

# 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.

## THIS IS NOT A TAX BILL

Michigan Department of Treasury,  
STC 1019 (Rev. 11-13)

L-4400

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

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.

FROM  CITY ASSESSOR CITY OF JACKSON 161 W MICHIGAN AVE JACKSON MI 49201	PROPERTY IDENTIFICATION: (Parcel Code required. Property address and legal description optional):  _____
NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL:	% Exempt As "Homeowners Principal Residence": %100.00 % Exempt As "Qualified Agricultural Property": % .00 Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No % Exempt As "MBT Industrial Personal": % .00 % Exempt As "MBT Commercial Personal": % .00

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 401 (RESIDENTIAL)

PRIOR YEAR'S CLASSIFICATION IF DIFFERENT:

This change in taxable value will increase/decrease your tax bill by approximately: **\$-13**

	PRIOR AMOUNT YEAR: 2013	CURRENT AMOUNT YEAR: 2014	CHANGE
1. TAXABLE VALUE (Current amount is tentative):	17,800	17,500	-300
2. ASSESSED VALUE:	17,800	17,500	-300
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (Current amount is tentative):	17,800	17,500	-300
5. There WAS/WAS NOT a transfer of ownership on this property in 2013. WAS NOT			

The 2014 Inflation Rate Multiplier is: 1.016  
 March Board of Review 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 at [www.michigan.gov/treasury](http://www.michigan.gov/treasury). Click on Forms (at top of page), then click on Property Tax, then click on Board of Review to obtain Form L-4035.

The Board of Review is by appointment only. To make an appointment please call 517-788-4033. Dates for the Board are March 10th; 9:00 – 12:00 & 1:00-4:00 and March 11, 2:30 – 9:00 PM, 9th floor conference room, City Hall, 161 W Michigan Ave, Jackson MI 49201. All owners may appeal by letter (no facsimile appeals). All written appeals must be received by March 11th. \*\*Documents submitted to the Board of Review will not be returned! You will be charged to make copies!\*

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 are 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 the Taxable Value.  
 State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.  
**IF THERE WAS A TRANSFER OF OWNERSHIP** on your property in 2013, your 2014 Taxable Value will be the same as your 2014 State Equalized Value.  
**IF THERE WAS NOT A TRANSFER OF OWNERSHIP** on your property in 2013, your 2014 Taxable Value is calculated by multiplying your 2013 Taxable Value by 1.016 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2014 Taxable Value cannot be higher than your 2014 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](http://www.michigan.gov/taxtrib).  
 Filing a protest with 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 211.19. 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](http://www.michigan.gov/taxtrib).

HOMEOWNER'S PRINCIPAL RESIDENCE AFFIDAVIT INFORMATION REQUIRED BY P.A. 114 OF 2012. 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 by June 1 for the immediately succeeding summer tax year levy and all subsequent tax levies or by November 1 for the immediate succeeding winter tax levy and all subsequent tax levies.

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.

### DO YOU HAVE A PRINCIPAL RESIDENCE EXEMPTION?

Having a principal residence exemption saves you approximately \$18 in actual property taxes per \$1,000 of taxable value. You must own and occupy the property as your primary residence and fill out a principle residence exemption form to qualify.

### 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 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 increase/decrease for a property with a principle residence exemption based on last year's

### 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.

### Did You Purchase the Property in the prior year?

If you purchased this property in the prior year, 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.