

# Understanding Your Assessment Notice

Every year, you receive an assessment notice indicating changes in the assessed value and the taxable value of your property. The assessed value represents 50% of the estimated market value of your property and the taxable value indicates how much of that value you will pay taxes on.

Michigan Department of Treasury, STC  
1019 (Rev. 1-09)

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c), as amended. This is a model assessment notice to be used by the local assessor. **L-4400**

## Notice of Assessment, Taxable Valuation, and Property Classification

COLUMBIA TOWNSHIP RUTH A SCOTT, ASSESSOR 8500 JEFFERSON RD BROOKLYN, MI 49230	THIS IS NOT A TAX BILL
NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL:	PROPERTY IDENTIFICATION: (Parcel Code required. Property address and legal description optional):
THIS PROPERTY IS CLASSIFIED AS:                    401 (401.RES REAL)	
PRIOR YEAR'S CLASSIFICATION IF DIFFERENT:	

### What is Property Classification?

Property is classified according to what part of the property contributes the most value. Classes of real property include Agricultural, Commercial, Industrial, Residential or Developmental. If you feel that your property is misclassified, you may appeal the classification to the Board of Review.

### What Does This Notice Mean in Tax Dollars?

Based on the change in Taxable Value, this is an estimated amount for a principle residence based on last year's millage rates. For Non-principle residence properties this value is increased or decreased by approx. 35%.

### Assessed Value and Taxable Value

Assessed Value is equal to 50% of the estimated market value of your property. Taxable Value is the product of the previous year's Taxable Value increased or decreased by the Consumers Price Index unless there were physical changes to the property or omitted property discovered. The Taxable Value cannot be higher than the Assessed Value.

Proposal A, passed by the voters on March 15, 1994, places a limit on the value used to compute property taxes. Starting in 1995, your property taxes were calculated on Taxable Values (see line 1 below). If there is a number entered in the "Change" column at the right side of the Taxable Value line, that number is not your change in taxes. It is the change in Taxable Value.

Prior to 1995, your taxes were calculated on State Equalized Value (see line 4 below). State Equalized Value (SEV) is the Assessed Value multiplied by the Equalization Factor, if any (see line 3 below). State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2009, your 2010 Taxable Value will be the same as your 2010 State Equalized Value. Please see line 5 below regarding Transfer of Ownership on your property.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2009, your 2010 Taxable Value is calculated by multiplying your 2009 Taxable Value (see line 1 below) by 0.997 (which is the Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2010 Taxable Value cannot be higher than your 2010 State Equalized Value.

This change in taxable value will increase/decrease your 2010 tax bill by approximately:    -\$99	PRIOR AMOUNT YEAR: 2009	CURRENT AMOUNT YEAR: 2010	CHANGE
1. TAXABLE VALUE (Current amount is tentative):	21,002	18,307	-2,695
2. ASSESSED VALUE:	21,002	18,307	-2,695
3. TENTATIVE EQUALIZATION FACTOR:                    1.000			
4. STATE EQUALIZED VALUE (Current amount is tentative):	21,002	18,307	-2,695
5. There WAS/WAS NOT a transfer of ownership on this property in 2009    WAS NOT			

If you believe that these values, the property classification, or the information on line 5 is incorrect you may protest to the Local Board of Review. Residents or Nonresidents may protest to the Board of Review by letter. Letter appeals are to be accompanied by a completed Board of Review petition form (form L-4035). The petition form approved by the State Tax Commission (form L-4035) is available at [www.michigan.gov/treasury](http://www.michigan.gov/treasury). When you reach the site, click on Forms (at top of page), then click on Property Tax Forms, then click on Property Tax - Board of Review. Public Appeal hearings will be held at the following times:

MON. MARCH 08    9:00 A.M. TO 12:00 NOON AND 1:30 P.M. TO 4:30 P.M.  
 TUE. MARCH 09    1:00 P.M. TO 4:00 P.M. AND 6:00 P.M. TO 9:00 P.M.  
 WED. MARCH 10    9:00 A.M. TO 12:00 NOON AND 1:30 P.M. TO 4:30 P.M.  
 APPOINTMENTS ARE REQUIRED, PLEASE CALL 517-592-2000 TO SCHEDULE.  
 APPEALS SUBMITTED BY LETTER MUST BE POSTMARKED NO LATER THAN MARCH 10, 2010.

% Exempt As "Homeowners Principal Residence":	100.00 %
% Exempt As "Qualified Agricultural Property":	0.00 %
Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal.

Protest at the Board of Review is necessary to protect your right to further appeals to the Michigan Tax Tribunal for valuation and exemption appeals and/or the State Tax Commission for classification appeals. Properties classified Commercial, Industrial or Developmental Real Property may be appealed to the regular March Board of Review or to the Tax Tribunal prior to May 31. Commercial, Industrial or Utility Personal Property may be appealed to the regular March Board of Review or to the Tax Tribunal prior to May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19. Residential or Agricultural Property may be appealed to the Tax Tribunal until July 31st.

HOMEOWNER'S PRINCIPAL RESIDENCE AFFIDAVIT INFORMATION REQUIRED BY P.A. 247 OF 2003. If you purchased your principal residence after May 1 last year, to claim the principal residence exemption, if you have not already done so, you are required to file an affidavit on or before May 1.

### Did You Purchase the Property in 2009?

If you purchased this property in 2009, the Assessed and Taxable Values should be equal. If the values are not the same, please contact the Assessing Dept.

### Board of Review Information

If you believe your values are incorrect, you may appeal to the Board of Review. You may contact the Assessing Dept. prior to this time if you feel there has been an error.

### DO YOU HAVE A PRINCIPAL RESIDENCE EXEMPTION?

Having a principal residence exemption saves you approximately \$18.00 in actual property tax per \$1,000 of taxable value. You must own and occupy the property as your primary residence and fill out a principal residence exemption form to qualify.

It is important that you review your property assessment record for any errors. If you believe there are errors please contact the Assessor's Office first. The notice indicates the dates and times the Board of Review is in session to hear protests to the classification, assessed or taxable values of your property. Any evidence you can provide to the Board of Review as to why you feel the protested information is incorrect makes the appeal more effective.