

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 24 2025

Tax year 2024 BOR no 2024-090299  
 County HAMILTON Date received \_\_\_\_\_

DTE 1  
Rev 12/22

**BOARD OF REVISION 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.

1. Owner of property		Name <b>RP3 FUNDING LLC</b>		Street address, City, State, ZIP code	
2. Complainant if not owner		NICHOLAS J. CARDINAL, ESQ		156 N. MAIN ST. #4, HUDSON, OH 44236	
3. Complainant's agent					
4. Telephone number and email address of contact person		330-653-5763; NICHOLAS@CARDINAL-LAWYER.COM			
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		
510-0011-0434-00			2588 RETFORD DR Cincinnati OH 45231		
7. Principal use of property <b>RENTAL</b>					
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		
510-0011-0434-00	\$129,000	\$136,930	-\$7,930		
9. The requested change in value is justified for the following reasons: <b>ARM'S LENGTH TRANSACTION</b>					

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale 8/1/2023  
 and sale price \$ \$129,000 ; 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 UNKNOWN and total cost \$ \_\_\_\_\_

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