2012 MANISTEE COUNTY EQUALIZATION REPORT

Roger Elbers, Equalization Director
Heather Vasquez, Appraiser/Asst to Equalization Director
Lisa Senters, Appraiser
Lynn Jensen, Property Description Specialist/GIS Tech
Vickie Warner, Description Analyst

Manistee County

EQUALIZATION DEPARTMENT

Manistee County Courthouse
415 Third Street • Manistee, Michigan 49660-1606 • 231-723-5957

TO: Manistee County Board of Commissioners

FROM: Roger Elbers, Equalization Director

DATE: April 24, 2012

RE: 2012 Manistee County Equalization Report

The 2012 Equalization Report has been completed. Pursuant to Michigan Compiled Laws Section 211.34 the County Board of Commissioners shall meet in April each year to determine County Equalized Value.

Our office has examined the assessment rolls of the townships and the city in Manistee County and determined whether the real and personal property has been equally and uniformly assessed at true cash value. All townships and the city are assessed at 50% of true cash value as prescribed by law.

Manistee County has 349,969.61 acres that is divided by 22,975 real property descriptions for 2012.

The County Equalized Value for 2012 is $1,404,754,132 which represents a decrease of 3.9%. The amount of loss over last year is $56,954,777. Equalized Value is based on Market Value.

Since Proposal A went into effect in 1994 property taxes are paid on Taxable Value. This year's Taxable Value is calculated with a formula using the State Tax Commission published inflation rate of 2.7% and including any new construction. A property's State Equalized Value can also become the Taxable Value. After a transfer or sale takes place the value becomes uncapped and the following year the current State Equalized Value becomes the Taxable Value for that year. The succeeding years the Taxable Value will increase only by that year's published rate of inflation plus any new construction or until the property is once again transferred.

The 2012 County Taxable Value is $1,090,060,426 which represents a decrease of .42%. The amount of loss over last year is $4,637,004.

2012
EQUALIZATION REPORT
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Manistee County Board of Commissioners

District 1
Ken Hilliard

District 2
Richard Schmidt

District 3
Glenn Lottie

District 4
Ervin Kowalski

District 5
Duane Anderson

District 6
Jim Krolczyk

District 7
Carl Rutske

<u>Department of Equalization</u>

Roger Elbers, Equalization Director

Heather Vasquez, Appraiser/Asst to Equalization Director

Lisa Senters, Appraiser

Lynn Jensen, Property Description Specialist/GIS Technician

Vickie Warner, Description Analyst

Manistee County Supervisors, Village Presidents and Assessors

Local Unit	Supervisor	Assessor
Arcadia	Tom Wass	Bruce Brown
Bear Lake	Vern Best	Ginny Martz
Brown	Ford Wager	Connie Anderson
Cleon	Jeff Stanton	Lee Wilson
Dickson	Sharon Buning	Dave Meister
Filer	James Espvik	Bruce Brown
Manistee	John Anderson	Connie Anderson
Maple Grove	H. Wayne Beldo	H. Wayne Beldo
Marilla	Holly Waldo	Julie Beardslee
Norman	Kevin Schuessler	Dave Meister
Onekama	Dave Meister	Ginny Martz
Pleasanton	Tony Merrill	Carol Merrill
Springdale	Marilyn Moore Green	Marvin Blackford
Stronach	Walt Froncek	Stan Armstrong
City of Manistee	Mitchell Deisch	Julie Beardslee

	President	Assessor
Village of Bear Lake	Glen Moore	Ginny Martz
Village of Copemish	Maureen Needham	Lee Wilson
Village of Eastlake	Dan Janicki	Connie Anderson
Village of Kaleva	Dan Holtz	H. Wayne Beldo
Village of Onekama	Robert Wendt	Ginny Martz

Michigan Department of Treasury STC
608 (Rev. 3-02)

Personal and Real Property - TOTALS

L-4024

Manistee County

Statement of acreage and valuation in the year 2012 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

	Number of Acres Assessed	Total Real Property Valuations		Personal Property Valuations		Total Real Plus Personal Property	
Township or City	(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
Arcadia	11,980.24	113,809,300	113,809,300	2,000,100	2,000,100	115,809,400	115,809,400
Bear lake	22,131.60	85,785,800	85,785,800	9,799,700	9,799,700	95,585,500	95,585,500
Brown	22,748.66	30,080,880	30,080,880	2,748,700	2,748,700	32,829,580	32,829,580
Cleon	23,221.14	32,530,400	32,530,400	3,768,200	3,768,200	36,298,600	36,298,600
Dickson	45,429.88	40,031,800	40,031,800	5,054,000	5,054,000	45,085,800	45,085,800
Filer	9,797.89	162,684,600	162,684,600	34,827,900	34,827,900	197,512,500	197,512,500
Manistee	28,582.39	156,036,900	156,036,900	11,603,500	11,603,500	167,640,400	167,640,400
Maple Grove	23,266.28	44,942,002	44,942,002	2,656,900	2,656,900	47,598,902	47,598,902
Marilla	23,116.43	21,990,700	21,990,700	1,265,800	1,265,800	23,256,500	23,256,500
Norman	45,908.60	61,963,700	61,963,700	3,272,700	3,272,700	65,236,400	65,236,400
Onekama	11,120.45	198,761,250	198,761,250	2,354,800	2,354,800	201,116,050	201,116,050
Pleasanton	21,864.51	58,102,600	58,102,600	3,632,700	3,632,700	61,735,300	61,735,300
Springdale	23,141.21	39,489,300	39,489,300	3,162,000	3,162,000	42,651,300	42,651,300
Stronach	35,509.08	41,949,600	41,949,600	13,347,100	13,347,100	55,296,700	55,296,700
Manistee	2,151.25	200,311,200	200,311,200	16,790,000	16,790,000	217,101,200	217,101,200
Totals for County	349,969.61	1,288,470,032	1,288,470,032	116,284,100	116,284,100	1,404,754,132	1,404,754,132

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF MANISTEE 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

Michigan Department of Treasury STC
608 (Rev. 3-02)

Assessed Valuations - REAL

L-4024

Manistee County

Statement of acreage and valuation in the year 2012 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
Arcadia	2,950,400	8,181,000	0	102,677,900	0	0	113,809,300
Bear lake	6,833,500	7,158,800	422,300	71,371,200	0	0	85,785,800
Brown	3,518,300	704,600	355,300	25,502,680	0	0	30,080,880
Cleon	4,273,700	1,667,500	1,104,500	25,484,700	0	0	32,530,400
Dickson	2,231,600	991,300	4,843,700	31,965,200	0	0	40,031,800
Filer	688,700	19,976,400	33,270,200	108,749,300	0	0	162,684,600
Manistee	4,411,800	17,571,700	1,173,000	132,880,400	0	0	156,036,900
Maple Grove	1,152,600	1,710,000	748,000	41,331,402	0	0	44,942,002
Marilla	4,864,800	0	235,700	16,890,200	0	0	21,990,700
Norman	847,900	3,939,100	158,000	57,018,700	0	0	61,963,700
Onekama	4,966,700	5,835,800	144,100	187,814,650	0	0	198,761,250
Pleasanton	6,544,500	2,589,700	0	48,968,400	0	0	58,102,600
Springdale	499,500	555,700	0	38,246,500	187,600	0	39,489,300
Stronach	0	651,000	7,451,200	33,847,400	0	0	41,949,600
Manistee	0	40,736,500	5,957,500	153,617,200	0	0	200,311,200
Total for County	43,784,000	112,269,100	55,863,500	1,076,365,832	187,600	0	1,288,470,032

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF MANISTEE 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

Michigan Department of Treasury STC
608 (Rev. 3-02)

Equalized Valuations - REAL

L-4024

Manistee County

Statement of acreage and valuation in the year 2012 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
Arcadia	2,950,400	8,181,000	0	102,677,900	0	0	113,809,300
Bear lake	6,833,500	7,158,800	422,300	71,371,200	0	0	85,785,800
Brown	3,518,300	704,600	355,300	25,502,680	0	0	30,080,880
Cleon	4,273,700	1,667,500	1,104,500	25,484,700	0	0	32,530,400
Dickson	2,231,600	991,300	4,843,700	31,965,200	0	0	40,031,800
Filer	688,700	19,976,400	33,270,200	108,749,300	0	0	162,684,600
Manistee	4,411,800	17,571,700	1,173,000	132,880,400	0	0	156,036,900
Maple Grove	1,152,600	1,710,000	748,000	41,331,402	0	0	44,942,002
Marilla	4,864,800	0	235,700	16,890,200	0	0	21,990,700
Norman	847,900	3,939,100	158,000	57,018,700	0	0	61,963,700
Onekama	4,966,700	5,835,800	144,100	187,814,650	0	0	198,761,250
Pleasanton	6,544,500	2,589,700	0	48,968,400	0	0	58,102,600
Springdale	499,500	555,700	0	38,246,500	187,600	0	39,489,300
Stronach	0	651,000	7,451,200	33,847,400	0	0	41,949,600
Manistee	0	40,736,500	5,957,500	153,617,200	0	0	200,311,200
Total for County	43,784,000	112,269,100	55,863,500	1,076,365,832	187,600	0	1,288,470,032

