

Clear Form

Tax year 2022 BOR no. 2022-243  
County Clark Date received 4/4/23

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.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	NM PFEB, LLC	The Gibbs Firm, LPA 2355 Auburn Avenue Cincinnati, OH 45219	
2. Complainant if not owner	EBY-Brown Company, LLC as Lessee		
3. Complainant's agent	Ryan J. Gibbs	The Gibbs Firm, LPA 2355 Auburn Avenue Cincinnati, OH 45219	
4. Telephone number and email address of contact person	(513) 381-3890 Ryan@thegibbsfirm.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		
3300600011201034	Commerce Circle Springfield, OH 45504		
3400600011201056	1982 Commerce Circle Springfield, OH 45504		
7. Principal use of property	Industrial Warehouse		
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
3300600011201034	\$2,800,000	\$4,624,210	(\$1,824,210)
3400600011201056	\$4,200,000	\$6,613,610	(\$2,413,610)
<b>Total</b>	<b>\$7,000,000</b>	<b>\$11,237,820</b>	<b>(\$4,237,820)</b>
9. The requested change in value is justified for the following reasons: The Auditor's assessment of the subject property as of January 1, 2022 exceeds market value.			

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.

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

FILED  
CLARK COUNTY AUDITOR

APR -4 2023 \*postmarked  
3/30/23 \*

JOHN S. FEDERER  
AUDITOR

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.

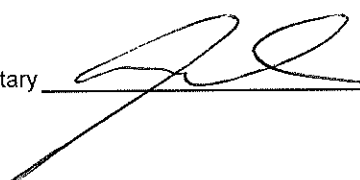
- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 3/30/23 Complainant or agent (printed) Ryan S. Gibbs Title (if agent) Atty

Complainant or agent (signature) 

Sworn to and signed in my presence, this 30 day of March 2023  
(Date) (Month) (Year)

Notary 



**JACK WARNECKE**  
Notary Public, State of Ohio  
My Commission Expires 09-23-2023

**THE GIBBS FIRM, LPA**  
NATIONAL PROPERTY TAX APPEALS AND LITIGATION

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March 30, 2023

**VIA CERTIFIED MAIL**

Clark County Board of Revision  
31 N. Limestone Street  
Springfield, OH 45502

**Re: Complaint Against the Valuation of Real Property**  
**1.) EBY-Brown Company, LLC as Lessee**  
**Parcel(s): 3300600011201034 and 3400600011201056**  
**2.) Rite Aid of Ohio, Inc. as Lessee**  
**Parcel(s): 2100500001404011**

Dear Clerk of the Board:

Enclosed, please find an original and a copy of a completed "Complaint Against the Valuation of Real Property" for each of the two (2) above-referenced properties for tax year 2022. Please time stamp the copies that have been provided and return them to our office in the enclosed pre-paid, pre-addressed envelope. Please contact our office directly at (513) 381-3890 if you have any questions or concerns.

Thank you and best regards,



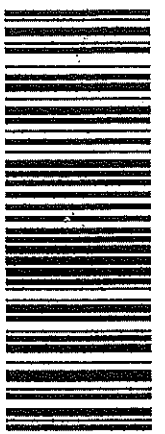
Ryan J. Gibbs, Esq.

jaw/RJG

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2355 AUBURN AVENUE  
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**THE GIBBS FIRM, LPA**  
NATIONAL PROPERTY TAX APPEALS AND LITIGATION  
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7021 2720 0002 5357 4542

Clark County Board of Revision  
31 N. Limestone Street  
Springfield, OH 45502



RDC 05



45502

NAME \_\_\_\_\_  
1ST NOTICE \_\_\_\_\_  
2ND NOTICE \_\_\_\_\_  
RETURN \_\_\_\_\_

U.S. POSTAGE  
FORM LETTER  
CINCINNATI, OH  
45208  
MAR 30, 23  
AMOUNT

**\$8.37**  
R2304M11334-2