

Tax year 2023 BOR no. 0217 **FILED ON** DTE 1
 County Ashtabula Date received MAR 26 2024 Rev. 08/21

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	The Chalk Box Get Fit LLC	5521 Main Ave, Ashtabula, OH 44004	
2. Complainant if not owner	Michael & Christina Speelman	4312 Valley View Blvd, Ashtabula, OH 44004	
3. Complainant's agent			
4. Telephone number of contact person	(910) 459-9237		
5. Email address of complainant	michaelspeelman@yahoo.com/chalkboxgymnastics@yahoo		
6. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill	Address of property		
052040008700	5521 Main Ave, Ashtabula, OH 44004		
8. Principal use of property Gymnastics instruction			
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
052040008700	\$63,450	\$186,700	-\$123,250
10. The requested change in value is justified for the following reasons: The purchase price of the building was \$63,450 on May 18, 2023. We have done no improvements to the building or the property that would justify the increased valuation of the building and especially the property. We have estimates for almost \$300,000 in vital repairs to continue business.			

- 11. Was property sold within the last three years? Yes No Unknown If yes, show date of sale _____ and sale price \$ 63,450.00 ; 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 02/12/2024 and total cost \$ 115,000.00.
- 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.

<input type="checkbox"/> The property was sold in an arm's length transaction.	<input type="checkbox"/> The property lost value due to a casualty.
<input type="checkbox"/> A substantial improvement was added to the property.	<input type="checkbox"/> 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 03/26/2024 Complainant or agent Michael Speelman Title (if agent) _____
Signature