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF MANISTEE 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

MANISTEE COUNTY

Percent Change - 2011 to 2012

Includes New, Loss and Adjustment

By Local Unit

Unit	2011 Equalized Value	2012 Equalized Value	C.E.V. % Change	2011 Taxable Value	2012 Taxable Value	Taxable % Change
TOWNSHIPS						
ARCADIA	114,966,800	115,809,400	0.73%	64,436,116	65,813,037	2.09%
BEAR LAKE	90,487,300	88,077,900	-2.74%	67,784,856	68,191,467	0.60%
BROWN TOWNSHIP	36,644,200	32,829,580	-11.62%	26,416,135	25,390,216	-4.04%
CLEON TOWNSHIP	31,562,000	31,691,700	0.41%	24,473,077	24,766,183	1.18%
DICKSON TOWNSHIP	45,440,800	45,085,800	-0.79%	36,210,011	36,984,490	2.09%
FILER TOWNSHIP	202,876,200	197,512,500	-2.72%	166,451,409	165,248,187	-0.73%
MANISTEE TOWNSHIP	168,144,300	157,478,100	-6.77%	113,283,045	112,560,845	-0.64%
MAPLE GROVE TOWNSHIP	43,402,800	39,239,902	-10.61%	26,536,402	26,149,608	-1.48%
MARILLA TOWNSHIP	25,492,200	23,256,500	-9.61%	16,809,084	16,617,810	-1.15%
NORMAN TOWNSHIP	66,555,800	65,236,400	-2.02%	53,437,946	54,118,814	1.26%
ONEKAMA TOWNSHIP	180,075,150	177,710,450	-1.33%	120,898,832	123,856,553	2.39%
PLEASANTON TOWNSHIP	69,594,400	61,735,300	-12.73%	48,034,367	46,746,335	-2.76%
SPRINGDALE TOWNSHIP	47,161,300	42,651,300	-10.57%	35,526,283	34,432,775	-3.18%
STRONACH TOWNSHIP	53,810,919	55,296,700	2.69%	44,719,155	45,901,956	2.58%
CITIES						
MANISTEE CITY	228,785,500	217,101,200	-5.38%	204,113,394	198,380,202	-2.89%
VILLAGES						
VILLAGE OF BEAR LAKE	7,341,340	7,507,600	2.21%	5,963,215	6,009,321	0.77%
VILLAGE OF COPEMISH	4,547,600	4,606,900	1.29%	4,009,689	4,061,985	1.29%
VILLAGE OF EASTLAKE	11,197,200	10,162,300	-10.18%	9,455,131	9,137,310	-3.48%
VILLAGE OF KALEVA	9,128,500	8,359,000	-9.21%	7,581,800	7,256,833	-4.48%
VILLAGE OF ONEKAMA	24,494,600	23,405,600	-4.65%	18,557,483	18,436,499	-0.66%

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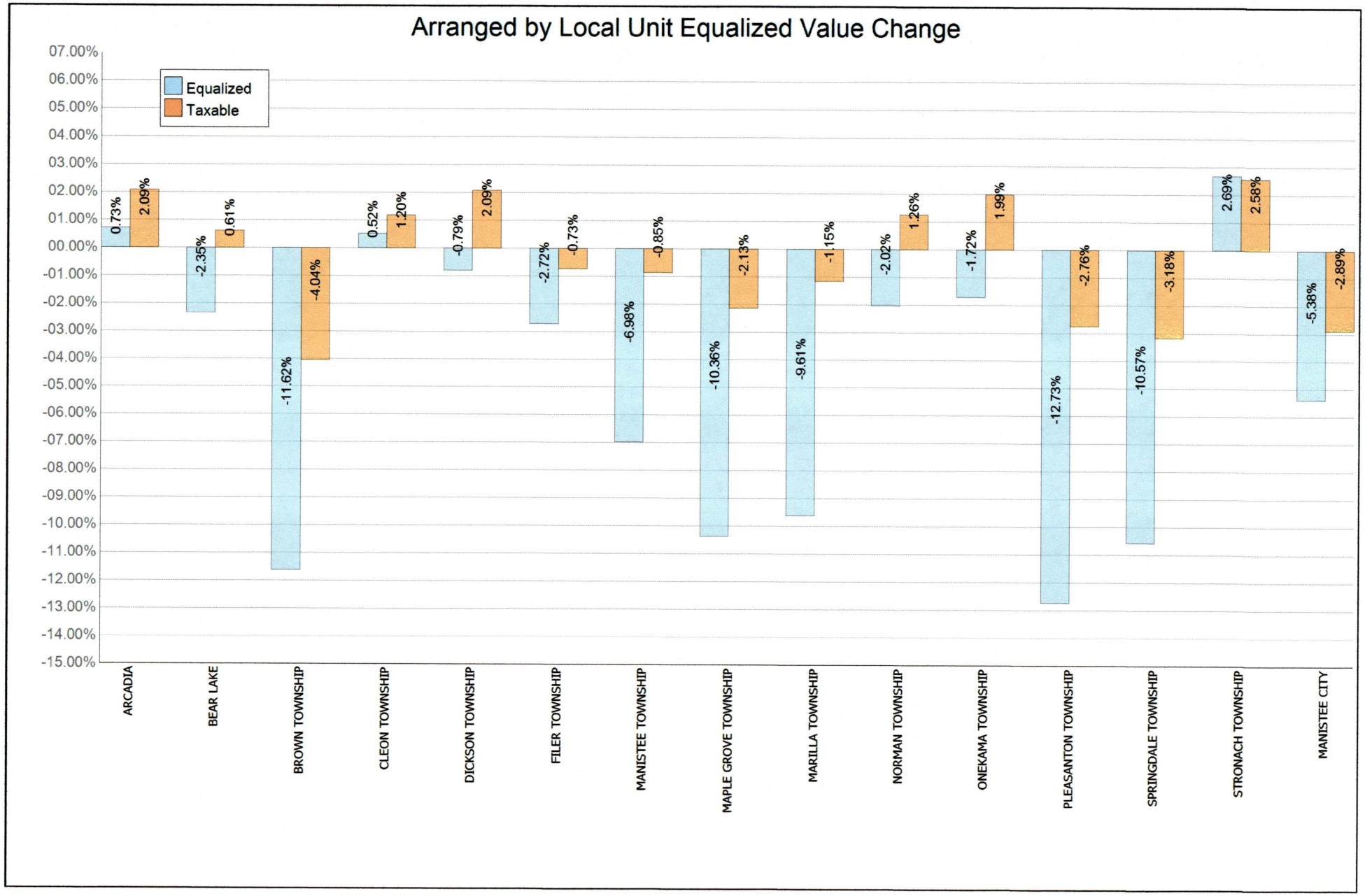

