

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			
<b>TOTAL</b>	<b>\$13,000,000</b>	<b>\$2,480,100</b>	<b>+\$10,519,900</b>

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**

<b>Permanent Parcel Number</b>	<b>(A) Fair Market Value</b>	<b>(B) Current Taxable Value</b>	<b>(C) Change in Value</b>
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
<b>Total</b>	<b>13,000,000</b>	<b>2,480,100</b>	<b>10,519,900</b>

**Situs : CHAMBERLAIN BLVD**

**Map ID: 12-128-00-041-00**

**LUC: 340**

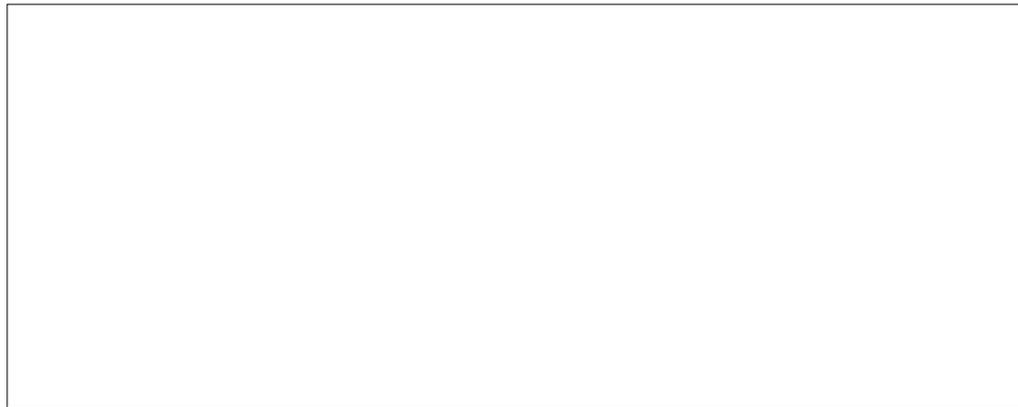
Card: 1 of 1

Tax Year: 2023

Printed: April 1, 2024

**CURRENT OWNER**  
SPIRIT REALTY LP  
2727 NORTH HARWOOD SUITE 300  
DALLAS TX 75201  
  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 128-00 041-00  
Class I  
Living Units  
Neighborhood 8840C  
Alternate Id  
District  
Zoning



**Property Notes**  
Note Codes:

Land Information				
Type	Size	Influence Factors	Infl %	Value
1-Primary Site	AC	1.0000		15,000
Total Acres: 1		Legal Acres: 1		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	5,250	15,000	15,000	0	0
<b>Building</b>	0	0	0	0	0
<b>Total</b>	5,250	15,000	15,000	0	0
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	1-COST APPROACH				

Entrance Information			
Date	ID	Entry Code	Source
09/25/13	SH	6-Occupant Not Home	3-Other
06/04/13	RBT	3-Info At Door	3-Other

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
08/24/22	13,000,000	2-Land And Building	M-Sale Involving Multiple Parcels		LD-Limited Warranty Deed	INDUSTRIAL ATTITUDE LLC
07/06/17	7,700,000	2-Land And Building	M-Sale Involving Multiple Parcels	639/ 1430	LD-Limited Warranty Deed	ATTITUDE LIMITED
12/26/97	600,000	1-Land Only	U-Not Validated		WD-Warranty Deed	CRAWFORD EDWARD F

**Property Factors**  
**Topo:** 2-Level  
**Utilities:** 6-All  
**Street/Road:** 0-Paved  
**Traffic:** 3-Nominal  
**Location:** 8-Industrial Site  
**Spot Loc:**

**Legal Description**  
**Parcel TieBack:** 121280004300  
**Legal Descriptions:** 10 SEAWAY  
**Addl.TieBack:** N

Inspection Witnessed By \_\_\_\_\_

Situs : CHAMBERLAIN BLVD

Parcel Id: 12-128-00-041-00

LUC: 340

Card: 1 of 1

Tax Year: 2023

Printed: April 1, 2024

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	
Identical Units	
Total Units	
Grade	
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stp	IU	Line	Type	+/-	Meas1	Meas2	# Stp	IU

Interior/Exterior Information																
Line	Lvl	Fr - To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	%Comp	%Rent

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD

Outbuilding Data												
Line	Type	Yr Blt	Meas1	Meas2	Area	Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value

**Situs : CHAMBERLAIN BLVD**

**Parcel Id: 12-128-00-041-00**

**LUC: 340**

Card: 1 of 1

Tax Year: 2023

Printed: April 1, 2024



**Additional Property Photos**

Situs : CHAMBERLAIN BLVD

Parcel Id: 12-128-00-041-00

LUC: 340

Card: 1 of 1

Tax Year: 2023

Printed: April 1, 2024

**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
-------------	----------	-------------------	-------	----------	-------------	-------------	------------------------	-----------	---------	-------------------	------------------------	-----------------	---------------	-------------	----------------	----------------	----------------------

