

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

January 24, 2018

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c) and Sec.211.34c, as amended.

27121

FROM CITY OF GRAND RAPIDS OFFICE OF CITY ASSESSOR 300 MONROE AVE NW GRAND RAPIDS MI 49503 (616) 456-3081	PARCEL IDENTIFICATION PARCEL CODE NUMBER: 41-14-17-277-019 PROPERTY ADDRESS: <p style="text-align: center;">1663 NE SIMMONS AVE</p>
NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL: <div style="background-color: black; width: 100px; height: 20px; margin-top: 5px;"></div>	PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowner's Principal Residence": 100% % Exempt As "Qualified Agricultural Property": 0%

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 401 RESIDENTIAL IMPROVED

PRIOR YEAR'S CLASSIFICATION: 401 RESIDENTIAL IMPROVED

The Change in Assessed Value is due to the following: ADJUSTED TO MARKET VALUE	PRIOR AMOUNT YEAR: 2017	CURRENT AMOUNT YEAR: 2018	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE (Current amount is tentative):	52,540	53,643	1,103
2. ASSESSED VALUE:	64,000	66,600	2,600
3. TENTATIVE EQUALIZATION FACTOR: 1.0000			
4. STATE EQUALIZED VALUE (Current amount is tentative):	64,000	66,600	2,600
5. There WAS/WAS NOT a transfer of ownership on this property in 2017 : Was Not			

The 2018 Inflation Rate Multiplier is: 1.021

Assessment Appeal Information:

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a petition with the Assessor. Assessment records may be examined during the Assessor's Review from February 5 through February 16, 2018. Appeals must be received in the Assessor's Office by 5:00 PM on February 16. There are no exceptions to this deadline. Appeal forms are available at the Assessor's Office or on the City website at www.grcity.us/ARAppeal. Appeals by fax machine or other electronic media are not accepted. Petitioner will be notified by mail of the Assessor's decision. To estimate your property taxes based on this notice, go to www.grcity.us/taxestimator.

Petitioner may appeal the Assessor's decision to the Board of Review by letter or appointment. The Board of Review will meet in Room 360 of City Hall from March 7 through March 23, 2018 by appointment only. Appointments are scheduled by availability of the Board of Review and granted on a first come, first served basis. **Appeals to the Board of Review are limited to only those owners who appealed 2018 assessments to the Assessor.** Appeals by fax machine or other electronic media are not accepted.

Not less than 14 days before the meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated on the Taxable Value (see line 1 above). The Taxable Value number entered in the "Change from Prior Year to Current Year" column does not equal the change in your taxes. This number indicates the change in the Taxable Value. To estimate your property taxes based on this change, go to www.grcity.us/taxestimator.

State Equalized Value (SEV) is the Assessed Value multiplied by the Equalization Factor, if any (see line 3 above). State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2017, your 2018 Taxable Value will be the same as your 2018 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2017, your 2018 Taxable Value is calculated by multiplying your 2017 Taxable Value by 1.021 (which is the Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2018 Taxable Value cannot be higher than your 2018 State Equalized Value.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing of a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at www.michigan.gov/taxtrib.

HOMEOWNER'S PRINCIPAL RESIDENCE AFFIDAVIT INFORMATION REQUIRED BY P.A. 114 OF 2012. If you purchased your principal residence after June 1 last year, to claim the principal residence exemption, if you have not already done so, you are required to file an affidavit by June 1 for the immediately succeeding summer tax year levy and all subsequent tax levies or by November 1 for the immediate succeeding winter tax levy and all subsequent tax levies.

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of a denial. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at www.michigan.gov/taxtrib.