



Tax year 2023 BOR no. \_\_\_\_\_

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.

LORAIN COUNTY  
BOARD OF REVISION  
2023 FEB -9 AM 11:38

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	West River Plaza II, LLC	5050 Detroit Road, Sheffield Village, Ohio, 44035	
2. Complainant if not owner			
3. Complainant's agent	Brian G. Dattilo, Esq.	5750 Cooper Foster Park Rd., W, #102, Lorain, OH, 44053	
4. Telephone number and email address of contact person	440-988-9500	Brian@TSOhiolaw.com	
5. Complainant's relationship to property, if not owner	Attorney		
<b>If more than one parcel is included, see "Multiple Parcels" Instruction.</b>			
6. Parcel numbers from tax bill	Address of property		
06-24-030-000-107	1508 West River Road, Elyria, Ohio, 44035		
7. Principal use of property	commercial		
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
06-24-030-000-107	\$400,000.00	\$1,250,430.00	-\$850,430.00
9. The requested change in value is justified for the following reasons:  Recent arms-length sale of the property			

10. Was property sold within the last three years?  Yes     No     Unknown    If yes, show date of sale November 17, 2022  
and sale price \$ 400,000.00 ; 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.

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

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.
- 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 1-24-2024 Complainant or agent (printed) Brian G. Dath'lo Title (if agent) attorney

Complainant or agent (signature) *[Signature]*

Sworn to and signed in my presence, this 24<sup>th</sup> day of January 2024

Notary *[Signature]*



Kristen L. Harris  
Notary Public, State of Ohio  
My Commission Expires 2-18-2027