

2018 ASSESSMENT INFORMATION

The housing market in Ganges Township is still experiencing gains this year with an average increase in assessed valuations of 4.34% for 2018. Nearly all residential assessments in the township will increase in 2018. The changes are determined by the average relationship of sale price to assessment in a given area. Many sales indicate the need for increases much greater than the average, while others are less. If property sales are limited or non-existent in an area, the average change from surrounding neighborhoods will be taken into consideration to determine the percentage change in assessment. As mandated by law, the sales used to determine the 2018 assessments occurred between April 1, 2015 and March 31, 2017. A list of the sales used for analysis is available on the Township website. (Please note, based on strict guidelines issued by the State, foreclosure sales are typically not considered when determining assessments.)

Agricultural properties will see a slight decrease. Commercial property studies indicate an average increase of 9.4%. Industrial properties will see an average increase of 4.5%. Please note that value changes here will vary greatly due to updated property information.

As required by the constitution (Proposal A Amendment), there is a predetermined rate of change used as the basis for determining taxes. The CPI (consumer price index) this year is 2.1%. This rate will be applied to the 2017 taxable value to determine the 2018 taxable value. If the assessed and taxable values are the same and the assessed value is reduced more than the CPI, these two values will continue to be equal. The CPI does not apply to properties that have sold or made improvements during the year.

Assessment Change Notices (State Form #L-4400) are mailed around mid February. Please review this notice carefully. In addition to value changes, it indicates Principal Residence and property transfer status as well as property classification. The Board of Review will meet, on an appointment basis, Tuesday, March 13 and Thursday, March 15, 2018 to hear appeals. If, after you receive your Assessment Change Notice, you believe the assessed valuation of your property does not accurately reflect market value, please call 616-450-3918 to schedule an appointment or ask additional questions. Most assessment data is available on the Allegan County website. You are encouraged to review your property characteristics to confirm our data is accurate.

Also note the State has approved exemption from property taxes for qualified Disabled Veterans. Poverty Exemptions are also available for those with incomes below the federal guidelines. Please contact the Assessor if you believe you may qualify for either of these exemptions.