

2013 Annual Report

Ottawa County Equalization

Department

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 mmao(4)
Ottawa County Equalization Director
February 11, 2014



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

- ❑ James C. Holtrop, Chairperson
- ❑ Joseph S. Baumann, Vice Chairperson
- ❑ Philip D. Kuyers
- ❑ Donald G. Disselkoen
- ❑ James H. Holtvluwer
- ❑ Stu P. Visser
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- ❑ Roger A Bergman
- ❑ Allen Dannenburg
- ❑ Matthew Fenske
- ❑ Dennis Van Dam



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Equalization Department Staff

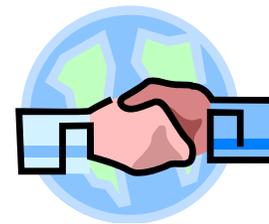


As of February 1, 2014

- ❑ **Michael R. Galligan mmao (IV), Director**
- ❑ **James J. Bush mmao (IV), Deputy Director**
- ❑ **Lori Brassard mcao (II) Administrative Assistant**
- ❑ **Equalization Appraisals Team**
 - ❑ Tina Pickler mao (III), Appraiser III, Senior Appraiser
 - ❑ Brian Busscher mao (III), Appraiser III
 - ❑ Craig Zysk mao (III), Appraiser III
 - ❑ Rodger Murphy mcao (II), Appraiser I (member of 2 teams)
- ❑ **Local Unit Assessment Administration Team (Grand Haven City Assessing)**
 - ❑ Joshua Morgan mao (III) Appraiser III
 - ❑ Rodger Murphy mcao (II), Appraiser I (member of 2 teams)
- ❑ **Maintenance of Property Descriptions & Property Tax Maps Team**
 - ❑ Troy Young, Property Description and Mapping Technician
 - ❑ Christopher Van Horn, Property Description and Mapping Technician
 - ❑ Julie Friedgen, ½ time Abstracting/Indexing Clerk (member of 2 teams)
 - ❑ Jennifer Milanowski, ¾ time Abstracting/Indexing Clerk (member of 2 teams)
- ❑ **Deeds Processing Team**
 - ❑ Jennifer Ames, Senior Abstracting/Indexing Clerk
 - ❑ Susan Young, Abstracting/Indexing Clerk
 - ❑ Jennifer Milanowski, ¾ time Abstracting/Indexing Clerk (member of 2 teams)
 - ❑ Julie Friedgen, ½ time Abstracting/Indexing Clerk (member of 2 teams)

Recent Changes

- ❑ 2013 saw the retirement of Marcia VanVelzen (37 year) and Pam Arneemann (14 years), both members of our Property Description and Mapping (PD&M) team. Marcia VanVelzen had managed the Property Description and Mapping team since 1981. 2012 saw the retirement of Brian Johnson, PD&M team, and Norma Bowron, Personal Property Auditor.
- ❑ The positions of PD&M Supervisor and Personal Property Auditor were combined into a new Administrative Assistant position. Lori Brassard, formerly our Appraiser I, now fills this new position. Jim Bush, Deputy Director has taken on the duties of supervising the PD&M team.
- ❑ Two new employees joined us in 2013. Christopher Van Horn replaces Brian Johnson on the PD&M team as a technician. Rodger Murphy replaces Lori Brassard in the appraiser I position.
- ❑ Ottawa County Equalization Department, through a joint venture arranged by the Ottawa County Board of Commissioners and the Grand Haven City Council, completed a pilot project and renewed a contract to provide assessment administration services for the City of Grand Haven. I now serve as both the Ottawa County Equalization Director and the Assessor for the City of Grand Haven.



Main Functions of the Equalization Department

□ Set up of this Report

- This report is divided up into two sections.
 - The first is a narrative describing the two main functions of the department.
 - The second is a report of various facts and figures.



□ Main Functions of the Department

- The two main functions of the Equalization Department are to assist the County board of Commissioners with;
 - Preparation of their Equalization Report
 - Preparation of their Apportionment Report.



□ Where to Start?

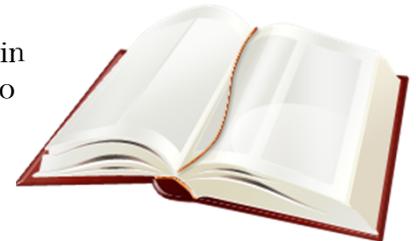
- The next few pages provide a short explanation of each.
- We will start with the Equalization Report.



MCL 211.34 establishes the Equalization Department to assist the Board of Commissioners with preparation of their Annual Equalization Report.



