



2020 Winter Workshop Training and Speakers

Friday, January 17 – 1:00-1:30 pm
Michigan Treasury Update



The most up-to-date report will be shared on the Michigan Department of Treasury from new State Treasurer, Rachael Eubanks.

Rachael Eubanks, State Treasurer, Michigan Dept. of Treasury
Lansing, Michigan
517-241-2624



Rachael Eubanks was appointed as Michigan's 47th State Treasurer by Governor Gretchen Whitmer in January of 2019. She is committed to bringing creativity, collaboration and commitment to identify and implement solutions to some of Michigan's greatest challenges. She does this while also building upon Treasury's culture of service to Michiganders, through continuous improvement and employee engagement, which are the foundation of Treasury's mission to provide fair and efficient financial services on behalf of taxpayers, governments, students and all Michiganders, for the long-term fiscal health and stability of our state.

In 2016 she was appointed by Governor Rick Snyder (and reappointed in 2017) to serve on the Michigan Public Service Commission (MPSC) as a utility regulatory commissioner. In that capacity she reviewed and voted on hundreds of orders that helped shape Michigan's energy future. In particular, the Commission had regulatory oversight over the implementation of two comprehensive energy law changes during her tenure. She served on several national organizations, including being elected as Vice President to the Organization of PJM States, Inc., and was on the Board of Directors of the National Association of Regulatory Utility Commissioners, where she was Chair of the Supplier and Workforce Development Subcommittee.

Prior to that role, Treasurer Eubanks structured more than \$25 billion in bond financings for public entities—primarily the state of Michigan, State Building Authority, Michigan Finance Authority and the Michigan Strategic Fund. Treasurer Eubanks also served as point of contact for credit rating agencies on state credit matters for ten years.

Treasurer Eubanks serves on the National Association of State Treasurers' (NAST) State Debt Management Network and Legislative Committees and also is the Vice Chair of the NAST Financial Education & Empowerment Committee. She was on the Board of Michigan Women in Finance from 2008-2013 and was elected Treasurer and President.

She obtained her Bachelor degree in economics from the University of Michigan.



Michigan Department of
TREASURY

Engagement. Service. Improvement.

**MICHIGAN MUNICIPAL TREASURERS
ASSOCIATION – WINTER WORKSHOP
TRAINING**

Treasurer Rachael Eubanks

January 17, 2020

OUR SENIOR STAFF



Rachael Eubanks
Treasurer



Jeff Guilfoyle
Chief Deputy Treasurer



Sally Durfee
Chief of Staff



Jon Braeutigam
Chief Investment Officer



Ann Good
Deputy Treasurer
Financial & Admin. Services



Joyce Parker
Deputy Treasurer
State/Local Finance



Glenn White
Deputy Treasurer
Tax Administration

OUR FOUNDATION

EMPLOYEE ENGAGEMENT

Commitment to an inclusive environment that values diverse perspectives and cultivates employee recruitment, retention, development, and leadership.

CULTURE OF SERVICE

Provide complete, accurate, and timely services to all internal and external customers in a professional manner.

CONTINUOUS IMPROVEMENT

Commitment to proactive and innovative employee-driven solutions in our daily operations and in strategic financial leadership.

OUR MISSION, VISION and VALUES

MISSION

Providing fair and efficient financial services on behalf of taxpayers, governments, students and all Michiganders, for the long-term fiscal health and stability of our state.

VISION

We are the innovative and inclusive resource provider of exceptional financial services for a better Michigan.

VALUES

Integrity ~ Inclusion & Diversity ~ Innovation ~ Public Service

WORKING WITH LOCAL GOVERNMENTS

- Partnering to ensure the fair, efficient, consistent, and strategic implementation of statutory requirements
- Ensuring compliance with, and enforcement of statutory requirements
- Analyzing and making recommendations for policy and legislative changes
- Building trusted relationships with internal and external customers and partners
- Gathering and analyzing data from local governments and school districts to identify trends and deliver targeted resources
- Conducting financial and process audits and reviews
- Coordinating and providing support services and resources to our local governments and school districts
- Administering property tax laws

INTERACTING WITH OUR STAKEHOLDERS

INFORM

Proactively and consistently share information with stakeholders via conferences, trade shows, newsletters and media relations.

RESPOND

Use stakeholder feedback to improve guidance, correspondence, policies and procedures.

RESOLVE

Committed to first-time resolution for taxpayers and improved systems and applications for schools and local governments.

