

FEB 13 2026

Tax year 2025 BOR no. 2025-Db6
County Clark Date received 2/13/26

DTE 1
Rev. 12/22

HILLARY HAMILTON
AUDITOR **Complaint Against the Valuation of Real Property**

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	Matthew S. Middendorf		227 E. Main St. Medway, OH 45341
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person (937) 620-1836 msmiddendorf@yahoo.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	
0100500019311016		227 E. Main St. Medway OH 45341	
7. Principal use of property To live in			
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
0100500019311016	90,000	108,580	-18,580
9. The requested change in value is justified for the following reasons: When I went to the meeting at the AB Graham building, I was told that the new value would be \$90,000			

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 _____ 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 _____ Complainant or agent (printed) _____ Title (if agent) _____

Complainant or agent (signature) _____

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

Notary _____

INFORMAL HEARING REVIEW

Clark County Auditor's Office 2025 reappraisal Review

Property Owner

Please complete the following:

Today's Date: 10/8/25

Phone# 937-620-1836

Email Address: _____

Name that appears on the Value Change Notice:

Matthew Middendorf

Property Address: 227 E Main St

Parcel Number(s) as it appears on the Value Change Notice:

010-05-00019-311-016

Briefly explain your reason for this visit: Tax increase and

valuation of home

**** We will NOT know the 'Real Estate Tax' amounts until we receive the rates from the Dept. of Taxation later in December.**

Any new levies that are voted on can also effect the tax rates in each Taxing District.

Auditor's Office Representative

Reviewer: Tom Hudson Jr

Discussion Topic(s)

- Land
- Buildings
- Total Value
- General Discussion Only

Important details of this meeting (use back if needed):

OWNER BROUGHT PICTURES. SEE ATTACHED. CDU NEEDS ADJUSTED. \$90-\$110,000 NEW/405. ALL WINDOWS NEEDED REPLACED.

\$90,000?

ACTION:

- None Required
- Data Entry Change (detail) ECN = 60
- Field Check For (detail) _____
- Review (detail) _____

COMPLETION: (this section MUST be completed)

- All Review Complete per Appraiser
- Data Entered in System

\$108,580
12/13/25

As this is an "informal" process we can NOT guarantee any changes will be made. We CAN guarantee, however, that we will hear and take into full consideration any and all issues you present. If a change in your favor is warranted it will reflect on our website by the end of November and reflect on your next tax bill in January 2025. Due to time constraints we will NOT be contacting you individually. Thank you in advance for your understanding of this tedious process.

RESIDENTIAL PROPERTY RECORD CARD

2:10

CLARK COUNTY

Situs : 227 E MAIN ST

Map ID: 010-05-00019-311-016

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

Card: 1 of 1

Tax Year: 2025

Printed: 10/08/25

CURRENT OWNER

MIDDENDORF MATTHEW S

GENERAL INFORMATION

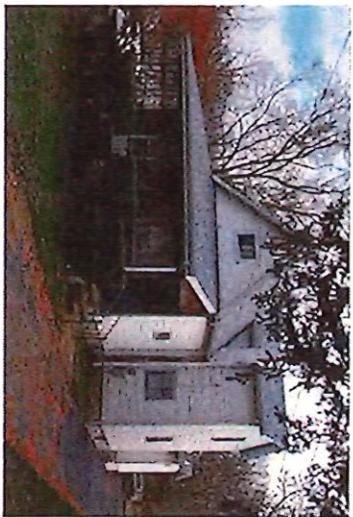
Routing No. BSWS-F1 018-00
 Class Residential
 Living Units 1
 Neighborhood 010R0023
 District
 Zoning
 Alternate Id
 Tax District Bethel Township T1sd

CAUV

Field Review Flag:

Property Notes

Note Codes:



0100500019311016 11/25/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC .8900			31,310
A-Right Of Way	AC .0500			
Total Acres: .94		Legal Acres: 0.9400	NBHD Fact: 1.0000	