- ❑ 211.34 (1) M.C.L. The county board of commissioners in each county shall meet in April each year to determine county equalized value which equalization shall be completed and submitted ... to the state tax commission before the first Monday in May. ...
- ❑ 211.34 (2) M.C.L. The county board of commissioners shall examine the assessment rolls of the townships or cities and ascertain whether the real and personal property in the respective townships or cities has been equally and uniformly assessed at true cash value. If, on the examination, the county board of commissioners considers the assessments to be relatively unequal, it shall equalize the assessments by adding to or deducting from the valuation of the taxable property in a township or city an amount which in the judgment of the county board of commissioners will produce a sum which represents the true cash value of that property, and the amount added to or deducted from the valuations in a township or city shall be entered upon the records. The county board of commissioners shall also cause to be entered upon its records the aggregate valuation of the taxable real and personal property of each township or city in its county as determined by the county board.
- ❑ 211.34 (2) M.C.L.(continued) The county board of commissioners shall also make alterations in the description of any land on the rolls as is necessary to render the descriptions conformable to the requirements of this act. After the rolls are equalized, each shall be certified to by the chairperson and the clerk of the board and be delivered to the supervisor of the proper township or city, who shall file and keep the roll in his or her office.
- ❑ 211.34 (3) M.C.L. The county board of commissioners of a county shall establish and maintain a department to survey assessments and assist the board of commissioners in the matter of equalization of assessments, and may employ in that department technical and clerical personnel which in its judgment are considered necessary. The personnel of the department shall be under the direct supervision and control of a director of the tax or equalization department who may designate an employee of the department as his or her deputy. The director of the county tax or equalization department shall be appointed by the county board of commissioners. The county board of commissioners, through the department, may furnish assistance to local assessing officers in the performance of duties imposed upon those officers by this act, including the development and maintenance of accurate property descriptions, the discovery, listing, and valuation of properties for tax purposes, and the development and use of uniform valuation standards and techniques for the assessment of property.



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



□ Sales Studies

- From the Register of Deeds system, recorded property transfer documents are electronically received, reviewed, and compared with the local unit assessment rolls. Splits and incorrect property descriptions are set aside for further processing.
- The remaining documents are then imported into our system. They are matched with PTA's and other documents used to verify sales prices. All documents must then be reviewed to determine their status for use in our sales studies.
- The Director reviews all sales and compiles sales studies. 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 entered on the L4018 forms.
- These sales documents 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 also analyze all improved agricultural, commercial and industrial sales. Of these sales, the appraisers field inspect all good sales for computing economic condition factors.
- In co-ordination with the appraisers, the deputy director analyzes sales data and computes the land values and economic condition factors 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.
- Once complete, the studies are submitted to the equalization director for review and comments then 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 Studies

- We first select random samples of Commercial and Industrial personal property accounts for audit or record verification.
- For those accounts where we do audits we review the results with the owners and the local units. The results are 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 year and up to 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.
- We import, review, compile and balance L4025 figures for use in various millage rollbacks.
- We import, review, compile, and balance principal residence exemption figures.

Maintenance of Accurate Property Descriptions and Property Tax Maps

Assistance ... in accordance with MCL211.34(3)

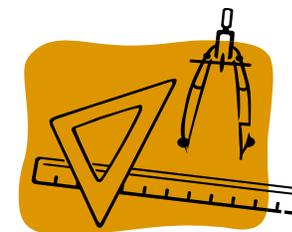


Property System Maintenance

- Our department assists local units 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 and for principal residence exemptions deadlines. Our tax descriptions are exported to the local units. Ordered value changes are entered in our assessing system, and compared to the local units values.
- We work with the County Treasurer's Office and the local units to maintain the accuracy and balance between our systems. Crosschecking and balancing assessment roll data allows us to maintain an accurate countywide database of all assessment rolls. This data is also used as the source for the property information available on the county website.
- A Split History System is maintained for all splits back to 1975. 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 technicians also maintain the parcel and related 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 technicians continue to make modifications and corrections to data in the GIS. This work improves the quality and reliability of the system. At the end of April 2012 the GIS Department installed a program that tracks parcel polygon editing. This will help us monitor where changes have been made.
- We will continue working to update drain easements in the GIS. The drain information is important for the assessing and appraisal functions performed by our office. The data is also used by other county departments and local units.



Property Assessment Services for the City of Grand Haven.

Assistance ... in accordance with MCL211.34(3)

□ Assessment Administration for the City of Grand Haven

- By the authority given them under MCL 211.34(3), the Board of Commissioners have contracted with the City of Grand Haven to provide the City with assessment administration services.
- As the County Equalization Director, my certification is used and I am held responsible for supervising and preparing the assessment roll and all other associated documents and reports.
- Joshua Morgan manages this project, with the assistance of various department staff.
- We have recently completed a reappraisal of Grand Haven City's commercial and industrial classes and continue our ongoing review of the residential class.
- A back log of Michigan Tax Tribunal appeals has also been cleared.



□ Responsibilities

□ Assessment Roll Preparation

- 20% review and update each year of all classes of real property.
- Land values and ECF computations
- Building permits and Act 25 forms
- Name & address changes
- Review and process sales
- Uncapping & PRE changes
- Splits and combinations
- Personal property discovery and processing
- Assessment change notices
- Numerous State forms
- Full tribunal and small claims appeals
- March, July and December Board of Review

□ Other Duties

- Public contact, questions, etc.
- Special assessment processing

□ Special Projects

- Complete review of Commercial and Industrial properties, completed in 2013

The Equalization Department is also to assist the Board of Commissioners with the apportionment of money to be raised.