BUILDING PROACTIVE PARTNERSHIPS

Focusing on transparency, integrity and service delivery

Serving as a resource in shaping policy

Resolving issues in a collaborative way

Being faithful stewards of public funds and the public interest

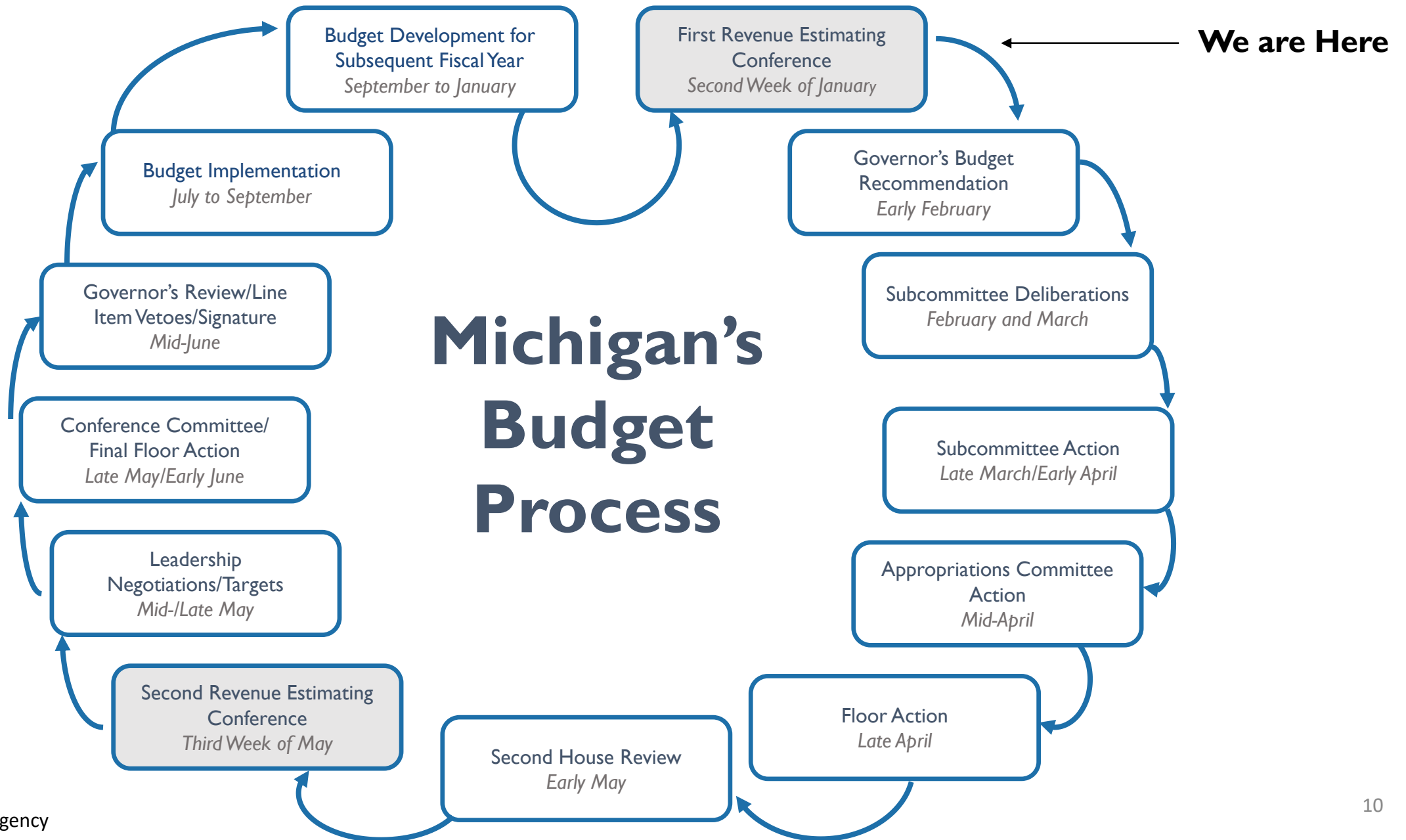
OUR PROGRESS AND 2020 PRIORITIES

Prior to 2013 Principal Residency Exemption (PRE) appeals often took more than a year to process. After several process improvements, PREs are processed in less than 90 days (and often in under 20 days)!

Develop relationships with local governments and schools by increasing transparency, eliminating redundant information requests, and improving communications.

STATE BUDGET OUTLOOK





Michigan's 2021 Budget

Consensus Revenue Estimating Conference resulted in an accurate and agreed upon revenue forecast on which to finish our work for the release of the budget in early February.

Governor Whitmer and the administration are focused on helping people, so you'll see a budget recommendation in early February that reflects that. Providing funding for education, clean water, and good jobs will likely be part of the plan.

General Fund revenues have been hovering around \$10 to \$11 billion for nearly 20 years. The revenue estimates announced last week are good news, but don't fundamentally change the fact that we have constrained resources and challenges when it comes to the funding needed to address real problems for Michigan's residents.

Important State Budget Facts

State government is mostly a pass-through entity—most money received is sent elsewhere

- School Aid—payments to local schools
- Medicaid—payments to doctors, hospitals, nursing homes
- Human services—payments to individuals, child care providers, etc.
- Revenue sharing—payments to local governments

Salaries to state employees are only about 11% of the state budget; by contrast employee compensation is often 80% or more of local government and school district budgets

STATE ECONOMIC OUTLOOK



Two Divergent Periods of Economic Growth

Michigan's single state recession has been followed by a period of growth that has outperformed the US and Great Lakes States.

Economic Metric	From 2000 to 2009						From 2009 to 2018		
	2000	2009	2018	Annual Growth Rate	Higher than US Growth	Rank Among Great Lakes States*	Annual Growth Rate	Higher than US Growth	Rank Among Great Lakes States*
State GDP	\$351.6 billion	\$365.6 billion	\$528.0 billion	0.4%	✗	Last	4.2%	✓	#1
Wage and Salary Employees	4.7 million	3.9 million	4.4 million	-2.1%	✗	Last	1.5%	✓	#1
Wage and Salary Earnings	\$174.2 billion	\$170.0 billion	\$240.4 billion	-0.3%	✗	Last	3.9%	✗	#2
Per Capita Personal Income	\$30,409	\$34,030	\$48,423	1.3%	✗	Last	4.0%	✓	#1
Manufacturing Job Growth	886,400	455,100	629,800	-7.1%	✗	Last	3.7%	✓	#1

*Ranking Includes: Illinois, Indiana, Michigan, Minnesota, Ohio, and Wisconsin

Sources: Income and GDP data from the Bureau of Economic Analysis, Wage and Employment data from the Bureau of Labor Statistics.

The 2000s Hit Michigan Hard

Year	U.S. Per Capita Income	Michigan Per Capita Income	Michigan Compared to U.S.	State Rank
1930	\$621	\$658	106%	14
1940	\$600	\$683	114%	12
1950	\$1,533	\$1,717	112%	12
1960	\$2,321	\$2,411	104%	15
1970	\$4,198	\$4,200	100%	16
1980	\$10,180	\$10,230	100%	19
1990	\$19,621	\$19,051	97%	21
2000	\$30,657	\$30,409	99%	18
2010	\$40,546	\$35,391	87%	40
2018	\$54,446	\$48,423	89%	33

Source: U.S. Bureau of Economic Analysis. September 24, 2019 release.

Economic Outlook

Slow, continued growth for U.S. and Michigan economies

- Administration forecast of GDP growth:
 - 2.3 percent for 2019
 - 1.6 percent for 2020
 - 1.6 percent for 2021
- Administration forecast of Michigan employment:
 - 0.5 percent for 2019
 - 0.6 percent for 2020
 - 0.5 percent for 2021

China and U.S. trade negotiations appear to be progressing

Additional Auto tariffs have not been imposed

January 2020 Administration Forecast of Major Taxes

Sales Tax

- Forecast of 2.6 percent growth
- Collections boosted by *South Dakota v. Wayfair* and Market Place legislation

CIT/MBT

- Expecting modest growth in business taxes
- Remain the most volatile major taxes for both economic and non-economic reasons

Income Tax

- Forecast of 1.5 percent increase in gross collections

Recreational Marihuana Tax

- Receipts may be light early in the year due to demand exceeding current supply
- Estimated sales tax revenue:
 - \$97.5 million in 2020
 - \$143.0 million in 2021

Forecast Risks

National

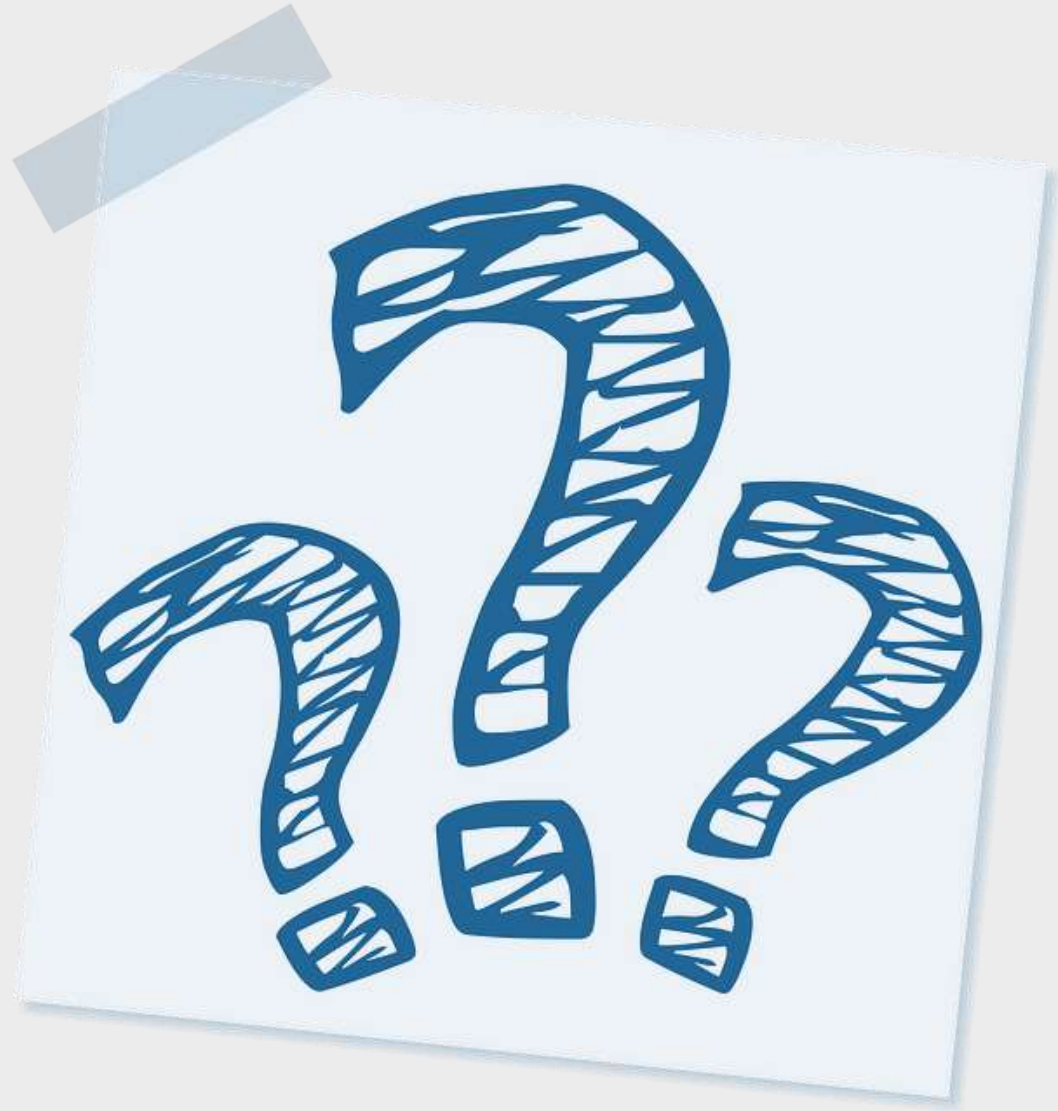
- Federal Policy — fiscal, tax and trade policy
- International Uncertainty— trade wars, slower global growth, economic shocks, and geo-political risks
- Monetary Policy

