

# NOTICE OF APPEAL TO THE BOARD OF TAX APPEALS FROM A DECISION OF A COUNTY BOARD OF REVISION

READ IMPORTANT FILING INFORMATION ON BACK BEFORE COMPLETING THIS FORM

BOR Case No. **2024-056****Sunset Hills Holdings LLC**

Appellant, (Please Print)

v.

AUDITOR/FISCAL OFFICER AND THE BOARD OF REVISION OF

**Clark**

County, Ohio, and

**Springfield City School District Board of Education**

Appellee(s). (All other parties to the appeal)

Appellant appeals a Board of Revision (BOR) decision mailed on (date) **6/16/2025** for tax year **2024**. (Attach decision copy).Property Owner's name **Sunset Hills Holdings LLC**Property Owner's address **Abe Derhy Treetop Companies 500 Frank W Burr Blvd #47 Teaneck, NJ 07666**1<sup>st</sup> Parcel2<sup>nd</sup> Parcel3<sup>rd</sup> Parcel

Parcel (or registration) No.	340070002711-3033	340070002711-3034	340070002711-5008*
Parcel's Address – Street	918-924 Sunset Ave	924 E. John St.	Delta Rd.
City, State Zip	Springfield, OH 45505	Springfield, OH 45505	Springfield, OH 45505
Parcel's School District	Springfield CSD	Springfield CSD	Springfield CSD
Appellant's Opinion of Parcel's Market Value	\$440,940	\$30,560	\$13,530

Evidence supporting opinion of market value: **Economic valuation based on gross or net income. Recent arm's length sale of property.**

(Arm's-length sale of the subject, a qualifying appraisal, or some other evidence – describe)

Appeal of a BOR decision starts a formal adjudication process often involving lawyers, discovery, motions and expert witness (appraiser) testimony. The Small Claims Option avoids much of the formality and resolves simple disputes quickly and inexpensively. More information is in the form instructions.

**Small Claims Option (Check One):** YES ☐ NO ☒ Small claims involve simple disputes that can be resolved quickly and inexpensively. Most residential property qualifies for the small claims option but taxpayer consent is required because decisions have no precedential value, they are final for all parties and cannot be appealed. More information is provided in the instruction portion of this form. By electing to have your appeal resolved as a small claim, you understand and agree to these conditions.

**Request Hearing (Check One):** YES ☒ NO ☐ All evidence is required to be presented to the BOR, a record of which is transmitted to the BTA for consideration. BTA hearings are therefore unnecessary unless new evidence has become available since the BOR proceedings. If a BTA hearing is scheduled, it will be held in the BTA's offices in Columbus, OH, and your appeal may be dismissed if you do not attend or if you fail to provide prior notice of your intent not to attend. Hearings for small claims, if requested, will be an informal, non-record hearing conducted by telephone only.

Contact Information:

Appellant or Representative (signature)

**Sleggs, Danzinger & Gill Co LPA, Todd W. Sleggs (0040921)**

Print Name and Title of Representative

**820 W. Superior Avenue, 7th Floor**

Mailing Address

**Cleveland**

City

**OH**

State

**44113**

Zip

**tsleggs@sdglegal.net**

Email Address

**(216) 771-8990**

Phone Number

**(216) 771-8992**

Fax Number (If any)

**July 14, 2025**

Date

FILED BTA Use

CLARK COUNTY AUDITOR

JUL 23 2025

postmarked  
July 14, 2025

HILLARY HAMILTON

AUDITOR  
BTA Case No.

## **INSTRUCTIONS FOR APPELLANT**

Use this form when an appeal is made to the Board of Tax Appeals from a decision of a Board of Revision under the provisions of R.C. 5717.01. Alternatively, an appeal may be taken to the court of common pleas of the county where the property is located pursuant to R.C. 5717.05.

