

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.

MAR 12 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.

AUDITOR'S OFFICE
CARROLL COUNTY OH

| | Name | Street address, City, State, ZIP code | |
|------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|-----------------------------------------------------------------|-----------------------------|
| 1. Owner of property | Hemming Crossing Limited Partnership | 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 <u>(216) 702-6064 Karen@khbtaxlaw.com and Kelly@khbtaxlaw.com</u> | | | |
| 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 | |
| <u>09-0000832.003</u> | | <u>1059 Mace Road NE, Carrollton, Ohio 44615</u> | |
| 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 |
| <u>09-0000832.003</u> | <u>\$1,447,000</u> | <u>\$3,094,030</u> | <u>-\$1,647,030</u> |
| | | | |
| 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 6/28/2023 and sale price \$290,000 ; 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 Various and total cost \$ To be supplied.
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.

03/11/2026 04:46 PM EDT

Date _____ Complainant or agent (printed) Karen Bauernschmidt (6774) and Kelly Bauernschmidt (99861)
Title (if agent) Attorneys

Kelly Bauernschmidt



Complainant or agent (signature) _____

03/11/2026 05:00 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®



Parcel: 09-0000832.003

Year: 2025

STACI BRADY

Carroll County Auditor | Carroll County, Ohio



SUMMARY

| | | | | | |
|-----------------|----------------------------------------------------------------------------------------|------------|--------------|------------------------------------------------|------------|
| Deeded Name | HEMMING CROSSING LIMITED PARTNERSHIP | | Taxpayer | HEMMING CROSSING LIMITED PARTNERSHIP | |
| Owner | HEMMING CROSSING LIMITED PARTNERSHIP 500 S FRONT ST FL 10 COLUMBUS OH 43215-7628 | | | 500 S FRONT ST FL 10 COLUMBUS OH 43215-7628 | |
| Tax District | 09-CENTER TWP-CARROLLTON EVSD | | Land Use | 403-APARTMENTS - 40 OR MORE RENTAL UNITS | |
| School District | CARROLLTON EVSD | | Class | Commercial | |
| Neighborhood | 00010L-12TH ST NW | | Subdivision | | |
| Location | 1059 MACE RD NE | | Legal | 5 14 33 PT SW 4.232A | |
| CD Year | | Map Number | 0933D-02.000 | Routing Number | 33D |
| Acres | 4.2320 | Sold | 06/28/2023 | Sales Amount | 290,000.00 |

VALUE

| | |
|-------------------|------------------------------------------|
| District | 09-CENTER TWP-CARROLLTON EVSD |
| Land Use | 403-APARTMENTS - 40 OR MORE RENTAL UNITS |
| Enrolled Programs | |

| | Appraised | Assessed |
|-------------|-----------|-----------|
| Land | 254,660 | 89,130 |
| Improvement | 2,839,370 | 993,780 |
| Total | 3,094,030 | 1,082,910 |
| CAUV | N | 0 |
| Homestead | N | 0 |
| OOCC | N | 0 |
| Taxable | 3,094,030 | 1,082,910 |

CURRENT CHARGES

| | |
|-----------------|-----------|
| Full Rate | 47.050000 |
| Effective Rate | 37.276159 |
| Qualifying Rate | 34.478368 |

| | Prior | First | Second | Total |
|---------|-------|-----------|-----------|-----------|
| Tax | 0.00 | 20,183.36 | 20,183.36 | 40,366.72 |
| Special | 0.00 | 1.00 | 1.00 | 2.00 |
| Total | 0.00 | 20,184.36 | 20,184.36 | 40,368.72 |
| Paid | 0.00 | 20,184.36 | 0.00 | 20,184.36 |
| Due | 0.00 | 0.00 | 20,184.36 | 20,184.36 |

FUTURE CHARGES

| Type | Description | Amount |
|---------------------|-------------|--------|
| Special Assessments | 099 MWCD | 2.00 |