- ❑ 211.37 M.C.L. The county board of commissioners, either at a session held not later than October 31 in each year or at a special meeting held for a local tax collecting unit that approves under section 44a(2) the accelerated collection in a summer property tax levy of a millage that had been previously billed and collected as in a preceding tax year as part of the winter property tax levy, shall ascertain and determine the amount of money to be raised for county purposes, and shall apportion the amount and also the amount of the state tax and indebtedness of the county to the state among the several townships in the county in proportion to the valuation of the taxable real and personal property as determined by the board, or as determined by the state tax commission upon appeal in the manner provided by law for that year, which determination and apportionment shall be entered at large on county records. The board, at a session held not later than October 31 in each year, shall also examine all certificates, statements, papers, and records submitted to it, showing the money to be raised in the several townships for school, highway, drain, township, and other purposes. The board shall direct that the money proposed to be raised for township, school, highway, drain, and all other purposes authorized by law shall be spread upon the assessment roll of the proper townships, wards, and cities. This action and direction shall be entered in full upon the records of the proceedings of the board and shall be final as to the levy and assessment of all the taxes, except if there is a change made in the equalization of any county by the state tax commission upon appeal in the manner provided by law. This section does not apply when section 36(2) applies and shall not prevent the township clerk from providing a certification to the county clerk pursuant to section 36(1). If a certification is provided pursuant to section 36(1), the county board of commissioners shall meet and direct or amend its direction for the spread of millages by local units in the county pursuant to the certification.
- ❑ 207.12 M. C. L. The director of the tax or equalization department in each county in this state, as soon as possible after the equalization of the board of commissioners of the county of the assessment rolls of the municipalities in that county, and not later than December 1 in each year, shall make a report, duly certified, to the state board of assessors, on a form to be provided by the state board of assessors, of the amount of ad valorem taxes to be raised in the municipalities in that county for state, county, municipal, township, school, and other purposes,



Preparation of the Annual Apportionment Report to the Board of Commissioners as required by MCL 211.37 & MCL 207.12

□ 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 millage 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 and debt service requests are collected and audited by the Equalization Department on behalf of the Board of Commissioners.
- 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.
- Tax rate requests are incorporated into the apportionment report which is used by local units for tax billing. The tax rate requests are also used in various other reports required by the county and local units.
- Taxable Value can no longer be tracked from the equalization report to the apportionment report. The value of certain “Senior Citizen and Disabled Family Housing” properties are still reported with ad valorem values on the assessment rolls, but are now listed on a separate tax roll.
- PA 184 & 185 of 2012 allow local units to adopt resolutions authorizing the collection of winter taxes on the summer tax roll for parcels where the total winter amount is \$100 or less.
- Three cities took advantage of this in 2013.
- There was an added millage certification and apportionment in June for those taxes that were levied in the winter and will now be levied in the summer. For the most part this is the County Parks millage, the County E-911 millage, and one district library.



Other Duties



- Damage Assessment**

The Equalization Department is responsible for gathering damage assessment information from local units in the event of a disaster. Department staff also assist local units when local units request assistance. We also participate in training and yearly exercises.



- Forecasting**

We make projections of taxable value for the following year based on the limited information available.

- 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 have been appointed by the State Tax Commission to serve as an instructor, guiding candidates through the new Michigan Master Assessors Training program.
- Jim Bush, Deputy Director, serves as Vice President 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)

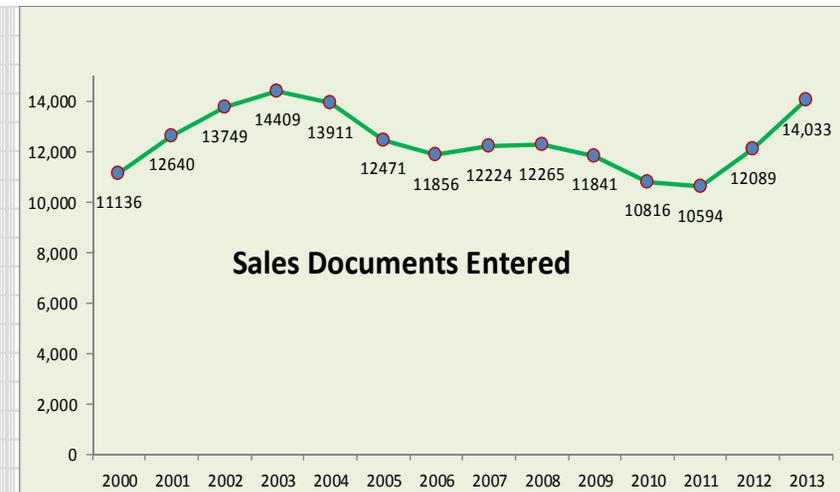
- 2000 - 11,136 2006 - 11,856 2012 - 12,089
- 2001 - 12,640 2007 - 12,224 2013 - 14,033
- 2002 - 13,749 2008 - 12,265
- 2003 - 14,409 2009 - 11,841
- 2004 - 13,911 2010 - 10,816
- 2005 - 12,471 2011 - 10,594



□ Results of Residential Sales Studies

(Percent change does not include net new construction, etc.)

