

County Ashtabula

Date received

FILED ON

MAR 25 2024

Ashtabula County  
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.

|                                                                                                                             |                                                                   |                                                                              |                             |
|-----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|------------------------------------------------------------------------------|-----------------------------|
|                                                                                                                             | Name                                                              | Street address, City, State, ZIP code                                        |                             |
| 1. Owner of property                                                                                                        | Ashtabula Homes LP                                                | Bauernschmidt Law Firm 6700 Beta Drive, Suite 100 Mayfield Village, OH 44143 |                             |
| 2. Complainant if not owner                                                                                                 | Owner                                                             |                                                                              |                             |
| 3. Complainant's agent                                                                                                      | Karen H Bauernschmidt and Kelly Bauernschmidt                     | 6700 Beta Drive, Suite 100 Mayfield Village, OH 44143                        |                             |
| 4. Telephone number and email address of contact person<br>(216) 243-2500 Karen@khbtaxlaw.com and Kelly@khbtaxlaw.com       |                                                                   |                                                                              |                             |
| 5. Complainant's relationship to property, if not owner Owner                                                               |                                                                   |                                                                              |                             |
| If more than one parcel is included, see "Multiple Parcels" instruction.                                                    |                                                                   |                                                                              |                             |
| 6. Parcel numbers from tax bill                                                                                             |                                                                   | Address of property                                                          |                             |
| 055120001400                                                                                                                |                                                                   | 798 E 14 <sup>th</sup> Street, Ashtabula, Ohio                               |                             |
|                                                                                                                             |                                                                   |                                                                              |                             |
|                                                                                                                             |                                                                   |                                                                              |                             |
| 7. Principal use of property. Rent Restricted Rental Units                                                                  |                                                                   |                                                                              |                             |
| 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<br>Complainant's Opinion of Value<br>(Full Market Value) | Column B<br>Current Value<br>(Full Market Value)                             | Column C<br>Change in Value |
| 055120001400                                                                                                                | \$43,500                                                          | \$46,800                                                                     | -\$3,300                    |
|                                                                                                                             |                                                                   |                                                                              |                             |
|                                                                                                                             |                                                                   |                                                                              |                             |
| 9. The requested change in value is justified for the following reasons:<br>Income Approach to Value                        |                                                                   |                                                                              |                             |

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. N/A

- ☐ 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. N/A

- ☐ 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.

03/21/2024 04:07 PM EDT

Date \_\_\_\_\_ Complainant or agent (printed) Karen Bauernschmidt (6774) and Kelly Bauernschmidt (99661)  
Title (if agent) Attorneys

Complainant or agent (signature) Kelly Bauernschmidt 

Sworn to and signed in my presence, on 03/21/2024 04:20 PM EDT

Notary Jennifer Hardy 



Jennifer Hardy  
Comm Expires 11/13/2026

Online Notary Public. This notarial act involved the use of online audio/video communication technology.  
Notarization facilitated by SIGNiX®

16  
PARID: 055120001400  
NBHD: 80400  
ASHTABULA HOMES LP

JUR: 04  
ROLL: RP  
798 E 14TH ST

Parcel

|                       |                                |
|-----------------------|--------------------------------|
| Address               | 798 E 14TH ST                  |
| Unit                  |                                |
| Class                 | R - RESIDENTIAL                |
| Land Use Code         | 510 - 510                      |
| Tax Roll              | RP_OH                          |
| Acres                 | .202                           |
| Political Subdivision | Ashtabula City                 |
| Taxing District       | 05                             |
| District Name         | ASHTABULA TWP-ASH CITY/ASH CSD |
| Gross Tax Rate        | 85.41                          |
| Effective Tax Rate    | 53.711755                      |
| Neighborhood          | 80400                          |

Owner

|       |                    |
|-------|--------------------|
| Owner | ASHTABULA HOMES LP |
|-------|--------------------|

Notes

Tax Mailing Name and Address

|                  |                     |
|------------------|---------------------|
| Mailing Name 1   | ASHTABULA HOMES INC |
| Mailing Name 2   |                     |
| Address 1        | 120 E MAIN ST       |
| Address 2        |                     |
| Address 3        | RAVENNA OH 44266    |
| Mortgage Company |                     |
| Mortgage Company |                     |
| Tax Year         | 2023                |

Legal

|              |                      |
|--------------|----------------------|
| Legal Desc 1 | 15 & 16 HARMONS PLAT |
| 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    | \$0.00 | \$0.00 |

Homestead Credits

|                     |    |
|---------------------|----|
| Homestead Exemption | NO |
| 2.5% Reduction      | NO |

Appraised Value (100%)

|                    |          |
|--------------------|----------|
| Year               | 2023     |
| Appraised Land     | \$9,900  |
| Appraised Building | \$36,900 |
| Appraised Total    | \$46,800 |
| CAUV               | \$0      |

Assessed Value (35%)