

2023-044

Tax year 2023

BOR no. _____

DTE 1
Rev 12/22

County **MADISON**

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.

Clear Form

		Name	Street address, City, State, ZIP code
1	Owner of property	Anatoliy & Liliya Cherneta	500 Plain City Georgesville Rd SE, Galloway Oh 43119
2	Complainant if not owner		
3	Complainant's agent		
4	Telephone number and email address of contact person 614-425-8853, Cherneta3@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	
	08-00249.002	500 Plain City Georgesville Rd SE, Galloway Oh 43119	
7	Principal use of property		
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)
	08-00249.002	677,175	860,470
			183,295
9	The requested change in value is justified for the following reasons: Cost of build of new home was less than the Current Full Market Value. The Construction of home was completed on 01/30/2022.		

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 01/30/2022 and total cost \$ 567,175

13 Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

MADISON COUNTY AUDITOR
2024 APR -1 PM 1:02

~~MADISON COUNTY AUDITOR
2024 MAR 31 AM 8:17~~

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
- A substantial improvement was added to the property.
- The property lost value due to a casualty
- 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 3/29/2024 Complainant or agent (printed) Anatoliy Cheereta Title (if agent) owner

Complainant or agent (signature) *Anatoliy Cheereta*

Sworn to and signed in my presence, this 29 ~~March 29, 2024~~ (MN) day of March 2024
(Date) (Month) (Year)

Notary Maria Velez Gonzalez



CHERNETA HOME Built COST

Project Name	500 Plain City-Georgesville RD SE, 43119
Date Prepared	
Square feet	4134

Income

Budget Price 600,000

Expenses

Budget Item	Cost	Cost per sq. ft.	Notes
Land	110,000	26.609	
Design/Architect/Plans	3,700	0.895	
Permits	1,416.2	0.343	
Equipment rental	5,585.37	1.351	
Temporary utilities	62	0.015	
Trash dump	570.4	0.138	
Fuel/Diesel	806.26	0.195	
AEP electric	1,853.7	0.448	
Porta potty rental	1,666.13	0.403	rent-A-john
BARN	21,422.44	5.182	barn material/concrete slab

Excavation	13,638	3.299	excavating, down spouts
Drain tile	7,586.04	1.835	Kevin Spegal Excavating
Well	4,200	1.016	RC Barry
Gravel, dirt	11,022.29	2.666	
Concrete	45,936.11	11.112	patio/driveway/sidewalks (21,300 labor Larry)
Rough cut in driveway	10,000	2.419	Leon Creamer

Brick	47,338.55	11.451	labor 21,400, material 25,937.55
Foundation/steel beams	51,388.61	12.431	Briskey Concrete(48,279),Gingway(3109.43)
Framing	35,000	8.466	labor
Roof carpentry/lumber	52,982.44	12.816	Keim, Carter, 5th lumber
Cabinetry/ treads	29,449	7.124	26,959 cabinets, 2490 stair treads/post/rails
Insulation	9,000	2.177	material/labor
Roofing	10,312.66	2.495	Material 7522.66, Labor 2790 (Jara Const.)
Fireplace	8,815.34	2.132	Aspen Fireplace
Septic	12,600	3.048	
Windows	30,426.73	7.36	Home Depot
Drywall	17,793.69	4.304	Material 6028.69, Labor 11,765
Flooring hardwood	18,942.55	4.582	Hardwood material, Labor
Gutters	2,493	0.603	
HVAC	14,610	3.534	Havier Padila
Plumbing	10,657.04	2.578	(3239.77 H2O heater/softner) pipes, etc
Electrical	9,903.38	2.396	material and labor
TILE floor	9,488.95	2.295	Floor décor, florida tile, amazon
LOWES	2,334.22	0.565	misc
HOME DEPOT	13,152.38	3.182	misc
MENARDS	8,305.77	2.009	misc
Painting	6,311.14	1.527	Paint material/supplies Swerwin/Home Depot
Other	1,522.03	0.368	TSC, WJ Hard. Har. Freight
Quartz Counter tops	10,000	2.419	Kitchen N Bath depo
Interior trim/doors	8,830.61	2.136	Material
Exterior Trim	3,571.81	0.864	material
EXT doors/Garage doors	9,032	2.185	
other/misc	3,448.73	0.834	

Subtotal	677,175.57	163.806
Sales tax		0
Total expenses	677,175.57	163.806

Soft costs/General conditions	123,993.93	29.994
Site		0
Building	323,863.39	78.341
Overhead/profit	-77,175.57	-18.668