

2024 Annual Report of the County Treasurer



Treasurer of Jackson County

Karen A. Coffman

March 2025

County of Jackson

Office of the County Treasurer

2024 Annual Report

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Honorable Commissioners

The Office of the County Treasurer was established by the Michigan State Constitution (Article VII, Section 4). The four-year term of office is filled by partisan election. The duties and powers of the County Treasurer are provided, first and foremost by state law and by authorization of the County Board of Commissioners.

State statutes, under the guidance of the Bureau of Local Government Services Audit Division and the State Treasury Department, dictate the functions of the Treasurer's Office.

The two main roles of the County Treasurer are as the custodian of all county funds and the collection of delinquent taxes. Additionally, the County Treasurer fulfills many other responsibilities.

The County receives money from many sources. The principle source of revenue is an ad valorem property tax. Property tax is the most important source of revenue for local governments. Given that local governments are defined by their geographical boundaries, their property tax revenues are a function of the value of the land within its jurisdiction, and how it is used. Other income is received from state and federal grants, interest income, inheritance taxes and various service and license fees. Many of the County's departments collect money in the course of their business. This money is deposited with the Treasurer, who serves as the county's banker. Besides revenue items, the Treasurer is responsible for all monies coming into the County including statutory responsibility for Medical Care Facility and County Road Funds.

The Office is responsible for accounting of all revenue, investments, and monies in financial institutions; sales and distribution of dog licenses to local units of government and the public; collection of the inheritance tax for the State of Michigan; re-conveyance of property; certification of deeds and plat maps and other documents pertaining to tax histories and litigation; also conducts the annual auction of tax foreclosed properties according to Public Act 123 of 1999.

The County Treasurer, by virtue of the Office, is a member of the County Elections Commission, Apportionment Committee, County Plat Board, and County Tax Allocation Board. The Jackson County Treasurer is also the Administrative Agent for the Delinquent Tax Revolving Fund and Tax Administration Funds.

We are pleased to submit the annual report of the County Treasurer's Office for 2023. It is our intent, by presenting this annual report to provide statistics and numbers as a result of the services we provide as well as report the monetary impact of these services to the general fund.

We would like to thank our dedicated staff in the County Treasurers office for the continuing excellent customer service they provide the citizens of Jackson County. I look forward to continuing to work with the Board of Commissioners, as we look for ways to improve our delivery of services.

Karen A. Coffman

Cyndi Snyder

Jackson County Treasurer

Chief Deputy Treasurer

Foreclosure Prevention

The Treasurer's office prioritizes foreclosure prevention. While forfeiture and foreclosure are state mandated activities that are a function of the Treasurer's office, we do not wish to foreclose on peoples' properties and peoples' homes. In general, foreclosed properties are vacant lots or structures, or blighted properties that require securing and boarding up properties for safety. This is all part of our role in keeping neighborhoods safe, while addressing the outcomes of unpaid property taxes in our community.

Community Partners, Collaboration, and Resources

Community Action Agency in Jackson continues to be a valuable partner in outreach for our community. We were able to refer citizens to Community Action Agency and their staff provided assistance to homeowners.

For the eleventh year we have continued our partnership with **Legal Services of South Central Michigan**. The purpose of this partnership was to assist low and moderate income owners and or occupants who were in jeopardy of losing their homes due to tax foreclosure or were in jeopardy due to predatory mortgage practices associated with or triggered by the nonpayment of property taxes. Other legal issues that could be addressed were rescue scams, predatory loans, hardship or poverty exemptions, homestead, probate or competency issues.

Hardship Deferrals

Each year we have two hearings, one in January and one in February, for citizens who are concerned about their ability to pay the delinquent taxes before the deadline. A total of **103 hardships** were granted allowing these taxpayers more time to pay the delinquent balance owed on a total of **103 parcels** and preventing foreclosure for that year.

As an additional prevention method, we added an additional personal service visit for each delinquent taxpayer with a house on the property. The law requires that we must do at least one visit to make contact with the taxpayer and or interested parties to notify of the delinquent taxes and possible pending foreclosure. We visited **786 properties** on the first round of required personal service visits.

Outreach, Communication & Education

The Jackson County Treasurer's office continues to improve outreach, communication and education to the public and the local units of government. Specific activities and initiatives included:

- Providing printed publications on topics such as the forfeiture and foreclosure timelines; information about property taxes and steps to take to avoid tax foreclosure; information on mortgage foreclosure and steps to take to avoid losing your home; information about mortgage foreclosure scams and what to be aware of to prevent becoming a victim, and dog licensing.
- We changed the format of our delinquent tax statement to make it easier to read and added new language regarding the changes to the foreclosure process and claims of remaining proceeds.

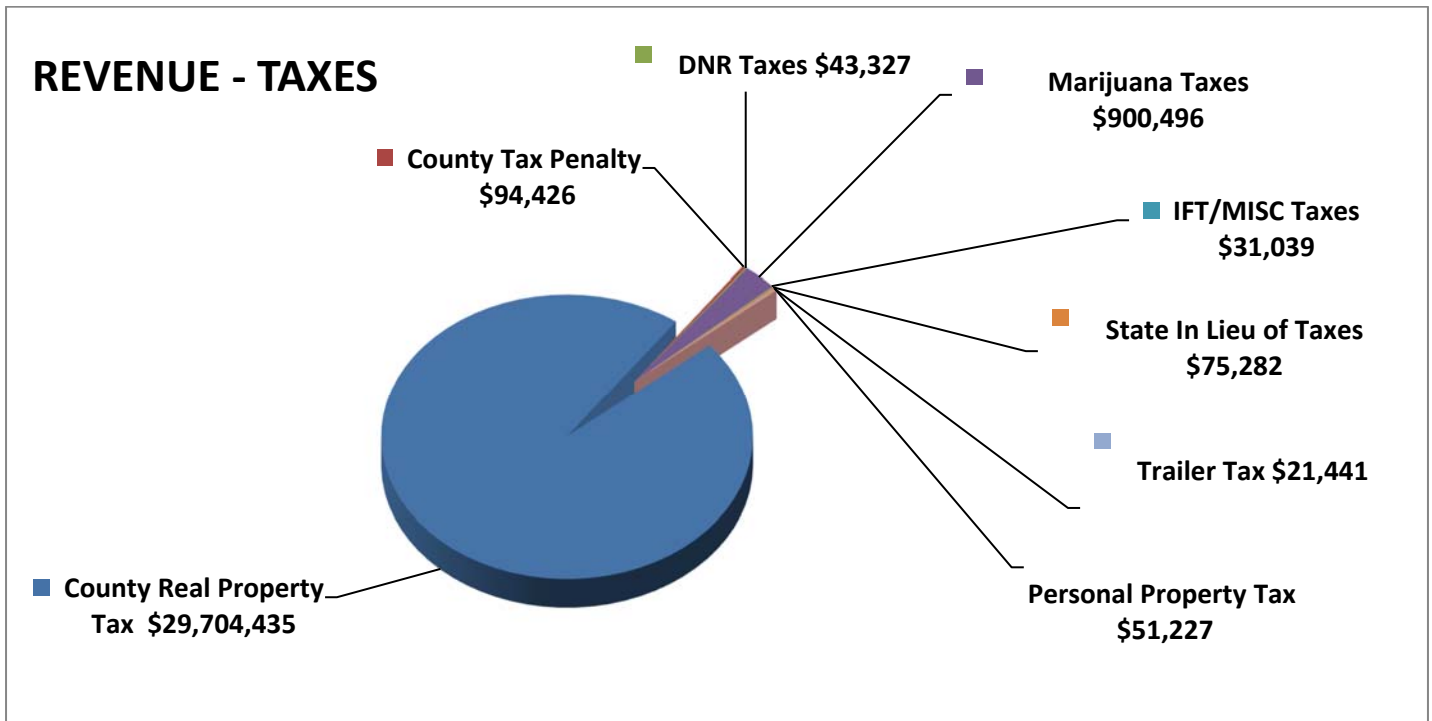
- Separate first class mailings and certified mailings were sent to potential claimants regarding claims of remaining proceeds.
- In 2021, we began sending out delinquent tax statements EACH and EVERY month. This has increased taxpayers paying their delinquent balances more timely.

