

February 7, 2013

Is Your Property Tax Bill Still Too High? Get a Free Review of Your Industrial or Commercial Property Tax Assessment to Avoid Excessive Property Tax Payments.

If you own or lease real property in Michigan, you are or should shortly be receiving your real property tax Notice of Assessment form from the local assessor. The values of commercial and industrial real property in some Michigan communities are still being assessed at higher-than-realistic taxable values. If your property taxes have not been appealed in the last couple of years or if you recently purchased your property, you need to review your assessment today. The general rule is that property in Michigan is assessed at 50% of the True Cash Value (i.e., Fair Market Value). If your assessments are higher, there is an opportunity to reduce the assessed and taxable values through a tax appeal. This will often lead to significant annual tax savings at a relatively low risk.

The process to appeal your taxes differs. Residential property, requests to change the classification of property and appealing a denial of a charitable tax exemption all require an appeal to the March Board of Review. Property in select cities, such as the City of Detroit, must be appealed to the Board of Assessors prior to the Board of Review. Commercial and Industrial Property can, but is not required, be appealed to the Board of Review. The deadline for the March Board of Review is listed on your Notice of Assessment.

If you don't obtain a satisfactory result at the March Board of Review, you can appeal to the Michigan Tax Tribunal. To file a tax appeal to the Michigan Tax Tribunal on Industrial or Commercial real property, **the deadline is May 31, 2013** and July 31st for Residential. Those interested in finding out whether an appeal of their Industrial or Commercial property would be advantageous should inquire and receive advice not later than May 1, 2013. Initial analyses will be completed without charge or risk to the property owner.

Butzel Long's tax team represents clients that own or lease industrial or commercial real property, which includes retail, office space, engineering and manufacturing, warehousing, assisted and independent living facilities, and small business. It also represents clients in appeals for personal property tax assessments, appeal of changes in the classification of real estate from industrial to commercial I (which effects your personal property taxes), and applications for (or denials of) property as exempt from tax as charitable use property for nonprofit businesses.

Mr. Cnudde and the Butzel Long tax team have significant experience working on property tax appeals. We have settled and litigated countless numbers of property tax appeals to completion and currently are representing dozens of appeals in the process. Mr. Cnudde has given seminars and presentations on the property tax appeal process and has been recognized by *DBusiness* as one of the Top Lawyers in tax law and nonprofits/charities law for 2012 and 2013.

If you are interested in a free consultation to explore your tax appeal possibilities, please contact your Butzel Long attorney today. You can also download and complete a Property Tax Appeal Analysis Form available on our website at www.butzel.com/taxappeals.

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