--	35	35	--
Good	50	50	45	40	--	--	40	40	--
Excellent	50	50	45	40	--	--	40	40	--

Rank Selection Guide

Class A (Fireproof Structural Steel Frame)

Rank	Exterior Walls	Interior Finish	Mechanicals	HVAC
Low	Brick, concrete block, very plain, small lobby	Low-cost finishes and partitions, acoustic tile, asphalt tile	Minimum lighting & plumbing, few extras	Package A.C.
Average	Metal and glass, brick or concrete panels	Plaster or dry wall, acoustic tile, vinyl composition floors	Adequate lighting, power, and plumbing, X-ray rooms	Warm and cool air (zoned)
Good	Good metal and solar glass, face brick, concrete and glass	Good plaster or drywall, acoustic tile, carpeting, vinyl composition	High-intensity lighting, X-ray outlets, good plumbing, lab	Hot and chilled water (zoned)
Excellent	Best metal, brick or block backup, solar glass	Acoustic plaster, good veneers, vinyl wall coverings, carpet, vinyl	Luminous ceilings, power and X-ray outlets, best plumbing	Hot and chilled water (zoned)

Class B (Reinforced Concrete Frame)

Rank	Exterior Walls	Interior Finish	Mechanicals	HVAC
Low	Brick, concrete block, lift slab, very plain, small lobby	Low-cost finishes and partitions, acoustic tile, asphalt tile	Minimum lighting & plumbing, few extras	Package A.C.
Average	Metal and glass, brick or concrete panels	Drywall or plaster, acoustic tile, vinyl composition floors	Adequate lighting, power, and plumbing, X-ray rooms	Warm and cool air (zoned)
Good	Good metal and glass, good brick, concrete panels	Good plaster or drywall, acoustic tile, carpeting and vinyl composition	High-intensity lighting, X-ray outlets, good plumbing, lab	Hot and chilled water (zoned)
Excellent	Best metal, brick or block backup, solar glass	Acoustic plaster, good veneers, vinyl wall coverings, carpet, vinyl	Luminous ceilings, power and X-ray outlets, best plumbing	Hot and chilled water (zoned)

Occupancy Reference

Class C (Masonry Bearing Walls)

Rank	Exterior Walls	Interior Finish	Mechanicals	HVAC
Low	Masonry bearing walls, light rafters, very plain	Paint, cheap partitions, acoustic tile, asphalt tile	Minimum lighting and outlets, adequate plumbing	Forced air
Average	Steel or concrete frame or bearing walls, some trim	Plaster, drywall partitions, acoustic tile, vinyl composition	Adequate lighting and outlets, adequate plumbing, lab	Package A.C.
Good	Steel frame, masonry, best concrete panels, ornamentation	Plaster or drywall, good partitions, acoustic tile, carpet and vinyl	Good fluorescent lighting, X-ray rooms, good plumbing, lab	Warm and cool air (zoned)
Excellent	Steel frame, masonry and glass, ornamentation, top quality	Acoustic plaster, paneling, carpet and vinyl tile, many soundproof rooms	Fluorescent panels, air piping, X-ray rooms, good plumbing	Hot and chilled water (zoned)

Class D (Wood or Steel Framed Exterior Walls)

Rank	Exterior Walls	Interior Finish	Mechanicals	HVAC
Low	Light stucco or siding on wood or steel studs, very plain	Drywall, cheap partitions, acoustic tile, asphalt tile	Minimum lighting and outlets, adequate plumbing	Forced air
Average	Stucco or wood siding on wood or steel studs, some trim	Drywall, acoustic tile, low-cost carpet or vinyl composition	Adequate lighting and outlets, adequate plumbing	Package A.C.
Good	Best stucco on good frame, good brick or stone trim	Plaster or drywall, good partitions, acoustic tile, carpet and vinyl	Good fluorescent lighting, X-ray rooms, good plumbing, lab	Warm and cool air (zoned)
Excellent	Studs or steel columns, bar or web joists, brick or stone veneer, EIFS	Best plaster, paneling, carpet and vinyl tile, many soundproof rooms	Fluorescent panels, air piping, X-ray rooms, good plumbing	Warm and cool air (zoned)

Class P (Pole Frame)

Rank	Exterior Walls	Interior Finish	Mechanicals	HVAC
Rank	Exterior Walls	Interior Finish	Mechanicals	HVAC

Occupancy Descriptions

Rank	Exterior Walls	Interior Finish	Mechanicals	HVAC
Low	Pole frame, good metal panels, finished inside, little trim	Low-cost finishes and partitions, acoustic tile, asphalt tile	Minimum lighting & plumbing, few extras	Forced air

Class S (Metal Frame and Walls)

Rank	Exterior Walls	Interior Finish	Mechanicals	HVAC
Low	Steel or aluminum on light frame, finished interior, some insulation	Low-cost finishes and partitions, acoustic tile, asphalt tile	Minimum lighting & plumbing, few extras	Forced air
Average	Insulated wall or sandwich panels, adequate fenestration	Drywall or plaster, acoustic tile, vinyl composition floors	Adequate lighting, power, and plumbing, X-ray rooms	Package A.C.
Good	Good sandwich panels and fenestration, some brick or stone	Good plaster or drywall, acoustic tile, carpeting and vinyl	High-intensity lighting, X-ray outlets, good plumbing, lab	Warm and cool air (zoned)

342 Mortuary

These buildings include the chapel, stained glass windows and laboratories commensurate with the overall quality. Most have combined heating and cooling systems. Plaster and drywall are used on the interior with hardwood, carpet or resilient flooring. Adequate plumbing and lighting is used throughout. Generally, the better funeral homes may include some living area. Vehicular garages should be priced separately.

