

Leland Township Assessor's Report for October 2023

The assessing year is set by the General Property Tax Act of 1893 and the schedule is published annually by the State Tax Commission in the form of a bulletin titled **Property Tax and Equalization Calendar**. The schedule for 2023 has been set by Bulletin 11 of 2022, which was issued on October 4, 2022.

December 12, 2023: December Board of Review MCL 211.53b.

December 31, 2023: Tax Day for 2024 property taxes MCL 211.2(2). Ownership changes are determined as of 12/31 including the uncapping of taxable value, unless exempt. The taxable status of all real and personal parcels is determined as of 12/31 (either exempt or taxable); description changes due to land divisions or combinations; new construction (at whatever percentage of completion is estimated); demolition of any improvements, etc. all as of 12/31.

2024 Assessment Roll Preparation:

New and Partial Construction site visits are underway. There are around 90 parcels on my current list which is about the same as last year.

The L-4017 2024 Sales Ratio Study* & Sales Analysis is also in progress. The 24-month study for the 2024 assessments includes all arms-length residential sales that occurred between April 1, 2021, and March 31, 2023. Equalization has sent out a tentative residential class ratio for 2024 of 40.53%, with 122 sales. The 2024 ratios for agricultural & commercial classes will be sent out from Equalization later this fall when the appraisal studies are complete.

*These studies are used to determine the level of assessment which is required to be 50% of true cash value per MCL 211.27a. Adjustments in assessed value are made each year so that 50% can be reestablished.

Historical Comparison of 24 Month L-4017 Ratios:

2023: 179 Sales between 4/2020 & 3/2022; 39.48%

2022: 175 Sales between 4/2019 & 3/2021; 47.24%

2021: 152 Sales between 4/2018 & 3/2020; 48.72%

Online Viewing of Record Cards Mandated by the State Tax Commission:

This service is up and running at BSAOnline.com for anyone who would like to view their property record card. It's free for the owners but there is a fee for other parties. I don't get many requests from taxpayers for their record cards - most requests come from appraisers, banks, realtors etc. Of course, anyone can still call me at any time and get whatever they need for free. The records are available at BSA Online and are updated daily as I enter deeds, Property Transfer Affidavits, name & address updates, Principal Residence Exemption information, new construction etc.

Michigan Tax Tribunal:

All previous cases have been disposed and there are no pending cases.

Assessment Roll Maintenance:

Regular processing and data entry of: Deeds, Property Transfer Affidavits, Principal Residence Affidavits, Name and Address changes, Building/Land Use Permits, Sales Data

Processing land divisions and boundary line adjustments as they are received. This includes assigning new parcel numbers, updating descriptions, allocating taxable values, assigning new assessed values, and creating new parcel record cards.

Entering data collected from ongoing field inspections of new construction & sales; attaching photos and drawings to create new record cards if need be.

Respectfully Submitted:
Julie Krombeen, MAAO/3