

Tax year 2025 BOR no. 2025-180  
County Clark Date received 4/16/26

DTE 1  
Rev. 12/22

APR 16 2026

**Complaint Against the Valuation of Real Property**

HILLARY HAMILTON  
AUDITOR

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.

1. Owner of Property		Shiv Parvati LLC, 383 Eiffel Ln., Springfield, OH 45505	
2. Complainant if not owner		Board of Education of the Clark-Shawnee Local Schools	
3. Complainant's agent		Rich & Gillis Law Group, LLC, 5747 Perimeter Dr., Ste 150, Dublin, OH 43017	
4. Telephone number and email address of contact person: (614) 228-5822; bor@richgillislawgroup.com			
5. Complainant's relationship to property if not owner: Section 5715.19, Ohio Revised Code			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
305-07-00032-200-012	383 E. Leffel Ln.		
7. Principal use of property: 410 Motels and tourist cabins			
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
305-07-00032-200-012	5,500,000	4,905,030	594,970
9. The requested change in value is justified for the following reasons: Size, location and market analysis of similar type properties.			

10. Was property sold within the last three years? Yes  No  Unknown  If yes, show date of sale N/A and sale price N/A 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 N/A and total cost \$ N/A

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;
- A substantial improvement was added to the property;
- The property lost value due to a casualty;
- Property's occupancy changed by 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 4/16/2026 Complainant or agent (printed) KAROL FOX Title (if Agent) Attorney for Complainant

Complainant or agent (signature) [Signature]  
Sworn to and signed in my presence, this 16 day of April, 2026

Notary [Signature]



Bobbi Jo Leitz  
Notary Public, State of Ohio  
My Commission Expires 01-18-2030





202400004808 04/23/2024 02:15 PM  
Filed for Record in CLARK County, Ohio  
Nancy Pence, Recorder Rec Fees: \$70.00  
WARR OR Vol 2236 Pgs 1298 - 1301

**APPROVED** Transferred  
Clark County Tax Map Sale Price 5,500,000  
APR 23 2024 APR 23 2024  
HILLARY HAMILTON  
AUDITOR

APR 23 2024  
RMA  
 Legal Description  
 Survey Plat / Lotsplit  
 Subdivision / Annexation

**GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that, **Harris Hospitality Springfield LLC**, an Ohio limited liability company referred to as "Grantor," for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration paid, grants with general warranty covenants to **Shiv Parvati, LLC**, an Ohio limited liability company, hereinafter referred to as "Grantee," their heirs and assigns, the following described premises:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Permanent Parcel Number: 3050700032200012  
Property Address: 383 E. Leffel Lane, Springfield, OH 45505  
Prior Deed Reference: Volume 2160, Page 1493  
Tax Mailing Address: 103 Harry Sanner Road, Hillsboro, OH 45133

SUBJECT, HOWEVER, to all valid easements, restrictions, covenants, conditions, and ordinances.

TO HAVE AND HOLD the said premises, with all singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behalf of the said Grantees forever in FEE SIMPLE.

AND THE SAID Grantors will warrant and forever defend against the lawful claims and demands of all persons.


CTIC  
STE 320  
30195 CHAGRIN BLVD  
CLEVELAND, OH 44124



202400004808  
BK 2236 PG 1299

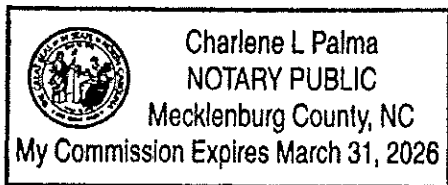
IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its name,  
by its proper officials thereunto duly authorized, this 19 day of April, 2024.

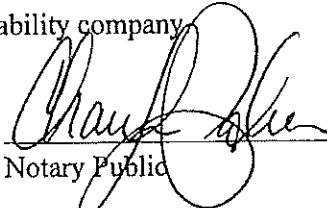
**Harris Hospitality Springfield LLC, an Ohio  
limited liability company**

  
\_\_\_\_\_  
Sharjeel Ahmad, Managing Member

STATE OF North Carolina )  
COUNTY OF Mecklenburg ) ss.:

The foregoing instrument was acknowledged before me on April 15, 2024  
by **Sharjeel Ahmad**, Managing Member of Harris Hospitality Springfield LLC, an Ohio limited  
liability company, on behalf of the limited liability company.



