

IN THE COURT OF COMMON PLEAS OF WARREN COUNTY, PENNSYLVANIA

APPEAL OF:

NORTHWEST BANK f/k/a
NORTHWEST SAVINGS BANK,

Appellant,

v.

Warren County Board of
Assessment Appeals,

Appellee.

Interested Parties: Warren County
School District, City of Warren and Warren County

Parcel No.: WN-576-746100-000
Property Address: 100 Liberty Street
City of Warren, Warren County

CIVIL ACTION – LAW

NO. 2020-521

STIPULATION AND CONSENT ORDER

Filed on Behalf of All Parties

Counsel of Record for Appellant:
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Parties:
Christopher P. Furman, Esquire
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IN THE COURT OF COMMON PLEAS OF WARREN COUNTY, PENNSYLVANIA

APPEAL OF:

NORTHWEST BANK f/k/a
NORTHWEST SAVINGS BANK,
Appellant,

v.

Warren County Board of
Assessment Appeals,

Appellee.

Interested Parties: Warren County
School District, City of Warren and Warren County

Parcel No.: WN-576-751400-000
Property Address: 219-221 Second Avenue
City of Warren, Warren County

CIVIL ACTION – LAW

NO. 2020-522

IN THE COURT OF COMMON PLEAS OF WARREN COUNTY, PENNSYLVANIA

APPEAL OF:

NORTHWEST BANK f/k/a
NORTHWEST SAVINGS BANK,

Appellant,

v.

Warren County Board of
Assessment Appeals,

Appellee.

Interested Parties: Warren County
School District, City of Warren and Warren County

Parcel No.: WN-576-754000-000
Property Address: 236-244
Pennsylvania Avenue W.
City of Warren, Warren County

CIVIL ACTION – LAW

NO. 2020-523

IN THE COURT OF COMMON PLEAS OF WARREN COUNTY, PENNSYLVANIA

APPEAL OF:

NORTHWEST BANK f/k/a
NORTHWEST SAVINGS BANK,
Appellant,

v.

Warren County Board of
Assessment Appeals,

Appellee.

Interested Parties: Warren County
School District, City of Warren and Warren County

Parcel No.: WN-576-746400-000
Property Address: 252 Pennsylvania Avenue W.
City of Warren, Warren County

CIVIL ACTION – LAW

NO. 2020-524

IN THE COURT OF COMMON PLEAS OF WARREN COUNTY, PENNSYLVANIA

APPEAL OF:

NORTHWEST BANK f/k/a
NORTHWEST SAVINGS BANK,
Appellant,

v.

Warren County Board of
Assessment Appeals,

Appellee.

Interested Parties: Warren County
School District, City of Warren and Warren County

Parcel No.: WN-576-746600-000
Property Address: 256 Pennsylvania Avenue W.
City of Warren, Warren County

CIVIL ACTION – LAW

NO. 2020-525

IN THE COURT OF COMMON PLEAS OF WARREN COUNTY, PENNSYLVANIA

APPEAL OF:

NORTHWEST BANK f/k/a
NORTHWEST SAVINGS BANK,

Appellant,

v.

Warren County Board of
Assessment Appeals,

Appellee.

Interested Parties: Warren County
School District, City of Warren and Warren County

Parcel No.: WN-576-741500-000
Property Address: 301-305 Second Avenue
City of Warren, Warren County

CIVIL ACTION – LAW

NO. 2020-526

IN THE COURT OF COMMON PLEAS OF WARREN COUNTY, PENNSYLVANIA

APPEAL OF:

NORTHWEST BANK f/k/a
NORTHWEST SAVINGS BANK,
Appellant,

v.

Warren County Board of
Assessment Appeals,

Appellee.

Interested Parties: Warren County
School District, Conewango
Township and Warren County

Parcel No.: WN-005-155300-000
Property Address: 9 Farm Colony Drive
Conewango Township, Warren County

CIVIL ACTION – LAW

NO. 2020-527

IN THE COURT OF COMMON PLEAS OF WARREN COUNTY, PENNSYLVANIA

APPEAL OF:

NORTHWEST BANK f/k/a
NORTHWEST SAVINGS BANK,
Appellant,

v.

Warren County Board of
Assessment Appeals,

Appellee.

