

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.

REC'D BY CG AUDITOR
MAR 22 '24 AM 9:17

1. Owner of property		Name Ursula Park 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@khtaxlaw.com and Kelly@khtaxlaw.com					
5. Complainant's relationship to property, if not owner <input type="checkbox"/> Owner <input checked="" type="checkbox"/>					
If more than one parcel is included, see "Multiple Parcels" Instruction.					
6. Parcel numbers from tax bill			Address of property		
22-01-00-21.0000000			794 Broadway Street, Blanchester, Ohio 45107		
7. Principal use of property. Restricted Rent Apartments					
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		
22-01-00-21.0000000	\$600,000	\$1,025,300	-\$425,300		
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
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- 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.

Date 03/17/2024 02:19 PM EDT
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 03/17/2024 02:24 PM EDT

Notary *Jennifer Hardy* 



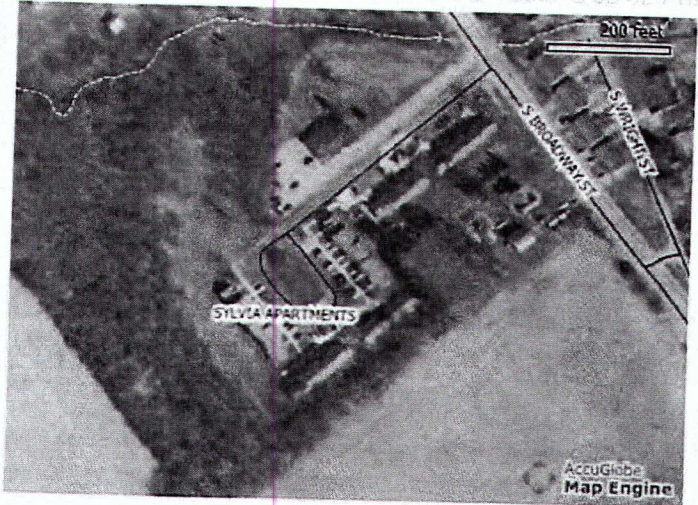
Jennifer Hardy
Comm Expires 11/13/2026

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

Property Record Card Terence G. Habermehl, Clinton County Auditor

11/14/24 8:05:02 PM

Subject Property	
Parcel	220100210000000
Owner	URSULA PARK LLC
Address	794 S BROADWAY ST
Tax District	220 MARION TWP-BLAN. CORP.
Legal Description	MS 3342 ALSO 796 S. BROADWAY ST.
Land Use Code	402 APARTMENTS - 20 TO 39 RENTAL UNITS



Values	
CAUV Land Value	\$0
Appraised Land Value	\$105,900
Appraised Impr. Value	\$919,400
Total Market Value	\$1,025,300
Tax Year	TAX YEAR 2023 PAYABLE 2024
Net Annual Tax	\$17,696.78
Total Tax Bill	\$17,696.78
Has 2.5% Reduction	N
Has Homestead Reduction	N
Has Special Assessments	N

Commercial Card 1	
Number of Stories	0
Year Built	1989
Condition	3
Appraised Value (100%)	\$291,700
Assessed Value (35%)	\$102,100

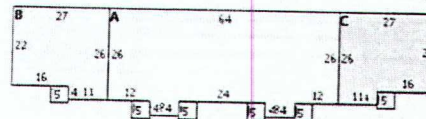
Commercial Card 2	
Number of Stories	0
Year Built	1989
Condition	3
Appraised Value (100%)	\$129,900
Assessed Value (35%)	\$45,470

Commercial Card 3	
Number of Stories	0
Year Built	1989
Condition	3
Appraised Value (100%)	\$381,300
Assessed Value (35%)	\$133,460

