

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

Tax year 2023 BOR no. 23-081575 DTE 1  
County Hamilton Date received MAR 07 2024  
HAMILTON COUNTY 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.

Name		Street address, City, State, ZIP code	
1. Owner of property	Venerable Investments, LLC	1722 William Howard Taft Road, Cincinnati, Ohio 45206	
2. Complainant if not owner			
3. Complainant's agent	Brian W. Wais, Esq.	Griffin Fletcher & Herndon, 3500 Red Bank Road, Cincinnati, OH 45227	
4. Telephone number and email address of contact person Brian W. Wais, 513-763-3597, bwais@gfh-law.com			
5. Complainant's relationship to property, if not owner attorney			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
145-0001-0232-00		321 Race Street	
7. Principal use of property Parking garage			
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
145-0001-0232-00	\$3,150,000.00	\$4,036,670.00	-\$886,670.00
9. The requested change in value is justified for the following reasons: The subject property was sold within sold three years of the January 1, 2023 tax lien date in an arms-length transaction on the open market. Please see attached exhibits.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale February 14, 2024  
and sale price \$ 3,150,000.00 ; 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

mp