

How to appeal property tax assessments

Assessment is the process of determining the true cash value of property for the purposes of calculating property taxes. Under Michigan law, 50 percent of the true cash value of property is the taxable value.

It is up to each of Michigan's 1,531 different units of local government to fairly assess the value of taxable properties within each jurisdiction.

True cash value is the usual selling price of property. However, assessments are done annually and few homes are actually sold every year. Assessments are based on sales that actually occur in the marketplace, and other factors including age, lot and house size, quality and type of construction, number of rooms, and the neighborhood. The process consequently involves some judgment and uncertainty not found in other taxes.

Mistakes do happen. The assessor may have valued your home above the actual market value, the valuation may be above that of identical or similar houses in the area, or there may be inaccuracies in structural appraisal.

Property tax records are, of course, public information. If you think your assessment is too high, or if you've never inspected them, you should begin by inspecting your records at your assessor's office.

VERIFY THE recorded dimensions of house and lot, and make sure that unfinished attics or basements have not been misrepresented in the description. The appraisal worksheet may also have missed defects that would reduce the house's value, such as settling foundations. Normal maintenance, or lack of it, does not affect the appraised value of the home.

When errors are found most assessors are willing to adjust your appraisal without requiring any formal appeal process. However, if you remain unsatisfied, there is a method for appealing property tax assessments.

Each jurisdiction has its own citizen board of review, which is empowered to hear assessment appeals and render a decision. By law, your assessor's office must furnish you with the forms necessary to present the appeal. It is generally a good idea to ask any questions you have about the form and be sure you understand it before you leave the assessor's office.

Some city charters specify a different date, but most boards of review begin meeting on the second Monday of March, with meeting time and place advertised locally. Call your local assessor for more information. It is crucial that you observe relevant deadlines for filing your appeal or you'll lose your chance this year. Non-assessors may file a written protest, but appeals generally must be made in person or by a designated representative.

Your appeal must be limited to questioning the validity of the tax assessment, such as noting that similar housing in your neighborhood has sold at lower prices than your appraisal. Your appeal should not include any arguments regarding the tax rate or the purpose for which tax dollars are used. The board of review or the tax tribunal has no control over these issues.

If the taxpayer is dissatisfied with the decision, the next remedy is to write to the Michigan Tax Tribunal (Treasury Department, P.O. Box 30230, Lansing 48909; phone 517-373-8850). Appeals to the tax tribunal must be preceded by appeal through the board of review process and received no later than June 30 each year.

The letter should include the name and address of the property owner, the legal description of the property, the county and township or city where the property is located, the date of protest to the local board of review, and a brief statement of the reason for the appeal. There is no fee. The tribunal holds hearings at various locations throughout the state.

You may be surprised by the results of a recent survey that show boards of review granted tax reductions to more than half the people who brought cases before them in major cities like Battle Creek, Flint, Grand Rapids, Kalamazoo, Pontiac, Saginaw and Southfield. If you think your assessment isn't fair, chances are you can do something about it.

For more information, call the Michigan Tax Information Council at (517) 372-1050. The council is a non-partisan, non-profit organization formed in 1982 to provide clear, timely and useful information about Michigan tax and spending policies.

© O&E Classifieds work! © O&E Classifieds work! © O&E Classifieds work! © O&E Classifieds work!

SPECIAL CLEARANCE SALE

ALL SPECIAL CLEARANCE ITEMS 1/2 PRICE

Schrader's
Home Furnishings
111 N. Center St. Northville 349-1838
Mon., Tues., Sat. 9-6
Thurs. & Fri. 9-9
Closed Wed.

FAMILY HOSPITALITY

When you build a brand new hospital, you can start fresh and change all the old ways.

Start with state-of-the-art equipment. In every department, on every floor, the latest technology. Add a good staff of caring, experienced professionals drawn from the local community. Introduce a new attitude about patients, family, and neighborhood. This is Huron Valley Hospital, a full-service community hospital with 24-hour emergency service, obstetrics/

gynecology, pediatrics, general surgery, cardiac/intensive care—all the services of a major community hospital.

And something more. Something new—Family Centered Care. This idea helps patients feel more at home in the hospital. A view of trees and meadows from every patient window. Individual bedside telephones and TV sets in comfortable, attractive rooms. An award-winning menu that lets you choose from 25 appealing meals every day. Each prepared with the

cooperation of a professional dietician. Family Centered Care at Huron Valley Hospital also means flexible visiting hours. And loved ones being encouraged to stay and enjoy meals with the patient. Comfortable overnight accommodations have also been prepared so families can remain close during times of special concern. Family Centered Care takes out the old hospital starch and puts in a neighborly smile. At the new Huron Valley Hospital, we are neighbors. Family. And friends.



OPENING MARCH 1986

GRAND OPENING EVENTS

ALL OUR FRIENDS AND NEIGHBORS ARE INVITED!

KIDS' BEAR CLINIC AND FAMILY TOUR SATURDAY, MARCH 1, 12-4 P.M.

DEDICATION AND PUBLIC TOUR SUNDAY, MARCH 2, 2-5 P.M.

Huron Valley Hospital

OUR COMMUNITY HOSPITAL
Affiliated with The Detroit Medical Center

Commerce Township between East Commerce and Sleeth Roads

Community Information Line: 360-3300

REPORT OF CONDITION

Consolidating domestic and foreign subsidiaries of the
Metropolitan National Bank of Farmington, Conn.
In the state of **Nichigan**, at the close of business on **December 31, 1985**
published in response to call made by Comptroller of the Currency, under title 12, United States Code, Section 161.
Charter Number **15049** Comptroller of the Currency **7th National Bank** District

Statement of Resources and Liabilities

		Thousands of dollars
ASSETS		
Cash and balances due from depository institutions:		
Noninterest-bearing balances and currency and coin	1,307	
Interest-bearing balances	18,328	
Securities	1,537	
Federal funds sold and securities purchased under agreements to resell in domestic offices of the bank and of its Edge and Agreement subsidiaries, and in IBFs	1,300	
Loans and lease financing receivables:		
Loans and leases, net of unearned income	14,850	
LESS: Allowance for loan and lease losses	283	
LESS: Allocated transfer risk reserve	-0-	
Loans and leases, net of unearned income, allowance, and reserve	14,567	
Assets held in trading accounts	-0-	
Premises and fixed assets (including capitalized leases)	577	
Other real estate owned	-0-	
Investments in unconsolidated subsidiaries and associated companies	-0-	
Customers' liability to the bank on acceptances outstanding	-0-	
Intangible assets	240	
Other assets	740	
Total assets	38,728	
LIABILITIES		
Deposits:		
In domestic offices:	35,451	
Noninterest-bearing	11,474	
Interest-bearing	24,037	
In foreign offices, Edge and Agreement subsidiaries, and IBFs	-0-	
Noninterest-bearing	-0-	
Interest-bearing	-0-	
Federal funds purchased and securities sold under agreements to repurchase in domestic offices of the bank and of its Edge and Agreement subsidiaries, and in IBFs	-0-	
Demand notes issued to the U.S. Treasury	-0-	
Other borrowed money	-0-	
Mortgage indebtedness and obligations under capitalized leases	-0-	
Bank's liability on acceptances executed and outstanding	-0-	
Notes and debentures subordinated to deposits	220	
Other liabilities	583	
Total liabilities	36,282	
Limited-life preferred stock	-0-	
EQUITY CAPITAL		
Perpetual preferred stock	-0-	
Common stock	522	
Surplus	522	
Undivided profits and capital reserves	1,402	
Cumulative foreign currency translation adjustments	-0-	
Total equity capital	2,446	
Total liabilities, limited-life preferred stock, and equity capital	38,728	

We, the undersigned directors, attest to the correctness of this statement of resources and liabilities. We declare that it has been examined by us, and to the best of our knowledge and belief has been prepared in accordance with the instructions and provisions of the Act.

Thomas W. Brown
Operations Officer & Cashier

[Signature]
Directors

of the above-named bank do hereby declare that this Report of Condition is true and correct to the best of my knowledge and belief.

[Signature]
1-30-86