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	10,960	31,310	31,310	0	31,310
Building	44,090	125,970	125,970	0	60,840
Total	55,050	157,280	157,280	0	92,150

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
09/16/24	KQ	10-Adv	3-Other
06/26/18	CPS	R-Review	3-Other
12/07/17	ASH	10-Adv	3-Other
10/05/17	DEW	9-Info Fr E-Mail, Data Mailer, Etc	1-Owner
10/26/11	MJT	5-Occupant Not Home	3-Other

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
04/29/10	10-088		DET GARAG		Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Grantor
08/08/06	59,900			MIDDENDORF MATHEW S & BARBARA A
10/01/86				BITTNER RUDOLF K & KATHRYN A

Property Factors

Topo: 1-Level
 Utilities: 4-Gas
 Street/Road: 1-Paved
 Traffic: 3-Heavy

5-Well

6-Septic

Legal Description

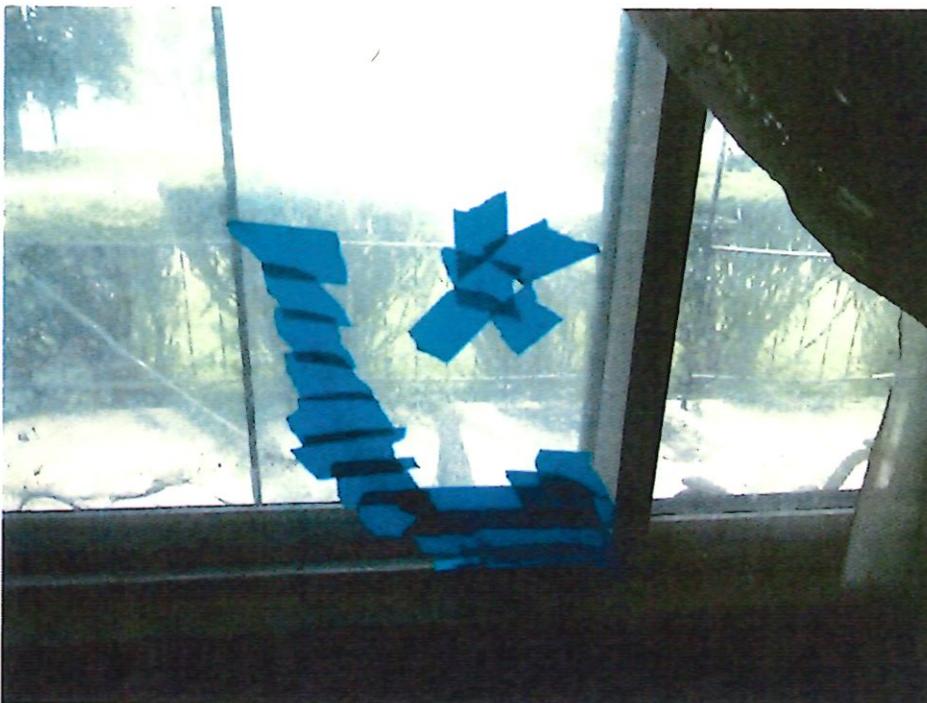
Parcel Tieback:
 Range - Township - Section: 09 - 03 - 19
 Legal Descriptions:
 NE P T S W Q R

Addl. Tieback:

Living Room



Hole in the ceiling from rain damage.



