

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

	Name	Street address, City, State, ZIP code	
1. Owner of property	Blanchester Senior Housing Partners, Ltd.	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 <u>Owner</u> If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
22-007-0406-000000		344 Pansy Pike, Blanchester, Ohio	
7. Principal use of property. <u>Restricted Rent Apartments</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
22-007-0406-000000	\$525,000	\$2,384,700	-\$1,859,700
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.

Date ^{03/12/2024 01:11 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 03/12/2024 01:28 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

3/9/2024 3:35:28 PM

Subject Property	
Parcel	220070406000000
Owner	BLANCHESTER SENIOR HOUSING PARTNERS LTD
Address	344 PANSY PIKE
Tax District	220 MARION TWP-BLAN. CORP.
Legal Description	MS 3342 ALSO KNOWN AS 344 MADALYN LOFTIN DRIVEWAY
Land Use Code	403 APARTMENTS - 40 OR MORE RENTAL UNITS

Values	
CAUV Land Value	\$0
Appraised Land Value	\$203,600
Appraised Impr. Value	\$2,181,100
Total Market Value	\$2,384,700
Tax Year	TAX YEAR 2023 PAYABLE 2024
Net Annual Tax	\$41,159.82
Total Tax Bill	\$41,159.82
Has 2.5% Reduction	N
Has Homestead Reduction	N
Has Special Assessments	N

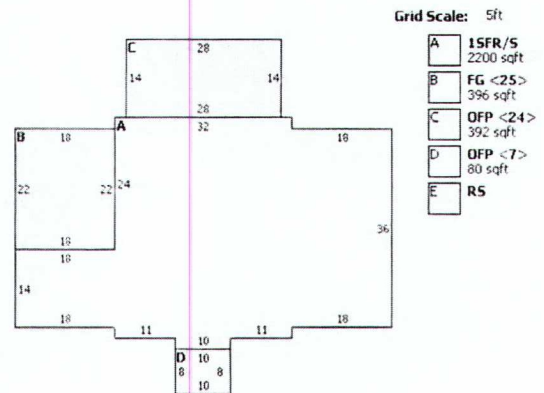
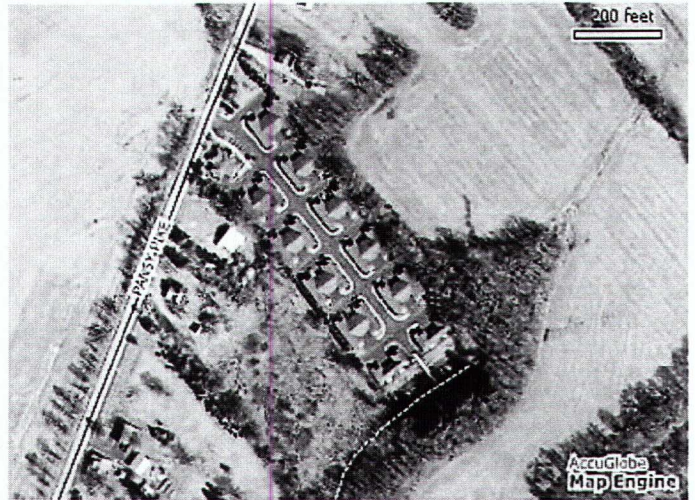
Commercial Card 1	
Number of Stories	0
Year Built	2010
Condition	3
Appraised Value (100%)	\$156,600
Assessed Value (35%)	\$54,810

Commercial Card 2	
Number of Stories	0
Year Built	2010
Condition	3
Appraised Value (100%)	\$1,821,600
Assessed Value (35%)	\$637,560

Commercial Card 3	
Number of Stories	0
Year Built	2010
Condition	3
Appraised Value (100%)	\$202,900
Assessed Value (35%)	\$71,020

Improvements Card 1			
Description	Dimensions	Area	Year Built
RS - ROOF SHELTER	14 x 28	392	UNAVAILAB LE

