2024 ASSESSOR'S REPORT

The 2024 Assessment Roll for Pleasantview Township has been completed, reviewed and acted on by the Board of Review. For the most part all parcels in the Township received an increase in their assessed and taxable values. The CPI used for Taxable Value Cap and Millage Rollback Computation is 5.0 %, as determined by the state. Taxable values for parcels that transferred in 2023 were uncapped. Taxable values, for parcels that had new construction, were increased by the value of the new construction plus the 5.0 % CPI.

The residential and commercial classes are studied each year by the Emmet County Equalization Department using sales and appraisal data. The Equalization Department, with my input, then compares their data to assessments from the previous year and creates a multiplier or percent increase to adjust last year's assessments to reflect the current value. This year the residential ratio was 40.75%; the commercial ratio was 46.40%. It is then up to me to find the neighborhoods in each class that need to be adjusted to create equity within the class and assessments that represent 50% of market value. You will not find across the board adjustments in either class.

The 2024 assessment roll shows a total of 1,745 parcels of real property of which 442 parcels (25%) have a principle residence exemption (homestead). This is roughly the same as last year's numbers.

Over the course of 2023 there were approximately 65 sales within Pleasantview Township with a median sales price of $325,000.

New construction totals for all classes were valued at roughly $16,822,500. Half of this was added to the taxable value of the township. This number is down from last year but still within a reasonable average from year to year.
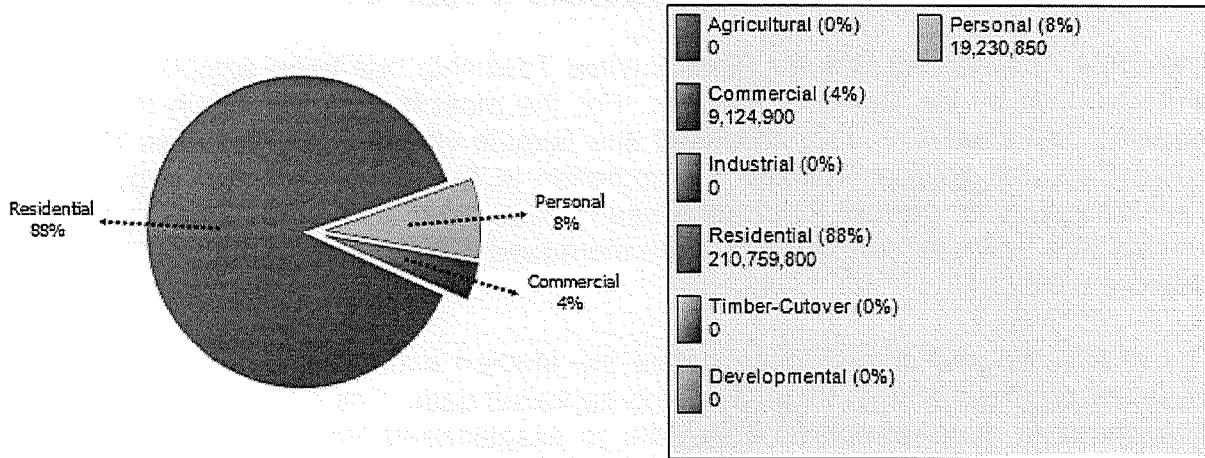
The Board of Review has conducted hearings and made the appropriate corrections, my thanks to them for their work and effort in helping to create the 2024 assessment roll.
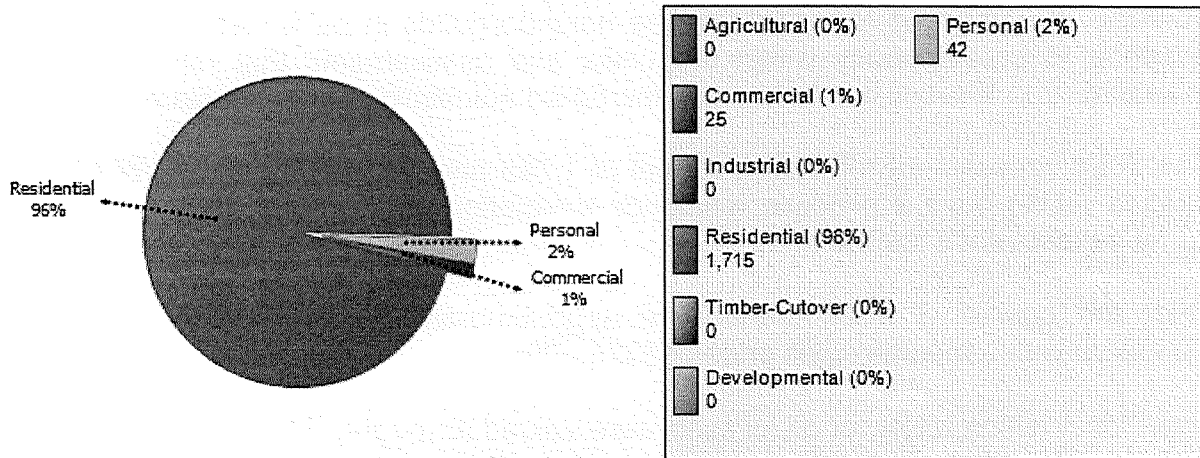
Jeff Grimm, Assessor

