



Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 105
Detroit, Michigan 48226

Phone: 313-628-0722
Fax: 313-224-4576
www.detroitmi.gov

Property Assessment Board of Review

DATE: February 5, 2026
TO: Detroit City Council
RE: Property Assessment Board of Review Update

Honorable City Council:

This communication is to provide an update regarding the activities of the Property Assessment Board of Review. In general, the Property Assessment Board of Review is a nine (9) member body appointed by City Council to hear and determine matters concerning real and personal property and classification changes along with certain other matters under its purview.

This writing is to provide an update as it relates to these activities and some gentle reminders as to its limitations of operation.

PROPERTY ASSESSMENT BOARD OF REVIEW

Based on recent final appointments being completed, the Property Assessment Board of Review has all its seats filled prior to the start of the March Board of Review. In accordance with city ordinance, all members of the Board of Review have their Michigan Certified Assessing Technician Certification (MCAT) or higher. Additional 2026 training will be completed over the next several days including State Tax Commission training on Wednesday, February 11, 2026, which is required both by state law and city ordinance. Members will also receive training and/or presentations from the Office of the Assessor and Ethics Board.

I would like to bring to your attention the fact that this is a re-appointment year for the Board of Review. Which means each member seeking re-appointment is required to be interviewed. I humbly ask that the interviews are scheduled in September or early October so as not to rush City Council to make decisions as there will be other boards and commissions that will require interviews as well prior to the end of the year. This will ensure that proper consideration is given along with ideally having a full board seated January 1, 2027.

MARCH BOARD OF REVIEW

The 2026 March Board of Review will begin on March 3rd, in which the board will conduct its organizational meeting in CAYMC, Suite 105. Beginning March 4th through March 14th the board will conduct its hearing at Crowell Recreation Center, then March 16th through



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March 28th at Heilmann Recreation Center. All hearings begin at 9:00 A.M. On, Monday, March 30th the board will complete any open matters, hearings will not be heard on that day. The board will then complete and sign statements at its final March Board of Review meeting on Monday, April 6th at 9:00 A.M.

Property owners can appear in-person or via zoom. All information and links are available on the City of Detroit website.

Please note the deadline for filing a petition to the March Board of Review for this year is Monday, March 9th at 4:30 P.M.

There is a circular attached with all the pertinent information, and we ask your assistance in its distribution.

While the Assessor Review process is not required, it is an important opportunity to address potential matters or resolve issues that may not necessarily need to come to the Board of Review. The Assessor Review is February 1 – February 22 4:30pm.

The appeal time for the March Board of Review is a key opportunity for all property owners to learn and understand how their property is valued and ultimately taxed. The assessment notice provides important information relative to the property's value, the appeal process and contact information. However, property owners do not have to wait for the assessment notice to start the appeal process. It is more important for the property owners to understand they have the right to appeal during a very specific and limited timeframe as once that opportunity has passed, there is generally very little that may be done after.

Please, do not ask board members to visit properties regarding value/condition. It creates an imbalance in the information board members as a body may have, creating bias. Having seen the subject, one board member now has more information than the others.

Evening reporting back creates the potential for skewed opinion. Individual board members doing site visits are also frowned upon by the State Tax Commission. Further, it could be impractical and costly to have the board meeting at individual properties. If there is a property that you would like to have reviewed, please contact myself or Alvin Horhn to make the request.



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It is further suggested that board members are not asked to do site visits that should be conducted by other departments such as BSEED or DPW. Please keep in mind that the scope of responsibility given to the board of review addresses valuation and classification appeals.

HOMEOWNERS PROPERTY EXEMPTION

The 2026 HOPE application is active on the City of Detroit website at detroitmi.gov/hope. Homeowners can also seek assistance from one of the community partners that is listed on the website as well. Paper applications are available in Detroit Tax Service Center and distributed at recreation centers.

Currently, this is the last year for what is called “Carry Forward” for the HOPE exemption. PA191 provided the ability for local communities to grant exemptions for an additional three years without re-application for those qualifying applicants who were on a sole source of government income such as SSI, SSA or SSD. The sunseting will mean that approximately 6,500 homeowners will be required to file applications next year. HB 4041 that is currently being considered by state legislators, addresses the issue and is being followed closely.

The new software system is reaching its completion and will be fully functional over the coming weeks. It will provide better management and control of the overall application process. It will also provide a general real-time dashboard that will allow Council Members to follow allow with collective application stats such as:

1. Number of applications submitted (including by week and district)
2. Average household composition (including by district)
3. Average household income (including by district)

Along with a range of additional information that may assist City Council in making determination on certain assets, services and/or opportunities that are deployed.

OUTREACH

The Board of Review will continue to participate in Healthy Homes events. An event is planned for each of the council districts. While the basis of the events helps support the submission of HOPE applications, events go much further to provide a broader scale of wrap around services and resources needed by the community. Support through these



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events are based on locations and may include health screenings, job opportunities, utility assistance, and other forms of support that may be offered.

We are working to align these efforts with other departments that offer similar outreach efforts so as not to stress resources or city department staff.

Our first event will be held on Saturday, February 28th from 10am to 3pm at Perfecting Church in partnership with the Wayne County Treasurer. The focus for this event is Seniors and Individuals with Disabilities. Free Lyft rides are being offered to those seeking assistance with HOPE applications.

The Board of Review will continue to create and provide information to the community that educates and proactively addresses concerns.

CONCLUSION

The Property Assessment Board of Review provides a much-needed service to the community. Board members consider valuation appeals through the month of March, but review and consider HOPE applications throughout the year. Your engagement provides the opportunity to understand the wishes of City Council as board acts in its stead.

