

How to read your Assessment Notice

Every year you will receive a form like this, indicating changes in the assessed value and taxable value of your property. The numbers 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. It does not indicate what your taxes will be for this year.

ARE YOU SAVING AS MUCH AS YOU CAN?

If this property is your primary residence it may qualify for an exemption. This would save a significant amount on property taxes. If the exemption has been properly filed, this notice will say your home is 100% exempt as a "principal residence". If you believe you are eligible for this exemption, but the notice does not say you are exempt, contact your local assessor's office.

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

The assessed value is 50% of market value. The most important figure on this notice is the taxable value of your property for this year. Your taxes are based on the amount in that box unless an appeal is filed. If you have owned your home for more than a year, the taxable value should be less than the assessed value. The taxable and assessed value will be the same the year after the property is purchased, but the gap between the assessed and taxable values will usually increase the longer one owns the property.

WHY YOUR ASSESSMENT CHANGED

Proposal A, passed by voters in 1994, places a limit on the value used to compute property taxes. Starting in 1995 property taxes were calculated on Taxable Value (Line 1). The number in the "Change" column of Line 1 is not the change in taxes. It is the change in taxable value. The mandated statewide inflation rate of 2.4% is applied to all property for 2019. It cannot be changed by the assessor or the Board of Review. The assessor re-evaluates the value of your property every year. 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. Your assessment can also fluctuate based on changes made to your property.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

1019 (Rev. 10-18)

FROM: CITY OF MENOMINEE ASSESSOR
2511 10TH STREET
MENOMINEE, MICHIGAN 49858

PARCEL IDENTIFICATION
PARCEL CODE NUMBER: 051-033-800-00
PROPERTY ADDRESS:
MENOMINEE, MI 49858

NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL:
MENOMINEE MI 49858

PRINCIPAL RESIDENCE EXEMPTION
% Exempt As "Homesteaders 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": ☐ Yes ☒ No
% Exempt As "Development Property": ☐ Yes ☒ No

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

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

	PRICE AMOUNT YEAR: 2018	CURRENT TENTATIVE AMOUNT YEAR: 2019	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE (Current amount is tentative):	79,119	81,017	1,898
2. ASSESSED VALUE:	99,700	108,200	8,500
3. TENTATIVE EQUALIZATION FACTOR:	1.000		
4. STATE EQUALIZED VALUE (Current amount is tentative):	99,700	108,200	8,500
5. There WAS/WAS NOT a transfer of ownership on this property in 2018:	WAS NOT		

The 2019 Inflation rate Multiplier is: 1.024

Legal Description: BLESCH HICKS & WILLIAMS 1ST ADD LOT 6 BLK 5

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 at www.michigan.gov/taxes. Click on Property Taxes box, then click on Forms and Instructions, then click on Board of Review to obtain Form 018 (L-4035) Petition to the Board of Review.

March Board of Review Appeal Information:

CITY HALL COMMITTEE ROOM, 2511 10TH STREET, MENOMINEE, MI ON MON, 3/11/19, 9:00 AM-3:00 PM AND TUE, 3/12/19, 3:00 PM-5:00 PM. PETITIONERS MUST CALL FOR AN APPOINTMENT (989)863-1768. PERSONAL REPRESENTATIVE MUST HAVE SIGNED AUTHORIZATION FROM PROPERTY OWNER.

NOTE: THE 2019 ASSESSMENTS REFLECT CHANGES TO BASIC BUILDING COSTS INCLUDING THE STATE MANDATED INFLATION FROM THE 2003 TO 2014 BUILDING COSTS AS DEVELOPED BY MARSHALL & SWIFT. CONTACT ASSESSOR WITH QUESTIONS REGARDING THE 2019 ASSESSMENTS. THE ASSESSOR CANNOT CHANGE ASSESSMENTS. REQUESTS FOR CHANGES TO THE 2019 TAX ASSESSMENT MUST BE APPEALED TO THE MARCH BOARD OF REVIEW. CONTACT ASSESSOR PEG BASTIEN AT (989)863-1768 OR PBASTIEN@CITYOFMENOMINEE.NET

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 2018, your 2019 Taxable Value will be the same as your 2018 State Equalized Value. IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2018, your 2019 Taxable Value is calculated by multiplying your 2018 Taxable Value by 1.024 (inflation rate multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2019 Taxable Value cannot be higher than your 2018 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 "homesteaders principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 30 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/taxes.

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 of 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 211.10, except as otherwise provided by MCL 211.6m, 211.6n and 211.6o. 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/taxes.

HOMEOWNERS 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 levy and all subsequent tax levies or by November 1 for the immediately succeeding winter tax levy and all subsequent tax levies.

IF YOU DO NOT AGREE WITH THE ASSESSMENT

You may appeal the assessment to the March Board of Review. The March Board of Review is the only time of the year taxpayers can appeal the valuation. The July and December Boards of Review have no authority to hear valuation appeals.