

# 2025 Proposed Property Assessment Changes

---

**JANUARY 21, 2025**

A Briefing from Mayor Mike Duggan





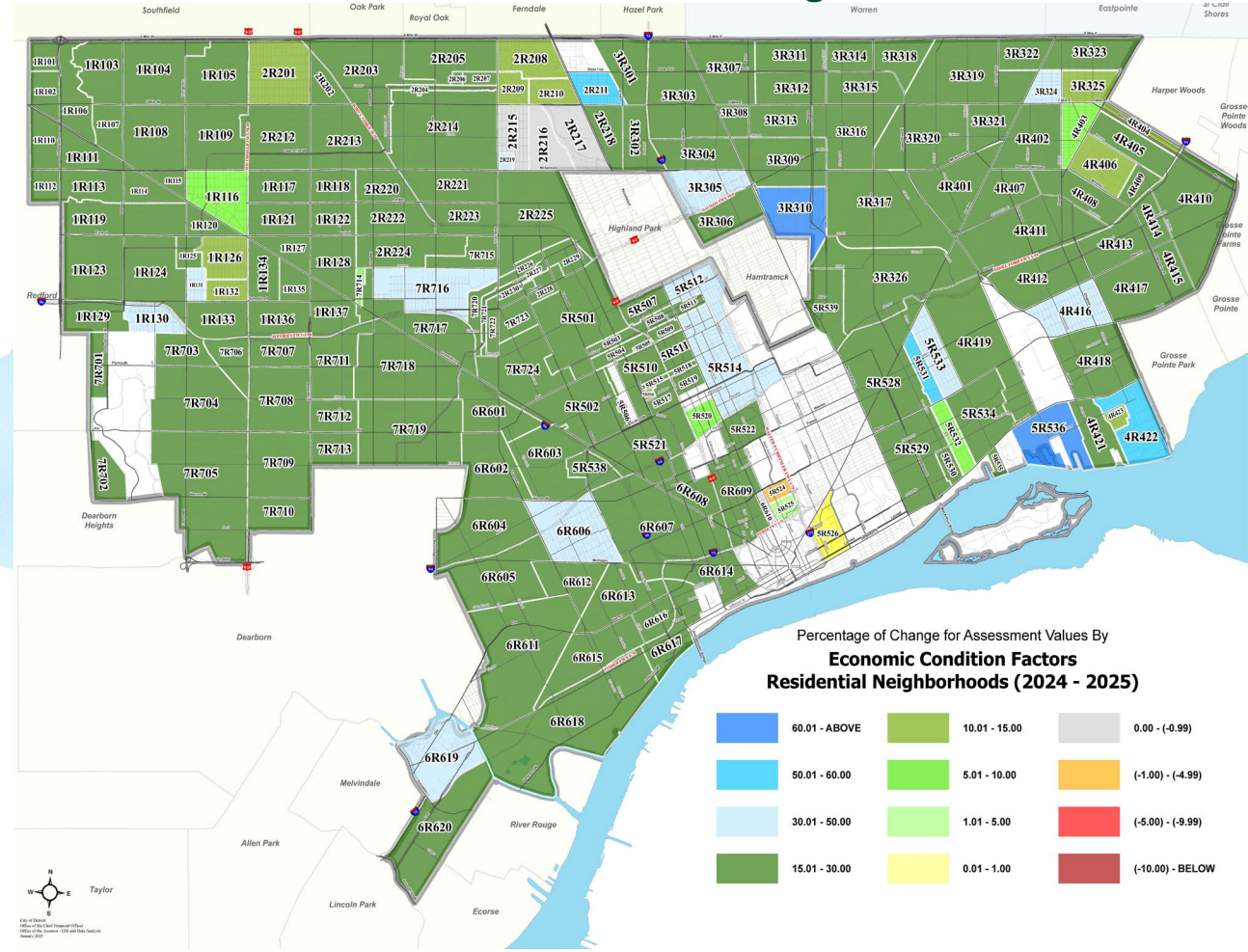
