

MAR 31 2026

Tax year 2025 BOR no. 2025-210
County Clark Date received 3/31/2026

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.

	Name	Street address, City, State, ZIP code
1. Owner of property	BRUCE TIMS SR.	454 SYCAMORE RD. MEDWAY OH. 4341
2. Complainant if not owner	N/A	
3. Complainant's agent	N/A	

4. Telephone number and email address of contact person

937-478-5028

5. Complainant's relationship to property, if not owner N/A

If more than one parcel is included, see "Multiple Parcels" Instruction.

6. Parcel numbers from tax bill	Address of property
010-05-00025-100-018	454 SYCAMORE RD. MEDWAY, OH. 4341
010-05-00025-100-019	" " " " " "

7. Principal use of property RESIDENTIAL

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
010-05-00025-100-018	\$ 50,000	69,550 72,660	42,660
010-05-00025-100-019	\$ 10,000	8,000 27,140	17,140

9. The requested change in value is justified for the following reasons:

NO SUBSTANCIAL UPGRADES TO PROPERTY

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 \$ 1,000

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.
- A substantial improvement was added to the property.
- The property lost value due to a casualty.
- 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 3/30/26 Complainant or agent (printed) OWNER Title (if agent) OWNER

Complainant or agent (signature) 

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

Notary Donna Bradley
Donna Bradley



DONNA BRADLEY
Notary Public
State of Ohio
my Comm. Expires
October 31, 2027

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Stitus : 454 SYCAMORE RD

Map ID: 010-05-00025-100-018

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

TIMS BRUCE D

GENERAL INFORMATION

Routing No. BSW4-A1 003-00
 Class Residential
 Living Units 1
 Neighborhood 010R0005
 District
 Zoning
 Alternate Id
 Tax District Bethel Township Tisd

CAUV

Field Review Flag:

Property Notes

Note Codes:



0100500025100018 11/30/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F 80 100			23,640

Total Acres: .1837

Legal Acres: 0.0000

NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	8,270	23,640	23,640	0	23,640
Building	24,160	69,020	69,020	0	56,040
Total	32,430	92,660	92,660	0	79,680

Value Flag 1-COST APPROACH
 Manual Override Reason Base Date of Value Effective Date of Value Owner Occupied Y

Entrance Information

Date	ID	Entry Code	Source
07/01/24	KQ	10-Adv	3-Other
06/22/18	RVT	R-Review	3-Other
12/04/17	KRT	10-Adv	3-Other
10/25/11	DWP	7-Quality Check	1-Owner
10/17/11	MAG	5-Occupant Not Home	3-Other

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
07/06/90	16,500					CLOS BARBARA G

Property Factors

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

Legal Description

Parcel Tieback:
 Range - Township - Section: - -
 Legal Descriptions:
 CRYSTAL LAKES ALL
 2012 TO 2015
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 454 SYCAMORE RD

Parcel Id: 010-05-00025-100-018

LUC: 510-SINGLE FAMILY, PLATTED L

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

Dwelling Information

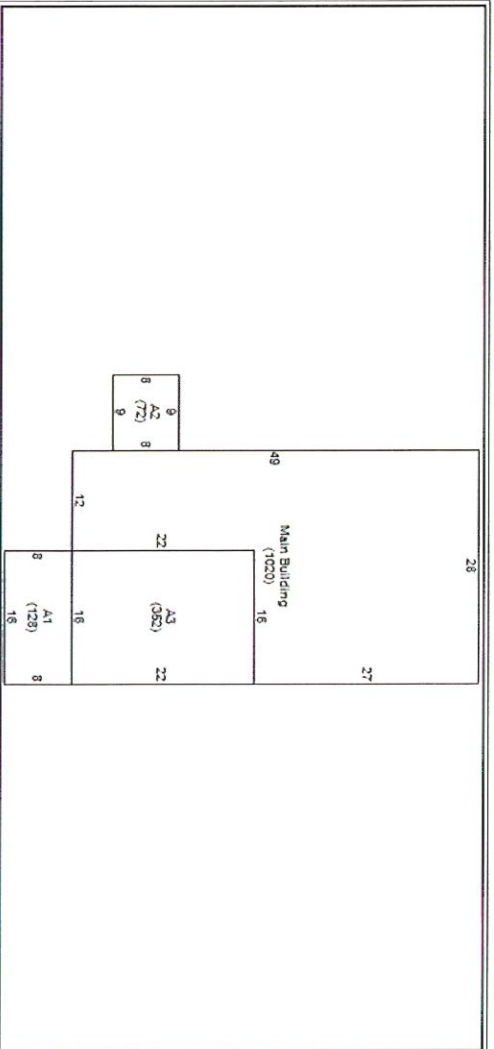
Story height	1	Total Rooms	7
Exterior Walls	1-Frame	Bedrooms	2
Style	05-Bungalow	Family Rooms	0
Year Built	1946	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled		Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	1-None		
Heat Type	3-Central Heat W/ Ac	Masonry Trim	
Fuel Type	2-Gas	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	F-Fair Condition	Openings	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	D		
CDU	FR-FAIR	Functional Economic	
Market Adj		% Good Ovr	
% Complete	0	NBHD Fact	1
Cost & Design	0		