GOALS for 2025

- Work in partnership with the Finance Department to move away from paying vendors with paper checks and begin to use ACH forms of payment. This will reduce any possibility of potential fraud to the county accounts
- Continue to refine our internal March settlement process of obtaining tax data from all the local units moving to electronic submission of information
- Add a QR code to the dog license renewals forms
- Continue to assess and research how our office can expand our utilization of On Base digital platform for records archival in office
- Continue to utilize technology upgrades and improvements aimed at improving efficiency, saving taxpayer resources and increase productivity including Zoom
- Continue to provide educational training for Jackson County employees and local units of government on topics such as cash handling, fraud prevention and related financial or banking issues
- Work in partnership with Community Action Agency and local financial institutions to create resources for financial education classes with the intent to improve financial literacy in our community
- Work in partnership with Community Action Agency and Habitat for Humanity to create resources and opportunities to prevent tax foreclosure
- Work with County IT to explore and implement GovPros program for County credit card processing for more County departments
- Maintain contact and communications with district state representatives and senators to inform and appraise them of the local impact of state legislation
- Continue to seek opportunities to work closely with those inside and outside of the County, to build solid relationships, to utilize new technology, to obtain better pricing and to find cost reductions.

Custodian of County Funds

The County Treasurer's Office is the depository for all county funds, by Board resolution and in accordance with Act No. 40, Public Acts of Michigan 1932 (MCL 48.40). We are required by State mandate to maintain the county treasury and are responsible for the collection and deposit of all public funds. Management activities include receipt for revenues, coordinate cash drawers and imprest cash for all departments, maintain bank accounts, reconcile receivables, and coordinate disbursement of funds held in trust, coordinate signature and transfer of funds to cover county disbursements.



Other Revenue

Interest	\$450,710
PA 105 Interest	\$11,135
Tax Search	\$1,260
Dog License	\$26,196
Deed Certification	\$18,230
Passports	\$22,541
Intergovernmental/Other	\$7,205,643
Total General Fund Revenues for 2024	\$38,657,389
Total General Fund Expenses for 2024	\$473,973

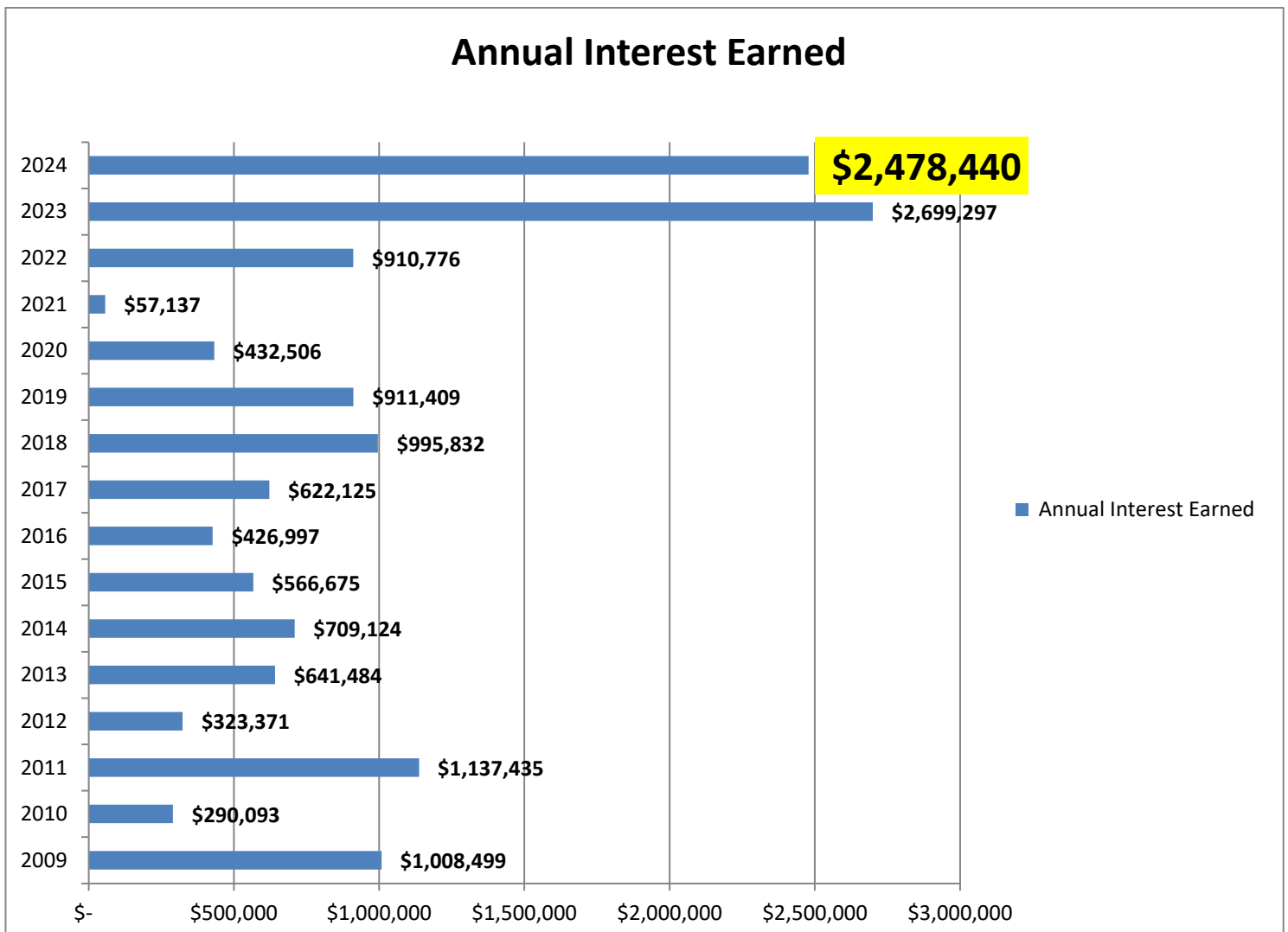
Jackson County General Fund Investment Pool

The Office of the County Treasurer, in concert with County Administration and Finance, determines cash flow needs of the County, manages cash and invests funds accordingly. The Treasurer invests idle cash in excess of \$30 million dollars of County monies following the County Investment Policy and Public Act 20 as amended.

Cash and investment activities for the 12 months ending December 31, 2024 are illustrated below. This report covers only the operations of the county that fall under the responsibility of the County Board of Commissioners. This report does not include operations of the Building Authority, other post-employment benefits (OPEB) or Pension, or activities of the Drain Commissioner.

