Washington Township

Est. 1827

2026 Notice of Assessment, Taxable Valuation, & Property Classification



Washington Twp. Hall
57900 Van Dyke - Washington, MI 48094
Phone: (586) 786-0010

OFFICE HOURS:
8:00 AM – 5:00 PM
Monday – Friday

Sam Previti…….....Supervisor
Audrey Brown……..Clerk
Mike Nicley……Treasurer
Dennis Stevenson.....Trustee
Michele Milam ……Trustee
Charles Reinhold……Trustee
John Chaplin……Trustee

TWP. OFFICE DIRECTORY
DIAL (586) 786-0010
And the extension listed below:

Supervisor's Office……7
Sebastian 'Sam' Previti
Previtis@washingtontwpmi.org

Clerk's Office……5
Audrey Brown
browna@washingtontwpmi.org

Treasurer's Office……..4
Mike Nicley
nicleym@washingtontwpmi.org

Assessing Dept……..3
Doug Okorowski
assessing @washingtontwpmi.org

Building Department……1
Dave Hajski
hajskid@washingtontwpmi.org

Planning & Zoning……8
Dana Berschback
berschbackd@washingtontwpmi.org

Dept of Public Works……..2
Rich Amormino
amorminor@washingtontwpmi.org

Fire Department…(586) 781-6161
Brian Tyrell, Fire Chief
tyrellb@ctwfd.org

Macomb County Sheriff
Emergency……..911
Non-Emergency…(586) 469-5151

PROPERTY VALUATION & TAX INFORMATION

Property Valuation & Tax Information
Since the passage of Proposal "A" on March 15, 1994, several legislative changes have occurred affecting property values and taxes. Prior to 1995, taxes were calculated on "state equalized value." State equalized value must approximate 50% of market value.

Taxable Value
Beginning in 1995, property taxes are calculated on "taxable value," which is subject to a "capped value." The capped value is calculated by taking the prior year's taxable value, minus any losses to the property, multiplied by the cap (which is the lesser of either the Consumer Price Index or 5%), plus any new additions to the property. This calculation is called the capped value. This capped value is then compared to the state equalized value and the taxable value becomes the lesser of the two values, unless a transfer of ownership occurred in the prior year.

If a transfer of ownership occurred in the prior year, then the capped value no longer applies and the taxable value becomes the new state equalized value.

Tax Calculation
The following is a simple demonstration of how taxes are calculated. There are 2 types of property taxes levied in the State of Michigan:

- Homeowner's Principal Residence (formerly known as Homestead)
- Non-Homestead

The formula for calculating taxes is: Taxable value x millage rate = taxes

A sample calculation based on the current millage rate for a principal residence is illustrated below for your assistance in understanding how property tax bills are calculated.

Example: Assume the taxable value of your principal residence property is $100,000 and the PRE millage rate is 31.3306. Your tax bill would be calculated as follows:

$100,000 x 0.0313306 = $3,133.06

Please remember that the Assessing Department does not compute or collect property taxes. For a more detailed explanation of your tax bill, you should contact the Treasury Office at (586) 786-0014.

MARCH BOARD OF REVIEW DATES & TIMES

Appointments are made on a first-come, first-served basis. Property owners are encouraged to make their appointments as soon as possible.

- **Monday, March 9th, 2026 9:00 a.m. to 4:30 p.m.**
- **Tuesday, March 10th, 2026 1:00 p.m. to 7:30 p.m.**
- **Wednesday, March 11th, 2026 1:00 p.m. to 7:30 p.m.**

If you have any other questions, contact us at:
(586) 786-0013 Mon-Fri 8am -5pm or
Email: **assessing@washingtontwpmi.org**

UNDERSTANDING YOUR ASSESSMENT NOTICE

Homeowner's are encouraged to review your Notice of Assessment, Taxable Valuation, and Property Classification. This notice provides the property owner with pertinent information regarding their property. There are three important areas to review.

1. The notice provides the 2025 valuations, the 2026 valuations & the amount of change.
2. The document will show if the Taxable Value was "uncapped" as a result of a transfer of ownership. Line 5 of the notice will indicate whether there "was" or "was not" a transfer of ownership of the property during 2025 If there was a transfer of ownership, the Taxable Value will be the same as the Assessed Value.
3. The notice will indicate the percentage of the property being used as a Principal Residence. If you own & occupy the property as your principal residence, the percentage indicated should be 100%.

Please review each of these areas for accuracy. If you believe that the values, the property classification, the Principal Residence percentage, or the information on line 5 is incorrect, please contact the Assessor's Office (586) 786-0013.

Also, you may verify your property record information online at: www.WashingtonTownship.org, then to Assessing Department and Public Data Records, or you may obtain a copy of your property record information from the Assessor's Office.

If you believe there is an error on any of the information on your notice or your property record information, or if you have any questions or concerns regarding any of this information, please contact the Assessor's Office (586) 786-0013.

If you have determined that there are no errors in the information on your notice or in your property record information, but you still do not agree with your values please contact the Assessor's Office. You may ask to informally discuss your value with an assessing employee to possible resolve the issue or you may appeal your value directly to the Board of Review (586) 786-0013.

FREE SIGN UP FOR FRAUD ALERTS

FRAUD GUARD ALERTS

Sign up for the "Macomb County "Fraud Guard Alerts" System

Fraud Guard is a simple way to be alerted of possible property fraud. Register your name and when a document is recorded with your name on it you will be notified via email. This gives you early warning of property fraud being committed in your name.

- Launch the Macomb County "Fraud Guard Alerts" System

CONTACT INFO

- **ADDRESS:** Macomb County Clerk & Register of Deeds, 120 North Main Street, Mount Clemens, MI 48043
- **PHONE:** (586) 469-7953

EMPLOYMENT & VOLUNTEERS NEEDED

JOIN OUR TEAM

ROMEO WASHINGTON BRUCE PR Parks & Recreation

ALWAYS ACCEPTING APPLICATIONS FOR FUTURE STAFF OPENINGS AND VOLUNTEER CREWS!

Applications available in our offices or online: rwbparksrec.org / about us / employment

SIGN UP FOR NIXLE NOTIFICATIONS!

Get Important Alerts.

nixle

Quick. Convienent. Free.

Nixle allows Washington Township to create and publish authenticated messages to be delivered to subscribe residents by text message, email and/or by voice by:

- texting your Zip Code to 888777
- Or Visit **www.Washingtontwpmi.org**

Messages may include road closures, power outages, construction alerts, emergency situations, as well as other relevant safety and community event information.

***NOTE**: Residents that Do Not have email or text may subscribe to receive **voice only** emergency notifications by calling (586) 786-0010 ext. 1242*

SAVE THESE DATES!

PAPER SHREDDING & Electronics Recycling

FREE EVENT TO RESIDENTS!

Saturday, May 9, 2026 - 9am to Noon
Saturday, September 19, 2026 - 9am to Noon
At the Washington Township Municipal Hall!



FREE EVENT TO RESIDENTS!

Saturday, August 8, 2026 - 9am to Noon
At the Washington Township Municipal Hall!