

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.

Tax year 2021 BOR no. 21-060383 DTE 1 Rev. 08/21  
 County Hamilton Date received \_\_\_\_\_ HAMILTON COUNTY

**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.

MAR 29 2022  
 BOARD OF REVISION

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	Speedway, LLC	539 S. Main St., Findlay, OH 45840	
2. Complainant if not owner	Forest Hills Local School District	7946 Beechmont Ave., Cincinnati, OH 45255	
3. Complainant's agent	Gary T. Stedronsky, Esq.	1714 W. Galbraith Road, Cincinnati, OH 45239	
4. Telephone number of contact person			
5. Email address of complainant			
6. Complainant's relationship to property, if not owner			School Board
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill	Address of property		
500-0041-0230-00	8342 Beechmont Avenue		
8. Principal use of property			
Retail			
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
500-0041-0230-00	1,250,000	638,220	611,780
10. The requested change in value is justified for the following reasons: Property sold in recent arm's length transaction. See attached conveyance fee statement.			

11. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale 01/22/2021  
 and sale price \$ 1,250,000.00 ; 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 \_\_\_\_\_ 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.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- 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 \_\_\_\_\_ Complainant or agent \_\_\_\_\_ Signature \_\_\_\_\_ Title (if agent) Attorney

Sworn to and signed in my presence, this 10 day of March year 2022

Notary [Signature]  
 JEREMY J. NEFF, Attorney At Law  
 NOTARY PUBLIC - STATE OF OHIO  
 My commission has no expiration date  
 Sec. 147.03 R.C.

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