

FEB - 4 2026

Tax year 2025 BOR no. 2025-046
County Clark Date received 2/4/2026

DTE 1
Rev. 12/22

HILLARY HAMILTON
AUDITOR

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		Daniel J & Marcia L. Hilty 12026 Lower Valley Pike	
2. Complainant if not owner		Medway, OH	
3. Complainant's agent		45341	
4. Telephone number and email address of contact person			
937-878-1111		dhilty@hiltyfarms.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	
010-10-00035-000-029		12010 Lower Valley Pike Medway, OH 45341	
010-10-00035-000-057		12026 Lower Valley Pike Medway, OH 45341	
7. Principal use of property Holdfast Alpaca Farm			
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
029	\$120,000	263,670	143,670
057	400,000	598,320	198,320
9. The requested change in value is justified for the following reasons:			
-029 was purchased 10/26/23			
-057 is an Alpaca Farm - 8 acres added in 2022 and attached to existing property - 8 additional acres has no road frontage - cont =			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale 10/26/23 and sale price \$ 120,000 ; 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 _____ and total cost \$ _____.

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

8 acres has no road frontage and is unbuildable pasture land as it is in Miami Conservancy Co. Huffman Dam

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.

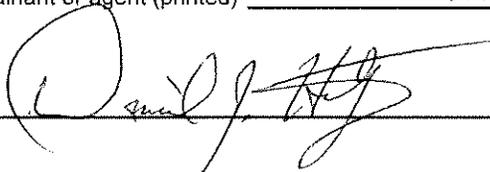
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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 2/4/26 Complainant or agent (printed) Daniel J Hilty title (if agent) owner

Complainant or agent (signature) 

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

Notary _____

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 12010 LOWER VALLEY PIKE

Map ID: 010-10-00035-000-029

LUC: 511-SINGLE FAMILY, 0-9.999 A/

Card: 1 of 2

Tax Year: 2025

Printed: 02/05/26

CURRENT OWNER

HILTY DANIEL J & MARCIA L

GENERAL INFORMATION

Routing No. BSW1-00 028-00
 Class Residential
 Living Units 2
 Neighborhood 010R0000
 District
 Zoning
 Alternate Id
 Tax District Bethel Township Tisd

CAUV

Field Review Flag:

Property Notes

Note Codes:



0101000035000029 11/29/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC .4700			36,410
A-Right Of Way	AC .0500			
Total Acres: .52		Legal Acres: 0.5200	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	12,740	36,410	36,410	0	36,410
Building	79,540	227,260	227,260	0	405,580
Total	92,280	263,670	263,670	0	441,990

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

Entrance Information

Date	ID	Entry Code	Source
07/18/18	RVT	R-Review	3-Other
12/15/17	GSK	10-Adv	3-Other
11/16/11	ABC	5-Occupant Not Home	3-Other
12/21/05	AC		
11/03/05	N1		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
10/26/23	120,000	2-Land & Building	0-Valid Sale
01/01/84	7,500		

Deed Reference	Deed Type	Grantor
10/330		MATA CAROL SUE FOX ROGER M & CAROL

Property Factors

Topo: 1-Level
 Utilities: 5-Well
 Street/Road: 1-Paved
 Traffic: 3-Heavy

6-Septic

Legal Description

Parcel Tieback:
 Range - Township - Section: 08 - 03 - 35
 Legal Descriptions:
 PT N E & N W QRS
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 12010 LOWER VALLEY PIKE

