

County Highland 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.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Treewood Housing 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) 702-6064 Karen@khbtaxlaw.com and Kelly@khbtaxlaw.com			
5. Complainant's relationship to property, if not owner <input checked="" type="checkbox"/> Owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
25-16-001-017.00		807 Treewood Lane, Hillsboro, Ohio 45133	
7. Principal use of property. Rent Restricted 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
25-16-001-017.00	\$550,000	\$1,122,400	-\$572,400
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 _____ and sale price \$ _____ ; 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. **NOT APPLICABLE TO PROPERTY OWNERS.**

- 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.

03/17/2025 04:50 PM EDT

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

Kelly Bauernschmidt



Complainant or agent (signature) _____

03/17/2025 04:59 PM EDT

Sworn to and signed in my presence, on _____

Jennifer Hardy



Notary _____



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®

RECEIVED

MAR 18 2025

HIGHLAND COUNTY AUDITOR

Highland County, Ohio - Property Record Card
 Parcel 25-16-001-017.00
 Card 1

GENERAL PARCEL INFORMATION

Owner
 TREEWOOD HOUSING LP
 807 TREEWOOD LN
 220 MARION AVE
 MANSFIELD OH 44903
 403 - APTS - 40 OR MORE RENTAL UNITS
 CURRENT DEED VOLUME/PAGE: 82271
 15.286 ACRES

VALUATION

Land Value	Appraised	Assessed
Improvements Value	\$164,000.00	\$57,400.00
CAUV Value	\$958,400.00	\$335,440.00
Taxable Value	\$0.00	\$0.00
Net Annual Tax	\$392,840.00	\$15,499.24



RESIDENTIAL

LAND

Land Type	Acres	Depth	Frontage	Depth	Value
G3 - Unit Value	15.286	0	0	0	164000

ADDITIONS

Description	Area	Year Built	Value
PT1 - Patio Concrete	50	0	340
BL1 - Balcony Open	50	0	1340

IMPROVEMENTS

Description	Year Built	Dimension	Area	Value
BT Paving - 525	1965	0x0	24000	\$800.00
Gazebo Ft - 76	2015	0x0	229	\$0.00

