

TNECA 2011 Assessment Data

2BR

There were two sales in 2011. Unit 3C sold for \$42,000 and included no furnishings and no garage stall, so no adjustments to the sales price are needed. If we use the same values that were used last year to adjust for "furnishings" and "garage stalls", the "net" sale price for the other 2BR (1B) would be \$87,000 (\$100,000 less \$8,000 for the garage stall and less \$5,000 for furnishings). If we take an average of those two sales, the market vales for a 2BR unit would be \$64,500.

3BR

There were two sales in 2011. Unit 5E sold for \$92,070 and included no furnishings and no garage stall, so no adjustments to the sales price are needed. If we use the same values that were used last year to adjust for "furnishings" and "garage stalls", the "net" sale price for the other 3BR (7A) would be \$121,400 (\$136,500 less \$8,000 for the garage stall and less \$7,100 for furnishings). If we take an average of those two sales, the market vales for a 3BR unit would be \$106,735.

Appeals can be in the form of a simple letter or on form L-4035 (http://michigan.gov/documents/l4035f_2658_7.pdf).

The document must be signed by the owner and mailed to the address on your Notice of Assessment. You may also scan and email your signed letter/form to the Assessor at nowak3191@hotmail.com. Emails must be received by Monday evening, March 12th.