

Tax Year 2024BOR No. 0032

FILED ON

DTE 1

Rev. 12/22

County ASHTABULADate Received: APR 14 2025Ashtabula County
Public Auditor's Office**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	Trisina LLC	Tom Buntic, 9297 Canterbury Lane, Mentor, OH 44060
2. Complainant if not Owner	Board of Education of the Jefferson Area Local School District	121 South Poplar St., Jefferson, OH 44047
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
26-021-00-062-01	5 East Ashtabula Street
26-021-00-063-00	N. Chestnut Street

7. Principal use of property: Retail, Commercial Vacant Land

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
26-021-00-062-01	\$1,250,600	\$1,250,600	+\$0
26-021-00-063-00	\$152,800	\$152,800	+\$0
TOTAL	\$1,403,400	\$1,403,400	+\$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;☐ A substantial improvement was added to the property;☐ The property lost value due to a casualty;☐ 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 8, 2025Complainant or Agent Karrie M. KalailTitle (if agent) AttorneySworn to and signed in my presence, this 8th day of Aprilyear 2025BETH MAY JONAS
Notary Public
State of Ohio
My Comm. Expires
October 11, 2027Beth May Jonas
Notary Public