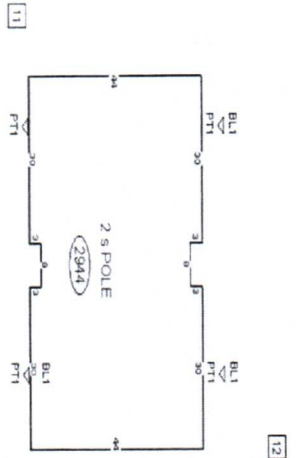
AGRICULTURAL

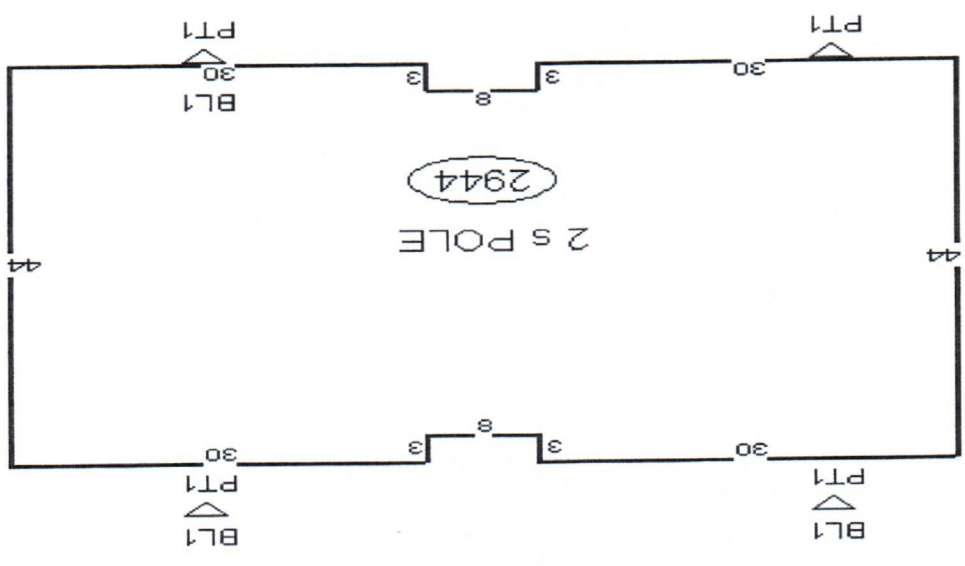
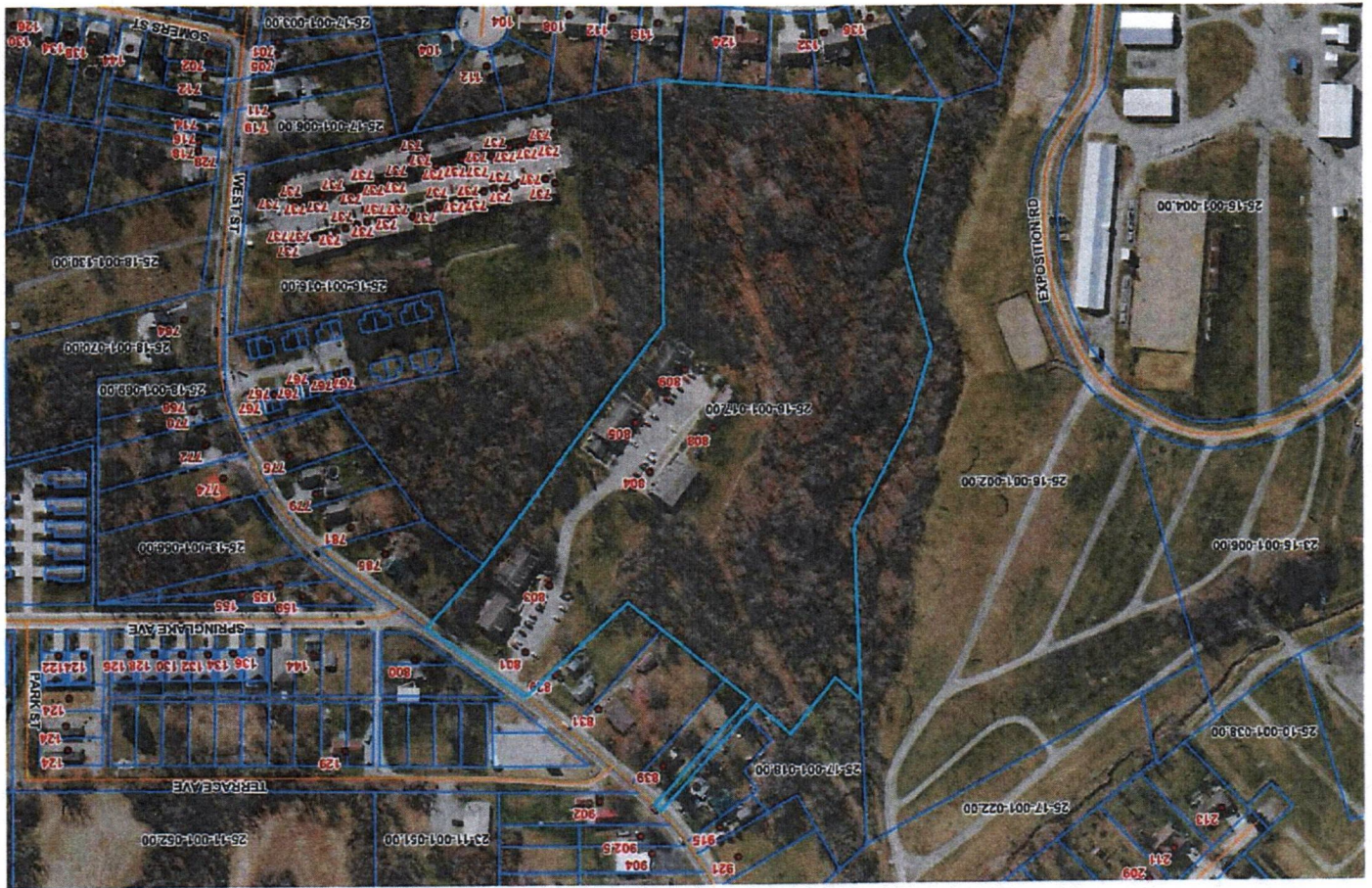
SALES

Date	Buyer	Seller	Price
10/19/2012	TREEWOOD HOUSING LP	TREEWOOD APTS	790000
1/1/1990	TREEWOOD APTS	Unknown	0

COMMERCIAL

Description	Multiple Resid. (Low Rise)
Year Built	1940
Year Remodeled	1965
Unit Count	0
Section Number	1
Section Area	2944
Wall Height	9
Section Story Count	1





