

CITY OF MADISON HEIGHTS

2009 NOTICE OF ASSESSMENT, TAXABLE VALUATION, AND PROPERTY CLASSIFICATION

FROM: DWAYNE G. MCLACHLAN, CITY ASSESSOR

CITY OF MADISON HEIGHTS
 ASSESSOR'S OFFICE
 300 W THIRTEEN MILE RD
 MADISON HEIGHTS, MI 48071

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c), as amended.

**THIS IS NOT
 A TAX BILL**

NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL:

**REAL PROPERTY IDENTIFICATION:
 DEFAULTSFORREAL**

THIS PROPERTY IS CLASSIFIED AS: 401 (RESIDENTIAL IMPROVED)

PRIOR YEAR'S CLASSIFICATION IF DIFFERENT:

Proposal A, passed by the voters on March 15, 1994, places a limit on the value used to compute property taxes. Starting in 1995, your property taxes are calculated on Taxable Values (see line 1 below). If there is a number entered in the "Change" column at the right side of the Taxable Value line, THAT NUMBER IS NOT YOUR CHANGE IN TAXES. It is the change in TAXABLE VALUE.

Prior to 1995, your taxes were calculated on State Equalized Value (see line 4 below). State Equalized Value (SEV) is the Assessed Value multiplied by the Equalization Factor, if any (see line 3 below). State Equalized Value must be approximately 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2008, your 2009 Taxable Value will be the same as your 2009 State Equalized Value. Please see line 5 below regarding Transfer of Ownership on your property.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2008, your 2009 Taxable Value is calculated by multiplying your 2008 Taxable Value (see line 1 below) by 1.044 (which is the Consumer Price Index for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2009 Taxable Value cannot be higher than your 2009 State Equalized Value.

% Exempt As "PRINCIPAL RESIDENCE" Or As "MICHIGAN BUSINESS TAX": 0.0000

	PRIOR AMOUNT YEAR: 2008	CURRENT AMOUNT YEAR: 2009	CHANGE
1. TAXABLE VALUE (Current amount is tentative):	0	0	0
2. ASSESSED VALUE:	0	0	0
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (Current amount is tentative):	0	0	0
5. There WAS/WAS NOT a transfer of ownership on this property in 2008.	WAS NOT		

If you believe that these values, the property classification, or the information on line 5 is incorrect you may protest to the Local Board of Review, which will meet at the MADISON HEIGHTS CITY HALL. Nonresidents may protest to the Board of Review by letter.

YOUR ASSESSMENT CHANGED FOR THE FOLLOWING REASON:

THE BOARD OF REVIEW WILL MEET IN 2009 ON TUESDAY, MARCH 3, FROM 1:30 PM TO 9:00 PM, MONDAY, MARCH 9, FROM 9:00 AM TO 4:30 PM AND TUESDAY, MARCH 10, FROM 1:30 PM TO 9:00 PM. BY APPOINTMENT ONLY. APPOINTMENTS MAY BE SCHEDULED BY CALLING (248) 583-0820 MONDAY - FRIDAY 8:00 AM - 4:30 PM BY MARCH 6, 2009. APPEALS BY MAIL FROM NON-RESIDENT TAXPAYERS MUST BE RECEIVED BY 4:30 PM MARCH 10, 2009.

The denial of an exemption from the local school operating tax for "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal.

Protest at the Board of Review is necessary to protect your right to further appeals to the Michigan Tax Tribunal for Residential valuation and exemption appeals and/or the State Tax Commission for classification appeals.

HOMEO WNER'S PRINCIPAL RESIDENCE AFFIDAVIT INFORMATION PURSUANT TO P.A. 247 OF 2003: IF YOU PURCHASED YOUR PRICIPAL RESIDENCE AFTER MAY 1 LAST YEAR, TO CLAIM THE PRICINPAL RESIDENCE EXEMPTION, IF YOU HAVE NOT ALREADY DONE SO, YOU ARE REQUIRED TO FILE AN AFFIDAVIT BEFORE MAY 1, 2009.