

FAQs

What is Assessed Value?

Assessed Value is a property value estimated by the assessor as of Tax Day. For 2019, Tax Day is December 31, 2019. That property value is subject to appeal at the March Board of Review.

What is State Equalized Value?

After all appeals are heard, the March Board of Review confirms the assessment roll. That roll is then subject to review by the county and state. Following those reviews State Equalized Value (SEV) is set. SEV is then considered to be 50% of Market Value or True Cash Value as determined on Tax Day.

What is the formula for Capped Value?

The Capped Value calculation is used to determine Taxable Value. 2019 Capped Value (CV): The 2019 formula is: (2018 TV-2019 Losses x IRM + 2019 Additions = 2019 Capped Value. The 2019 Inflation Rate Multiplier (IRM) is 1.024. Losses are considered to be physical losses to the property. Additions are considered to be physical additions to the property.

What is Taxable Value?

Taxable Value (TV) is the lesser of Assessed Value and Capped Value. In the year following a transfer of ownership, the Taxable Value will be equal to the Assessed Value. In Michigan, taxes are based on Taxable Value, not State Equalized Value. Taxable Value can never be higher than the Assessed Value.

Why isn't my new assessment 50% of my purchase price?

MCL 211.27 states that the purchase price is no longer the presumptive True Cash Value of a property. Market sale transactions for real property are used by Michigan assessors to compare assessed (AV) with the actual sale prices (market value) for those properties. Market value can be defined as the most probable price, as of a specific date, where both buyer and seller are knowledgeable and neither is under duress.

When can I appeal my assessment?

You may appeal your assessment at the March Board of Review. After you receive the Change of Assessment notice, you may file a completed petition to make an appointment. Read the Change of Assessment Notice for dates and times. Petitions are available online or at the Assessing Department counter. If you are unsatisfied with the decision of the Board of Review, you may appeal to the Michigan Tax Tribunal.

How are property taxes calculated?

Property Taxes = Taxable Value/1,000 x your local school district millage rate.