

Ottawa County Equalization Department 2009 Annual Report

This report does not take the place of the "Equalization Report", statutorily required to be presented to the County Board for adoption in April each year.

Michael R. Galligan cmae4, Equalization Director
February 9, 2010



**The activities and programs of this department
are brought to you by the members of the
Ottawa County Board of Commissioners.**

- ❑ Philip D. Kuyers, Chairperson
- ❑ James C. Holtrop, Vice Chairperson
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- ❑ Robert Karsten
- ❑ James H. Holtvluwer



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Equalization Department Staff

As of February 1, 2010



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- ❑ **Michael R. Galligan cmae IV, Director**
- ❑ **James J. Bush cmae III, Deputy Director**
- ❑ **Marcia VanVelzen cmae III, Property Description Supervisor**
- ❑ **Appraisals & Audits**
 - ❑ Norma Bowron cmae III, Personal Property Examiner
 - ❑ Tina Pickler cmae III, Appraiser III, Senior Appraiser
 - ❑ Brian Busscher cmae III, Appraiser III
 - ❑ Craig Zysk cmae III, Appraiser III
 - ❑ Lori Brassard cmae II, Appraiser I
- ❑ **Deeds Processing**
 - ❑ Jennifer Culbertson, Senior Abstracting/Indexing Clerk
 - ❑ Jennifer Milanowski, ½ time Abstracting/Indexing Clerk
 - ❑ Susan Young, Abstracting/Indexing Clerk
- ❑ **Maintenance of Property Descriptions & Property Tax Maps**
 - ❑ Brian Johnson, Property Description and Mapping Specialist
 - ❑ Troy Young, Property Description and Mapping Specialist
 - ❑ Julie Friedgen, ½ time Abstracting/Indexing Clerk
 - ❑ Pamela Arnemann, ½ time Abstracting/Indexing Clerk

Recent Changes

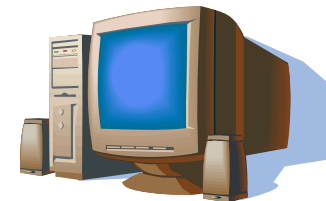
□ Personnel

- After retiring at the end of 2009, our personal property auditor, Norma Bowron, has agreed to return for 600 hours per year rather than refill the position.
- The remaining work will be shifted through the appraisal staff, whose work load has increased due to the economy, to the mapping staff whose work load has decreased.



□ Upgrade Equalizer program

- In 2009 we migrated to the new dot net version of the BS&A Equalizer program. We also began planning for further software integration with the Register of Deeds office.



□ Estimating future years Taxable values

- To assist with county budgeting, we have begun deriving estimates of future years taxable values. With the rapidly changing economy this is a difficult task and an inexact science.



Preparation of the Equalization Report to the Board of Commissioners as required by MCL211.34



☐ Sales Studies

- ☐ From the Register of Deeds system, sales files are created in the Equalizer system. All documents must be reviewed to determine the correct parcel identification number.
- ☐ Once imported and verified, all documents must be reviewed to determine their status for use in sales studies.
- ☐ The Director reviews all sales and compiles sales studies for all classes of real property. Sales studies are used to determine the starting ratios in all residential classes. Appraisal studies are used in the other classes.
- ☐ Sales studies are sent to the local units for their review before being used in the Equalization studies, and sent to the Michigan State Tax Commission.
- ☐ These sales are accessible on *miottawa.org* and provide another means of accessing the Register of Deed's documents.

☐ Appraisal Studies

- ☐ The Appraisers field inspect, list, and analyze all usable vacant sales except small residential lots. They analyze all improved Agricultural, Commercial and Industrial sales. They field inspect all good sales for computing Economic Condition Factors.
- ☐ In co-ordination with the appraisers, the Deputy Director analyzes sales data and computes land values and Economic Condition Factors to be used in the current year's appraisal studies.
- ☐ The Appraisers select representative, random samples for each class studied, field inspect, draw up and price all parcels selected using land value and ECF data previously derived.
- ☐ The Appraisers trade work they have done with other appraisers for review and corrections.
- ☐ The studies are then submitted to the Equalization Director for review and comments and sent to the local unit for their review before being entered on the L4018 forms.

Preparation of the Equalization Report to the Board of Commissioners as required by MCL211.34

□ Personal Property Auditor

- The personal property auditor selects random samples of Commercial and Industrial personal property parcels for audit.
- The personal property auditor then conducts audits and reviews the results with the owners and the local units. The results are reviewed with the director then compiled for use on L4018s.
- Under MCL211.154, petitions are filed where indicated with the Michigan State Tax Commission for correction of assessed and taxable values for the current and two prior years.



