



2021 Berrien County
Equalization Department
Annual Report / Equalization Report



Equalization Department Annual Report

Department functions

- 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 Highlights from last year

- Auditing of the local unit assessment rolls
- Calculation of millage reductions
 - Preparation of L-4034s for each taxing unit
 - Headlee rollbacks
 - Truth in Assessing/Equalization fractions
 - Truth in Taxation fractions
 - Sample Tax Rate Requests for each taxing unit
- Land value and ECF studies
- 37 Sales Studies
- 75 Appraisal Studies
 - More than 1,100 individual appraisals
- GASB 77 reporting
 - Created reports for each taxing authority to comply with GASB 77
- Budget preparation
 - Help to forecast future taxable value
- Assistance to Local Units
- Staffing Updates
 - New Director
 - New Deputy Director
 - New Appraiser Trainee
 - Two Appraisers Obtained MCAO Certifications



Overview of the 2021 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.



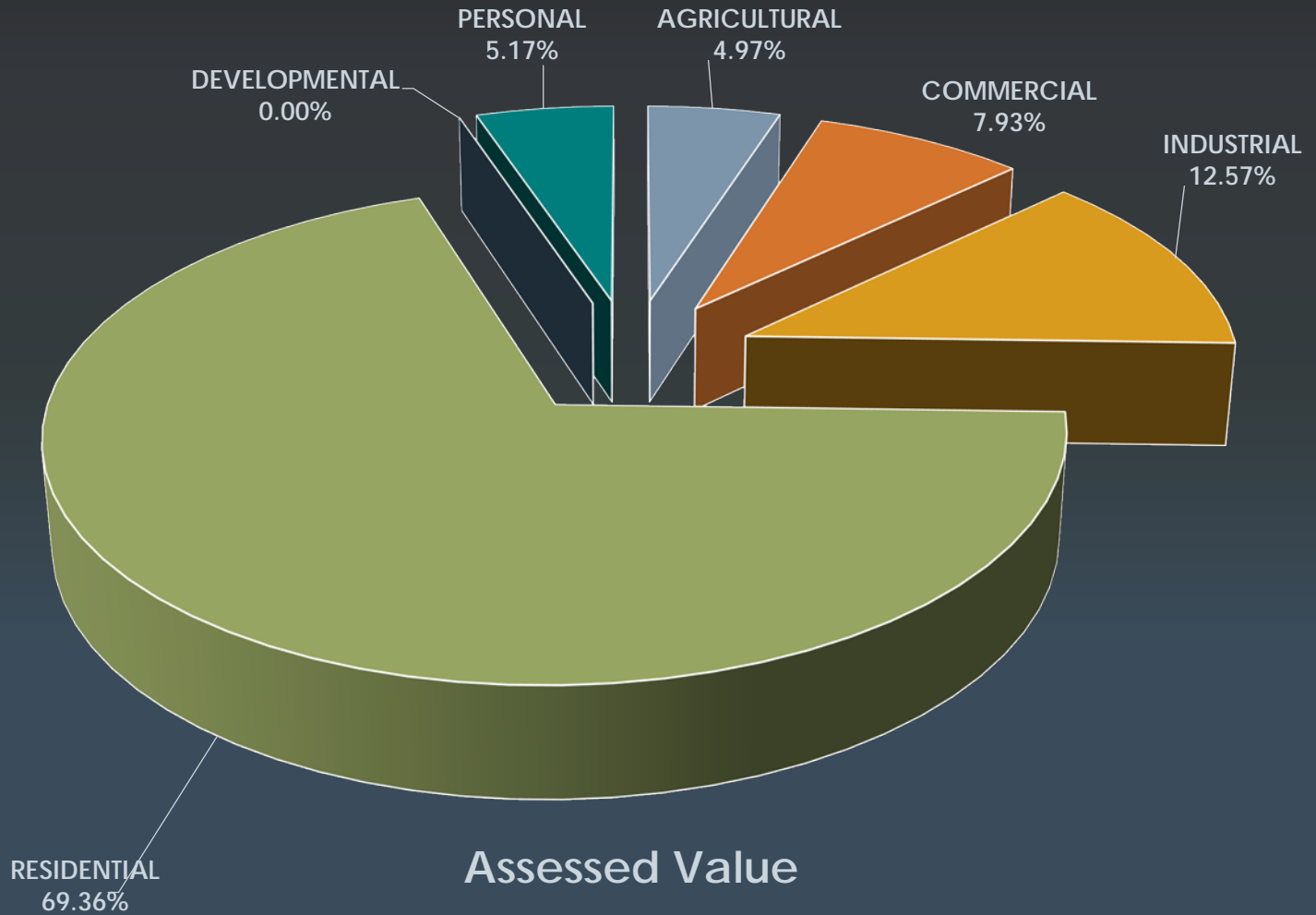
Overview of the 2021 Equalization Report

