

PROPOSAL "A"

The property tax reforms instituted under "Proposal A" required a "cap" or limitation on the annual increase in a property's taxable value while it is owned by the same person. An excerpt from the Michigan 1963 Constitution, Section 3, states: "For taxes levied in 1995 and each year thereafter, the legislature shall provide that the taxable value of each parcel of property adjusted for additions and losses, shall not increase each year by more than the increase in the immediately preceding year in the general price level, as defined in section 33 of this article, or 5 percent, whichever is less until ownership of the parcel of property is transferred." Therefore, in the tax year following the transfer of the property, the taxable value will "uncap" and become equal to the "assessed value". The year following the uncapping, the limitation will begin anew until such time the property transfers again.

Office of the Assessor

2 Woodward Ave, Ste. 824 Detroit MI 48226

[Recipient Name]
[Address]
[City, ST ZIP Code]

Office of the Assessor

What you need to know
about the City of
Detroit's citywide
property reappraisal





Why a reappraisal is needed?

- A citywide reappraisal has not been conducted in at least 50 years in Detroit
- Gives the city an accurate picture of its residential, commercial and industrial building stock
- Helps bring fairness and equity to property values
- Ensures the City of Detroit is compliant with The General Property Tax Act

How are we reassessing properties?

Aerial imagery:
Completed First Flight 2014
Completed Second Flight 2016

Street-level imagery: Completed 2014

On-site field reviews are one of the methods the city is using to assure property owners that the data used to value property is as accurate as possible. We have already conducted aerial photography and street level imagery of the City of Detroit to determine the physical condition of the housing stock. Fair and equitable assessments can only be developed by using accurate data.

How will the reappraisal affect my property value?

Most homeowners are not expected to see an increase in their taxable value and many will see a reduction. Tax increases are limited to the rate of inflation, until such time the house is sold to a new owner.

If the reappraisal lowers the assessed value of your home below its current taxable value, your taxes will go down to reflect that change.

You should only see an increase in your property taxes if:

1. You purchased your home in 2016 and your property uncaps for 2017.
2. You made significant structural upgrades to your home, such as a new garage or other additions.

Will my taxes increase because of the reappraisal?

For the vast majority of taxpayer's, no. State law prohibits the uncapping of taxable value due to a reappraisal unless a significant omission of the property record card was discovered. For example a built in swimming pool, indoor heated sauna, etc. It would have to be a very significant addition for the Office of the Assessor to consider uncapping the taxable value.

When will the reappraisal be completed?

The Residential portion of the reappraisal will be completed in December 2016 and the new values will reflect on the 2017 Summer Tax bills. The Commercial and Industrial portion of the reappraisal will be done in December 2017 and will reflect on the 2018 Summer Tax bills.

Will property owners have an opportunity to question and challenge the new assessments?

Yes...the Office of the Assessor intends to extend the Assessor Review to give property owners the opportunity to address any concerns they may have regarding the reappraisal.

Contact Us

Office of the Assessor
2 Woodward Ave, Ste. 824
Detroit, MI 48226

313-224-3011
Visit us on the Web:
www.detroitmi.gov