

JAN 29 2026

HILLARY HAMILTON  
AUDITOR

Tax year 2025 BOR no. 2025-028  
County CLARK Date received 1/29/2026

DTE 1  
Rev. 12/22

**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		Wayne + Teri Massip 999 Weinhand Dr -	
2. Complainant if not owner		New Carlisle, Ohio 45344	
3. Complainant's agent			
4. Telephone number and email address of contact person			
937-307-7894 WAYNE MASSIP 226 @ GMAIL.COM			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
010-05-00031-202-015		999 WEINHAND DR - NEW CARLISLE OHIO	
7. Principal use of property			
RESIDENTIAL HOME			
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
010-05-00031-202-015	<del>169,000</del> 127,900 <sub>BD</sub>	<del>189,000</del> 172,900 <sub>BD</sub>	<del>20,000</del> 45,000 <sub>BD</sub> *
9. The requested change in value is justified for the following reasons:			
1012 WEINHAND IS APPRAISED AT 186,000 - HE HAS NEW HVAC SYSTEM NEW FENCE, NEW HOBE TREAD DECK. MADE 5 FT. MY HVAC IS 20 YEARS OLD, NO FENCE + NO TREAD DECK.			

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 NONE and total cost \$ \_\_\_\_\_

13. Do you intend to present the testimony or report of a professional appraiser?  Yes  No  Unknown

\* Change per phonecall with  
Wayne 1/30/2026 11:00am.

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.

- 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.

- 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 1/24/20 Complainant or agent (printed) WAYNE MASSIE Title (if agent) \_\_\_\_\_

Complainant or agent (signature) W. T. Massie

Sworn to and signed in my presence, this \_\_\_\_\_ day of \_\_\_\_\_ (Date) (Month) (Year)

Notary \_\_\_\_\_

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Status : 999 WEINLAND ST

Map ID: 010-05-00031-202-015

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 01/30/26

**CURRENT OWNER**

MASSIE WAYNE T & TERIL L

**GENERAL INFORMATION**

Routing No. BSW3-D1 015-00  
 Class Residential  
 Living Units 1  
 Neighborhood 010R0004  
 District  
 Zoning  
 Alternate Id  
 Tax District Bethel Township Tisd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



0100500031202015 11/30/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 70	115		28,010

Total Acres: .1848

Legal Acres: 0.0000

NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	9,800	28,010	28,010	0	28,010
Building	50,710	144,890	144,890	0	130,280
<b>Total</b>	<b>60,510</b>	<b>172,900</b>	<b>172,900</b>	<b>0</b>	<b>158,290</b>

Value Flag 1-COST APPROACH  
 Manual Override Reason  
 Base Date of Value  
 Effective Date of Value  
 Owner Occupied Y

**Entrance Information**

Date	ID	Entry Code	Source
07/08/24	LB	10-Adv	3-Other
07/06/18	JHR	R-Review	3-Other
12/14/17	DXS	10-Adv	3-Other
10/26/11	MAG	2-Information At Door	1-Owner
10/04/05	RN		

**Permit Information**

Date Issued	Number	Price Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
01/03/22	60,000	2-Land & Building	0X-Valid Sale - Excl Fr Ratio
04/06/16			

**Deed Reference**

Deed Reference	Deed Type	Grantor
SV-Survivorship Deed		MASSIE WAYNE T MASSIE ROBERT F & ROSE M

**Property Factors**

Topo: 1-Level  
 Utilities: 1-All Public  
 Street/Road: 1-Paved  
 Traffic: 1-Light  
 5-Sidewalk

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: - -  
 Legal Descriptions:  
 PARK LAYNE MANOR SEC 2 PT 2  
 277  
 Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