**This notice of appeal MUST be filed with both the Board of Revision and the Board of Tax Appeals within thirty days of the date the Board of Revision mailed its decision or it will be dismissed.**

File appeals electronically with the Board of Tax Appeals by following the instructions and links available at [www.bta.ohio.gov](http://www.bta.ohio.gov) . Appeals can also be delivered in person, or sent by certified mail, express mail, or authorized delivery service, to the Board of Tax Appeals, 24th Floor, State Office Tower, 30 East Broad Street, Columbus, Ohio 43215.

**A copy of the decision of the Board of Revision MUST be attached to the notice of appeal.**

**BTA Small Claims-R.C. 5703.021-** An appeal may be assigned to the small claims docket only with the taxpayer's consent. A decision issued by the board in an appeal assigned to the small claims docket is final for all parties, may not be appealed, and shall not be considered as precedent in any other case, hearing, or proceeding. Eligibility for small claims is restricted to property which qualifies for the partial tax exemption set forth in R.C. 319.302, also known as the "nonbusiness credit." Consult your tax bill or contact your county auditor to determine your qualification as a small claim. Hearings for small claims, if requested, will be by telephone.

## **BOARD OF REVISION REQUIREMENTS**

The Board of Revision is required to notify by certified mail all persons who were parties to the proceeding before the Board of Revision, and file proof of service of such notice with the Board of Tax Appeals.

The Board of Revision is required by R.C. 5717.01 to certify to the Board of Tax Appeals a complete transcript of the record of the proceedings of the Board of Revision, including the original complaint and all evidence offered in connection with the complaint, and shall disclose if the appeal is eligible for small claims. In order to facilitate timely resolution of this matter, the transcript must be filed within 45 days after the notice of appeal is filed.

## **Additional Parcels for BOR Case # 2024-056**

### **4<sup>th</sup> Parcel**

Parcel:	340070002711-5009
Parcel's Address:	1234 Delta Rd. Springfield, OH 45505
Parcel's School District:	Springfield CSD
Appellant's Opinion of Parcel's Market Value:	\$32,100

### **5<sup>th</sup> Parcel**

Parcel:	340070002711-5016
Parcel's Address:	Delta Rd. Springfield, OH 45505
Parcel's School District:	Springfield CSD
Appellant's Opinion of Parcel's Market Value:	\$22,480

### **6<sup>th</sup> Parcel**

Parcel:	340070002711-6002
Parcel's Address:	1308 Delta Rd. Springfield, OH 45505
Parcel's School District:	Springfield CSD
Appellant's Opinion of Parcel's Market Value:	\$17,030

### **7<sup>th</sup> Parcel**

Parcel:	340070002711-6003
Parcel's Address:	Delta Rd. Springfield, OH 45505
Parcel's School District:	Springfield CSD
Appellant's Opinion of Parcel's Market Value:	\$16,870

### **8<sup>th</sup> Parcel**

Parcel:	340070002711-6004
Parcel's Address:	1302-1314 Delta Rd. Springfield, OH 45505
Parcel's School District:	Springfield CSD
Appellant's Opinion of Parcel's Market Value:	\$708,700

**9<sup>th</sup> Parcel**

Parcel:	340070002711-6005
Parcel's Address:	Delta Rd. Springfield, OH 45505
Parcel's School District:	Springfield CSD
Appellant's Opinion of Parcel's Market Value:	\$15,910

**10<sup>th</sup> Parcel**

Parcel:	340070002711-6006
Parcel's Address:	Delta Rd. Springfield, OH 45505
Parcel's School District:	Springfield CSD
Appellant's Opinion of Parcel's Market Value:	\$15,690

**11<sup>th</sup> Parcel**

Parcel:	340070002711-6007
Parcel's Address:	Delta Rd. Springfield, OH 45505
Parcel's School District:	Springfield CSD
Appellant's Opinion of Parcel's Market Value:	\$15,560

**12<sup>th</sup> Parcel**

Parcel:	340070002711-6008
Parcel's Address:	1320 Delta Rd. Springfield, OH 45505
Parcel's School District:	Springfield CSD
Appellant's Opinion of Parcel's Market Value:	\$15,760

