

News from Grayling MI.

Volume 5, Issue 3

Published Every Other Month By **Curt Jansen**

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NEWSLETTER

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"EXPECT
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Taxes and Axes

Caution:Contains Editorial Comment

So, you know how I love charts and stuff. Must be related to Ross Perot. This one tells a story and invites speculation of all sorts. Previous issues have alerted you to the lag in property tax assessments compared to reality. This is certainly a demonstration of that. When the local real estate market was at it's worst (2009), local tax revenues were at their highest. Now comes

Tax Revenues for Operating Millage by Municipality

Municipality	Millage Rate	2009 Revenue	2010 Revenue	2011 Rev. (Est.)
Beaver Creek Twp	.9701	\$88,515	\$83,740	\$83,400
Frederic Twp	.8472	\$51,626	\$51,363	\$47,359
Grayling Twp	.8768	\$184,243	\$178,701	\$168,707
Lovells Twp	.8238	\$42,884	\$41,504	\$41,854
Maple Forest Twp	.8149	\$22,511	\$20,154	\$19,940
South Branch Twp	.8475	\$80,133	\$73,218	\$67,233
City of Grayling	14.80	\$930,386	\$909,217	\$750,147
County	6.0925	\$3,649,353	\$3,495,268	\$3,287,379

the correction. These municipalities must react to the lost revenue the same way we are all reacting; work harder and spend less. Most of them cannot just increase their revenue. Michigan Townships are authorized a full mil for operations without a vote of the citizens but, the Headley Amendment froze Twp millage rates in place and precludes an increase without a vote. The City on the other hand, can increase their operations millage from the current 14.8 to 19.3347 without a public vote. And, it's the City that has lost the most revenue at nearly 20%. Do you think they will do it? It seems unlikely they will cut personnel having just expanded public safety over the last year or so. There will be some tough decisions all around. You would think that the small townships and villages would be hit the hardest and be the least prepared for budget issues. Actually the bigger entities with large professional staffs to plan and forecast are in the worst shape. Look at Detroit, St. Joseph, Jackson, MI. It's likely to get worse before it gets better. Poor decisions made elsewhere effect local government choices.

Crawford County Sales for January thru April 2010 / 2011

Excludes Non-MLS	Sales 2010 / 2011	Volume 2010 / 2011	Avg. Price 2010 / 2011	New listings 2010 / 2011
Residential	46 / 42	\$3,578,932 / \$2,842,926	\$77,803 / \$67,688	116 / 91
Vacant	15 / 4	\$307,000 / \$140,500	\$20,466 / 35,125	34 / 20
Commercial	4 / 3	\$314,900 / \$197,225	\$78,725 / \$65,741	6 / 5

Helpful Hints From Curt Jansen

Licensed Builder, Heating Contractor,
Master Plumber, Boiler Installer,

Real Estate Agent

Correction: last issue's trivia answer was correct but the reprint of the previous question was mistakenly taken from the November 2010 issue. Sorry. Here's a total recap to clear your head.

Nov, 2010

Question: The location of the current Rite Aid was formerly JJ's Auto Sales but before that it was??

Answer: Sojka's Leonard Station

Jan, 2011

Question: After the "Bear Archery" building was vacated by Bear, the building housed a grocery store, a plastic injection molding co., and what governmental offices??

Answer: Grayling Township or Michigan Liquor Control.

Now do you see what happened? Sure got a lot of flak over this. I'm pleased you are all paying attention. Here's an bonus question:

Before Walgreen's was at the corner of the Bus Loop and M-72, it was Cornell Insurance, and Before that it was a ? _____.

Crawford County Trivia

Send the correct answer back on the form below and I'll send you an indoor/outdoor thermometer, like the one you used to have from Jansen's .

LAST ISSUE:The storied Restaurant, "Ted's Canadian Steak & Fish" has been "Patti's Place", "Hospitality House", "Grayling House", and "Grayling Inn". It's original builder, John Latuszek, named it what? **Answer: Penguin Inn**

THIS MONTH: When John Latuszek opened the "Penguin", he also owned the smallest restaurant in town next to what is now the **Marathon Station**. What was it named?



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