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MANISTEE COUNTY

2012

Summary of Assessed/Recommended Equalized Valuations

Unit	2012 Parcel Count	2011 Board of Review Assessed	2012 Board of Review Assessed	Percent Change From Previous Year	2011 State Equalized Value	2012 Tentative Equalized Value	Percent Change From Previous Year	Percent of Total Equalized Value
TOWNSHIPS								
ARCADIA	1,170	114,966,800	115,809,400	0.73%	114,966,800	115,809,400	0.73%	8.24%
BEAR LAKE	1,979	97,828,640	95,585,500	-2.29%	97,828,640	95,585,500	-2.29%	6.80%
BROWN TOWNSHIP	874	36,644,200	32,829,580	-10.41%	36,644,200	32,829,580	-10.41%	2.34%
CLEON TOWNSHIP	1,152	36,109,600	36,298,600	0.52%	36,109,600	36,298,600	0.52%	2.58%
DICKSON TOWNSHIP	1,291	45,440,800	45,085,800	-0.78%	45,440,800	45,085,800	-0.78%	3.21%
FILER TOWNSHIP	1,801	202,876,200	197,512,500	-2.64%	202,876,200	197,512,500	-2.64%	14.06%
MANISTEE TOWNSHIP	2,759	179,341,500	167,640,400	-6.52%	179,341,500	167,640,400	-6.52%	11.93%
MAPLE GROVE TOWNSHIP	1,514	52,531,300	47,598,902	-9.39%	52,531,300	47,598,902	-9.39%	3.39%
MARILLA TOWNSHIP	506	25,492,200	23,256,500	-8.77%	25,492,200	23,256,500	-8.77%	1.66%
NORMAN TOWNSHIP	2,574	66,555,800	65,236,400	-1.98%	66,555,800	65,236,400	-1.98%	4.64%
ONEKAMA TOWNSHIP	2,711	204,569,750	201,116,050	-1.69%	204,569,750	201,116,050	-1.69%	14.32%
PLEASANTON TOWNSHIP	1,220	69,594,400	61,735,300	-11.29%	69,594,400	61,735,300	-11.29%	4.39%
SPRINGDALE TOWNSHIP	1,223	47,161,300	42,651,300	-9.56%	47,161,300	42,651,300	-9.56%	3.04%
STRONACH TOWNSHIP	1,051	53,810,919	55,296,700	2.76%	53,810,919	55,296,700	2.76%	3.94%
CITIES								
MANISTEE CITY	4,178	228,785,500	217,101,200	-5.11%	228,785,500	217,101,200	-5.11%	15.45%
GRAND TOTAL	**26,003**	**1,461,708,909**	**1,404,754,132**	**-3.90%**	**1,461,708,909**	**1,404,754,132**	**-3.90%**	**100.00%**
VILLAGES								
VILLAGE OF BEAR LAKE	287	7,341,340	7,507,600	2.26%	7,341,340	7,507,600	2.26%	0.53%
VILLAGE OF COPEMISH	218	4,547,600	4,606,900	1.30%	4,547,600	4,606,900	1.30%	0.33%
VILLAGE OF EASTLAKE	372	11,197,200	10,162,300	-9.24%	11,197,200	10,162,300	-9.24%	0.72%
VILLAGE OF KALEVA	440	9,128,500	8,359,000	-8.43%	9,128,500	8,359,000	-8.43%	0.60%
VILLAGE OF ONEKAMA	523	24,494,600	23,405,600	-4.45%	24,494,600	23,405,600	-4.45%	1.67%
TOTAL VILLAGES	**1,840**	**56,709,240**	**54,041,400**	**-4.94%**	**56,709,240**	**54,041,400**	**-4.94%**	**3.85%**

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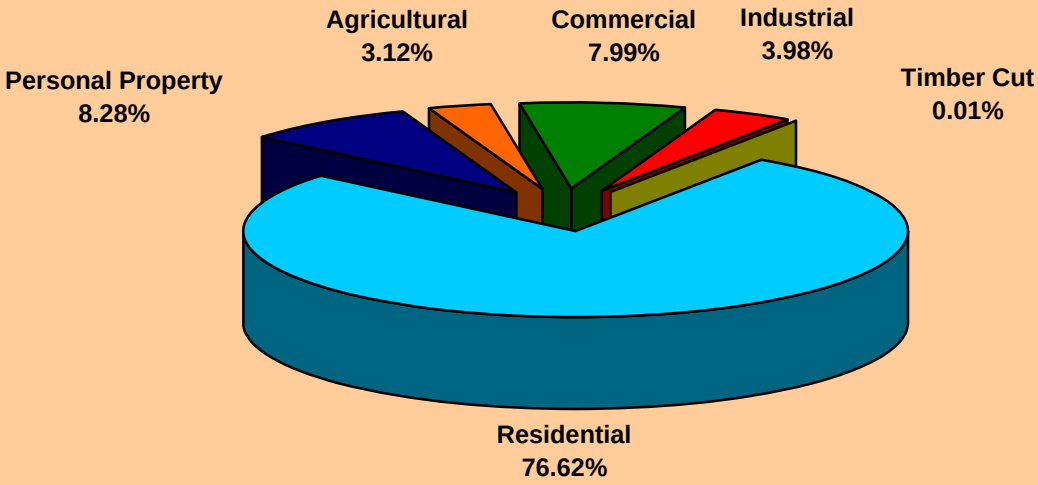
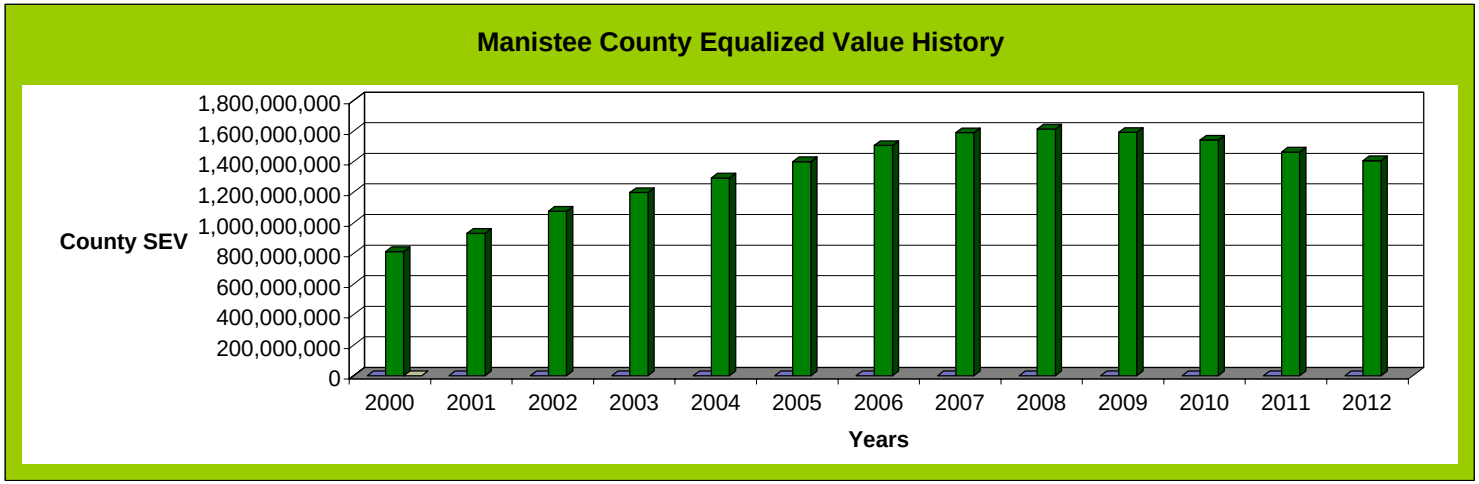
2012 Total Equalized Value - $1,404,754,132



MANISTEE COUNTY
EQUALIZED VALUE HISTORY

TOWNSHIPS	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
ARCADIA	50,244,600	58,387,500	70,768,800	78,485,600	85,667,300	96,118,100	117,235,800	122,205,100	121,020,800	121,002,600	123,317,300	114,966,800	115,809,400
BEAR LAKE	54,680,345	62,486,289	75,047,334	83,510,761	91,487,993	99,701,715	103,213,700	109,717,450	111,100,305	111,780,040	106,195,100	97,828,640	95,585,500
BROWN	20,784,680	25,000,750	29,379,000	31,104,600	37,817,800	38,718,200	39,993,100	41,616,100	42,087,200	42,231,600	38,625,400	36,644,200	32,829,580
CLEON	21,159,300	23,647,200	26,473,300	30,170,900	33,470,600	38,764,950	42,661,400	43,114,000	42,311,200	42,068,423	38,913,000	36,109,600	36,298,600
DICKSON	29,241,000	32,548,498	38,181,559	41,240,533	44,053,816	51,471,060	55,171,190	58,092,675	57,045,720	54,596,640	49,801,550	45,440,800	45,085,800
FILER	131,148,900	134,184,800	146,419,500	162,137,275	178,921,400	189,393,300	203,456,200	208,968,400	212,114,000	206,403,388	204,550,800	202,876,200	197,512,500
MANISTEE	78,054,425	95,686,323	112,050,778	127,644,240	148,409,480	159,738,850	170,275,470	188,453,400	190,267,900	188,316,000	183,933,100	179,341,500	167,640,400
MAPLE GROVE	28,053,423	35,421,203	41,750,800	44,918,689	48,262,700	48,863,170	53,399,500	56,508,500	56,809,200	54,585,900	55,764,100	52,531,300	47,598,902
MARILLA	11,378,050	12,802,400	15,317,500	17,048,550	19,310,300	23,293,300	24,313,995	26,848,400	27,095,500	27,289,800	26,701,100	25,492,200	23,256,500
NORMAN	38,718,000	50,323,600	56,223,200	59,326,700	63,528,000	67,962,400	73,862,800	75,730,800	77,143,600	75,020,800	68,447,600	66,555,800	65,236,400
ONEKAMA	99,401,523	111,074,624	132,271,077	155,853,606	170,954,590	184,456,260	197,935,587	211,163,390	221,621,675	222,175,750	213,738,500	204,569,750	201,116,050
PLEASANTON	37,720,900	42,560,100	52,754,300	58,204,850	59,184,050	65,994,550	72,593,000	80,176,100	82,096,800	81,996,800	75,678,800	69,594,400	61,735,300
SPRINGDALE	26,388,566	30,859,216	34,204,500	36,891,700	43,419,900	54,166,250	54,539,500	56,169,900	56,991,800	57,010,000	52,918,800	47,161,300	42,651,300
STRONACH	38,161,441	41,141,091	45,245,290	46,649,305	50,381,600	50,532,600	53,707,900	54,956,100	57,099,500	57,606,200	55,999,300	53,810,919	55,296,700
CITY	146,033,156	173,749,756	198,421,736	223,975,606	217,777,056	229,542,700	242,067,200	254,905,300	257,394,000	248,539,700	245,381,700	228,785,500	217,101,200
TOTAL	811,168,309	929,873,350	1,074,508,674	1,197,162,915	1,292,646,585	1,398,717,405	1,504,426,342	1,588,625,615	1,612,199,200	1,590,623,641	1,539,966,150	1,461,708,909	1,404,754,132



