

HOW TO READ YOUR ASSESSMENT NOTICE

Every year, you will receive a form like this indicating changes in the assessed value and the taxable value of your property. The numbers give you an idea of a fair selling price and how much of that value you will pay in taxes.

IF THIS IS NOT A TAX BILL, WHAT IS IT?
 Your assessment notice is just that a notice. It indicates what the local assessor determines your property is worth and how much of that value is taxable. **It does not indicate a change in your taxes, just the change in your property value.**

ARE YOU SAVING AS MUCH AS YOU CAN?
 If this property is your primary residence, it should qualify for an exemption that would save on your taxes. If the exemption has been filed properly, your bill will say your home is 100% exempt as a "principal residence." If you think you are eligible for the exemption but the notice does not say you are exempt, contact your local assessor's office.

WHAT YOUR HOUSE IS WORTH AND HOW MUCH OF IT YOU WILL PAY IN TAXES
 The most important figure on this notice is the TAXABLE VALUE of your property for this year. Your taxes should be based on the amount in that box unless. If you have owned your home for more than a year, it should be less than the assessed value, which is approximately 50% of what the City Assessor calculates your property to be worth in a specified year. Taxable and assessed value will become the same the year after you buy a property, but the gap between them will usually grow the longer you own the property.

WHY YOUR ASSESSMENT CHANGED
 The assessor recalculates the value of your property every year as mandated by State law and these lines give a general explanation of why assessments change. Even if you have not made any changes to your property in the past year, your assessment will likely change to reflect the current real estate market. Your assessment can also fluctuate based on changes you make to your property.

Michigan Department of Treasury, STC-1019 (REV. 11/15) **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 SOUTHFIELD 26000 EVERGREEN RD SOUTHFIELD, MI 48037	PARCEL IDENTIFICATION PARCEL CODE NUMBER: PROPERTY ADDRESS:																		
NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL:																			
PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Residence": % 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:																			
PRIOR YEAR'S CLASSIFICATION:																			
The 2016 Inflation rate Multiplier is: 1.003	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">PRIOR AMOUNT YEAR: 2015</th> <th style="width: 30%;">CURRENT AMOUNT YEAR: 2016</th> <th style="width: 40%;">CHANGE</th> </tr> </thead> <tbody> <tr> <td>1. TAXABLE VALUE (Current amount is tentative):</td> <td></td> <td></td> </tr> <tr> <td>2. ASSESSED VALUE:</td> <td></td> <td></td> </tr> <tr> <td>3. TENTATIVE EQUALIZATION FACTOR: 1.000</td> <td></td> <td></td> </tr> <tr> <td>4. STATE EQUALIZED VALUE (Current amount is tentative):</td> <td></td> <td></td> </tr> <tr> <td>5. There WAS/WAS NOT a transfer of ownership on this property in 2015.</td> <td></td> <td></td> </tr> </tbody> </table>	PRIOR AMOUNT YEAR: 2015	CURRENT AMOUNT YEAR: 2016	CHANGE	1. TAXABLE VALUE (Current amount is tentative):			2. ASSESSED VALUE:			3. TENTATIVE EQUALIZATION FACTOR: 1.000			4. STATE EQUALIZED VALUE (Current amount is tentative):			5. There WAS/WAS NOT a transfer of ownership on this property in 2015.		
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Legal Description:																			

March Board of Review Information: If you believe that these values, the property classification, or the information on line 5 is incorrect, you may protest to the Local Board of Review, (See below). All appointments for a personal appearance before the Board must be made in person at the Assessor's office by Friday, February 26, 2016.

SOUTHFIELD CITY HALL (MUNICIPAL BUILDING)
MARCH 8TH FROM 9:00 A.M. TO 1:00 P.M. --APPT ONLY
MARCH 21ST FROM 9:00 A.M. TO 12:00 P.M. THEN FROM 1:00 P.M. TO 4:00 P.M.-- APPT ONLY
MARCH 22ND FROM 4:00 P.M. TO 9:00 P.M. -- APPT ONLY
SOUTHFIELD ASSESSOR'S OFFICE 248-796-5230

ANYONE REPRESENTING A PROPERTY OWNER MUST HAVE A LETTER OF AUTHORIZATION DATED IN THE SAME YEAR AS THE ASSESSMENT YEAR BEING APPEALED

* A nonresident may protest to the Board of Review by letter. Letter appeals are to be accompanied by a completed Board of Review petition form (form L-4035 or an alternate petition form used by the local unit of government). The petition form approved by the State Tax Commission (form L-4035) is available at www.michigan.gov/treasury. When you reach the site, click on Forms (at top of page), then click on Property Tax, then click on Board of Review.

* Proposal A, passed by the voters on March 15, 1994, requires your property taxes to be calculated on the Taxable Value (see line 1 above). If there is a number entered in the "Change" column at the right side of the Taxable Value line, that number is not your change in taxes. It is the change in Taxable Value.

* State Equalized Value (SEV) is the Assessed Value multiplied by the Equalization Factor, if any (see line 3 above). State Equalized Value must approximate 50% of market value.

* IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2015, your 2016 Taxable Value will be the same as your 2016 State Equalized Value.

* IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2015, your 2016 Taxable Value is calculated by multiplying your 2015 Taxable Value (see line 1 above) by 1.003 (which is the Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2016 Taxable Value cannot be higher than your 2016 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.

Protest at the Board of Review is necessary to protect your right to further appeals to the Michigan Tax Tribunal for valuation and exemption appeals and to the State Tax Commission for classification appeals. 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 of 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. 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.

HOMEOWNER'S PRINCIPAL RESIDENCE AFFIDAVIT INFORMATION REQUIRED BY P.A. 114 OF 2012. 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.