

2024 Equalization Report

*Gratiot County
Equalization Department*

*Keegan Bengel
Equalization Director*

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Gratiot County Equalization Department

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April 16, 2024

To: Gratiot County Board of Commissioners
From: Equalization Department
RE: 2024 Equalization Report

The Gratiot County Equalization Department has completed its review of the 2024 Assessment rolls of the sixteen (16) Townships and three (3) Cities of Gratiot County. The 2024 Gratiot County Equalization Report prepared by the Gratiot County Equalization Department is submitted for approval and adoption.

The recommended County Equalized Value for 2024 is \$3,054,903,920. This is a combination of \$2,310,380,692 of Real Property and \$744,523,228 of Personal Property.

Respectfully Submitted,

Keegan Bengel, MMAO (4)
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
Steve Chick
Kathy Roslund
Melissa Zemla
Melissa Zemla
Treena Chick
John Hardman
Doug Merchant
Chuck Zemla
John Hardman
Howard Whaley
Jerry Rohde
Kathy Roslund
Chuck Zemla
Kathy Roslund

Equalization Department

Keegan Bengel, MMAO (4)
Director

Jamie Gutierrez, MCAO (2)
Equalization Appraiser

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 4 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>1,084,779,508</u>	Timber-Cutover	<u>0</u>
Commercial	<u>153,975,600</u>	Developmental	<u>0</u>
Industrial	<u>55,374,800</u>	Total Real Property	<u>2,310,380,692</u>
Residential	<u>1,016,250,784</u>	Personal Property	<u>744,523,228</u>
		Total Real and Personal Property	<u>3,054,903,920</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
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**Gratiot County
Previous and Current Values**

AGRICULTURAL								
Unit #	Unit Name	Number of Parcels	2023 Assessed Value	2024 Assessed Value	AV % Change	2023 Taxable Value	2024 Taxable Value	TV % Change
010	Arcada Township	314	48,574,363	66,389,600	36.68%	18,105,463	19,092,547	5.45%
020	Bethany Township	422	69,080,700	81,624,200	18.16%	28,116,372	29,810,048	6.02%
030	Elba Township	334	49,688,800	48,847,200	-1.69%	19,461,489	20,600,660	5.85%
040	Emerson Township	362	67,780,600	80,555,900	18.85%	24,754,328	26,024,687	5.13%
050	Fulton Township	275	60,265,800	65,949,600	9.43%	17,188,289	18,500,618	7.64%
060	Hamilton Township	191	32,543,700	34,740,400	6.75%	12,376,330	13,239,720	6.98%
070	Lafayette Township	375	75,753,300	90,154,000	19.01%	28,812,719	30,413,049	5.55%
080	Newark Township	336	73,278,700	84,825,600	15.76%	24,894,572	26,367,152	5.92%
090	New Haven Township	330	76,471,000	87,005,100	13.78%	29,690,707	43,283,156	45.78%
010	North Shade Township	402	78,377,500	89,194,600	13.80%	24,213,757	25,687,124	6.08%
011	North Star Township	356	58,169,100	77,261,000	32.82%	21,346,141	22,529,427	5.54%
012	Pine River Township	290	43,748,700	47,208,000	7.91%	16,634,313	17,822,027	7.14%
013	Seville Township	342	37,735,600	39,734,700	5.30%	16,398,939	17,427,744	6.27%
014	Sumner Township	282	44,700,554	40,815,000	-8.69%	15,435,436	16,594,565	7.51%
015	Washington Township	347	55,745,160	61,401,908	10.15%	16,654,291	17,838,853	7.11%
016	Wheeler Township	408	70,876,900	85,117,500	20.09%	30,649,648	32,757,631	6.88%
051	City of Alma	10	1,205,500	1,494,700	23.99%	445,870	468,160	5.00%
052	City of Ithaca	14	1,988,200	2,460,500	23.76%	654,416	606,251	-7.36%
053	City of St. Louis	0	0	0	N/A	0	0	N/A
Gratiot County Total		5,390	945,984,177	1,084,779,508	14.67%	345,833,080	379,063,419	9.61%

COMMERCIAL								
Unit #	Unit Name	Number of Parcels	2023 Assessed Value	2024 Assessed Value	AV % Change	2023 Taxable Value	2024 Taxable Value	TV % Change
010	Arcada Township	22	3,547,200	3,813,800	7.52%	2,992,819	3,396,149	13.48%
020	Bethany Township	25	3,727,200	3,831,300	2.79%	3,225,343	3,514,002	8.95%
030	Elba Township	57	3,275,000	4,090,600	24.90%	2,759,990	3,355,384	21.57%
040	Emerson Township	17	1,893,200	1,937,700	2.35%	1,368,260	1,427,032	4.30%
050	Fulton Township	67	7,058,400	7,281,500	3.16%	6,187,876	6,577,854	6.30%
060	Hamilton Township	1	220,700	234,700	6.34%	215,250	234,700	9.04%
070	Lafayette Township	0	0	0	N/A	0	0	N/A
080	Newark Township	25	1,708,000	1,790,300	4.82%	1,275,603	1,337,787	4.87%
090	New Haven Township	9	1,195,400	1,229,000	2.81%	1,100,028	1,150,280	4.57%
010	North Shade Township	11	1,121,800	1,085,300	-3.25%	933,558	943,206	1.03%
011	North Star Township	38	1,961,800	2,059,200	4.96%	1,249,856	1,290,742	3.27%
012	Pine River Township	106	27,396,500	28,016,900	2.26%	23,715,752	24,377,857	2.79%
013	Seville Township	49	2,570,100	2,625,000	2.14%	2,195,988	2,293,224	4.43%
014	Sumner Township	8	305,500	322,900	5.70%	239,135	257,960	7.87%
015	Washington Township	15	531,400	542,100	2.01%	229,570	349,144	52.09%
016	Wheeler Township	90	8,740,600	9,866,500	12.88%	7,630,863	8,256,700	8.20%
051	City of Alma	318	57,307,600	55,215,700	-3.65%	41,072,595	41,286,680	0.52%
052	City of Ithaca	139	20,385,600	19,231,100	-5.66%	14,578,349	15,242,313	4.55%
053	City of St. Louis	120	10,633,700	10,802,000	1.58%	7,571,788	7,520,179	-0.68%
Gratiot County Total		1,117	153,579,700	153,975,600	0.26%	118,542,623	122,811,193	3.60%

**Gratiot County
Previous and Current Values**

INDUSTRIAL								
Unit #	Unit Name	Number of Parcels	2023 Assessed Value	2024 Assessed Value	AV % Change	2023 Taxable Value	2024 Taxable Value	TV % Change
010	Arcada Township	0	0	0	N/A	0	0	N/A
020	Bethany Township	1	634,900	611,200	-3.73%	634,900	611,200	-3.73%
030	Elba Township	2	1,468,000	1,551,800	5.71%	1,242,432	1,304,553	5.00%
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	539,000	548,400	1.74%	187,861	252,834	34.59%
070	Lafayette Township	1	11,400	6,800	-40.35%	1,375	5,590	306.55%
080	Newark Township	0	0	0	N/A	0	0	N/A
090	New Haven Township	32	892,000	962,300	7.88%	661,879	692,281	4.59%
010	North Shade Township	0	0	0	N/A	0	0	N/A
011	North Star Township	2	61,300	62,600	2.12%	13,501	14,175	4.99%
012	Pine River Township	19	4,892,800	4,733,000	-3.27%	4,175,997	4,008,116	-4.02%
013	Seville Township	0	0	0	N/A	0	0	N/A
014	Sumner Township	7	364,500	422,800	15.99%	113,349	119,013	5.00%
015	Washington Township	0	0	0	N/A	0	0	N/A
016	Wheeler Township	24	10,393,300	10,243,400	-1.44%	8,848,419	9,263,053	4.69%
051	City of Alma	62	12,718,200	12,635,600	-0.65%	10,269,429	10,807,781	5.24%
052	City of Ithaca	47	17,790,100	18,977,500	6.67%	16,818,715	18,353,733	9.13%
053	City of St. Louis	28	4,391,000	4,619,400	5.20%	3,533,357	3,476,697	-1.60%
Gratiot County Total		240	54,156,500	55,374,800	2.25%	46,501,214	48,909,026	5.18%

RESIDENTIAL								
Unit #	Unit Name	Number of Parcels	2023 Assessed Value	2024 Assessed Value	AV % Change	2023 Taxable Value	2024 Taxable Value	TV % Change
010	Arcada Township	731	61,625,833	69,559,006	12.87%	49,336,102	53,871,311	9.19%
020	Bethany Township	538	39,285,700	43,883,294	11.70%	26,723,965	29,147,292	9.07%
030	Elba Township	551	25,951,100	31,220,600	20.31%	18,128,872	20,226,077	11.57%
040	Emerson Township	336	27,091,200	28,304,100	4.48%	17,605,015	18,999,946	7.92%
050	Fulton Township	1693	100,509,100	120,955,900	20.34%	71,601,217	79,697,680	11.31%
060	Hamilton Township	172	10,312,000	12,307,100	19.35%	7,354,019	7,902,947	7.46%
070	Lafayette Township	185	10,391,500	13,352,900	28.50%	8,200,132	9,100,135	10.98%
080	Newark Township	378	28,852,800	29,113,300	0.90%	20,433,809	21,819,066	6.78%
090	New Haven Township	332	24,083,700	27,659,900	14.85%	15,181,984	16,466,213	8.46%
010	North Shade Township	196	14,424,800	15,768,000	9.31%	10,060,447	10,782,281	7.17%
011	North Star Township	357	22,496,734	24,898,300	10.68%	14,436,526	15,622,402	8.21%
012	Pine River Township	1134	60,804,606	73,661,444	21.14%	48,679,731	52,717,470	8.29%
013	Seville Township	992	58,557,500	68,355,500	16.73%	42,252,701	45,986,852	8.84%
014	Sumner Township	798	49,168,500	56,929,300	15.78%	30,111,590	32,758,150	8.79%
015	Washington Township	289	17,541,315	21,636,040	23.34%	9,785,900	10,564,489	7.96%
016	Wheeler Township	1075	62,471,600	70,204,000	12.38%	45,101,649	49,311,797	9.33%
051	City of Alma	2826	145,248,100	164,063,500	12.95%	111,934,236	120,799,421	7.92%
052	City of Ithaca	1220	62,119,000	75,285,800	21.20%	46,625,191	50,941,883	9.26%
053	City of St. Louis	1380	60,778,700	69,092,800	13.68%	45,726,299	50,050,338	9.46%
Gratiot County Total		15,183	881,713,788	1,016,250,784	15.26%	639,279,385	696,765,750	8.99%