Parcel Id: 010-10-00035-000-029

LUC: 511-SINGLE FAMILY, 0-9,999 AC 1

Card: 1 of 2

Tax Year: 2025

Printed: 02/05/26

Dwelling Information

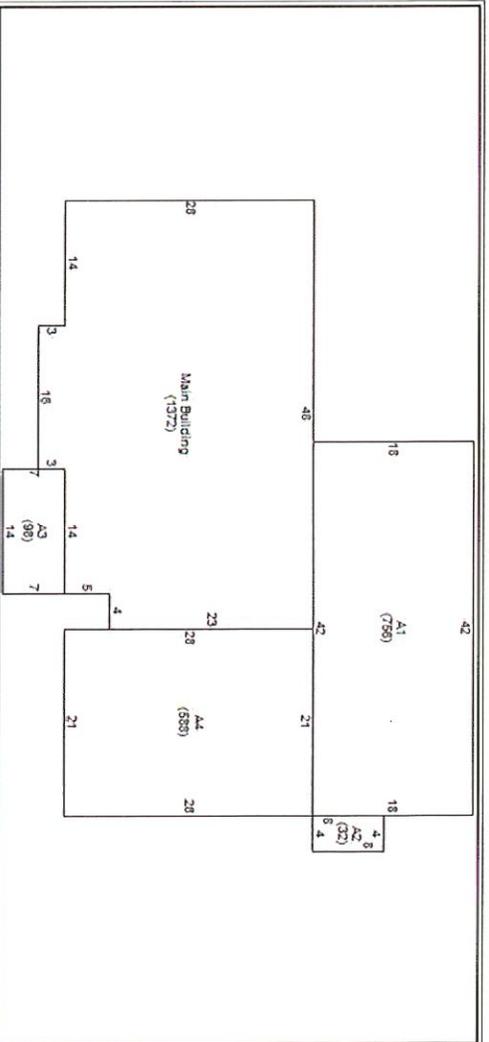
Story height 1	4-Block	Total Rooms 8
Exterior Walls	03-Ranch	Bedrooms 3
Style	1951	Family Rooms 0
Year Built	1951	Full Baths 2
Eff Year Built		Half Baths 0
Year Remodeled		Addl. Fixtures 3
Kitchen Remod		Total Fixtures 9
Bath Remod	5-Pt Crawl/Pt Slab	
Basement		
Heat Type	3-Central Heat W/ Ac	Masonry Trim
Fuel Type	4-Oil	Unfinished Area
System Type	1-Hot Air	Rec Rm Size
Attic	1-None	FBLA Size
Phy. Condition	A-Average Condition	Openings 1
Int vs Ext	2-Same	# Car Bsmt Gar
Stacks 1		
Pre-Fab		
Misc		Qty
Grade C-		
CDU AV-AVERAGE		
Market Adj		Functional
% Complete		Economic
Cost & Design 0		% Good Ovr
		NBHD Fact 1

Dwelling Computations

Base Price	170,540	% Good	60
Plumbing	5,500	Market Adj	
Basement	-8,500	Functional	
Heating	6,070	Economic	
Attic	0	% Complete	
Other Features	6,612	C&D Factor	1
Subtotal	180,220	Adj Factor	1
		Additions	45,900
Ground Floor Area	1,372		
Total Living Area	2,128	Dwelling Value	154,030
Building Notes			

Misc & Gross Building Values

Misc Building No
Gross Building: Misc Adjusted Value



Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,372						
1	58	35			756						52,400
2		26			32						200
3		26	54		98						2,000
4			59M		588						22,000

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
------	--------	--------	------	------	----	-----	-------	----	----	----	-------	-------

Condominium / Mobile Home Information

Complex Name
Condo Model
Unit Number
Unit Level
Number
Unit Type
Unit View
Model (MH)
Model Make (MH)

