

MAR 24 2026

HILLARY HAMILTON
AUDITOR

Tax year 2026 BOR no. 2025-183
County Clark Date received 3/24/2026

DTE 1
Rev. 12/22

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	Melissa Peak Peters	6541 Troy Rd 02	
2. Complainant if not owner			
3. Complainant's agent	Arthur Solomon	1131 Murray Avenue Springfield, Ohio	
4. Telephone number and email address of contact person			
937 631 5562 937-631-8067			
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	
2500 10000 22 00006		6541 Troy Rd	
7. Principal use of property <u>Primary 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
-006	174,900 183,741	191,380 233,740	15,000 49,999
9. The requested change in value is justified for the following reasons: <u>Now working swimming pool, windows, Flood structure in general.</u>			

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

*updates made per phone call 3/24/26 with Melissa.

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 3/12/26 Complainant or agent (printed) Nelissa Peak Peters Title (if agent) _____

Complainant or agent (signature) Nelissa Peak Peters

Sworn to and signed in my presence, this _____ day of _____

(Date) (Month) (Year)

Notary _____

Clark County Board of Revision
31 N. Limestone St.
Springfield, OH 45501

RE: Request for Reduction of Property Valuation

Owner: ~~Christina Crowe~~ Melissa Peak Peters

To the Clark County Board of Revision,

My name is Arthur Solomon, Realtor and Team Lead of the Solomon Group at Coldwell Banker Heritage. I am submitting this statement regarding the property listed below on behalf of Missy Peak Peters. Based on the age, physical condition, and deferred maintenance of this property, the current tax valuation appears to exceed the property's true market value.

Property Address: 6541 Troy Rd, Springfield, OH 45502

This home was originally built in approximately 1830 and is nearly 200 years old. The age of the structure alone creates substantial functional and physical depreciation when compared to newer homes that are often used as comparable sales in the area.

Since the property was purchased in 2021 for \$174,900 (although the following year the property valuation went up to \$191,380 which is \$15,000+ more than "market value"), there have been no significant repairs or improvements made to the home. The property currently has several issues that materially impact its market value.

The swimming pool is currently not functioning and requires repair in order to be usable. The roof is at or near the end of its useful life remaining. The structure also has noticeable settling issues which further impact the home's condition and long-term stability.

Additional factors affecting value include windows that are nearing the end of their useful life, mechanical systems that are approaching the end of their useful life, and well water that is known to be extremely hard in this area. These conditions collectively contribute to deferred maintenance and reduced market appeal when compared with newer or updated properties.

Because of the age of the structure, structural settling concerns, deferred maintenance, and aging components, the property cannot reasonably be compared to newer homes used in many comparable sales.

Based on the current condition and market realities, the realistic market value for this property is approximately:

Estimated True Market Value: \$160,000-\$165,000

For these reasons, we respectfully request that the Clark County Board of Revision review the current assessment and adjust the valuation to more accurately reflect the true market value of the property.

If additional information is required, please feel free to contact me.

Respectfully submitted,

Arthur Solomon

Realtor | Team Lead

The Solomon Group – Coldwell Banker Heritage

937-631-5562

A handwritten signature in blue ink, appearing to read 'Arthur Solomon', is written over the printed name and contact information. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Style	OLD STYLE	Heating	ELECTRIC
Year Built	1830	Cooling	HEAT PUMP
Year Remodeled	1970	Attic	NONE
Number of Rooms	8	Basement	CRAWL
Number of Bedrooms	3	Total Living Area	1,784 sqft
Number of Full Baths	1	Ground Floor Area	558 sqft
Number of Half Baths	0	Unfinished Area	0 sqft
Number of Family Rooms	0	Recreation Room Area	0 sqft
Number of Basement Garages	0	Finished Basement Area	0 sqft
Grade	C	Fireplace Openings / Stacks	3 / 1

WOW!

Permits

No Permit Records Found.

Agricultural

No Agricultural Records Found.

Commercial

No Commercial Records Found.

