



**Ashtabula County Auditor**  
**Scott Yamamoto**  
25 W. Jefferson St.  
Jefferson, OH 44047  
Phone: (440) 576-3793

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Spirit Realty LP  
5159 S. Prospect  
Ravenna, OH 44266

April 14, 2025

**RE:** Counter-Complaint filed on parcel # 12-128-00-043-00 CASE #2024-0031

Mr. Kaminsky,

In accordance with the Ohio Revised Code 5715.19, Section B, the County Auditor shall give notice to the Board of Education of the potentially affected school district for each complaint in which the stated request for change seeks a decrease in market value of \$50,000 or more; the equivalent of \$17,500 or more in taxable value. The school board then has the opportunity to file a counter-complaint against the value stated in the original complaint, and upon said filing shall be made a party to the complaint.

This letter is notification of receipt of a counter-complaint filed against the value of your original complaint, numbered 2024-0031, with the Ashtabula County Board of Revision. The counter-complaint was filed on 04/08/2025, by Conneaut Area City Schools Board of Education for tax year 2024. Attached is a copy of the counter-complaint filed. You will be notified 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,

Scott Yamamoto  
Secretary of the Board of Revision

Tax Year 2024

BOR No. 0031 FILED ON

DTE I  
Rev. 12/22

County ASHTABULA

Date Received: APR 08 2025

COPY

**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 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 Jonas  
Notary Public