#### STATE OF MICHIGAN **DEPARTMENT OF LICENSING & REGULATORY AFFAIRS** MICHIGAN ADMINISTRATIVE HEARING SYSTEM MICHIGAN TAX TRIBUNAL **SMALL CLAIMS DIVISION**

PROPERTY TAX APPEAL ANSWER FORM **VALUATION / POVERTY EXEMPTION** 

16 001828

RECEIVED JUL 13 2016

MICHIGAN TAX TRIBUNAL

Section 1: Respondent's Conta		County:
City of Wayne		Wayne
Mailing Address (No., Street, P.O. Box or Rural Route	);	
3355 South Wayne Road		
City or Town:	State:	ZIP Code:
Wayne	Mi.	48184
Telephone Number:		ax Number:
734-722-2000 Ext. 1014		734-722-5052
E-mall Address:		
Assessing@ci.wayne.mi.us		
ection 2: Respondent's Attorne	y/Author	ized Representative's Contact Informa
First Name:	M.I.:	Last Name:
Tony		Hobyak
Tony Firm Name (if any):		Норуак
Firm Name (if any):		Норуак
Firm Name (if any):  Address (No., Street, P.O. Box or Rural Route):		Норуак
Firm Name (if any):  Address (No., Street, P.O. Box or Rural Route):  3355 South Wayne Road	State	
Firm Name (if any):  Address (No., Street, P.O. Box or Rural Route):  3355 South Wayne Road  City or Town:	State:	ZIP Code:
Firm Name (if any):  Address (No., Street, P.O. Box or Rural Route):  3355 South Wayne Road  City or Town:  Wayne	Mi.	
Firm Name (if any):  Address (No., Street, P.O. Box or Rural Route):  3355 South Wayne Road  City or Town:  Wayne  Telephone Number:	Mi.	ZIP Code: 48184
Firm Name (if any):  Address (No., Street, P.O. Box or Rural Route):  3355 South Wayne Road  City or Town:  Wayne  Telephone Number:  734-722-2000 Ext. 1014	Mi.	ZIP Code: 48184 Fax Number:
Firm Name (if any):  Address (No., Street, P.O. Box or Rural Route):  3355 South Wayne Road  City or Town:  Wayne  Telephone Number:  734-722-2000 Ext. 1014  E-mail Address:	Mi.	ZIP Code: 48184 Fax Number:
Firm Name (if any):  Address (No., Street, P.O. Box or Rural Route): 3355 South Wayne Road  City or Town:  Wayne  Telephone Number: 734-722-2000 Ext. 1014  E-mail Address:	Mi.	ZIP Code: 48184 Fax Number:
Firm Name (if any):  Address (No., Street, P.O. Box or Rural Route):  3355 South Wayne Road  City or Town:  Wayne  Telephone Number:  734-722-2000 Ext. 1014  E-mail Address:  Assessing@ci.wayne.mi.us	Mi.	ZIP Code: 48184 Fax Number:
Firm Name (if any):  Address (No., Street, P.O. Box or Rural Route):  3355 South Wayne Road  City or Town:  Wayne  Telephone Number:  734-722-2000 Ext. 1014  E-mail Address:  Assessing@ci.wayne.mi.us	Mi.	ZIP Code: 48184 Fax Number:
Firm Name (if any):  Address (No., Street, P.O. Box or Rural Route):  3355 South Wayne Road  City or Town:  Wayne  Telephone Number:  734-722-2000 Ext. 1014  E-mail Address:  Assessing@ci.wayne.mi.us  Section 3: Subject Property Infe	Mi.	ZIP Code: 48184 Fax Number:
Firm Name (if any):  Address (No., Street, P.O. Box or Rural Route):  3355 South Wayne Road  City or Town:  Wayne  Telephone Number:  734-722-2000 Ext. 1014  E-mail Address:  Assessing@ci.wayne.mi.us  Section 3: Subject Property Infe  Parcel Identification Number(s):  55-024-01-1069-000	Mi.	ZIP Code: 48184 Fax Number: 734-722-5052
Firm Name (if any):  Address (No., Street, P.O. Box or Rural Route):  3355 South Wayne Road  City or Town:  Wayne  Telephone Number:  734-722-2000 Ext. 1014  E-mail Address:  Assessing@ci.wayne.mi.us  Section 3: Subject Property Inference Identification Number(s):  55-024-01-1069-000  Does the subject property have a Principal Residence	Mi.	ZIP Code: 48184 Fax Number: 734-722-5052
Firm Name (if any):  Address (No., Street, P.O. Box or Rural Route):  3355 South Wayne Road  City or Town:  Wayne  Telephone Number:  734-722-2000 Ext. 1014  E-mail Address:  Assessing@ci.wayne.mi.us  Section 3: Subject Property Info Parcel Identification Number(s):  55-024-01-1069-000  Does the subject property have a Principal Residence	Mi.	ZIP Code: 48184 Fax Number: 734-722-5052
Firm Name (if any):  Address (No., Street, P.O. Box or Rural Route):  3355 South Wayne Road  City or Town:  Wayne  Telephone Number:  734-722-2000 Ext. 1014  E-mail Address:  Assessing@ci.wayne.mi.us  Section 3: Subject Property Info  Parcel Identification Number(s):  55-024-01-1069-000  Does the subject property have a Principal Residence  Yes No	Mi.	ZIP Code: 48184  Fax Number: 734-722-5052  50% or more?  list all parcels that are adjoining in separate groupings.
Firm Name (if any):  Address (No., Street, P.O. Box or Rural Route):  3355 South Wayne Road  City or Town:  Wayne  Telephone Number:  734-722-2000 Ext. 1014  E-mail Address:  Assessing@ci.wayne.mi.us  Section 3: Subject Property Inference Identification Number(s):  55-024-01-1069-000  Does the subject property have a Principal Residence	Mi.	ZIP Code: 48184 Fax Number: 734-722-5052

