

2020 Equalization Report

*Gratiot County
Equalization Department*

*Keegan Bengel
Equalization Director*

Table of Contents:

Message to the Board of Commissioners	P. 3
Local Assessors & Equalization Staff	P. 4
Recommended County Equalized Values	P. 5
Township Data by Class (Previous & Current Values):	P. 6
Gratiot County Property Class Percentages	P. 12
Past Value Trends	P. 13
Past Value Trends (Tax Dollars)	P. 14
2019-2020 SEV and Taxable Percentage Change	P. 15
Individual Township Data	P. 16
School District Taxable Value Report	P. 35



Gratiot County Equalization Department

214 E. Center Street
Ithaca, MI 48847-1446
989-875-5203
Fax: 989-875-5303
kbengel@gratiotmi.com

April 21, 2020

To: Gratiot County Board of Commissioners
From: Equalization Department
RE: 2020 Equalization Report

The Gratiot County Equalization Department has completed its review of the 2020 Assessment rolls of the sixteen (16) Townships and three (3) Cities of Gratiot County. The 2020 Gratiot County Equalization Report prepared by the Gratiot County Equalization Department is submitted for approval and adoption.

The recommended County Equalized Value for 2020 is \$2,222,233,355. This is a combination of \$1,742,947,512 of Real Property and \$479,285,843 of Personal Property.

Respectfully Submitted,

Keegan Bengel, MAAO (3)
Equalization Director

Local Assessors & Equalization Department

Assessment Jurisdiction

01 Arcada Township
02 Bethany Township
03 Elba Township
04 Emerson Township
05 Fulton Township
06 Hamilton Township
07 Lafayette Township
08 Newark Township
09 New Haven Township
10 North Shade Township
11 North Star Township
12 Pine River Township
13 Seville Township
14 Sumner Township
15 Washington Township
16 Wheeler Township
51 City of Alma
52 City of Ithaca
53 City of St. Louis

Assessing Officer

Doug Merchant
Doug Merchant
Roger Slavik
Kathy Roslund
Chuck Zemla
Grant Rames
Grant Rames
Edie Hunter
Melissa Zemla
Treena Chick
John Hardman
Doug Merchant
Chuck Zemla
John Hardman
Aaron Desentz
Jerry Rohde
Kathy Roslund
Edie Hunter
Kathy Roslund

Equalization Department

Keegan Bengel, MAAO (3)
Director

Diane Thomas, MCAT
Data Coordinator/Equalization Assistant

Tracie McCune
Assistant Data Coordinator

CERTIFICATION OF RECOMMENDED COUNTY EQUALIZED VALUATIONS BY EQUALIZATION DIRECTOR

*This form is issued under the authority of MCL 211.148
Filing is mandatory*

TO: State Tax Commission
FROM: Equalization Director of GRATIOT County
RE: State Assessor Certification of Preparer of the required Recommended County Equalized Valuations

The Recommended County Equalized Valuations for the above referenced county and year were prepared under my direct supervision and control in my role as Equalization Director.

I am certified as an assessor at the level required for the county by Michigan Compiled Laws 211.10d and the rules of the State Tax Commission.

The State Tax Commission requires a Level 3 State Assessor Certification for this county.

I am certified as a Level 3 State Certified Assessing Officer by the State Tax Commission.

The following are my total Recommended County Equalized Valuations for each separately equalized class of property in GRATIOT County:

Agricultural	<u>882,656,722</u>	Timber-Cutover	<u>0</u>
Commercial	<u>140,794,000</u>	Developmental	<u>0</u>
Industrial	<u>46,945,900</u>	Total Real Property	<u>1,742,947,512</u>
Residential	<u>672,550,890</u>	Personal Property	<u>479,285,843</u>
		Total Real and Personal Property	<u>2,222,233,355</u>

Please mail this form to the address below within fifteen days of submission of the Recommended County Equalized Valuations to the County Board of Commissioners.

Michigan Department of Treasury
Assessment and Certification Division
Local Assessment Review
P.O. Box 30790
Lansing, Michigan 48909

Signature of Equalization Director	Date
	4/21/2020

**Gratiot County
Previous and Current Values**

AGRICULTURAL								
Unit #	Unit Name	Number of Parcels	2019 Assessed Value	2020 Assessed Value	AV % Change	2019 Taxable Value	2020 Taxable Value	TV % Change
010	Arcada Township	315	42,631,900	45,013,000	5.59%	15,940,731	16,659,514	4.51%
020	Bethany Township	414	73,634,600	69,243,600	-5.96%	24,517,215	25,753,964	5.04%
030	Elba Township	329	35,903,300	42,021,500	17.04%	16,858,946	17,569,064	4.21%
040	Emerson Township	353	74,131,600	70,200,300	-5.30%	22,792,728	23,015,943	0.98%
050	Fulton Township	270	50,172,300	51,656,600	2.96%	14,659,263	15,095,995	2.98%
060	Hamilton Township	192	30,450,800	31,541,200	3.58%	11,070,263	11,244,012	1.57%
070	Lafayette Township	375	70,949,200	71,463,200	0.72%	25,586,739	26,096,537	1.99%
080	Newark Township	328	60,654,700	63,080,800	4.00%	21,897,033	22,266,331	1.69%
090	New Haven Township	327	69,491,700	68,121,000	-1.97%	26,767,378	27,011,266	0.91%
010	North Shade Township	403	80,173,100	75,398,200	-5.96%	21,363,627	21,898,836	2.51%
011	North Star Township	353	61,452,800	61,754,100	0.49%	19,240,979	19,559,859	1.66%
012	Pine River Township	285	39,204,400	40,460,416	3.20%	14,480,732	14,923,389	3.06%
013	Seville Township	356	34,382,800	39,606,100	15.19%	14,782,508	15,213,618	2.92%
014	Sumner Township	285	37,104,000	39,292,600	5.90%	14,128,891	14,300,526	1.21%
015	Washington Township	339	52,909,400	45,060,431	-14.83%	14,411,811	14,709,823	2.07%
016	Wheeler Township	406	65,273,100	66,269,975	1.53%	28,626,671	27,547,882	-3.77%
051	City of Alma	9	813,700	1,009,000	24.00%	345,195	351,748	1.90%
052	City of Ithaca	12	1,358,800	1,464,700	7.79%	475,724	484,756	1.90%
053	City of St. Louis	0	0	0	N/A	0	0	N/A
Gratiot County Total		5,351	880,692,200	882,656,722	0.22%	307,946,434	313,703,063	1.87%

COMMERCIAL								
Unit #	Unit Name	Number of Parcels	2019 Assessed Value	2020 Assessed Value	AV % Change	2019 Taxable Value	2020 Taxable Value	TV % Change
010	Arcada Township	20	1,664,300	1,620,300	-2.64%	1,427,480	1,449,280	1.53%
020	Bethany Township	27	3,153,600	3,213,200	1.89%	2,780,492	2,846,007	2.36%
030	Elba Township	58	2,778,300	2,921,100	5.14%	2,332,504	2,374,200	1.79%
040	Emerson Township	17	1,618,500	1,629,700	0.69%	1,274,124	1,272,323	-0.14%
050	Fulton Township	66	5,013,400	5,584,800	11.40%	4,308,393	4,965,673	15.26%
060	Hamilton Township	1	140,800	189,400	34.52%	140,800	189,400	34.52%
070	Lafayette Township	0	0	0	N/A	0	0	N/A
080	Newark Township	26	1,462,500	1,576,300	7.78%	1,233,981	1,255,690	1.76%
090	New Haven Township	9	883,800	932,100	5.47%	874,506	909,693	4.02%
010	North Shade Township	10	911,500	1,004,800	10.24%	854,445	912,326	6.77%
011	North Star Township	40	1,649,400	1,668,200	1.14%	1,303,082	1,282,249	-1.60%
012	Pine River Township	104	26,363,200	26,378,400	0.06%	20,539,064	21,301,176	3.71%
013	Seville Township	47	1,647,900	1,785,700	8.36%	1,633,595	1,714,528	4.95%
014	Sumner Township	9	253,500	263,700	4.02%	210,583	214,151	1.69%
015	Washington Township	13	315,700	326,800	3.52%	98,160	100,019	1.89%
016	Wheeler Township	90	6,054,700	7,247,600	19.70%	5,886,565	6,726,219	14.26%
051	City of Alma	331	50,346,460	55,218,200	9.68%	34,456,204	36,396,055	5.63%
052	City of Ithaca	137	19,582,700	19,019,000	-2.88%	12,488,942	12,690,878	1.62%
053	City of St. Louis	121	10,267,300	10,214,700	-0.51%	7,926,007	8,131,450	2.59%
Gratiot County Total		1,126	134,107,560	140,794,000	4.99%	99,768,927	104,731,317	4.97%

**Gratiot County
Previous and Current Values**

INDUSTRIAL								
Unit #	Unit Name	Number of Parcels	2019 Assessed Value	2020 Assessed Value	AV % Change	2019 Taxable Value	2020 Taxable Value	TV % Change
010	Arcada Township	0	0	0	N/A	0	0	N/A
020	Bethany Township	1	405,081	381,400	-5.85%	395,700	381,400	-3.61%
030	Elba Township	2	1,346,600	1,317,800	-2.14%	1,346,600	1,317,800	-2.14%
040	Emerson Township	0	0	0	N/A	0	0	N/A
050	Fulton Township	0	0	0	N/A	0	0	N/A
060	Hamilton Township	15	501,400	532,900	6.28%	167,654	170,829	1.89%
070	Lafayette Township	1	10,700	11,000	2.80%	1,229	1,252	1.87%
080	Newark Township	0	0	0	N/A	0	0	N/A
090	New Haven Township	32	825,300	775,900	-5.99%	380,366	399,228	4.96%
010	North Shade Township	0	0	0	N/A	0	0	N/A
011	North Star Township	2	56,000	59,500	6.25%	12,050	12,278	1.89%
012	Pine River Township	19	4,538,900	4,433,400	-2.32%	3,814,525	3,763,027	-1.35%
013	Seville Township	0	0	0	N/A	0	0	N/A
014	Sumner Township	7	329,000	368,600	12.04%	103,141	105,096	1.90%
015	Washington Township	0	0	0	N/A	0	0	N/A
016	Wheeler Township	23	5,816,000	8,344,200	43.47%	5,636,886	8,035,884	42.56%
051	City of Alma	66	8,527,900	10,778,800	26.39%	7,393,959	8,248,839	11.56%
052	City of Ithaca	47	15,649,600	16,045,200	2.53%	14,356,999	15,388,212	7.18%
053	City of St. Louis	28	3,662,100	3,897,200	6.42%	3,007,974	3,028,020	0.67%
Gratiot County Total		243	41,668,581	46,945,900	12.66%	36,617,083	40,851,865	11.57%

RESIDENTIAL								
Unit #	Unit Name	Number of Parcels	2019 Assessed Value	2020 Assessed Value	AV % Change	2019 Taxable Value	2020 Taxable Value	TV % Change
010	Arcada Township	708	44,537,610	46,546,300	4.51%	39,627,500	41,262,315	4.13%
020	Bethany Township	530	31,992,400	29,537,100	-7.67%	21,713,030	22,455,825	3.42%
030	Elba Township	545	18,115,400	20,948,900	15.64%	15,068,680	15,473,576	2.69%
040	Emerson Township	338	16,110,500	18,379,500	14.08%	13,519,575	13,798,994	2.07%
050	Fulton Township	1710	72,523,300	74,986,300	3.40%	56,740,181	58,503,738	3.11%
060	Hamilton Township	168	7,954,600	8,814,000	10.80%	5,896,964	6,164,332	4.53%
070	Lafayette Township	183	9,602,700	9,620,000	0.18%	7,207,810	7,357,004	2.07%
080	Newark Township	381	21,619,200	22,730,200	5.14%	17,058,593	17,647,402	3.45%
090	New Haven Township	321	15,295,200	16,383,900	7.12%	11,763,905	12,251,423	4.14%
010	North Shade Township	190	9,520,600	10,268,900	7.86%	7,869,562	8,237,086	4.67%
011	North Star Township	352	16,943,800	18,059,000	6.58%	11,624,373	12,398,472	6.66%
012	Pine River Township	1087	46,705,500	49,253,700	5.46%	40,977,015	42,269,947	3.16%
013	Seville Township	960	42,559,600	46,601,100	9.50%	34,953,987	35,886,139	2.67%
014	Sumner Township	781	32,470,000	35,571,390	9.55%	24,214,407	25,087,627	3.61%
015	Washington Township	283	12,418,400	14,195,500	14.31%	8,639,356	8,845,240	2.38%
016	Wheeler Township	1069	42,325,520	45,083,700	6.52%	37,287,785	38,263,339	2.62%
051	City of Alma	2832	106,569,000	114,861,600	7.78%	94,420,976	95,404,993	1.04%
052	City of Ithaca	1219	44,704,700	46,809,800	4.71%	39,408,575	40,266,540	2.18%
053	City of St. Louis	1405	43,636,050	43,900,000	0.60%	38,531,242	39,204,341	1.75%
Gratiot County Total		15,062	635,604,080	672,550,890	5.81%	526,523,516	540,778,333	2.71%

Gratiot County
Previous and Current Values

DEVELOPMENTAL								
Unit #	Unit Name	Number of Parcels	2019 Assessed Value	2020 Assessed Value	AV % Change	2019 Taxable Value	2020 Taxable Value	TV % Change
010	Arcada Township	0	0	0	N/A	0	0	N/A
020	Bethany Township	0	0	0	N/A	0	0	N/A
030	Elba Township	0	0	0	N/A	0	0	N/A
040	Emerson Township	0	0	0	N/A	0	0	N/A
050	Fulton Township	0	0	0	N/A	0	0	N/A
060	Hamilton Township	0	0	0	N/A	0	0	N/A
070	Lafayette Township	0	0	0	N/A	0	0	N/A
080	Newark Township	0	0	0	N/A	0	0	N/A
090	New Haven Township	0	0	0	N/A	0	0	N/A
010	North Shade Township	0	0	0	N/A	0	0	N/A
011	North Star Township	0	0	0	N/A	0	0	N/A
012	Pine River Township	0	0	0	N/A	0	0	N/A
013	Seville Township	0	0	0	N/A	0	0	N/A
014	Sumner Township	0	0	0	N/A	0	0	N/A
015	Washington Township	0	0	0	N/A	0	0	N/A
016	Wheeler Township	0	0	0	N/A	0	0	N/A
051	City of Alma	0	0	0	N/A	0	0	N/A
052	City of Ithaca	0	0	0	N/A	0	0	N/A
053	City of St. Louis	0	0	0	N/A	0	0	N/A
Gratiot County Total		0	0	0	N/A	0	0	N/A