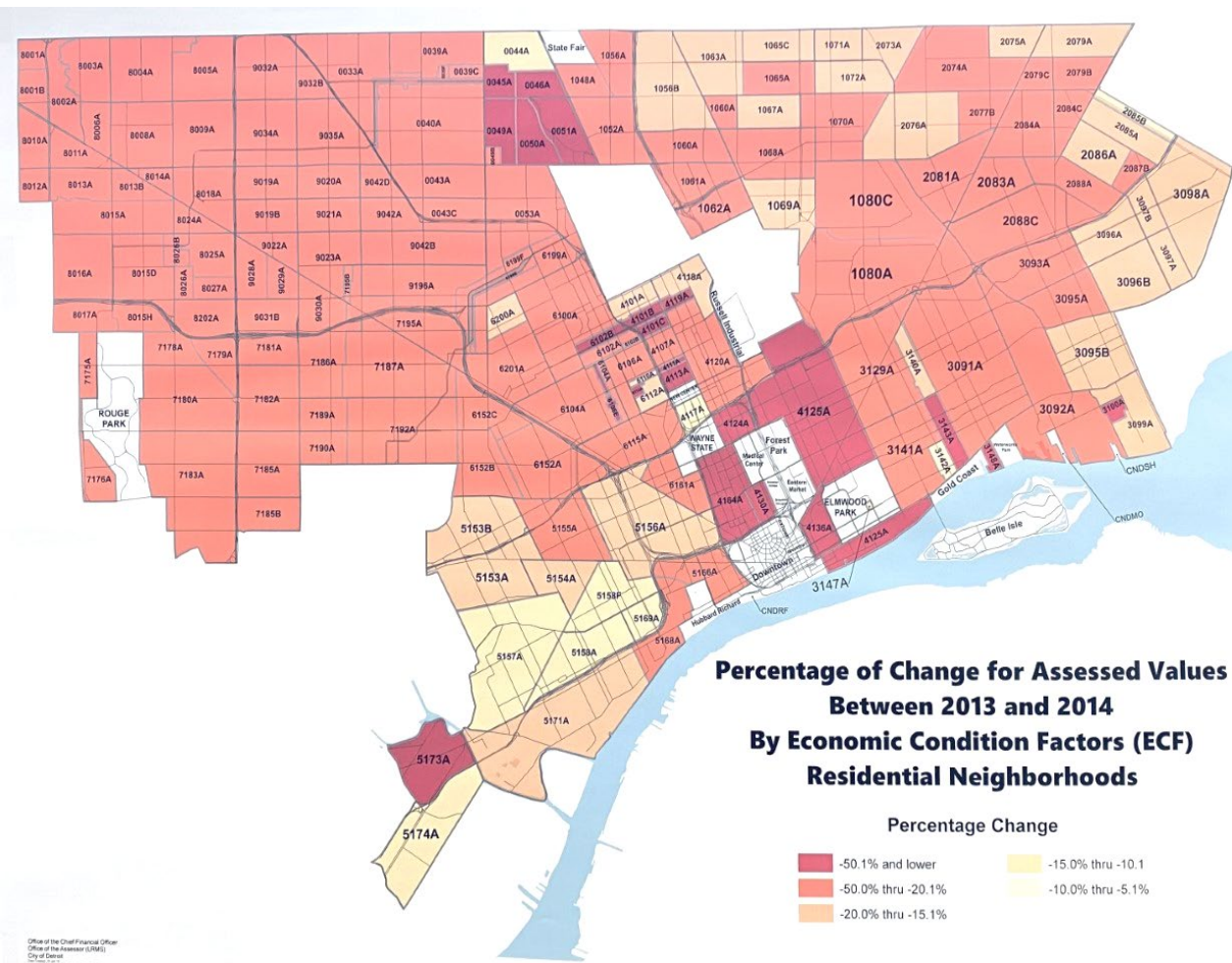
## **Proposed residential property assessment changes are being mailed this week**

