

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.

Clear Form

HAMILTON COUNTY
MAR 31 2025
BOARD OF REVISION

Tax year 2024 BOR no. 24-090452
County Hamilton Date received _____

DTE 1
Rev. 12/22

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	Ditsch Kemper Property LLC	311 Northland Blvd., Cincinnati, OH 45246	
2. Complainant if not owner	Princeton City School District	3900 Cottingham Dr., Cincinnati, OH 45241	
3. Complainant's agent	Gary T. Stedronsky, Esq.	1714 W. Galbraith Rd., Cincinnati, OH 45239	
4. Telephone number and email address of contact person	513-421-2540 -- gstedronsky@ennisbritton.com		
5. Complainant's relationship to property, if not owner	School Board		
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
599-0010-0356-00	1100 E. Kemper Road		
7. Principal use of property	Regional Shopping Center		
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
599-0010-0356-00	12,000,000	9,623,470	2,376,530
9. The requested change in value is justified for the following reasons: Property sold in recent arm's length transaction. See attached conveyance fee statement.			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 8/31/2023
and sale price \$ 12,000,000 ; 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

RB