

2014 JACKSON COUNTY TENTATIVE RATIOS AND FACTORS

SEC 211.34a(1): THE EQUALIZATION DIRECTOR OF EACH COUNTY SHALL PREPARE A TABULAR STATEMENT EACH YEAR BY THE SEVERAL CITIES AND TOWNSHIPS OF THE COUNTY, SHOWING THE TENTATIVE RECOMMENDED EQUALIZATION RATIOS AND ESTIMATED MULTIPLIERS NECESSARY TO COMPUTE INDIVIDUAL STATE EQUALIZED VALUATION OF REAL PROPERTY AND OF PERSONAL PROPERTY. THE COUNTY SHALL PUBLISH THE TABULATION IN A NEWSPAPER OF GENERAL CIRCULATION WITHIN THE COUNTY ON OR BEFORE THE THIRD MONDAY IN FEBRUARY EACH YEAR AND FURNISH A COPY TO EACH ASSESSOR AND TO EACH BOARDS OF REVIEW IN THE COUNTY AND TO THE STATE TAX COMMISSION. ALL NOTICES OF MEETINGS OF THE BOARDS OF REVIEW SHALL GIVE THE TENTATIVE RECOMMENDED RATIOS AND ESTIMATED MULTIPLIERS PERTAINING TO THEIR JURISDICTION. THE TENTATIVE EQUALIZATION RATIOS AND MULTIPLYING FIGURES SHALL NOT PREJUDICETHE EQUALIZATION PROCEDURES OR THE COUNTY BOARD OF COMMISSIONERS OR THE STATE TAX COMMISSION.

Governmental Unit	AGRICULURAL		COMMERCIAL		INDUSTRIAL		RESIDENTIAL		DEVELOPMENTAL		PERSONAL	
	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor
Blackman	47.25%	1.0582	48.47%	1.0316	48.37%	1.0337	49.84%	1.0032	52.81%	0.9468	49.73%	1.0054
Columbia	47.52%	1.0522	51.18%	0.9769	46.09%	1.0848	48.61%	1.0286	51.48%	0.9713	50.00%	1.0000
Concord	48.45%	1.0320	48.18%	1.0378	51.95%	0.9625	50.90%	0.9823	NA		50.00%	1.0000
Grass Lake	52.41%	0.9540	47.57%	1.0511	48.25%	1.0363	49.29%	1.0144	NA		49.98%	1.0004
Hanover	49.73%	1.0054	47.25%	1.0582	49.80%	1.0040	50.90%	0.9823	NA		50.00%	1.0000
Henrietta	48.57%	1.0294	53.96%	0.9266	51.53%	0.9703	48.21%	1.0371	NA		50.00%	1.0000
Leoni	53.92%	0.9273	49.86%	1.0028	42.34%	1.1809	49.49%	1.0103	NA		49.96%	1.0008
Liberty	46.32%	1.0794	46.65%	1.0718	35.13%	1.4233	48.49%	1.0311	NA		50.00%	1.0000
Napoleon	52.65%	0.9497	52.66%	0.9495	50.97%	0.9810	49.04%	1.0196	NA		50.00%	1.0000
Norvell	45.42%	1.1008	48.05%	1.0406	54.90%	0.9107	50.86%	0.9831	NA		50.00%	1.0000
Parma	45.46%	1.0999	52.49%	0.9526	52.94%	0.9445	49.24%	1.0154	47.86%	1.0447	50.00%	1.0000
Pulaksi	50.17%	0.9966	44.82%	1.1156	43.83%	1.1408	49.74%	1.0052	NA		50.00%	1.0000
Rives	51.10%	0.9785	49.72%	1.0056	45.73%	1.0934	49.91%	1.0018	NA		49.64%	1.0073
Sandstone	48.19%	1.0376	42.13%	1.1868	46.19%	1.0825	46.37%	1.0783	NA		50.00%	1.0000
Spring Arbor	50.90%	0.9823	48.11%	1.0393	48.05%	1.0406	47.57%	1.0511	NA		50.00%	1.0000
Springport	49.26%	1.0150	47.94%	1.0430	49.04%	1.0196	48.39%	1.0333	NA		50.00%	1.0000
Summit	43.39%	1.1523	47.84%	1.0452	46.64%	1.0720	48.33%	1.0346	53.70%	0.9311	50.00%	1.0000
Tompkins	50.60%	0.9881	56.53%	0.8845	43.91%	1.1387	49.47%	1.0107	NA		49.98%	1.0004
Waterloo	48.47%	1.0316	48.33%	1.0346	48.23%	1.0367	48.86%	1.0233	NA		50.00%	1.0000
City of Jackson	NA		52.26%	0.9568	50.28%	0.9944	49.66%	1.0068	NA		50.00%	1.0000

Tentative ratios & factors are published in compliance with M.C.L. 211.34(a). These figures apply to Assessed Valuations only.
 Taxable Value is equal to the lessor of the Capped Value or the Assessed Value
 Capped Value is calculated using the IRM annually. The 2014 Inflation Rate Multiplier is 1.016 or (1.60%).
 March Board of Review public sessions will begin the week of March 10, 2014.

Ruth A. Scott, MMAO, Director
 Jackson County Equalization Department