

FEB 19 2026

HILLARY HAMILTON  
AUDITOR

Tax year 2025 BOR no. 2025-085  
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.

Name		Street address, City, State, ZIP code	
1. Owner of property <u>Ty + Lori Pestek</u>		<u>3064 Shrine 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 Treasure Hunter @sbc.com, 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>050-02-00025-000-067</u>		<u>3068 Shrine Rd Spfld Ohio 45502</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>050-02-00025-000-067</u>	<u>\$45,690</u>	<u>\$54,320</u>	<u>-\$8680</u>
9. The requested change in value is justified for the following reasons: <u>Building Needs Major Work And Has Not Increased In Value From The Last Tax Year</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 Peshet Title (if agent) \_\_\_\_\_

Complainant or agent (signature) 

Sworn to and signed in my presence, this 11<sup>th</sup> day of February 2026

Notary Caedon Sagraves



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

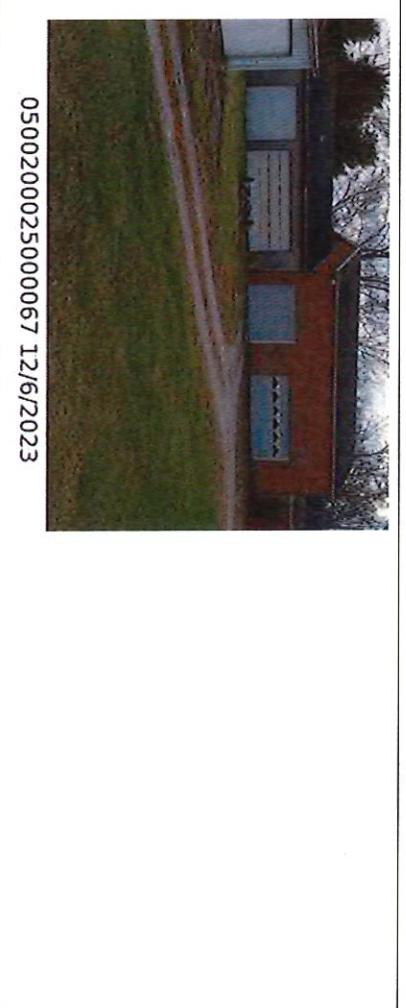
**COMMERCIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 3068 SHRINE RD      Map ID: 050-02-00025-000-067      LUC: 480-COMMERCIAL WAREHOUSES      Card: 1 of 1      Tax Year: 2025      Printed: 02/24/26

CURRENT OWNER	GENERAL INFORMATION
PESHEK TY & LORI	Routing No. GSW5-00 103-00 Class C-Commercial Living Units Neighborhood 050C0000 Alternate Id District Zoning CAUV
Field Review Flag:	

**Property Notes**  
Note Codes:



Type	Rate	Size	Influence Factors	Infl %	Value
1-Homesite AC	58450	.4100			23,960
8-Undeveloped AC	8750	.3500			3,060
9-Right Of Way AC	0	.1200			
Total Acres: .88					Legal Acres: .88

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	9,460	27,020	27,020	27,020	0
Building	9,570	27,350	27,350	-24,830	0
<b>Total</b>	<b>19,030</b>	<b>54,370</b>	<b>54,370</b>	<b>2,190</b>	<b>0</b>
Value Flag 1-COST APPROACH      Manual Override Reason Base Date of Value Effective Date of Value					

Entrance Information			
Date	ID	Entry Code	Source
05/14/18	MDT	0-Vac Or Obv Only	3-Other
07/13/12	RVT	0-Vac Or Obv Only	3-Other
11/20/06	JB		

Permit Information			
Date Issued	Number	Price Purpose	Note

Sales/Ownership History			
Transfer Date	Price	Type	Validity
09/15/97			
01/01/84	16,500		

Deed Reference			
Deed Reference	Deed Type	Grantor	
50/1096		PESHEK TY	

**Property Factors**

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

5-Well      6-Septic

**Legal Description**

Parcel TieBack:  
Range - Township - Section: 10 - 04 - 25  
Legal Descriptions:  
PT N W QR

Addl. TieBack:

**COMMERCIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 3068 SHRINE RD

Parcel Id: 050-02-00025-000-067

LUC: 480-COMMERCIAL WAREHOUSES

Card: 1 of 1

Tax Year: 2025

Printed: 02/24/26

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	
Identical Units	
Total Units	
Grade	
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features									
Line Type	+/-	Meas1	Meas2 # Stp	IU	Line Type	+/-	Meas1	Meas2 # Stp	IU

Line	Lvl	Fr - To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	%Comp	%Rent
Interior/Exterior Information																

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD

Outbuilding Data													
Line	Type	Yr Bld	Meas1	Meas2	Area Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value		
1	RG1-Det Garage	1999	31	24	744 C	1		F	F		12,050		
2	RA2-At Gar Msy	1989	40	24	960 C	1		F	F		8,690		
3	RA2-At Gar Msy	1973	32	24	768 C	1		F	F		4,290		
4	AP1-4s CI Mtl	1950	36	20	720 D	1		F	F		2,320		

