

Tax year 2024 BOR no. 3604-15-2025

DTE 1
Rev. 12/22

County Highland Date received _____

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.

T1625-24		Name	Street address, City, State, ZIP code
1. Owner of property		BJ Retail Partners LLC	Patrick Altmeyer Account Manager, Property Tax Altus Group 3414 Peachtree Road NE Suite 1160 Atlanta, GA 30326
2. Complainant if not owner		N/A	
3. Complainant's agent		Todd W. Sleggs Sleggs, Danzinger & Gill Co., LPA	820 W. Superior Ave., 7 th Floor Cleveland, OH 44113
4. Telephone number and email address of contact person (216) 771-8990 jfisher@sdglegal.net			
5. Complainant's relationship to property, if not owner <u>N/A</u>			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
25-09-001-001.04		1400 N. High St.	
		Hillsboro	
7. Principal use of property <u>Retail</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
25-09-001-001.04	1,266,200	1,834,100	-567,900
9. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties. Physical, economic, functional depreciation or obsolescence. Economic valuation based on gross or net income.			

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. N/A

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.

N/A

- 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.

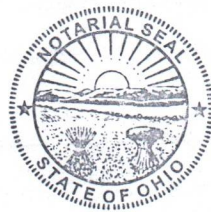
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/15/2025 Complainant or agent (printed) Todd W. Sleggs Title (if agent) Attorney

Complainant or agent (signature) [Handwritten Signature]

Sworn to and signed in my presence, this 15th day of March 2025
(Date) (Month) (Year)

Notary Jennifer Fischer



JENNIFER FISCHER
Notary Public, State of Ohio
My Commission Expires:
October 13, 2025

RECEIVED
MAR 18 2025
HIGHLAND COUNTY AUDITOR



Sleggs, Danzinger & Gill, Co., LPA

RECEIVED

March 17, 2025

MAR 18 2025

HIGHLAND COUNTY AUDITOR

VIA CERTIFIED MAIL

Highland County Auditor
119 Governor Foraker Place
PO Box 822
Hillsboro, OH 45133

Re: **2024 Real Estate Tax Complaint**

BJ Retail Partners LLC
PPN: 25-09-001-001.04
Our File No. T1625-24

Dear Auditor:

Attached please find one (1) Complaint as to the Assessment of Real Property to be filed in connection with the above-captioned property. Also enclosed is a copy of the Complaint to be date-stamped and returned to the undersigned in the postage prepaid envelope provided.

If you should have any questions, please do not hesitate to contact me.

Very truly yours,

SLEGGs, DANZINGER & GILL CO., LPA

Todd W. Sleggs

Todd W. Sleggs

TWS:jrf
Enclosures

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

9589 0710 5270 0474 3970 30

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Mailed 3/25/25