

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,
1019 (Rev. 10-20) **L-4400**

THIS IS NOT A TAX BILL

Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 208 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 JOANIE L. BARNETT, ASSESSOR CITY OF TRENTON 2800 THIRD ST. TRENTON, MI 48183	PARCEL IDENTIFICATION PARCEL CODE NUMBER: 82 54 001 00 0001 PROPERTY ADDRESS: 1234 Anywhere
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NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL: John Doe 12345 Anywhere Lane Hometown, MI 00000	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
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ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 401 (RESIDENTIAL-IMPROVED)

PRIOR YEAR'S CLASSIFICATION: 401 (RESIDENTIAL-IMPROVED)

The change in taxable value will increase/decrease your tax bill for this year by approximately:	PRIOR AMOUNT YEAR: 2021	CURRENT TENTATIVE AMOUNT YEAR: 2022	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE (Current amount is tentative):	68,033	70,278	2,245
2. ASSESSED VALUE:	74,200	79,000	4,800
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (Current amount is tentative):	74,200	79,000	4,800

5. There WAS/WAS NOT a transfer of ownership on this property in 2021. **WAS NOT**

The 2022 inflation rate Multiplier is: 1.033

Legal Description: 23C53 LOT 53 STRATFORD VILLAGE SUB T4S R10E L79 P53, 54 WCR

March Board of Review Appeal Information:
 The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the State Tax Commission's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

BOARD OF REVIEW IS LOCATED AT CITY HALL, 2800 THIRD ST, TRENTON, MI 48183. MEETINGS ARE IN SESSION ON MARCH 15, 17, 18, 2022: 9:00 AM-12:00 PM & 1:00 PM-4:00 PM, ALSO MARCH 16 & 22, 2022: 3:00 PM-9:00 PM. START AND SIGN IN AT THE CITY ASSESSOR'S OFFICE (734)675-6810
ALL APPEALS TO THE MARCH BOARD OF REVIEW REQUIRE A COMPLETED PETITION (OBTAINABLE AT THE TIME OF APPEAL OR ONLINE (HTTPS://WWW.MICHIGAN.GOV/DOCUMENTS/L4035F_2658_7.PDF) AND MUST BE RECEIVED NO LATER THAN MARCH 22, 2022 AT 9PM. NO APPOINTMENT NECESSARY.

NOT LESS THAN 14 DAYS before the meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes were calculated on the Taxable Value (see line 1 above). The Taxable Value number entered in the "Change from Prior Year to Current Year" column, does not indicate a change in your taxes. This number indicates the change in Taxable Value.

State Equalized Value is the Assessed Value multiplied by the Equalized Factor, if any. State Equalized Value must approximate 50% of the market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2021, your 2022 Taxable Value will be the same as your 2022 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2021, your 2022 Taxable Value is calculated by multiplying your 2021 Taxable Value by 1.033 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2022 Taxable Value cannot be higher than your 2022 State Equalized Value.

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 by the filing of a petition within 35 days of issuance of this notice. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at www.michigan.gov/taxtrib.

Filing a protest at the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. 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 by filing a petition by 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 by filing a petition by 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 211.34c, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

DO YOU HAVE A PRINCIPAL RESIDENCE EXEMPTION (PRE)?

Having a Principal Residence Exemption, PRE (FKA as Homestead), saves you approximately \$18.00 in actual property tax per \$1,000 of taxable value. You must own and occupy the property to qualify.

What is the Property Classification?

Property is classified according to its primary use. Typical class of property are Residential Improved or Residential Vacant, Commercial Improved or Vacant, and Industrial Improved or Vacant. If you feel that your property is misclassified, you may appeal the classification to the March Board of Review.

What Does This Notice Mean in Tax Dollars?

Based on the change in Taxable Value, this is an estimate change in annual taxes based on last year's millage rates.

Assessed and Taxable Value

Assessed Value is equal to 50% of the market value of your property.

Taxable Value is the product of the previous year's Taxable Value increased by the Inflation Rate Multiplier of 1.033 unless there were physical changes to the property. The Taxable Value can never be higher than the Assessed Value.

In the event of a transfer of ownership, the Taxable will usually be equal to the Assessed Value.

Was there a 'Change of Ownership' in 2021?

If you purchased this property or changed the deed which created a change in ownership in 2021, the Assessed and Taxable Values should be equal. If the values are not the same, please contact the Assessor's Office.

Board of Review Information

If you believe your assessed or taxable values are incorrect, you may appeal to the March Board of Review. No appointment is necessary.

It is important that you review your property assessment record for any errors. The notice indicates the dates and times the Board of Review is in session to hear protests to the assessed value of your property. Any evidence you can provide to the Board of Review as to why you feel the assessment is incorrect makes the appeal more effective. Comparable sale information and property information are available on the website at www.trentonmi.org or www.bsaonline.com/?uid=686. This information is also available in the Assessor's office.