

PARID: 200240002001  
NBHD: 7260C  
GENEVA LTD AND OHIO

JUR: 04  
ROLL: RP  
961 E MAIN (USR 20) ST

Parcel

Address 961 E MAIN (USR 20) ST  
Unit  
Class C - COMMERCIAL  
Land Use Code 403 - 403  
Tax Roll RP\_OH  
Acres 4.017  
Political Subdivision Geneva City  
Taxing District 20  
District Name GENEVA TWP-G CITY-GENEVA CSD  
Gross Tax Rate 87.93  
Effective Tax Rate 62.632262  
Neighborhood 7260C

Owner

Owner GENEVA LTD AND OHIO  
LIMITED PARTNERSHIP

Notes

Tax Mailing Name and Address

Mailing Name 1 VILLAS OF GENEVA  
Mailing Name 2 TM ASSOCIATES MANAGEMENT  
Address 1 1375 PICCARD DR STE 150  
Address 2  
Address 3 ROCKVILLE MD 20850  
Mortgage Company  
Mortgage Company  
Tax Year 2023

Legal

Legal Desc 1 SEC 1 -- 16  
Legal Desc 2  
Legal Desc 3  
Notes  
Survey

Taxes Due (Tax Year 2023)

Tax Roll	Delq Taxes	1ST Taxes	2ND Taxes	Total
RP_OH		\$0.00	\$0.00	\$11,384.91
				\$11,384.91

Homestead Credits



March 22, 2024

**VIA CERTIFIED MAIL**  
**7018 1830 0001 9157 3411**

Ashtabula County Board of Revision  
Ashtabula County Auditor  
15 S. Court Street #330  
Athens, Ohio 45701

Re: 2023 Real Estate Tax Complaint(s)

Dear County Board of Revision and County Auditor:

Enclosed for filing with the Board of Revision is/are one (1) 2023 Real Estate Tax Complaint(s). Please file the Original Complaint with the Board of Revision. The following Complaint(s) are enclosed:

- ✓ Geneva Ltd., an Ohio limited partnership
- ✓ Ashtabula Homes LP (34 complaints)
- ✓ Ashtabula Homes II LLC (34 complaints)

In addition to the Original Complaint(s), please find one (1) additional copy of the complaint(s) to be time stamped and returned to the undersigned. I have enclosed a self-addressed Federal Express envelope to return the complaint(s).

Should the Board of Revision need any additional information, please contact the undersigned attorneys at:

Karen H. Bauernschmidt  
Kelly Bauernschmidt  
Bauernschmidt Law Firm  
6700 Beta Drive, Suite 100  
Mayfield Village, OH 44143  
216-243-2500  
[karen@khbtaxlaw.com](mailto:karen@khbtaxlaw.com)  
[kelly@khbtaxlaw.com](mailto:kelly@khbtaxlaw.com)

Very truly yours,

A handwritten signature in blue ink, appearing to read "Karen H. Bauernschmidt", written in a cursive style.

Karen H. Bauernschmidt