

MADISON COUNTY  
AUDITOR

2026 JAN 30 PM 12:46

JENNIFER S. HUNTER, MADISON COUNTY AUDITOR

2025-002

DTE 1  
Rev. 12/22

Tax year 2025

BOR no. \_\_\_\_\_

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	John W. Jr. and Nancy J. Griesenbrock	280 Westwood Dr. Galloway OH 43119	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
		614-551-0385    jgriesen22@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	
08-00108.000		280 Westwood Dr. Galloway	
08-00109.000		280 Westwood Dr. Galloway	
08-00110.000		280 Westwood Dr. Galloway	
7. Principal use of property    Personal 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
08-00108.000	\$8,810	\$8,810	0
08-00109.000	\$298,570	\$367,570	(\$69,000)
08-00110.000	\$17,620	\$17,620	0
9. The requested change in value is justified for the following reasons:			
Market value assigned exceeds property value assigned to similar homes in the community. Please see page of notes, included.			

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

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

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 12/22/25 Complainant or agent (printed) John Griesenbrock Title (if agent) \_\_\_\_\_

Complainant or agent (signature) *John Griesenbrock*

Sworn to and signed in my presence, this 12.22.25 day of December 2025  
(Date) (Month) (Year)

Notary *Gillian Rae Letki*



GILLIAN RAE LETKI  
Notary Public  
State of Ohio  
My Comm. Expires  
September 10, 2028

Similar home sales:

London 31-00055.004 1043 Edinburgh Cove 1924 sf all brick ranch 2 BR 2 bath on slab or crawl built in 2000 sold for \$335,000 in 10/2025.

Darbycrest 08-00379.000 370 Darby Dr. 1896 sf 3 BR 2 bath ranch on slab sold for \$350,000 in 11/2022.

Darbycrest 08-00688.000 10680 Lynn Ct. 1782 sf 3 BR 2 bath ranch with partial finished bsmt sold for \$142,500 in 1/2020

Similar Darbycrest homes, valuations by Madison County Auditor:

08-00662.000 10760 Parkwood Dr. 1840 sf 3 BR 1 bath ranch on partial basement valued at \$232,740 or \$126.49 per sf.

08-00532.000 75 Darby Dr. 2328 sf 4 BR 2 bath ranch with basement valued at \$222,380 or \$95.52 per sf.

08-00098.000 10763 Southwood Rd 4056 sf 3 BR 3 bath ranch with full finished bsmt valued at \$342,310 or \$84.40 per sf

In comparison to our home, a 2021 sf 2 BR 2 bath ranch on a slab, our current valuation per sf is \$181.88, considerably higher than our neighbors. Although a couple of large homes have been built in the last few years, the property values in Darbycrest are not as high as a typical fully developed community. I feel this is reflected in your own market values assigned to the similar homes I have listed. The website Redfin lists an estimate of \$377,036 for the home on 1/2 acre, but they are not aware that the roof, furnace, water system and driveway will all need replaced in the next 1-3 years.