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**Dwelling Information**

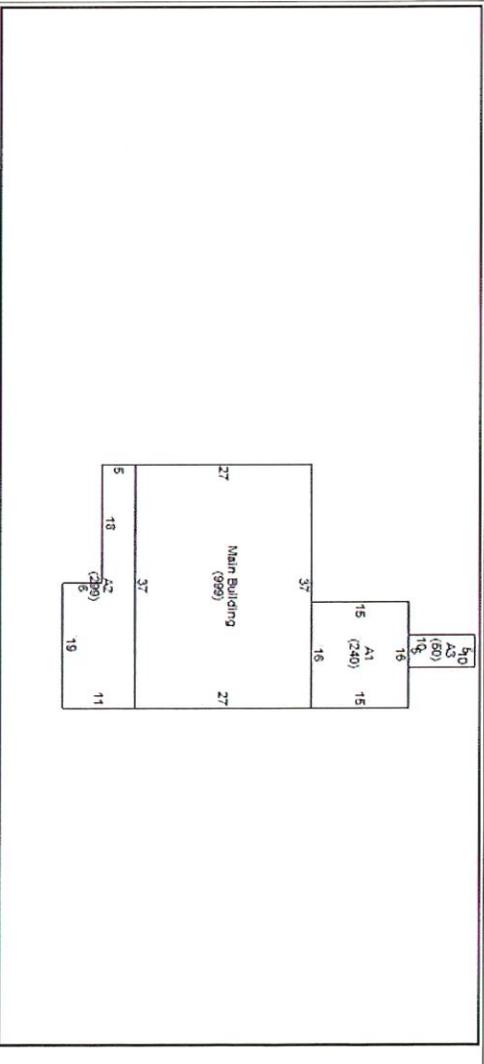
Story height	1	Total Rooms	5
Exterior Walls	6-ALV/nyl	Bedrooms	3
Style	01-B1-Level	Family Rooms	1
Year Built	1961	Full Baths	1
Eff Year Built		Half Baths	1
Year Remodeled		Addl. Fixtures	3
Kitchen Remod		Total Fixtures	8
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	462
Ply. Condition	G-Good Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C-		
CDU	GD-GOOD	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

**Dwelling Computations**

Base Price	136,900	% Good	76
Plumbing	4,100	Market Adj	
Basement	0	Economic	
Heating	4,870	% Complete	
Attic	0	C&D Factor	
Other Features	19,000	Adj Factor	1
Subtotal	164,870	Additions	14,200
Ground Floor Area	999		
Total Living Area	999	Dwelling Value	139,500
Building Notes			

**Misc & Gross Building Values**

Misc Building No  
Gross Building: Misc Adjusted Value



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					999						15,900
1		3			240						1,800
2		26			299						900
3		25			50						

**Outbuilding Data**

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1965		24x20	480	C	1		A	A			5,390

**Condominium / Mobile Home Information**

Complex Name  
Condo Model  
Unit Number  
Unit Level

Number  
Unit Type  
Unit View  
Model (MH)  
Model Make (MH)

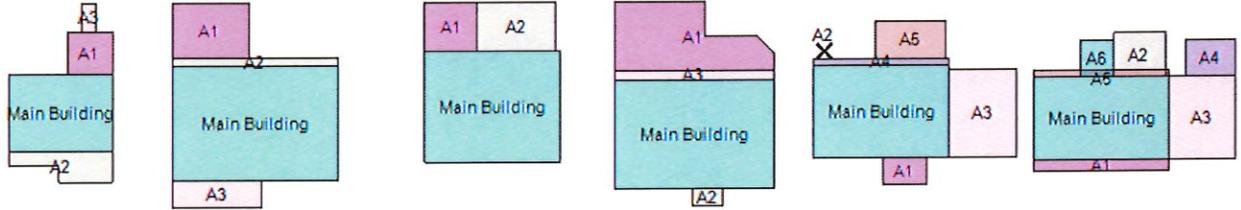
PARID 0100500031202015  
 NBHD 010R0004  
 MASSIE WAYNE T & TERIL

JUR 000  
 ROLL RP\_OH  
 999 WEINLAND ST



Sorry, no map available for this record

Subject Parcel	Comparable-1	Comparable-2	Comparable-3	Comparable-4	Comparable-5
Parcel ID: 0100500031202015	0100500031113020	0100500025326005	0100500031212034	0100500031204015	0100500031112013
Address: 999 WEINLAND ST	1605 STYER DR	470 CALDWELL CIR	620 KLOSE AVE	945 WEINLAND ST	611 BOWSER DR
Card: 1					
Salekey:	205775	200775	201191	208591	210839



