

Understanding Your Assessment Notice

Every year, you receive an assessment notice indicating changes in the assessed value and the taxable value of your property. The assessed value represents 50% of the estimated market value of your property and the taxable value indicates how much of that value you will pay taxes on.

Michigan Department of Treasury, 1019 (Rev. 11-23)

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 1893, Sec. 211.24 (c) and Sec.211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM: ASSESSOR - TEXAS TOWNSHIP 7227 West Q AVENUE KALAMAZOO MI 49009	PARCEL IDENTIFICATION PARCEL NUMBER: PROPERTY ADDRESS:																								
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KALAMAZOO MI 49009	PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Residence": 100.00% % Exempt As "Qualified Agricultural Property": .00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Exempt As "Development Property": Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>																								
LEGAL DESCRIPTION:																									
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 401 RESIDENTIAL																									
PRIOR YEAR'S CLASSIFICATION: 401 RESIDENTIAL																									
The change in taxable value will increase/decrease your tax bill for the 2025 year by approximately: \$96	<table border="1"><thead><tr><th>PRIOR AMOUNT YEAR: 2024</th><th>CURRENT TENTATIVE AMOUNT YEAR: 2025</th><th>CHANGE FROM PRIOR YEAR TO CURRENT YEAR</th></tr></thead><tbody><tr><td>100,000</td><td>105,000</td><td>5,000</td></tr><tr><td>118,000</td><td>130,800</td><td>12,800</td></tr><tr><td colspan="3">1. TAXABLE VALUE:</td></tr><tr><td colspan="3">2. ASSESSED VALUE:</td></tr><tr><td colspan="3">3. TENTATIVE EQUALIZATION FACTOR: 1.000</td></tr><tr><td colspan="3">4. STATE EQUALIZED VALUE (SEV):</td></tr><tr><td>118,000</td><td>130,800</td><td>12,800</td></tr></tbody></table>	PRIOR AMOUNT YEAR: 2024	CURRENT TENTATIVE AMOUNT YEAR: 2025	CHANGE FROM PRIOR YEAR TO CURRENT YEAR	100,000	105,000	5,000	118,000	130,800	12,800	1. TAXABLE VALUE:			2. ASSESSED VALUE:			3. TENTATIVE EQUALIZATION FACTOR: 1.000			4. STATE EQUALIZED VALUE (SEV):			118,000	130,800	12,800
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5. There WAS or WAS NOT a transfer of ownership on this property in 2023 WAS NOT																									
6. Assessor Change Reason:																									

The 2025 Inflation rate Multiplier is: 1.031

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name: CLAUDIA STIRTON	Phone: (269) 548-4311	Email Address: ASSESSOR@TEXASTOWNSHIP.ORG
March Board of Review Appeal Information. The board of review will meet at the following dates and times:		

DO YOU HAVE A PRINCIPAL RESIDENCE EXEMPTION?

Having a principal residence exemption saves you approximately \$18.00 in actual property tax per \$1,000 of taxable value. You must own and occupy the property to qualify and file Form 2368 with the Assessor.

WHAT IS PROPERTY CLASSIFICATION?

Property is classified according to its primary use. Typical classes are Residential, Agricultural, Commercial, Industrial, and Personal. If you disagree with your property's classification, you can file an appeal

WHAT DOES THIS MEAN IN TAX DOLLARS?

Based on the change in Taxable Value, this is an estimated amount based on last year's millage rates

ASSESSED VALUE AND TAXABLE VALUE

Assessed Value is equal to 50% of the market value of your property. Taxable Value is the product of the previous year's Taxable Value increased by the Consumers Price Index unless there were physical changes to the property. The Taxable Value can never be higher than the Assessed Value. In the event of a transfer of ownership, the Taxable will usually be equal to the Assessed Value

Did You Purchase the Property in the prior year? If you purchased this property last year the Assessed and Taxable Values should be equal (uncapng). If the values are not the same, please contact the Assessor's Office.

INFLATION RATE MULTIPLIER

Applied to last year's Taxable Value

QUESTIONS?

Call or email

Board of Review Information

If you disagree with your property's values or Classification, you may appeal to the Board of Review on these dates.