Introduced by the Finance Committee of the:

MANISTEE COUNTY BOARD OF COMMISSIONERS

RESOLUTION TO ADOPT THE 2012 COUNTY EQUALIZATION REPORT AS SUBMITTED WITH THE ACCOMPANYING STATEMENTS

WHEREAS The Equalization Department has examined the assessment rolls of the 14 townships and one city within Manistee County to ascertain whether the real and personal property in the respective townships and cities has been equally and uniformly assessed at true cash value; and

WHEREAS, based on its studies, the Equalization Department has presented to the Equalization Sub-Committee the 2012 Equalization data that equalizes the townships' and cities' valuations, by adding to or deducting from the valuations of the said taxable property in the 14 townships and one city, an amount which represents the true cash value; and

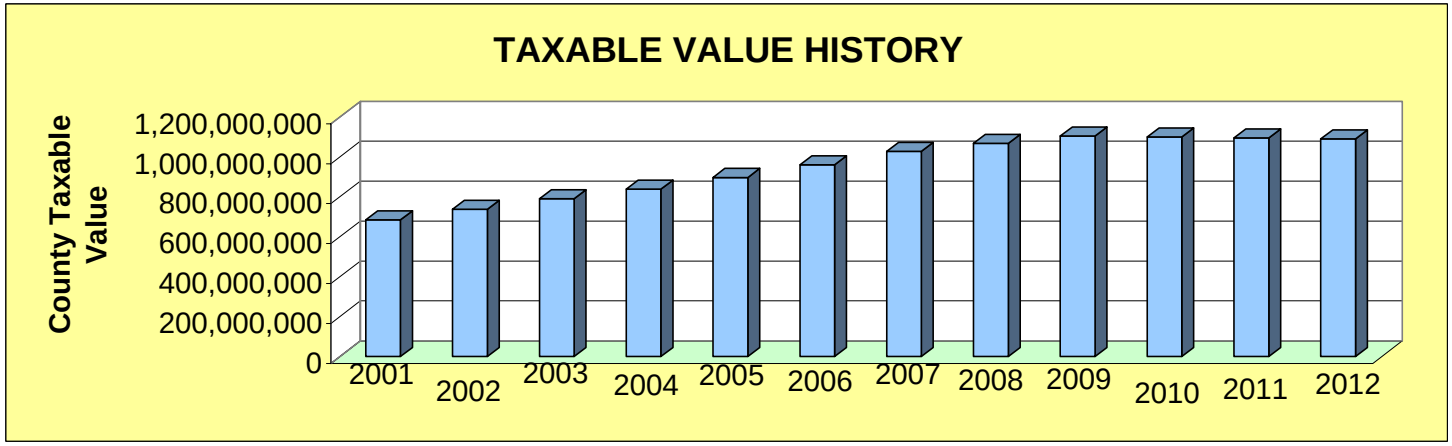
WHEREAS, the attached report is the result of the foregoing process.

THEREFORE BE IT RESOLVED, by the Board of Commissioners of the County of Manistee, that the accompanying statements be, and the same hereby are, approved and adopted by the Board of Commissioners of the County of Manistee as the equalized value of all taxable property, both real and personal, for each of the 14 townships and one city in said County for real property values equalized at $1,288,470,032 And personal property values equalized at $116,284,100 for a total equalized value of real and personal property at $1,404,754,132 pursuant to Section 211.34 M.C.L., 1948, as amended.

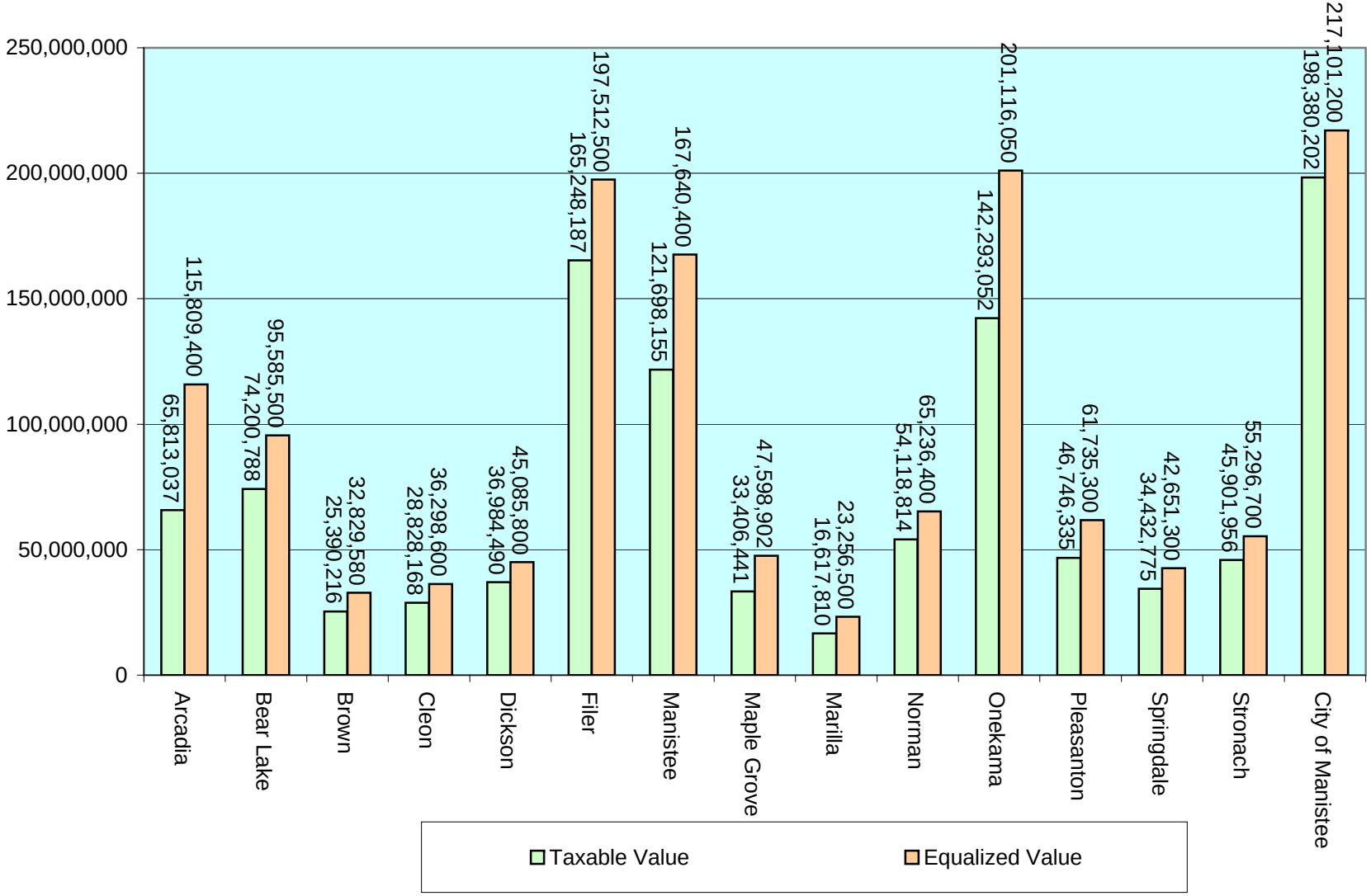
MANISTEE COUNTY EQUALIZATION 2012 VALUE REPORT			
TOWNSHIP	ASSESSED VALUE	EQUALIZED VALUE	TAXABLE VALUE
ARCADIA	115,809,400	115,809,400	65,813,037
BEAR LAKE	95,585,500	95,585,500	74,200,788
BROWN	32,829,580	32,829,580	25,390,216
CLEON	36,298,600	36,298,600	28,828,168
DICKSON	45,085,800	45,085,800	36,984,490
FILER	197,512,500	197,512,500	165,248,187
MANISTEE	167,640,400	167,640,400	121,698,155
MAPLE GROVE	47,598,902	47,598,902	33,406,441
MARILLA	23,256,500	23,256,500	16,617,810
NORMAN	65,236,400	65,236,400	54,118,814
ONEKAMA	201,116,050	201,116,050	142,293,052
PLEASANTON	61,735,300	61,735,300	46,746,335
SPRINGDALE	42,651,300	42,651,300	34,432,775
STRONACH	55,296,700	55,296,700	45,901,956
CITY	217,101,200	217,101,200	198,380,202
COUNTY TOTAL	1,404,754,132	1,404,754,132	1,090,060,426

