

HOW TO READ YOUR ASSESSMENT CHANGE NOTICE

Each year, you will receive a notice indicating changes in the assessed value of your property. The numbers give you an idea of how much this property could sell for and how much of that value you will pay taxes on.

THIS IS NOT A TAX BILL L-4400

Notice of Assessment, Taxable Valuation, and Property Classification
This form is issued under the authority of Public Act 205 of 1993, Sec. 211.34c and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM: FLUSHING TOWNSHIP ASSESSOR 6524 N SEYMOUR RD FLUSHING, MI 48433	PARCEL IDENTIFICATION PARCEL NUMBER: 08-09-200-010 PROPERTY ADDRESS: ***** W MT MORRIS RD FLUSHING, MI 48433 SCHOOL DISTRICT CODE: 25120																								
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ***** ***** W MT MORRIS RD FLUSHING MI 48433	EXEMPTIONS % Exempt As "Homeowners Principal Residence": 100.00% % Exempt As "Qualified Agricultural Property": .00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Disabled Veteran or Surviving Spouse": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																								
LEGAL DESCRIPTION: A PARCEL OF LAND BEG N 88 DEG 41 MIN 59 SEC W 922.85 FT FROM NE COR OF SEC TH N 88 DEG 41 MIN 59 SEC W 195 FT TH S 0 DEG 31 MIN 23 SEC W 400 FT TH S 88 DEG 41 MIN 59 SEC E 195 FT T N 0 DEG 31 MIN 23 SEC E 400 FT TO PL OF BEG SEC 9 T8N R5E 1.79 A (97) FR 08-09-200-007																									
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 401 Residential																									
PRIOR YEAR'S CLASSIFICATION IF DIFFERENT: 401 Residential																									
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>PRIOR AMOUNT YEAR: 2025</th> <th>CURRENT TENTATIVE AMOUNT YEAR: 2026</th> <th>CHANGE FROM PRIOR YEAR TO CURRENT YEAR</th> </tr> </thead> <tbody> <tr> <td>1. TAXABLE VALUE:</td> <td style="text-align: right;">126,012</td> <td style="text-align: right;">227,000</td> <td style="text-align: right;">100,988</td> </tr> <tr> <td>2. ASSESSED VALUE:</td> <td style="text-align: right;">223,100</td> <td style="text-align: right;">227,000</td> <td style="text-align: right;">3,900</td> </tr> <tr> <td>3. TENTATIVE EQUALIZATION FACTOR:</td> <td style="text-align: right;">1.000</td> <td></td> <td></td> </tr> <tr> <td>4. STATE EQUALIZED VALUE (SEV):</td> <td style="text-align: right;">223,100</td> <td style="text-align: right;">227,000</td> <td style="text-align: right;">3,900</td> </tr> <tr> <td>5. WAS THERE A TRANSFER OF OWNERSHIP IN 2025 THAT RESULTED IN A TAXABLE VALUE UNCAPPING? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		PRIOR AMOUNT YEAR: 2025	CURRENT TENTATIVE AMOUNT YEAR: 2026	CHANGE FROM PRIOR YEAR TO CURRENT YEAR	1. TAXABLE VALUE:	126,012	227,000	100,988	2. ASSESSED VALUE:	223,100	227,000	3,900	3. TENTATIVE EQUALIZATION FACTOR:	1.000			4. STATE EQUALIZED VALUE (SEV):	223,100	227,000	3,900	5. WAS THERE A TRANSFER OF OWNERSHIP IN 2025 THAT RESULTED IN A TAXABLE VALUE UNCAPPING? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
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6. Assessor Change Reason(s): Market Adjustment																									

INDICATES ANY EXEMPTIONS APPLIED

WHY DID MY TAXABLE VALUE INCREASE?

Increases in Taxable Value (TV) are limited to the inflation rate or 5%, whichever is less, except if there were additions to the property or if it sold in the prior year.

DOES THE SALE PRICE DETERMINE THE ASSESSED VALUE?

No. The individual sale price is not the same as (True Cash Value), and the purchase amount in a transfer of property is not the presumptive TCV.

RATE OF INFLATION IS SET BY STATE OF MICHIGAN

TIME FRAME TO APPEAL VALUE HAPPENS ONCE A YEAR

Neither local government or the Board of Review have the authority to adjust the rate of inflation.

WHY DID MY ASSESSMENT CHANGE?

The value of property is recalculated every year, this gives a general explanation of changes. Even if you have not made any modifications to your property in the past year. Your assessment will still change to reflect the current market. Your assessment can also fluctuate based on changes made to your property.

The 2026 Inflation rate Multiplier is: 1.027

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name: DENNIS A JUDSON	Telephone Number: 810-659-0800	Email Address: ASSESSOR@FLUSHINGTWP.ORG
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March Board of Review Appeal Information. The Board of Review will meet at the following dates and times:
 THE FLUSHING TOWNSHIP 2026 MARCH BOARD OF REVIEW MEETINGS WILL BE : MONDAY MARCH 9 AT 9:00 AM - 3 PM. WEDNESDAY MARCH 11 AT 3:00 PM - 9:00 PM. THURSDAY MARCH 12 11:00 AM - 2:00 PM.
 APPEALS WILL BE HEARD IN PERSON BY APPOINTMENT OR RESIDENTS AND NON-RESIDENTS MAY FILE AN APPEAL BY LETTER, FAX OR E-MAIL ASSESSOR@FLUSHINGTWP.ORG LETTER, E-MAIL OR FAX APPEALS MUST BE RECEIVED BY MARCH 11TH.
 PLEASE CALL THE TOWNSHIP OFFICES FOR AN APPOINTMENT 810-659-0800

DID YOU JUST PURCHASE YOUR HOME? HERE'S WHAT YOUR NOTICE WILL

LOOK LIKE:

PRIOR YEAR'S CLASSIFICATION IF DIFFERENT: 401 Residential			
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DO YOU KNOW?

When a property transfers ownership, the taxable value uncaps to the NEXT YEAR'S assessed value. This is one (1) of the impacts of Michigan Tax Amendment, Proposal A (1994), that voters of Michigan passed. **This is a State Law, neither local government nor the Board of Review have the authority to change this.**