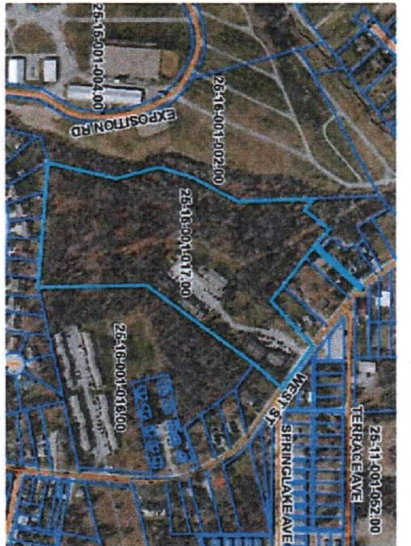
11

12

Highland County, Ohio - Property Record Card
 Parcel 25-16-001-017.00
 Card 2

GENERAL PARCEL INFORMATION

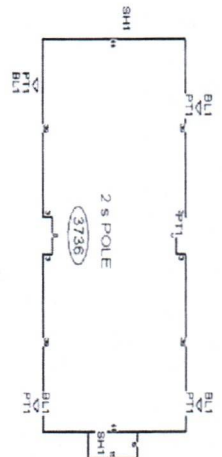
Owner: TREEWOOD HOUSING LP
 Property Address: 807 TREEWOOD LN
 Mailing Address: 220 MARION AVE
 MANSFIELD OH 44903
 Land Use: 403 - APTS - 40 OR MORE RENTAL UNITS
 Deed: CURRENT DEED VOLUME/PAGE: 822/1
 Legal Description: 15.286 ACRES



VALUATION

	Appraised	Assessed
Land Value	\$164,000.00	\$57,400.00
Improvements Value	\$958,400.00	\$335,440.00
CAUV Value	\$0.00	\$0.00
Taxable Value	\$392,840.00	
Net Annual Tax	\$15,499.24	

RESIDENTIAL



LAND

Land Type	Acraege	Depth	Frontage	Depth	Value
G3 - Unit Value	15.286	0	0	0	164000

ADDITIONS

Description	Area	Year Built	Value
PT1 - Patio Concrete	64	0	330
SH1 - Shed Frame or Equal 90	0	0	1620
BL1 - Balcony Open	50	0	1340
PT1 - Patio Concrete	50	0	340

IMPROVEMENTS

AGRICULTURAL

SALES

Date	Buyer	Seller	Price
10/19/2012	TREEWOOD HOUSING LP	TREEWOOD APTS	790000
1/1/1990	TREEWOOD APTS	Unknown	0

COMMERCIAL

Description	Multiple Resid. (Low Rise)
Year Built	1940
Year Remodeled	1965
Unit Count	0
Section Number	1
Section Area	3736
Wall Height	9
Section Story Count	1

Highland County, Ohio - Property Record Card
 Parcel 25-16-001-017.00
 Card 3

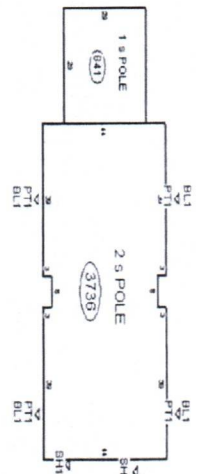
GENERAL PARCEL INFORMATION

Owner: TREEMOOD HOUSING LP
 Property Address: 807 TREEMOOD LN
 Mailing Address: 220 MARIION AVE
 Land Use: MANSFIELD OH 44903
 Deed: 403 - APTS - 40 OR MORE RENTAL UNITS
 Legal Description: CURRENT DEED VOLUME/PAGE: 822/1
 15.286 ACRES

VALUATION

Appraised: \$164,000.00
 Assessed: \$57,400.00
 Land Value: \$164,000.00
 Improvements Value: \$958,400.00
 CAUV Value: \$0.00
 Taxable Value: \$392,840.00
 Net Annual Tax: \$15,499.24

RESIDENTIAL



LAND

Land Type	Acreage	Depth	Frontage	Depth	Value
G3 - Unit Value	15.286	0	0	0	164000

ADDITIONS

Description	Area	Year Built	Value
PT1 - Patio Concrete	50	0	340
BL1 - Balcony Open	50	0	1340
SH1 - Shed Frame or Equal 72	0	0	1220
SH1 - Shed Frame or Equal 90	0	0	1620