AGRICULTURAL PERSONAL								
Unit #	Unit Name	Number of Parcels	2019 Assessed Value	2020 Assessed Value	AV % Change	2019 Taxable Value	2020 Taxable Value	TV % Change
010	Arcada Township	0	0	0	N/A	0	0	N/A
020	Bethany Township	0	0	0	N/A	0	0	N/A
030	Elba Township	0	0	0	N/A	0	0	N/A
040	Emerson Township	0	0	0	N/A	0	0	N/A
050	Fulton Township	0	0	0	N/A	0	0	N/A
060	Hamilton Township	0	0	0	N/A	0	0	N/A
070	Lafayette Township	0	0	0	N/A	0	0	N/A
080	Newark Township	0	0	0	N/A	0	0	N/A
090	New Haven Township	0	0	0	N/A	0	0	N/A
010	North Shade Township	0	0	0	N/A	0	0	N/A
011	North Star Township	0	0	0	N/A	0	0	N/A
012	Pine River Township	0	0	0	N/A	0	0	N/A
013	Seville Township	0	0	0	N/A	0	0	N/A
014	Sumner Township	0	0	0	N/A	0	0	N/A
015	Washington Township	0	0	0	N/A	0	0	N/A
016	Wheeler Township	0	0	0	N/A	0	0	N/A
051	City of Alma	0	0	0	N/A	0	0	N/A
052	City of Ithaca	0	0	0	N/A	0	0	N/A
053	City of St. Louis	0	0	0	N/A	0	0	N/A
Gratiot County Total		0	0	0	N/A	0	0	N/A

**Gratiot County
Previous and Current Values**

COMMERCIAL PERSONAL								
Unit #	Unit Name	Number of Parcels	2019 Assessed Value	2020 Assessed Value	AV % Change	2019 Taxable Value	2020 Taxable Value	TV % Change
010	Arcada Township	27	424,700	519,100	22.23%	424,700	519,100	22.23%
020	Bethany Township	32	501,000	765,900	52.87%	501,000	765,900	52.87%
030	Elba Township	56	134,200	173,400	29.21%	134,200	173,400	29.21%
040	Emerson Township	31	613,300	293,600	-52.13%	613,300	293,600	-52.13%
050	Fulton Township	39	2,019,800	2,557,000	26.60%	2,019,800	2,557,000	26.60%
060	Hamilton Township	11	1,100	0	-100.00%	1,100	0	-100.00%
070	Lafayette Township	11	0	0	N/A	0	0	N/A
080	Newark Township	20	326,000	310,500	-4.75%	326,000	310,500	-4.75%
090	New Haven Township	20	540,500	568,000	5.09%	540,500	568,000	5.09%
010	North Shade Township	12	78,500	139,500	77.71%	78,500	139,500	77.71%
011	North Star Township	15	323,200	303,600	-6.06%	323,200	303,600	-6.06%
012	Pine River Township	133	2,987,900	3,682,400	23.24%	2,987,900	3,682,400	23.24%
013	Seville Township	35	460,600	592,000	28.53%	460,600	592,000	28.53%
014	Sumner Township	14	0	49,200	N/A	0	49,200	N/A
015	Washington Township	28	602,700	648,800	7.65%	602,700	648,800	7.65%
016	Wheeler Township	118	2,598,200	3,259,800	25.46%	2,598,200	3,259,800	25.46%
051	City of Alma	447	7,491,800	7,231,400	-3.48%	7,491,800	7,231,400	-3.48%
052	City of Ithaca	234	4,969,200	2,592,000	-47.84%	4,969,200	2,592,000	-47.84%
053	City of St. Louis	188	1,576,100	1,798,500	14.11%	1,576,100	1,798,500	14.11%
Gratiot County Total		1,471	25,648,800	25,484,700	-0.64%	25,648,800	25,484,700	-0.64%

INDUSTRIAL PERSONAL								
Unit #	Unit Name	Number of Parcels	2019 Assessed Value	2020 Assessed Value	AV % Change	2019 Taxable Value	2020 Taxable Value	TV % Change
010	Arcada Township	0	0	0	N/A	0	0	N/A
020	Bethany Township	50	47,267,000	45,145,500	-4.49%	47,267,000	45,145,500	-4.49%
030	Elba Township	1	109,300	100,300	-8.23%	109,300	100,300	-8.23%
040	Emerson Township	51	62,665,500	57,450,400	-8.32%	61,729,393	57,450,400	-6.93%
050	Fulton Township	0	0	0	N/A	0	0	N/A
060	Hamilton Township	24	8,008,500	27,913,102	248.54%	8,008,500	27,913,102	248.54%
070	Lafayette Township	51	6,849,500	48,585,000	609.32%	6,849,500	48,585,000	609.32%
080	Newark Township	1	0	0	N/A	0	0	N/A
090	New Haven Township	2	536,200	536,200	0.00%	536,200	536,200	0.00%
010	North Shade Township	0	0	0	N/A	0	0	N/A
011	North Star Township	39	29,502,100	42,519,100	44.12%	29,502,100	42,519,100	44.12%
012	Pine River Township	29	22,802,800	49,836,000	118.55%	22,802,800	49,836,000	118.55%
013	Seville Township	0	0	0	N/A	0	0	N/A
014	Sumner Township	1	109,800	109,500	-0.27%	109,800	109,500	-0.27%
015	Washington Township	0	0	0	N/A	0	0	N/A
016	Wheeler Township	59	56,926,900	52,724,100	-7.38%	56,926,900	52,724,100	-7.38%
051	City of Alma	26	2,096,600	1,740,200	-17.00%	2,096,600	1,740,200	-17.00%
052	City of Ithaca	25	1,458,800	2,027,200	38.96%	1,458,800	2,027,200	38.96%
053	City of St. Louis	12	1,472,400	1,354,700	-7.99%	1,472,400	1,354,700	-7.99%
Gratiot County Total		371	239,805,400	330,041,302	37.63%	238,869,293	330,041,302	38.17%

**Gratiot County
Previous and Current Values**

RESIDENTIAL PERSONAL								
Unit #	Unit Name	Number of Parcels	2019 Assessed Value	2020 Assessed Value	AV % Change	2019 Taxable Value	2020 Taxable Value	TV % Change
010	Arcada Township	0	0	0	N/A	0	0	N/A
020	Bethany Township	0	0	0	N/A	0	0	N/A
030	Elba Township	0	0	0	N/A	0	0	N/A
040	Emerson Township	0	0	0	N/A	0	0	N/A
050	Fulton Township	0	0	0	N/A	0	0	N/A
060	Hamilton Township	0	0	0	N/A	0	0	N/A
070	Lafayette Township	0	0	0	N/A	0	0	N/A
080	Newark Township	0	0	0	N/A	0	0	N/A
090	New Haven Township	0	0	0	N/A	0	0	N/A
010	North Shade Township	0	0	0	N/A	0	0	N/A
011	North Star Township	0	0	0	N/A	0	0	N/A
012	Pine River Township	0	0	0	N/A	0	0	N/A
013	Seville Township	0	0	0	N/A	0	0	N/A
014	Sumner Township	0	0	0	N/A	0	0	N/A
015	Washington Township	0	0	0	N/A	0	0	N/A
016	Wheeler Township	0	0	0	N/A	0	0	N/A
051	City of Alma	0	0	0	N/A	0	0	N/A
052	City of Ithaca	0	0	0	N/A	0	0	N/A
053	City of St. Louis	15	0	0	N/A	0	0	N/A
Gratiot County Total		15	0	0	N/A	0	0	N/A

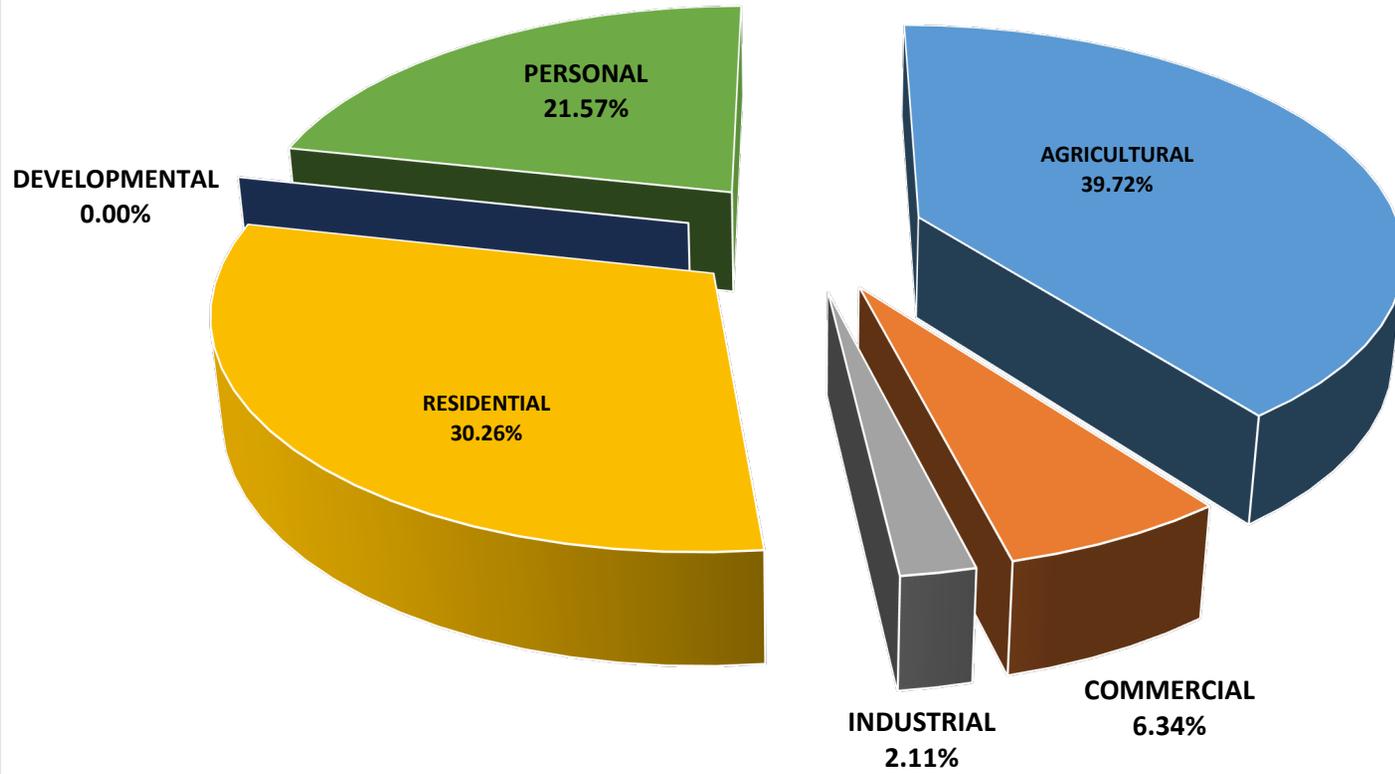
UTILITY PERSONAL								
Unit #	Unit Name	Number of Parcels	2019 Assessed Value	2020 Assessed Value	AV % Change	2019 Taxable Value	2020 Taxable Value	TV % Change
010	Arcada Township	5	3,504,300	3,580,400	2.17%	3,504,300	3,580,400	2.17%
020	Bethany Township	11	14,251,000	14,293,300	0.30%	14,251,000	14,293,300	0.30%
030	Elba Township	4	1,486,500	2,321,700	56.19%	1,486,500	2,321,700	56.19%
040	Emerson Township	7	2,380,400	2,673,200	12.30%	2,380,400	2,673,200	12.30%
050	Fulton Township	9	3,347,300	3,332,400	-0.45%	3,347,300	3,332,400	-0.45%
060	Hamilton Township	7	1,253,800	1,685,994	34.47%	1,253,800	1,685,994	34.47%
070	Lafayette Township	7	1,039,700	2,613,447	151.37%	1,039,700	2,613,447	151.37%
080	Newark Township	8	2,561,500	2,554,800	-0.26%	2,561,500	2,554,800	-0.26%
090	New Haven Township	15	6,153,400	6,223,200	1.13%	6,153,400	6,223,200	1.13%
010	North Shade Township	9	2,978,000	2,956,200	-0.73%	2,978,000	2,956,200	-0.73%
011	North Star Township	10	9,369,100	12,904,900	37.74%	9,369,100	12,904,900	37.74%
012	Pine River Township	9	16,181,900	26,836,400	65.84%	16,181,900	26,836,400	65.84%
013	Seville Township	5	1,745,300	1,788,500	2.48%	1,745,300	1,788,500	2.48%
014	Sumner Township	11	2,721,500	2,900,300	6.57%	2,721,500	2,900,300	6.57%
015	Washington Township	9	2,736,900	2,720,700	-0.59%	2,736,900	2,720,700	-0.59%
016	Wheeler Township	12	10,444,600	10,384,900	-0.57%	10,444,600	10,384,900	-0.57%
051	City of Alma	5	18,367,600	18,728,000	1.96%	18,328,716	18,717,000	2.12%
052	City of Ithaca	1	1,962,100	2,908,100	48.21%	1,962,100	2,908,100	48.21%
053	City of St. Louis	2	1,380,000	2,353,400	70.54%	1,380,000	2,353,400	70.54%
Gratiot County Total		146	103,864,900	123,759,841	19.15%	103,826,016	123,748,841	19.19%

