



Michigan Property Tax Appeal Checklist

Deadlines, process, and what to gather — 2026

If your home's assessed value is higher than what it would realistically sell for, you may be overpaying — and Michigan lets you appeal. Use this checklist to file correctly and on time.

Michigan at a glance

Appeal deadline	March Board of Review (required first step for residential); Michigan Tax Tribunal by July 31 (residential) / June 1, 2026 (commercial-industrial)
Effective tax rate	1.19% (about \$2,904/yr on a \$231,600 home)
Assessment basis	50% of true cash value
Appeals heard by	Board of Review !' Michigan Tax Tribunal !' Court of Appeals

Residential and agricultural owners must protest to the local March Board of Review before the Tax Tribunal will hear the case; the Tribunal deadline is July 31. Commercial, industrial and developmental real property may go directly to the Tribunal — that deadline is normally May 31, but for 2026 it falls on June 1 because May 31, 2026 is a Sunday (MCL 205.735a(8)). Deadlines and forms vary by county — always confirm with your local local assessor before filing.

Step-by-step checklist

- ☐ **Find your assessment notice.** Note the assessed value and your parcel / account number.
- ☐ **Estimate your home's real market value.** Pull 3–5 recent comparable sales of similar nearby homes.
- ☐ **Check if you're over-assessed.** If assessed value is higher than market value, you likely have a case — use the free calculator at propertytaxedge.com.
- ☐ **Gather your evidence.** Comparable sales, photos of condition issues, repair estimates, and an appraisal if you have one.
- ☐ Receive assessment notice (February)
- ☐ Appeal to local Board of Review in March (3-day window)
- ☐ If denied, appeal to Michigan Tax Tribunal by July 31
- ☐ Attend MTT hearing
- ☐ Further appeal to Court of Appeals
- ☐ **After the decision.** Accept the reduction, or pursue the next level of appeal if warranted. A win can lower your bill for years.

Exemptions that may lower your bill

- **Homestead:** Principal Residence Exemption (PRE): exempts homestead from 18-mill school operating levy
- **Senior / other relief:** Poverty Exemption: local boards can grant up to 100% exemption for qualifying low-income seniors

- **Proposal A cap:** Taxable value (capped value) cannot increase more than 5% or CPI per year; resets to SEV on sale

Evidence that wins appeals

- 3–5 comparable sales lower than your assessed value
- Photos of needed repairs, damage, or condition problems
- Contractor repair estimates
- Independent appraisal (the strongest single piece of evidence)

Free tools at propertytaxedge.com

Over-assessment calculator · appeal letter templates · county deadlines · find a licensed consultant

This checklist is general information, not legal advice. Deadlines, forms, and fees vary by county/jurisdiction and can change — always confirm with your local assessor or appeal board before filing. © 2026 Exitus Strategies LLC, operating as Property Tax Edge.