

City of St. Louis

News and Views

January 1, 2025

Message from the Mayor



Happy new year, everyone!

After a year as mayor I'm officially repeating myself in this space as I tell you about the only means you have of influencing your property taxes. Yes, I'm talking about the Board of Review that convenes in March to hear property owners appeal their assessments.

However, if you just sit down and say "I think my taxes are too high" your request will be denied.

Your first step should be to get hold of the official assessment card for your house to see what the city believes you have. If the card says you have a finished basement, and you don't, you should bring that to the assessor's attention. If the card says you have an outbuilding that was removed, bring that to the assessor's attention. These items add value to your property, and when you remove them your property's taxable value may be adjusted downward by the Board of Review.

No need to wait for March though. The assessor can make changes to your card any time of the year if you prove that information on the card is wrong or out of date. You can also request to be added to the assessor's "field review," then an assessor will visit your house to compare reality to your assessment card, making changes as needed.

Another thing you can do is see what similar houses in your area have sold for recently. The easiest way to do that is to use the Realtor.com web site. But a friendly Realtor can help you with that, too, and do a better job.

If you can prove to the Board of Review that the assessed value of your house is high when compared to other properties in your neighborhood, you might have a successful appeal.

Home repairs

Homeowners sometimes postpone improvements for fear of increasing their property taxes. However, many home improvements are exempt from increasing the taxable value of your property.

Generally speaking, if it's not a "structural addition" it won't increase your property's taxable value. If you're merely replacing something you already have (including windows, siding, masonry, roofing, gutters, doors, driveways, wiring, porches, awnings) with basically the same thing, it doesn't affect your taxable value or property taxes.

Call Assessor Kathy Roslund at (989) 463-9514 for details or clarification.

Help wanted

The five-member Board of Review had one vacancy that remained unfilled in 2024, and now we have two with the resignation of Mary Reed. That leaves us with three members: Sue Whitford, Diandra Messer and Yours Truly. If one of us can't attend the March meetings for any reason there will be no quorum, and your appeals won't be heard.

We raised Board of Review pay last year, so members now get \$216 for each of two six-hour meetings in March and \$108 for any shorter meeting we have. You can't live on it, obviously, but it's a great way to get some spending money and do a service to your community at the same time. A win/win if you ask me.

If you'd like to fill one of the two Board of Review vacancies, call City Clerk Jamie Long at 989-681-2137 ext 1050. Or email her at [jlong@stlouismi.com](mailto: jlong@stlouismi.com).

Support St. Louis Business

The City website has a Business Directory that lists businesses by category and also includes their addresses and contact information. This is a great way to be reminded to spend as much as you can here in St. Louis to support our local businesses! The address is:

www.stlouismi.com/local

2025 Events



Visit
HISTORIC DOWNTOWN
ST. LOUIS
St. Louis Michigan – Middle of the Mitten

Join us for fun in the Middle of Michigan!

2025 Event Schedule

- April 19 – Easter Egg Scavenger Hunt
- June – August – Swimming Pool Open
- June 5 – Middle of the Mitten Golf Outing
- June 7 – Joe Scholtz Memorial Fishing Derby
- July 12 – Fourth of July Celebration & Fireworks
- August 21 – Old US-27 Motor Tour
- September 19 – St. Louis High School Homecoming
- October 30 – Downtown Trick or Treat
- December 4 – Lighted Christmas Parade

See all our local businesses at:
stlouismi.com/local

Find us on Facebook
City Hall St. Louis, Michigan

PURE MICHIGAN

GRATIOT AREA Chamber of Commerce

Property Tax Information

IMPORTANT ANNOUNCEMENT

Winter Property Taxes are due
February 14, 2025
Without Penalty

All winter and summer taxes not paid by
February 28, 2025
Will be turned over to the county on
March 1, 2025



City Council Meetings are the first and third
Tuesday of every month at 6 p.m.

Snow Removal



With winter in mind, please remember to keep fire hydrants and drains clear of snow.

It is illegal to plow snow from your driveway or walks into or across the street as this can hinder snow removal by City crews.

To view the City's Snow Removal Program visit
<https://www.stlouismi.com/government/public-works-and-utilities/dpw/>

Board of Review

The Board of Review will be in session to hear your appeals at St. Louis City Hall on the following dates:

Monday, March 10, 2025

9:00 am-3:00 pm

Wednesday, March 12, 2025

3:00 pm - 9:00 pm

There will also be an organizational meeting on
March 4, 2025
At 1:00 pm

There is no parking on City Streets from 2:00 a.m. to

No Parking on City Streets



2:00a.m. to 6:00 a.m.
November 1 to May 1.

It is also a violation to park in any manner which creates a hazard or impedes snow removal.

Brush pickup for the month of January begins January 6, 2025

This Institution is an equal opportunity provider and employer.