**Gratiot County
Previous and Current Values**

Unit #	Unit Name	Number of Parcels	2019 Assessed Value	Total Values (All Classes)		AV % Change	2019 Taxable Value	2020 Taxable Value	TV % Change
				2020 Assessed Value					
010	Arcada Township	1,075	92,762,810	97,279,100		4.87%	60,924,711	63,470,609	4.18%
020	Bethany Township	1,065	171,204,681	162,580,000		-5.04%	111,425,437	111,641,896	0.19%
030	Elba Township	1,031	59,873,600	69,804,700		16.59%	37,336,730	39,330,040	5.34%
040	Emerson Township	797	157,519,800	150,626,700		-4.38%	102,309,520	98,504,460	-3.72%
050	Fulton Township	2,110	133,076,100	138,117,100		3.79%	81,074,937	84,454,806	4.17%
060	Hamilton Township	418	48,311,000	70,676,596		46.30%	26,539,081	47,367,669	78.48%
070	Lafayette Township	628	88,451,800	132,292,647		49.56%	40,684,978	84,653,240	108.07%
080	Newark Township	764	86,623,900	90,252,600		4.19%	43,077,107	44,034,723	2.22%
090	New Haven Township	726	93,726,100	93,540,300		-0.20%	47,016,255	47,899,010	1.88%
010	North Shade Township	624	93,661,700	89,767,600		-4.16%	33,144,134	34,143,948	3.02%
011	North Star Township	811	119,296,400	137,268,400		15.06%	71,374,884	88,980,458	24.67%
012	Pine River Township	1,666	158,784,600	200,880,716		26.51%	121,783,936	162,612,339	33.53%
013	Seville Township	1,403	80,796,200	90,373,400		11.85%	53,575,990	55,194,785	3.02%
014	Sumner Township	1,108	72,987,800	78,555,290		7.63%	41,488,322	42,766,400	3.08%
015	Washington Township	672	68,983,100	62,952,231		-8.74%	26,488,927	27,024,582	2.02%
016	Wheeler Township	1,826	189,439,020	193,314,275		2.05%	147,407,607	146,942,124	-0.32%
051	City of Alma	3,716	194,213,060	209,567,200		7.91%	164,533,450	168,090,235	2.16%
052	City of Ithaca	1,675	89,685,900	90,866,000		1.32%	75,120,340	76,357,686	1.65%
053	City of St. Louis	1,771	61,993,950	63,518,500		2.46%	53,893,723	55,870,411	3.67%
Gratiot County Total		23,886	2,061,391,521	2,222,233,355		7.80%	1,339,200,069	1,479,339,421	10.46%

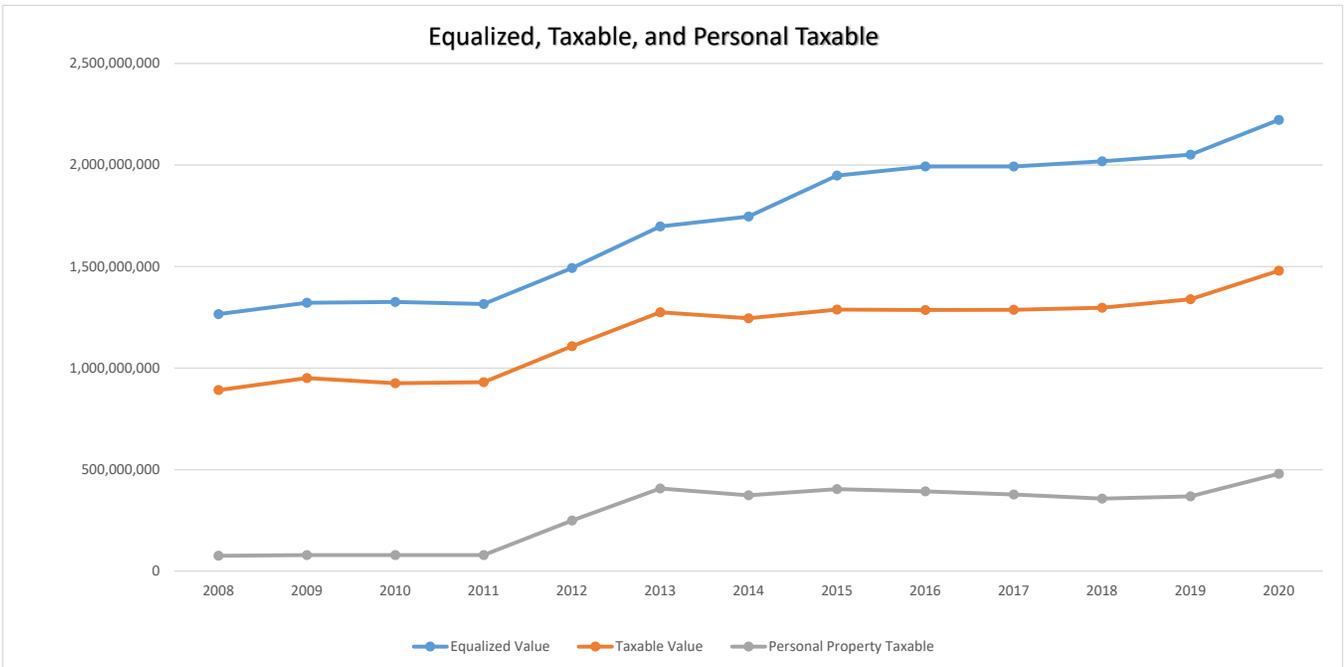
Gratiot County Total (with factor) 2,051,104,228

Gratiot County Equalized Value
Segmented by Property Class



Gratiot County Past Value Trends

Year	Equalized Value	% Change	Taxable Value	% Change	Personal Property Taxable	% Change
2008	1,265,792,755	Base Year	891,170,794	Base Year	75,405,806	Base Year
2009	1,321,299,827	4.39%	950,357,179	6.64%	78,540,922	4.16%
2010	1,325,818,184	0.34%	925,651,311	-2.60%	78,727,817	0.24%
2011	1,315,614,700	-0.77%	930,388,767	0.51%	78,894,376	0.21%
2012	1,492,427,893	13.44%	1,108,100,019	19.10%	248,801,090	215.36%
2013	1,697,751,081	13.76%	1,274,376,390	15.01%	406,366,809	63.33%
2014	1,746,450,012	2.87%	1,245,378,762	-2.28%	372,839,988	-8.25%
2015	1,947,966,088	11.54%	1,288,380,729	3.45%	403,439,883	8.21%
2016	1,992,633,500	2.29%	1,285,466,075	-0.23%	392,427,516	-2.73%
2017	1,993,072,506	0.02%	1,287,026,956	0.12%	377,043,363	-3.92%
2018	2,018,414,882	1.27%	1,296,607,256	0.74%	356,880,158	-5.35%
2019	2,051,104,228	1.62%	1,339,200,069	3.28%	368,344,109	3.21%
2020	2,222,233,355	8.34%	1,479,339,421	10.46%	479,274,843	30.12%



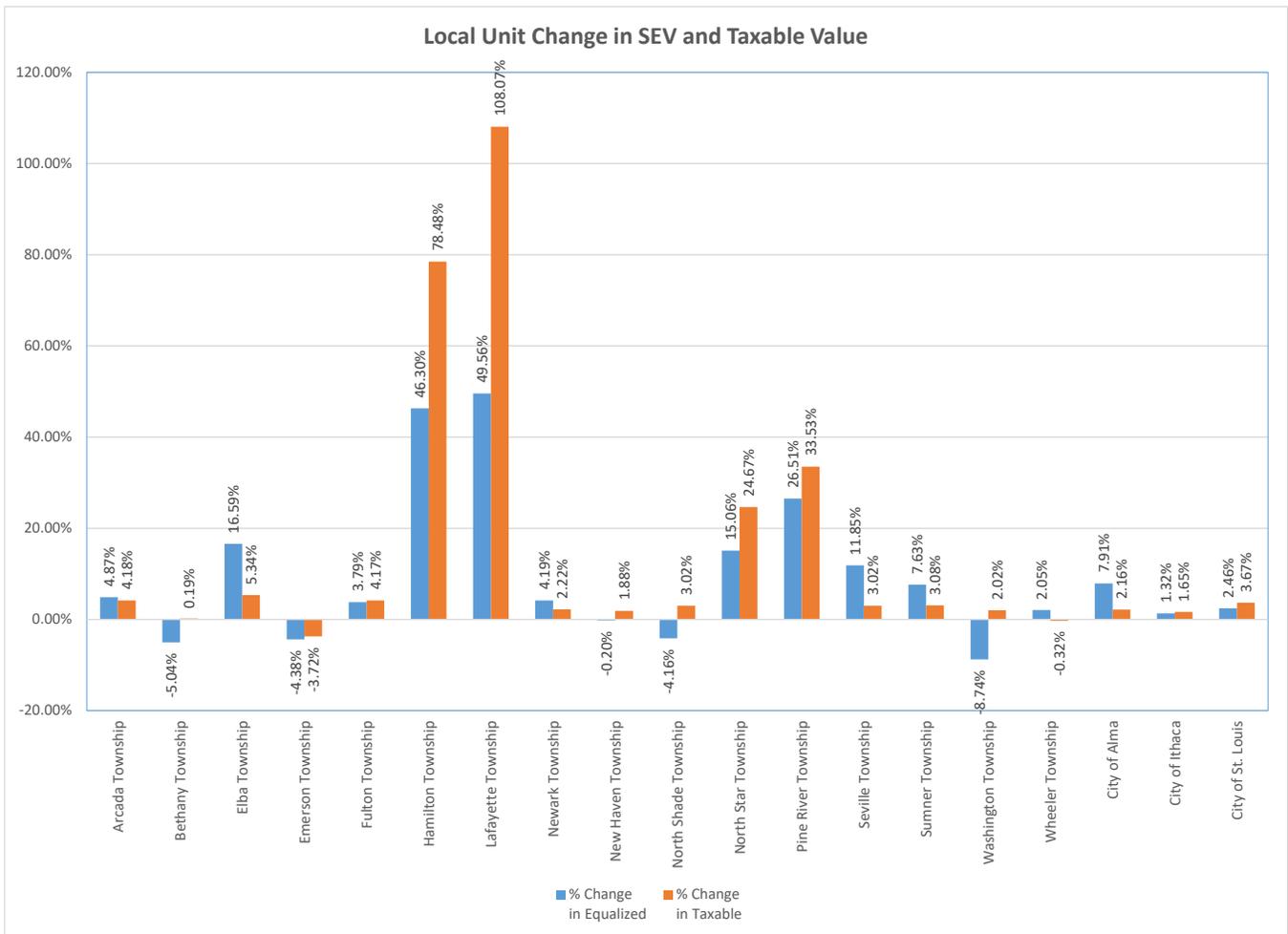
Value Trends in Terms of Tax Dollars

Year	Real Property Taxable Value	YOY Change	Personal Property Taxable Value	Total Tax Roll	Year	Operating millage	COA	Road Patrol	Parks & Rec	Economic Development & Ag	Libraries	Total
2008	815,764,988		75,405,806	891,170,794	2008	4,928,709.19	578,548.08	400,492.15	311,285.96	401,026.86	445,050.69	7,065,112.94
2009	871,816,257	6.87%	78,540,922	950,357,179	2009	5,256,045.41	616,971.88	427,090.52	331,959.76	427,660.73	474,608.38	7,534,336.68
2010	846,923,494	-2.86%	78,727,817	925,651,311	2010	5,119,407.14	600,932.83	415,987.70	323,330.00	416,543.09	462,270.26	7,338,471.03
2011	851,494,391	0.54%	78,894,376	930,388,767	2011	5,145,608.11	604,008.39	418,116.71	324,984.80	418,674.95	464,636.15	7,376,029.11
2012	859,298,929	0.92%	248,801,090	1,108,100,019	2012	6,128,457.97	719,378.53	497,980.15	387,059.34	498,645.01	553,385.15	8,784,906.14
2013	868,009,581	1.01%	406,366,809	1,274,376,390	2013	7,048,066.06	827,325.15	572,704.75	445,139.67	573,469.38	636,423.57	10,103,128.58
2014	872,538,774	0.52%	372,839,988	1,245,378,762	2014	6,887,691.78	808,499.89	559,673.22	435,010.80	560,420.44	621,942.15	9,873,238.29
2015	884,940,846	1.42%	403,439,883	1,288,380,729	2015	7,125,518.46	836,416.77	578,998.30	450,031.39	579,771.33	643,417.34	10,214,153.58
2016	893,038,559	0.92%	392,427,516	1,285,466,075	2016	7,109,398.67	834,524.58	577,688.45	449,013.30	578,459.73	641,961.76	10,191,046.50
2017	909,983,593	1.90%	377,043,363	1,287,026,956	2017	7,118,031.28	835,537.90	578,389.91	449,558.52	579,162.13	642,741.26	10,203,421.00
2018	939,727,098	3.27%	356,880,158	1,296,607,256	2018	7,171,016.09	841,757.43	582,695.30	452,904.91	583,473.27	647,525.66	10,279,372.66
2019	970,855,960	3.31%	368,344,109	1,339,200,069	2019	7,406,579.90	869,408.68	601,836.51	467,782.58	602,640.03	668,796.51	10,617,044.23
2020	1,000,064,578	3.01%	479,274,843	1,479,339,421	2020	8,181,634.60	960,387.15	664,815.14	516,733.26	665,702.74	738,782.11	11,728,055.00

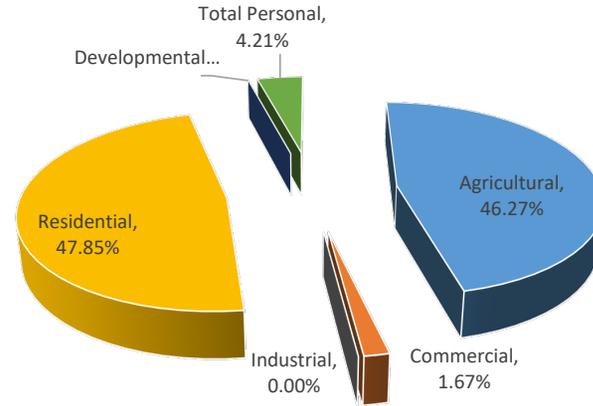
Projected Tax Dollar Gain for 2020 = 1,111,010.77

