

FEB 19 2026

HILLARY HAMILTON  
AUDITOR

Tax year 2025 BOR no. 2025-084  
County Clark Date received 2/19/2026

DTE 1  
Rev. 12/22

**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 &amp; Lori Peshack</u>		Street address, City, State, ZIP code <u>3084 Shine Rd Spfld. Oh 45502</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>Treasbret Hunter @ siscomp.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>010-06-00033-201-008</u>			<u>737 Peshack Ln</u>		
7. Principal use of property <u>Vacant lot</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>010-06-00033-201-008</u>	<u>\$ 35,000</u>	<u>\$ 78,390</u>	<u>\$ 43,390</u>		
9. The requested change in value is justified for the following reasons: <u>Par was valued 3 yr ago and no lots have been sold since</u> <u>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) TJ Reshek Title (if agent) \_\_\_\_\_

Complainant or agent (signature) 

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

Notary Caedon Sagraves



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

**RESIDENTIAL PROPERTY RECORD CARD**

CLARK COUNTY

Situs : 737 PESHEK LN

Map ID: 010-06-00033-201-008

LUC: 500-RESIDEN VAC, PLATTED V

Card: 1 of 1

Tax Year: 2025

Printed: 02/24/26

**CURRENT OWNER**

PESHEK TY & LORI MC FARLAND PESHEK

**GENERAL INFORMATION**

Routing No. BNE3-D1 015-00  
 Class Residential  
 Living Units  
 Neighborhood 010R0018  
 District  
 Zoning  
 Alternate Id  
 Tax District Bethel Township Tisd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



**Land Information**

Type	Size	Influence Factors	Influence %	Value
A-Undev Homesite	AC 1.0000			68,540
A-Undeveloped	AC .4600			9,850

Total Acres: 1.46

Legal Acres: 0.0000

NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	27,440	78,390	78,390	0	0
Building	0	0	0	0	0
<b>Total</b>	<b>27,440</b>	<b>78,390</b>	<b>78,390</b>	<b>0</b>	<b>0</b>

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
09/17/24	KQ	10-Adv	3-Other
06/25/18	GBL	R-Review	3-Other
11/18/11	MJT	0-Vac Or Objv Only	3-Other
11/02/05	J1		

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
11/16/94	15,000			10/396		
08/05/94						

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Property Factors**

Topo:  
 Utilities:  
 Street/Road:  
 Traffic:

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: - -  
 Legal Descriptions:  
 SHAWNEE SPRINGS SUBD  
 16  
 Addl. Tieback:

