

Leland Township Assessor's Report for September 2024

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 2024 has been set by Bulletin 13 of 2023 which was issued on October 23, 2023.

Notable Dates:

December 10, 2024: The December Board of Review may be convened (Tuesday after the second Monday in December). MCL 211.53b.

December 31, 2024: Tax Day for 2025 property taxes. MCL 211.2(2)

2025 Assessment Roll Preparation:

New and Partial Construction site visits are underway. There are approximately 100 parcels on my list to date, which is 10 more than last year.

The L-4017 2025 Sales Ratio Study* & Sales Analysis is also in progress. The 24-month study for the 2025 assessments includes all arms-length residential sales that occurred between April 1, 2022 & March 31, 2024. Equalization has sent out a preliminary residential class ratio for **2025 of 47.12%, with a total of 89 sales**. The 2025 ratios for agricultural, commercial & industrial classes will be sent out from Equalization later in the fall when the appraisal studies are completed.

*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 to re-establish the 50% level.

Historical Comparison of 24 Month L-4017 Residential Class Ratios:

2024: 122 Sales between 4/2021 & 3/2023: 40.53%

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%

Michigan Tax Tribunal:

There are no pending cases at the Michigan Tax Tribunal. The small claims cases that were filed after the March Board of Review have been satisfactorily resolved and disposed of.

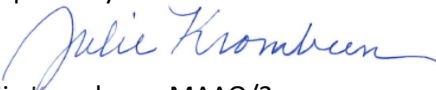
Assessment Roll Maintenance:

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