Gratiot County Percentage Change in SEV and Taxable Value 2019 - 2020

Unit of Gov't	2019 Assessed	2020 Assessed	% Change	2019 Taxable Value	2020 Taxable Value	% Change
	Value	Value	in Equalized			in Taxable
Arcada Township	92,762,810	97,279,100	4.87%	60,924,711	63,470,609	4.18%
Bethany Township	171,204,681	162,580,000	-5.04%	111,425,437	111,641,896	0.19%
Elba Township	59,873,600	69,804,700	16.59%	37,336,730	39,330,040	5.34%
Emerson Township	157,519,800	150,626,700	-4.38%	102,309,520	98,504,460	-3.72%
Fulton Township	133,076,100	138,117,100	3.79%	81,074,937	84,454,806	4.17%
Hamilton Township	48,311,000	70,676,596	46.30%	26,539,081	47,367,669	78.48%
Lafayette Township	88,451,800	132,292,647	49.56%	40,684,978	84,653,240	108.07%
Newark Township	86,623,900	90,252,600	4.19%	43,077,107	44,034,723	2.22%
New Haven Township	93,726,100	93,540,300	-0.20%	47,016,255	47,899,010	1.88%
North Shade Township	93,661,700	89,767,600	-4.16%	33,144,134	34,143,948	3.02%
North Star Township	119,296,400	137,268,400	15.06%	71,374,884	88,980,458	24.67%
Pine River Township	158,784,600	200,880,716	26.51%	121,783,936	162,612,339	33.53%
Seville Township	80,796,200	90,373,400	11.85%	53,575,990	55,194,785	3.02%
Sumner Township	72,987,800	78,555,290	7.63%	41,488,322	42,766,400	3.08%
Washington Township	68,983,100	62,952,231	-8.74%	26,488,927	27,024,582	2.02%
Wheeler Township	189,439,020	193,314,275	2.05%	147,407,607	146,942,124	-0.32%
City of Alma	194,213,060	209,567,200	7.91%	164,533,450	168,090,235	2.16%
City of Ithaca	89,685,900	90,866,000	1.32%	75,120,340	76,357,686	1.65%
City of St. Louis	61,993,950	63,518,500	2.46%	53,893,723	55,870,411	3.67%
Gratiot County	2,061,391,521	2,222,233,355	7.80%	1,339,200,069	1,479,339,421	10.46%

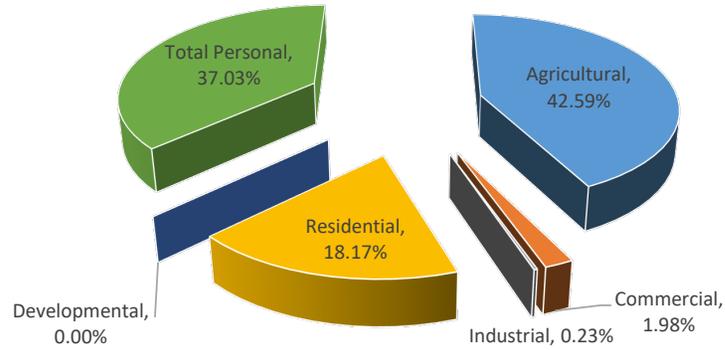


Gratiot County
Arcada Township
Summary of Recommended
County Equalized Values and Trends



Class	Parcel Count	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION		
		2019 State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2019 Taxable Value	2020 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	315	\$42,631,900	\$45,013,000	1.00000	\$45,013,000	5.59%	46.27%	\$15,940,731	\$16,659,514	4.51%
Commercial	20	\$1,664,300	\$1,620,300	1.00000	\$1,620,300	-2.64%	1.67%	\$1,427,480	\$1,449,280	1.53%
Industrial	0	\$0	\$0	1.00000	\$0	0%	0%	\$0	\$0	0%
Residential	708	\$44,537,610	\$46,546,300	1.00000	\$46,546,300	4.51%	47.85%	\$39,627,500	\$41,262,315	4.13%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	1043	\$88,833,810	\$93,179,600		\$93,179,600	4.89%	95.79%	\$56,995,711	\$59,371,109	4.17%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	27	\$424,700	\$519,100	1.00000	\$519,100	22.23%	0.53%	\$424,700	\$519,100	22.23%
Industrial	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Utility	5	\$3,504,300	\$3,580,400	1.00000	\$3,580,400	2.17%	3.68%	\$3,504,300	\$3,580,400	2.17%
Total Personal	32	\$3,929,000	\$4,099,500		\$4,099,500	4.34%	4.21%	\$3,929,000	\$4,099,500	4.34%
Exempt										
Grand Total	1075	\$92,762,810	\$97,279,100		\$97,279,100	4.87%		\$60,924,711	\$63,470,609	4.18%

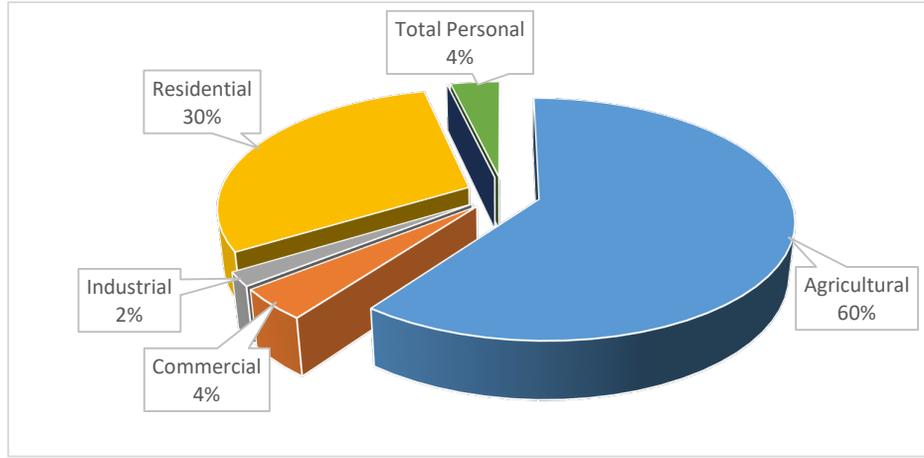
Gratiot County
Bethany Township
Summary of Recommended
County Equalized Values and Trends



Class	Parcel Count	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION		
		2019 State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2019 Taxable Value	2020 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	414	\$73,634,600	\$69,243,600	1.00000	\$69,243,600	-5.96%	42.59%	\$24,517,215	\$25,753,964	5.04%
Commercial	27	\$3,153,600	\$3,213,200	1.00000	\$3,213,200	1.89%	1.98%	\$2,780,492	\$2,846,007	2.36%
Industrial	1	\$405,081	\$381,400	1.00000	\$381,400	-5.85%	0.23%	\$395,700	\$381,400	-3.61%
Residential	530	\$31,992,400	\$29,537,100	1.00000	\$29,537,100	-7.67%	18.17%	\$21,713,030	\$22,455,825	3.42%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	972	\$109,185,681	\$102,375,300		\$102,375,300	-6.24%	62.97%	\$49,406,437	\$51,437,196	4.11%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	32	\$501,000	\$765,900	1.00000	\$765,900	52.87%	0.47%	\$501,000	\$765,900	52.87%
Industrial	50	\$47,267,000	\$45,145,500	1.00000	\$45,145,500	-4.49%	27.77%	\$47,267,000	\$45,145,500	-4.49%
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Utility	11	\$14,251,000	\$14,293,300	1.00000	\$14,293,300	0.30%	8.79%	\$14,251,000	\$14,293,300	0.30%
Total Personal	93	\$62,019,000	\$60,204,700		\$60,204,700	-2.93%	37.03%	\$62,019,000	\$60,204,700	-2.93%
exempt										
Grand Total	1065	\$171,204,681	\$162,580,000		\$162,580,000	-5.04%		\$111,425,437	\$111,641,896	0.19%

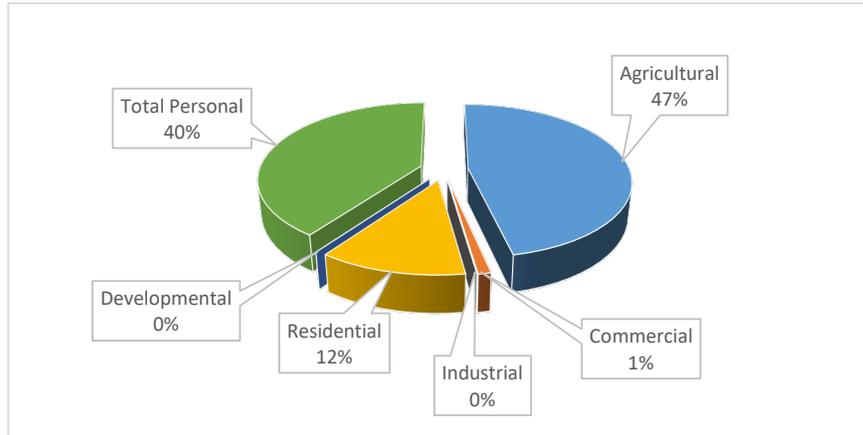
t

**Gratiot County
Elba Township
Summary of Recommended
County Equalized Values and Trends**



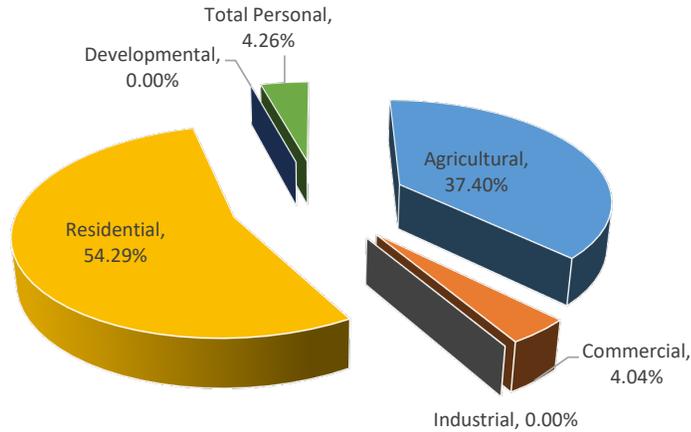
Class	Parcel Count	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION		
		2019 State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2019 Taxable Value	2020 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	329	\$35,903,300	\$42,021,500	1.00000	\$42,021,500	17.04%	60.20%	\$16,858,946	\$17,569,064	4.21%
Commercial	58	\$2,778,300	\$2,921,100	1.00000	\$2,921,100	5.14%	4.18%	\$2,332,504	\$2,374,200	1.79%
Industrial	2	\$1,346,600	\$1,317,800	1.00000	\$1,317,800	-2.14%	1.89%	\$1,346,600	\$1,317,800	-2.14%
Residential	545	\$18,115,400	\$20,948,900	1.00000	\$20,948,900	15.64%	30.01%	\$15,068,680	\$15,473,576	2.69%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	934	\$58,143,600	\$67,209,300		\$67,209,300	15.59%	96.28%	\$35,606,730	\$36,734,640	3.17%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	56	\$134,200	\$173,400	1.00000	\$173,400	29.21%	0.25%	\$134,200	\$173,400	29.21%
Industrial	1	\$109,300	\$100,300	1.00000	\$100,300	-8.23%	0.14%	\$109,300	\$100,300	-8.23%
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Utility	4	\$1,486,500	\$2,321,700	1.00000	\$2,321,700	56.19%	3.33%	\$1,486,500	\$2,321,700	56.19%
Total Personal	61	\$1,730,000	\$2,595,400		\$2,595,400	50.02%	3.72%	\$1,730,000	\$2,595,400	50.02%
exempt										
Grand Total	995	\$59,873,600	\$69,804,700		\$69,804,700	16.59%		\$37,336,730	\$39,330,040	5.34%

**Gratiot County
Emerson Township
Summary of Recommended
County Equalized Values and Trends**



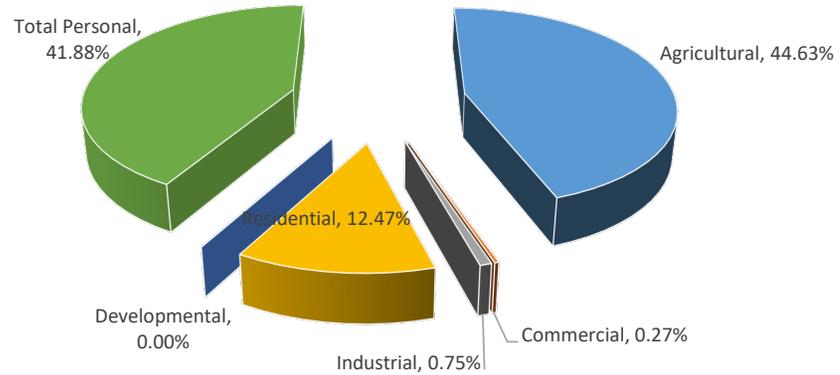
Class	Parcel Count	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION		
		2019 State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2019 Taxable Value	2020 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	353	\$74,131,600	\$70,200,300	1.00000	\$70,200,300	-5.30%	46.61%	\$22,792,728	\$23,015,943	0.98%
Commercial	17	\$1,618,500	\$1,629,700	1.00000	\$1,629,700	0.69%	1.08%	\$1,274,124	\$1,272,323	-0.14%
Industrial	0	\$0	\$0	1.00000	\$0	0%	0%	\$0	\$0	0%
Residential	338	\$16,110,500	\$18,379,500	1.00000	\$18,379,500	14.08%	12.20%	\$13,519,575	\$13,798,994	2.07%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	708	\$91,860,600	\$90,209,500		\$90,209,500	-1.80%	59.89%	\$37,586,427	\$38,087,260	1.33%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	31	\$613,300	\$293,600	1.00000	\$293,600	-52.13%	0.19%	\$613,300	\$293,600	-52.13%
Industrial	51	\$62,665,500	\$57,450,400	1.00000	\$57,450,400	-8.32%	38.14%	\$61,729,393	\$57,450,400	-6.93%
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Utility	7	\$2,380,400	\$2,673,200	1.00000	\$2,673,200	12.30%	1.77%	\$2,380,400	\$2,673,200	12.30%
Total Personal	89	\$65,659,200	\$60,417,200		\$60,417,200	-7.98%	40.11%	\$64,723,093	\$60,417,200	-6.65%
exempt										
Grand Total	797	\$157,519,800	\$150,626,700		\$150,626,700	-4.38%		\$102,309,520	\$98,504,460	-3.72%