## STATE OF MICHIGAN DEPARTMENT OF LICENSING & REGULATORY AFFAIRS MICHIGAN ADMINISTRATIVE HEARING SYSTEM MICHIGAN TAX TRIBUNAL SMALL CLAIMS DIVISION

Section 4: Please Explain Your Answer to this Appeal The assessed value is correctly set at 50% of the properties true cash value. Section 5: Jurisdictional Issues IF PETITIONER IS APPEALING THE TRUE CASH AND/OR TAXABLE VALUES OR SEEKS AN EXEMPTION FROM TAXATION: Did Petitioner protest the assessment at a Board of Review? If Yes, check which Board of Review Petitioner attended: 🔳 March 📗 July 📗 December Was the assessment change notice properly sent to Petitioner prior to the March Board of Review? \*Please attach a copy of the public record indicating the last known address for the malling of the notice and proof demonstrating the date the notice was mailed for each parcel being appealed. If the July or December Board of Review revised the assessment(s) at issue, did it have authority? Yes No If yes, please cite the Board's authority? Were the assessment(s) at issue established as the result of a clerical error or mutual mistake of fact? 

Yes

No If yes, please explain Is Petitioner appealing from a State Tax Commission Order? If so, when was it issued? What statutory section did Petitioner request the subject property be exempt? IF PETITIONER IS APPEALING THE UNCAPPING OF TAXABLE VALUE: When was the Notice of Uncapping Issued? Under what statutory section was the taxable value uncapped? IF PETITIONER IS APPEALING FOR A POVERTY EXEMPTION Did Petitioner request a poverty exemption at the Board of Review? Yes If Yes, check which Board of Review Petitioner attended: March July December Year Under Appeal: 2016 List the date the Board of Review denied Petitioner's poverty exemption:

## STATE OF MICHIGAN DEPARTMENT OF LICENSING & REGULATORY AFFAIRS MICHIGAN ADMINISTRATIVE HEARING SYSTEM MICHIGAN TAX TRIBUNAL SMALL CLAIMS DIVISION

Section 6: Valuation infor	mation	
Parcel Number:		
55-024-01-1069-000	· · · · · · · · · · · · · · · · · · ·	
Current Assessed Value as established by t	ne Board of Review:	
25,200		
Current Taxable Value as established by the	Board of Review:	
25,200		
What do you believe is the fair market value	?	
50,400		
What do you believe is the taxable value?		
25,200		