The primary objectives of the county's investment activities, in priority order are:

- 1) Compliance with applicable laws,
- 2) Protection and Safety of principal,
- 3) Liquidity, and
- 4) Yield or return on investments.



General Fund Portfolio Totals

Diversification of Investment Type as of December 31, 2024

- 6 % of the investment portfolio in short term fixed type investments;
- 47 % of the investment portfolio in money market accounts
- 47 % of the investment portfolio in long term fixed type investments

DECEMBER 2024 General Account Investments

CUSIP	Issuer	Par Value	Rate	Maturity Date
Certificates of Deposit				
48128WGC3	JP Morgan Chase	\$ 250,000.00	1.100%	1/31/2025
21923LAP8	Cornerstone Community	\$ 250,000.00	5.150%	3/7/2025
300053238	Southern Michigan Bank	\$ 250,000.00	4.650%	8/16/2025
34380	America 1 Credit Union	\$ 1,000,000.00	5.000%	8/18/2025
91630PBB6	Upper Peninsula State Bank	\$ 250,000.00	5.250%	1/14/2026
07371CZL6	Beal Bank	\$ 250,000.00	1.750%	2/18/2026
201457AG3	Commercial Bank Ithaca	\$ 250,000.00	4.800%	9/28/2026
843355BS6	Southern Michigan Bank	\$ 250,000.00	5.100%	8/14/2026
00782JAB8	Advia Credit Union	\$ 250,000.00	5.250%	9/8/2026
864088GD5	Sturgis Bank and Trust	\$ 250,000.00	4.100%	3/1/2027
38644ACF4	Grand River Bank	\$ 250,000.00	4.250%	5/5/2027
12547CBJ6	CIBC Bank	\$ 250,000.00	4.350%	5/16/2028
27806GAC7	Eaton	\$ 250,000.00	5.150%	3/28/2029
96208XAC9	Wexford Community Credit Union	\$ 250,000.00	5.150%	6/27/2029
	Subtotal	\$ 4,250,000.00		
Cash/Money Markets				
	Comerica Bank	\$ 10,043,183.13		
	Michigan CLASS	\$ 14,655,310.07		
	Michigan CLASS EDGE	\$ 3,377,741.30		
	Flagstar Bank	\$ 5,500,185.98		
	Subtotal	\$ 33,576,420.48		
Treasuries / U.S. Agencies				
3133ENB74	Federal Farm Credit Bureau	\$ 2,000,000.00	3.150%	7/21/2025
59447TJY0	Michigan Finance Authority	\$ 2,000,000.00	2.610%	11/1/2025
3133EPLC7	Federal Farm Credit Bureau	\$ 2,000,000.00	4.125%	2/26/2026
3133ENT67	Federal Farm Credit Bureau	\$ 2,000,000.00	4.250%	10/19/2026
59447TJZ7	Michigan Finance Authority	\$ 2,000,000.00	2.710%	11/1/2026
3133ENKG4	Federal Farm Credit Bureau	\$ 2,000,000.00	1.470%	1/11/2027
3133ENWJ5	Federal Farm Credit Bureau	\$ 2,000,000.00	3.180%	5/11/2028
3133ERDM0	Federal Farm Credit Bureau	\$ 2,000,000.00	4.750%	5/2/2031
3133EEJ84	Federal Farm Credit Bureau	\$ 1,000,000.00	2.620%	7/11/2025
MULTIPLE	ROBINSON CAPITAL	\$ 16,453,745.72		
	Subtotal	\$ 33,453,745.72		
	Total	\$ 71,280,166.20		

Processing – Outputs

The Office of the Treasurer began accepting credit cards payments in the main office for payment of delinquent taxes and online in 2009. We began tracking payments for delinquent taxes and the number of parcels. This year, we had a decrease in dollars collected and the number of parcels in the usage of both In Office transactions and ONLINE credit card payments.

	Total Dollars of Credit Card Payments in office	Number of Parcels
2016	\$593,698.00	1080
2017	\$505,558.03	1273
2018	\$578,756.75	1502
2019	\$619,409.52	1735
2020	\$363,798.22	984
2021	\$451,218.56	1227
2022	\$390,654.84	1113
2023	\$493,183.91	1277
2024	\$566,784.12	894

	Total Dollars of Credit Card Online Payments	Number of Parcels
2016	\$802,161.56	779
2017	\$908,645.84	979
2018	\$918,479.21	1237
2019	\$1,302,706.78	1262
2020	\$3,650,3132.99	3402
2021	\$4,029,666.20	3860
2022	\$3,540,125.49	3246
2023	\$3,181,862.62	3022
2024	\$4,250,531.93	3284

	2018 ACTUAL	2019 ACTUAL	2020 ACTUAL	2021 ACTUAL	2022 ACTUAL	2023 ACTUAL	2024 ACTUAL
Number of Tax receipts processed	13,459	13,452	13,713	14,624	11,367	10,782	11,075
Total Taxes/Penalties /Fees collected	\$12,490,364	\$13,249,704	\$13,995,259	\$15,325,549	\$13,158,592	\$11,690,889	\$13,576,790
Total Number of Delinquent Notices mailed	22,613	22,975	24,975	86,646	88,191	85,272	91,629