**Gratiot County
Fulton Township
Summary of Recommended
County Equalized Values and Trends**



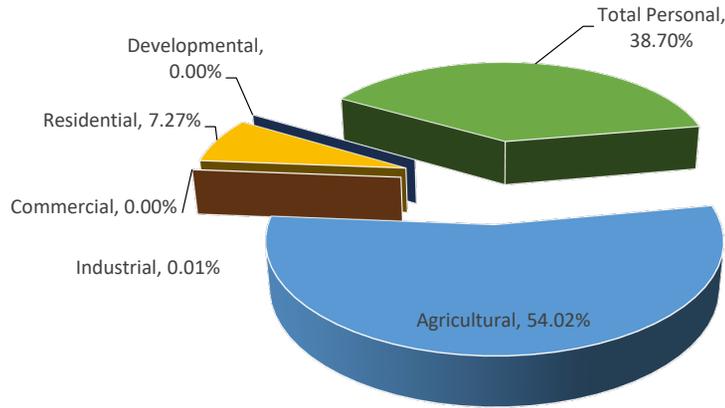
Class	Parcel Count	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION		
		2019 State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2019 Taxable Value	2020 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	270	\$50,172,300	\$51,656,600	1.00000	\$51,656,600	2.96%	37.40%	\$14,659,263	\$15,095,995	2.98%
Commercial	66	\$5,013,400	\$5,584,800	1.00000	\$5,584,800	11.40%	4.04%	\$4,308,393	\$4,965,673	15.26%
Industrial	0	\$0	\$0	1.00000	\$0	0%	0%	\$0	\$0	0%
Residential	1710	\$72,523,300	\$74,986,300	1.00000	\$74,986,300	3.40%	54.29%	\$56,740,181	\$58,503,738	3.11%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	2046	\$127,709,000	\$132,227,700		\$132,227,700	3.54%	95.74%	\$75,707,837	\$78,565,406	3.77%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	39	\$2,019,800	\$2,557,000	1.00000	\$2,557,000	26.60%	1.85%	\$2,019,800	\$2,557,000	26.60%
Industrial	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Utility	9	\$3,347,300	\$3,332,400	1.00000	\$3,332,400	-0.45%	2.41%	\$3,347,300	\$3,332,400	-0.45%
Total Personal	48	\$5,367,100	\$5,889,400		\$5,889,400	9.73%	4.26%	\$5,367,100	\$5,889,400	9.73%
exempt										
Grand Total	2094	\$133,076,100	\$138,117,100		\$138,117,100	3.79%		\$81,074,937	\$84,454,806	4.17%

**Gratiot County
Hamilton Township
Summary of Recommended
County Equalized Values and Trends**



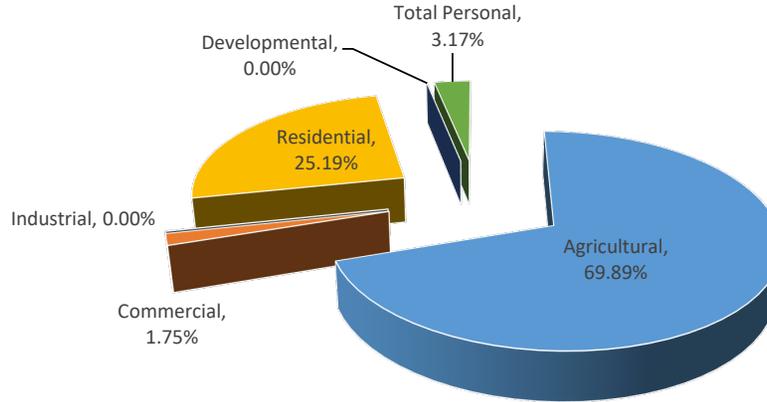
Class	Parcel Count	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION		
		2019 State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2019 Taxable Value	2020 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	192	\$30,450,800	\$31,541,200	1.00000	\$31,541,200	3.58%	44.63%	\$11,070,263	\$11,244,012	1.57%
Commercial	1	\$140,800	\$189,400	1.00000	\$189,400	34.52%	0.27%	\$140,800	\$189,400	34.52%
Industrial	15	\$501,400	\$532,900	1.00000	\$532,900	6.28%	0.75%	\$167,654	\$170,829	1.89%
Residential	168	\$7,954,600	\$8,814,000	1.00000	\$8,814,000	10.80%	12.47%	\$5,896,964	\$6,164,332	4.53%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	376	\$39,047,600	\$41,077,500		\$41,077,500	5.20%	58.12%	\$17,275,681	\$17,768,573	2.85%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	11	\$1,100	\$0	N/A	\$0	-100.00%	0%	\$1,100	\$0	-100.00%
Industrial	24	\$8,008,500	\$27,913,102	1.00000	\$27,913,102	248.54%	39.49%	\$8,008,500	\$27,913,102	248.54%
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Utility	7	\$1,253,800	\$1,685,994	1.00000	\$1,685,994	34.47%	2.39%	\$1,253,800	\$1,685,994	34.47%
Total Personal	42	\$9,263,400	\$29,599,096		\$29,599,096	219.53%	41.88%	\$9,263,400	\$29,599,096	219.53%
exempt										
Grand Total	418	\$48,311,000	\$70,676,596		\$70,676,596	46.30%		\$26,539,081	\$47,367,669	78.48%

**Graiot County
Lafayette Township
Summary of Recommended
County Equalized Values and Trends**



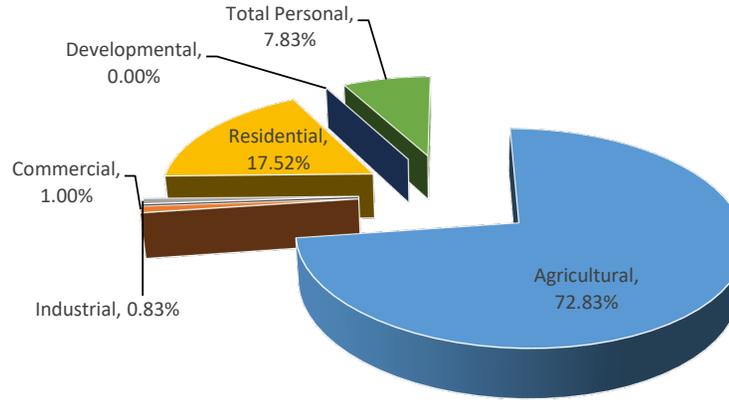
Class	Parcel Count	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION		
		2019 State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2019 Taxable Value	2020 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	375	\$70,949,200	\$71,463,200	1.00000	\$71,463,200	0.72%	54.02%	\$25,586,739	\$26,096,537	1.99%
Commercial	0	\$0	\$0	1.00000	\$0	0%	0%	\$0	\$0	0%
Industrial	1	\$10,700	\$11,000	1.00000	\$11,000	2.80%	0.01%	\$1,229	\$1,252	1.87%
Residential	183	\$9,602,700	\$9,620,000	1.00000	\$9,620,000	0.18%	7.27%	\$7,207,810	\$7,357,004	2.07%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	559	\$80,562,600	\$81,094,200		\$81,094,200	0.66%	61.30%	\$32,795,778	\$33,454,793	2.01%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	11	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Industrial	51	\$6,849,500	\$48,585,000	1.00000	\$48,585,000	609.32%	36.73%	\$6,849,500	\$48,585,000	609.32%
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Utility	7	\$1,039,700	\$2,613,447	1.00000	\$2,613,447	151.37%	1.98%	\$1,039,700	\$2,613,447	151.37%
Total Personal	69	\$7,889,200	\$51,198,447		\$51,198,447	548.97%	38.70%	\$7,889,200	\$51,198,447	548.97%
exempt										
Grand Total	628	\$88,451,800	\$132,292,647		\$132,292,647	49.56%		\$40,684,978	\$84,653,240	108.07%

**Gratiot County
Newark Township
Summary of Recommended
County Equalized Values and Trends**



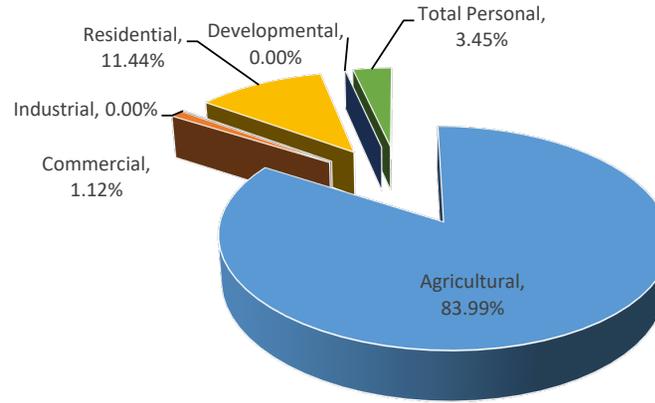
Class	Parcel Count	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION		
		2019 State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2019 Taxable Value	2020 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	328	\$60,654,700	\$63,080,800	1.00000	\$63,080,800	4.00%	69.89%	\$21,897,033	\$22,266,331	1.69%
Commercial	26	\$1,462,500	\$1,576,300	1.00000	\$1,576,300	7.78%	1.75%	\$1,233,981	\$1,255,690	1.76%
Industrial	0	\$0	\$0	1.00000	\$0	0%	0%	\$0	\$0	0%
Residential	381	\$21,619,200	\$22,730,200	1.00000	\$22,730,200	5.14%	25.19%	\$17,058,593	\$17,647,402	3.45%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	735	\$83,736,400	\$87,387,300		\$87,387,300	4.36%	96.83%	\$40,189,607	\$41,169,423	2.44%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	20	\$326,000	\$310,500	1.00000	\$310,500	-4.75%	0.34%	\$326,000	\$310,500	-4.75%
Industrial	1	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Utility	8	\$2,561,500	\$2,554,800	1.00000	\$2,554,800	-0.26%	2.83%	\$2,561,500	\$2,554,800	-0.26%
Total Personal	29	\$2,887,500	\$2,865,300		\$2,865,300	-0.77%	3.17%	\$2,887,500	\$2,865,300	-0.77%
exempt										
Grand Total	764	\$86,623,900	\$90,252,600		\$90,252,600	4.19%		\$43,077,107	\$44,034,723	2.22%

**Gratiot County
New Haven Township
Summary of Recommended
County Equalized Values and Trends**



Class	Parcel Count	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION		
		2019 State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2019 Taxable Value	2020 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	327	\$69,491,700	\$68,121,000	1.00000	\$68,121,000	-1.97%	72.83%	\$26,767,378	\$27,011,266	0.91%
Commercial	9	\$883,800	\$932,100	1.00000	\$932,100	5.47%	1.00%	\$874,506	\$909,693	4.02%
Industrial	32	\$825,300	\$775,900	NA	\$775,900	-5.99%	0.83%	\$380,366	\$399,228	4.96%
Residential	321	\$15,295,200	\$16,383,900	1.00000	\$16,383,900	7.12%	17.52%	\$11,763,905	\$12,251,423	4.14%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	689	\$86,496,000	\$86,212,900		\$86,212,900	-0.33%	92.17%	\$39,786,155	\$40,571,610	1.97%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	20	\$540,500	\$568,000	1.00000	\$568,000	5.09%	0.61%	\$540,500	\$568,000	5.09%
Industrial	2	\$536,200	\$536,200	1.00000	\$536,200	0.00%	0.57%	\$536,200	\$536,200	0.00%
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Utility	15	\$6,153,400	\$6,223,200	1.00000	\$6,223,200	1.13%	6.65%	\$6,153,400	\$6,223,200	1.13%
Total Personal	37	\$7,230,100	\$7,327,400		\$7,327,400	1.35%	7.83%	\$7,230,100	\$7,327,400	1.35%
exempt										
Grand Total	726	\$93,726,100	\$93,540,300		\$93,540,300	-0.20%		\$47,016,255	\$47,899,010	1.88%

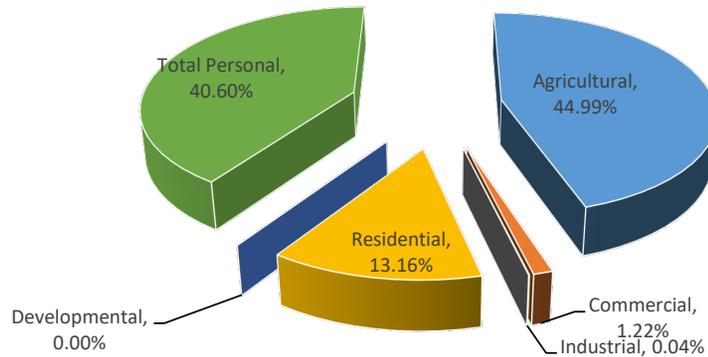
**Gratiot County
North Shade Township
Summary of Recommended
County Equalized Values and Trends**



Class	Parcel Count	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION		
		2019 State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2019 Taxable Value	2020 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	403	\$80,173,100	\$75,398,200	1.00000	\$75,398,200	-5.96%	83.99%	\$21,363,627	\$21,898,836	2.51%
Commercial	10	\$911,500	\$1,004,800	1.00000	\$1,004,800	10.24%	1.12%	\$854,445	\$912,326	6.77%
Industrial	0	\$0	\$0	1.00000	\$0	0%	0%	\$0	\$0	0%
Residential	190	\$9,520,600	\$10,268,900	1.00000	\$10,268,900	7.86%	11.44%	\$7,869,562	\$8,237,086	4.67%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	603	\$90,605,200	\$86,671,900		\$86,671,900	-4.34%	96.55%	\$30,087,634	\$31,048,248	3.19%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	12	\$78,500	\$139,500	1.00000	\$139,500	77.71%	0.16%	\$78,500	\$139,500	77.71%
Industrial	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Utility	9	\$2,978,000	\$2,956,200	1.00000	\$2,956,200	-0.73%	3.29%	\$2,978,000	\$2,956,200	-0.73%
Total Personal	21	\$3,056,500	\$3,095,700		\$3,095,700	1.28%	3.45%	\$3,056,500	\$3,095,700	1.28%
exempt										
Grand Total	624	\$93,661,700	\$89,767,600		\$89,767,600	-4.16%		\$33,144,134	\$34,143,948	3.02%
Grand Total with Factor		\$93,746,654								

