



POTTERVILLE, MI

"The City of Helping Hands"

2026: Annual Report

City of Potterville
Assessing

Percentage change in assessed value

Tax Year	Residential Class	Commercial Class	Industrial Class
2026	7.6%	4.8%	15.6%
2025	9%	-1%	11%
2024	16.5%	3%	-3.6%
2023	12%	7%	16%

Taxable value change

Tax Year	Total Taxable Value Change
2026	8%
2025	6.9%
2024	12%
2023	3.8%

- 2026 CPI: 1.027 (2.7%)
- 2025 CPI: 1.031 (3.1%)
- 2024 CPI: 1.050 (5%)*
- 2023 CPI: 1.050 (5%)*
- 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.

2025 Residential Sale Study

Analysis of the arms-length transactions that took place 4/1/23 – 3/31/25 indicate an average sales price for residential homes of \$195,700

Range of sales prices for arms-length transactions:
\$103,000 - \$335,000

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
- ✓ New construction
- ✓ Followed State of Michigan legislative updates

DEEDS

- Total deeds processed in 2025: 104
- Deeds processed in 2026 so far: 7

Michigan tax tribunal

- ❖ 0 New Cases
- ❖ 0 Pending Cases

MISC ASSESSING ACTIVITIES

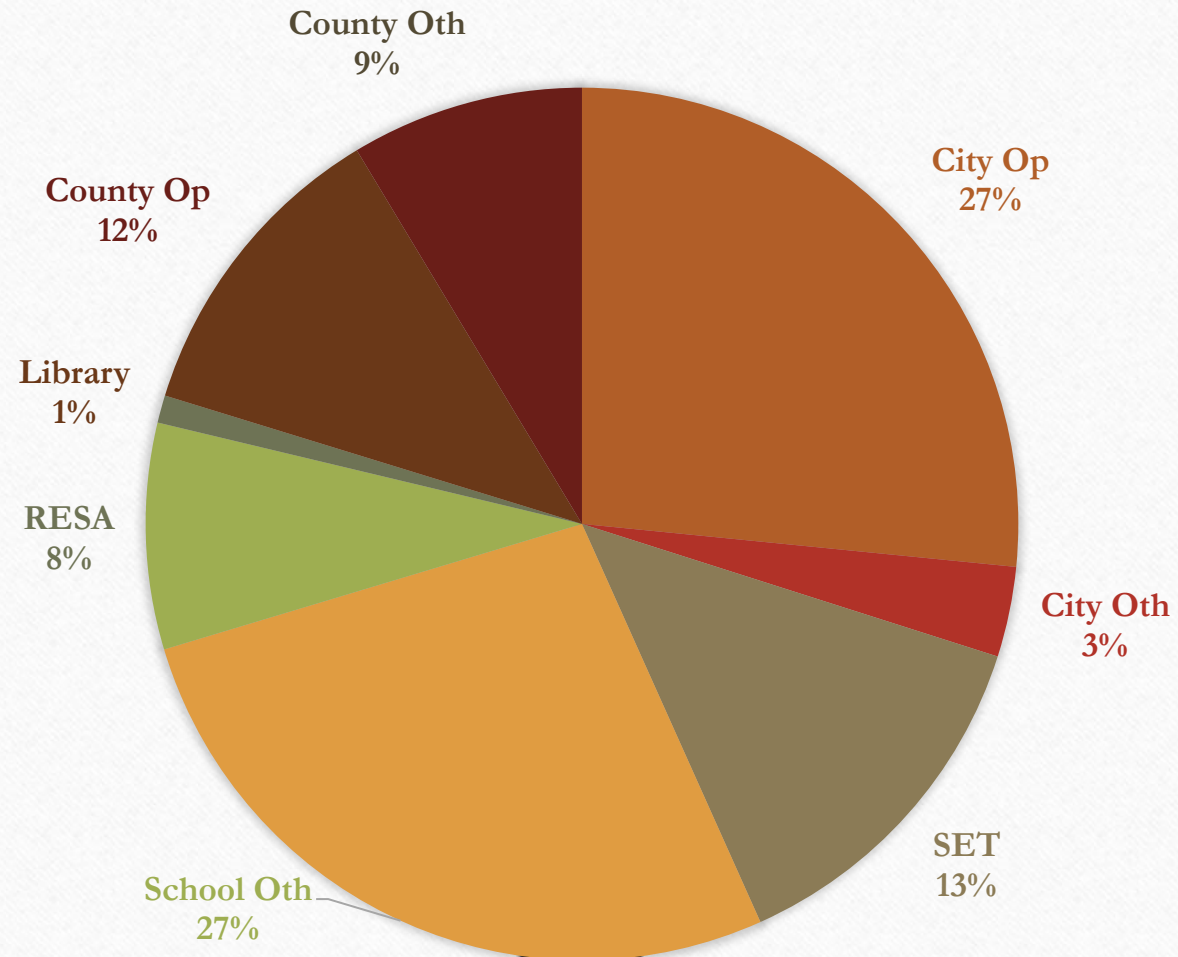
Field Work: sales/appraisal parcels

Building Permit Inspections: 8, plus revisits from previous year

Personal Property: Added 2 accounts

