**Appendix A: Valuation Justification for {{ pin }}**

Here is the relevant data on the target property ({{address}}):

|  |  |  |
| --- | --- | --- |
| **{%tc for col in target\_labels %}** | **{{ col }}** | **{%tc endfor %}** |
| {%tr for item in target\_contents %} | | |
| {%tc for col in item %} | {{ col }} | {%tc endfor %} |
| {%tr endfor %} | | |

Here is the relevant data on the selected comparable property ({{comp\_address}}):

|  |  |  |
| --- | --- | --- |
| **{%tc for col in target\_labels %}** | **{{ col }}** | **{%tc endfor %}** |
| {%tr for item in target\_contents2 %} | | |
| {%tc for col in item %} | {{ col }} | {%tc endfor %} |
| {%tr endfor %} | | |

{{ pin }} has an assessed value of {{ current\_sev }}. This means that the Assessment Division calculates that {{ pin }} has a fair market value of {{ current\_faircash }}. Const 1963, art 9, § 3 (requiring that municipalities assess property at no more than 50 percent of their true cash value). Given that the true market value of {{ pin }} is {{ contention\_faircash }}, the assessed value should be no more than {{ contention\_sev }}.

This algorithm searches all Detroit sales from January 1st, 2020 to December 31st, 2022 marked arms-length by the Detroit Assessment Division. All comparable properties have the same exterior type, basement, and garage as the subject property. The comparable properties also have approximately the same number of rooms, square feet, and are a similar age as the subject property. To calculate the contention value for {{ address }}, a single comparable property is selected from a pool of comparable properties and the value of this single comparable is adjusted based on differences in rooms, square feet, and age.

Here are the relevant data on the pool of comparable properties:

|  |  |  |
| --- | --- | --- |
| **{%tc for col in comp\_labels %}** | **{{ col }}** | **{%tc endfor %}** |
| {%tr for item in comp\_contents %} | | |
| {%tc for col in item %} | {{ col }} | {%tc endfor %} |
| {%tr endfor %} | | |