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 12010 LOWER VALLEY PIKE

Map ID: 010-10-00035-000-029

LUC: 511-SINGLE FAMILY, 0-9,999 A/

Card: 2 of 2

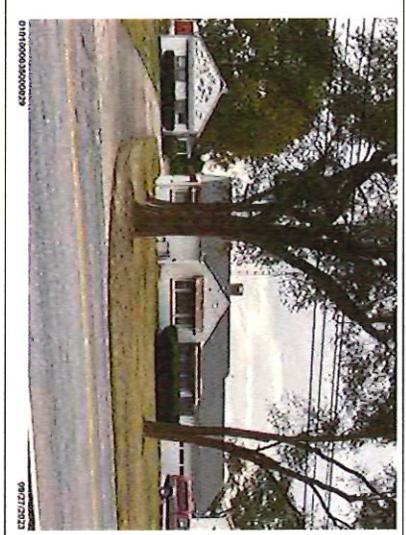
Tax Year: 2025

Printed: 02/05/26

CURRENT OWNER		GENERAL INFORMATION	
HILTY DANIEL J & MARCIA L		Routing No.	BSW1-00 028-00
		Class	Residential
		Living Units	2
		Neighborhood	010R0000
CAUV		District	
Field Review Flag:		Zoning	
		Alternate Id	
		Tax District	Bethel Township Tisd

Property Notes

Note Codes:



Land Information

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC	.4700		36,410
A-Right Of Way	AC	.0500		
Total Acres: .52		Legal Acres: 0.5200	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	12,740	36,410	36,410	0	36,410
Building	79,540	227,260	227,260	0	405,580
Total	92,280	263,670	263,670	0	441,990

Value Flag 1-COST APPROACH

Manual Override Reason
Base Date of Value
Effective Date of Value
Owner Occupied N

Entrance Information

Date	ID	Entry Code	Source
07/18/18	RVT	R-Review	3-Other
12/15/17	GSK	10-Adv	3-Other
11/16/11	ABC	5-Occupant Not Home	3-Other
12/21/05	AC		
11/03/05	N1		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
10/26/23	120,000	2-Land & Building	0-Valid Sale
01/01/84	7,500		

Legal Description

Deed Reference	Deed Type	Grantor
10/330		MATA CAROL SUE FOX ROGER M & CAROL

Property Factors

Topo: 1-Level
Utilities: 5-Well
Street/Road: 1-Paved
Traffic: 3-Heavy

6-Septic

Legal Description

Parcel Tieback:
Range - Township - Section: 08 - 03 - 35
Legal Descriptions:
PT N E & N W QRS

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 12010 LOWER VALLEY PIKE

Parcel Id: 010-10-00035-000-029

LUC: 511-SINGLE FAMILY, 0-9,999 AC 1

Card: 2 of 2

Tax Year: 2025

Printed: 02/05/26

Dwelling Information

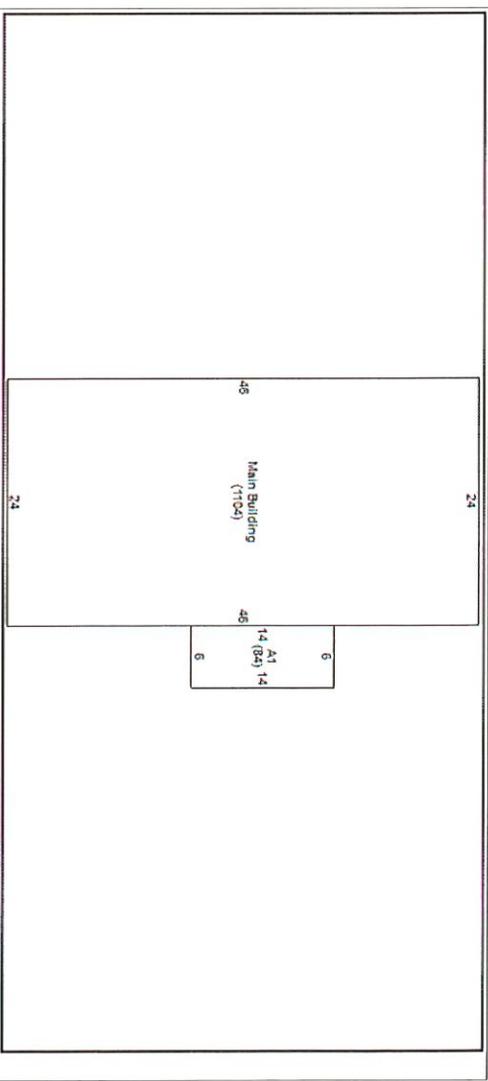
Story height	1	Total Rooms	4
Exterior Walls	8-Asbestos	Bedrooms	2
Style	14-Duplex	Family Rooms	0
Year Built	1940	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	4
Kitchen Remod		Total Fixtures	10
Bath Remod			
Basement	2-Crawl		
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	D		
CDU	FR-FAIR	Functional Economic	
Market Adj		% Good Ovr	
% Complete		NBHD Fact	1
Cost & Design	0		

