

How to read your assessment notice

Every year you receive a form, like the one below, 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 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.

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 had 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 the changes you make to your property.

What your property 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 are based on the amount in that box, unless you appeal. If you have owned your property for more than a year, the taxable value may be less than the assessed value. 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.

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 properly, this notice will say **100.00%** "Exempt as **'Homeowners' Principal Residence'**": If you think you are eligible for the exemption but the notice does not indicate it, contact the assessor's office listed above and they will help you to file the proper paperwork.

L-4400

STC 1019 (Rev. 1-11) This form is issued under the authority of P.A. 208 of 1993, Sec. 211.24 (c), as amended. This is a model assessment notice to be used by the local assessor.

Notice of Assessment, Taxable Valuation, and Property Classification

FROM: ASSESSOR'S OFFICE
GRAND HAVEN CHARTER TOWNSHIP
13300 168TH AVE
GRAND HAVEN, MI 49417

THIS IS NOT A TAX BILL

NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL: Owner's Name Mailing Address	PROPERTY IDENTIFICATION: (Parcel Code required. Property address and legal description optional): Parcel Number Property Address Legal Description
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THIS PROPERTY IS CLASSIFIED AS 401 (RESIDENTIAL)

PRIOR YEAR'S CLASSIFICATION IF DIFFERENT:

Proposal A, passed by the voters on March 15, 1994, places a limit on the value used to compute property taxes. Starting in 1995, your property taxes were calculated on Taxable Value (see line 1 below). If there is a number entered in the "Change" column at the right side of the Taxable Value line, that number is not your change in taxes. It is the change in Taxable Value.

Prior to 1995, your taxes were calculated on State Equalized Value (see line 4 below). State Equalized Value (SEV) is the Assessed Value multiplied by the Equalization Factor, if any (see line 3 below). State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2012, your 2013 Taxable Value will be the same as your 2013 State Equalized Value. Please see line 5 below regarding Transfer of Ownership on your property.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2012, your 2013 Taxable Value is calculated by multiplying your 2013 Taxable Value (see line 1 below) by 1.024 (which is the Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2013 Taxable Value cannot be higher than your 2013 State Equalized Value.

	PRIOR AMOUNT YEAR: 2012	CURRENT AMOUNT YEAR: 2013	CHANGE
1. TAXABLE VALUE (Current amount is tentative):	102,100	104,550	2,450
2. ASSESSED VALUE:	102,100	111,800	9,700
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (Current amount is tentative):	102,100	111,800	9,700

5. There WAS/WAS NOT a transfer of ownership on this property in 2012: WAS NOT

If you believe that these values, the property classification, or the information on line 5 is incorrect you may protest to the Local Board of Review, which will meet at: (enter dates and times and place)

A nonresident may protest to the Board of Review by letter. Letter appeals are to be accompanied by a completed Board of Review petition form (form L-4035 or an alternate petition form used by the local unit of government). The petition form approved by the State Tax Commission (form L-4035) is available at www.michigan.gov/treasury. When you reach the site, click on Forms (at top of page), then click on Property Tax Forms, then click on Property Tax - Board of Review.

IN ADDITION TO THIS YEAR'S RATE OF INFLATION, THE TAXABLE VALUE MAY HAVE CHANGED DUE TO PHYSICAL CHANGES IN YOUR PROPERTY. IF YOU BELIEVE THAT THESE VALUES, THE PROPERTY CLASSIFICATION, OR THE INFORMATION ON LINE 5 IS INCORRECT, YOU MAY APPEAL TO THE GRAND HAVEN CHARTER TOWNSHIP BOARD OF REVIEW WHICH WILL MEET TO HEAR APPEALS BY APPOINTMENT ONLY ON: MARCH 11, 2013 - 9:00 AM - 12 NOON & 1:00 PM TO 5:00 PM MARCH 12, 2013 - 3:00 PM - 5:00 PM & 6:00 PM TO 9:00 PM. PLEASE CALL (616) 942-5988 FOR AN APPOINTMENT, WRITTEN APPEALS WILL BE ACCEPTED UNTIL MARCH 14, 2013.

% Exempt As "Homeowners Principal Residence": 100.00%	% Exempt As "MBT Industrial Personal": 0.00%
% Exempt As "Qualified Agricultural Property": 0.00%	% Exempt As "MBT Commercial Personal": 0.00%
Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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.

Protest at the Board of Review is necessary to protect your right to further appeals to the Michigan Tax Tribunal for valuation and exemption appeals and/or the State Tax Commission for classification appeals. 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 prior to 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 prior to 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.

HOMEOWNER'S PRINCIPAL RESIDENCE AFFIDAVIT INFORMATION REQUIRED BY P.A. 247 OF 2003. 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 on or before May 1.