

low value changes affect taxes



The following examples are based on a town consisting of four residential nonhomestead class 4bb houses. While no such town exists, the small tax base is used to illustrate how value changes may affect taxes for each house.

As the tax base becomes larger, value changes will not affect taxes as dramatically as the examples shown. Even if a value change results in a few less dollars for an appellant and a few more dollars to be shared

by all property in the jurisdiction, the board must remember that its actions will ultimately affect all taxpayers in the jurisdiction. **Therefore, it is imperative that the local boards base all decisions on facts.**

Example 1 Total EMV = \$305,000 Township Levy = \$2,000 Tax Rate = .0066%

 Property A EMV: \$40,000 Taxes: \$264	 Property B EMV: \$50,000 Taxes: \$330
 Property C EMV: \$90,000 Taxes: \$594	 Property D EMV: \$125,000 Taxes: \$825

Percentage of Tax

Property A	Property B
Property C	Property D

Example 1
The values and corresponding share of the tax burden for the four properties before the meeting of the Local Board of Appeal and Equalization.

Example 2 Total EMV = \$280,000 Township Levy = \$2,000 Tax Rate = .0072%

 Property A EMV: \$40,000 Taxes: \$288	 Property B EMV: \$50,000 Taxes: \$360
 Property C EMV: \$90,000 Taxes: \$648	 Property D EMV: \$100,000 Taxes: \$720

Percentage of Tax

Property A	Property B
Property C	Property D

Example 2
The owner of Property D appealed the value of his property. He did not provide any evidence as to why his value should be reduced. The board reduced his value by \$25,000.

The example shows how the change affects the share of the tax burden for the four properties.

Example 3 Total EMV = \$330,000 Township Levy = \$2,000 Tax Rate = .0061%

 Property A EMV: \$40,000 Taxes: \$244	 Property B EMV: \$50,000 Taxes: \$305
 Property C EMV: \$90,000 Taxes: \$549	 Property D EMV: \$150,000 Taxes: \$915

Percentage of Tax

Property A	Property B
Property C	Property D

Example 3
The owner of Property D appealed the value of his property. He did not provide any evidence as to why his value should be reduced. The board raised his value by \$25,000.

The example shows how the change affects the share of the tax burden for the four properties.