Michigan

- Slower economic growth may cause weakness in individual income tax withholding and sales tax
- Corporate income tax volatility
- Individual income tax estimated payments and annual payments continue at high levels

Can Michigan keep pace with the US?

Questions



Thank
You!



2020 Winter Workshop Training and Speakers

Friday, January 17 – 1:30-2:45 pm continued
Working with Title Companies and Disabled
Veterans Tax Exemption



Laurie Sheldon, Treasurer, City of Kentwood

4900 Breton Avenue SE, Kentwood, MI 49508
sheldonl@kentwood.us · 616-554-0763

Laurie has resided in the City of Kentwood for more than 30 years and is happily married to my husband, Chris, and has three beautiful children. In her free time, Laurie enjoys spending time with her family and friends, camping, golfing, and volunteering in her community. She has a great deal of her life invested in Kentwood and has a true passion to help make it better each and every day.

In 2000, Laurie graduated from Davenport University with a Bachelor Degree in Business Management. For four years after graduation, she worked in the private business sector until she took a leave of absence from the workforce to focus on her family. In 2006, at the request of Mayor Richard Root, Laurie began serving the community as a Planning Commissioner. She served for seven years and ultimately became the vice chair of the Planning Commission. During the time on the Commission, Laurie launched a business called Ballot Box Consulting. As a Campaign Consultant, she managed eighteen political campaigns that were all successful. Ballot Box Consulting is still owned and operated by Laurie, but over the past few years she has limited its projects so that she may focus on her current role as Treasurer. An opportunity presented itself in 2012 when she became a City Commissioner. Laurie served as City Commissioner until November of 2013 when she was elected as the City of Kentwood Treasurer.



Disabled Veterans Exemptions Review

PA161

Disabled Veterans Exemption Review

Act No. 161
Public Acts of 2013
Approved by the Governor
November 12, 2013
Filed with the Secretary of State
November 12, 2013
EFFECTIVE DATE: November 12, 2013

**STATE OF MICHIGAN
97TH LEGISLATURE
REGULAR SESSION OF 2013**

Introduced by Senators Hildebrand, Emerson, Brandenburg, Pross, Green, Rocca, Pappageorge, Jones, Colbeck, Nofs and Marleau

ENROLLED SENATE BILL No. 352

AN ACT to amend 1986 PA 296, entitled "An act to provide for the assessment of rights and interests, including household interests, in property and the levy and collection of taxes on property, and for the collection of taxes levied; making those taxes a lien on the property taxed, establishing and enforcing the lien, providing for the sale or forfeiture and conveyance of property delinquent for taxes, and for the inspection and disposition of lands laid off to the state and not redeemed or purchased; to provide for the establishment of a delinquent tax revolving fund and the borrowing of money by counties and the issuance of notes; to define and limit the jurisdiction of the courts in proceedings in connection with property delinquent for taxes; to limit the time within which actions may be brought; to prescribe certain limitations with respect to rates of taxation; to prescribe certain powers and duties of certain officers, departments, agencies, and political subdivisions of the state; to provide for certain reimbursements of certain expenses incurred by units of local government; to provide penalties for the violation of this act; and to repeal acts and parts of acts," by amending section 7b (MCL 211.7b).

The People of the State of Michigan enact:

Sec. 7b. (1) Real property used and owned as a homestead by a disabled veteran who was discharged from the armed forces of the United States under honorable conditions or by an individual described in subsection (2) is exempt from the collection of taxes under this act. To obtain the exemption, an affidavit showing the facts required by this section and a description of the real property shall be filed by the property owner or his or her legal designee with the supervisor or other assessing officer during the period beginning with the tax day for each year and ending at the time of the final adjustment of the local board of review. The affidavit when filed shall be open to inspection. The county treasurer shall cancel taxes subject to collection under this act for any year in which a disabled veteran eligible for the exemption under this section has acquired title to real property exempt under this section. Upon granting the exemption under this section, each local taxing unit shall bear the loss of its portion of the taxes upon which the exemption has been granted.

(2) If a disabled veteran who is otherwise eligible for the exemption under this section dies, either before or after the exemption under this section is granted, the exemption shall remain available to or shall continue for his or her unmarried surviving spouse. The surviving spouse shall comply with the requirements of subsection (1) and shall indicate on the affidavit that he or she is the surviving spouse of a disabled veteran entitled to the exemption under this section. The exemption shall continue as long as the surviving spouse remains unmarried.

(3) As used in this section, "disabled veteran" means a person who is a resident of this state and who meets 1 of the following criteria:

(a) Has been determined by the United States department of veterans affairs to be permanently and totally disabled as a result of military service and entitled to veterans' benefits at the 100% rate.

(b) Has a certificate from the United States veterans' administration, or its successor, certifying that he or she is receiving or has received pensionary assistance due to disability for specially adapted housing.

(c) Has been rated by the United States department of veterans affairs as individually unemployable.

Enacting section 1. This amendatory act shall be known and may be cited as the "Dottie Lee Barnes disabled veterans property tax relief act".

This act is ordered to take immediate effect.

Carol Morey Vincent
Secretary of the Senate
Dany R. Rell
Clerk of the House of Representatives

Approved _____

Governor _____

Disabled Veteran's Exemption

MCL 211.7b

Michigan P.A. 161 of 2013 amended MCL 211.7b relating to the exemption for disabled veterans. Specifically this Act changed MCL 211.7b to read as follows:

Sec. 7b. (1) Real property used and owned as a homestead by a disabled veteran who was discharged from the armed forces of the United States under honorable conditions or by an individual described in subsection (2) is exempt from the collection of taxes under this act. To obtain the exemption, an affidavit showing the facts required by this section and a description of the real property shall be filed by the property owner or his or her legal designee with the supervisor or other assessing officer during the period beginning with the tax day for each year and ending at the time of the final adjournment of the local board of review. The affidavit when filed shall be open to inspection. The county treasurer shall cancel taxes subject to collection under this act for any year in which a disabled veteran eligible for the exemption under this section has acquired title to real property exempt under this section. Upon granting the exemption under this section, each local taxing unit shall bear the loss of its portion of the taxes upon which the exemption has been granted.

