

Tax year 2024

BOR no. 0039

FILED ON

DTE 1
Rev. 08/21

County Ashtabula

Date received MAR 28 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	RS Saybrook LLC	3713 Winding Brook Circle, Rochester Hills, MI 48309	
2. Complainant if not owner			
3. Complainant's agent	James V. Aveni, Esq.	737 Bolivar Rd, Suite 270, Cleveland, OH 44115	
4. Telephone number of contact person	(440) 266-7784		
5. Email address of complainant	javeni@sikoralaw.com		
6. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill	Address of property		
48-024-00-023-00	3381 Austinburg Rd., Saybrook, Ohio		
8. Principal use of property	Vacant land for future development		
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
48-024-00-023-00	\$405,700.00	\$675,700.00	(\$270,000.00)
10. The requested change in value is justified for the following reasons: The current valuation includes a \$270,000.00 value attributed to an 18-hole golf course at the property. Owner has not operated the former golf course at the property since its purchase in 2022. The former clubhouse was split and sold in December of 2023.			

11. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 12/07/2023 and sale price \$ 225,000.00 ; 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.
- 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 03/28/2025 Complainant or agent James V. Aveni Title (if agent) Attorney
Signature