TRANSFER HISTORY

| Date | Deed Type | Volume / Page | Sales Amount | Valid | # of Properties |
|------------|---------------|---------------|--------------|-------|-----------------|
| 06/28/2023 | WARRANTY DEED | 160/2983 | 290,000.00 | Y | 1 |
| | | | 434 | | |

LAND

| Type | Dimensions | Description | Value |
|-------------------|------------|-------------|---------|
| PS-PRIMARY SITE | 3.0440 | Acres | 213,080 |
| SS-SECONDARY SITE | 1.1880 | Acres | 41,580 |
| | | Total | 254,660 |

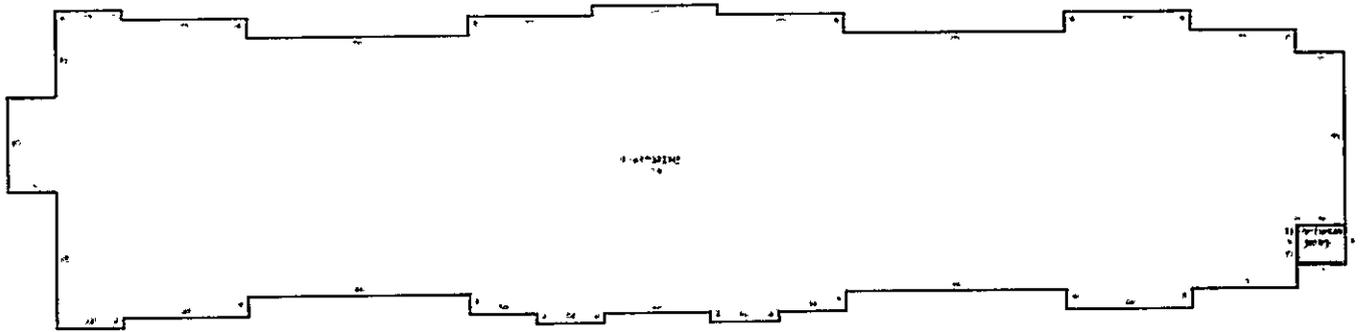
OTHER IMPROVEMENT

| Card | Type | Year Built | Year Remodeled | Condition | Dimensions | Description | Size | Value |
|------|--------------------|------------|----------------|------------|------------|---------------------------|--------|-----------|
| 1 | 109-APTGRDN1 | 2024 | | AV-AVERAGE | | Length x Width (Optional) | 80 | 5,450 |
| 1 | 111-APTGRDN3 | 2024 | | AV-AVERAGE | | Length x Width (Optional) | 15,808 | 2,715,182 |
| 1 | 272-PATIO COM | 2024 | | AV-AVERAGE | 20 X 28 | Length x Width (Optional) | 560 | 2,128 |
| 1 | 32-SHELTER | 2024 | | AV-AVERAGE | 10 X 18 | Length x Width (Optional) | 180 | 1,060 |
| 1 | 62-ASPHALT PAVING | 2024 | | AV-AVERAGE | | Length x Width (Optional) | 25,700 | 61,040 |
| 1 | 71-CONCRETE PAVING | 2024 | | AV-AVERAGE | | Length x Width (Optional) | 2,500 | 8,910 |
| 1 | 99-MISC | 2024 | | AV-AVERAGE | | Length x Width (Optional) | 45,600 | 45,600 |
| | | | | | | Total | | 2,839,370 |

SKETCH

Card 1

| ID | Description | Size | Floor | Floor Area (ft ²) | Living Area (ft ²) |
|----|--------------------|--------|-------|-------------------------------|--------------------------------|
| 1 | 111-APTGRDN3 | 15,808 | Total | 0 | 0 |
| 2 | 62-ASPHALT PAVING | 25,700 | | | |
| 3 | 71-CONCRETE PAVING | 2,500 | | | |
| 4 | 272-PATIO COM | 560 | | | |
| 5 | 32-SHELTER | 180 | | | |
| 7 | 109-APTGRDN1 | 80 | | | |
| 8 | 99-MISC | 45,600 | | | |



