

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

JAN 13 2025

BOARD OF REVISION

Tax year 2024

BOR no.

2024-090059

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.

T13358-24	Name	Street address, City, State, ZIP code	
1. Owner of property	BH New Arts, LP	Jody Senseny Property Tax Administrator Integrity Tax Consulting 6615 Brotherhood Way Fort Wayne, IN 46825	
2. Complainant if not owner	N/A		
3. Complainant's agent	Todd W. Sleggs Sleggs, Danzinger & Gill Co., LPA	820 W. Superior Ave., 7 <sup>th</sup> Floor Cleveland, OH 44113	
4. Telephone number and email address of contact person (216) 771-8990 jfisher@sdglegal.net			
5. Complainant's relationship to property, if not owner N/A			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
135-0003-0028-00		845 Ezzard Charles Dr	
		Cincinnati	
7. Principal use of property: LIHTC apartments			
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
135-0003-0028-00	6,555,950	12,853,540	- 6,297,590
9. The requested change in value is justified for the following reasons: The property is federally subsidized residential rental property and must be valued under RC 5713.031 and 5715.01.			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 01/14/2021

and sale price \$ 9,465,000 ; 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. N/A

12. If any improvements were completed in the last three years, show date N/A and total cost \$ N/A

13. Do you intend to present the testimony or report of a professional appraiser? ☐ Yes ☒ No ☒ Unknown

*Yes*