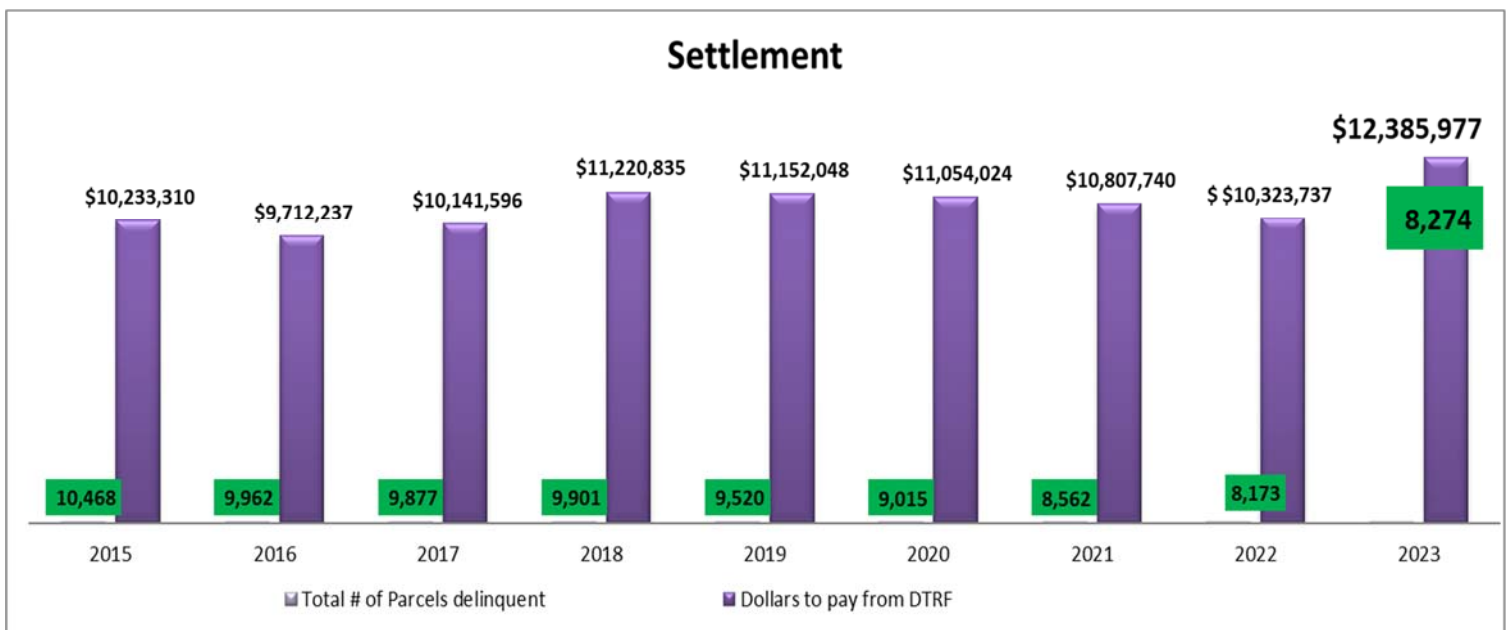
Delinquent Property Tax Administration

It is the responsibility of the County Treasurer to collect delinquent real property taxes. The process is governed by the General Property Tax Act, Public Act 206 of 1893 and Public Act 123 of 1999 as amended. Functions associated with delinquent taxes include writing receipts, processing adjustments to prior year tax rolls for up to 20 years, processing bankruptcy claims, board of review adjustments, tax tribunal adjustments, and managing the annual forfeiture and foreclosure process. The county operates a Delinquent Tax Revolving Fund which was established in the early 1980's. The purpose of this fund is to make full payment for all delinquent property taxes to local units of government. Even in the midst of higher utilization the Delinquent Tax Revolving Fund has been one of the financing tools of the county.

Local units electronically transfer their taxes to the county each year every March 1st, however, this office now performs settlement functions with every disbursement. We do this in an effort to provide a check and balance between the local units and the County, as well as to make March 1st settlement smoother. The tax rolls are required to be maintained and adjusted by the County Treasurer for 20 years. Electronic settlement with the local units saves hours of staff time for the County Treasurer's office and for the treasurers of the local units of government.

The settlement process during the month of March consists of verifying taxes collected and adjusted as well as delinquent tax rolls. This office will settle with nineteen townships, seven villages and one city. As a result of this process, each of the delinquent tax rolls are purchased by the Delinquent Tax Revolving Fund. Once settlement is complete, payments are distributed to the taxing jurisdictions.

Below is a chart that indicates the total number of delinquent real property tax **parcels (in green)** that were transferred to the County Treasurers office as well as how much money the Delinquent Tax Revolving Fund had to expend to purchase these taxes. There was **an increase in total dollars and an increase in total parcels transferring over to the County Treasurer's office for settlement and collection this year.**



Once the taxes have been turned over by the local units, the Office of the County Treasurer begins collection of these taxes. The chart below describes the entire process beginning when the taxes come delinquent to the Treasurer's office, the next step is Forfeiture of the taxes, in which a lien is filed on the uncollected delinquent taxes, and if the taxes still remain uncollected at the end of 25 months, the Office of the County Treasurer will foreclose on the real property for nonpayment of delinquent taxes.

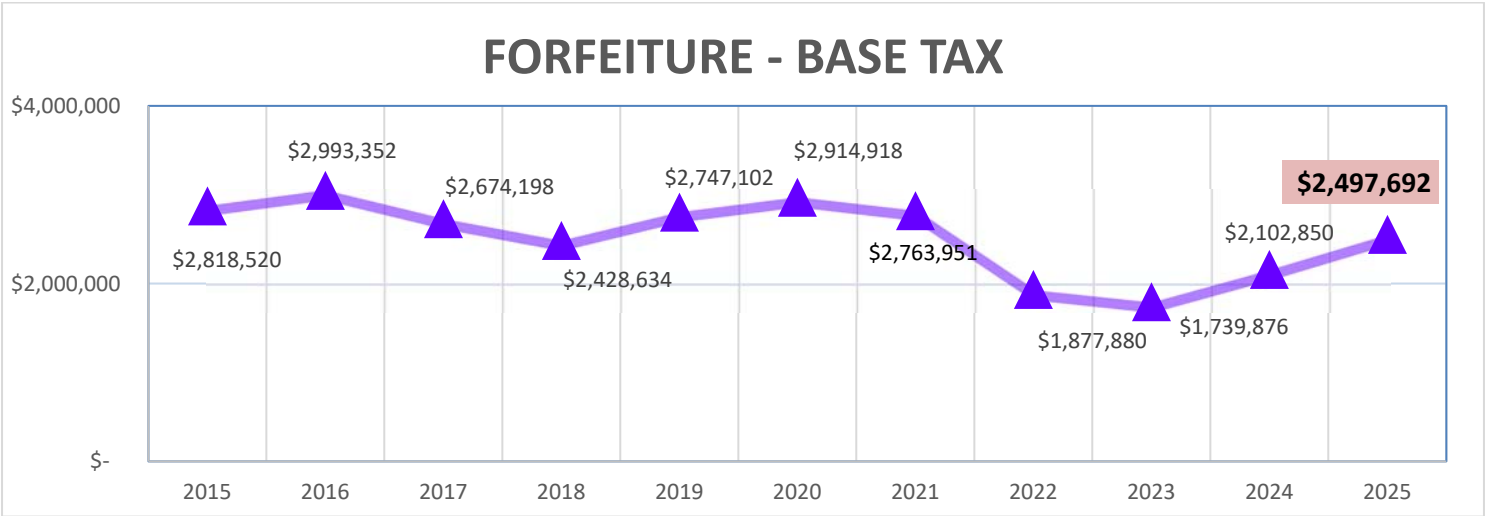
Jackson County Treasurer 2021 Property Tax Life Cycle

2021	2022	2023	2024
Year of Issue	Delinquency Year	Forfeiture Year	FORECLOSURE
July 1, 2021 Local Treasurer issues summer 2021 tax bill September 14, 2021 Summer tax bill due December 1, 2021 Winter tax bill issued by local treasurer February 14, 2022 Winter 2021 tax bill dues to local treasurer February 28, 2022 Last day to pay 2021 tax bill to local treasurer	March 1, 2022 All unpaid 2021 tax bills transferred to County Treasurer (4% Admin fee, 1% monthly interest) March 2022 Mail First delinquent notice and every month after til paid October 2022 \$15 fee added January 2023 Mail certified notice indicating 2021 taxes will forfeit on March 1, 2023	March 1, 2023 All unpaid 2021 taxes are forfeited. Additional fess are added & 1.5% interest, retroactive from previous year July - October 2023 Treasurer conducts personal service visits. September 2023 First class mailing sent December 2023 Notice published in newspaper	January 2024 Show Cause Hearing held February 2024 Judicial Foreclosure Hearing held April 1, 2024 Foreclosure for nonpayment of taxes & ownership transfers to County Treasurer August 2024 Tax Foreclosure Auction September - October 2024 Second Tax Foreclosure Auction

Forfeiture

The Forfeiture process begins on March 1st after one full year of collection efforts by the County Treasurer’s office. Additional fees and penalties are added as set forth by state statute and a Lien is filed with the Register of Deeds office.

Below is a chart that reports the history of forfeiture with number of real property parcels. As you can see from the data, there was **an increase in the number of parcels and an increase in base tax dollars in forfeiture for 2024.**



The Office of the County Treasurer continues collection efforts on the delinquent real property taxes through the forfeiture cycle and if still unpaid, the taxes can and will be foreclosed for nonpayment on March 31st of the second year of collection (25 months).

