

# UNDERSTANDING YOUR NOTICE OF ASSESSMENT

This is not a tax bill. It is a yearly explanation of your real property assessment and information that can affect the calculation of your property taxes.

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

## THIS IS NOT A TAX BILL

L-4400

### Notice of Assessment, Taxable Valuation, and Property Classification

FROM MUSKEGON COUNTY EQUALIZATION 173 E APPLE AVE SUITE 201 MUSKEGON MI 49442	PARCEL IDENTIFICATION		
	PARCEL CODE NUMBER: 61-	PROPERTY ADDRESS:  MUSKEGON, MI 49442	

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	

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 401 (401 RESIDENTIAL)

PRIOR YEAR'S CLASSIFICATION: 401 (401 RESIDENTIAL)

	PRIOR AMOUNT YEAR: 2018	CURRENT TENTATIVE AMOUNT YEAR: 2019	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE (Current amount is tentative):	10,664	10,919	255
2. ASSESSED VALUE:	11,800	13,200	1,400
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (Current amount is tentative):	11,800	13,200	1,400
5. There WAS/WAS NOT a transfer of ownership on this property in 2018 .	WAS NOT		

The 2019 Inflation rate Multiplier is: 1.024

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](http://www.michigan.gov/taxes). Click on Property Taxes box, then click on Forms and Instructions, then click on Board of Review to obtain Form #18 (L-4033) Petition to the Board of Review.

MUSKEGON CITY HALL - 933 TERRACE STREET MUSKEGON MICHIGAN TO MEET WITH THE BOARD OF REVIEW CALL FOR APPOINTMENT 231.724.3367	
MONDAY MARCH 11 & THURSDAY MARCH 14, 2019 9:00 AM - 12:00 PM & 1:00 PM - 4:00 PM	
TUESDAY MARCH 12, 2019 1:00 PM - 4:00 PM & 6:00 PM - 9:00 PM	
ASSESSMENT CHANGED FOR THE FOLLOWING: VALUATION ADJ TO 60% OF MARKET	

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 60% 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 2018 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 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 211.8m, 211.8n 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](http://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 211.8m, 211.8n 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](http://www.michigan.gov/taxtrib).

HOMEOWNER'S PRINCIPAL RESIDENCE AFFIDAVIT INFORMATION REQUIRED BY P.A. 114 OF 2015. 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 immediate succeeding winter tax levy and all subsequent tax levies.

Principal Residence Exemption (reduces your tax liability if you qualify, see below)

Property type

Change in values (see below for explanations)

Was this property transferred to another owner in 2018?

Inflation rate multiplier (see taxable value below)

What to do if you want to appeal values, property type, or transfer of ownership.

Transfer of Ownership information

Appeal information

PRE information

**Principal Residence Exemption:** You must own and occupy your home as your principal residence to qualify and you do not claim the same or similar exemption on another home.

**Assessed Value** – may increase or decrease due to changes in the market (how it relates to the current assessed value), new construction or other physical changes. *Increases do not affect your taxes unless there has been new construction or a transfer of ownership occurs and the property is uncapped.*

**Taxable Value** – increases or decreases by the rate of inflation or 5% (whichever is less). If new construction, class change, transfer of ownership (uncapping), change in use, etc., occurs, higher increases are possible. *This is the value that your taxes are based on.*