Improvements

Description	Card	Size (LxW)	Area	Grade	Year Built	Appraised Value	Assessed Value
(RP2) - PREFABRICATED VINYL POOL	1	16x38	608	C	1975	\$4,140.00	\$1,450.00
Totals						\$4,140.00	\$1,450.00

Sales

Date	Buyer	Seller	Conveyance Number (Book / Page)	Deed Type	Valid	Parcels In Sale	Amount
3/16/2021	PETERS MELISSA E PEAK	NOBLE AMANDA & ERIC SCOTT	1085 (/)	GW - Unknown	0 - VALID SALE	0	\$174,900.00
3/31/2016	NOBLE AMANDA & ERIC SCOTT	STELZER PATRICIA J	960 (/)	EX - EXECUTOR'S/EXECUTRIX DEED	2 - NOT OPEN MARKET	0	\$120,000.00

Residential CMA

Listings as of 03/13/26 at 10:00 AM

Property type Residential; Inside 1.00 mi. radius search from 6541 Troy Rd, Springfield, OH 45502, USA; Status of 'Active', 'Closed', 'Pending', 'Contingency - Finance and Inspections', 'Contingency - Sale of Existing Home'; Pending Date between '03/13/2025' and '03/13/2036'; Sold Date between '03/13/2025' and '03/13/2036'.

Active Properties

Arthur Solomon
Coldwell Banker Heritage
 331 Mount Vernon Ave.
 Springfield, OH 45503
 937-631-5562
solomonaa11@yahoo.com
<http://ArthurSolomon.com>

#	MLS #	Address	City	Year Built	Garage Spaces	Status Changed	Beds	Baths	Total SqFt	LP/SqFt	List Price	Orig LP	CDOM/DOM
1	1041462	6580 Shaler Drive	Springfield	1972	2	09/18/2025	3	2	1,334	\$194	\$258,900	\$264,900	176/176
						Average	3	2	1,334	\$194	\$258,900	\$264,900	176/176
						Min	3	2	1,334	\$194	\$258,900	\$264,900	176/176
						Max	3	2	1,334	\$194	\$258,900	\$264,900	176/176
						Median	3	2	1,334	\$194	\$258,900	\$264,900	176/176
						WRIST, Inc.							

Closed Properties

#	MLS #	Address	City	Garage Spaces	Status Changed	Beds	Baths	Total SqFt	Yr Built	Sold Price	Orig LP	Sold Date	CDOM/DOM	SP/LP	SP/SF
1	1043041	3600 Folk Ream Road	Springfield	2	12/19/2025	3	2	1,800	1972	\$140,000	\$150,000	12/19/2025	0/7	0.93	\$78
2	1038668	88 E Clark Street	North Hampton	8	07/15/2025	3	1	1,224	1948	\$169,000	\$182,000	07/14/2025	61/63	0.94	\$138
3	1042038	81 W Clark Street	North Hampton	0	02/20/2026	4	1	1,472	1900	\$169,900	\$179,900	02/20/2026	126/126	1.00	\$115
4	1041853	5889 Troy Road	Springfield	1	02/11/2026	2	1	1,228	1953	\$205,000	\$209,500	02/10/2026	217/125	0.99	\$167
5	1041041	46 N Main Street	North Hampton	1	10/27/2025	4	2	2,016	1851	\$212,000	\$229,900	10/27/2025	59/59	0.97	\$105
6	1036580	73 1st Street	North Hampton	2	03/31/2025	4	2	2,424	1958	\$279,900	\$274,900	03/31/2025	200/63	1.02	\$115
7	1042331	6258 Zachary Avenue	Springfield	2	02/27/2026	3	2	2,059	1996	\$299,000	\$325,000	02/27/2026	118/118	1.00	\$145
8	1039477	3667 Randee Lane	Springfield	2	08/06/2025	3	2	1,401	1981	\$304,000	\$300,000	08/06/2025	48/48	1.01	\$217
9	1037681	6284 Zachary Avenue	Springfield	2	05/05/2025	3	3	1,652	1995	\$329,900	\$329,900	05/02/2025	35/35	1.00	\$200
10	1038251	4100 Joshane Street	Springfield	2	08/29/2025	4	3	2,980	2001	\$370,000	\$400,000	08/28/2025	126/126	0.99	\$124
11	1036880	4260 Penny Pike	Springfield	2	09/02/2025	4	3	3,003	1970	\$390,000	\$475,000	07/03/2025	140/140	0.98	\$130
12	1039832	3225 Folk Ream Road	Springfield	2	09/15/2025	4	2	2,224	1971	\$424,900	\$424,900	09/15/2025	73/73	1.00	\$191
13	1041117	3888 Folk Ream Road	Springfield	3	11/03/2025	4	3	3,584	1900	\$520,000	\$524,900	11/03/2025	61/61	0.99	\$145
						Average	3.46	2.08	2,082.08	1954	\$293,354	\$308,146	97.23/80.31	0.99	\$144
						Min	2	1	1,224	1851	\$140,000	\$150,000	0/7	0.93	\$78
						Max	4	3	3,584	2001	\$520,000	\$524,900	217/140	1.02	\$217
						Median	4	2	2,016	1970	\$299,000	\$300,000	73/63	0.99	\$138