Quick Stats from the Report

- Real Property Values
 - CEV = \$9,929,120,811 3.29% increase from 2020
 - TV = \$7,958,418,915 3.13% increase from 2020
- Personal Property Values
 - CEV = \$541,084,629 0.59% increase from 2020
 - TV = \$538,911,427 0.61% increase from 2020
- All Properties
 - CEV = \$10,470,205,440 3.15% increase from 2020
 - TV = \$8,497,330,342 2.96% increase from 2020

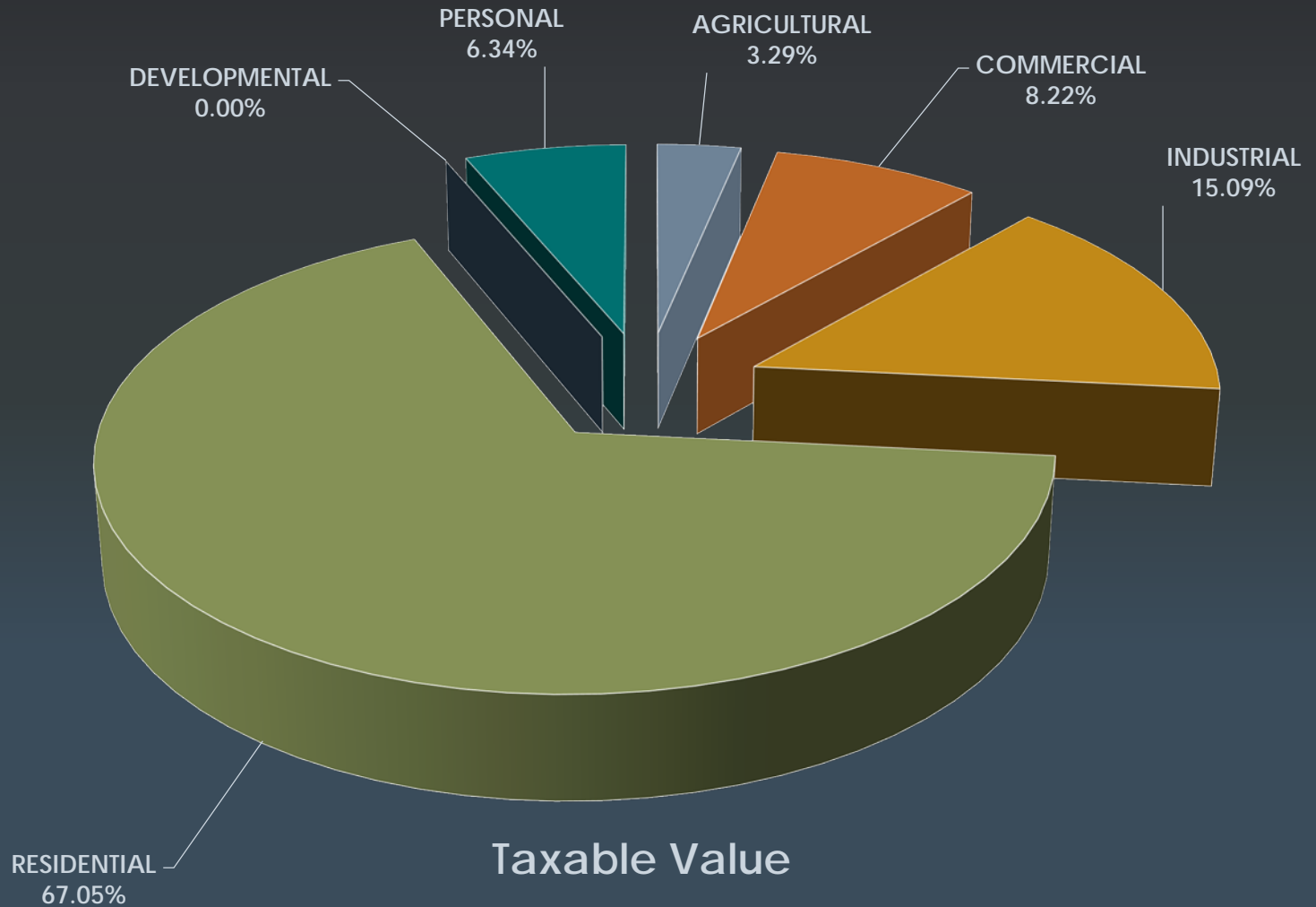


Overview of the 2021 Equalization Report





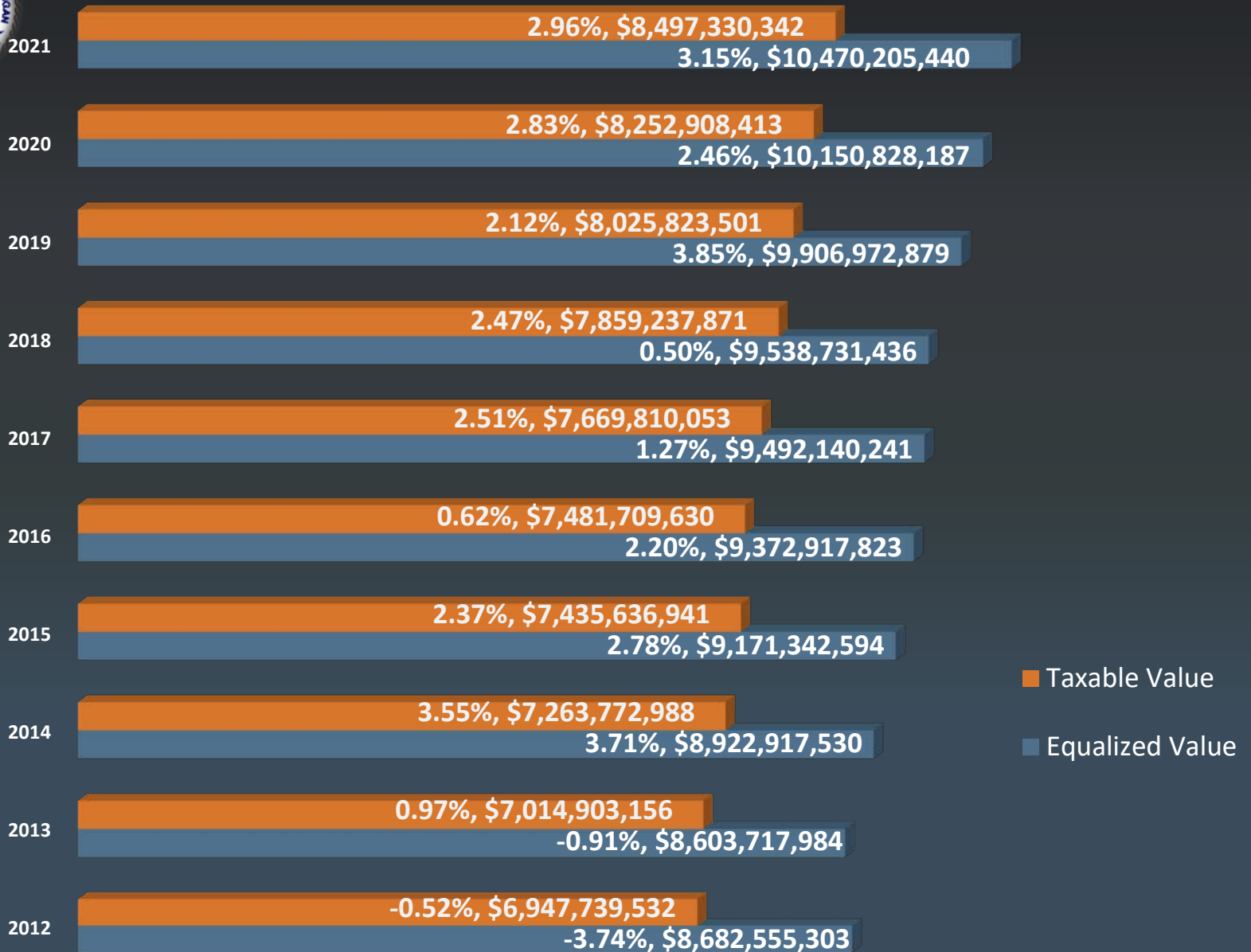
Overview of the 2021 Equalization Report





