

Postmarked 3/20/24

Tax year 2023 BOR no. 2023-72

DTE 1  
Rev. 12/22

County Clinton Date received 4/18/24

### 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.



T7615-23	Name	Street address, City, State, ZIP code
1. Owner of property	Wilmington RE Group, LLC	Gregory Nicoluzakis, Esq. General Counsel Saber Healthcare Group 23700 Commerce Park Beachwood, OH 44122
2. Complainant if not owner	N/A	
3. Complainant's agent	Robert K. Danzinger Sleggs, Danzinger & Gill Co., LPA	820 W. Superior Ave., 7 <sup>th</sup> 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
2901508030022VA, et al	75 Hale St./816, 834 W. Locust St./Hale St.
5 parcels total (see attachment)	Wilmington

7. Principal use of property: Nursing Home; Other Residential Structures; Commercial Vacant Land

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
2901508030022VA, et al	3,200,000	3,677,400	-477,400
5 parcels-see attached			

9. The requested change in value is justified for the following reasons:  
Recent sale(s) of comparable properties. Physical, economic, functional depreciation or obsolescence. Economic valuation based on gross or net income.

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.

N/A

- 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.

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.

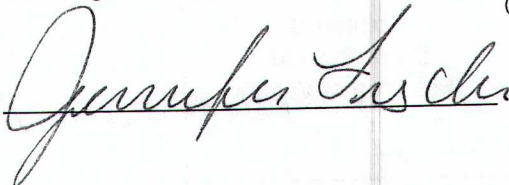
- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 3-19-27 Complainant or agent (printed) Robert K. Danzinger  
Title (if agent) Attorney

Complainant or agent (signature) 

Sworn to and signed in my presence, this 19th day of March 2024  
(Date) (Month) (Year)

Notary 



Permanent Parcel Numbers	Column A Complainant's True Value (FMV)	Column C Current True Value (From Tax Bill)	Column D Change in Value
2901508030022VA	2,957,740	3,399,000	-441,260
290150806000000	17,930	20,600	-2,670
290150807000000	31,760	36,500	-4,740
290150812A006VA	10,620	12,200	-1,580
290150827000000	181,950	209,100	-27,150
<b>Totals</b>	<b>3,200,000</b>	<b>3,677,400</b>	<b>-477,400</b>

**CERTIFIED MAIL**



9589 0710 5270 0474 3929 43

**Sleggs, Danzinger**  
820 West Superior Avenue,

FIRST-CLASS



US POSTAGE in PITNEY BOWES

ZIP 44113 \$ 008.93<sup>0</sup>  
02 7H  
0006080054 MAR 20 2024

**VIA CERTIFIED MAIL**

Clinton County Auditor  
Clinton County Courthouse  
46 S. South  
Wilmington

*fw*

Name \_\_\_\_\_  
1st Notice \_\_\_\_\_  
2nd Notice \_\_\_\_\_

CLIN046\* 430 CE 1 N C2254/12/24  
UNABLE TO FORWARD/FOR REVIEW

BC: 45177224431 DU \*0846-00002-12-15  
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