**Apartment Detail - Building 1 of 1**

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
------	----------	----------	------	-------	-------	-------	------	--------

**Building Cost Detail - Building 1 of 1**

Total Gross Building Area	
Replace, Cost New Less Depr	
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	
NBHD Fact	
Value per SF	0.00

**Notes - Building 1 of 1**

--

**Income Summary (Includes all Building on Parcel)**

Total Gross Rent Area
Total Gross Building Area

**Misc & Gross Bulding Values**

Misc Building No	Misc Adjusted Value
Gross Building:	

**Situs : CHAMBERLAIN BLVD****Parcel Id: 12-128-00-041-00****LUC: 340**

Card: 1 of 1

Tax Year: 2023

Printed: April 1, 2024

**Comments**

<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
1	FLD	RV	19990825 C#01 - SEE INDUSTRIAL REPORT.
2	FLD	DC	REV14 - NVC
3	FLD	DC	REV14 - INDUSTRIAL REPORT - CHG PROP & LOC FACTS/ADD TIEBACK

Situs : CHAMBERLAIN BLVD

Parcel Id: 12-128-00-041-00

LUC: 340

Card: 1 of 1

Tax Year: 2023

Printed: April 1, 2024

PAGE LEFT BLANK INTENTIONALLY

**Situs : CHAMBERLAIN BLVD**

**Map ID: 12-128-00-042-00**

**LUC: 340**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 04/01/24**

**CURRENT OWNER**  
SPIRIT REALTY LP  
2727 NORTH HARWOOD SUITE 300  
DALLAS TX 75201  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 128-00 042-00  
Class I  
Living Units  
Neighborhood 8840C  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** 121280004300      **Addl. Tieback:** N  
**Legal Descriptions:**  
9 SEAWAY

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	1	30000	1.0000	100	0			15,000
								15,000

Total Acres: 1      Legal Acres: 1.00      NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	5,250	15,000	15,000	0	0
<b>Building</b>	0	0	0	0	0
<b>Total</b>	5,250	15,000	15,000	0	0

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Value Flag** 1-COST APPROACH

**Current Value**

Year	Land	Building	Total Value
2020	15,000		15,000
2021	15,000		15,000
2022	15,000		15,000

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
08/24/22	13,000,000	2-Land And Building	M-Sale Involving Multiple Parcels		LD-Limited Warranty Deed	INDUSTRIAL ATTITUDE LLC
07/06/17	7,700,000	2-Land And Building	M-Sale Involving Multiple Parcels	639/ 1430	LD-Limited Warranty Deed	ATTITUDE LIMITED
12/26/97	600,000	1-Land Only	U-Not Validated		WD-Warranty Deed	CRAWFORD EDWARD F

**Entrance Information**

Date	ID	Entry Code	Source
06/04/13	RBT	3-Info At Door	3-Other
09/25/13	SH	6-Occupant Not Home	3-Other

**Property Notes**  
Note Codes:

Situs : CHAMBERLAIN BLVD

Parcel Id: 12-128-00-042-00

LUC: 340

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

**Dwelling Information**

Valuation Method	Total Rooms
Override Model	Dining Rooms
Story Height	Bedrooms
Construction	Family Rooms
Style	Full Baths
Year Built	Half Baths
Eff Year Built	Addl. Fixtures
Year Remodeled	Total Fixtures
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level	T3 Rec Rm Area
Heating	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area
System	WBFP Stacks
Attic	WBFP Openings
Phy. Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade	Cost & Design <sup>0</sup>
CDU	Functional
% Good Ovr	Economic
% Complete	NBHD Fact
GRM Econ Rents	GRM Factor
GRM Units	GRM Value

**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
------	-----	-----	-----	-----	------	--------	--------	-------	-------	-----	-------

**Dwelling Computations**

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
	Adj Factor
Subtotal	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
Dwelling Notes	

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
----	-----------	--------	--------	------	------	----	-----	-------	----	----	----	-------	-------

**Condominium / Mobile Home Information**

Complex #	Level	MH Make
Type	Elevator	MH Model
Unit No	Location	Serial#
Condo Style	View	MH Title#
Cmplx Name		Park Code

**Misc & Gross Bulding Values**

Misc Building No	Misc Adjusted Value
Gross Building:	

**Situs : CHAMBERLAIN BLVD****Parcel Id: 12-128-00-042-00****LUC: 340****Card: 1 of 1****Tax Year: 2023****Printed: 04/01/24****Comments**

<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
3	FLD	DC	REV14 - INDUSTRIAL REPORT - CHG PROP & LOC FACTS - ADD TIEBACK
2	FLD	DC	REV14 - NVC
1	FLD	RV	19990825 C#01 - SEE INDUSTRIAL REPORT.