Broken storm windows

Dining Room



Ceiling and wall damage due to water leak

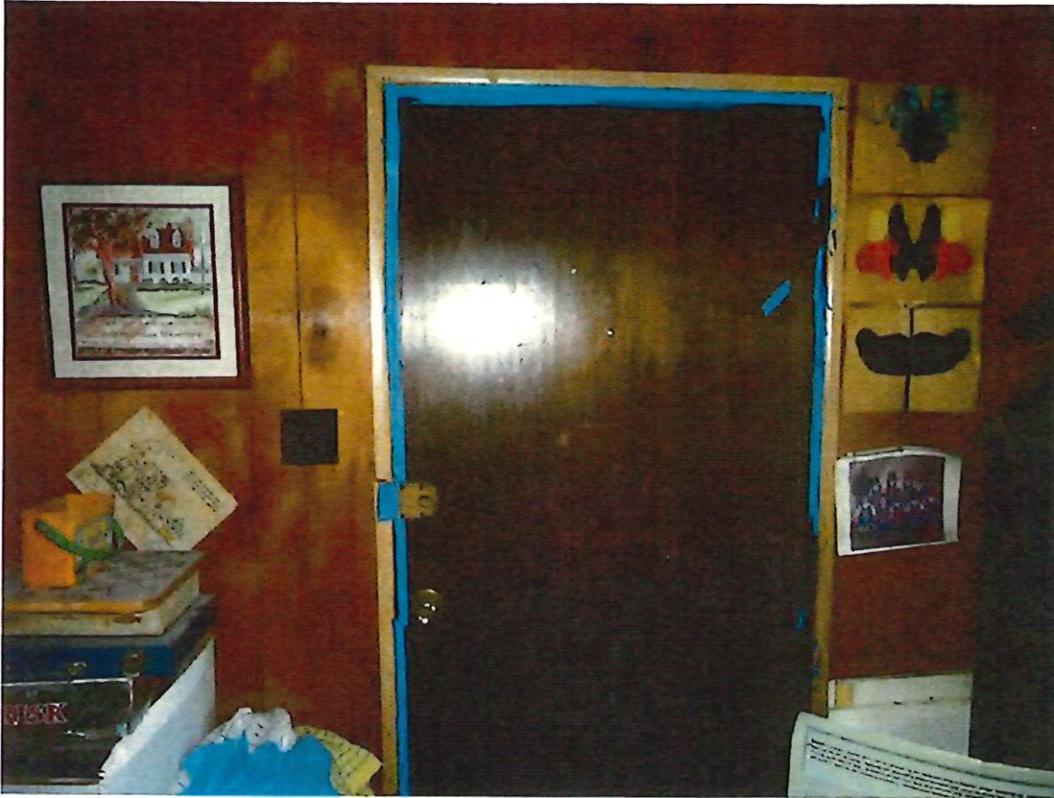


Wallpaper damage due to water leak



Plaster wall damage

Front Room



Front door unusable - needs replacing – leaks cold air badly.



Old vinyl floor needs replacing

Main bathroom



Hole in the floor



Sink leaks, 50 year old vanity needs replacing

Master Bedroom



Plaster wall needs repair



Water damage needs fixing

Basement



Foundation damage due to gutter overflow



Deteriorated window needs replacing

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 227 E MAIN ST

Map ID: 010-05-00019-311-016

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

Card: 1 of 1

Tax Year: 2025

Printed: 02/18/26

CURRENT OWNER

MIDDENDORF MATTHEW S

GENERAL INFORMATION

Routing No. BSW5-F1 018-00
 Class Residential
 Living Units 1
 Neighborhood 010R0023
 District
 Zoning
 Alternate Id
 Tax District Bethel Township Tisd

CAUV
 Field Review Flag:

Property Notes

Note Codes:



0100500019311016 11/25/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC .8900			31,310
A-Right Of Way	AC .0500			
Total Acres: .94				
Legal Acres: 0.9400				
NBHD Fact: 1.0000				

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	10,960	31,310	31,310	0	31,310
Building	27,040	77,270	77,270	0	54,360
Total	38,000	108,580	108,580	0	85,670

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

Entrance Information

Date	ID	Entry Code	Source
09/16/24	KQ	10-Adv	3-Other
06/26/18	CPS	R-Review	3-Other
12/07/17	ASH	10-Adv	3-Other
10/05/17	DEW	9-Info Fr E-Mail, Data Mailer, Etc	1-Owner
10/26/11	MJT	5-Occupant Not Home	3-Other

