Dear Homeowners, Taxpayers, Realtors and Title Companies

City of Livonia Assessment Department will be accepting your Property Transfer Affidavit, Principal Residence Exemption and Rescission of the Principal Residence Exemption through the following methods:

United State Post Office – mail them to our office with the following address:

City of Livonia
Attn: Assessment Department
33000 Civic Center Drive
Livonia, MI 48154

Red Dropbox outside City Hall located on the east side of the building – mail will be checked daily

Email to the Assessment Department at *assessorforms@livonia.gov*

If you would like proof of acceptance for your documents, please provide our office with an additional copy and a self-addressed, stamped envelope. We will send the copy back to you via postal mail.

Thank you for adapting and adhering to our new office policies.

Assessors Office Information

Phone: 734-466-2220

Fax: 734-466-2079

Email: assessorforms@livonia.gov

Office Hours: 8:30am - 5:00pm

Website: www.livonia.gov

What Could Change my Taxable & Assessed Value. . .?

Assessments can increase or decrease in value due to adding or removing contributory features to a property.

Changes that could ***Increase*** my Assessment/State Equalized Value:

- Addition of square footage/living area
- Addition of bathroom
- Finished basement
- Central air conditioning
- Inground Pool
- Wood Deck or Brick Paver Patio
- Concrete Slab

Changes that could ***Decrease*** my Assessment/State Equalized Value:

- Garage removal
- Removal of any porch/patio/pool
- Fire damage

ADDITIONAL RESOURCES

Michigan State Tax Tribunal
www.michigan.gov/taxtrib
Phone : 517-335-9760

Wayne County Register of Deeds
www.waynecountylandrecords.com/recorder/web
Phone : 313-224-5850

State Tax Commission
www.michigan.gov/treasury
Phone: *517-335-7508*

BSA Online - Property Inquiry
www.bsaonline.com

City of Livonia

Resident's Guide to Understanding Assessments & Property Taxes

Prepared By:

City of Livonia
Assessor's Department
33000 Civic Center Drive
Livonia, MI, 48154

www.livonia.gov/178/Assessment-Department

Understand Your Assessment

True Cash Value (TCV) ..... Market value of your home.

State Equalized Value(SEV)..... Half of the true cash value. (a.k.a. Assessed Value)

Taxable Value (TV) ..... Value used to calculate your property taxes

Calculation of Property Taxes

Property Taxes = Taxable Value x Millage Rate

What is an Uncapped Value?

Taxable Value is "uncapped" the calendar year after a transfer of ownership (sale). This results in the Taxable Value equaling the State Equalized Value.

Example: Last year you purchased a home with a State Equalized Value (SEV) of 100,000 and a Taxable Value (TV) of 80,000.

(After Sale) SEV= 100,000 TV= 100,000

Are You Eligible For Special Exemptions?

- Hardship Exemption
- Veteran Exemption (For veterans that are determined 100% disabled or 100% unemployable by the D.V.A.)
- Principal Residence Exemption
- Senior Deferments (Treasury Department)

More information on

www.livonia.gov/178/Assessment-Department

Understanding your Notice of Assessment

Notice of Assessments are mailed to all properties prior to the March Board of Review. The B.O.R. meetings begin on the Tuesday following the first Monday of March. Notices contain information regarding the changes in State Equalized Value and Taxable Value from the previous year and qualified Principal Residence Exemption. The meeting dates and times are stated on the notice.

Do You Disagree with the Valuation?

- Make an appointment to appeal your Assessed Value at the March Board of Review. (This is the only opportunity to appeal your valuation for the year)!
- Present supporting documents for the appeal such as:
  - An appraisal
  - Improvements or losses believed to affect value
  - Photos of interior & exterior of home
- Owner must propose an alternative value

Disagree with the Board of Review's Determination?

Residential Property owners may appeal the B.O.R. decision to the Michigan Tax Tribunal.

The residential appeal must be made by July 31st. The appeal is made in writing, but at a later date, owners may have an opportunity to attend a hearing.

Principal Residence Exemption

If you own and occupy your Principal Residence, it will be exempt from the local school operating taxes. To claim the exemption, you must complete the Principal Residence Exemption form and file it with Assessors Office by the June 1st or November 1st deadlines in order to qualify. After applying, the exemption will remain in effect for as long as you own and occupy the property or file a rescission. You may have only one Principal Residence at a time. Vacation homes and income properties which you do not occupy as your Principal Residence may not be claimed.

My neighbor and I have very similar homes. Why is my tax bill higher than theirs?

If you have a home identical to your neighbor's home, your SEV should be similar to theirs; however, the ***Taxable Values*** could differ. Your Taxable value will uncap the year after your sale. Your taxable value will usually be different than your neighbors since these values uncap at different times. SEV and Taxable Value are not the same and should not be compared when reviewing your tax bill.

How is Assessed Value determined?

The Assessed Value is 50% of the True Cash Value, or Fair Market Value of the property. Market Value is established through a mass appraisal process using sales within a specific date range.