Attached are circulars that are currently being distributed and ask that you continue to support and engage in the activities of the Property Assessment Board of Review.

Respectfully submitted,

Willie C. Donwell, MAAO / MCPPE

Director

Property Assessment Board of Review

Cc; Council President James E. Tate, Jr.
Keyontay Humphries, Chief of Staff – Council President, James E. Tate, Jr.
David Whitaker, Director – Legislative Policy Division
Irv Corley – Legislative Policy Division

Attachments; Know Your Value (How To Appeal Your Assessment)
HOPE Guidelines Circular
Healthy Homes Event – February 28, 2026 Flyer

KNOW YOUR VALUE

How To Appeal Your Assessment

There are three steps to the annual process.

Assessor Review (local) - February 1 - February 22

While not required, it is highly encouraged. It gives the property owner an informal opportunity to ask questions and address concerns.

Assessor Review: February 22, 2026 - 4:30pm

www.detroitmi.gov/propertytaxappeal

March Board of Review (local) March 4 - March 28

It is important that you provide as much accurate information about your property including photographs, estimates for repairs, sales studies, comparisons and/or any other information that you may need to present relative to the change in assessment you are requesting. Michigan Treasury Form L-4035 is required at time of filing.

Appeals may be filed at:

Email: MBOR@detroitmi.gov

In-Person: Coleman A. Young Municipal Center
2 Woodward
Detroit, MI 48226

MBOR Filing Deadline: March 9, 2026 - 4:30pm

2026 MBOR HEARING DATES (All hearings Start at 9:00 am):

March 3 - CAYMC 2 Woodward Ave. Suite 105, Det. MI.

March 4 - March 14 - Crowell Recreation Center - 16630 Lahser Det. MI.

March 16 - 28 - Heilman Recreation Center - 19601 Brock Det. MI.

March 30 - CAYMC 2 Woodward Ave. Suite 105, Det. MI.

April 6 - CAYMC 2 Woodward Ave. Suite 105, Det. MI

Michigan Tax Tribunal

An appeal to the March Board of Review is required for residential and agricultural property.



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STRUGGLING WITH PROPERTY TAXES?



HOPE

Homeowner's Property Exemption

HOPE provides a homeowner the opportunity for a reduction or elimination of the current year's property taxes based on income.

2026 Income Guidelines

NUMBER IN HOUSEHOLD	100% Income Limit	Income Limit for 75% Exemption	Income Limit for 50% Exemption	Income Limit for 25% exemption	Income Limit for 10% Exemption
1	\$21,597.00	\$23,162.00	\$24,884.00	\$28,014.00	\$42,114.00
2	\$26,015.00	\$27,707.00	\$29,187.00	\$32,148.00	\$50,729.00
3	\$28,782.00	\$30,381.00	\$31,980.00	\$34,912.00	\$56,125.00
4	\$33,436.00	\$35,044.00	\$36,651.00	\$39,866.00	\$65,200.00
5	\$37,650.00	\$39,533.00	\$41,039.00	\$44,051.00	\$73,418.00
6	\$43,150.00	\$44,876.00	\$46,602.00	\$49,623.00	\$84,143.00
7	\$48,650.00	\$50,596.00	\$52,056.00	\$54,975.00	\$94,868.00
8	\$54,150.00	\$55,775.00	\$57,399.00	\$60,648.00	\$105,593.00

Required documents include:

- Registered proof of ownership (deed, land contract, etc.)
- Valid ID for applicant and all adults in household, proof of residency for all household members under 18
- Proof for income for all household members (tax return, or 4988 Affidavit and W2, 1099, etc.)

**Apply today at: www.detroitmi.gov/hope
or call: 866-313-2520**

DEADLINE: NOVEMBER 6, 2026

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Need support applying for HOPE?

For FREE assistance applying for the City of Detroit's Homeowners Property Exemption (HOPE) program, contact a HOPE Counseling Network Partner through the Detroit Housing Network.

The deadline for HOPE is November 6, 2026

Apply early to reduce or eliminate your current year property taxes.

CALL DETROIT HOUSING NETWORK
VIA THE DETROIT HOUSING HELPLINE

(866) 313 - 2520

Learn more at detroitmi.gov/HOPE

Presented by:



HOPE Counseling Network Partners:

EAST	1	Alger Theater
	2	Eastside Community Network
	3	Jefferson East, Inc.
	4	MACC Development
	5	Osborn Neighborhood Alliance
	6	U-SNAP-BAC

WEST	7	Accounting Aid Society
	8	Central Detroit Christian
	9	Cody Rouge Community Action Alliance
	10	Greater Quinn AME
	11	United Community Housing Coalition
	12	Wayne Metro

SOUTH WEST	13	Bridging Communities
	14	MiSide Wealth





Wayne County Treasurer Eric Sabree
Property Assessment Board of Review
Department of Neighborhoods



present

HEALTHY HOMES
SENIORS and
INDIVIDUALS with DISABILITIES DAY
FORECLOSURE PREVENTION PART II

SATURDAY - FEBRUARY 28, 2026
10am - 3pm

Perfecting Church
7616 E. Nevada
Detroit, MI 48234



CALL: 866-313-2520 to schedule appointment and Lyft service

Services available include:

HOPE Application Assistance
Important Resources
Office of the Ombudsman
Office of the Assessor

Payment Plans
Health Screening
DWSD
Much, much, more.....

DON'T MISS THE HOPE DEADLINE

