

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

Clear Form

MAR 15 2024

Tax year 2023 BOR no. 23-08871

DTE 1  
Rev. 12/22

BOARD OF REVISION

County Hamilton Date received \_\_\_\_\_

### 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	Castellini Robert H Tr & Castellini Management Company	2180 Grandin Road Cincinnati, Ohio 45208	
2. Complainant if not owner			
3. Complainant's agent	Marcus A Hanna	312 Elm Street, Suite 2600 Cincinnati, Ohio 45202	
4. Telephone number and email address of contact person (513)632-1201 mah@rhcholdings.com			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
046-0001-0001-00	2180 Grandin Road, Cincinnati, Ohio 45208		
046-0001-0014-00	2180 Grandin Road, Cincinnati, Ohio 45208		
046-0001-0018-00	2180 Grandin Road, Cincinnati, Ohio 45208		
7. Principal use of property Principal Residence			
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
046-0001-0001-00	3,700,000	4,241,990	< 541,990
046-0001-0014-00	included above	119,430	< 119,430
046-0001-0018-00	included above	230,130	< 230,130
9. The requested change in value is justified for the following reasons:			

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 \_\_\_\_\_ and total cost \$ \_\_\_\_\_.

13. Do you intend to present the testimony or report of a professional appraiser? ☒ Yes ☐ No ☐ Unknown

LB