**Gratiot County
Previous and Current Values**

DEVELOPMENTAL								
Unit #	Unit Name	Number of Parcels	2023 Assessed Value	2024 Assessed Value	AV % Change	2023 Taxable Value	2024 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	2023 Assessed Value	2024 Assessed Value	AV % Change	2023 Taxable Value	2024 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	2023 Assessed Value	2024 Assessed Value	AV % Change	2023 Taxable Value	2024 Taxable Value	TV % Change
010	Arcada Township	30	940,900	764,200	-18.78%	940,900	764,200	-18.78%
020	Bethany Township	33	518,100	628,500	21.31%	518,100	628,500	21.31%
030	Elba Township	52	95,200	90,400	-5.04%	95,200	90,400	-5.04%
040	Emerson Township	33	335,200	352,800	5.25%	335,200	352,800	5.25%
050	Fulton Township	42	2,744,600	3,166,200	15.36%	2,744,600	3,166,200	15.36%
060	Hamilton Township	11	0	0	N/A	0	0	N/A
070	Lafayette Township	8	0	0	N/A	0	0	N/A
080	Newark Township	19	713,700	348,700	-51.14%	713,700	348,700	-51.14%
090	New Haven Township	17	762,200	785,600	3.07%	762,200	785,600	3.07%
010	North Shade Township	13	200	200	0.00%	200	200	0.00%
011	North Star Township	14	305,400	192,900	-36.84%	305,400	192,900	-36.84%
012	Pine River Township	145	2,959,400	4,855,000	64.05%	2,959,400	4,855,000	64.05%
013	Seville Township	38	994,600	1,030,400	3.60%	994,600	1,030,400	3.60%
014	Sumner Township	14	0	0	N/A	0	0	N/A
015	Washington Township	28	446,600	447,500	0.20%	446,600	447,500	0.20%
016	Wheeler Township	110	3,831,000	4,094,320	6.87%	3,831,000	4,094,320	6.87%
051	City of Alma	312	5,468,300	6,016,100	10.02%	5,459,050	6,006,902	10.04%
052	City of Ithaca	219	1,303,600	1,661,400	27.45%	1,303,600	1,661,400	27.45%
053	City of St. Louis	183	1,994,500	1,905,000	-4.49%	1,994,500	1,905,000	-4.49%
Gratiot County Total		1,321	23,413,500	26,339,220	12.50%	23,404,250	26,330,022	12.50%

INDUSTRIAL PERSONAL								
Unit #	Unit Name	Number of Parcels	2023 Assessed Value	2024 Assessed Value	AV % Change	2023 Taxable Value	2024 Taxable Value	TV % Change
010	Arcada Township	0	0	0	N/A	0	0	N/A
020	Bethany Township	50	31,125,200	27,676,200	-11.08%	31,125,200	27,676,200	-11.08%
030	Elba Township	1	0	0	#DIV/0!	0	0	N/A
040	Emerson Township	51	45,489,900	41,684,500	-8.37%	45,489,900	41,684,500	-8.37%
050	Fulton Township	0	0	0	N/A	0	0	N/A
060	Hamilton Township	23	25,924,800	25,036,600	-3.43%	25,924,800	25,036,600	-3.43%
070	Lafayette Township	47	60,009,000	56,896,385	-5.19%	60,009,000	56,896,385	-5.19%
080	Newark Township	28	0	56,556,900	N/A	0	56,556,900	N/A
090	New Haven Township	53	33,512,000	92,113,300	174.87%	33,512,000	92,113,300	174.87%
010	North Shade Township	47	56,958,200	72,105,500	26.59%	56,958,200	72,105,500	26.59%
011	North Star Township	43	46,817,000	60,881,900	30.04%	46,817,000	60,881,900	30.04%
012	Pine River Township	29	35,897,400	57,982,100	61.52%	35,897,400	57,982,100	61.52%
013	Seville Township	1	137,500	137,500	0.00%	137,500	137,500	0.00%
014	Sumner Township	1	108,800	108,800	0.00%	108,800	108,800	0.00%
015	Washington Township	5	0	0	N/A	0	0	N/A
016	Wheeler Township	60	39,858,200	35,701,200	-10.43%	39,858,200	35,701,200	-10.43%
051	City of Alma	18	299,500	299,500	0.00%	299,500	299,500	0.00%
052	City of Ithaca	18	936,200	875,500	-6.48%	936,200	875,500	-6.48%
053	City of St. Louis	13	933,800	733,300	-21.47%	933,800	733,300	-21.47%
Gratiot County Total		488	378,007,500	528,789,185	39.89%	378,007,500	528,789,185	39.89%

**Gratiot County
Previous and Current Values**

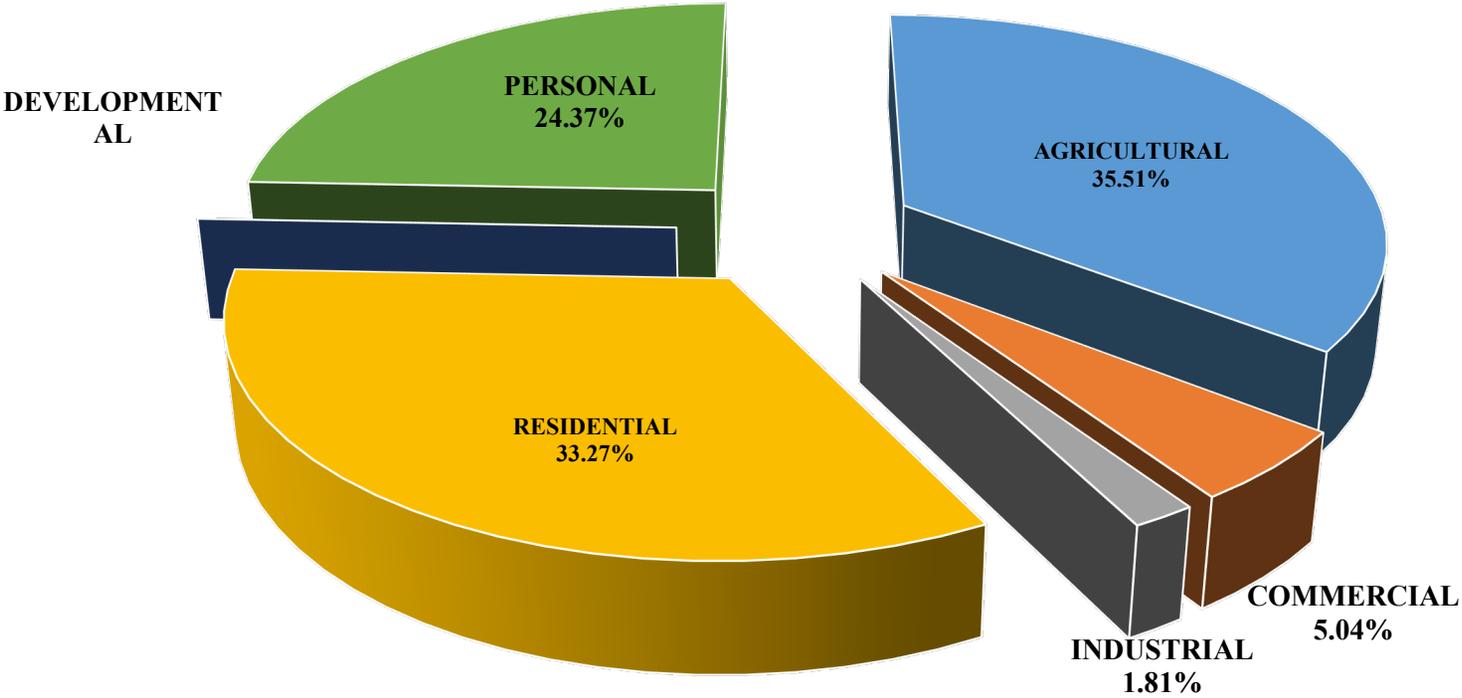
RESIDENTIAL PERSONAL								
Unit #	Unit Name	Number of Parcels	2023 Assessed Value	2024 Assessed Value	AV % Change	2023 Taxable Value	2024 Taxable Value	TV % Change
010	Arcada Township	0	0	0	N/A	0	0	N/A
020	Bethany Township	0	0	0	N/A	0	0	N/A
030	Elba Township	0	0	0	N/A	0	0	N/A
040	Emerson Township	0	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

UTILITY PERSONAL								
Unit #	Unit Name	Number of Parcels	2023 Assessed Value	2024 Assessed Value	AV % Change	2023 Taxable Value	2024 Taxable Value	TV % Change
010	Arcada Township	5	4,824,700	4,970,000	3.01%	4,824,700	4,970,000	3.01%
020	Bethany Township	11	11,650,000	11,820,600	1.46%	11,650,000	11,820,600	1.46%
030	Elba Township	4	2,527,500	2,569,800	1.67%	2,527,500	2,569,800	1.67%
040	Emerson Township	7	2,966,700	2,944,900	-0.73%	2,966,700	2,944,900	-0.73%
050	Fulton Township	9	4,397,400	4,610,600	4.85%	4,397,400	4,610,600	4.85%
060	Hamilton Township	7	3,820,100	3,724,300	-2.51%	3,820,100	3,724,300	-2.51%
070	Lafayette Township	7	6,667,900	6,455,598	-3.18%	6,667,900	6,455,598	-3.18%
080	Newark Township	8	4,453,300	23,800,700	434.45%	4,453,300	23,800,700	434.45%
090	New Haven Township	15	17,653,700	23,505,800	33.15%	17,653,700	23,505,800	33.15%
010	North Shade Township	9	7,909,400	9,463,400	19.65%	7,909,400	9,463,400	19.65%
011	North Star Township	10	17,267,600	17,274,800	0.04%	17,267,600	17,274,800	0.04%
012	Pine River Township	9	24,732,200	24,845,400	0.46%	24,732,200	24,845,400	0.46%
013	Seville Township	5	2,089,600	2,250,600	7.70%	2,089,600	2,250,600	7.70%
014	Sumner Township	11	5,292,400	5,187,300	-1.99%	5,292,400	5,187,300	-1.99%
015	Washington Township	9	2,821,500	2,747,900	-2.61%	2,821,500	2,747,900	-2.61%
016	Wheeler Township	11	14,144,500	14,034,825	-0.78%	14,144,500	13,565,424	-4.09%
051	City of Alma	5	24,333,500	23,581,500	-3.09%	24,271,030	23,546,481	-2.99%
052	City of Ithaca	1	2,982,100	3,260,700	9.34%	2,982,100	3,260,700	9.34%
053	City of St. Louis	2	2,416,600	2,346,100	-2.92%	2,416,600	2,346,100	-2.92%
Gratiot County Total		145	162,950,700	189,394,823	16.23%	162,888,230	188,890,403	15.96%

