

FEB - 9 2026

Tax year 2025 BOR no. 2025-056
County CLARK Date received 2/9/2026

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.

1. Owner of property		Name <u>KENNETH GEVEDON</u>		Street address, City, State, ZIP code <u>75 S. MEDWAY NEW CARISSIE RD NEW CARISSIE OH, 45344</u>	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number and email address of contact person		<u>CELL 937-361-4484</u> <u>kengevedon65@gmail.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>ID: 010-05-00027-000-098</u>		<u>75 S. MEDWAY NEW CARISSIE RD, NEW CARISSIE, OH, 45344</u>			
7. Principal use of property		<u>SALVAGE YARD</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>ID: 010-05-00027-000-098</u>	<u>\$ 55,000.00</u>	<u>98,970.00</u>	<u>43,970.00</u>		
9. The requested change in value is justified for the following reasons: <u>HAD WATER OR GAS, HEATED BY WOOD BURNER STOVE SINCE I'VE OWNED IT HAS NEVER HAD ANY IMPROVEMENTS DONE TO IT. THIS PROPERTY HAS NEVER HAD ANY IMPROVEMENTS</u>					

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 NO and total cost \$ 0

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.

- 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 FEB 1, 2026 Complainant or agent (printed) KENNETH GEVEDON Title (if agent) OWNER

Complainant or agent (signature) Kenneth Govedon

Sworn to and signed in my presence, this 1 day of FEB. 2026
(Date) (Month) (Year)

Notary Nancy B. McCloud

Expiration Date 9-30-26

THEY HAVE MY PROPERTY TAX
OVER DOUBLE FROM PREVIOUS
YEARS.

	<u>PAID</u>
2013	986. ⁰⁰
2014	926. ⁹⁶
2015	927. ⁰⁰
2016	940. ⁰⁰
2017	832. ⁰⁰
2018	970. ⁰⁰
2019	972. ⁰⁰
2020	980. ⁰⁰
2021	954. ⁰⁰
2022	950. ⁰⁰
2023	938. ⁰⁰
2024	938. ⁰⁰
2025	955. ⁶⁶

PREVIOUS YEARS

~~2026 — 1,920.⁸⁶ — NOW OVER DOUBLE~~

I'M 78 YEARS OLD THIS PROPERTY
IS A FULL TIME JOB. JUST TO KEEP
THE HONEY SUCKLE BACK, OR THEY
WON'T BE NO LAND

MY TOTAL SALES 2025 WAS
ONLY \$ 2,818.³³

I'M RETIRED ON A FIXED INCOME

PAMELA LITTLEJOHN
 CLARK COUNTY TREASURER
 P.O. BOX 1305
 SPRINGFIELD, OHIO 45501-1305
 937-521-1832

DUE BY
 02/27/2026

Card Payments
 www.clarkcountyohio.gov
 or
 1-844-729-2974

Scan to Pay



REAL ESTATE TAX: TAX YEAR 2025

PARCEL ID: 010-05-00027-000-098

PROPERTY ADDRESS: 75 S MEDWAY-NEW CARLISLE RD

TAX DISTRICT: BETHEL TOWNSHIP TLSD

OWNER NAME: (January 1) GEVEDON KENNETH L & DEBRA

LEGAL DESCRIPTION: PT MID & E PT S E QR

7259 1 AV 0.593
 KENNETH L & DEBRA GEVEDON 24 232
 378 WOODLAWN DR
 FAIRBORN OH 45324-4137



TAX RATES

MARKET VALUE

CURRENT TAXES

EFFECTIVE TAX RATE 55.452245
 GROSS TAX RATE 70.630000

Land	Building	Total
86,680	12,290	98,970

Gross Real Estate Taxes	2,446.62
Tax Reduction	-525.76
Subtotal	1,920.86
Current Net Real Estate Taxes	1,920.86
Current Net Taxes & Asmts (Year)	1,920.86
Current Net Taxes & Asmts (Half)	960.43

NON-BUSINESS CREDIT ROLLBACK FACTOR: 0.088447
 OWNER OCCUPANCY CREDIT ROLLBACK FACTOR: 0.022111

TAXABLE VALUE

Land	Building	Total
30,340	4,300	34,640
HOMESTEAD	CAUV Value	TIF

HMSTD RED VALUE 0
 CLASSIFICATION C 455
 ACRES 2.3100

DISTRIBUTION

Clark County	422.23
Bethel Twp Exc N. Carl And Donne	90.99
Bethel Twp Exc New Carlisle	168.85
Tecumseh Lsd	1,057.17
Springfield Clark County Jvsd	117.81
Clark County Health & Library Levy	63.81

