

Clear Form

Tax year 2022 BOR no. 2022-209  
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	Forest Springfield, LLC	105 Commerce Drive, Gibsonburg, OH 43431	
2. Complainant if not owner		Frantz Ward LLP	
3. Complainant's agent	John P. Desimone, Attorney (0062330)	200 Public Square, #3000, Cleveland OH 44114	
4. Telephone number and email address of contact person (216) 515-1076; jdesimone@frantzward.com			
5. Complainant's relationship to property, if not owner OWNER			
If more than one parcel is included, see "Multiple Parcels" instruction.			
6. Parcel numbers from tax bill		Address of property	
340-06-00010-205-004		1711 West Main Street, Springfield, OH 45504	
340-06-00010-205-005		1701 West Main Street, Springfield, OH 45504	
7. Principal use of property commercial office building, currently used as a dispensary			
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
340-06-00010-205-004	\$211,500	\$644,200	-432,700
340-06-00010-205-005	\$8,800	\$28,600	-19,800
Total	\$220,300	\$672,800	-\$452,500
9. The requested change in value is justified for the following reasons: Comparable sales, economic data, and other evidence to be introduced at hearing. The February 2021 sale included personal property, business value, and other non-realty items and does not represent the market value of the subject real property.			

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale 2/4/2021  
and sale price \$ 672,800 (see #9) ; 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  
3/29/23 \*

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.

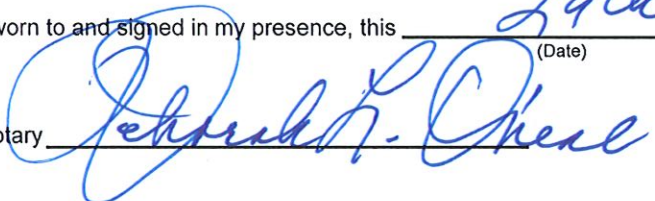
- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 03/29/2023 Complainant or agent (printed) John P. Desimone Title (if agent) Attorney for Property Owner

Complainant or agent (signature) 

Sworn to and signed in my presence, this 29th day of March 2023  
(Date) (Month) (Year)

Notary 

**DEBORAH L. O'NEAL**  
Notary Public, State of Ohio, Cuy. Cty.  
My Commission Expires May 8, 2023



Frantz Ward LLP | 200 Public Square, Suite 3000 | Cleveland, OH 44114  
Phone (216) 515-1660 | Fax (216) 515-1650 | FrantzWard.com

John Desimone | Direct: (216) 515-1076 | jdesimone@frantzward.com

March 29, 2023

**Via U.S. first class mail, Certified**

**Return Receipt Requested #7022 0410 0000 3241 4602**

John S. Federer, Clark County Auditor  
Attention: Board of Revision  
31 North Limestone Street  
Springfield, Ohio 45501

In re: Complaint Against the Valuation of Real Property  
Parcel numbers 340-06-00010-205-004, 340-06-00010-205-005

Dear Mr. Federer, Clark County Auditor:

Enclosed please find an original and one copy of a "Complaint Against the Valuation of Real Property" being filed by Forest Springfield, LLC. Please file the original in accord with the rules of your office and return a file-stamped copy to my office in the enclosed self-addressed, postage paid envelope.

Please note that a complaint on these same parcels was previously sent to your office on March 28, 2023. Unfortunately, the mailing envelope has a private post-mark and not one issued by the United States Post Office. The enclosed complaint is being filed to ensure the Board of Revision has jurisdiction in the event the first complaint is not physically received by March 31, 2023.

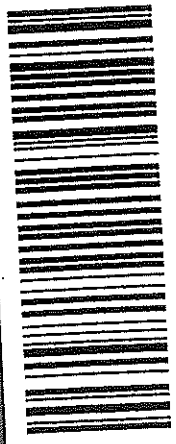
I thank you for your assistance in this matter and apologize for the second complaint. Please contact my office if you have any questions.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'John P. Desimone', written over a blue horizontal line.

John P. Desimone

Encl.



7022 0430 0000 3241 4602

U.S. POSTAGE PAID  
FOM LG ENVY  
CLEVELAND, OH  
44114  
MAR 29, 23  
AMOUNT  
**\$9.00**  
R2305M1 44215-10



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RDC 99

**FIRST CLASS**

**(FW) FRANTZ WARD**  
ATTORNEYS AT LAW

200 Public Square, Suite 3000 | Cleveland, OH 44114

John S. Federer, Clark County Auditor  
Attention: Board of Revision  
31 North Limestone Street  
Springfield, Ohio 45501 45502  
VIA CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

NAME \_\_\_\_\_  
FIRST NOTICE \_\_\_\_\_  
SECOND NOTICE \_\_\_\_\_  
RETURN \_\_\_\_\_