Foreclosure Prevention

For the twelfth year we have continued our efforts of active engagement **to PREVENT FORECLOSURE**. Through a truly collaborative approach, we partnered with local agencies to reach those citizens that were experiencing financial hardships and to connect them to vital resources.

One approach to foreclosure prevention included working with Legal Services of South Central Michigan (LSSCM). Through collaborative efforts with LSSCM, we were able to refer prospective cases in which taxpayers were in need of specific legal guidance and information as it related to tax and mortgage foreclosure. In 2024, LSSCM opened **20 cases and resolved 21 cases this year** for low and moderate income owners/occupants. These cases assisted a total of **10 individuals** who were in jeopardy of losing their homes due to tax or mortgage foreclosure. Every individual, at a minimum, received legal advice on the tax or mortgage foreclosure process, analysis of their legal cases, and referrals to other agencies as appropriate.

Another approach of foreclosure prevention, hardship deferrals, is provided for in state statute. In January, the Treasurer granted **41 hardship deferrals** to protect **79 properties** from foreclosure. At the Judicial Foreclosure hearing held in February, another **39 hardship deferrals** were granted by Judge LaFlamme which protected **42 properties** from foreclosure.

Foreclosure

On March 31, 2024, we foreclosed on **89 properties** for nonpayment of delinquent real property taxes. The total base taxes including penalties and interest of these **89 properties totaled \$619,319.74**. This number of parcels foreclosed was **21 more than the 2023 cycle**.

One hundred and eighteen parcels were withheld from 2024 foreclosure through the hardship deferrals. In this cycle, three local units exercised their First Right of Refusal. The **City of Jackson** purchased **6 parcels (all vacant houses) for \$18,071.34** under their First Right of Refusal; the **Township of Pulaski** purchased **1 parcel (vacant lot) for \$1,001.45** under their First Right of Refusal; the **Village of Concord** purchased **1 parcel (vacant lot) for \$802.46** under their First Right of Refusal.

At the first tax foreclosure auction held August 20, 2024, there were **81 parcels available** for purchase at the minimum bid. We sold **58 parcels** at this auction and total dollars back to the delinquent tax revolving account was **\$1,265,610.42**.

Title Check, LLC., the company that we contract with for auction services, had an additional auction where properties that were purchased at the first auction but the sale was not completed on September 26, 2024. Two properties were sold in this auction and total dollars back to the delinquent tax revolving account **\$287.750**.

The second and final tax foreclosure auction was held on November 1, 2024 in which we offered **23 remaining** parcels at the “no minimum bid”. We sold **20 parcels** at this auction and total dollars back to the delinquent tax revolving fund was **\$53,050**.

The three remaining properties from the auctions were vacant parcels. One located in Leoni Township, one located in the Village of Brooklyn and one located in the City of Jackson. Any and all remaining properties are made available for sale through Title Check and their website. We continue to sell these parcels throughout the year and return them to the tax rolls.

Below is a chart that reports the history of tax foreclosures since 2002 through 2024. The chart indicates the total number of real property parcels that the County Treasurer foreclosed on for nonpayment of real property taxes. In 2024, we foreclosed on **89** parcels.



	CITY PARCELS ONLY		TOWNSHIP PARCELS ONLY		COUNTY TOTAL		TOTAL FORECLOSED
	IMPROVED	VACANT	IMPROVED	VACANT	IMPROVED	VACANT	
2012	115	30	50	99	165	129	294
2013	74	49	47	107	121	156	277
2014	71	70	43	75	114	145	259
2015	59	90	35	46	94	136	230
2016	55	82	36	51	91	133	224
2017	39	46	25	42	64	88	152
2018	40	27	25	45	65	72	137
2019	33	20	27	62	60	82	142
2020	29	28	19	33	48	61	109
2021	23	23	16	14	39	37	76
2022	24	27	20	48	44	75	119
2023	17	18	13	20	30	38	68
2024	19	24	22	24	41	48	89

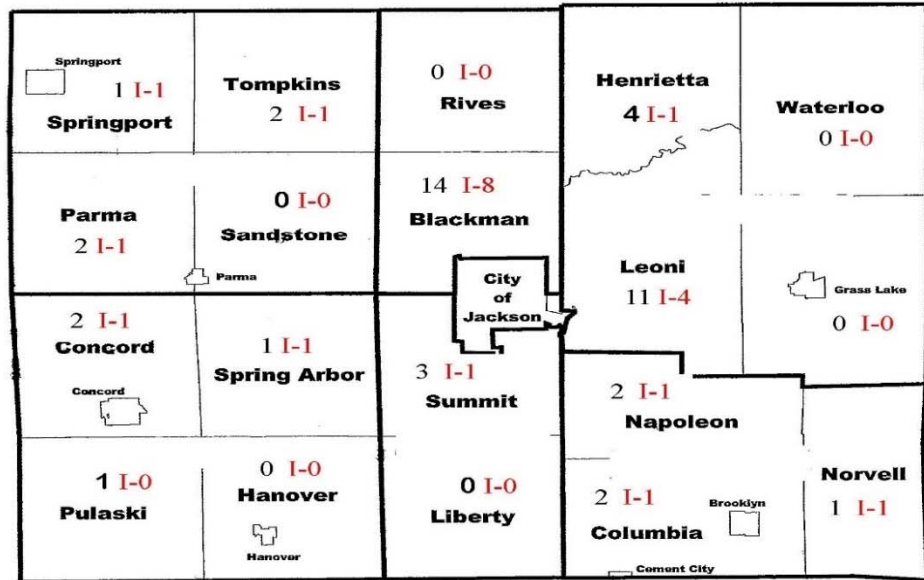
May 9, 2024

2024 Foreclosures

89 Parcels

I = 41 V = 48

CITY
1- 2 I-1
2- 4 I-3
3- 2 I-1
4- 5 I-1
5- 8 I-3
6- 7 I-1
7- 7 I-5
8- 8 I-4
Total 43 I-19



While the data and numbers are important to provide factual basis, sometimes it does not tell the full story of foreclosure.

On March 1st 2022, the local units turned over to the County their **2021 delinquent uncollected property taxes** that totaled **\$10,807,740 for 8,562 parcels**.

At Settlement, we paid all of the 57 taxing jurisdictions throughout the County, in effect, purchasing the 2021 taxes in the amount of \$10,807,740 for all 8,562 parcels, thereby making every taxing unit whole for the uncollected taxes.

We then began our process of collection for 25 months till we foreclosed March 31, 2024.

We began with a debt of **\$10,807,740 in taxes and we foreclosed on \$445,007 for the 2021 taxes**.

We began the cycle with **8,562 parcels and foreclosed on 89 parcels**.

For this collection cycle, 98% of the delinquent taxpayers paid their 2021 taxes BEFORE Foreclosure.

LESS THAN 2 % of delinquent taxpayers were foreclosed upon for nonpayment of the 2021 delinquent taxes. This is illustrated in the chart below.