Study Year	Percent Change	# of Sales 2 yr period	Sales Use	# of 1 yr Studies
2002 for 2003 Eq	6.55%	8,799	8,799	0
2003 for 2004 Eq	4.78%	8,989	8,989	0
2004 for 2005 Eq	5.09%	8,868	8,868	0
2005 for 2006 Eq	6.07%	8,478	8,478	0
2006 for 2007 Eq	4.66%	8,006	8,006	0
2007 for 2008 Eq	1.14%	7,101	5,716	8
2008 for 2009 Eq	-3.42%	5,867	2,568	19
2009 for 2010 Eq	-6.61%	3,676	1,638	22
2010 for 2011 Eq	-3.52%	4,086	2,333	19
2011 for 2012 Eq	-2.84%	4,562	2,208	19
2012 for 2013 Eq	1.17%	5,203	4,871	6
2013 for 2014 Eq	5.15%	6,966	6,951	1



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.

- About 324 Agricultural, Commercial, and Industrial sales documents were analyzed and investigated by staff appraisers.
 - Over 100 of the sales analyzed were field inspected and appraised, all assist us with understanding the current real estate market. 80 of the sales analyzed were added to the ECF studies as follows;
 - 3 in the Agricultural ECF
 - 55 in the Commercial ECF
 - 22 in the Industrial ECF
 - 55 Commercial and Industrial condominium sales were analyzed, field reviewed, and listed for use in appraisal studies.
 - 71 new Agricultural, Commercial, and Industrial vacant land sales were appraised and added to the vacant land sales studies.
- 84 new sales of improved residential properties were appraised and added to the Residential ECF study for use in the Agricultural appraisal studies.

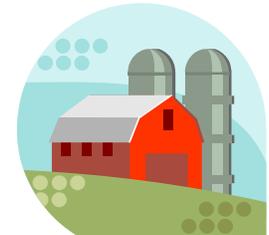


□ Appraisal Studies

- Representative samples are selected and appraised. The following is the breakdown of the appraisals used in the 2013 studies for 2014 Equalization;

374 Agricultural parcels
496 Commercial parcels
395 Industrial parcels
16 Developmental parcels

1,281 Total Appraisals for studies



□ Total approximate number of appraisals done in 2013 for 2014

310 Total Appraisals of sales
1,281 Total Appraisals for studies
1,591 Total Appraisals

- Staff appraisers also put in a considerable amount of time assisting with our commercial reappraisal in Grand Haven City.

According To The Numbers

Personal Property Studies



□ Big Changes This Year

- The positions of Personal Property Auditor and Property Description & Mapping Supervisor have both been eliminated. Auditing personal property and assisting with the administration of personal property has been transferred to the new position of Administrative Assistant. This new position also now handles much of the work formerly done by the Property Description and Mapping Supervisor.
- 24 Personal property audits and 109 record verifications were conducted during 2013 for use in the Equalization studies (L4018s). As this has been a transition year and we were short staffed, less audits were conducted. When we had a full time auditor, we would have completed over 200 audits.
- For 2014, in addition to audits and record verifications, we are planning to begin audits of those that have applied for the new personal property exemption. We plan to work from lists of questionable exemptions received from local assessors.



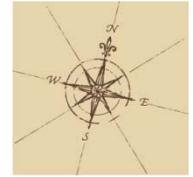
□ More Changes Coming With the Repeal of Some Personal Property Taxes.

- Beginning in 2014, if they apply, businesses with commercial or industrial personal property with a combine local tax collecting unit true cash value of under \$80,000 will be exempt.
- If the voters give their approval at a state wide election in 2014, qualified industrial personal property will then start the process of becoming exempt beginning in 2016.
- If the voters say no, this all goes away.
- The implementation of the new law will change, but not eliminate the work needed in the area of personal property.

□ Other Duties

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

According To The Numbers



Maintenance of accurate property descriptions and property tax maps

□ Property System Maintenance

- 1111 new real parcel numbers assigned, property records created, tax descriptions written and checked.
- 415 new personal property and special acts parcels were created.
- 822 old (parent) parcels were retired.
- 2,005 descriptions were edited.
- 107,197 real and 8,292 personal property records maintained and regularly updated. These figures include exempt properties and special rolls.
- 1,753 ordered changes to assessment rolls processed and verified with local units.
- 157 name and address imports, and over 100 values imports from local units were processed.
- 13 FOIA requests for county wide data were processed.

□ Mapping/GIS Maintenance

- 106,666 real property parcels were maintained in the GIS.
- 915 new property parcels were created along with road right-of-ways and various associated layers.
- 6 new subdivisions (3 last year), 8 new condominiums (2 last year), and 37 amended condominiums (28 last year) were mapped in the GIS.
- 7,355 parcel were modified or created along with road right-of-ways and related associated layers. 915 of these edits were newly created parcels.
- Preliminary draft drain easements have been entered in one township.



