

SEE ATTACHMENT--1649

Tax year	2024 BOR no	3604-12-2025	DTE 1 Rev. 12/22
County Highland	Date recei	ved	

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.

			me			City, State, ZIP code
Owner of property		Treewood Housin	ig LP		Bauernschmidt Law Drive, Suite 100 Ma 44143	
2. Complainant if not owne	r	Ow	ner			
3. Complainant's agent		Karen H Bauerns Bauernschmidt	chmidt and Ke		6700 Beta Drive, So Village, OH 44143	uite 100 Mayfield
4. Telephone number and	email ad	Idress of contact person	n			
(216) 702-6064 Kare	n@kh	btaxlaw.com and	Kelly@khbtax	law.	com	
5. Complainant's relationsl	nip to pr	operty, if not owner C)wner			
	If me	ore than one parcel is	included, see "N	Nultip	ple Parcels" Instruction.	
6. Parcel numbers from tax	k bill				Address of property	/
25-16-001-017.00			807 Treewood	Lar	ne, Hillsboro, Ohio 45	5133
7. Principal use of property	, Rent	Restricted Apart	ments			
8. The increase or decreas				porti	ng auditor's value may ha	ve -0- in Column C.
Parcel number	С	Column A omplainant's Opinior (Full Market Val		(Column B Current Value (Full Market Value)	Column C Change in Value
25-16-001-017.00	\$550,0	000		\$1,1	22,400	-\$572,400
į						
9. The requested change income Approach to			ving reasons:			
10. Was property sold with	in the la	st three years? Ye	s X No 🗆 Unkr	nown	If yes, show date of sale)
and sale price \$	00	; and attach info	rmation explained	in "Ir	nstructions for Line 10" or	n back.
11. If property was not sold	but was	listed for sale in the last	three years, attach	n a co	py of listing agreement or	other available evidence.
12. If any improvements w	ere com	pleted in the last three	years, show date	N/A	and total cost N/A.	
13. Do you intend to prese	nt the te	estimony or report of a p	professional appra	iser?	? □ Yes □ No X Unk	nown

14. If you have filed a prior complaint on this parcel since the last for the valuation change requested must be one of those below. section 5715.19(A)(2) for a complete explanation. N/A	st reappraisal or update of property values in the county, the reason Please check all that apply and explain on attached sheet. See R.C.
☐ 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 complainant, R.C. 5715.19(A)(8) requires this section to be complained.	t is an original complaint with respect to property not owned by the opleted. NOT APPLICABLE TO PROPERTY OWNERS.
	R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the of that section as required by division (A)(7) of that section.
I declare under penalties of perjury that this complaint (including knowledge and belief is true, correct and complete.	any attachments) has been examined by me and to the best of my
03/17/2025 04:50 PM EDT Date Complainant or agent (print Title (if agent)Attorneys	ted) Karen Bauernschmidt (6774) and Kelly Bauernschmidt (99661)
Kelly Bauernsch Complainant or agent (signature)	SIGNED SIGNED
Sworn to and signed in my presence, on	04:59 PM EDT
Jennifer Hardy Comm Expires 11/13/2026	RECEIVED
Solo of Onio	MAD 1.9 2025

Online Notary Public. This notarial act involved the use of online audio/video communication technology.

Notarization facilitated by SIGNiX®

MAR 18 2025

HIGHLAND COUNTY AUDITOR

GENERAL PARCEL INFORMATION

Property Address Mailing Address Land Use Owner

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

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RESIDENTIAL

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	340.00	
Net Annual Tax	\$15,499.24	99.24	

AND					
Land Type	Acreage	Depth	Frontage	Depth	Value
33 - Unit Value	15.286	0	0	0	164000

ADDITIONS				IMPRO
Description	Area	Year Built	Value	Descripti
PT1 - Patio Concrete	50	0	340	BT Pavin
BL1 - Balcony Open	50	0	1340	Gazebo l

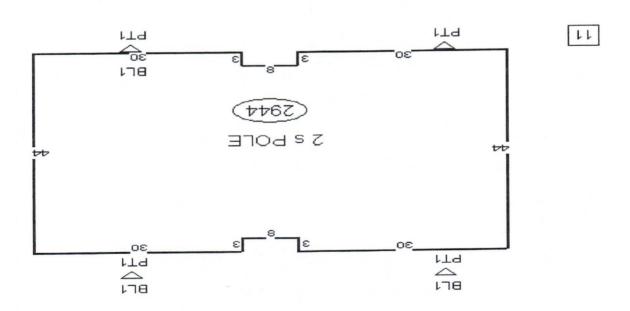
Description	Year Built	Dimension Area	Area	Value
BT Paving - 525	1965	0x0	24000	24000 \$800.00
Gazebo Fr - 76	2015	0x0	229	\$0.00

