

## **2004 STC COMMERCIAL APPEALS**

THIS FILE CONTAINS BOTH SUMMARY AND DETAIL OF PENDING APPEALS BY SCHOOL DISTRICT. THERE ARE TWO SUMMARY SHEETS, SHOWING THE IMPACT OF POTENTIAL SETTLEMENTS AT DIFFERENT ASSUMED RATIO LEVELS, 28.25% AND 30.0%. WE DO NOT KNOW AT THIS POINT WHAT THE FINAL OUTCOME WILL BE FOR THESE APPEALS, BUT SHOW THESE RATIO LEVELS FOR ILLUSTRATIVE PURPOSES.





| District       | Factor               | Surch 32% Dollars | Dst 32% Dollars | Surch Ratio Dollars | Dst Surch Dollars | Dst Surch Refund |
|----------------|----------------------|-------------------|-----------------|---------------------|-------------------|------------------|
| Affton         | 0.00044938932        | 889,018           | 400             | 784,836             | 353               | 47               |
| Parkway        | 0.04847771627        | 889,018           | 43,098          | 784,836             | 38,047            | 5,051            |
| Rockwood       | 0.10718449693        | 889,018           | 95,289          | 784,836             | 84,122            | 11,167           |
| Ferg / Flor    | 0.10419625685        | 889,018           | 92,632          | 784,836             | 81,777            | 10,855           |
| Kirkwood       | 0.01991233029        | 889,018           | 17,702          | 784,836             | 15,628            | 2,075            |
| Maplewood / RH | 0.01040068155        | 889,018           | 9,246           | 784,836             | 8,163             | 1,084            |
| Mehlville      | 0.01572074624        | 889,018           | 13,976          | 784,836             | 12,338            | 1,638            |
| Normandy       | 0.00481351859        | 889,018           | 4,279           | 784,836             | 3,778             | 501              |
| Pattonville    | 0.09153307221        | 889,018           | 81,375          | 784,836             | 71,838            | 9,536            |
| Valley Park    | 0.00760025916        | 889,018           | 6,757           | 784,836             | 5,965             | 792              |
| Webster Groves | 0.01151807076        | 889,018           | 10,240          | 784,836             | 9,040             | 1,200            |
| Hazelwood      | 0.07871259361        | 889,018           | 69,977          | 784,836             | 61,776            | 8,200            |
| Special School | 0.06787515781        | 889,018           | 60,342          | 784,836             | 53,271            | 7,071            |
| <b>Total</b>   | <b>0.56839428959</b> |                   | <b>505,313</b>  |                     | <b>446,096</b>    | <b>59,216</b>    |