Situs : CHAMBERLAIN BLVD

Parcel Id: 12-128-00-042-00

LUC: 340

Card: 1 of 1

Tax Year: 2023

Printed: 04/01/24

PAGE LEFT BLANK INTENTIONALLY

**Situs : 1500 CHAMBERLAIN BLVD**

**Map ID: 12-128-00-043-00**

**LUC: 340**

Card: 1 of 1

Tax Year: 2023

Printed: April 1, 2024

**CURRENT OWNER**  
SPIRIT REALTY LP  
2727 NORTH HARWOOD SUITE 300  
DALLAS TX 75201  
  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 128-00 043-00  
Class I  
Living Units  
Neighborhood 8840C  
Alternate Id  
District  
Zoning



**Property Notes**  
Note Codes:

Land Information				
Type	Size	Influence Factors	Infl %	Value
1-Primary Site	AC 9.4870			142,310
0-Right Of Way	AC .5330			
Total Acres: 10.02		Legal Acres: 10.02		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	49,810	142,300	142,300	142,300	0
<b>Building</b>	807,730	2,307,800	2,307,800	3,205,800	0
<b>Total</b>	857,540	2,450,100	2,450,100	3,348,100	0
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	1-COST APPROACH				

Entrance Information			
Date	ID	Entry Code	Source
08/12/21	SY	3-Info At Door	3-Other
09/25/13	SH	6-Occupant Not Home	3-Other
06/04/13	RBT	3-Info At Door	3-Other

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status
09/22/20	C20200085	573,243		Commercial Roof/Replacement (Close Permit	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
08/24/22	13,000,000	2-Land And Building	M-Sale Involving Multiple Parcels		LD-Limited Warranty Deed	INDUSTRIAL ATTITUDE LLC
07/06/17	7,700,000	2-Land And Building	M-Sale Involving Multiple Parcels	639/ 1430	LD-Limited Warranty Deed	ATTITUDE LIMITED
12/26/97	600,000	2-Land And Building	U-Not Validated		WD-Warranty Deed	CRAWFORD EDWARD F

**Property Factors**  
**Topo:** 2-Level  
**Utilities:** 6-All  
**Street/Road:** 0-Paved  
**Traffic:** 3-Nominal  
**Location:** 8-Industrial Site  
**Spot Loc:**

**Legal Description**  
**Parcel TieBack:** 121280004100  
**Legal Descriptions:** 1 THRU 8 SEAWAY  
**Addl.TieBack:** N

Inspection Witnessed By \_\_\_\_\_

Situs : 1500 CHAMBERLAIN BLVD

Parcel Id: 12-128-00-043-00

LUC: 340

Card: 1 of 1

Tax Year: 2023

Printed: April 1, 2024

Building Information	
Year Built/Eff Year	1963 /
Building #	1
Structure Type	401-Mfg/Processing
Identical Units	1
Total Units	
Grade	C-2
# Covered Parking	
# Uncovered Parking	
DBA	GEN ALUM / INDEPENDANT CAI

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stp	IU	Line	Type	+/-	Meas1	Meas2	# Stp	IU

Interior/Exterior Information																
Line	Lvl	Fr - To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	%Comp	%Rent
1	01	01	2,500	165	082-Multi-Use Offic	12	01-Brick Ve	2-Fire Resistant	100	2-Normal	1-Hot Air	1-Central	2-Normal	3	3	
2	01	01	41,600	840	044-Utility Shop	18	03-Concrete	2-Fire Resistant	100	2-Normal	3-Unit Heat	0-None	2-Normal	3	3	
3	01	01	24,000	440	044-Utility Shop	18	03-Concrete	2-Fire Resistant	100	2-Normal	3-Unit Heat	0-None	2-Normal	3	3	
4	01	01	1,612	88	044-Utility Shop	16	07-Metal, Li	2-Fire Resistant	100	2-Normal	3-Unit Heat	0-None	2-Normal	3	3	
5	01	01	40,000	250	044-Utility Shop	18	03-Concrete	2-Fire Resistant	100	2-Normal	3-Unit Heat	0-None	2-Normal	3	3	
6	E1	E1	2,330	193	085-Enclosure	8	13-Enclosur	0-No Constr Code	100	2-Normal	3-Unit Heat	2-Unit	2-Normal	3	3	
7	01	01	95,000	1,500	044-Utility Shop	25	07-Metal, Li	2-Fire Resistant	100	2-Normal	3-Unit Heat	0-None	2-Normal	3	3	
8	01	01	2,368	138	045-Light Mfg/War	18	07-Metal, Li	2-Fire Resistant	100	2-Normal	3-Unit Heat	0-None	2-Normal	3	3	
9	01	01	3,990	149	082-Multi-Use Offic	14	03-Concrete	2-Fire Resistant	100	2-Normal	1-Hot Air	1-Central	2-Normal	3	3	

