

County Ashtabula

Date received _____

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.

FILED ON

MAR 25 2024

Ashtabula County
Board of Revision

	Name	Street address, City, State, ZIP code	
1. Owner of property	Ashtabula Homes II LLC	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	
053040004300		1230 W 47 th Street, Ashtabula, Ohio 44004	
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 Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
053040004300	\$41,200	\$60,400	-\$19,200
9. The requested change in value is justified for the following reasons: 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 04:08 PM EDT

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

Complainant or agent (signature) Kelly Bauernschmidt 

03/21/2024 04:20 PM EDT

Sworn to and signed in my presence, on _____

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: 053040004300
 NBHD: 80000
 ASHTABULA HOMES II LLC

JUR: 04
 ROLL: RP
 1230 W 47TH ST

Parcel

Address	1230 W 47TH ST
Unit	
Class	R - RESIDENTIAL
Land Use Code	510 - 510
Tax Roll	RP_OH
Acres	.199
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	80000

Owner

Owner	ASHTABULA HOMES II LLC
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Notes

Tax Mailing Name and Address

Mailing Name 1	RLJ MANAGEMENT CO
Mailing Name 2	
Address 1	
Address 2	3021 E DUBLIN GRANVILLE RD STE 200
Address 3	COLUMBUS OH 43231-4031
Mortgage Company	
Mortgage Company	
Tax Year	2023

Legal

Legal Desc 1	35 H & SPART OF LOT 37 H & S
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	\$9,100
Appraised Building	\$51,300
Appraised Total	\$60,400
CAUV	\$0

Assessed Value (35%)