

MAR 23 2026

Tax year 2025 BOR no. 2025-123  
County Clark Date received 3/23/2026

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	Andrew / Gretchen Kitchen		5272 N. River Rd Spfld 45502
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 937-408-6750 akitchen@pga.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	
0801200005000051		5272 N. River Rd Spfld 45502	
7. Principal use of property <u>Home Resident</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
0801200005000051	<del>\$367,500</del> <b>371,000<sub>BD</sub></b>	\$419,790	<del>\$44,790</del> <b>48,790<sub>BD</sub></b>
9. The requested change in value is justified for the following reasons: In 2023 our total appraised value was \$245,110. It was recently appraised at \$419,790 which is an increase of over 71%. A Zillow and ChatGPT search shows similar comp houses with an average sale price between \$145-\$162 per sq. ft. My house was valued at \$195 per sq. ft. I have included some similar comp sales.			

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

\* Changes made per phone call with Andrew 3/24/2026. BD

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 3-17-26 Complainant or agent (printed) Andrew Kitchen Title (if agent) N/A

Complainant or agent (signature) *Andrew Kitchen*

Sworn to and signed in my presence, this 17<sup>th</sup> day of March 2026  
(Date) (Month) (Year)

Notary *Virginia E King*



VIRGINIA E KING  
Notary Public  
State of Ohio  
My Comm. Expires  
October 4, 2030

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**\$328,000**

4970 Troy Rd, Springfield, OH 45502

**4**  
beds

**2**  
baths

**2,064**  
sqft

Est. refi payment: **\$2,001/mo** [Refinance your loan](#)

Single Family Residence

Built in 1948

0.82 Acres Lot

\$330,100 Zestimate<sup>®</sup>

\$159/sqft

\$1,840 Estimated rent

## Home value

Zestimate<sup>®</sup>

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**\$331,000**

4525 Selma Pike, Springfield, OH 45502

**3**  
beds

**2**  
baths

**2,067**  
sqft

Est. refi payment: **\$2,020/mo** [Refinance your loan](#)

Single Family Residence

Built in 2001

2.78 Acres Lot

\$385,000 Zestimate<sup>®</sup>

\$160/sqft

\$2,232 Estimated rent

## Home value

Zestimate<sup>®</sup>



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**\$313,800**

511 Skyway Dr, Springfield, OH 45505

**4**

beds

**2,200**

sqft

Est. refi payment: **\$1,940/mo** [Refinance your loan](#)



Single Family Residence



Built in 2021



5,662.8 Square Feet Lot



\$318,200 Zestimate<sup>®</sup>



\$143/sqft



\$2,514 Estimated rent

## Home value



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# \$384,900

4817 N River Rd, Springfield, OH 45502

## 4

beds

## 3

baths

## 2,182

sqft

Est. refi payment: **\$2,348/mo** [Refinance your loan](#)



Single Family Residence



Built in 1977



1.26 Acres Lot



\$387,700 Zestimate<sup>®</sup>



\$176/sqft



\$2,265 Estimated rent

## Home value

Zestimate<sup>®</sup>

### \$387,700

**RESIDENTIAL PROPERTY RECORD CARD**

CLARK COUNTY

Situs : 5272 N RIVER RD

Map ID: 080-12-00005-000-051

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

Card: 1 of 1

Tax Year: 2025

Printed: 03/24/26

**CURRENT OWNER**

KITCHEN ANDREW A & GRETCHEN S

**GENERAL INFORMATION**

Routing No. ENE4-00 011-00  
 Class Residential  
 Living Units  
 Neighborhood 080R00000  
 District  
 Zoning  
 Alternate Id  
 Tax District Green Township Selsd

CAUV

Field Review Flag:

**Property Notes**

Note Codes:



**Assessment Information**

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC	1.0000		45,900
A-Right Of Way	AC	.0600		
A-Undeveloped	AC	.2000		1,790
Total Acres: 1.26		Legal Acres: 1.2600	NBHD Fact: 1.0000	

	Assessed	Appraised	Cost	Income	Market
Land	16,690	47,690	47,690	0	47,690
Building	130,240	372,100	372,100	0	352,320
<b>Total</b>	<b>146,930</b>	<b>419,790</b>	<b>419,790</b>	<b>0</b>	<b>400,010</b>