□ Equalization Forms

- L4018s are completed and submitted to the STC by December 31 of each year giving the starting ratios in each class, in each unit.
- The local assessors complete and submit their assessment rolls to the Equalization Department. Assessment rolls are imported, and new, loss and adjustments on the L4021 are audited.
- L4023 forms are compiled from audited assessment rolls. These forms determine whether or not the local unit has brought their ratios in each class to between 49% and 50%.
- Results are summarized, the official Equalization Report is completed and presented to the County Board for its approval.
- Import, review, compile and balance L4025 figures for use in various millage rollbacks.
- Import, review, compile, and balance Principal Residence Exemption figures.

Maintenance of Accurate Property Descriptions and Property Tax Maps

Assistance to local assessing officers in accordance with MCL211.34(3)

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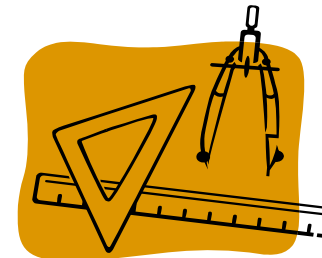
Property System Maintenance

- Our primary assistance to local units is in the development and maintenance of accurate property descriptions, assigning new parcel numbers for all splits, consolidations, subdivision lots, condominium units, and buildings on leased land, along with their use of our parcel mapping.
- We import and export data to and from the local units. Names and addresses are updated regularly, and values are updated during the equalization process. Tax descriptions are exported to the local units. Ordered value changes are entered in our assessing system, and compared to the local units values. By working with the County Treasurer's Office and the local units the accuracy and balance between our systems is maintained.
- During 2009 we worked with several of the local units to compare and edit tax descriptions. It is important that we use the same description for current (local) tax and delinquent (county) tax purposes. We edited ours where necessary, and exported our descriptions to the local units for their use. We also added the master deed recording information to the end of condominium unit descriptions for several of the local units. This follows State guidelines for condominium descriptions.

- A Split History System is maintained for current splits. This information is made available to the local units, other county departments, and the public through the property search function on the county website.

Mapping/GIS Maintenance

- Our Mapping Specialists maintain the parcel layers in the county GIS using recorded documents, surveys and information from local units as the basis for these updates. All work is checked and sent to the local assessors for use in assessment and tax rolls.
- The Mapping Specialists are taking advantage of slow times for splits and subdivisions to adjust and correct the maps. We continue to uncover errors made during the digital conversion of the maps. Subdivisions were completely remapped, along with countless parcel revisions in various jurisdictions. Improving the quality and accuracy of the mapping benefits the many users of the GIS.



Preparation of the Annual Apportionment Report to the Board of Commissioners as required by MCL211.37

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□ Annual Apportionment Report and Related Forms

- The Apportionment process begins each year with computing the millage reduction fractions. The millage reduction fractions are used to calculate allowable millages for each tax rate request.
- Each Taxing Entity is provided its millage reduction fractions along with a sample tax rate request form and a Truth in Taxation confirmation checklist.
- Tax rate requests are collected and audited by the Equalization Department on behalf of the Board of Commissioners.
- Tax Rate requests are used by local units for tax billing, and incorporated into the Apportionment Report and various other reports required by the county and local units.
- We also monitor expiration of millages, and ballot language on proposals requesting a millage. This helps insure that each request is timely and will meet the requirements to be levied.

- In 2009 we began a more comprehensive audit of tax rate requests for debt service. This insures that a retired debt is not levied.
- In 2009 we added information to the Apportionment Report displaying the total revenue lost in local units to Renaissance Zones. Some businesses started the three year process of ending their Renaissance Zone exemption, this will continue in 2010.



Other Duties



Damage Assessment

The Equalization Department is responsible for gathering preliminary damage assessment information in the event of a disaster. This year our Deputy Director coordinated damage assessment for two separate floods. We also participated in training and yearly exercises.

Forecasting

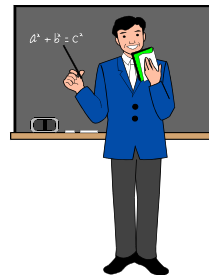
We make projections of taxable value for future years.

Education

I once again taught a one day State Assessors Board class. All certified assessors must take at least one 6 hour class a year.

Requests for Information

We fill Freedom of Information Act requests for countywide assessment roll data, and requests from the schools, other taxing units, and financial advisory companies for various statistics.



Other Assistance to Local Units

In addition, we assist the local units by developing uniform standards and updating them on recent law changes. We also provide technical assistance to the local units in areas such as valuation appeals, assessing procedures, and millage questions.

Extra

I am now the Vice-President of the Michigan Association of Equalization Directors. I will once again serve on the Legislative committee and the Standards committee of the Michigan Assessors Association.

In addition I was one of three recently appointed to the State Tax Commission Assessors Discipline Advisory Committee.

