

Hills deluged with tax appeals

increase. They thought something

OF THE 712 residential appeals, the review board granted reductions to 266 totaling \$1.29 million. The board also granted \$1.22 million in 53 of the total 82 hardship cases ap-

An assessment is a value placed on property for tax purposes. An assessment should be approximately 50 percent of market value — the usual solling price — as required by law. Assessments fluctuate up and down because market values change almost annually.

Anger was prevalent among homeowners appealing their assessments. But as statistics bear out, the strength of the housing market is too apparent to provide assessment reductions in a majority of the residential appeals, Babb said.

DESPITE THE majority of residential appeals, \$10.7 million of the total \$14.4 million in reductions were given to commercial and industrial property owners.

"A lot of (commercial) property the year before was reduced. But the board of review has jurisdiction for only one years to the assessment automatically goes back up (this year)." Babb said.

Based on data presented by com-

appeals concerned apartment com-plexes, the owners of which provided data showing high vacancy rates. Apartment complexes were among those hardest hit in 1987 when commercial and industrial as-sessments were increased an aver-age 35 percent following a major reappraisal by the Oakland County Equalization Division, Babb said.

Commercial and industrial prop-Based on data presented by com-mercial and industrial property assessments "are far more so-owners, the "economics haven't changed." Many commercial set sales and costs.

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Seniors may be eligible for tax relief

Older Farmington Hills residents' concerns last week about increasing property tax assessments and their inability to keep pace with Yupples' ability to pay big dollars for housing

The 1973 Homestead Property Tax Relief Act provides a way for taxpayers to link property tax to household income as a means of making the tax system fairer, Farmington Hills assessor Dean Babb said.

income as a means of making the tax system fairer, Babb was the "creating the control of making the tax system fairer, Babb was the "creating the control of making the tax system fairer, Babb was the "creating the control of making the tax system fairer, Babb was the "creating the control of making the tax system fairer, Babb was the "circuit breaker." It is a device through which taxpayers can receive a credit for an amount of the board credit and appealing to the board credit and appealing to the board of the credit and appealing to the credit and appealing to the board of the credit and appealing to the credit and appealing to the board of the credit and appealing to the credit and appealing to the board of the credit and appealing to the credit and appealing to the board of the credit and appealing to the credit and

have been 65 prior to Dec. 31 of any given year, Babb said.

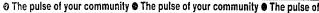
forms also are available at city hall and post offices. But they must be filled out.

Under the homestead act, senior citizens can be granted a credit when property laxes exceed 3.5 percent (if household income exceeds 3.6,001) of their household income with a maximum rebate of \$1,200. For example, Mr. and Mrs. Taxpayers' household income in 1887 and can adjust the assessment to properly tax. Under the program, because the senior citizens it as the session to the properly tax. Under the program, they must pay \$422,560 of their taxes.

and post offices, but they must of illied out. Under the homestead act, senior citizens can be granted a creditive of the control of the cont

"EVEN IF the senior doesn't have to pay income tax, they can still file for this credit." said Babb.
Two years ago, the state began automatic mailing of the homestead conditions to senior citizens. The

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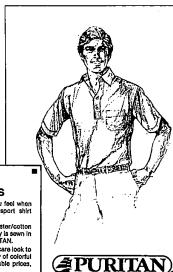


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