

Tax year 2025 BOR no. 29-011-2026  
County Greene Date received \_\_\_\_\_

DTE 1  
Rev. 12/22

FILED

### 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	Emanuel & Gloria Winer Holdings LLC, 16400 Collins Ave., Unit 2646, N. Miami Beach, FL 33160		
2. Complainant if not owner	Board of Education of the Beavercreek City Schools		
3. Complainant's agent	Rich & Gillis Law Group, LLC, 5747 Perimeter Dr., Ste 150, Dublin, OH 43017		
4. Telephone number and email address of contact person: (614) 228-5822; bor@richgillislawgroup.com			
5. Complainant's relationship to property if not owner: Section 5715.19, Ohio Revised Code			
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, Suite B		
7. Principal use of property: 499 Other commercial structure			
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	393,380	393,380	0
9. The requested change in value is justified for the following reasons: Size, location and market analysis of similar type properties.			

10. Was property sold within the last three years? Yes  No  Unknown  If yes, show date of sale N/A and sale price N/A 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 N/A and total cost \$ N/A

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;
- A substantial improvement was added to the property;
- The property lost value due to a casualty;
- Property's occupancy changed by 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 3/19/2026 Complainant or agent (printed) KAROL FOX Attorney for Complainant

Complainant or agent (signature) Karol Fox

Sworn to and signed in my presence, this 19<sup>th</sup> day of March, 2026.

Notary Richelle Thoburn Ford



Richelle Thoburn Ford  
Attorney At Law  
Notary Public, State of Ohio  
My commission has no expiration date  
Sec. 147.03 R.C.