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
10/08/24	EB	10-Adv	3-Other
12/13/22	LA	1-Entrance (Inspection)	4-Employee

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status
12/02/21	21-0580B	375,000	NEW HOME		Closed Permit

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor

**Property Factors**

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

**Legal Description**

Parcel Tieback:  
 Range - Township - Section: 08 - 05 - 05  
 Legal Descriptions:  
 PT N W QR (TR 8)  
 Addl. Tieback:

**RESIDENTIAL PROPERTY RECORD CARD**

**CLARK COUNTY**

Situs : 5272 N RIVER RD

Parcel Id: 080-12-00005-000-051

LUC: 511-SINGLE FAMILY, 0-9-999 AC 1

Card: 1 of 1

Tax Year: 2025

Printed: 03/24/26

**Dwelling Information**

Story height	1	Total Rooms	7
Exterior Walls	6-ALV/Infl	Bedrooms	3
Style	07-Cape Cod	Family Rooms	2
Year Built	2022	Full Baths	2
Eff Year Built		Half Baths	1
Year Remodeled		Addl. Fixtures	6
Kitchen Remod		Total Fixtures	14
Bath Remod			
Basement	4-Full Bsmt		
Heat Type	5-Geothermal	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	
Int vs Ext	2-Same	# Car Bsmt Gar	
Stacks			
Pre-Fab			
Misc		Qty	
Grade	B-		
CDU	AV-AVERAGE		
Market Adj		Functional	
% Complete		Economic	
Cost & Design	0	% Good Ovr	
		NBHD Fact	1

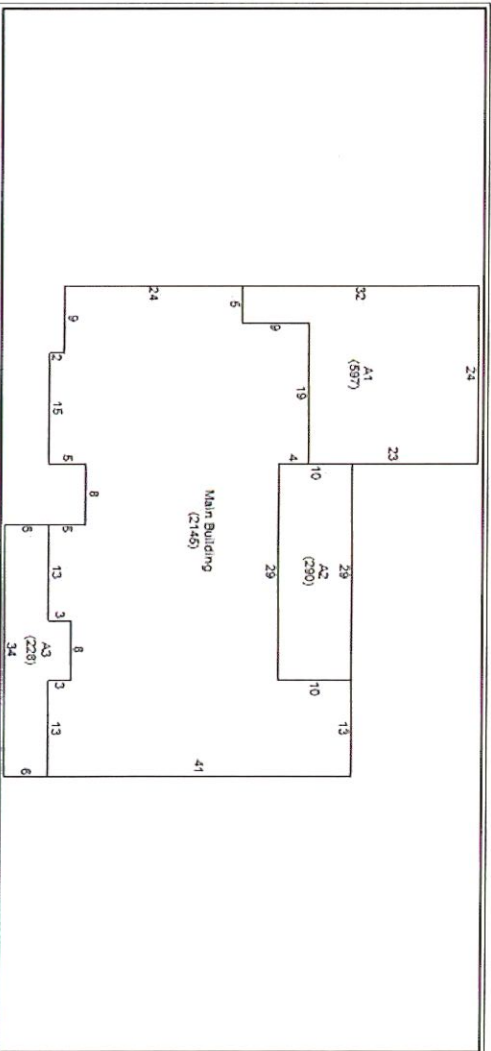
**Dwelling Computations**

Base Price	296,350	% Good	100
Plumbing	15,200	Market Adj	
Basement	0	Functional	
Heating	10,550	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	1
Subtotal	322,100	Adj Factor	1
		Additions	50,000
Ground Floor Area	2,145		
Total Living Area	2,145	Dwelling Value	372,100
Building Notes			

**Misc & Gross Building Values**

Misc Building No  
Gross Building:

Misc Adjusted Value



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Bld	Eff Yr	Grade	CDU	%Comp	Value
0					2,145						
1		59			597						23,000
2		1			290						15,100
3		1			228						11,900

**Outbuilding Data**

Type	Yr Bld	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
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**Condominium / Mobile Home Information**

Complex Name  
Condo Model  
Unit Number  
Unit Level

Number  
Unit Type  
Unit View  
Model (MH)  
Model Make (MH)