

Friday, February 23, 2018

Property Tax Assessment Appeal

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

To Whom It May Concern:

I am appealing the true cash value of \$638,600 and SEV \$ 318,300 for the above referenced property. The True Cash Value for the property should be \$588,650. This adjustment should be made for the following reasons.

1. The property was sold on 6/15/2017 for \$575,000 (see attached closing statement) there was a detached garage built on the property in the fall. The value given for the out building by the assessor was \$13,650 (see attached property record card).
$$\$575,000 + \$13,650 = \$588,650$$
2. Comparable properties in the area support the \$575,000 value (see attached appraisal)
3. Listing history for the property (see attached) also indicated that the seller attempted to sell the property for many years at a higher price and was unsuccessful. You can see the previous owner started at nearly 800k and kept dropping the price until the property finally sold for \$575,000. Years of trying to sell for more with no luck because the house simply isn't worth that much money.

12/2009 - \$789,000
4/2010 - \$695,000
8/2010 - \$674,900
5/2012 - \$694,900
3/2014 - \$660,000
4/2014 - \$649,000
3/2016 - \$600,000
7/2016 - \$599,900
6/2017 - \$575,000 SOLD

To summarize you can clearly see that the market simply couldn't support a value over \$600,000. This property is on Little Paw Paw lake, there are not a lot of homes on the lake and not a lot of good comparable properties to look at when trying to come up with a value. The appraiser was able to find some comparable properties and also figured the value at the \$575,000. Additionally, the property history and the fact that it sold for \$575,000 should be enough by itself to justify a reduction in the "true cash value" and SEV.

Thank you for your time and consideration.

Jeremy [REDACTED]
[REDACTED]

Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c) and Sec.211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM [REDACTED] TOWNSHIP ASSESSOR [REDACTED] [REDACTED]	PARCEL IDENTIFICATION PARCEL CODE NUMBER: [REDACTED] PROPERTY ADDRESS: [REDACTED]
NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL: *****AUTO**5-DIGIT [REDACTED] [REDACTED]	PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Residence": 100.00% % Exempt As "Qualified Agricultural Property": .00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 401 (Residential)

PRIOR YEAR'S CLASSIFICATION: 401 (Residential)

The change in taxable value will increase/decrease your tax bill for this year by approximately:	PRIOR AMOUNT YEAR: 2017	CURRENT TENTATIVE AMOUNT YEAR: 2018	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
\$3475			
1. TAXABLE VALUE (Current amount is tentative):	201,515	319,300	117,785
2. ASSESSED VALUE:	349,900	319,300	-30,600
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (Current amount is tentative):	349,900	319,300	-30,600
5. There WAS/WAS NOT a transfer of ownership on this property in 2017 . WAS			

The 2018 Inflation rate Multiplier is: 1.021

Legal Description: [REDACTED]

March Board of Review Appeal Information:
 The Taxable value, the Assessed value, the State Equalized value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the State Tax Commission at www.michigan.gov/taxes. Click on Property Taxes Box, then click on Forms and Instructions then Board of Review to obtain Form 618 (L-4035).
 Petition to the Board of Review

March Board of Review Information:
THE BOARD OF REVIEW WILL MEET MONDAY, MARCH 12TH 9:00AM TO NOON & 4:30PM TO 7:30PM & WEDNESDAY MARCH 14TH NOON - 3:00PM & 4:30PM TO 7:30PM, TO APPEAL BY MAIL IT MUST BE RECEIVED AT THE TOWNSHIP HALL NO LATER THAN 4:00 PM WEDNESDAY MARCH 14TH. HEARINGS WILL BE HELD AT THE TWP HALL 8140 WEST W AVE. NO APPOINTMENTS ARE NECESSARY, QUESTIONS CONTACT ASSESSOR [REDACTED]

Not less than 14 days before the meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes were calculated on the Taxable Value (see line 1 above). The Taxable Value number entered in the "Change from Prior Year to Current Year" column, does not indicate a change in your taxes. This number indicates the change in Taxable Value.