According To The Numbers

Principal Residence Exemption Audit Program

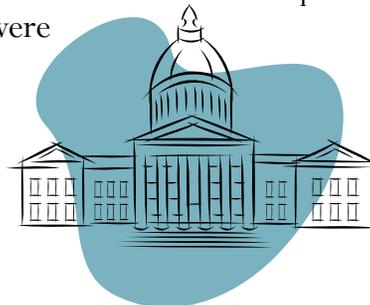


PRE Audit Program

In 2003, legislation was passed allowing counties to audit principal residence exemptions. In the interest of fairness and equity we took on this project. The County Board of Commissioners committed to this program ends in September of 2014. I don't recommend we continue our commitment to this project beyond September 2014. We audited Principal Residence Exemptions between 2003 and 2010 when the State began their audits. During those years we issued a total of 738 denials.

STC Took Over Audits in 2011

- In 2011, Ottawa County was added to a long list of other counties where the State Tax Commission has assumed their statutory responsibility for auditing PRE Exemptions. The STC has contracted with Tax Management Associates to perform these audits. TMA's auditors have access to more State records than were available to us here at the county.
- 159 denials were issued by the STC in 2011.
- 108 denials were issued by the STC in 2012.
- 61 denials were issued by the STC in 2013.



Money Brought in From PRE Audits

Source: County Treasurer's Office

Year	School Operating Taxes	Interest Paid to County
2004	\$339,900	\$44,529
2005	\$243,400	\$22,183
2006	\$113,327	\$14,550
2007	\$152,452	\$11,942
2008	\$159,371	\$13,290
2009	\$71,606	\$6,892
2010	\$105,412	\$6,504
2011	\$138,586	\$9,743
<i>(2011 figures are from 2010, the last year we conducted audits)</i>		
2012	\$167,729	\$11,049
2013	Numbers not yet available	

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



According To The Numbers

Property Assessment Services for the City of Grand Haven.



❑ Preparations for 2013 Assessment Roll

January of 2013 through April of 2013 was spent analyzing and applying market data, valuing personal property, and assisting the March Board of Review as they certify the completed assessment roll.

❑ Preparations for 2014 Assessment Roll

- ❑ April of 2013 through January of 2014 have been busy with processing sales and Principal Residence Exemption data, inspecting new construction, and reviewing existing assessment data in preparation for the 2014 assessment roll.

❑ Commercial & Industrial Review

- ❑ Upon assuming assessing duties in September of 2011 we were also contracted to perform a complete review of all commercial and industrial properties within the city over a two year period.
- ❑ Summer of 2013 saw the completion of this task with the remaining 177 parcels having been site inspected and revalued



❑ Michigan Tax Tribunal Cases

- ❑ Since we assumed assessment administration duties for the City of Grand Haven, the Michigan Tax Tribunal has been busy relieving their backlog of cases.
- ❑ By our review of many assessment records as well as working directly with taxpayers prior to appeal, we have been able to steadily reduce the number of appeals from a high of 18 filed in 2009 to only 5 filed in 2013.
- ❑ Joshua Morgan has successfully negotiated settlements or received favorable judgments on many of these cases; a difficult and time consuming task.



According To The Numbers

Ottawa County is the 6th Largest out of 83 Counties



□ Ottawa County Equalized Values

2013 SEV \$10,385,574,112 1.21%
 2013 Taxable \$ 9,450,229,465 1.44%

Year / Taxable Value Change/ Inflation Rate

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	-4.05%	-0.30%
2011	-2.15%	1.70%
2012	-0.96%	2.70%
2013	1.44%	2.40%
2014*	3.00%	1.60%

*The 2014 rolls are not yet complete



□ Ottawa County Industrial Facilities Exemptions

2007 788 certificates 632,876,348 EqSEV
 2008 740 certificates 710,923,447 EqSEV
 2009 772 certificates 700,319,010 EqSEV
 2010 722 certificates 666,472,320 EqSEV
 2011 703 certificates 647,366,921 EqSEV
 2012 752 certificates 680,823,222 Eq SEV
 2013 707*certificates 713,945,573 Eq SEV

* Count revised per review

2007 78 new certificates \$253,332,903
 2008 55 new certificates \$129,810,210
 2009 50 new certificates \$212,790,666
 2010 35 new certificates \$177,330,021
 2011 34 new certificates \$ 82,404,781
 2012 63 new certificates \$227,530,970
 2013 55 new certificates \$275,647,370
 2014* 58 new certificates \$145,704,449

* Figures are ESTIMATES ONLY final numbers are not yet available.

