

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.

DTE FORM 1 (Revised 01/02)  
ORC 5715.13, 5715.19

**COMPLAINT AGAINST THE VALUATION OF REAL PROPERTY**  
ANSWER ALL QUESTIONS AND TYPE OR PRINT ALL INFORMATION  
READ INSTRUCTIONS ON SECOND PAGE BEFORE COMPLETING  
ATTACH ADDITIONAL PAGES IF NECESSARY

HAMILTON COUNTY  
DATE RECEIVED  
MAR 23 2016  
BOARD OF REVISION  
15-001511

TAX YEAR 2015 COUNTY Hamilton  
 ORIGINAL COMPLAINT  COUNTER-COMPLAINT

NOTICES WILL BE SENT ONLY TO THOSE NAMED BELOW

1) Owner Of Property ALMA Real Estate Investors, LLC Address, City, State, Zip \_\_\_\_\_  
Mailing Address PO Box 245 City, State, Zip Mason OH 45040  
3) Complainant's agent Adam Walter, Manager  
PO Box 245 Mason OH 45040  
5) Complainant's relationship to property owner \_\_\_\_\_

If more than one parcel is included, see "Multiple Parcels"

6) Parcel number from tax bill	Address of property
236-0002-0013-00	5831 Argus Rd, Cincinnati, OH 45224

7) Principal use of property: \_\_\_\_\_

8) The increase or decrease in taxable value sought. Counter-complaints supporting auditor's value may have zero in Column D.

Parcel Number	Complainant's Opinion of Value		Column C Current Taxable Value (From Tax Bill)	Column D Change in Taxable Value (+or-) (Column B minus Column C)
	Column A True Value (Fair Market Value)	Column B Taxable Value (35% of Column A)		
236-0002-0013-00	17,000.00	5,950.00	12,910.00	<6960>

9) The requested change in value is justified for the following reasons:  
**Distressed and Vacant Property Purchased at the Tax Foreclosure Sale**

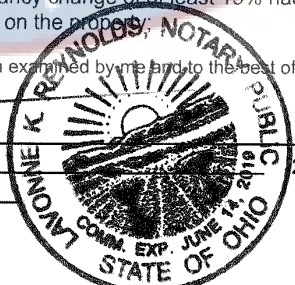
10) Was property sold within the last 3 years?  Yes  No  Unknown If yes, show date of sale 02/04/2016 and sale price \$9,500.00; and attach information explained in "Instructions for Question 10" on back.

11) If property was not sold but was listed for sale in the last 3 years, attach a copy of listing agreement or other available evidence.  
12) If any improvements were completed in the last 3 years, show date \_\_\_\_\_ and total cost \_\_\_\_\_  
13) Do you intend to present the testimony or report of a professional appraiser?  Yes  No  Unknown

14) If you have filed a prior complaint on this parcel since the last reappraisal or update of property value 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 ORC 5715.19(A) (2) for a complete explanation.  
 The property was sold in an arm's length transaction;  The property lost value due to casualty;  
 A substantial improvement was added to the property;  Occupancy change of at least 15% had a substantial economic impact on the 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: 3/23/16 Complainant or Agent [Signature] Title (If Agent) Manager  
Sworn to and signed in my presence, this 23 day of March 20 16  
Notary public [Signature]



Print Form