

LEGAL ADVERTISEMENT

ISABELLA COUNTY 2024 TENTATIVE EQUALIZATION RATIOS AND MULTIPLIERS

In compliance with MCL Section 211.34a of the General Property Tax Law of the State of Michigan, the following are the TENTATIVE ratios and TENTATIVE multipliers to be applied to the assessed values of each class of property in each unit of local government in Isabella County to achieve county equalized values for 2024.

TAXING UNIT	101 AGRICULTURAL		201 COMMERCIAL		301 INDUSTRIAL		401 RESIDENTIAL		501 TIMBER/CUTOVER		601 DEVELOPMENTAL		251, 351 451, 551 PERSONAL PROP	
	RATIO	FACTOR	RATIO	FACTOR	RATIO	FACTOR	RATIO	FACTOR	RATIO	FACTOR	RATIO	FACTOR	RATIO	FACTOR
01 BROOMFIELD	44.62%	1.12057	48.14%	1.03864	42.44%	1.17813	43.74%	1.14312	0.00%	0.00000	0.00%	0.00000	50.00%	1.00000
02 CHIPPEWA	44.85%	1.11483	47.79%	1.04624	43.26%	1.15580	43.22%	1.15687	0.00%	0.00000	0.00%	0.00000	50.00%	1.00000
03 COE	43.84%	1.14051	45.40%	1.10132	42.11%	1.18737	43.65%	1.14548	0.00%	0.00000	0.00%	0.00000	50.00%	1.00000
04 COLDWATER	42.55%	1.17509	41.90%	1.19332	43.86%	1.13999	43.23%	1.15660	0.00%	0.00000	0.00%	0.00000	50.00%	1.00000
05 DEERFIELD	45.50%	1.09890	48.97%	1.02103	44.91%	1.11334	44.76%	1.11707	0.00%	0.00000	0.00%	0.00000	50.00%	1.00000
06 DENVER	45.75%	1.09290	48.11%	1.03928	0.00%	0.00000	46.33%	1.07921	0.00%	0.00000	0.00%	0.00000	50.00%	1.00000
07 FREMONT	46.42%	1.07712	42.38%	1.17980	45.37%	1.10205	46.27%	1.08061	0.00%	0.00000	0.00%	0.00000	50.00%	1.00000
08 GILMORE	45.68%	1.09457	41.18%	1.21418	0.00%	0.00000	44.76%	1.11707	0.00%	0.00000	0.00%	0.00000	50.00%	1.00000
09 ISABELLA	46.59%	1.07319	44.57%	1.12183	0.00%	0.00000	41.36%	1.20890	0.00%	0.00000	0.00%	0.00000	50.00%	1.00000
10 LINCOLN	45.61%	1.09625	47.80%	1.04603	48.21%	1.03713	46.05%	1.08578	0.00%	0.00000	0.00%	0.00000	50.00%	1.00000
11 NOTTAWA	43.17%	1.15821	48.69%	1.02690	49.49%	1.01031	43.98%	1.13688	0.00%	0.00000	0.00%	0.00000	50.00%	1.00000
12 ROLLAND	42.19%	1.18511	44.49%	1.12385	41.74%	1.19789	46.04%	1.08601	0.00%	0.00000	0.00%	0.00000	50.00%	1.00000
13 SHERMAN	44.14%	1.13276	47.16%	1.06022	41.40%	1.20773	43.69%	1.14443	0.00%	0.00000	0.00%	0.00000	50.00%	1.00000
14 UNION	45.13%	1.10791	49.40%	1.01215	46.19%	1.08249	44.07%	1.13456	0.00%	0.00000	0.00%	0.00000	50.00%	1.00000
15 VERNON	44.29%	1.12892	47.32%	1.05664	51.91%	0.96321	44.62%	1.12057	0.00%	0.00000	0.00%	0.00000	50.00%	1.00000
16 WISE	42.81%	1.16795	51.29%	0.97485	0.00%	0.00000	42.11%	1.18737	0.00%	0.00000	0.00%	0.00000	50.00%	1.00000
CITIES														
17 MT PLEASANT	0.00%	0.00000	49.94%	1.00120	47.64%	1.04954	45.35%	1.10254	0.00%	0.00000	0.00%	0.00000	50.00%	1.00000
18 CLARE	43.57%	1.14758	41.31%	1.21036	45.58%	1.09697	44.82%	1.11557	0.00%	0.00000	0.00%	0.00000	50.00%	1.00000
ISABELLA COUNTY	44.56%	1.12208	49.32%	1.01379	45.74%	1.09314	44.39%	1.12638	0.00%	0.00000	0.00%	0.00000	50.00%	1.00000

A ratio less than 50% indicates assessments are less than 50% of true cash value on the average. The factors represent the figure by which real or personal property assessment must be multiplied in order to adjust the valuation to 50% of true cash value as required by law. These ratios are tentative and are subject to change as a result of actions by the local assessors and Boards of Review and through the process of County and State Equalization.

Note: The Inflation Rate Multiplier Provided by the State Department of Treasury to be used in the 2024 Cap Value Formula is set at 1.05

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