□ Ottawa County Totals

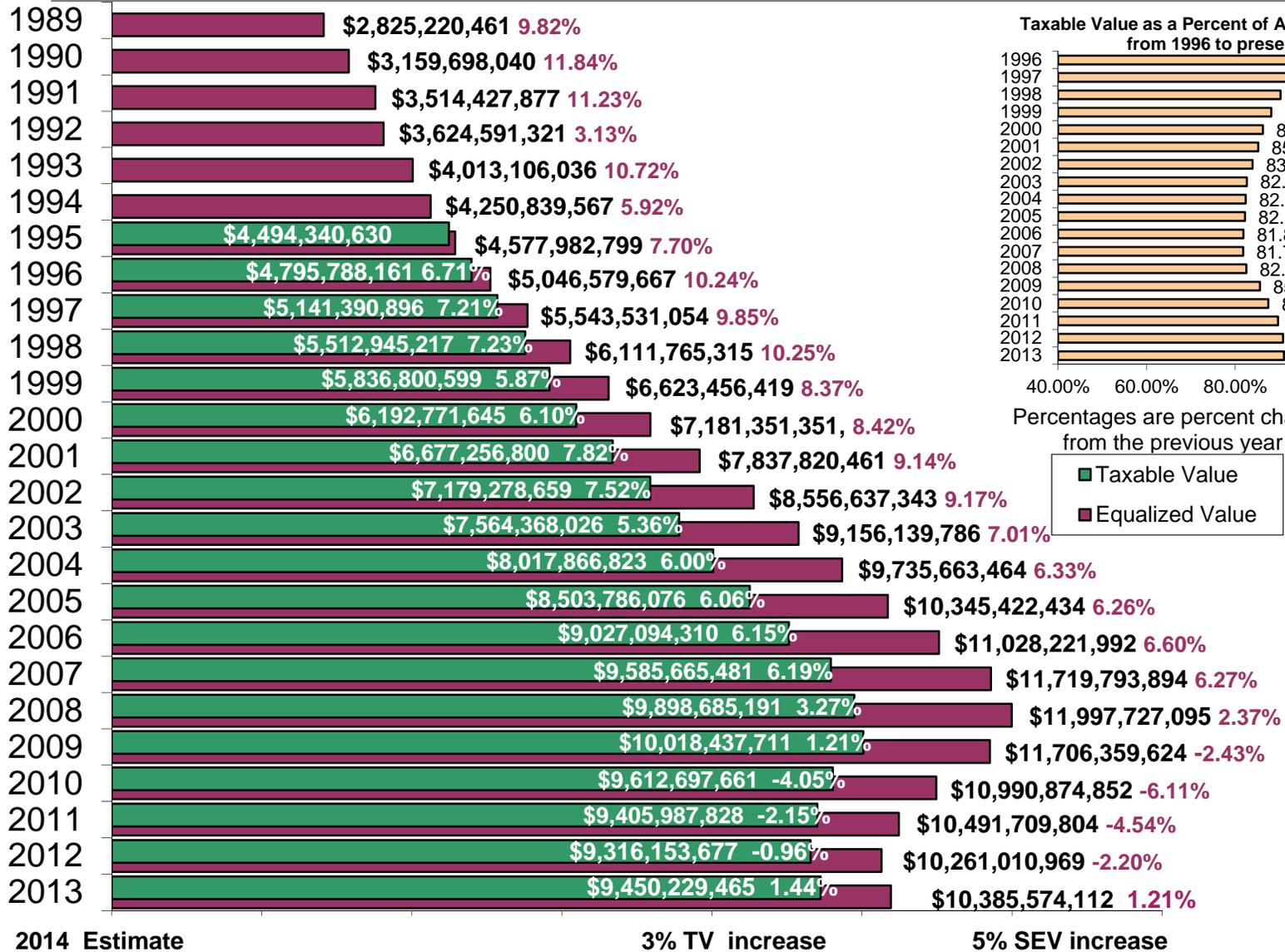
Year	State Equalized Value	% increase in Equalized value of County
1970	\$ 477,412,668 SEV	
1980	\$ 1,455,332,260 SEV	205% in previous 10 years
1990	\$ 3,159,698,040 SEV	117% in previous 10 years
2000	\$ 7,181,351,351 SEV	127% in previous 10 years
2010	\$10,990,874,852 SEV	53% in previous 10 years

(The 2008 SEV was \$11,997,727,095)

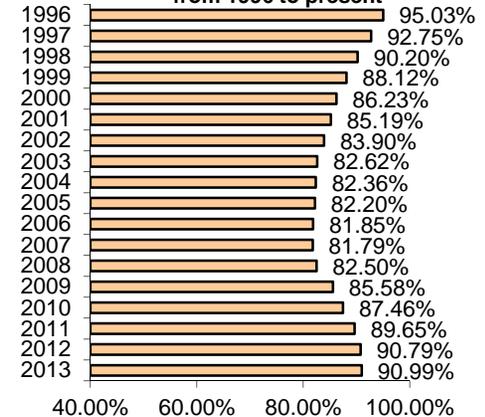
□ **NOTE:** If passed this year by voters, beginning in 2016 IFT numbers will be drastically reduced by the exemption of personal property. Personal Property represents approximately 1/2 of the value on the IFT roll.