Jim Bush, Deputy Director, has also been appointed to the Board of the Mid Michigan Assessors Association

According To The Numbers

Sales Studies

☐ Analysis of the market begins with sales

☐ Sales Entered in the Equalizer database

All classes of property (December 1 through November 30)

| | | |
|---------------|---------------|---------------|
| 2000 - 11,136 | 2004 - 13,911 | 2008 - 12,265 |
| 2001 - 12,640 | 2005 - 12,471 | 2009 - 11,841 |
| 2002 - 13,749 | 2006 - 11,856 | |
| 2003 - 14,409 | 2007 - 12,224 | |



☐ Results - Residential Sales Studies

Usable Sales -March 31 current year & back 2 years

| <i>Study Year</i> | <i>% Assessed Change *</i> | <i># of Sales</i> |
|-------------------|----------------------------|-------------------|
| 2002 for 2003 | 6.55% | 8,799 |
| 2003 for 2004 | 4.78% | 8,989 |
| 2004 for 2005 | 5.09% | 8,868 |
| 2005 for 2006 | 6.07% | 8,478 |
| 2006 for 2007 | 4.66% | 8,006 |
| 2007 for 2008 | 1.14% | 7,101 (5,716)** |
| 2008 for 2009 | -3.42% | 5,867 (2,568)** |
| 2009 for 2010 | -6.61 | 3,676 (1,638)** |



*Change due to inflation only.

** Total sales used for studies, one year studies used in 8 units for 2008,
19 units for 2009 & 22 of 23 units for 2010

According To The Numbers

Appraisal Studies are done where there are insufficient sales for a Sales Study.

□ An analysis of the market must be done first.

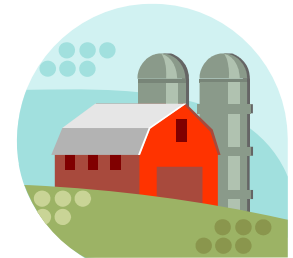
- Over 100 Agricultural, Commercial, and Industrial sales documents were analyzed and investigated by staff appraisers.
- 65 +/- Improved sales were appraised. 45 of these were used to determine Economic Condition Factors.
- 31 Commercial & Industrial Condominium sales were analyzed, field reviewed, and listed for use as comparables in the appraisal studies.
- 62 new vacant land sales from all classes of property were appraised and added to the vacant land study.
- 64 sales of improved residential properties were appraised & used to develop a Residential ECF for use in Ag appraisal studies.
- With fewer sales in a declining market, more of the appraisers time is spent analyzing questionable sales and determining current market conditions.

□ Appraisal Studies

- Representative samples are selected and appraised. The following is the breakdown of the appraisals used in the 2009 studies for 2010 Equalization;

- 383 Agricultural parcels
- 431 Commercial parcels
- 392 Industrial parcels
- 5 Timber-Cutover parcels
- 20 Developmental parcels

1,231 Total Appraisals for studies



□ Total approximate number of appraisals done in 2009 for 2010

- 222 Total Appraisals of sales *
- 1,231 Total Appraisals for studies
- 1,453 Total Appraisals

*Sales period included an extra 6 months due to the change in 2 year sales study time frame.



According To The Numbers

Personal Property Auditor

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□ Personal Property Audits for L4018 (County Studies)

- 198 Personal property audits were conducted during 2009 for use in the Equalization studies (L4018s).

□

□ Taxable Value Changes

24 requests for changes were filed with the STC
\$1.2 million net taxable value was added to the Assessment Roll

□ Other Duties

- We also oversee the printing and mailing of Personal Property forms for most local units.

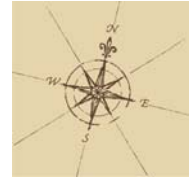
□ Taxable Value Changes by Year

requests for changes filed with the STC

| Year | Net Added Taxable Value |
|------------------------------|-------------------------|
| 2009 | \$1.2 Million net |
| 2008 | \$1.4 Million net |
| 2007 | \$1.8 Million net |
| 2006 | \$2.6 Million net |
| 2005 (Includes TMA Audits) | \$8.7 Million net |
| 2004 (Includes Delphi Audit) | \$14.2 Million net |



According To The Numbers



Maintenance of accurate property descriptions and property tax maps

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❑ **Property System Maintenance**

- ❑ 866 new parcel numbers assigned, property records created, tax descriptions written and checked.
 - ❑ 556 old (parent) parcels were retired.
 - ❑ A split history system maintained for county, local unit, and public use of all new and retired parcels.
 - ❑ 106,669 real and 8,708 personal property records maintained and regularly updated by imports from each of the 23 local units. These figures include exempt properties and special rolls.
 - ❑ 848 ordered changes to assessment rolls processed and verified with local units.
 - ❑ Regular importing of data from local units, crosschecking and balancing assessment roll data allows us to maintain an accurate county wide database of all assessment rolls. 166 name and address imports, and over 100 values imports were done. This data is used as the source for the property information available on the county website.
- ❑ Our tax descriptions are exported to the local units for use in their systems. To assure the county and local units are using the exact same tax descriptions we began the project of comparing our descriptions with those of the local unit. 5 units were compared.
 - ❑ We also added master deed recording information to 5,504 condominium descriptions.
 - ❑ 6 FOIA requests for county wide data were processed.

