

Understanding Your Assessment Notice

Michigan Department of Treasury, 1019 (Rev. 10-20) **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 CHARTER TOWNSHIP OF WHITE LAKE David Hieber 7525 HIGHLAND ROAD WHITE LAKE MI 48383-2900		PARCEL IDENTIFICATION PARCEL CODE NUMBER: Y -12- PROPERTY ADDRESS:	
NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL:		PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Residenc .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	
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 year by approximately: \$140		PRIOR AMOUNT YEAR: 2022	CURRENT TENTATIVE AMOUNT YEAR: 2023
1. TAXABLE VALUE (Current amount is tentative):		58,380	61,290
2. ASSESSED VALUE:		99,790	111,950
3. TENTATIVE EQUALIZATION FACTOR: 1.000			12,160
4. STATE EQUALIZED VALUE (Current amount is tentative):		99,790	111,950
5. There WAS/WAS NOT a transfer of ownership on this property in 2022.		WAS NOT	

The 2023 Inflation rate Multiplier is: 1.05

Legal Description:

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'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 Board of Review will meet on: Tuesday, March 7th from 9:00 a.m. to Noon for an informational meeting.
 Monday, March 13th from 9:00 a.m. to Noon and 1:00 p.m. to 4:00 p.m. and
 Wednesday, March 15th from 1:00 p.m. to 4:00 p.m. and 6:00 p.m. to 9:00 p.m.
 At the Township Hall, 7525 Highland Road, White Lake, MI 48383.
NOTE: In person appeals are by appointment only. PLEASE CALL (248) 698-3300 ext. 3, NO LATER THAN MARCH 3rd TO SCHEDULE AN APPOINTMENT.

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 50% of the 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 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 Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at 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 211.9m, 211.9n 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.

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.

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.

Change in your tax bill

This is the approximate amount of change to your tax bill.

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.

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.

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.

Statutory Change of Taxable Value

See Reverse Side for More Information

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.

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