

SHELBY TOWNSHIP PRESS RELEASE

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Shelby Township receives perfect score on Macomb County Assessing Audit

The State of Michigan Department of Treasury's Audit of Minimum Assessing Requirements (AMAR) for the State Tax Commission (STC) indicated that Shelby Township's Assessing staff exceeded all the state's requirements with a perfect score on the review.

"This is a very big accomplishment for us, and it speaks very highly of the leadership of Assessor Matt Schmidt and the dedication of his staff," said Shelby Township Supervisor Rick Stathakis. "We didn't only pass, we set the standard for all communities in Macomb County with a perfect mark."

"Shelby Township underwent the AMAR review along with all of the other municipalities in Macomb County," said Schmidt. "The good news is all the municipalities in the county passed. The best news is that Shelby Township was the only assessing unit to do so with a perfect score (in Macomb County)."

The STC always confirms that the assessor has the proper state certification to assign the assessment roll and that the assessor submits all forms within the required deadlines.

The STC also ensures the Board of Review keeps track of all changes, and that changes are documented and stored in a secure separate location. The STC is also charged with making sure that all of the townships assessing records are available to be reviewed by the public.

"Since Shelby Township is open five days a week and has all of their assessing information available to the public at no charge, 24 hours a day, seven days a week through the township's website, we passed this requirement easily," Schmidt said.

The STC examined a number of the township's 2014 assessing procedures such as land value calculations, **that properties were assessed uniformly**, the township's land value maps, assessed value change calculations, the accuracy of the assessment rolls when compared against property record cards and if appraisal records cards met a 90 percent or greater accuracy rating based on a review of 1 percent of all the properties located in the township.

"They visited about 250 properties to compare the assessment data from our record cards to the actual data that they found in the field and found that we did pass the 90 percent accuracy goal," Schmidt stated.

The STC also made sure that the assessment included all new construction that had taken place the year prior. Shelby Township provided the STC with building permits, and the STC confirmed that all new construction was permitted, represented on the assessment roll and that all old structures were properly removed.

"They also wanted to make sure that we followed the state law in determining properties that are uncapped each year," Schmidt said. "We had an accuracy rate of 99.7 percent when it came to uncapping these properties; the requirement was 95 percent."

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