

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.

Michigan Department of Treasury, STC 1019 (Rev. 10-14)

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. 209 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 GREEN OAK CHARTER TOWNSHIP ROBERT C. BRANDMIER 10001 SILVER LAKE ROAD BRIGHTON MI 48116	PARCEL IDENTIFICATION PARCEL CODE NUMBER: 4716- PROPERTY ADDRESS:
NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL: <div style="border: 1px solid black; padding: 10px; text-align: center; font-size: 2em; font-weight: bold;">SAMPLE</div>	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 (RESIDENTIAL-IMPROVED)

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

This change in taxable value will increase/decrease your tax bill for this year by approximately: \$8	PRIOR AMOUNT YEAR: 2015	CURRENT AMOUNT YEAR: 2016	CHANGE
1. TAXABLE VALUE:	93,935	94,216	281
2. ASSESSED VALUE:	109,900	122,700	12,800
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (Current amount is tentative):	109,900	122,700	12,800
5. There WAS/WAS NOT a transfer of ownership on this property in 2015 .	WAS NOT		

The 2016 Inflation rate Multiplier is: 1.003

Legal Description: SEC 12 T1N R6E

March Board of Review Information:
 If you believe that these values, the property classification, or information on line 5 is incorrect you may protest to the March Board of Review, which will meet at Green Oak Township Hall, 10001 Silver Lake Rd., Brighton, Michigan on the following dates and times:

March 14, 2016 9:00 AM - 12:00 PM & 1:00 PM - 5:00 PM March 15, 2016 2:00 PM - 5:00 PM & 6:00 PM - 9:00 PM
 March 16, 2016 9:00 AM - 12:00 PM & 1:00 PM - 5:00 PM

By appointment only - Call 810-231-1333 Ext 144. Appointments must be made no later than 5:00 PM March 11, 2016. Property owners may appeal by letter and must be received by 5:00 PM March 16, 2016. Postmark is not accepted. Assessment information available at Green Oak Assessor's Office and www.GreenOakTwp.com

* 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 2015, your 2016 Taxable Value will be the same as your 2016 State Equalized Value.
 * IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2015, your 2016 Taxable Value is calculated by multiplying your 2016 Taxable Value by 1.003 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2016 Taxable Value cannot be higher than your 2016 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 June 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.

What Does This Notice Mean in Tax Dollars?
 Based on the change in Taxable Value, this is an estimate amount based on last year's millage rates

Do You Have a Principal Residence Exemption?
 Having a principal residence exemption saves you approximately \$18.00 in actual property tax per \$1,000 of taxable value. You must own and occupy the property to qualify.

What is Property Classification?
 Property is classified according to its primary use. Typical classes of property are Residential, Commercial, Industrial, Agricultural and Personal Property. If you feel that your property is misclassified, you may appeal the classification to the Board of Review.

Assessed Value and Taxable Value
 Assessed Value is equal to 50% of the market value of your property. Taxable Value is the product of the previous year's Taxable Value increased by the Consumers Price Index unless there were physical changes to the property. The Taxable Value can never be higher than the Assessed Value. In the event of a transfer of ownership, the Taxable will usually be equal to the Assessed Value

Did You Purchase the Property in 2015?
 If you purchased this property in 2015, the Assessed and Taxable Values should be equal. If the values are not the same, please contact the Assessor's Office.

Board of Review Information
 If you believe your values are incorrect, you may appeal to the Board of Review.

It is important that you review your property assessment record for any errors. The notice indicates the dates and times the Board of Review is in session to hear protests to the assessed value of your property. Any evidence you can provide to the Board of Review as to why you feel the assessment is incorrect makes the appeal more effective. Comparable sale information and property information are available on the website at www.GreenOakTwp.com under assessment and taxes. This information is also available in the Assessor's office.