

48

SEE ATTACHMENT-1812

Tax year 2025 BOR no. 2025-122

DTE 1  
Rev. 12/22

County Clark Date received 3/17/2026

FILED

### Complaint Against the Valuation of Real Property

CLARK COUNTY AUDITOR

Answer all questions and type or print all information. Read instructions on back before completing form.

Attach additional pages if necessary.

MAR 17 2026

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.

HILLARY HAMILTON

AUDITOR		Name	Street address, City, State, ZIP code
1. Owner of property	Springfield Housing Partners II, Ltd.	Bauernschmidt Law Firm PO Box 26437 Cleveland, OH 44126-0437	
2. Complainant if not owner	Owner		
3. Complainant's agent	Karen H Bauernschmidt and Kelly Bauernschmidt	Bauernschmidt Law Firm PO Box 26437 Cleveland, OH 44126-0437	
4. Telephone number and email address of contact person (216) 702-6064 Karen@kbtaxlaw.com and Kelly@kbtaxlaw.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	
3400700034214007		360 S. Limestone Street, Springfield, Ohio 45505	
7. Principal use of property. <u>Rent Restricted Apartments - Affordable Housing</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
3400700034214007	\$415,000	\$752,710	-\$337,710
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 \_\_\_\_\_ 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.

Date 03/11/2026 04:46 PM EDT  
Complainant or agent (printed) Karen Bauernschmidt (6774) and Kelly Bauernschmidt (99661)  
Title (if agent) Attorneys

Complainant or agent (signature) *Kelly Bauernschmidt* 

03/11/2026 05:00 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®

3400700034214007

2/10/2026



Hillary Hamilton  
County Auditor  
Clark County, Ohio  
clarkcountyauditor.org

**MOST RECENT PHOTO** **LEGAL**



3400700034214007 12/12/2023

OWNER SPRINGFIELD HOUSING PARTNERS II LTD  
ADDRESS 360 S LIMESTONE ST SPRINGFIELD OH 45505  
DESCRIPTION EAKERS PTS & PT VAC ALLEY & 933 EAKER ALL & PT VAC ALLEY  
SCHOOL DIST SPRINGFIELD CSD TAX DIST 340  
ACREAGE 0.9100

	VALUATION	
	APPRAISED	ASSESSED
LAND	\$111,210.00	\$38,920.00
IMPROVEMENTS	\$641,500.00	\$224,530.00
CAUV	\$0.00	\$0.00
TOTAL	\$752,710.00	\$263,450.00

**TAXES** **SPECIAL ASSESSMENTS**

TAXABLE VALUE \$263,450.00  
ROLLBACKS NONE  
HALF (1ST / 2ND) \$8,221.67 / \$8,221.67  
YEAR (TOTAL / BALANCE) \$16,443.34 / \$8,221.67

COUNT 0  
DELINQUENT / BALANCE \$0.00 / \$0.00  
TOTAL / BALANCE \$0.00 / \$0.00

**MOST RECENT SALES**

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
2/18/2003	SPRINGFIELD HOUSING PARTNERS II LTD		0	\$0.00	Unknown

**LAND** **IMPROVEMENTS**

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE	DESCRIPTION	BUILT	DIMS	VALUE
SQUARE FOOT	0	0	0.912	39,718	\$111,210.00	(C12) - CONCRETE PAVING	1960	0x0	\$14,260.00
Unknown						(C11) - ASPHALT OR BLACKTOP PAVING	1960	0x0	\$5,640.00



March 12, 2026

**VIA CERTIFIED MAIL**  
**7020 0140 0002 3341 4616**

Clark County Board of Revision  
Clark County Auditor  
31 N Limestone Street  
Springfield, Ohio 45501

Re: 2025 Real Estate Tax Complaint

Dear County Board of Revision and County Auditor:

Enclosed for filing with the Board of Revision is **Springfield Housing Partners II, Ltd.** 2025 Real Estate Tax Complaint. Please file the Original Complaint with the Board of Revision.

In addition to the Original Complaint, please find one (1) additional copy of the complaint to be time stamped and returned to the undersigned. I have enclosed a self-addressed envelope to return the complaint.

Should the Board of Revision need any additional information, please contact the undersigned attorneys at:

Karen H. Bauernschmidt  
Kelly Bauernschmidt  
Bauernschmidt Law Firm  
PO Box 26437  
Cleveland, Ohio 44126-0437  
216-243-2500  
[karen@khbtaxlaw.com](mailto:karen@khbtaxlaw.com)  
[kelly@khbtaxlaw.com](mailto:kelly@khbtaxlaw.com)

Very truly yours,

A handwritten signature in blue ink, appearing to read "Karen H. Bauernschmidt", written in a cursive style.