IMPROVEMENTS

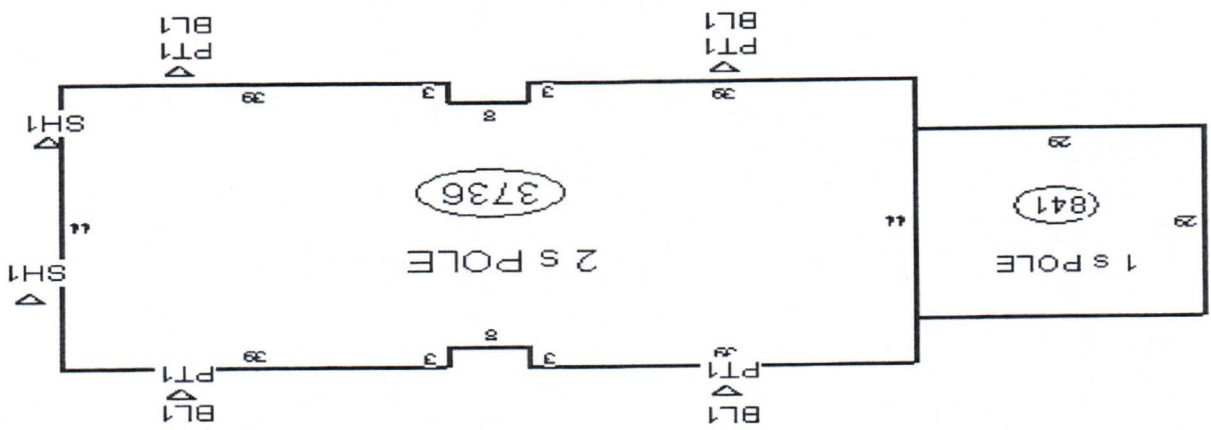
AGRICULTURAL

SALES

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10/19/2012	TREEMOOD HOUSING LP	TREEMOOD APTS	7900000
1/1/1990	TREEMOOD APTS	Unknown	0

COMMERCIAL

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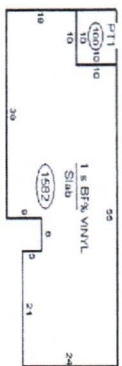
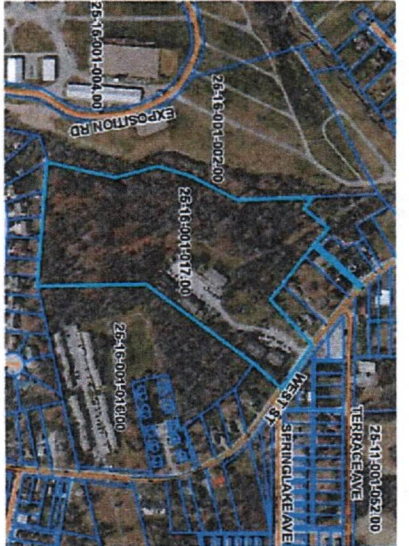
Highland County, Ohio - Property Record Card
 Parcel 25-16-001-017.00
 Card 4

GENERAL PARCEL INFORMATION

Owner: TREWOOD HOUSING LP
 Property Address: 807 TREWOOD LN
 Mailing Address: 220 MARION AVE
 Land Use: MANSFIELD OH 44903
 Deed: 403 - APTS - 40 OR MORE RENTAL UNITS
 Legal Description: CURRENT DEED VOLUME/PAGE: 822/1
 15.286 ACRES

VALUATION

Land Value	Appraised	Assessed
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RESIDENTIAL

ADDITIONS

IMPROVEMENTS

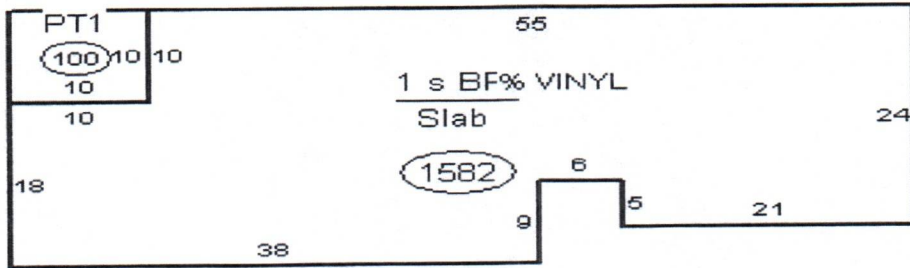
LAND	Land Type	Acreage	Depth	Frontage	Depth	Value
G3 - Unit Value		15.286	0	0	0	164000