Settlement Tax Year	Settlement Amount	Settlement Parcel Count	Foreclosure Year/Primary Tax Year FRF & FRC	Amount of Base Tax Foreclosed	Foreclosed Parcel Count	Amount/% of Settlement Base Tax Foreclosed	Amount/% of Settlement Parcels Foreclosed
2001	\$8,222,068	10,706	2004/2001	\$11,391	37	0.14%	0.35%
2002	\$8,175,245	10,073	2005/2002	\$10,284	43	0.13%	0.43%
2003	\$8,030,705	9,960	2006/2003	\$15,890	53	0.20%	0.53%
2004	\$9,123,988	10,114	2007/2004	\$17,889	42	0.20%	0.42%
2005	\$10,018,625	10,482	2008/2005	\$53,045	55	0.53%	0.52%
2006	\$11,692,887	10,980	2009/2006	\$72,614	104	0.62%	0.95%
2007	\$11,859,388	10,901	2010/2007	\$146,424	152	1.23%	1.39%
2008	\$12,273,567	10,815	2011/2008	\$164,343	226	1.34%	2.09%
2009	\$12,973,332	11,255	2012/2009	\$261,435	294	2.02%	2.61%
2010	\$12,249,983	11,167	2013/2010	\$298,095	277	2.43%	2.48%
2011	\$11,611,277	10,959	2014/2011	\$228,592	259	1.97%	2.36%
2012	\$11,534,626	11,079	2015/2012	\$221,663	230	1.92%	2.08%
2013	\$10,970,687	11,008	2016/2013	\$184,559	224	1.68%	2.03%
2014	\$10,546,856	10,713	2017/2014	\$121,101	152	1.15%	1.42%
2015	\$10,233,310	10,468	2018/2015	\$102,261	137	1.00%	1.31%
2016	\$9,712,237	9,962	2019 / 2016	\$90,227	142	.93%	1.44%
2017	\$10,141,596	9,877	2020 / 2017	\$120,884	109	1.19%	1.10%
2018	\$11,220,835	9,901	2021 / 2018	\$58,143	76	.52%	.77%
2019	\$11,152,048	9,520	2022 / 2019	\$59,358	119	.53%	1.25%
2020	\$11,054,204	9,015	2023 / 2020	\$260,877	68	2.36%	0.75%
2021	\$10,807,740	8,562	2024 / 2021	\$445,007	89	4.12%	1.04%

Significant Legislative Changes to the Foreclosure Process

In **July of 2020**, the Michigan Supreme Court ruled in the **Rafaelli** case. During the second half of 2020, County Treasurers across the state worked in cooperation with legislators to create new language and new laws to effectuate and implement the Supreme Court ruling. Our collaborative effort with legislators was successful in creating two new laws PA 255 and PA 256 that went into effect January 1, 2021. County Treasurers believe that these new laws are a fair and equitable solution to the Michigan Supreme Courts July ruling that determined County Treasurers could not keep proceeds of tax sales. The work did not stop there. During the entirety of 2021, County Treasurers across the state met, discussed, and worked on developing procedures to implement these new laws and then the education began.

Property owners, both business and residential, who have gone through the unfortunate foreclosure process now have the option to reclaim monies leftover from a tax sale. The law changed, so County Treasurers are no longer required to keep those proceeds in a delinquent property tax fund. Under Public Act 255 and 256, County Treasurers will notify property owners who lose their homes or businesses to foreclosure of the pathway to receive any remaining proceeds of the tax sale of their property after taxes, interest, penalties, fees and costs have been paid. The owner has until July 1st of the year in which the foreclosure took place to file a claim. Under these new laws, there is now an additional 5 percent fee for County Treasurers from sale proceeds for their work to rehabilitate and sell properties.

CLAIMS

In **2020**, we received a total of 2 claims for 4 foreclosed properties that were NOT FILED TIMELY (2017 and prior years taxes). We appealed these claims but settled on payouts. The claims that were filed and resulted in **a payout of \$45,784.82 in remaining proceeds (as of June 28, 2024).**

In **2021**, we received a total of 7 claims for 4 foreclosed properties by the July deadline. Based on the claimants' filings per the new laws, the maximum potential exposure for payout of remaining proceeds is approximately \$150,000. The claims that were filed timely and per statutory direction resulted in **a payout of \$144,608.69 in remaining proceeds.**

In **2022**, we received a total of 8 claims for 4 foreclosed properties by the July deadline. Based on the claimants' filings per the new laws, the maximum potential exposure for payout of remaining proceeds is approximately \$30,500. No claimants filed with the Circuit Court on or before the statutory deadline of May 15, 2023. **No remaining proceeds claims were paid out for this cycle.**

In **2023**, we received a total of 7 claims for 6 foreclosed properties by the July deadline. Based on the claimants' filings per the new laws, the maximum potential exposure for payout of remaining proceeds is approximately \$50,000. Two claimants filed with the Circuit Court on or before the statutory deadline of May 15, 2024. The claims that were filed timely and per statutory direction resulted in **a payout of \$17,215.85 in remaining proceeds.**

In **2024**, we received a total of 10 claims for 9 foreclosed properties by the July deadline. Based on the claimants' filings per the new laws, the maximum potential exposure for payout of remaining proceeds is approximately \$155,000. The next statutory deadline for claimants is **May 15, 2025.**

In **July 2024**, the **Michigan Supreme Court** issued a ruling in the case of **Schafer v. Kent County** which has significant implications for county financial exposure, particularly concerning the retroactive application of the **Rafaeli** decision. In **Rafaeli** decision, the court ruled that county retention of remaining proceeds from the sale of these properties constituted an unconstitutional takings under the U.S. and the Michigan Constitutions.

Counties that have not reached a settlement in a class action lawsuit, claims for remaining proceeds must follow the provisions established under MCL 211.78t, enacted in December 2020, but claimants foreclosed upon prior to the enactment of the statute have the opportunity to file a claim.

As a result of this new ruling, County Treasurers around the state worked in cooperation with the State (the State of Michigan is the Foreclosing Governmental Unit or FGU for 6 counties) and numerous attorneys to create a new motion form for claimants to file.

The Michigan Department of Treasury approved form, Form 6156, ***Notice of Intention to Claim Interest in Foreclosure Sale Proceeds From Sales Occurring Prior to December 22, 2020*** was approved in September.

County Treasurers statewide mailed out notices to all affected parties informing them of this opportunity to file a claim.

