

# Lake Township Newsletter

website: [www.laketownship.net](http://www.laketownship.net)

Winter—December 2016

## Property Taxes and Assessments 101

With another year ending, so to does the annual assessment cycle with December 31st as tax day. What does tax day mean to a property owner?

Your 2017 taxes will be determined by the value of your property on December 31, 2016. The assessed value is determined annually by the assessor. In Michigan the assessed value represents 50% of its usual selling price. The taxable value, which is used to calculate your actual property taxes, is determined annually based upon the inflation rate multiplier as defined in MCL 211.34d. Additions or losses to your property in the current year will increase or decrease the taxable value and if the property is sold during the current year, the taxable value will uncap in the following year equal to the property's assessed value.

By the first week in March, all property owners should receive a *Notice of Assessment, Taxable Valuation and Property Classification* in the mail. This is your notification of your new assessed value, the taxable value that will be used to determine your 2017 taxes and the classification of your property, i.e. residential, commercial or agricultural. If you have any questions regarding any change, we encourage you to contact our office to speak with the assessor. If you still have questions or concerns regarding your assessment, you may wish to make an appointment to attend the Board of Review in March.

If you believe your property is assessed too high and you plan to attend the March Board of Review to appeal your assessment, be prepared to provide documentation to support your position, such as an appraisal or a listing of recently sold properties that are similar.

The Mathieu-Gast Act, MCL 211.27(2) provides relief from assessment increases on residential property for normal maintenance and repairs of your property, such as exterior painting, repairing or replacing roofing or siding, or repairing or replacing existing items including furnaces, hot water heaters, plumbing and electrical fixtures. For a more comprehensive list, see Michigan Department

of Treasury *Request for Nonconsideration of True Cash Value of Normal Repair, Replacement and Maintenance Expenditures* available at [http://www.michigan.gov/documents/865f\\_2712\\_7.pdf](http://www.michigan.gov/documents/865f_2712_7.pdf)

We encourage you to review your *Notice of Assessment* and if you do not receive it by the first week in March, contact our office. If you have any questions about your assessment, please call us. Too often, property owners do not contact us until they receive their tax bill. At that time, it is too late to appeal your assessment.

## Our local State Parks

If you drive along M-25, through Lake Township, you certainly have passed by **Sleeper State Park**. Sleeper State Park has 723 acres of forest, wetlands, beaches and dunes with more than four miles of groomed hiking trails. These trails are also great for cross country skiing!



On January 7, 2017, weather permitting, Sleeper will host its winter Candlelight Ski evening starting at 6:00 p.m. at the Park's headquarters on State Park Road.

Heading towards Port Austin along M-25 is **Port Crescent State Park**, consisting of 565 acres of woods, wetlands, seven miles of trails for hiking and cross country skiing and the best sand dunes on the east side of the state. Port Crescent Day Use is also a Dark Sky Preserve.

Weather permitting, Port Crescent will host a Candlelight Ski evening on February 11, 2017 at 6:00 p.m. at the Day Use area.

For more information on these parks, the trails or the upcoming cross country ski events, contact the Parks' offices at:

Sleeper—989.856.4111

Port Crescent—989.738.8663

**Lake Township**

4988 W. Kinde Road

P O Box 429

Caseville MI 48725

Phone: 989.856.4867

Fax: 989.856.9710

Email: [info@laketownship.net](mailto:info@laketownship.net)

Website: [www.laketownship.net](http://www.laketownship.net)

Township office hours are Monday—Friday  
10 AM until 2 PM.

Appointments with officials may be  
scheduled at other times.

**Township Officials & Staff:**

Valerie McCallum, Supervisor/Assessor

Lisa Clinton, Deputy Supervisor

Dede Russell, Clerk

Maryanne Williams, Deputy Clerk

Dorothy Fischer, Treasurer

Lisa Elliott, Deputy Treasurer

Dale Hartsell, Trustee

Clay Kelterborn, Trustee

Tory Geilhart, Building Inspector /

Zoning Administrator

Kim Simpson, Secretary/Office Assistant

Dave Ferris, Transfer Station Attendant

**TRANSFER STATION HOURS**

November thru April—Sundays

9 AM - 4 PM

May thru October—

**Wednesdays—2 PM - 6 PM**

**Saturdays—10 AM - 4 PM**

**Sundays—9 AM - 4 PM**

Located on Sand Road 1/4 mile east of

Champagne Road

***Absolutely NO Paints or Lacquers and***

***NO Building Materials***

Leaves, grass and tree trimmings are accepted  
at the Transfer Station during regular hours at  
no charge.

*Reduce - Reuse - Recycle*

Please check your **tax bill** as soon as you receive it to be sure the Principal Residence Exemption (PRE) is correct. If your PRE is incorrect, it can be corrected at the December Board of Review and a new tax bill can be issued. The December Board of Review is scheduled to be held on Tuesday, December 13, 2016. Please contact me if you need a form or have any questions regarding this exemption.

Valerie McCallum, Assessor

**[assessor@laketownship.net](mailto:assessor@laketownship.net)**

**ZONING / BUILDING....**

Before you begin any building, remodeling or demolition project, make sure to contact me for requirements such as permits and zoning regulations. I am in the office on Monday and Wednesday from 8 AM until Noon.

Tory Geilhart, Building Inspector & Zoning Administrator

**[zoning@laketownship.net](mailto:zoning@laketownship.net) or [building@laketownship.net](mailto:building@laketownship.net)**

For a **Burning Permit**, call **989.856.9198** and follow recorded instructions. Burning of trash is not allowed—General Ordinance No: 2005-01.

**Reminder....**

For those who have a **security alarm** set up at their house, be sure a local person is listed with the Alarm System company, and that he/she has access to your house in case an alarm is set off. Police response could be hampered by the inability to enter the premises, and false alarms that bring out the fire department are not only costly, but could cause a delay to a real emergency.

The **Lake Township Board of Trustees** meets on the third Monday of the month. Winter meetings (December, - March) begin at 6:30 P.M. April—November meetings at 7:30 P.M.

The **Lake Township Planning Commission** meets on the 4th Wednesday of the month at 6 PM other than November and December which are held on the third Wednesday at 6 PM.

Special meetings may be scheduled at other times. Notices are posted on the Township website and sent out by email upon request.

**Don't forget to check Lake Township's website for updates and current information!**