

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. 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 1893, Sec. 211.24 (c) and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM MUSKEGON COUNTY EQUALIZATION 173 E APPLE AVE STE 201 MUSKEGON, MI 49442	PARCEL IDENTIFICATION PARCEL NUMBER: PROPERTY ADDRESS:		
OWNER'S NAME & ADDRESS/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		
LEGAL DESCRIPTION:			
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 401 (RESIDENTIAL-IMPROVED)			
PRIOR YEAR'S CLASSIFICATION: 401 (RESIDENTIAL-IMPROVED)			
The change in taxable value will increase/decrease your tax bill for the 2023 year by approximately: \$167			
	PRIOR AMOUNT YEAR: 2022	CURRENT TENTATIVE AMOUNT YEAR: 2023	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE:	87,522	91,898	4,376
2. ASSESSED VALUE:	116,300	132,100	15,800
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (SEV):	116,300	132,100	15,800
5. There WAS or WAS NOT a transfer of ownership on this property in 2022	WAS NOT		
6. Assessor Change Reason(s): VALUATION ADJ TO 50% OF MARKET			

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

Property type

Estimated increase/decrease for 2023 Tax bill

Change in values (see below for explanations)

Was this property transferred to another owner in 2021?

Inflation rate multiplier (see taxable value below)

What to do if you want to appeal values, property type, or transfer of ownership. Follow specific instructions on your notice

The 2023 Inflation rate Multiplier is: 1.05

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

Name:	Phone:	Email Address:
Assessor Name	Assessor Phone	Assessor Email

March Board of Review Appeal Information:

MUSKEGON, 49445.
 APPOINTMENTS ARE REQUIRED, WRITTEN APPEALS WILL ALSO BE ACCEPTED TO SET AN APPOINTMENT OR FOR INQUIRIES EMAIL OR CALL
 WEDNESDAY MARCH 15, 2023 FROM 3:00 PM - 9:00 PM
 THURSDAY MARCH 16, 2023 FROM 9:00 AM - 3:00 PM
 WRITTEN PROTESTS MUST BE RECEIVED PRIOR TO 12:00 PM MARCH 16, 2023

residence.

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 tax bill unless there has been new construction or a transfer of ownership occurs and the property is uncapped for the tax year following the sale.*

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.*

Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2022, your 2023 Taxable Value will be the same as your 2023 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2022, your 2023 Taxable Value is calculated by multiplying your 2022 Taxable Value by 1.05 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2023 Taxable Value cannot be higher than your 2023 State Equalized Value.

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 Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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 form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with 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 form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.