

MAR 27 2026

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.

HILLARY HAMILTON
AUDITOR

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		New Charleston Court, 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@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		
1701300011306023		101 E Columbus Road, South Charleston, Ohio 45368		
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	
1701300011306023	\$828,000	\$1,922,440	-\$1,094,440	
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
- 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. **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.

03/27/2026 09:53 AM EDT

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

Kelly Bauernschmidt



Complainant or agent (signature) _____

03/27/2026 08:44 AM 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®

1701300011306023



Hillary Hamilton
County Auditor
Clark County, Ohio
clarkcountyauditor.org

3/21/2026

MOST RECENT PHOTO



1701300011306023 12/6/2023

LEGAL

OWNER NEW CHARLESTON COURT LTD
ADDRESS 101 E COLUMBUS RD SOUTH CHARLESTON OH 45368
DESCRIPTION KESINGERS ADD PT SMITH ADD PT
ACREAGE 0.0000
TAX DIST 170
SCHOOL DIST SOUTHEASTERN LSD

VALUATION

TYPE	APPRAISED	ASSESSED
LAND	\$101,260.00	\$35,440.00
IMPROVEMENTS	\$1,821,180.00	\$637,410.00
CAUV	\$0.00	\$0.00
TOTAL	\$1,922,440.00	\$672,850.00

TAXES

TAXABLE VALUE	\$672,850.00
ROLLBACKS	NONE
HALF (1ST / 2ND)	\$16,333.64 / \$16,333.64
YEAR (TOTAL / BALANCE)	\$32,667.28 / \$16,333.64

SPECIAL ASSESSMENTS

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

LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
ACREAGE	0	0	2.630	114,563	\$101,260.00
Unknown					

IMPROVEMENTS

DESCRIPTION	BUILT	DIMS	VALUE
(CI1) - ASPHALT OR BLACKTOP PAVING	2009	0x0	\$12,890.00
(RG2) - BRICK OR STONE BLOCK DETACHED GARAGE	1979	14x20	\$5,330.00

MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
6/29/2007	NEW CHARLESTON COURT LTD	CHARLESTON COURT LTD	0	\$882,700.00	NOT VALIDATED
6/1/1981	CHARLESTON COURT LTD		0	\$0.00	Unknown

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 101 E COLUMBUS RD

Map ID: 170-13-00011-306-023

LUU: 403-APARTMENTS 40 OR MORE REN

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER	GENERAL INFORMATION
NEW CHARLESTON COURT LTD	Routing No. MNE1-E1 054-00 Class C-Commercial Living Units 51 Neighborhood 170C00000 Alternate Id District Zoning CAUV
Field Review Flag:	

Property Notes

Note Codes:
L-Light Apts



1701300011306023 12/6/2023

Land Information				
Type	Rate	Size	Infl %	Value
6-Primary Site AC	38500	2.6300		101,260
Total Acres: 2.63				
Legal Acres: 0				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	35,440	101,260	101,260	0	0
Building	637,410	1,821,180	1,821,180	0	0
Total	672,850	1,922,440	1,922,440	0	0
Value Flag 5-COST SUPPRESS INI Manual Override Reason Base Date of Value Effective Date of Value					

Entrance Information			
Date	ID	Entry Code	Source
05/15/25	STP	10-Adv	3-Other
04/16/18	RVT	1-Entrance (Inspection)	4-Employee
07/12/12	JPH	1-Entrance (Inspection)	3-Other
11/22/05	RN		

Permit Information			
Date Issued	Number	Price Purpose	Note
10/22/08	08-0376		SPRINKLER
05/13/08	08-0132		COM ALTER

Sales/Ownership History			
Transfer Date	Price Type	Validity	Grantor
06/29/07	882,700	8-Not Validated	CHARLESTON COURT LTD
06/01/81			

Property Factors

Topo: 1-Level
Utilities: 1-All Public
Street/Road: 1-Paved
Traffic: 1-Light
Location:
Spot Loc:

Legal Description

Parcel TieBack: Addl. TieBack:
Range - Township - Section: - -
Legal Descriptions: KESINGERS ADD PT SMITH ADD PT
88 6