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	2,500	082-Multi-Use Office	30		33,210
2	41,600	044-Utility Shop	30		291,130
3	24,000	044-Utility Shop	35		194,500
4	1,612	044-Utility Shop	80		22,230
5	40,000	044-Utility Shop	40		353,290
6	2,330	085-Enclosure	40		13,710
7	95,000	044-Utility Shop	80		1,189,610
8	2,368	045-Light Mfg/Warehouse	80		31,370
9	3,990	082-Multi-Use Office	65		99,300

Outbuilding Data												
Line	Type	Yr Blt	Meas1	Meas2	Area	Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
2	CI1-Asph Pave	1963			30,000	C	1		A	A		30,000
3	CI2-Conc Pave	1963			38,000	C	1		A	A		49,400

Situs : 1500 CHAMBERLAIN BLVD

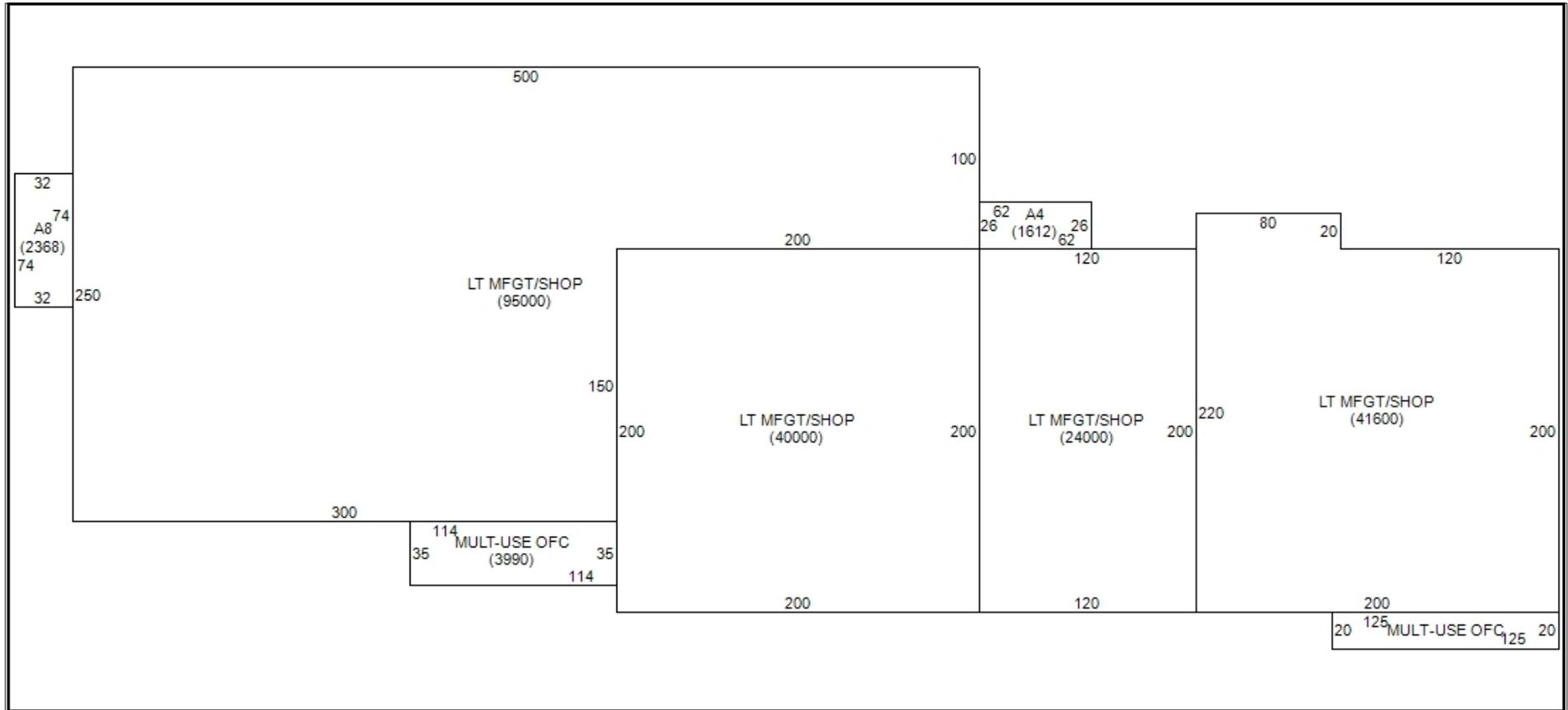
Parcel Id: 12-128-00-043-00

LUC: 340

Card: 1 of 1

Tax Year: 2023

Printed: April 1, 2024



Additional Property Photos



121280004300 10/23/2012



121280004300 10/23/2012



121280004300 10/23/2012

Situs : 1500 CHAMBERLAIN BLVD

Parcel Id: 12-128-00-043-00

LUC: 340

Card: 1 of 1

Tax Year: 2023

Printed: April 1, 2024

**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
07	S	001 07-Light Mfg-Whse-Strc	0	2,368	3.50	70	8,290	10	200	0	7,460	15			1,119	1,119	6,340
11	S	001 11-Enclosures	0	2,330	2.00		4,660	20		0	3,730	15			560	560	3,170
23	S	001 23-Multi Use Office	0	6,490	7.50	70	48,680	10	200	0	43,810	30			13,143	13,143	30,670
28	S	001 28-Utility Shop	0	202,212	4.00	70	808,850	10	200	0	727,970	18			131,035	131,035	596,940

