



Tax year _____ BOR no. _____
County _____ Date received _____

DTE 1
Rev. 12/22

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 Dr. Bay Village OH 44140
2. Complainant if not owner	Michael Foran	24913 Electric Dr. Bay Village OH 44140
3. Complainant's agent		
4. Telephone number and email address of contact person 440-263-9870 mtpproperties1@gmail.com		
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	
15-00-065-000-088	233 Commerce Dr. Lagrange OH 44050	
15-00-065-000-091	vacant land - near RR tracks	
15-00-056-101-051	vacant land - not accessible - against RR tracks	
7. Principal use of property storage business		

2024 JAN - 3 AM 10:06
LORAIN COUNTY
BOARD OF REVISION

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	950,000	1,632,150	682,150
15-00-065-000-091	45,000	155,250	110,250
15-00-056-000-051	5,000	12,600	7,600

9. The requested change in value is justified for the following reasons: 051 is not accessible from road up against RR tracks. 091 has drainage ditch and vacant land - undevelopable. -088 was purchased as part of a business that has decreased in value due to storage occupying business dropping 15% from purchase in Oct 23 to Feb 23 + interest rates skyrocketing. I'm happy to pay an increase to a reasonable value but tripling the taxes will put business in jeopardy. Property itself is in rough shape needs lots of improvements. Bought @ purchase price b/c of business not land/buildings.

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 10/7/22 and sale price \$ 1,800,000 ; and attach information explained in "Instructions for Line 10" on back.
↳ for business + property/buildings

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 N/A and total cost \$ 0

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.
- 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 1/3/24 Complainant or agent (printed) Michael Foran Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this _____ day of _____ (Date) (Month) (Year)

Notary _____