



2024: ANNUAL REPORT

City of Pottersville Assessing

PERCENTAGE CHANGE IN ASSESSED VALUE

Tax Year	Residential Class	Commercial Class	Industrial Class
2024	16.5%	3%	-3.6%
2023	12%	7%	16%
2022	7%	11%	7%
2021	7%	3%	0.5%

TAXABLE VALUE CHANGE

Tax Year	Total Taxable Value Change
2024	12%
2023	3.8%
2022	2.3%
2021	1%

This year's increase is substantially higher than previous years due to the rate of inflation, new construction in Cambria Ridge, and previous years losing value due to personal property legislative changes.

- 2024 CPI: 1.050 (5%)*
- 2023 CPI: 1.050 (5%)*
- 2022 CPI: 1.033 (3.3%)
- 2021 CPI: 1.014 (1.4%)
- The CPI is the lesser of the CPI calculation, or 5%.
- *Calculation was higher than 5% (reduced to 5% cap).
- Taxable increases other than the CPI include new construction, new homes, additions to existing structures, new personal property accounts, etc.

2024 RESIDENTIAL SALE STUDY

Analysis of the arms-length transactions that took place 4/1/21 – 3/31/23 indicate an average sales price for residential homes of \$191,900

Range of sales prices for arms-length transactions:
\$62,000 - \$305,000

Various Assessing duties

- ✓ Processed sales and transfers
- ✓ Verified changes in principal residence status
- ✓ Processed splits and combinations
- ✓ Prepared and mailed personal property statements
- ✓ Prepared assessment roll
- ✓ Prepared and mailed assessment notices
- ✓ Continued working on computer aided mass appraisal (CAMA) standards recommended by the State Tax Commission
- ✓ Followed State of Michigan legislative updates

