

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 2021 BOR no. 21-06053 DTE 1 Rev. 08/21  
 County \_\_\_\_\_ Date received \_\_\_\_\_

**Complaint Against the Valuation of Real Property**

HAMILTON COUNTY

Answer all questions and type or print all information. Read instructions on back before completing form. Attach additional pages if necessary.

MAR 28 2022

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.

BOARD OF REVISION

Name		Street address, City, State, ZIP code	
1. Owner of property	King Royal Properties LLC	215 East Mitchell Ave Cincinnati, OH 45217	
2. Complainant if not owner			
3. Complainant's agent	Geoffrey King	215 East Mitchell Ave Cincinnati, OH 45217	
4. Telephone number of contact person			
5. Email address of complainant			
6. Complainant's relationship to property, if not owner		Owner of KRP LLC	
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill	Address of property		
115-0001-0055-00	215 E Mitchell Ave Cincinnati, OH 45217		
8. Principal use of property	Primary Residence		
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
115-0001-0055-00	280,000	335,070	55,070
10. The requested change in value is justified for the following reasons: The property 215 E Mitchell Ave was independently appraised less than the current market value			

11. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale 02/14/2020 and sale price \$ 125,000.00 ; 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 08/01/2020 and total cost \$ 81,247.31
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 3/23/22 Complainant or agent [Signature] Title (if agent) \_\_\_\_\_

Sworn to and signed in my presence, this 23rd day of March year 2022

Notary [Signature] Hair  
 Signature



*ghd*