Appealing your Property Assessment in 2026

Should I Appeal?

The State Equalized Value (SEV) should be 50% of the True Cash Value (TCV) or market value of your home. The value is set by using a market study of similar homes within a neighborhood to determine the TCV based on the amenities in your home. If you find that homes in your area have recently sold for less than twice the SEV, this will give you an indication if the market value is less than the value established by the assessor. The sales by neighborhood have been posted on the website for easy access.

When to Appeal

The March Board of Review is the only time you are able to appeal the valuation of your property. You may **make your appointment** by calling the office at 517-655-3193 or emailing jeanne@williamstownmi.gov. The dates and times for the 2026 March Board of Review are Monday, March 9th 9:00 a.m. to 12:00 p.m., 1:00 p.m. to 4:00 p.m., and 6:00 p.m. to 9:00 p.m. or Tuesday, March 10th 6:00 p.m. to 9:00 p.m.

Supporting your Appeal

You must be able to propose an alternative value and support how you arrived at this value.

- Ask for a copy of your property Record Card and review the information to be sure it matches the characteristics of your home. If you see errors, please bring them to the attention of the assessor and corrections will be made.
- Gather information on sales of similar homes to yours in your neighborhood. Note square footage, number of stories, finished basements, number of baths, size of garage, etc. These amenities affect the value of the homes being used as comparable. You may search for comparable sales using the on-line property search on the Township website (Homepage) or by using the sales studies available on the website (under Departments; Assessing).
- Some people hire an appraiser. Please be aware that the appraiser may follow a methodology that is different from the one the assessor uses.
- Be prepared with the above information and be able to propose an alternative value with supporting documentation. Sales and the Sales Studies can be found on the Township website under Departments: Assessing.

It is helpful to submit your materials ahead of your appointment so that the material can be dispersed to the Board members in a timely manner to consider your appeal. This includes a completed Form L-4035 along with your supporting documentation. Your materials can be delivered to the Township by

- **placing them in the drop slot by the front door or the white drop box along the North drive**
- **emailing them to jeanne@williamstownmi.gov**

Notification of Decision

You will be notified of the Board of Review's decision regarding your appeal approximately four weeks after the Board adjourns. The notification will provide information if you wish to appeal further to the Michigan Tax Tribunal (MTT). Appeals to the Tribunal must be filed by July 31st for residential property and by May 31st for commercial and industrial real property, and business personal property.