

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

FEB 23 2024

BOARD OF REVISION

Tax year 2023

BOR no. 2023-081215

DTE 1
Rev. 12/22

County Hamilton

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	COURT STREET CENTER LLC	Ryan, 600 Superior Ave. E, #1810, Cleveland, OH 44114	
2. Complainant if not owner			
3. Complainant's agent	Edward F. Hirshberg, Esq.	Ryan Law, 301 Grant St., #270, Pittsburgh, PA 15219	
4. Telephone number and email address of contact person	724-205-1188 edward.hirshberg@ryanlawyers.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		
076-0001-0212-00	250 W COURT ST		
7. Principal use of property	Office		
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
076-0001-0212-00	\$3,655,000	\$6,875,660	\$3,220,660
9. The requested change in value is justified for the following reasons: The current assessed value results in an implied market value above and beyond actual market value. Complainant will timely provide an expert appraisal report opining upon the actual fair market value, consistent with Ohio law.			

10. 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 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

YH