**13<sup>th</sup> Parcel**

Parcel:	340070002711-6009
Parcel's Address:	1404 Delta Rd. Springfield, OH 45505
Parcel's School District:	Springfield CSD
Appellant's Opinion of Parcel's Market Value:	\$15,330

**14<sup>th</sup> Parcel**

Parcel:	340070002711-6010
Parcel's Address:	1320-1410 Delta Rd. Springfield, OH 45505
Parcel's School District:	Springfield CSD

Appellant's Opinion of Parcel's Market Value:	\$679,690
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#### **15<sup>th</sup> Parcel**

Parcel:	340070002711-6011
Parcel's Address:	Delta Rd. Springfield, OH 45505
Parcel's School District:	Springfield CSD
Appellant's Opinion of Parcel's Market Value:	\$15,730

#### **16<sup>th</sup> Parcel**

Parcel:	340070002711-6012
Parcel's Address:	1434 Delta Rd. Springfield, OH 45505
Parcel's School District:	Springfield CSD
Appellant's Opinion of Parcel's Market Value:	\$15,110

#### **17<sup>th</sup> Parcel**

Parcel:	340070002711-6013
Parcel's Address:	1434 Delta Rd. Springfield, OH 45505
Parcel's School District:	Springfield CSD
Appellant's Opinion of Parcel's Market Value:	\$15,210

#### **18<sup>th</sup> Parcel**

Parcel:	340070002711-6014
Parcel's Address:	1434-1444 Delta Rd. Springfield, OH 45505
Parcel's School District:	Springfield CSD
Appellant's Opinion of Parcel's Market Value:	\$525,830

#### **19<sup>th</sup> Parcel**

Parcel:	340070002711-6015
Parcel's Address:	Delta Rd. Springfield, OH 45505
Parcel's School District:	Springfield CSD
Appellant's Opinion of Parcel's Market Value:	\$14,540

**20<sup>th</sup> Parcel**

Parcel:	340070002711-6037
Parcel's Address:	1302 Delta Rd. Springfield, OH 45505
Parcel's School District:	Springfield CSD
Appellant's Opinion of Parcel's Market Value:	\$27,430

**21<sup>st</sup> Parcel**

Parcel:	340070002711-9010
Parcel's Address:	926-948 Sunset Ave. Springfield, OH 45505
Parcel's School District:	Springfield CSD
Appellant's Opinion of Parcel's Market Value:	\$705,630





CLARK COUNTY BOARD of REVISION

6/16/2025

Sunset Hills Holdings LLC  
C/O Todd Sleggs, Esq  
820 West Superior Avenue, 7<sup>th</sup> Floor  
Cleveland, Ohio 44113

BOR Case Number: 2024-056  
Parcel Number: 340-07-00027-113-033  
Property Address: 918-924 Sunset Avenue

Dear Taxpayer,

We want to thank you for your participation in the Board of Revision hearing of your property(s). After consideration of the information and evidence you presented, it is the decision of the Clark County Board of Revision that the following action takes place relative to your complaint.

To appeal this decision, notices of appeal must be filed within thirty days of the date this decision was mailed.

- ☒ A. No change in the value of your real property has been made.
- ☐ B. The value of your real property has been increased as shown below.
- ☐ C. The value of your real property has been reduced as shown below.
- ☐ D. Dismissed
- ☐ E. Withdrawn.

Current 100% valuation

\$488,960

BOR recommended 100% Valuation

\$488,960

Clark County Board of Revision

EXHIBIT A

T7425.28



CLARK COUNTY BOARD of REVISION

6/16/2025

Sunset Hills Holdings LLC  
C/O Todd Sleggs, Esq  
820 West Superior Avenue, 7<sup>th</sup> Floor  
Cleveland, Ohio 44113

BOR Case Number: 2024-056  
Parcel Number: 340-07-00027-113-034  
Property Address: 924 East John Street

Dear Taxpayer,

We want to thank you for your participation in the Board of Revision hearing of your property(s). After consideration of the information and evidence you presented, it is the decision of the Clark County Board of Revision that the following action takes place relative to your complaint.

