

# ***How to Review and Appeal Your Property Tax Assessment in Michigan***

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## **Understand Your Assessment**

- True Cash Value (TCV) = the market value of your home. It may not match the actual selling price.
- Assessed Value (AV) = 50% of the true cash value
- Taxable Value (TV) = Value used to calculate your property taxes (will equal the AV the year after you purchase your property, but future increases are limited to inflation or 5%, whichever is less).
- Principal Residence Exemption (PRE) = 100% exemption from local school operating tax if this is your residence, provided you do not rent out part of your home to another person or business.

## **Uncapping**

- When property ownership is transferred, the property's Taxable Value (TV) uncaps the year after the sale and becomes the same as the property's Assessed Value (AV). If you bought your house in 2024, your taxes increased because of the uncapping.

## **Do You Disagree with the Valuation?**

- The appeal process begins with the Assessor's review of your property's data. If you have questions about your 2025 Assessment, please contact the Assessor's office at (269 548-4311) to review your assessment. Your property record card must be reviewed for any possible errors. If the Assessor believes a change is justified, it may be made at this time.
- Make an appointment to appeal at the March Board of Review. See the information on your assessment notice to determine the date and process. This is your only opportunity to appeal your valuation.
- You must be able to propose an alternative value and support how you arrived at this value.

## **March Board of Review Appointments**

- It's an open meeting. You can listen to other appeals.
- You can bring someone along (or even appoint someone to represent you).
- Remember that each person has limited time (10 minutes); be sure to make your point clearly and concisely.

Email or call us with further questions:

Claudia Stirton, Assessor: [assessor@texastownship.org](mailto:assessor@texastownship.org) 269.548.4311