(2) If a disabled veteran who is otherwise eligible for the exemption under this section dies, either before or after the exemption under this section is granted, the exemption shall remain available to or shall continue for his or her unremarried surviving spouse. The surviving spouse shall comply with the requirements of subsection (1) and shall indicate on the affidavit that he or she is the surviving spouse of a disabled veteran entitled to the exemption under this section. The exemption shall continue as long as the surviving spouse remains unremarried.

(3) As used in this section, "disabled veteran" means a person who is a resident of this state and who meets 1 of the following criteria:

(a) Has been determined by the United States department of veterans affairs to be permanently and totally disabled as a result of military service and entitled to veterans' benefits at the 100% rate. (b) Has a certificate from the United States veterans' administration, or its successors, certifying that he or she is receiving or has received pecuniary assistance due to disability for specially adapted housing.

(c) Has been rated by the United States department of veterans affairs as individually unemployable.

Disabled Veteran Exemption Eligibility Requirements:

The disabled veteran must have been honorably discharged from the armed forces of the United States. They must be a Michigan resident and meet one of the following:

- a.) Has been determined by the United States department of veterans' affairs to be permanently and totally disabled as a result of military service and entitled to veterans' benefits at the 100% rate.
- b.) Has a certification from the United States veterans' administration, or its successors, certifying that he or she is receiving or has received pecuniary assistance due to disability for specially adapted housing.
- c.) Has been rated by the United States department of veterans' affairs as individually unemployable.

Disabled Veteran Exemption **Eligibility Requirements:**

- 100% Exemption is on REAL property owned and used as the homestead.
- Contiguous properties are not eligible
- Special assessments are not considered property taxes per MCL 211.7b
- Properties used as a business are not eligible
- Rental properties are not eligible



**Department of
Veterans Affairs**

477 MICHIGAN AVE
DETROIT MI 48226

SAMPLE TYPICAL SUMMARY OF BENEFITS LETTER

Veteran's Name:

This letter is a summary of benefits you currently receive from the Department of Veterans Affairs (VA). We are providing this letter to disabled Veterans to use in applying for benefits such as housing entitlements, free or reduced state park annual memberships, state or local property or vehicle tax relief, civil service preference, or any other program or entitlement in which verification of VA benefits is required. Please safeguard this important document. This letter replaces VA Form 20-5455, and is considered an official record of your VA entitlement.

--America is Grateful to You for Your Service--

Our records contain the following information:

Personal Claim Information:

Your VA claim number is:
You are the Veteran

Military Information:

Your character(s) of discharge and service date(s) include:

Marine Corps, Honorable,

(You may have additional periods of service not listed above)

VA Benefits Information:

Service-connected disability: Yes

Your combined service-connected evaluation is: 100 PERCENT

The effective date of the last change to your current award was: 01-DEC-2012

Your current monthly award amount is:

Are you considered to be totally and permanently disabled due to your service-connected disabilities: Yes

You should contact your state or local office of Veterans' affairs for information on any tax, license, or fee-related benefits for which you may be eligible. State offices of Veterans' affairs are available at <http://www.va.gov/statedva.htm>.

Need Additional Information or Verification?

If you have any questions about this letter or need additional verification of VA benefits, please call us at 1-800-827-1000. If you use a Telecommunications Device for the Deaf (TDD), the number is 1-800-829-4833. Send electronic inquiries through the Internet at <https://iris.va.gov>.

Sincerely yours,

VETERANS SERVICE CENTER MANAGER

Disabled Veteran Exemption **Exemption Application:**

In order to apply for the exemption, the disabled veteran, their unremarried surviving spouse or their legal designee must annually file an affidavit (State Tax Commission Form 5107) with the local unit where the property is located.

The application process requires that the veteran must file both the affidavit and supporting evidence with the local city or township assessor annually.

State Tax Commission Affidavit for Disabled Veterans Exemption

Issued under authority of Public Act 161 of 2013, MCL 211.7b. Filing is mandatory.

Instructions: This form is to be used to apply for an exemption of property taxes under MCL 211.7b, for real property used and owned as a homestead by a disabled veteran who was discharged from the armed forces of the United States under honorable conditions or his or her unmarried surviving spouse. The property owner, or his or her legal designee, must annually file the Affidavit with the supervisor or assessing officer any time after December 31 and before, or until the conclusion of, the December Board of Review.

OWNER INFORMATION (Enter information for the disabled veteran or unmarried surviving spouse)		
Owner's Name		Owner's Telephone Number
Owner's Mailing Address		
City	State	ZIP Code
LEGAL DESIGNEE INFORMATION (Complete if applicable)		
Legal Designee Name		Daytime Telephone Number
Mailing Address		
City	State	ZIP Code
HOMESTEAD PROPERTY INFORMATION (Enter information for the property in which the exemption is being claimed)		
City, Township or Village (Check the appropriate box and provide the name) <input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		
County	Name of the Local School District	
Parcel Identification Number	Date the Property was Acquired (MM/DD/YYYY)	
Homestead Property Address		
City	State	ZIP Code
ACKNOWLEDGEMENT (Check all boxes that apply)		
<input type="checkbox"/> I am a disabled veteran, or the legal designee of the disabled veteran, who was discharged under honorable conditions from the armed forces of the United States of America with a service connected disability.		
<input type="checkbox"/> I am the unmarried surviving spouse, or the legal designee of the unmarried surviving spouse, of a disabled veteran who was discharged under honorable conditions from the armed forces of the United States of America with a service connected disability.		
<input type="checkbox"/> I am a Michigan resident.		
<input type="checkbox"/> I own the property in which the exemption is being claimed and it is used as my homestead. Homestead is generally defined as any dwelling with its land and buildings where a family makes its home.		
AFFIRMATION OF ELIGIBILITY (Check the appropriate box and provide a copy of the required documentation)		
<input type="checkbox"/> The disabled veteran has been determined by the United States Department of Veterans Affairs to be permanently and totally disabled as a result of military service and entitled to veterans' benefits at the 100% rate (must attach a copy of the letter from the U.S. Department of Veterans Affairs).		
<input type="checkbox"/> The disabled veteran is receiving or has received pecuniary assistance due to disability for specially adapted housing (must attach a copy of the certificate from the U.S. Department of Veterans Affairs).		
<input type="checkbox"/> The veteran has been rated by the United States Department of Veterans Affairs as individually unemployable (must attach a copy of the letter from the U.S. Department of Veterans Affairs).		
CERTIFICATION		
I hereby certify to the best of my knowledge that the information provided in this Affidavit is true and I am eligible to receive the disabled veteran's exemption from property taxes pursuant to Michigan Compiled Law, Section 211.7b.		
Printed Name of Owner or Legal Designee		Title of Supervisor
Signature of Owner or Legal Designee		Date

DESIGNEE MUST ATTACH LETTER OF AUTHORITY

Disabled Veteran Exemption

Eligible Un-remarried Surviving Spouse:

If a disabled veteran who is otherwise eligible for the exemption under this section dies, either before or after the exemption under this section is granted, the exemption shall remain available to or shall continue for his or her unremarried surviving spouse.

