

FILED

Tax year 2025 BOR no. _____
 County Greene Date received 3-10-26

2026 MAR -9 PM 2:53

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.

FEE EXEMPT
 GREENE COUNTY AUDITOR

Name		Street address, City, State, ZIP code	
1. Owner of property	Emanuel & Gloria Winer Holdings, LLC	16400 Collins Avenue, Unit 2646 N. Miami Beach, FL 33160	
2. Complainant if not owner			
3. Complainant's agent	Peter B. Hoshor, Attorney	7925 Paragon Road Dayton, OH 45459	
4. Telephone number and email address of contact person Peter B. Hoshor - 937-979-1761 - phoshorlaw@gmail.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	
B03-0002-0033-0-0061-00		671 Alpha Road, Ste. B Beavercreek, OH 45434	
7. Principal use of property Residential rental			
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
B03-0002-0033-0-0061-00	\$152,760.00	\$393,380.00	-\$240,620.00
9. The requested change in value is justified for the following reasons: On January 19, 2025, the colonial home was catastrophically destroyed by fire. Insurance estimated a loss of \$171,710.34 for restoration. During restoration no rent was collected and lost for 6 months until completion of restoration.			

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

14. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation.

- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 2/27/26 Complainant or agent (printed) Peter B. Haber Title (if agent) Attorney

Complainant or agent (signature) *[Signature]*

Sworn to and signed in my presence, this 27th day of February 2026

Notary *[Signature]*



SANDRA L. FRANKLIN
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires Oct. 10, 2026

Gammell, Ross & Hoshor, LLC

7925 Paragon Road
Suite 101
Dayton, OH 45459
Telephone (937) 433-4090
Fax (937) 433-1510

Jeffrey W. Gammell
Anne Ross Taylor
Peter B. Hoshor
Andrew T. Heck

March 5, 2026


Kraig Hagler
Greene County Auditor
69 Greene Street
Xenia, Ohio 45385

RE: COMPLAINT AGAINST THE VALUATION OF REAL PROPERTY
671 ALPHA ROAD, STE. B, BEAVERCREEK, OHIO 45434

To whom it may concern:

Enclosed please find an original and 2 copies of the *Complaint Against the Valuation of Real Property* with attachments, regarding the above referenced matter. Once this document has been filed, please return a time stamped copy to me in the postage prepaid envelope that I have enclosed for your convenience. Should you have any questions, comments or concerns please do not hesitate to contact our office.

Sincerely,
GAMMELL, ROSS & HOSHOR, LLC


Sandra L. Franklin
Paralegal

Enclosures