- In 2025, the average Detroit home value went up 19%**
- 99% of residential neighborhoods (206 out of 208) in the city experienced an increase in home value**
- Homeowners are protected by Under Michigan Constitution, your property taxes are capped at 3.1% if your house didn't sell or transfer in 2024**



## 2014 Value Change

## 2025 Value Change

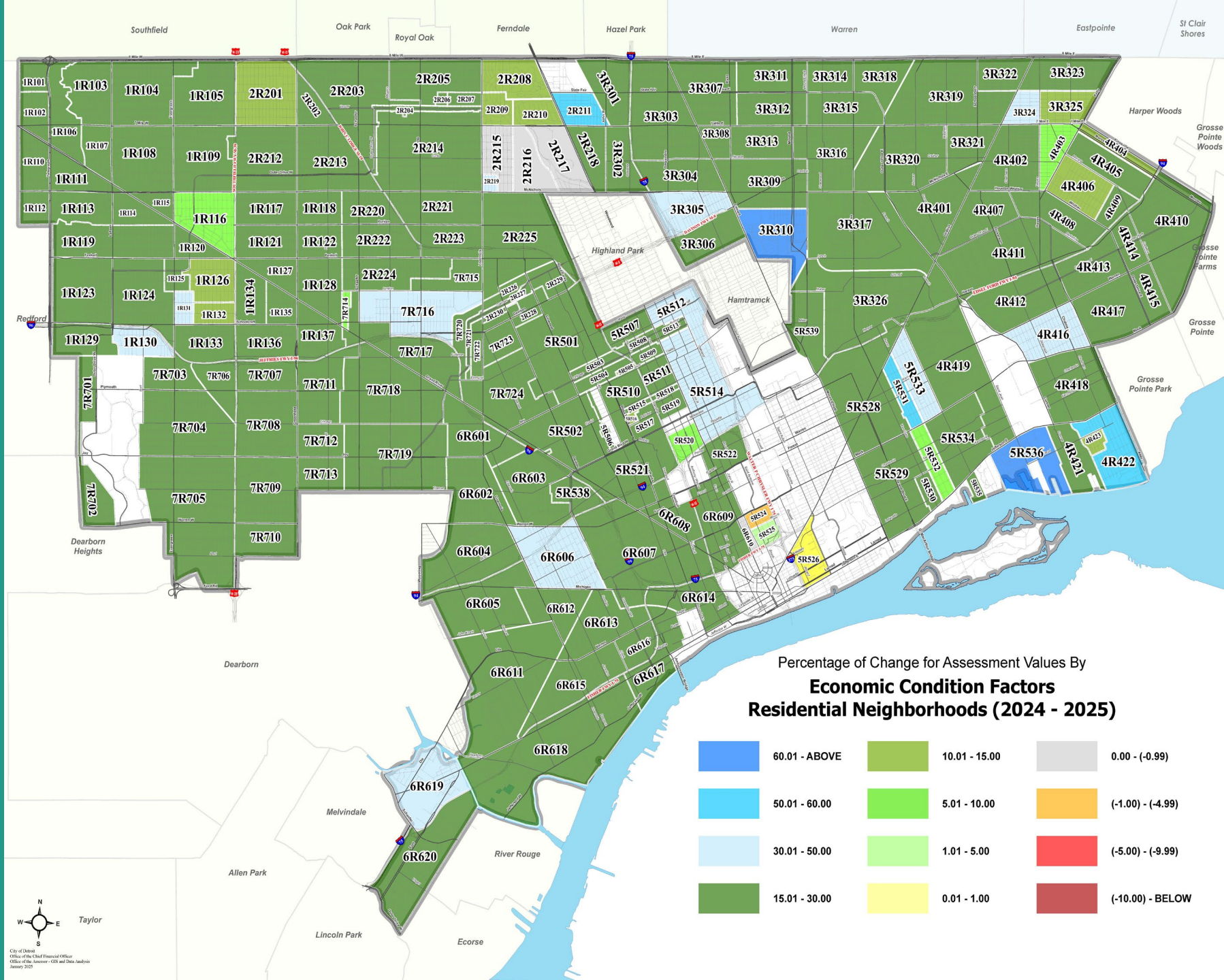


Office of the Chief Financial Officer  
Office of the Assessor (ARMS)  
City of Detroit