Dwelling Computations

Base Price	130,950	% Good	54
Plumbing	6,100	Market Adj	
Basement	-4,580	Functional Economic	
Heating	0	% Complete	
Attic	0	C&D Factor	
Other Features	0	Adj Factor	1
Subtotal	132,470	Additions	1,700
Ground Floor Area	1,104		
Total Living Area	1,104	Dwelling Value	73,230
Building Notes			

Misc & Gross Building Values

Misc Building No
Gross Building: Misc Adjusted Value



Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,104						3,200
1		1			84						

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value

Condominium / Mobile Home Information

Complex Name
Condo Model
Unit Number
Unit Level
Number
Unit Type
Unit View
Model (MH)
Model Make (MH)

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 12026 LOWER VALLEY PIKE

Map ID: 010-10-00035-000-057

LUC: 101-CASH GRAIN OR GENERAL

Card: 1 of 2

Tax Year: 2025

Printed: 02/05/26

CURRENT OWNER

HILTY DANIEL J & MARCIA L

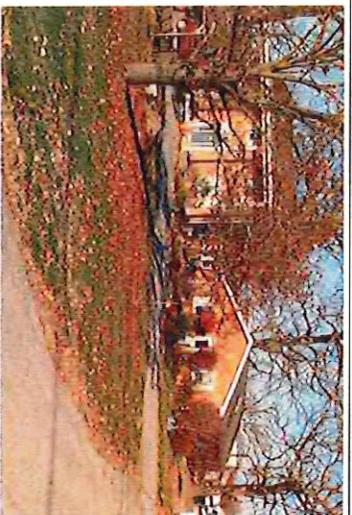
GENERAL INFORMATION

Routing No. BSW1-00 030-00
 Class A
 Living Units 1
 Neighborhood 010A0000
 District
 Zoning
 Alternate Id
 Tax District Bethel Township Tisd

CAUV Y
 Field Review Flag:

Property Notes

TY25 SPLIT OUT 059 (.24 AC)
 TY23 COMB 026, 038, 039, 040 TO BE 057
 CHANGE FINDER 24
 Note Codes:
 F2-Fema Flood Zone 51%-75%



0101000035000057 11/29/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC 1.0000	0-Flooding	-10	44,100
A-Pasture	AC 10.0100			75,080
A-Woodland	AC .7900			5,530
A-Right Of Way	AC .1800			
Total Acres: 11.98		Legal Acres: 11.9800	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	24,020	124,710	124,710	0	124,710
Building	165,760	473,610	473,610	0	290,990
Total	189,780	598,320	598,320	0	415,700

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
10/08/24	JL	10-Adv	3-Other
04/11/24	RR	12-Change Finder	3-Other
03/27/24	RR	12-Change Finder	3-Other
07/11/18	GSK	R-Review	3-Other
11/08/17	AKF	10-Adv	3-Other

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantor

Property Factors

Topo: 1-Level
 Utilities: 5-Well
 Street/Road: 1-Paved
 Traffic: 3-Heavy
 6-Septic

Legal Description

Parcel Tieback:
 Range - Township - Section: 08 - 03 - 35
 Legal Descriptions:
 PT N E & N W QRS
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 12026 LOWER VALLEY PIKE