According To The Numbers

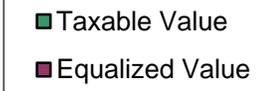
County Equalized and Taxable Value by year (From 2013 EQ Book)



Tableable Value as a Percent of Assessed Value from 1996 to present



Percentages are percent change from the previous year

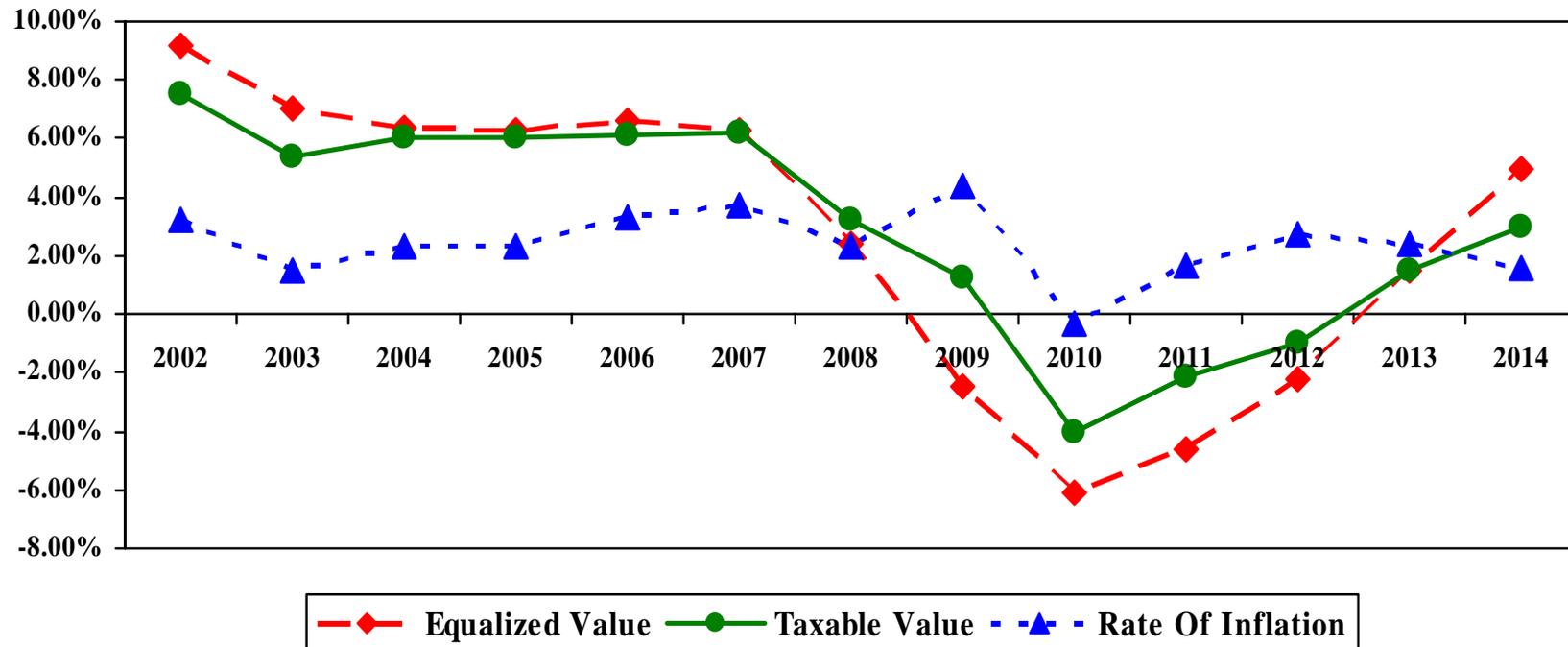


According To The Numbers

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

- The figures below are taken from each year's Equalization Report and include net new construction.
- For the first time since 2008, total taxable value is projected to go up more than the rate of inflation.
- The graph below indicates that, for the fourth year in a row, we are seeing improving market conditions.
- If the ballot proposal passes in 2014, this trend will be interrupted for the 2016 values.
- ***PLEASE NOTE: 2014 numbers are estimated!! The rolls are not yet complete.***

Change in Equalized & Taxable Value vs Inflation



According To The Numbers

Summary of 2013 Studies for 2014 Equalization

- ❑ *Explanation of “Tentative 2014 Ottawa County Equalization” and the impact they will have on our tax base.*
- ❑ On the next page titled “Tentative 2014 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 2013 Equalization, as adopted by the Board of Commissioners, and studies conducted by the Ottawa County Equalization Department during 2013. 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 2014 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 1.60% will be used for the 2014 assessment rolls.
- ❑ This year you will notice most classes of property are stable to increasing.