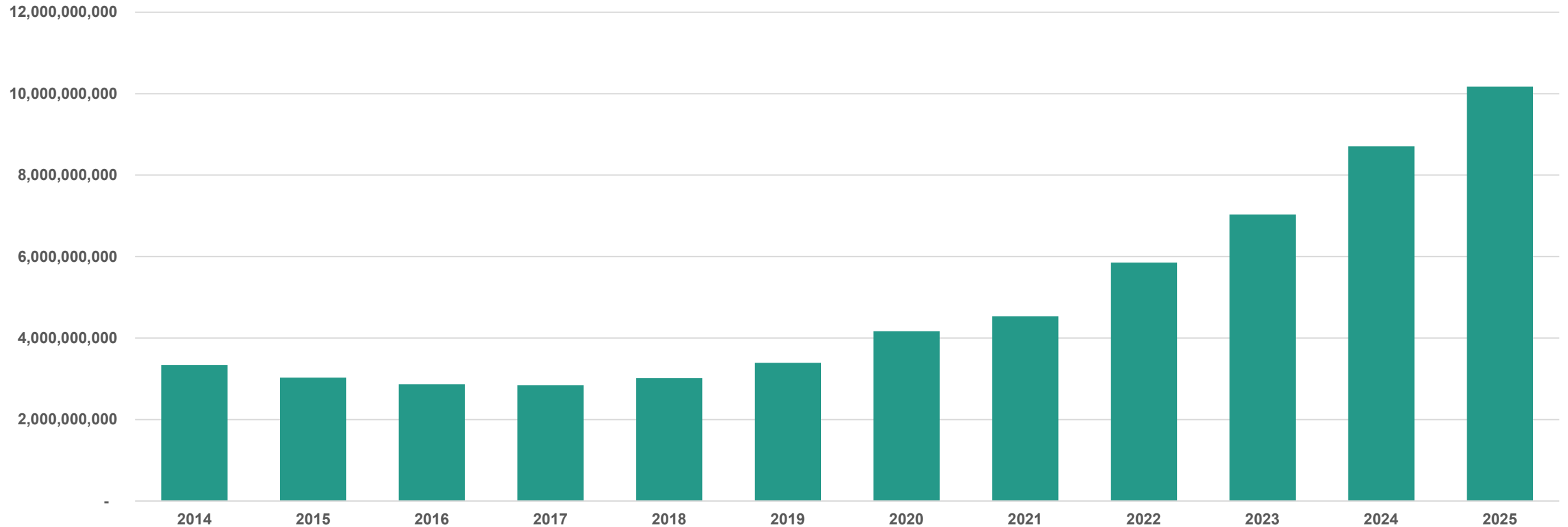
Nearly every neighborhood saw a significant increase in home value



City of Detroit  
Office of the Chief Financial Officer  
Office of the Assessor - GIS and Data Analysis  
January 2025

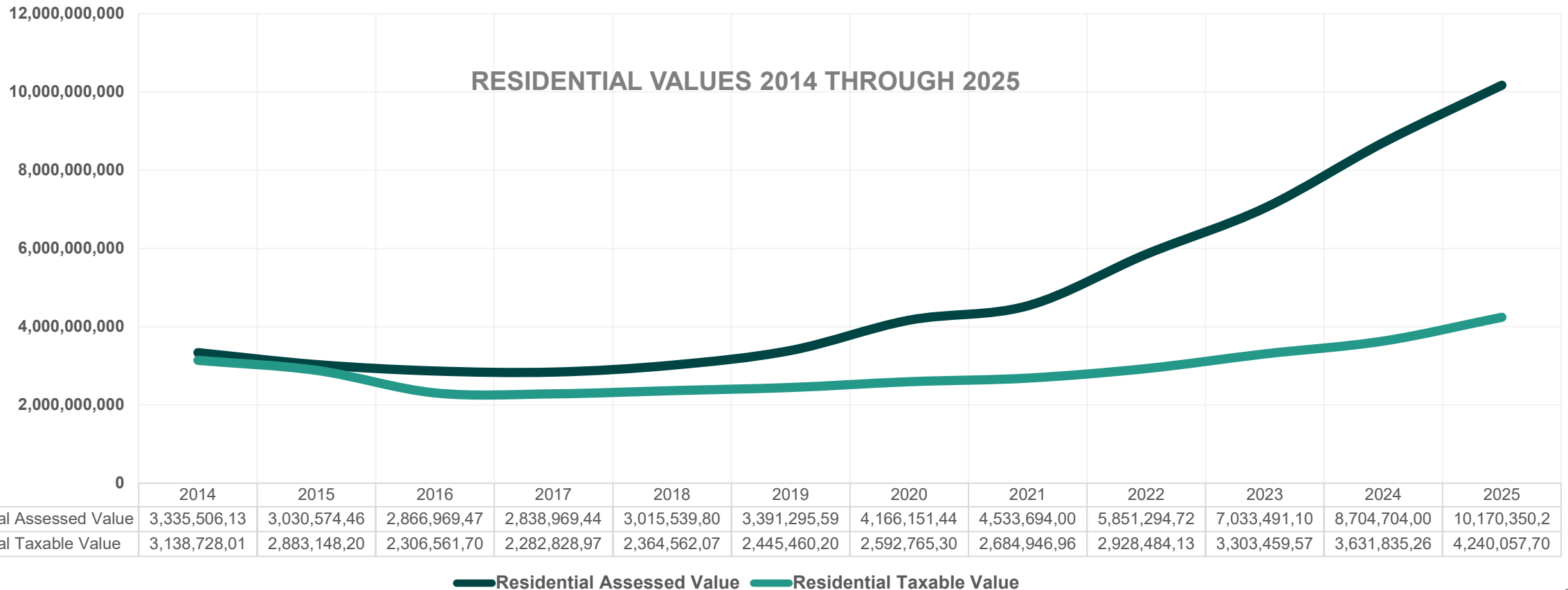


# Between 2024 and 2025 home values increased by **\$1.4 Billion** – the 2nd largest gain in Detroit history





# Home values increased by 19% in 2024, but taxes are capped at 3.1% unless purchased in 2024.





**Notice of Assessment, Taxable Valuation, and Property Classification**

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c) and Sec.211.34c, as amended. This is a model assessment notice to be used by the local assessor.

