

CHIPPEWA COUNTY

2012 TENTATIVE EQUALIZATION RATIOS

PUBLISHED AS REQUIRED BY P/A 165 OF 1971 REAL AND PERSONAL PROPERTY

Townships or City	Real Agricultural		Real Commercial		Real Industrial		Real Residential		Real Timber-Cutover		Real Developmental		Personal Property	
	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor
Bay Mills			49.78%	1.00000			51.78%	0.96562					50.00%	1.00000
Bruce	49.37%	1.00000	49.62%	1.00000			49.36%	1.00000					50.00%	1.00000
Chippewa			50.20%	0.99602			50.32%	0.99364					50.00%	1.00000
Dafter	50.93%	0.98174	49.51%	1.00000	49.81%	1.00000	50.02%	0.99960					50.00%	1.00000
DeTour			48.87%	1.02313	50.03%	0.99940	52.02%	0.96117					50.00%	1.00000
Drummond Island			48.20%	1.03734	49.74%	1.00000	50.96%	0.98116					50.00%	1.00000
Hulbert			50.13%	0.99741			52.57%	0.95111					50.00%	1.00000
Kinross	49.49%	1.00000	49.33%	1.00000	50.03%	0.99940	52.36%	0.95493					50.00%	1.00000
Pickford	50.84%	0.98348	49.96%	1.00000			52.93%	0.94464					50.00%	1.00000
Raber	49.59%	1.00000	49.92%	1.00000			51.76%	0.96600					50.00%	1.00000
Rudyard	49.54%	1.00000	49.77%	1.00000			49.56%	1.00000					50.00%	1.00000
Soo	50.24%	0.99522	50.01%	0.99980	49.90%	1.00000	49.25%	1.00000					50.00%	1.00000
Sugar Island			49.69%	1.00000			50.45%	0.99108					50.00%	1.00000
Superior	50.93%	0.98174	49.88%	1.00000			50.12%	0.99761					50.00%	1.00000
Trout Lake			50.24%	0.99522	50.00%	1.00000	52.57%	0.95111					50.00%	1.00000
Whitefish			50.29%	0.99423			54.44%	0.91844					50.00%	1.00000
Sault Ste. Marie City			52.49%	0.95256	49.92%	1.00000	52.16%	0.95859					50.00%	1.00000

Ratios shown above are the percentages of assessed valuations to true cash value as determined by a survey of individual assessments by the County Equalization Department. The Factors shown are the Multipliers necessary to bring the Ratios to the required 50% of estimated true cash value.

These Multipliers are tentative and subject to change as the result of possible adjustments by individual assessing officers and local unit boards of review. Assuming that no adjustments are made, the Multiplier shown may be applied to each individual assessment within the classification for the 2012 assessment cycle to bring each assessment within that classification to its **Equalized Value**.

THESE MULTIPLIERS REPLACE THOSE OF 2011 AND ARE NOT AN ADDITION TO OR SUBTRACTION FROM THOSE PREVIOUS MULTIPLIERS.

SPECIAL NOTE: Pursuant to our state constitution, except in the year following a transfer, a parcel's taxable value is the lower of its capped value or its state equalized value. The 2012 capped value formula is: 2011 taxable value less the taxable value of physical losses (fire loss, building removal, value moving to exempt, etc.) times 1.0270 (state certified inflation multiplier) plus the taxable value of physical additions (50% of new construction true cash value, or value coming from exempt, etc.) equals capped value. If a transfer occurred in the previous year, however, that parcel's taxable value uncaps to its equalized value.

In most cases, if there was no transfer in 2011, or physical loss, or physical addition, a parcel's taxable value could be estimated by multiplying the 2011 taxable value by 1.027.

Tax bills are calculated as follows: Taxable value times applicable millage rate. Visit the Chippewa County website www.chippewacountymi.gov and follow the prompts under the equalization page of the website to estimate a tax bill, or to read more interesting facts about the subject to property taxation.

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