AGRICULTURAL

SALES

Date	Buyer	Seller	Price
10/19/2012	TREWOOD HOUSING LP	TREWOOD APTS	790000
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COMMERCIAL



Highland County, Ohio - Property Record Card
 Parcel 25-16-001-017.00
 Card 1

GENERAL PARCEL INFORMATION

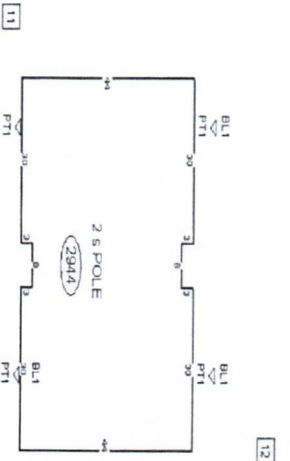
Owner: TREEMOOD HOUSING LP
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 Mailing Address: 220 MARION AVE
 Land Use: MANSFIELD OH 44903
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 15.286 ACRES

VALUATION

Land Value	Appraised	\$164,000.00	Assessed	\$57,400.00
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RESIDENTIAL



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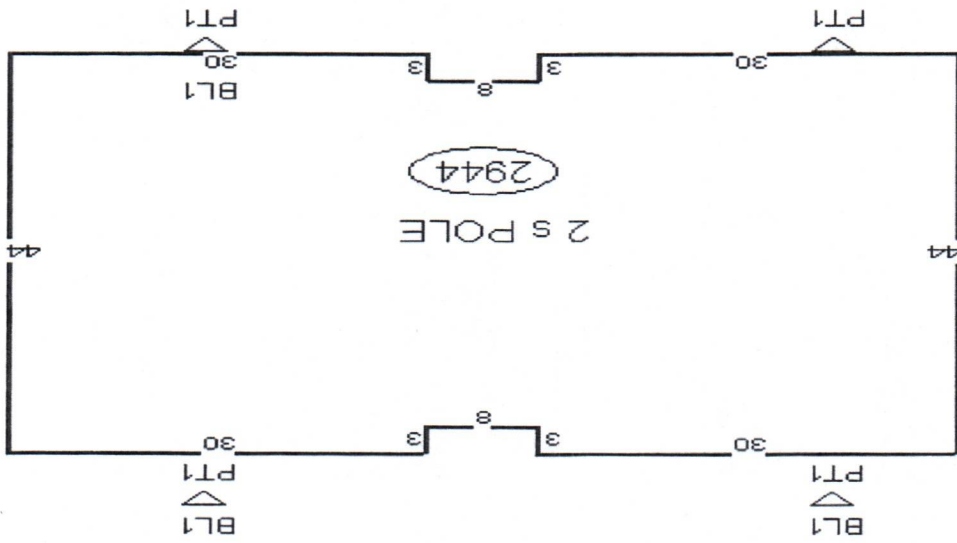
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11

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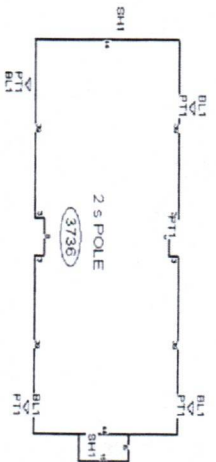
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Parcel 25-16-001-017.00
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15.286 ACRES