❑ **Mapping/GIS Maintenance**

- ❑ 106,145 real property parcels were maintained in the GIS.
- ❑ 866 new property parcels were created along with road right-of-ways and various associated layers.
- ❑ No new subdivisions (3 last year), 6 new condominiums (17 last year), and 14 amended condominiums (27 last year) were mapped in the GIS.
- ❑ 30 existing subdivisions were remapped, countless areas were revised, lines adjusted, annotation and polygons edited to improve the quality of the GIS.

According To The Numbers

Principal Residence Exemption Audit Program



❑ PRE Audit Program

In 2003, legislation was passed allowing counties to audit principal residence exemptions. In the interest of fairness and equity we took on this project. This last year the County Board of Commissioners committed to continue this program for the next five years.

❑ PRE Audit Procedures

From the assessment rolls and other sources, we derive a list of potential problems. After being reviewed by the local assessors, we send letters to the property owners. Through phone calls and letters, many are removed from the list. To those remaining on the list, an official denial is issued. At the bottom of the form, is the address to, within 35 days, appeal the denial. The denial is soon followed by a supplemental or revised tax bill.

❑ Statistics

We issued 41 new denials in 2009 for a total of 675 denials since the start of the audit program. Only 11 of the 2009 denials were multi-year denials. No partial denials were issued to multi-purpose properties. So far, 2 appeals have been settled with stipulations.

❑ Money brought in from PRE Audits

Source: County Treasurer's Office

| Year | School Operating Taxes | Interest Paid to County |
|------|------------------------|-------------------------|
| 2004 | \$ 339,900 | \$44,529.28 |
| 2005 | \$243,400 | \$22,183.42 |
| 2006 | \$113,327 | \$14,550.00 |
| 2007 | \$152,452 | \$11,942.24 |
| 2008 | \$159,371 | \$13,289.74 |
| 2009 | \$ 71,606 | Not yet complete |

The above interest paid figures do not include the local unit's or the State's portion of the interest.

The interest paid to the county will continue to decline as the % of multi year denials decline. Our goal is a fair and accurate audit program, rather than raising revenues.

According To The Numbers

Ottawa County is the 7th Largest out of 83 Counties

□ Ottawa County Equalized Values

2009 SEV \$11,706,359,624 - 2.43%
 2009 Taxable \$ 10,018,437,711 1.21%

| Year | Taxable Value Change | Inflation Rate |
|------|----------------------|----------------|
| 2004 | 6.00% | 2.30% |
| 2005 | 6.06% | 2.30% |
| 2006 | 6.15% | 3.30% |
| 2007 | 6.19% | 3.70% |
| 2008 | 3.27% | 2.30% |
| 2009 | 1.21% | 4.40% |
| 2010 | -3.30%* Estimate | -0.30% |

*The 2010 rolls are not yet complete



□ Ottawa County Industrial Facilities Exemptions

2004 783 certificates 661,976,706 EqSEV
 2005 795 certificates 646,125,814 EqSEV
 2006 811 certificates 645,370,721 EqSEV
 2007 788 certificates 632,876,348 EqSEV
 2008 740 certificates 710,923,447 EqSEV
 2009 772 certificates 700,319,010 EqSEV

2004 60 new certificates \$174,935,579
 2005 78 new certificates \$141,039,629
 2006 71 new certificates \$267,884,937
 2007 78 new certificates \$253,332,903
 2008 55 new certificates \$129,810,210
 2009 50 new certificates \$212,790,666
 2010 34 new certificates \$174,804,021

(2010 Figures are Tentative and subject to change)

(\$90,800,000 is for Continental Dairy in Coopersville)

