

2021 ASSESSMENT INFORMATION

The housing market in Ganges Township is up again, 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 depending on erosion. I have again spent a great deal of time reviewing this and will continue to as we move forward and hopefully lake levels decline. There is historical data that usually runs in 10-year cycles over the past 60 years.

Agricultural properties are up 3.8% this year. Commercial property studies indicate an average increase of 3.7%. Industrial properties will see an average increase of 8.8%. 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 1.4%. This rate will be applied to the 2020 taxable to determine the 2021 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, Monday, March 8 and Thursday, March 11, 2021 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. We are also encouraging mail in appeals this year due to the ever-changing regulations by the State due to COVID-19. This should allow for anyone that wants to appeal the opportunity.

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.