

Tax year 2024

BOR no. 0023

MAR 05 2025

DTE 1 Rev. 12/22

County Ashtabula

Date received \_\_\_\_\_

Ashtabula County Board of Revision

### Complaint Against the Valuation of Real Property

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.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	SURE FIRE GROUP, LLC	2334 Lake Avenue, Ashtabula, Ohio 44004	
2. Complainant if not owner			
3. Complainant's agent	Christopher Altier, Esq.	3503 Carpenter Road, Ashtabula, Ohio 44004	
4. Telephone number and email address of contact person	440-964-2700 caltierlaw@gwcmail.net		
5. Complainant's relationship to property, if not owner	Attorney		
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
See Attached Sheet	3201-3315 North Ridge Road E, Ashtabula, Ohio 44004		
7. Principal use of property	commercial rental		
8. 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
See attached sheet	2,500,000.00	5,187,600.00	2,687,600.00
9. The requested change in value is justified for the following reasons:			
Purchase Price and Income and Expenses Statement			

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale 8/23/2023 and sale price \$ 2,500,000.00 ; and attach information explained in "Instructions for Line 10" on back.

11. 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.

12. If any improvements were completed in the last three years, show date \_\_\_\_\_ and total cost \$ \_\_\_\_\_.

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 R.C. section 5715.19(A)(2) for a complete explanation.

- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my 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 2/25/2025 Complainant or agent (printed) Christopher Altier title (if agent) Attorney

Complainant or agent (signature) Christopher Altier

Sworn to and signed in my presence, this 25 day of February 2025  
(Date) (Month) (Year)

Notary Janice K. Boyle



JANICE K. BOYLE  
NOTARY PUBLIC - OHIO  
MY COMMISSION EXPIRES  
03-25-27

SURE FIRE GROUP, LLC  
2334 Lake Avenue  
Ashtabula, Ohio 44004

**Complaint Against the Valuation of Real Property**

Tax year \_\_\_\_\_

BOR No. \_\_\_\_\_

County Ashtabula

Date Received \_\_\_\_\_

Section # 7 and Section # 9

Parcel Number	Address
03-052-00-002-00	3201 North Ridge Road E., Ashtabula, Ohio 44004
03-052-00-002-03	3315 North Ridge Road E., Ashtabula, Ohio 44004
03-052-00-002-04	North Ridge Road E., Ashtabula, Ohio 44004
03-052-00-003-02	North Ridge Road E., Ashtabula, Ohio 44004
03-052-00-003-11	North Ridge Road E, Ashtabula, Ohio 44004
03-052-00-004-00	3315 North Ridge Road E., Ashtabula, Ohio 44004
03-052-00-004-01	3315 North Ridge Road E., Ashtabula, Ohio 44004
03-052-00-004-02	North Ridge Road E., Ashtabula, Ohio 44004
03-052-00-004-06	3315 North Ridge Road E., Ashtabula, Ohio 44004
03-052-00-005-00	North Ridge Road R, Ashtabula, Ohio 44004

Complainant's Opinion of Value of above parcels - \$2,500,000.00