

2020 ASSESSMENT INFORMATION

The housing market in Ganges Township is up again (2.2% average), however it varies depending on location and neighborhood. The lake shore is the area that varies the most in regard to bluff height and can change from one house to the next. There are a couple of areas that are experiencing loss of bluff at the ridge which also means a loss of buildable area. I have spent a great deal of time reviewing this and it may take a couple of years for the market to reflect how it all impacts market value.

Agricultural properties are up slightly this year with 1.4% increase. Commercial property studies indicate an average increase of 2.8%. Industrial properties will see an average increase of 6.4%. Value increases will vary slightly depending on updated property information and location.

As required by the constitution (Proposal A Amendment), there is a predetermined rate of change used as the basis for determining taxable value increases. The CPI (consumer price index) this year is 1.9%. This rate will be applied to the 2019 taxable to determine the 2020 taxable value. The CPI does not apply to properties that have sold or made improvements during the year.

Assessment Change Notices are mailed around mid February. Please review this notice carefully. In addition to value changes, it indicates Principal Residence Exemption, property transfer status as well as property classification. The Board of Review will meet, on an appointment basis, Thursday, March 12 and Friday, March 13, 2020 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.

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.