

Tax Year 2023

BOR No. 0241

DTE I
Rev. 12/22

County ASHTABULA

Date Received: _____

FILED ON

COMPLAINT AGAINST THE VALUATION OF REAL PROPERTY

MAR 29 2024

Answer all questions and type or print all information. Read instructions on back before completing form.
Attach additional pages if necessary

Ashtabula County
Board of Revision

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	Spirit Realty, LP	2727 North Harwood, Suite 300, Dallas, TX 75201
2. Complainant if not Owner	Board of Education of the Conneaut Area City School District	400 Mill St., Suite B, Conneaut, OH 44030
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
12-128-00-042-00	Chamberlain Blvd.
12-128-00-043-00	1500 Chamberlain Blvd.
12-128-00-041-00	Chamberlain Blvd.

7. Principal use of property: Industrial manufacturing & processing, Industrial vacant land

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
12-128-00-042-00, et al.	\$	\$	+\$
See Attachment			
TOTAL	\$13,000,000	\$2,480,100	+\$10,519,900

9. The requested change in value is justified for the following reasons:
The recent sale price of the subject property reflects the best indication of value.

10. Was property sold in the last 3 years? Yes No Unknown If yes, show date of sale 08/24/2022 and sale price \$ 13,000,000; 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 March 27 2024 Complainant or Agent Karric M. Kalail
Sworn to and signed in my presence, this 27th day of March

Title (if agent) Attorney
year 2024



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

Beth May Jonas
Notary Public

Attachment for Spirit Realty LP

Permanent Parcel Number	(A) Fair Market Value	(B) Current Taxable Value	(C) Change in Value
12-128-00-042-00	78,630	15,000	63,630
12-128-00-043-00	12,842,740	2,450,100	10,392,640
12-128-00-041-00	78,630	15,000	63,630
			0
			0
Total	13,000,000	2,480,100	10,519,900