

PROPERTY TAX
CALCULATIONS

The property tax for your principal residence (formerly referred to as "homestead") is calculated by multiplying your Taxable Value by the current millage rate. The millage rate for 2009 principal residence properties was 39.2356 mills. The non-principal residence rate for 2009 was 57.2356 mills. One mill represents \$1.00 of taxes for each \$1,000.00 of taxable value.

The State Equalized Value of your property represents one-half of the market value of the home. Each year the amount you are taxed can increase 5% or the rate of inflation, whichever is less. Therefore, if your property increases in value by 10% and the rate of inflation is 3%, the taxable value can only increase 3% and the state equalized value would increase 10%.

The State Equalized Value is based on the value of the property on December 31st of the prior calendar year. The taxes are for the calendar year and are billed in two installments. The first installment is billed July 1st and due by September 15th without penalty and interest. The second installment is billed December 1st and is due by the last day of February of the next calendar year without penalty and interest.

Example of a principal residence property with a taxable value of \$75,000:

$$\$75,000 \times .0392356 = \$2,942.67 + \$29.43 = \$2,972.10$$

Taxable Value	Millage Rate	Total Tax	Admin. Fee	Total Tax Bill
\$75,000	.0392356	\$2,942.67	\$29.43	\$2,972.10

Estimated Tax Bill

Summer Tax -	\$2,156.21
Winter Tax -	\$815.89
Total bill	\$2,972.10

The summer tax bill would also include any annual special assessments (paving, sidewalk, etc) or delinquent sewer, water, and solid waste billings.

2009

PROPERTY
TAX
ALLOCATIONS

FOR
PRINCIPLE
RESIDENCE
PROPERTIES

Millage Rate = 39.2356

Bishop Airport	1%
Genesee County	23%
Regional Park	1%
Local Education	37%
MTA	2%
Mott College	7%
City	<u>29%</u>
Total	100%

CITY OF LINDEN

EXPLANATION OF
PROPERTY TAXES
AND
USAGE FEES
FOR
SEWER, WATER, AND SOLID
WASTE

2010



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QUARTERLY SEWER, WATER, AND SOLID WASTE USE CHARGES

The City bills for sewer, water, and solid waste are mailed on a quarterly basis. Billing dates and service dates are as follows:

January 1st billing

Includes Sewer and Water for September 1st through November 30th and Solid Waste collection for January 1st through March 31st

April 1st billing

Includes Sewer and Water for December 1st through February 28th and Solid Waste collection for April 1st through June 30th

July 1st billing

Includes Sewer and Water for March 1st through May 31st and Solid Waste collection for July 1st through September 30th

October 1st billing

Includes Sewer and Water for June 1st through August 31st and Solid Waste collection for October 1st through December 31st

Bills are mailed on the first day of each quarter and due by the 25th of the month without penalty. After the 25th, a 10% penalty is added to the account.

Please call City Hall for a final read when you move out of a residence.

Sewer Bill Calculation

Your sewer bill consists of two separate calculations. The City portion pays for the repairs and maintenance of existing sewer lines, operations, construction and upgrades of the sewer system, and payments of bonds issued to finance sewer projects. The Genesee County Drain Commission portion pays for the operation and maintenance of the sewer treatment plant. Your total quarterly bill for sewer is calculated as follows:

City portion: \$40.00 minimum per meter plus \$2.70 per 100 cubic feet of water consumed over 3750 cubic feet.

County portion: \$8.85 minimum per meter plus \$1.84 per 100 cubic feet of water consumed.

Example based on average single-family customer using 2200 cubic feet of water:

City portion	\$40.00	minimum
County portion	<u>\$49.33</u>	\$8.85 plus 2200 cubic feet x \$1.84
Total bill	\$89.33	

Example based on higher than average water consumption of 4000 cubic feet:

City portion	\$46.75	\$40.00 plus \$2.70 x 250 cubic feet (c.f. over 3750)
County portion	<u>\$82.45</u>	\$8.85 plus 4000 cubic feet x \$1.84
Total bill	\$129.20	

Unmetered sewer customers will be charged a flat rate of \$117.85 per unit per quarter and have the option of installing a water meter. Customers located outside the City limits may contact City Hall for explanation of bill calculations.

Water Bill Calculation

Your water charges are used for the repairs and maintenance, operations, improvements, and payment on bonds issued to finance water projects. Your total quarterly bill for water is calculated as follows:

\$3.55 per hundred cubic feet of water consumed plus a ready to serve charge of \$7.50 for less than 1" meter or \$18.90 for a 1" meter. Multiple-family residences pay \$7.50 per single-family unit regardless of the number or size of the meter. Customers outside of the City connected to the water system pay 1.5 times the above mentioned rates.

Example based on average single family customer using 2200 cubic feet of water – 1" meter:

2200 c.f. x \$3.55	\$78.10
1" meter charge	<u>\$18.90</u>
Total bill	\$97.00

Example based on higher than average water consumption of 4000 cubic feet with a 1" meter:

4000 c.f. x \$3.55	\$142.00
1" meter charge	<u>\$ 18.90</u>
Total bill	\$ 160.90

Second Meters For Outside Water Usage

If you have a lawn sprinkler system or use a large amount of water outside your home, you may want to consider installing a second meter. You will not pay sewer usage fees for any water that is used for outside purposes if you have a separate meter. The meters are available for purchase at City Hall for \$200.00

Solid Waste Charge

Your solid waste collection charge consists of solid waste and recycling (and compost removal from April through November). Collection day is Monday and items should be placed at the curb by 7:00 a.m. The charge per single-family residential unit is \$35.30 per quarter.