

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 27 2024

BOARD OF REVISION

Tax year 2023

County Hamilton

BOR no. 2023-082787 DTE 1  
Rev. 12/22

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	CINCINNATI & SUBURBAN BELL	PO Box 2301, Room 102-755, Cinti., OH 45201	
2. Complainant if not owner			
3. Complainant's agent	Christopher P. Finney	4270 Ivy Pointe Blvd., Suite 225, Cincinnati, OH 45245	
4. Telephone number and email address of contact person 513-943-6655; chris@finneylawfirm.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	
196-0026-0151-00		HAMILTON AVE	
7. Principal use of property 489 - COMMERCIAL / UTILITY			
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
196-0026-0151-00	\$472,000.00	\$958,880.00	-\$486,880.00
9. The requested change in value is justified for the following reasons: Auditor's value exceeds market value.			

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

*[Signature]*