

2021 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 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
Blackman	49.95%	1.0010	51.77%	0.9658	50.21%	0.9958	46.99%	1.0641			50.00%	1.0000
Columbia	45.75%	1.0929	52.26%	0.9568	48.63%	1.0282	48.20%	1.0373	NA		50.00%	1.0000
Concord	49.43%	1.0115	51.72%	0.9667	47.05%	1.0627	46.14%	1.0837	NA		50.00%	1.0000
Grass Lake	48.53%	1.0303	50.02%	0.9996	49.30%	1.0142	48.09%	1.0397	NA		50.00%	1.0000
Hanover	45.75%	1.0929	48.75%	1.0256	45.41%	1.1011	44.04%	1.1353	NA		50.00%	1.0000
Henrietta	48.05%	1.0406	46.24%	1.0813	46.85%	1.0672	47.16%	1.0602	NA		50.00%	1.0000
Leoni	45.09%	1.1089	50.14%	0.9972	54.32%	0.9205	47.17%	1.0600	NA		50.00%	1.0000
Liberty	46.87%	1.0668	53.46%	0.9353	51.24%	0.9758	47.45%	1.0537	NA		50.00%	1.0000
Napoleon	45.91%	1.0891	51.90%	0.9634	60.06%	0.8325	47.61%	1.0502	NA		50.00%	1.0000
Norvell	46.13%	1.0839	52.77%	0.9475	51.43%	0.9722	47.01%	1.0636	NA		50.00%	1.0000
Parma	47.49%	1.0529	50.13%	0.9974	52.24%	0.9571	45.09%	1.1089			50.00%	1.0000
Pulaksi	47.14%	1.0607	49.84%	1.0032	52.08%	0.9601	47.66%	1.0491	NA		50.00%	1.0000
Rives	48.83%	1.0240	47.66%	1.0491	51.40%	0.9728	45.81%	1.0915	NA		50.00%	1.0000
Sandstone	44.81%	1.1158	51.23%	0.9760	48.37%	1.0337	47.37%	1.0555	NA		50.00%	1.0000
Spring Arbor	48.59%	1.0290	51.50%	0.9709	49.03%	1.0198	46.01%	1.0867	NA		50.00%	1.0000
Springport	46.98%	1.0643	55.11%	0.9073	46.43%	1.0769	45.55%	1.0977	NA		50.00%	1.0000
Summit	50.99%	0.9806	49.20%	1.0163	42.68%	1.1715	46.69%	1.0709	NA		50.00%	1.0000
Tompkins	49.64%	1.0073	50.17%	0.9966	50.87%	0.9829	47.76%	1.0469	NA		50.00%	1.0000
Waterloo	44.90%	1.1136	54.46%	0.9181	46.51%	1.0750	45.62%	1.0960	NA		50.00%	1.0000
City of Jackson	NA		48.03%	1.0410	44.77%	1.1168	47.87%	1.0445	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 2021 Inflation Rate Multiplier is 1.014 or (1.40%).

March Board of Review public sessions will begin the week of March 8, 2021.

Ruth A. Scott, MMAO

Director, Jackson County Equalization Department