- The veteran must have been a Michigan resident at the time of death
- The veteran must have been an eligible disabled veteran at the time of death
- The spouse must not have remarried



Disabled Veterans Exemption Review

Determining Taxes on Veteran Home Purchases and Sales

Disabled Veteran Exemption

STC Opinion:

In the absence of relevant information contained in the closing documents, the STC advises assessors to divide the total taxes for the year by 12 and then multiply that number by the number of months the veteran will own the home and use it as their homestead or divide the total taxes for the year by 365 and then multiply that number by the number of days the veteran will own the home and use it as their homestead

Disabled Veteran Exemption

Proration:

Assessor:

- Adjust state equalized value and taxable values to zero
- Review the closing statement to determine the amount of property taxes paid at closing
- Proration should be based on the tax year January 1st – December 31st
- Work with Treasurer to determine prorated taxes
- If a closing statement is not available, the assessor should assume no taxes were paid at closing

Treasurer:

- Work with Assessor to determine prorated taxes
- Refund taxes to the appropriate party that paid the taxes



BUYER CLOSING STATEMENT

Seller

Buyer

Closing Date: May 31, 2019

Description	Buyer	
	Debit	Credit
Deposits, Credits, Debits	Debit	Credit
Sale Price of Property	\$270,000.00	
Advance Credit from Independent Bank		\$495.00
Seller credit		\$5,000.00
Lender Credit from Independent Bank		\$66.60
Earnest Money Deposit		\$1,500.00
HOA Capital Contribution to Cobblestone at the Ravines - Central	\$194.00	
HOA Administrative Fee to Cobblestone at the Ravines - Central	\$150.00	
Prorations	Debit	Credit
City/Town Taxes 1/1/2019 to 5/31/2019 @ \$1,011.09/Year		\$415.52
County Taxes 1/1/2019 to 5/31/2019 @ \$154.32/Year		\$63.42
Loan Items	Debit	Credit
Loan Amount		\$270,000.00
0.5000% of Loan Amount (Points)	\$1,350.00	
Appraisal Fee to (NA) Independent Bank	\$450.00	
Credit Report to (NA) Independent Bank	\$100.00	
MERS(R)R Registration Fee to (NA) Independent Bank	\$11.95	
Processing Fees to Independent Bank	\$595.00	
Verification Report to CBC to Independent Bank	\$14.95	
Prepaid Interest (32.3630 per day from 5/31/2019 to 6/1/2019)	\$32.36	
Homeowner's Insurance Premium (12 mo.) to Farm Bureau Insurance	\$1,272.00	
Homeowner's Insurance \$106.00 per month for 3 mo.	\$318.00	
Property Taxes \$63.54 per month for 8 mo.	\$508.32	
City Property Tax 15 months @ \$324.12 per month	\$4,861.80	
Aggregate Adjustment	\$-656.78	
Flood certification to (NA) Independent Bank	\$10.00	
Underwriting Fees to (NA) Independent Bank	\$395.00	
Title Charges	Debit	Credit
Settlement or Closing Fee	\$275.00	
Lender's Coverage	\$825.00	
Government Recording and Transfer Charges	Debit	Credit
Recording Fees: Mortgage	\$30.00	
Recording Fees: Warranty/Covenant Deed	\$35.00	
Total	\$280,123.36	\$277,540.54

Balance Due from Buyer: \$2,582.82

Disabled Veteran Exemption Sample Closing Document:

Disabled Veteran Exemption

Sample Proration Calculation:

Disabled Veteran Proration Calculation

Property Address

Parcel Number

Purchase by Veteran or sold
by Veteran?

Assessed Value Would Have
Been:

Taxable Value Would Have
Been:

Days in the Year

Beginning of Year

Date of Transaction

Purchased By	
\$	106,400
\$	106,400
	365
	1/1/2019
	5/31/2019

	Days	%
Seller Owned	150	41.10%
Veteran Owned	215	58.90%


Seller is responsible for
41.10%

- or -

\$ 43,726 Assessed Value
\$ 43,726 Taxable Value

Disabled Veteran Exemption Proration Breakdown:

Summer			
	Orig Tax Amt	% occupied	New Tax Owner Tax Due
CITY OP	318.62	0.411	130.95
CITY POLICE/F	666.27	0.411	273.84
CITY LIBRARY	37.24	0.411	15.31
SCHOOL OP	EXEMPT	0.411	0.00
SCHOOL OTH	311.13	0.411	127.87
SET	638.40	0.411	262.38
KISD	597.04	0.411	245.38
GRCC	187.32	0.411	76.99
ITP	154.87	0.411	63.65
KENT COUNTY	452.95	0.411	186.16
ADMIN	33.63	0.411	13.82
	3397.47		1396.36
Winter			
KENT COUNTY-JAIL			0.00
KENT COUNTY-SENIOR			0.00
KENT COUNTY-VETERANS			0.00
KENT COUNTY-ZOO/MUSEUM			0.00
KDL			0.00
SCHOOL OTHER			0.00
ADMIN			0.00
			0.00
**SELLER RESPONSIBLE FOR 41.1 % OF TOTAL TAXES			
**VET PAID 478.94 AS PART OF CLOSING DOCUMENTS			



BS&A ADJUSTMENT PROCESS

Reverse Payment using original posting, interest date and batch

Parcel #:

Tax Year: 2019

Owner:

Address:

M. Code: COREL

PRE/MBT: 100.0000

Payment Source to Use:

1. Summer

2. Winter

Tax Bill #:

Batch # to use: AB81919-3

View Batch Totals...

Payment Options

Payment Amount: 0.00

Pay Balance...

Pay Balance (Across All Seasons) ...

Specials: 0.00

Tax: 2,761.96

Intrst/Pen: 0.00

Posting Date	Batch #	Receipt #	Check #	Amount	
08/19/2019	AB81919-3	00013080		2,761.96	Details...

Reverse Payment

Reverse Payment with Date: 08/19/2019 and Amount: 2761.96?

If this payment has already been disbursed, it is recommended that you use the current posting date & batch number for the reversed payment. If necessary, the new payment's interest date can be modified so it is the same as the original posting date.

Continue?

Yes

No

Journalize Transaction?

Would you like to include this negative transaction in the next journalization process?

(If you plan on refunding through AP select No)

Yes

No

HELP

Number of Receipts: 1

Sorted By: Amount

Override Options...