VALUATION

Land Value: \$164,000.00 Assessed: \$57,400.00
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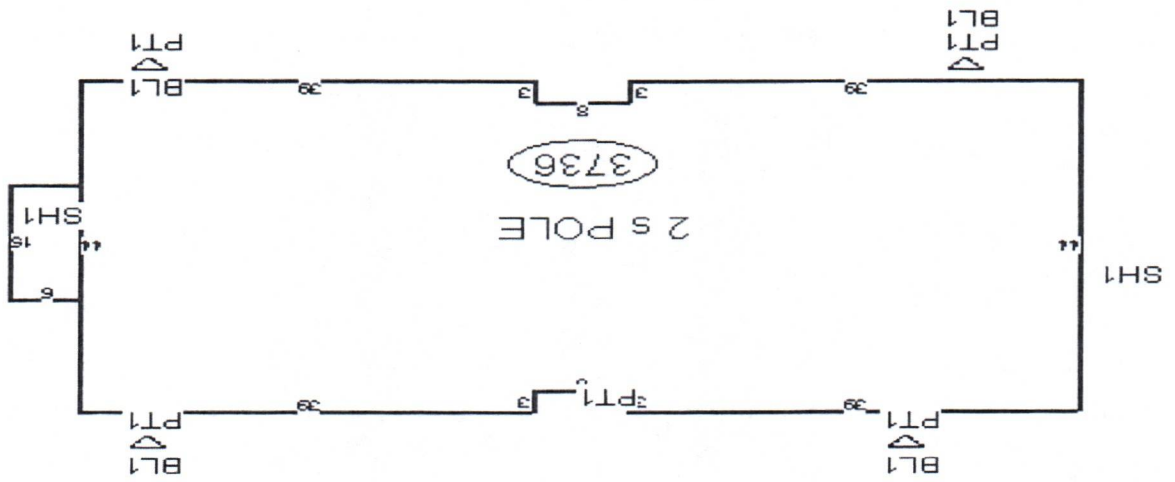
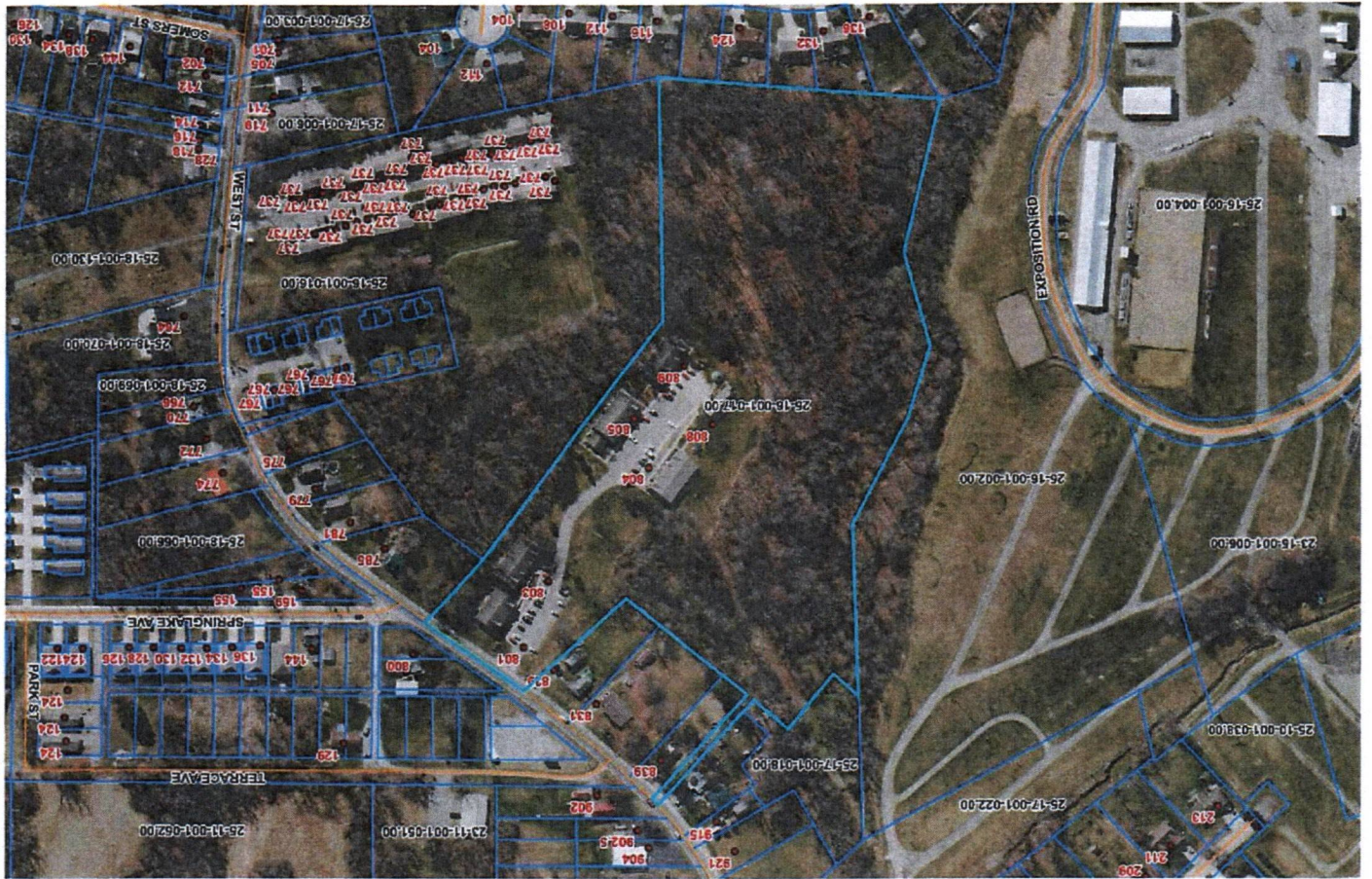
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1/1/1990	TREWOOD APTS	Unknown	0