**Apartment Detail - Building 1 of 1**

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income

**Building Cost Detail - Building 1 of 1**

<b>Total Gross Building Area</b>	213,400
<b>Replace, Cost New Less Depr</b>	2,228,350
<b>Percent Complete</b>	100
<b>Number of Identical Units</b>	1
<b>Economic Condition Factor</b>	
<b>Final Building Value</b>	2,228,350
<b>NBHD Fact</b>	1.0000
<b>Value per SF</b>	10.44

**Notes - Building 1 of 1**

--

**Income Summary (Includes all Building on Parcel)**

<b>Total Net Income</b>	637,120
<b>Capitalization Rate</b>	0.100000
<b>Sub total</b>	3,348,100
<b>Residual Land Value</b>	
<b>Final Income Value</b>	3,348,100
<b>Total Gross Rent Area</b>	213,400
<b>Total Gross Building Area</b>	213,400

**Misc & Gross Blding Values**

<b>Misc Building No</b>	<b>Misc Adjusted Value</b>
<b>Gross Building:</b>	

**Situs : 1500 CHAMBERLAIN BLVD**

**Parcel Id: 12-128-00-043-00**

**LUC: 340**

Card: 1 of 1

Tax Year: 2023

Printed: April 1, 2024

Comments			
Number	Code	Status	Comment
1	FLD	NC	19990716 C#01 - 20 X 24 2 STY ENCL IN ABATED ADDN-100% NAV 01/01/1999
2	FLD	NC	19990716 C#01 - CG 05/13/1999
3	FLD	RV	19990825 C#01 - SEE INDUSTRIAL REPORT-CRAWFORD CONTAINER CORPORATION.
6	FLD	NC	20080617 RB C#01 - 11/3/08 (DENNIS OSBORNE) 1 STY PRE-ENG MTL ADDNS (32X74)
7	FLD	NC	20080617 RB C#01 - TO BLDG 5 & (26X62) TO BLDG #3 100% 1/1/08
8	FLD	DC	REV14 - NVC - CORRECT OBY CODE 98 TO Z98
9	FLD	DC	REV14 - NO SPRINKLERS - MULTI-USE PROPERTY (TENANTS) - FINISHED AREA = 8820 SF
10	FLD	DC	REV14 - ADD BLDG/OBYS
11	FLD	DC	REV14 - INDUSTRIAL REPORT - CHG PROP & LOC FACTS - ADD BLDG/OBY'S/SKETCH
14	FLD		NEW ROOF MEMBRANE, NVC 1-1-21.

Situs : 1500 CHAMBERLAIN BLVD

Parcel Id: 12-128-00-043-00

LUC: 340

Card: 1 of 1

Tax Year: 2023

Printed: April 1, 2024

PAGE LEFT BLANK INTENTIONALLY



# Real Property Conveyance Fee Statement of Value and Receipt

DTE 100 Rev. 5/20

If exempt by Ohio Revised Code section 319.54(G)(3), use form DTE 100(EX).

TYPE OR PRINT ALL INFORMATION.

Type Instrument	LD	Tax list year	2022	County number	04	Tax. dist number	3020	Date	8/24/22
-----------------	----	---------------	------	---------------	----	------------------	------	------	---------

Property located in Conneaut City taxing district

Name on tax duplicate \_\_\_\_\_ Tax duplicate year \_\_\_\_\_

Acct. or permanent parcel no. 12-128-00-042-00, 12-128-00-043-00 Map book \_\_\_\_\_ Page \_\_\_\_\_

Description 1/2, 12-128-00-041-00 Platted \_\_\_\_\_ Unplatted \_\_\_\_\_

Auditor's comments: Split  New plat  New improvements  Partial value

C.A.U.V  Building removed  Other \_\_\_\_\_

Number	3417
No. of Parcels	3
DTE Code No.	340
Neigh. Code	
No. of Acres	
Land Value	40310
Bldg. Value	807730
Total Value	848040
DTE Use Only	
DTE Use Only	
DTE Use Only	
Consideration	1300000
DTE Use Only Valid sale	
1. Yes 2. No	
Receipt Number	1.50kb

