**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}}). This property sold for {{comp\_sale}} on {{comp\_date}}:

|  |  |  |
| --- | --- | --- |
| **{%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). Based on the above comparable and a standardized adjustment (see below), the contention true market value of {{ pin }} is {{ contention\_faircash }} and the assessed value should be no more than {{ contention\_sev }}.

This algorithm searches all Detroit sales from July 1st, 2019 to June 1st, 2022 marked arms-length by the Detroit Assessment Division. All comparable properties have the same exterior type as the subject property. The comparable properties also have approximately the same number of rooms, square feet, basement type, garage type, and are a similar age as the subject property. To calculate the contention value for {{ address }}, a single comparable property which recently sold is selected from a pool of comparable properties. This adjustment is calculated by taking the percentage difference in the assessor’s assessed value between the comparable property and the target property and applying this difference to the sale price of the comparable property. This adjustment then utilizes all characteristics used by the assessor to identify differences in property valuation.

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 %} | | |