Signature (the answer will not be accepted unless it is signed):
Respondent's Signature:
isi Tillian
Attorney or Authorized Agent's Signature:
Isi

diction: WAYNE	
County: WAYNE	
Printed on	
07/08/2016	

23,0008			23,000	16,500	6,500	014	.20			
23,3680	and and processing the second	And the second s	24,000	18,300	5,700	2015	DATA ENTER	RAL 02/17/2000	D D	The Equalizer. Copyright
25,200S	A	25,200M	25,200	18,700	6,500	2016	INSPECTED	СВ	***************************************	AND
Tentative		minaman vanamanan Amuninteter Vehründer Antonio en orono	Tentative		Tentative	2017 Ten	What 20	Who When		•
Taxable Value	Tribunal/ Other	Board of Review	Assessed Value	Building Value	Land Value	Year		Flood Plain		
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		7	) and the second of the second	Estimates	Cost	Land Improvement		X Paved Road X Storm Sewer	OOD NO.	R9E 160 P57 WCR
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13,000			325	135.00 1.0000	40.00	FRONT FOOT	providentate/contract	Tiprovements	inconsistent on the most operation which properties and analysis of the constitution o	mana respectively and the second seco
Value	3	%Adi. Reason	אלה אלה אלה אלה	Denth Front	† Ծ	9 7 7 7 7 7 7 7 7 7		Public		
Annahomen who will have the Way and Way Washington and Way of the	S MICH AVE	/E VENOY/S	35.N VAN BORN/E	for Land Table 10035.	timates	Land Value Es	Vacant La	X Improved		DEARBORN HEIGHTS MI 48125
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LETE	COMPLETE	3 16694	05/29/2003	ed and 11th mild West away of December 11th mild and 11th Marie 11	PORCH		NE/WESTLAND	School: 55-WAYNE,		<b>—</b> :
us	Status	Number	Date	Permit(s)	Building	ng:	TIAL - IMP Zoning:	Class: RESIDENTIAL		Property Address
100.0		CEED	90001102	3-SPLIT NOT ON ROLL	03-SP	/1998 WD	80,000 10/30/1998	The second contract c	CONRAD, MICHELE L.	Cil
100.0		DEED	205171474	6-CONVENTIONAL SALE	16-CO	/2005 WD	119,271 03/15,	- KAREN	JOHNSON, DENNIS -	7
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100.0	TRANSFER L4260	TRAI		SALE USED	BANK SALE	/2015 WD	32,000 08/19,	reannumentation are an extremely and all the DN	PATRU, DANIEL	HUD
Trans.	Verified  By	Verj By	Liber & Page	of Sale	Terms	te Inst	Sale Sale Price Date		Grantee	Grantor
	1.044	Frinted on		WΑ	County:		WAYNE	Jurisdiction:	01 1069 000 J	Parcel Number: 82 55 024