DEEDS

- Total deeds processed in 2023: 81
- Deeds processed in 2024 so far: 19

MICHIGAN TAX TRIBUNAL

- ❖ 0 New Cases
- ❖ 0 Pending Cases

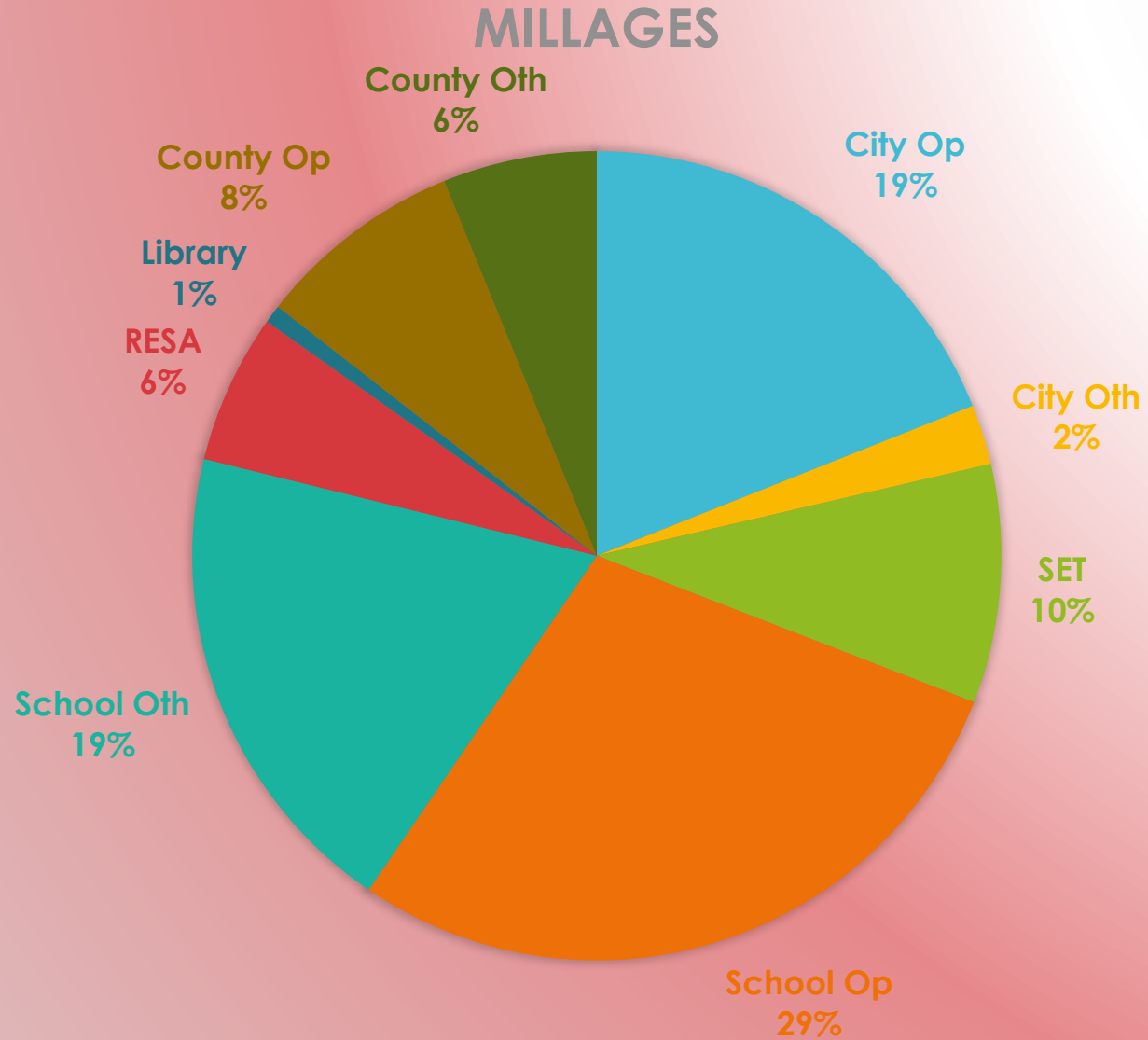
MISC ASSESSING ACTIVITIES

Field Work: 138 parcels

Building Permit Inspections: 23, plus revisits from previous year

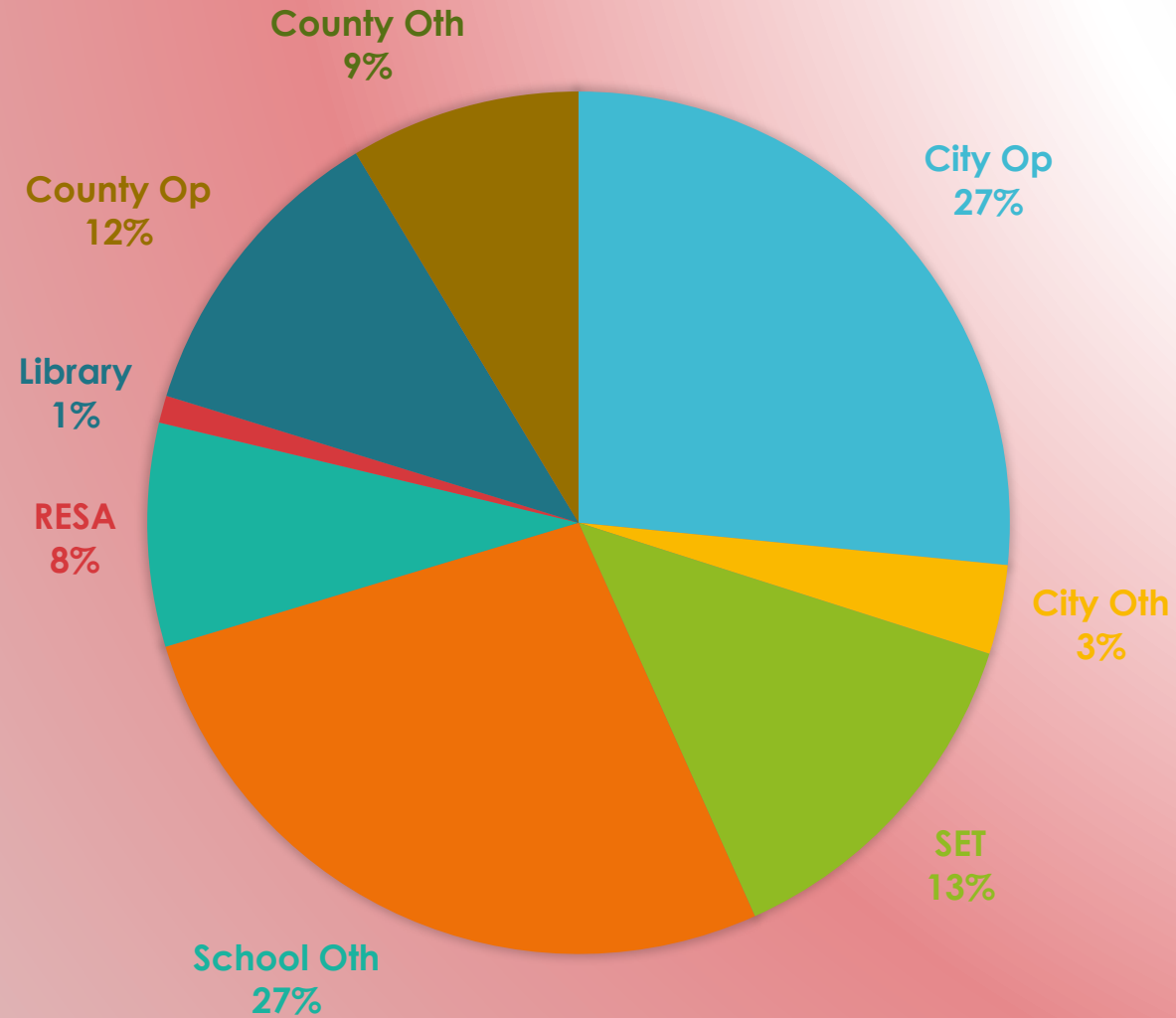
Personal Property: Added 1 account, deleted 2 accts

