



# HOW TO APPEAL YOUR PROPERTY TAX ASSESSMENT

## Who Should Appeal?

The Office of the Assessor encourages all property owners to ask questions about the process and appeal their value, if they believe it is not consistent or reflective of the current market value of their home.

## When Can I Appeal?

The 2023 Assessor Review period is February 1–22. The hours are Monday through Thursday 8 a.m.– 4:30 p.m. and by appointment only on Friday and Saturday. Call (313) 224-3035 to make an appointment.

All submissions must be received by 4:30 p.m. on February 22. **Late submissions will not be accepted.**



## How to Appeal Your Assessment

There are three steps to the annual appeal process: Assessor Review (local), March Board of Review (local), and the Michigan Tax Tribunal. The Assessor Review is the first step for the appeal process.

### PROPERTY OWNER/AUTHORIZED AGENT MAY APPEAL IN ONE OF FOUR WAYS

#### ONLINE

Visit [detroitmi.gov/PropertyTaxAppeal](https://detroitmi.gov/PropertyTaxAppeal)

#### EMAIL

Message [AssessorReview@detroitmi.gov](mailto:AssessorReview@detroitmi.gov). Please include your name, address and/or parcel number, reason for appeal and any supporting documentation, and telephone number. A City representative will respond within 48 hours.

#### MAIL

Send a letter to:

Assessor Review  
2 Woodward Avenue, Suite 804, Detroit, MI 48226

#### IN PERSON

Visit Suite 804 in the Coleman A. Young Municipal Center, 2 Woodward Avenue.

- Monday-Thursday 8 a.m.– 4:30 p.m.
- Friday and Saturday by appointment only

Call (313) 224-3035 to make an appointment. Submissions will not be accepted after 4:30 p.m. on February 22.

Any appeals submitted online, or via email must be received by 4:30 p.m. on February 22, 2023. If the appeal is in writing, the envelope must be postmarked by February 22, 2023. A drop box is located outside the Woodward entrance of the Coleman A. Young Municipal Center to submit your appeal. Faxed appeals are not accepted.



### What Can the Assessor Consider?

- Board of Assessors Review can consider such circumstances as structural defects, fire damage or demolition. At the time of appeal submission, photos of property structural defects, invoices, estimates, fire/demolition reports, and property appraisals are encouraged to be submitted as evidence to support your appeal.
- The condition of your neighborhood and surrounding properties can also play a role in how your property is valued.
- Explain why you believe the tentative assessed value/classification is incorrect and state the reason(s) why. Provide whatever evidence you have to support your claim. You have every right to ask the Assessor for the sales study used to value your home.
- Explain what you believe the assessed value or true cash value of your property should be and why. Once again, provide whatever evidence you have to support your claim.

### What if I have a representative or someone assisting me filing an appeal on my behalf?

A “Letter of Authorization” as prescribed by the City of Detroit is required if you have a representative (a representative is anyone other than yourself whose name isn’t on the deed to the property) for each property address being appealed. All companies, LLCs and/or corporations must provide organization documents along with the title and name of the authorized person(s) to act on behalf of the company.

### What if I have additional questions about my property before I submit an appeal?

- Schedule an appointment to speak with an appraiser at (313) 224-3035.
- Appointments are available Monday through Friday from 9 a.m. to 4:30 p.m. Saturday from 9 a.m. to 1 p.m. only.
- Email [AssessorReview@detroitmi.gov](mailto:AssessorReview@detroitmi.gov) for specific questions.

