

NOTICE

CITY OF HAMTRAMCK BOARD OF REVIEW

The City of Hamtramck 2021 March Board of Review will meet **by** electronic means as required by M.D.H.H.S. order. Information to connect electronically is below.

Meeting Days:

Tuesday March 2, 2021 at 9:00 am for the organizational meeting (no appeals will be heard).

Meetings by appointment only for appeals on the following days:

Monday March 08, 2021 1:00 pm to 9:00 pm

Thursday March 11, 2021 9:00 am to 5:00 pm

Tuesday March 16, 2021 9:00 am to 10:00 am (The board of Review will be in session for deliberations and conclude business for the March meetings)

Zoom meeting information:

Zoom link: <https://us02web.zoom.us/j/84860077493>

Meeting ID: 848 6007 7493

Phone line: +1-312-262-6799 US (Chicago)

The purpose is to review the assessment rolls of Hamtramck. Matters pertaining to the assessment of property may be brought before the Board of Review. Appointments will be taken until 4:00 pm on Thursday, March 11, 2021. Appeals will also be accepted by letter.

****All letter appeals must be received by 4:00 pm on Thursday, March 11, 2021. ****

	TENTATIVE RATIO	TENTATIVE FACTOR
201 – COMMERCIAL	50.00	1.00
301 – INDUSTRIAL	50.00	1.00
401 – RESIDENTIAL	50.00	1.00
PERSONAL PROPERTY	50.00	1.00

THOMAS D. MONCHAK
ASSESSOR,
CITY OF HAMTRAMCK

INFORMATION REGARDING YOUR NOTICE

The Board of Review is comprised of residents from the community that have knowledge of property values. They are not employees of the City of Hamtramck; they are residents that have expressed an interest in serving the community and have been appointed by the Mayor and City Council. **The Board of Review is available by appointment ONLY.** Appointments are fifteen minutes long and provide you the opportunity to present evidence to support your requested value. Residents may protest in person or send someone to protest on their behalf. If someone appears on behalf of a property owner, they must have a letter of authorization from the property owner. Non-residents or residents not able to attend in person may appeal by letter which **must be received by Thursday, March 11, 2021 at 4 p.m.** The Board of Review will not make decisions at that meeting. A decision will be mailed to you no later than the first Monday in June. Remember, you may further appeal your assessment to the Michigan Tax Tribunal, but only if you first appeal at the local Board of Review for residential and agricultural properties only. **Commercial and industrial** are not required to appear before the Board of Review in order to file an appeal to the Tribunal.

Disabled Veterans Exemption and **Poverty Exemptions** are submitted to the Board of Review at either the March, July or December meetings. Both exemptions are for one year only. Guidelines and applications are available at <https://hamtramck.us/assessor/>

The constitutional amendment known as Proposal "A" was approved by the voters in 1994. This proposal was designed to limit the growth in property taxes to the rate of inflation until the property transferred. Regardless of the increases in the property value, the taxable value can only increase by the rate of inflation (unless you made physical changes to the property) thereby limiting the property tax increase each year. This proposal requires the Assessing Office to calculate three values for each property in the City.

Assessed Value/State Equalized Value (SEV): SEV is calculated for each parcel in the City each year. The value is set at 50% of True Cash Value (Market Value) of each property as determined by studies of the market (sales) that occur during a time frame outlined by the State Tax Commission.

Capped Value: This value is calculated by a defined formula. The formula starts with last year's Taxable Value, considers physical changes to the property and uses the "rate of inflation" or 5% (whichever is less). The "rate of inflation" (percentage) is provided by the State Tax Commission and developed from the US Department of Labor Bureau of Labor Statistics Consumer Price Index. The Assessor and The Board of Review cannot develop or use any other inflation rate multiplier.

Taxable Value: This is the value which property taxes are based. This value is the lower of the State Equalized Value or the Capped Value. For most properties, this value increase is typically limited by the rate of inflation, or Consumer Price Index (CPI) each year. For 2021 the CPI (multiplier) is 1.014 or 1.4 %

WHAT SALES ARE USED TO DETERMINE THE ASSESSMENT?

The City of Hamtramck used the two-year study to determine 2021 Assessments. Sales occurring between April 1, 2018 and March 31, 2020 (period defined by the State Tax Commission for 24-month studies) were used to determine 50% of True Cash Value.

Actual Sale Price is not True Cash Value: The Michigan law defines True Cash Value as the *usual* selling price of a property. An Assessor must assess property using the same valuation factors used to value similar property of that same classification. The sale price alone does not determine the True Cash Value for assessment purposes. All sales of similar type properties are studied. Some sales are excluded in accordance with established guidelines set by the State Tax Commission. The remaining sales are used to determine the levels of assessment from similar type property in the City.

Foreclosure Sales: Sales from financial institutions, after a foreclosure, are not included in the sales study until the Assessing Office verifies the terms of the sale and the condition of the property. Guidelines were provided to Assessors this year by the State Tax Commission to make this determination.

HOW SHOULD I PRESENT MY PROTEST?

The Board of Review functions in many ways like a court, although the procedures are much more informal. You must be prepared to justify and bring evidence that your appeal is valid. The property owner has the burden of proof. The sales of comparable properties you use should be between 4/1/2018 and 3/31/2020 or more recent. Forced, stressed or distressed sales, unless verified, are not valid. You must provide at least one copy of all documents including pictures for the Board of Review. Three (3) copies are preferred; **one copy must be retained in the Board of Review file.**

WHAT DO I BRING? WHAT DO I SAY?

Suggested items to bring to your appointment include appropriate comparable sales data, photo's, estimates to fix home damages, or other supporting evidence to prove your proposed value of the property. Statements such as "My taxes are too high", "My property isn't worth what the City has it valued", or "My taxes are more than my neighbors" do not prove the case. Remember, **one copy of any information you expect the board to consider for your appeal will be retained in the Board of Review file.**

WHAT THE MARCH BOARD OF REVIEW CAN AND CANNOT DO:

The Board **cannot:** Change the calculation (formula) for the Capped Value which becomes the Taxable Value the year after a transfer of ownership.
Discuss or change values from prior years.
Hear appeals of Principal Residence Exemptions
Change the millage rates.
Change any Tribunal decisions.
Change the zoning of your property.

The Board **can:** Hear appeals on the classification of the property.
Hear appeals and make changes to assessed value.
Grant a Poverty Exemption and Disabled Veteran Exemption for current year only.
Change the Taxable Value, only if there is a loss to the property or the Assessed Value becomes lower than the previous year's taxable value multiplied by the current year's CPI.