



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 22<sup>nd</sup> 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

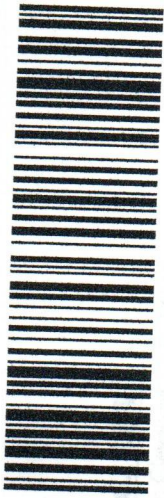
CERTIFIED MAIL  
RETURN RECEIPT REQUESTED  
9589 0710 5270 2924 6124 89

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**Sleggs, Danzinger & Gi**  
820 West Superior Avenue, Seventh

**CERTIFIED MAIL®**



9589 0710 5270 2924 6124 89

FIRST-CLASS



US POSTAGE TM PITNEY BOWES

ZIP 44113  
02.7H  
0006080054

\$ 010.730  
MAR 24 2026

**VIA CERTIFIED MAIL**

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

4404781092 C001



**Situs : 1115 PROSPECT (USR 20) RD**

**Map ID: 05-304-00-025-00**

**LUC: 420**

Card: 1 of 1

Tax Year: 2025

Printed: March 27, 2026

**CURRENT OWNER**  
AFLI3 LLC  
AFLI3 C/O ANDERSEN JUNG & CO  
2131 19TH AVE  
SAN FRANCISCO CA 94116  
  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 304-00 025-00  
Class C-Commercial  
Living Units  
Neighborhood 8000C  
Alternate Id  
District  
Zoning



**Property Notes**  
Note Codes:

Land Information				
Type	Size	Influence Factors	Infl %	Value
1-Primary Site	SF 56,976			341,860
Total Acres: 1.308		Legal Acres: 1.308		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	119,670	341,900	341,900	341,900	0
<b>Building</b>	195,340	558,100	942,900	-113,138	0
<b>Total</b>	315,010	900,000	1,284,800	228,762	0
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	3-OVERRIDE				

Entrance Information			
Date	ID	Entry Code	Source
05/15/13	RBT	6-Occupant Not Home	3-Other

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
08/18/23	1,515,512	2-Land And Building	U-Not Validated		LW-Limited Specialty Warra	RA OHPA OWNER LLC
01/05/16	1,900,605	2-Land And Building	U-Not Validated	603/ 2444	LW-Limited Specialty Warra	SPP OHPA RAD FUND LLC
04/07/14	1,522,889		U-Not Validated	563/ 284	LW-Limited Specialty Warra	ASHTABULA ( PROSPECT ROAD) I LLC
04/07/14			E-Exempt Conveyance (Sale Price O		OT-Deed	ASHTABULA (PROSPECT ROAD)

**Property Factors**  
**Topo:** 2-Level  
**Utilities:** 6-All  
**Street/Road:** 0-Paved  
**Traffic:** 3-Nominal  
**Location:** 3-Business Cluster  
**Spot Loc:**

**Legal Description**  
**Parcel TieBack:** 053040003200  
**Legal Descriptions:** 10 11 12 13 14 H & S & 16 17 & 18 N STRONG  
**Addl.TieBack:** N

Inspection Witnessed By \_\_\_\_\_

Situs : 1115 PROSPECT (USR 20) RD

Parcel Id: 05-304-00-025-00

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Building Information	
Year Built/Eff Year	1996 / 2000
Building #	1
Structure Type	376-Chain Drug Sto
Identical Units	1
Total Units	
Grade	B+2
# Covered Parking	
# Uncovered Parking	
DBA	RITE AID DRUG STORE

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stp	IU	Line	Type	+/-	Meas1	Meas2	# Stp	IU
1	CP5-Canopy Only		14	20		1							

Interior/Exterior Information																	
Line	Lvl	Fr	To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	%Comp	%Rent
1	01	01		11,352	436	029-Chain Drug St	20	04-Brick & C	2-Fire Resistent	100	2-Normal	1-Hot Air	1-Central	2-Normal	4	4	

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	11,352	029-Chain Drug Store	75		907,890

Outbuilding Data												
Line	Type	Yr Blt	Meas1	Meas2	Area	Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	Cl1-Asph Pave	1996			35,000	C	1		A	A		35,000

