

# ♦ Markey Matters ♦

Volume 13 Issue 1

JANUARY 2009

## RECYCLE SCHEDULE 9:00am to 2:00pm OR UNTIL TRUCK IS FULL.

Every month, the 1st and 3rd Thursday, behind Markey Township Hall, except January. The first recycle day of January is scheduled for Friday, January 2, 2009.

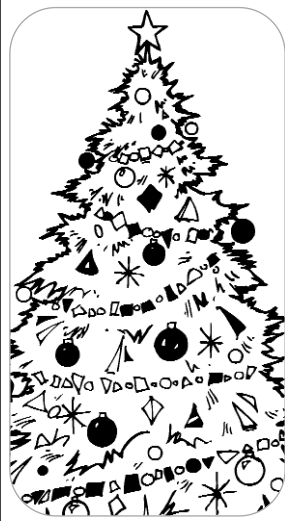
**Please do NOT drop off recyclables BEFORE the truck arrives.**

**Note!!**  
**Empty aerosol cans may be recycled with the rest of your metals.**  
**Paperboard may also be recycled with your cardboard.**

Waste Management  
**800-796-9696**



Markey Township Fire Department is very grateful to everyone who helped to make the Christmas tree lighting a success. A special thank you must go to Lake Township. Our Christmas tree has grown very tall making it almost impossible to decorate, but with the help of Lake Township's ladder truck and fire department volunteers they were able to decorate the tree for the official lighting. Pastor Jim Kent represented Santa Claus and T-Bear provided music. Bicycles were donated by the Markey Women's Association and Ray Sullivan, Markey township resident. The weather conditions were definitely very winery, but it did not seem to effect the turn out. Coffee, cider and donuts were



enjoyed by all. Bicycles winners were Ariel Ciaramitaro, Joslyn Ciaramitaro, Scout Nebor, and Chris Johnson of East Detroit. What a nice way to start the Christmas Season!!!

## 2009 Assessment Change Notices

These notices will be mailed late February 2009. The notices inform taxpayers of the tentative taxable value and equalized factors. The 2009 consumer price index (inflation rate multiplier) will be 1.044.

Please review your assessment notice carefully. Make sure the principal residence exemption is correct. If you feel the taxable or assessed values are not accurate, please note the Board of Review dates on the notice. This is your opportunity to protest. You may do so by mail, fax, e-mail or in person.

Your prompt attention and cooperation in this will assure accuracy for 2009 tax bills. If you have questions feel free to contact our assessor, Candi Stroh. Her scheduled working hours are Monday and Tuesday, 9:00 AM to 4:00 PM.

## TOWNSHIP OFFICE HOURS:

MONDAY - FRIDAY  
9:00am-4:00pm  
Telephone:  
(989) 366-9614  
Fax: (989) 366-8631

**WEB PAGE:**  
[www.markeytownship.org](http://www.markeytownship.org)  
Email Address  
[markey@i2k.com](mailto:markey@i2k.com)

Mailing Address:  
4974 E. Houghton Lake Drive  
Houghton Lake, MI 48629

The Board Meets  
the 2nd Monday of each  
Month at 7:30pm

Land Use Hours:  
Wednesday, Thursday and  
Friday 9:00am-12:30pm  
Permits 9:00am-10:30am



## What is Proposal A and how does it impact me?

The failing economy and the crash of the real estate market that Michigan is experiencing have led many homeowners to take a second look at their property tax bills. Residents can't help but wonder how Michigan's tax system works.

Proposal A was added to the Michigan Constitution in 1994 by a vote of the people to address how property taxes are determined. Prior to the enactment of the Proposal A, the state constitution required that every property owner pay property taxes based on the fair market value of their property. While the system insured that everyone would pay their fair share, it could be very punishing to the individual taxpayer. Whenever housing markets escalated quickly, it was not unusual for some homeowners in the community to see their tax bill jump by 20 percent or more in one year.

## Significant changes to the property tax system

When Proposal A was approved, it contained two significant changes to the property tax system: The first was to significantly cut school property taxes and the second was a

provision that significantly limited how quickly individual property tax bills could increase from year to year. Proposal A stated that the value of property used to calculate property taxes could not increase each year by more than the increase in inflation, or 5 percent, whichever is less, until the ownership of the property changes.

Property owners have seen the benefit from the valuation cap for years. Each year every property owner receives a statement from the township that indicates the property's State Equalized Value. This amount represents 50 percent of the current value of the property. The value is determined by the township's assessor, who is required to follow procedures established and monitored by the state. However, the more important number is the Taxable Value, which is the amount used to actually calculate property taxes. Any difference between The State Equalized Value and Taxable Value shows how Proposal A has limited your property taxes.

## Inequity in the system

While Proposal A protected individual property owners, it has created inequities. When a house is sold, the new owner must pay taxes on the full value of the property, with the same cap on future assessment increases. This means a person who has owned the same home for the last 14 years is likely paying much less in property taxes than their neighbor who just moved in three years ago, even though both homes may be identical.

The newest fairness issue has been exposed with the falling housing market. Our state law that implements Proposal A directs that the Taxable Value must increase by the rate of inflation any time the Taxable Value on a piece of property is less than its State Equalized Value. This occurs even if the value of the property is decreasing. This continues until the State Equalized

Value and Taxable Value are equal, at which point any further decline results in real property tax reductions. This leads to the question asked by many: Why did my property taxes go up when the value of my home just went down?

As administrators of the property tax system, the township can only point to the constitution and the decision made in 1994 by the residents of this state that a predictable property tax assessment was more important than an equitable assessment.

The economy is hitting everyone. Some property owners – generally those who have owned their homes for years – are seeing increases in their property tax bill. Local governments also feel the strain and have been struggling for years to maintain services due to declining funding from the state. The expected decline in property tax collections – our most important revenue source – simply means we must also do more with less, just like our residents are doing. It doesn't diminish our responsibility to maintain a community that is a great place to live, work, and raise our children. We intend to continue to do what we can to provide you with the services that you expect in a cost-efficient way.

**2009  
Roscommon County  
Pet Licenses**  
Pet licenses are available at Markey Township Hall  
Monday thru Friday  
9:00 AM to 4:00 PM  
**You must show proof of rabies vaccination of your pet prior to purchase.**  
Senior discounts available.