

Tax year 2023

BOR no. 0066

FILED ON

DTE 1
Rev. 08/21

County Ashtabula

Date received FEB 14 2024

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	Ashtabula Industrial Park LLC	c/o EBG 250 West St., Ste 300, Col., OH 43215	
2. Complainant if not owner			
3. Complainant's agent	Jonathan T. Brollier, Esq.	EBG 250 West St., Ste 300, Col., OH 43215	
4. Telephone number of contact person	(614) 872-2412		
5. Email address of complainant	Jbrollier@ebglaw.com		
6. Complainant's relationship to property, if not owner	N/A		
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill	Address of property		
03-000-00-140-00	2133 Lake (SR 531) Rd. E.		
8. Principal use of property Environmentally contaminated former industrial/commercial land			
9. 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
03-000-00-140-00	\$1,416,600	\$4,795,500	(\$3,378,900)
10. The requested change in value is justified for the following reasons: The Auditor's valuation of the Subject Property exceeds its fair market value; the Subject Property's true value is less than the value that the Auditor assigned; other reasons to be presented at hearing.			

11. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 05/31/2022 and sale price \$ 10.00 ; and attach information explained in "Instructions for Line 11" on back.

12. 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.

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

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

15. 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.

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 02/14/2024

Complainant or agent _____

Signature

Title (if agent) _____

Attorney _____