### Grantee or Representative Must Complete All Questions in This Section. See instructions on reverse.

1. Grantor's name Industrial Attitude, LLC Phone (217) 342-4443

2. Grantee's name Spirit Realty, L.P. Phone (972) 478-1900

Grantee's address 2727 North Harwood, Suite 300, Dallas, TX 75201

3. Address of property 1049-1500 Chamberlain Boulevard Conneaut OH 44030

4. Tax billing address 2727 North Harwood, Suite 300, Dallas, TX 75201

5. Are there buildings on the land?  Yes  No If yes, check type:  
 1, 2 or 3 family dwelling  Condominium  Apartment: No. of units \_\_\_\_\_  
 Manufactured (mobile) home  Farm buildings  Other Commercial \_\_\_\_\_  
 If land is vacant, what is intended use? \_\_\_\_\_

6. Conditions of sale (check all that apply) Grantor is relative  Part interest transfer  Land contract   
 Trade  Life estate  Leased fee  Leasehold  Mineral rights reserved  Gift   
 Grantor is mortgagee  Other \_\_\_\_\_

7. a) New mortgage amount (if any).....\$ 13,000,000.00  
 b) Balance assumed (if any).....\$ 0.00  
 c) Cash (if any).....\$ \_\_\_\_\_  
 d) Total consideration (add lines 7a, 7b and 7c).....\$ 13,000,000.00  
 e) Portion, if any, of total consideration paid for items other than real property.....\$ 0.00  
 f) Consideration for real property on which fee is to be paid (7d minus 7e).....\$ 13,000,000.00  
 g) Name of mortgagee \_\_\_\_\_  
 h) Type of mortgage  Conv.  F.H.A.  V.A.  Other \_\_\_\_\_  
 i) If gift, in whole or part, estimated market value of real property.....\$ \_\_\_\_\_

8. Has the grantor indicated that this property is entitled to receive the senior citizen, disabled person or surviving spouse homestead exemption for the preceding or current tax year? Yes  No  If yes, complete form DTE 101.

9. Has the grantor indicated that this property qualified for current agricultural use valuation for the preceding or current tax year? Yes  No  If yes, complete form DTE 102.

10. Application for owner-occupancy (2.5% on qualified levies) reduction. (Notice: Failure to complete this application prohibits the owner from receiving this reduction until another proper and timely application is filed.) Will this property be grantee's principal residence by Jan. 1 of next year?  Yes  No If yes, is the property a multi-unit dwelling?  Yes  No

I declare under penalties of perjury that this statement has been examined by me and to the best of my knowledge and belief it is a true, correct and complete statement.

[Signature] February 4, 2022  
 Signature of grantee or representative Date

### Receipt for Payment of Conveyance Fee

The conveyance fee required by Ohio Revised Code section (R.C.) 319.54(G)(3) and, if applicable, the fee required by R.C. 322. in the total amount of \$ 52,000 has been paid by \_\_\_\_\_ and received by the \_\_\_\_\_ county auditor.

County auditor  
David Thomas

First American  
CK 1706176384 7/27

Date 8/24/22

**TRANSFERRED**  
Auditor, Ashtabula County, Ohio

AUG 24 2022

*Paul Thomas* 1.50



Doc ID: 0088314002 Type: G/I  
Kind: WARRANTY DEED  
Recorded: 08/24/2022 at 02:42:11 PM  
Receipt#: 2022-00008838  
Fee Amt: \$34.00 Page 1 of 2  
Ashtabula County, Ohio  
Barbara Schaab Recorder  
File# 2022-00008133

bk 779 pg 189-190

PRECISE TITLE  
PICK UP

In compliance with Sec. 319.202  
R.C. and Sec. (F) 319.54 R.C. \$ 13,000,000.<sup>00</sup>  
effective January 1<sup>st</sup>, 1968

*R*

**LIMITED WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT Industrial Attitude, LLC, an Illinois limited liability company, Grantor, of Effingham County, Illinois, for valuable consideration paid, grants, with limited warranty covenants, to Spirit Realty, L.P., a Delaware limited partnership, Grantee, whose tax mailing address is 2727 N. Harwood, Suite 300, Dallas, Texas 75201, certain real estate being more particularly described as follows:**

Situated in the City of Conneaut, County of Ashtabula, and State of Ohio, and being Sublot Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 of the Seaway Industrial Park Allotment as recorded in Volume 11 of Plata, Page 91 of Ashtabula County Records, be the same more or less, but subject to all legal highways.

Subject however, to those items listed on Exhibit A hereto.

Parcel Nos: 12-128-00-043-00 (Sublots 1, 2, 3, 4, 5, 6, 7, and 8);  
12-128-00-042-00 (Sublot 9); and 12-128-00-041-00 (Sublot 10).

Prior Reference: Official Records Book 639, Page 1261.



*NCS 1100908-PRV1*

WITNESS its hand this 1<sup>st</sup> day of February, 2022.

INDUSTRIAL ATTITUDE, LLC, BY  
AGRACEL, INC., ITS MANAGER

By   
Ryan Witges  
Its Chief Operating Officer

STATE OF Illinois, COUNTY OF Effingham, SS:

The foregoing instrument was acknowledged before me, this 1<sup>st</sup> day of February, 2022, by Ryan Witges, Chief Operating Officer of Agracel, Inc., Manager of Industrial Attitude, LLC. This is an acknowledgment certificate; no oath or affirmation was administered to the signer with regard to this notarial act.

