

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

JAN 13 2022

Tax year 2021

BOR no. 21-060021

DTE 1  
Rev. 08/21

County \_\_\_\_\_

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.

Name		Street address, City, State, ZIP code	
1. Owner of property	Top 513 Development LLC	1403 Myrtle Ave.	
2. Complainant if not owner		Cincinnati, Ohio 45206	
3. Complainant's agent	Alex Shumakh (owner)		
4. Telephone number of contact person			
5. Email address of complainant			
6. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill		Address of property	
055-0006-0101-00		3035 HACKBERRY ST	
8. Principal use of property			
Investment Property			
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
055-0006-0101-00	53,000	145,280	92,280
10. The requested change in value is justified for the following reasons: Sale Price \$ 25,000 on 5/22/2020. Reduction of square footage. Condition of the property on 01/01/2021. <i>See Attached addendum for explanation.</i>			

11. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale 05/22/2020 and sale price \$ 25,000.00 ; 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 01/01/2021 and total cost \$ 28,000.00
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 and to the best of my knowledge and belief is true, correct and complete.

Date 1/10/2021 Complainant or agent Alex Shumakh Signature [Signature] Title owner

Sworn to and signed in my presence, this 10<sup>th</sup> day of Jan year 2022

Notary [Signature] Signature [Signature]

Jill M. Munch  
Notary Public, State of Ohio  
My Commission Expires: 06/12/2025