

UNDERSTANDING YOUR CLASSIFICATION AND APPRAISAL NOTICE

Your classification and appraisal notice is to inform you how your property is classified and valued for property assessment and tax billing. Below is an example of a data table from a classification and appraisal notice and how the estimated general taxes are calculated.



Current Assessed Value x Tax Rate = Current Taxable Value (\$333,040 x .0135 = \$4,496)

Current Taxable Value x Prior Year Millage Rate = Estimated 2023 General Taxes (\$4,496 x .70575 = \$3,173.05)

For residential, commercial, industrial real property, the current assessed value shown is the department's determination of a property's 100% market value as provided in [15-8-111, MCA](#).

For agricultural and forest land, current assessed value is the department's determination of productivity value; land values are based on productivity capacity per acre.

For personal property (i.e. business equipment), current assessed value is the depreciated value of the personal property less any exempt amount as of January 1, 2023.

Value Increase Reason will only display on a notice when the property's current assessed value increased by more than 10% from the prior appraisal cycle value. Further explanations of the value increase reasons (market appreciation, newly discovered, and land change) are provided in the notice after the data table.

Mill levies are determined by local government each **September**. This number is the total amount of mills levied against the property last year.

The tax amount shown is only an estimate of your general property taxes for 2023 based upon the 2022 millage rate where your property is located. Your property may be subject to the local government's special assessments and fees in addition to the general taxes.

Property Classification	Acres/ Quantity	Prior Appraisal Cycle Value	Prior Year Assessed Value	Current Assessed Value	Prior Taxable Value	Current Taxable Value	Prior Year Millage Rate	Estimated 2023 General Taxes**
Situs Address: 101 Main Street, Helena MT 59601								
HALL TOWNSITE, S13, TO3 S, R07 E, BLOCK 2, LOT 6-7								
Value Increase Reason: MA - Market Appreciation								
05-4523-13-7-17-05-0000*								
2201 - Residential City or Town Lots	-	-	-	-	-	-		
3501 - Improvement on Residential City or Town Lots	-	-	-	-	-	-		
Land and Improvement Value	0.25	289,600	333,040	333,040	3,910	4,295		
Totals		289,600	333,040	333,040	3,910	4,496	705.75	\$3,173.05**

Classification Codes

The value of land and improvements (buildings) is combined if the department valued the property as a unit.

\$43,440 change in value from the prior appraisal cycle as of January 1, 2020 to the current assessed value as of January 1, 2022 due to market appreciation.

This value may differ from the current assessed value if there was new construction or deconstruction on your property since January 1, 2022 or the property is forest land.

Geocode

Move decimal 3 places to the left to calculate estimated tax (.70575)