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 second Monday in March.
- The March Board of Review may only determine if your assessment is fair, not how much tax you will pay.
- A notarized "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.)

It is important that you provide as much accurate information about your property as possible including photographs, estimates for repairs, sales studies, comparisons and/or any other information that you may need to present relative to the change in assessment you are requesting. Information about your neighborhood and the surrounding areas may be considered but your focus should be your primary property first.

You will have a limited time to make your presentation, so have all of your documentation in order and ready.

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

Other Ways To Reduce Tax Obligation

- Principal Residence Exemption
- Assessment Appeal
- Neighborhood Enterprise Zone
- Senior Citizen Solid Waste Fee Reduction
- HPTAP – Tax Exemption (MCL 211.7u)
- Veterans Exemption (P.A. 161)
- Michigan Homestead Property Tax Credit

If you get behind with your property taxes, call or visit the Wayne County Treasurer to find out your status. The March Board of Review has no authority to eliminate back taxes.

Detroit Citizens Board of Review
District 4 – Willie C. Donwell, Chair/Admin.
At-Large – Geraldine Chatman, Vice Chair
At-Large – Glenda McPherson
District 1 – TBD
District 2 – TBD
District 3 – Dianne Allen
District 5 – Maria Muhammad
District 6 – Rocio Ocampo
District 7 – Lewis Moore

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