

MAR 30 2026

Tax year 2025 BOR no. 2025-143
County Clark Date received 3/30/2026

DTE 1
Rev. 12/22

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

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	James K. Brock, Trustee	9097 Lower Valley Pk., New Carlisle, OH 45344	
2. Complainant if not owner			
3. Complainant's agent	Thomas H. Lagos, Attorney	5057 Troy Rd., 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	
010-05-00025-400-001		10698 Lower Valley Pike, New Carlisle, Ohio 45344	
7. Principal use of property <u>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
010-05-00025-400-001	670,000	744,850	- 74,850
9. The requested change in value is justified for the following reasons: The County increased the appraised value of this property by 49.26%. That increase is not justified.			

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 30, 2026 Complainant or agent (printed) Thomas H. Lagos Title (if agent) Attorney

Complainant or agent (signature) 

Sworn to and signed in my presence, this 30th day of March 2026
(Date) (Month) (Year)

Notary 



ALEXIS UNDERWOOD
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires
October 27, 2030

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 10698 LOWER VALLEY PIKE

Map ID: 010-05-00025-400-001

LUC: 111-CASH GRAIN/GENERAL-C/

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

BROCK JAMES K TRUSTEE

GENERAL INFORMATION

Routing No. BSW4-G1 122-00
 Class A
 Living Units 1
 Neighborhood 010A0000
 District
 Zoning
 Alternate Id
 Tax District Bethel Township Tisd

CAUV Y

Field Review Flag:

Property Notes

Note Codes:



0100500025400001 11/25/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC 1,0000			49,000
A-Tillable	AC 38,8200			436,730
A-Pasture	AC 3,4500			25,880
A-Waste/land	AC .9200			320
A-Right Of Way	AC .1900			
Total Acres: 48.99				
--- 1 line(s) could not be printed in this section ---				
Legal Acres: 48.9900 NBHD Fact: 1.0000				

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	47,080	544,200	544,200	0	544,200
Building	70,230	200,650	200,650	0	71,070
Total	117,310	744,850	744,850	0	615,270
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
09/26/24	JL	10-Adv	3-Other
07/12/18	GSK	R-Review	3-Other
11/08/17	AKF	10-Adv	3-Other
10/25/11	MAG	5-Occupant Not Home	3-Other
10/13/05	RN		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantor
09/13/04					BROCK HERSCHEL J
11/26/91	175,000		10/59		

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: 09 - 03 - 25
 Legal Descriptions:
 PT S E QR
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 10698 LOWER VALLEY PIKE

Parcel Id: 010-05-00025-400-001

LUC: 111-CASH GRAIN/GENERAL-CAU

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

Dwelling Information

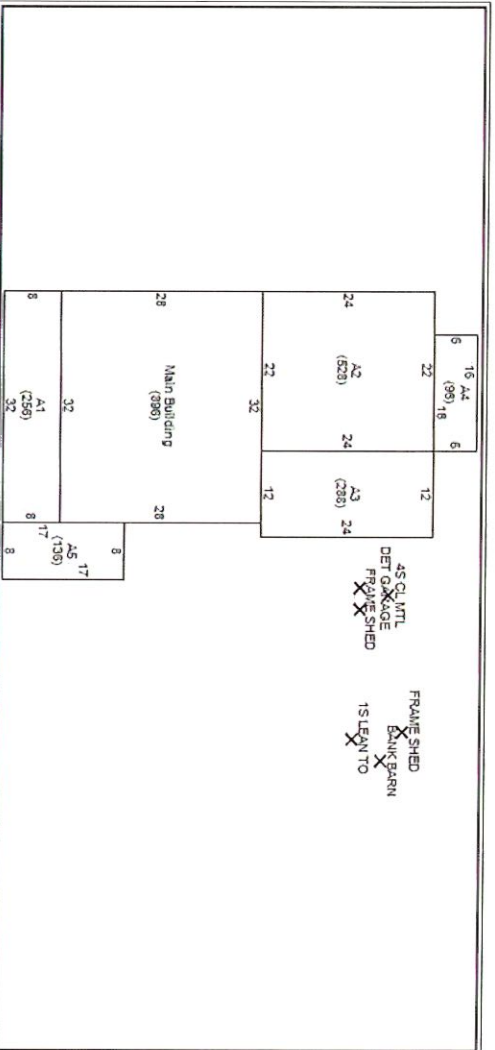
Story height	2	Total Rooms	6
Exterior Walls	2-Brick	Bedrooms	4
Style	04-Old Style	Family Rooms	0
Year Built	1861	Full Baths	1
Eff Year Built	1966	Half Baths	0
Year Remodeled	2-No	Addl. Fixtures	6
Kitchen Remod	2-No	Total Fixtures	9
Bath Remod	4-Full Bsmt		
Basement			
Heat Type	2-Central Heat	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	1
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks	1		
Pre-Fab			
Misc		Qty	
Grade	C-		
CDU	AV-AVERAGE	Functional Economic	
Market Adj		% Good Ovr	
% Complete	0	NBHD Fact	1
Cost & Design	0		

Dwelling Computations

Base Price	206,460	% Good	60
Plumbing	5,500	Market Adj	
Basement	0	Functional Economic	
Heating	0	% Complete	
Attic	0	C&D Factor	1
Other Features	6,612	Adj Factor	
Subtotal	218,570	Additions	45,500
Ground Floor Area	896		
Total Living Area	2,320	Dwelling Value	176,640
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					896						10,900
1		1			256						37,900
2	58	35M			528						19,100
3		3			288						4,100
4		1			96						3,800
5		28			136						

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG-1-Det Garage	1960		20X34	680	D	1		F	F			4,760
RS-1-Frame Shed	1955		12X36	432	D	1		P	P			680
AB-1-Bank Barn	1940		40X60	2,400	D	1		F	F			12,560
AL-1-1s Lean To	1940		26X44	1,144	D	1		F	F			2,240
RS-1-Frame Shed	1940		24X28	672	D	1		P	P			1,060
AP-1-4s CI MH	1997		22X25	550	D	1	2	A	A			2,710

Condominium / Mobile Home Information

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