

How to read your assessment notice:

Every year, you will receive a form like this, indicating changes in the assessed value and the 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.

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. If you owned your home for more than a year, it should be less than the assessed value, which is half of what the state calculates your property is worth in a specific year. Taxable and assessed value will be the same the year after you buy a property, but the gap between them will usually grow the longer you own the property.

BOARD OF REVIEW APPEAL:
This is where information regarding the date, time and location of Board of Review will be found.

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. Your assessment can also fluctuate based on changes you make to your property.

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% exempt as a "principal residence." If you think you are eligible for the exemption, but the notice does not say you are exempt, contact your local assessor's office. If the property is farmland, it can qualify for reduced taxes under another exemption.

Michigan Department of Treasury,
STC 1019 (Rev. 10-18)

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 206 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: KATHERINE J ROSLUND CITY OF ALMA 525 E SUPERIOR ST ALMA, MI 48801		PARCEL IDENTIFICATION PARCEL CODE NUMBER: 1 PROPERTY ADDRESS: ALMA, MI 48801	
NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL:		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	
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 401 (401 RESIDENTIAL-IMPROVED)			
PRIOR YEAR'S CLASSIFICATION: 401 (401 RESIDENTIAL-IMPROVED)			
The change in taxable value will increase/decrease your tax bill for this year by approximately: \$30		PRIOR AMOUNT YEAR: 2018	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE (Current amount is tentative):		27,015	648
2. ASSESSED VALUE:		44,200	1,200
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (Current amount is tentative):		44,200	1,200
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: ORIGINAL TOWN, W 1/2 OF LOT 1 & W 1/2 OF N 14 LKS OF LOT 2, BLOCK 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 Board of Review to obtain Form 618 (L-4035).
Petition to the Board of Review

March Board of Review Information:

THE BOARD OF REVIEW WILL MEET AT ALMA CITY HALL, MARCH 19, 20, & 21. ON MARCH 19 & 20 APPOINTMENTS ARE REQUIRED, HOURS 9AM TO NOON & 1PM TO 4PM. ON WEDNESDAY EVENING MARCH 20 FROM 6PM TO 9PM & MARCH 21 FROM 9AM TO NOON & 1PM TO 4PM, THERE ARE OPEN SESSIONS. LETTERS OF APPEAL MUST BE RECEIVED PRIOR TO MARCH 21. TO SCHEDULE AN APPOINTMENT OR IF YOU HAVE ANY QUESTIONS PLEASE CALL 989-463-9514 OR E-MAIL KATHERINE (KROSLUND@CI.ALMA.MI.US).

YOUR 2019 VALUE MAY HAVE CHANGED DUE TO THE FOLLOWING:

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 2019 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 211.19, 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.

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 immediately succeeding winter tax levy and all subsequent tax levies.