To appeal this decision, notices of appeal must be filed within thirty days of the date this decision was mailed.

- ☒ A. No change in the value of your real property has been made.
- ☐ B. The value of your real property has been increased as shown below.
- ☐ C. The value of your real property has been reduced as shown below.
- ☐ D. Dismissed
- ☐ E. Withdrawn.

Current 100% valuation

\$33,890

BOR recommended 100% Valuation

\$33,890

Clark County Board of Revision





## CLARK COUNTY BOARD of REVISION

6/16/2025

Sunset Hills Holdings LLC  
C/O Todd Sleggs, Esq  
820 West Superior Avenue, 7<sup>th</sup> Floor  
Cleveland, Ohio 44113

BOR Case Number: 2024-056  
Parcel Number: 340-07-00027-115-008  
Property Address: Delta Road

Dear Taxpayer,

We want to thank you for your participation in the Board of Revision hearing of your property(s). After consideration of the information and evidence you presented, it is the decision of the Clark County Board of Revision that the following action takes place relative to your complaint.

To appeal this decision, notices of appeal must be filed within thirty days of the date this decision was mailed.

- ☒ A. No change in the value of your real property has been made.
- ☐ B. The value of your real property has been increased as shown below.
- ☐ C. The value of your real property has been reduced as shown below.
- ☐ D. Dismissed
- ☐ E. Withdrawn.

Current 100% valuation

\$15,000

BOR recommended 100% Valuation

\$15,000

Clark County Board of Revision



## CLARK COUNTY BOARD of REVISION

6/16/2025

Sunset Hills Holdings LLC  
C/O Todd Sleggs, Esq  
820 West Superior Avenue, 7<sup>th</sup> Floor  
Cleveland, Ohio 44113

BOR Case Number: 2024-056  
Parcel Number: 340-07-00027-115-009  
Property Address: 1234 Delta Road

Dear Taxpayer,

We want to thank you for your participation in the Board of Revision hearing of your property(s). After consideration of the information and evidence you presented, it is the decision of the Clark County Board of Revision that the following action takes place relative to your complaint.

To appeal this decision, notices of appeal must be filed within thirty days of the date this decision was mailed.

- ☒ A. No change in the value of your real property has been made.
- ☐ B. The value of your real property has been increased as shown below.
- ☐ C. The value of your real property has been reduced as shown below.
- ☐ D. Dismissed
- ☐ E. Withdrawn.

Current 100% valuation

\$35,590

BOR recommended 100% Valuation

\$35,590

Clark County Board of Revision



CLARK COUNTY BOARD of REVISION

6/16/2025

Sunset Hills Holdings LLC  
C/O Todd Sleggs, Esq  
820 West Superior Avenue, 7<sup>th</sup> Floor  
Cleveland, Ohio 44113

BOR Case Number: 2024-056  
Parcel Number: 340-07-00027-115-016  
Property Address: Delta Road

Dear Taxpayer,

We want to thank you for your participation in the Board of Revision hearing of your property(s). After consideration of the information and evidence you presented, it is the decision of the Clark County Board of Revision that the following action takes place relative to your complaint.

To appeal this decision, notices of appeal must be filed within thirty days of the date this decision was mailed.

- ☒ A. No change in the value of your real property has been made.
- ☐ B. The value of your real property has been increased as shown below.
- ☐ C. The value of your real property has been reduced as shown below.
- ☐ D. Dismissed
- ☐ E. Withdrawn.

Current 100% valuation

\$25,330

BOR recommended 100% Valuation

\$25,330

Clark County Board of Revision



CLARK COUNTY BOARD of REVISION

6/16/2025

Sunset Hills Holdings LLC  
C/O Todd Sleggs, Esq  
820 West Superior Avenue, 7<sup>th</sup> Floor  
Cleveland, Ohio 44113

BOR Case Number: 2024-056  
Parcel Number: 340-07-00027-116-002  
Property Address: 1308 Delta Road

Dear Taxpayer,

We want to thank you for your participation in the Board of Revision hearing of your property(s). After consideration of the information and evidence you presented, it is the decision of the Clark County Board of Revision that the following action takes place relative to your complaint.

