



2020 BERRIEN COUNTY
EQUALIZATION DEPARTMENT
ANNUAL REPORT / EQUALIZATION REPORT



EQUALIZATION DEPARTMENT ANNUAL REPORT DEPARTMENT FUNCTIONS

- Main Function of the Equalization Department
 - The Equalization Department principally exists to assist the Board of Commissioners with the development of;
 - Equalization Report
 - Adopted in April of each year
 - Apportionment Report
 - Adopted in October of each year



EQUALIZATION DEPARTMENT ANNUAL REPORT ACTIVITIES OVER THE LAST YEAR

- Assessor Continuing Education
 - March Board of Review training
 - Key updates 2020
- Oronoko Township Industrial Reappraisal
 - Verified land value and market factor determinations
 - Verified accuracy of field work
 - Verified consistency of applied appraisal practices
- 19 Assessment Roll Audits
- L-4029 Preparation
 - 66 L-4029's were prepared for various taxing authorities
- GASB 77 reporting
 - Created reports for each taxing authority to comply with GASB 77
- Budget preparation
 - Help to forecast future taxable value
- Serve of Various Boards
 - MAA, MAED, MMAAO, BCAA
- Assistance to Local Units
- Staffing Updates
 - Transitioned to a contract Director
 - Recruited 2 new Appraisers
 - New MAAO and MMAAO certifications achieved



OVERVIEW OF 2020 EQUALIZATION REPORT

- What is the Equalization Report used for?
 - First and foremost the report is a compilation of the level of assessments for each class of property within each local unit of government.
 - If a level of assessment is not within 49 to 50 percent the value of that class shall be accordingly adjusted to reach 50 percent.
 - The report shows the concluded values for each class of property by each Township, City and School District.
 - The values listed in this report are the basis for the coming year's tax collection.
 - Local Townships, Cities and School Districts use the report to estimate tax revenues.



