



2026 MARCH BOARD OF REVIEW MEETING SCHEDULE

Charter Township of Gaines, County of Kent, MI

The Gaines Charter Township Board of Review for March 2026 will be held at the Township Office, located at 8555 Kalamazoo Ave., SE, Caledonia, MI to hear appeals regarding 2026 assessments.

The Gaines Charter Township board of Review will meet on the following dates:

- Tuesday, March 3, 2026, 9:00AM: **Organizational Meeting**
- Monday, March 9, 2026, 1:30PM to 7:30PM: **Appeals Hearings**
- Tuesday, March 10, 2026, 1:30PM to 7:30PM: **Appeals Hearings**

The Board of Review will meet as many more days as necessary to hear protests and equalize the 2026 assessments. By Board resolution, taxpayers may protest by letter sent to 8555 Kalamazoo Ave., SE, Caledonia, MI 49316 or by email to jim.zenas@gainestownship.org, provided the protest is received before 5:00PM Tuesday, March 10, 2026.

The tentative ratios and the estimated multipliers for each class of real property and personal property for 2026 are as follows:

Americans With Disabilities (ADA) Notice

The Township will provide necessary reasonable services to individuals with disabilities at the Board of Review meetings upon seven (7) days' notice. Contact Kim Triplett at 616-504-4332.

This form is based on the final ratios from the L-4018's filed with the STC.

Kent County

1/12/2026

Public Notice given under Public Act of the Public Acts of Michigan, 1971.

2026 Tentative Equalization Ratios and Multipliers by Classification

Government Unit	Agricultural		Commercial		Industrial		Residential		Developmental		Personal	
	Ratio	Multi.	Ratio	Multi.	Ratio	Multi.	Ratio	Multi.	Ratio	Multi.	Ratio	Multi.
TOWNSHIPS												
Ada	46.01	1.0867	46.38	1.0781	46.87	1.0668	46.58	1.0734	NC	NC	50.00	1.0000
Algoma	39.98	1.2506	47.18	1.0598	42.18	1.1854	47.16	1.0602	NC	NC	50.00	1.0000
Alpine	44.45	1.1249	48.58	1.0292	46.34	1.0790	46.93	1.0654	NC	NC	50.00	1.0000
Bowne	43.63	1.1460	49.43	1.0115	48.00	1.0417	47.91	1.0436	NC	NC	50.00	1.0000
Byron	47.14	1.0607	45.74	1.0931	46.51	1.0750	47.20	1.0593	44.08	1.1343	50.00	1.0000
Caledonia	47.32	1.0566	46.96	1.0647	43.67	1.1450	47.29	1.0573	NC	NC	50.00	1.0000
Cannon	NC	NC	49.07	1.0190	49.47	1.0107	45.96	1.0879	NC	NC	50.00	1.0000
Cascade	NC	NC	46.93	1.0654	48.22	1.0369	46.70	1.0707	NC	NC	50.00	1.0000
Courtland	48.52	1.0305	53.15	0.9407	49.95	1.0010	46.76	1.0693	NC	NC	50.00	1.0000
Gaines	44.73	1.1178	39.87	1.2541	48.53	1.0303	46.62	1.0725	NC	NC	50.00	1.0000
Grand Rapids	NC	NC	48.50	1.0309	49.75	1.0050	46.59	1.0732	NC	NC	50.00	1.0000
Grattan	43.11	1.1598	50.12	0.9976	NC	NC	46.47	1.0760	NC	NC	50.00	1.0000
Lowell	47.08	1.0620	46.95	1.0650	44.07	1.1346	45.50	1.0989	NC	NC	50.00	1.0000
Nelson	46.08	1.0851	40.53	1.2337	48.81	1.0244	45.96	1.0879	NC	NC	50.00	1.0000
Oakfield	43.93	1.1382	47.10	1.0616	47.82	1.0456	46.87	1.0668	NC	NC	50.00	1.0000
Plainfield	44.99	1.1114	47.96	1.0425	45.16	1.1072	47.04	1.0629	44.37	1.1269	50.00	1.0000
Solon	47.53	1.0520	50.99	0.9806	49.43	1.0115	45.81	1.0915	NC	NC	50.00	1.0000
Sparta	44.21	1.1310	47.99	1.0419	46.03	1.0862	47.58	1.0509	NC	NC	50.00	1.0000
Spencer	44.48	1.1241	47.74	1.0473	44.92	1.1131	46.49	1.0755	NC	NC	50.00	1.0000
Tyrone	44.67	1.1193	49.52	1.0097	49.54	1.0093	47.37	1.0555	NC	NC	50.00	1.0000
Vergennes	44.18	1.1317	51.08	0.9789	45.97	1.0877	47.65	1.0493	NC	NC	50.00	1.0000
Cities												
Cedar Springs	NC	NC	47.99	1.0419	42.61	1.1734	45.95	1.0881	NC	NC	50.00	1.0000
E. Grand Rapids	NC	NC	46.01	1.0867	NC	NC	46.36	1.0785	NC	NC	50.00	1.0000
Grand Rapids	NC	NC	47.02	1.0634	46.76	1.0693	46.53	1.0746	NC	NC	50.00	1.0000
Grandville	NC	NC	45.35	1.1025	47.20	1.0593	47.26	1.0580	NC	NC	50.00	1.0000
Kentwood	NC	NC	46.14	1.0837	45.24	1.1052	47.40	1.0549	NC	NC	50.00	1.0000
Lowell	44.23	1.1305	47.92	1.0434	43.38	1.1526	47.63	1.0498	NC	NC	50.00	1.0000
Rockford	NC	NC	46.97	1.0645	42.82	1.1677	47.48	1.0531	NC	NC	50.00	1.0000
Walker	NC	NC	48.54	1.0301	43.37	1.1529	46.22	1.0818	NC	NC	50.00	1.0000
Wyoming	NC	NC	46.96	1.0647	48.81	1.0244	46.51	1.0750	NC	NC	50.00	1.0000

NC = None Classified

These tentative ratios and multipliers may be modified as a result of changes in assessed valuations by the Assessor and Board of Review.