

NOTICE OF APPEAL TO THE BOARD OF TAX APPEALS FROM A DECISION OF A COUNTY BOARD OF REVISION

READ IMPORTANT FILING INFORMATION ON BACK BEFORE COMPLETING THIS FORM

BOR Case No. **2024-0037**

AFLI3

Appellant, (Please Print)

v.

AUDITOR/FISCAL OFFICER AND THE BOARD OF REVISION OF

Ashtabula County, Ohio, and
Ashtabula City School District Board of Education

FILED ON
For BTA Use
JUL 14 2025
Ashtabula County
Board of Revision
BTA Case No.

Appellee(s). (All other parties to the appeal)

Appellant appeals a Board of Revision (BOR) decision mailed on (date) **6/17/2025** for tax year **2024**. (Attach decision copy).

Property Owner's name **AFLI3**

Property Owner's address **Stephen Polter, Esq Polter Law Group 2600 W Big Beaver, Ste L100 Troy, MI 48084**

1st Parcel

2nd Parcel

3rd Parcel

Parcel (or registration) No.	053040002500		
Parcel's Address – Street	1115 W Prospect Rd		
City, State Zip	Ashtabula, OH 44004		
Parcel's School District	Ashtabula CSD		
Appellant's Opinion of Parcel's Market Value	\$800,000		

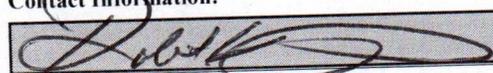
Evidence supporting opinion of market value: **Economic valuation based on gross or net income. Recent arm's length sale of property.**
(Arm's-length sale of the subject, a qualifying appraisal, or some other evidence – describe)

Appeal of a BOR decision starts a formal adjudication process often involving lawyers, discovery, motions and expert witness (appraiser) testimony. The Small Claims Option avoids much of the formality and resolves simple disputes quickly and inexpensively. More information is in the form instructions.

Small Claims Option (Check One): YES NO Small claims involve simple disputes that can be resolved quickly and inexpensively. Most residential property qualifies for the small claims option but taxpayer consent is required because decisions have no precedential value, they are final for all parties and cannot be appealed. More information is provided in the instruction portion of this form. By electing to have your appeal resolved as a small claim, you understand and agree to these conditions.

Request Hearing (Check One): YES NO All evidence is required to be presented to the BOR, a record of which is transmitted to the BTA for consideration. BTA hearings are therefore unnecessary unless new evidence has become available since the BOR proceedings. If a BTA hearing is scheduled, it will be held in the BTA's offices in Columbus, OH, and your appeal may be dismissed if you do not attend or if you fail to provide prior notice of your intent not to attend. Hearings for small claims, if requested, will be an informal, non-record hearing conducted by telephone only.

Contact Information:



Appellant or Representative (signature)

Sleggs, Danzinger & Gill Co LPA, Robert K. Danzinger (0059985)

Print Name and Title of Representative

820 W. Superior Avenue, 7th Floor

Mailing Address

Cleveland OH 44113

City State Zip

rdanzinger@sdglegal.net

Email Address

(216) 771-8990

Phone Number

(216) 771-8992

Fax Number (If any)

July 14, 2025

Date

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: 2024-0037

AFLI3 LLC
 C/O ROBERT K. DANZINGER, ESQ.
 820 W SUPERIOR AVE 7TH FL
 CLEVELAND OH 44113

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

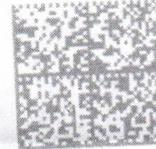
An appeal from this decision may be filed with the County Board of Revision and with either the Board of Tax Appeals, per Ohio R.C. 5717.01 or the Court of Common Pleas, per Ohio R.C. 5717.05. Appeals must be filed within thirty (30) days of the postmark of this Notice of Decision.

ARCEL	CLASS	TAXING DISTRICT	TAX YEAR
5-304-00-025-00	420-SMALL DET RETL	05-ASHTABULA TWP-ASH CITY/ASH CSD	2024
	LAND	IMPR	TOTAL
Original Value:	\$341,900	\$942,900	\$1,284,800
Adjustment:	\$0	\$0	\$0
New Value:	\$341,900	\$942,900	\$1,284,800

RESULT: NVC - NO VALUE CHANGE. THE BOARD LACKS JURISDICTION OVER THE COMPLAINT THAT WAS FILED BY AN ATTORNEY NOT LICENSED TO PRACTICE LAW IN THE STATE OF OHIO

Ashtabula County Auditor
 25 West Jefferson Street
 Jefferson, Ohio 44047

FIRST-CLASS

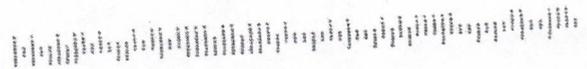


US POSTAGE
 ZIP 44047 \$ 000.69⁰
 02 7W
 0008040768 JUN 17 2025

AFLI3 LLC
 C/O Robert K. Danzinger, ESQ.
 820 W Superior Ave 77th FL
 Cleveland Ohio, 44113

EXHIBIT A

44113\$1807 C017

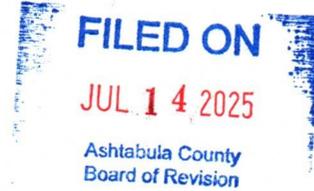


T 13748.24



Sleggs, Danzinger & Gill, Co., LPA

July 14, 2025



VIA CERTIFIED MAIL

Ashtabula County Board of Revision
25 W. Jefferson Street
Jefferson, OH 44047

RE: AFLI3 vs. Ashtabula County Board of Revision, et al.
Board of Revision Complaint No. 2024-0037
Permanent Parcel No. 053040002500

Dear Board Members:

Enclosed herewith please find one (1) Notice of Appeal to be filed on behalf of the above-captioned Appellant.

Please notify the undersigned of receipt of this appeal and send all docketing information for the above-captioned matter in your usual manner.

Please do not forward a copy to The Board of Tax Appeals. This appeal has been filed with the BTA electronically.

Very truly yours,

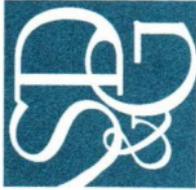
SLEGGs, DANZINGER & GILL CO., LPA

Robert K. Danzinger
Attorney for Appellant

RKD:jrf
Enclosures

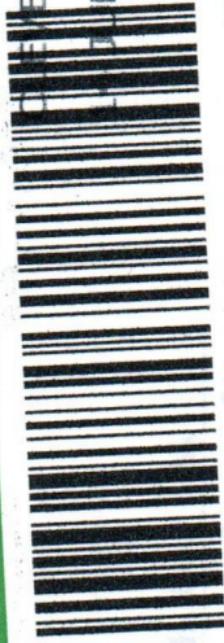
CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 2924 6128 92

T13748-24
S:\WPDocs\APPEAL13748-24APLC.doc



Sleggs, Danzinger & Co.
820 West Superior Avenue, Se

CERTIFIED MAIL



9589 0710 5270 2924 6128 92

JEFFERSON OH 440

JUL 14 2025 PM 8 L

FIRST-CLASS



US POSTAGE ^{IM}PITNEY BOWES



ZIP 44113 **\$ 010.44⁰**
02 7H
0006080054 JUL 14 2025

FILED ON

JUL 14 2025

Ashtabula County
Board of Revision

VIA CERTIFIED MAIL

Ashtabula County Board of Revision
25 W. Jefferson Street
Jefferson, OH 44047



44047-109299