

FEB 19 2026

Tax year 2025 BOR no. 2025-083  
County Clark Date received 2/19/2026

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>Ty + Lori Peshek</u>		Street address, City, State, ZIP code <u>3084 Shrine Rd Sp6606 45902</u>	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number and email address of contact person <u>937-215-8127</u> <u>TreasureHunter@sigcom.net</u>					
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			
<u>220-02-00001-000-023</u>		<u>2356 St Paris Pl.</u>			
7. Principal use of property <u>Storage</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>220-02-00001-000-023</u>	<u>\$ 94,890</u>	<u>\$ 307,270</u>	<u>\$ 212,380</u>		
9. The requested change in value is justified for the following reasons: <u>BOA was Valued 3 yr Ago At Building 48,890 And had 82,570</u> <u>The Lot Next Door Sold Last Year For 38,000 And The Building Is</u> <u>Just As Was And Has Had No Improvements</u>					

10. Was property sold within the last three years?  Yes  No  Unknown If yes, show date of sale \_\_\_\_\_  
and sale price \$ N/A ; 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 N/A and total cost \$ N/A

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 2/11/2026 Complainant or agent (printed) Ty Peshek Title (if agent) \_\_\_\_\_

Complainant or agent (signature) 

Sworn to and signed in my presence, this 11th day of February 2026

(Date) (Month) (Year)

Notary Caedon Sagraves



Caedon Sagraves  
Notary Public, State of Ohio  
My Commission Expires 01-06-2031

**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](http://www.clarkcountyohio.gov)  
OR  
1-844-729-2974

Scan to Pay



<b>REAL ESTATE TAX: TAX YEAR 2025</b>		<b>PARCEL ID: 220-02-00001-000-024</b>	
<p>TY &amp; LORI PESHEK 511 3084 SHRINE RD SPRINGFIELD OH 45502-8111</p>		<b>PROPERTY ADDRESS: SAINT PARIS PIKE</b>	
		<b>TAX DISTRICT: MOOREFIELD TOWNSHIP NELSD</b>	
		<b>OWNER NAME: (January 1) PESHEK TY &amp; LORI</b>	
		<b>LEGAL DESCRIPTION: N SI, ST PARIS PK W OF HOME RD (LOT 4)</b>	

TAX RATES		MARKET VALUE			CURRENT TAXES															
EFFECTIVE TAX RATE	42.327421	Land	Building	Total	<table border="1"> <tr> <td>Gross Real Estate Taxes</td> <td>1,214.88</td> </tr> <tr> <td>Tax Reduction</td> <td>-586.32</td> </tr> <tr> <td>Subtotal</td> <td>628.56</td> </tr> <tr> <td>Non Business Credit</td> <td>-51.06</td> </tr> <tr> <td>Current Net Real Estate Taxes</td> <td>577.50</td> </tr> <tr> <td>Current Net Taxes &amp; Asmts (Year)</td> <td>577.50</td> </tr> <tr> <td>Current Net Taxes &amp; Asmts (Half)</td> <td>288.75</td> </tr> </table>		Gross Real Estate Taxes	1,214.88	Tax Reduction	-586.32	Subtotal	628.56	Non Business Credit	-51.06	Current Net Real Estate Taxes	577.50	Current Net Taxes & Asmts (Year)	577.50	Current Net Taxes & Asmts (Half)	288.75
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Current Net Taxes & Asmts (Half)	288.75																			
GROSS TAX RATE	81.810000	42,420	0	42,420																
NON-BUSINESS CREDIT ROLLBACK FACTOR: 0.081219	OWNER OCCUPANCY CREDIT ROLLBACK FACTOR: 0.020304	<b>TAXABLE VALUE</b>																		
		Land	Building	Total																
HMSTD RED VALUE	0	14,850	0	14,850	<table border="1"> <tr> <td>PAYMENTS/CREDITS</td> <td>0.00</td> </tr> <tr> <td>TOTAL REAL ESTATE TAX DUE</td> <td>\$288.75</td> </tr> <tr> <td>FULL YEAR AMOUNT</td> <td>\$577.50</td> </tr> </table>	PAYMENTS/CREDITS	0.00	TOTAL REAL ESTATE TAX DUE	\$288.75	FULL YEAR AMOUNT	\$577.50									
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TOTAL REAL ESTATE TAX DUE	\$288.75																			
FULL YEAR AMOUNT	\$577.50																			
CLASSIFICATION	R 500	HOMESTEAD	CAUV Value	TIF																
ACRES	1.1000																			
<b>DISTRIBUTION</b>		<b>SPECIAL ASSESSMENT</b>																		
Clark County	117.00	PROJ # AND DESCRIPTION	DELINQUENT	CURRENT																
Moorefield Twp	58.65																			
Northeastern Lsd	343.38																			
Springfield Clark County Jvsd	39.78																			
Clark County Health & Library Levy	18.69																			
		TOTAL	0.00	0.00																
		<b>LAST DAY TO PAY WITHOUT PENALTY 02/27/2026</b>																		

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

511

PROPERTY ADDRESS: SAINT PARIS PIKE	PARCEL NUMBER 220-02-00001-000-024
OWNER NAME: PESHEK TY & LORI	
Make Checks Payable to: <b>CLARK COUNTY TREASURER</b>	HALF YEAR \$288.75
	FULL YEAR \$577.50
TREASURER'S COPY	

0000220020000100002400000000000000002&&750000057750

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 2356 SAINT PARIS PIKE

Map ID: 220-02-00001-000-023

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 02/24/26

**CURRENT OWNER**

PESHEK TY & LORI

**GENERAL INFORMATION**

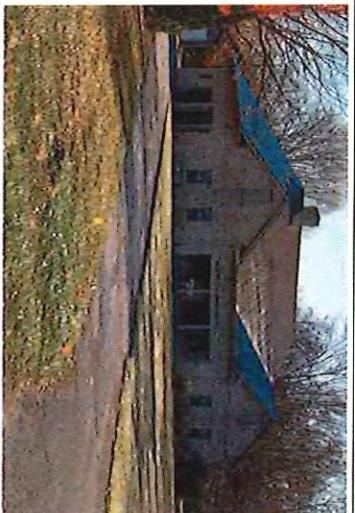
Routing No. FSW2-G1 012-00  
 Class Residential  
 Living Units 1  
 Neighborhood 340R0015  
 District  
 Zoning  
 Alternate Id  
 Tax District Moorefield Township Nelso

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



2200200001000023 12/12/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC .9000			83,160
A-Right Of Way	AC .1000			

Total Acres: 1 Legal Acres: 1.0000 NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	29,110	83,160	83,160	0	83,160
Building	78,440	224,110	224,110	0	201,850
Total	107,550	307,270	307,270	0	285,010

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
03/27/24	NV	10-Adv	3-Other
05/30/18	GBL	R-Review	3-Other
11/13/17	AGS	10-Adv	3-Other
11/04/11	JHC	2-Information At Door	2-Tenant
01/06/05	MH		

**Permit Information**

Date Issued	Number	Price Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
06/05/25	40,000			220/2808	WD-General Warranty Deed	PESHEK TY & LORI
05/10/02	37,200					HOWELL JAMES H II & KATHY S

**Property Factors**

Topo: 1-Level  
 Utilities: 2-Public Water  
 Street/Road: 1-Paved  
 Traffic: 1-Light  
 4-Gas  
 6-Septic

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: 10 - 04 - 01  
 Legal Descriptions:  
 N 1/4 ST PARIS PIKE W OF HOME RD (LOT 3)  
 Addl. Tieback:

