

2024 0031 FILED ON

Tax year 2023 BOR no. 2023-0244 DTE 1  
 County Ashtabula Date received 11/20/2004 Rev. 08/21  
MAR 18 2025

## 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.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	SPIRIT REALTY LP	1500 Chamberlain Blvd Conneaut OH 44030	
2. Complainant if not owner	General Aluminium Mfg. Co.		
3. Complainant's agent	Kevin Kaminsky	5159 South Prospect Ravenna OH 44266	
4. Telephone number of contact person	(330) 298-7238		
5. Email address of complainant	KKaminsky@Angstrom-usa.com		
6. Complainant's relationship to property, if not owner	Director of Finance		
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill	Address of property		
12-128-00-043-00	1500 Chamberlain Blvd. Conneaut OH 44030		
8. Principal use of property	Manufacturing		
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
12-128-00-043-00	2,450,100	12,970,000	10,519,900
10. The requested change in value is justified for the following reasons: Property was over valued during the sale of property to new owners. Property value based off selling price without an updated appraisal.			

11. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale 08/24/2022 and sale price \$ 12,827,700.00 ; 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 \_\_\_\_\_ and total cost \$ \_\_\_\_\_
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.
- 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.

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 03/17/2025 Complainant or agent *Kevin Kaminsky* Signature \_\_\_\_\_ Title (if agent) Director of Finance