

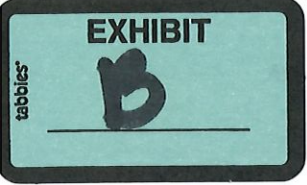
Tax Year 2023

BOR No. 24-001

DTE 1
Rev. 12/22

County LORAIN

Date Received: _____



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

Name	Street Address, City, State, Zip Code
1. Owner of Property	MTP Properties LG LLC 24913 Electric Drive, Bay Village, OH 44140
2. Complainant if not Owner	Board of Education of the Keystone Local School District 531 Opportunity Way, LaGrange, OH 44050
3. Complainant's Agent	Peters Kalail & Markakis Co., L.P.A. 6480 Rockside Woods Blvd. South, Suite 300, Cleveland, OH 44131
4. Telephone number and email address of contact person	(216) 503-5055 kkalail@ohioedlaw.com
5. Complainant's relationship to property if not owner	School Board

If more than one parcel is included, see "Multiple Parcels" on back

6. Parcel number from tax bill	Address of property
15-00-065-000-088	233 Commerce Drive
15-00-065-000-091	Commerce Drive
15-00-056-101-051	Rear Land

2024 JAN 25 AM 11:49
LORAIN COUNTY
BOARD OF REVISION

7. Principal use of property: Condominium Storage, Commercial Vacant Land

8. The increase or decrease in taxable value sought. Counter-complaints supporting Auditor's value may have zero 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
15-00-065-000-088	\$1,632,150	\$1,632,150	+\$0
15-00-065-000-091	\$155,250	\$155,250	+\$0
15-00-056-101-051	\$12,600	\$12,600	+\$0

9. The requested change in value is justified for the following reasons:
Fair Market Value as determined by County is supported.

10. Was property sold in the last 3 years? Yes No Unknown If yes, show date of sale N/A and sale price \$ N/A; and attach information explained in "Instruction for Questions 10" on back.

11. If property was not sold but was listed for sale in the last 3 years, attach a copy of listing agreement or other available evidence.

12. If any improvements were completed in the last 3 years, show date Unknown and total cost \$ Unknown.

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 ORC 5715.19(a)(2) for a complete explanation.

- 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 the 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 January 24, 2024 Complainant or Agent /s/ Karrie M. Kalail Title (if agent) Attorney
Sworn to and signed in my presence, this 24th day of January year 2024



BETH MAY JONAS
Notary Public
State of Ohio
My Comm. Expires
October 11, 2027

Beth May Jonas
Notary Public