SPECIAL ASSESSMENT

PROJ # AND DESCRIPTION	DELINQUENT	CURRENT
TOTAL	0.00	0.00

PAYMENTS/CREDITS 0.00

LAST DAY TO PAY WITHOUT PENALTY
02/27/2026

TOTAL REAL ESTATE TAX DUE \$960.43

FULL YEAR AMOUNT \$1,920.86

Return this portion with payment
REAL PROPERTY 1st HALF 2025
DUE 02/27/2026

9421

PROPERTY ADDRESS: 75 S MEDWAY-NEW CARLISLE RD	PARCEL NUMBER 010-05-00027-000-098
OWNER NAME: GEVEDON KENNETH L & DEBRA	HALF YEAR \$960.43
Make Checks Payable to: CLARK COUNTY TREASURER	FULL YEAR \$1,920.86
TREASURER'S COPY	

00000100500027000098000000000000000000960430000192086

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 75 S MEDWAY-NEW CARLISLE RD

Map ID: 010-05-00027-000-098

LUC: 455-COMMERCIAL GARAGES

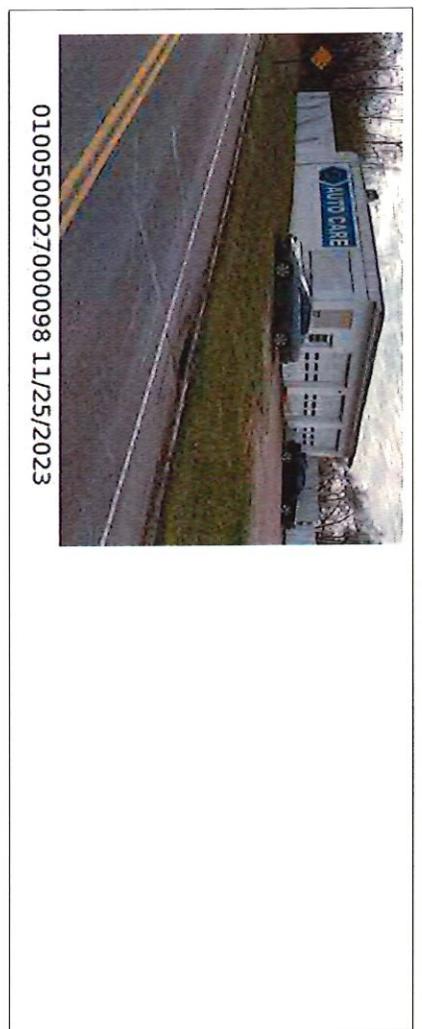
Card: 1 of 1

Tax Year: 2025

Printed: 02/10/26

CURRENT OWNER	GENERAL INFORMATION
GEVEDON KENNETH L & DEBRA	Routing No. BNV2-00 040-00 Class C-Commercial Living Units Neighborhood 010C0000 Alternate Id District Zoning CAUV
Field Review Flag:	

Property Notes
Note Codes:



Type	Rate	Size	Influence Factors	Infl %	Value
6-Primary Site AC	91000	1,0000	9-Misimprove	-25	68,250
8-Undeveloped AC	22750	.8100			18,430
9-Right Of Way AC	0	.5000			
Total Acres: 2.31					Legal Acres: 2.31

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	30,340	86,680	86,680	86,680	0
Building	4,300	12,290	12,290	-81,410	0
Total	34,640	98,970	98,970	5,270	0
Value Flag 1-COST APPROACH					
Manual Override Reason					
Base Date of Value					
Effective Date of Value					

Entrance Information			
Date	ID	Entry Code	Source
02/07/25	STP	10-Adv	3-Other
04/23/18	JPH	1-Entrance (Inspection)	3-Other
06/29/12	ABC		
11/03/05	JB		

Permit Information			
Date Issued	Number	Price Purpose	Note

Sales/Ownership History			
Transfer Date	Price Type	Validity	Grantor
10/15/04 07/06/04	75,000		

Property Factors

Topo: 1-Level
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 1-Light
 Location: 6-Nbhd Or Spot
 Spot Loc: 250

Legal Description

Parcel TieBack:
 Range - Township - Section: 09 - 03 - 27
 Legal Descriptions:
 PT MID & E P T S E Q R
 Addl. TieBack:

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 75 S MEDWAY-NEW CARLISLE RD

