Four Lakes Task Force
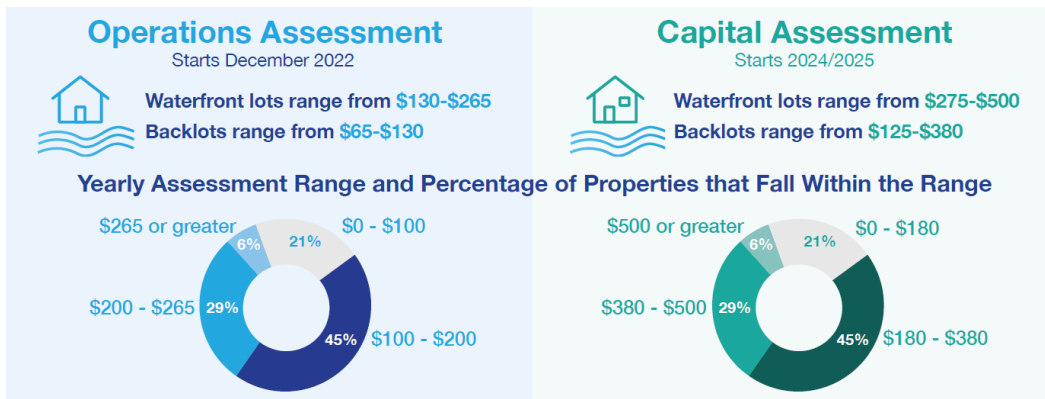
2022 Survey and the Special Assessments

The final report of the survey, conducted by Public Sector Consultants (PSC), was completed this week and provided to FLTF. Since this is occurring right before the Gladwin and Midland County meeting to consider the approval of the assessment roll, FLTF has provided it for comparison. The comparison includes a chart on the distribution of assessments by front and backlot based on the assessment roll, and Question #13 from the 2022 PSC survey on the participants' willingness to pay.

The FLTF assessment methodology, which is linked here, factors in front versus backlots, water view, frontage, derived benefit, water depth and access type. Backlot owners, who have the largest unwillingness to pay, generally have lower assessments than front lots. Canal properties, and those who identify themselves on rivers, with all other factors being equal, will pay 60% of the assessment of lakefront owners with a greater view and water depth, who also have the greatest willingness to pay.
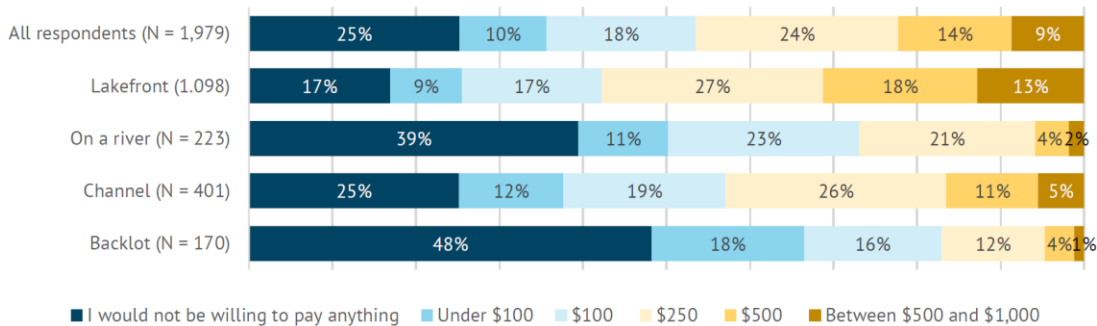
We believe the methodology aligns with the diverse types of properties on the four lakes. However, property owners need to find themselves in the numbers, as they review the survey and the methodology.

Data from the Funding and Financing Flyer (updated July 6, 2022)
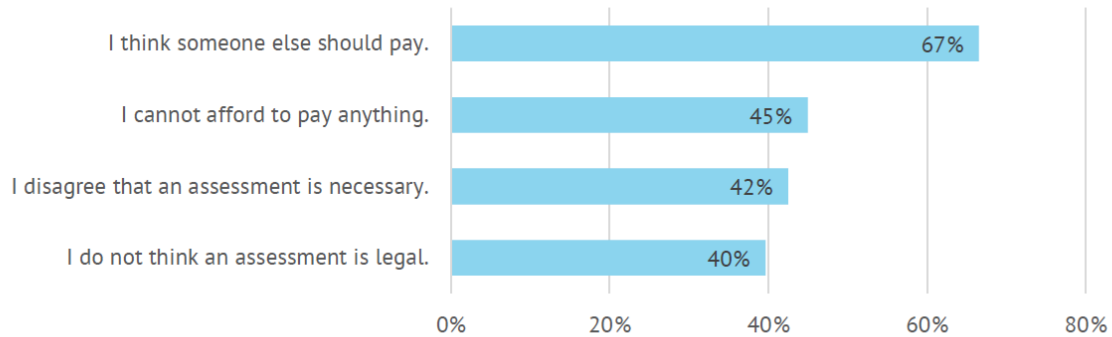

Question 13 from PSC Survey on Willingness to Pay

July 7, 2022

Unwillingness to Pay for an Assessment – PSC 2022 Survey Final Report

EXHIBIT 5. Respondents' Reasons for Their Unwillingness to Pay for an Assessment

N = 490

Of the 25 percent of respondents who said they would not be willing to pay anything (as shown above), 67 percent think someone else should pay, 45 percent said they cannot afford to pay anything, 42 percent did not think an assessment is necessary, and 40 percent did not think an assessment is legal.