Property Type Count	14	Averages Sqft:	2,029	\$/Sqft:	147.50	DOM/CDOM:	87/103	Original List Price:	305,057	List Price:	293,657	Sold Price:	293,354
----------------------------	----	-----------------------	-------	-----------------	--------	------------------	--------	-----------------------------	---------	--------------------	---------	--------------------	---------

* Price statistics for closed listings based on sold price. All other statuses and Totals based on current list price.

Information is deemed to be reliable, but is not guaranteed. © 2026 MLS and FBS. Prepared by Arthur Solomon on Friday, March 13, 2026 10:00 AM.

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 6541 TROY RD

Map ID: 250-01-00002-200-006

LUC: 510-SINGLE FAMILY, PLATTED

Card: 1 of 1

Tax Year: 2025

Printed: 03/25/26

CURRENT OWNER

PETERS MELISSA E PEAK

GENERAL INFORMATION

Routing No. KSE6-D2 005-00
 Class Residential
 Living Units 1
 Neighborhood 250R00000
 District
 Zoning
 Alternate Id
 Tax District Pike Township Nwisd

CAUV

Field Review Flag:

Property Notes

Note Codes:



2500100002200006 11/23/2023

Land Information

Type	Size	Influence Factors	Influence %	Value
A-Homesite	AC	.7800		43,960
A-Right Of Way	AC	.1400		
Total Acres: .92		Legal Acres: 0.9200	NBHD Fact: 1.0000	

Assessment Information

Value Flag	Assessed	Appraised	Cost	Income	Market
Land	15,390	43,960	43,960	0	43,960
Building	66,420	189,780	189,780	0	173,000
Total	81,810	233,740	233,740	0	216,960

Manual Override Reason
 Base Date of Value
 Effective Date of Value
 Owner Occupied Y

Entrance Information

Date	ID	Entry Code	Source
10/25/24	KQ	10-Adv	3-Other
08/27/18	CPS	R-Review	3-Other
12/13/17	AGS	10-Adv	3-Other
12/20/11	JPH	5-Occupant Not Home	3-Other
10/27/05	J1		

Permit Information

Date Issued	Number	Price Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity
03/16/21	174,900	2-Land & Building	0-Valid Sale
03/31/16	120,000	2-Land & Building	2-Not Open Market
10/22/14			

Deed Reference

Deed Reference	Deed Type	Grantor
EX-Executor/S/Executrix De		NOBLE AMANDA & ERIC SCOTT STELZER PATRICIA J STELZER JAMES G & PATRICIA J

Property Factors

Topo: 1-Level
 Utilities: 5-Well
 Street/Road: 1-Paved
 Traffic: 3-Heavy
 6-Septic

