

Tax year 2025 BOR no. 2025-157
County clark Date received 3/25/2026

MAR 25 2026

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.

	Name	Street address, City, State, ZIP code	
1. Owner of property	C Y K A Investments Inc.	12250 Lower Valley Pk., Medway, OH 45341-9762	
2. Complainant if not owner			
3. Complainant's agent	Thomas H. Lagos	5057 Troy Road, Springfield, OH 45502	
4. Telephone number and email address of contact person 937-323-5555; lagosth@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	
010-05-00008-000-068		1575 Snider Road, New Carlisle, Ohio 45344	
7. Principal use of property <u>empty residence</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
010-05-00008-000-068	\$1,337,325	\$2,377,290	(\$1,039,965)
9. The requested change in value is justified for the following reasons: This property was a rest home and is not worth the appraised value that the Auditor placed on same. To maintain this building, taxes and insurance, etc. cost \$35,000.00 + per year.			

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 \$ _____.

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 MARCH 24, 2026 Complainant or agent (printed) THOMAS HLACOS Title (if agent) ATTORNEY

Complainant or agent (signature) *Thomas Hlacos*

Sworn to and signed in my presence, this 24th day of March, 2026
(Date) (Month) (Year)

Notary *Samuel J. Petroff*



SAMUEL J. PETROFF
Attorney At Law
My Commission has no expiration date
Section 147.03 O.R.C.

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Stus : 1575 SNIDER RD

Map ID: 010-05-00008-000-068

LUC: 111-CASH GRAIN/GENERAL-C/

Card: 1 of 1

Tax Year: 2025

Printed: 03/27/26

CURRENT OWNER

C Y K A INVESTMENTS INC

GENERAL INFORMATION

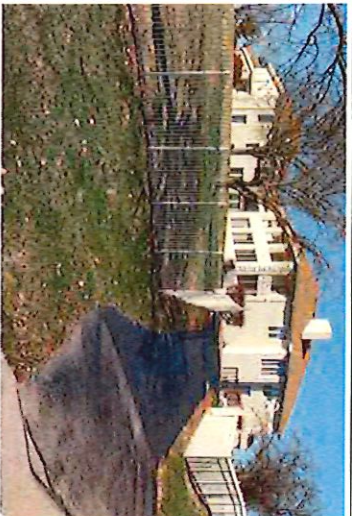
Routing No. BSE2-00 006-00
 Class A
 Living Units 1
 Neighborhood 010A0000
 District
 Zoning
 Alternate Id
 Tax District Bethel Township Tisd

CAUV Y

Field Review Flag:

Property Notes

40X60 UNFINISHED AREA ACCOUNTS FOR POOL Note Codes:



0100500008000068 11/29/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC 3,0000			147,000
A-Pasture	AC 4,4000			33,000
A-Right Of Way	AC .1800			

Total Acres: 7.58 Legal Acres: 7.5800 NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	53,980	180,000	180,000	0	180,000
Building	769,050	2,197,290	2,197,290	0	2,125,290
Total	823,030	2,377,290	2,377,290	0	2,305,290

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

Value Flag 1-COST APPROACH

Entrance Information

Date	ID	Entry Code	Source
09/06/24	JL	10-Adv	3-Other
07/10/18	GSK	R-Review	3-Other
11/07/17	AKF	10-Adv	3-Other

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantor

Property Factors

Topo: 1-Level
 Utilities: 5-Well
 Street/Road: 1-Paved
 Traffic: 2-Medium

6-Septic

Legal Description

Parcel Tieback:
 Range - Township - Section: 09 - 03 - 08
 Legal Descriptions:
 E P T N W Q R
 Addl. Tieback:

