

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 2023

BOR no. 23-081005

County Hamilton

Date received HAMILTON COUNTY

Complaint Against the Valuation of Real Property

FEB 14 2024

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	Gina M. Berry, Trustee of the Gina M. Berry Trust dated November 19, 2010	2374 Grandin Road, Cincinnati, Ohio 45208	
2. Complainant if not owner	Same as Owner		
3. Complainant's agent	Barrett P. Tullis, Esq.	One E. Fourth Street, Suite 1400, Cincinnati, OH 45202	
4. Telephone number and email address of contact person: (513) 562-1445 / btullis@kmlaw.com			
5. Complainant's relationship to property, if not owner: Complainant is Owner If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
046-0001-0038-00	2374 Grandin Road		
046-0001-0052-00	2374 Grandin Road		
7. Principal use of property: Single family residential			
8. 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
046-0001-0038-00	\$3,495,820	\$4,296,200	-\$800,380
046-0001-0052-00	\$4,180	\$5,140	-\$960
Total:	\$3,500,000	\$4,301,340	-\$801,340
9. The requested change in value is justified for the following reasons: The property's current assessed value is in excess of the property's fair market value. Please see the enclosed appraisal report of the property.			

10. 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 10" on back.
11. 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.
12. If any improvements were completed in the last three years, show date N/A and total cost \$ _____.
13. Do you intend to present the testimony or report of a professional appraiser? ☒ Yes ☐ No ☐ Unknown

mp