

Tax year 2025

BOR no. 25-2015

DTE 1
Rev. 12/22

County Miami

Date received _____

Complaint Against the Valuation of Real Property

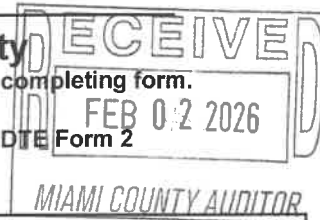
Answer all questions and type or print all information. Read instructions on back before completing form.

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	Bass, Brandon	2137 Emerson Way, Troy, Ohio, 45373	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 937-308-9911 Bigbbass5@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		
C06-084574	2137 Emerson Way, Troy, Ohio, 45373		
7. Principal use of property Residence			
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
C06-084574	\$572,000	\$620,400	\$48,400
9. The requested change in value is justified for the following reasons: - Parcel had valuation adjusted in 2023 to \$468,000 after house was built. In last 3 years real estate in Troy have shown 10.34% increase in value. $\$468,000 \times 1.1034 = \$516,391$ far less than the current listed value. - The cost of the lot and the build was \$519,900 closing end of 2022. $\$519,900 \times 1.1034 = \$573,658$ - The record shows 1,458 square ft of finished basement. The actual amount is 1,052 square ft.			

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 NA 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 1-29-26 Complainant or agent (printed) Brandon Bass Title (if agent) _____

Complainant or agent (signature) [Signature]

Sworn to and signed in my presence, this 29 day of January 2026
(Date) (Month) (Year)

Notary [Signature]



SARAH GROSS
Notary Public
State of Ohio
My Comm. Expires
February 7, 2027