



CITY OF WAYNE - ASSESSING DEPARTMENT

3355 South Wayne Road, Wayne MI 48184

Phone: 734-722-2000 ext: 1014



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SEP 15 2016

MICHIGAN TAX TRIBUNAL

September 13, 2016

Michigan Tax Tribunal  
PO Box 30232  
Lansing, Michigan 48909

RE: Docket 16-001828

To Whom It May Concern:

Please accept the following as Respondent's Evidence in the above referenced docket number. The case is scheduled to be heard on Tuesday October 11, 2016 at in the City of Detroit.

All of the sales used for comparable properties are located in the City of Wayne and within a half mile of the subject. All five of the comparable properties are the same style and age with few adjustments made to them with the exception of the garages.

The subject does not have a garage like comparable number one. Comparable three, four, and five all have at least a two car garage except number 2 which has been adjusted for a carport. The only other adjustments that have been made to any of the comparable properties are for the air conditioning. The subject has an air conditioning unit like number 3 but all of the others do not.

Comparable number one holds the most weight due to the fact the only adjustment made to it was for not having an air conditioner.

I request that the Tribunal uphold the 2016 State Equalized Value and Taxable Value established by the March Board of Review of \$25,200 as the evidence supports.

If you should have any questions, please feel free to reach me at (734) 722-2000, ext 1014.

Tony Hobyak, MCAO  
Department of Assessment

3355 South Wayne Road - Wayne, Michigan 48184 - (734) 722-2000 ext: 1014  
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## MARKET COMPARABLE APPROACH

The undersigned has recited three recent sales of properties most similar and proximate to the subject property and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject. The following Market Analysis is used to establish value as of Dec. 31, 2015 for the 2016 tax year.

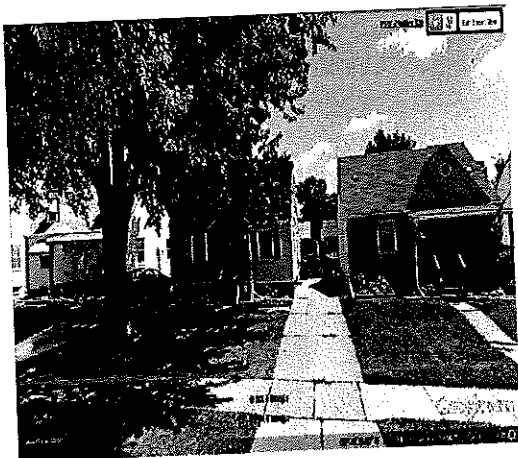
used to establish value as of <u>Dec. 31, 2015</u> for the <u>2016</u> tax year.									
ITEM	55-024-01-1069-000	55-021-01-0415-000	55-021-02-0840-000	55-021-02-0719-000	55-021-01-0432-000	55-021-02-0825-000			
Subject Property	Comparable #1	Comparable #2	Comparable #3	Comparable #4	Comparable #5				
Address	5073 Winfield	3840 Mildred	4534 Niagara	4462 Mildred	3841 Mildred	4525 Winfield			
Proximity to Subj.	N/A	1/2 Mile North	1/4 Mile North	1/4 Mile North	1/2 Mile North	1/4 Mile North			
Sale Price	N/A	\$54,750	\$49,750	\$57,500	\$65,000	\$67,000			
Price / Living Area	N/A	Per SF \$53	Per SF \$46	Per SF \$55	Per SF \$62	Per SF \$66			
Date of Sale	N/A	PTA Jun-15	PTA Mar-15	PTA Feb-15	PTA Aug-15	PTA Jul-15			
Time Adjustment	N/A								
Location	West of Merriman North of Van Born	West of Merriman North of Veno	West of Merriman North of Van Born	West of Merriman North of Veno	West of Merriman North of Veno	West of Merriman North of Veno			
Site / View	Residential	Residential	Residential	Residential	Residential	Residential			
Lot Size	40x135	43x135	52x135	42x135	43x135	42x135			
Design & Appeal	Average	Average	Average	Average	Average	Average			
Quality of Const.	Average	Average	Average	Average	Average	Average			
Style	1.5 Story	1.5 Story	1.5 Story	1.5 Story	1.5 Story	1.5 Story			
Age	1943	1943	1943	1943	1943	1943			
Exterior	Siding	Siding	Siding	Siding	Siding	Siding			
Condition	Average	Average	Average	Average	Average	Average			
Living Area	1020 S.F.	1,024	1,087	1,046	1,046	1,018			
Bath Count	1 Full	1 Full	1 Full	1 Full	1 Full	1 Full			
Basement & Bsmt.	672 S.F.	672 S.F.	720 S.F.	690 S.F.	690 S.F.	672 S.F.			
Air Conditioning	A/C	None	None	A/C	None	None			
Garage / Car Port	None	None	Carport	Two Car	2 1/2 car	2 Car			
Porches, Patio, Pools, etc.	Yes	Yes	Yes	Yes	Yes	Yes			
Other:	None	None	None	None	None	None			
Fireplaces	None	None	None	None	None	None			
Landscaping and etc...	None	None	None	None	None	None			
Net Adj. (Total)		\$ 500	\$ (1,500)	\$ (5,000)	\$ (5,500)	\$ (4,500)			
Indicated Value		\$55,250	\$48,250	\$52,500	\$59,500	\$62,500			
Adj Price/SF		\$54	\$44	\$50	\$57	\$61			

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Docket 16-001828  
Pictures 1



