

KASSON TOWNSHIP ASSESSOR'S REPORT

October 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)

Currently:

New and partial construction site visits are underway. There are approximately 50 parcels on my list for this year that have active building permits. During the visit, all the improvements are measured and photographed. I then use my field notes to create a simple sketch of the improvements in the Apex drawing program. Apex is integrated with the BSA assessing software and helps calculate the square footage of each of the building components. An updated record card is then generated, and the values put in the assessment roll for 2025.

The **L-4017 2025 Sales Ratio Study* & Sales Analysis** is also in progress. The annual 24-month study for the 2025 assessments includes all arms-length residential sales that occurred between April 1, 2022, and March 31, 2024. Equalization has sent out a **preliminary residential class ratio for 2025 of 42.50%** with a total of 65 sales. The ratio for 2024 was 44.82% with a total of 72 sales in the study. The Agricultural, Industrial and Commercial studies 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 annually to re-establish the 50% level.

Recently, a taxpayer brought what has apparently been a long-standing issue to Greg's attention concerning an error in ownership following a court order dating back over 20 years. Greg and I discussed the situation and after the deeds, descriptions and court documents were duly researched, and the matter has been timely and satisfactorily resolved. The parcel will be divided according to the court ordered deeds and the ownership of each of the resulting parcels will be updated, along with the descriptions and parcel numbers.

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