**Gratiot County
Previous and Current Values**

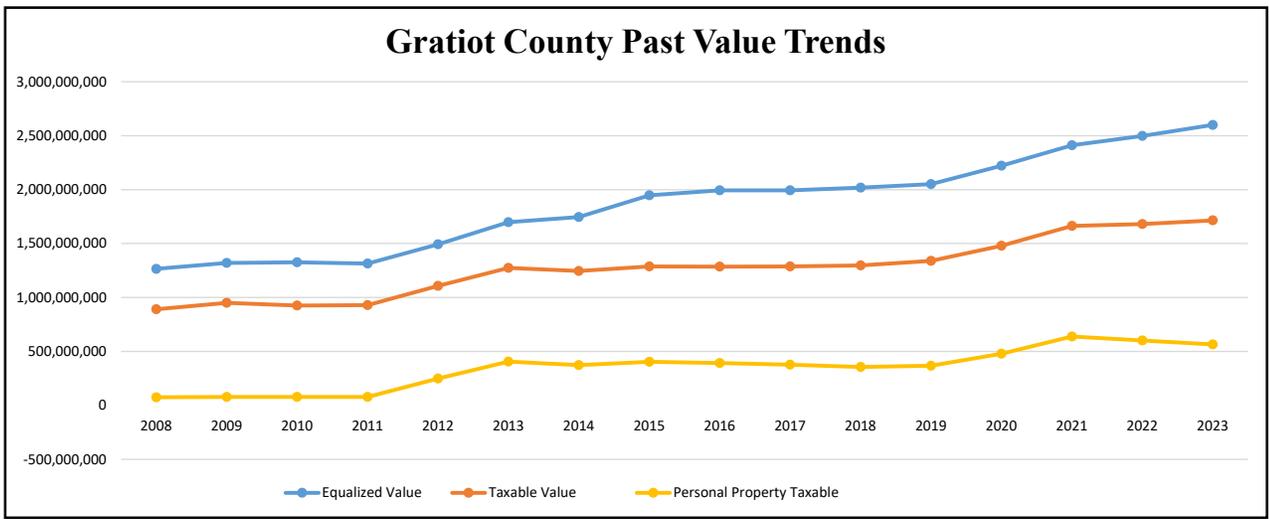
Unit #	Unit Name	Number of Parcels	Total Values			2023 Taxable Value	2024 Taxable Value	TV % Change
			2023 Assessed Value	2024 Assessed Value	AV % Change			
010	Arcada Township	1,102	119,512,996	145,496,606	21.74%	76,199,984	82,094,207	7.74%
020	Bethany Township	1,080	156,021,800	170,075,294	9.01%	101,993,880	103,207,842	1.19%
030	Elba Township	1,001	83,005,600	88,370,400	6.46%	44,215,483	48,146,874	8.89%
040	Emerson Township	806	145,556,800	155,779,900	7.02%	92,519,403	91,433,865	-1.17%
050	Fulton Township	2,086	174,975,300	201,963,800	15.42%	102,119,382	112,552,952	10.22%
060	Hamilton Township	420	73,360,300	76,591,500	4.40%	49,878,360	50,391,101	1.03%
070	Lafayette Township	623	152,833,100	166,865,683	9.18%	103,691,126	102,870,757	-0.79%
080	Newark Township	794	109,006,500	196,435,500	80.21%	51,770,984	130,230,305	151.55%
090	New Haven Township	788	154,570,000	233,261,000	50.91%	98,562,498	177,996,630	80.59%
010	North Shade Township	678	158,791,900	187,617,000	18.15%	100,075,562	118,981,711	18.89%
011	North Star Township	820	147,078,934	182,630,700	24.17%	101,436,024	117,806,346	16.14%
012	Pine River Township	1,730	200,431,606	241,301,844	20.39%	156,794,793	186,607,970	19.01%
013	Seville Township	1,427	102,084,900	114,133,700	11.80%	64,069,328	69,126,320	7.89%
014	Sumner Township	1,122	99,940,254	103,786,100	3.85%	51,300,710	55,025,788	7.26%
015	Washington Township	693	77,085,975	86,775,448	12.57%	29,937,861	31,947,886	6.71%
016	Wheeler Township	1,778	210,316,100	229,261,745	9.01%	150,064,279	152,950,125	1.92%
051	City of Alma	3,551	246,580,700	263,306,600	6.78%	193,751,710	203,214,925	4.88%
052	City of Ithaca	1,658	107,504,800	121,752,500	13.25%	83,898,571	90,941,780	8.39%
053	City of St. Louis	1,726	81,148,300	89,498,600	10.29%	62,176,344	66,031,614	6.20%
Gratiot County Total		23,883	2,599,805,865	3,054,903,920	17.51%	1,714,456,282	1,991,558,998	16.16%

**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%
2021	2,411,988,641	8.54%	1,663,614,234	12.46%	638,630,400	33.25%
2022	2,497,194,121	3.53%	1,681,648,172	1.08%	602,599,203	-5.64%
2023	2,599,805,865	4.11%	1,714,456,282	1.95%	564,371,700	-6.34%
2024	3,054,903,920	17.51%	1,991,558,998	16.16%	744,009,610	31.83%



Value Trends in Terms of Tax Dollars

5.5306	0.6492	0.4494	0.35	0.45	0.4994
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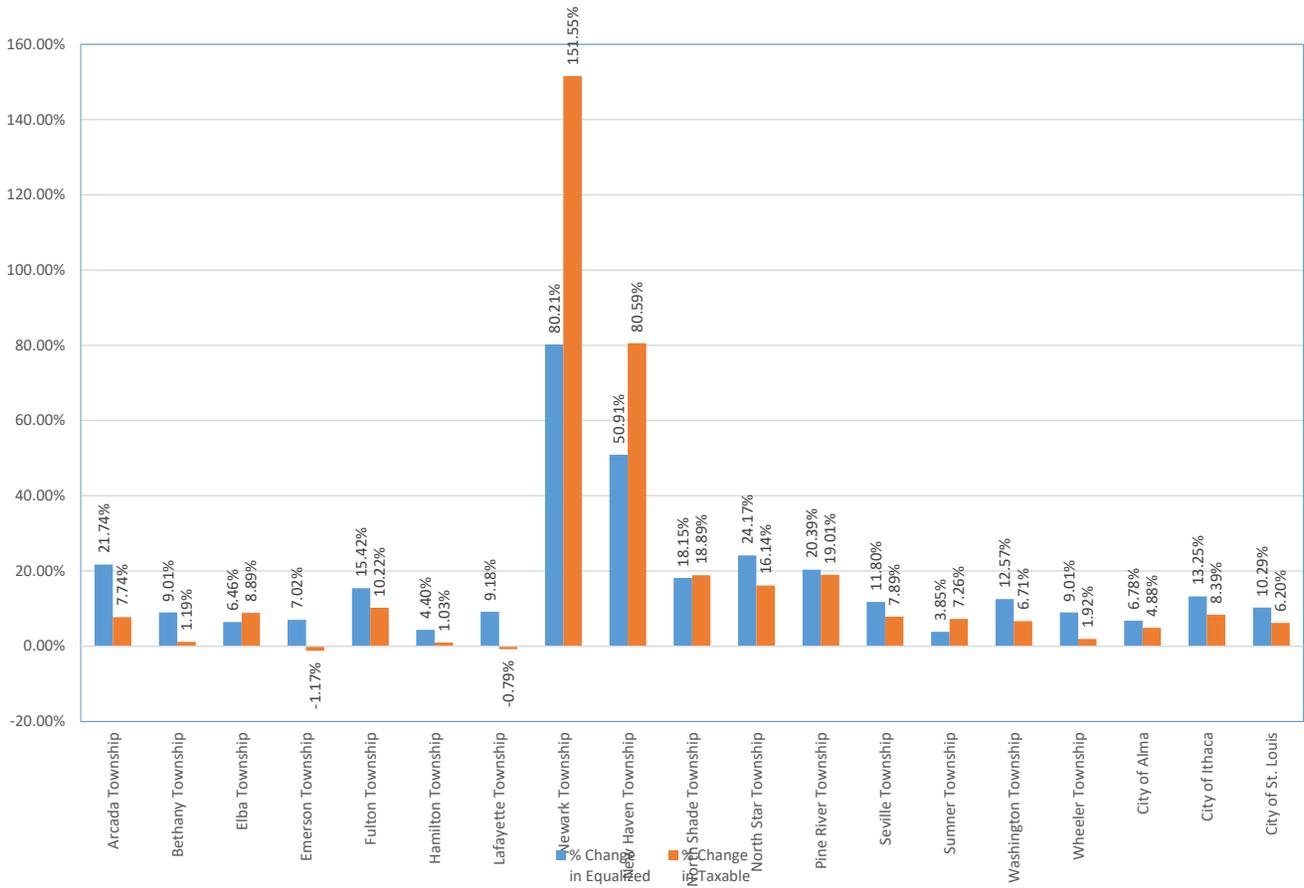
Year	Real Property Taxable Value	YOY Change	Personal Property Taxable Value	Total Tax Roll	Year	Operating millage	COA	Road Patrol	Parks & Rec	Economic Development & Ag	Libraries	Total	% Change
2008	815,764,988		75,405,806	891,170,794	2008	4,928,709.19	578,548.08	400,492.15	311,909.78	401,026.86	445,050.69	7,065,736.76	N/A
2009	871,816,257	6.87%	78,540,922	950,357,179	2009	5,256,045.41	616,971.88	427,090.52	332,625.01	427,660.73	474,608.38	7,535,001.93	6.64%
2010	846,923,494	-2.86%	78,727,817	925,651,311	2010	5,119,407.14	600,932.83	415,987.70	323,977.96	416,543.09	462,270.26	7,339,118.98	-2.60%
2011	851,494,391	0.54%	78,894,376	930,388,767	2011	5,145,608.11	604,008.39	418,116.71	325,636.07	418,674.95	464,636.15	7,376,680.38	0.51%
2012	859,298,929	0.92%	248,801,090	1,108,100,019	2012	6,128,457.97	719,378.53	497,980.15	387,835.01	498,645.01	553,385.15	8,785,681.81	19.10%
2013	868,009,581	1.01%	406,366,809	1,274,376,390	2013	7,048,066.06	827,325.15	572,704.75	446,031.74	573,469.38	636,423.57	10,104,020.65	15.01%
2014	872,538,774	0.52%	372,839,988	1,245,378,762	2014	6,887,691.78	808,499.89	559,673.22	435,882.57	560,420.44	621,942.15	9,874,110.05	-2.28%
2015	884,940,846	1.42%	403,439,883	1,288,380,729	2015	7,125,518.46	836,416.77	578,998.30	450,933.26	579,771.33	643,417.34	10,215,055.45	3.45%
2016	893,038,559	0.92%	392,427,516	1,285,466,075	2016	7,109,398.67	834,524.58	577,688.45	449,913.13	578,459.73	641,961.76	10,191,946.32	-0.23%
2017	909,983,593	1.90%	377,043,363	1,287,026,956	2017	7,118,031.28	835,537.90	578,389.91	450,459.43	579,162.13	642,741.26	10,204,321.92	0.12%
2018	939,727,098	3.27%	356,880,158	1,296,607,256	2018	7,171,016.09	841,757.43	582,695.30	453,812.54	583,473.27	647,525.66	10,280,280.29	0.74%
2019	970,855,960	3.31%	368,344,109	1,339,200,069	2019	7,406,579.90	869,408.68	601,836.51	468,720.02	602,640.03	668,796.51	10,617,981.67	3.28%
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	517,768.80	665,702.74	738,782.11	11,729,090.53	10.46%
2021	1,024,983,834	2.49%	638,630,400	1,663,614,234	2021	9,200,784.88	1,080,018.36	747,628.24	582,264.98	748,626.41	830,808.95	13,190,131.82	12.46%
2022	1,079,048,969	5.27%	602,599,203	1,681,648,172	2022	9,300,523.38	1,091,725.99	755,732.69	588,576.86	756,741.68	839,815.10	13,333,115.70	1.08%
2023	1,150,156,302	6.59%	564,299,980	1,714,456,282	2023	9,464,827.35	1,113,025.02	769,105.09	599,031.02	771,505.33	856,199.47	13,573,693.28	1.80%
2024	1,247,549,388	8.47%	744,009,610	1,991,558,998	2024	10,994,600.60	1,292,920.10	893,413.37	695,850.71	896,201.55	994,584.56	15,767,570.90	16.16%

Projected Tax Dollar Gain for 2024 = 240,577.58

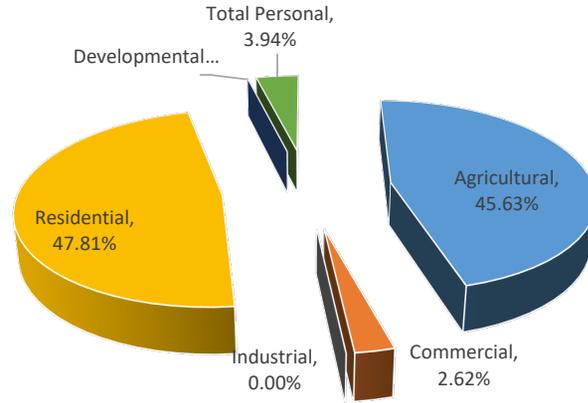
Gratiot County Percentage Change in SEV and Taxable Value 2023 - 2024

