

MAR 31 2026

Tax year 2025 BOR no. 2025-227
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	Joseph (Joe) Barney	W 112 Beach Dr. Medway, OH. 45341
2. Complainant if not owner		H 644 East Passum Rd. Springfield 45502
3. Complainant's agent		

4. Telephone number and email address of contact person
937-272-2675 JAB-DRAG@ATT.Nol

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
010-05-00025-313-011	112 Beach

7. Principal use of property Business Auto Repair + Parts

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
010-05-00025-313-011	\$129,900	\$162,490	\$32,590

9. The requested change in value is justified for the following reasons:
Have made no changes to building in several years besides tearing out walls that used to be probably an office we just use it as open space for lobby/parts
2. Believe value is high and should be only \$130,000 to \$135,000 tried selling in Room 2024 for \$150,000 No luck

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.

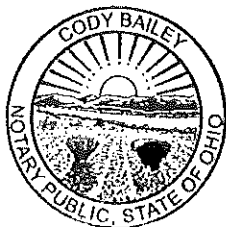
I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 2/11/2026 Complainant or agent (printed) Joseph Barney Title (if agent) Owner

Complainant or agent (signature) _____

Sworn to and signed in my presence, this 11 day of Feb 2026
(Date) (Month) (Year)

Notary Cody Bailey



Cody Bailey
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires
09/12/2027

Not A Garage



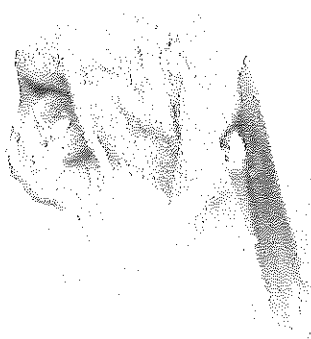
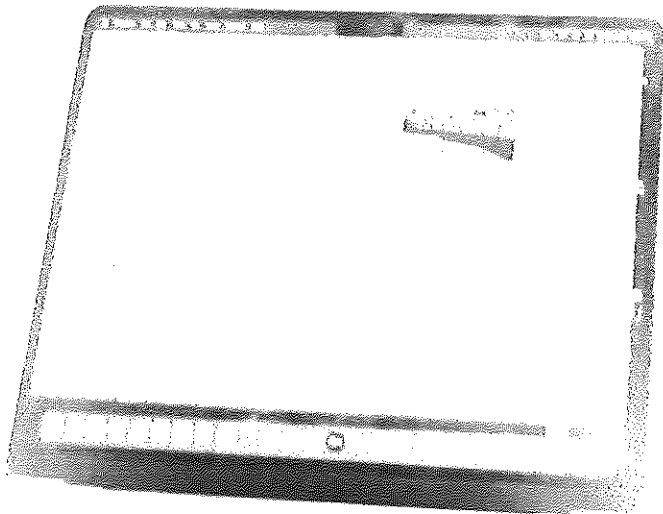
Red line = Counter top - Pictured in photos I can Email Upon Request

