

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 2022
BOARD OF REVISION

Tax year 2021 BOR no. 2021-060574
County HAMILTON Date received _____

DTE 1
Rev. 08/21

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	CAREW REALTY INC.	441 Vine, Ste. 3900, Cincinnati, OH 45202	
2. Complainant if not owner			
3. Complainant's agent	Stephen Griffith, Taft Law Firm	425 Walnut, Ste. 1800, Cincinnati, OH 45202	
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		
083-0001-0412-00	441 Vine, Cincinnati, OH 45202		
083-0001-0413-00	441 Vine, Cincinnati, OH 45202		
8. Principal use of property	office and 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
083-0001-0412-00	\$11,745,150	\$19,494,270	-7,749,120
083-0001-0413-00	\$6,245,850	\$10,381,620	-4,126,770
10. The requested change in value is justified for the following reasons: The property has suffered increasing vacancy and decreased rental value of its space for lease that has resulted in loss of value.			

11. Was property sold within the last three years? Yes No Unknown If yes, show date of sale _____ and sale price \$ _____; 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.

JK

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 03/30/2022 Complainant or agent *Stephen Griffith* Signature _____ Title (if agent) _____

Sworn to and signed in my presence, this _____ 30th _____ day of _____

Notary *Annette R Burgess* Signature _____



ANNETTE R BURGESS
Notary Public
State of Ohio
My Comm. Expires
August 20, 2026