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Date Buyer Seller Price Description 10/19/2012 TREEWOOD HOUSING LP TREEWOOD APTS 790000 Year Built 1/1/1990 TREEWOOD APTS Unknown 0 Unit Count Section Number Section Area	SALES				COMMERCIAL
790000	-	Buyer	Seller	Price	Description
0	10/19/2012	TREEWOOD HOUSING LP	TREEWOOD APTS	790000	Year Built
Section Number	1/1/1990	TREEWOOD APTS	Unknown	0	Unit Count
Section Area					Section Number
					Section Area

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





GENERAL PARCEL INFORMATION

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



RESIDENTIAL

VALUATION			
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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	340.00	
Net Annual Tax	\$15,499.24	99.24	

LAND						ADDITIONS
Land Type	Acreage	Depth	Frontage	Depth	Value	Description
G3 - Unit Value	15.286	0	0	0	164000	PT1 - Patio Concre
						SH1 - Shed Frame

ADDITIONS				
Description	Area	Year Built	Value	- 1
PT1 - Patio Concrete	64	0	330	
SH1 - Shed Frame or Equal 90	190	0	1620	
BL1 - Balcony Open	50	0	1340	
PT1 - Patio Concrete	50	0	340	

IMPROVEMENTS

AGRICULTURAL SALES Date 10/19/2012 TREEWOOD HOUSING LP TREEWOOD APTS Buyer Seller Price 790000 Year Built Year Remodeled Valt Count Section Number Section Area Wall Height Section Story Count Description COMMERCIAL Multiple Resid. (Low Rise)

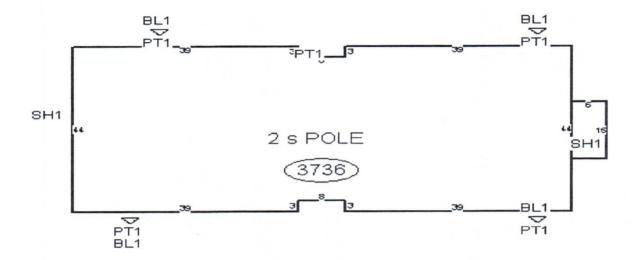
1/1/1990

TREEWOOD APTS

Unknown

1940 1965 0 1 3736 9

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	2 s POLE (3736)





GENERAL PARCEL INFORMATION

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

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	FEE CONTROL			
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THE T			NGLAKEAN	EXVERVERS

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2 s POLE (3736)

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RESIDENTIAL

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	340.00	
Net Annual Tax	\$15,499.24	99.24	

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	1220
SH1 - Shed Frame or Equal 90	0	1620

IMPROVEMENTS

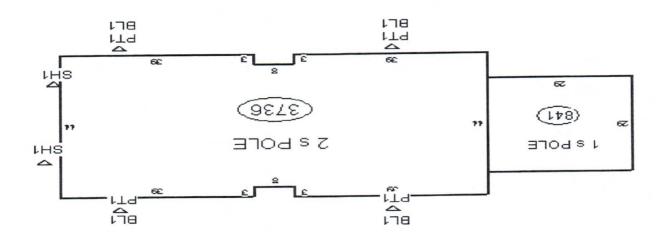
AGRICULTURAL

SALES				COMMERCIAL	
Date	Buyer	Seller	Price	Description	Multiple Resid.
10/19/2012	10/19/2012 TREEWOOD HOUSING LP TREEWOOD APTS	TREEWOOD APTS		Year Built	
1/1/1990	TREEWOOD APTS	Unknown	0	Unit Count	
				Section Number	
				Section Area	

		COMMERCIAL	
	Price	Description	Multiple Resid. (Low Rise
TC	790000	Year Built	194
2	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Year Remodeled	196
	>		

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





Property Address Mailing Address GENERAL PARCEL INFORMATION
Owner TREEWOOD HOUSING LP
Property Address 807 TREEWOOD LN
Mailing Address 220 MARION AVE

Legal Description Land Use MANSFIELD OH 44903 403 - APTS - 40 OR MORE RENTAL UNITS CURRENT DEED VOLUME/PAGE: 822/1 15.286 ACRES



Slab Slab (1582)

RESIDENTIAL

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

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

ADDITIONS

IMPROVEMENTS

AGRICULTURAL

SALES Date 10/19/2012 TREEWOOD HOUSING LP TREEWOOD APTS Buyer Seller

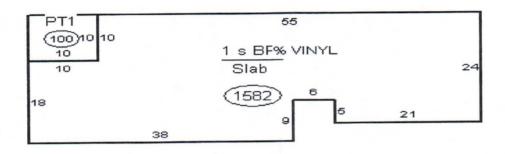
1/1/1990

TREEWOOD APTS

Unknown

0 Price 790000

COMMERCIAL





GENERAL PARCEL INFORMATION

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

Legal Description



2 S POLE (2944)

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RESIDENTIAL

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

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

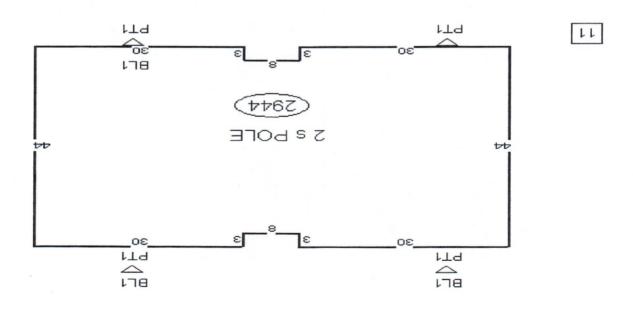
IMPROVEMENTS	S			
Description	Year Built	Dimension Area	Area	Value
BT Paving - 525	1965	0x0	24000	\$800.00
Gazebo Fr - 76	2015	0x0	229	\$0.00