Berrien County Equalized and Taxable Values by Year

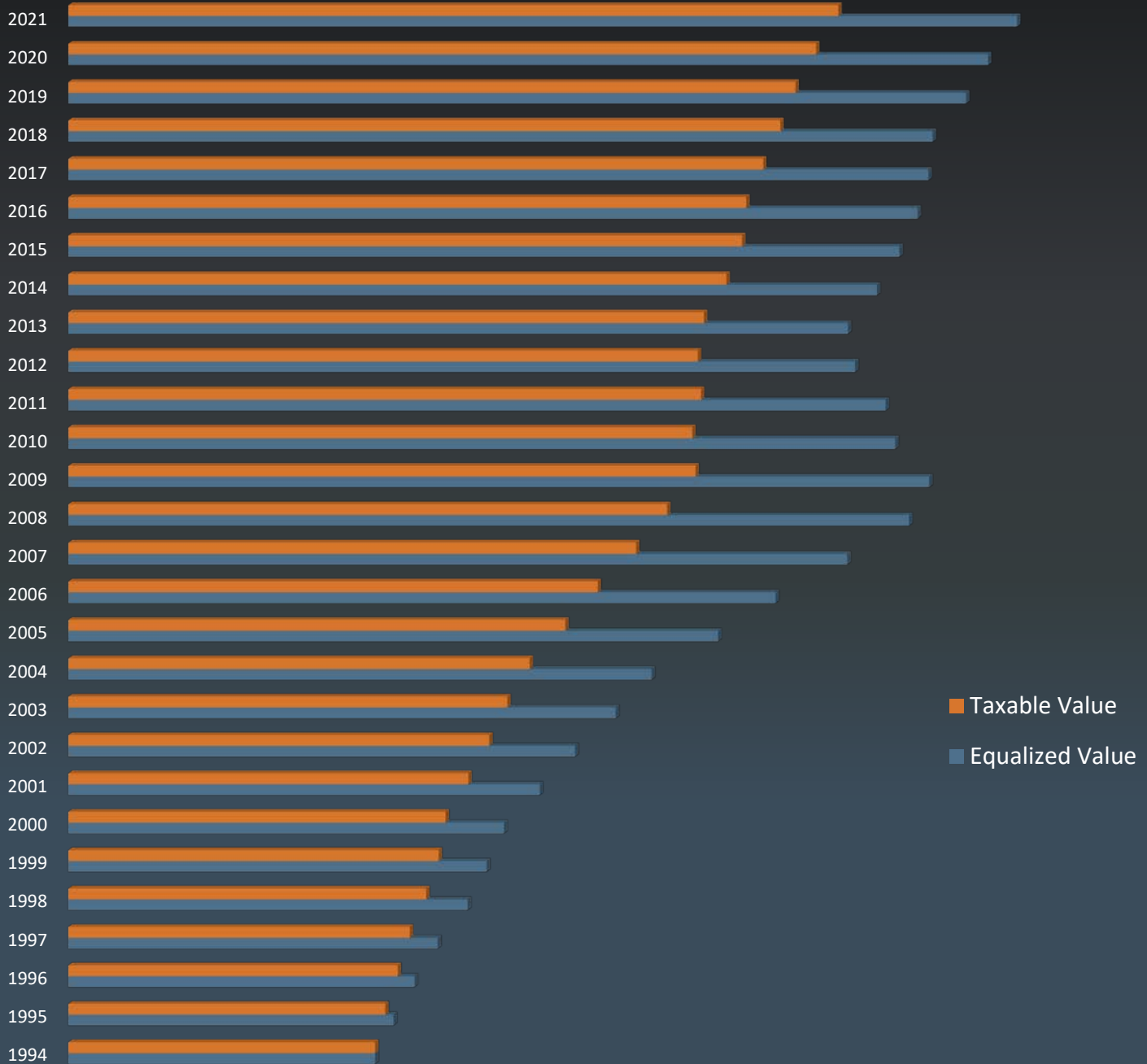
Overview of 2021 Equalization Report



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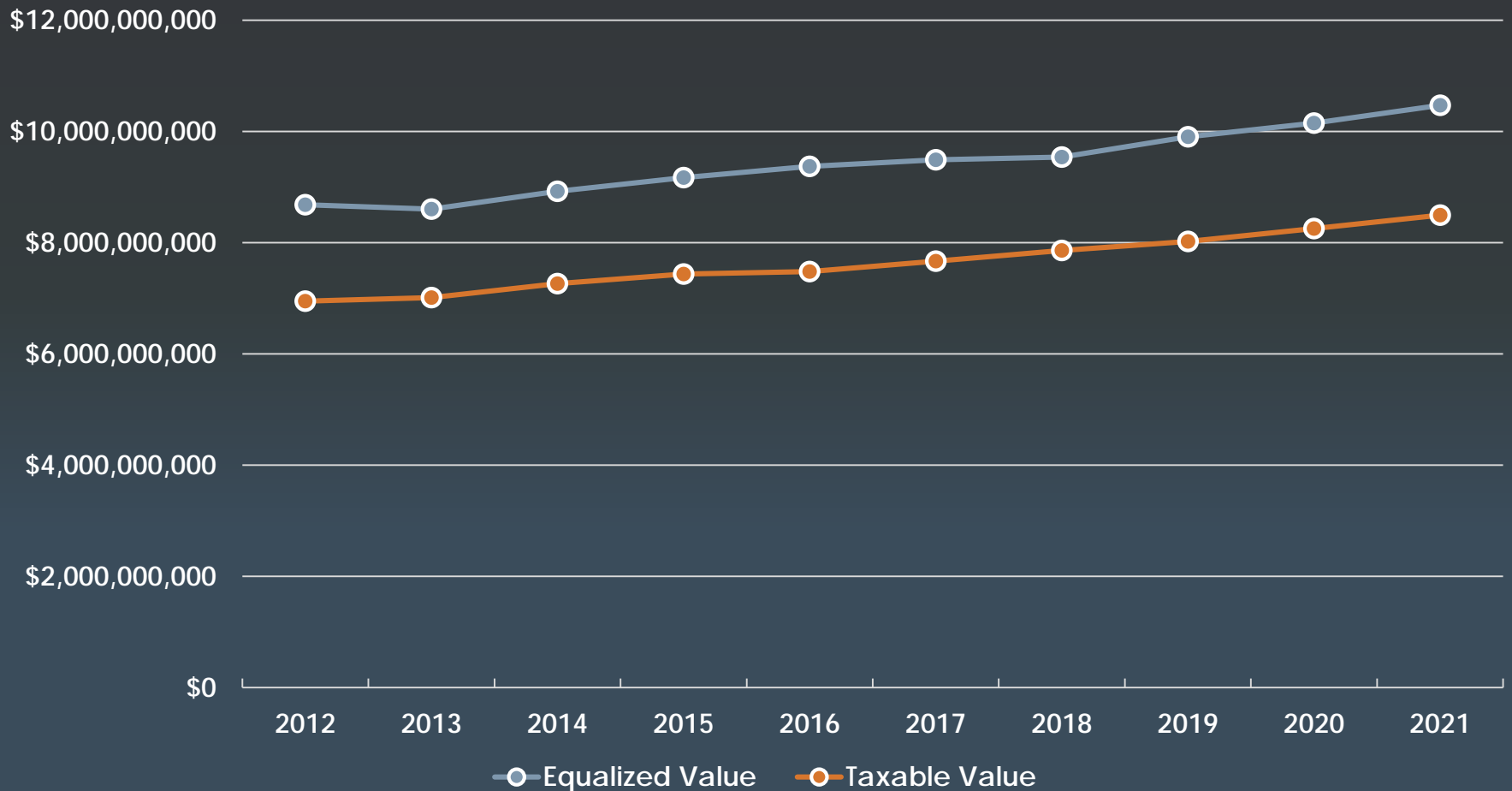
Overview of 2021 Equalization Report





Overview of the 2021 Equalization Report

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





Overview of the 2021 Equalization Report

Local Unit Change in SEV and Taxable Value

