

# CHIPPEWA COUNTY

## 2013 TENTATIVE EQUALIZATION RATIOS

### PUBLISHED AS REQUIRED BY P/A 165 OF 1971 REAL AND PERSONAL PROPERTY

Townships or City	Real Agricultural		Real Commercial		Real Industrial		Real Residential		Real Timber-Cutover		Real Developmental		Personal Property	
	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor
Bay Mills			49.85%	1.00000			51.44%	0.97201					50.00%	1.00000
Bruce	49.34%	1.00000	49.70%	1.00000			49.60%	1.00000					50.00%	1.00000
Chippewa			49.75%	1.00000			49.88%	1.00000					50.00%	1.00000
Dafter	51.77%	0.96582	49.56%	1.00000	49.99%	1.00000	49.07%	1.00000					50.00%	1.00000
DeTour			49.63%	1.00000	49.02%	1.00000	50.58%	0.98854					50.00%	1.00000
Drummond Island			49.14%	1.00000	45.12%	1.10816	50.54%	0.98932					50.00%	1.00000
Hulbert			49.58%	1.00000			50.27%	0.99463					50.00%	1.00000
Kinross	49.45%	1.00000	49.50%	1.00000	49.77%	1.00000	49.23%	1.00000					50.00%	1.00000
Pickford	49.51%	1.00000	49.95%	1.00000			49.82%	1.00000					50.00%	1.00000
Raber	51.31%	0.97447	49.92%	1.00000			50.38%	0.99246					50.00%	1.00000
Rudyard	51.22%	0.97619	49.85%	1.00000			50.88%	0.98271					50.00%	1.00000
Soo	51.45%	0.97182	49.48%	1.00000	49.90%	1.00000	48.92%	1.02208					50.00%	1.00000
Sugar Island			49.11%	1.00000			50.93%	0.98174					50.00%	1.00000
Superior	51.88%	0.96377	49.91%	1.00000			49.16%	1.00000					50.00%	1.00000
Trout Lake			49.85%	1.00000	50.00%	1.00000	49.99%	1.00000					50.00%	1.00000
Whitefish			49.37%	1.00000			51.98%	0.96191					50.00%	1.00000
Sault Ste. Marie City			49.03%	1.00000	49.92%	1.00000	49.49%	1.00000					50.00%	1.00000

Ratios shown above are the percentages of assessed valuations to true cash value as determined by a survey of individual assessments by the County Equalization Department. The Multipliers are those necessary to bring the Ratios to the required 50% of estimated true cash value.

These Multipliers are tentative and subject to change as the result of possible adjustments by individual assessing officers and local unit boards of review. Assuming that no adjustments are made to individual assessments, the Multiplier shown may be applied to each individual assessment within the classification for the 2013 assessment cycle to bring each assessment within that classification to its **Equalized Value**.

**THESE MULTIPLIERS REPLACE THOSE OF 2012 AND ARE NOT AN ADDITION TO OR SUBTRACTION FROM THOSE PREVIOUS MULTIPLIERS.**

**SPECIAL NOTE:** Pursuant to our state constitution, except in the year following a transfer, a parcel's taxable value is the lower of its capped value or its state equalized value. The 2013 capped value formula is: 2012 taxable value less the taxable value of physical losses (fire loss, building removal, value moving to exempt, etc) times 1.0240 (state certified inflation multiplier) plus the taxable value of physical additions (50% of new construction true cash value, or value coming from exempt, etc) equals capped value. If a transfer occurred in the previous year, however, that parcel's taxable value uncaps to its equalized value.

Tax bills are calculated as follows: Taxable value times applicable millage rate. Visit the Chippewa County website ([www.chippewacountymi.gov](http://www.chippewacountymi.gov)) and follow the prompts under the equalization page of the website to estimate a tax bill, or to read more interesting facts about the subject of property taxation.

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