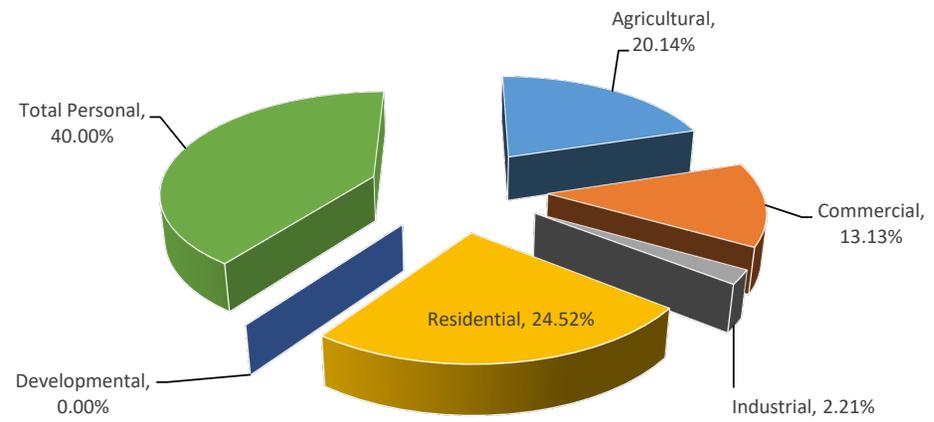
Gratiot County North Star Township

County Equalized Values and Trends



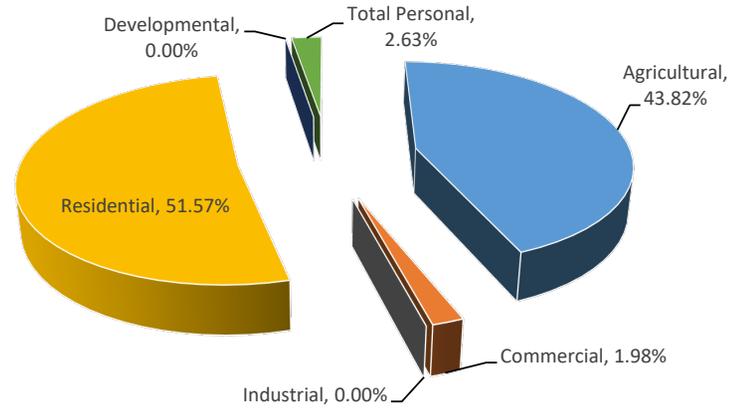
Class	Parcel Count	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION		
		2019 State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2019 Taxable Value	2020 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	353	\$61,452,800	\$61,754,100	1.00000	\$61,754,100	0.49%	44.99%	\$19,240,979	\$19,559,859	1.66%
Commercial	40	\$1,649,400	\$1,668,200	1.00000	\$1,668,200	1.14%	1.22%	\$1,303,082	\$1,282,249	-1.60%
Industrial	2	\$56,000	\$59,500	1.00000	\$59,500	6.25%	0.04%	\$12,050	\$12,278	1.89%
Residential	352	\$16,943,800	\$18,059,000	1.00000	\$18,059,000	6.58%	13.16%	\$11,624,373	\$12,398,472	6.66%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	747	\$80,102,000	\$81,540,800		\$81,540,800	1.80%	59.40%	\$32,180,484	\$33,252,858	3.33%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	15	\$323,200	\$303,600	1.00000	\$303,600	-6.06%	0.22%	\$323,200	\$303,600	-6.06%
Industrial	39	\$29,502,100	\$42,519,100	1.00000	\$42,519,100	44.12%	30.98%	\$29,502,100	\$42,519,100	44.12%
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Utility	10	\$9,369,100	\$12,904,900	1.00000	\$12,904,900	37.74%	9.40%	\$9,369,100	\$12,904,900	37.74%
Total Personal	64	\$39,194,400	\$55,727,600		\$55,727,600	42.18%	40.60%	\$39,194,400	\$55,727,600	42.18%
exempt										
Grand Total	811	\$119,296,400	\$137,268,400		\$137,268,400	15.06%		\$71,374,884	\$88,980,458	24.67%

**Gratiot County
Pine River Township
Summary of Recommended
County Equalized Values and Trends**



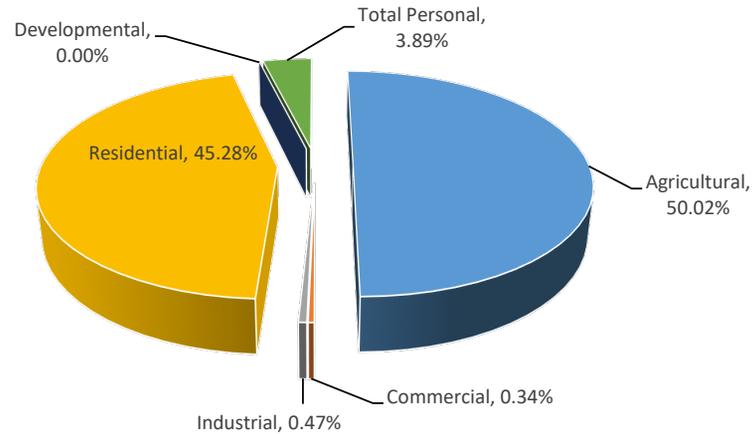
Class	ASSESSED VALUE INFORMATION							TAXABLE VALUE INFORMATION		
	2019 Parcel Count	2019 State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2019 Taxable Value	2020 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	285	\$39,204,400	\$40,460,416	1.00000	\$40,460,416	3.20%	20.14%	\$14,480,732	\$14,923,389	3.06%
Commercial	104	\$26,363,200	\$26,378,400	1.00000	\$26,378,400	0.06%	13.13%	\$20,539,064	\$21,301,176	3.71%
Industrial	19	\$4,538,900	\$4,433,400	1.00000	\$4,433,400	-2.32%	2.21%	\$3,814,525	\$3,763,027	-1.35%
Residential	1087	\$46,705,500	\$49,253,700	1.00000	\$49,253,700	5.46%	24.52%	\$40,977,015	\$42,269,947	3.16%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	1495	\$116,812,000	\$120,525,916		\$120,525,916	3.18%	60.00%	\$79,811,336	\$82,257,539	3.06%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	133	\$2,987,900	\$3,682,400	1.00000	\$3,682,400	23.24%	1.83%	\$2,987,900	\$3,682,400	23.24%
Industrial	29	\$22,802,800	\$49,836,000	1.00000	\$49,836,000	118.55%	24.81%	\$22,802,800	\$49,836,000	118.55%
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Utility	9	\$16,181,900	\$26,836,400	1.00000	\$26,836,400	65.84%	13.36%	\$16,181,900	\$26,836,400	65.84%
Total Personal	171	\$41,972,600	\$80,354,800		\$80,354,800	91.45%	40.00%	\$41,972,600	\$80,354,800	91.45%
exempt										
Grand Total	1666	\$158,784,600	\$200,880,716		\$200,880,716	26.51%		\$121,783,936	\$162,612,339	33.53%

**Gratiot County
Seville Township
Summary of Recommended
County Equalized Values and Trends**



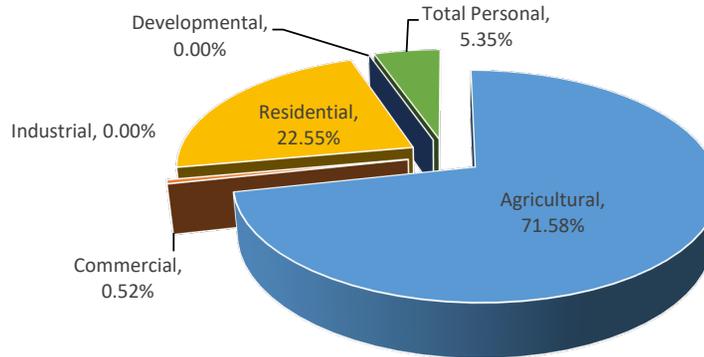
Class	Parcel Count	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION		
		2019 State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2019 Taxable Value	2020 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	356	\$34,382,800	\$39,606,100	1.00000	\$39,606,100	15.19%	43.82%	\$14,782,508	\$15,213,618	2.92%
Commercial	47	\$1,647,900	\$1,785,700	1.00000	\$1,785,700	8.36%	1.98%	\$1,633,595	\$1,714,528	4.95%
Industrial	0	\$0	\$0	1.00000	\$0	0%	0%	\$0	\$0	0%
Residential	960	\$42,559,600	\$46,601,100	1.00000	\$46,601,100	9.50%	51.57%	\$34,953,987	\$35,886,139	2.67%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	1363	\$78,590,300	\$87,992,900		\$87,992,900	11.96%	97.37%	\$51,370,090	\$52,814,285	2.81%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	35	\$460,600	\$592,000	1.00000	\$592,000	28.53%	0.66%	\$460,600	\$592,000	28.53%
Industrial	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Utility	5	\$1,745,300	\$1,788,500	1.00000	\$1,788,500	2.48%	1.98%	\$1,745,300	\$1,788,500	2.48%
Total Personal	40	\$2,205,900	\$2,380,500		\$2,380,500	7.92%	2.63%	\$2,205,900	\$2,380,500	7.92%
exempt										
Grand Total	1403	\$80,796,200	\$90,373,400		\$90,373,400	11.85%		\$53,575,990	\$55,194,785	3.02%

**Gratiot County
Sumner Township
Summary of Recommended
County Equalized Values and Trends**



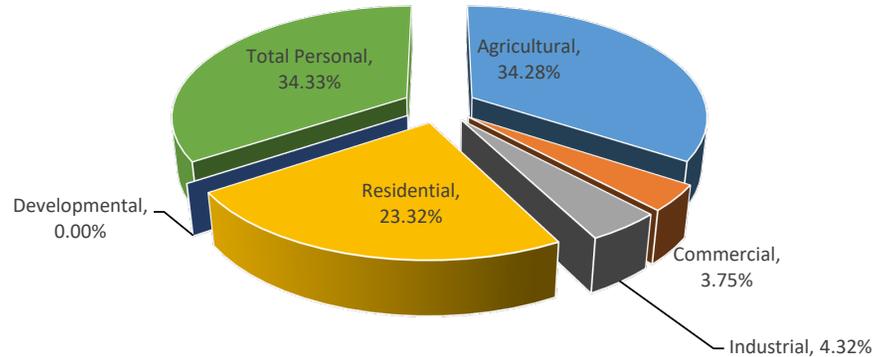
Class	Parcel Count	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION		
		2019 State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2019 Taxable Value	2020 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	285	\$37,104,000	\$39,292,600	1.00000	\$39,292,600	5.90%	50.02%	\$14,128,891	\$14,300,526	1.21%
Commercial	9	\$253,500	\$263,700	1.00000	\$263,700	4.02%	0.34%	\$210,583	\$214,151	1.69%
Industrial	7	\$329,000	\$368,600	1.00000	\$368,600	12.04%	0.47%	\$103,141	\$105,096	1.90%
Residential	781	\$32,470,000	\$35,571,390	1.00000	\$35,571,390	9.55%	45.28%	\$24,214,407	\$25,087,627	3.61%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	1082	\$70,156,500	\$75,496,290		\$75,496,290	7.61%	96.11%	\$38,657,022	\$39,707,400	2.72%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	14	\$0	\$49,200	1.00000	\$49,200	#DIV/0!	0.06%	\$0	\$49,200	#DIV/0!
Industrial	1	\$109,800	\$109,500	1.00000	\$109,500	-0.27%	0.14%	\$109,800	\$109,500	-0.27%
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Utility	11	\$2,721,500	\$2,900,300	1.00000	\$2,900,300	6.57%	3.69%	\$2,721,500	\$2,900,300	6.57%
Total Personal	26	\$2,831,300	\$3,059,000		\$3,059,000	8.04%	3.89%	\$2,831,300	\$3,059,000	8.04%
exempt										
Grand Total	1108	\$72,987,800	\$78,555,290		\$78,555,290	7.63%		\$41,488,322	\$42,766,400	3.08%

**Gratiot County
Washington Township
Summary of Recommended
County Equalized Values and Trends**



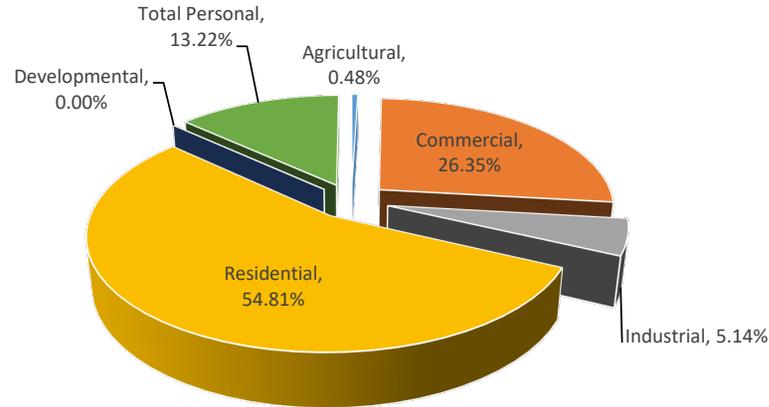
Class	Parcel Count	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION		
		2019 State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2019 Taxable Value	2020 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	339	\$52,909,400	\$45,060,431	1.00000	\$45,060,431	-14.83%	71.58%	\$14,411,811	\$14,709,823	2.07%
Commercial	13	\$315,700	\$326,800	1.00000	\$326,800	3.52%	0.52%	\$98,160	\$100,019	1.89%
Industrial	0	\$0	\$0	1.00000	\$0	0%	0%	\$0	\$0	0%
Residential	283	\$12,418,400	\$14,195,500	1.00000	\$14,195,500	14.31%	22.55%	\$8,639,356	\$8,845,240	2.38%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	635	\$65,643,500	\$59,582,731		\$59,582,731	-9.23%	94.65%	\$23,149,327	\$23,655,082	2.18%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	28	\$602,700	\$648,800	1.00000	\$648,800	7.65%	1.03%	\$602,700	\$648,800	7.65%
Industrial	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Utility	9	\$2,736,900	\$2,720,700	1.00000	\$2,720,700	-0.59%	4.32%	\$2,736,900	\$2,720,700	-0.59%
Total Personal	37	\$3,339,600	\$3,369,500		\$3,369,500	0.90%	5.35%	\$3,339,600	\$3,369,500	0.90%
exempt										
Grand Total	672	\$68,983,100	\$62,952,231		\$62,952,231	-8.74%		\$26,488,927	\$27,024,582	2.02%
Grand Total with Factor		\$58,610,853								

