

Please be advised that, occasionally, a Complainant may amend the Complainant's Opinion of Value prior to or during the hearing. To request the entire BOR file, please contact the Public Records Officer at 513-946-4048.

Reset Form

HAMILTON COUNTY

Tax year **2019**

BOR no. 19-041100
APR 06 2020

DTE 1
Rev. 02/19

County **Hamilton**

Date received **BOARD OF REVISION**

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	Timothy N. Spence / Sarah A. Spence	2501 Grandin Rd., Cincinnati, OH 45208	
2. Complainant if not owner	Same		
3. Complainant if not owner	Charles E. Boverman III	355 E. Fifth St., Ste. 1000, Cincinnati, OH 45202	
6. Complainant's relationship to property, if not owner Complainant is the property owner			
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill		Address of property	
Multiple Parcels - See Attached			
8. Principal use of property Residential			
9. 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
Multiple Parcels -			
See Attached			
10. The requested change in value is justified for the following reasons: The property was the subject of an arm's length sale on March 22, 2017 for \$2,440,000. Because that sale was recent in time to the tax lien date of January 1, 2019, the sale price should be adopted as the true and fair market value of the property. See attached for further explanation.			

- 11. Was property sold within the last three years? Yes No Unknown If yes, show date of sale March 22, 2017 and sale price \$ 2,440,000 ; and attach information explained in "Instructions for Line 11" on back.
- 12. 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.
- 13. If any improvements were completed in the last three years, show date _____ and total cost \$ _____
- 14. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown
- 15. 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.

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 3/31/2020 Complainant or agent [Signature] Attorney

Sworn to and signed in my presence, this 31st day of March

Notary [Signature] Signature



JEAN ANN WANNINGER
Notary Public, State of Ohio
My Commission Expires
September 5, 2024

VK