The following are not included in the costs: Mortuary or kitchen equipment.

Availability of Elevators by Area for this occupancy: No

Marshall Valuation Service sections: 11 and 41.

Occupancy Availability: Commercial Estimator only.

Marshall & Swift Summary Valuation

Property Name: Blanchester Medical Services Building
 Property Address: 849 Cherry St
 Parcel Number (s): 220081511000000

Section 1

Occupancy	Medical Office Building
Construction Class	Wood Framed Ext. Walls
Story Height	10 Feet
Building Rank	2.0
Total Area (SF)	4,542
Number of Stories	1 Story
Perimeter	346 LF
Year Built	2003
Effective Age	20
Land Area	87,643

Main Structure

	<u>Unit Cost</u>	<u>Extended</u>
Base Cost	136.16	618,439
Exterior Walls	27.44	124,632
Heating & Cooling	15.28	69,402
Totals	178.88	812,473

Less: Obsolescence

	Percentage	
Physical	50.0%	\$ 406,236
Functional		
Economic	0.00%	-
Total Obsolescence		\$ 406,236

Depreciated Cost Main Structure

\$ 406,236

	Unit Price	
Land	\$ 0.92	\$ 80,500
Canopy		\$ 8,100
Paving		\$ 36,300

Total Cost as of:

\$ 531,136

ANNEX 3: TYPICAL EQUIPMENT LIFETIMES

Different organizations have tried to estimate typical equipment lifetimes for healthcare technology. This annex contains the results from two different sources – the American Hospital Association, and the GTZ (German Government Technical Aid Agency).

LIST 1: The American Hospital Association (AHA)

Source: American Hospital Association, 1998, 'Estimated Useful Lives of Depreciable Hospital Assets', American Hospital Association, Chicago, USA

The AHA's extensive list reflects how equipment lasts within the United States' healthcare system, whether it was manufactured in the US or abroad.

Their list was compiled following:

- ♦ discussions with manufacturers of healthcare equipment
- ♦ discussions with various hospital department managers
- ♦ analysis of actual retirement practices for actual hospital assets.

Their list is made up of a series of tables of different categories of equipment determined by the equipment's role in the health facility.

Part One: Estimated Useful Lives of Land Improvements, Buildings, and Fixed Equipment

Table 1: Land Improvements

Land improvements are assets of an above-ground or below-ground nature, found in the land area contiguous to and designed for serving a health care facility. The asset cost would include a proportionate share of architectural, consulting, and interest expense for newly constructed or renovated facilities.

Item	Years	Item	Years
Bumpers	5	Paving (including roadways, walks, and parking) (continued)	
Culverts	18	Brick	20
Fencing		Concrete	15
Brick or stone	25	Gravel	5
Chain-link	15	Retaining wall	20
Wire	5	Shrubs and lawns	5
Wood	8	Signs, metal or electric	10
Flagpole	20	Snow-melting system	5
Guard rails	15	Trees	20
Heated pavement	10	Turf, artificial	5
Landscaping	10	Underground utilities	
Lawn sprinkler system	15	Sewer lines	25
Parking lot, open-wall	20	Water lines	25
Parking lot gate/s	3	Waste water treatment system	20
Parking lot striping	2	Water wells	25
Paving (including roadways, walks, and parking)		Yard lighting	15
Asphalt	8		

Table 2: Buildings

Buildings are structures consisting of building shell, exterior walls, interior framings, walls, floors, and ceilings. The asset cost would include a proportionate share of architectural, consulting, and interest expense for newly constructed or renovated facilities. In assigning the estimated useful lives in this table, the following factors were considered: the type of construction, the functional utility of the structure, recent regulatory or environmental changes, and the general volatility of the health care field.

Item	Years	Item	Years
Boiler house	30	Metal-clad building	20
Garage		Multilevel parking structure	25
Masonry	25	Reinforced concrete building, common design	40
Wood frame	15	Residence	
Guardhouse	15	Masonry	25
Masonry building, reinforced concrete frame	40	Wood frame	25
Masonry building, steel frame		Storage building	
Fireproofed	40	Masonry	25
Nonfireproofed	30	Metal garden-type	10
Masonry building, wood/metal frame	25	Wood frame	20

Table 3: Building Components

Building components are assets that are a part of the building shell or interior construction. The asset cost would include a proportionate share of architectural, consulting, and interest expense.

Item	Years	Item	Years
Canopies	15	Floor finishes (continued)	
Carpentry work	15	Quarry	20
Caulking	5	Sealer	5
Sealants	5	Terrazzo	15
Ceiling finishes		Vinyl	10
Acoustical	8	Folding partitions	10
Gypsum	10	Loading dock bumpers and levelers	10
Plaster	12	Magnetic/MRI shielding	10
Computer flooring	10	Millwork	15
Corner guards	10	Overhead doors	10
Cubicle tracks	10	Partitions, interior	15
Designation signs	5	Partitions, toilet	15
Doors and frames		Railings	
Automatic	10	Freestanding (exterior)	15
Hollow metal	20	Handrails (interior)	15
Wood	15	Roof covering	10
Drapery tracks	10	Skylights	20
Drilled piers	40	Storefront construction	20
Floor finishes		Wall covering	
Carpet	5	Paint	5
Ceramic	20	Wallpaper	5
Concrete	20	X-ray protection	10
Hardwood	10		