

What type of appeals will the board hear?

The Board of Review has the authority to act on appeals of:

Classification: This is roughly equivalent to zoning or use. The Classifications are: Agricultural, Commercial, Developmental, Industrial, Residential and Timber Cutover.

Status: Certain properties, such as Churches, are tax exempt. Sometimes there are unusual circumstances that create appeals.

Equity: All properties within the jurisdiction are to be assessed at the same ratio; 50% of the True Cash Value.

Hardship: Poverty stricken property owners can request tax assistance from the Board of Review. Household financial documentation will be necessary. Forms are available in the City Assessor's office.

Valuation: This type is by far the bulk of the appeals. It is important to remember that neither the Assessor nor the Board of Review can affect the millage or taxes. They can change an assessment if shown that it exceeds 50% of the True Cash Value

How can I make an effective appeal of value?

The taxpayer must give evidence to show that the assessment is incorrect. The Board of Review needs good reasons to alter an assessment. It is imperative to be able to answer the questions "What do you think your property is worth?" and "What are you basing that opinion on?"

All assessments are based on the sales of similar properties. You may hire a professional appraiser, use a recent appraisal (within one year of the assessment you are appealing) or you can look at sales in your community and compare them to your home. Remember, this is your appeal, and the paperwork should be done by you.

How can I review and compare sales?

You should look for similar homes with similar features. For example, if your neighbor's home sold for \$100,000, and is identical to yours with the exception of a garage you should subtract or add \$6,000 to \$8,000 from the assessment.

Other recent sales in your area should be reviewed the same way. You need to be especially careful if the sales are different from you home in age, size, or quality. The hardest part is to remain objective.

How will I know of the board's decision?



*Remember to
compare similar homes*

The Board of Review will not give you an immediate decision. You will be notified in writing along with information regarding the appeal process. The deadline for appeal to the Michigan Tribunal is May 31st for Industrial, Developmental or Commercial Class. July 31st for Residential Timber cut cover or Agricultural.

What are the responsibilities of the Board of Review?

The Assessor turns the assessment roll over to the Board of Review, who can increase or decrease any improper assessment. The Board has no control over millage rates for property taxes.

Who are the members of the Board of Review?

Charters vary regarding membership. According to The Wyandotte City Charter of 1926 the members of the board are: The Mayor, City Assessor, City Clerk, City Treasurer and the City Attorney.

When does the board meet?

The board meets on the Tuesday following the 3rd Monday of the month of February. This also is unique to the City of Wyandotte Charter of 1926.

Are the meetings open to the public?

Yes, under the Open Meetings Act. Anyone can attend the meetings including members of the press.

Who may file an appeal?

Any person may file an appeal regarding the assessment of any property within the board's jurisdiction.

By law, non-resident property owners can appeal by letter. Wyandotte also allows residents who are unable to attend in person to appeal by letter. A designated agent may also be appointed to appeal on the behalf of the property owner, with proper documentation.

Should I protest?

The Board of Review functions in many ways like a court although its procedures are less formal. Like a court, it has the authority to decide on certain issues based on evidence. In deciding whether to appeal your assessment to the Board of Review, you should first answer these two questions:

1. Does your protest involve an issue that the Board of Review has authority to decide.
2. Do you have supporting evidence?

How should I present my protest?

If you are protesting on the value of your property, you should be prepared to justify why your property would not sell for twice the assessed value.

If you are appealing based on hardship, documentation will be necessary. You should obtain the necessary forms before proceeding to the Board of Review.

The better the information you bring to the board the better they will be able to make a fair determination.

City of Wyandotte Board of Review
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