Unit of Gov't	2023 Assessed Value	2024 Assessed Value	% Change in Equalized	2023 Taxable Value	2024 Taxable Value	% Change in Taxable
Arcada Township	119,512,996	145,496,606	21.74%	76,199,984	82,094,207	7.74%
Bethany Township	156,021,800	170,075,294	9.01%	101,993,880	103,207,842	1.19%
Elba Township	83,005,600	88,370,400	6.46%	44,215,483	48,146,874	8.89%
Emerson Township	145,556,800	155,779,900	7.02%	92,519,403	91,433,865	-1.17%
Fulton Township	174,975,300	201,963,800	15.42%	102,119,382	112,552,952	10.22%
Hamilton Township	73,360,300	76,591,500	4.40%	49,878,360	50,391,101	1.03%
Lafayette Township	152,833,100	166,865,683	9.18%	103,691,126	102,870,757	-0.79%
Newark Township	109,006,500	196,435,500	80.21%	51,770,984	130,230,305	151.55%
New Haven Township	154,570,000	233,261,000	50.91%	98,562,498	177,996,630	80.59%
North Shade Township	158,791,900	187,617,000	18.15%	100,075,562	118,981,711	18.89%
North Star Township	147,078,934	182,630,700	24.17%	101,436,024	117,806,346	16.14%
Pine River Township	200,431,606	241,301,844	20.39%	156,794,793	186,607,970	19.01%
Seville Township	102,084,900	114,133,700	11.80%	64,069,328	69,126,320	7.89%
Sumner Township	99,940,254	103,786,100	3.85%	51,300,710	55,025,788	7.26%
Washington Township	77,085,975	86,775,448	12.57%	29,937,861	31,947,886	6.71%
Wheeler Township	210,316,100	229,261,745	9.01%	150,064,279	152,950,125	1.92%
City of Alma	246,580,700	263,306,600	6.78%	193,751,710	203,214,925	4.88%
City of Ithaca	107,504,800	121,752,500	13.25%	83,898,571	90,941,780	8.39%
City of St. Louis	81,148,300	89,498,600	10.29%	62,176,344	66,031,614	6.20%
Gratiot County	2,599,805,865	3,054,903,920	17.51%	1,714,456,282	1,991,558,998	16.16%

Local Unit Change in SEV and Taxable Value

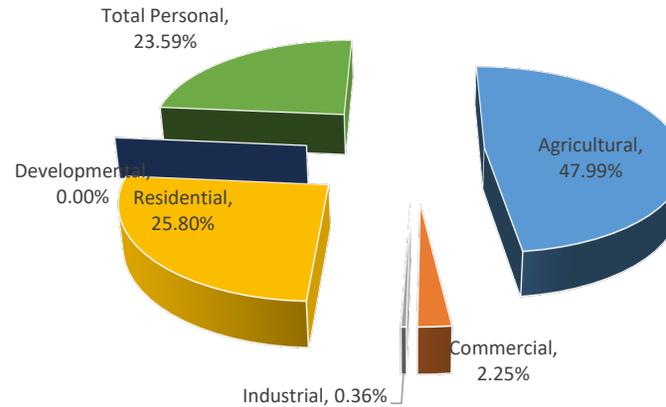


**Gratiot County
Arcada Township
Summary of Recommended
County Equalized Values and Trends**



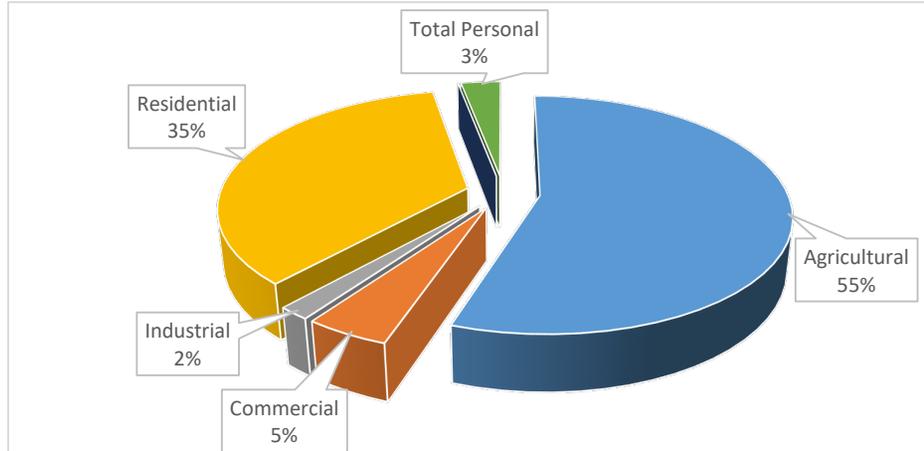
Class	Parcel Count	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION		
		2023 State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2023 Taxable Value	2024 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	314	\$48,574,363	\$66,389,600	1.00000	\$66,389,600	36.68%	45.63%	\$18,105,463	\$19,092,547	5.45%
Commercial	22	\$3,547,200	\$3,813,800	1.00000	\$3,813,800	7.52%	2.62%	\$2,992,819	\$3,396,149	13.48%
Industrial	0	\$0	\$0	1.00000	\$0	0%	0%	\$0	\$0	0%
Residential	731	\$61,625,833	\$69,559,006	1.00000	\$69,559,006	12.87%	47.81%	\$49,336,102	\$53,871,311	9.19%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	1067	\$113,747,396	\$139,762,406		\$139,762,406	22.87%	96.06%	\$70,434,384	\$76,360,007	8.41%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	30	\$940,900	\$764,200	1.00000	\$764,200	-18.78%	0.53%	\$940,900	\$764,200	-18.78%
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	\$4,824,700	\$4,970,000	1.00000	\$4,970,000	3.01%	3.42%	\$4,824,700	\$4,970,000	3.01%
Total Personal	35	\$5,765,600	\$5,734,200		\$5,734,200	-0.54%	3.94%	\$5,765,600	\$5,734,200	-0.54%
Exempt										
Grand Total	1102	\$119,512,996	\$145,496,606		\$145,496,606	21.74%		\$76,199,984	\$82,094,207	7.74%

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



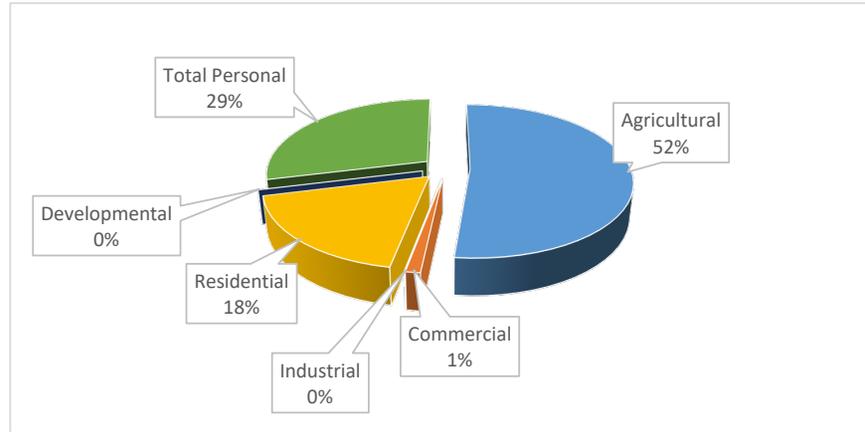
Class	Parcel Count	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION		
		2023 State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2023 Taxable Value	2024 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	422	\$69,080,700	\$81,624,200	1.00000	\$81,624,200	18.16%	47.99%	\$28,116,372	\$29,810,048	6.02%
Commercial	25	\$3,727,200	\$3,831,300	1.00000	\$3,831,300	2.79%	2.25%	\$3,225,343	\$3,514,002	8.95%
Industrial	1	\$634,900	\$611,200	1.00000	\$611,200	-3.73%	0.36%	\$634,900	\$611,200	-3.73%
Residential	538	\$39,285,700	\$43,883,294	1.00000	\$43,883,294	11.70%	25.80%	\$26,723,965	\$29,147,292	9.07%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	986	\$112,728,500	\$129,949,994		\$129,949,994	15.28%	76.41%	\$58,700,580	\$63,082,542	7.46%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	33	\$518,100	\$628,500	1.00000	\$628,500	21.31%	0.37%	\$518,100	\$628,500	21.31%
Industrial	50	\$31,125,200	\$27,676,200	1.00000	\$27,676,200	-11.08%	16.27%	\$31,125,200	\$27,676,200	-11.08%
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Utility	11	\$11,650,000	\$11,820,600	1.00000	\$11,820,600	1.46%	6.95%	\$11,650,000	\$11,820,600	1.46%
Total Personal	94	\$43,293,300	\$40,125,300		\$40,125,300	-7.32%	23.59%	\$43,293,300	\$40,125,300	-7.32%
exempt										
Grand Total	1080	\$156,021,800	\$170,075,294		\$170,075,294	9.01%		\$101,993,880	\$103,207,842	1.19%

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



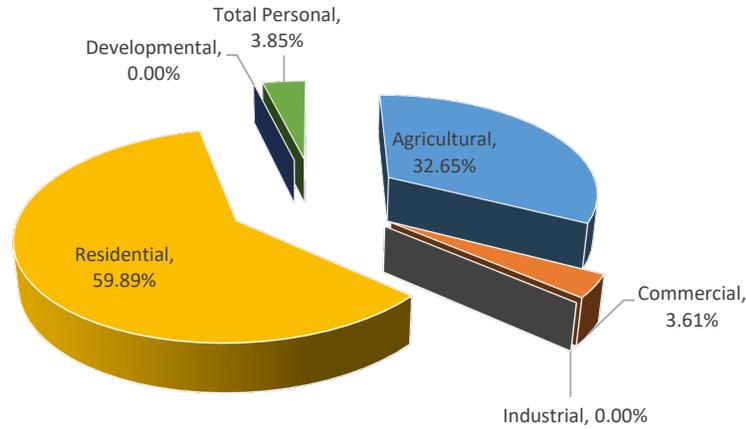
Class	Parcel Count	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION		
		2023 State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2023 Taxable Value	2024 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	334	\$49,688,800	\$48,847,200	1.00000	\$48,847,200	-1.69%	55.28%	\$19,461,489	\$20,600,660	5.85%
Commercial	57	\$3,275,000	\$4,090,600	1.00000	\$4,090,600	24.90%	4.63%	\$2,759,990	\$3,355,384	21.57%
Industrial	2	\$1,468,000	\$1,551,800	1.00000	\$1,551,800	5.71%	1.76%	\$1,242,432	\$1,304,553	5.00%
Residential	551	\$25,951,100	\$31,220,600	1.00000	\$31,220,600	20.31%	35.33%	\$18,128,872	\$20,226,077	11.57%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	944	\$80,382,900	\$85,710,200		\$85,710,200	6.63%	96.99%	\$41,592,783	\$45,486,674	9.36%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	52	\$95,200	\$90,400	1.00000	\$90,400	-5.04%	0.10%	\$95,200	\$90,400	-5.04%
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	4	\$2,527,500	\$2,569,800	1.00000	\$2,569,800	1.67%	2.91%	\$2,527,500	\$2,569,800	1.67%
Total Personal	57	\$2,622,700	\$2,660,200		\$2,660,200	1.43%	3.01%	\$2,622,700	\$2,660,200	1.43%
exempt										
Grand Total	1001	\$83,005,600	\$88,370,400		\$88,370,400	6.46%		\$44,215,483	\$48,146,874	8.89%

