

Tax year 2025 BOR no. 25-R031  
County Miami Date received \_\_\_\_\_

DTE 1  
Rev. 12/22

## Complaint Against the Valuation of Real Property

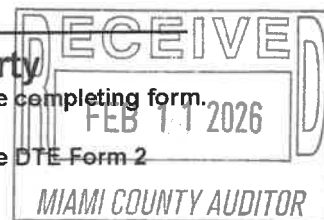
Answer all questions and type or print all information. Read instructions on back before completing form.

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	Erin Lambers	553 W Broadway St	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 937-239-4504 erinlambers@gmail.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		
G-15-012520	553 W Broadway St		
7. Principal use of property Primary 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
G15-012520	260,000	365,700	105,700
9. The requested change in value is justified for the following reasons:  Comps of similar homes larger and better ratings in Tipp City that are lower, plus comps of simliar size and rating in Tipp City that are lower appraisal, Sold neighbors home adjacent to that are also lower. Purchase was at the top of the market in an unfair suggestion of selling and buying realtor and false truths signed by previous owners of the state of			

10. Was property sold within the last three years? ☒ Yes ☐ No ☐ Unknown If yes, show date of sale 09/27/2024  
and sale price \$ 379,900 ; 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 Unknown 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 2/7/2026 Complainant or agent (printed) Erin Lambers Title (if agent) Home Owner

Complainant or agent (signature) 

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

Notary 



Mary A. Shoup  
Notary Public, State of Ohio  
My Commission Expires 10-24-2030