<b>FROM:</b> CITY OF DETROIT OFFICE OF THE ASSESSOR 2 WOODWARD AVE., SUITE 804 DETROIT, MI 48226		<b>PARCEL IDENTIFICATION</b> PARCEL NUMBER: <b>01111111.000</b> PROPERTY ADDRESS: <b>12345 MAIN ST</b>		
<b>NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL</b> SMITH, JOHN 12345 MAIN ST DETROIT MI 48123		<b>PRINCIPAL RESIDENCE EXEMPTION</b> % 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 "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		
<b>Legal Description:</b> W MAIN 250 AND E 9 FT OF VAC ALLEY ADJ S C MAIN SUB L68 P63 PLATS, W C R 21/1010 41.50 X 126.19				
<b>ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS:</b> 401 (RESIDENTIAL-IMPROVED)				
<b>PRIOR YEAR'S CLASSIFICATION:</b> 401 (RESIDENTIAL-IMPROVED)				
The change in taxable value will increase/decrease your tax bill for this year by approximately: <b>\$30</b>		<b>PRIOR AMOUNT YEAR:</b> <b>2024</b>	<b>CURRENT TENTATIVE AMOUNT YEAR:</b> <b>2025</b>	<b>CHANGE FROM PRIOR YEAR TO CURRENT YEAR</b>
1. TAXABLE VALUE (Current amount is tentative):		14,578	15,029	451
2. ASSESSED VALUE:		31,400	35,600	4,200
3. TENTATIVE EQUALIZATION FACTOR: 1.000				
4. STATE EQUALIZED VALUE (SEV) :		31,400	35,600	4,200
5. There WAS/WAS NOT a transfer of ownership on this property in <b>2024</b>		<b>WAS NOT</b>		
6. ASSESSOR CHANGE REASON: <b>MARKET VALUE</b>				
7. ESTIMATED TRUE CASH VALUE (MARKET VALUE): <b>71,244</b>				
8. EFFECTIVE AGE: <b>33</b>		9. YEAR BUILT (ACTUAL AGE): <b>1947</b>		

The 2025 Inflation Rate Multiplier is: **1.031**



# All residential property owners have the right to appeal their assessments

- **The Assessor's review is now three weeks, from Feb 1 – 22.** Appeals may be filed online, in person, or by mail. Those who wish to speak to a member of the Office of the Assessor can do so via teleconferencing or scheduling an appointment.
- **March Board of Review will be March 5th-29th.** Residential Property Owners can now appeal directly to the March Board of Review. However, Michigan Law limits who can file an appeal directly to the March Board of Review to the owner and their agent.







# How to Appeal Your Property Assessment Detroit's Three Tier Appeals Process

- 1. Residential Property Owners** must begin their appeal with the March Board of Review before they can precede to the Michigan Tax Tribunal. Commercial, Industrial, and Personal Property Owners may precede directly to the Michigan Tax Tribunal if they chose.
- 2. An administrative court of the State of Michigan**, the property owner (plaintiff) or their agent must present evidence to support their claim. An appeal to the Michigan Tax Tribunal must be filed by July 31 for Residential Properties and by May 31 for Commercial, Industrial, and Personal Property.
- 3. Michigan Tax Tribunal**, which is the final tier of the property appeals process.



# All residential property owners have the right to appeal their assessments

1. [Detroitmi.gov/PropertyTaxAppeal](https://detroitmi.gov/PropertyTaxAppeal) — (Online)
2. **Detroit Tax Service Center — (In-Person)**  
2 Woodward Avenue, Suite 130  
Detroit MI, 48226  
Monday – Thursday 8am - 4:30pm  
**Friday & Saturday, by appointment only**
3. **Via letter, mail to:**  
**Office of the Assessor – ABOR**  
2 Woodward Ave, Suite 804  
Detroit MI, 48226



# Thank You!

---

THE CITY OF DETROIT  
A Briefing from Mayor Mike Duggan

