

## APPENDIX

### Contents

<b>1 Submitted Evidence</b>	<b>1</b>
1.1 Explanatory Letter . . . . .	2

### 1 Submitted Evidence

Daniel Patru  
25239 Andover Dr.  
Dearborn Heights, MI 48125  
Tel. 734-274-9624  
Email. [dpatru@gmail.com](mailto:dpatru@gmail.com)

9/6/2018

Assessor  
3355 South Wayne Road  
Wayne, MI 48184  
734-722-2000 Ext 1014  
Email: [assessing@ci.wayne.mi.us](mailto:assessing@ci.wayne.mi.us)

**Re. Evidence for MTT Docket No. 16-001828**

Dear Assessor:

Enclosed is evidence for the Michigan Tax Tribunal hearing for docket number 16-001828 (for 5073 Winifred) scheduled for October 5, 2018.

- 1) Michigan Dept of Treasury, STC Form 865 (formerly L-4293)
- 2) Spreadsheet showing repairs.
- 3) MLS data sheet for 5073 Winifred.
- 4) MLS history for 5073 Winifred.
- 5) STC Bulletin No. 7 of 2014.
- 6) City of Wayne Certification Guideline (retrieved from [http://www.ci.wayne.mi.us/pdfs2009/city\\_certification\\_guideline\\_july\\_2009.pdf](http://www.ci.wayne.mi.us/pdfs2009/city_certification_guideline_july_2009.pdf) on 9/6/2018)

According to the MLS, this property was first listed for sale on April 3, 2013. It went pending three times but didn't close until I bought it in July 2015. This is evidence that the property sold for its fair market value, taking into account its condition.

At the time of sale, the property needed repairs. Most of the repairs were required by the City of Wayne. See the City of Wayne Certification Guideline for background. These repairs were normal repairs and thus under the Mathieu Gast Act (MCL 211.27(2)) are not to be considered when calculating the assessed value. Form 865 and the spreadsheet showing the repairs show how the repairs fit within the specific categories of the act.

Form 865 and the spreadsheet show values for each of the repairs. These values reflect the cost to the homeowner to perform the repairs. However, STC Bulletin 7 of 2014 indicates that the value of the repairs should be calculated by performing before and after appraisals. (STC