

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.

HAMILTON COUNTY

MAR 31 2022

BOARD OF REVISION

Tax year 2021

BOR no

2021-060527

DTE 1
Rev. 08/21

County Hamilton

Date received

Complaint Against the Valuation of Real Property

HAMILTON COUNTY

Read 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.

MAR 31 2022

BOARD OF REVISION

	Name	Street address, City, State, ZIP code	
1. Owner of property	Brixworth Apartments LLC	5905 E. Galbraith Rd., Ste. 4100, Cinti., OH 45236	
2. Complainant if not owner	Northwest Local School District BOE	3420 Banning, Cinti., OH 45239	
3. Complainant's agent	Christopher P. Finney	4270 Ivy Pointe Blvd., #225, Cinti., OH 45245	
4. Telephone number of contact person			
5. Email address of complainant			
6. Complainant's relationship to property, if not owner		School district	
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill	Address of property		
510-0230-0071-00	5701 Springdale Rd.		
510-0230-0367-00	5741 Springdale Rd.		
8. Principal use of property	403-Apartment, 40+ Units		
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
510-0230-0071-00	530,151.41	152,990	377,161.41
510-0230-0367-00	2,496,517.97	720,440	1,776,077.97
Total	3,026,669.38	873,430	2,153,239.38
10. The requested change in value is justified for the following reasons: It appears there was an entity transfer and a new mortgage obtained in the amount of \$15,975,000.			

11. Was property sold within the last three years? ☐ Yes ☐ No ☒ Unknown If yes, show date of sale _____ and sale price \$ _____; 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 3/31/22 Complainant or agent Christopher P. Finney Signature

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

Notary [Signature] Signature



ISAAC T. HEINTZ
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Date, Section 147.03 O.R.C.