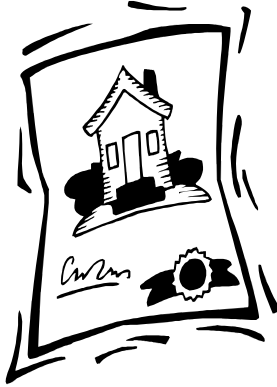


## Where Do My Home Property Tax Dollars Go?



This contains information and a complete example using calendar year 2006 tax rates and levies for all taxing units. Please review the complete document.

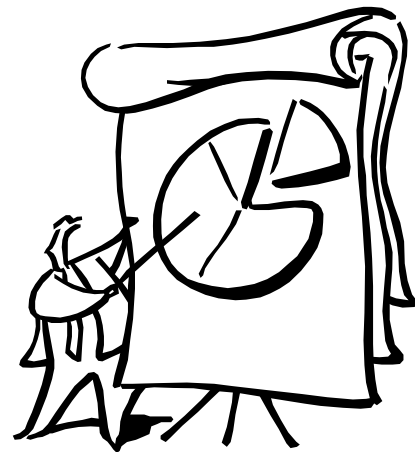
### Who Gets My Property Tax Payments?

Your taxes support many different efforts and services. The City of Bangor collects property taxes for a number of governmental entities such as Van Buren County (operations, sheriff, ambulance, etc.), the hospital, schools, fire protection service, police protection services, and the library. This means, we take your tax money and pass it on to these entities. **In fact, in 2006, out of every dollar you pay in property taxes at Bangor City Hall, the City kept just 35.2 cents and passed the other 64.8 cents on to others.**

### Who gets a Share of My Taxes?

All of the following get a share of your tax dollars. They are:

- South Haven Regional Hospital
- Van Buren County Road Tax
- Van Buren County Operations
- Van Buren County Ambulance - Old
- Van Buren County Ambulance - New
- Van Buren County Sheriff - Safety
- Senior Services SHASS
- Van Buren District Library
- State Education Tax
- V B Intermediate School District - Operations
- V B Intermediate School District - Special Ed
- V B Intermediate School District - Vocational Ed
- Bangor Public Schools Operations
- Bangor Public Schools Debt for So. Walnut
- Bangor City Charter (Operations)
- Bangor City Police
- A B B Tri-Unit Fire Department (Arlington and Bangor Townships and the City of Bangor)
- Bangor City DPW Building Debt retirement



### Why Do I Get Two Tax Bills?

Some taxes are collected in the winter and some are collected in the summer. The example below is for both your summer 2006 and winter 2006 taxes. School taxes are collected in the winter.

### How Are My Property Taxes Figured?

It may be confusing but keep three terms in mind when understanding your property taxes. They are:

**True Cash Value:** This is the amount (value) that the assessor says your property is worth. In other words, it is the amount that the assessor believes you could sell your property

**Assessed Value:** By Michigan law, the assessed value is  $\frac{1}{2}$  of the true cash value.

**Taxable Value:** By Michigan law, your property taxes have been capped and cannot increase faster than other economic factors such as the rate of inflation. Some properties have been capped since the law went into effect. The 'cap' is removed when a property is sold or transferred to another party. Once a property is purchased and the cap removed future increases



Using the same example of a home that would sell for \$100,000 and with an assessed value of \$50,000 and a taxable value of \$47,000 the taxes you paid went to support all the following:

<b>WINTER TAX RATES and LEVIES for YOUR WINTER TAX BILL</b>		
<b>Number of Mils</b>	<b>Who does the tax go to and what the tax supports</b>	<b>Dollar Amount</b>
1.5500	Bangor City Police	\$ 72.85
0.3583	South Haven Regional Hospital	\$ 16.84
0.9903	Van Buren County Road Tax	\$ 46.54
1.5020	Van Buren County Operations	\$ 70.59
0.3595	Van Buren County Ambulance - Old	\$ 16.90
0.5941	Van Buren County Ambulance - New	\$ 27.92
0.5392	Van Buren County Sheriff - Safety	\$ 25.34
1.5500	A B B Tri-Unit Fire Dept.	\$ 72.85
0.2500	Senior Services SHASS	\$ 11.75
0.9032	Van Buren District Library	\$ 42.45
0.1452	V B Intermediate School Dist. - Operations	\$ 6.82
3.4203	V B Intermediate School Dist. - Special Ed	\$ 160.75
2.5654	V B Intermediate School Dist. - Vocational Ed	\$ 120.57
18.0000	Bangor Public Schools Operations ****	\$ 846.00
3.2500	Bangor Public Schools Bond Debt, So. Walnut	\$ 152.75
<b>35.9775</b>	<b>Total Winter Tax Bill</b>	<b>\$ 1,690.94</b>
**** If you have a Principal Residence Exemption you do not pay this amount.		
<b>17.9775</b>	<b>Total Winter Tax Bill With Principal Residence Exemption</b>	<b>\$ 844.94</b>

<b>SUMMER TAX RATES and LEVIES for YOUR SUMMER TAX BILL</b>		
14.5584	Bangor City Charter (Operations)	\$ 684.24
1.5500	Bangor City Police	\$ 72.85
2.0000	Bangor City DPW Building Debt retirement	\$ 94.00
3.0038	Van Buren County Operations	\$ 141.18
6.0000	State Education Tax	\$ 282.00
1.5500	A B B Tri-Unit Fire Dept.	\$ 72.85
<b>28.6622</b>	<b>Total Summer Tax Bill</b>	<b>\$ 1,347.12</b>

<b>SUMMARY INFORMATION</b>		
64.6397	Total Mils Levied and Total Summer and Winter Tax Bill	\$3,038.07
46.6397	Totals with Principal Residence Exemption	\$ 2,192.07
22.7584	Total Mils Levied and Taxes Paid for City, Police & Fire	\$ 1,069.64
41.8813	Total Mils Levied and Taxes Paid for all Other Purposes	\$ 1,968.42
<b>For every dollar you pay in taxes at Bangor City Hall, just 35.2 cents actually goes to the City.</b>		
Or, 65% of the taxes you pay go to others and 35% goes to for City, Police and Fire Purposes.		