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## ***Township Residents Will Receive Annual Tax Assessment Notice in February***

Probably few watch their postal box for an annual tax assessment notice, but it is a good idea.

Grand Rapids Township residents will receive the notices that advise them of their properties' worth in mid-February, according to township records as of December 31, 2017. The notice will also include times for a review of those figures and outline the process for questioning or appealing the determination.

Property owners should pay particular attention to the assessed value on the notice, which should be equal to half of the value for which the property is expected to sell. While the assessed value is the indicator of market value; the taxable value multiplied by the mileage rate is used to determine what tax is due.

Notices do not include the amount of property tax due, but rather is simply a way to inform the property owner of the assessed (market) value and taxable value of their property.

"Many times people think that the 'increase in property' value is the amount of additional tax due, but that is not the case," said Supervisor Michael DeVries.

According to Robin Rothley, Township Assessor, property value increases averaged 2.5 percent, however, taxable value increases are limited to 2.1 percent this year unless there was a transfer of ownership or additions to the property.

**It is especially important for property owners to look at the assessment notice when there is a change in ownership, said Rothley.** "When the rate is uncapped because of a transfer of ownership it is considered a base year and future taxable values are based on that figure until there is another uncapping," she said.

Property owners have the right to question the value on the notice. The first step is to set an informal appointment with the assessing office to ask questions about how the value is calculated and/or changed. "Many things can be resolved at this level" said Rothley.

Every property owner is entitled to present their case for lowering or raising a property assessment. Formal appeals are scheduled with the March Board of Review on March 12 and 13, 2018.

For more information, contact Assessor Robin Rothley at [rrothley@grandrapidstwp.org](mailto:rrothley@grandrapidstwp.org) or Deputy Assessor Bryan Jager at [bjager@grandrapidstwp.org](mailto:bjager@grandrapidstwp.org) or by calling the Township office at 616-361-7391.