

FILED
CLARK COUNTY AUDITOR

Tax year 2023 BOR no. 2023-063
County Clark Date received 3/29/2024

DTE 1
Rev. 12/22

MAR 29 2024

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.

HILLARY HAMILTON
AUDITOR

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	MLS APPLEBEES LLC		Ryan,600 Superior Ave E,#1810, Cleveland, OH 44114
2. Complainant if not owner			
3. Complainant's agent	Edward F. Hirshberg, Esq.		Ryan Law, 301 Grant St, #270, Pittsburgh, PA 15219
4. Telephone number and email address of contact person 724-205-1188 edward.hirshberg@ryanlawyers.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	
3300600012000206		1800 W FIRST ST	
7. Principal use of property <u>Restaurant</u>			
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
3300600012000206	1,400,000	2,549,000	1,149,000
9. The requested change in value is justified for the following reasons: The current assessed value results in an implied market value above and beyond actual market value.			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 7/30/2021
and sale price \$ 2,549,000 ; 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.
- 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 3/27/2024 Complainant or agent (printed) Edward F. Hirshberg, Esq. Title (if agent) Attorney

Complainant or agent (signature) 

Sworn to and signed in my presence, this 27th day of March 2024
(Date) (Month) (Year)

Notary 

Commonwealth of Pennsylvania - Notary Seal
Robyn L. Weisbrod, Notary Public
Allegheny County
My commission expires October 14, 2024
Commission number 1210464
Member, Pennsylvania Association of Notaries



Edward F. Hirshberg

Partner

Direct: 412-577-2488

edward.hirshberg@ryanlawyers.com

March 27, 2024

Clark County Auditor's Office
31 N Limestone St
Springfield, OH 45502

RE: MLS APPLEBEES LLC
Parcel No.: 3300600012000206

To Whom It May Concern:

Enclosed please find the 2023 Complaint form for filing regarding the above parcel.

If you should have any questions, please feel free to reach me at 724-205-1188.

Thank you for your assistance in this matter.

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HILLARY HAMILTON
AUDITOR

Very Truly Yours,

A handwritten signature in blue ink, appearing to read "E. Hirshberg".

Edward F. Hirshberg
Attorney