<sup>\*\*\*</sup> Information herein deemed reliable but not guaranteed\*\*\*

<sup>\*\*\*</sup> Information herein deemed reliable but not guaranteed\*\*\*

01:35 PM				
82 55 024 01 1069 000	2017 Est. T.C.V.	PATRU, DANIE	Ü	
Property Class: 401		5073 WINIFRE		
Map #:	WAYNE	WAYNE, MI 48	184	
		WALLE MENON OF MICH AVE		
Land Value Estimates for La	* Factors *		** *	
Description Frontage Dep	th Front Depth Rate %	Adj. Reason	Value	
FRONT FOOT 40.00 135.	00 1.0000 1.0000 325	100 Est. Land Value =	13,000 13,000	
40 Actual Front Feet, 0.	12 Total Acres Total	Est. Land value -	15,000	
Land Improvement Cost Estim	ates	-		
Description	Rate CountyMu	ult. Size %Good Ca	sh Value	
Shod: Mood Frame	9.83 1.00	192 . 37	698	
Total Esti	mated Land Improvements	True Cash Value =	698	
Cost Est. for Res. Bldg: 1	Single Family 1.50 St	rory Cls C-5 B	lt 1943	
Cost Est. for Res. Blug. 1	Single runing			
(11) Heating System: Forced	Heat & Cool			
Ground Area = Size for Rate	$_{1S} = 672 \text{ SF}$ Floor Area		Q . = b	
	dation Rate Bsmnt-Ad		Cost	
1.5 2001, 01001	ement 88.57 0.00		61,347 510	
1 Story Siding Overh	ang 42.46 0.00	0.00 12	310	
- 11'4' /7 divatmonts	Rate	Size	Cost	
Other Additions/Adjustments	Hadd			
(13) Plumbing			545	
Ceramic Tile Floor	515.00		515	
Ceramic Tile Wains	875.00	1	875	
(14) Water/Sewer	1162.00	1	1,162	
Public Water	1162.00		1,162	
Public Sewer	1102,00			
(16) Porches			1 E4E	
WCP (1 Story), Standard	48.28	32	1,545	
1.52		Cost New =	102,015	
County Multiplier = 1.52 =	-/		·	
Phy/Ab.Phy/Func/Econ/Comb.	Good= 57/100/100/100/57	.0, Depr.Cost =	58,149	
ECF (10035 N VAN BORN/E VEN	NOY/S MICH AVE)0.620 =>	TCV of Bldg: $1 =$	36,052	
			40. 750	
2017 Est. T.C.V. 55 024 01	1069 000	= 00/10/2015 for 32 00	49,750	
Est. TCV/Total Floor Area	= 48.//, Most recent Sal	e 08/19/2013 101 32,00 Cap C.P.I.	•	
2016 Assessed MBOR	S.E.V. Base for	,200 0.00		
25,200 25,200		, =	Losses	
2017 New Eq. Adjustmer	nt Loss Addit 0	0 -300	0	
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2017 Assessed MBOR Tentative Tentative	Tentative Tenta		entative	
Tentative Tentative				

e Recipiently (e. 1917)

∄ọrm €18, Page 2 FOR BOARD OF REVIEW USE ONLY MSTRUCTIONS: Incorporate a copy of this form and the assigned number in the Board of Review minutes. Parcel Code 1069 ల్ల 4. ASSESSED VALUE Disposition by Board of Review. The Board of Review must state the reason-for its action below. Assessed Value Changed From Denied Record of vote - Board or three member committee of board Member: X Yes Member: X Yes O No Chairperson: X Yes Deviced Did not furnish proper decurrentation to warrant reduction of you disagree with the decision of the Board of Review regarding tentative assessed value, you may appeal that decision by filing a petition with the Michigan Tax Tribunal at P.O. Box 30232, Lansing, Mi. 48909. Commercial Real, Industrial Real, Developmental Real, Commercial Personal, Industrial Personal and Utility Personal Property may be appealed by May 31. Agricultural Real, Residential Real, Timber-Cutover Real and Agricultural Porsonal Property may be appealed by July 31. The petition must be filed on a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunat forms are available at www.rnichigan.gov/taxtrib. 2. TENTATIVE TAXABLE VALUE Disposition by Board of Review. The Board of Review must state the reason for its action below. Tentative Taxable Value Changed From Denied Record of vote - Board or three member committee of board Member: Chairperson: Yes Initials Initials Reason for board action If you disagree with the decision of the Board of Review regarding teritative taxable value, you may appeal that decision by filing a petition with the Michigan Tax Tribunal at P.O. Box 30232, Lansing, MI 48909. Commercial Real, Industrial Real, Developmental Real, Commercial Personal, Industrial Personal and Utility Personal Property may be appealed by May 31. Agricultural Real, Residential Real, Timber-Cutover Real and Agricultural Personal Property may be appealed by July 31. The petition must be filled on 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. 3. CLASSIFICATION Disposition by Board of Review. The Board of Review must state the reason for its action below. Classification Changed From Flecord of vote - Board or three member committee of board Member: Yes No Chairperson: Yes No Reason for board action If you disagree with the decision of the Board of Review regarding classification, you may appeal by sending Form 2167 to the State Tax Commission at P.O. Box 30471, Lansing, MI 48909 by June 30. 4. QUALIFIED AGRICULTURAL PROPERTY EXEMPTION Disposition by Board of Review. The Board of Review must state the reason for its action below. Exemption percent modified from Exemption Request Denied Record of vote - Board or three member committee of board Member: Yes No Member: Chairperson: No Initials Initials Reason for board action

