Department of Taxation

Clear Form

25-R127

RECEIVED
MAR 31 2026
MIAMI COUNTY AUDITOR

DTE 1
Rev. 12/22

Tax year 2025 BOR no.

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	STEPHANIE & DAMION BOYD	10243 PIQUA LOCKIN RD
2. Complainant if not owner		PIQUA, OH 45356
3. Complainant's agent		

4. Telephone number and email address of contact person boydgirl123@yahoo.com (937) 451-1599

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
J27-050870	10243 PIQUA LOCKIN RD
	PIQUA, OH 45356

7. Principal use of property PRIMARY 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
J27-050870	430,400	607,200	- 176,800

9. The requested change in value is justified for the following reasons:

RECENT SALE, ON 10/17/2023 SOLD FOR $430,400, PURCHASED FROM AUCTION.COM (ADVERTISED FOR MONTHS BEFORE THE SALE DATE)

10. Was property sold within the last three years? ☑ Yes ☐ No ☐ Unknown If yes, show date of sale 10/17/2023 and sale price $ 430,400 ; 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 3/31/26 Complainant or agent (printed) Stephanie Boyd Title (if agent) Stephanie Boyd

Complainant or agent (signature) Stephanie Boyd

Sworn to and signed in my presence, this 31st (Date) day of March (Month) 2026 (Year)

Notary Linda Ong

In and For the State of Ohio
My Commission Expires 5-6-29