Parcel Id: 010-10-00035-000-057

LUC: 101-CASH GRAIN OR GENERAL F

Card: 1 of 2

Tax Year: 2025

Printed: 02/05/26

Dwelling Information

Story height	Total Rooms
Exterior Walls	Bedrooms
Style	Family Rooms
Year Built	Full Baths
Eff Year Built	Half Baths
Year Remodeled	Addl. Fixtures
Kitchen Remod	Total Fixtures
Bath Remod	
Basement	

Heat Type	Masonry Trim
Fuel Type	Unfinished Area
System Type	Rec Rm Size
Attic	FBLA Size
Phy. Condition	Openings
Int vs Ext	# Car Bsmt Gar

Stacks
Pre-Fab

Misc

Qty

Grade C
CDU AV-AVERAGE
Market Adj
% Complete
Cost & Design 0

Functional
Economic
% Good Ovr
NBHD Fact

Dwelling Computations

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
Subtotal	Adj Factor
	Additions

Ground Floor Area
Total Living Area
Building Notes

Dwelling Value

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
------	-----	-----	-----	-----	------	--------	--------	-------	-----	-------	-------

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RS1-Frame Shed	1950		19X21	399	C	1		P	P			800

Condominium / Mobile Home Information

Complex Name
Condo Model
Unit Number
Unit Level

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

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 12026 LOWER VALLEY PIKE

Map ID: 010-10-00035-000-057

LUC: 101-CASH GRAIN OR GENERAL

Card: 2 of 2

Tax Year: 2025

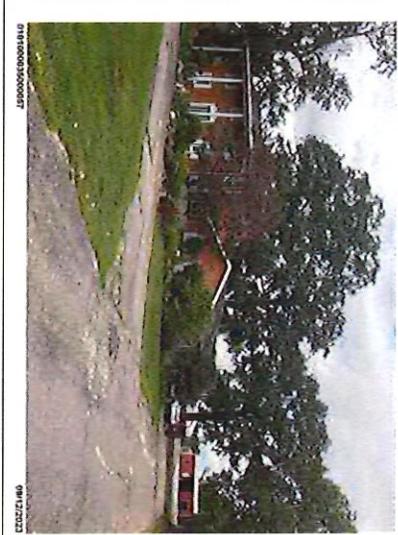
Printed: 02/05/26

CURRENT OWNER	GENERAL INFORMATION
HILTY DANIEL J & MARCIA L	Routing No. BSW1-00 030-00 Class A Living Units 1 Neighborhood 010A0000 District Zoning Alternate Id Tax District
CAUV Field Review Flag: Y	Bethel Township Tisd

Property Notes

TY25 SPLIT OUT 059 (.24 AC)
TY23 COMB 026, 038, 039, 040 TO BE 057
CHANGE FINDER 24

Note Codes:
F2-Fema Flood Zone 51%-75%



Land Information

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC 1.0000	0-Flooding	-10	44,100
A-Pasture	AC 10.0100			75,080
A-Woodland	AC .7900			5,530
A-Right Of Way	AC .1800			
Total Acres: 11.98		Legal Acres: 11.9800	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	24,020	124,710	124,710	0	124,710
Building	165,760	473,610	473,610	0	290,990
Total	189,780	598,320	598,320	0	415,700

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
10/08/24	JL	10-Adv	3-Other
04/11/24	RR	12-Change Finder	3-Other
03/27/24	RR	12-Change Finder	3-Other
07/11/18	GSK	R-Review	3-Other
11/08/17	AKF	10-Adv	3-Other

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor

Property Factors

Topo: 1-Level	6-Septic
Utilities: 5-Well	
Street/Road: 1-Paved	
Traffic: 3-Heavy	

Legal Description

Parcel Tieback:
Range - Township - Section: 08 - 03 - 35
Legal Descriptions:
PT N E & N W QRS

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 12026 LOWER VALLEY PIKE

Parcel Id: 010-10-00035-000-057

LUC: 101-CASH GRAIN OR GENERAL F

Card: 2 of 2

Tax Year: 2025

Printed: 02/05/26

Dwelling Information

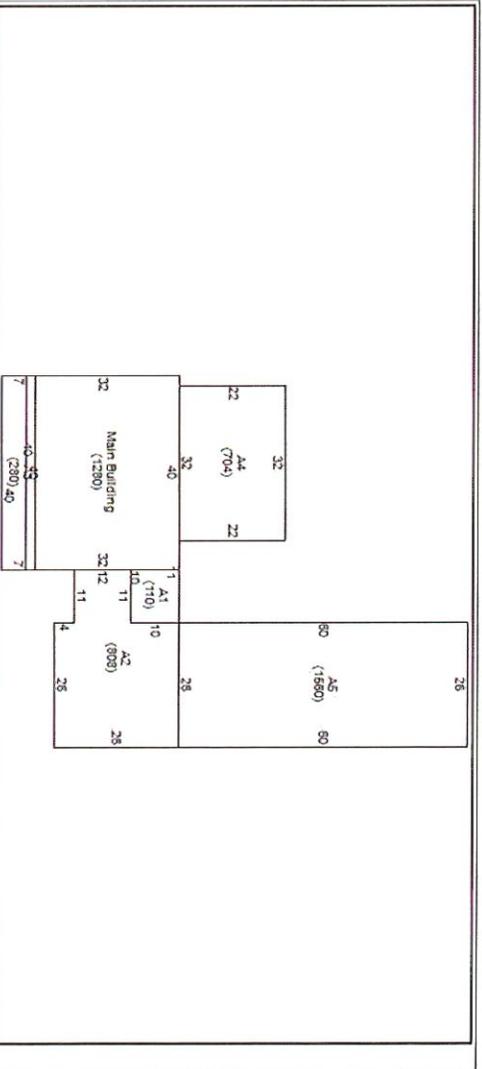
Story height	2	Total Rooms	12
Exterior Walls	2-Brick	Bedrooms	7
Style	06-Colonial	Family Rooms	1
Year Built	1974	Full Baths	3
Eff Year Built	1990	Half Baths	1
Year Remodeled	1990	Addl. Fixtures	2
Kitchen Remod	2-No	Total Fixtures	13
Bath Remod	2-No		
Basement	4-Full Bsmt		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	410
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	2
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks	2		
Pre-Fab			
Misc		Qty	
Grade	B-		
CDU	AV-AVERAGE		
Market Adj		Functional	
% Complete		Economic	
Cost & Design	0	% Good Ovr	
		NBHD Fact	1

Dwelling Computations

Base Price	323,870	% Good	66
Plumbing	13,500	Market Adj	
Basement	0	Functional	
Heating	10,670	Economic	
Attic	0	% Complete	
Other Features	27,386	C&D Factor	1
Subtotal	375,430	Adj Factor	1
		Additions	177,400
Ground Floor Area	1,280		
Total Living Area	4,928	Dwelling Value	425,180
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					1,280						
1		3			110						9,000
2	58	35M			808						73,700
3		1			280						14,600
4		26			704						5,100
5		35M			1,560						166,500

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
AQ1-Quonset	1974		100x50	5,000	C	1		F	F			14,650
AB2-Flat Barn	1969		30x20	600	C	1		F	F			2,780
AP1-4s CI Mtl	1980		40x66	2,640	C	1		F	F			8,200
RS1-Frame Shed	1995		20x12	240	D	1		A	A			950
AP1-4s CI Mtl	2017		32x48	1,536	C	1		A	A			16,770
AL1-1s Lean To	2020		12x66	792	C	1		A	A			4,280

Condominium / Mobile Home Information

Complex Name
Condo Model
Unit Number
Unit Level
Number
Unit Type
Unit View
Model (MH)
Model Make (MH)