

# FRANKENLUST TOWNSHIP



## ASSESSOR - ANISSA ZAUCHA

Annually the Assessor shall prepare an Assessment Roll that describes all taxable real and personal property in the Township as of December 31<sup>st</sup> and its assessed and taxable values. The property tax is based on two elements; the value of the property, and the millage rate at which the values are taxed. The value of the property is determined through the assessing process. Millage rates are determined by authorized Government units and voter approved mileages. Property taxes are charges to taxpayers for the costs of Governmental programs and services that benefit the general public and to finance public improvements, such as road projects.

### ASSESSOR HOURS:

- Thursday 9:00 AM - 1:00 PM
- Walk-ins are always welcomed within these hours OR appointments can be made in advance.

### CONTACT INFORMATION:

Office: (989) 686-5300

Email: [assessor@frankenlust.com](mailto:assessor@frankenlust.com)

# FRANKENLUST TOWNSHIP ASSESSING INFORMATION

## **PRINCIPLE RESIDENCE EXEMPTION:**

The "Principle Resident Exemption" allows you to be "exempt" from the 18 mill "School Operating" tax on your summer tax bill. If you own and occupy the home as your "Principal" residence you should qualify. Look on your tax bill at the Tax Detail section. You'll see PRE/MBT%. If that is followed by a 0%, it means you're not getting the exemption. If you have a question or are unsure if you are eligible, please contact the assessor.

## **ASSESSING VALUATION CHANGE:**

You may notice a substantial increase in your Assessed Value. The State Tax Commission has adopted a new valuation platform. Beginning with 2019 the Tax Commission has mandated that all assessing software vendors use MMSVP (Michigan Marshall Swift Valuation Platform). This program uses the raw data in our system and applies building costs by Marshall Swift, which is the leading provider of building cost throughout the USA. I've noticed a building previously valued at \$600,000 now being valued at \$730,000. This is scary when it first happens but realize that this effects only the Assessed Value, not the Taxable Value. The Taxable Value would change only if there is new construction on the parcel or if the property is sold and thereby uncapped. Assessed values are still adjusted to local Values by the Economic Condition Factor which should keep values reflective of true cash values