

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

FEB 29 2024

BOARD OF REVISION

Clear Form

Tax year 2023 BOR no. 2023-081401
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	Southern Ohio Holding Organization LLC	2101 Kenskill Ave., Washington Court House, OH 43160	
2. Complainant if not owner	Cincinnati City School Dist., Bd. of Education	P.O. Box 5381, Cincinnati, OH 45202	
3. Complainant's agent	Matthew C. DiMuzio, Esq.	810 Sycamore Street, 6th Fl., Cincinnati, OH 45202	
4. Telephone number and email address of contact person	(513) 338-1991; matthew.dimuzio@gmail.com		
5. Complainant's relationship to property, if not owner	School District		
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
095-0002-0060-00	208 Mohawk Ave., Cincinnati, OH 45220		
095-0002-0059-00	216 Mohawk Ave., Cincinnati, OH 45220		
095-0003-0001-00	150 W. McMicken Ave., Cincinnati, OH 45220		
7. Principal use of property	Unknown		
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
095-0002-0060-00	\$500,000	\$21,980	\$478,020
095-0002-0059-00	\$112,850	\$16,530	\$96,320
095-0003-0001-00	\$500,000	\$33,520	\$466,480
9. The requested change in value is justified for the following reasons: Recent, arm's-length sale. The sale price exceeds the current value by both \$535,000 and 10% of the current value.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 03/08/2022
and sale price \$ 1,112,850 ; 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

[Signature]