

HOW TO READ YOUR ASSESSMENT CHANGE NOTICE

Every year at the end of February you will receive a form like this explaining the changes in the Assessed and Taxable value of your property. What do all these numbers mean? Keep reading for a quick review.

IF THIS IS NOT A TAX BILL, WHAT IS IT?

This is an Assessment Notice. It indicates what the local assessor determines your property is worth and how much of that value is taxable. It does not indicate what your taxes will be for this year.

ARE YOU SAVING AS MUCH AS YOU CAN?

If this property is your primary residence, it should qualify for an exemption that would save you a significant amount on your taxes. If the exemption has been filed correctly, your bill will say your home is 100% exempt as "Homeowners Principal Residence". If you believe you are eligible for this exemption, but the notice does not say you are exempt, please contact your local assessor. If the property is farmland, it can qualify for the same type of exemption under "Qualified Agricultural Property". Questions regarding exemptions should be directed to your local assessor.

WHAT YOUR PROPERTY IS WORTH AND HOW MUCH WILL YOU PAY TAXES ON?

This is the most important section of this notice. The Assessed Value is approximately one half of what the State calculates your property is worth in a specified year. The Taxable Value is the amount that your taxes are calculated on. If you have owned your home for more than a year, the Taxable Value should be less than the Assessed Value. The gap between these two numbers will continue to grow the longer you own the property. Taxable and Assessed will be the same the year after you buy a property.

HOW CAN I APPEAL THE VALUES OF MY PROPERTY?

The last section of this form gives you the information for the March Board of Review. If you would like to appeal the values of your property please attend the March Board of Review at one of days and times listed here. Often written appeals can be mailed to the Assessor before the given deadline.

Michigan Department of Treasury,
1019 (Rev. 10/24)

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 205 of 1993, Sec. 211.24 (c) and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM: TOWNSHIP ASSESSOR ASSESSOR ADDRESS ASSESSOR ADDRESS		PARCEL IDENTIFICATION PARCEL NUMBER: YOUR PARCEL # PROPERTY ADDRESS: PROPERTY ADDRESS	
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HOMEOWNER MAILING ADDRESS		PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Residence": 100.00% % Exempt As "Qualified Agricultural Property": .00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
LEGAL DESCRIPTION: LEGAL DESCRIPTION OF PARCEL			
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 102 Agricultural			
PRIOR YEAR'S CLASSIFICATION: 102 Agricultural			
The change in taxable value will increase/decrease your tax bill for the 2025 year by approximately: \$33		PRIOR AMOUNT YEAR: 2024	CURRENT TENTATIVE AMOUNT YEAR: 2025
1. TAXABLE VALUE:		46,328	47,764
2. ASSESSED VALUE:		197,600	232,900
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (SEV):		197,600	232,900
5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT			
6. Assessor Change Reason: Market Adjustment			

The 2025 Inflation rate Multiplier is: 1.031

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name: ASSESSOR	Phone: (123) 456-7890	Email Address: ASSESSOR E-MAIL
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March Board of Review Appeal Information. The board of review will meet at the following dates and times:

INFORMATION NOTIFYING YOU OF THE LOCATION, DATES AND TIMES OF YOUR TOWNSHIP MARCH BOARD OF REVIEW. THIS IS WHERE YOU CAN APPEAL ANY OF THE DETAILS OF YOUR PROPERTY. OFTEN WRITTEN APPEALS CAN BE MAILED TO THE ASSESSOR BEFORE A DEADLINE DATE AND TIME.