HOW AN AVERAGE TAX DOLLAR IS ALLOCATED (NON-HOMESTEAD)



HOW AN AVERAGE TAX DOLLAR IS ALLOCATED (HOMESTEAD)

MILLAGES



2024 ASSESSMENT NOTICES

- Mailed 2/23/24
- Notices were sent for every parcel in the City including personal property parcels

2024 BOARDS OF REVIEW

❖ March BOR

- ❖ Organizational meeting was held 3/5/24
- ❖ Hearings were held 3/11/24 & 3/12/24
- ❖ 1 case was heard

❖ July BOR

- ❖ Will be held 7/16/24

❖ December BOR

- ❖ Will be held 12/10/24

**July and December Board of Review meetings are held to hear appeals of Qualified Agricultural Property Exemption, Poverty Exemptions, and Qualified Errors including clerical errors and mutual mistakes of fact. Either the assessor or a taxpayer may petition for consideration.*

DISABLED VETERANS EXEMPTION

- MCL 211.7b
- An exemption from property taxes is available to qualified disabled veterans or their unmarried, surviving spouse who claims the home as their homestead.
- The disabled veteran or the surviving spouse must be a Michigan resident.
- The Act requires and Affidavit to be filed annually, along with qualifying proof from the Department of Veteran Affairs (changes to this requirement starting in 2025).
- Disabled veteran exemptions are processed by the assessor starting in 2024 (previously granted by the Board of Review).
- In 2024, the City had 7 taxpayers that qualified (so far).

SMALL BUSINESS TAXPAYER EXEMPTION

- MCL 211.9o
- The Affidavit (form 5076) provides an exemption from personal property for commercial/industrial entities with a personal property true cash value of less than \$180,000 (previously \$80,000). This exemption no longer needs to be filed annually and will now carry forward for qualified businesses.
- Number of exemptions claimed in 2024: 80

ELIGIBLE MANUFACTURING PERSONAL PROPERTY EXEMPTION (EMPP)

- Phase out of EMPP until fully implemented in 2023
- Starting in 2016 equipment placed into service after 2012 and 2005 or earlier is reported to the State and taxpayers pay an Essential Services Assessment which is to be used to reimburse municipalities for emergency services.
- All equipment that does not meet the above criteria is reported to the City.
- The City will continue to monitor updates or changes to the EMPP program to ensure compliance.

ASSESSMENT ROLL AUDIT

- The State of Michigan Audit of Minimum Assessing Requirements (AMAR) is an audit of assessing practices on a county rotation. Eaton County was reviewed in April 2019.
- After state inspection, the City of Potterville was found in compliance.
- It is projected that the City will go through this process again in 2024. Now called Assessment Roll Audit.