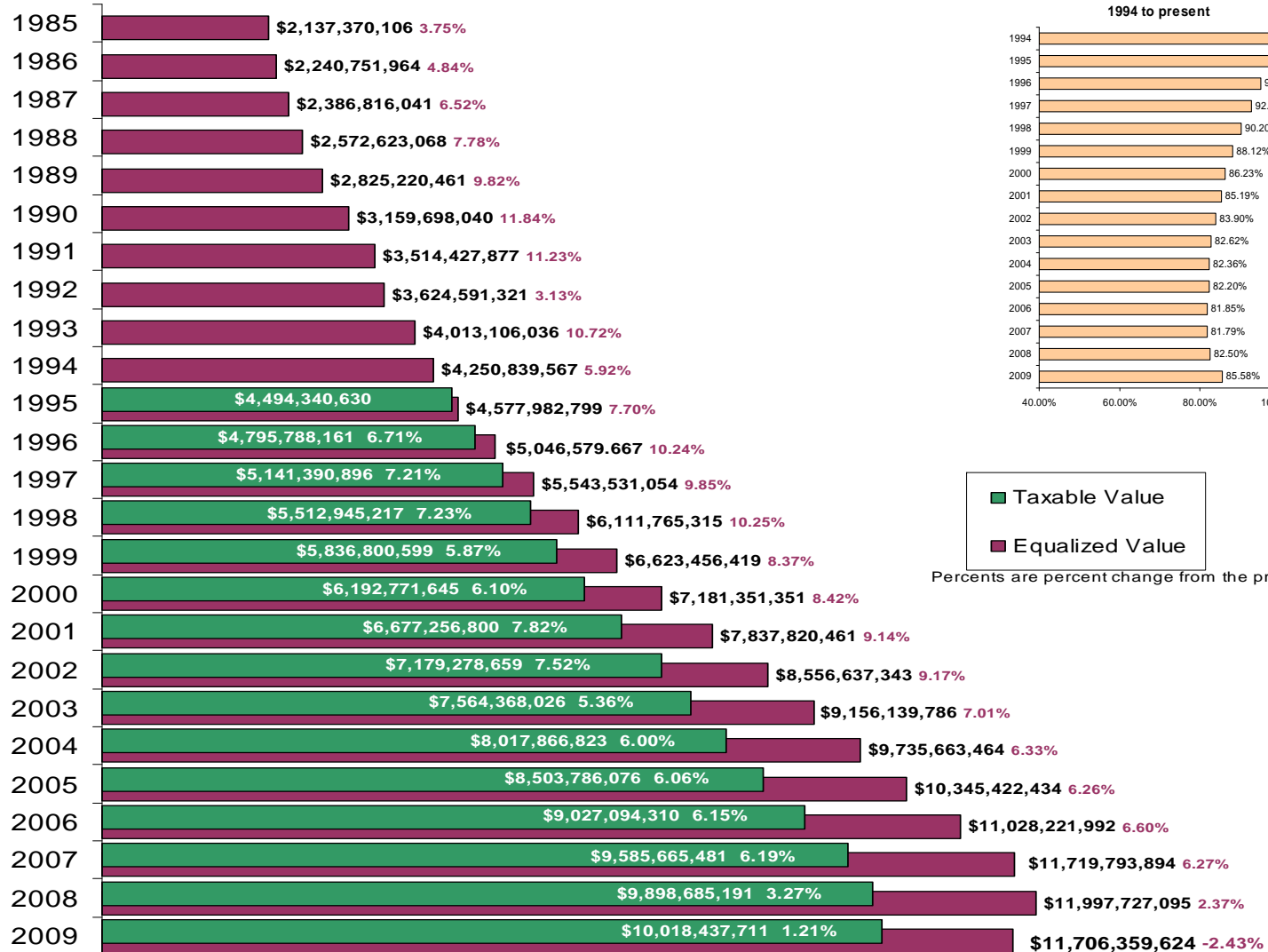
□ Ottawa County Totals

| Year | State Equalized Value | % increase in |
|------|--------------------------|----------------------------------|
| 1970 | \$ 477,412,668 SEV | Equalized value of County |
| 1980 | \$ 1,455,332,260 SEV | 205% in previous 10 years |
| 1990 | \$ 3,159,698,040 SEV | 117% in previous 10 years |
| 2000 | \$ 7,181,351,351 SEV | 127% in previous 10 years |
| 2008 | \$11,199,727,095 SEV | 67% in previous 8 years |
| 2010 | \$10,945,000,000 EST SEV | -9% Estimated in 2 years |

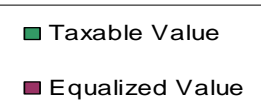
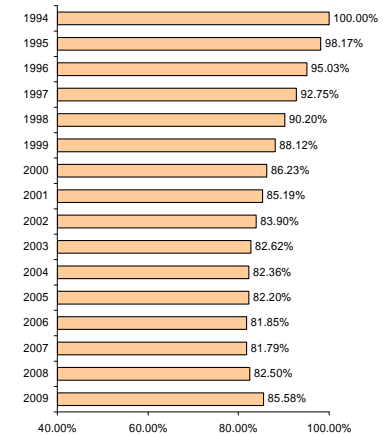
NOTE: ESTIMATE ONLY -

According To The Numbers

County Equalized and Taxable Value by year (From 2009 EQ Book)



