

Clear Form

Tax year 2024

BOR no. _____

County Madison

Date received _____

2024-017
MAR. 31, 2025

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.

	Name	Street address, City, State, ZIP code	
1. Owner of property	SEALY COMMERCE PARKWAY LLC	Ryan, 600 Superior Ave E, Ste 1810, Cleveland OH 44114	
2. Complainant if not owner			
3. Complainant's agent	Edward F. Hirshberg, Esq.	Ryan Law, 301 Grant Street, #270, Pittsburgh, PA 15219	
4. Telephone number and email address of contact person <u>724-205-1188</u> <u>edward.hirshberg@ryanlawyers.com</u>			
5. Complainant's relationship to property, if not owner <u>Attorney</u>			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
<u>10-02020.007</u>		<u>10 COMMERCE PKWY W</u>	
7. Principal use of property <u>Commercial</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
<u>10-02020.007</u>	<u>\$16,130,600</u>	<u>\$19,121,500</u>	<u>\$2,990,900</u>
9. The requested change in value is justified for the following reasons: <u>The current assessed value results in an implied fair market value above and beyond actual market value.</u>			

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

LONDON, OHIO
2025 MAR 31 AM 10:57
AUDITOR
MADISON COUNTY

2010-11-17
MAY 21 2012

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 03/28/2025 Complainant or agent (printed) Edward F. Hirshberg Title (if agent) Attorney

Complainant or agent (signature) *Edward F. Hirshberg*

Sworn to and signed in my presence, this 28th day of March 2025
(Date) (Month) (Year)

Notary *Robyn L. Weisbrod*

Commonwealth of Pennsylvania - Notary Seal
 Robyn L. Weisbrod, Notary Public
 Allegheny County
 My commission expires October 14, 2028
 Commission number 1210464
 Member, Pennsylvania Association of Notaries

MADISON COUNTY
 AUDITOR
 2025 MAR 31 AM 10:57
 LONDON, OHIO