

CITY OF MANCHESTER NEWSLETTER

March 2025



UNDERSTAND PROPOSAL A IN TODAY'S MARKET

Proposal A

On March 15, 1994, Michigan voters approved the constitutional amendment known as proposal A. Proposal A was designed to limit the growth in property taxes by the Consumer Price Index (CPI) until ownership in the property was transferred.

How It Works

Prior to Proposal A, property taxes were based upon State Equalized Value (SEV). With the implementation of Proposal A, property taxes are now based upon Taxable Value. Each year, the Assessing Office must calculate the SEV for every property based upon the time frame as outlined by the State Tax Commission. A property's taxable status is determined as of December 31, which is called Tax Day. Additionally, each property has a Capped Value. Capped Value is calculated by multiplying the prior year's Taxable Value, with adjustments for additions and losses, by the CPI as calculated by the State of Michigan and cannot increase by more than 5%. For 2024, the CPI has been calculated at 5.1%, therefore the CPI increase is capped at 5%. Taxable Value (TV), which property taxes are based on, is defined as the lower of State Equalized Value or Capped Value. Generally speaking, this means that unless the current year SEV is less than the previous year Taxable Value multiplied by the CPI, the current

SEV = 50% of True Cash Value

Capped Value =

(Prior TV-Losses) x (1+ CPI*) + Additions

*Percent of change in the rate of inflation or 5%, whichever is less, expressed as a multiplier

Taxable Value =

The lesser of State Equalized Value or Capped Value unless there is a transfer of ownership

CITY REMINDERS

PUBLIC SAFETY

- To contact a City deputy, please call 911. This is the preferred method of contact even if the issue is not an emergency.

SNOW REMOVAL

- City ordinance requires property owners to remove snow and ice within 24 hours of snowfall, sleet, or freezing rain.

AFTER HOURS WATER/SEWER EMERGENCY

- To contact the City DPW after 4:30 p.m. and on weekends, please call the City Office at (734) 428-7877 and follow the prompts.

UNLICENSED VEHICLES

- Inoperable for more than 30 days are prohibited.

JUNK TRASH/RUBBISH/REFUSE

- Must be stored in a completely enclosed building.

NO OPEN BURNING

- In the City or within 1,400 feet of the City limits.

NO PARKING

- On any curbed street between 2:00 a.m. and 5:00 a.m.

MARCH BOARD OF REVIEW

The March Board of Review is an opportunity for property owners to appeal their property assessments. If you believe your assessment is inaccurate, you can schedule an appeal during the designated times.

Appointments are available on:

- March 17th - 3:00 PM – 9:00 PM
- March 18th - 9:00 AM – 3:00 PM

To schedule an appeal or if you have any questions, please contact the City of Manchester Assessor, Chris Renius, at 734-347-8109.

WATER AND WASTEWATER REPORTS FOR JANUARY 2025

Drinking Water

- 5,960,000 gals produced and treated with Chlorine and Fluoride for an average Free Chlorine residual of .85mg/L, Fluoride residual of .74mg/L, and Iron residual of 0.04mg/L after filtering.

Wastewater

- 9,030,000 gals treated and discharged to the River Raisin.

JANUARY 2025 - SHERIFF'S REPORT

In the Month of January 2025 there were 76 calls for service.

Traffic Stops.....41

Traffic Stops Turned Into Citations.....2

City of Manchester Last Month Noteworthy Events

- During the month of January, there were no significant incidents that posed a threat to the community or were of significant community interest.

City of Manchester Ordinance Violations

Ordinance Violations.....16

Sixteen forms of notifications were given; fifteen tags issued and one verbal warning. Fourteen Tags were issued for snow/ice removal in the 100 block of W Madison St, the 200 block of N Washington St (2), the 100 block of E Duncan St, the 400 block of Ann Arbor St (2), the 500 block of E Duncan St, the 200 block of Wolverine St, the 300 block of Baker St, the 300 block of Territorial Rd, the 200 block of Beaufort St (2), and the 100 block of Riverside St (2). One tag was issued for vehicle/parking in the 400 block of Ann Arbor St. One verbal warning was issued for parking in the 200 block of Glenwood Dr.