Michigan Tax Tribunal at P.O. Box 30232, Lansing, Mt. 48909 by July 31. The petition must be filed on 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. 5. ADJOURNMENT Date of Final adjournment of Board of Review

If you disagree with the decision of the Board of Review regarding tentative taxable value, you may appeal that decision by filing a petition with the

tunul

3-24-16

Board of Review Secretary Signature

Date

3/22/2016

L-4035

### Petition to Board of Review

This form is issued under the authority of P.A. 206 of 1893, as amended. Filing is voluntary, however you may not appeal to the Michigan Tax Tribunal or the State Tax Commission unless you first protest to the Board of Review.

or the State Tax Commission unit			
TO BE COMPLETED BY OW	NER OR OWNER'S AGENT		Nessa Drint or Tuna)
Owner's Name (Please Print or Type) Daniel Patru		Petitioner's Name (If Other than Owner, F	rease rantor type)
Township or Cily City of Wayne		Wayne	
he undersigned protests the a	essessed value and/or the tentative taxa n of the following described property:	ble value and/or the property classif	ication and/or the qualified
	red. Property address & legal description options	al)	
PROTEST OF ASSESS	sessed Value Tentative Tax		Qualified Agricultural Property Exemption
(Complete this section for a pr	rotest of assessed value and/or tentative to Owner's Estimate of True Cash Value	axable value) Tentative Taxable Value	Year
Assessed Amount 25200	32000 32000	16000 25200	2016 .
Classification should be (check one	of the following):  Industrial	Timber Cutover	Itility (Personal Property Only)
Classification of property on this year	34c of the Michigan Compiled Laws. The control of the status as a homeowner's principal real of the sassessment roll		
	10,00000	Timber Cutover	Itility (Personal Property Only)
Agricultural		Developmental	•
Commercial	Residential		The state of the s
(If the assessor has denied o property, the owner may appour UPON THE EXEMPTION FR	TION FOR QUALIFIED AGRICUL or changed the percentage of the exemption eal this action to the March Board of Reviewom THE 18 SCHOOL OPERATING MILL.	n from the 18 mills of local school oper	RESIDENCE PROPERTIES.)
4. REASON FOR PROTE	ST	norm ton the state a bandwide we represent the state of the state and state of the	and a second sec
State reason(s) for protest of assess Subject property sold ir also supports this value days on MLS.	sed value and/or the tentative taxable value and/on the tentative taxable value and/on \$32 at ion: 5121 Niagara St (also a 3 be	or crassification and/or qualified agricultural 1,000 after being listed on MLS edroom 1 bath but 129 sqft bigg	for 15 days. Comparable sale jer) sold for \$35,829 after 11
CERTIFICATION			
Signature D		Date 3/22/2016	Market 1 at 1 a 1 a 1 a 1 a 1 a 1 a 1 a 1 a 1
Address 25239 Andover Dr	the state of the s	Phone Number 734-274-9624	

## STATE OF MICHIGAN DEPARTMENT OF LICENSING & REGULATORY AFFAIRS MICHIGAN ADMINISTRATIVE HEARING SYSTEM MICHIGAN TAX TRIBUNAL

DANIEL PETRU,	
Petitioner(s)	
v	MTT Docket No. 16-001828
CITY OF WAYNE, Respondent(s)	
	PROOF OF SERVICE
TONY HOBYAY [Name of person serving/mailing peti	states that on 7-9-/6 he/she [date of service]
DANIEL PETRY 25239 ANDOVER DEARBORN HOTS MI. 49/	relative to the above-captioned matter upon:
[Provide name and address of the par	ty/people being served]
	[Signature of person who is serving/mailing copy]
	TONY HOBYAY
	[Print/type name of person serving/mailing copy]



HOME | HELP | CUSTOMER CARE | SIGN OUT

Restricted Information

Dashboard > Display

Mailing Group ID: Preparer: Description:

Mailing Group Summary Information

-KENT COMMUNICATIONS INC KCI 135991 - D5 Wayne 163188406

Mailer's Job #:
PO of Mailing Finance No:
Submission Type:

