

Property Assessment Appeal Process

The very first thing a property owner should do if he/she has a concern or question is to contact their assessor. The assessor is the one who can best answer how they came to the final value of your property, no one else but the assessor can answer questions on their calculations for the appraisal of your property.

It is recommended that you request a copy of your current assessment card so you can verify that the information is correct on the property appraisal card. You need to know your lot size, the number of stories, square footage and condition of your property.

The best way to initiate any request with your assessor is be calm and polite and they will most likely respond the same. Remember assessors believe that their work is correct and fair. And when someone questions why an assessment has changed, it can cause a defensive reaction. Be aware that not many calls to the assessor are to commend their work, it is mostly to find fault. Listen to their explanation before making any assumptions, and work towards a resolution without any need to appear at Boards of Review.

If you want to identify comparable properties and review other record cards it is your legal right under the law, these are public documents. You can also request copies but expect a nominal charge for this service. You can also find the assessment and tax information on this site.

If after you have had a discussion with the assessor, and you are not satisfied with the results, you can appeal to the March Board of Review. The March Board of Review is required to meet every year for the purpose of allowing property owners to appeal their assessments. The first meeting of the March Board of Review is held on the first Tuesday following the second Monday in March. They are also required to meet at least one additional day for six hours.

Your appeal is more likely to be successful if you present evidence that comparable properties in the same neighborhood are assessed for less than yours. All appeals to be effective are to be supported by your evidence of the True Cash Value or Market Value of your property, and not just that someone else has a lower assessed value.

If you disagree with the local board's decision, the next level of administrative review is the Michigan Tax Tribunal. After that, unresolved legal issues may be taken to the Michigan Court of Appeals and the Supreme Court.

The best advice is to remember that your local assessor has a job to do and they do it to the best of their ability.

Address of: **Michigan Tax Tribunal**
1033 S. Washington
P.O. Box 30232
Lansing, MI 48909