

Tax Year 2023

BOR No. 0124

DTE 1  
FILED ON  
Rev. 12/22

County ASHTABULA

Date Received: APR 08 2024

**COMPLAINT AGAINST THE VALUATION OF REAL PROPERTY** Ashtabula County Board of Revision

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	Discount Drug Mart Inc.	c/o Tom Lunt, 211 Commerce Drive, Medina, OH 44256
2. Complainant if not Owner	Board of Education of the Jefferson Area Local School District	121 South Poplar St., Jefferson, OH 44047
3. Complainant's Agent	Peters Kalail & Markakis Co., L.P.A.	6480 Rockside Woods Blvd. South, Suite 300, Cleveland, OH 44131
4. Telephone number and email address of contact person	(216) 503-5055	kkalail@ohioedlaw.com
5. Complainant's relationship to property if not owner	School Board	

If more than one parcel is included, see "Multiple Parcels" on back

6. Parcel number from tax bill	Address of property
26-020-00-106-00	107 S. Chestnut Street

7. Principal use of property: Discount stores and junior department stores

8. The increase or decrease in taxable value sought. Counter-complaints supporting Auditor's value may have zero 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	\$2,694,600	\$2,694,600	+\$0

9. The requested change in value is justified for the following reasons:  
 Fair Market Value as determined by County is correct.

10. Was property sold in the last 3 years? Yes  No  Unknown  If yes, show date of sale N/A and sale price \$ N/A; and attach information explained in "Instruction for Questions 10" on back.
11. If property was not sold but was listed for sale in the last 3 years, attach a copy of listing agreement or other available evidence.
12. If any improvements were completed in the last 3 years, show date Unknown and total cost \$ Unknown.
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 ORC 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 the 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 April 8, 2024 Complainant or Agent Karrie M. Kalail Title (if agent) Attorney  
 Sworn to and signed in my presence, this 8th day of April year 2024



BETH MAY JONAS  
 Notary Public  
 State of Ohio  
 My Comm. Expires  
 October 11, 2027

Beth May Jonas  
 Notary Public