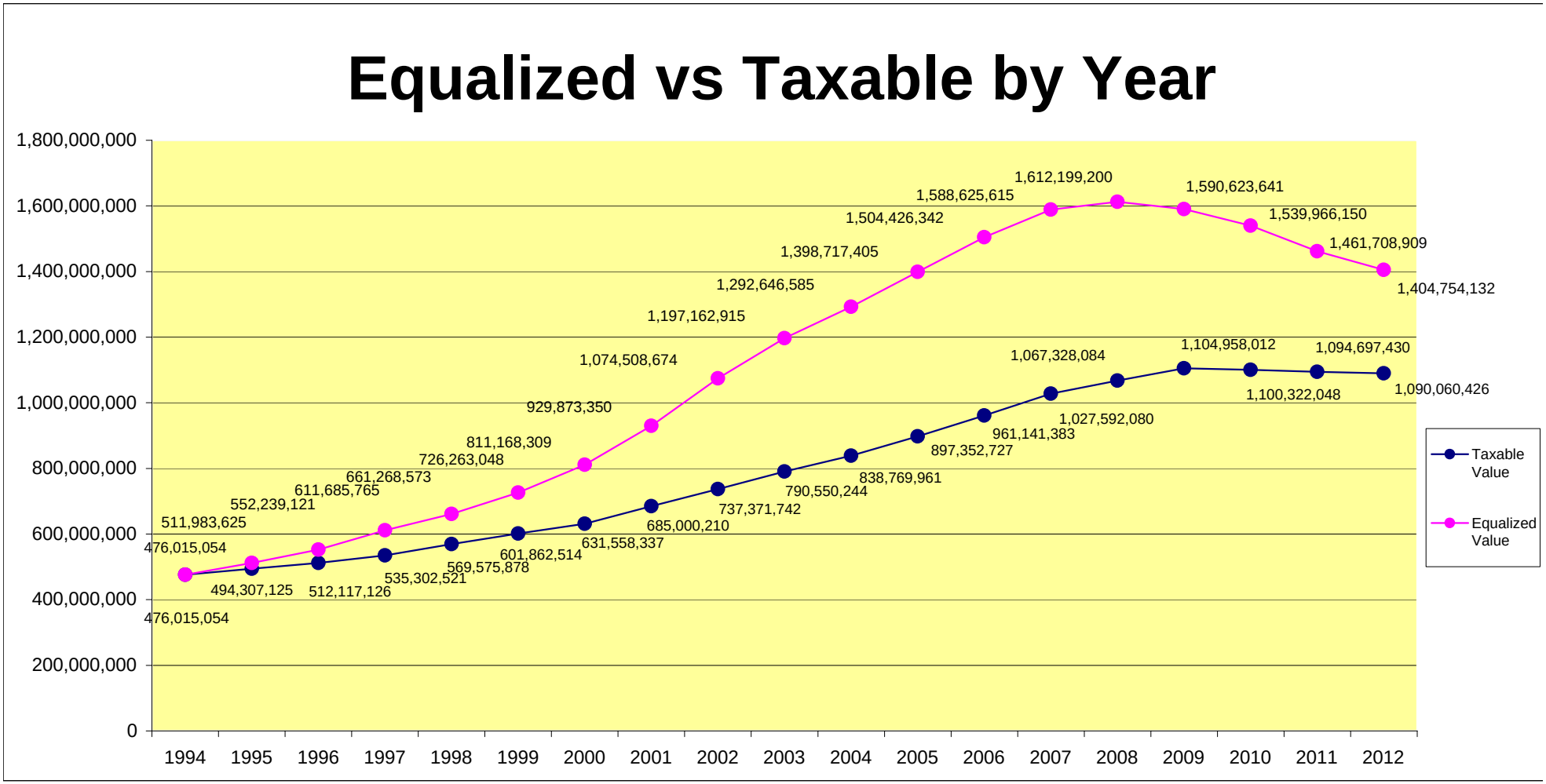
MANISTEE COUNTY
TAXABLE VALUE HISTORY

TOWNSHIP	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
ARCADIA	35,194,771	39,413,664	41,810,732	44,684,188	49,506,698	52,442,368	56,529,842	59,049,689	62,063,663	63,336,279	64,436,116	65,813,037
BEAR LAKE	45,292,665	49,339,640	52,793,471	55,813,560	59,987,238	64,006,331	67,727,574	71,765,880	76,282,051	75,021,814	73,748,071	74,200,788
BROWN	16,739,134	17,548,937	18,646,500	21,906,422	23,239,561	24,368,693	25,338,066	26,329,429	27,246,826	26,603,630	26,416,135	25,390,216
CLEON	18,238,006	19,175,830	20,493,907	22,217,129	24,307,055	26,459,652	27,984,013	28,798,550	29,546,560	29,217,651	28,482,766	28,828,168
DICKSON	25,035,098	26,487,613	28,606,463	29,675,710	31,239,591	33,289,862	36,025,924	36,620,312	37,727,815	37,054,696	36,210,011	36,984,490
FILER	106,380,470	111,693,049	120,224,610	130,330,914	138,002,098	147,714,227	157,140,478	161,557,579	162,344,167	164,560,315	166,451,409	165,248,187
MANISTEE	72,850,269	77,217,381	82,621,496	92,467,525	98,885,241	107,230,959	117,101,996	121,367,037	123,453,511	123,410,443	122,738,176	121,698,155
MAPLE GROVE	23,501,369	25,453,166	27,097,769	27,951,173	29,431,310	31,301,409	32,763,552	33,436,719	34,586,300	34,376,770	34,118,202	33,406,441
MARILLA	9,167,006	9,894,812	10,400,183	11,621,204	12,427,000	13,386,380	14,393,163	15,117,901	16,153,444	16,397,311	16,809,084	16,617,810
NORMAN	33,397,119	36,171,334	38,657,087	40,716,733	43,761,811	47,619,096	50,994,530	53,065,900	54,940,153	53,147,905	53,437,946	54,118,814
ONEKAMA	72,115,819	80,249,406	86,855,620	94,398,944	106,393,625	115,369,933	125,244,997	131,759,424	140,024,175	139,742,392	139,456,315	142,293,052
PLEASANTON	26,753,447	29,099,529	30,551,344	32,297,024	34,779,438	37,440,889	41,818,884	44,334,513	46,772,603	47,572,415	48,034,367	46,746,335
SPRINGDALE	19,675,400	20,993,907	22,904,863	25,526,232	28,331,778	31,780,999	34,049,817	35,755,394	37,213,598	36,668,213	35,526,283	34,432,775
STRONACH	32,318,200	33,899,869	33,673,515	36,731,292	35,920,949	39,091,071	41,220,703	42,060,309	44,164,207	44,799,629	44,719,155	45,901,956
CITY	148,341,437	160,733,605	175,212,684	172,431,911	181,139,334	189,639,514	199,258,541	206,309,448	212,438,939	208,412,585	204,113,394	198,380,202
TOTAL	685,000,210	737,371,742	790,550,244	838,769,961	897,352,727	961,141,383	1,027,592,080	1,067,328,084	1,104,958,012	1,100,322,048	1,094,697,430	1,090,060,426



