

Understanding Your Notice of Assessment

Every year, you receive an assessment notice indicating changes in the assessed value and the taxable value of your property. The assessed value represents 50% of the estimated market value of your property and the taxable value indicates

Michigan Department of Treasury,
1019 (Rev. 10-25)

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification
This form is issued under the authority of Public Act 206 of 1893, Sec. 211.24c and Sec.211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM KATHERINE J ROSLUND CITY OF ALMA 525 E SUPERIOR ST ALMA, MI 48801	PARCEL IDENTIFICATION PARCEL NUMBER: 51-777-777-00 PROPERTY ADDRESS: 1234 SAMPLE AVE HOMETOWN, MI 00000 SCHOOL DISTRICT CODE: 29010																				
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JANE PUBLIC 1234 SAMPLE AVE HOMETOWN, MI 00000	EXEMPTIONS % 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 "Disabled Veteran or Surviving Spouse": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 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: HALL SHARRAR RIVERSIDE, SEC 35-12-3, LOT 78.																					
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 401 Residential																					
PRIOR YEAR'S CLASSIFICATION IF DIFFERENT: 401 Residential																					
The change in taxable value will increase/decrease your tax bill for the 2026 year by approximately: \$38																					
	<table border="1"> <thead> <tr> <th></th> <th>PRIOR AMOUNT YEAR: 2025</th> <th>CURRENT TENTATIVE AMOUNT YEAR: 2026</th> <th>CHANGE FROM PRIOR YEAR TO CURRENT YEAR</th> </tr> </thead> <tbody> <tr> <td>1. TAXABLE VALUE:</td> <td>30,208</td> <td>31,023</td> <td>815</td> </tr> <tr> <td>2. ASSESSED VALUE:</td> <td>56,000</td> <td>58,000</td> <td>2,000</td> </tr> <tr> <td>3. TENTATIVE EQUALIZATION FACTOR:</td> <td>1.000</td> <td></td> <td></td> </tr> <tr> <td>4. STATE EQUALIZED VALUE (SEV):</td> <td>56,000</td> <td>58,000</td> <td>2,000</td> </tr> </tbody> </table>		PRIOR AMOUNT YEAR: 2025	CURRENT TENTATIVE AMOUNT YEAR: 2026	CHANGE FROM PRIOR YEAR TO CURRENT YEAR	1. TAXABLE VALUE:	30,208	31,023	815	2. ASSESSED VALUE:	56,000	58,000	2,000	3. TENTATIVE EQUALIZATION FACTOR:	1.000			4. STATE EQUALIZED VALUE (SEV):	56,000	58,000	2,000
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5. WAS THERE A TRANSFER OF OWNERSHIP IN 2025 THAT RESULTED IN A TAXABLE VALUE UNCAPPING? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																					
6. Assessor Change Reason(s): Market Adjustment																					

Do You Have a Principal Residence Exemption (PRE)?

Having a PRE saves you approximately \$18.00 in actual property tax per \$1,000 of taxable value. You **must own and occupy the property to qualify.**

What is the Property Classification?

Property is classified according to its primary use. Typical classes of property are Residential Improved or Residential Vacant, Commercial Improved or Vacant, and Industrial Improved or Vacant. If you feel that your property is misclassified, you may appeal the classification to the March Board of Review.

What Does This Notice Mean in Tax Dollars?

Based on the change in Taxable Value, this is an estimate change in annual taxes based on last year's millage rates.

Assessed and Taxable Value

Assessed value is equal to 50% of the market value of your property.

Taxable value is the product of the previous year's taxable value increased by the Inflation Rate Multiplier of 1.027 unless there were physical changes to the property. The taxable value can never be higher than the assessed value.

In the event of a transfer of ownership, the taxable value will usually be equal to the assessed value.

Was there a 'Change of Ownership' in 2025?

If you purchased this property or changed the deed which created a change in ownership in 2025, the assessed and taxable values should be equal.

If the values are not the same, please contact the Assessor's Office.

Board of Review Information

If you believe your assessed and/or taxable values are incorrect, you may appeal to the March Board of Review.

Appointments are required.

It is important that you review your property assessment record for any errors. The notice indicates the dates and times for the Board of Review meetings. Any evidence you can provide to the Board of Review regarding why you believe the assessment is incorrect makes the appeal more effective. Comparable sale information and property information are available on the city's website at www.myalma.org. This information may also be obtained by emailing or calling the assessor's office at hpost@myalma.org or (989) 463-9515.