main function of the equalization department

the equalization department principally exists to assist the board of commissioners with the development of:

- equalization report
  - adopted in april of each year

- apportionment report
  - adopted in october of each year
EQUALIZATION DEPARTMENT ANNUAL REPORT
ACTIVITIES OVER THE LAST YEAR

- Assessor Continuing Education
  - March Board of Review training
  - Key updates 2020
- Oronoko Township Industrial Reappraisal
  - Verified land value and market factor determinations
  - Verified accuracy of field work
  - Verified consistency of applied appraisal practices
- 19 Assessment Roll Audits
- L-4029 Preparation
  - 66 L-4029’s were prepared for various taxing authorities

- GASB 77 reporting
  - Created reports for each taxing authority to comply with GASB 77
- Budget preparation
  - Help to forecast future taxable value
- Serve of Various Boards
  - MAA, MAED, MMAO, BCAA
- Assistance to Local Units
- Staffing Updates
  - Transitioned to a contract Director
  - Recruited 2 new Appraisers
  - New MAAO and MMAO certifications achieved
OVERVIEW OF 2020 EQUALIZATION REPORT

What is the Equalization Report used for?

• First and foremost the report is a compilation of the level of assessments for each class of property within each local unit of government.
  • If a level of assessment is not within 49 to 50 percent the value of that class shall be accordingly adjusted to reach 50 percent.
• The report shows the concluded values for each class of property by each Township, City and School District.
• The values listed in this report are the basis for the coming year’s tax collection.
• Local Townships, Cities and School Districts use the report to estimate tax revenues.
OVERVIEW OF 2020 EQUALIZATION REPORT

Quick Stats from the Report

**Real Property Values**
- CEV = $9,612,890,580  
  2.26% increase from 2019
- TV = $7,717,240,469  
  2.60% increase from 2019

**Personal Property Values**
- CEV = $537,937,607  
  6.10% increase from 2019
- TV = $535,667,944  
  6.18% increase from 2019

**All Properties Combined**
- CEV = $10,150,828,187  
  2.46% increase from 2019
- TV = $8,252,908,413  
  2.83% increase from 2019
OVERVIEW OF 2020 EQUALIZATION REPORT

- **Residential**: 68.72%
- **Personal**: 5.30%
- **Agricultural**: 5.20%
- **Commercial**: 7.93%
- **Industrial**: 12.84%
- **Developmental**: 0.00%

Assessed Value
<table>
<thead>
<tr>
<th>Year</th>
<th>Taxable Value</th>
<th>Equalized Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020</td>
<td>$2,833,925,928,413</td>
<td>2.46% $10,150,828,187</td>
</tr>
<tr>
<td>2019</td>
<td>$2,802,823,501</td>
<td>3.30% $9,906,972,879</td>
</tr>
<tr>
<td>2018</td>
<td>$2,859,237,871</td>
<td>0.50% $9,538,731,436</td>
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<tr>
<td>2017</td>
<td>$7,669,810,053</td>
<td>1.27% $9,492,140,241</td>
</tr>
<tr>
<td>2016</td>
<td>$7,481,709,630</td>
<td>2.20% $9,372,917,823</td>
</tr>
<tr>
<td>2015</td>
<td>$7,345,636,941</td>
<td>2.78% $9,171,342,594</td>
</tr>
<tr>
<td>2014</td>
<td>$7,263,772,988</td>
<td>3.71% $8,922,917,530</td>
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<tr>
<td>2013</td>
<td>$7,014,903,156</td>
<td>-0.91% $8,603,717,984</td>
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<tr>
<td>2012</td>
<td>$6,947,739,532</td>
<td>-3.74% $8,682,555,303</td>
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<tr>
<td>2011</td>
<td>$6,983,786,216</td>
<td>-1.16% $9,020,094,181</td>
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<tr>
<td>2010</td>
<td>$6,886,322,026</td>
<td>-3.94% $9,125,842,541</td>
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<tr>
<td>2009</td>
<td>$6,922,686,976</td>
<td>2.38% $9,500,027,171</td>
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<tr>
<td>2008</td>
<td>$6,608,426,284</td>
<td>7.94% $9,279,023,468</td>
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<tr>
<td>2007</td>
<td>$6,266,685,108</td>
<td>10.13% $8,596,156,853</td>
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<tr>
<td>2006</td>
<td>$5,842,412,095</td>
<td>8.85% $7,805,264,151</td>
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<tr>
<td>2005</td>
<td>$5,484,942,513</td>
<td>11.39% $7,170,520,995</td>
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<tr>
<td>2004</td>
<td>$5,091,433,289</td>
<td>6.55% $6,437,351,331</td>
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<tr>
<td>2003</td>
<td>$4,846,544,482</td>
<td>8.01% $6,041,382,172</td>
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<tr>
<td>2002</td>
<td>$4,646,642,594</td>
<td>7.50% $5,593,170,378</td>
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<tr>
<td>2001</td>
<td>$4,414,501,869</td>
<td>8.20% $5,202,804,333</td>
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<tr>
<td>2000</td>
<td>$4,164,176,241</td>
<td>4.15% $4,808,707,483</td>
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<td>1999</td>
<td>$4,087,802,431</td>
<td>4.78% $4,616,938,775</td>
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<tr>
<td>1998</td>
<td>$3,949,543,448</td>
<td>8.07% $4,406,440,877</td>
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<tr>
<td>1997</td>
<td>$3,768,924,462</td>
<td>6.69% $4,077,280,694</td>
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<tr>
<td>1996</td>
<td>$3,636,113,183</td>
<td>6.50% $3,821,646,147</td>
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<tr>
<td>1995</td>
<td>$3,497,944,861</td>
<td>5.97% $3,588,445,197</td>
</tr>
<tr>
<td>1994</td>
<td>$3,386,309,260</td>
<td>Base Year, $3,386,309,260</td>
</tr>
</tbody>
</table>
OVERVIEW OF 2020 EQUALIZATION REPORT

10 Year Trend in Gap between Equalized and Taxable Value
(All Properties)

- Equalized Value
- Taxable Value

Local Unit Change in SEV and Taxable Value

- Bainbridge Township: 1.92%
- Baroda Township: 3.57%
- Benton Township: 2.98%
- Berrien Township: 3.09%
- Bertrand Township: 2.98%
- Buchanan Township: 2.89%
- Chikaming Township: 3.36%
- Coloma Township: 2.89%
- Galien Township: 2.14%
- Hagar Township: 3.35%
- Lincoln Township: 2.53%
- New Buffalo Township: 3.30%
- Niles Township: 3.57%
- Oronoko Township: 0.84%
- Pipestone Township: 3.26%
- Royalton Township: 2.40%
- Saint Joseph Township: 3.26%
- Three Oaks Township: 0.08%
- Watervliet Township: 3.22%
- Weesaw Township: 3.17%
- Benton Harbor City: 4.98%
- Bridgman City: 3.26%
- Buchanan City: 3.26%
- Coloma City: 3.36%
- New Buffalo City: 3.13%
- Niles City: 3.13%

% Change in Equalized
% Change in Taxable

Graph showing the local unit change in SEV and taxable value with specific percentage changes for each unit.