State Equalized Value is the Assessed Value multiplied by the Equalized Factor, if any. State Equalized Value must approximate 50% of the market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2017, your 2018 Taxable Value will be the same as your 2018 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2017, your 2018 Taxable Value is calculated by multiplying your 2018 Taxable Value by 1.021 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2018 Taxable Value cannot be higher than your 2018 State Equalized Value.

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at www.michigan.gov/taxtrib.

Filing a protest at the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at www.michigan.gov/taxtrib.

HOMEOWNER'S PRINCIPAL RESIDENCE AFFIDAVIT INFORMATION REQUIRED BY P.A. 114 OF 2012. If you purchased your principal residence after May 1 last year, to claim the principal residence exemption, if you have not already done so, you are required to file an affidavit by June 1 for the immediately succeeding summer tax year levy and all subsequent tax levies or by November 1 for the immediate succeeding winter tax levy and all subsequent tax levies.

[REDACTED]

Grantor	[REDACTED]	Grantee	[REDACTED]	Sale Price	575,000	Sale Date	06/15/2017	Inst. Type	WD	Terms of Sale	WARRANTY DEED	Liber & Page	[REDACTED]	Verified By	PTA	Prcnt. Trans.	100.0
	[REDACTED]		[REDACTED]		0		06/16/2011	NCH			QUIT CLAIM DEED	[REDACTED]		QC		0.0	

Property Address	[REDACTED]	Zoning	R-1	Building Permit(s)	POLE BARN	Date	09/15/2017	Number	B17-025	Status	COMPLETED
School	[REDACTED]				NEW RESIDENCE		11/18/1997	97050			
Owner's Name/Address	[REDACTED]	MAP #									

X Improved	Vacant	2018 Est TCV Tentative	Land Value Estimates for Land Table LAKE.LAKE FRONT
Public			
Improvements			
Dirt Road		Frontage	200.00
Gravel Road		Depth	600.00
Paved Road		Rate	1.0000
Storm Sewer		Depth	1.4142
Sidewalk		Rate	1500
Water		Adj.	50
Sewer		MBOR	ADJ
Electric		Total Est.	Land Value =
Gas			212,132
Curb			212,132
Street Lights			
Standard Utilities			
Underground Utils.			

Land Improvement Cost Estimates			
Description	Rate	CountyMult.	Size
D/W/P: Asphalt Paving	2.01	1.00	900
D/W/P: 4in Concrete	4.63	1.00	1672
Total Estimated Land Improvements True Cash Value =			7,449
Work Description for Permit B17-025, Issued 09/15/2017: NEW ACCESSORY BUILDING			
30 X 20 X 15 = 600 TOTAL SQ FT			

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	Tentative	Tentative	Tentative			Tentative
2017	127,300	222,600	349,900			201,515C
2016	138,200	228,100	366,300			199,718C
2015	94,500	201,700	296,200	296,200M		199,121C

2/28/01 BOR CALL, REDUCED VALUE TO 2000 SEV PER JPT. TOLD OWNER THAT ANY FURTHER FUTURE REDUCTIONS WILL BE BASED ON EVIDENCIAL DOCUMENTS.

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: [REDACTED] County of [REDACTED]

*** Information herein deemed reliable but not guaranteed***

Parcel Number: [REDACTED]



