

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.

Tax year 2020 BOR no. 2020-050996 DTE 1 Rev. 02/19
 County Hamilton Date received _____

HAMILTON COUNTY
 MAR 10 2021
 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	PCIF Cincinnati LLC	PO Box 771149, Houston, TX, 77215	
2. Complainant if not owner			
3. Complainant's agent	Paul M. Jones, Jr., Esq.	435 E Main St, Ste 220, Greenwood, IN, 46143	
b. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill	Address of property		
102-0006-0084-00	335 Calhoun St		
8. Principal use of property <u>Restaurant</u>			
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
102-0006-0084-00	800,000	1,313,930	-513,930
10. The requested change in value is justified for the following reasons: The assessed market value exceeds the property's actual market value.			

11. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 01/10/2019 and sale price \$ 1,313,929.00 ; 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 03/03/2021 Complainant or agent [Signature] Signature Title (if agent) Attorney #0087207

Sworn to and signed in my presence, this 03 day of March, 2021

Notary [Signature] Signature