  
\_\_\_\_\_  
Notary Public

Prepared By:  
Phillip Barragate  
Barragate Law  
20600 Chagrin Blvd.  
Cleveland, OH 44122



Exhibit "A"

202400004808  
BK 2236 PG 1300

**Legal Description**

Situated in the Township of Springfield, County of Clark and State of Ohio:

And known as being a part of the Northeast quarter of Section 32, Township 5, Range 9, Miami River Survey and being all of a 7.0 acre tract in the name of Grandview Hotel Limited Partnership as described in Official Record 643, Page 125, Recorder's Office, Clark County, Ohio:

Commencing at a monument box at the intersection of the centerline of Leffel Lane with the centerline of State Route 72 (Limestone Street), said point also being in the Northerly line of Section 32;

Thence South 05 deg. 54' 48" West, a distance of 574.70 feet leaving said Northerly line of Section 32 and along the centerline of State Route 72 to a point;

Thence South 84 deg. 05' 12" East, a distance 110.00 feet leaving said centerline of State Route 72 to a 5/8-inch iron rod found at the True Point of Beginning, said point being at the intersection of the Northerly right-of-way line of Interstate #70 with the Easterly right-of-way line of State Route #72, also being the Southwesterly corner of said 7.0 acre tract;

Thence North 05 deg. 54' 48" East, a distance of 113.12 feet (passing a 5/8-inch iron rod found at 85.27 feet) along the Easterly right-of-way line of State Route #72 to an iron pipe set in a Southerly line of a 1.162 acre tract of land in the name of Heartland Investment, LLC, as described in Official Record 1815, Page 1313, also being in a Southerly line of the Springfield Corporation Limits;

Thence South 84 deg. 55' 27" East, a distance of 65.05 feet (passing a 5/8-inch iron rod found at 39.53 feet) leaving said Easterly right-of-way line of State Route # 72, along said Southerly line of said 1.162 acre tract and said Southerly line of the Springfield Corporation limits to a 5/8-inch iron rod found at a Northwesterly corner of a 4.006 acre tract of land in the name of Anderson Enterprises, Inc., as described in Official Record 1794, Page 100;

Thence South 05 deg. 26' 10" West, a distance of 29.95 feet leaving the Southerly line of said 1.162 acre tract, along a Westerly line of said 4.006 acre tract and said Southerly line of the Springfield Corporation limits to a 5/8-inch iron rod found;

Thence the following five courses along a Southerly line of said 4.006 acre tract and said Southerly line of the Springfield Corporation limits:

1. Thence South 84 deg. 53' 19" East, a distance of 512.73 feet to a 5/8-inch iron rod found;
2. Thence South 05 deg. 34' 10" West, a distance of 8.06 feet to a 5/8-inch iron rod found;
3. Thence South 84 deg. 52' 06" East, a distance of 205.94 feet to a 5/8-inch iron rod found;
4. Thence North 05 deg. 27' 22" East, a distance of 38.27 feet to a 5/8-inch iron rod found;
5. Thence South 84 deg. 52' 49" East, a distance of 241.34 feet along said Southerly line of the Springfield Corporation limits, a Southerly line of said 4.006 acre tract and then a Southerly line of a 2.239 acre tract of land in the name of Triple R Acquisition Corp., described in Official Record 1716, Page 1645 to a 3/4-inch inside diameter iron pipe found at a Northwesterly corner of a 5.005 acre tract of land in the name of RIC Group, LLC, as described in Official Record 1732, Page 102;



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BK 2236 PG 1301

Thence South 05 deg. 02' 50" West, a distance of 476.91 feet leaving the Southerly line of said 2.239 acre tract, along a Westerly line of said 5.005 acre tract and said Southerly line of the Springfield Corporation limits to a 5/8-inch iron rod found in a Northerly line of a 12.670 acre tract of land in the name of State of Ohio, as described in Deed Volume 582, Page 342, also being a Northerly right-of-way line of Interstate #70;

Thence the following two courses leaving the Westerly line of said 5.005 acre tract and said Southerly line of the Springfield Corporation limits, along the Northerly line of said 12.760 acre tract, also being the Northerly right-of-way line of Interstate #70;

1. Thence North 80 deg. 35' 04" West, a distance of 99.06 feet to a 5/8-inch iron rod found;

2. Thence North 68 deg. 20' 41" West, a distance of 327.22 feet to an iron pipe set in a Easterly corner of a 2.23 acre tract of land in the name of State of Ohio as described in Deed Volume 582, Page 339;

Thence North 61 deg. 43' 31" West, a distance of 668.60 feet leaving the Northerly line of said 12.760 acre tract, along a Northerly line of said 2.23 acre tract, also being the Northerly right-of-way line of Interstate #70 to the true place of beginning.

Containing 7.033 acres more or less, subject to all legal highways, easements, leases and restrictions of record and of records in the respectful utility offices.

Iron pipes set are 3/4-inch inside diameter and 30 inches long with a yellow cap stamped "Raab Surveying".

The basis of bearings for this description is based on the Easterly line of a 7.0 acre tract of land in the name of Grandview Hotel Limited being South 05 deg. 02' 50" West as described in Official Record 643, Page 125, Recorder' South Office, Clark County, Ohio.

I hereby certify this description was prepared by using measurements obtained by an actual field survey conducted in February, 2008 by Raab Surveying under my direct supervision.

PPN: 3050700032200012