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### Complaint Against the Valuation of Real Property

**FILED ON**  
**MAR 25 2024**  
Ashtabula County  
Board of Revision

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.

1. Owner of property		Name Ashtabula Homes II LLC		Street address, City, State, ZIP code 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 053050014900			Address of property 4328 Coleman Court, Ashtabula, Ohio 44004		
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		
053050014900	\$41,200	\$67,200	-\$26,000		
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 04:08 PM EDT

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

Complainant or agent (signature) *Kelly Bauernschmidt* 

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®

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PARID: 053050014900  
NBHD: 80800  
ASHTABULA HOMES II LLC

JUR: 04  
ROLL: RP  
4328 COLEMAN CT

Parcel

Address 4328 COLEMAN CT  
Unit  
Class R - RESIDENTIAL  
Land Use Code 510 - 510  
Tax Roll RP\_OH  
Acres .127  
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 80800

Owner

Owner ASHTABULA HOMES II LLC

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 1 S M  
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	\$6,400
Appraised Building	\$60,800
Appraised Total	\$67,200
CAUV	\$0

Assessed Value (35%)