According To The Numbers

Summary of 2013 Studies for 2014 Equalization



TENTATIVE 2014 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 2013 Equalization, as adopted by the Board of Commissioners, and studies conducted by the Ottawa County Equalization Department during 2013. 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 (All classes)	
	REAL Ratio	(100) Factor	REAL Ratio	(200) Factor	REAL Ratio	(300) Factor	REAL Ratio	(400) Factor	REAL Ratio	(500) Factor	REAL Ratio	(600) Factor	Ratio	Factor
Allendale Ch.	50.87	0.98290	46.13	1.08390	49.01	1.02019	48.27	1.03585	-	-	-	-	50.00	1.00000
Blendon	48.60	1.02884	49.27	1.01482	50.25	0.99503	46.12	1.08413	-	-	-	-	50.00	1.00000
Chester	49.20	1.01627	50.84	0.98348	46.18	1.08271	48.42	1.03264	-	-	-	-	50.00	1.00000
Crockery	49.62	1.00766	52.34	0.95526	50.20	0.99608	47.81	1.04581	-	-	-	-	50.00	1.00000
Georgetown Ch.	49.97	1.00054	50.33	0.99345	51.44	0.97201	47.45	1.05375	-	-	-	-	50.00	1.00000
Grand Haven Ch.	49.93	1.00141	47.26	1.05803	50.31	0.99384	48.56	1.02966	-	-	-	-	50.00	1.00000
Holland Ch.	49.07	1.01896	48.39	1.03324	50.55	0.98912	46.74	1.06975	-	-	-	-	50.00	1.00000
Jamestown Ch.	48.99	1.02058	50.54	0.98932	49.66	1.00685	47.68	1.04866	-	-	-	-	50.00	1.00000
Olive	49.27	1.01482	47.30	1.05716	48.23	1.03670	45.98	1.08743	-	-	50.62	0.98776	50.00	1.00000
Park	49.48	1.01051	47.83	1.04536	-	-	47.81	1.04581	-	-	-	-	50.00	1.00000
Polkton Ch.	48.41	1.03285	49.77	1.00463	50.13	0.99740	48.50	1.03093	-	-	-	-	50.00	1.00000
Port Sheldon	50.14	0.99721	46.03	1.08618	49.80	1.00402	48.03	1.04102	-	-	-	-	50.00	1.00000
Robinson	48.67	1.02737	50.11	0.99781	49.39	1.01239	47.95	1.04276	-	-	-	-	50.00	1.00000
Spring Lake	50.30	0.99400	49.77	1.00470	48.82	1.02418	48.54	1.03008	-	-	-	-	50.00	1.00000
Tallmadge Ch.	49.28	1.01462	48.98	1.02088	50.91	0.98212	46.75	1.06952	-	-	-	-	50.00	1.00000
Wright	48.00	1.04158	50.41	0.99187	52.41	0.95403	50.79	0.98445	-	-	-	-	50.00	1.00000
Zeeland Ch.	49.14	1.01751	49.01	1.02020	47.86	1.04472	47.20	1.05933	-	-	-	-	50.00	1.00000
CITIES														
Coopersville	49.78	1.00442	49.85	1.00301	49.51	1.00985	45.27	1.10449	-	-	-	-	50.00	1.00000
Ferrysburg	-	-	48.64	1.02791	50.41	0.99187	47.28	1.05753	-	-	-	-	50.00	1.00000
Grand Haven	-	-	49.57	1.00868	50.16	0.99682	47.57	1.05109	-	-	-	-	50.00	1.00000
Holland	49.79	1.00427	44.86	1.11453	49.37	1.01277	46.21	1.08202	-	-	49.99	1.00028	50.00	1.00000
Hudsonville	49.21	1.01604	48.10	1.03951	51.47	0.97146	46.06	1.08555	-	-	-	-	50.00	1.00000
Zeeland	50.00	1.00000	49.81	1.00383	49.55	1.00909	46.33	1.07922	-	-	-	-	50.00	1.00000

Ottawa County Equalization Department
Michael R. Galligan, Director

According To The Numbers

Summary of 2013 Studies for 2014 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 changes will vary by unit (See previous page.) and by individual 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	49.09%	1.85%	-0.18%
Commercial	48.08%	3.99%	1.91%
Industrial	49.88%	0.24%	-1.76%
Residential	47.55%	5.15%	3.05%
Timber Cutover*	N.A.	N.A.	N.A.
Developmental**	50.54%	-1.07%	-3.05%
Total Real	49.49%	4.45%	2.36%
Total Personal	50.00%	-NA-	-NA-
Total Real and Personal	48.00%	4.17%	2.08%

- * No parcels remain in the Timber-Cutover class.
- ** Only 16 parcels will remain in the Developmental class

Next Steps



❑ Statutory Duties

- ❑ Our emphasis will again be on performing the required audits of the local unit assessment rolls and preparation of the annual apportionment report.
- ❑ We will also continue maintaining uniform standards and assist in keeping local rolls balanced. All units now maintain their own assessment and tax rolls.
- ❑ We will continue to provide high quality assessing services to the City of Grand Haven. We are now ready to consider expanding our assessing services if requested.

❑ New Challenges

- ❑ The recent changes to the assessment of personal property will present many new challenges and adjustments to how we assess and study personal property.



Conclusion

□ Summary

We have performed the statutory duties in the area of equalization studies, apportionment reports and statistical reports, as well as providing property tax maps and description maintenance along with other guidance and assistance to local units. In addition we provided assessment administration services to the City of Grand Haven.



□ 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.