Total Billed: 2,761.96

Total Payments: 2,761.96

Balance: 0.00

Posting Date - 08/19/2019

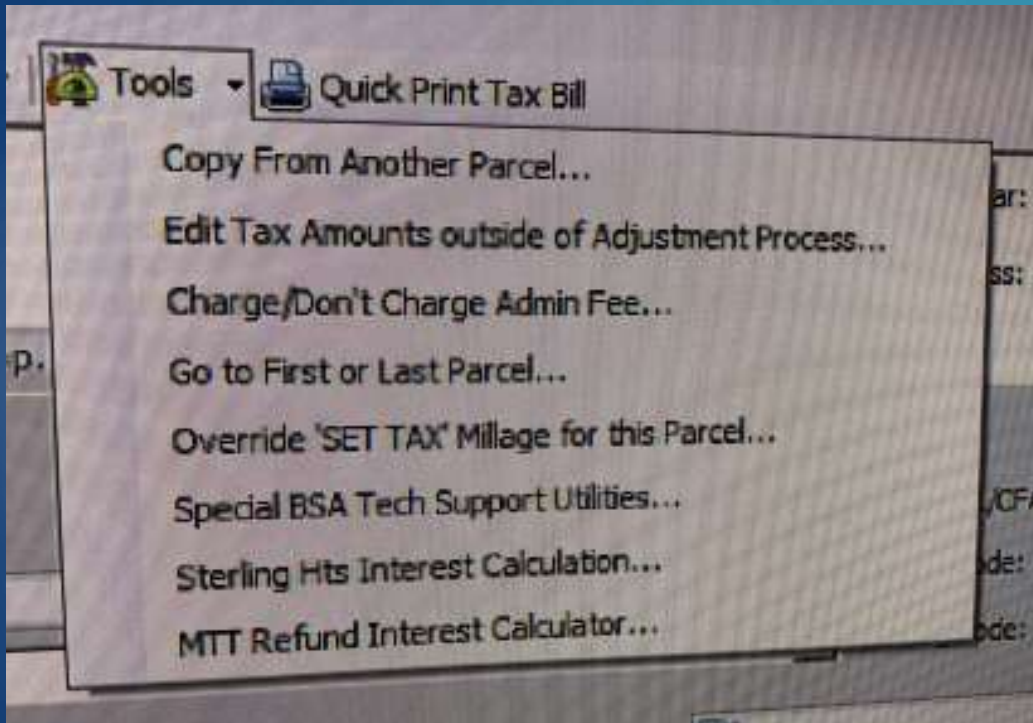
Interest Date - 08/19/2019

[0]

[4]

Disabled Veteran Exemption

BS&A Adjustment Process:



Manually adjust millage rates to prorated amount based on % of days owned by the Veteran. (This will need to be adjusted for both seasons)

Options

Please select one of the following:

☐ Adjust Each Ad Valorem Tax Amount Individually

☒ Recalc. Tax Bill based on Current Taxable Value/PRE/MBT info

OK Cancel

Adjustment Reason

Enter Reason for Adjustment

DBOR TEST

OK Cancel

Disabled Veteran Exemption

BS&A Adjustment Process:

Manual Edit Taxing Authorities



Tax Headings

Tax Heading	Amount
KENT COUNTY	0.00
KCOUNTY-JAIL	16.40
KCOUNTY-SENIOR	10.39
KCOUNTY-VETERAN	1.03
KCOUNTY-ZOO/MUS	9.14
KCOUNTY-EARLYCHD	5.24
KENT LIBRARY	26.70
SCHOOL OPERATING	0.00
SCHOOL OTHER	62.05
SCHOOL OPER FC	0.00

Total Base Tax: 130.95

Admin Fee:

1.31

OK

Cancel

Prorated calculations based on % of days owned

MANUAL ADJUSTMENT			
Summer			
	Orig Tax Amt	% occupied	New Tax Owner Tax Due
CITY OP	259.02	0.2438	63.15
CITY POL/FIRE	541.65	0.2438	132.05
CITY LIBRARY	30.27	0.2438	7.38
SCHOOL OTHE	252.93	0.2438	61.66
SET	518.98	0.2438	126.53
KISD	485.36	0.2438	118.33
GRCC	152.28	0.2438	37.13
ITP	125.9	0.2438	30.69
KENT COUNTY	368.23	0.2438	89.77
ADMIN	27.34	0.2438	6.67
			673.37
Winter			
KC-JAIL	67.26	0.2438	16.40
KC-SENIOR	42.6	0.2438	10.39
KC-VET	4.24	0.2438	1.03
KC-ZOO/MUS	37.49	0.2438	9.14
KC-EARLY	21.48	0.2438	5.24
KDL	109.51	0.2438	26.70
SCHOOL OTHE	254.51	0.2438	62.05
ADMIN	5.37	0.2438	1.31
		Prorated Winter Tax:	132.25
Original Tax:	3304.42	Prorated TOTAL Tax:	805.62
**SELLER RESPONSIBLE FOR 75.62 % OF TOTAL TAXES			
***VETERAN REFUNDED for 24.38% OF TOTAL TAXES			

Reapply the balance (\$132.26) the amount the veteran paid based on % days owned

Application Views

Edit Parcel

Apply Payments

Inquiry

History

Tables: Receipts

Taxes Setup

Program Setup

Quick Tables

Parcels

Ctrl+P

Receipts

Ctrl+R

Specials

Ctrl+S

Parcel Summary

Tax Info.

Image

Summer Balance: 720.03

Winter Balance: 0.00

Balance Due: 720.03

** WIN Taxes Committed **

Parcel Information

** Manual Adjustment **

TAX.NET

by B56A SOFTWARE

B56A Message Center

Parcel #:

Tax Year: 2019

Owner:

Address:

M. Code: COREL

PRE/MBT: 100.0000

Payment Source to Use:

1. Summer

2. Winter

Tax Bill #:

Batch # to use: LS123019-3

View Batch Totals...

Payment Options

Payment Amount: 0.00

Pay Balance...

Pay Balance (Across All Seasons) ...

Specials: 0.00

Tax: 132.26

Intrst/Pen: 0.00

Posting Date	Batch #	Receipt #	Check #	Amount	
12/30/2019	LS123019-3	00009710	REVERSAL	-542.46	Details...
12/30/2019	LS123019-3	00009712		132.26	Details...
12/30/2019	LS123019-3	00005422		542.46	Details...

Number of Receipts: 3

Sorted By: Amount

Override Options...

Total Billed: 132.26

Total Payments: 132.26

Balance: 0.00

Next, remove the manual adjustment and return to normal calculation (both seasons)

The screenshot displays a tax software interface with a 'View Adjustments' window open. The background window shows a 'Parcel #' field and a 'Tax Year: 2019'. The 'View Adjustments' window has a table with the following data:

Adjustment Date	Adjustment Type
01/14/2020	Other ** Manual Adjustment **

A green arrow points to the '01/14/2020' date. The 'View Adjustment' dialog box is open, showing a 'Remove' button with a green 'X' over it. The dialog box contains the following sections:

- Principal Residence Exemption/MBT Adjustment**
 - Initial PRE/MBT %: 100.0000
 - Before Current Adjustment: 100.0000
 - Adjust PRE/MBT % ? No
 - Adjusted PRE/MBT %: 0.0000
- Taxable Valuation Adjustment**
 - Initial Taxable Value: 86,498
 - Before Current Adjustment: 86,498
 - Adjust Taxable Value? No
 - Adjusted Value: 0
- Assessed Value Adjustment**
 - Initial Assessed Value: 122,200
 - Before Current Adjustment: 122,200
 - Adjust Assessed Value? No
 - Adjusted Value: 0

At the bottom of the dialog box, the 'Reason' is 'Other' and the 'Date of Adjustment' is '01/14/2020'. The 'Other Info' field is circled in green and contains the text 'VET PRORAT'. A red text overlay in the top right of the dialog box reads 'THIS IS A MANUAL ADJUSTMENT!'.

Adjust normally the DBOR

File View Navigation Tasks Reports Utilities BS&A Applications Help

Add Audit Attachments [0] Add Reminder Map Adjust Tools Quick Print Tax Bill

Application Views

- Edit Parcel
- Apply Payments
- Inquiry
- History
- Tables: Receipts
- Taxes Setup
- Program Setup

Quick Tables

- Parcels Ctrl+P
- Receipts Ctrl+R
- Specials Ctrl+S

Parcel Summary

Tax Info. Image

Summer Balance: 726.69
Winter Balance: 132.26
Balance Due: 858.95

**** WIN Taxes Committed ****

Parcel Information

No additional information found for this Parcel.