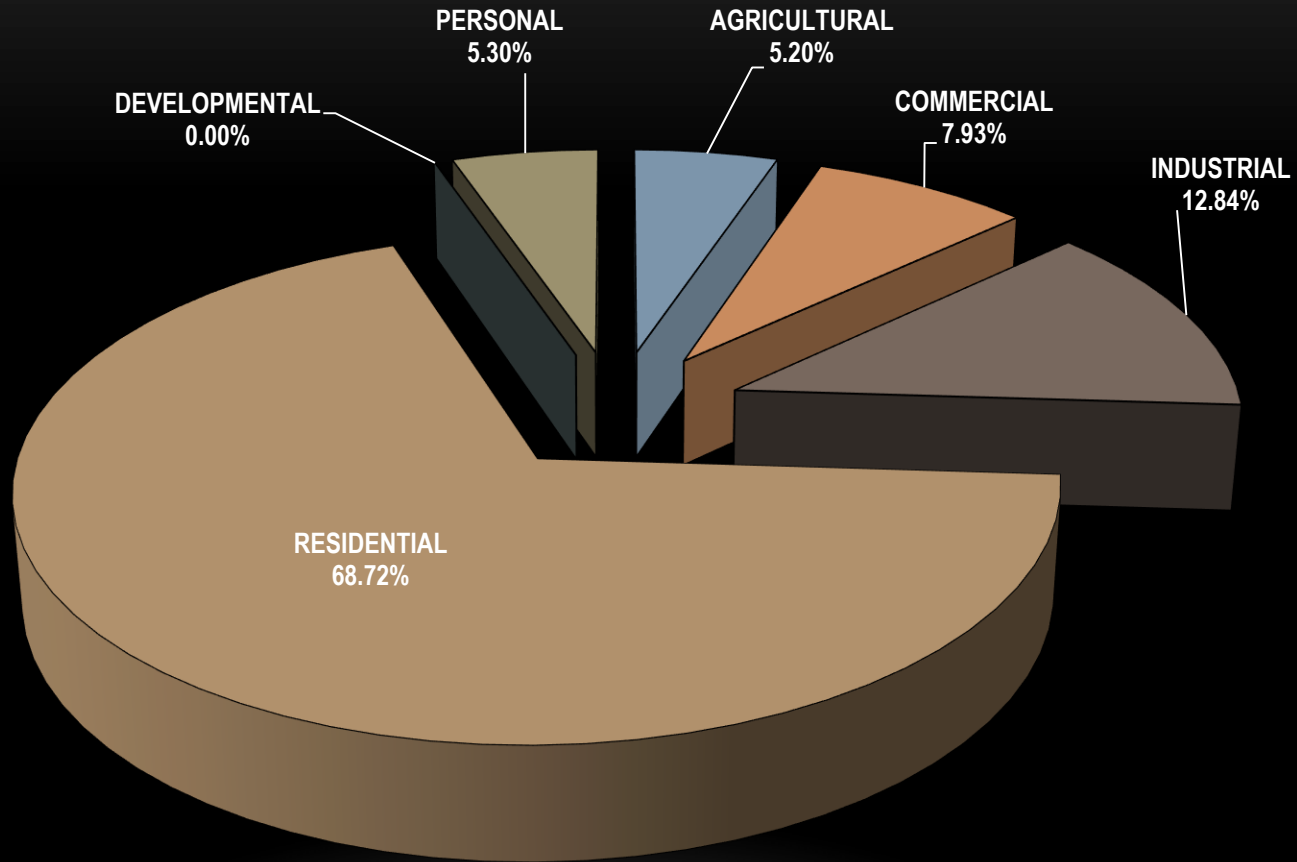
OVERVIEW OF 2020 EQUALIZATION REPORT

Quick Stats from the Report

- **Real Property Values**
 - CEV = \$9,612,890,580 2.26% increase from 2019
 - TV = \$7,717,240,469 2.60% increase from 2019
- **Personal Property Values**
 - CEV = \$537,937,607 6.10% increase from 2019
 - TV = \$535,667,944 6.18% increase from 2019
- **All Properties Combined**
 - CEV = \$10,150,828,187 2.46% increase from 2019
 - TV = \$8,252,908,413 2.83% increase from 2019



