YOUR APPEAL — OWNER GUIDE

1776 Minuteman Ct · Parcel SAMPLE-1776

For your own use. File the appeal package, not this guide.

Your Request

Ask the Board of Revision to set the 2026 value at **no more than $229,000**.

Proposed: $268,400 · 2025 Value: $214,000
Estimated tax savings if granted: about $701 a year.

Key Dates

Complaint against valuation: file with the Montgomery County Auditor (Board of Revision) by March 31, 2027 (ORC 5715.19)

Next Steps

1. Check the appeal package against your value notice and fix anything that's wrong before you sign it. You are the one filing it.
2. Get the complaint form (DTE Form 1, Complaint Against the Valuation of Real Property) from the Montgomery County Auditor's office or website.
3. On line 8, enter $229,000 in Column A: your opinion of the full market value (not the 35% taxable value). Answer every other line. If you bought the home in the last three years, attach your closing statement.
4. Sign the form and file it with the Montgomery County Auditor by March 31, 2027, with the signed package attached. File in person or mail it early; ask the office whether it takes email or online filing.
5. The Board of Revision will tell you your hearing date at least 10 days ahead. Bring the package and every document you want considered: evidence you don't show the board generally can't be added later.
6. If you disagree with the board's decision, you can appeal it within 30 days after it is mailed.

Documents to Bring or Attach

- 2026 assessment notice — Parcel SAMPLE-1776 (proposed value $268,400)
- County Auditor property record card for the subject parcel
- Comparable sales summarized in this package (6 sales)
- Closing statement (settlement sheet) for the March 18, 2025 purchase at $229,000

SAMPLE

What the Board of Revision May Raise

Be ready for these points. They are not in your filed package.

- **"Values rose after your March 2025 purchase."** The six sales from mid-2025 through April 2026 average about $231,000, which is close to what you paid. The market did not rise anywhere near 17%.
- **"Larger homes on Bunker Hill Rd sold for more."** Your home is mid-sized for the group. The largest, 236 Bunker Hill Rd at 1,880 sq ft, sold for $246,000, still $22,400 below the proposed value.
- **"One comparable is graded lower."** 58 Valley Forge Ln is grade C, but it is only one of six. The other five, all C+, average roughly $233,500, still far below $268,400.
- **"Some comparables sold more recently than your purchase."** The latest sales, $238,000 on February 3, 2026 and $246,000 on April 22, 2026, are for slightly newer and larger homes. Both are still well under the proposed value.
- **"Why not use the $231,500 sale as your figure?"** Your request of $229,000 is your actual arm's-length purchase price, which the County Auditor itself coded as valid. It is below that nearest comparable, which sold for only $2,500 more.

How This Package Was Prepared

Your report is prepared with the help of AI from public records and the information you provided, and a person reviews it before it is sent to you. It is a prepared report for you to file yourself, not legal or appraisal advice.

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HEARING SCRIPT — BOARD OF REVISION

Montgomery County Board of Revision · 1776 Minuteman Ct

OBJECTIVE — say this in your head before walking in

Hold out for $229,000, the price the home sold for on March 18, 2025. Frame it as fitting the value to the evidence: the proposed $268,400 does not match that sale or the County Auditor's own records of nearby sales.

Opening (30 seconds)

> *"Good morning. We received notice that our home's 2026 value is proposed at $268,400. We are not disputing the market in general. This number does not fit this property, and we brought a short package with the County Auditor's sales records and a comparison of nearby sales."*

Residence — 1776 Minuteman Ct · SAMPLE-1776

Board wants: $268,400 · **You want: $229,000** (2025 Value: $214,000)

> *"Our home at 1776 Minuteman Court sold on March 18, 2025 for **$229,000**, a sale the County Auditor coded as valid and arm's-length. The proposed value is **$268,400**, which is **$39,400** above that price. Six valid arm's-length sales in the neighborhood, all in the County Auditor's own records, closed between $219,500 and $246,000, and they average about $231,000. The proposed value is above every one of them. The closest match, 1782 Minuteman Court, is on our street, one year newer, 20 square feet smaller, with the same C+ grade, and it sold for $231,500. We ask the Board to set the value at **$229,000**."*