Taxable Value as a Percent of Assessed Value from 1994 to present

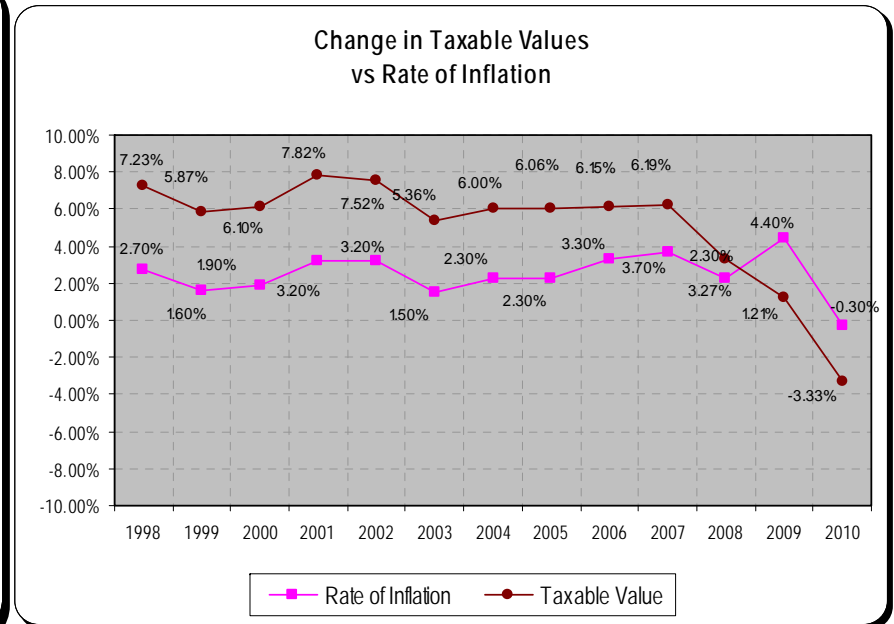
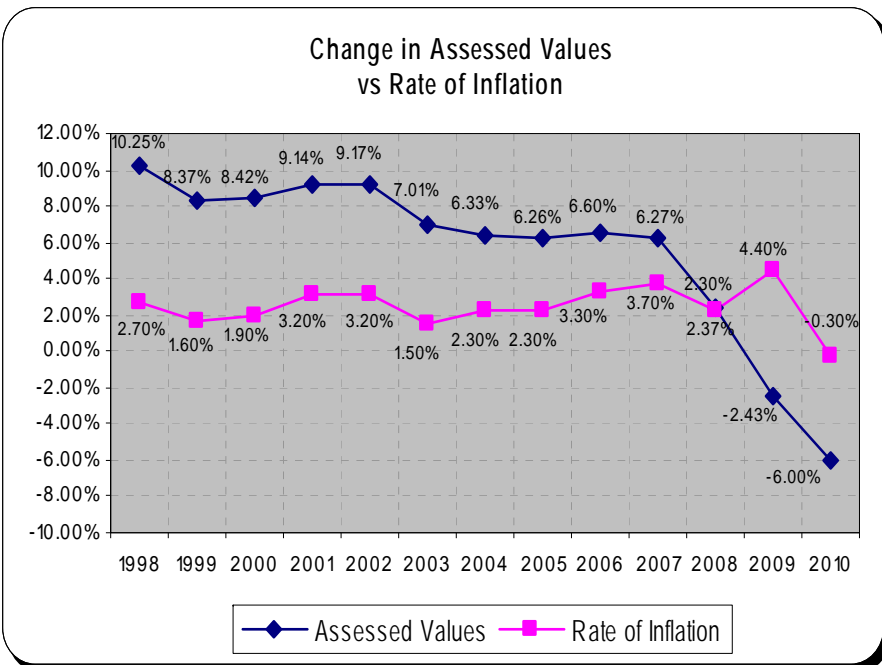


Percents are percent change from the previous year

According To The Numbers

Change in Assessed and Taxable Values vs. The Rate of Inflation

- ❑ The figures below are taken from each year's Equalization report.
- ❑ The drop is clearly evident. Have we reached the bottom? Will the trend continue?
- ❑ Residential sales this spring and summer should give us a clearer picture.
- ❑ ***PLEASE NOTE: 2010 numbers are estimated!! The rolls are not yet complete.***