Parcel

**Parcel Number**

09-0000832.003 (website)

Legal

5 14 33 PT SW 4.232A

Owner

HEMMING CROSSING LIMITED PARTNERSHIP

Location1059 MACE RD NE
CARROLLTON OH 44615**Acres**

4.2320



| Date ▲ | Public | Style | Attached To | Notes |
|------------|--------|---------|------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| 06/12/2024 | N | General | Parcel | PER FIELD REVIEW 6/11/24 BY ELEC - APARTMENT LESS 50% 1/1/24. WILL SKETCH & VALUE FOR NC25. CK25 - COMPLETION OF APARTMENTS - VM |
| 10/25/2023 | N | General | Relocate on 10/25/2023 | PER REGIONAL PLANNING - NEW HOME # ISSUED FOR SENIOR APARTMENTS - 1059 MACE RD NE CARROLLTON OH - VM |
| 06/28/2023 | N | General | Resurvey on 06/28/2023 | N/S TO SPLIT OUT 4.232A TO 09-0000832.003 FROM 09-0000832.000 LEAVING 33.432A - AN |

| Land Data | | | | | | | | | |
|-----------------|---------------|-----------|------|------------|--------|-----|----------|-------|----------------|
| Type | Dims | Unit Rate | FCTR | Base Value | Adjust | BOR | ADJ FCTR | Trend | Final Value |
| PS-PRIMARY SIT* | 3.0440 | 70,000.00 | | 213,080 | | | | | 213,080 |
| SS-SECONDARY S* | 1.1880 | 35,000.00 | | 41,580 | | | | | 41,580 |
| Total | 4.2320 | | | | | | | | 254,660 |



Parcel 09-000832.003
 Property 1059 MACE NE RD
 Address CARROLLTON OH 44615
 District 09-CENTER TWP-CARROLLTON EVSD
 Map Number 0933D-02.000
 Routing 33D
 Land Use 403-APARTMENTS - 40 OR MORE RENTAL UNITS
 Class Commercial
 Neighborhood 00010L-12TH ST NW-AV
 Living Area 0

Card 1

| Site Characteristics | | | |
|----------------------|------------------|---------------|--------------|
| Topography | Public Utilities | Street / Road | Neighborhood |
| ABOVE | ELECTRIC | ALLEY | BLIGHTED |
| BELOW | GAS | PAVED | DECLINING |
| FLAT | SEPTIC | PROPOSED | IMPROVING |
| LOW & ROLLING | SEWER | SIDEWALK | STATIC |
| STEEP | WATER | UNPAVED | |
| | WELL | | |

| Valuations | | | |
|------------|--------------|------------------|------------------|
| Assessment | | 2025 | 2026 |
| Appraised | Land | 254,660 | 254,660 |
| | Improvement | 2,839,370 | 2,839,370 |
| | Total | 3,094,030 | 3,094,030 |
| Assessed | Land | 89,130 | 89,130 |
| | Improvement | 993,780 | 993,780 |
| | Total | 1,082,910 | 1,082,910 |
| Land | Improvement | Total | |

Owner HEMMING CROSSING LIMITED PARTNERSHIP
 Legal 5 14 33 PT SW 4.232A



| Permits | | | | | |
|---------|------|----|-------------|---|--------|
| Permit | Date | CD | Description | % | Amount |
| | | | | | |