Yellow shading = Open Area

Orange border = walls/put Up Since I owned it

Wavy line = walls I took Down

Standing behind Counter 1



Coming in front Door View



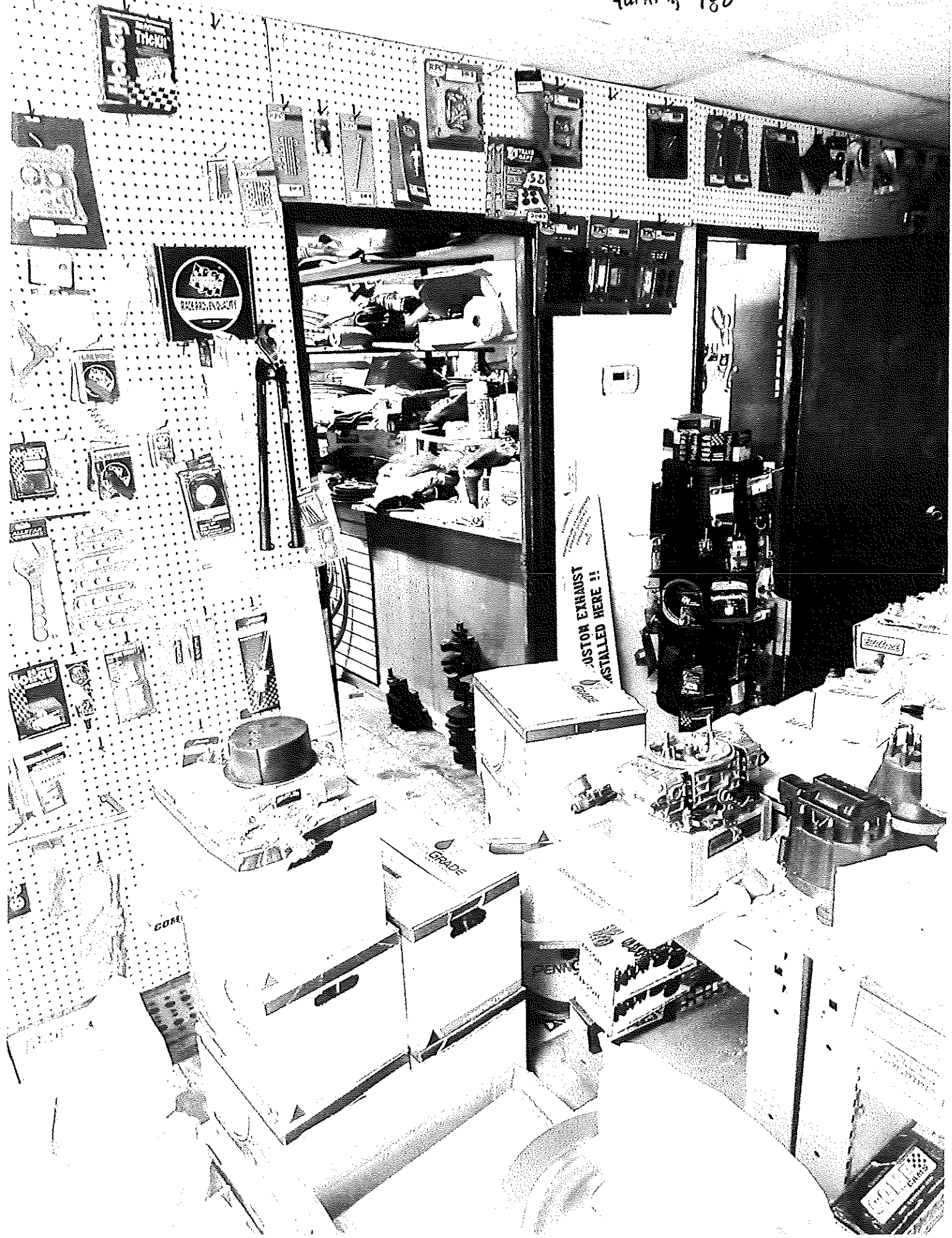
Pictures 3+4 are standing in same spot turning 180°

View of My Desk



same spot as picture #3
turning 180°

4



COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 112 BEACH DR

Map ID: 010-05-00025-313-011

LUC: 455-COMMERCIAL GARAGES

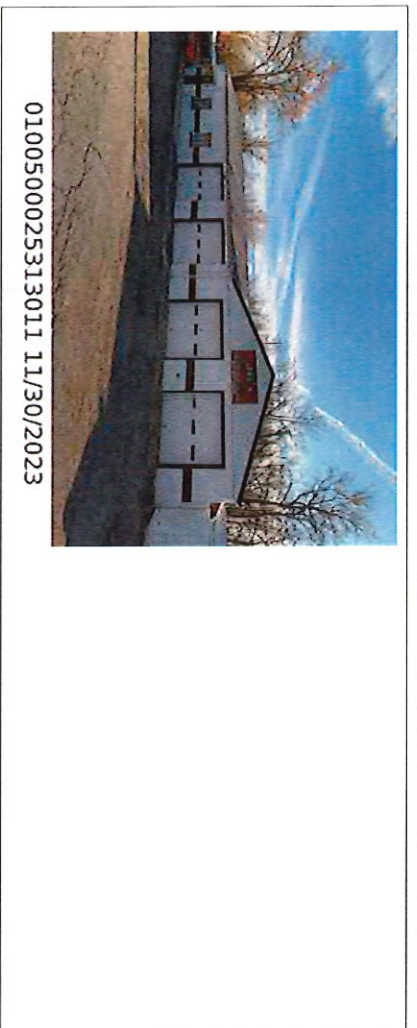
Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