Assessed Value by Class

Class	Value
Agricultural (0%)	0
Commercial (4%)	9,124,900
Industrial (0%)	0
Residential (88%)	210,759,800
Timber-Cutover (0%)	0
Developmental (0%)	0
Personal (8%)	19,230,850

Parcel Count by Class

Class	Count
Agricultural (0%)	0
Commercial (1%)	25
Industrial (0%)	0
Residential (96%)	1,715
Timber-Cutover (0%)	0
Developmental (0%)	0
Personal (2%)	42

Assessed Value Trend By Class
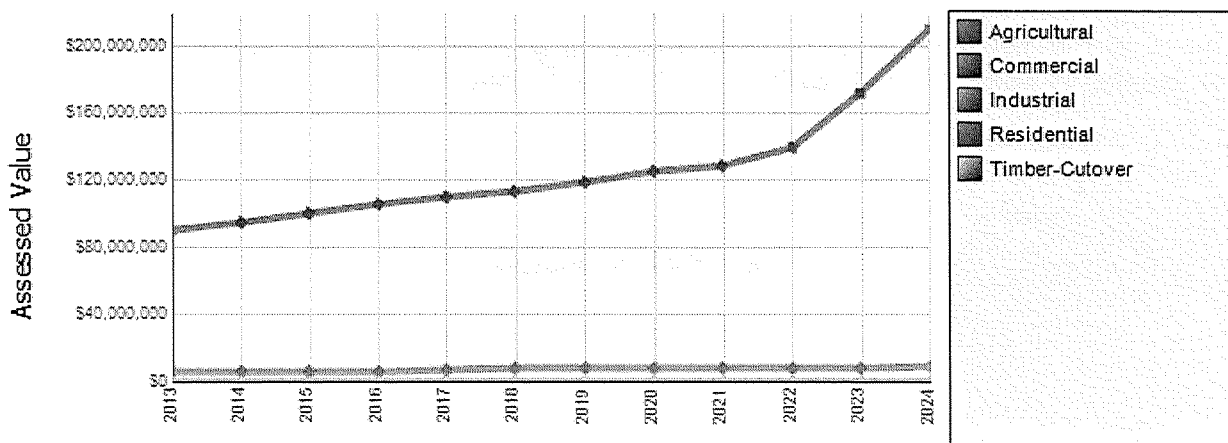
Legend: Agricultural, Commercial, Industrial, Residential, Timber-Cutover

Taxable Value Trend By Class
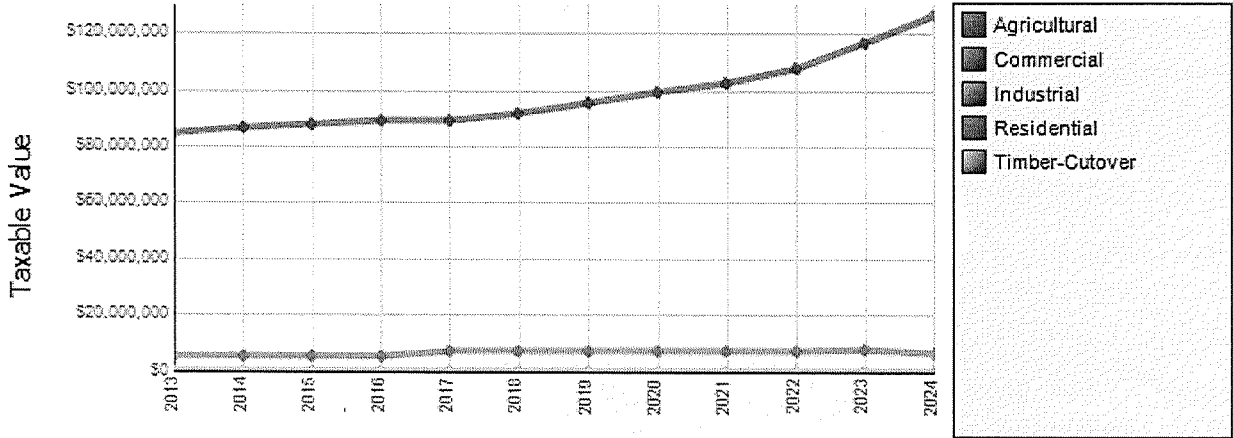
Percent change in Value from 2023 to 2024 by Class