

FAQs

Joe Parman
Van Buren County
Drain Commissioner



NOTICE OF PUBLIC HEARING TO REVIEW SPECIAL ASSESSMENT ROLL AND PROJECT COSTS SADDLE LAKE

Why am I receiving this notice?

You are receiving this notice because you own lands within the lake level special assessment district that was previously established by the Van Buren County Circuit Court for operating and maintaining Saddle Lake's legal lake levels.

What is a special assessment district?

A lake level special assessment district is an area of land designated to receive special assessments for particular benefits that they receive from certain public projects, such as lake levels.

Who has jurisdiction to maintain Saddle Lake's legal lake levels?

The Van Buren County Drain Commissioner is the delegated authority for Van Buren County to operate and maintain Saddle Lake's legal lake levels.

What will the special assessment be used for?

Lake level special assessments are generally used for activities to operate and maintain a legal lake level(s), including necessary repairs or improvements to lake level infrastructure. The proposed special assessment for Saddle Lake includes costs related to replacement of the lake level control structure and updating the lake level order in circuit court, among other items.

What is my special assessment amount?

Your estimated assessment amount is listed on the enclosed notice and will be available at the public hearing.

You may also call **(269) 205-3293** or email **vanburencdc@gmail.com** for information related to assessment amounts.

How are assessments determined?

The assessment methodology assigns factors to each parcel based on its access type. A typical direct access parcel is assigned a total assessment factor of 1. A typical indirect access parcel is assigned a total assessment factor of 0.5. A limited access - Saddle Lake Subdivision parcel is assigned a total assessment factor of 0.25.

When will I receive a bill for the special assessment?

Lake level special assessments appear on winter tax bills and are only levied when costs are incurred related to the lake level. The current assessment will be spread over seven years and will be included as a line item on the winter tax bill.

Can I prepay my assessment?

You will have the option to prepay your assessment in full to avoid interest. Please call the Office of the Van Buren County Drain Commissioner following the public hearing for final prepayment amounts, information on how to prepay, and the deadline for prepayment.

Do I have to attend the public hearing?

You are not required to attend the public hearing; however, you must protest in person or by writing to reserve your right to appeal the proposed special assessment.