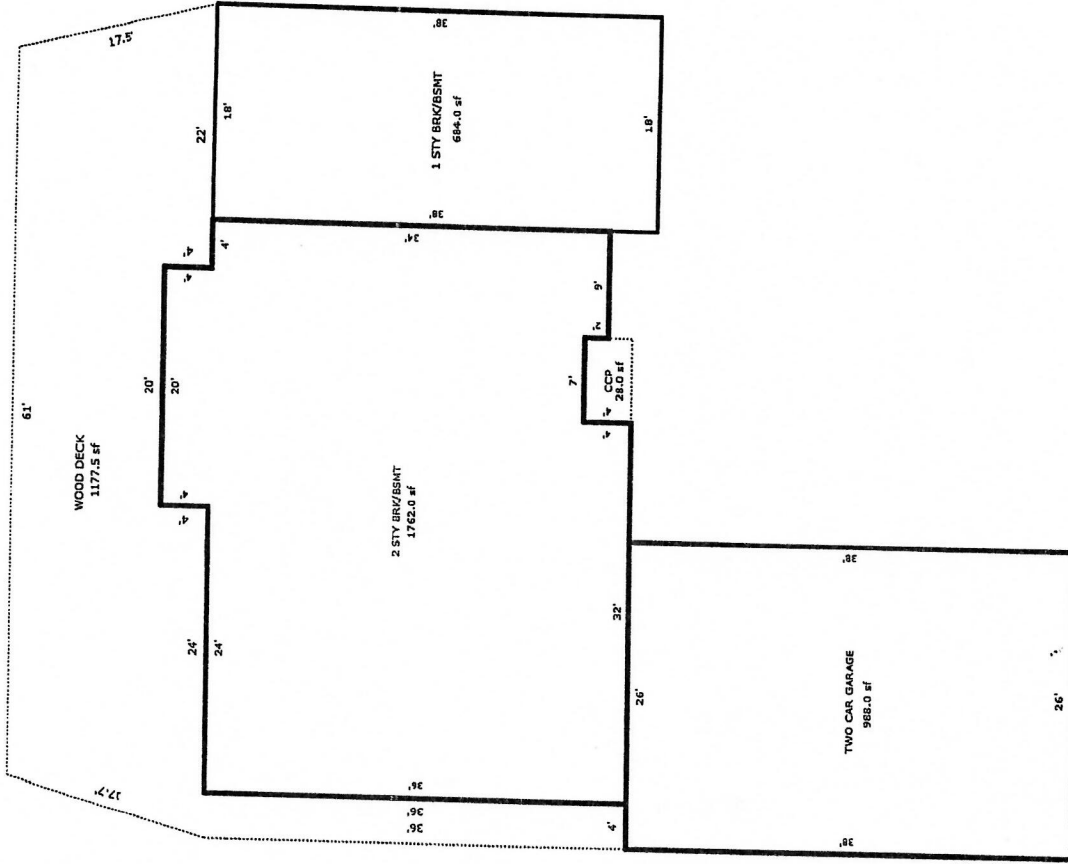
Printed on 02/22/2018

*** Information herein deemed reliable but not guaranteed***

Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces	(16) Porches/Decks	(17) Garage
X Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang (4) Interior Drywall Paneled Trim & Decoration Ex X Ord Min Size of Closets Ig X Ord Small Doors: Solid X H.C.	Gas Wood Forced Air w/o Ducts Forced Air w/ Ducts Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Heat Pump No Heating/Cooling Central Air Wood Furnace (12) Electric 0 Amps Service	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl. Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story 1 Interior 2 Story 1 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas Class: B Effic. Age: 21 Floor Area: 4208 Total Base Cost: 391,359 Total Base New: 563,557 Total Depr Cost: 445,210 Estimated T.C.V: 418,943	Area Type 28 CCP (2 Story) 1178 Treated Wood	Year Built: 1998 Car Capacity: Class: B Exterior: Sid/Br Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 988 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:
X Wood Frame		Oil Coal X Steam Forced Air w/o Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Heat Pump No Heating/Cooling Central Air Wood Furnace (12) Electric 0 Amps Service				
Building Style: SINGLE FAMILY						
Yr Built Remodeled 1998 0						
Condition: Good						
Room List	(5) Floors					
1 Basement 4 1st Floor 3 2nd Floor 4 Bedrooms	Kitchen: Other: Other:					
(1) Exterior	(6) Ceilings	No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few	Stories Exterior 2 Story Siding/Brick Basement 1 Story Siding/Brick Basement Other Additions/Adjustments Walk out Basement Door(s) (13) Plumbing 3 Fixture Bath 2 Fixture Bath (14) Water/Sewer Well, 200 Feet 1000 Gal Septic (15) Built-Ins & Fireplaces Appliance Allowance Fireplace: Interior 2 Story Fireplace: 2nd on Same Stack (16) Porches CCP (2 Story), Standard (16) Deck/Balcony Treated Wood, Standard (17) Garages Class: B Exterior: Sid/Br Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Phy/Ab. Phy/Func/Econ/Comb. %Good= 79/100/100/100/79.0, Depr. Cost = ECF (PAW PAW LAKE - LAKE FRONT) 0.941 => TCV of Bldg: 1 =	Foundation 136.07 87.07 Rate 1125.00 4650.00 3100.00 5700.00 3850.00 4125.00 5350.00 3500.00 74.36 7.15 22.93 -2425.00 22.75 0.941 => TCV of Bldg: 1 =	Bsmnt-Adj 0.00 0.00 Rate 1125.00 4650.00 3100.00 5700.00 3850.00 4125.00 5350.00 3500.00 74.36 7.15 22.93 -2425.00 22.75 0.941 => TCV of Bldg: 1 =	Heat-Adj 3.51 1.76 Size 2 2 2 1 1 1 1 1 28 1178 988 1 600 =
X Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation	Average Fixture(s) 3 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:				
Insulation	Basement: 2446 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					
(2) Windows	(8) Basement					
Many X Avg. Large Few Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor (9) Basement Finish Recreation SF Living SF 2 Walkout Doors No Floor SF (10) Floor Support Joists: PREENGED Unsupported Len: 12 Cntr. Sup: STEEL					
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens						
(3) Roof						
X Gable Hip Flat X Asphalt Shingle						
Chimney: Brick						

New Garage Cost

*** Information herein deemed reliable but not guaranteed***



Sketch by [Name] Sketch

*** Information herein deemed reliable but not guaranteed***

My Packet for the

Board of review

Includes all 5 pages

of the Closing Disclosure

Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information

Date Issued 06/13/2017
 Closing Date 06/15/2017
 Disbursement Date 06/15/2017
 Settlement Agent [REDACTED]

Transaction Information

Borrower [REDACTED]
 Seller [REDACTED]
 Lender [REDACTED]

Loan Information

Loan Term [REDACTED] years
 Purpose Purchase
 Product Fixed Rate
 Loan Type Conventional FHA
 VA
 Loan ID # [REDACTED]
 MIC # [REDACTED]

File # [REDACTED]
 Property [REDACTED]

Sale Price \$575,000.00

Loan Terms

Loan Amount	\$ [REDACTED]	Can this amount increase after closing? NO
Interest Rate	[REDACTED]	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$ [REDACTED]	NO
Prepayment Penalty		Does the loan have these features? NO
Balloon Payment		NO

Projected Payments

Payment Calculation	Years 1 - 30	
Principal & Interest	[REDACTED]	
Mortgage Insurance	[REDACTED]	
Estimated Escrow <i>Amount can increase over time.</i>	+ [REDACTED]	
Estimated Total Monthly Payment	[REDACTED]	
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$ [REDACTED] a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: See Escrow Account on page 4 for details. You must pay for other property costs separately.
		In escrow? YES YES

Costs at Closing

Closing Costs	\$ [REDACTED] Includes [REDACTED] in Loan Costs + [REDACTED] in Other Costs - \$0.00 in Lender Credits. See page 2 for details.
Cash to Close	\$ [REDACTED] Includes Closing Costs. See Calculating Cash to Close on page 3 for details.