**Gratiot County
Wheeler Township
Summary of Recommended
County Equalized Values and Trends**



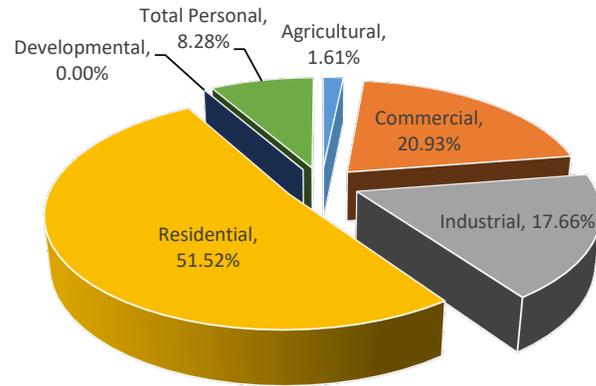
Class	ASSESSED VALUE INFORMATION							TAXABLE VALUE INFORMATION		
	2019 Parcel Count	2019 State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2019 Taxable Value	2020 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	406	\$65,273,100	\$66,269,975	1.00000	\$66,269,975	1.53%	34.28%	\$28,626,671	\$27,547,882	-3.77%
Commercial	90	\$6,054,700	\$7,247,600	1.00000	\$7,247,600	19.70%	3.75%	\$5,886,565	\$6,726,219	14.26%
Industrial	23	\$5,816,000	\$8,344,200	NA	\$8,344,200	43.47%	4.32%	\$5,636,886	\$8,035,884	42.56%
Residential	1069	\$42,325,520	\$45,083,700	1.00000	\$45,083,700	6.52%	23.32%	\$37,287,785	\$38,263,339	2.62%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	1588	\$119,469,320	\$126,945,475		\$126,945,475	6.26%	65.67%	\$77,437,907	\$80,573,324	4.05%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	118	\$2,598,200	\$3,259,800	1.00000	\$3,259,800	25.46%	1.69%	\$2,598,200	\$3,259,800	25.46%
Industrial	59	\$56,926,900	\$52,724,100	1.00000	\$52,724,100	-7.38%	27.27%	\$56,926,900	\$52,724,100	-7.38%
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Utility	12	\$10,444,600	\$10,384,900	1.00000	\$10,384,900	-0.57%	5.37%	\$10,444,600	\$10,384,900	-0.57%
Total Personal	189	\$69,969,700	\$66,368,800		\$66,368,800	-5.15%	34.33%	\$69,969,700	\$66,368,800	-5.15%
exempt										
Grand Total	1777	\$189,439,020	\$193,314,275		\$193,314,275	2.05%		\$147,407,607	\$146,942,124	-0.32%

Gratiot County
City of Alma
Summary of Recommended
County Equalized Values and Trends



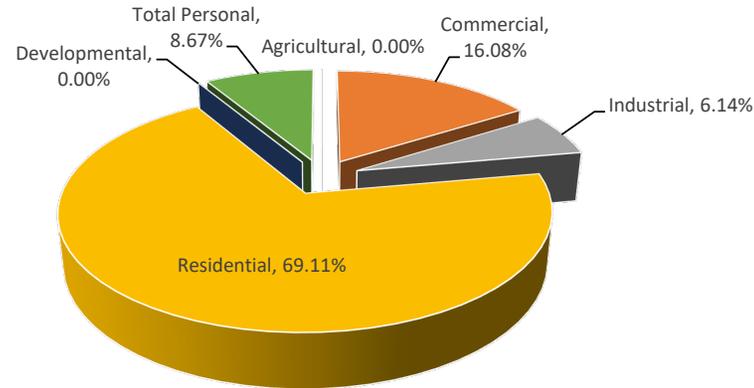
Class	Parcel Count	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION		
		2019 State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2019 Taxable Value	2020 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	9	\$813,700	\$1,009,000	NA	\$1,009,000	24.00%	0.48%	\$345,195	\$351,748	1.90%
Commercial	331	\$50,346,460	\$55,218,200	1.00000	\$55,218,200	9.68%	26.35%	\$34,456,204	\$36,396,055	5.63%
Industrial	66	\$8,527,900	\$10,778,800	1.00000	\$10,778,800	26.39%	5.14%	\$7,393,959	\$8,248,839	11.56%
Residential	2832	\$106,569,000	\$114,861,600	1.00000	\$114,861,600	7.78%	54.81%	\$94,420,976	\$95,404,993	1.04%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	3238	\$166,257,060	\$181,867,600		\$181,867,600	9.39%	86.78%	\$136,616,334	\$140,401,635	2.77%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	447	\$7,491,800	\$7,231,400	1.00000	\$7,231,400	-3.48%	3.45%	\$7,491,800	\$7,231,400	-3.48%
Industrial	26	\$2,096,600	\$1,740,200	1.00000	\$1,740,200	-17.00%	0.83%	\$2,096,600	\$1,740,200	-17.00%
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Utility	5	\$18,367,600	\$18,728,000	1.00000	\$18,728,000	1.96%	8.94%	\$18,328,716	\$18,717,000	2.12%
Total Personal	478	\$27,956,000	\$27,699,600		\$27,699,600	-0.92%	13.22%	\$27,917,116	\$27,688,600	-0.82%
exempt										
Grand Total	3716	\$194,213,060	\$209,567,200		\$209,567,200	7.91%		\$164,533,450	\$168,090,235	2.16%

**Gratiot County
City of Ithaca
Summary of Recommended
County Equalized Values and Trends**



Class	Parcel Count	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION		
		2019 State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2019 Taxable Value	2020 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	12	\$1,358,800	\$1,464,700	1.00000	\$1,464,700	7.79%	1.61%	\$475,724	\$484,756	1.90%
Commercial	137	\$19,582,700	\$19,019,000	1.00000	\$19,019,000	-2.88%	20.93%	\$12,488,942	\$12,690,878	1.62%
Industrial	47	\$15,649,600	\$16,045,200	1.00000	\$16,045,200	2.53%	17.66%	\$14,356,999	\$15,388,212	7.18%
Residential	1219	\$44,704,700	\$46,809,800	1.00000	\$46,809,800	4.71%	51.52%	\$39,408,575	\$40,266,540	2.18%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	1415	\$81,295,800	\$83,338,700		\$83,338,700	2.51%	91.72%	\$66,730,240	\$68,830,386	3.15%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	234	\$4,969,200	\$2,592,000	1.00000	\$2,592,000	-47.84%	2.85%	\$4,969,200	\$2,592,000	-47.84%
Industrial	25	\$1,458,800	\$2,027,200	1.00000	\$2,027,200	38.96%	2.23%	\$1,458,800	\$2,027,200	38.96%
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Utility	1	\$1,962,100	\$2,908,100	1.00000	\$2,908,100	48.21%	3.20%	\$1,962,100	\$2,908,100	48.21%
Total Personal	260	\$8,390,100	\$7,527,300		\$7,527,300	-10.28%	8.28%	\$8,390,100	\$7,527,300	-10.28%
exempt										
Grand Total	1675	\$89,685,900	\$90,866,000		\$90,866,000	1.32%		\$75,120,340	\$76,357,686	1.65%

**Gratiot County
City of St. Louis
Summary of Recommended
County Equalized Values and Trends**



Class	Parcel Count	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION		
		2019 State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2019 Taxable Value	2020 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Commercial	121	\$10,267,300	\$10,214,700	1.00000	\$10,214,700	-0.51%	16.08%	\$7,926,007	\$8,131,450	2.59%
Industrial	28	\$3,662,100	\$3,897,200	1.00000	\$3,897,200	6.42%	6.14%	\$3,007,974	\$3,028,020	0.67%
Residential	1405	\$43,636,050	\$43,900,000	1.00000	\$43,900,000	0.60%	69.11%	\$38,531,242	\$39,204,341	1.75%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	1554	\$57,565,450	\$58,011,900		\$58,011,900	0.78%	91.33%	\$49,465,223	\$50,363,811	1.82%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	188	\$1,576,100	\$1,798,500	1.00000	\$1,798,500	14.11%	2.83%	\$1,576,100	\$1,798,500	14.11%
Industrial	12	\$1,472,400	\$1,354,700	1.00000	\$1,354,700	-7.99%	2.13%	\$1,472,400	\$1,354,700	-7.99%
Residential	15	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Utility	2	\$1,380,000	\$2,353,400	1.00000	\$2,353,400	70.54%	3.71%	\$1,380,000	\$2,353,400	70.54%
Total Personal	217	\$4,428,500	\$5,506,600		\$5,506,600	24.34%	8.67%	\$4,428,500	\$5,506,600	24.34%
exempt										
Grand Total	1771	\$61,993,950	\$63,518,500		\$63,518,500	2.46%		\$53,893,723	\$55,870,411	3.67%

County: 29- GRATIOT

Assessment Unit	School District	Real TAX	Per. TAX	Total Tax	PRE/MBT	Non-PRE/MBT	% of County
01 ARCADA TOWNSHIP	29010 DISTRICT 29010 ALMA S	41,662,552	3,386,000	45,048,552	37,353,108	7,695,444	3.05
	29060 DISTRICT 29060 ITHACA	17,708,557	713,500	18,422,057	16,189,451	2,232,606	1.25
	37010 DISTRICT 37010 MTPLEA	0	0	0	0	0	0.00
	37040 DISTRICT 37040 BEAL C	0	0	0	0	0	0.00
	Total of all Districts	59,371,109	4,099,500	63,470,609	53,542,559	9,928,050	4.29
02 BETHANY TOWNSHIP	29040 DISTRICT 29040 BRECKE	15,837,278	32,302,500	48,139,778	37,074,177	11,065,601	3.25
	29100 DISTRICT 29100 ST LOU	35,599,918	27,902,200	63,502,118	53,808,013	9,694,105	4.29
	Total of all Districts	51,437,196	60,204,700	111,641,896	90,882,190	20,759,706	7.55
03 ELBA TOWNSHIP	19120 DISTRICT 19120 OVID E	12,216,390	349,000	12,565,390	10,696,052	1,869,338	0.85
	29020 DISTRICT 29020 ASHLEY	15,218,677	503,000	15,721,677	13,829,781	1,891,896	1.06
	29060 DISTRICT 29060 ITHACA	161,681	0	161,681	161,681	0	0.01
	Total of all Districts	27,596,748	852,000	28,448,748	24,687,514	3,761,234	1.92
04 EMERSON TOWNSHIP	29010 DISTRICT 29010 ALMA S	1,753,992	194,900	1,948,892	1,185,697	763,195	0.13
	29040 DISTRICT 29040 BRECKE	3,603,485	7,273,000	10,876,485	10,555,735	320,750	0.74
	29060 DISTRICT 29060 ITHACA	20,252,232	40,905,600	61,157,832	57,458,330	3,699,502	4.13
	29100 DISTRICT 29100 ST LOU	12,477,551	12,043,700	24,521,251	23,076,730	1,444,521	1.66
	Total of all Districts	38,087,260	60,417,200	98,504,460	92,276,492	6,227,968	6.66
05 FULTON TOWNSHIP	19140 DISTRICT 19140 ST JOH	207,348	1,300	208,648	192,148	16,500	0.01
	29050 DISTRICT 29050 FULTON	71,233,919	5,368,000	76,601,919	57,006,629	19,595,290	5.18
	29060 DISTRICT 29060 ITHACA	2,292,490	261,500	2,553,990	1,959,489	594,501	0.17
	Total of all Districts	73,733,757	5,630,800	79,364,557	59,158,266	20,206,291	5.36
06 HAMILTON TOWNSHIP	29020 DISTRICT 29020 ASHLEY	3,405,950	14,234,349	17,640,299	16,491,111	1,149,188	1.19
	29060 DISTRICT 29060 ITHACA	14,362,623	15,364,747	29,727,370	27,783,410	1,943,960	2.01
	Total of all Districts	17,768,573	29,599,096	47,367,669	44,274,521	3,093,148	3.20
07 LAFAYETTE TOWNSHIP	29040 DISTRICT 29040 BRECKE	21,315,620	30,825,411	52,141,031	50,296,718	1,844,313	3.52
	29060 DISTRICT 29060 ITHACA	10,498,453	19,352,848	29,851,301	28,460,705	1,390,596	2.02
	73230 DISTRICT 73230 MERRIL	1,640,720	1,020,188	2,660,908	2,525,997	134,911	0.18
	Total of all Districts	33,454,793	51,198,447	84,653,240	81,283,420	3,369,820	5.72
08 NEWARK TOWNSHIP	29050 DISTRICT 29050 FULTON	9,322,974	998,100	10,321,074	8,684,769	1,636,305	0.70
	29060 DISTRICT 29060 ITHACA	31,846,449	1,867,200	33,713,649	29,178,629	4,535,020	2.28
	Total of all Districts	41,169,423	2,865,300	44,034,723	37,863,398	6,171,325	2.98