"Official Seal"  
JASON RUNDE  
Notary Public, State of Illinois  
My Commission Expires 7/28/23

  
Notary Public

This Instrument Prepared By:

JOHNSON OLIVER & HOWARD LPA  
By: Stephen L. Oliver  
701 Sixth Street  
Post Office Box 1505  
Portsmouth, Ohio 45662



# Ashtabula County Auditor David Thomas

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

Spirit Realty LP  
2727 North Harwood Suite 300  
Dallas, TX 75201

April 9, 2024

## **Re: Notice of Complaint against the Valuation of Real Property**

BOR # 2023-0241  
Parcel #s 12-128-00-041-00, 12-128-00-042-00, 12-128-00-043-00

Property Owner,

In accordance with the Ohio Revised Code 5715.19, Section C, we are hereby notifying you that a complaint as to the assessment of real property was filed with the Ashtabula County Board of Revision for the parcels listed above, and assigned a case number.

As the property owner you have standing to file a counter-complaint with the Board of Revision. Attached is a copy of the original complaint, a complaint form for your use, and a copy of the Board's Practice and Procedures information. If you intend to challenge the school board's complaint you must file the counter-complaint within 30 days of receiving this notice.

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

ASHTABULA COUNTY  
25 W Jefferson Street  
Jefferson OH 44047-1092  
(440) 576-1484 Fax: (440) 576-3446

BOARD OF REVISION HEARING NOTICE TO  
ASHTABULA COUNTY PROPERTY OWNER OR HIS/HER AGENT

B.O.R. CASE NUMBER: 2023-0241

July 8, 2024

SPIRIT REALTY LP  
2727 NORTH HARWOOD SUITE 300  
DALLAS TX 75201

The Board, in accordance with Ohio Revised Code 5715.19, has scheduled a hearing on:

**August 14, 2024 at 10:30 AM**

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0241 filed for tax year 2023 by CONNEAUT AREA CITY SCHOOLS BOE and described as follows:

Parcel ID(s):

- 1) 12-128-00-041-00 located at CHAMBERLAIN BLVD, the market value is \$15,000. The market value sought is \$78,630.
- 2) 12-128-00-042-00 located at CHAMBERLAIN BLVD, the market value is \$15,000. The market value sought is \$78,630.
- 3) 12-128-00-043-00 located at 1500 CHAMBERLAIN BLVD, the market value is \$2,450,100. The market value sought is \$12,842,740.

You or a representative must appear at this hearing or the case will be dismissed.

If you have any questions, please call (440) 576-1484.

Ashtabula County Board of Revision

ASHTABULA COUNTY  
25 W Jefferson Street  
Jefferson OH 44047-1092  
(440) 576-1484 Fax: (440) 576-3446

BOARD OF REVISION HEARING NOTICE TO  
ASHTABULA COUNTY PROPERTY OWNER OR HIS/HER AGENT

B.O.R. CASE NUMBER: 2023-0241

July 8, 2024

CONNEAUT AREA CITY SCHOOLS BOE  
C/O KARRIE M KALAIL, ESQ.  
6480 ROCKSIDE WOODS BLVD SUITE 300  
CLEVELAND OH 44131

The Board, in accordance with Ohio Revised Code 5715.19, has scheduled a hearing on:

**August 14, 2024 at 10:30 AM**

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0241 filed for tax year 2023 by CONNEAUT AREA CITY SCHOOLS BOE and described as follows:

Parcel ID(s):

- 1) 12-128-00-041-00 located at CHAMBERLAIN BLVD, the market value is \$15,000. The market value sought is \$78,630.
- 2) 12-128-00-042-00 located at CHAMBERLAIN BLVD, the market value is \$15,000. The market value sought is \$78,630.
- 3) 12-128-00-043-00 located at 1500 CHAMBERLAIN BLVD, the market value is \$2,450,100. The market value sought is \$12,842,740.

You or a representative must appear at this hearing or the case will be dismissed.

If you have any questions, please call (440) 576-1484.

