

## 2022 MARCH BOARD OF REVIEW

The Board of Review is composed of nine (9) residents of the city appointed by City Council to hear and determine appeals along with certain other matters concerning real and personal property assessments and/or classifications. The Board of Review is one of the only opportunities in which a property owner may appeal before taxation on their real and/or personal property.

- Appeals must be made to the Assessors Review before the March Board of Review may consider them.
- Appeals to the March Board of Review must be filed by the third Monday in March.
- The March Board of Review may only determine if your assessment is fair, not how much tax you will pay.
- A “Letter of Authorization” is required if you have a representative (i.e. family, tax rep, etc.)

What the March Board of Review may consider regarding value:

- Sales Approach – based on a sales comparison of like properties in your area. When doing a sales comparison be fair. Do not only look at distressed sales, a fair comparison looks at the entire market with limitations on sales under duress
- Income Approach – Your monthly income versus expenses. If you are going to use this approach be prepared to provide information to substantiate your claim.
- Cost Approach – the new construction cost of your real property with any factors that may adjust its value (depreciation, functional obsolescence, structural, etc.)

### REAL TALK! WHAT YOU NEED TO DO TO PREPARE

**Is the property in your name?** Make sure that your name is listed on the property with the Office of the Assessor.

**Why do you believe the assessment is not fair?** – Is it because of other sales of homes like yours or is there something wrong with your home that reduces the value? You can ask the Assessor for the sales study used to value your home.

**What’s wrong with your property?** – Make a list of everything wrong with your property. Please provide photos.

**How much will it cost to repair?** – Provide estimates if possible.

**What’s wrong with your neighborhood?** – What is the condition of properties close to yours (provide photos)?

**What do you believe the assessment should be?** – Tell us what you think your property is worth.

**You will have a limited time to make your presentation, so provide your documentation in advance of the meeting.**

Commercial, Industrial and Personal Property may file directly with the Michigan Tax Tribunal prior to May 31<sup>st</sup>. Personal Property statements must be filed with the City of Detroit by February 20<sup>th</sup>. Commercial, Industrial and Personal Property must file during the Assessor’s Review if you plan to appeal to the Board of Review.

Pursuant to the *City of Detroit Health Department Emergency Epidemic Order in Response to the COVID-19 Pandemic Per MCL 333.2453, Declaration of Continued Emergency Due to COVID-19, to Extend Remote Public Access to Open Meetings and Prohibit Gatherings at Meetings that Risk the Personal Health and Safety of Members of the Public and Public Bodies*, effective from January 1, 2022 to March 31, 2022, the Detroit Board of Review will be meeting **in person**. **Virtual public attendance is strongly encouraged due to the meeting room being subject to space limitation.**

If you get behind with your property taxes, call or visit the Wayne County Treasurer to find out your status.

#### **Detroit Citizens Board of Review**

District 4 – Willie C. Donwell, Administrator

At-Large – Geraldine Chatman, Chair

District 7 – Lewis Moore, Vice Chair

At-Large – Vacant

District 1 – Jacqueline Robinson

District 2 – Brandy Mitchell

District 3 – Vacant

District 5 – Maria Muhammad

District 6 – Rocío Ocampo

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