Parcel #:

Owner:

Tax Year: 2019

Address:

4. General 5. Owner Info. 6. Misc. Info 7. ACH Info. 8. Linked App. Info.

Class: 401 Real

School: 41160

Classification: Ad Valorem

Tax. Status: Taxable Status: Active

1. Summer 2. Winter

Deferment

Tax Information

Specials:

Tax:

Int/Pen:

Total:

Receipts:

Left to Pay:

Override Options...

Tax Detail: All Seasons...

Select an Adjustment Type

Select an Adjustment Type:

- JBOR
- DBOR
- Tribunal
- STC
- Treasury
- Split/Comb
- Other
- Assessor
- County
- Resc Frdsure
- Winter PRE

OK Cancel

Entering New Adjustment

1. PRE/Taxable/Assessed 2. School/Prop. Class/Classification 3. Comments

Principal Residence Exemption/MBT Adjustment

Initial PRE/MBT %: 100.0000 Current PRE/MBT %: 100.0000

☐ Adjust PRE/MBT % ?

Adjusted PRE/MBT %: 0.0000 ☐ Adjust % Only (Taxes will not be affected)

Taxable Valuation Adjustment

Initial Taxable Value: 86,498 Current Taxable Value: 86,498

☒ Adjust Taxable Value?

Adjusted Value: 0

Assessed Value Adjustment

Initial Assessed Value: 122,200 Current Assessed Value: 122,200

☒ Adjust Assessed Value?

Adjusted Value: 0

Reason: DBOR Petition #/Docket #: VET-06

Date of Adjustment: 01/14/2020 Other Info: PRORATE

OK Cancel

Editing Existing Parcel

View changes... Discard Changes

Posting Date - 01/14/2020 Interest Date - 01/14/2020 [0] [4]

TAX.NET
by BS&A SOFTWARE

BS&A Message Center

Adjust Exemption field

File View Navigation Tasks Reports Utilities BS&A Applications Help

Back Home Add Audit Attachments [2] Add Reminder Map Adjust Tools Quick Print Tax Bill

Parcel #: Tax Year: 2019

Owner: Address:

4. General 5. Owner Info 6. Misc. Info 7. ACH Info 8. Linked App. Info

Tax Unit ID: 65 CITY OF KENTWOOD
Gov Unit ID: 65 CITY OF KENTWOOD

Land Bank Information
Land Bank Base Value: 0
☐ Treat this Land Bank Parcel as Advalorem [HELP](#)

Current / Previous Values
Cur Capped: 109,890 Prev Assessed: 0
Prev Capped: 0 Prev Class:
Prev Taxable: 0 ☐ Prior Year Delinquent [HELP](#)

Renaissance Information
Renaissance Zone: 0
☐ Ren Zone Comply

Other Information
Recycle Units: 0 Liber/Page:
Map #: # of acres: 0.120
MISC 1 PRE Filed: [HELP](#)
Related Parcel:
PA 494 TV of Improvements: 0 [HELP](#)
☐ Improved ☐ Act 189 ☐ Turbine Non-MBT
☐ Weeds Owing ☐ In Bankruptcy Exemption: Veteran
☐ Allow 8 pmts for Oakland Cnty
☐ Winter Taxes Billed in Summer [HELP](#)

Location Information
Section: Town: Range:

Various Information
Included in Tax Bill print job:
No - / /
☐ Don't Print Bill ☐ DNR Parcel
[Show this parcel on BS&A Online](#)
DNR PILT #:
Oakland County ePayment Number:
[none]
☐ Allow 8 pmts for Oakland Cnty
☐ Winter Taxes Billed in Summer [HELP](#)

Application Views
Edit Parcel
Apply Payments
Inquiry
History
Tables: Parcels
Taxes Setup
Program Setup

Quick Tables
Parcels Ctrl+P
Receipts Ctrl+R
Specials Ctrl+S

Parcel Summary
Tax Info. Image
Summer Balance: 0.00
Winter Balance: 0.00
Balance Due: 0.00
** SUM Taxes Committed **
Parcel Information
** Veteran Exemption **
** Manual Adjustment **

TAX.NET
by BS&A SOFTWARE
BS&A Message Center

Editing Existing Parcel

View changes... Discard Change

Application Views

Edit Parcel

Apply Payments

Inquiry

History

Tables: Receipts

Taxes Setup

Program Setup

Quick Tables

Parcels

 Ctrl+P

Receipts

 Ctrl+R

Specials

 Ctrl+S

Parcel Summary

Tax Info.

Image

Summer Balance: 0.00

Winter Balance: 0.00

Balance Due: 0.00

** WIN Taxes Committed **

Parcel Information

** Veteran Exemption **

Parcel #: Tax Year: 2019

Owner: Address:

M. Code: COREL PRE/MBT: 100.0000 Payment Source to Use:

1. Summer

2. Winter

Tax Bill #:

Batch # to use: DBOR11420

View Batch Totals...

Payment Options

Payment Amount:

0.00

Pay Balance...

Pay Balance (Across All Seasons) ...

Specials:

0.00

Tax:

0.00

Intrst/Pen:

0.00

Posting Date	Batch #	Receipt #	Check #	Amount	
12/30/2019	LS123019-3	00009710	REVERSAL	-542.46	<div>Details...</div>
01/14/2020	DBOR11420	00009713	REFUND!!	-132.26	<div>Details...</div>
12/30/2019	LS123019-3	00009712		132.26	<div>Details...</div>
12/30/2019	LS123019-3	00005422		542.46	<div>Details...</div>

Number of Receipts: 4

Sorted By: Amount

Override Options...

Total Billed:

0.00

Total Payments:

0.00

Balance:

0.00

Disabled Veteran Exemption

Veteran PURCHASE:

Summer			
	Orig Tax Amt	% occupied	New Tax Owner Tax Due
CITY OP	312.99	0.2575	80.59
CITY POLICE/FIR	654.51	0.2575	168.54
CITY LIBRARY	36.58	0.2575	9.42
SCHOOL OP	EXEMPT	0.2575	0.00
SCHOOL OTHER	305.64	0.2575	78.70
SET	627.12	0.2575	161.48
KISD	586.49	0.2575	151.02
GRCC	184.01	0.2575	47.38
ITP	152.14	0.2575	39.18
KENT COUNTY	444.95	0.2575	114.57
ADMIN	33.04	0.2575	8.51
	3337.47		859.40
Winter			
KENT COUNTY-JAIL			16.51
KENT COUNTY-SENIOR			10.46
KENT COUNTY-VETERANS			1.04
KENT COUNTY-ZOO/MUSEUM			9.20
KENT COUNTY-EARLY CHILDHOOD			5.27
KDL			26.88
41160 SCHOOL OTHER			77.69
ADMIN			0.00
			147.05
**SELLER RESPONSIBLE FOR 25.75 % OF TOTAL TAXES			
**VET RECEIVED 1006.45 AS PART OF CLOSING DOCUMENTS			
147.05 remaining will need to be billed towards winter			

Disabled Veteran Exemption Veteran SALE:

Summer			
	Orig Tax Amt	% occupied	New Tax Owner Tax Due
CITY OP	240.46	0.8274	198.96
CITY POLICE/FIRE	502.83	0.8274	416.04
CITY LIBRARY	28.10	0.8274	23.25
SCHOOL OP	EXEMPT	0.8274	0.00
SCHOOL OTHER	234.87	0.8274	194.33
SET	481.80	0.8274	398.64
KISD	453.41	0.8274	375.15
GRCC	142.25	0.8274	117.70
ITP	117.7	0.8274	97.38
KENT COUNTY	343.7	0.8274	284.38
ADMIN	25.45	0.8274	21.06
			2126.89
Winter			
	Orig Tax Amt	% occupied	New Tax Owner Tax Due
KENT COUNTY-JAIL	62.85	0.8274	52.00
KENT COUNTY-SENIOR	39.81	0.8274	32.94
KENT COUNTY-VETERANS	3.97	0.8274	3.28
KENT COUNTY-ZOO/MUSEUM	35.03	0.8274	28.98
KENT COUNTY-EARLYCHILDHOOD	20.07	0.8274	16.61
KDL	102.24	0.8274	84.59
SCHOOL OTHER	234.87	0.8274	194.33
ADMIN	4.98	0.8274	4.12
			416.86
**BUYER RESPONSIBLE FOR 82.74 % OF TOTAL TAXES			



Questions and Sharing...