Ashtabula County Board of Revision

# HEARING MINUTES

---

Case Type CM

**The Hearing of Board of Revision Case 2023-0241, SPIRIT REALTY LP is being recorded and the date is 8/14/2024.**

## Board Members

**Auditor, David Thomas    Treasurer, Angie Maki Cliff    Commissioner, Kathryn Whittington**

Others present:

Jennifer Antoon, Attorney for Conneaut Area City Schools Board of Education

---

---

---

---

---

**Complainant Seeks: \$13,000,000**

**Subject Parcels: 121280004100, 121280004200, 121280004300**

**Auditor Value: \$2,480,100**

Hearing No # 2



ASHTABULA COUNTY  
Board of Revision  
25 W Jefferson Street  
Jefferson OH 44047-1092  
(440) 576-1484 Fax: (440) 576-3446

**Notice of Decision for BOR Case: 2023-0241**

SPIRIT REALTY LP  
2727 NORTH HARWOOD SUITE 300  
DALLAS TX 75201

Based on the decision of the Board of Revision, the County Auditor is hereby authorized to adjust the Tax List accordingly.  
**Result Below.**

An appeal from this decision may be filed with the County Board of Revision and with either the Board of Tax Appeals, per Ohio R.C. 5717.01 or the Court of Common Pleas, per Ohio R.C. 5717.05. Appeals must be filed within thirty (30) days of the postmark of this Notice of Decision.

PARCEL	CLASS	TAXING DISTRICT	TAX YEAR
12-128-00-041-00	340-LT MFG 0-10%OFF	12-CONNEAUT CITY-CONNEAUT CSD	2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>
<b>Original Value:</b>	\$15,000	\$0	\$15,000
<b>Adjustment:</b>	\$0	\$0	\$0
<b>New Value:</b>	\$15,000	\$0	\$15,000
<b>RESULT: VLI - VALUE INCREASE. AGREE TO SCHOOL BOARD COMPLAINT BASED ON THE RECENT SALE</b>			
PARCEL	CLASS	TAXING DISTRICT	TAX YEAR
12-128-00-042-00	340-LT MFG 0-10%OFF	12-CONNEAUT CITY-CONNEAUT CSD	2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>
<b>Original Value:</b>	\$15,000	\$0	\$15,000
<b>Adjustment:</b>	\$0	\$0	\$0
<b>New Value:</b>	\$15,000	\$0	\$15,000
<b>RESULT: VLI - VALUE INCREASE.</b>			
PARCEL	CLASS	TAXING DISTRICT	TAX YEAR
12-128-00-043-00	340-LT MFG 0-10%OFF	12-CONNEAUT CITY-CONNEAUT CSD	2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>
<b>Original Value:</b>	\$142,300	\$2,307,800	\$2,450,100
<b>Adjustment:</b>	\$0	\$10,519,900	\$10,519,900
<b>New Value:</b>	\$142,300	\$12,827,700	\$12,970,000
<b>RESULT: VLI - VALUE INCREASE.</b>			

  
Board of Revision

ASHTABULA COUNTY  
Board of Revision  
25 W Jefferson Street  
Jefferson OH 44047-1092  
(440) 576-1484 Fax: (440) 576-3446

**Notice of Decision for BOR Case: 2023-0241**

CONNEAUT AREA CITY SCHOOLS BOE  
C/O KARRIE M KALAIL, ESQ.  
6480 ROCKSIDE WOODS BLVD SUITE 300  
CLEVELAND OH 44131

Based on the decision of the Board of Revision, the County Auditor is hereby authorized to adjust the Tax List accordingly. **Result Below.**

An appeal from this decision may be filed with the County Board of Revision and with either the Board of Tax Appeals, per Ohio R.C. 5717.01 or the Court of Common Pleas, per Ohio R.C. 5717.05. Appeals must be filed within thirty (30) days of the postmark of this Notice of Decision.

PARCEL	CLASS	TAXING DISTRICT		TAX YEAR
12-128-00-041-00	340-LT MFG 0-10%OFF	12-CONNEAUT CITY-CONNEAUT CSD		2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>	
<b>Original Value:</b>	\$15,000	\$0	\$15,000	
<b>Adjustment:</b>	\$0	\$0	\$0	
<b>New Value:</b>	\$15,000	\$0	\$15,000	
<b>RESULT: VLI - VALUE INCREASE. AGREE TO SCHOOL BOARD COMPLAINT BASED ON THE RECENT SALE</b>				
PARCEL	CLASS	TAXING DISTRICT		TAX YEAR
12-128-00-042-00	340-LT MFG 0-10%OFF	12-CONNEAUT CITY-CONNEAUT CSD		2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>	
<b>Original Value:</b>	\$15,000	\$0	\$15,000	
<b>Adjustment:</b>	\$0	\$0	\$0	
<b>New Value:</b>	\$15,000	\$0	\$15,000	
<b>RESULT: VLI - VALUE INCREASE.</b>				
PARCEL	CLASS	TAXING DISTRICT		TAX YEAR
12-128-00-043-00	340-LT MFG 0-10%OFF	12-CONNEAUT CITY-CONNEAUT CSD		2023
	<b>LAND</b>	<b>IMPR</b>	<b>TOTAL</b>	
<b>Original Value:</b>	\$142,300	\$2,307,800	\$2,450,100	
<b>Adjustment:</b>	\$0	\$10,519,900	\$10,519,900	
<b>New Value:</b>	\$142,300	\$12,827,700	\$12,970,000	
<b>RESULT: VLI - VALUE INCREASE.</b>				

Board of Revision