

Clear Form

Tax year 2024

BOR no. 0043

FILED ON

DTE 1
Rev. 12/22

County Ashtabula

Date received MAR 21 2025

Complaint Against the Valuation of Real Property

Ashtabula County
Board of Revision

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	Mailing address, City, State, ZIP code	
1. Owner of property	Resolution Senior LP	330 W Spring St, Ste 430, Columbus, OH 43215	
2. Complainant if not owner			
3. Complainant's agent	Tim Pirtle	2929 Kenny Rd., Suite 280 Columbus, OH 43221	
4. Telephone number and email address of contact person	614 340 7323 timpirtle@aol.com		
5. Complainant's relationship to property, if not owner	If more than one parcel is included, see "Multiple Parcels" Instruction.		
6. Parcel numbers from tax bill	Address of property		
03-013-00-037-05	3917 Resolution Avenue, Ashtabula, OH 44004		
7. Principal use of property	LIHTC - Rent Restricted Apartments		
8. 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
03-013-00-037-05	935,600	1,800,100	- 864,500
9. The requested change in value is justified for the following reasons:	Income of property, 5715.01(A)(4) statutory formula, LIHTC low income housing, rent restricted income approach to value.		

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 8-11-2022
and sale price \$ 191,250 ; and attach information explained in "Instructions for Line 10".

11. 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.

12. If any improvements were completed in the last three years, show date various and total cost \$ various

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 R.C. section 5715.19(A)(2) for a complete explanation.

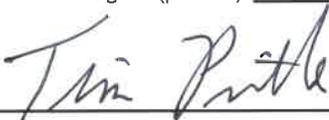
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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 3-21-25 Complainant or agent (printed) Tim Pirtle Title (if agent) Lawyer

Complainant or agent (signature) 

Sworn to and signed in my presence, this 21st day of March 2025
(Date) (Month) (Year)

Notary 



SANJAY K. BHATT, ESQ.
ATTORNEY AT LAW
NOTARY PUBLIC
STATE OF OHIO
Sec 147.03 O.R.C.

**TIMOTHY A. PIRTLE
ATTORNEY AT LAW**

2929 KENNY ROAD, SUITE 280
COLUMBUS, OHIO 43221
614 340-7323 / 340-7324 FAX
timpirtle@aol.com
ALSO ADMITTED IN FLORIDA AND ARIZONA

March 20, 2025

Ashtabula County Board of Revision
25 West Jefferson Street
Jefferson, OH 44047

Re: Resolution Senior LP

Dear Ashtabula County Board of Revision:

Enclosed please find a DTE 1, complaint against the valuation of real property, for Resolution Senior LP. Also included are a settlement statement, a notification package from the owner, and a certified receipt indicating the package was submitted in February of 2024.

Also enclosed are a copy of the complaint and a SASE. Please mail a date-stamped copy of the complaint to me.

If there are any questions please contact me.

Thank you for your consideration in this matter.

Sincerely,

/s/ Tim Pirtle

Timothy A. Pirtle

9589 0710 5270 1116 4604 33

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

JEFFERSON, OH 44047

Certified Mail Fee \$4.40

Postage \$2.35

Return Receipt (electronic) \$0.00

Carrier Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Postman Here

02/27/2024

42167

Sent to: Ashtabula County Auditor
 25 W. Jefferson St.
 Jefferson, OH 44047

Do Not Remove This Receipt From Mailbox. See Reverse for Instructions.

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Tracking Number:

9589071052701116460433

Copy Add to Informed Delivery

Latest Update

Your item was delivered to an individual at the address at 9:29 am on March 1, 2024 in JEFFERSON, OH 44047.

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Remove X

- Delivered**
 Delivered, Left with Individual
 JEFFERSON, OH 44047
 March 1, 2024, 9:29 am
- Out for Delivery**
 JEFFERSON, OH 44047
 March 1, 2024, 6:07 am
- Arrived at Post Office**
 JEFFERSON, OH 44047
 March 1, 2024, 7:56 am
- In Transit to Next Facility**
 February 29, 2024
- Arrived at USPS Regional Facility**
 CLEVELAND OH DISTRIBUTION CENTER
 February 28, 2024, 1:28 pm
- Arrived at USPS Regional Origin Facility**
 COLUMBUS OH DISTRIBUTION CENTER
 February 27, 2024, 10:38 pm
- Departed Post Office**
 COLUMBUS, OH 43216
 February 27, 2024, 4:43 pm
- USPS in possession of item**
 COLUMBUS, OH 43216
 February 27, 2024, 3:24 pm
- Hide Tracking History**