AGRICULTURAL

Date	Buyer	Seller	Price
10/19/2012	10/19/2012 TREEWOOD HOUSING LP TREEWOOD APTS	TREEWOOD APTS	7900
1/1/1990	TREEWOOD APTS	Unknown	0

				•	0	790000	Price	
Section Story Count	Wall Height	Section Area	Section Number	Unit Count	Year Remodeled	Year Built	Description	COMMERCIA
ınt							Multiple Resid. (Low Rise	
_	9	2944	_	0	1965	1940	ow Rise)	





GENERAL PARCEL INFORMATION

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

Legal Description



RESIDENTIAL

	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	340.00
Net Annual Tax	\$15,499.24	99.24

ANU					
Land Type A	creage	Depth	Frontage	Depth	Value
	15.286	0	0	0	164000

ADDITIONS				- 1
Description	Area	Year Built	Value	- 1
PT1 - Patio Concrete	64	0	330	
SH1 - Shed Frame or Equal 90	90	0	1620	
BL1 - Balcony Open	50	0	1340	
PT1 - Patio Concrete	50	0	340	

AGRICULTURAL

					1/1/1990	10/19/2012	Date	SALES
				110000	TREEWOOD ARTS	TREEWOOD HOUSING LP TREEWOOD APTS	Buyer	
				CIRCOWII	Inknown	TREEWOOD APTS	Seller	
				•	0	790000	Price	
action and a const	Wall Height	Section Area	Section Number	Unit Count	Year Hemodeled	Year Built	Description	COMMERCIAL
-	•						Multi	

Multiple Resid. (Low Rise) 1940 1965 0

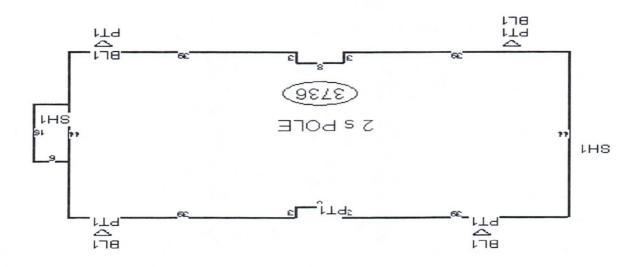
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	IMPROVEMENTS			
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GENERAL PARCEL INFORMATION

Owner TREEWOOD HOUSING LP

Properly Address 807 TREEWOOD LN

Mailing Address 220 MARION AVE

MANSFIELD OH 44903

Land Use MANSFIELD OH 44903

Legal Description 403 - APTS - 40 OR MORE RENTAL UNITS

CURRENT DEED VOLUME/PAGE: 822/1

15.286 ACRES



RESIDENTIAL

			-
	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	340.00	
Net Annual Tax	\$15,499.24	99.24	

Land Type	Acreage	Depth	Frontage	Depth	Value
3 - 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	72	0	1220	
SH1 - Shed Frame or Equal 90	90	0	1620	

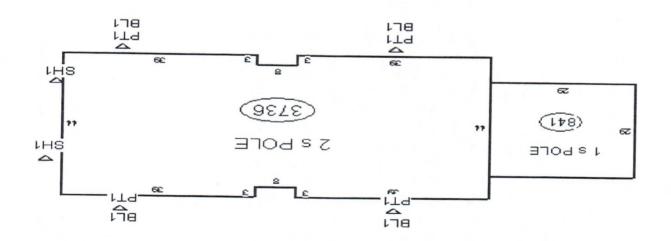
AGRICULTURAL

	1/1/1990	10/19/2012	Date	SALES
	TREEWOOD APTS	0/19/2012 TREEWOOD HOUSING LP TREEWOOD APTS	Buyer	
	Unknown	TREEWOOD APTS	Seller	
	0	790000	Price	
Section Number	Unit Count	Year Built	Description	COMMERCIAL

IMPROVEMENTS			1 s POLE (841)	
VTS		9L1 PT1		511 BC1
		٦	2 s POLE (3736)	, J - L, - M
		BEI		P145

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





GENERAL PARCEL INFORMATION

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



Slab Slab

RESIDENTIAL

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

164000

Net Annual Tax

Taxable Value

CAUV Value Improvements Value Land Value

\$0.00

\$335,440.00 \$57,400.00

\$0.00

\$392,840.00 \$15,499.24

VALUATION

\$164,000.00 \$958,400.00

Appraised

Assessed

ADDITIONS

IMPROVEMENTS

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