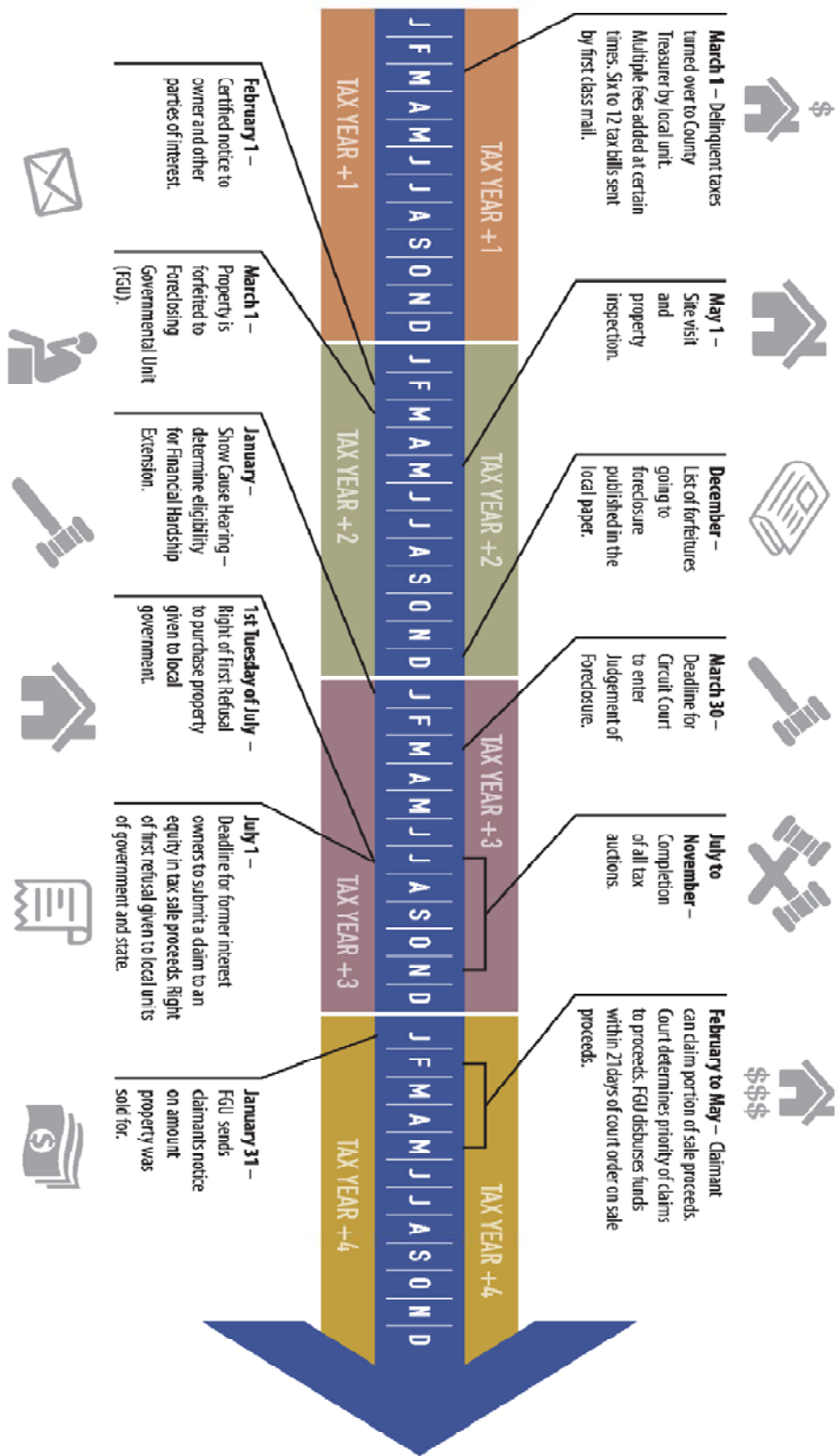
- **Form 6156 must be filed with the County Treasurer no later than March 31, 2025.**
- The Michigan State Bar Foundation created a packet of information for potential claimants providing instructions on how to fill out and file this form. The website for Michigan Legal Help is : <https://michiganlegalhelp.org>. Look for the “HOUSING” bubble and then select the “FORECLOSURE” bubble on this website for detailed information.

As of March 4, 2025, we have received approximately 13 of these forms in our office. There have been many more phone call inquiries and emails.

As the **Michigan Association of Counties** reported in July, “Counties adhered to the law until the previous foreclosure statute was found unconstitutional, but now face significant financial penalties. The cost of retroactive liability across the state remains unknown as this time.”

The following two pages are flow charts that highlight the foreclosure process from beginning to end with the new laws and processes explained.

FORECLOSURE TIMELINE



Michigan Association
of County Treasurers
Your resource to prevent tax foreclosures

FORECLOSURE TIMELINE

TAX YEAR +1			TAX YEAR +3		
Date	Statute	Action	Date	Statute	Action
Mar 1	MCL 211.78a(2)	Unpaid taxes levied in the immediately preceding year are returned to the County Treasurer as delinquent for collection. 4% admin fee and interest computed at a noncompounded rate of 1% per month added to delinquent parcel.	Jan Jan-Feb	MCL 211.78b(2) MCL 211.78k(1)	FGU files amended petition removing redeemed parcels. Not later than the hearing date, FGU files proof of certified mail service of show-cause and foreclosure hearings, proof of personal visit to property, and proof of publication.
Mar 1	MCL 211.78a(3)	noncompounded rate of 1% per month added to delinquent parcel.	7 + days before judicial hearing	MCL 211.78i(1)	FGU holds administrative show-cause hearing.
By Jun 1	MCL 211.78b	Foreclosing Governmental Unit (FGU) sends notice by first-class mail to taxpayer or owner.	Jan 30-Feb 28	MCL 211.78h(5), .79k	Judicial foreclosure hearing held.
By Sep 1	MCL 211.78c	FGU sends second notice by first-class mail to taxpayer or owner.	Mar 30	MCL 211.78k(5)	Deadline for circuit court to enter judgment of foreclosure.
Oct 1	MCL 211.78d	FGU adds a \$15 fee.	Mar 31	MCL 211.78k	Effective date of judgment. Last day to redeem foreclosed property. Title vests in FGU.
Nov 1	MCL 211.78e(1)	FGU prepares a list of all property subject to forfeiture for delinquent taxes.	Jul 1	MCL 211.78i(2)	Deadline for former interest holders to submit to the FGU a notice of intention to claim an interest in sale proceeds using a form available from the FGU or the Department of Treasury.
Dec 1	MCL 211.78e(2)	FGU updates taxpayer address based on current local unit records.	Jul (1st Tues.) Jul (3rd Tues.)	MCL 211.78m(1) MCL 211.78m(2), (5)	Deadline to exercise gov. agency first right of refusal; but could take place before this date. First opportunity to offer property at auction. One or more auctions may be held, the last of which has no or low minimum bid.
TAX YEAR +2			Jul-Nov	MCL 211.78m(3)	Second governmental right of refusal purchase opportunity after each public auction.
Feb 1	MCL 211.78f(1), (2)	FGU sends notice by certified mail to taxpayer and, if different, the owner, AND by first-class mail to occupant.	Nov (1st Tues.)	MCL 211.78m(2)	Deadline for completion of all auctions.
Feb 1	MCL 211.78f(3), (4)	FGU may publish notices in a newspaper.	Dec 1	MCL 211.78m(6)	Deadline for FGU to transfer list of unsold parcels to the city, township, or village clerk.
Mar 1	MCL 211.78g(1)	Delinquent property forecloses to the treasurer.	Dec 30	MCL 211.78m(6)	Deadline for city, township, or village to reject property transfer. Date title transfers to local unit or, in case of objection, to FGU or the Land Bank Fast Track Authority if state is FGU.
Mar 1	MCL 211.78g(1)	FGU adds \$175 title fee to the parcel.	Dec 31	MCL 211.78m(12)	All taxes for the year of foreclosure are canceled for parcels purchased by state, city, village, township, county, or city or county land bank before the first auction; transferred to the local unit or Land Bank Fast Track Authority after not selling at auction; or retained by FGU.
Mar 1	MCL 211.78g(3), (b)	Redemption requires additional interest computed at a noncompounded rate of 1.72% per month from March 1 preceeding forfeiture.			All liens for costs of demolition, safety repairs, debris removal, or sewer or water charges due on the property as of the December 31 immediately succeeding the sale, transfer, or retention of the property are canceled.
Mar 1	MCL 211.78g(3), (c)	Redemption requires payment of all recording fees and all fees for service of process or notice.	TAX YEAR +4		
Apr 15	MCL 211.78g(2)	Deadline for FGU to record a certificate of forfeiture.	Jan 31	MCL 211.78f(3)	Deadline for FGU to send each claimant a notice that includes the amount for which the property was sold, the amount of any outstanding unpaid taxes, including federal, state, and local tax liens, and the total amount of any remaining proceeds.
May 1	MCL 211.78i(1), (3)	FGU initiates title search and personal visit to forfeited property.	Feb 1-May 15	MCL 211.78f(4)	Period during which a claimant may file a motion with the circuit court to claim any portion of the remaining proceeds to which the claimant is entitled.
Jun 15	MCL 211.78h(1)	Deadline for FGU to file petition for foreclosure with listing of forfeit with the circuit court.	Feb 1-May 15	MCL 211.78f(5)	FGU must provide info to court, including all claimants for a parcel, minimum bid, sale amount, and taxes owed.
Dec-Jan	MCL 211.78i(2)	FGU sends certified mail notice of show-cause hearing (scheduled not less than 7 days before judicial hearing), no less than 30 days before the show-cause hearing, to owners of interest.	After FGU responds to claimant's motion	MCL 211.78f(9)	Circuit court hearing to determine relative priority of claims to sale proceeds and the value of each claim of interest.
Dec-Jan	MCL 211.78i(5)	FGU publishes notice listing pending foreclosures.	Within 21 days after court order	MCL 211.78f(10)	FGU disburses the funds within 21 days after entry of an order directing disposition of the sale proceeds.