County: 29- GRATIOT

Assessment Unit	School District	Real TAX	Per. TAX	Total Tax	PRE/MBT	Non-PRE/MBT	% of County
09 NEW HAVEN TOWNSHIP	29010 DISTRICT 29010 ALMA S	0	0	0	0	0	0.00
	29050 DISTRICT 29050 FULTON	13,095,065	1,257,500	14,352,565	12,476,317	1,876,248	0.97
	29060 DISTRICT 29060 ITHACA	17,697,799	2,340,700	20,038,499	16,354,521	3,683,978	1.35
	29064 DISTRICT 29064 ITHACA	66,786	0	66,786	0	66,786	0.00
	59020 DISTRICT 59020 CARSON	9,711,960	3,729,200	13,441,160	8,788,135	4,653,025	0.91
	Total of all Districts	40,571,610	7,327,400	47,899,010	37,618,973	10,280,037	3.24
10 NORTH SHADE TOWNSHIP	29050 DISTRICT 29050 FULTON	12,512,453	1,108,400	13,620,853	11,692,458	1,928,395	0.92
	29053 DISTRICT 29053 FULTON	472,141	0	472,141	472,141	0	0.03
	59020 DISTRICT 59020 CARSON	18,063,654	1,987,300	20,050,954	16,883,022	3,167,932	1.36
	Total of all Districts	31,048,248	3,095,700	34,143,948	29,047,621	5,096,327	2.31
11 NORTH STAR TOWNSHIP	29020 DISTRICT 29020 ASHLEY	3,310,577	432,000	3,742,577	3,072,093	670,484	0.25
	29060 DISTRICT 29060 ITHACA	29,942,281	55,295,600	85,237,881	70,194,946	15,042,935	5.76
	Total of all Districts	33,252,858	55,727,600	88,980,458	73,267,039	15,713,419	6.01
12 PINE RIVER TOWNSHIP	29010 DISTRICT 29010 ALMA S	46,632,080	33,367,900	79,999,980	48,710,664	31,289,316	5.41
	29100 DISTRICT 29100 ST LOU	34,580,399	43,955,800	78,536,199	54,735,751	23,800,448	5.31
	37060 DISTRICT 37060 SHEPHE	1,045,060	3,031,100	4,076,160	2,841,210	1,234,950	0.28
	Total of all Districts	82,257,539	80,354,800	162,612,339	106,287,625	56,324,714	10.99
13 SEVILLE TOWNSHIP	29010 DISTRICT 29010 ALMA S	51,366,755	2,356,200	53,722,955	45,161,909	8,561,046	3.63
	29018 DISTRICT 29018 ALMA	328,890	0	328,890	328,890	0	0.02
	37060 DISTRICT 37060 SHEPHE	930,098	24,300	954,398	703,133	251,265	0.06
	59150 DISTRICT 59150 VESTAB	188,542	0	188,542	104,743	83,799	0.01
	Total of all Districts	52,814,285	2,380,500	55,194,785	46,298,675	8,896,110	3.73
14 SUMNER TOWNSHIP	29010 DISTRICT 29010 ALMA S	28,734,675	2,029,100	30,763,775	26,097,433	4,666,342	2.08
	29060 DISTRICT 29060 ITHACA	10,921,216	1,029,900	11,951,116	9,740,664	2,210,452	0.81
	29064 DISTRICT 29064 ITHACA	51,509	0	51,509	51,509	0	0.00
	Total of all Districts	39,707,400	3,059,000	42,766,400	35,889,606	6,876,794	2.89
15 WASHINGTON TOWNSHIP	19120 DISTRICT 19120 OVID E	617,914	0	617,914	575,206	42,708	0.04
	19140 DISTRICT 19140 ST JOH	3,087,305	767,200	3,854,505	2,907,362	947,143	0.26
	29020 DISTRICT 29020 ASHLEY	5,670,523	649,000	6,319,523	5,389,344	930,179	0.43
	29050 DISTRICT 29050 FULTON	11,640,608	1,802,500	13,443,108	11,230,124	2,212,984	0.91
	29060 DISTRICT 29060 ITHACA	2,638,732	150,800	2,789,532	2,379,501	410,031	0.19
	Total of all Districts	23,605,082	2,669,500	26,274,582	22,581,740	3,692,842	1.43

County: 29- GRATIOT

Assessment Unit	School District	Real TAX	Per. TAX	Total Tax	PRE/MBT	Non-PRE/MBT	% of County
	Total of all Districts	23,655,082	3,369,500	27,024,582	22,481,537	4,543,045	1.83
16 WHEELER TOWNSHIP	29040 DISTRICT 29040 BRECKE	51,850,365	58,620,200	110,470,565	92,235,222	18,235,343	7.47
	73230 DISTRICT 73230 MERRIL	6,765,538	4,464,100	11,229,638	9,313,965	1,915,673	0.76
	Total of all Districts	58,615,903	63,084,300	121,700,203	101,549,187	20,151,016	8.23
41 VILLAGE OF ASHLEY	29020 DISTRICT 29020 ASHLEY	9,137,892	1,743,400	10,881,292	6,158,109	4,723,183	0.74
	Total of all Districts	9,137,892	1,743,400	10,881,292	6,158,109	4,723,183	0.74
42 VILLAGE OF BRECKENRIDGE	29040 DISTRICT 29040 BRECKE	21,957,421	3,284,500	25,241,921	14,287,548	10,954,373	1.71
	Total of all Districts	21,957,421	3,284,500	25,241,921	14,287,548	10,954,373	1.71
43 VILLAGE OF PERRINTON	29050 DISTRICT 29050 FULTON	4,831,649	258,600	5,090,249	3,226,993	1,863,256	0.34
	Total of all Districts	4,831,649	258,600	5,090,249	3,226,993	1,863,256	0.34
51 CITY OF ALMA	29010 DISTRICT 29010 ALMA S	140,401,635	27,688,600	168,090,235	88,180,199	79,910,036	11.36
	Total of all Districts	140,401,635	27,688,600	168,090,235	88,180,199	79,910,036	11.36
52 CITY OF ITHACA	29060 DISTRICT 29060 ITHACA	68,830,386	7,527,300	76,357,686	39,075,309	37,282,377	5.16
	Total of all Districts	68,830,386	7,527,300	76,357,686	39,075,309	37,282,377	5.16
53 CITY OF ST. LOUIS	29100 DISTRICT 29100 ST LOU	50,363,811	5,506,600	55,870,411	34,624,794	21,245,617	3.78
	Total of all Districts	50,363,811	5,506,600	55,870,411	34,624,794	21,245,617	3.78
	Grand total of all Districts	1,000,064,578	479,274,843	1,479,339,421	1,121,961,575	357,377,846	100.00

County: 29- GRATIOT

School District	Assessment Unit	Real TAX	Per. TAX	Total Tax	PRE/MBT	Non-PRE/MBT	% of County
19120 DISTRICT 19120 OVID	ELSIE03 ELBA TOWNSHIP	12,216,390	349,000	12,565,390	10,696,052	1,869,338	0.85
	15 WASHINGTON TOWNSHIP	617,914	0	617,914	575,206	42,708	0.04
	Total of all Units	12,834,304	349,000	13,183,304	11,271,258	1,912,046	0.89
19140 DISTRICT 19140 ST JOHNS05	FULTON TOWNSHIP	207,348	1,300	208,648	192,148	16,500	0.01
	15 WASHINGTON TOWNSHIP	3,087,305	767,200	3,854,505	2,907,362	947,143	0.26
	Total of all Units	3,294,653	768,500	4,063,153	3,099,510	963,643	0.27
29010 DISTRICT 29010 ALMA	SCH01 ARCADA TOWNSHIP	41,662,552	3,386,000	45,048,552	37,353,108	7,695,444	3.05
	04 EMERSON TOWNSHIP	1,753,992	194,900	1,948,892	1,185,697	763,195	0.13
	09 NEW HAVEN TOWNSHIP	0	0	0	0	0	0.00
	12 PINE RIVER TOWNSHIP	46,632,080	33,367,900	79,999,980	48,710,664	31,289,316	5.41
	13 SEVILLE TOWNSHIP	51,366,755	2,356,200	53,722,955	45,161,909	8,561,046	3.63
	14 SUMNER TOWNSHIP	28,734,675	2,029,100	30,763,775	26,097,433	4,666,342	2.08
	51 CITY OF ALMA	140,401,635	27,688,600	168,090,235	88,180,199	79,910,036	11.36
	Total of all Units	310,551,689	69,022,700	379,574,389	246,689,010	132,885,379	25.66
29018 DISTRICT 29018 ALMA	13 SEVILLE TOWNSHIP	328,890	0	328,890	328,890	0	0.02
	Total of all Units	328,890	0	328,890	328,890	0	0.02
29020 DISTRICT 29020 ASHLEY	SCH03 ELBA TOWNSHIP	15,218,677	503,000	15,721,677	13,829,781	1,891,896	1.06
	06 HAMILTON TOWNSHIP	3,405,950	14,234,349	17,640,299	16,491,111	1,149,188	1.19
	11 NORTH STAR TOWNSHIP	3,310,577	432,000	3,742,577	3,072,093	670,484	0.25
	15 WASHINGTON TOWNSHIP	5,670,523	649,000	6,319,523	5,389,344	930,179	0.43
	41 VILLAGE OF ASHLEY	9,137,892	1,743,400	10,881,292	6,158,109	4,723,183	0.74
	Total of all Units	36,743,619	17,561,749	54,305,368	44,940,438	9,364,930	3.67
29040 DISTRICT 29040 BRECKENRID02	BETHANY TOWNSHIP	15,837,278	32,302,500	48,139,778	37,074,177	11,065,601	3.25
	04 EMERSON TOWNSHIP	3,603,485	7,273,000	10,876,485	10,555,735	320,750	0.74
	07 LAFAYETTE TOWNSHIP	21,315,620	30,825,411	52,141,031	50,296,718	1,844,313	3.52
	16 WHEELER TOWNSHIP	51,850,365	58,620,200	110,470,565	92,235,222	18,235,343	7.47
	42 VILLAGE OF BRECKENRIDGE	21,957,421	3,284,500	25,241,921	14,287,548	10,954,373	1.71
	Total of all Units	114,564,169	132,305,611	246,869,780	204,449,400	42,420,380	16.69
29050 DISTRICT 29050 FULTON05	FULTON TOWNSHIP	71,233,919	5,368,000	76,601,919	57,006,629	19,595,290	5.18
	08 NEWARK TOWNSHIP	9,322,974	998,100	10,321,074	8,684,769	1,636,305	0.70
	09 NEW HAVEN TOWNSHIP	13,095,065	1,257,500	14,352,565	12,476,317	1,876,248	0.97
	10 NORTH SHADE TOWNSHIP	12,512,453	1,108,400	13,620,853	11,692,458	1,928,395	0.92
	15 WASHINGTON TOWNSHIP	11,640,608	1,802,500	13,443,108	11,230,124	2,212,984	0.91

County: 29- GRATIOT

School District	Assessment Unit	Real TAX	Per. TAX	Total Tax	PRE/MBT	Non-PRE/MBT	% of County
43 VILLAGE OF PERRINTON		4,831,649	258,600	5,090,249	3,226,993	1,863,256	0.34
Total of all Units		122,636,668	10,793,100	133,429,768	104,317,290	29,112,478	9.02
29053 DISTRICT 29053 FULTON10 NORTH SHADE TOWNSHIP		472,141	0	472,141	472,141	0	0.03
Total of all Units		472,141	0	472,141	472,141	0	0.03
29060 DISTRICT 29060 ITHACA01 ARCADA TOWNSHIP		17,708,557	713,500	18,422,057	16,189,451	2,232,606	1.25
03 ELBA TOWNSHIP		161,681	0	161,681	161,681	0	0.01
04 EMERSON TOWNSHIP		20,252,232	40,905,600	61,157,832	57,458,330	3,699,502	4.13
05 FULTON TOWNSHIP		2,292,490	261,500	2,553,990	1,959,489	594,501	0.17
06 HAMILTON TOWNSHIP		14,362,623	15,364,747	29,727,370	27,783,410	1,943,960	2.01
07 LAFAYETTE TOWNSHIP		10,498,453	19,352,848	29,851,301	28,460,705	1,390,596	2.02
08 NEWARK TOWNSHIP		31,846,449	1,867,200	33,713,649	29,178,629	4,535,020	2.28
09 NEW HAVEN TOWNSHIP		17,697,799	2,340,700	20,038,499	16,354,521	3,683,978	1.35
11 NORTH STAR TOWNSHIP		29,942,281	55,295,600	85,237,881	70,194,946	15,042,935	5.76
14 SUMNER TOWNSHIP		10,921,216	1,029,900	11,951,116	9,740,664	2,210,452	0.81
15 WASHINGTON TOWNSHIP		2,638,732	150,800	2,789,532	2,379,501	410,031	0.19
52 CITY OF ITHACA		68,830,386	7,527,300	76,357,686	39,075,309	37,282,377	5.16
Total of all Units		227,152,899	144,809,695	371,962,594	298,936,636	73,025,958	25.14
29064 DISTRICT 29064 ITHACA 09 NEW HAVEN TOWNSHIP		66,786	0	66,786	0	66,786	0.00
14 SUMNER TOWNSHIP		51,509	0	51,509	51,509	0	0.00
Total of all Units		118,295	0	118,295	51,509	66,786	0.01
29100 DISTRICT 29100 ST LOUIS 02 BETHANY TOWNSHIP		35,599,918	27,902,200	63,502,118	53,808,013	9,694,105	4.29
04 EMERSON TOWNSHIP		12,477,551	12,043,700	24,521,251	23,076,730	1,444,521	1.66
12 PINE RIVER TOWNSHIP		34,580,399	43,955,800	78,536,199	54,735,751	23,800,448	5.31
53 CITY OF ST. LOUIS		50,363,811	5,506,600	55,870,411	34,624,794	21,245,617	3.78
Total of all Units		133,021,679	89,408,300	222,429,979	166,245,288	56,184,691	15.04
37010 DISTRICT 37010 MTPLEASANT01 ARCADA TOWNSHIP		0	0	0	0	0	0.00
Total of all Units		0	0	0	0	0	0.00
37040 DISTRICT 37040 BEAL CITY01 ARCADA TOWNSHIP		0	0	0	0	0	0.00
Total of all Units		0	0	0	0	0	0.00
37060 DISTRICT 37060 SHEPHERD 12 PINE RIVER TOWNSHIP		1,045,060	3,031,100	4,076,160	2,841,210	1,234,950	0.28
13 SEVILLE TOWNSHIP		930,098	24,300	954,398	703,133	251,265	0.06
Total of all Units		1,975,158	3,055,400	5,030,558	3,544,343	1,486,215	0.34

County: 29- GRATIOT

School District	Assessment Unit	Real TAX	Per. TAX	Total Tax	PRE/MBT	Non-PRE/MBT	% of County
	Total of all Units	1,975,158	3,055,400	5,030,558	3,544,343	1,486,215	0.34
59020 DISTRICT 59020 CARSON09	NEW HAVEN TOWNSHIP	9,711,960	3,729,200	13,441,160	8,788,135	4,653,025	0.91
	10 NORTH SHADE TOWNSHIP	18,063,654	1,987,300	20,050,954	16,883,022	3,167,932	1.36
	Total of all Units	27,775,614	5,716,500	33,492,114	25,671,157	7,820,957	2.26
59150 DISTRICT 59150 VESTABURG13	SEVILLE TOWNSHIP	188,542	0	188,542	104,743	83,799	0.01
	Total of all Units	188,542	0	188,542	104,743	83,799	0.01
73230 DISTRICT 73230 MERRILL07	LAFAYETTE TOWNSHIP	1,640,720	1,020,188	2,660,908	2,525,997	134,911	0.18
	16 WHEELER TOWNSHIP	6,765,538	4,464,100	11,229,638	9,313,965	1,915,673	0.76
	Total of all Units	8,406,258	5,484,288	13,890,546	11,839,962	2,050,584	0.94
	Grand total of all Units	1,000,064,578	479,274,843	1,479,339,421	1,121,961,575	357,377,846	100.00