

Tax year **2023**

BOR no. 0124

FILED ON

DTE 1
Rev. 12/22

County **Ashtabula**

Date received

MAR 19 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.

Ashtabula County
Board of Revision

	Name	Street address, City, State, ZIP code	
1. Owner of property	Discount Drug Mart, Inc.	c/o Tom Lunt 211 Commerce Drive, Medina, OH 44256	
2. Complainant if not owner	same as owner		
3. Complainant's agent	Siegel Jennings Co., L.P.A.	23425 Commerce Park Drive, Suite 103, Cleveland, OH 44122	
4. Telephone number and email address of contact person 216-763-1004 siegeljennings@siegetax.com			
5. Complainant's relationship to property, if not owner N/A			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill	Address of property		
26-020-00-106-00	107 S Chestnut (SR 46) (SR 307) St, 26 Jefferson Twp-Jef Vil-JA LSD		
7. Principal use of property Discount stores and junior department stores			
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
26-020-00-106-00	\$1,600,000	\$2,694,600	(\$1,094,600)
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical economic, functional depreciation or obsolescence. Economic valuation based on gross or net income.			

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

and sale price \$ N/A ; 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 N/A and total cost \$ N/A

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.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- 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.

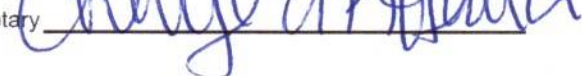
- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 3/13/2024 Complainant or agent (printed) Victor Anselmo Title (if agent) ATTORNEY/AGENT

Complainant or agent (signature) 

Sworn to and signed in my presence, this 13th day of March 2024
(Date) (Month) (Year)

Notary 



CHERYL A. KOSTURA
NOTARY PUBLIC • STATE OF OHIO
My Commission Expires Dec. 18, 2026

FILED ON

MAR 19 2024

Ashtabula County
Board of Revision

March 19, 2024

Ashtabula County Auditor's Office
Attn: Board of Revision
25 W. Jefferson St.
Jefferson, OH 44047

RE: 2023 Real Estate Tax Complaint (SJ File#14535-2023)
Discount Drug Mart, Inc.
Permanent Parcel Number(s) 26-020-00-106-00
107 S Chestnut (SR 46) (SR 307) St (SR 534), 26 Jef Twp-Jef Vil-JA LSD

Dear Board Members:

Enclosed herewith please find an original and a photocopy of a Complaint as to the Assessment of Real Property for the above-captioned property. **We would appreciate your emailing Jessica at jbergsman@siegeltax.com or calling our office to confirm receipt of these documents.**

Please file the original Complaint as to the Assessment of Real Property. We have also enclosed a photocopy that we would appreciate having date/time stamped when received and returned in the provided self-addressed, postage-prepaid envelope.

Thank you for your kind attention to this matter.

Very truly yours,

SIEGEL JENNINGS, CO., L.P.A.



Victor Anselmo, Esq.

VVA:jb
Enclosures