CURRENT OWNER	GENERAL INFORMATION
BARNEY JOSEPH	Routing No. BSW4-F1 25F-26 Class C-Commercial Living Units Neighborhood 010C0000 Alternate Id District Zoning CAUV
Field Review Flag:	

Property Notes
Note Codes:



Land Information					
Type	Rate	Size	Influence Factors	Infl %	Value
1-Regular Lot	F	700 180 80			70,560
Total Acres: .3306					
Legal Acres:					

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	24,700	70,560	70,560	0	0
Building	32,180	91,930	91,930	0	0
Total	56,880	162,490	162,490	0	0
Value Flag 1-COST APPROACH					
Manual Override Reason					
Base Date of Value					
Effective Date of Value					

Entrance Information			
Date	ID	Entry Code	Source
02/06/25	STP	10-Adv	3-Other
05/01/18	KAR	2-Information At Door	1-Owner
03/21/13	JPH	5-Occupant Not Home	3-Other

Permit Information			
Date Issued	Number	Price Purpose	Note

Sales/Ownership History			
Transfer Date	Price	Type	Validity

Property Factors

Topo: 1-Level
Utilities: 4-Gas
Street/Road: 1-Paved
Traffic: 1-Light
Location: 6-Nbhd Or Spot
Spot Loc: 250

Legal Description

Parcel TieBack:
Range - Township - Section: - - -
Legal Descriptions:
CRYSTAL LAKES ALL
2282 THRU 2290

Addl. TieBack:

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 112 BEACH DR

Parcel Id: 010-05-00025-313-011

LUC: 455-COMMERCIAL GARAGES

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

Building Information

Year Built/Est Year 1956 / 2000
 Building # 1
 Structure Type 332-Auto Service Ga
 Identical Units
 Total Units
 Grade C
 # Covered Parking
 # Uncovered Parking DBA
 JB'S TIRE &
 AUTOMOTIVE

Building Other Features

Line Type	+/-	Meas1	Meas2	# Stp	IU	Line Type	+/-	Meas1	Meas2	# Stp	IU
1 RA2-Garage-Attached-Me		18	34		1						

Interior/Exterior Information

Line	Lvl	Fr - To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	%Comp	%Rent
1	01	01	2,663	266	047-Auto Parts/Se	10	03-Concrete	1-Wood Frame	100	2-Normal	1-Below Norr	0-None	2-Normal	5	2	
2	01	01	504	92	053-Offices	10	03-Concrete	1-Wood Frame	100	2-Normal	2-Normal	2-Unit	2-Normal	5	2	

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	2,663	047-Auto Parts/Service	53		63,760
2	504	053-Offices	53		26,470

Outbuilding Data

Line	Type	Yr Bit	Meas1	Meas2	Area Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	C11-Asph Pave	1956			2,300	1		F	F		1,160
2	WA5-Basketweave	2008	10	42	420	1		A	A		540

