

2015 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 PREJUDICETH THE 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	49.35%	1.0132	54.19%	0.9227	51.49%	0.9711	48.62%	1.0284	50.40%	0.9921	50.00%	1.0000
Columbia	51.40%	0.9728	50.76%	0.9850	50.62%	0.9878	47.61%	1.0502	53.29%	0.9383	50.00%	1.0000
Concord	49.12%	1.0179	48.65%	1.0277	46.48%	1.0757	49.79%	1.0042	NA		50.00%	1.0000
Grass Lake	51.35%	0.9737	50.11%	0.9978	49.82%	1.0036	49.00%	1.0204	NA		50.00%	1.0000
Hanover	49.12%	1.0179	50.96%	0.9812	60.39%	0.8280	48.29%	1.0354	NA		50.00%	1.0000
Henrietta	49.81%	1.0038	51.68%	0.9675	50.61%	0.9879	44.61%	1.1208	NA		50.00%	1.0000
Leoni	44.37%	1.1269	48.16%	1.0382	51.47%	0.9714	49.03%	1.0198	NA		50.00%	1.0000
Liberty	48.11%	1.0393	53.33%	0.9376	50.82%	0.9839	46.67%	1.0714	NA		50.00%	1.0000
Napoleon	52.52%	0.9520	49.17%	1.0169	51.15%	0.9775	49.03%	1.0198	NA		50.00%	1.0000
Norvell	48.13%	1.0389	50.53%	0.9895	48.83%	1.0240	47.49%	1.0529	NA		50.00%	1.0000
Parma	47.06%	1.0625	51.78%	0.9656	54.18%	0.9228	50.51%	0.9899	NA		50.00%	1.0000
Pulaksi	47.31%	1.0569	43.98%	1.1369	47.06%	1.0625	46.23%	1.0815	NA		50.00%	1.0000
Rives	44.67%	1.1193	48.36%	1.0339	44.56%	1.1221	50.00%	1.0000	NA		50.00%	1.0000
Sandstone	45.35%	1.1025	49.03%	1.0198	46.34%	1.0790	49.87%	1.0026	NA		50.00%	1.0000
Spring Arbor	48.72%	1.0263	49.39%	1.0124	45.82%	1.0912	45.92%	1.0889	NA		50.00%	1.0000
Springport	46.71%	1.0704	47.15%	1.0604	52.52%	0.9520	53.53%	0.9341	NA		50.00%	1.0000
Summit	47.94%	1.0430	52.04%	0.9608	49.86%	1.0028	47.42%	1.0544	51.50%	0.9709	50.00%	1.0000
Tompkins	47.48%	1.0531	49.81%	1.0038	51.53%	0.9703	49.43%	1.0115	NA		50.00%	1.0000
Waterloo	48.59%	1.0290	51.53%	0.9703	53.27%	0.9386	48.38%	1.0335	NA		50.00%	1.0000
City of Jackson	NA		48.52%	1.0305	48.45%	1.0320	48.58%	1.0292	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 2015 Inflation Rate Multiplier is 1.016 or (1.60%).

March Board of Review public sessions will begin the week of March 9, 2015.

Ruth A. Scott, MMAO

Director, Jackson County Equalization Department