

How To Read Your Assessment Change Notice

Every year, you receive an assessment notice indicating changes in the assessed value and the taxable value of your property, as well as the exemption, classification, and transfer information. The assessed value represents 50% of the estimated market value of your property and the taxable value indicates how much of that value you will pay taxes on.

Do you have a Principal Residence Exemption?

Having a principal residence exemption saves you approximately \$18 in actual property tax per 1,000 of taxable value. You must own and occupy the property to qualify.

What is Property Classification?

Property is classified according to its primary use. Typical classes of property are Residential, Commercial, Industrial and Agricultural. If you feel that your property is misclassified, you may appeal the classification to the Board of Review.

What does this mean?

Based on the change in Taxable Value, this is an estimated amount of the change in taxes based on last year's millage. Assessed Value and Taxable Value?

Assessed Value and Taxable Value?

Assessed Value is equal to 50% of the market value of your property. Taxable value is the product of the previous year's Taxable Value increased by the Consumers Price Index or 5% unless there were physical changes to the property. The Taxable Value can never be higher than the assessed value.

Did You Purchase the Property Last Year?

If you purchased this property in the previous calendar year, the Assessed and Taxable Values should be equal. If the values are not the same, please contact the Assessor's Office.

Board of Review Information:

If you believe any of the information about your property is incorrect, you may appeal to the Board of Review.



Michigan Department of Treasury, 1019 (Rev. 10-25) **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 206 of 1993, Sec. 211.24c and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM: CITY OF FLINT ASSESSMENT DIVISION 1101 S SAGINAW ST STE 201A FLINT MI 48502	PARCEL IDENTIFICATION PARCEL NUMBER: 47-12-345-678 PROPERTY ADDRESS: 1234 E HAPPIEST RD FLINT, MI 48506 SCHOOL DISTRICT CODE: 25010		
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DOE, JOSEPH 1234 E HAPPIEST RD FLINT MI 48506	EXEMPTIONS % Exempt As "Homeowners Principal Residence": .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: UNPLATTED PART OF GOVT LOT 1, SEC 28, T8N, R7E DESC AS: BEG AT INTERSEC OF NLY LINE OF SD SEC 28 WITH C.L. OF BRANCH RD; TH WLY ALG SD NLY LINE, 240.32 FT; TH SLY AT RT ANGLES TO SD NLY LINE, 190 FT; TH ELY = WITH SD NLY LINE, 140.35 FT TO SD C.L.; TH NELY ALG SD C.L. TO PT OF BEG. EXC NLY 33 FT AND EXC ELY 33 FT, MEASURED AT RT			
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 201 Commercial			
PRIOR YEAR'S CLASSIFICATION IF DIFFERENT: 201 Commercial			
The change in taxable value will increase/decrease your tax bill for the 2026 year by approximately: \$43			
	PRIOR AMOUNT YEAR: 2025	CURRENT TENTATIVE AMOUNT YEAR: 2026	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE:	22,778	23,393	615
2. ASSESSED VALUE:	39,100	42,800	3,700
3. TENTATIVE EQUALIZATION FACTOR:	1.000		
4. STATE EQUALIZED VALUE (SEV):	39,100	42,800	3,700
5. WAS THERE A TRANSFER OF OWNERSHIP IN 2025 THAT RESULTED IN A TAXABLE VALUE UNCAPPING? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
6. Assessor Change Reason(s): Market Adjustment			

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: STACEY BASSI	Telephone Number: (810) 766-7255	Email Address: ASSESSING@CITYOFFLINT.COM
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March Board of Review Appeal Information. The Board of Review will meet at the following dates and times:
THE 2026 BOARD OF REVIEW WILL MEET IN THE CITY COUNCIL CHAMBERS, 3RD FL, MUNICIPAL CENTER, 1101 S SAGINAW ST, FLINT, MI 48502 ON THE FOLLOWING DATES AND TIMES FOR THE PURPOSE OF HEARING PROTESTS FOR ASSESSED VALUES AND THE REVIEW OF PROPERTY EXEMPTION APPLICATIONS: MONDAY, MARCH 9TH, 10 AM TO 11:30 AM AND 12:30 PM TO 3 PM TUESDAY, MARCH 10TH, 1 PM TO 4 PM AND 5 PM TO 9 PM, THURSDAY, MARCH 12TH, 10 AM TO 11:30 AM AND 12:30 TO 3:00 PM. FOR AN APPOINTMENT TO MEET WITH THE BOARD OF REVIEW OR TO ASK QUESTIONS REGARDING YOUR NOTICE PLEASE CALL THE ASSESSMENT DIVISION AT 810-766-7255. ANY RESIDENT/NON-RESIDENT MAY APPEAL BY NOTARIZED LETTER WITH ORIGINAL SIGNATURES AND ALL SUPPORTING DOCUMENTATION IN LIEU OF PERSONAL APPEARANCE. NOTARIZED LETTER APPEALS MUST BE RECEIVED BY 4:30 PM, TUESDAY, MARCH 10, 2026

There is contact information for questions about any information on this form. It is important that you review your assessment change notice carefully. If you have questions, you may call the assessor's office.

If you want to appeal any of the values or other determinations, you MUST appeal to the Board of Review. The notice indicates the dates and times the Board of Review is in session to hear appeals.

Any evidence you can provide to the Board of Review as to why you feel the assessment is incorrect makes the appeal more effective.