

Understanding Your Assessment Notice

Annually, in February an Assessment Change Notice is sent to all property owners. This notice advises owners of the proposed changes in your property's values, current classification, exemption and transfer status along with your appeal rights. This document should be annually reviewed by owners.

Michigan Department of Treasury,
10/19 (Rev. 12-22)

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 CITY OF FARMINGTON HILLS ASSESSORS OFFICE 31555 W. ELEVEN MILE RD. FARMINGTON HILLS, MI 48336 TEMP-RETURN SERVICE REQUESTED	PARCEL IDENTIFICATION PARCEL NUMBER: PROPERTY ADDRESS:
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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
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ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 401 (RESIDENTIAL-IMPROVED)

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

	PRIOR AMOUNT YEAR: 2022	CURRENT TENTATIVE AMOUNT YEAR: 2023	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE (Current amount is tentative):	64,740	67,970	3,230
2. ASSESSED VALUE:	87,580	103,620	16,040
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (Current amount is tentative):	87,580	103,620	16,040
5. There WAS/WAS NOT a transfer of ownership on this property in 2022.	WAS NOT		

The 2023 Inflation rate Multiplier is: 1.05

Assessor Change Reason:

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name:	Phone:	Email Address:
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March Board of Review Appeal Information:

Basis for Change in Assessed/Taxable Values

Statutory Change of Taxable Value
 Maximum 5%
 Plus property changes*

See Reverse Side for Additional Information.

Board of Review Information

If you believe your assessed value is incorrect, you may appeal to the Board of Review. This is the only time of year allowed by Law to appeal. Protests to the Board of Review can be done in person by appointment or in writing. Please pay attention to the deadlines listed on this notice. When appealing you should provide any evidence you feel will support your claim to value.

Do You Have a Principal Residence Exemption?

Having a principal residence exemption reduces the amount of school operating millage you pay. 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.

Change in Value from Prior Year.

This is not the change in your taxes. It is the change from prior year to current year.

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.

(Prior Year Taxable Value-Losses) x CPI + Additions*

Did You Purchase the Property Last Year?

If you purchased this property in the previous calendar year, the Assessed and Taxable Values should be equal as required by State law.