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
04/29/10	10-088		DET GARAG		Closed Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
08/08/06						MIDDENDORF MATTHEW S & BARBARA A
10/01/86	59,900					BITTNER RUDOLF K & KATHRYN A

Property Factors

Topo: 1-Level
 Utilities: 4-Gas
 Street/Road: 1-Paved
 Traffic: 3-Heavy
 5-Well
 6-Septic

Legal Description

Parcel Tieback:
 Range - Township - Section: 09 - 03 - 19
 Legal Descriptions:
 N E P T S W Q R
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

Situs : 227 E MAIN ST

Parcel Id: 010-05-00019-3-11-016

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

Card: 1 of 1

Tax Year: 2025

Printed: 02/18/26

CLARK COUNTY

Dwelling Information

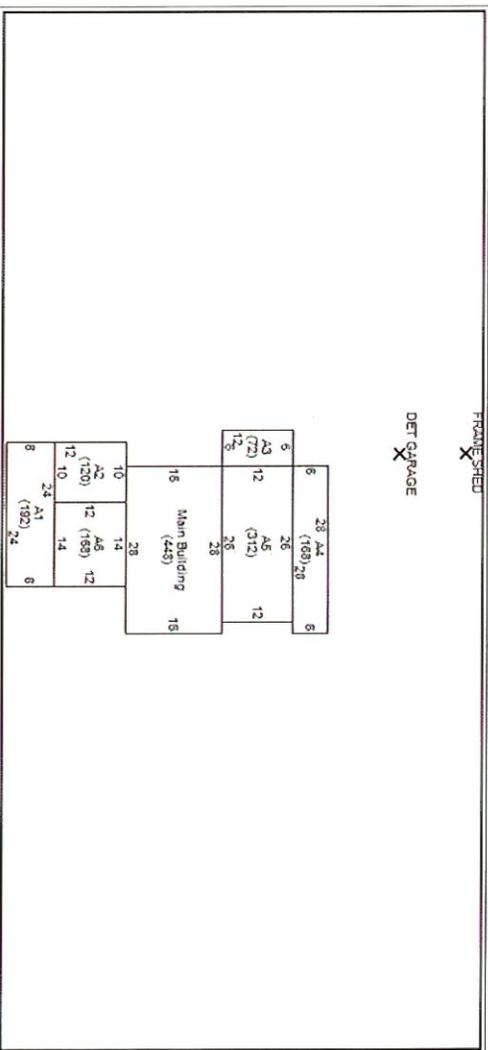
Story height	2	Total Rooms	9
Exterior Walls	6-ALV/Inyl	Bedrooms	4
Style	04-Old Style	Family Rooms	0
Year Built	1889	Full Baths	2
Eff Year Built		Half Baths	0
Year Remodeled	1966	Addl. Fixtures	2
Kitchen Remod		Total Fixtures	8
Bath Remod			
Basement	3-Part Bsmt		
Heat Type	2-Central Heat	Masonry Trim	
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	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	C-		
CDU	AV-AVERAGE		
Market Adj		Functional	60
% Complete		Economic	60
Cost & Design	0	% Good Ovr	
		NBHD Fact	1

Dwelling Computations

Base Price	130,470	% Good	60
Plumbing	4,100	Market Adj	
Basement	-2,480	Functional	
Heating	0	Economic	60
Attic	0	% Complete	
Other Features	0	C&D Factor	
Subtotal	132,090	Adj Factor	1
		Additions	25,400
Ground Floor Area	448		
Total Living Area	1,856	Dwelling Value	72,950
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
0					448						
1		2			192						9,200
2	58	35			120						8,000
3		1			72						3,100
4	58	35		57	168						11,300
5	58	35			312						25,400
6	58	35		57	168						13,700

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1920		24x18	432	D	1		F	F			3,300
RS1-Frame Shed	2010		14x19	266	C	1		F	F			1,020

Condominium / Mobile Home Information

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