

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. 2021-060575 DTE 1  
County Hamilton Date received 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	City of Cincinnati	801 Plum St., Rm. 122, Cincinnati, OH 45202	
2. Complainant if not owner	Fountain Square, LLC	1014 Vine St., Suite 1420, Cincinnati, OH	
3. Complainant's agent	Jonathan Roach, Esq.	9277 Centre Pointe Dr., 300, West Chester, OH	
4. Telephone number of contact person			
5. Email address of complainant			
6. Complainant's relationship to property, if not owner		Tenant	
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill	Address of property		
077-0002-0309-00	Vine St., Cincinnati, OH		
8. Principal use of property	Restaurant		
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
077-0002-0309-00	\$1,100,000	\$1,742,860	\$642,860
10. The requested change in value is justified for the following reasons: Current market value of the subject property is not in line with the market. The value should be reduced to reflect the market value, which is supported by comparable property sales and appraisal evidence.			

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 02/13/2022 and total cost \$ 500,000.00

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 by me and to the best of my knowledge and belief is true, correct and complete.

Date 03/30/2022 Complainant or agent Jonathan Roach Title (if agent) \_\_\_\_\_ Attorney \_\_\_\_\_

Sworn to and signed in my presence, this 30th day of March, year 2022

Notary Susan T. Wiegert  
Signature



SUSAN T. WIEGERT, Notary Public  
In and for the State of Ohio  
My Commission Expires Nov. 18, 2022