

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 20 2017
BOARD OF REVISION
16-011224

TAX YEAR 2016 COUNTY Hamilton

ORIGINAL COMPLAINT COUNTER-COMPLAINT

NOTICES WILL BE SENT ONLY TO THOSE NAMED BELOW

1) Owner Of Property KVR, LLC Address, City, State, Zip _____
Mailing Address 1721 GRANDVIEW DR City, State, Zip HEBRON KY 41048
2) Complainant if not owner _____
3) Complainant's agent _____
5) Complainant's relationship to property owner OWNER (d)(5)

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

6) Parcel number from tax bill	Address of property
<u>510-0033-0023-00</u>	<u>10511 PIPPIN RD</u>

7) Principal use of property: COMMERCIAL

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)		
<u>510-0033-0023-00</u>	<u>585,000.00</u>	<u>204,750.00</u>	<u>411,970.00</u>	<u>-207,220.00</u>

9) The requested change in value is justified for the following reasons:
AUDITOR'S VALUE EXCEEDS MARKET VALUE

10) Was property sold within the last 3 years? Yes No Unknown If yes, show date of sale 06/23/2016 and sale price \$585,000.00; 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;
- A substantial improvement was added to the property;
- The property lost value due to casualty;
- 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: 3-10-17 Complainant or Agent [Signature] Title (If Agent) _____
Sworn to and signed in my presence, this 10th day of March 20 17
Notary public [Signature]