

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

HAMILTON COUNTY

MAR 21 2023

BOARD OF REVISION

Tax year 2022 BOR no. 2022-070152 DTE 1 Rev. 12/22
 County Hamilton County Date received _____

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	American Lending Center, LLC	18881 Von Karman Avenue, Suite 1050, Irvine CA 92612	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person	562-850-4405	David.Bales@AmericanLendingCenter.com	
5. Complainant's relationship to property, if not owner	If more than one parcel is included, see "Multiple Parcels" Instruction.		
6. Parcel numbers from tax bill	Address of property		
612-0200-0303-00	4780 Cornell Road, Blue Ash, OH 45242		
612-0170-0184-00	4780 Cornell Road, Blue Ash, OH 45242		
7. Principal use of property	Theater and Restaurant Dining		
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
612-0200-0303-00	\$800,000		
612-0170-0184-00	\$200,000		
9. The requested change in value is justified for the following reasons: This property was severally impacted by Covid19. During this time the property went into foreclosure. Currently the property is not in use. Repairs are need before the property can be open for use.			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 07/13/2022
 and sale price \$ 4,600,000 ; 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

JH