RESIDENTIAL REAPPRAISAL
Frequently Asked Questions

How will I identify City of Troy employees?

The assessing staff will have clearly marked city-issued Identification badges. They will typically be carrying a clipboard and tape measure. Their vehicles will also be marked with the city logo. If further identification is needed, please don't hesitate to call the Assessing Department at 248-524-3311.

Is participation mandatory?

No. Your participation benefits you and all Troy taxpayers by ensuring an accurate assessment record, and fair and uniform assessments within the community.

Why are people measuring and photographing my property?

Part of updating the assessing records requires an exterior measurement of the home/building as well as measurements of any improvement on the property. Photographs are taken for assessment records and for informational purposes. The State of Michigan requires the assessing department records to be as detailed and up to date as possible.

Will everything on my property be measured and inspected?

Yes, some items will be picked up as informational items only, but the State of Michigan requires any improvements, big or small, to be inspected and measured.

Does the city staff need to come Inside my home?

NO, the assessing staff does not need to be inside the home during the inspection. However, staff will ask you questions about the interior of your home. A survey was mailed to parcels subject to review. Please return the survey to eliminate the need for estimating the home's improvements and updating.

What if I made no changes to the property since it was purchased?

Even though there have been no changes to the property since the date of purchase, city records may still require updating. In most instances, 5 years have passed since the last inspection.

What is going to add value to the assessment and what Is not?

General maintenance items such as new gutters, roof, windows, etc. are not assessable items. The leading contributors to an increased assessment include, but are not limited to: discovery of air conditioning, decks, porches, patios, sheds, additions, garages, carports, barns, finished basements and the number of bathrooms.

Does this have anything to do with my Principal Residence Exemption?

No. This inspection will in no way affect the Principal Residence status.

Is there any way to protest the Inspection and/or what Is found?

Every year in mid-February, a notice of assessment is mailed to every property that has a change in the assessed value. Once the notice is received, please review the Information provided. A list of dates and times to protest at the local March Board of Review is included. Failure to receive the notice does not invalidate the assessed and taxable values. The March Board of Review is the only time a taxpayer can appeal their residential home value. If it is missed, the taxpayer forfeits their rights to appeal their values for the remainder of the year.

Can I schedule an appointment to meet the appraiser at my home?

Yes. To schedule an inspection, please contact the Assessing Department at 248-524-3311. Office Hours are Monday to Friday, 8:00 AM to 4:30 PM. Field appointments are available between 9:00 am and 2:30 pm.

Survey helpful hints: Bedroom Count - count flex rooms with closets as bedrooms; regardless of the current use of the room. **Bath Count** - if the bathroom supports bathing/shower functionality, it's considered a full bathroom. A half bathroom contains a toilet and sink only.