

April 26, 2017

Charter Township of Kalamazoo
Assessing Department
2016 Summary Report

Township Board:

The following is a summary of projects that are in progress or completed in 2016 for the 2017 Tax Year. As a guideline, the State Tax Commission recommends that Assessor's inspect 20% of the properties in each property class each year. This ensures that each parcel is reviewed every five years. The Assessing Department reviewed the following number of parcels in 2016, using Pictometry Aerial Photos, Arc Reader Aerials, or field inspections. Kalamazoo Township has three property classes.

Residential: 632 Pictometry Reviews.

1,540 Visual Inspections.

On-site inspections of all new construction and requested re-appraisals.

Total Residential parcels = 7,851

Commercial: 105 Pictometry Reviews and created new assessment cards.

On-site inspections of all new construction and requested re-appraisals.

Total Commercial parcels = 520

Industrial: 21 Pictometry Reviews and created new assessment cards.

On-site inspections of all new construction and requested re-appraisals.

Total Industrial parcels = 99

In 2016, Kalamazoo Township had 18 new homes constructed along with 1 new Commercial building.

All parcels with buildings have digital photos attached to their assessment card.

All buildings have an apex sketch attached to their assessment card.

A photograph history is as follows:

Black and white of photos of all Township buildings were taken during the 1980's.

Color photos of all Township buildings were taken in the 1990's.

Digital photos of Township buildings were taken in 2010 and 2011.

Please note that updating photos of new construction, remodeling, sales, foreclosures, etc. is a continuous and ongoing project.

In 2015, the Assessing Department developed Land Value Maps. Each parcel

in the Township is identified on the map with a value per square foot. This map is a very effective tool to identify parcels with land values that may not be consistent with the neighborhood. Land Value maps were created again in 2016 and will be created for each tax year per State Tax Commission guidelines.

The Assessing Department maintains a historical log with all vacant land sales highlighted on a map, indicating the date of sale, sales price, size of property and sales price per square foot or acreage. This data is available to the public.

In addition, the Assessing Department maintains listings of all residential sales in each economic neighborhood. There are 45 residential economic neighborhoods in Kalamazoo Township. The listing includes property address, sales date, sales price, year built, square footage, garage square footage along with the number of bedrooms and baths. These lists are available to the public.
(See example attached)

For 2016, we reviewed all apartment complexes, duplexes and four unit buildings within Kalamazoo Township. A binder was created for each class for quick reference.

For the 2017 tax year, based on County sales studies, the following assessed value adjustments were made to each property classification.

Residential: +5.4% (Average)
Commercial: +6.7% (Average)
Industrial: -0.8% (Average)

Please note that these are the average increases. Depending on sales studies in each economic neighborhood, the increase can be greater or less than the average.

Taxable Values for 2017 were increased by the Inflation Rate Multiplier.
The Inflation Rate Multiplier for 2017 is 1.009. (% Change= +0.9%)
The exceptions to this would be parcels with new construction in 2016, or properties that sold in 2016. For properties with new construction, the market value of the construction is added to the taxable value in addition to the inflation rate multiplier. For properties that sold in 2016, the taxable value is uncapped to match the properties state equalized value.

Additional daily duties of our office include processing of deeds, principal residence exemptions, property transfer affidavits, disabled veterans exemptions, hardship exemption applications, personal property statements and requests for property splits or combinations.

The Assessor downloads all building permits issued by the Kalamazoo Area Building Authority on a daily basis. The permits are then filed and reviewed in the field when complete.

The Assessor defends all small claim appeals before the Michigan Tax Tribunal.
For the tax year of 2016, Kalamazoo Township had 9 Michigan Tax Tribunal appeals.
7 cases have been settled with a minimal loss in taxable value.
2 cases are still pending with the Tribunal.

On July 18, 2016, Kalamazoo Township successfully passed the State Tax Commissions AMAR review. (Audit of Minimum Assessing Requirements) The next AMAR review is scheduled for 2018.

The Charter Township of Kalamazoo completed a complete re-zoning of all parcels in 2016. Each parcel has the new zoning code on our database and on the record card.

If you have any questions regarding this information, please feel free to contact me at (269) 381-8083 (Ext 118) or assessor@ktpw.org.

Respectfully Submitted,

James R. Yonker, MAAO, PPE
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