Equalized vs. Taxable Value for the Year 2012




Equalized vs Taxable by Year
1,800,000,000
1,600,000,000
1,400,000,000
1,200,000,000
1,000,000,000
800,000,000
600,000,000
400,000,000
200,000,000
0
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1996
1997
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1999
2000
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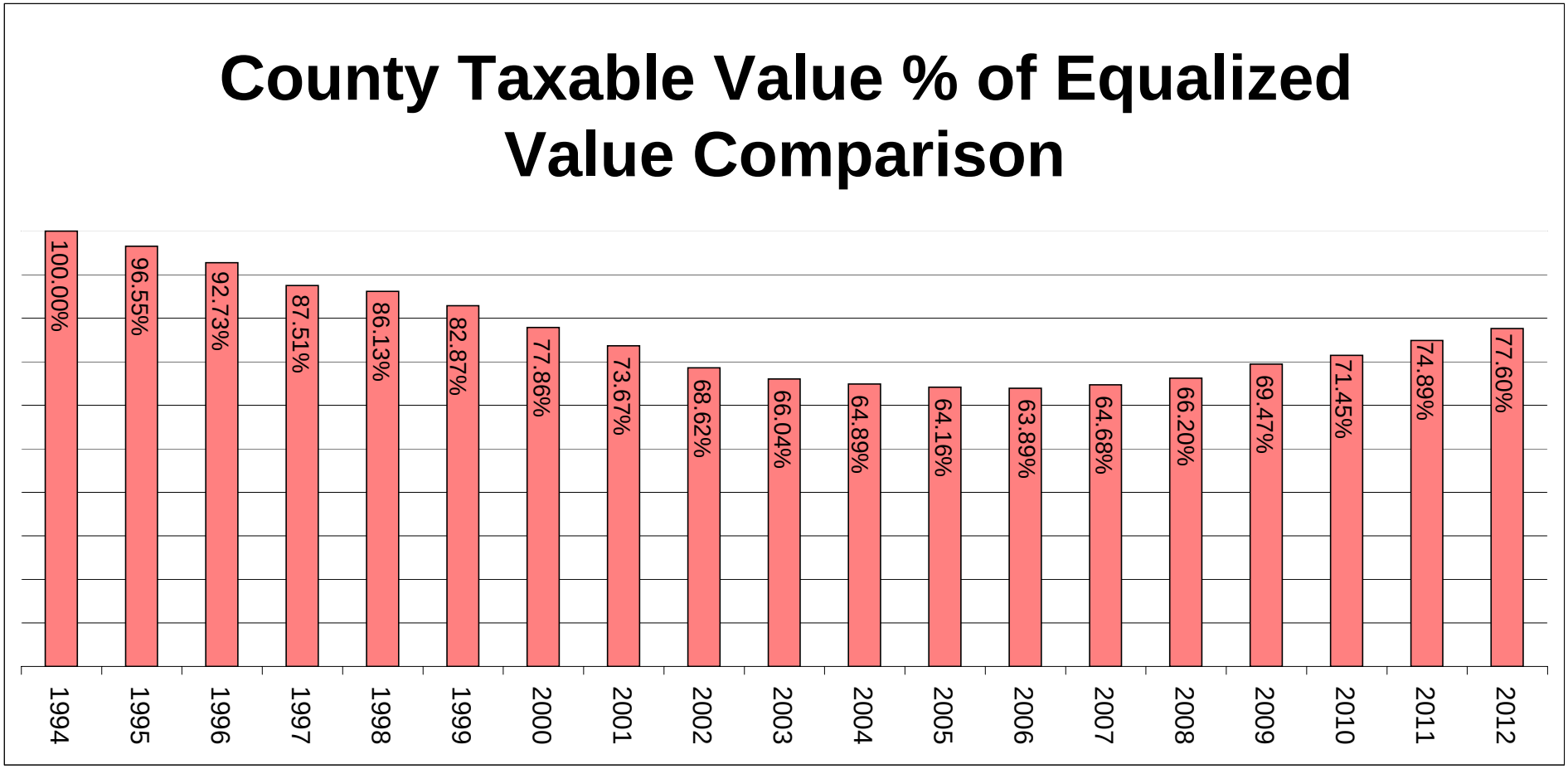
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
476,015,054
511,983,625
552,239,121
611,685,765
661,268,573
726,263,048
811,168,309
929,873,350
1,074,508,674
1,197,162,915
1,292,646,585
1,398,717,405
1,504,426,342
1,588,625,615
1,612,199,200
1,590,623,641
1,539,966,150
1,461,708,909
1,404,754,132
476,015,054
494,307,125
512,117,126
535,302,521
569,575,878
601,862,514
631,558,337
685,000,210
737,371,742
790,550,244
838,769,961
897,352,727
961,141,383
1,027,592,080
1,067,328,084
1,104,958,012
1,100,322,048
1,094,697,430
1,090,060,426
Taxable Value
Equalized Value


County Taxable Value % of Equalized Value Comparison
100.00%
96.55%
92.73%
87.51%
86.13%
82.87%
77.86%
73.67%
68.62%
66.04%
64.89%
64.16%
63.89%
64.68%
66.20%
69.47%
71.45%
74.89%
77.60%
1994
1995
1996
1997
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2007
2008
2009
2010
2011
2012

MANISTEE COUNTY
2012 Industrial Facilities Tax Roll
(Act 198 of 1974)

(All Manistee School District)

Township	New Facilities Taxable Value					
		Real		Personal	No	Total
Filer		1,100,000		7,906,300	4	9,006,300
Cleon		71,000		61,600	2	132,600
Stronach		991,100		4,490,300	8	5,481,400
City of Manistee		1,000,800		152,900	3	1,153,700
Totals		3,162,900		12,611,100	17	15,774,000

2012
Renaissance Zone Parcels
(Act 376 of 1996)

Township	No	Taxable Value	SD
Filer	3	167,834	51070
Manistee	21	2,560,241	51070
Maple Grove	33	268,929	51045
City of Manistee	16	5,338,461	51070
Totals	**73**	**8,335,465**	

2012
DNR PILT PARCELS
(Act 513 of 2004)

Township	No	Taxable Value	SD
Cleon	8	29,996	10015
Cleon	1	1,558	83070
Vill of Copemish	3	9,698	10015
Dickson	1	97,702	51045
Filer	1	25,561	51070
Manistee	20	881,238	51070
Manistee	2	117,376	51060
Vill Eastlake	3	84,983	51070
Maple Grove	8	70,577	51045
Pleasanton	2	44,950	51020
Pleasanton	1	15,764	51045
Springdale	19	634,186	10015
Springdale	6	471,757	51045
Stronach	2	71,142	51070
Stronach	1	4,330	51045
Totals	**78**	**2,560,818**	

MANISTEE COUNTY 2012
Commercial Forest Reserve

Township	School District	Number of Parcels	Acres
Arcadia	Onekama	1	80
Bear Lake	Bear Lake	5	288
Brown	KND	3	140
Cleon	Mesick	1	40
Maple Grove	KND	2	78
Marilla	Mesick	7	316
Norman	KND	3	200
Onekama	Onekama	1	120
Pleasanton	Bear Lake	1	48.59
Stronach	Freesoil	2	256.90
Stronach	KND	1	40.21
Totals		**27**	**1607.7**

MCL 324.51105 Commercial Forests are not subject to ad valorem general property tax. Owners of commercial Forests pay a specific tax of $1.20 per acre as adjusted pursuant to MCL 324.51107.

