

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

MAR 31 2021

Tax year 2020

BOR no. 2020-052504

DTE 1  
Rev. 02/19

County Hamilton

Date received \_\_\_\_\_

BOARD OF REVISION

**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.

	<b>Name</b>	<b>Street address, City, State, ZIP code</b>	
1. Owner of property	NB CP CINCY DST TRUST	130 Vantis Dr., Suite 160, Aliso Viejo, CA 92656	
2. Complainant if not owner			
3. Complainant's agent	Sean F. Berney	4725 Grayton Rd., Cleveland, OH 44135-2307	
4. Telephone number of contact			
5. Email address of complainant			
6. Complainant's relationship to property, if not owner	Same as owner		
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill	Address of property		
089-0003-0023-00	195 E McMillan St.		
8. Principal use of property	Apartments		
9. 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
089-0003-0023-00	\$23,000,000	\$26,000,000	\$3,000,000
10. The requested change in value is justified for the following reasons: Recent sale(s) of comparable properties; physical evidence, functional depreciation and obsolescence. Economic valuation based on gross or net income.			

11. Was property sold within the last three years?  Yes  No  Unknown. If yes, show date of sale 12/28/2017

and sale price \$ 26,000,000; and attach information explained in "Instructions for Line 11" on back.

12. 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.

13. If any improvements were completed in the last three years, show date \_\_\_\_\_ and total cost \$ \_\_\_\_\_

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

15. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values 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 R.C. section 5715.19(A)(2) for a complete explanation.

- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my 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 3-31-2021 Complainant or agent \_\_\_\_\_

Sworn to and signed in my presence, this \_\_\_\_\_

Notary Sherril A. McLaughlin  
Signature



Signature of SEAN F. BERNEY  
NOTARY PUBLIC  
STATE OF OHIO

Recorded in  
Cuyahoga County  
My Comm. Exp. 12/31/2022

Signature of SEAN F. BERNEY  
Attorney  
year 2021

*[Handwritten initials]*