



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

AFLI3 LLC
c/o Stephen Polter, Esq.
2600 W. Big Beaver, Suite L100
Troy, MI 48084

April 14, 2025

RE: Counter-Complaint filed on parcel # 05-304-00-025-00 CASE #2024-0037

Mr. Polter,

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 2024-0037, with the Ashtabula County Board of Revision. The counter-complaint was filed on 04/02/2025, by Ashtabula 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

COPY

Tax year 2024 BOR no. 0037 FILED ON APR 02 2025
County Ashtabula Date received _____
Rev. 08/21

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing form. Ashtabula County Board of Revision

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	AFLI3	2131 19 Ave., San Francisco, CA
2. Complainant if not owner	Ashtabula Area City Schools	6610 Sanborn Road, Ashtabula, OH 44004
3. Complainant's agent	Jason L. Fairchild, Esq.	4810 State Road, Ashtabula, OH 44004
4. Telephone number of contact person	(440) 998-6835	
5. Email address of complainant	jfairchild@andrewspontius.com	
6. Complainant's relationship to property, if not owner	Board of Education	

If more than one parcel is included, see "Multiple Parcels" on back.

7. Parcel numbers from tax bill	Address of property
053040002500	1115 W. Prospect Rd., Ashtabula

8. Principal use of property Commercial

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
053040002500	1,280,000	1,280,000	0

10. The requested change in value is justified for the following reasons:
The Ashtabula Area City Schools Board of Education requests the Auditor's value be upheld.

11. Was property sold within the last three years? Yes No Unknown If yes, show date of sale _____ and sale price \$ _____ ; 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.
- 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 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 4-2-25 Complainant or agent J. L. Fairchild Title (if agent) _____ Attorney _____
Signature Jason L. Fairchild 0079939