4 hooks if they push back

- "Our March 18, 2025 sale at $229,000 is the most recent arm's-length sale of this home, and the County Auditor coded it valid."
- "The proposed value is **16.1%** above the average of the six county-validated sales, and it exceeds every one of them."
- "The largest of those sales, 236 Bunker Hill Road at 1,880 square feet, sold for $246,000 on April 22, 2026, still below $268,400."
- "The 2025 value was $214,000, so the proposed increase is **$54,400**, or **25%**, on a 65-year-old, 1,740 square foot home with 3 bedrooms and 1.5 baths."

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Closing (30 seconds)

> *"We ask the Board to set the value at **$229,000**, the price this home sold for in an arm's-length sale. Our package includes the County Auditor's sales records and the comparable sales table for your review. Thank you for your time."*

Tone Reminders

Stay calm and prepared. You are fitting the value to the evidence, not telling the office it is wrong.
Attribute every sale and figure to the County Auditor's own records when you cite it.
Hand in every document you want considered at the hearing.
Get any agreement in writing before you leave.

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IF THEY PUSH BACK — CHEAT SHEET

Anticipated objections and the response that wins each one

Residence at 1776 Minuteman Ct ($268,400 → $229,000)

If the Board says...	You say...
"Values rose after your March 2025 purchase."	The six sales from mid-2025 through April 2026 average about $231,000, close to the $229,000 you paid, and the proposed $268,400 is still above every one of them.
"Larger homes on Bunker Hill Road sell higher."	The largest sale, 236 Bunker Hill Rd at 1,880 sq ft, closed at $246,000, still below $268,400, and your 1,740 sq ft home is mid-sized for this group.
"The sales in the neighborhood support a higher value."	Every county-validated sale in the group closed below $246,000, and the closest match, 1782 Minuteman Ct, sold for $231,500 on the same street.
"We could offer a partial reduction."	Any figure still has to fit the evidence. Our purchase price is $229,000 and the closest sale is $231,500, so we are asking for $229,000.
"What's your number?"	**$229,000**, the price this home sold for on March 18, 2025.

If they refuse to budge

1. Ask the Board which sales and records it relied on to reach its value, and ask it to name them.
2. Make sure every document you want considered is handed to the Board at the hearing.
3. Watch for the Board's written decision by mail. If you disagree with it, you can appeal within 30 days after it is mailed.

If they agree — lock it in

1. Ask when the Board's written decision will be mailed.
2. Keep the decision when it arrives.
3. Check that your next tax bill uses the decided value.

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COVER EMAIL — DRAFT

Send from your own email to the Montgomery County Board of Revision, with the signed appeal package attached. Edit anything you like first.

Subject: Property Tax Appeal — 1776 Minuteman Ct, Parcel SAMPLE-1776, Tax Year 2026

Dear Members of the Montgomery County Board of Revision,

We are appealing the proposed 2026 value of parcel SAMPLE-1776, 1776 Minuteman Ct, a 1-story residence. The DTE Form 1 complaint and our appeal package are attached to this email.

The County Auditor has proposed a value of $268,400 for 2026, an increase of $54,400 (+25%) over the 2025 value of $214,000. We bought this home on March 18, 2025 for $229,000 in a sale the County Auditor's own records code as arm's-length, and the proposed value is 17.2% above that price. The six arm's-length sales in the subject's valuation neighborhood from June 27, 2025 through April 22, 2026 average about $231,000 in the County Auditor's own records, and all six closed below the proposed value. The closest match, 1782 Minuteman Ct, on the same street, one year newer and 20 sq ft smaller than our home, sold for $231,500 on October 14, 2025. We request a value of $229,000 for tax year 2026.

The attached DTE Form 1 is our complaint against this valuation under ORC 5715.19, and we are filing it with the Montgomery County Board of Revision before the March 31, 2027 deadline. This letter accompanies that filing.

Please confirm in writing that you have received this complaint and the appeal package, and send written notice of any agreed value.

Respectfully,
Jane & John Sample
1776 Minuteman Ct

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