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 112 BEACH DR

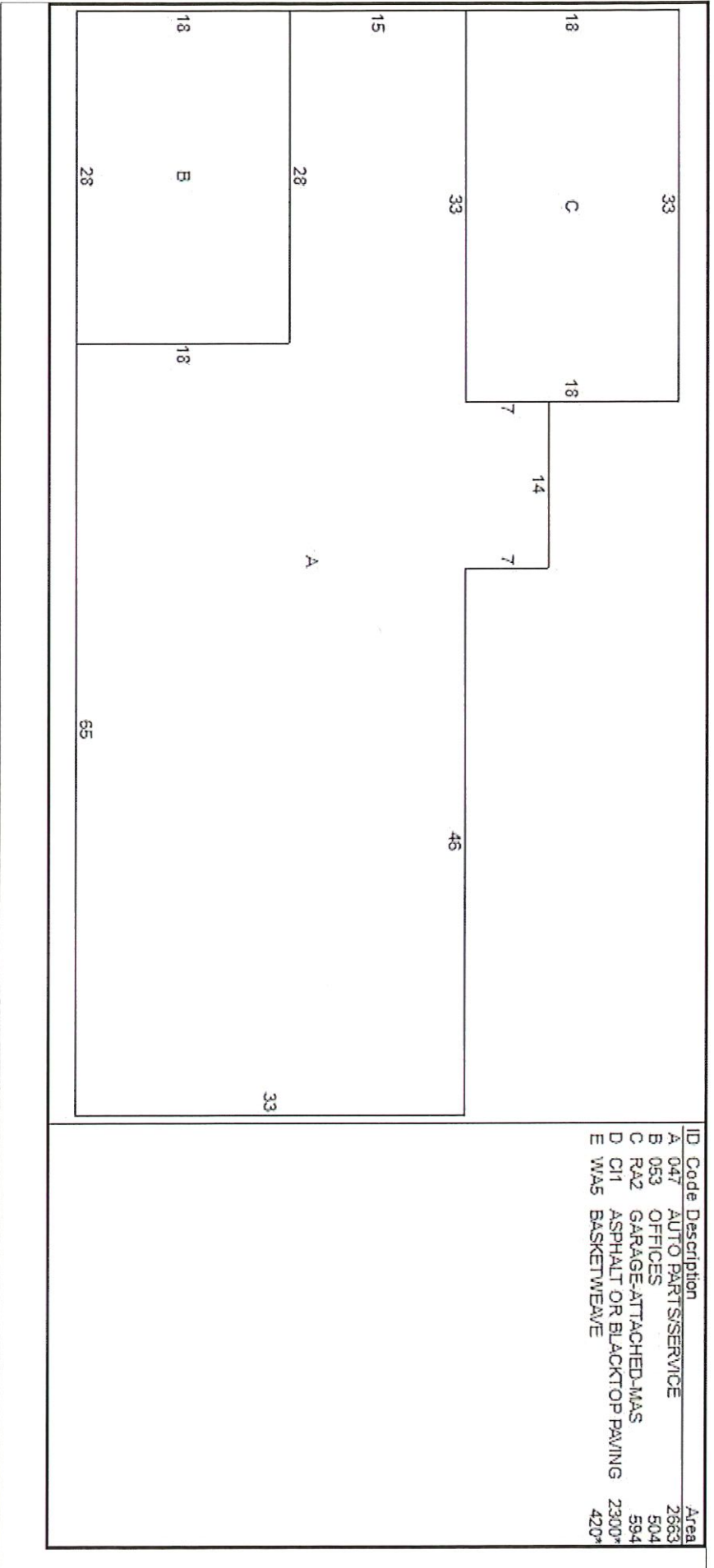
Parcel Id: 010-05-00025-313-011

LUC: 455-COMMERCIAL GARAGES

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26



Additional Property Photos



0100500025313011

01/02/2014



0100500025313011 09/01/2017



0100500025313011 11/30/2023

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 112 BEACH DR

Parcel Id: 010-05-00025-313-011

LUC: 455-COMMERCIAL GARAGES

Card: 1 of 1

Tax Year: 2025

Printed: 04/01/26

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp Type	Inc Mod 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
00 S	000 00-None	0	3,167	0.00					0							

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

Building Cost Detail - Building 1 of 1

Total Gross Building Area	3,167
Replace, Cost New Less Depr	90,230
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	90,230
Final Building Value	1,0000
NBHD Fact	
Value per SF	28.49

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Misc & Gross Building Values	
Misc Building No	
Gross Building:	
Misc Adjusted Value	
Total Net Income	0.024000
Capitalization Rate	
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	3,167
Total Gross Building Area	3,167