

[REDACTED]
1,569 SF
Finished Basement
3.5 Baths
Base Assessment: 476,000
New Assessment: 596,000

Dear Tax Assessor,

I recently received my new home assessment and have come to the conclusion that it is drastically wrong. Not only is the new assessment wrong, but my previous assessment of \$476,000 was wrong as well.

Below I have listed the 10 homes with comparable square footage as my home. While it is difficult to find true comparable homes, because so many home were flipped by developers and include many modern amenities these were the best I could find. Included are 5 with less square footage and 5 with more.

Below are some quick computations I did for the comparable sales. You can see that my assessment should be \$343,450 or \$350,000 at most.

Average for all homes (10) from 1,428SF to 1,820SF: \$361,490
Average for all homes (4) from 1,540SF to 1,732SF: \$351,500
Average for non-flipped homes (5): \$343,540

Comps:

Address	Sales Price	Style	Square Ft	Flip?
3112 63RD PL	\$395,800.00	Cape Cod	1,428.00	
6109 LOMBARD ST	\$325,000.00	Rambler	1,435.00	Yes
2340 BELLEVIEW AVE	\$348,000.00	Colonial	1,453.00	Yes
2509 VALLEY WAY	\$400,000.00	Colonial	1,472.00	Yes
6134 MONTROSE RD	\$299,500.00	Colonial	1,540.00	
5718 EUCLID ST	\$347,400.00	Contemporary	1,548.00	

5809 DEWEY ST	\$474,150.00	Cape Cod	1,700.00	YES
6507 OAK ST	\$285,000.00	Split Level	1,732.00	
6206 INWOOD ST	\$349,900.00	Split Level	1,750.00	YES
6310 INWOOD ST	\$390,000.00	Colonial	1,820.00	