

Tax year 2025 BOR no. 2025-020  
County Clark Date received 1/20/2026

JAN 20 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		Steven G. + Andrea L. Schumacher 4240 Penny Pike Springfield, OH 45502	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
937-624-7074, presspringfield@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	
050-02-00033-000-036		4240 Penny Pike Springfield, OH 45502	
7. Principal use of property			
Single family home			
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
050-02-00033-000-036	199,500.	225,890.	26,390.
9. The requested change in value is justified for the following reasons:			
See attached letter to Pamela Littlejohn			

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 \_\_\_\_\_ Complainant or agent (printed) Steven Schumacher + Andrea Schumacher Title (if agent) owners

Complainant or agent (signature) [Handwritten signatures of Steven and Andrea Schumacher]

Sworn to and signed in my presence, this 20<sup>th</sup> day of January 2026

Notary Alana Valvo



Steven G. and Andrea L. Schumacher  
4240 Penny Pike  
Springfield, Ohio 45502

To: Pamela Littlejohn

RE. Response to part 9 of "Complaint Against the Valuation of Real Property" form DTE 1.

We believe that another look at our property evaluation is in order based on comparable properties to ours in Clark County. We believe that a valuation of \$199,500. is a more realistic value.

A few of the other comparables and their current valuations are:

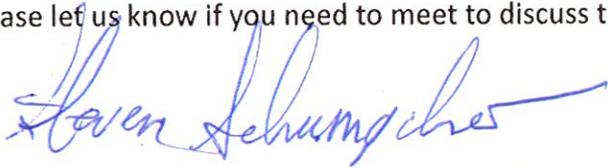
3737 Folk Ream Rd.                 \$188,090.

8246 Detrick-Jordan Pike         \$209,830.

3091 Arthur Rd.                    \$195,510.

Our property is currently valued at \$225,890. Which constituted a 33% (\$56,270.) increase from our previous valuation of \$169,620.

Please let us know if you need to meet to discuss this issue further.

  
 1/18/2026

Steven and Andrea Schumacher

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 4240 PENNY PIKE

Map ID : 050-02-00033-000-036

LUC: 511-SINGLE FAMILY, 0-9,999 A/

Card: 1 of 1

Tax Year: 2025

Printed: 01/21/26

**CURRENT OWNER**

SCHUMACHER STEVEN G & ANDREA L

**GENERAL INFORMATION**

Routing No. GNW1-00 017-00  
 Class Residential  
 Living Units 1  
 Neighborhood 050R0000  
 District  
 Zoning  
 Alternate Id  
 Tax District German Township Nw1sd

CAUV

Field Review Flag:

**Property Notes**

TY25 CANOPY MOVED FROM HOUSE TO RG1, AGE EST. Note Codes:



0500200033000036 11/23/2023

**Land Information**

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC .7000			41,770
A-Right Of Way	AC .0500			
Total Acres: .75		Legal Acres: 0.7500	NBHD Fact: 1.0000	

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	14,620	41,770	41,770	0	41,770
Building	64,440	184,120	184,120	0	170,890
Total	79,060	225,890	225,890	0	212,660
Manual Override Reason Base Date of Value Effective Date of Value Owner Occupied Y					
Value Flag 1-COST APPROACH					

**Entrance Information**

Date	ID	Entry Code	Source
01/28/25	ZF	7-Quality Check	3-Other
10/10/24	KQ	10-Adv	3-Other
06/27/18	GBL	R-Review	3-Other
12/15/17	AKF	10-Adv	3-Other
11/30/11	JHC	2-Information At Door	1-Owner

**Permit Information**

Date Issued	Number	Price Purpose	Note	Status
09/23/24	PB24-0486	35,000 EFP	16x17	Recheck Next Yr

**Sales/Ownership History**

Transfer Date	Price	Type	Validity
11/29/12		2-Land & Building	2-Not Open Market
11/29/12		2-Land & Building	2-Not Open Market
04/25/11	21,000	2-Land & Building	2-Not Open Market
08/12/03			

**Deed Reference**

Deed Reference	Deed Type	Grantor
QC-Quit Claim Deed	QC-Quit Claim Deed	SCHUMACHER ANDREA L TRUSTEE
QC-Quit Claim Deed	QC-Quit Claim Deed	KELLY ANDREA L TRUSTEE
QC-Quit Claim Deed	QC-Quit Claim Deed	KELLY ANDREA L TRUSTEE

**Property Factors**

Topo: 1-Level  
 Utilities: 4-Gas  
 Street/Road: 1-Paved  
 Traffic: 2-Medium  
 5-Well  
 6-Septic

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: 10 - 04 - 33  
 Legal Descriptions:  
 PT S E QR  
 Addl. Tieback:

