

Clear Form

Tax year 2023 BOR no. 2023-0604  
County Clark Date received 4/1/2024

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	LLH MRS Master RE LLC	46500 Humboldt Dr, Novi, MI 48377	
2. Complainant if not owner			
3. Complainant's agent	Harlan S. Louis, Esq.	10 W. Broad St. #2100, Columbus, OH 43215	
4. Telephone number and email address of contact person 614-229-3225; hlouis@baileycav.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	
1001100011304001		1985 Airpark Dr Springfield 45502	
7. Principal use of property Cold storage facility			
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
1001100011304001	3,000,000	6,030,000	(3,030,000)
9. The requested change in value is justified for the following reasons: To reflect a proper valuation in light of the circumstances. Consistent with ongoing discussions with the County Auditor and pursuant to applicable law, including R.C. 319.35-.36, the property owner is owed tax refunds for tax year 2022 (paid in 2023).			

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 - 1 2024  
HILLARY HAMILTON  
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 3/29/24 Complainant or agent (printed) Harlan S. Louis Title (if agent) Attorney

Complainant or agent (signature) \_\_\_\_\_

Sworn to and signed in my presence, this 29<sup>th</sup> day of March 2024  
(Date) (Month) (Year)

Notary Janet M. Dawson



Janet M. Dawson  
Notary Public, State of Ohio  
My Commission Expires 05-22-2024