2020 Winter Workshop Training and Speakers

Friday, January 17 – 1:30-2:45 pm
**Working with Title Companies and
Disabled Veterans Tax Exemption**



In this session you will learn on how to work with title companies during the title and closing process and the procedures they must follow regarding taxes and assessments. Information will also be shared on the Disabled Veterans Tax Exemption, how to determine taxes on veteran home purchases and sales, and the adjustment process in the BS&A software system.

John Apostol, President, Vanguard Title
Mark Marker, Vanguard Title

2100 Coe Court, Auburn Hills, MI 48326
JApostol@VGTtitle.com • MMarker@VGTtitle.com
248-751-1000

John Apostol obtained his Bachelor of Arts degree from Michigan State University and his Juris Doctorate from the University of Detroit Law School, with a concentration in real estate law.



Before working at Vanguard Title, Apostol joined North American Title and founding partners, Richard Parsons and Michael Strat in 1988 as Chief Operations Officer. When North American Title merged with First American Title in 2000, Apostol became the Southeast Michigan Division's COO and General Counsel.

At First American, Apostol helped forge a new, vibrant business atmosphere that returned focus to the needs of existing and new clients that migrated to First American. In 2005, Apostol and the North American Title founding partners, Rick Parsons and Mike Strat, along with First American Title colleague, Robert Considine, united to establish Vanguard Title.

Mark Marker has 45 years of industry experience (he's really not that old!). Mark began at an early age as a courier in his Father's title agency in Kansas. After moving to Michigan in 1989 he went on to examine title and manage offices for industry leaders in the Metro Detroit area including his work as an Area Manager for a Fortune 500 title insurer. Over the course of his career Mark has been involved in just about every aspect of the title industry and has extensive expertise in commercial and residential work. Currently, as a partner of Vanguard Title, he heads up the Livingston County operations.

Mark has lived and worked in Livingston County for 30 years and is active in the community as an integral part of the Livingston County Association of Realtors and the Home Builders Association. He has had the privilege of serving as the President of the Brighton Rotary and has held board positions on local nonprofits.

Working With Title Companies

John Apostol, President
Mark Marker, Partner





Overview of Settlement & Title Processes



Taxes & Assessment Process

- Providing a clear title
- Online lookup
- Verbal confirmation
- Tax information
- Special assessment information
- Water/sewer information
- Delinquencies
- Special insights
- Assessor's role





How You Can Help





Questions?

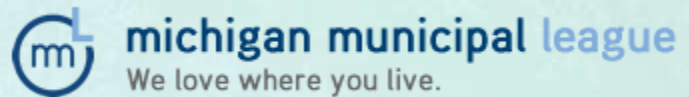




2020 Winter Workshop Training and Speakers

Friday, January 17 – 3:00-4:30 pm

Legislative Update



Learn the latest from “behind the scenes” on what is happening with Michigan legislation and its impact on municipalities and treasury offices.



**Judy Allen, Legislative Affairs Director
Michigan Township Association**

517-321-6467 · judy@michigantownships.org

Judy oversees MTA’s legislative efforts to advocate for or fight against legislation impacting township government. Before joining MTA, Judy spent four years as director of government and community services of Oakland Schools, where she advocated for the needs of public schools with policymakers in Lansing and Washington, D.C. Prior to that, Judy served as chief of staff for Senate Majority Leader Dan DeGrow. She was later appointed by then Governor John Engler to serve as chairperson of the Michigan State Liquor Control Commission.



**Chris Hackbarth, Director of State and Federal Affairs
Michigan Municipal League**

517-908-0304 · chackbarth@mml.org

Chris Hackbarth assumed his current role as director of state and federal affairs for the League in January 2015 following his earlier role as a legislative associate from 2009 to 2011. Chris has worked on policy issues related to taxation and finance, appropriations, transportation, local government policy, elections and municipal labor legislation.

Over the course of his 20-plus year career in and around state government, Chris has spent time working for leadership in both the Michigan House and Michigan Senate, for the Michigan Secretary of State and the Michigan Attorney General’s Office, as well as lobbying for Midwest Strategy Group. Chris has B.A. in International Relations from Michigan State University’s James Madison College and lives with his family in the Lansing area.

LEGISLATIVE UPDATE

MMTA Winter Conference
January 17, 2020



100th Session to Date

- Divided Government
- Budget
- Road Funding
- Gaming
- Public Acts

Upcoming

- State of the State – Jan. 29
- Budget Presentation

2020 Priorities

- Budget
- Roads
- Overtime Rule
- K-12 Education
- MI Opportunity Scholarship
- MI Reconnect
- Election / Campaign Issues

Supplemental Budget

- What Happened
- Partial Funding Restoration
- State Administrative Board Transfers
- Legislative Budget Deadline

Budget - CREC

- Forecast
- Revenue Estimates
- Legislative Impacts

Road Funding Reform

- Governor's Plan
- Legislative Reforms
 - Local Options – HBs 4963-4973
 - Sales Tax Shift
 - Lowering Registration Fees
 - Efficiency Measures – SBs 515-524
- Bonding

Tax Policy – Enacted

- Alternative Energy – PAs 116-118
- Wayfair – PAs 143-146
- Switch – SB 455
- Tax Collection Options – PA 129
- Recreational Authorities – PA 128

Tax Policy - Pending

- LCSA – HBs 4926-4930
- Tax Foreclosure Avoidance - HB 5124
- Municipal Partnership Act – HB 5229
- Village Delinquent Property Taxes – SB 350

Tax Policy - Upcoming

Property Tax

- Disabled Veterans
- Tax Foreclosure
- Dark Stores Update
- Charitable Tax Exemptions

Tax Policy - Upcoming

- Personal Property Tax
 - Heavy Rental Equipment
 - Solar Array Equipment
- City Income Tax

Economic Development

- Commercial Rehabilitation & Commercial Redevelopment Extension – SBs 493-494
- Historic Tax Credit – SB 354
- Good Jobs Extension – SB 492

Infrastructure

- PFAS proposed rules
- Lead and Copper
- Storm water utilities
- Basement backups
- Shoreline Erosion / Disaster Assistance

OPEB / Pension

- Uniform Assumptions
- County Road Commissions – HBs 4447 & 4448
- PA 202 Amendments

Other Issues

- Census
- Reapportionment
- Revenue Report
- Headlee / Proposal A

Federal

- Budget
- Transportation
- FCC Order
- Volunteer Firefighters Tax Credit
- Advance Prefunding

