

Your 2020 Property Assessment

It's that time of year again! The 2020 Assessment Roll must be completed by the first Monday in March. The assessment roll lists all properties in the City; property owners/taxpayers; property classification; percentage of Homeowner's Principal Residence Exemption; assessed valuation; capped valuation; and, taxable valuation.

Each taxpayer of record will be mailed a **Notice of Assessment, Taxable Valuation, and Property Classification** during February. This notice will indicate: the change between 2019 and 2020 for the Taxable Value, Assessed Value and State Equalized Value; the Property Classification; the Homeowners Principal Residence exemption percentage allowed on the parcel; whether there was or was not a transfer of ownership of the property in 2019; and the dates the March Board of Review is scheduled to be in session to hear appeals. The notice will explain some of the valuations. Following the Assessor's Review, where taxpayers can question and/or challenge information on the notice of assessment, the Assessor finalizes the roll for presentation to the Board of Review on March 3th.

What are all those valuations?

Continuing for 2020 is the "capped value". Under a Michigan constitutional amendment (Proposal A), an assessment cap was established in Section 3, Article IX of the State Constitution of 1963, which reads: "For taxes levied in 1995 and each year thereafter, the legislature shall provide that the taxable value for each parcel of property adjusted for additions and losses, shall not increase each year by more than the increase in the preceding year in the general price level, as defined in section 33 of this article, or 5 percent, whichever is less until the ownership is transferred."

For 2020, each parcel will have an "assessed value" (AV) and "state equalized value" (SEV) that represents 50% of the true cash value of the property as of December 31, 2019 (Tax Day). Also, each parcel will have a "taxable value" (TV) that can be equal to or less than the SEV. If the inflation rate (1.9% for 2020) is less than the assessment increase (adjusted for additions and losses to the property), the result will be a capped value less than the SEV. This capped value would become the taxable value upon which property taxes are calculated. Each year the taxable value becomes the basis for calculating the next year's capped value until the property is transferred. The year following a transfer, the property will be assessed and taxed at the applicable percentage of true cash value.

It is important to note that, if a qualified transfer of ownership has taken place on your property in 2019, your 2020 taxable value should be the same as your 2020 state equalized value. On the other hand, if no transfer of ownership took place in 2019, your 2020 taxable value could be equal to or less than the 2020 state equalized value.

Appealing your assessment

The Assessing Department will conduct an Assessor's Review from the date the notice of assessment is mailed through March 6, 2020. During this review period, staff will be available to explain and discuss how your valuations were developed and to answer any questions regarding the assessment process. Property sales data and city assessment records are public information available for inspection and review any time throughout the year. It is advisable (but not required) that you discuss your valuation concerns with the assessing staff prior to scheduling a valuation appeal with the Board of Review.

The Board of Review will hear valuation appeals on: March 9, 2020 (1:30 – 4:30 p.m. and 6:00 – 9:00 p.m.); March 10, 2020 (1:30 – 4:30 p.m. and 6:00 – 9:00 p.m.); and, March 11, 2020 (9:30 a.m. – 12:30 p.m. and 2:00 – 5:00 p.m.). Hearings are scheduled by appointment, and an Application of Appeal must be filled out at the Assessor's Office at the time you make your appointment. The March Board of Review deals with property classification and current year valuation appeals. For property classified as Residential and for exemption appeals, you must appear before the Board of Review, if you wish to continue the appeal procedure to the Michigan Tax Tribunal (MTT) level. For classification appeals, you must appear before the Board of Review, if you wish to continue the appeal procedure to the State Tax Commission.

Questions and concerns regarding any part of the assessment process can be directed to the Assessor's Office during regular business hours (Monday through Friday, 8:00 a.m. – 5:00 p.m.) or by calling 248 656-4605.