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Section Story Count	1



Highland County, Ohio - Property Record Card
 Parcel 25-16-001-017.00
 Card 3

GENERAL PARCEL INFORMATION

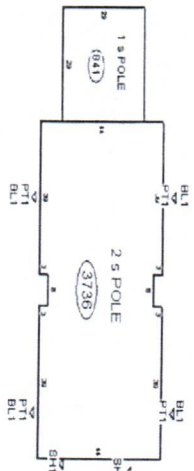
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IMPROVEMENTS

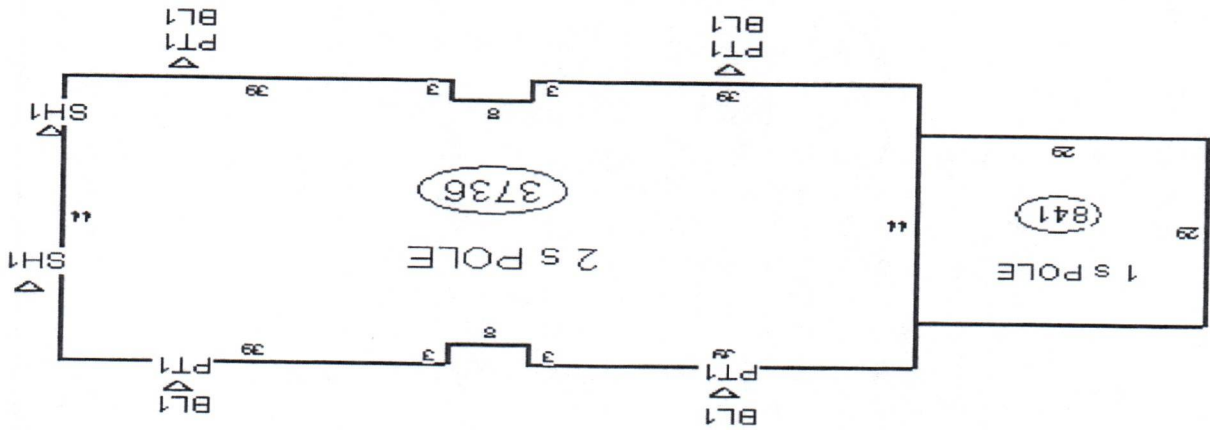
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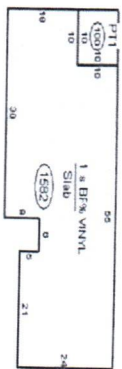
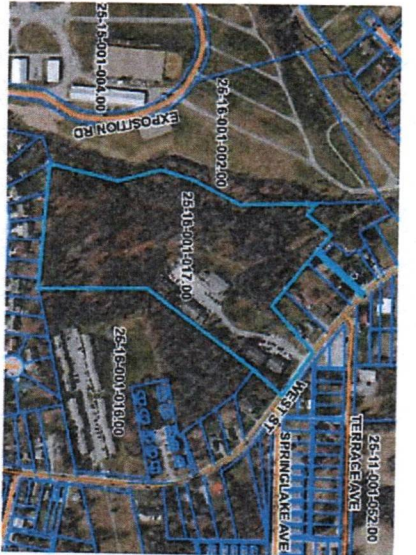
Highland County, Ohio - Property Record Card
 Parcel 25-16-001-017.00
 Card 4

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 Property Address: 807 TREWOOD LN
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Net Annual Tax \$15,499.24	



RESIDENTIAL

ADDITIONS

IMPROVEMENTS

LAND	Acres	Depth	Frontage	Depth	Value
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AGRICULTURAL

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COMMERCIAL

