

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

FEB 19 2025

BOARD OF REVISION

Clear Form

Tax year 2024 BOR no. 24-090127
County _____ Date received _____

DTE 1
Rev. 12/22

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	Northgate Entertainment 7460 NW 108th Ave Pompano Beach, FL		
2. Complainant if not owner	Robert F. A. Calabrese 7365 E. Kemper Rd. Cincinnati		
3. Complainant's agent	Robert A. Calabrese 7365 E. Kemper Rd. Cincinnati		
4. Telephone number and email address of contact person Rcalabrese@PTAgency.com 513-779-0014			
5. Complainant's relationship to property, if not owner Attorney			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
510-0103-0165-00		9500 Colerain Ave.	
7. Principal use of property Vacant Commercial			
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
510-0103-0165-00	1,800,000	9,331,460	(-7,531,460)
9. The requested change in value is justified for the following reasons: Arms length sale on 12/12/2024 for 1,800,000			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 12/12/24
and sale price \$ 1,800,000 ; 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

LB