To appeal this decision, notices of appeal must be filed within thirty days of the date this decision was mailed.

- ☒ A. No change in the value of your real property has been made.
- ☐ B. The value of your real property has been increased as shown below.
- ☐ C. The value of your real property has been reduced as shown below.
- ☐ D. Dismissed
- ☐ E. Withdrawn.

Current 100% valuation

\$18,880

BOR recommended 100% Valuation

\$18,880

Clark County Board of Revision





CLARK COUNTY BOARD of REVISION

6/16/2025

Sunset Hills Holdings LLC  
C/O Todd Sleggs, Esq  
820 West Superior Avenue, 7<sup>th</sup> Floor  
Cleveland, Ohio 44113

BOR Case Number: 2024-056  
Parcel Number: 340-07-00027-116-003  
Property Address: Delta Road

Dear Taxpayer,

We want to thank you for your participation in the Board of Revision hearing of your property(s). After consideration of the information and evidence you presented, it is the decision of the Clark County Board of Revision that the following action takes place relative to your complaint.

To appeal this decision, notices of appeal must be filed within thirty days of the date this decision was mailed.

- ☒ A. No change in the value of your real property has been made.
- ☐ B. The value of your real property has been increased as shown below.
- ☐ C. The value of your real property has been reduced as shown below.
- ☐ D. Dismissed
- ☐ E. Withdrawn.

Current 100% valuation

\$18,710

BOR recommended 100% Valuation

\$18,710

Clark County Board of Revision



## CLARK COUNTY BOARD of REVISION

6/16/2025

Sunset Hills Holdings LLC  
C/O Todd Sleggs, Esq  
820 West Superior Avenue, 7<sup>th</sup> Floor  
Cleveland, Ohio 44113

BOR Case Number: 2024-056  
Parcel Number: 340-07-00027-116-004  
Property Address: 1302-1314 Delta Road

Dear Taxpayer,

We want to thank you for your participation in the Board of Revision hearing of your property(s). After consideration of the information and evidence you presented, it is the decision of the Clark County Board of Revision that the following action takes place relative to your complaint.

To appeal this decision, notices of appeal must be filed within thirty days of the date this decision was mailed.

- ☒ A. No change in the value of your real property has been made.
- ☐ B. The value of your real property has been increased as shown below.
- ☐ C. The value of your real property has been reduced as shown below.
- ☐ D. Dismissed
- ☐ E. Withdrawn.

Current 100% valuation

\$785,860

BOR recommended 100% Valuation

\$785,860

Clark County Board of Revision





CLARK COUNTY BOARD of REVISION

6/16/2025

Sunset Hills Holdings LLC  
C/O Todd Sleggs, Esq  
820 West Superior Avenue, 7<sup>th</sup> Floor  
Cleveland, Ohio 44113

BOR Case Number: 2024-056  
Parcel Number: 340-07-00027-116-005  
Property Address: Delta Road

Dear Taxpayer,

We want to thank you for your participation in the Board of Revision hearing of your property(s). After consideration of the information and evidence you presented, it is the decision of the Clark County Board of Revision that the following action takes place relative to your complaint.

To appeal this decision, notices of appeal must be filed within thirty days of the date this decision was mailed.

- ☒ A. No change in the value of your real property has been made.
- ☐ B. The value of your real property has been increased as shown below.
- ☐ C. The value of your real property has been reduced as shown below.
- ☐ D. Dismissed
- ☐ E. Withdrawn.

Current 100% valuation

\$17,640

BOR recommended 100% Valuation

\$17,640

Clark County Board of Revision



## CLARK COUNTY BOARD of REVISION

6/16/2025

Sunset Hills Holdings LLC  
C/O Todd Sleggs, Esq  
820 West Superior Avenue, 7<sup>th</sup> Floor  
Cleveland, Ohio 44113

BOR Case Number: 2024-056  
Parcel Number: 340-07-00027-116-006  
Property Address: Delta Road

Dear Taxpayer,

We want to thank you for your participation in the Board of Revision hearing of your property(s). After consideration of the information and evidence you presented, it is the decision of the Clark County Board of Revision that the following action takes place relative to your complaint.