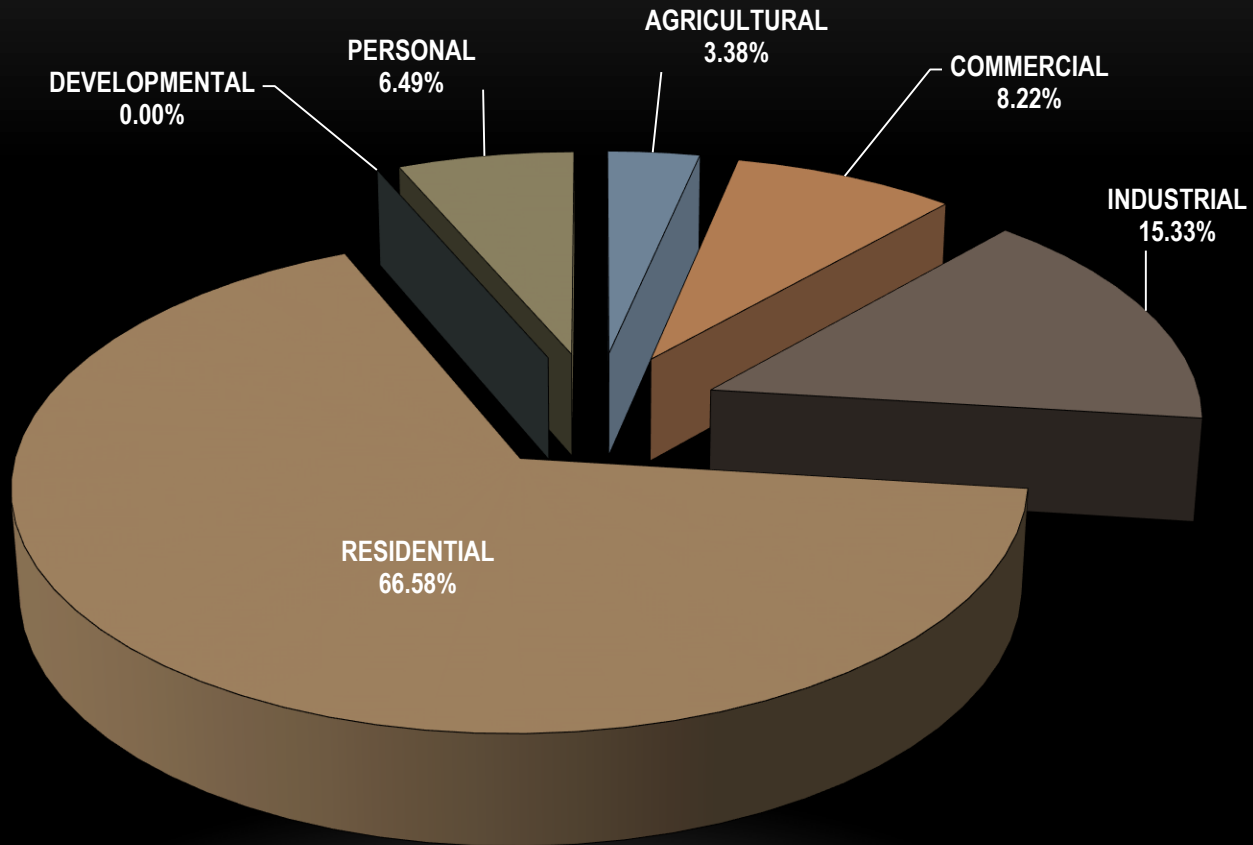
OVERVIEW OF 2020 EQUALIZATION REPORT



Assessed Value



OVERVIEW OF 2020 EQUALIZATION REPORT

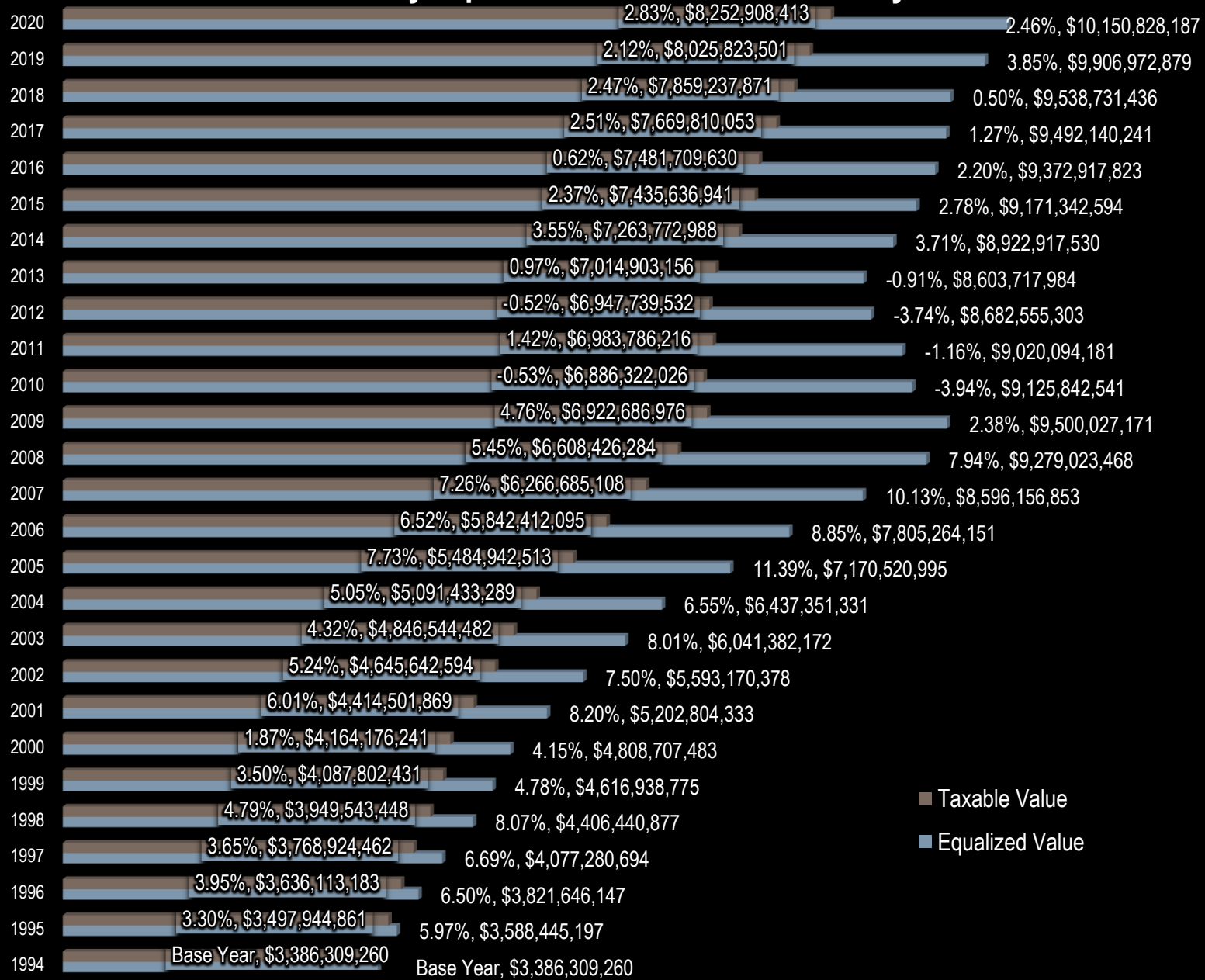


Taxable Value



OVERVIEW OF 2020 EQUALIZATION REPORT