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



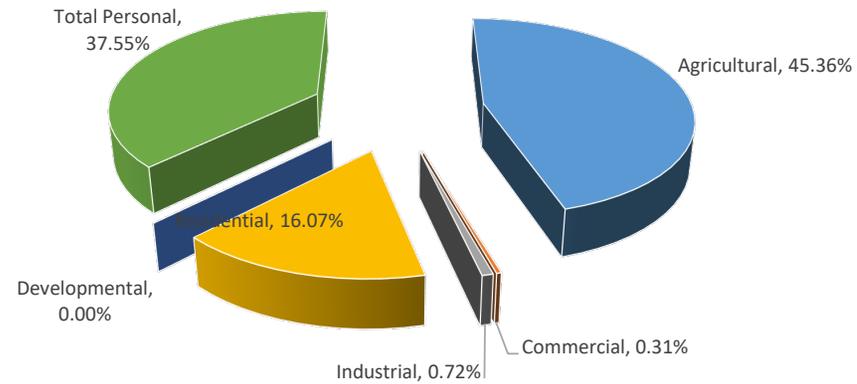
Class	Parcel Count	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION		
		2023 State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2023 Taxable Value	2024 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	362	\$67,780,600	\$80,555,900	1.00000	\$80,555,900	18.85%	51.71%	\$24,754,328	\$26,024,687	5.13%
Commercial	17	\$1,893,200	\$1,937,700	1.00000	\$1,937,700	2.35%	1.24%	\$1,368,260	\$1,427,032	4.30%
Industrial	0	\$0	\$0	1.00000	\$0	0%	0%	\$0	\$0	0%
Residential	336	\$27,091,200	\$28,304,100	1.00000	\$28,304,100	4.48%	18.17%	\$17,605,015	\$18,999,946	7.92%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	715	\$96,765,000	\$110,797,700		\$110,797,700	14.50%	71.12%	\$43,727,603	\$46,451,665	6.23%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	33	\$335,200	\$352,800	1.00000	\$352,800	5.25%	0.23%	\$335,200	\$352,800	5.25%
Industrial	51	\$45,489,900	\$41,684,500	1.00000	\$41,684,500	-8.37%	26.76%	\$45,489,900	\$41,684,500	-8.37%
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Utility	7	\$2,966,700	\$2,944,900	1.00000	\$2,944,900	-0.73%	1.89%	\$2,966,700	\$2,944,900	-0.73%
Total Personal	91	\$48,791,800	\$44,982,200		\$44,982,200	-7.81%	28.88%	\$48,791,800	\$44,982,200	-7.81%
exempt										
Grand Total	806	\$145,556,800	\$155,779,900		\$155,779,900	7.02%		\$92,519,403	\$91,433,865	-1.17%

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



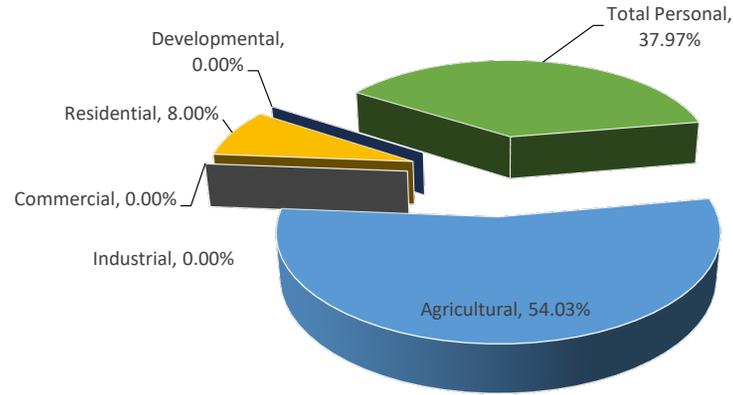
Class	Parcel Count	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION		
		2023 State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2023 Taxable Value	2024 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	275	\$60,265,800	\$65,949,600	1.00000	\$65,949,600	9.43%	32.65%	\$17,188,289	\$18,500,618	7.64%
Commercial	67	\$7,058,400	\$7,281,500	1.00000	\$7,281,500	3.16%	3.61%	\$6,187,876	\$6,577,854	6.30%
Industrial	0	\$0	\$0	1.00000	\$0	0%	0%	\$0	\$0	0%
Residential	1693	\$100,509,100	\$120,955,900	1.00000	\$120,955,900	20.34%	59.89%	\$71,601,217	\$79,697,680	11.31%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	2035	\$167,833,300	\$194,187,000		\$194,187,000	15.70%	96.15%	\$94,977,382	\$104,776,152	10.32%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	42	\$2,744,600	\$3,166,200	1.00000	\$3,166,200	15.36%	1.57%	\$2,744,600	\$3,166,200	15.36%
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	\$4,397,400	\$4,610,600	1.00000	\$4,610,600	4.85%	2.28%	\$4,397,400	\$4,610,600	4.85%
Total Personal	51	\$7,142,000	\$7,776,800		\$7,776,800	8.89%	3.85%	\$7,142,000	\$7,776,800	8.89%
exempt										
Grand Total	2086	\$174,975,300	\$201,963,800		\$201,963,800	15.42%		\$102,119,382	\$112,552,952	10.22%

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



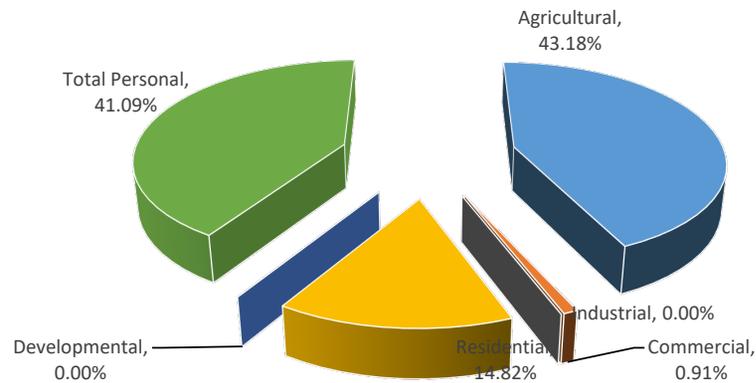
Class	Parcel Count	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION		
		2023 State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2023 Taxable Value	2024 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	191	\$32,543,700	\$34,740,400	1.00000	\$34,740,400	6.75%	45.36%	\$12,376,330	\$13,239,720	6.98%
Commercial	1	\$220,700	\$234,700	1.00000	\$234,700	6.34%	0.31%	\$215,250	\$234,700	9.04%
Industrial	15	\$539,000	\$548,400	1.00000	\$548,400	1.74%	0.72%	\$187,861	\$252,834	34.59%
Residential	172	\$10,312,000	\$12,307,100	1.00000	\$12,307,100	19.35%	16.07%	\$7,354,019	\$7,902,947	7.46%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	379	\$43,615,400	\$47,830,600		\$47,830,600	9.66%	62.45%	\$20,133,460	\$21,630,201	7.43%
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	23	\$25,924,800	\$25,036,600	1.00000	\$25,036,600	-3.43%	32.69%	\$25,924,800	\$25,036,600	-3.43%
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Utility	7	\$3,820,100	\$3,724,300	1.00000	\$3,724,300	-2.51%	4.86%	\$3,820,100	\$3,724,300	-2.51%
Total Personal	41	\$29,744,900	\$28,760,900		\$28,760,900	-3.31%	37.55%	\$29,744,900	\$28,760,900	-3.31%
exempt										
Grand Total	420	\$73,360,300	\$76,591,500		\$76,591,500	4.40%		\$49,878,360	\$50,391,101	1.03%

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



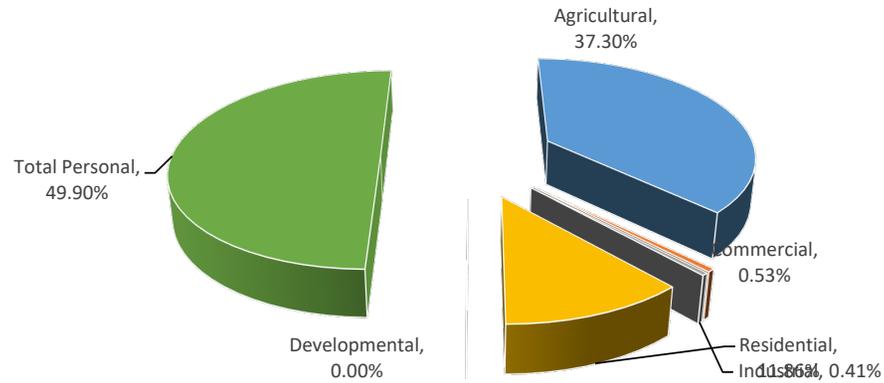
Class	Parcel Count	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION		
		2023 State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2023 Taxable Value	2024 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	375	\$75,753,300	\$90,154,000	1.00000	\$90,154,000	19.01%	54.03%	\$28,812,719	\$30,413,049	5.55%
Commercial	0	\$0	\$0	1.00000	\$0	0%	0%	\$0	\$0	0%
Industrial	1	\$11,400	\$6,800	1.00000	\$6,800	-40.35%	0.00%	\$1,375	\$5,590	306.55%
Residential	185	\$10,391,500	\$13,352,900	1.00000	\$13,352,900	28.50%	8.00%	\$8,200,132	\$9,100,135	10.98%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	561	\$86,156,200	\$103,513,700		\$103,513,700	20.15%	62.03%	\$37,014,226	\$39,518,774	6.77%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	8	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Industrial	47	\$60,009,000	\$56,896,385	1.00000	\$56,896,385	-5.19%	34.10%	\$60,009,000	\$56,896,385	-5.19%
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Utility	7	\$6,667,900	\$6,455,598	1.00000	\$6,455,598	-3.18%	3.87%	\$6,667,900	\$6,455,598	-3.18%
Total Personal	62	\$66,676,900	\$63,351,983		\$63,351,983	-4.99%	37.97%	\$66,676,900	\$63,351,983	-4.99%
exempt										
Grand Total	623	\$152,833,100	\$166,865,683		\$166,865,683	9.18%		\$103,691,126	\$102,870,757	-0.79%

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



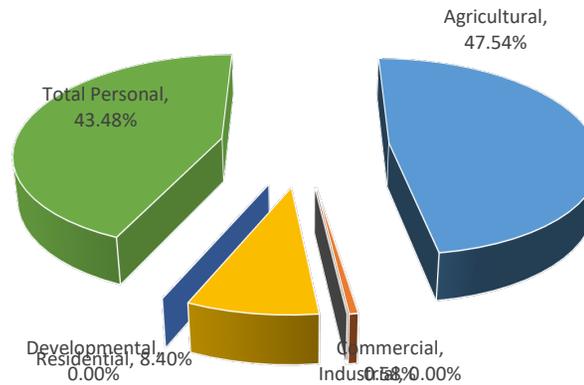
Class	Parcel Count	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION		
		2023 State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2023 Taxable Value	2024 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	336	\$73,278,700	\$84,825,600	1.00000	\$84,825,600	15.76%	43.18%	\$24,894,572	\$26,367,152	5.92%
Commercial	25	\$1,708,000	\$1,790,300	1.00000	\$1,790,300	4.82%	0.91%	\$1,275,603	\$1,337,787	4.87%
Industrial	0	\$0	\$0	1.00000	\$0	0%	0%	\$0	\$0	0%
Residential	378	\$28,852,800	\$29,113,300	1.00000	\$29,113,300	0.90%	14.82%	\$20,433,809	\$21,819,066	6.78%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	739	\$103,839,500	\$115,729,200		\$115,729,200	11.45%	58.91%	\$46,603,984	\$49,524,005	6.27%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	19	\$713,700	\$348,700	1.00000	\$348,700	-51.14%	0.18%	\$713,700	\$348,700	-51.14%
Industrial	28	\$0	\$56,556,900	1.00000	\$56,556,900	#DIV/0!	28.79%	\$0	\$56,556,900	#DIV/0!
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Utility	8	\$4,453,300	\$23,800,700	1.00000	\$23,800,700	434.45%	12.12%	\$4,453,300	\$23,800,700	434.45%
Total Personal	55	\$5,167,000	\$80,706,300		\$80,706,300	1461.96%	41.09%	\$5,167,000	\$80,706,300	1461.96%
exempt										
Grand Total	794	\$109,006,500	\$196,435,500		\$196,435,500	80.21%		\$51,770,984	\$130,230,305	151.55%