163,422,408 FMV Appealed

**28.25** %

46,166,830 Assessed Value

1.70

78,483,611

100.00

784,836 Surcharge Dollars

## 2004 COMMERCIAL RATIO APPEALS

| DST #              | SCHOOL DISTRICT     | STC #  | LOCATOR   | NAME                          | TP AGENT / ATTORNEY | FMV APPEALED |
|--------------------|---------------------|--------|-----------|-------------------------------|---------------------|--------------|
| 101                | Affton              | 410300 | 25J541455 | BJS & S LLC                   | Caradonna, Thomas   | 700,400      |
| <b>101 Total</b>   | 1                   |        |           |                               |                     | 700,400      |
| 108                | Parkway             | 410191 | 15N410123 | Onyx Capital LLC              | Steele, Cathy       | 1,079,100    |
| 108                | Parkway             | 410184 | 15N410145 | JDK Properties                | Steele, Cathy       | 1,368,700    |
| <b>108 Total</b>   | 2                   |        |           |                               |                     | 2,447,800    |
| 110                | Rockwood            | 410190 | 17U110156 | Onyx Capital, Inc             | Steele, Cathy       | 922,300      |
| 110                | Rockwood            | 410316 | 17V340143 | Joan Lee LLC                  | Caradonna, Thomas   | 3,339,500    |
| 110                | Rockwood            | 410296 | 19V611031 | Jade Crest Limited Partnersh  | Caradonna, Thomas   | 17,500       |
| 110                | Rockwood            | 410187 | 22T231261 | Meramec Valley Bank           | Steele, Cathy       | 1,250,900    |
| 110                | Rockwood            | 410315 | 23R431721 | Olde Towne Improvements       | Caradonna, Thomas   | 32,000,000   |
| 110                | Rockwood            | 410305 | 23R510930 | Wolfe Automotive Group        | Caradonna, Thomas   | 151,900      |
| 110                | Rockwood            | 410306 | 23R530491 | Wolfe Automotive Group        | Caradonna, Thomas   | 9,000        |
| 110                | Rockwood            | 410307 | 23R530501 | Wolfe Automotive Group        | Caradonna, Thomas   | 4,439,000    |
| 110                | Rockwood            | 410295 | 29V611019 | Jade Crest Limited Partnersh  | Caradonna, Thomas   | 685,200      |
| <b>110 Total</b>   | 9                   |        |           |                               |                     | 42,815,300   |
| 111                | Ferguson/Florissant | 410301 | 07H140435 | Sansone Cross Keys            | Caradonna, Thomas   | 1,576,500    |
| 111                | Ferguson/Florissant | 410302 | 07H140444 | Sansone Cross Keys            | Caradonna, Thomas   | 11,726,800   |
| 111                | Ferguson/Florissant | 410303 | 07H420474 | Sansone Cross Keys            | Caradonna, Thomas   | 1,814,700    |
| 111                | Ferguson/Florissant | 410304 | 10K330360 | Chart Automotive Group        | Caradonna, Thomas   | 3,106,400    |
| <b>111 Total</b>   | 4                   |        |           |                               |                     | 18,224,400   |
| 116                | Kirkwood            | 410176 | 22L411201 | Clark, Judith Trustee         | Steele, Cathy       | 590,508      |
| <b>116 Total</b>   | 1                   |        |           |                               |                     | 590,508      |
| 118                | Maplwd/Richmond H   | 410312 | 22J511422 | Heyde, Ervin L. Jr. & Mary K. | Caradonna, Thomas   | 526,500      |
| <b>118 Total</b>   | 1                   |        |           |                               |                     | 526,500      |
| 120                | Mehlville           | 410192 | 27J510943 | Onyx Capital LLC              | Steele, Cathy       | 1,276,800    |
| 120                | Mehlville           | 410311 | 28K340652 | Heffernan, James P. & Jill    | Caradonna, Thomas   | 1,209,500    |
| <b>120 Total</b>   | 2                   |        |           |                               |                     | 2,486,300    |
| 123                | Normandy            | 410308 | 14J410951 | Jost Real Estate              | Caradonna, Thomas   | 2,600,000    |
| <b>123 Total</b>   | 1                   |        |           |                               |                     | 2,600,000    |
| 126                | Pattonville         | 410309 | 11N240328 | Agatha Bloompetal LLP         | Caradonna, Thomas   | 289,200      |
| 126                | Pattonville         | 410313 | 12M220232 | Northwest Plaza LLC           | Caradonna, Thomas   | 77,730,000   |
| 126                | Pattonville         | 410189 | 14N130224 | Onyx Capital LLC              | Steele, Cathy       | 877,400      |
| 126                | Pattonville         | 410297 | 14N510442 | Herald Company                | Caradonna, Thomas   | 3,509,000    |
| 126                | Pattonville         | 410298 | 14N510453 | St. Louis Post Dispatch       | Caradonna, Thomas   | 2,700,000    |
| <b>126 Total</b>   | 5                   |        |           |                               |                     | 85,105,600   |
| 132                | Valley Park         | 410186 | 26Q620844 | Meramec Valley Bank           | Steele, Cathy       | 330,000      |
| 132                | Valley Park         | 410299 | 26Q621001 | Diamond Group                 | Caradonna, Thomas   | 3,757,600    |
| <b>132 Total</b>   | 2                   |        |           |                               |                     | 4,087,600    |
| 134                | Webster Groves      | 410310 | 22J210431 | Industrial Industry, Inc.     | Caradonna, Thomas   | 1,688,000    |
| <b>134 Total</b>   | 1                   |        |           |                               |                     | 1,688,000    |
| 139                | Hazelwood           | 410314 | 10G530161 | Ackerman Buick, Inc.          | Caradonna, Thomas   | 2,150,000    |
| <b>139 Total</b>   | 1                   |        |           |                               |                     | 2,150,000    |
| <b>Grand Total</b> | 30                  |        |           |                               |                     | 163,422,408  |