

PROPERTY TAX OVERVIEW MICHIGAN

WHO IS ASSESSING?

Local Municipality

HOW IS THE ASSESSED VALUE DETERMINED?

In Michigan, commercial real estate is assessed at 50% of market value. The assessed market value should be determined through the income approach, the sales comparison approach and/or the cost approach. In reality, commercial real property is often assessed through mass appraisal, leaving many properties unfairly over-assessed.

WHICH PROPERTIES ARE THE BEST CANDIDATES FOR APPEAL?

Properties that demonstrate high vacancy rates, deferred maintenance, functional or economic obsolescence, or tenant/operational issues. Assets that are not uniformly assessed with their competitive set should also be reviewed.

WHAT ARE THE LEVELS OF APPEAL?

Local Board of Review
Michigan Tax Tribunal (MTT)

IMPORTANT DATES

Valuation Date	December 31
Tax Bills Due	Actual dates vary by jurisdiction – Summer and Winter
Assessment Cycle	Annual adjustments
Valuation Notice	February or March
Appeal Deadline	Local Board of Review meetings are held in March. The Michigan Tax Tribunal deadline is May 31.



Newmark Knight Frank Valuation & Advisory's (V&A) Property Tax group offers owners, investors, and developers a specialized approach to property tax management and minimization. Our experts are devoted to property tax issues and have the resources of our national V&A practice at their disposal, making us the premier practice in the industry. Our comprehensive offerings encompass a diverse array of assignments including assessment appeals, forecasting/budgeting, due diligence property tax estimates, and co-sourcing.

FOR MORE INFORMATION:

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