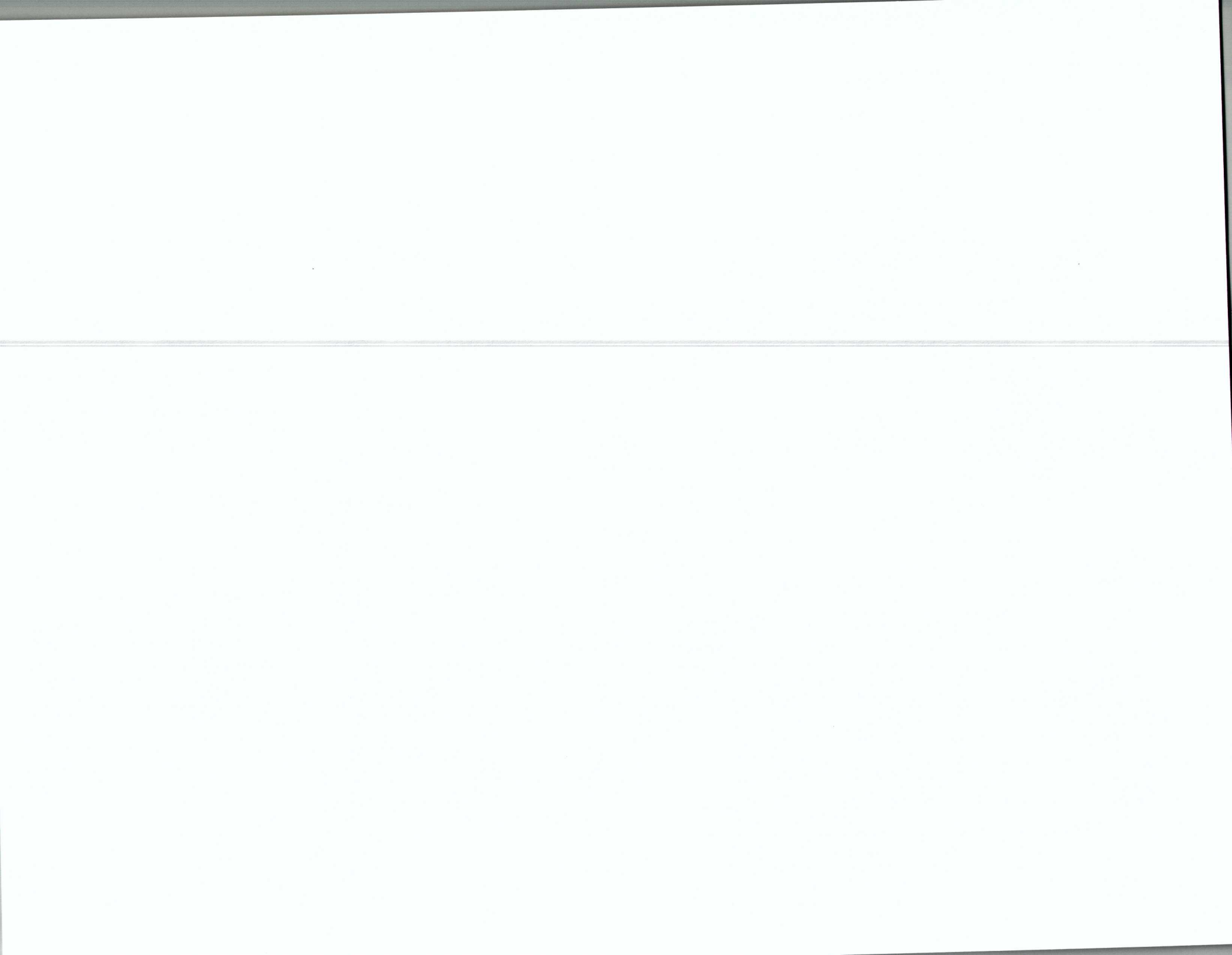
Commercial Card 4	
Number of Stories	0
Year Built	1989
Condition	3
Appraised Value (100%)	\$90,400
Assessed Value (35%)	\$31,640

Improvements Card 1			
Description	Dimensions	Area	Year Built
PA - PAVING-ASPH	UNAVAILAB LE	18000	1989

Grid Scale: 5ft



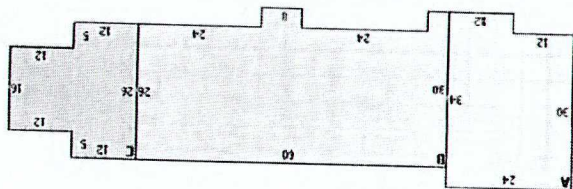
- A 1SFR/1SBR/5
1728 sqft
- B 1SBR/5
639 sqft
- C 1SBR/5
639 sqft
- D OP 5X5 <4>
25 sqft
- E OP 5X5 <4>
25 sqft
- F OP 5X 5 <4>
25 sqft
- G OP 5X5 <4>
25 sqft
- H OP 5X5 <4>
25 sqft
- I OP 5X5 <4>
25 sqft
- J PA



Land			
Description	Dimensions	Frontage	Depth
A1 - PRIMARY SITE	3.027 ACRES	0	0

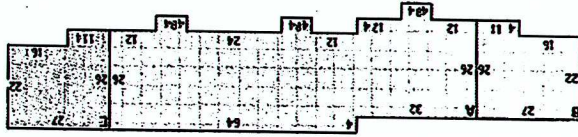
Sales		
Sale Date	Sale Price	Buyer
12/30/2009	\$1,175,034.00	URSULA PARK LLC
	\$0.00	BLANCHESTER LTD PARTNERSHIP

22010021000000 Card 2



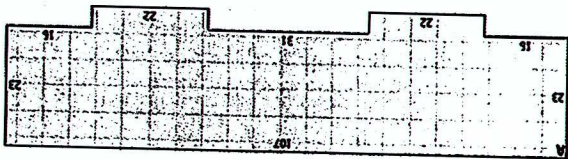
Grid Scale: S/I
A 150R
B 15FR/15FR/5
C 50R
150R
150R

22010021000000 Card 3



Grid Scale: ft
A 15FR/15BR/5 2592 sqft
B 15BR/5 IRR 638 sqft
C 15BR/5 IRR 638 sqft

22010021000000 Card 4



Grid Scale: 5/16"
A 158R/5
2637 sqft