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 3068 SHRINE RD

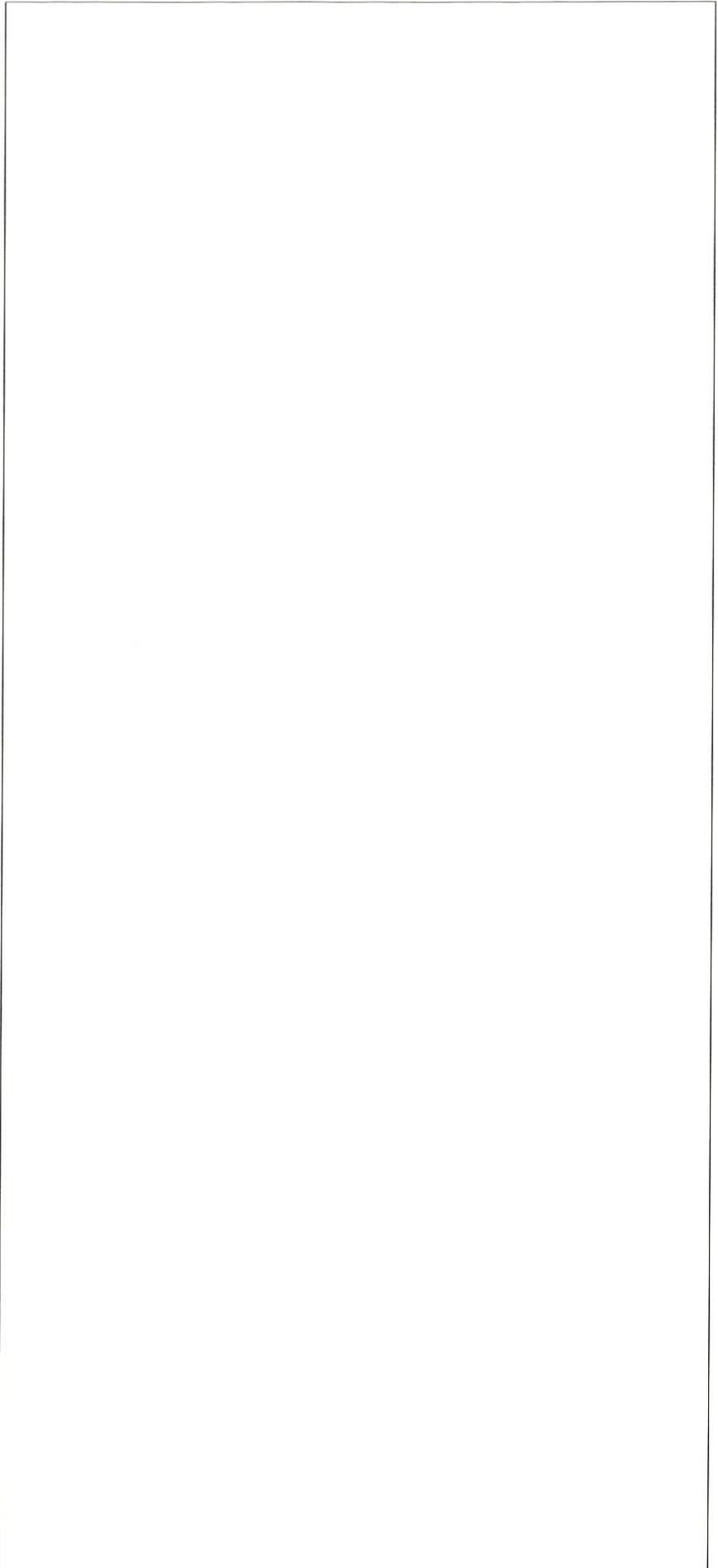
Parcel Id: 050-02-00025-000-067

LUC: 480-COMMERCIAL WAREHOUSES

Card: 1 of 1

Tax Year: 2025

Printed: 02/24/26



Additional Property Photos



COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 3068 SHRINE RD

Parcel Id: 050-02-00025-000-067

LUC: 480-COMMERCIAL WAREHOUSES

Card: 1 of 1

Tax Year: 2025

Printed: 02/24/26

Income Detail (includes all Buildings on Parcel)

Use Mod Grp Type	Inc Mod	Model 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
---------------------	------------	----------------------	-------	----------	----------------	----------------	------------------------------	--------------	------------	----------------------	------------------------------	--------------------	------------------	----------------	-------------------	-------------------	----------------------------

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
------	----------	----------	------	-------	-------	-------	------	--------

Building Cost Detail - Building 1 of 1

Total Gross Building Area	
Replace, Cost New Less Depr	
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	
NBHD Fact	
Value per SF	0.00

Notes - Building 1 of 1

Income Summary (includes all Building on Parcel)

Misc Building No	Gross Building:	Misc & Gross Building Values	Misc Adjusted Value	Total Net Income
				2,190
				2,190
				Total Gross Rent Area
				Total Gross Building Area