

Tax year 2025 BOR no. 2025-064
 County Clark Date received 2/6/2026

DTE 2
Rev. 10/19

Complaint Against the Assessment of Real Property Other than Market Value

Use this form to file board of revision complaints regarding assessment issues other than the market value of property. Complaints against market value should be filed on the DTE Form 1. Answer all questions and type or print all information. Read the instructions on the back before completing form. Attach additional pages as necessary.

Original complaint Counter complaint
 Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1) Owner of property	Bart and Melissa Phares	10865 Shorey Road, South Vienna, Ohio 45369	
2) Complainant if not owner	See attached Addendum	12550 E. National Road South Vienna OH 45369	
3) Complainant's agent	Shawn M Taylor	202 N Limestone St Suite 100 Spfd OH 45503	
4) Telephone number of contact person	(937) 325-7058		
5) Email address of complainant	staylor@gvhw.net		
6) Complainant's relationship to property, if not owner	Prior Owner		
If more than one parcel number is included, see "Multiple Parcels" on back			
7) Parcel number from tax bill	# Acres, if applicable	Address of property	
130-15-04480-100-012	85.230	531 N. Houston Pike, Harmony Township	
8) Indicate the reason for this complaint:			
<input type="checkbox"/> The classification of property under RC 5713.041. <input type="checkbox"/> The classification of property under RC 319.302. <input checked="" type="checkbox"/> The denial of a CAUV application filed under RC 5713.32 or the conversion of CAUV property under RC 5713.35. <input type="checkbox"/> The valuation of property on the agricultural land tax list. <input type="checkbox"/> Determination whether good cause exists for land on the CAUV program to remain idle under RC 5713.30(A)(4). <input type="checkbox"/> Determination of whether good cause exists for the failure to file a CAUV renewal application pursuant to RC 5713.351. <input type="checkbox"/> The denial of the partial exemption of a qualifying child care center under RC 323.16.			
9) If the complaint is seeking a change in the value of the property, complete line 9. Complainants appealing other issues do not need to complete this line.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
			FILED
			CLARK COUNTY AUDITOR

10) The requested change is justified for the following reasons:

Medical issue of person in charge of filing CAUV renewal

FEB - 6 2026

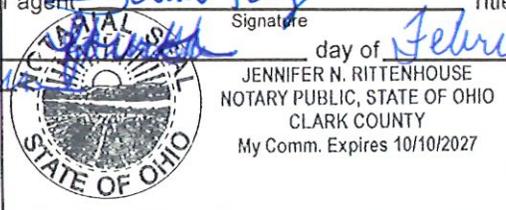
HILLARY HAMILTON
AUDITOR

I declare under penalty 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 Shawn M Taylor Signature _____ Title (if agent) Attorney

Sworn to and signed in my presence, this _____ day of February year 2026

Notary Jennifer N. Rittenhouse Signature _____



Addendum to DTE 2

Question 2 Names: Andrew J. Metz, Susan Lynn Williams, Steven T. Metz, Nancy L. Williams

Initial Application for the Valuation of Land at Its Current Agricultural Use

File with the county auditor prior to the first Monday in March. Include a \$25 filing fee.

1. Owner's name PHARES BART & MELISSA Phone 937-828-1404 E-mail _____

2. Owner's mailing address 10865 SHOREY RD SOUTH VIENNA OH 45369

Parcel number	Acres	Parcel number	Acres
130-15-04480-100-012	85.23		

4. If the TOTAL acreage being used exclusively for commercial agriculture purposes is **less than ten acres**, show the total gross income from agricultural products. If the TOTAL acreage is **ten or more acres**, specify the number of acres and land use for the last three years.

Year	Farmed Acres	Use of Land (Crop)	Units/Acre	Price/Unit	Gross Income
Last year	85.23	CROP/CORN			
2 years ago	85.23	CROP/BEANS			
3 years ago	85.23	CROP/CORN			

5. List the acreage in each crop or land use for the current year. The entire acreage above must be accounted for below.

Anticipated land use for the current year:	Acres
Commodity crops – corn/soybeans/wheat/oats	85.23
Hay – baled at least twice a year	
Permanent pasture – used for commercial animal husbandry	
Noncommercial woodland – contiguous to 10 (ten) acres of farmed land	
Commercial timber	
Other crops – nursery stock/vegetables/flowers	
Homesite(s) – minimum 1 (one) acre per house	
Roads/waste/pond	
Conservation program – CRP/CREP/etc. (provide the contract and map)	
Conservation practices limited to 25% or less of total acreage (provide map)	
Other use, e.g. agritourism, biofuel production	
Total acres – must match acres above	85.23

6. Is this land farmed by someone other than the owner? NO (yes/no) If yes, provide contact information (name and phone number) _____

I declare under penalties of perjury that I have examined this application and, to the best of my knowledge and belief, it is true, correct and complete. I authorize the county auditor to inspect this property and I agree to provide documentation of income, if requested, to verify the accuracy of this application.

Signature of owner: [Signature] Date: 1-21-2026

PAID
County Auditor's Use Only

Receipt for Payment of Fee: I hereby certify that the owner paid the filing fee of \$25 on the date this application was filed.
JAN 28 2026

County auditor	Date filed with county auditor
Name on tax list	HILLARY HAMILTON
Taxing district	Parcel number
	Number of acres

CR#1651

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 531 N HOUSTON PIKE

Map ID: 130-15-04480-100-012

LUC: 110-AG VACANT LAND-CAUV

Card: 1 of 0

Tax Year: 2025

Printed: 02/10/26

CURRENT OWNER

METZ ANDREW J
CAUV
Field Review Flag: Y

GENERAL INFORMATION

Routing No. HNE4-00 025-00
Class A
Living Units
Neighborhood 130A0000
District
Zoning
Alternate Id
Tax District Harmony Township Nelsd

Property Notes

Note Codes:



Land Information

Type	Size	Influence Factors	Influence %	Value
A-Right Of Way	AC 1,0000			
A-Woodland	AC 2,5200			17,640
A-Wasteland	AC 4,3500			1,520
A-Tillable	AC 75,8500			853,310
A-Pasture	AC 1,5100			11,330
Total Acres: 85.23		Legal Acres: 85.2300	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	309,330	883,800	883,800	0	0
Building	0	0	0	0	0
Total	309,330	883,800	883,800	0	0

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

Entrance Information

Date	ID	Entry Code	Source
11/13/24	KQ	10-Adv	3-Other
08/02/18	GSK	R-Review	3-Other
12/27/17	GSK	10-Adv	3-Other
01/17/12	DLY	0-Vac Or Obv Only	3-Other
09/06/06	ARC		

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
10/02/25	895,000	1-Land	0-Valid Sale
11/23/20	255,700	1-Land	8-Not Validated
12/16/08			
05/10/08	145,000		

Deed Reference

Deed Reference	Deed Type	Grantor
WD-General Warranty Deed		METZ ANDREW J
EX-Executor/S/Executrix De		NACHTRIEB F WILLIAM
		NACHTRIEB WILLIAM & JACOB METZ
		TRAVELERS INSURANCE COMPANY THE

Property Factors

Topo: 4-Rolling
Utilities: 7-None
Street/Road: 1-Paved
Traffic: 1-Light

Legal Description

Parcel Tieback:
Range - Township - Section: - -
Legal Descriptions:
GEORGE WALLACE
4480

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 531 N HOUSTON PIKE

Parcel Id: 130-15-04480-100-012

LUC: 110-AG VACANT LAND-CAUV

Card: 1 of 0

Tax Year: 2025

Printed: 02/10/26

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	Functional
% Complete	Economic
Cost & Design 0	% Good Ovr
	NBHD Fact

Dwelling Computations

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features 0	C&D Factor
Subtotal	Adj Factor
	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
Building Notes	

Misc & Gross Building Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Additions

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
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Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
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Condominium / Mobile Home Information

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