

JENNIFER S. HUNTER, MADISON COUNTY AUDITOR

2023-041

Tax year 2023 BOR no. \_\_\_\_\_  
 County MADISON 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.

Clear Form

1. Owner of property		Name Jasinsky Laura N Trustee		Street address, City, State, ZIP code 109 East Cross Rd, Stamford, CT 06907	
2. Complainant if not owner					
3. Complainant's agent					
4. Telephone number and email address of contact person					
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			
08-00895.007		439 Trillium Drive, Galloway, OH 43119			
7. Principal use of property <u>single family dwelling</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		
08-00895.007	400786.20	561640.00	160853.80		
9. The requested change in value is justified for the following reasons: The requested value is justified based on the assessor's determination of fair market value of the comparable dwellings in the immediate vicinity of the subject property. (Continued on attached sheet)					

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

14-200

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.

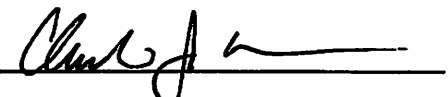
- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 03/28/2024 Complainant or agent (printed) Laura N. Jasinsky Title (if agent) \_\_\_\_\_

Complainant or agent (signature) \_\_\_\_\_  


Sworn to and signed in my presence, this 28~~th~~ day of March 2024  
(Date) (Month) (Year)

Notary 

Claudia S. Bernstein, Esq.  
Juris # 443976  
State of Connecticut Superior Court

The proposed valuation of parcel 08-00895.007 (439 Trillium Drive) is based on the assessor's determination of FMV of the comparable homes immediately adjacent to 439 Trillium Drive and includes challenges to the following components of the assessor's FMV determination:

- Appraised Value PSF of Living Area
- Appraised Value of Land per Acre
- Additions

Specifically -

- (1) The assessor erroneously valued the finished living area of the subject property at \$175 psf (vs its immediate neighbors, \$110 psf for 435 Trillium or \$135 psf for 419 Trillium). The valuation of the finished living area of 439 Trillium should be not more than \$110/psf, the same as the value for 435 Trillium. There is no justification for valuing the finished living area at 439 Trillium 160% *greater than* the finished living area of 419 Trillium, particularly where the latter has high end finishes, immaculate property maintenance, 15 rooms, 5 bedrooms and 3 bathrooms. There is no justification for such a large disparity of valuation amongst homes of the same caliber in the same neighborhood.
- (2) The assessor erroneously valued the subject property land at \$49,019.51/acre, vs. \$42,502.04/acre for 435 Trillium. There is no justification for valuing the subject land higher than the neighbor at 435 Trillium – indeed, the subject land is less valuable due to a “drainage ditch” that bifurcates the property, limiting the ability to build outbuildings or garages. The valuation of the land of the subject property should not exceed the value of the land of its immediate neighbor at 435 Trillium, which is \$42,502.04/acre.
- (3) Under “additions” for the subject property the assessor added \$8800 for “stone trim”. The assessor does not distinguish between real stone, and faux stone veneer which is a fraction of the cost of real stone. The assessor is not justified in adding \$8800 for stone trim and should reduce that valuation substantially to reflect that the product is a faux stone veneer.
- (4) Ohio Administrative Code Rule 5703-25-05 describes true value in money (fair market value) using very specific methodology. However, it appears that none of the specified methodology was used by the assessor in the entire Hidden Creek development of which the subject property is a part, and instead made an across-the-board flat percentage increase for each house in the development to determine FMV.

Summary of Proposed Fair Market Value:

Correct finished living area valuation: 2638 sq. ft x \$110 =	\$190,180.00
Correct land valuation: 2.05 acres x \$42,502.04 =	\$ 87,129.18
Additions per assessor determination of FMV of additions minus the \$8800 surcharge for fake stone =	\$ 23,477.00
<b>CORRECT FAIR MARKET VALUE:</b>	<b>\$400,786.20</b>