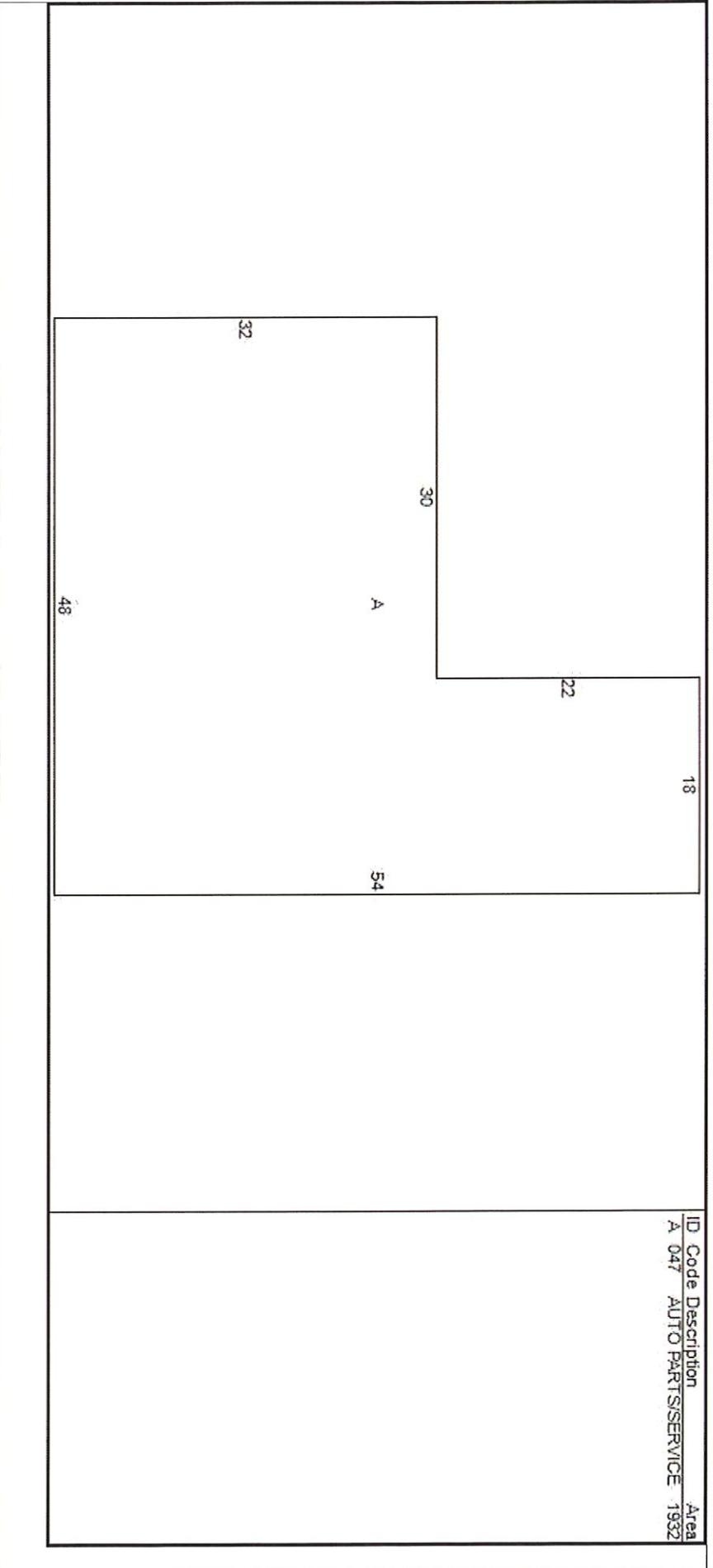
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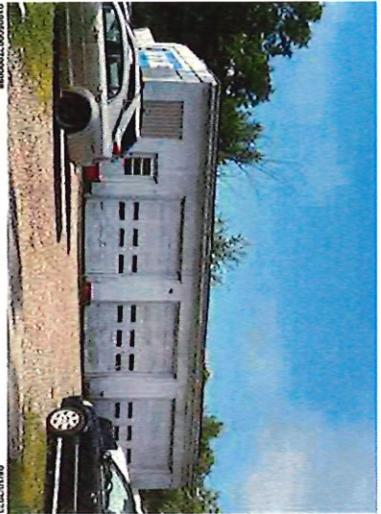
Card: 1 of 1

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Additional Property Photos



0100500027000098 08/10/2023



0100500027000098 08/31/2017



0100500027000098 11/25/2023

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 75 S MEDWAY-NEW CARLISLE RD Parcel Id: 010-05-00027-000-098 LUC: 455-COMMERCIAL GARAGES Card: 1 of 1 Tax Year: 2025 Printed: 02/10/26

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp Type	Inc Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00 S	000 00-None	0	1,932	0.00					0							

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
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Building Cost Detail - Building 1 of 1

Total Gross Building Area	1,932
Replace, Cost New Less Depr	12,290
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	12,290
NBHD Fact	1,0000
Value per SF	6.36

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	0.024000
Capitalization Rate	
Sub total	5.270
Residual Land Value	
Final Income Value	5.270
Total Gross Rent Area	
Total Gross Building Area	1,932

Misc & Gross Building Values

Misc Building No
Gross Building:
Misc Adjusted Value