My packet for
Board of Review
includes all pages of
the appraisal

Uniform Residential Appraisal Report

Paw Paw Lake
File # 1705012

There are 38 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 479,999 to \$ 999,950
 There are 35 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 475,000 to \$ 1,000,000

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address							
Proximity to Subject		0.83 miles NW		6.49 miles SW		12.90 miles W	
Sale Price	\$ 575,000	\$ 550,000		\$ 700,000		\$ 848,000	
Sale Price/Gross Liv. Area	\$ 140.11 sq.ft.	\$ 167.38 sq.ft.		\$ 218.75 sq.ft.		\$ 212.64 sq.ft.	
Data Source(s)		MichRIC		MichRIC		MichRIC	
Verification Source(s)		MichRIC-MLS		MichRIC-MLS		MichRIC-MLS/Appraiser's File	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing		ArmLth		ArmLth		ArmLth	
Concessions		Conv:0		Conv:0		Conv:0	
Date of Sale/Time		s07/16;c05/16		s10/16;c09/16		s05/16;c04/16	
Location							
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	0
Site	2.8 ac	5.12 ac		1.0 ac	-125,000	3.98 ac	-150,000
View	B;Wtr;480'	B;Wtr;216'		B;Wtr;130'		B;Wtr;525' Frtg	0
Design (Style)	DT2:Traditional	DT1:Ranch		DT1:Ranch		DT2:Traditional	0
Quality of Cogstruction	Q3	Q3		Q3		Q2	-50,000
Actual Age	19	17		18		13	-20,000
Condition	C3	C3		C3		C2	-25,000
Above Grade							
Room Count	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Gross Living Area	8 5 4.0	8 4 2.1	+5,000	8 4 3.0	+3,500	7 3 3.1	+1,500
Basement & Finished	2286sf539sfwo	0sf	+29,000	3,200 sq.ft.	+32,000	3,988 sq.ft.	+4,000
Rooms Below Grade	Orr1br1.0ba1o		+27,000	1000sf0sfin	+18,000	1786sf1486sfwo	-7,000
Functional Utility	Very Good	Very Good		Very Good		Very Good	0
Heating/Cooling	FWA C/Air	FWA C/Air		FWA C/Air		FWA C/Air	
Energy Efficient Items	None	None		None		None	
Garage/Carport	3gb13dw	2ga2dw	+5,000	2ga2dw	+5,000	2gb12dw	+5,000
Porch/Patio/Deck	Large Deck	Deck	+3,000	Covered Deck		Large Deck	
Porch/Patio/Deck	Brick Patio	Patio		Patio		2 Balcony/Patio	-2,000
Out-Building(s)	None	32x72'Htd+Fin*	-50,000	Pole Building	-15,000	24x48 Pole Bld	-15,000
Amenities	None	None		None		In Ground Pool	-15,000
Net Adjustment (Total)			\$ 19,000		\$ -81,500		\$ -273,500
Adjusted Sale Price of Comparables		Net Adj. 3.5%		Net Adj. 11.6%		Net Adj. 32.3%	
		Gross Adj. 21.6%	\$ 569,000	Gross Adj. 28.4%	\$ 618,500	Gross Adj. 34.7%	\$ 574,500

did did not research the sale or transfer history of the subject property and comparable sales. If not, explain

SALES COMPARISON APPROACH

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
 Data Source(s) MichRIC MLS and Assessor data.
 My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.
 Data Source(s) MichRIC MLS and Assessor data.

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	MichRIC-MLS	MichRIC-MLS	MichRIC-MLS	MichRIC-MLS
Effective Date of Data Source(s)	05/10/2017	05/10/2017	05/10/2017	03/17/2017

Analysis of prior sale or transfer history of the subject property and comparable sales within the prior 12 months of the comparables sale date. There were no previous sales of the subject within the last 3 years or

Summary of Sales Comparison Approach See attached addenda.

Indicated Value by Sales Comparison Approach \$ 575,000
 Indicated Value by: Sales Comparison Approach \$ 575,000 Cost Approach (if developed) \$ 0 Income Approach (if developed) \$ 0
 The market approach to value is considered the most reliable as it accounts for all positive and negative factors at work in the market. Given the range of market value the sale price is the best indication of value.

RECONCILIATION

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 575,000, as of 05/10/2017, which is the date of inspection and the effective date of this appraisal.