

2026 Assessment Information

The Gaines Township housing market is continuing to gain in value. This past year we saw an average increase of 7.5% in the residential class. This increase will be reflected when assessment change notices are mailed in late February. The changes are determined by the average relationship of the sale price to assessment in a given area. If property sales are limited or non-existent in a neighborhood, the average change from surrounding neighborhoods will be taken into consideration to determine the percentage change in the assessment.

As mandated by law, the sales used to determine the 2026 assessments occurred between April 1, 2023, and March 31, 2025. Agricultural, Commercial, and Industrial properties will also see increases for 2026.

As required by the constitution (Proposal A Amendment), there is a predetermined rate of change used as the basis for determining taxes. The calculation of the Inflation Rate Multiplier is dictated by the statutory requirements in MCL 211.34d. For the 2026 Capped Value Formula, the inflation rate multiplier to be used is 1.027. This rate will be applied to the 2025 taxable value to determine the 2026 taxable value. Discovery of omitted property and uncapping due to a sale will also adjust the taxable value.

Appeal Information

Assessment Change Notices will be mailed in the last part of February. Please review this notice carefully. In addition to valuation changes, it indicates principal residence and property transfer status as well as property classification. The Board of Review will meet on an appointment basis, on March 9th and 10th, 2026 to hear appeals. **After you receive your Assessment Change Notice**, if you believe the assessed valuation on your property does not accurately reflect market value, please call (616) 698-6640 to schedule an appointment. If you find inaccuracies in ownership, property transfers, or residency exemptions, please contact the Assessing office as soon as possible.

General Information

Principal Residence Exemption Audits are continuously being conducted in Gaines Township. The State of Michigan has contracted TMA Associates to verify the validity of exemptions that have been claimed. If you no longer qualify for the exemption (you must own and occupy your home as your principal residence to qualify), please contact the assessing office to rescind the exemption.

Assessment data is available at www.gainestownship.org under "On-Line Services". You are encouraged to review your property characteristics to confirm our data is accurate.