Interested Parties: Warren County
School District, Conewango
Township and Warren County

Parcel No.: WN-545-287300-000
Property Address: 400 Jackson Run Road
Conewango Township, Warren County

CIVIL ACTION – LAW

NO. 2020-528

IN THE COURT OF COMMON PLEAS OF WARREN COUNTY, PENNSYLVANIA

APPEAL OF:

NORTHWEST BANK f/k/a
NORTHWEST SAVINGS BANK,

Appellant,

v.

Warren County Board of
Assessment Appeals,

Appellee.

Interested Parties: Warren County
School District, City of Warren and Warren County

Parcel No.: WN-576-743400-000
Property Address: 237 Second Avenue
City of Warren, Warren County

CIVIL ACTION – LAW

NO. 2020-529

STIPULATION AND CONSENT ORDER

THIS STIPULATION is made this ___ day of March 2023 for all of the Nine cases captioned above, by and between NORTHWEST BANK f/k/a NORTHWEST SAVINGS BANK, which is represented by Michael Agresti, Esq., and the WARREN COUNTY BOARD OF ASSESSMENT APPEALS (the "Board"), THE COUNTY OF WARREN, CITY OF WARREN, WARREN COUNTY SCHOOL DISTRICT AND CONEWANGO TOWNSHIP (the County, the City, the School District and the Township are collectively referred to as the "Interested Parties"), who are all represented by Christopher Furman, Esq.

BACKGROUND

Appellant Northwest Bank is the owner of all the properties identified in the captions above. Appellant filed timely appeals to the assessed values of the properties identified in the captions above for tax year 2021. The Board held a hearing and revised the assessed values. Appellant filed Petitions for Appeal from the Board's decision at the captions listed above. The Interested Parties intervened in the matters and over number of months, the parties exchanged appraisals with regard to each of the properties identified, and then entered into good faith settlement negotiations which culminated in the settlement of all Petitions. The parties hereto now reduce their agreements to writing and have authorized their respective attorneys to execute this Stipulation.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and intending to be legally bound hereby, the parties hereto, through their respective counsel, stipulate as follows:

1. Fair Market Value. The agreed-upon fair market values for all of the properties identified in the captions above for tax years 2021, 2022 and 2023, shall be:

Case No.	Address	Stipulated FMV
2020-521	100 Liberty Street, Warren, PA 16365	\$2,612, 500
2020-522	219-221 Second Avenue, Warren, PA 16365	\$2,237,500
2020-523	236-244 Pennsylvania Avenue W., Warren, PA 16365	(Part of 219 – 221 Second Avenue valuation to be apportioned by Warren County Assessment office)

2020-524	252 Pennsylvania Avenue W., Warren, PA 16365	(Part of 100 Liberty Street valuation to be apportioned by Ward County Assessment office)
2020-525	256 Pennsylvania Avenue W., Warren, PA 16365	(Part of 100 Liberty Street valuation to be apportioned by Warren County Assessment office)
2020-526	301-305 Second Avenue, Warren, PA 16365	\$1,000,000
2020-527	9 Farm Colony Drive Warren, PA 16365	\$1,750,000
2020-528	400 Jackson Run Road Warren, PA 16365	\$817,500
2020-529	237 Second Avenue, Warren, PA 16365	\$1,300,000

2. The parties agree that the applicable common level ratios (“CLR”) for the years in question are as follows

2021: 22.7%

2022: 20.7%

2023: 19%

3. Pursuant to this Stipulation, the Warren County Assessment office shall reassess the properties in accordance with the table in paragraph 1.

4. The Interested Parties shall issue refunds for the years 2021, 2022 and 2023 based upon the new assessments.

5. Each party to this Appeal shall bear its own costs.

8. The Court is requested to enter the proposed Order attached hereto.

9. The undersigned Attorneys each hereby warrant to the other, and to the parties, and to the Court, that he has reviewed this Settlement Stipulation with his client or clients and that he has specifically been authorized to enter this Settlement Stipulation by his client or clients.

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(Attorney for Northwest Bank f/k/a
Northwest Savings Bank)

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1010 Western Avenue, Suite 200
Pittsburgh, PA 15233

(Attorney for County of Warren, City of
Warren, Warren County School District and
Conewango Township)

ORDER OF COURT

The Stipulation of the parties as set forth more particularly herein is hereby entered as an Order of this Court this ____ day of March, 2023.

BY THE COURT:

Gregory J. Hammond, J.