Legal Description

Parcel Tieback:
 Range - Township - Section: 10 - 03 - 02
 Legal Descriptions:
 PT N E Q R
 Addl. Tieback:

RESIDENTIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 6541 TROY RD

Parcel Id: 250-01-00002-200-006

LUC: 510-SINGLE FAMILY, PLATTED LI

Card: 1 of 1

Tax Year: 2025

Printed: 03/25/26

Dwelling Information

Story height	2	Total Rooms	8
Exterior Walls	2-Brick	Bedrooms	3
Style	04-Old Style	Family Rooms	0
Year Built	1830	Full Baths	1
Eff Year Built		Half Baths	0
Year Remodeled	1970	Addl. Fixtures	2
Kitchen Remod		Total Fixtures	5
Bath Remod			
Basement	2-Crawl		

Heat Type	4-Heat Pump	Masonry Trim	
Fuel Type	3-Electric	Unfinished Area	
System Type	1-Hot Air	Rec Rm Size	
Attic	1-None	FBLA Size	
Phy. Condition	A-Average Condition	Openings	3
Int vs Ext	2-Same	# Car Bsmt Gar	

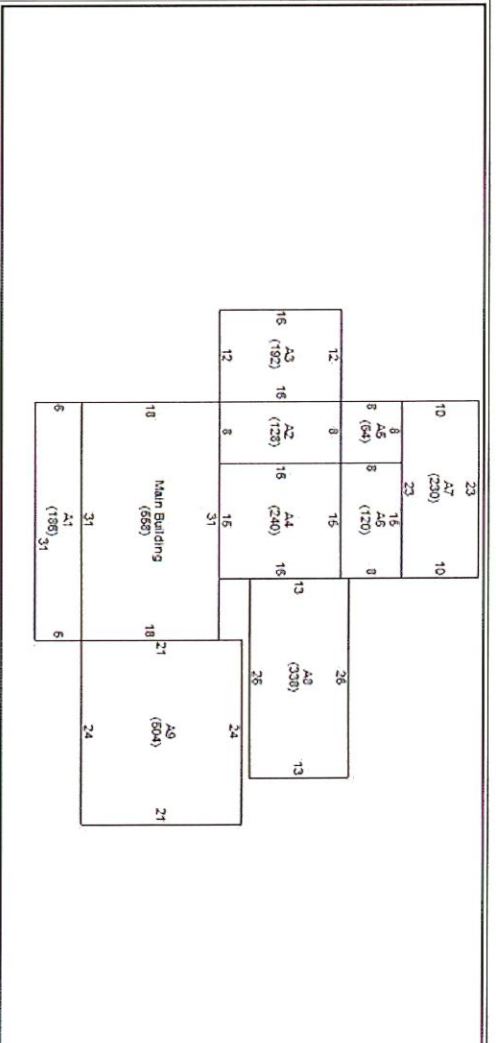
Stacks	1		
Pre-Fab			
Misc		Qty	
Grade	C		
CDU	GD-GOOD	Functional	
Market Adj		Economic	
% Complete		% Good Ovr	
Cost & Design	0	NBHD Fact	1

Dwelling Computations

Base Price	165,240	% Good	66
Plumbing		Market Adj	
Basement	-3,570	Economic	
Heating	5,450	% Complete	
Attic	0	C&D Factor	
Other Features	14,160	Adj Factor	1
Subtotal	181,280	Additions	66,000
Ground Floor Area	558		
Total Living Area	1,784	Dwelling Value	185,640

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					558						
1		26			186						1,200
2	58	35			128						9,300
3		1			192						8,600
4	58	35M	40M		240						28,900
5		3			64						4,500
6		35M			120						10,900
7		4			230						17,400
8		26			338						2,100

Outbuilding Data

Type	Yr Bit	Eff Yr	Size	Area	Gr	Qty	ModCd	PH	FV	MA	%Comp	Value
RP2-Pool	1975		16x38	608	C	1		A	A			4,140

Condominium / Mobile Home Information

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