To appeal this decision, notices of appeal must be filed within thirty days of the date this decision was mailed.

- ☒ A. No change in the value of your real property has been made.
- ☐ B. The value of your real property has been increased as shown below.
- ☐ C. The value of your real property has been reduced as shown below.
- ☐ D. Dismissed
- ☐ E. Withdrawn.

Current 100% valuation

\$17,400

BOR recommended 100% Valuation

\$17,400

Clark County Board of Revision



CLARK COUNTY BOARD of REVISION

6/16/2025

Sunset Hills Holdings LLC  
C/O Todd Sleggs, Esq  
820 West Superior Avenue, 7<sup>th</sup> Floor  
Cleveland, Ohio 44113

BOR Case Number: 2024-056  
Parcel Number: 340-07-00027-116-007  
Property Address: Delta Road

Dear Taxpayer,

We want to thank you for your participation in the Board of Revision hearing of your property(s). After consideration of the information and evidence you presented, it is the decision of the Clark County Board of Revision that the following action takes place relative to your complaint.

To appeal this decision, notices of appeal must be filed within thirty days of the date this decision was mailed.

- ☒ A. No change in the value of your real property has been made.
- ☐ B. The value of your real property has been increased as shown below.
- ☐ C. The value of your real property has been reduced as shown below.
- ☐ D. Dismissed
- ☐ E. Withdrawn.

Current 100% valuation

\$17,250

BOR recommended 100% Valuation

\$17,250

Clark County Board of Revision



CLARK COUNTY BOARD of REVISION

6/16/2025

Sunset Hills Holdings LLC  
C/O Todd Sleggs, Esq  
820 West Superior Avenue, 7<sup>th</sup> Floor  
Cleveland, Ohio 44113

BOR Case Number: 2024-056  
Parcel Number: 340-07-00027-116-008  
Property Address: 1320 Delta Road

Dear Taxpayer,

We want to thank you for your participation in the Board of Revision hearing of your property(s). After consideration of the information and evidence you presented, it is the decision of the Clark County Board of Revision that the following action takes place relative to your complaint.

To appeal this decision, notices of appeal must be filed within thirty days of the date this decision was mailed.

- ☒ A. No change in the value of your real property has been made.
- ☐ B. The value of your real property has been increased as shown below.
- ☐ C. The value of your real property has been reduced as shown below.
- ☐ D. Dismissed
- ☐ E. Withdrawn.

Current 100% valuation

\$17,480

BOR recommended 100% Valuation

\$17,480

Clark County Board of Revision





CLARK COUNTY BOARD of REVISION

6/16/2025

Sunset Hills Holdings LLC  
C/O Todd Sleggs, Esq  
820 West Superior Avenue, 7<sup>th</sup> Floor  
Cleveland, Ohio 44113

BOR Case Number: 2024-056  
Parcel Number: 340-07-00027-116-009  
Property Address: 1404 Delta Road

Dear Taxpayer,

We want to thank you for your participation in the Board of Revision hearing of your property(s). After consideration of the information and evidence you presented, it is the decision of the Clark County Board of Revision that the following action takes place relative to your complaint.

To appeal this decision, notices of appeal must be filed within thirty days of the date this decision was mailed.

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- ☐ B. The value of your real property has been increased as shown below.
- ☐ C. The value of your real property has been reduced as shown below.
- ☐ D. Dismissed
- ☐ E. Withdrawn.

