



# PRESS RELEASE

**FOR RELEASE: February 20, 2026**

Media Contact: John Roach, 313-244-7857

[Roachj@detroitmi.gov](mailto:Roachj@detroitmi.gov)

## **Lawsuit regarding late assessment notices in 2017 resolved**

In 2016, the City of Detroit conducted a market-based appraisal of over 260,000 residential properties for the first time in over 50 years. Unfortunately, the appraisal led to a delay in mailing the proposed 2017 tax assessment notices until February 14, 2017—just four days before the deadline stated in the notices to appeal those assessments.

The City announced at a City Council community meeting and by press release to the media that the first level of appeal, the Assessor Review, would be extended until February 28th of that year, and that the City would waive the required Assessor Review so residents could directly appeal their tax assessments to the second level of appeal, the Board of Review. The City did not, however, mail individualized notice of those options to taxpayers.

In a lawsuit alleging due process violations from the late 2017 notices, the U.S Circuit Court of Appeals for the Sixth Circuit allowed the case to move forward, recognizing that “Detroit did not provide certain minimal procedural protections” of homeowners’ due process rights. The Court of Appeals also agreed that “Detroit did not take reasonable steps to ensure this information [the Assessor extension and waiver] would reach individual taxpayers.”

As part of the 2026 settlement of the lawsuit, the City of Detroit acknowledges that the late mailing of property tax assessment notices in 2017 did not provide many Detroit homeowners adequate notice of opportunities to appeal their 2017 property tax assessments.

The City of Detroit is committed to implementing processes to avoid such an outcome, and assures Detroit homeowners that, in the unlikely event of another late mailing of property tax assessment notices, notice will be mailed to all affected taxpayers of appropriate measures, such as a time extension or waiver of certain appeal requirements.

**###**