Model: 4	4	4	4	4	4
Cluster: 4	4	4	4	4	4
NBHD Group: 6002	6002	6002	6002	6002	6002
Neighborhood: 010R0.004	010R0.004	010R0.004	010R0.004	010R0.004	010R0.004
L U C: 510	510	510	510	510	510

**Dwelling Data**

Acres: .1848	.2241	.2094	.3001	.1848	.2073
Living Units: 1	1	1	1	1	1
Story Height: 1	1	1	1	1	1
Style: 01-BI-LEVEL	01-BI-LEVEL	01-BI-LEVEL	01-BI-LEVEL	01-BI-LEVEL	01-BI-LEVEL
Year Built: 1961/	1961/	1965/	1961/	1961/	1962/
Year Remodelled:		1989			
Mastrim Area:		400			
C D U: GD-GOOD	GD-GOOD	GD-GOOD	AV-AVERAGE	AV-AVERAGE	AV-AVERAGE
S F L A: 999	999	775	999	999	1107
M G F A: 999	925	775	925	925	1025
Attic: 1-NONE	1-NONE	1-NONE	1-NONE	1-NONE	1-NONE
Basement: 4-FULL	4-FULL	4-FULL	4-FULL	4-FULL	4-FULL
F B L A: 462	475	400	425	425	600
Fin Rec Room:					
Unfin Area:					
Total Rooms: 5	6	6	6	6	9
Bed Rooms: 3	3	3	3	3	5
Family Rooms: 1	0	1	1	1	0
Full Baths: 1	1	2	1	1	1
Half Baths: 1	0	0	1	1	2
Total Fixtures: 8	5	8	7	7	9
W B Fireplace:					
Pre Fireplace:					
Fuel: 2-GAS	2-GAS	2-GAS	2-GAS	2-GAS	2-GAS
Heat: 3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH	3-CENTRAL HEAT WITH
Exterior Wall: 6-ALUMINUM/VINYL	6-ALUMINUM/VINYL	6-ALUMINUM/VINYL	6-ALUMINUM/VINYL	6-ALUMINUM/VINYL	1-FRAME
Open Porch Area: 0	0	0	0	0	123
Closed Porch Area: 240	0	0	0	0	0
Basement Cars:	1				
Attach Garage Area: 0	0	0	0	432	500
Detach Garage Area: 480	0	677	576	0	0

Detach Garage Area: 480	0	672	576	0	0
Market Adj:					
Cost & Design:					
Physical Condition: G	A	G	A	A	G
<b>Pricing Info</b>					
R C N: 164,870	156,940	149,170	154,800	154,800	174,270
Depr % Good: 76	76	77	70	70	70
R C N L D: 139,500	128,470	119,460	119,060	126,660	147,490
Land Value: 28,010	30,860	29,770	34,830	28,010	29,660
Building Value: 144,890	128,470	126,550	125,300	126,660	147,490
O B Y Value: 5,390	0	7,090	6,240	0	0
Dwelling Value: 139,500	128,470	119,460	119,060	126,660	147,490
Cost Value: 172,900	159,330	156,320	160,130	154,670	177,150
Sale Date:	27-SEP-2022	19-JAN-2022	09-FEB-2022	09-MAR-2023	29-JUN-2023
Sale Price:	145,000	150,000	140,000	160,000	195,000
<b>Valuation</b>					
Adj Price:	149,870	157,580	144,370	168,630	179,050
M R A Estimate: 156,940	143,370	140,360	144,170	138,710	161,190
Distance:	6	35	51	51	51
Weighted Estimate: 160,350					
Market Value: 158,290					
F C C: 2					
MKT / SF: 158.45	145.15	193.55	140.14	160.16	176.15
COST / SF: 173.07	159.49	201.70	160.29	154.82	160.03