According To The Numbers

Summary of 2009 Studies for 2010 Equalization

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- *Explanation of “Tentative 2010 Ottawa County Equalization” and the impact they will have on our tax base.*
- On the sheet titled “Tentative 2010 Ottawa County Equalization” are the factors and ratios for each class of property in each local unit. They will be published, as required, in the Grand Rapids Press before the third Monday in February.
- These figures are based on 2009 Equalization, as adopted by the Board of Commissioners, and studies conducted by the Ottawa County Equalization Department during 2009. These ratios and multipliers are prior to any adjustment by the local assessor.
- If the ending ratio in a class, after adjustment, is under 49.00% or over 50.00% when local assessors have completed their 2010 assessment rolls, the class of property is subject to a County Equalization Factor to bring the class to 50.00%. 1998 was the last year any County Equalization Factors were needed. After adjustment by the local assessors and Boards of Review, a 1.0000 factor is again expected in all classes.
- Note that property taxes are paid on Taxable Value which may be unrelated to Equalized Value. The rate of inflation of -0.30% used for the 2010 assessment rolls will insure no taxable value increases for those parcels whose taxable value is still lower than their assessed value. There are also no longer enough uncapped parcels (transfers) with taxable values going up more than the rate of inflation to make up for the parcels whose taxable values are going down. Therefore even though there is still a gap between taxable and assessed, the decreases in assessed value will cause a decrease in taxable value for 2010.



According To The Numbers

Summary of 2009 Studies for 2010 Equalization



TENTATIVE 2010 OTTAWA COUNTY EQUALIZATION

In compliance with Act 165, P.A. 1971, (211.34a) which reads in part as follows: "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 the newspaper of general circulation within the county on or before the third Monday in February each year and furnish a copy to each of the 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 ratios and estimated multipliers pertaining to their jurisdiction," we offer the following ratios and factors.

These figures are based on the 2009 Equalization, as adopted by the Board of Commissioners, and studies conducted by the Ottawa County Equalization Department during 2009. These ratios and multipliers are prior to any adjustment. After adjustment by the local Assessors and Boards of Review, a 1.0000 factor is expected in all classes.

Note that the property taxes are paid on Taxable Value which may be unrelated to Equalized Value.

| TOWNSHIPS | AGRICULTURAL | | COMMERCIAL | | INDUSTRIAL | | RESIDENTIAL | | TIMBER-CUTOVER DEVELOPMENTAL | | PERSONAL | | | |
|----------------|--------------|--------------|------------|--------------|------------|--------------|-------------|--------------|------------------------------|--------------|------------|--------------|---------------------|---------|
| | REAL Ratio | (100) Factor | REAL Ratio | (200) Factor | REAL Ratio | (300) Factor | REAL Ratio | (400) Factor | REAL Ratio | (500) Factor | REAL Ratio | (600) Factor | (All classes) Ratio | Factor |
| Allendale Ch. | 50.89 | 0.98245 | 53.92 | 0.92730 | 53.29 | 0.93833 | 54.58 | 0.91609 | - | - | - | - | 49.69 | 1.00620 |
| Blendon | 52.40 | 0.95420 | 52.13 | 0.95915 | 51.45 | 0.97182 | 53.29 | 0.93827 | - | - | - | - | 50.00 | 1.00000 |
| Chester | 49.54 | 1.00929 | 53.82 | 0.92903 | 50.13 | 0.99732 | 55.69 | 0.89783 | - | - | - | - | 49.94 | 1.00115 |
| Crockery | 51.50 | 0.97088 | 51.37 | 0.97334 | 50.25 | 0.99503 | 51.52 | 0.97050 | - | - | - | - | 50.00 | 1.00000 |
| Georgetown Ch. | 51.04 | 0.97963 | 52.28 | 0.95639 | 51.37 | 0.97334 | 52.29 | 0.95621 | - | - | - | - | 49.97 | 1.00067 |
| Grand Haven Ch | 50.22 | 0.99562 | 52.47 | 0.95288 | 51.33 | 0.97408 | 57.30 | 0.87261 | - | - | - | - | 49.99 | 1.00017 |
| Holland Ch. | 50.94 | 0.98155 | 56.98 | 0.87751 | 53.35 | 0.93721 | 53.16 | 0.94056 | - | - | - | - | 49.98 | 1.00034 |
| Jamestown Ch. | 52.13 | 0.95915 | 51.93 | 0.96284 | 50.68 | 0.98659 | 51.57 | 0.96956 | - | - | - | - | 50.00 | 1.00000 |
| Olive | 50.91 | 0.98213 | 53.00 | 0.94340 | 53.66 | 0.93177 | 56.85 | 0.87951 | - | - | 52.51 | 0.95219 | 50.00 | 1.00000 |
| Park | 51.37 | 0.97334 | 52.57 | 0.95112 | - | - | 51.65 | 0.96806 | - | - | - | - | 49.90 | 1.00204 |
| Polkton Ch. | 45.63 | 1.09578 | 52.87 | 0.94572 | 50.43 | 0.99148 | 51.16 | 0.97733 | - | - | - | - | 50.00 | 1.00000 |
| Port Sheldon | 50.87 | 0.98290 | 50.81 | 0.98409 | 50.00 | 0.99993 | 54.28 | 0.92115 | - | - | - | - | 50.00 | 1.00000 |
| Robinson | 48.83 | 1.02394 | 51.07 | 0.97905 | 49.57 | 1.00871 | 52.16 | 0.95859 | - | - | - | - | 49.99 | 1.00023 |
| Spring Lake | 50.82 | 0.98392 | 55.62 | 0.89896 | 55.17 | 0.90629 | 52.17 | 0.95841 | - | - | - | - | 50.00 | 1.00000 |
| Tallmadge Ch. | 54.56 | 0.91643 | 52.07 | 0.96025 | 51.59 | 0.96919 | 56.65 | 0.88262 | - | - | - | - | 49.84 | 1.00323 |
| Wright | 50.76 | 0.98503 | 53.28 | 0.93844 | 51.91 | 0.96321 | 55.16 | 0.90646 | - | - | - | - | 50.00 | 1.00000 |
| Zeeland Ch. | 56.30 | 0.88810 | 54.58 | 0.91609 | 50.64 | 0.98737 | 54.68 | 0.91442 | - | - | - | - | 49.71 | 1.00582 |
| CITIES | | | | | | | | | | | | | | |
| Coopersville | 51.65 | 0.96809 | 50.94 | 0.98155 | 54.32 | 0.92048 | 56.45 | 0.88574 | - | - | - | - | 49.97 | 1.00068 |
| Ferrysburg | - | - | 54.63 | 0.91530 | 49.96 | 1.00081 | 55.75 | 0.89687 | 49.96 | 1.00089 | - | - | 49.99 | 1.00021 |
| Grand Haven | - | - | 52.75 | 0.94787 | 56.83 | 0.87982 | 52.35 | 0.95511 | - | - | - | - | 49.68 | 1.00639 |
| Holland | 49.98 | 1.00032 | 55.91 | 0.89430 | 54.04 | 0.92522 | 56.53 | 0.88449 | - | - | 60.46 | 0.82700 | 49.88 | 1.00234 |
| Hudsonville | 49.97 | 1.00058 | 52.47 | 0.95293 | 50.42 | 0.99167 | 52.45 | 0.95329 | - | - | - | - | 49.45 | 1.01104 |
| Zeeland | 52.75 | 0.94795 | 53.22 | 0.93950 | 52.24 | 0.95713 | 54.95 | 0.90992 | - | - | - | - | 49.45 | 1.01104 |

