



Tax year 2023

BOR no. 2023-71

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.

Postmarked
3/20/24

REC'D BY CC AUDITOR
APR 18 '24 4:15

T3594-23	Name	Street address, City, State, ZIP code	
1. Owner of property	King Commons LLC	Fred Scalese Carnegie Companies Carnegie Corporate Plaza 6190 Cochran Road, Suite A Solon, OH 44139	
2. Complainant if not owner	N/A		
3. Complainant's agent	Todd W. Sleggs 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 <u>N/A</u>			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
290230604000000, et al.		935 South Street/South Street	
6 parcels total (see attachment)		Wilmington	
7. Principal use of property: Community Shopping Center; 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
290230604000000, et al.	2,568,660	2,875,500	-306,840
6 parcels-see attachment			
9. The requested change in value is justified for the following reasons: Continued vacancy at the property.			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale N/A
and sale price \$ N/A ; 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.
 - 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 3/18/2024 Complainant or agent (printed) Todd W. Sleggs Title (if agent) Attorney

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 18th day of March 2024
(Date) (Month) (Year)

Notary Jennifer Fischer



JENNIFER FISCHER
Notary Public, State of Ohio
My Commission Expires:
October 13, 2025

Permanent Parcel Numbers	Column A Complainant's True Value (FMV)	Column C Current True Value (From Tax Bill)	Column D Change in Value
290230604000000	2,545,260	2,849,300	-304,040
290230606000000	360	400	-40
2902306030C0900	5,000	5,600	-600
2902306030C1000	5,090	5,700	-610
2902306030C1100	5,450	6,100	-650
290230603A0C600	7,500	8,400	-900
Totals	2,568,660	2,875,500	-306,840

CERTIFIED MAIL®



Sleggs, Danzinger

820 West Superior Avenue, S



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FIRST-CLASS



US POSTAGE[™] PITNEY BOWES



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VIA CERTIFIED MAIL

Clinton County Auditor

Clinton County

46 S. South

Wilmington

fw

Name _____
1st Notice _____
2nd Notice _____

CLIN046* 430 CE 1 N C2264/12/25
UNABLE TO FORWARD/FOR REVIEW

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