Situs : 1115 PROSPECT (USR 20) RD

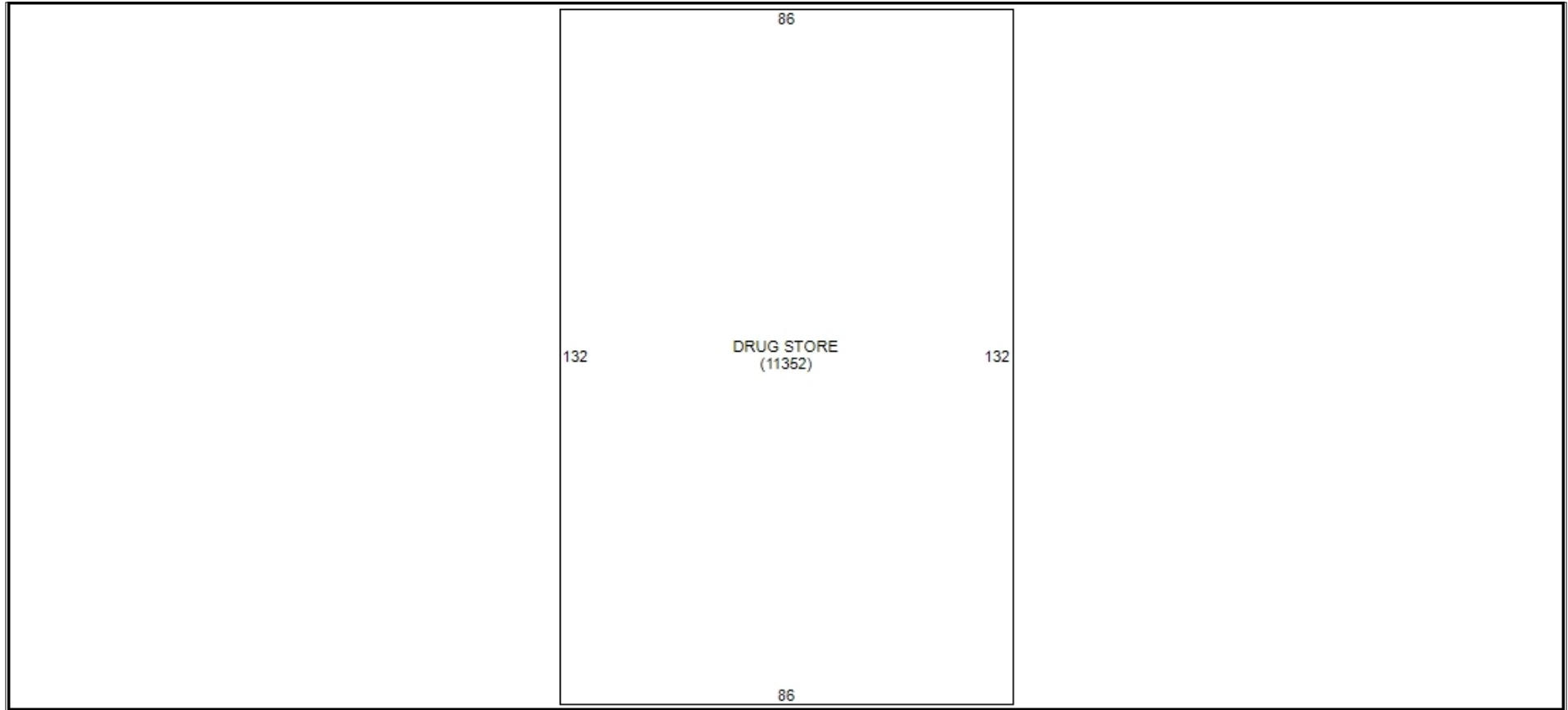
Parcel Id: 05-304-00-025-00

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Additional Property Photos

Situs : 1115 PROSPECT (USR 20) RD

Parcel Id: 05-304-00-025-00

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**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
31	S	001 31-Chain Drug Store	0	11,352	12.00		136,220	5	150	0	129,410	5	150		6,471	6,471	122,940

**Apartment Detail - Building 1 of 1**

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income

**Building Cost Detail - Building 1 of 1**

<b>Total Gross Building Area</b>	11,352
<b>Replace, Cost New Less Depr</b>	907,890
<b>Percent Complete</b>	100
<b>Number of Identical Units</b>	1
<b>Economic Condition Factor</b>	
<b>Final Building Value</b>	907,890
<b>NBHD Fact</b>	1.0000
<b>Value per SF</b>	79.98

**Notes - Building 1 of 1**

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**Income Summary (Includes all Building on Parcel)**

<b>Total Net Income</b>	122,940
<b>Capitalization Rate</b>	
<b>Sub total</b>	228,762
<b>Residual Land Value</b>	
<b>Final Income Value</b>	228,762
<b>Total Gross Rent Area</b>	11,352
<b>Total Gross Building Area</b>	11,352

**Misc & Gross Buidling Values**

<b>Misc Building No</b>	<b>Misc Adjusted Value</b>
<b>Gross Building:</b>	

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Comments			
Number	Code	Status	Comment
1	FLD	BP	19960203 KO C#01 - BP#P960023 N/C 100% 1/1/97
2	FLD	BP	19961213 KO C#01 - BUILDING PERMIT #08301 FOR SIGNS=NCV.
3	FLD	BP	19961218 KO C#01 - BUILDING PERMIT #P960024 FOR DEMOLITION-NCV.
4	FLD	RV	20080401 SR C#01 - 3/22/08 FOR SALE ASK 2,472,667 RENT 185,435/YR 9 YR LEFT ON
5	FLD	RV	20080401 SR C#01 - LEASE 5-5 YR OPTIONS W/1.00/S.F. INCREASED LEASE EXPIRES
6	FLD	RV	20080401 SR C#01 - 8/1/2016
7	FLD	CC	REV14 - CHNG INT/EXT/OBY/BLDG INFO/PROP & LOC FACTS - RMV FTR - ADD TIEBACK
9	FLD	RV	2026REVAL. VACANT @ REVIEW AND ASKING \$1.9 MIL AS OF 4/15/25 PER GLOBAL R.E.

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