



City of Laingsburg

Newsletter Summer 2025

Sweet Summer Sunshine...

LBCA's Farmers Market & Music in the Park

Come check out the Laingsburg Business & Community Association's Farmers Market at McClintock Park in Downtown Laingsburg on Thursday's from 5 to 8 p.m. For more information or if you are interested in being a vendor, please visit www.laingsburgbusiness.org, or email farmers-market@laingsburgbusiness.org. The event runs June 5th until October 2nd.



Don't forget to also enjoy the LBCA music series starting June 12th through August 14th make it a night out every Thursday!

Wednesday evenings Movies in the Park at Dusk

July 9th –Inside Out 2

July 16th Elemental

July 23rd–Wicked Sing-Along

July 30th –The Smurfs: Legend of Smurfy Hollow

August 6th–Sonic the Hedgehog 3

August 13th –The Lion King 2019



Discover ★ Enjoy ★ Celebrate!

114 Woodhull Street
P.O. Box 178
Laingsburg, MI 48848-0178

Phone: 517-651-5374
Fax: 517-651-5512
www.laingsburg.us

Non-Emergency Police Dispatch:
989-743-9111
For Emergencies call 911

Office Hours:
8:30 AM—5:00 PM

Where the City and Country Meet

Join the Board!

Board of Review Members must be city residents preferably qualified in matters related to real estate. Other qualifying experience includes Banking/Finance, or Property Appraisal/Assessing. We are looking to fill 2 seats.

Planning Commission Members are qualified by experience and/or training in matters related to Architecture, Construction, Civil Engineering, Land Use Planning, or Real Estate Development. We are looking to fill 2 seats.

Zoning Board of Appeals Members must be city residents qualified in matters related to Architecture, Construction / Engineering, Land Use Planning, or Real Estate Development. We are looking to fill 1 seat.

Contact City Hall for more information and an application if you'd like to be the newest member of our team!
All positions are appointed by the Mayor and City Council.

City Yard Waste

Summer is a great time to work in your yard and garden, and we're here to help you clean up all the trimmings. Brush that needs to be picked up can simply be placed in a pile at the curb, but all other yard waste (including grass clippings) **must be placed in compostable Lawn & Leaf bags!** When you are ready for pick up, just call City Hall so we can get you on the list or call (517) 648-1776.

Please remember not to block any storm drains with your yard debris.



Pick-Up City Brush Drop-Off

As residents of the city you are able to drop off your own brush and yard waste. The gates at the end of Roosevelt Row open for your convenience to drop off compositable yard waste. Brush drop-off will be open during Department of Public Works (DPW) hours. Please note, the following commonly disposed of items **are not allowed:** Landscape Edging, Concrete, Toilets or other Appliances, Building Materials or Trash of any kind !!



Why Are Property Taxes High?

- 1. Multiple Public Services Funded by Taxes:** Property taxes pay for a wide range of essential local services— Each taxing unit (city, county, schools, library, ambulance, fire, etc.) adds its own portion (called a "millage") to your tax rate to fund these services.
- 2. State and Voter-Approved Requirements:** Many parts of your property tax bill are driven by state law and by voter-approved millages. For example, schools and certain county services often represent large portions of your bill, and their funding is set by the state or through community-wide votes—not just the city government. In Michigan, state laws determine how your property's "taxable value" increases each year. Under Proposal A, the taxable value of your property can only increase by the rate of inflation (Consumer Price Index, or CPI) or 5%—whichever is lower—unless you made improvements or the property was sold.
- 3. Growth in Property Value:** If your property value increases—either through rising real estate values or significant improvements—your taxes can also go up, based on how values are assessed following state guidelines. The local assessor calculates the property's market value every year, but taxable value is capped in how much it can go up.
- 4. Limited Local Control:** The city can only control its own millage rate, which is typically just one part of your total tax bill. Most of what you pay is determined either by other agencies (schools, county) or by formulas and requirements set at the state level.

Why Do Property Taxes Go Up? State vs. Local Roles: Property tax increases are mostly determined by State laws and formulas, not by the local city or the assessor.

State Laws Set the Rules: The State of Michigan determines how properties are assessed and how much property values can increase each year, largely through state legislation like Proposal A and Headlee Amendment. These laws set limits, formulas, and caps that all local assessors must follow.

Assessor's Role Is Administrative: The city assessor does not set your property taxes or raise values at their own discretion. The assessor's job is to ensure properties are valued according to state rules—fairly and uniformly—so that the tax burden is distributed correctly per law. State law requires assessors to estimate a property's "true cash value" based on all market evidence and characteristics of the property not by individual sales, aka "sales chasing." Sometimes properties sell for more than market value. Using only those sale prices would distort overall assessments

In summary: When property taxes go up, it is typically because of changes mandated by state law (such as increases in taxable value based on inflation) or voter-approved millages—not because of any action by your local city government or assessor.

Key Point:

You can't control every aspect of your property tax bill, but you may be able to lower it by ensuring your assessment is fair, claiming all exemptions you qualify for, and participating in local voting on new millages. Each year, you receive a Notice of Assessment from the local assessor. If you believe your property's assessed value is too high or inaccurate, you have the right to appeal. Your first step is an informal conversation with the assessor's office. If you're not satisfied, you can formally appeal to the local Board of Review and, if necessary, to the Michigan Tax Tribunal.

Property taxes fund essential local services. Residents vote on most millages to provide the funding for specific needs.

City of Laingsburg's operating millage includes police staffing, vehicles, equipment, street maintenance and road repairs not included in the road debt millage, snow removal, street lighting, maintenance and operation of city parks, city council operations, clerk's and treasurer's office, records management, cemetery, legal services, elections, building inspection, planning and zoning services, code enforcement, and permitting, maintenance and utilities for city-owned buildings and property, grant writing and applying, wages for public events, and more.

The **library millage** is voted by the council annually but no more than 1. Per state law the library can ask you, the resident, to vote for additional millage up to 1 mill for a total and maximum of 2 mills.

***Separate city millages voted on by residents include

1: Road Debt: ensures there is stable, reliable revenue to pay back the bond over time to prevent the city from having to divert money from other essential services. It makes roadwork possible without creating sudden, significant financial strain on either the city or its residents. The cost of the improvements is shared by all property owners over the life of the bond, instead of trying to cover it in one budget cycle or through cuts elsewhere.

2 & 3: Fire and Ambulance: Separate millages help ensure that both critical services get the resources they need and that funds are used strictly for their intended purpose. Voters can clearly understand how much is being invested in each service and where their property tax dollars are going.

Where do my property taxes go?