Subject  
5073 Winifred

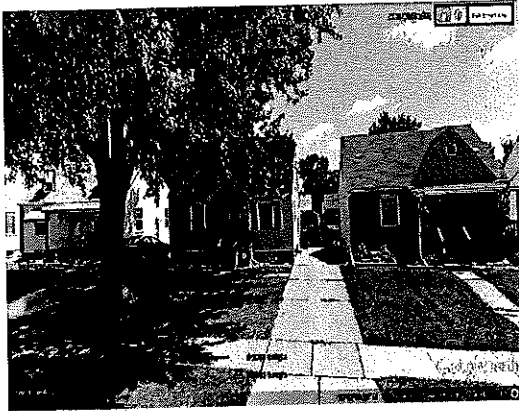


Comparable 1  
3840 Mildred  
Jun-15  
\$54,750

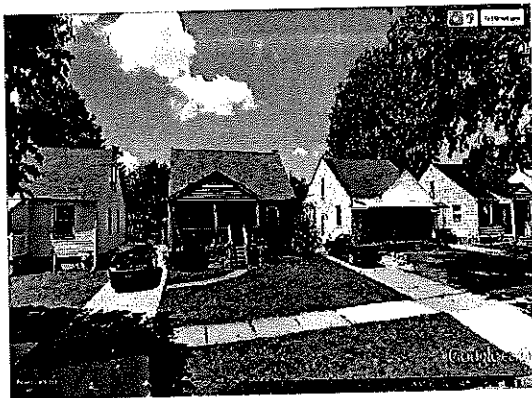


Comparable 2  
4534 Niagara  
Mar-15  
\$49,750

Docket 16-001828  
Pictures 2



Subject  
5073 Winifred



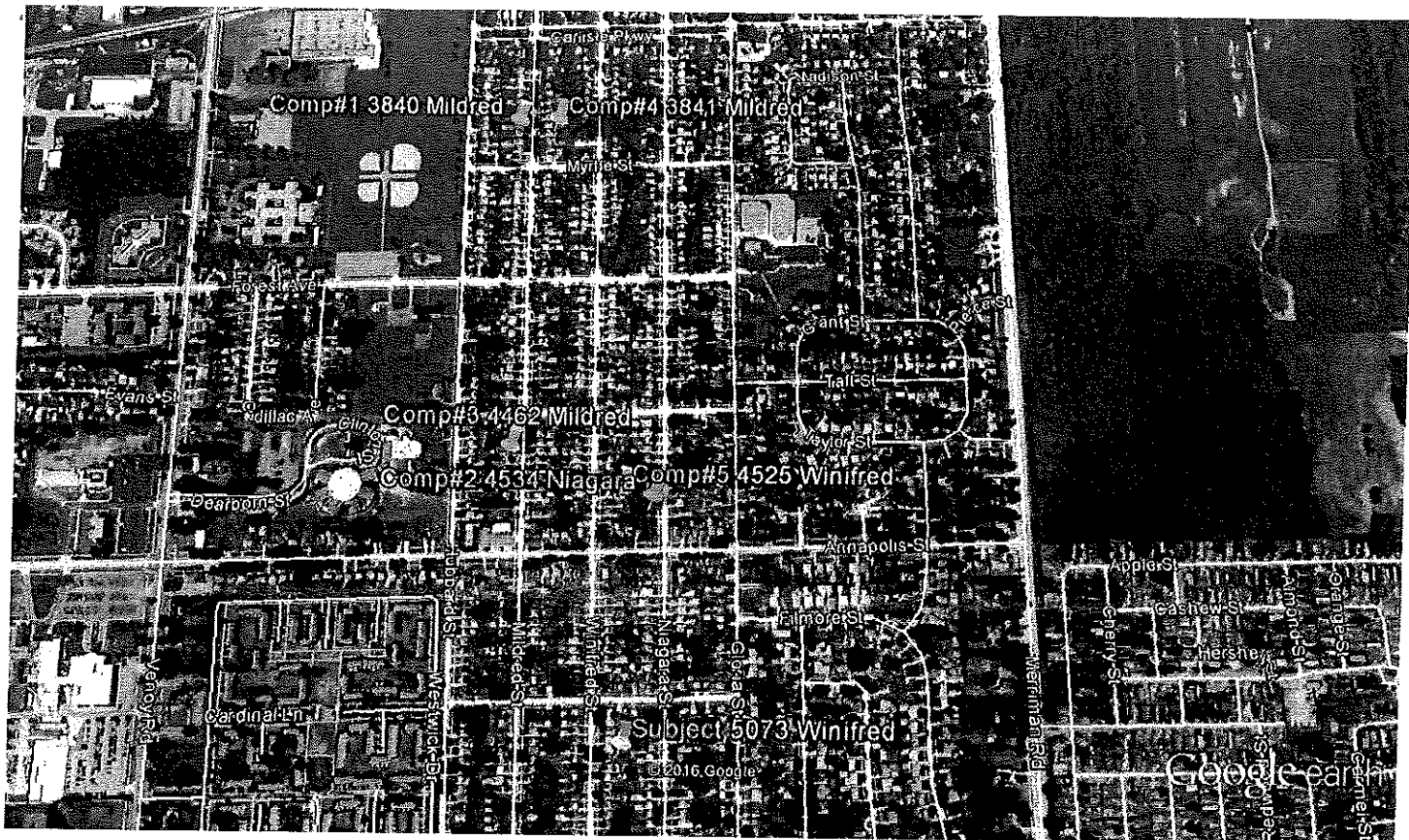
Comparable 3  
4462 Mildred  
Feb-15  
\$57,500



Comparable 4  
3841 Mildred  
Aug-15  
\$65,000



Comparable 5  
4525 Winifred  
Jul-15  
\$67,000



Google earth

feet  
meters