Notes

| Dwelling | | | | | | | |
|--------------------|------|----------|-------|------------|------|------|-------|
| Type | Area | Height | Brick | Finish | Heat | Cool | Value |
| Units Designed | | | | | | | |
| Units Converted | | | | | | | |
| Total Rooms | | | | | | | |
| Bed Rooms | | | | | | | |
| Family Rooms | | | | | | | |
| Dining Rooms | | | | | | | |
| Plumbing | | | | | | | |
| Full Baths | | | | | | | |
| Half Baths | | | | | | | |
| Extra Fixtures | | | | | | | |
| Total Floor Value | | | | | | | |
| Living Units Value | | | | | | | |
| Plumbing | | | | | | | |
| RecRoom | | | | | | | |
| Fireplace | | Openings | | Stacks | | | |
| Linear Brick | | Height | | Length | | | |
| Exterior Features | | | | | | | |
| Garage / Carport | | | | | | | |
| Base Value | | | | | | | |
| Grade | | Code | | Factor | | | |
| Well / Septic | | | | | | | |
| Adjustment | | Code | | Factor | | | |
| RCN Value | | | | | | | |
| Year | | Built | 0 Rem | multiplier | Eff | | |
| Depreciation % | | | | | | | |
| Observed % | | | | | | | |
| Depreciation Value | | | | | | | |
| RCNLD Value | | | | | | | |
| BOR | | 0 | | | | | |
| Trend | | | | | | 0.00 | |
| Final Value | | | | | | | |



Improvements

| ID | Type | Dims | Size | Features | Rate | Base Value | Unit Count | Grade | Adjust Reason | ADJST FACTR | Year BLT/REM/EFF | DEPR NML | DEPR OBS | BOR | Trend | Final Value |
|--------------|-------------------|---------|--------|----------|--------|------------|------------|-------|---------------|-------------|------------------|----------|----------|-----|------------------|-------------|
| 1 | 111-APTGRDN3 | | 15,808 | 01,64,91 | 180.80 | 2,858,086 | 1 | 100% | | | 2024/ /2024 | AV-5.00 | | | | 2,715,182 |
| 2 | 62-ASPHALT PAVIN* | | 25,700 | | 2.50 | 64,250 | 1 | 100% | | | 2024/ /2024 | AV-5.00 | | | | 61,040 |
| 3 | 71-CONCRETE PAVI* | | 2,500 | | 3.75 | 9,375 | 1 | 100% | | | 2024/ /2024 | AV-5.00 | | | | 8,910 |
| 4 | 272-PATIO COM | 20 X 28 | 560 | | 4.00 | 2,240 | 1 | 100% | | | 2024/ /2024 | AV-5.00 | | | | 2,128 |
| 5 | 32-SHELTER | 10 X 18 | 180 | | 6.20 | 1,116 | 1 | 100% | | | 2024/ /2024 | AV-5.00 | | | | 1,060 |
| Total | | | | | | | | | | | | | | | 2,788,320 | |

Sales

| Date | Name of Previous Owner | Sales Amount | Deed Type | Valid | Parcels | LO | Conveyance |
|------------|------------------------|--------------|---------------|-------|---------|----|------------|
| 06/28/2023 | MACE 3686 LLC | 290,000.00 | WARRANTY DEED | Y | 1 | N | 434 |

| Land Data | | | | | | | | | |
|--------------|------|-----------|------|------------|--------|-----|----------|-------|-------------|
| Type | Dims | Unit Rate | FCTR | Base Value | Adjust | BOR | ADJ FCTR | Trend | Final Value |
| | | | | | | | | | |
| Total | | | | | | | | | |

