

FACTS AND INFORMATION TO CONSIDER REGARDING YOUR ASSESSMENT NOTICE

1. ONLY A CHANGE IN TAXABLE VALUE WILL AFFECT YOUR PROPERTY TAX BILL.
2. THE ASSESSED VALUE (ALSO CALLED THE SEV) IS SUPPOSED TO REFLECT APPROXIMATELY 50% OF THE ACTUAL MARKET VALUE OF YOUR PROPERTY.
3. THE TAXABLE VALUE CAN ONLY INCREASE BY THE INFLATION RATE (1.4% FOR 2021) WITH EXCEPTIONS:
 - a. NEW CONSTRUCTION OCCURRED.
 - b. THERE WAS A CHANGE IN OWNERSHIP DURING 2020. THIS WOULD CAUSE THE TAXABLE VALUE TO UNCAP (RESET) AND IT WILL INCREASE TO THE SAME AMOUNT AS THE ASSESSED VALUE FOR 2021. AFTER 2021, THE TAXABLE VALUE WILL AGAIN BE CAPPED AT THE RATE OF INFLATION EACH YEAR AS LONG AS YOU CONTINUE TO BE THE OWNER. (AGAIN, NEW CONSTRUCTION CAN INCREASE IT ABOVE THE INFLATION RATE)
4. YOU CANNOT COMPARE TAX BILLS WITH YOUR NEIGHBORS AND EXPECT THEM TO BE COMPARABLE.
5. IF YOU WISH TO COMPARE NUMBERS, COMPARE THE ASSESSED VALUE (SEV) SINCE THIS NUMBER REPRESENTS THE VALUE OF THE PROPERTY.
6. IT IS POSSIBLE THAT THE ASSESSED VALUE WILL GO DOWN AND THE TAXABLE VALUE WILL GO UP. THESE TWO NUMBERS WORK INDEPENDENT OF ONE ANOTHER (MOST OF THE TIME). IF THE ASSESSED VALUE IS HIGHER THAN THE TAXABLE VALUE, THE TAXABLE VALUE WILL CONTINUE TO INCREASE BY THE INFLATION RATE. THE TAXABLE VALUE CAN NEVER BE HIGHER THAN THE ASSESSED VALUE.
7. THERE ARE OFTEN LARGE INCREASES IN ASSESSED VALUE (SEV). THIS INCREASE DOES NOT NECESSARILY CHANGE YOUR TAX BILL. LOOK AT THE CHANGE IN TAXABLE VALUE. THAT IS THE NUMBER THAT CHANGES YOUR TAX BILL.
8. IF THIS IS YOUR PRIMARY RESIDENCE, CHECK TO MAKE SURE YOU ARE RECEIVING YOUR "HOMEOWNERS PRINCIPAL RESIDENCE EXEMPTION". IT SHOULD SHOW THE PERCENTAGE BEING CLAIMED.
9. IF YOU DISAGREE WITH THE VALUATION OF YOUR PROPERTY, YOU MAY APPEAL THAT VALUE TO THE MARCH BOARD OF REVIEW.
10. IF YOU DO APPEAL TO THE BOARD OF REVIEW, YOU MUST STATE YOUR ESTIMATE OF THE MARKET VALUE OF YOUR PROPERTY AND SHOW SOME KIND OF SUPPORT FOR YOUR ESTIMATE SUCH AS AN APPRAISAL OR SALES OF OTHER SIMILAR TYPES OF PROPERTIES. THE FACT THAT A PROPERTY IS LISTED FOR SALE AND HAS NOT SOLD IS NOT AN INDICATOR OF VALUE.
11. THE BOARD OF REVIEW DOES NOT WORK FOR THE ASSESSOR. THEY ARE SIMPLY PROPERTY OWNERS WITHIN THE TOWNSHIP. THEY MUST MAKE A DECISION BASED ON THE INFORMATION THAT IS PROVIDED TO THEM BY THE TAXPAYER/PROPERTY OWNER. WITHOUT SUPPORTING DOCUMENTATION FROM THE TAXPAYER/PROPERTY OWNER IT COULD BE DIFFICULT FOR THEM TO MAKE AN INFORMED DECISION ON THE VALUE OF YOUR PROPERTY. THE ASSESSMENT IS BELIEVED TO BE CORRECT UNLESS PROVEN OTHERWISE BY THE PROPERTY OWNER.
12. **PLEASE REALIZE THAT AN APPEAL TO THE BOARD OF REVIEW IS NOT AN APPEAL OF YOUR PROPERTY TAXES! THERE IS NO AUTHORITY TO APPEAL TAXES.**
13. THE BOARD EXISTS FOR THE SOLE PURPOSE OF HEARING APPEALS TO THE VALUE OF YOUR PROPERTY AS WELL AS CONSIDERING CERTAIN PROPERTY EXEMPTIONS. TAXES ARE VOTED AND CANNOT BE APPEALED. PLEASE KEEP THIS IN MIND IF YOU DECIDE TO APPEAL YOUR ASSESSMENT.