Current 100% valuation

\$17,000

BOR recommended 100% Valuation

\$17,000

Clark County Board of Revision



CLARK COUNTY BOARD of REVISION

6/16/2025

Sunset Hills Holdings LLC  
C/O Todd Sleggs, Esq  
820 West Superior Avenue, 7<sup>th</sup> Floor  
Cleveland, Ohio 44113

BOR Case Number: 2024-056  
Parcel Number: 340-07-00027-116-010  
Property Address: 1320-1410 Delta Road

Dear Taxpayer,

We want to thank you for your participation in the Board of Revision hearing of your property(s). After consideration of the information and evidence you presented, it is the decision of the Clark County Board of Revision that the following action takes place relative to your complaint.

To appeal this decision, notices of appeal must be filed within thirty days of the date this decision was mailed.

- ☒ A. No change in the value of your real property has been made.
- ☐ B. The value of your real property has been increased as shown below.
- ☐ C. The value of your real property has been reduced as shown below.
- ☐ D. Dismissed
- ☐ E. Withdrawn.

Current 100% valuation

\$753,690

BOR recommended 100% Valuation

\$753,690

Clark County Board of Revision





CLARK COUNTY BOARD of REVISION

6/16/2025

Sunset Hills Holdings LLC  
C/O Todd Sleggs, Esq  
820 West Superior Avenue, 7<sup>th</sup> Floor  
Cleveland, Ohio 44113

BOR Case Number: 2024-056  
Parcel Number: 340-07-00027-116-011  
Property Address: Delta Road

Dear Taxpayer,

We want to thank you for your participation in the Board of Revision hearing of your property(s). After consideration of the information and evidence you presented, it is the decision of the Clark County Board of Revision that the following action takes place relative to your complaint.

To appeal this decision, notices of appeal must be filed within thirty days of the date this decision was mailed.

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- ☐ B. The value of your real property has been increased as shown below.
- ☐ C. The value of your real property has been reduced as shown below.
- ☐ D. Dismissed
- ☐ E. Withdrawn.

Current 100% valuation

\$17,440

BOR recommended 100% Valuation

\$17,440

Clark County Board of Revision



CLARK COUNTY BOARD of REVISION

6/16/2025

Sunset Hills Holdings LLC  
C/O Todd Sleggs, Esq  
820 West Superior Avenue, 7<sup>th</sup> Floor  
Cleveland, Ohio 44113

BOR Case Number: 2024-056  
Parcel Number: 340-07-00027-116-012  
Property Address: 1434 Delta Road

Dear Taxpayer,

We want to thank you for your participation in the Board of Revision hearing of your property(s). After consideration of the information and evidence you presented, it is the decision of the Clark County Board of Revision that the following action takes place relative to your complaint.

To appeal this decision, notices of appeal must be filed within thirty days of the date this decision was mailed.

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- ☐ B. The value of your real property has been increased as shown below.
- ☐ C. The value of your real property has been reduced as shown below.
- ☐ D. Dismissed
- ☐ E. Withdrawn.

Current 100% valuation

\$16,760

BOR recommended 100% Valuation

\$16,760

Clark County Board of Revision



CLARK COUNTY BOARD of REVISION

6/16/2025

Sunset Hills Holdings LLC  
C/O Todd Sleggs, Esq  
820 West Superior Avenue, 7<sup>th</sup> Floor  
Cleveland, Ohio 44113

BOR Case Number: 2024-056  
Parcel Number: 340-07-00027-116-013  
Property Address: 1434 Delta Road

Dear Taxpayer,

We want to thank you for your participation in the Board of Revision hearing of your property(s). After consideration of the information and evidence you presented, it is the decision of the Clark County Board of Revision that the following action takes place relative to your complaint.

To appeal this decision, notices of appeal must be filed within thirty days of the date this decision was mailed.

- ☒ A. No change in the value of your real property has been made.
- ☐ B. The value of your real property has been increased as shown below.
- ☐ C. The value of your real property has been reduced as shown below.
- ☐ D. Dismissed
- ☐ E. Withdrawn.

