

## Are You Eligible For Special Exemptions?

- Senior Deferments
- Poverty Exemptions
- Exemptions for certain 100% disabled veterans (new law: Public Act 161 of 2013)
- Michigan Homestead Property Tax Credit (eligibility became more restricted in 2012)

## Uncapping

When a property changes hands, the property's taxable value (TV) uncaps the year after the sale and becomes the same as the property's state equalized value (SEV).

Be sure to file a Property Transfer Affidavit when you buy a new property, even if no deed is recorded. If a sale is uncovered after the fact, you will be charged penalty interest.

See your assessor for more information about a recent law (Public Act 497 of 2012) that exempts transactions between family members from uncapping.

## Local Assessor Contact Information

City/Township	Assessor	Phone	Email
Ann Arbor City	David Petrak	734-994-2663	dpetrak@ci.ann-arbor.mi.us
Chelsea City	Emily Pizzo	734-475-1771	assessor@city-chelsea.org
Milan City	Karen Page	734-439-0580	karenp@ci.milan.mi.us
Saline City	Catherine Scull	734-429-4907	cscull@ci.saline.mi.us
Ypsilanti City	Courtney Dugger	734-483-1530	cdugger@cityofypsilanti.com
Ann Arbor Twp	Emily Pizzo	734-663-1699	assessor@aatwp.org
Augusta Twp	Chris Coucke	734-487-0518	assessor@augustatownship.org
Bridgewater Twp	Mary Rider	517-456-7728	mrider2760@aol.com
Dexter Twp	Chris Renius	734-426-3767	assessor-dexter@twp-dexter.org
Freedom Twp	Raman Patel	734-222-6529	patel@ewashtenaw.org
Lima Twp	Brian Renius	734-475-2246	BryanRenius@Bex.net
Lodi Twp	James Rushton	734-665-7583	rushtonl@twp-odi.org
Lyndon Twp	Pat Zamenski	734-475-2401	assessor@lyndontownship.org
Manchester Twp	Pat Zamenski	734-428-7090	p.zee@voyager.net
Northfield Twp	Jay Singh	734-449-2880	singhj@twp.northfield.mi.us
Pittsfield Twp	Barbara Mcdermott	734-822-3115	mcdermottb@pittsfield-mi.gov
Salem Twp	William Guenther	248-349-1690	assessor@salem-mi.org
Saline Twp	Raman Patel	734-222-6529	patel@ewashtenaw.org
Scio Twp	James Merte	734-369-9400	jmerte@twp.sciotownship.org
Sharon Twp	Karen Page	734-428-7591	karenp@ci.milan.mi.us
Superior Twp	Paula Calpois	734-482-6099	pcalopis@superior-twp.org
Sylvan Twp	Kyt Hoover	734-475-8890	khoover@twp-sylvan.org
Webster Twp	Bill Sinkule	734-426-5103	bsinkule@twp.webster.mi.us
York Twp	Chris Coucke	734-439-8842	ccoucke@twp-york.org
Ypsilanti Twp	Linda Gosselin	734-487-4927	lgosselin@ytown.org

## Additional Resources

### 2013 Michigan Taxpayers Guide

<http://www.legislature.mi.gov/documents/Publications/TaxpayerGuide2013.pdf>

### MTT Definitions

<http://www.michigan.gov/taxtrib/0,4677,7-187-126336-,00.html>

### List of Local Units of Government in Washtenaw County

[http://www.ewashtenaw.org/washtenaw-county-michigan/government/cities\\_twnps\\_villages](http://www.ewashtenaw.org/washtenaw-county-michigan/government/cities_twnps_villages)