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



ASSESSED VALUE INFORMATION								TAXABLE VALUE INFORMATION		
Class	Parcel Count	2023 State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2023 Taxable Value	2024 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	330	\$76,471,000	\$87,005,100	1.00000	\$87,005,100	13.78%	37.30%	\$29,690,707	\$43,283,156	45.78%
Commercial	9	\$1,195,400	\$1,229,000	1.00000	\$1,229,000	2.81%	0.53%	\$1,100,028	\$1,150,280	4.57%
Industrial	32	\$892,000	\$962,300	NA	\$962,300	7.88%	0.41%	\$661,879	\$692,281	4.59%
Residential	332	\$24,083,700	\$27,659,900	1.00000	\$27,659,900	14.85%	11.86%	\$15,181,984	\$16,466,213	8.46%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	703	\$102,642,100	\$116,856,300		\$116,856,300	13.85%	50.10%	\$46,634,598	\$61,591,930	32.07%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	17	\$762,200	\$785,600	1.00000	\$785,600	3.07%	0.34%	\$762,200	\$785,600	3.07%
Industrial	53	\$33,512,000	\$92,113,300	1.00000	\$92,113,300	174.87%	39.49%	\$33,512,000	\$92,113,300	174.87%
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Utility	15	\$17,653,700	\$23,505,800	1.00000	\$23,505,800	33.15%	10.08%	\$17,653,700	\$23,505,800	33.15%
Total Personal	85	\$51,927,900	\$116,404,700		\$116,404,700	124.17%	49.90%	\$51,927,900	\$116,404,700	124.17%
exempt										
Grand Total	788	\$154,570,000	\$233,261,000		\$233,261,000	50.91%		\$98,562,498	\$177,996,630	80.59%

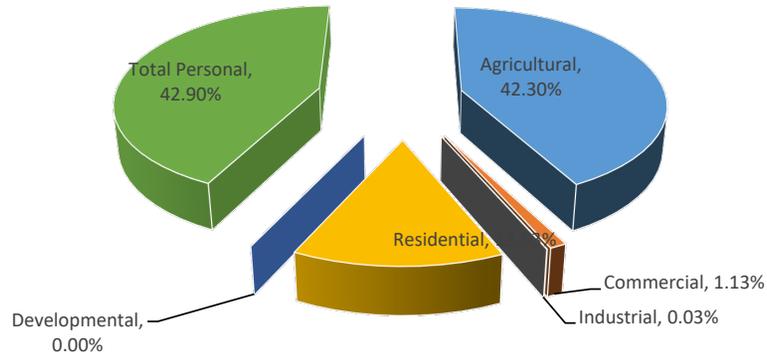
Gratiot County
North Shade Township
Summary of Recommended
County Equalized Values and Trends



Class	Parcel Count	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION		
		2023 State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2023 Taxable Value	2024 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	402	\$78,377,500	\$89,194,600	1.00000	\$89,194,600	13.80%	47.54%	\$24,213,757	\$25,687,124	6.08%
Commercial	11	\$1,121,800	\$1,085,300	1.00000	\$1,085,300	-3.25%	0.58%	\$933,558	\$943,206	1.03%
Industrial	0	\$0	\$0	1.00000	\$0	0%	0%	\$0	\$0	0%
Residential	196	\$14,424,800	\$15,768,000	1.00000	\$15,768,000	9.31%	8.40%	\$10,060,447	\$10,782,281	7.17%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	609	\$93,924,100	\$106,047,900		\$106,047,900	12.91%	56.52%	\$35,207,762	\$37,412,611	6.26%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	13	\$200	\$200	1.00000	\$200	0.00%	0.00%	\$200	\$200	0.00%
Industrial	47	\$56,958,200	\$72,105,500	1.00000	\$72,105,500	26.59%	38.43%	\$56,958,200	\$72,105,500	26.59%
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Utility	9	\$7,909,400	\$9,463,400	1.00000	\$9,463,400	19.65%	5.04%	\$7,909,400	\$9,463,400	19.65%
Total Personal	69	\$64,867,800	\$81,569,100		\$81,569,100	25.75%	43.48%	\$64,867,800	\$81,569,100	25.75%
exempt										
Grand Total	678	\$158,791,900	\$187,617,000		\$187,617,000	18.15%		\$100,075,562	\$118,981,711	18.89%

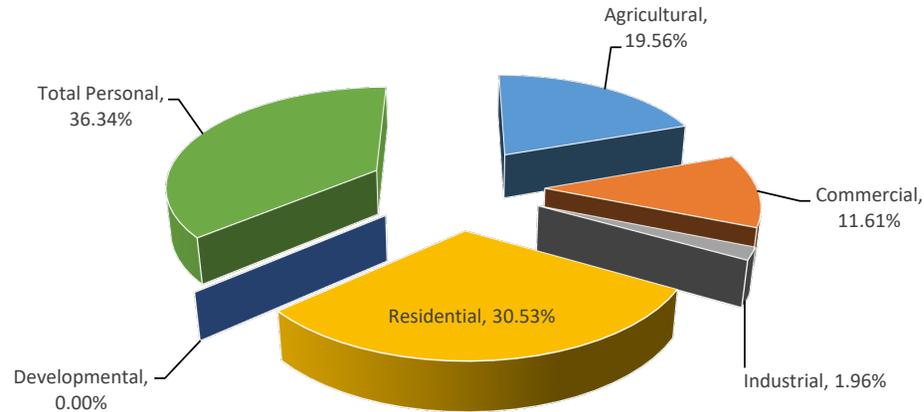
Gratiot County North Star Township

County Equalized Values and Trends



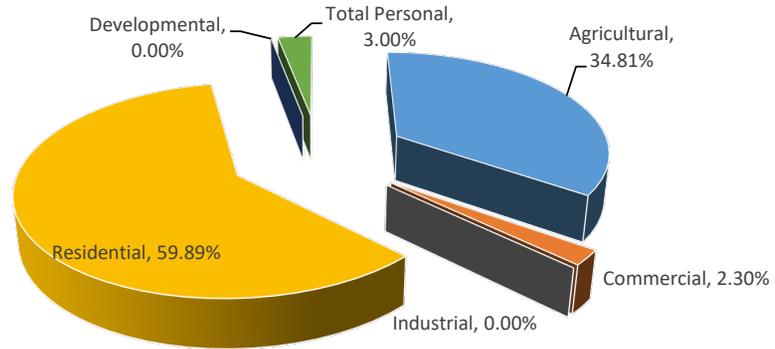
Class	Parcel Count	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION		
		2023 State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2023 Taxable Value	2024 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	356	\$58,169,100	\$77,261,000	1.00000	\$77,261,000	32.82%	42.30%	\$21,346,141	\$22,529,427	5.54%
Commercial	38	\$1,961,800	\$2,059,200	1.00000	\$2,059,200	4.96%	1.13%	\$1,249,856	\$1,290,742	3.27%
Industrial	2	\$61,300	\$62,600	1.00000	\$62,600	2.12%	0.03%	\$13,501	\$14,175	4.99%
Residential	357	\$22,496,734	\$24,898,300	1.00000	\$24,898,300	10.68%	13.63%	\$14,436,526	\$15,622,402	8.21%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	753	\$82,688,934	\$104,281,100		\$104,281,100	26.11%	57.10%	\$37,046,024	\$39,456,746	6.51%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	14	\$305,400	\$192,900	1.00000	\$192,900	-36.84%	0.11%	\$305,400	\$192,900	-36.84%
Industrial	43	\$46,817,000	\$60,881,900	1.00000	\$60,881,900	30.04%	33.34%	\$46,817,000	\$60,881,900	30.04%
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Utility	10	\$17,267,600	\$17,274,800	1.00000	\$17,274,800	0.04%	9.46%	\$17,267,600	\$17,274,800	0.04%
Total Personal	67	\$64,390,000	\$78,349,600		\$78,349,600	21.68%	42.90%	\$64,390,000	\$78,349,600	21.68%
exempt										
Grand Total	820	\$147,078,934	\$182,630,700		\$182,630,700	24.17%		\$101,436,024	\$117,806,346	16.14%

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



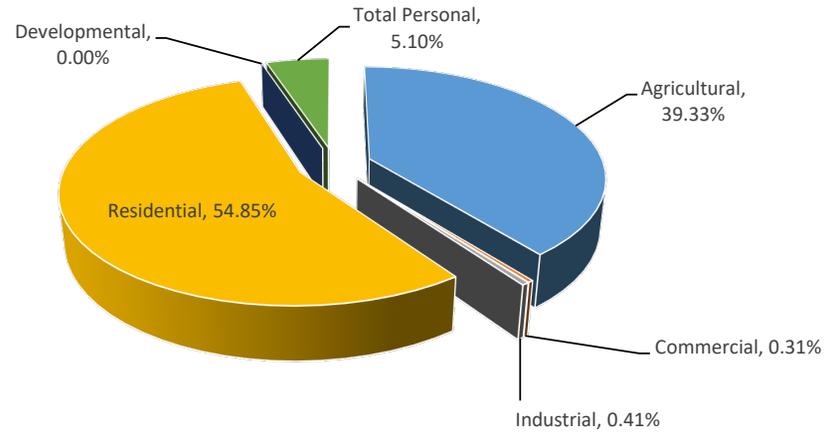
Class	Parcel Count	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION		
		2023 State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2023 Taxable Value	2024 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	290	\$43,748,700	\$47,208,000	1.00000	\$47,208,000	7.91%	19.56%	\$16,634,313	\$17,822,027	7.14%
Commercial	106	\$27,396,500	\$28,016,900	1.00000	\$28,016,900	2.26%	11.61%	\$23,715,752	\$24,377,857	2.79%
Industrial	19	\$4,892,800	\$4,733,000	1.00000	\$4,733,000	-3.27%	1.96%	\$4,175,997	\$4,008,116	-4.02%
Residential	1134	\$60,804,606	\$73,661,444	1.00000	\$73,661,444	21.14%	30.53%	\$48,679,731	\$52,717,470	8.29%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	1549	\$136,842,606	\$153,619,344		\$153,619,344	12.26%	63.66%	\$93,205,793	\$98,925,470	6.14%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	145	\$2,959,400	\$4,855,000	1.00000	\$4,855,000	64.05%	2.01%	\$2,959,400	\$4,855,000	64.05%
Industrial	29	\$35,897,400	\$57,982,100	1.00000	\$57,982,100	61.52%	24.03%	\$35,897,400	\$57,982,100	61.52%
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Utility	9	\$24,732,200	\$24,845,400	1.00000	\$24,845,400	0.46%	10.30%	\$24,732,200	\$24,845,400	0.46%
Total Personal	183	\$63,589,000	\$87,682,500		\$87,682,500	37.89%	36.34%	\$63,589,000	\$87,682,500	37.89%
exempt										
Grand Total	1732	\$200,431,606	\$241,301,844		\$241,301,844	20.39%		\$156,794,793	\$186,607,970	19.01%

