



# Memorandum

**To:** Livingston County Board of Commissioners  
**From:** Sue Bostwick  
**Date:** 04/05/2025  
**Re:** 2025 Equalization Report

This year our reports, and the information we present to you are different than previous years. This is due to the new system from the State Tax Commission, it does streamline our work, so going forward this is what you will see. Pages 1 and 2 are the recommended county figures for both real and personal property. Pages 3 and 4 are the county equalized values by class for real property and pages 5 and 6 are the assessed values by class for real property. Page 7 is the tentative taxable value for the 2025 taxing year. As in previous years our appraisal work and the sales studies determine the level of assessment for each class of property. We review the local units work prior to March Board of Review to determine if the information is entered correctly, and they fall between the 49% and 50% of our indicated true cash value. Which all units did.

Green Oak Townships agricultural class consist of ten parcels. The township currently is with the new BS&A Cloud, in this system, it is difficult to see if the properties are frozen (this is a process where the values don't change), the assessor saw that a parcel did not change value from the previous year, so she had BS&A recalculate the agricultural class of property. When she rerun the figures, she was at 48.49, not between 49% and 50%. She then contacted the State Tax Commission, and was told she could add to the class resend the Change of Assessment Notices and extend the Board of Review to allow the people time to protest, which she did. Upon the conclusion of the Board of Review she reran the L-4023 and realized her beginning figures were off due to a split. This had to be corrected, upon correcting the split her ending figure was 50.32%. At this point of the process there is nothing the local unit can do. You, the Board of

Commissioners are required to make this class in Green Oak Township compliant with 211.34(2) (see attached) and lower the assessed value of the class \$20,770 by using a factor of .99368. For this reason, I will be asking you to approve the County Equalized Values and not the assessed. The recommended CEV is \$18,397,056,418. This is an increase of 6.22% over last year. The 2025 taxable value is \$13,379,198,444 or a 5.5% increase.

I would like to take this opportunity to thank you for your support over the years I've had this position and express my gratitude to the wonderful people I've worked with throughout the county. This is a wonderful community! Thank you so much.

Should you have any questions please contact me.