



What you need to know... from the Casco Township Board of Review

1. You have the right to speak to the Board of Review if you wish to protest the Assessed Value placed on your property by the assessor.
2. We are working according to scheduled appointments (call 269-637-4441 to make one). If you are a "walk-in" please wait briefly or make an appointment.
3. If you are here to complain about your taxes being too high, neither the Board of Review nor the assessor controls taxes. The Board of Review reviews assessments. We have nothing to do with taxes (except pay them).
4. The **Net Change** on the notice is the change in *assessed value* and *Tentative State Equalized Value (SEV)*. Your taxes will be calculated according to the *tentative taxable value*.
5. We will provide you with a petition (form) on which you can write your protest. The form is computer-generated and will have your name and parcel number pre-printed on it. You will be asked to state your reason for protesting the assessed value, your contention of true cash value, and sign the form. When it's your turn, we will listen to you and try to answer your questions.
6. If you are protesting more than one parcel, get a separate form for each parcel number. You may present all of these in one appointment.
7. Each appointment lasts approximately 10 minutes. Please be prepared to give a reason or recent market evidence for wanting us to review your property's assessment. We want to know why you think the assessment is inaccurate.
8. Residential properties will change in value if there has been new construction and/or a transfer of ownership.
9. The Board of Review will not make a decision on your property today. We will respond to you in writing in approximately 2 to 3 weeks.
10. If you disagree with the Board of Review's decision, you have the right to appeal to the Michigan Tax Tribunal. The Tax Tribunal's address will be on the petition that will be mailed to you.
11. All real estate in the Township was reassessed during a three year process, 2008-2010. You may direct inquiries to Doug Brousseau, Township Assessor, at 269-699-7619.



Casco Township / www.CascoTownship.org / phone: 269-637-4441 /
fax: 269-639-1991