

How to read your Assessment Change Notice

Every Year, you will receive a form like this, indicating changes in the assessed value and the taxable value of your property. The number give you an idea of how much this property could sell for and how much of that value you will pay taxes on.

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

Your assessment notice is just that-- a notice. It indicates what the local assessor determines your property is worth and how much of that value is taxable.

WHY YOUR ASSESSMENT CHANGED

The assessor recalculates the value of your property every year, and these lines give a general explanation of why assessments change. Even if you have not made any changes to your property in the past year, your assessment will likely still change to reflect the current real estate market.

WHAT YOUR HOUSE IS WORTH AND HOW MUCH OF IT YOU WILL PAY TAXES ON

The most important figure on this notice is the taxable value of your property for this year. Your taxes should be based on the amount in that box unless you appeal it.

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 for properly, your bill will say your home is 100-percent exempt as a "principal residence." If you think you are eligible for the exemption but the notice does not say you are exempt, contact the assessing office. If the property is farmland, it can qualify for reduced taxes under another exemption.

Michigan Department of Treasury
1019 (Rev. 1-10)

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

FROM



ASSESSING DEPARTMENT
47275 SUGARBUSH ROAD
CHESTERFIELD TOWNSHIP, MI 48047

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:

PRIOR YEAR'S CLASSIFICATION IF DIFFERENT:

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 Value (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 2010, your 2011 Taxable Value will be the same as your 2011 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 2010, your 2011 Taxable Value is calculated by multiplying your 2010 Taxable Value (see line 1 below) by 1.017 (which is the Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2011 Taxable Value cannot be higher than your 2011 State Equalized Value.

	PRIOR AMOUNT YEAR: 2010	CURRENT AMOUNT YEAR: 2011	CHANGE
1. TAXABLE VALUE (Current amount is tentative):			
2. ASSESSED VALUE:			
3. TENTATIVE EQUALIZATION FACTOR:			
4. STATE EQUALIZED VALUE (Current amount is tentative):			
5. There WAS NOT a transfer of ownership on this property in 2010.			

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:

March 14, 2011 from 9:00am - Noon & 1:00pm - 4:00pm, March 15, 2011 from 1:00pm - 4:00 pm & 6:00pm - 9:00pm, March 16, 2011 from 9:00am - Noon & 1:00pm - 4:00pm, March 17, 2011 from 1:00pm - 4:00 pm. To schedule an appointment call Assessor Office at (586) 949-0400.

A resident or 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). 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. Your Assessment changed for the following reason(s):

% Exempt As "Homeowner's Principal Residence":	% Exempt As "MBT Industrial Personal":
% Exempt As "Qualified Agricultural Property":	% Exempt As "MBT Commercial Personal":
Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input 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 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.

2011 TV	2011 SEV
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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.