



Ashtabula County Auditor David Thomas

25 West Jefferson Street
Jefferson, Ohio 44047-1092
Phone: 440-576-3783 ~ Fax: 440-576-3797
auditor@ashtabulacountyauditor.org

BOR # 2023-0124

Discount Drug Mart Inc.
c/o Victor Anselmo, Esq.
23425 Commerce Park Dr., Ste. 103
Cleveland, OH 44122

April 25, 2024

RE: Counter-Complaint filed on parcel # 26-020-00-106-00

Mr. Anselmo,

This letter is notification of receipt of a counter-complaint filed against the value of your original complaint, numbered 2023-0124, with the Ashtabula County Board of Revision. The counter-complaint was filed on 04/08/2024, by the Board of Education of the Jefferson Area Local School District for tax year 2023. Attached is a copy of the counter-complaint filed. You will be notified by certified mail not less than ten days prior to any scheduled hearing.

If you have any questions, please feel free to call 440-576-1484 Monday through Friday between the hours of 8:00 a.m. and 4:30 p.m.

Sincerely,

David Thomas
Secretary of the Board of Revision

Tax Year 2023

BOR No. 0124

DTE 1
FILED ON

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

COPY

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;
- 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 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