MANISTEE COUNTY
2012 PARCEL COUNT

	REAL PROPERTY						PERSONAL PROPERTY					
TOWNSHIP	**100**	**200**	**300**	**400**	**500**	**600**	**250**	**350**	**450**	**550**	**TOTAL**	**TE**
ARCADIA	55	28	0	1003	0	0	25	1	0	1	1113	56
BEAR LAKE	88	97	13	1433	0	0	110	2	0	168	1911	68
BROWN	58	23	18	693	0	0	10	0	0	29	831	43
CLEON	62	33	27	895	0	0	39	1	0	46	1103	49
DICKSON	30	18	5	1077	0	0	25	0	0	4	1159	132
FILER	11	85	53	1495	0	0	85	4	0	12	1745	56
MANISTEE	53	143	26	2174	0	0	174	2	0	41	2613	146
MAPLE GROVE	20	49	20	1276	0	0	19	0	0	37	1421	93
MARILLA	62	0	4	393	0	0	4	0	0	13	476	30
NORMAN	7	62	10	2272	0	0	48	0	0	4	2403	171
ONEKAMA	56	82	2	2303	0	0	58	1	0	28	2530	181
PLEASANTON	85	24	0	1011	0	0	32	2	0	33	1187	33
SPRINGDALE	13	12	0	1033	1	0	29	0	0	87	1175	48
STRONACH	0	13	25	862	0	0	26	1	0	10	937	114
CITY	0	348	24	3210	0	0	331	10	0	7	3930	248
TOTAL	**600**	**1017**	**227**	**21130**	**1**	**0**	**1015**	**24**	**0**	**520**	**24534**	**1468**
VILLAGES												
BEAR LAKE	0	38	0	185	0	0	29	0	0	2	254	33
COPEMISH	0	22	4	152	0	0	20	1	0	1	200	18
EAST LAKE	0	11	2	327	0	0	5	0	0	3	348	24
KALEVA	0	46	9	309	0	0	15	0	0	1	380	60
ONEKAMA	0	57	0	375	0	0	37	0	0	4	473	50
TOTAL	**0**	**174**	**15**	**1348**	**0**	**0**	**106**	**1**	**0**	**11**	**1655**	**185**

(Tax Exempt Parcels Are Not Included In The Township Totals)
(Village Parcels Are Included In Township Totals)

Classification	
100	**Agricultural**
200	**Commercial**
300	**Industrial**
400	**Residential**
500	**Timber-Cut Over**
700	**Exempt**

School Districts	
51020	**Bear Lake**
51045	**Kaleva Norman Dickson (KND)**
51070	**Manistee**
51060	**Onekama**
10015	**Benzie Central**
53030	**Freesoil**
83070	**Mesick**

SCHOOL DISTRICT
PARCEL COUNT 2012
(Includes Tax Exempt Real & Personal Parcels)

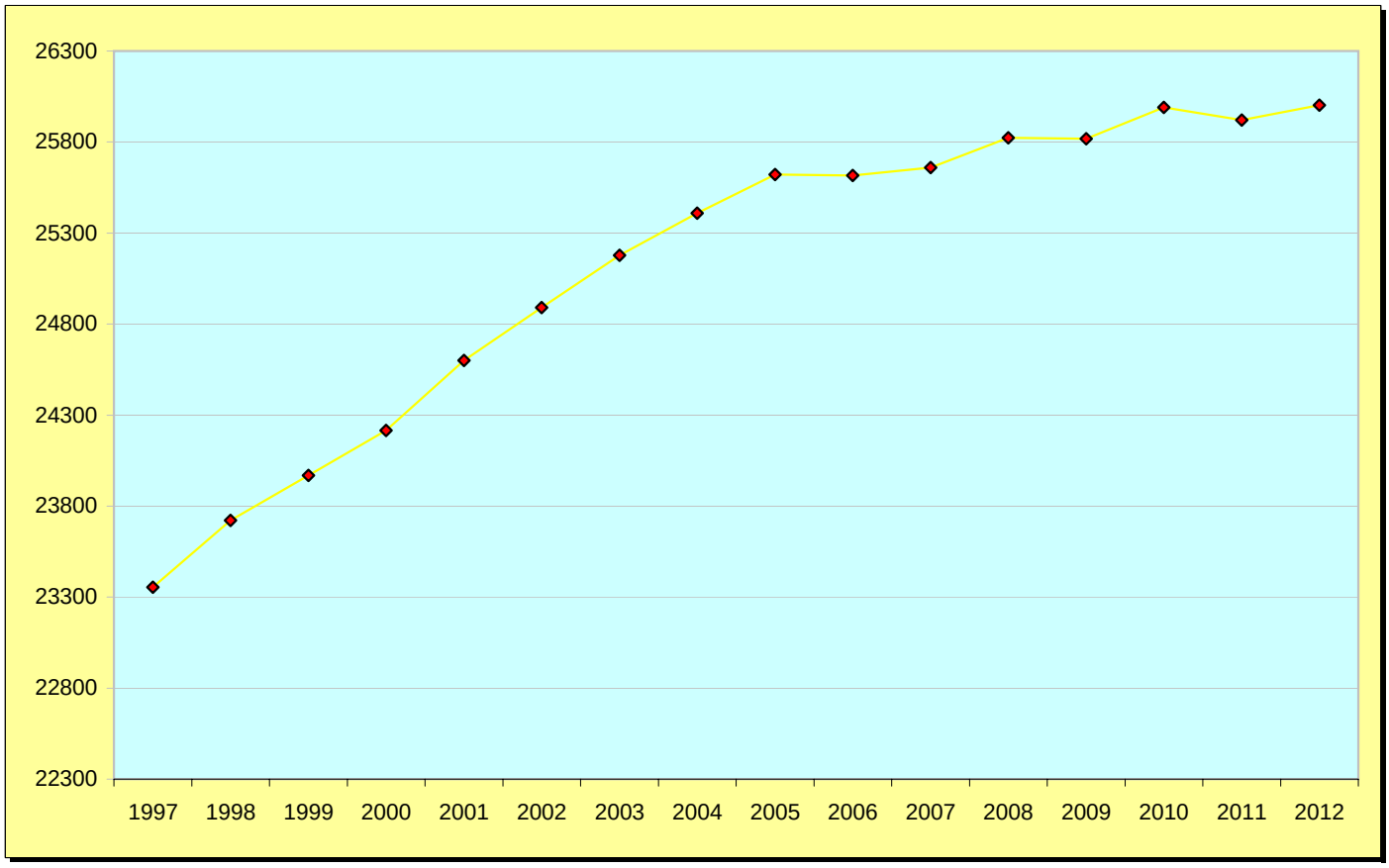
TOWNSHIP	**51020**	**51045**	**51070**	**51060**	**10015**	**53030**	**83070**	**TOTAL**
ARCADIA				1169				1169
BEAR LAKE	1413	162		404				1979
BROWN		408		466				874
CLEON					789		363	1152
DICKSON		1291						1291
FILER			1801					1801
MANISTEE			2172	587				2759
MAPLE GROVE		1514						1514
MARILLA		227			6		273	506
NORMAN		2574						2574
ONEKAMA				2711				2711
PLEASANTON	1157	20		2	41			1220
SPRINGDALE		88			1135			1223
STRONACH		585	447			19		1051
CITY			4178					4178
TOTAL	**2570**	**6869**	**8598**	**5339**	**1971**	**19**	**636**	**26002**

SCHOOL DISTRICT
TAX EXEMPT-REAL & PERSONAL PARCELS
2012

TOWNSHIP	**51020**	**51045**	**51070**	**51060**	**10015**	**53030**	**83070**	**TOTAL**
ARCADIA				56				56
BEAR LAKE	55			13				68
BROWN		34		9				43
CLEON					43		6	49
DICKSON		132						132
FILER			56					56
MANISTEE			138	8				146
MAPLE GROVE		93						93
MARILLA		12					18	30
NORMAN		171						171
ONEKAMA				181				181
PLEASANTON	29	1			3			33
SPRINGDALE		7			41			48
STRONACH		52	60			2		114
CITY			248					248
TOTAL	**84**	**502**	**502**	**267**	**87**	**2**	**24**	**1468**

