

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. 2021-000432 DTE 1
County Hamilton Date received MAR 29 2022 Rev. 08/21

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	Magic Car Wash of Cincinnati, LLC	2929 Ferguson Rd., Cincinnati, OH 45238	
2. Complainant if not owner	Mt. Healthy City School District	7615 Harrison Ave., Cincinnati, OH 45231	
3. Complainant's agent	Gary T. Stedronsky, Esq.	1714 W. Galbraith Road, Cincinnati, OH 45239	
4. Telephone number of contact person			
5. Email address of complainant			
6. Complainant's relationship to property, if not owner School Board			
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill		Address of property	
593-0006-0256-00		8021 Hamilton Avenue	
8. Principal use of property Car Wash			
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
593-0006-0256-00	165,000	87,550	77,450
10. The requested change in value is justified for the following reasons: Property sold in recent arm's length transaction. See attached conveyance fee statement.			

11. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 09/01/2021 and sale price \$ 165,000.00; 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 _____ 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 _____ Complainant or agent _____ Signature _____ Title (if agent) Attorney

Sworn to and signed in my presence, this 10 day of March, year 2022

Notary [Signature] JEREMY J. NEFF, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.