

Tax Year 2024

BOR No. 0031 FILED ON

DTE I
Rev. 12/22

County ASHTABULA

Date Received: APR 08 2025

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

Name	Street Address, City, State, Zip Code
1. Owner of Property Spirit Realty LP	1500 Chamberlain Blvd., Conneaut, OH 44030
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.	5005 Rockside Road, Suite 840, 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
12-128-00-043-00	1500 Chamberlain Blvd.

7. Principal use of property: Industrial Manufacturing

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
12-128-00-043-00	\$12,970,000	\$12,970,000	+\$0

9. The requested change in value is justified for the following reasons:

Fair Market Value as determined by County is supported.

10. Was property sold in the last 3 years? Yes No Unknown If yes, show date of sale N/A and sale price \$ N/A; 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; 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 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 April 7, 2025 Complainant or Agent /s/ Karrie M. Kalail

Title (if agent) Attorney

Sworn to and signed in my presence, this 7th day of April

year 2025



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

Beth May Jones
Notary Public