

Understanding Your Assessment Notice

Every February an Assessment Change Notice is sent to the property owner. This notice advises owners of the proposed changes in property values, current classification, exemption status, and transfer status. It also outlines appeal rights. This document should be reviewed annually.

Michigan Department of Treasury,
1019 (Rev. 1-24)

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 1993, Sec. 211.24 (c) and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM: CHARTER TOWNSHIP OF OXFORD MICHEAL R. LOHMEIER, ASSESSOR 300 DUNLAP ROAD OXFORD MI 48371		PARCEL IDENTIFICATION PARCEL NUMBER: PROPERTY ADDRESS:	
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL:		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": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
LEGAL DESCRIPTION:			
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 401			
PRIOR YEAR'S CLASSIFICATION: 401			
The change in taxable value will increase/decrease your tax bill for the year by approximately: \$171	2025 PRIOR AMOUNT YEAR: 2024	CURRENT TENTATIVE AMOUNT YEAR: 2025	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE:	153,550	158,310	4,760
2. ASSESSED VALUE:	173,080	191,000	17,920
3. TENTATIVE EQUALIZATION FACTOR:	1.000		
4. STATE EQUALIZED VALUE (SEV):	173,080	191,000	17,920
5. There WAS or WAS NOT a transfer of ownership on this property in 2024: WAS NOT			
6. Assessor Change Reason(s): Market Adjustment			

The 2024 Inflation Rate Multiplier is: 1.031

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

Oakland County Equalization	(248)858-0776 or (248)858-0773	equal@oakgov.com
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March Board of Review Appeal Information:

Basis for change in Assessed/Taxable Value

Statutory Change of Taxable Value. Maximum 5% Plus changes to property.

Board of Review Information:

If you believe your Assessed Value is incorrect, you may appeal to the Board of Review. This is the only time of year allowed by Law to appeal value. Protest to the Board of Review can be done in person, by appointment, or in writing. Please pay attention to the deadlines listed on your notice. When appealing, you should provide any evidence you feel will support your claim of value.

Do you have a Principal Residence Exemption?

Having a principal residence exemption reduces the amount of school operating millage you pay. You must own and occupy the property to qualify.

What is Property Classification?

Property is classified according to its primary use. Typical classes of property are Residential (400 number), Commercial (200 number), Industrial (300 number), Agricultural (100 number) and Personal Property(251/351). If you feel that your property is misclassified, you may appeal to the local Board of Review.

Change in Value from Prior Year:

This is **NOT** the change in your taxes. It is the change from prior year to current year values.

Assessed Value and Taxable Value:

Assessed Value is equal to 50% of the estimated market value of your property. Taxable Value is the product of the previous year's Taxable Value increased by the Inflation Rate Multiplier unless there were physical changes to the property. The Taxable Value can never be higher than the Assessed Value.

(Prior Yr Taxable Value – Losses) x 1.031 + Additions*

Was there a Transfer of Ownership?

If you purchased this property in the previous calendar year, the Assessed and Taxable Values should be equal as required by State Law.