Land			
Description	Dimensions	Frontage	Depth
A1 - PRIMARY SITE	5.09 ACRES	0	0



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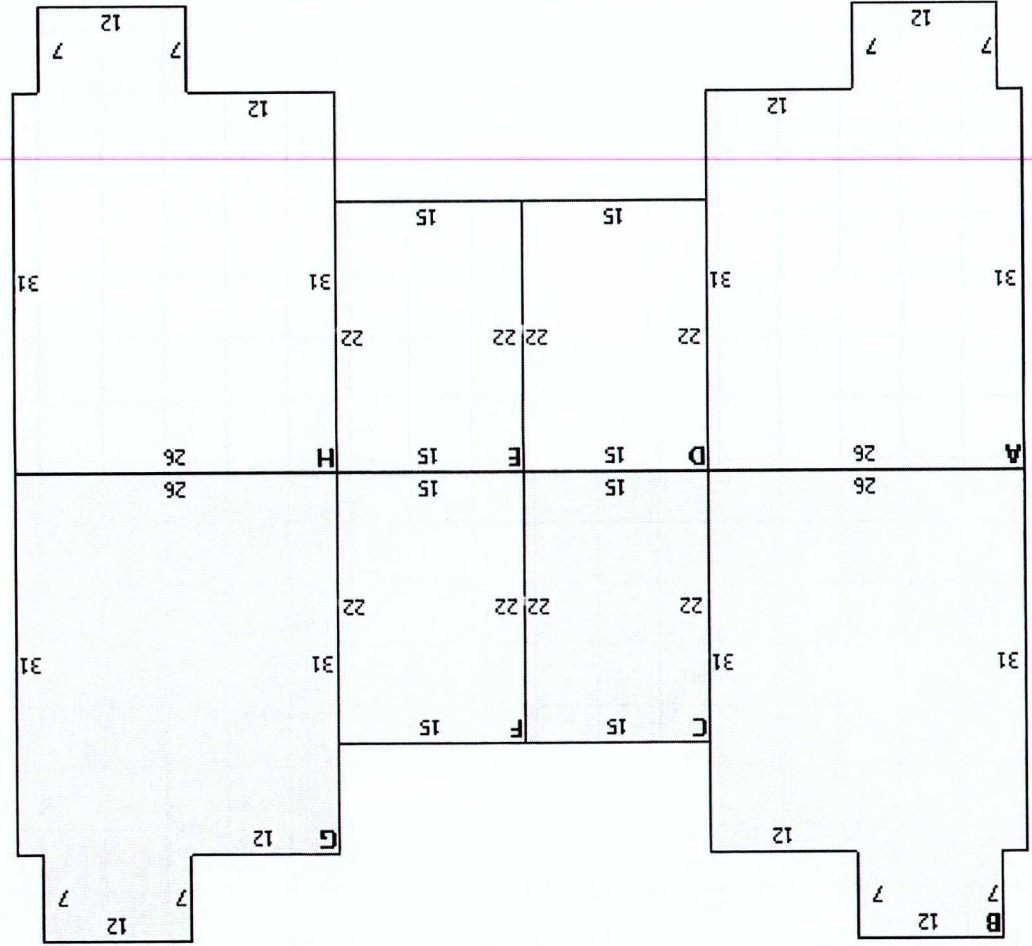
Sales

Sale Date	Sale Price	Buyer
2/17/2009	\$249,900.00	BLANCHESTER SENIOR HOUSING PARTNERS LTD
12/28/2000	\$0.00	GARRISON CAUFFMAN JOY
12/28/2000	\$123,000.00	ESTEP LEO & ONA LEE *SD
3/29/1996	\$0.00	GARRISON CAUFFMAN JOY

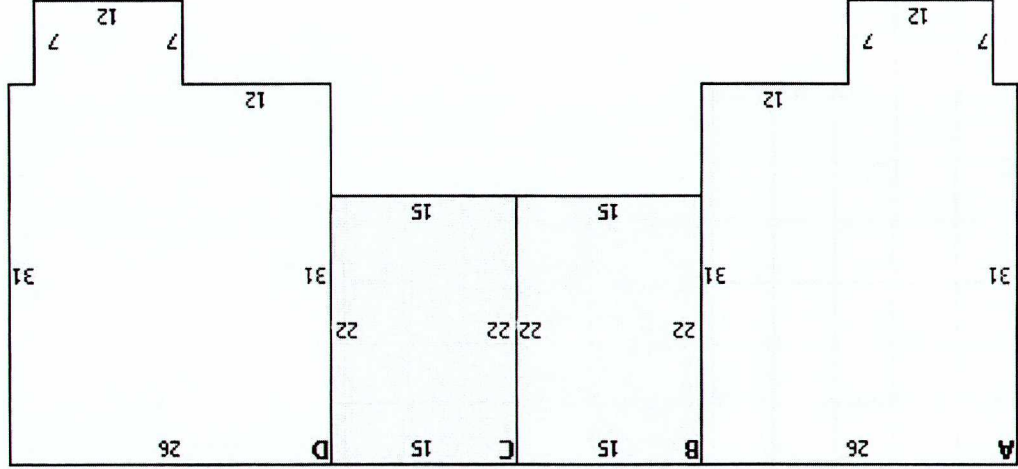
22007040600000 Card 2

- A 15FR/5 890 sqft
- B 15FR/5 890 sqft
- C FG 330 sqft
- D FG 330 sqft
- E FG 330 sqft
- F FG <80> 330 sqft
- G 15FR/5 890 sqft
- H 15FR/5 890 sqft

Grid Scale: 5ft



22007040600000 Card 3



- A 15FR/5 890 sqft
- B FG 330 sqft
- C FG <41> 330 sqft
- D 15FR/5 890 sqft

Grid Scale: 5ft