



Charter Township of Garfield

3848 Veterans Drive
Traverse City, Michigan 49684
Phone: (231) 941-1620

Attention Mobile Home Owners,

The State of Michigan requires the Township to assess personal property taxes on items that you own near or adjacent to your mobile home, such as awnings, porches, carports or sheds. This only applies to homes in mobile home parks. The tax is not on the actual mobile home itself because it is a titled property (meaning it has a state of Michigan title.) Because you pay lot rent, you are leasing the land and any additions or changes that you make to the lot property are considered "leasehold improvements" and are taxable under the state tax law.

We have received many questions in the past as to what this tax is for and what is taxed. Below is a list of items that are taxable and where your tax money goes. We hope this information will assist you with some of your questions.

If you own or rent a mobile home as of December 31st (also known as "tax day") you are responsible for the taxes based on the taxable value of the following items. You also may be responsible for previous unpaid tax years on the home you now occupy if the seller did not pay the taxes due.

Items that are taxed as Personal Property

- Detached sheds and out buildings which are on concrete slabs, posts, piers, or skids (with or without floors.)
- Attached sheds which are on concrete slabs, posts, piers, or skids (with or without floors.)
- Attached carports and porches
- Concrete floors, walks, patios, etc., which is not part of the pad provided by the park.
- Attached garages
- Wood decks and porches with or without a chassis.
- Porches built on site or that are pre-cast and moved to the site.
- Additions that are added to or built on and were not part of the original unit, that are with or without a chassis.
- Other items deemed as "leasehold improvements" by the Township Assessor

Services you receive for your tax dollars:

- ✓ Med Care
- ✓ Commission on Aging
- ✓ Fire and Police
- ✓ Grand Traverse County
- ✓ State Education
- ✓ Northwestern Michigan College
- ✓ Traverse City Area Public Library
- ✓ BATA
- ✓ Recreational Authority
- ✓ T.B.A. Intermediate School District
- ✓ Traverse City Area Public Schools
- ✓ Charter Township of Garfield
- ✓ Senior Center and various other public used facilities, entities, and programs for residents of Garfield Township and Grand Traverse County.

I hope this information will help you understand why you are being taxed and the importance of paying your tax bill on time. Many of the services provided are critical in our daily lives. The failure to pay your taxes on time could result in a reduction of those services. I want to thank homeowners who do pay promptly and on time. Failure to pay your taxes on time could result in legal action or seizure of your personal property. As the Treasurer of the Charter Township of Garfield, I represent the above listed taxing authorities that receive this money and I have an obligation to collect all unpaid taxes. The average tax bill received on a mobile home in Garfield Township is \$8.00. While this is not a large amount, it still is very important that you pay it promptly.

Again, I want to thank all Taxpayers who promptly pay their bill on time. If you have, any further questions please contact the Treasurer's department and I or one of my staff would be glad to assist you. If you have a question on your taxable value or if you feel your taxes are too high, you can contact the Assessing office at (231) 941-1620.

Again, thank you all for being residents of Garfield Township and for supporting our community.

Jeane Blood, Treasurer
Charter Township of Garfield