Michigan Association
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Your resource to prevent tax foreclosure

Dog Licensing in Jackson County

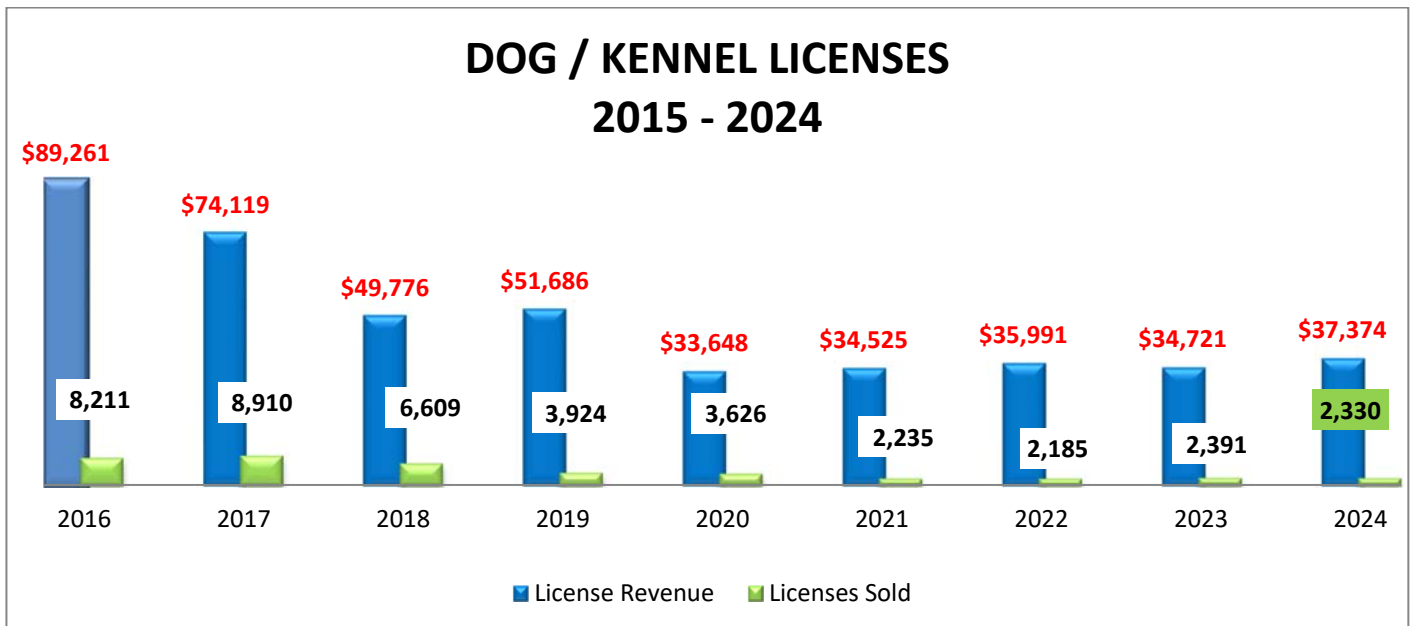
The County Treasurer's office manages the dog license program. As part of an initiative to increase dog licensing in our County, the Treasurer created a mass mailing postcard to inform all citizens in the County of the laws of being a dog owner.

Specifically:

- **Michigan Law requires all dogs shall be licensed.**
- Dog licenses are sold in accordance to provisions of the Dog Law Act 339 of 1919 as amended and the Jackson County Animal Control and Protection Ordinance.
- All Jackson County residents who own a dog(s) that are four (4) months old or older must have a current Jackson County dog license (MCL 287.266).
- Dog Licensing benefits the public health of the community. Rabies is a current threat to human and animal health. By licensing your dog, the overall cost and health risk is lowered by making certain that dogs are vaccinated.
- Dog Licensing also helps in the recovery of lost or stray animals.

In July of 2016, the Treasurer's office implemented a new dog licensing fee schedule and a new online licensing program. These changes **expanded options** for dog owners in that they could purchase a one year dog license OR a three year dog license based on the date of the dog's rabies vaccination expiration. The change in the fee schedule also removed any and all late penalties if the dog owner did not purchase a license within a certain time frame. The new fee schedule **did not increase** the fees to license a dog.

The new fee schedule actually entices dog owners to try to align the dog's rabies vaccination to coincide with a three year dog license, thereby receiving a discounted price for the license versus the cost of the one year license. Effectively, **issuing dog licenses can now be done year round, at any time, and online.**



2024	Male / Female Dog	# Licenses issued	Neutered / Spayed	# Licenses issued
One Year License	\$20.00	424	\$10.00	888
Three Year License	\$60.00	42	\$25.00	388
Senior Citizen Discount				
One Year License	\$10.00	71	\$5.00	316
Three Year License	\$24.00	33	\$12.00	421
Service Dog				5

Another new statistic to report since the implementation of the new dog license program that allows for payment by credit card, in 2024 we receipted in **\$20,706 dollars in credit card payments.**

Year	Credit Card payments for dog licenses
2016	\$4,811
2017	\$16,669
2018	\$14,673
2019	\$21,605
2020	\$17,495
2021	\$18,242
2022	\$17,702
2023	\$20,427
2024	\$20,706

It is our goal to expand dog licensing services in the future to include veterinarian offices if they wish to participate. Ideally, we would like to create a one stop shopping experience for dog owners in that if they vaccinate their dogs they could also obtain a dog license at the same time.

Passports

The Office of the County Treasurer is a certified U.S. Department of State Passport Acceptance Facility providing passport processing services Monday through Friday, 8:00am to 3:30pm. The office accepts and processes new passport applications that requires review of applications and required documentation (identity, citizenship, and parental relationship for applicants under the age of 16) for completeness and accuracy. We also provide taking passport photos in office. Once the applications are reviewed, staff fully executes and submits the application according to US Department of State guidelines.

An annual re-certification process is required for all staff members by the US Department of State to keep up to date on changing guidelines and processing effectiveness. Each year the U.S. Department of State performs an audit of our processing of passports on site.

In 2024, we processed **494** passports and generated just over **\$22,581** in general fund revenue. We take great pride in this value added service that we have been able to provide for the citizens of our community.

