



DATES TO REMEMBER

February 28:
Winter taxes are due

March 10:
Board of Review Public Mtg.
1pm-4pm & 6pm-9pm.

March 12:
Board of Review Public Mtg.
9am-12pm & 1pm-4pm.

July 7:
Last day to register for
August Primary Election.

July 22:
Board of Review Correction
Meeting—9am.

August 5:
State Primary Election

EATON TOWNSHIP BOARD

Dave Roberts
Supervisor

Supervisor@EatonTownship.com

Becky Dolman
Treasurer

Treasurer@EatonTownship.com

Charamy Cleary
Clerk

Clerk@EatonTownship.com

Dave Bankhead
Trustee

Db1979@att.net

Ron Hunt
Trustee

RonHunt28@yahoo.com

Eaton Township Newsletter

3981 E. CLINTON TRAIL

517-543-3308

March Board of Review

March Board of Review (BOR) is the opportunity for property owners to appeal their property assessments. Appeals are made to the Board of Review.

Who is the Board of Review?

- ◆ Made up of three (3) Eaton Township residents
- ◆ Appointed by the Township Board
- ◆ They all reside in and pay taxes in Eaton Township

What does the Board of Review do?

The BOR assures all township residents are being assessed fairly and correctly. They have the authority to adjust tax values as established by the assessor.

Assessment notices are mailed to township property owners at the end of February. Those who disagree with their assessed value can appeal to the BOR.

How do you appeal to the Board of Review?

- ◆ Review your assessment notice
- ◆ Make sure you have 100% PRE: Homeowners Principle Residence if you reside in your home (or Qualified Agricultural property if it is a farm).
- ◆ Review the State Equalized Value (SEV) and Taxable Value...

What is SEV and Taxable Value?

The State Equalized Value or Assessed Value is based on 50% of the usual selling price. The Taxable Value is capped until a transfer of ownership occurs. Many property owners will notice an Assessed Value greater than the Taxable Value.

By law the Taxable Value can never be greater than the Assessed Value. However, a decrease in Assessed Value does not cause a proportionate decrease in Taxable Value. Taxable Value is only decreased when the Assessed Value drops. Taxable Value is increased or decreased because of things added or removed from the property in the prior year such as buildings.

Taxable Value is uncapped in the year following a transfer of ownership. If you just bought your home in 2013 you will notice that your Assessed and Taxable Values are the same. This is why the property tax for a new owner can be very different from the taxes paid by the prior owner. It can also result in the owners of similar homes paying different amounts in taxes.

Making your appeal...

- ◆ You must attend one of the BOR Public Meetings which will be held on March 10 and March 12 (respective times listed under "Dates To Remember" on left) or you can file an appeal in writing, but it must be received no later than March 12, 2014 at 4pm.
- ◆ Residents may wish to bring material for the Board to review in determining the value of the property. This may be an appraisal or sales or listing information on similar properties. The resident is not required to supply the Board with any material, but the Board will review the material that is presented.

What can you expect?

Please know the BOR does not make decisions at the time of the appeal. You will receive a letter that explains any changes they have made as a result of your appeal.

More tax information can be located inside!

- ◆ **Principal Residence Exemption (PRE)**
- ◆ **Veterans Property Tax Exemption**
- ◆ **Help on Delinquent Taxes is available**

If you have questions
please contact the
Township at
517-543-3308



For more information on the Michigan PRE, go to EatonCountyTreasurer.org

Principal Residence Exemption (PRE)

Michigan's Principal Residence Exemption (PRE) excuses a residence from a portion of the property tax levied by a local school district for operating purposes (up to 18 mills). To be eligible to receive the exemption, the property must be owned and occupied as your principal residence. Business or rental property, second homes, or vacation homes which are not your

primary residence, do not qualify for the exemption.

A PRE is **not** a Homestead Property Tax Credit, which is a separate program.

(Q): How much does the Principal Residence Exemption save me in taxes?

(A): A PRE is an exemption from the 18 mills of school operating tax. Mills are multiplied by every \$1,000 of taxable value. On a

home with a taxable value of \$75,000, the exemption is calculated as follows:

$$\$75,000 / 1,000 = 75$$

$$75 * 18 = \$1,350 \text{ in taxes saved}$$

For more information on the Michigan PRE, go to EatonCountyTreasurer.org



The historic church was built in 1881 and listed on the State Register of Historic Places in 1987.

Preservation of 133-Year-Old Church

As many of you are already aware, Eaton Township purchased the Center Eaton Methodist Church and parsonage in November of 2012.

