

## **13 REASONS**

### **WHY YOUR PROPERTY TAXES MIGHT CHANGE**

- 1) The market value of your property might change; if your value increased more than others in your district, your taxes might increase.
- 2) The market value of other properties in your area may change, shifting taxes.
- 3) Property taxes are calculated at different rates for different values and classes of property. Hitting a different level may have affected your taxes.
- 4) The County Budget and levy may change
- 5) The City or Township Budget and levy may change.
- 6) The School District budget and levy may change.
- 7) Voters may have approved a school referendum levy.
- 8) The State or Federal government may have imposed new mandates and costs on your school, city, and/or school district.
- 9) Aid to local government from the State or Federal government may have been cut.
- 10). Farm properties taxes virtually double for values over \$890,000 (not including the house, garage, and building site). Also, for residential or farm, the Homestead Credit actually decreases in amount after \$76,000 of value.
- 11) If you are seasonal recreational or commercial/industrial, a General State Tax is added to your bill, which is the same rate Statewide.
- 12) New development may be captured in tax increment districts and not available to the general tax base.
- 13) Special assessments may be added to your bill.