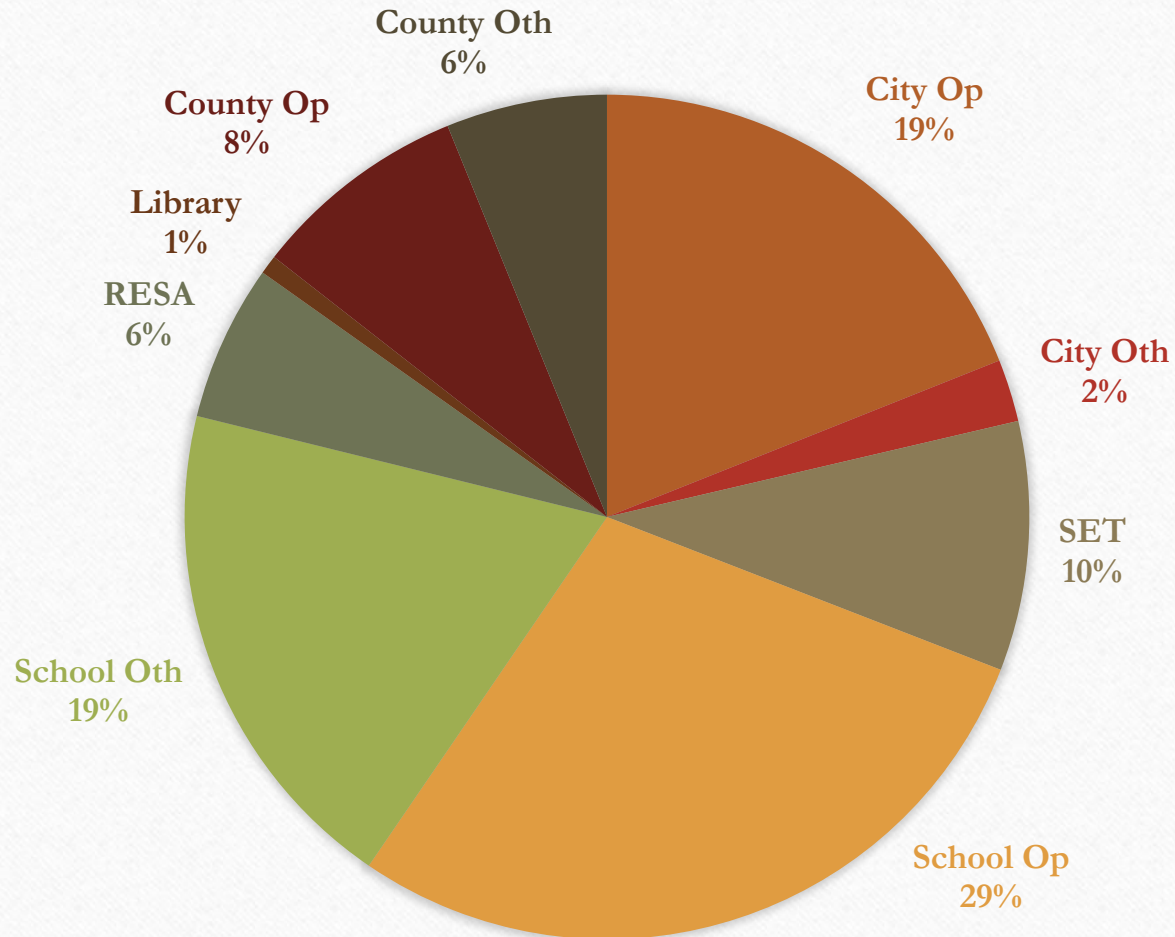
How an average tax dollar is allocated (homestead)

MILLAGES



How an average tax dollar is allocated (non-homestead)

MILLAGES



2026 assessment notices

- Mailed 2/20/26
- Notices were sent for every parcel in the City including personal property parcels

2026 Boards of Review

- ❖ March BOR
 - ❖ Organizational meeting was held 3/3/26
 - ❖ Hearings were held 3/9/26 & 3/10/26
 - ❖ 2 cases were heard

- ❖ July BOR
 - ❖ Will be held 7/21/26

- ❖ December BOR
 - ❖ Will be held 12/15/26

**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 an 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 2026, the City has 9 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 2026: 86

TIFA District

2026 Base Value: 1,406,918

2026 Taxable Value: 12,454,045

2026 Captured Value: 9,297,447 (*126,760 increase)

2025 Base Value: 1,385,918

2025 Taxable Value: 12,279,325

2025 Captured Value: 9,170,687

Assessment Roll Audit

- The State of Michigan Assessment Roll Audit (PA 660 of 2018) is an audit of assessing practices on a county rotation. Eaton County was reviewed in August 2024.
- After state inspection, the City of Potterville received a perfect score.
- It is projected that the City will go through this process again in 2029.