

2020 JACKSON COUNTY TENTATIVE RATIOS AND MULTIPLIERS

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	38.30%	1.3055	50.36%	0.9929	49.78%	1.0044	45.54%	1.0979			50.00%	1.0000
Columbia	48.36%	1.0339	48.99%	1.0206	49.39%	1.0124	43.99%	1.1366	NA		50.00%	1.0000
Concord	47.06%	1.0625	46.14%	1.0837	49.84%	1.0032	47.72%	1.0478	NA		50.00%	1.0000
Grass Lake	45.78%	1.0922	49.51%	1.0099	48.14%	1.0386	46.22%	1.0818	49.51%	1.0099	50.00%	1.0000
Hanover	50.10%	0.9980	48.89%	1.0227	47.35%	1.0560	44.85%	1.1148	NA		50.00%	1.0000
Henrietta	46.88%	1.0666	46.77%	1.0691	55.72%	0.8973	46.81%	1.0681	NA		50.00%	1.0000
Leoni	51.45%	0.9718	51.24%	0.9758	50.62%	0.9878	44.54%	1.1226	NA		50.00%	1.0000
Liberty	47.12%	1.0611	50.41%	0.9919	50.35%	0.9930	43.87%	1.1397	NA		50.00%	1.0000
Napoleon	50.45%	0.9911	44.65%	1.1198	52.65%	0.9497	46.27%	1.0806	NA		50.00%	1.0000
Norvell	49.54%	1.0093	49.22%	1.0158	47.55%	1.0515	45.83%	1.0910	NA		50.00%	1.0000
Parma	47.92%	1.0434	49.23%	1.0156	47.11%	1.0613	47.45%	1.0537			50.00%	1.0000
Pulaksi	45.97%	1.0877	51.25%	0.9756	44.58%	1.1216	47.94%	1.0430	NA		50.00%	1.0000
Rives	48.10%	1.0395	49.77%	1.0046	47.16%	1.0602	46.58%	1.0734	NA		50.00%	1.0000
Sandstone	49.33%	1.0136	47.72%	1.0478	50.44%	0.9913	46.63%	1.0723	NA		50.00%	1.0000
Spring Arbor	48.48%	1.0314	49.98%	1.0004	52.52%	0.9520	46.00%	1.0870	NA		50.00%	1.0000
Springport	51.75%	0.9662	56.17%	0.8902	43.97%	1.1371	43.97%	1.1371	NA		50.00%	1.0000
Summit	48.36%	1.0339	52.60%	0.9506	49.78%	1.0044	45.55%	1.0977	NA		50.00%	1.0000
Tompkins	48.87%	1.0231	50.84%	0.9835	49.23%	1.0156	45.89%	1.0896	NA		50.00%	1.0000
Waterloo	50.05%	0.9990	47.84%	1.0452	46.22%	1.0818	45.81%	1.0915	NA		50.00%	1.0000
City of Jackson	NA		46.54%	1.0743	48.48%	1.0314	43.90%	1.1390	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 2020 Inflation Rate Multiplier is 1.019 or (1.90%).

March Board of Review public sessions will begin the week of March 9, 2020.

Ruth A. Scott, MMAO

Director, Jackson County Equalization Department