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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.

MAR 25 2024 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.

Ashtabula County
Board of Revision

	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 (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	
500761002500		2124 Jeffery Avenue, Ashtabula, Ohio	
7. Principal use of property. <u>Rent Restricted Rental Units</u>			
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
500761002500	\$43,500	\$63,400	-\$19,900
9. The requested change in value is justified for the following reasons: <u>Income Approach to Value</u>			

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®

PARID: 500761002500
 NBHD: 67502
 ASHTABULA HOMES L P

JUR: 04
 ROLL: RP
 2124 JEFFERY AVE

Parcel

Address 2124 JEFFERY AVE
 Unit
 Class R - RESIDENTIAL
 Land Use Code 510 - 510
 Tax Roll RP_OH
 Acres .149
 Political Subdivision Ashtabula City
 Taxing District 50
 District Name SYBRK T-ASH C-ASH CSD-HARBOR TOPKY
 Gross Tax Rate 87.91
 Effective Tax Rate 55.164229
 Neighborhood 67502

Owner

Owner ASHTABULA HOMES L P

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 54A LAUREL HILL
 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	\$13,400
Appraised Building	\$50,000
Appraised Total	\$63,400
CAUV	\$0

Assessed Value (35%)