

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.

DTE FORM 1 (Revised 01/02)
 ORC 5715.13, 5715.19

COMPLAINT AGAINST THE VALUATION OF REAL PROPERTY
 ANSWER ALL QUESTIONS AND TYPE OR PRINT ALL INFORMATION
 READ INSTRUCTIONS ON SECOND PAGE BEFORE COMPLETING FORM
 ATTACH ADDITIONAL PAGES IF NECESSARY

HAMILTON COUNTY
 DATE RECEIVED
 MAR 23 2012
 BOARD OF REVISION
 BOR NO.
 503309

TAX YEAR 2011 COUNTY Hamilton
 ORIGINAL COMPLAINT COUNTER-COMPLAINT

NOTICES WILL BE SENT ONLY TO THOSE NAMED BELOW

1) Owner Of Property SIMAC SERVICES, LLC Address, City, State, Zip _____
 Mailing Address 6602 SHAWNEE RUN Rd City, State, Zip Cincinnati OH 45243
 2) Complainant if not owner _____
 3) Complainant's agent William Heckle, Jr.
 4) _____
 5) Complainant's relationship to property owner _____

If more than one parcel is included, see "Multiple Parcels" section on page 2.
 6) Parcel number from tax bill 030-0001-0090-00 Address of property 3306 Walworth Ave
 7) Principal use of property: Residential

8) The increase or decrease in taxable value sought. Counter-complaints supporting auditor's value may have zero in Column D.

| Parcel Number | Complainant's Opinion of Value | | Column C Current Taxable Value (From Tax Bill) | Column D Change in Taxable Value (+or-) (Column B minus Column C) |
|-------------------------|---|--|--|---|
| | Column A True Value (Fair Market Value) | Column B Taxable Value (35% of Column A) | | |
| <u>030-0001-0090-00</u> | <u>59,304</u> | <u>20,756</u> | <u>39,900</u> | <u>-19,144</u> |
| | | | | |

9) The requested change in value is justified for the following reasons:
purchased Property for \$50,000 After being on market for 3yrs
ASKING Price LAST 6 months WAS 59,900. Paid contractor \$9,304 for Repairs

10) Was property sold within the last 3 years? Yes No Unknown If yes, show date of sale Oct 29, 2011 and sale price 50,000; and attach information explained in "Instructions for Question 10" on back.

11) If property was not sold but was listed for sale in the last 3 years, attach a copy of listing agreement or other available evidence.

12) If any improvements were completed in the last 3 years, show date 11-30-11-3-1-12 and total cost \$9,304

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 value 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 ORC 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 casualty;
- Occupancy change of at least 15% had a substantial economic impact on the 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: 3/18/12 Complainant or Agent Wm Heckle / sole member SIMAC Services LLC Title (If Agent) _____
 Sworn to and signed in my presence, this 21 day of march 20 12

Notary public [Signature]
 ELIZABETH BYRD
 Notary Public, State of Ohio
 Commission Expires 04-19-2015

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