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



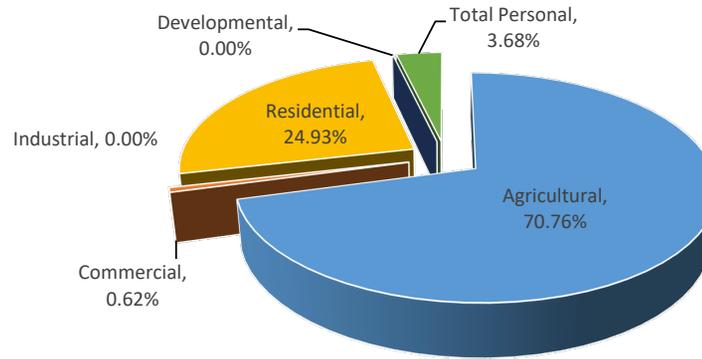
Class	Parcel Count	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION		
		2023 State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2023 Taxable Value	2024 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	342	\$37,735,600	\$39,734,700	1.00000	\$39,734,700	5.30%	34.81%	\$16,398,939	\$17,427,744	6.27%
Commercial	49	\$2,570,100	\$2,625,000	1.00000	\$2,625,000	2.14%	2.30%	\$2,195,988	\$2,293,224	4.43%
Industrial	0	\$0	\$0	1.00000	\$0	0%	0%	\$0	\$0	0%
Residential	992	\$58,557,500	\$68,355,500	1.00000	\$68,355,500	16.73%	59.89%	\$42,252,701	\$45,986,852	8.84%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	1383	\$98,863,200	\$110,715,200		\$110,715,200	11.99%	97.00%	\$60,847,628	\$65,707,820	7.99%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	38	\$994,600	\$1,030,400	1.00000	\$1,030,400	3.60%	0.90%	\$994,600	\$1,030,400	3.60%
Industrial	1	\$137,500	\$137,500	1.00000	\$137,500	0.00%	0.12%	\$137,500	\$137,500	0.00%
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Utility	5	\$2,089,600	\$2,250,600	1.00000	\$2,250,600	7.70%	1.97%	\$2,089,600	\$2,250,600	7.70%
Total Personal	44	\$3,221,700	\$3,418,500		\$3,418,500	6.11%	3.00%	\$3,221,700	\$3,418,500	6.11%
exempt										
Grand Total	1427	\$102,084,900	\$114,133,700		\$114,133,700	11.80%		\$64,069,328	\$69,126,320	7.89%

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



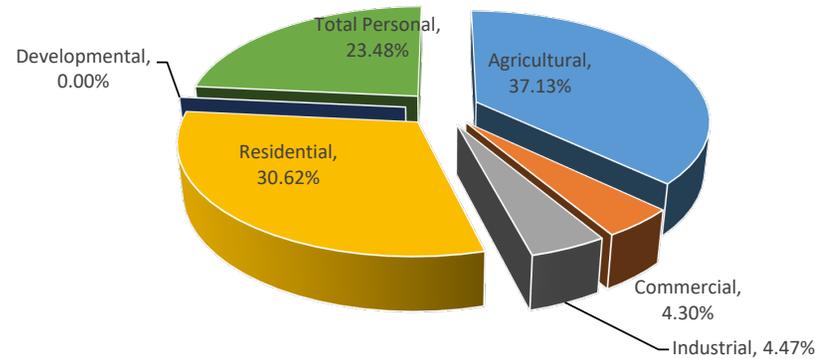
Class	Parcel Count	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION		
		2023 State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2023 Taxable Value	2024 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	282	\$44,700,554	\$40,815,000	1.00000	\$40,815,000	-8.69%	39.33%	\$15,435,436	\$16,594,565	7.51%
Commercial	8	\$305,500	\$322,900	1.00000	\$322,900	5.70%	0.31%	\$239,135	\$257,960	7.87%
Industrial	7	\$364,500	\$422,800	1.00000	\$422,800	15.99%	0.41%	\$113,349	\$119,013	5.00%
Residential	798	\$49,168,500	\$56,929,300	1.00000	\$56,929,300	15.78%	54.85%	\$30,111,590	\$32,758,150	8.79%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	1095	\$94,539,054	\$98,490,000		\$98,490,000	4.18%	94.90%	\$45,899,510	\$49,729,688	8.34%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	14	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Industrial	1	\$108,800	\$108,800	1.00000	\$108,800	0.00%	0.10%	\$108,800	\$108,800	0.00%
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Utility	11	\$5,292,400	\$5,187,300	1.00000	\$5,187,300	-1.99%	5.00%	\$5,292,400	\$5,187,300	-1.99%
Total Personal	26	\$5,401,200	\$5,296,100		\$5,296,100	-1.95%	5.10%	\$5,401,200	\$5,296,100	-1.95%
exempt										
Grand Total	1121	\$99,940,254	\$103,786,100		\$103,786,100	3.85%		\$51,300,710	\$55,025,788	7.26%

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



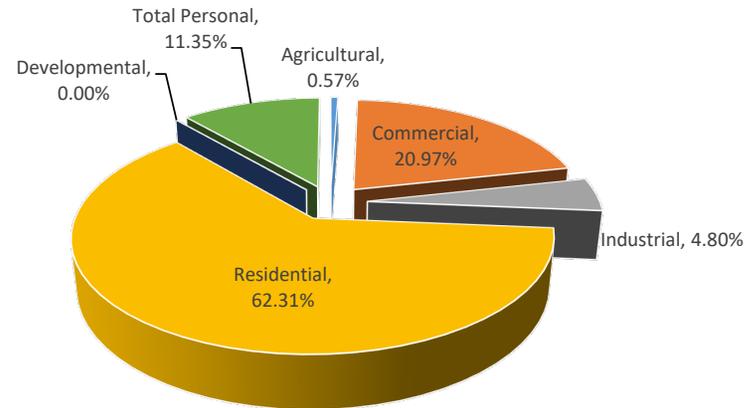
Class	Parcel Count	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION		
		2023 State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2023 Taxable Value	2024 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	347	\$55,745,160	\$61,401,908	1.00000	\$61,401,908	10.15%	70.76%	\$16,654,291	\$17,838,853	7.11%
Commercial	15	\$531,400	\$542,100	1.00000	\$542,100	2.01%	0.62%	\$229,570	\$349,144	52.09%
Industrial	0	\$0	\$0	1.00000	\$0	0%	0%	\$0	\$0	0%
Residential	289	\$17,541,315	\$21,636,040	1.00000	\$21,636,040	23.34%	24.93%	\$9,785,900	\$10,564,489	7.96%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	651	\$73,817,875	\$83,580,048		\$83,580,048	13.22%	96.32%	\$26,669,761	\$28,752,486	7.81%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	28	\$446,600	\$447,500	1.00000	\$447,500	0.20%	0.52%	\$446,600	\$447,500	0.20%
Industrial	5	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Utility	9	\$2,821,500	\$2,747,900	1.00000	\$2,747,900	-2.61%	3.17%	\$2,821,500	\$2,747,900	-2.61%
Total Personal	42	\$3,268,100	\$3,195,400		\$3,195,400	-2.22%	3.68%	\$3,268,100	\$3,195,400	-2.22%
exempt										
Grand Total	693	\$77,085,975	\$86,775,448		\$86,775,448	12.57%		\$29,937,861	\$31,947,886	6.71%

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



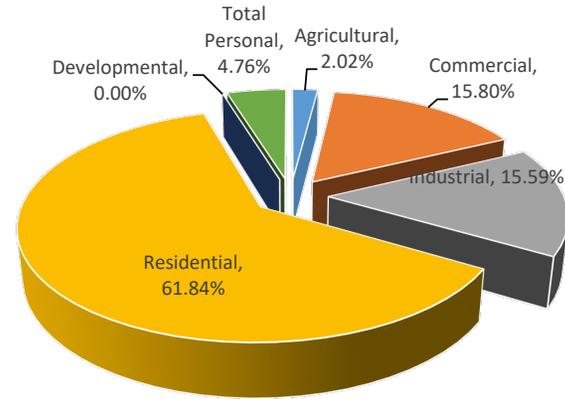
Class	Parcel Count	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION		
		2023 State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2023 Taxable Value	2024 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	408	\$70,876,900	\$85,117,500	1.00000	\$85,117,500	20.09%	37.13%	\$30,649,648	\$32,757,631	6.88%
Commercial	90	\$8,740,600	\$9,866,500	1.00000	\$9,866,500	12.88%	4.30%	\$7,630,863	\$8,256,700	8.20%
Industrial	24	\$10,393,300	\$10,243,400	NA	\$10,243,400	-1.44%	4.47%	\$8,848,419	\$9,263,053	4.69%
Residential	1075	\$62,471,600	\$70,204,000	1.00000	\$70,204,000	12.38%	30.62%	\$45,101,649	\$49,311,797	9.33%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	1597	\$152,482,400	\$175,431,400		\$175,431,400	15.05%	76.52%	\$92,230,579	\$99,589,181	7.98%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	110	\$3,831,000	\$4,094,320	1.00000	\$4,094,320	6.87%	1.79%	\$3,831,000	\$4,094,320	6.87%
Industrial	60	\$39,858,200	\$35,701,200	1.00000	\$35,701,200	-10.43%	15.57%	\$39,858,200	\$35,701,200	-10.43%
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Utility	11	\$14,144,500	\$14,034,825	1.00000	\$14,034,825	-0.78%	6.12%	\$14,144,500	\$13,565,424	-4.09%
Total Personal	181	\$57,833,700	\$53,830,345		\$53,830,345	-6.92%	23.48%	\$57,833,700	\$53,360,944	-7.73%
exempt										
Grand Total	1778	\$210,316,100	\$229,261,745		\$229,261,745	9.01%		\$150,064,279	\$152,950,125	1.92%

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



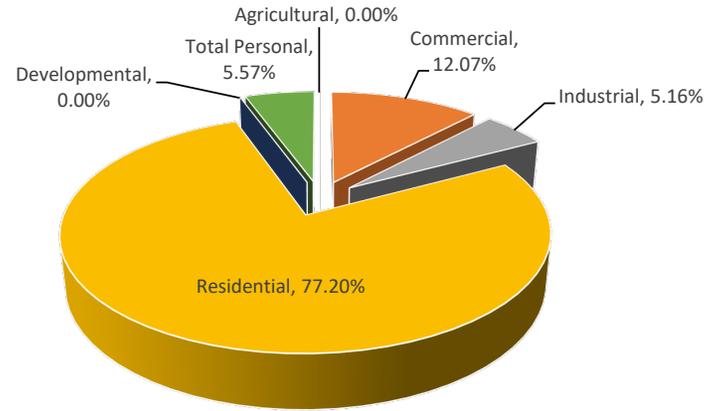
Class	Parcel Count	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION		
		2023 State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2023 Taxable Value	2024 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	10	\$1,205,500	\$1,494,700	NA	\$1,494,700	23.99%	0.57%	\$445,870	\$468,160	5.00%
Commercial	318	\$57,307,600	\$55,215,700	1.00000	\$55,215,700	-3.65%	20.97%	\$41,072,595	\$41,286,680	0.52%
Industrial	62	\$12,718,200	\$12,635,600	1.00000	\$12,635,600	-0.65%	4.80%	\$10,269,429	\$10,807,781	5.24%
Residential	2826	\$145,248,100	\$164,063,500	1.00000	\$164,063,500	12.95%	62.31%	\$111,934,236	\$120,799,421	7.92%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	3216	\$216,479,400	\$233,409,500		\$233,409,500	7.82%	88.65%	\$163,722,130	\$173,362,042	5.89%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	312	\$5,468,300	\$6,016,100	1.00000	\$6,016,100	10.02%	2.28%	\$5,459,050	\$6,006,902	10.04%
Industrial	18	\$299,500	\$299,500	1.00000	\$299,500	0.00%	0.11%	\$299,500	\$299,500	0.00%
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Utility	5	\$24,333,500	\$23,581,500	1.00000	\$23,581,500	-3.09%	8.96%	\$24,271,030	\$23,546,481	-2.99%
Total Personal	335	\$30,101,300	\$29,897,100		\$29,897,100	-0.68%	11.35%	\$30,029,580	\$29,852,883	-0.59%
exempt										
Grand Total	3551	\$246,580,700	\$263,306,600		\$263,306,600	6.78%		\$193,751,710	\$203,214,925	4.88%

