



2023 Assessment Frequently asked Questions

Why did my assessment increase or decrease?

There are a wide number of reasons for your assessment to change, but mostly, the answer is due to an analysis of general sales throughout the Township and County. By law, the assessor is responsible for re-evaluating the land and building values on an annual basis. Sales data is used to determine what the current land value and building values should be. If you disagree with our calculation of your assessment, additional market information will be needed to determine a better indicator of value (see below on how to appeal your assessment).

The Board of Review's duty is to review your evidence and not to explain the assessment process or "why" the assessment increased or decreased.

How to appeal your assessment...

If you do not believe that your assessment fairly represents 50% of the market value of your property, you may want to file an appeal with the March Board of Review. As described above, the assessor has applied the rules prescribed by the State Tax Commission and the State of Michigan to arrive at a mass-appraisal of market value.

Without additional information, this method is the best estimate of market value. This is why it is important for you, the property owner, to bring information for the board to consider and that supports why you believe the proposed assessment is incorrect (such as local market sales, listings, market exposure length, appraisals, etc.). This evidence needs to be extracted from the local market surrounding your property. Average percentages of the real estate market or newspaper articles are not specific enough to determine the market value of your property.

The most important message is that you need to show local market evidence of the market value of your property. Without additional evidence, the Board may only be able to rely on the original assessment. Please bring a copy of all evidence for the Board to keep. Keep in mind that the purchase price of your property, without additional evidence, may not be enough to establish market value.

Mark Emmendorfer - Supervisor **Steve Schlicht** – Clerk **Mary Quast** – Treasurer
Township Trustees – **Tom Tithof, Gary Keeler, Gerald Cole, Coetta Adams**
www.montrosetownship.org