Ottawa County Equalization Department
Michael R. Galligan, Director

According To The Numbers

Summary of 2009 Studies for 2010 Equalization



Below is a county wide analysis by class of the studies reported on the previous page.

- ❑ The percent change listed does not include new value added to the roll, nor value lost from the roll. Individual results will vary by unit and by parcel.
- ❑ Note, the county will accept the local units assessed values if the overall class in that unit is between 49% and 50% as compared to our studies.

| REAL PROPERTY Class | Ratio (50% is no change) | % Change | |
|--------------------------------|-----------------------------|----------|--------|
| | | To 50% | To 49% |
| Agricultural | 51.12% | -2.19% | -4.15% |
| Commercial | 54.34% | -7.99% | -9.83% |
| Industrial | 51.75% | -3.38% | -5.31% |
| Residential | 53.54% | -6.61% | -8.48% |
| Timber Cutover* | 49.96% | 0.08% | -1.92% |
| Developmental | 53.23% | -6.07% | -7.95% |
| | | | |
| Total Real | 53.34% | -6.26% | -8.14% |
| | | | |
| Total Personal | 49.85% | -NA- | -NA- |
| | | | |
| Total Real and Personal | 53.14% | -5.91% | -7.79% |

- * No parcels are expected to remain in the Timber-Cutover class in 2010.

Next Steps

❑ Statutory Duties

Our emphasis will again be on performing the required audits of the local unit assessment rolls.

- ❑ We will also continue maintaining uniform standards and assist in keeping local rolls balanced. All units now maintain their own assessment and tax rolls.

❑ New Challenges

- ❑ With the changing economy there will be a continuing need to balance the workload within the department. Declining sales may require the start of appraisal studies in the residential class in some of the smaller units. With fewer sales and a declining market, determining market values this coming year will also present new challenges.
- ❑ We will continue to revise our methods for estimating future years taxable values. With the rapidly changing economy this is a difficult task and an inexact science.



Conclusion

- **Summary**

We have performed the statutory duties in the area of equalization studies, apportionment reports and statistical reports, as well as providing guidance and assistance to local units.

- **In Conclusion**

I would like to thank the Equalization Department staff for their cooperative effort and am grateful for their valuable input.

I would also like to thank the local unit assessors for their cooperation and their willingness to work together.

