

2016 ASSESSMENT INFORMATION

The housing market in Ganges Township is experiencing a dramatic rebound with an **average** increase in assessed valuations of 14% for 2016. After multiple years of declining values, it appears as if the market has turned the corner. Nearly all residential assessments in the township will increase in 2016. The changes are determined by the average relationship of sale price to assessment in a given area. Many sales have indicated 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 2016 assessments occurred between October 1, 2013 and September 30, 2015. 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 in land value, resulting in a small decline on most parcels, depending on the quantity and quality of buildings on the property. Commercial properties sales indicate an overall decrease of value is necessary as well. The majority will see small decreases in their assessed valuations for 2016, depending on their location. Industrial property sales in neighboring communities are indicating that the market is climbing again and those parcels will see an increase of 4-10%.

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 0.3%**. This rate will be applied to the 2015 taxable value to determine the 2016 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 the late in 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, Monday, March 14 and Wednesday, March 16, 2016 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 616-485-7740 to schedule an appointment.

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. The [Disable Veteran Exemption 5107 Affidavit](#) may be reviewed to determine if you qualify. Supporting documentation must be provided with the Affidavit for consideration. Application must be made for the Poverty Exemption as well.