Karen H. Bauernschmidt

**COMMERCIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 360 S LIMESTONE ST      Map ID: 340-07-00034-214-007

LUC: 403-APARTMENTS 40 OR MORE REN

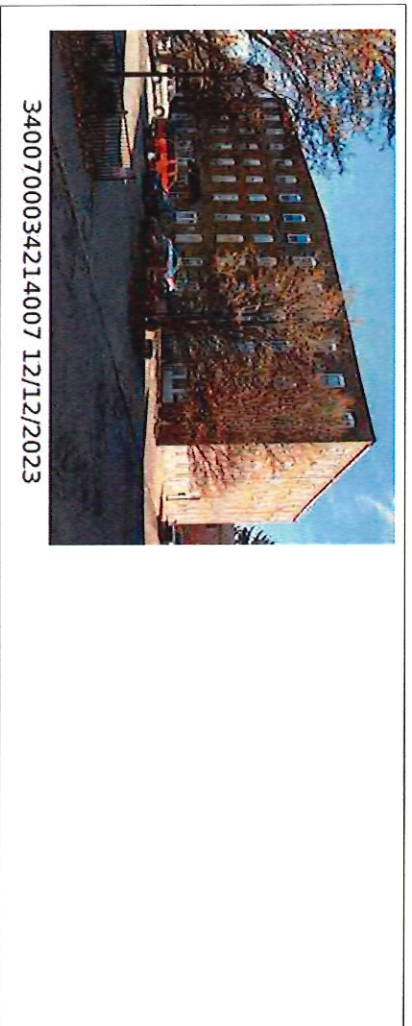
Card: 1 of 1

Tax Year: 2025

Printed: 03/17/26

CURRENT OWNER	GENERAL INFORMATION
SPRINGFIELD HOUSING PARTNERS II LTD	Routing No. 0034-02 003-00 Class C-Commercial Living Units 40 Neighborhood 340C4000 Alternate Id District Zoning CAUV
Field Review Flag:	

**Property Notes**  
Note Codes:  
LI-Lhtc Apts



Land Information					
Type	Rate	Size	Influence Factors	Infl %	Value
1-Primary Site	SF	2.8	39,718		111,210
Total Acres: .9118      Legal Acres: .91					

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	38,920	111,210	111,210	111,210	0
Building	224,530	641,500	1,095,640	641,500	0
<b>Total</b>	<b>263,450</b>	<b>752,710</b>	<b>1,206,850</b>	<b>752,710</b>	<b>0</b>
Value Flag 4-INCOME APPROACH      Manual Override Reason Base Date of Value      Effective Date of Value					

Entrance Information			
Date	ID	Entry Code	Source
12/23/24	STP	10-Adv	3-Other
04/04/18	RVT	1-Entrance (Inspection)	4-Employee
06/29/12	MGB	2-Information At Door	2-Tenant
02/21/06	GS		

Permit Information			
Date Issued	Number	Price Purpose	Note

Sales/Ownership History			
Transfer Date	Price	Type	Validity
02/18/03			
	340/6564	Deed Reference	Deed Type
			Grantor

**Property Factors**  
Topo: 1-Level  
Utilities: 1-All Public  
Street/Road: 1-Paved      5-Sidewalk  
Traffic: 2-Medium  
Location:  
Spot Loc:

**Legal Description**  
Parcel TieBack:  
Range - Township - Section: - -  
Legal Descriptions:  
EAKERS PTS & PT VAC ALLEY & 933 EAKER ALL & PT VAC ALLEY  
909 TO 911      Addl. TieBack:





COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

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Parcel Id: 340-07-00034-214-007

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Card: 1 of 1

Tax Year: 2025

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Income Detail (Includes all Buildings on Parcel)

Use Mod	Inc	Model	Description	Units	Net Area	Income Rate	Econ Adjust	Potential Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income	
00	S	000	00-None	0		0.00					0								
01	A	124	01-Apartment Unit	40	53,872		75	210,600	5	200	0	181,120	25	135		82,591	82,591	98,530	

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
1	011	011-Apartment	8	2	110	8	6,300	50,400
2	011	011-Apartment	32	3	110	32	7,200	230,400

Building Cost Detail - Building 1 of 1

Total Gross Building Area	67,340
Replace, Cost New Less Depr	1,075,740
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	1,075,740
Final Building Value	1,0000
NBHD Fact	
Value per SF	15.97

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Misc & Gross Building Values	
Misc Building No	
Gross Building:	
Misc Adjusted Value	
Total Net Income	98,530
Capitalization Rate	0.130900
Sub total	752,710
Residual Land Value	
Final Income Value	752,710
Total Gross Rent Area	67,340
Total Gross Building Area	67,340