Located on Narrow Lake Road, it hasn't served as a church since the 1990's it has been an important place of worship over the last century.

Luren Dickinson, Michigan's 37th governor, from 1938 to 1940, worshipped there, bringing a significant spotlight to the church at the time.

In an effort to preserve the

quiet and peace of the township cemetery, the decision was made to purchase the historic church and parsonage.

Although the last 100 years or so have actually been kind to the building, The church isn't without needs. A new roof and an updated heating system are a couple items that need replacing.

What will become of the church will ultimately be up to the township's Board. An advisory committee will be formed by the spring to recommend how to best utilize the property. The

township is looking for input regarding the future of the church. Additionally, volunteers to serve on committees and/or assist with the restoration are needed. There is a survey located on the back page of this newsletter. Please take a moment to complete the information and return it to the Eaton Township office on or before **March 15!**

The Eaton Township Board would like your input on the future of the church. Please see the short survey on back page.

Veterans Property Tax Exemption

Last fall, for the first time ever, Michigan made it possible for 100% permanently disabled veterans to be exempt from homestead property taxes. This new legislation qualifies many vets that weren't qualified before. For years, the homestead tax exemption only applied to permanently disabled vets with home modifications. Now nearly 8,000 vets statewide are eligible. To apply, you must be deemed 100% and permanently disabled by the U.S. Department of Veteran's Affairs, you must have been honorably discharged, and have obtained your disability during military service. Veterans must re-apply annually for the exemption which must then be approved by March, July or December's Board of Review. When you apply, you need a notarized affidavit, a copy of your honorable discharge forms, and records from the Veterans Affairs Department saying you are eligible. Veterans who feel they may qualify should contact Veteran Affairs as soon as possible to get the process initiated. The spouse of any deceased 100% disabled veterans can also apply for this process, as long as they have not remarried. If you have additional questions, please feel free to contact the Eaton Township office at 517-543-3308.

Help on Delinquent Taxes is Available

Don't Lose Your Home!

There are programs that can help. Housing Services for Eaton County offers **FREE** counseling services for homeowners who are delinquent on taxes and/or their mortgage payments. You do **NOT** need to be in foreclosure to get assistance. Housing Services

for Eaton County provides MSHDA certified counselors working in partnership with your Eaton County Treasurer to keep you in your home.

Get help before it's too late!

For assistance call **(517) 541-1180.**

To get a more comprehensive understanding of the many programs offered and for available resources please visit the website at

www.HousingServicesEC.org

Opening
Doors for
People in our
Community!



Housing Services for Eaton County
...opening doors for people in our community...




Eaton County

Emergency Notification Services

Receive information affecting our community by e-mail or text message!

Nixle is a **FREE** email, web and text messaging system used to deliver important information to our community. *No spam or advertisements!* Register today at **www.nixle.com**!

- ◆ Traffic Advisories and Road Closures
- ◆ Crime Information
- ◆ Severe Weather Warnings
- ◆ Flood Warnings
- ◆ Evacuation Notifications
- ◆ Amber Alerts



CRIME-MAPPING.com

This website provides the public with valuable information about recent crime activity in their neighborhood. Creating more self reliance among community members is a great benefit to community oriented policing efforts everywhere and has been proven effective in combating crime.

For more information please visit the respective websites!

Eaton Township



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517-543-3308 • (Fax) 517-541-3321
www.EatonTownship.com

Office Hours:

Monday	9-12	Supervisor
Tuesday	1-5	Clerk
Wednesday	9-5	Treasurer
Thursday	9-12	Clerk & Assessor

Special Extended Hours
(for Tax Season through February 28)

Friday	1-5	Treasurer
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We would like your input on the future of the Center Eaton Church

Did you or your family attend Center Eaton Church? If so, when?

How do you think the church should be used going forward?

Would you be willing to assist the township in restoring the church? (check all that apply)

- | | |
|---|---|
| <input type="checkbox"/> I would be willing to serve on a committee | <input type="checkbox"/> I would be willing to assist with the restoration through donation of time, money, or other resources. |
| <input type="checkbox"/> I can assist with: _____
(plumbing, electrical, mechanical, landscaping
Building, general maintenance, cleaning, decorating) | |

Would you like to be on a mailing list to receive information on the future of the church? Yes No

Contact Info:

Name: _____

Address: _____

Phone: _____

eMail: _____

Please return your survey to the Eaton Township Office on or before **MARCH 15**.
The Eaton Township Board
THANKS YOU for your support!