Berrien County Equalized and Taxable Values by Year

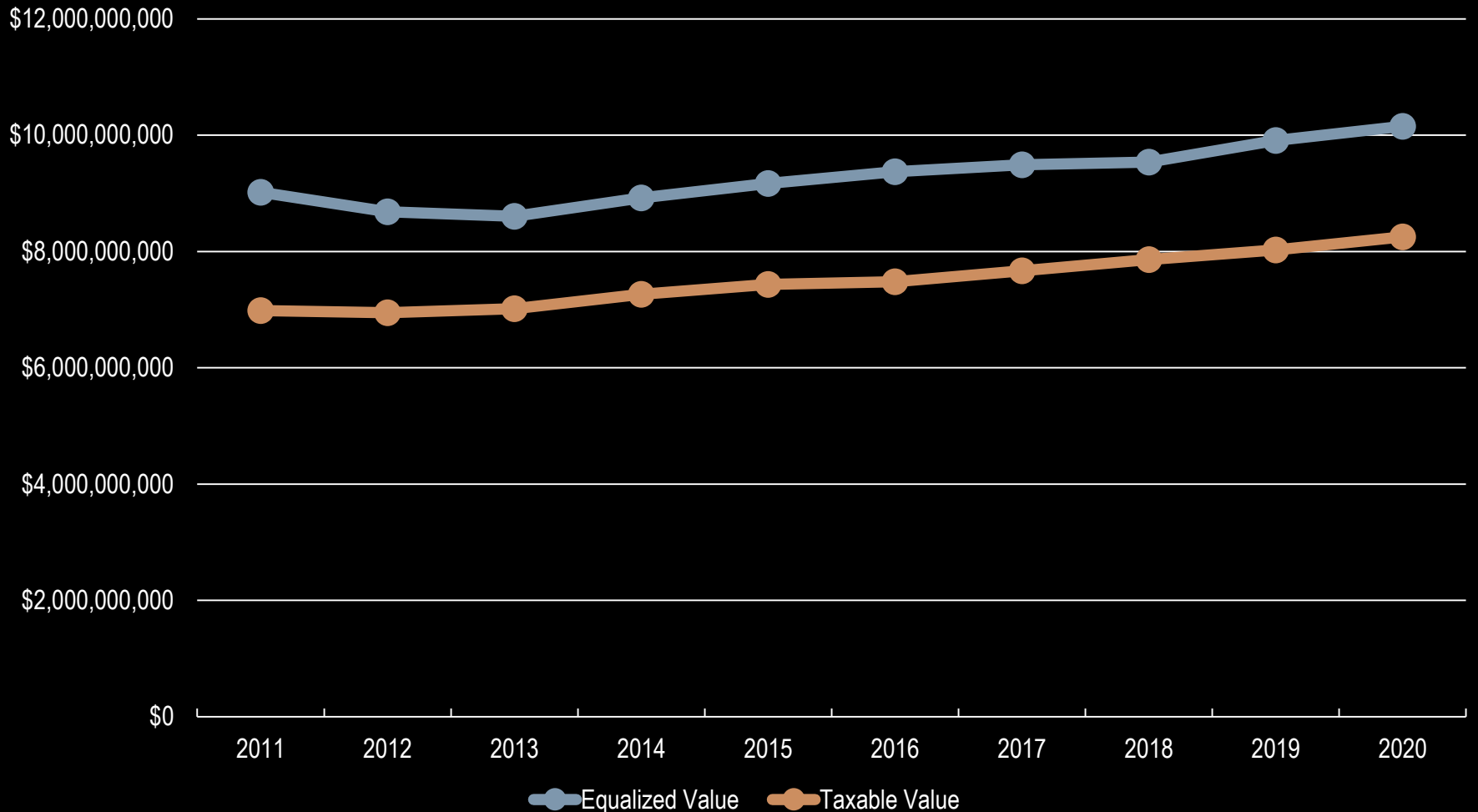


■ Taxable Value
■ Equalized Value



OVERVIEW OF 2020 EQUALIZATION REPORT

10 Year Trend in Gap between Equalized and Taxable Value (All Properties)





OVERVIEW OF 2020 EQUALIZATION REPORT