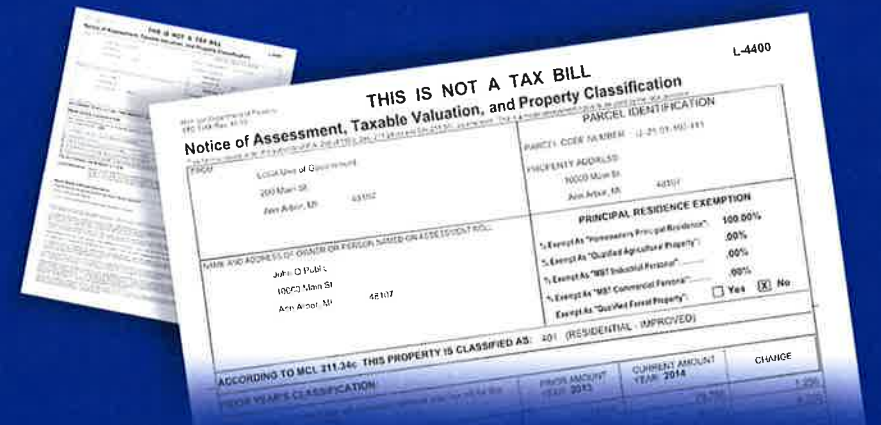


Washtenaw County Treasurer's Office  
P.O. Box 8645 Ann Arbor, MI 48107-8645  
(734) 222-6600 | [taxes@ewashtenaw.org](mailto:taxes@ewashtenaw.org)  
[treasurer.ewashtenaw.org](http://treasurer.ewashtenaw.org)



## Your Property Tax Assessment on Your Home in Michigan

This information pertains to Principal Residence Properties only. The process varies for commercial, industrial or rental properties and for vacant land.



Catherine McClary, CPFO, CPFIM  
Washtenaw County Treasurer

*"If you believe your taxes are too high, it may be that the assessment of your home is too high. This brochure details the process to protest your assessment and you do not need an attorney. E-mail me with further questions."*

**- Catherine McClary,**  
Washtenaw County Treasurer  
taxes@ewashtenaw.org

## Understand Your Assessment

**True Cash Value**.....The market value of your home. It may not match the actual selling price.

**State Equalized Value (SEV)**.....Half the true cash value

**Taxable Value (TV)**.....Value used to calculate your property taxes (will equal the SEV the year after you purchase your property but future increases are limited).

**Principal Residence Exemption (PRE)**.....Should be 100% if this is your home and you don't rent out part of your home to another person or business. Qualified agricultural property is treated the same as PRE for exemption purposes.

## Do You Agree with the Valuation?

- Make an appointment to appeal at the March Board of Review. See info on assessment notice to determine the date and process (see the contact information on the back of this brochure). This is your only opportunity to appeal your valuation.
- Find out if you are required to attend in person or if appeals by letter are accepted.
- You must be able to propose an alternative value and support how you arrived at this value.



**Washtenaw County Treasurer**  
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# March Board of Review Appointments

## Support Your Proposed Valuation:

- Ask your assessor for a copy of your Property Record Card (it may be available online.) Begin by reviewing the information to be sure it matches the characteristics of your home.
- Gather information about sales for similar houses in your neighborhood. Many cities, villages, and townships have online records that will help you find nearby sales.
- Some people hire a real estate appraiser. Be aware:
  - You will have to pay for this private appraisal
  - The appraiser may follow a methodology that differs from the one the assessor uses.
- Remember that your valuation cannot be adjusted due to poor maintenance.

## Bring Documentation to Your Appeal Appointment:

- Complete a Board of Review Petition (form L-4035). This form is available online or from your assessor. Bring 4 copies to your appointment.
- It's an open meeting. You can listen to other appeals.
- You can bring someone along (or even appoint someone to represent you).
- Remember that each person has limited time so be sure to make your point clearly and concisely.
- Ask when you will hear back. The deadline is the 1st Monday in June, but notices usually arrive sooner.

## Disagree with the Board of Review's Determination?

You can appeal to the Michigan Tax Tribunal. Your Board of Review decision should include basic instructions.

The appeal must be made by July 31. The appeal is made in writing but you may have an opportunity later to attend a hearing.

In the meantime, it is usually best to pay your property taxes based on the current assessment:

- You will receive bills on July 1 and December 1
- If you pay on time, you avoid the risk of interest charges if you lose.
- If you succeed in your appeal and have already paid your taxes, you will receive a refund of any overpayment.
- Remember that there is a possibility that your assessment may be increased by either the Board of Review or the Michigan Tax Tribunal.