

REFUND REQUEST

11/15/2024

PLEASE RE-EXAMINE THE VALUE OF MY HOUSE,
IT WAS CONSTRUCTION AND ONLY ABOUT 50% COMPLETE
ON JANUARY 1st, 2024.



DAVID L. ANDEREGG

PARCEL # 15025 000020

OUR ADDRESS (P.OFFICE)

3540 BELL LANE

BUT IT'S DIFFERENT ON YOUR SYSTEM

CURRENTLY 3536

CALL ME: (678) 332 7159

11/12/05

DEFEND REQUEST

IT WAS CONSTRUCTION AND ONLY ABOUT 20% COMPLETE
WE EXAMINE THE VALUE OF MY HOUSE.
IN EXCHANGE FOR COST



DAVID L. ANDERSON

PHONE # 1252 000050

OUR ADDRESS (OFFICE)

3240 BIRMINGHAM

BUT THE DIFFERENCE OF YOUR SYSTEM

CURRENTLY 3236

CALL ME: (813) 335 1124

15025 000020

David Anderegg, Jr

3540 Bell Drive

Mr. Anderegg requested a refund because his house was not 100% complete on 1/1/2024. On 9/19/2023 the property was inspected, and the house was approximately 50% complete. On 5/10/2024 the property was inspected and found to be 100% complete. At that time the house was supposed to have been 100% complete as of 1/1/2024. Mr. Anderegg was acting as the contractor on the project and doing much of the work himself. Consequently, construction time was longer than typical.

Mr. Anderegg stated that he believed the construction to be 50% as of 1/1/2024. Mr. Anderegg submitted interior pictures documenting the condition around the date of 1/1/2024. Using a residential construction completion schedule, we estimated the percentage completion as of 1/1/2024 to be 65%. Hence, we adjusted the improvement value to reflect 65% completion rather than 100% completion.

Mr. Anderegg paid the taxes based on the 2024 valuation but did not submit an appeal for 2024.

The value as of 1/1/2024 was reduced from \$1,067,300 to \$771,200.

Recommend approving for refund.

Parcel					
Year	Original Value	Corrected Value	Value Change	Homestead/Exemption	Estimated Refund
2024	1,067,300	771,200	296,100	CUVA stays same	2820.3

House was mistakenly valued at 100% completely when it was actually 65% complete

Description	% comp
Slab or foundation poured	10%
Rough framing	30%
shingles may be on	
Rough in mechanicals	50%
plumbing - elect - insulation NO drywall	
Drywall and Siding	70%
drywall is up - siding is on	
Floors, Doors, and Trim	80%
Floors are in - interior Trim is underway This is usually about the time the builder will start locking up.	
Complete	100%
Final electrical fixtures are in Cabinets and appliances are in only minor cleanup and touch up remain	



9/19/23, 12:59:25 PM

48276



5/10/24, 11:13:40 AM

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