Parcel 09-000832.003
 Property 1059 MACE NE RD
 Address CARROLLTON OH 44615
 District 09-CENTER TWP-CARROLLTON EVSD
 Map Number 0933D-02.000
 Routing 33D
 Land Use 403-APARTMENTS - 40 OR MORE RENTAL UNITS
 Class Commercial
 Neighborhood 00010L-12TH ST NW-AV
 Living Area 0

| Site Characteristics | | | |
|----------------------|------------------|---------------|--------------|
| Topography | Public Utilities | Street / Road | Neighborhood |
| ABOVE | ELECTRIC | ALLEY | BLIGHTED |
| BELOW | GAS | PAVED | DECLINING |
| FLAT | SEPTIC | PROPOSED | IMPROVING |
| LOW & ROLLING | SEWER | SIDEWALK | STATIC |
| STEEP | WATER | UNPAVED | |
| | WELL | | |

| Dwelling | | | | | | | |
|-----------------|--------------------|----------|-------|--------|--------|------|-------|
| Type | Area | Height | Brick | Finish | Heat | Cool | Value |
| Units Designed | | | | | | | |
| Units Converted | | | | | | | |
| Total Rooms | | | | | | | |
| Bed Rooms | | | | | | | |
| Family Rooms | | | | | | | |
| Dining Rooms | | | | | | | |
| Plumbing | | | | | | | |
| Full Baths | | | | | | | |
| Half Baths | | | | | | | |
| Extra Fixtures | | | | | | | |
| | Total Floor Value | | | | | | |
| | Living Units Value | | | | | | |
| | Plumbing | | | | | | |
| | RecRoom | | | | | | |
| | Fireplace | Openings | | | Stacks | | |
| | Linear Brick | Height | | | Length | | |
| | Exterior Features | | | | | | |
| | Garage / Carport | | | | | | |
| | Base Value | | | | | | |
| | Grade | Code | | | Factor | | |
| | Well / Septic | | | | | | |
| | Adjustment | Code | | | Factor | | |
| | RCN Value | | | | | | |
| | Year | Built | 0 | Rem | Eff | | |
| | Depreciation % | | | | | | |
| | Observed % | | | | | | |
| | Depreciation Value | | | | | | |
| | RCNLD Value | | | | | | |
| | BOR | | 0 | | | | |
| | Trend | | | | | 0.00 | |
| | Final Value | | | | | | |



| Valuations | | | |
|------------|-------------|-----------|-----------|
| Assessment | | 2025 | 2026 |
| Appraised | Land | 254,660 | 254,660 |
| | Improvement | 2,839,370 | 2,839,370 |
| | Total | 3,094,030 | 3,094,030 |
| Assessed | Land | 89,130 | 89,130 |
| | Improvement | 993,780 | 993,780 |
| | Total | 1,082,910 | 1,082,910 |
| Land | Improvement | Total | |

Owner HEMMING CROSSING LIMITED PARTNERSHIP
 Legal 5 14 33 PT SW 4.232A



| Permits | | | | | |
|---------|------|----|-------------|---|--------|
| Permit | Date | CD | Description | % | Amount |
| | | | | | |

Notes

| Improvements | | | | | | | | | | | | | | | | |
|--------------|--------------------------------------|------|--------|----------|-----------|------------|------------|-------|---------------|-------------|------------------|----------|----------|-----|-------|---------------|
| ID | Type | Dims | Size | Features | Rate | Base Value | Unit Count | Grade | Adjust Reason | ADJST FACTR | Year BLT/REM/EFF | DEPR NML | DEPR OBS | BOR | Trend | Final Value |
| 7 | 109-APTGRDNL | | 80 | 64,91 | 71.75 | 5,740 | 1 | 100% | | | 2024/ /2024 | AV-5.00 | | | | 5,450 |
| 8 | 99-MISC PASSENGER ELEVATOR - 3 STOPS | | 45,600 | | 45,600.00 | 45,600 | 1 | 100% | | | 2024/ /2024 | AV-0.00 | | | | 45,600 |
| Total | | | | | | | | | | | | | | | | 51,050 |

| Sales | | | | | | | |
|------------|------------------------|--------------|---------------|-------|---------|----|------------|
| Date | Name of Previous Owner | Sales Amount | Deed Type | Valid | Parcels | LO | Conveyance |
| 06/28/2023 | MACE 3686 LLC | 290,000.00 | WARRANTY DEED | Y | 1 | N | 434 |