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 101 E COLUMBUS RD

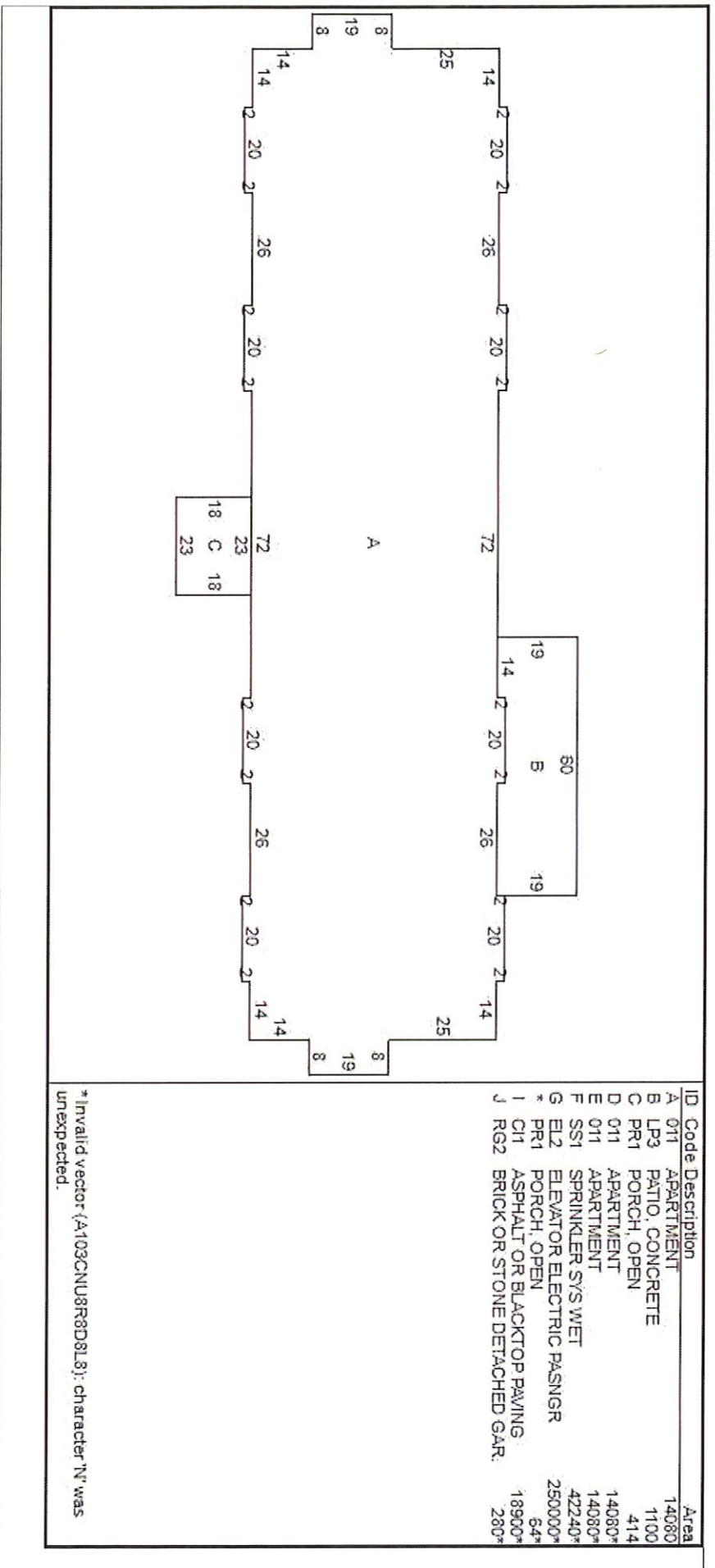
Parcel Id: 170-13-00011-306-023

LUC: 403-APARTMENTS 40 OR MORE REN

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26



Additional Property Photos



1701300011306023

10/26/2023



1701300011306023 08/04/2017



1701300011306023 12/6/2023

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 101 E COLUMBUS RD

Parcel Id: 170-13-00011-306-023

LUC: 403-APARTMENTS 40 OR MORE REN

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
01	A	124 01-Apartment Unit	51	42,240		92	253,370	5		0	238,170	25		65,497	65,497	172,670	

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
1	011 011-Apartment	51	1	110		51	5,400	275,400

Building Cost Detail - Building 1 of 1

Total Gross Building Area	42,240
Replace, Cost New Less Depr	1,802,960
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	1,802,960
NBHD Fact	1,0000
Value per SF	42.68

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Misc Building No	Misc Adjusted Value	Total Net Income	172,670
BOR 02-140 BTA 03G155		Capitalization Rate	0.123700
		Sub total	1,395,880
		Residual Land Value	
		Final Income Value	1,395,880
		Total Gross Rent Area	42,240
		Total Gross Building Area	42,240