

Disputing Property Taxes...

Are you questioning your Property Tax Assessment?

Your property taxes are based on a simple equation: the tax rate times the assessment equals your property taxes. While it's difficult to protest tax rates, challenging your assessment is possible if you understand what is involved. The first step is to determine what you are disputing.

What are you disputing?

Is it the market value placed on your property, the unequal assessment placed on your property or an action taken by an appraisal review board that adversely affects your assessment?

While all three are valid reasons for disputing your property tax assessments, the market value and the unequal assessment are the most common reasons to file a protest. If your protest is based on the assigned market value, you should prepare a market analysis to support your opinion of value.

Market Analysis

Real Estate One offers a unique market analysis package that will assist you in your efforts to start the process. This package includes a Property Value Analysis (PVA) that compares properties similar to yours and determines what homes have sold for in your neighborhood recently. To ensure accuracy, the property value analysis is prepared after visiting with you in your home and considering exterior/interior features - such as but not limited to floor plan, square footage, room additions, guest house, lot size, specific views from property, neighborhood evaluation, etc...

Following the visit, we can then decide which limiting factors (if any) should be considered and included in the report, specifically any items that would affect your home's value. The cost for this market analysis is \$195.00 and will be delivered within 3 days after doing a walk through of your property.

To request and pay for an analysis ([click here](#))

Filing Deadline

Check with your local assessor's office for the exact dates to file or review the instructions for filing a dispute in your notice of valuation. Although disputing your taxes takes time, a thorough market analysis or property value analysis will help you provide a complete package of information.

To determine what your next step should be, go to the Department of Treasury website, www.michigan.gov/treasury, and select Michigan Property Tax Explanation to hear a video regarding tax procedures.

For additional information go to the following state government website, www.legislature.mi.gov/documents/publications/taxpayersguide.pdf

Michigan Taxes Department of Treasury
www.michigan.gov/taxes