Current 100% valuation

\$16,870

BOR recommended 100% Valuation

\$16,870

Clark County Board of Revision



CLARK COUNTY BOARD of REVISION

6/16/2025

Sunset Hills Holdings LLC  
C/O Todd Sleggs, Esq  
820 West Superior Avenue, 7<sup>th</sup> Floor  
Cleveland, Ohio 44113

BOR Case Number: 2024-056  
Parcel Number: 340-07-00027-116-014  
Property Address: 1434-1444 Delta Road

Dear Taxpayer,

We want to thank you for your participation in the Board of Revision hearing of your property(s). After consideration of the information and evidence you presented, it is the decision of the Clark County Board of Revision that the following action takes place relative to your complaint.

To appeal this decision, notices of appeal must be filed within thirty days of the date this decision was mailed.

- ☒ A. No change in the value of your real property has been made.
- ☐ B. The value of your real property has been increased as shown below.
- ☐ C. The value of your real property has been reduced as shown below.
- ☐ D. Dismissed
- ☐ E. Withdrawn.

Current 100% valuation

\$583,080

BOR recommended 100% Valuation

\$583,080

Clark County Board of Revision





CLARK COUNTY BOARD of REVISION

6/16/2025

Sunset Hills Holdings LLC  
C/O Todd Sleggs, Esq  
820 West Superior Avenue, 7<sup>th</sup> Floor  
Cleveland, Ohio 44113

BOR Case Number: 2024-056  
Parcel Number: 340-07-00027-116-015  
Property Address: Delta Road

Dear Taxpayer,

We want to thank you for your participation in the Board of Revision hearing of your property(s). After consideration of the information and evidence you presented, it is the decision of the Clark County Board of Revision that the following action takes place relative to your complaint.

To appeal this decision, notices of appeal must be filed within thirty days of the date this decision was mailed.

- ☒ A. No change in the value of your real property has been made.
- ☐ B. The value of your real property has been increased as shown below.
- ☐ C. The value of your real property has been reduced as shown below.
- ☐ D. Dismissed
- ☐ E. Withdrawn.

Current 100% valuation

\$16,120

BOR recommended 100% Valuation

\$16,120

Clark County Board of Revision



CLARK COUNTY BOARD of REVISION

6/16/2025

Sunset Hills Holdings LLC  
C/O Todd Sleggs, Esq  
820 West Superior Avenue, 7<sup>th</sup> Floor  
Cleveland, Ohio 44113

BOR Case Number: 2024-056  
Parcel Number: 340-07-00027-116-037  
Property Address: 1302 Delta Road

Dear Taxpayer,

We want to thank you for your participation in the Board of Revision hearing of your property(s). After consideration of the information and evidence you presented, it is the decision of the Clark County Board of Revision that the following action takes place relative to your complaint.

To appeal this decision, notices of appeal must be filed within thirty days of the date this decision was mailed.

- ☒ A. No change in the value of your real property has been made.
- ☐ B. The value of your real property has been increased as shown below.
- ☐ C. The value of your real property has been reduced as shown below.
- ☐ D. Dismissed
- ☐ E. Withdrawn.

Current 100% valuation

\$30,420

BOR recommended 100% Valuation

\$30,420

Clark County Board of Revision





CLARK COUNTY BOARD of REVISION

6/16/2025

Sunset Hills Holdings LLC  
C/O Todd Sleggs, Esq  
820 West Superior Avenue, 7<sup>th</sup> Floor  
Cleveland, Ohio 44113

BOR Case Number: 2024-056  
Parcel Number: 340-07-00027-119-010  
Property Address: 926-948 Sunset Avenue

Dear Taxpayer,

We want to thank you for your participation in the Board of Revision hearing of your property(s). After consideration of the information and evidence you presented, it is the decision of the Clark County Board of Revision that the following action takes place relative to your complaint.

To appeal this decision, notices of appeal must be filed within thirty days of the date this decision was mailed.

- ☒ A. No change in the value of your real property has been made.
- ☐ B. The value of your real property has been increased as shown below.
- ☐ C. The value of your real property has been reduced as shown below.
- ☐ D. Dismissed
- ☐ E. Withdrawn.

Current 100% valuation

\$782,450

BOR recommended 100% Valuation

\$782,450

Clark County Board of Revision

T7425.24