



Department of
Taxation

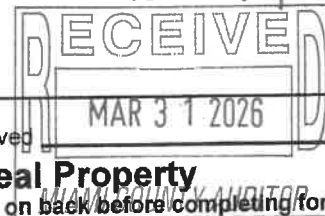
Clear Form

Tax year 2025

BOR no. _____

County Miami

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	Seva at Towne Park, LLC	5905 Merchants Street, Florence, KY 41042	
2. Complainant if not owner	Ravi Narsinghani	5905 Merchants Street, Florence, KY 41042	
3. Complainant's agent	Ravi Narsinghani	5905 Merchants Street, Florence, KY 41042	
4. Telephone number and email address of contact person (812) 350-1422 / Ravi@SevaHotels.com			
5. Complainant's relationship to property, if not owner Managing Member			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
D08-106568		1805 Towne Park Drive, Troy, OH 45373	
7. Principal use of property Hotel / Transient Lodging			
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
D08-106568	\$6,296,940	\$7,770,000	-\$1,473,060
9. The requested change in value is justified for the following reasons: The assessed value is not a fair & equitable approach of Neighboring Hotel Assets in Miami County. There have been no material improvements to the subject property since the last assessment. Complainant's Opinion of Land Value is \$756,000 & Complainant's Opinion of Improvement's Value = \$5,540,940			

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 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.

- | | |
|--|---|
| <input type="checkbox"/> The property was sold in an arm's length transaction. | <input type="checkbox"/> The property lost value due to a casualty. |
| <input type="checkbox"/> A substantial improvement was added to the property. | <input type="checkbox"/> 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 3/31/2022 Complainant or agent (printed) Ravi Narsinghani Title (if agent) Managing Member

Complainant or agent (signature) *BVA*

Sworn to and signed in my presence, this 31ST day of March 2022
(Date) (Month) (Year)

Notary *Michelle M. Deutz*