MANISTEE COUNTY PARCEL COUNT HISTORY

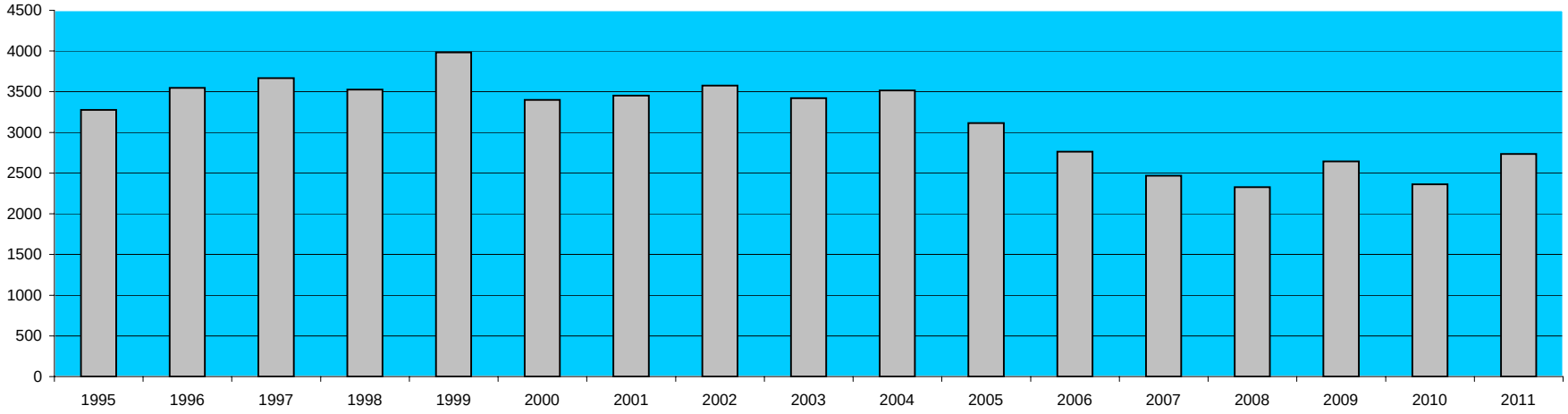
	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
ARCADIA	1050	1066	1067	1089	1103	1114	1133	1139	1148	1142	1139	1145	1157	1160	1167	1169
BEAR LAKE	1640	1661	1680	1703	1768	1801	1832	1853	1878	1907	1922	1937	1917	1937	1947	1979
BROWN	797	800	808	814	819	832	841	859	869	854	861	862	867	867	874	874
CLEON	980	1017	1031	1039	1064	1073	1093	1110	1122	1105	1111	1120	1118	1152	1141	1152
DICKSON	1175	1172	1182	1197	1213	1226	1271	1276	1288	1297	1300	1299	1290	1322	1290	1291
FILER	1669	1683	1693	1703	1716	1732	1789	1770	1790	1789	1781	1816	1813	1827	1825	1801
MANISTEE	2529	2555	2553	2555	2617	2660	2656	2680	2725	2706	2728	2752	2748	2721	2723	2759
MAPLE GROVE	1347	1383	1404	1432	1455	1482	1495	1475	1479	1487	1483	1491	1510	1535	1517	1514
MARILLA	478	481	484	485	489	495	491	492	498	504	505	503	505	513	505	506
NORMAN	2500	2516	2516	2543	2541	2550	2551	2558	2576	2579	2556	2566	2559	2581	2573	2574
ONEKAMA	2308	2357	2385	2404	2437	2477	2548	2679	2679	2686	2697	2699	2703	2707	2694	2711
PLEASANTON	1083	1096	1115	1139	1142	1157	1158	1160	1184	1190	1198	1194	1195	1222	1227	1220
SPRINGDALE	928	965	980	994	1003	1020	1046	1097	1111	1116	1137	1160	1164	1190	1189	1223
STRONACH	1015	1027	1037	1034	1039	1044	1046	1043	1045	1043	1048	1054	1048	1059	1060	1051
CITY OF MANISTEE	3855	3942	4033	4085	4194	4228	4227	4218	4230	4211	4193	4226	4224	4197	4189	4178
TOTAL	23354	23721	23968	24216	24600	24891	25177	25409	25622	25616	25659	25824	25818	25990	25921	26002



MANISTEE COUNTY
NUMBER OF DEEDS PROCESSED

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
ARCADIA	107	158	148	151	200	165	130	197	176	158	100	117	96	102	98	89	100
BEAR LAKE	193	231	269	242	291	272	238	240	248	276	238	229	174	176	194	199	211
BROWN	116	134	118	130	159	88	87	93	124	130	63	87	87	66	65	76	65
CLEON	143	158	225	181	191	174	158	207	158	221	134	160	152	161	176	117	133
DICKSON	171	171	155	174	202	183	164	197	136	151	156	131	107	111	118	140	148
FILER	206	187	232	200	270	181	174	216	192	204	194	156	167	152	160	157	153
MANISTEE	282	319	291	260	317	279	361	329	308	301	310	280	291	195	193	191	237
MAPLE GROVE	221	247	283	252	267	251	225	190	221	215	195	189	170	148	155	144	183
MARILLA	128	123	70	67	90	88	75	64	112	59	63	60	29	66	39	56	53
NORMAN	393	425	323	370	369	288	323	354	307	367	338	247	219	223	216	224	257
ONEKAMA	256	342	459	365	377	305	402	475	476	408	333	280	232	232	362	221	265
PLEASANTON	188	196	177	119	173	138	146	151	176	146	109	129	124	136	81	86	140
SPRINGDALE	144	163	182	136	155	141	172	166	182	129	126	192	144	108	125	188	113
STRONACH	135	144	132	156	122	94	121	154	107	119	80	94	64	84	75	69	95
CITY OF MANISTEE																	
1ST DISTRICT	59	66	41	53	140	71	82	68	55	50	80	57	78	28	130	18	47
2ND DISTRICT	156	91	168	262	196	354	247	121	129	137	175	116	63	72	151	98	199
3RD DISTRICT	99	129	101	143	171	113	95	122	113	148	167	85	97	72	88	84	133
4TH DISTRICT	46	58	36	47	48	41	49	37	37	38	30	18	22	19	47	31	24
5TH DISTRICT	60	50	62	81	79	40	42	63	44	83	62	34	48	48	41	50	38
6TH DISTRICT	104	95	93	79	72	81	97	89	63	111	83	64	53	70	81	81	71
7TH DISTRICT	70	61	103	58	94	51	66	41	58	65	80	40	52	57	50	43	69
CITY TOTALS	594	550	604	723	800	751	678	541	499	632	677	414	413	366	588	405	581
COUNTY TOTALS	**3277**	**3548**	**3668**	**3526**	**3983**	**3398**	**3454**	**3574**	**3422**	**3516**	**3116**	**2765**	**2469**	**2326**	**2645**	2362	2734

THESE TOTALS DO NOT INCLUDE ALL OTHER CHANGES SUCH AS ADDRESS &
NAME, DESCRIPTION, OR ACREAGE CORRECTIONS



MANISTEE COUNTY VALUE (1993-2011)

Inflation Rate	Year	SEV	SEV % Change	Taxable Value	Taxable Value % Change
0.00%	1993	$463,772,596	11.75%	$0	0.00%
0.00%	1994	$476,015,054	2.64%	$0	0.00%
2.60%	1995	$511,983,625	7.56%	$494,307,125	3.84%
2.80%	1996	$552,239,121	7.86%	$512,117,126	3.60%
2.80%	1997	$611,685,765	10.76%	$535,302,521	4.53%
2.70%	1998	$661,268,573	8.11%	$569,575,878	6.40%
1.60%	1999	$726,263,048	9.83%	$601,862,514	5.97%
1.90%	2000	$811,168,309	11.69%	$631,559,254	4.93%
3.20%	2001	$929,873,350	14.63%	$685,000,210	8.46%
3.20%	2002	$1,074,508,674	15.15%	$737,371,742	7.65%
1.50%	2003	$1,197,162,915	11.41%	$790,550,244	7.21%
2.30%	2004	$1,292,646,585	7.98%	$838,769,961	6.10%
2.30%	2005	$1,398,717,405	8.21%	$897,352,727	6.98%
3.30%	2006	$1,504,426,342	7.56%	$961,141,383	7.11%
3.70%	2007	$1,588,625,615	5.60%	$1,027,592,080	6.91%
2.30%	2008	$1,612,199,200	1.48%	$1,067,328,084	3.87%
4.40%	2009	$1,590,623,641	-1.34%	$1,104,958,012	3.53%
0.997%	2010	$1,539,966,150	-3.18%	$1,100,322,048	-0.41%
1.70%	2011	$1,461,708,909	-5.08%	$1,094,697,430	-0.51%
2.70%	2012	$1,404,754,132	-3.90%	$1,090,060,426	-0.42%

1995 was the first year for taxable value. Any increase in the value was due to two factors:

1) Rate of Inflation
2) New construction

1996 & succeeding years increase in Taxable Value is due to three factors:

1) Rate of Inflation
2) New construction
3) Uncapping of Taxable Value for Transfers

Taxable Value=Lessor of Capped Value or SEV
2012 Capped Value=(2011 Taxable Value-Losses) x 1.027 + Additions

Manistee County
EQUALIZATION DEPARTMENT
Manistee County Courthouse
415 Third Street • Manistee, Michigan 49660-1606 • 231-723-5957

2012 TOP TEN PROPERTY OWNERS BY TAXABLE VALUE

	NAME	TAXABLE VALUE
1.	PACKAGING CORPORATION OF AMERICA	41,151,601
2.	T.E.S. FILER CITY	25,279,072
3.	CONSUMERS	24,031,741
4.	MARTIN MARIETTA	20,178,576
5.	MORTON INTERNATIONAL	10,436,753
6.	ARCADIA BLUFFS	6,533,751
7.	METC LLC	5,229,100
8.	MERIT ENERGY	5,023,508
9.	LITTLE RIVER BAND OF OTTAWA INDIANS	4,040,292
10.	AMERICAN MATERIALS LLC	3,979,700