

## 2016 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 PREJUDICATE 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
<b>Blackman</b>	50.30%	0.9940	49.44%	1.0113	52.27%	0.9566	45.97%	1.0877	45.70%	1.0941	50.00%	1.0000
<b>Columbia</b>	46.63%	1.0723	49.92%	1.0016	49.57%	1.0087	46.39%	1.0778	49.70%	1.0060	50.00%	1.0000
<b>Concord</b>	47.15%	1.0604	45.70%	1.0941	49.41%	1.0119	46.00%	1.0870	NA		50.00%	1.0000
<b>Grass Lake</b>	45.18%	1.1067	50.03%	0.9994	50.77%	0.9848	46.44%	1.0767	NA		50.00%	1.0000
<b>Hanover</b>	46.49%	1.0755	49.18%	1.0167	52.28%	0.9564	47.52%	1.0522	NA		50.00%	1.0000
<b>Henrietta</b>	46.94%	1.0652	47.24%	1.0584	51.69%	0.9673	44.21%	1.1310	NA		50.00%	1.0000
<b>Leoni</b>	52.52%	0.9520	47.79%	1.0462	49.07%	1.0190	46.71%	1.0704	NA		50.00%	1.0000
<b>Liberty</b>	48.12%	1.0391	49.47%	1.0107	53.61%	0.9327	45.68%	1.0946	NA		50.00%	1.0000
<b>Napoleon</b>	49.36%	1.0130	46.73%	1.0700	52.57%	0.9511	47.86%	1.0447	NA		50.00%	1.0000
<b>Norvell</b>	53.33%	0.9376	55.10%	0.9074	49.83%	1.0034	47.44%	1.0540	NA		50.00%	1.0000
<b>Parma</b>	48.55%	1.0299	48.10%	1.0395	53.50%	0.9346	48.23%	1.0367	NA		50.00%	1.0000
<b>Pulaksi</b>	46.25%	1.0811	47.64%	1.0495	48.88%	1.0229	47.98%	1.0421	NA		50.00%	1.0000
<b>Rives</b>	50.95%	0.9814	49.45%	1.0111	44.03%	1.1356	46.86%	1.0670	NA		50.00%	1.0000
<b>Sandstone</b>	50.40%	0.9921	45.59%	1.0967	47.93%	1.0432	50.18%	0.9964	NA		50.00%	1.0000
<b>Spring Arbor</b>	44.86%	1.1146	48.74%	1.0259	49.12%	1.0179	46.61%	1.0727	NA		50.00%	1.0000
<b>Springport</b>	46.39%	1.0778	48.85%	1.0235	50.88%	0.9827	52.90%	0.9452	NA		50.00%	1.0000
<b>Summit</b>	53.68%	0.9314	48.28%	1.0356	49.31%	1.0140	46.66%	1.0716	47.64%	1.0495	50.00%	1.0000
<b>Tompkins</b>	45.93%	1.0886	45.33%	1.1030	49.49%	1.0103	48.01%	1.0414	NA		50.00%	1.0000
<b>Waterloo</b>	46.10%	1.0846	48.04%	1.0408	47.74%	1.0473	48.46%	1.0318	NA		50.00%	1.0000
<b>City of Jackson</b>	NA		48.63%	1.0282	49.41%	1.0119	47.78%	1.0465	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 2016 Inflation Rate Multiplier is 1.003 or (0.30%).

March Board of Review public sessions will begin the week of March 14, 2016.

Ruth A. Scott, MMAO

Director, Jackson County Equalization Department