

# KINGSWOOD FOREST NEWS

JULY 2010

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## Reining In Your Taxes

Wallet a little lighter this month? As you're probably aware, Greene County property taxes were due last week. If you (rather than your mortgage company) write the check, it's painfully obvious how much we pay to live here! While our taxes support our schools and important programs in our community, there's no reason you should pay more than your fair share.

With the downturn in the housing market, many homes are overvalued by the county auditor. As a result, you end up paying more than you should in property taxes. For example, the sales price for one recently-sold home in our neighborhood was almost \$70,000 less than the county's appraised value! Because the actual value of the home has declined since the last county assessment, the taxes should be reduced to reflect that change — an adjustment which might put a substantial sum back in the homeowner's pocket.

If you think the county has overvalued your home, you may ask the auditor to review your case. To start the petition process, go to the Greene County website and complete a "Complaint Against The Valuation Of Real Property" form: [http://www.co.greene.oh.us/auditor/forms/dte\\_1.PDF](http://www.co.greene.oh.us/auditor/forms/dte_1.PDF).

If you purchased your home within the last three years, you can submit a copy of your settlement statement as evidence of the current value of your home. If your home was listed but not sold, a copy of the listing agreement will suffice. For other homeowners, the best way to build your case is by providing recent sales data for several comparable properties (which I would be happy to provide for you).

Complaints against 2010 values can be submitted between January 1 and March 31, 2011. If you have any questions, call the auditor's office at 562-5065.

## Don't Judge A Book (Or House) By The Cover!

3409 Kingswood Forest is bigger than it looks from the street! With over 2700 sf of living space, there's plenty of room for a family plus room to grow! This 4 bedroom, 3 bath home is situated on a private .4

acre lot with beautiful landscaping.

A dramatic, two-story foyer and formal living room with vaulted ceiling accentuate the open floorplan. Perfect for entertaining, the formal dining room is connected to the kitchen by French doors. The bright kitchen features bleached maple cabinetry, a large island, hardwood floors, and stainless appliances. Upstairs, the master suite boasts a vaulted ceiling, soaking tub, and dual-sinks. Three other bedrooms are located on the second floor. The full basement is

unfinished and waiting for the new owner's personal touch!

The current owner has made many recent updates. With a fresh look and new price of \$309,900, this



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VOLUME II, ISSUE 3 PAGE 2

LOOKING FOR COUNTY  
PROPERTY RECORDS OR  
SCHOOL REPORT CARDS?  
FIND LINKS TO ALL THE  
COMMUNITY INFORMATION  
YOU NEED AT  
RHONDACHAMBAL.COM.  
CHECK IT OUT TODAY!

## ***Rain or Shine — Our Kids Love Fishing!***

Thank you to all of the families who attended our second annual fishing derby on June 19th. What started out as a miserable morning, turned into an excellent day for fishing! Despite the rainy start, the turnout was even better than last year. All of the children did a great job, and competition for the trophies was intense!

In the 4-8 age group, Grant Cox caught the largest fish (6.75"), Mason Chambal snagged the smallest (4.75"), and Connor Utt took home the trophy for the most fish. In the 9-16 age group, Grayson Cox won the "Largest Fish" trophy with an 8" catch, Hannah Eberly caught the smallest

fish (a 2" baby bass), and Quinn Retzloff won the "Most Fish" trophy with a whopping 21! Overall, more than 100 fish were pulled from the pond. Hope to see you



## ***MAY HOME SALES SOARED***

*"Fueled by a combination of the tax credit, an improving economy, and the seasonal influx of military buyers, May was a phenomenal month for the Dayton housing market."*

Fueled by a combination of the tax credit, an improving economy, and the seasonal influx of military buyers, May was a phenomenal month for the Dayton housing market. According to John Junker of the Dayton Area Board of Realtors, sales were up 40% over May of 2009! 1200 homes were sold, the highest number since August of 2007. The average sales price was also up to \$126,966 — the 11th straight month of year-over-year price increases.

The other good news is that the number of listings in the MLS was down for the first time in 2010. Only 1890 new listings were added in May compared to 2055 that went on the market in May of 2009. The supply at the end of the month was down to 7.5 months, a huge decrease from last year when there was a 10.4 month inventory.

Post-tax credit, there has been a slow-down in the market, but homes are still selling. With historically low interest rates and depressed home prices, it's an excellent time to buy! If you're selling, you'll likely be hit with a lower sales price, but you may make up the loss when you purchase another home with the same discount. Feel free to contact me anytime for the latest update on values in our community!

## ***WELCOME NEW NEIGHBORS!***

There's been a steady stream of moving trucks in the neighborhood over the past two months! It's nice to see furniture being carried *into* homes, not just out. Be sure to welcome our new neighbors:

- Joe Lask with Kelly (10) & Lauren (9) — 3372 Kingswood Forest
- Mark & Vikki Friedman with Joey (2) & Alex (2) — 208 Babington
- Chuck & Micaela Leonard with Amelia (6) & Caden (4) — 91 Earlsgate
- Todd & Andrea Pfaffenbichler w/ Emily (12), Noah (11), Grace (7) — 3391 Kingswood
- Scott and Stacey Poznanski — 3425 Lytham

