

HOW TO READ YOUR ASSESSMENT NOTICE

Here is an example of the new Assessment Notice for 2008:
See the code key and Summary listed below

Michigan Department of Treasury 1019 (Rev. 1-07) This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c), as amended. L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

FROM ASSESSOR
LINCOLN CHARTER TOWNSHIP
PO BOX 279
STEVENSVILLE, MI 49127

TO JOHN Q DOE
1234 LINCOLN WAY
STEVENSVILLE, MI

**THIS IS NOT
A TAX BILL**

PROPERTY IDENTIFICATION:
11-12-0033-9999-00-0
1234 LINCOLN WAY

PROPERTY CLASSIFICATION: 401-RESIDENTIAL LAST YEAR'S CLASS IF CHANGED: 601-DEVELOPMENTAL

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

Prior to 1995, 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 the property in 2007 the 2008 Taxable Value will be the same as the 2008 State Equalized Value. Please see line 5 below regarding Transfer of Ownership on the property.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on the property in 2007 the 2008 Taxable Value is calculated by multiplying the 2007 Taxable Value (see line 1 below) by 1.023 (which is the Inflation Rate Multiplier for the current year).

Physical changes in the property may also increase or decrease the Taxable Value. The 2008 Taxable Value cannot be higher than the 2008 State Equalized Value.

	PRIOR AMOUNT YEAR 2007	CURRENT AMOUNT YEAR 2008	PROPERTY VALUE CHANGE
1. TAXABLE VALUE (Current amount is tentative):	191,780	196,191	4,411
2. ASSESSED VALUE:	233,700	226,000	7,700-
3. TENTATIVE EQUALIZATION FACTOR: 1.0000000			
4. STATE EQUALIZED VALUE (Current amount is tentative):	233,700	226,000	7,700-
5. There WAS/WAS NOT a transfer of ownership on this property in 2007 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, which will meet at:

BOARD OF REVIEW MEETS AT
LINCOLN TOWNSHIP HALL
MON. MAR 10 9AM-12PM &
1:30PM-4:30PM
WED. MAR 12 1:30PM-4:30PM &
6PM-9PM
BY APPOINTMENT ONLY 429-1589
EXT 19 OR 22
APPEALS BY LETTER MUST BE
RECEIVED BY MARCH 10

A nonresident 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 or an alternate petition form used by the local unit of government). The petition form approved by the State Tax Commission (form L-4035) is available at 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.

% Exempt As "Homeowner's Principal Residence" or "Qualified Agricultural Property": 100% HPR

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 to the State Tax Commission for classification appeals. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal prior to May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan 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.

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 before May 1.

ESTIMATED TAX CHANGE BASED ON 2007 MILLAGE RATES, 2008 TAXES WILL INCREASE BY ABOUT \$193.00

REASONS: LOSS-DESCRIPTION CHANGE TO EQUALIZE INDIVIDUALLY

CODES:

- A. The class your property is in-not to be confused with property zoning
- B. Your property ID number (PIN)
- C. Explains Proposal A
- D. Explains what happens if there was/was not a transfer of ownership
- E. Previous Year's Taxable Value (TV)
- F. Current Year's Taxable Value (TV)
- G. Amount of change from last year to this year.
This DOES NOT reflect the amount of taxes you pay.
- H. Previous Year's Assessed Value (AV)
- I. Current Year's Assessed Value (AV)
- J. Indicates if a transfer occurred
- K. This is the Board of Review schedule
- L. This indicates your exemption percentage
(HPR = Homeowners Principal Residence)
- M. New for 2008. To give you a better idea of how your new Taxable Value will effect you, this line gives an *estimation* of what the change will be to your 2008 tax bill.
- N. This area lists the reasons for the changes in your value from last year to this year.

TO SUMMARIZE:

The current year's AV (assessed value) represents "approximately" 50% of market value of this property. For the most part, this value is determined through sales studies for similar type homes.

The current year TV (taxable value) is the value that your taxes will be based upon.

The amount of your Taxable Value will only increase by the rate of inflation or 5%, whichever is lower. The exception to this would be if a transfer took place or if improvements were added/removed the previous year.

If you purchased your home in 2007, you will notice that your TV and AV are identical for 2008. This is due to Proposal A, which was voted upon in 1994. Whenever there is a transfer of ownership on property, the TV will "uncap" and become whatever the AV is for the year following the sale.

Example:

You purchased a home in 2007. At the time of sale, it had a TV of \$102,000 and an AV of \$158,000. In 2008, the AV of the home increased to \$162,000; so for the tax year 2008, the AV and the TV would equal \$162,000. For each year after, as long as there are no transfers in ownership or increase/decrease in improvements, the TV can never increase more than 5% or the rate of inflation, whichever is lowest, and it can never go higher than the AV.

If you have any questions about your Assessment Notice, you may contact your local Assessor's Office for more information.