

FREQUENTLY ASKED QUESTIONS

MY NEIGHBOR AND I HAVE VERY SIMILAR HOMES. WHY IS MY TAX BILL HIGHER THAN THEIRS?

If you have a home that is truly similar to your neighbor's, your SEV should be about equal to theirs. However, the Taxable Values would probably not be the same. Since the passage of Proposal A in 1994 the Taxable Value is used to calculate tax bills. Each Taxable Value will depend on when the property was last capped and the Taxable Value is also subject to any additions and/or losses to the property. SEV and Taxable Value are not the same and should not be compared when evaluating a tax bill.

I JUST PURCHASED MY HOME. SHOULDN'T THE ASSESSED VALUE BE HALF OF WHAT I PAID?

Assessments are 50% of the usual selling price of the property. The Michigan Legislature and the Michigan Supreme Court have clearly stated that the actual sales price of a property is not the only controlling factor in determining the True Cash Value and the Assessed Value as calculated by the assessing officer.

WHO QUALIFIES FOR THE PRINCIPAL RESIDENCE EXEMPTION?

If you own and occupy your principal residence, it may be exempt from a portion of your local operating taxes. To claim an exemption, you must complete the Principal Residence Exemption Affidavit and file it with the Assessor's Office by May 1st of the year of the claim. You may have only one principal residence at a time. Vacation homes and income property which you do not occupy as your principal residence may not be claimed.

WHO ARE THE MEMBERS OF THE BOARD OF REVIEW?

The Board is comprised of three (3) residents of the City of Mount Clemens.

WHEN DOES THE BOARD OF REVIEW MEET?

The Board of Review meets in March. The dates and times will be listed on your 2010 Assessment Notice.

WHO MAY FILE AN APPEAL?

Any person may file an appeal regarding the assessment of their property within the Board's jurisdiction. This appeal can be made by letter or by making an appointment with the Board of Review while they are in session.

HOW DO I MAKE AN APPEAL?

The taxpayer must give evidence to show that the assessment is incorrect. The Board of Review must have a good reason to alter an assessment. It is imperative to be able to answer the questions "What do you think your property is worth?" and "What are you basing that opinion on?" All assessment are based on the sale of similar properties. You may hire a professional appraiser, or you can look at the sales in your neighborhood and compare them to your home. Don't forget to bring your documentation!

CAN I APPEAL THE BOARD'S DECISION?

To dispute the Board of Review's decision, you may appeal to the Michigan Tax Tribunal.