

Tax year ~~2024~~ 2025

BOR no. 0039

DTE 1
Rev. 2/22
FILED ON

County Ashtabula

Date received

MAR 24 2026

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.

T13748-A-24	Name		Street address, City, State, ZIP code	
1. Owner of property	AFLI3		Stephen Polter, Esq Polter Law Group 2600 W Big Beaver, Ste L100 Troy, MI 48084	
2. Complainant if not owner	N/A			
3. Complainant's agent	Robert K. Danzinger Sleggs, Danzinger & Gill Co., LPA		820 W. Superior Ave., 7 th Floor Cleveland, OH 44113	
4. Telephone number and email address of contact person (216) 771-8990 jfisher@sdglegal.net				
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		
053040002500		1115 W Prospect Rd		
		Ashtabula		
7. Principal use of property small retail				
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	
053040002500	900,000	1,284,800	-384,800	
9. The requested change in value is justified for the following reasons: Refiling of 2024 tax year complaint under R.C. 5715.19(A)(3). Prior complaint dismissed as unauthorized practice of law.				

10. 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 10" on back.

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. N/A

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

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.
- Prior complaint for Tax Year 2024 dismissed-unauthorized practice of law

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 3-22-26 Complainant or agent (printed) Robert K. Danzinger Title (if agent) Attorney

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 22nd day of March 2026
(Date) (Month) (Year)

Notary [Signature]



JENNIFER FISCHER
Notary Public, State of Ohio
My Commission Expires:
October 13, 2030



March 24, 2026

VIA CERTIFIED MAIL

Ashtabula County Auditor
25 West Jefferson Street
Jefferson, Ohio 44047-1092

RE: **2025 Real Estate Tax Complaint**

AFLI3
PPN: 053040002500
Our File No. T13748-25

Dear Auditor:

Enclosed please find one (1) Complaint as to the Assessment of Real Property to be filed in connection with the above-captioned property. Also enclosed is a copy of the Complaint to be date-stamped and returned to the undersigned in the postage prepaid envelope provided.

If you should have any questions, please do not hesitate to contact me.

Very truly yours,

SLEGGs, DANZINGER & GILL CO., LPA

Robert K. Danzinger

Robert K. Danzinger

RKD:jrf
Enclosures

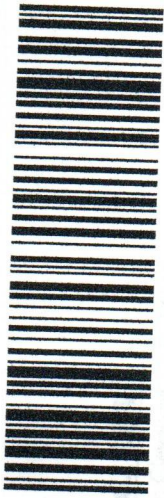
CERTIFIED MAIL
RETURN RECEIPT REQUESTED
9589 0710 5270 2924 6124 89

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Sleggs, Danzinger & Gi
820 West Superior Avenue, Seventh

CERTIFIED MAIL®



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FIRST-CLASS



US POSTAGE TM PITNEY BOWES

ZIP 44113
02.7H
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\$ 010.730
MAR 24 2026

VIA CERTIFIED MAIL

Ashtabula County Auditor
25 West Jefferson Street
Jefferson, Ohio 44047-1092

4404781092 C001