135991WA 253920 Mail.dat Open Date: Close Date:

Today's Date: 03/04/2016

03-03-2016

Cancel | Confirmation Page | Container List | Piece-Weight Information

Final

PS Form 3600-R - First-Class Mail and First-Class Package Service - Permit Imprint

PS # 234438140, FIN - Transaction # 201606315151733M0 (processed by JIMG on 03/03/2016 03:03:17 PM)

Ken

Postage Summary WATNET

!										
Account Holder:	KENT COMMUNICATIONS INC KCI Mailing Agent 3901 EAST PARIS AVE SE GRAND RAPIDS, MI 49512 -3906	NS INC KCI SE 3512-3906	Mailing Age	7.	KENT COMMUNICATIONS INC KC 3901 EAST PARIS AVE SE GRAND RAPIDS, MI 49512-3906	NC KC	Mail Owner.	<b>≥</b> % ≥	WCA ASSESSING 38110 N EXECUTI WESTLAND, MI 43	WCA ASSESSING 38110 N EXECUTIVE DR STE 200 WESTLAND, MI 48185-3133
	Contact COLLEEN (616) 957 - 2120									
Account Number:	23964									
Permit:	Permit Imprint 657						Processing Category:	L	etters (may	Letters (may include postcards)
	CRID: 3415520				CRID: 3415520			_	CRID: 19354569	569
FS Fee Waiver % when finalized:	98.74%									
Post Office Of Mailing:	GRAND RAPIDS MI 49599-9998	9599-9998	Mailer's Mailing Date:	iling Date:	03/03/2016		Weight of Single Piece:	L	0.0215 lbs.	
Post Office of Permit:	GRAND RAPIDS MI 49599-9998	9599-9998								
Total Pieces:	5,894 pcs.		Total Weight	ř	126.7210 lbs.		Total Postage:		\$ 2,328.41	
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Political Mail: NO					Official Election Mail: NO	ii. NO				
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Incentive/Discount Claimed: NO	AB Testing Claimed: NO	0			Type of Fee: N/A					
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S 1,764.2360	\$ 0.0000	\$-13.6410	\$ 13.6410	\$ 1,777,8770	4547pcs.	0.391	Letters	5-Digit	A5
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								ation Prices	Part A: Automation Prices

<sup>\*</sup> May contain both Full Service Intelligent Mail and other discount - see Instructions page for additional information.

### Certification

The mailer's signature certifies acceptance of liability for and agreement to pay any revenue deficiencies assessed on this mailing, subject to appeal. If an agent signs this form, the agent certifies that he or she is authorized to sign on behalf of the mailer, and that the mailer is bound by the certification and agrees to pay any deficiencies. In addition, agents may be liable for any deficiencies resulting from matters within their responsibility, knowledge, or control.

Thereby certify that all information furnished on this form is accurate, truthful, and complete; that the mail and the supporting documentation comply with all postal standards and that the mailing qualifies for the prices and fees claimed; and that the mailing does not contain any matter prohibited by law or postal regulation.

Lunderstand that anyone who furnishes false or misleading information on this form or who omits information requested on the form may be subject to criminal and/or civil penalties, including fines and imprisonment.

1, 1,2

	Signature	
Signature of Mailer or Agent	Name of Mailer or Agent	Telephone
	DANIEL COVINGTON	(616) 957 - 2120

# Facsimile Form 3600-R

USP	USPS Use Only
Weight of a Single Piece	Are figures at left adjusted from mailer's entries?
	Tes x No in res. Give reason
Total Pieces Total Pieces 126.7210 lbs.	Date Mailer Notified
Total Postage \$2,328.41	Contact
Presort Verification: Check One(if Applicable) [ ] Not Scheduled [ ] Performed	By (Initials)
I CERTIFY that this mailing has been inspected concerning: (1) eligibility for postage price claimed; (2) Proper preparation (and presont will grid (4) payment of annual fee (if required).	d; (2) Proper preparation (and presort where required); and (3) proper completion of postage statement;
Verifying Employee's Signature	Verifying Employee's Name
	Round Stamp Required