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



Class	Parcel Count	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION		
		2023 State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2023 Taxable Value	2024 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	14	\$1,988,200	\$2,460,500	1.00000	\$2,460,500	23.76%	2.02%	\$654,416	\$606,251	-7.36%
Commercial	139	\$20,385,600	\$19,231,100	1.00000	\$19,231,100	-5.66%	15.80%	\$14,578,349	\$15,242,313	4.55%
Industrial	47	\$17,790,100	\$18,977,500	1.00000	\$18,977,500	6.67%	15.59%	\$16,818,715	\$18,353,733	9.13%
Residential	1220	\$62,119,000	\$75,285,800	1.00000	\$75,285,800	21.20%	61.84%	\$46,625,191	\$50,941,883	9.26%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	1420	\$102,282,900	\$115,954,900		\$115,954,900	13.37%	95.24%	\$78,676,671	\$85,144,180	8.22%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	219	\$1,303,600	\$1,661,400	1.00000	\$1,661,400	27.45%	1.36%	\$1,303,600	\$1,661,400	27.45%
Industrial	18	\$936,200	\$875,500	1.00000	\$875,500	-6.48%	0.72%	\$936,200	\$875,500	-6.48%
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Utility	1	\$2,982,100	\$3,260,700	1.00000	\$3,260,700	9.34%	2.68%	\$2,982,100	\$3,260,700	9.34%
Total Personal	238	\$5,221,900	\$5,797,600		\$5,797,600	11.02%	4.76%	\$5,221,900	\$5,797,600	11.02%
exempt										
Grand Total	1658	\$107,504,800	\$121,752,500		\$121,752,500	13.25%		\$83,898,571	\$90,941,780	8.39%

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



Class	Parcel Count	ASSESSED VALUE INFORMATION						TAXABLE VALUE INFORMATION		
		2023 State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2023 Taxable Value	2024 Taxable Value	Percent Change from Last Year
Real Property										
Agricultural	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Commercial	120	\$10,633,700	\$10,802,000	1.00000	\$10,802,000	1.58%	12.07%	\$7,571,788	\$7,520,179	-0.68%
Industrial	28	\$4,391,000	\$4,619,400	1.00000	\$4,619,400	5.20%	5.16%	\$3,533,357	\$3,476,697	-1.60%
Residential	1380	\$60,778,700	\$69,092,800	1.00000	\$69,092,800	13.68%	77.20%	\$45,726,299	\$50,050,338	9.46%
Developmental	0	\$0	\$0	NA	\$0	0%	0%	\$0	\$0	0%
Total Real	1528	\$75,803,400	\$84,514,200		\$84,514,200	11.49%	94.43%	\$56,831,444	\$61,047,214	7.42%
Personal Property										
Agricultural	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Commercial	183	\$1,994,500	\$1,905,000	1.00000	\$1,905,000	-4.49%	2.13%	\$1,994,500	\$1,905,000	-4.49%
Industrial	13	\$933,800	\$733,300	1.00000	\$733,300	-21.47%	0.82%	\$933,800	\$733,300	-21.47%
Residential	0	\$0	\$0	N/A	\$0	0%	0%	\$0	\$0	0%
Utility	2	\$2,416,600	\$2,346,100	1.00000	\$2,346,100	-2.92%	2.62%	\$2,416,600	\$2,346,100	-2.92%
Total Personal	198	\$5,344,900	\$4,984,400		\$4,984,400	-6.74%	5.57%	\$5,344,900	\$4,984,400	-6.74%
exempt										
Grand Total	1726	\$81,148,300	\$89,498,600		\$89,498,600	10.29%		\$62,176,344	\$66,031,614	6.20%

Personal and Real Property - TOTALS

L-4024

Gratiot County

Statement of acreage and valuation in the year 2024 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Number of Acres Assessed	Total Real Property Valuations		Personal Property Valuations		Total Real Plus Personal Property	
	(Col. 1) Acres Hundredths	(Col. 2) Assessed Valuations	(Col. 3) Equalized Valuations	(Col. 4) Assessed Valuations	(Col. 5) Equalized Valuations	(Col. 6) Assessed Valuations	(Col. 7) Equalized Valuations
Arcada	19,916	139,762,406	139,762,406	5,734,200	5,734,200	145,496,606	145,496,606
Bethany	21,402	129,949,994	129,949,994	40,125,300	40,125,300	170,075,294	170,075,294
Elba	19,020	85,710,200	85,710,200	2,660,200	2,660,200	88,370,400	88,370,400
Emerson	21,761	110,797,700	110,797,700	44,982,200	44,982,200	155,779,900	155,779,900
Fulton	19,574	194,187,000	194,187,000	7,776,800	7,776,800	201,963,800	201,963,800
Hamilton	11,945	47,830,600	47,830,600	28,760,900	28,760,900	76,591,500	76,591,500
Lafayette	22,827	103,513,700	103,513,700	63,351,983	63,351,983	166,865,683	166,865,683
Newark	21,367	115,729,200	115,729,200	80,706,300	80,706,300	196,435,500	196,435,500
New Haven	22,635	116,856,300	116,856,300	116,404,700	116,404,700	233,261,000	233,261,000
North Shade	22,554	106,047,900	106,047,900	81,569,100	81,569,100	187,617,000	187,617,000
North Star	20,887	104,281,100	104,281,100	78,349,600	78,349,600	182,630,700	182,630,700
Pine River	18,798	153,619,344	153,619,344	87,682,500	87,682,500	241,301,844	241,301,844
Seville	22,043	110,715,200	110,715,200	3,418,500	3,418,500	114,133,700	114,133,700
Sumner	22,193	98,490,000	98,490,000	5,296,100	5,296,100	103,786,100	103,786,100
Washington	19,354	83,580,048	83,580,048	3,195,400	3,195,400	86,775,448	86,775,448
Wheeler	22,105	175,431,400	175,431,400	53,830,345	53,830,345	229,261,745	229,261,745
Alma	2,415	233,409,500	233,409,500	29,897,100	29,897,100	263,306,600	263,306,600
Ithaca	2,475	115,954,900	115,954,900	5,797,600	5,797,600	121,752,500	121,752,500
St Louis	1,390	84,514,200	84,514,200	4,984,400	4,984,400	89,498,600	89,498,600
Totals for County	334,659	2,310,380,692	2,310,380,692	744,523,228	744,523,228	3,054,903,920	3,054,903,920

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF GRATIOT COUNTY

WE HEREBY CERTIFY that the foregoing is a true statement of the number of acres of land, the value of the real property and of the personal property, the aggregate valuation of the real property and personal property, the equalized and assessed valuations of real property classifications in each township and city in said county as equalized by the Board of Commissioners in April of the reporting year, at a meeting of said board held in pursuant to the provisions of sections 209.1 – 209.8, MCL. I further certify that said statement does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1963; P.A. 198 of 1974; P.A. 225 of 1978; P.A. 385 of 1984; P.A. 224 of 1985; P.A. 147 of 1992 or Section 5 of Article IX of the Constitution of the State.

Dated _____, 20____

Equalization Director

Clerk of the Board of Commissioners

Chairperson of Board of Commissioners

Equalized Valuations - REAL

L-4024

Gratiot County

Statement of acreage and valuation in the year 2024 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Real Property Equalized by County Board of Commissioners							
Township or City	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
Arcada	66,389,600	3,813,800	-	69,559,006	-	-	139,762,406
Bethany	81,624,200	3,831,300	611,200	43,883,294	-	-	129,949,994
Elba	48,847,200	4,090,600	1,551,800	31,220,600	-	-	85,710,200
Emerson	80,555,900	1,937,700	-	28,304,100	-	-	110,797,700
Fulton	65,949,600	7,281,500	-	120,955,900	-	-	194,187,000
Hamilton	34,740,400	234,700	548,400	12,307,100	-	-	47,830,600
Lafayette	90,154,000	-	6,800	13,352,900	-	-	103,513,700
Newark	84,825,600	1,790,300	-	29,113,300	-	-	115,729,200
New Haven	87,005,100	1,229,000	962,300	27,659,900	-	-	116,856,300
North Shade	89,194,600	1,085,300	-	15,768,000	-	-	106,047,900
North Star	77,261,000	2,059,200	62,600	24,898,300	-	-	104,281,100
Pine River	47,208,000	28,016,900	4,733,000	73,661,444	-	-	153,619,344
Seville	39,734,700	2,625,000	-	68,355,500	-	-	110,715,200
Sumner	40,815,000	322,900	422,800	56,929,300	-	-	98,490,000
Washington	61,401,908	542,100	-	21,636,040	-	-	83,580,048
Wheeler	85,117,500	9,866,500	10,243,400	70,204,000	-	-	175,431,400
Alma	1,494,700	55,215,700	12,635,600	164,063,500	-	-	233,409,500
Ithaca	2,460,500	19,231,100	18,977,500	75,285,800	-	-	115,954,900
St Louis	-	10,802,000	4,619,400	69,092,800	-	-	84,514,200
Total for County	1,084,779,508	153,975,600	55,374,800	1,016,250,784	-	-	2,310,380,692

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF GRATIOT COUNTY

WE HEREBY CERTIFY that the foregoing is a true statement of the number of acres of land, the value of the real property and of the personal property, the aggregate valuation of the real property and personal property, the equalized and assessed valuations of real property classifications in each township and city in said county as equalized by the Board of Commissioners in April of the reporting year, at a meeting of said board held in pursuant to the provisions of sections 209.1 – 209.8, MCL. I further certify that said statement does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1963; P.A. 198 of 1974; P.A. 225 of 1978; P.A. 385 of 1984; P.A. 224 of 1985; P.A. 147 of 1992 or Section 5 of Article IX of the Constitution of the State.

Dated _____, 20____

Equalization Director

Clerk of the Board of Commissioners

Chairperson of Board of Commissioners

Assessed Valuations - REAL

L-4024

Gratiot County

Statement of acreage and valuation in the year 2024 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Real Property Assessed Valuations Approved by Boards of Review							
Township or City	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
Arcada	66,389,600	3,813,800	-	69,559,006	-	-	139,762,406
Bethany	81,624,200	3,831,300	611,200	43,883,294	-	-	129,949,994
Elba	48,847,200	4,090,600	1,551,800	31,220,600	-	-	85,710,200
Emerson	80,555,900	1,937,700	-	28,304,100	-	-	110,797,700
Fulton	65,949,600	7,281,500	-	120,955,900	-	-	194,187,000
Hamilton	34,740,400	234,700	548,400	12,307,100	-	-	47,830,600
Lafayette	90,154,000	-	6,800	13,352,900	-	-	103,513,700
Newark	84,825,600	1,790,300	-	29,113,300	-	-	115,729,200
New Haven	87,005,100	1,229,000	962,300	27,659,900	-	-	116,856,300
North Shade	89,194,600	1,085,300	-	15,768,000	-	-	106,047,900
North Star	77,261,000	2,059,200	62,600	24,898,300	-	-	104,281,100
Pine River	47,208,000	28,016,900	4,733,000	73,661,444	-	-	153,619,344
Seville	39,734,700	2,625,000	-	68,355,500	-	-	110,715,200
Sumner	40,815,000	322,900	422,800	56,929,300	-	-	98,490,000
Washington	61,401,908	542,100	-	21,636,040	-	-	83,580,048
Wheeler	85,117,500	9,866,500	10,243,400	70,204,000	-	-	175,431,400
Alma	1,494,700	55,215,700	12,635,600	164,063,500	-	-	233,409,500
Ithaca	2,460,500	19,231,100	18,977,500	75,285,800	-	-	115,954,900
St Louis	-	10,802,000	4,619,400	69,092,800	-	-	84,514,200
Total for County	1,084,779,508	153,975,600	55,374,800	1,016,250,784	-	-	2,310,380,692

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF GRATIOT COUNTY

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Dated _____, 20__

Equalization Director

Clerk of the Board of Commissioners

Chairperson of Board of Commissioners