Dwelling Computations

Base Price	124,150	% Good	44
Plumbing		Market Adj	
Basement	-8,070	Functional Economic	
Heating	4,420	% Complete	
Attic	0	C&D Factor	1
Other Features	0	Adj Factor	1
Subtotal	120,500	Additions	16,000
Ground Floor Area	1,020		
Total Living Area	1,513	Dwelling Value	69,020
Building Notes			

Misc & Gross Building Values

Misc Building No
Gross Building: Misc Adjusted Value



Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
0					1,020						4,900
1		1			128						400
2		26			72						30,900
3		35	57		352						

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
------	--------	--------	------	------	----	-----	-------	----	----	----	-------	-------

Condominium / Mobile Home Information

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

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 454 SYCAMORE RD

Map ID: 010-05-00025-100-019

LUC: 599-OTHER RESIDENTIAL

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

CURRENT OWNER

TIMS BRUCE D

CAUV

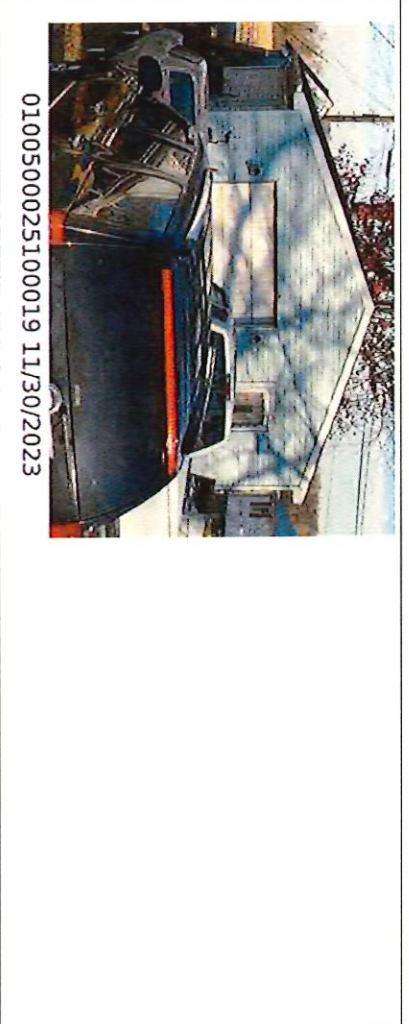
Field Review Flag:

GENERAL INFORMATION

Routing No. BSW4-A1 004-00
 Class Residential
 Living Units
 Neighborhood 010R0005
 District
 Zoning
 Alternate Id
 Tax District Bethel Township Tisd

Property Notes

Note Codes:



Land Information

Type	Size	Influence Factors	Influence %	Value
F-Regular Lot	F	40 100		17,540
Total Acres: .0918				
Legal Acres: 0.0000				NBHD Fact: 1.0000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	6,140	17,540	17,540	0	0
Building	3,360	9,600	9,600	0	0
Total	9,500	27,140	27,140	0	0

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
07/01/24	KQ	10-Adv	3-Other
06/22/18	RVT	R-Review	3-Other
12/04/17	KRT	10-Adv	3-Other
10/17/11	MAG	0-Vac Or Obv Only	3-Other
10/13/05	J1		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
07/06/90	16,500					CLOS BARBARA G

Property Factors

Topo: 1-Level
 Utilities: 7-None
 Street/Road: 1-Paved
 Traffic: 1-Light

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 CRYSTAL LAKES ALL
 2010 & 2011

Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 454 SYCAMORE RD Parcel Id: 010-05-00025-100-019

LUC: 599-OTHER RESIDENTIAL

Card: 1 of 1

Tax Year: 2025

Printed: 03/31/26

Dwelling Information

Story height	Total Rooms
Exterior Walls	Bedrooms
Style	Family Rooms
Year Built	Full Baths
Eff Year Built	Half Baths
Year Remodeled	Addl. Fixtures
Kitchen Remod	Total Fixtures
Bath Remod	
Basement	
Heat Type	Masonry Trim
Fuel Type	Unfinished Area
System Type	Rec Rm Size
Attic	FBLA Size
Phy. Condition	Openings
Int vs Ext	# Car Bsmt Gar
Stacks	
Pre-Fab	
Misc	Qty

Dwelling Computations

Grade C-	Functional
CDU AV-AVERAGE	Economic
Market Adj	% Good Ovr
% Complete	NBHD Fact
Cost & Design 0	
Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
Subtotal	Adj Factor
	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
Building Notes	

Misc & Gross Building Values

Misc Building No Misc Adjusted Value
 Gross Building: Misc Building Value

Additions

Line	Low	1st	2nd	3rd	Area	Yr Bit	Eff Yr	Grade	CDU	%Comp	Value
------	-----	-----	-----	-----	------	--------	--------	-------	-----	-------	-------

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RG1-Det Garage	1991		24x26	624	C	1		A	G			9,600

Condominium / Mobile Home Information

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