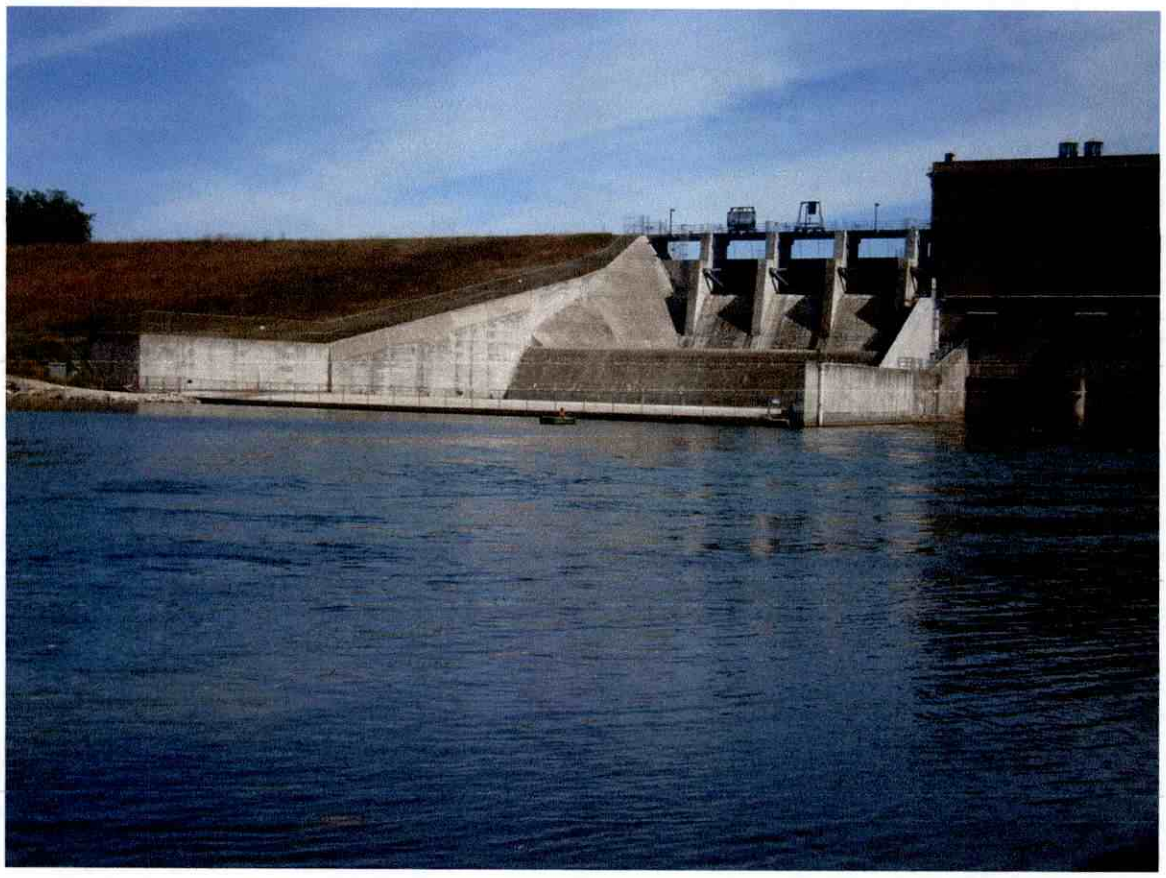
2014 MANISTEE COUNTY EQUALIZATION REPORT



Roger Elbers, Equalization Director
Heather Vasquez, Appraiser/Asst to Equalization Director
Lisa Senters, Appraiser
Lynn Jensen, Property Description Specialist/GIS Tech
Jennifer Tetzlaff, 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 22, 2014

RE: 2014 Manistee County Equalization Report

The 2014 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 22,574 real property descriptions for 2014.

The County Equalized Value for 2014 is $1,359,424,800 which represents an increase of .01%. The amount of gain over last year is $107,550. 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 1.6% 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 2014 County Taxable Value is $1,105,413,508 which represents an increase of 1.01%. The amount of gain over last year is $11,011,150.

2014
EQUALIZATION REPORT
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Manistee County Board of Commissioners

District 1
Ken Hilliard

District 2
Richard Schmidt

District 3
Brook Shafer

District 4
Mark Bergstrom

District 5
Jeff Dontz

District 6
Jim Krolczyk

District 7
Alan Marshall

Department of Equalization

Roger Elbers, Equalization Director

Heather Vasquez, Appraiser/Asst to Equalization Director

Lisa Senters, Appraiser

Lynn Jensen, Property Description Specialist/GIS Technician

Jennifer Tetzlaff, Description Analyst

Manistee County Supervisors, Village Presidents and Assessors

Local Unit	Supervisor	Assessor
Arcadia	Doug Carter	Bruce Brown
Bear Lake	Vern Best	Ginny Martz
Brown	Paul Adamski	Connie Anderson
Cleon	Jeff Stanton	Lee Wilson
Dickson	Sharon Buning	Dave Meister
Filer	Terry Walker	Bruce Brown
Manistee	John Anderson	Connie Anderson
Maple Grove	H. Wayne Beldo	H. Wayne Beldo
Marilla	Neil Crawford	Lee Wilson
Norman	Kevin Schuessler	Dave Meister
Onekama	Dave Meister	Ginny Martz
Pleasanton	Carol Merrill	Carol Merrill
Springdale	Brian Moore	Marvin Blackford
Stronach	Phil Vadeboncoeur	Stan Armstrong
City of Manistee	Mitchell Deisch	Julie Beardslee

	President	Assessor
Village of Bear Lake	Glen Moore	Ginny Martz
Village of Copemish	Ron Bytwerk	Lee Wilson
Village of Eastlake	Dan Janicki	Connie Anderson
Village of Kaleva	Dan Holtz	H. Wayne Beldo
Village of Onekama	Rod Hudson	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 2014 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	112,663,700	112,663,700	1,969,000	1,969,000	114,632,700	114,632,700
Bear lake	22,131.60	82,636,200	82,636,200	8,911,800	8,911,800	91,548,000	91,548,000
Brown	22,748.66	28,800,900	28,800,900	2,891,700	2,891,700	31,692,600	31,692,600
Cleon	23,221.14	31,542,300	31,542,300	3,738,700	3,738,700	35,281,000	35,281,000
Dickson	45,429.88	38,918,400	38,918,400	5,174,000	5,174,000	44,092,400	44,092,400
Filer	9,797.89	153,572,500	153,572,500	43,931,800	43,931,800	197,504,300	197,504,300
Manistee	28,582.39	144,813,200	144,813,200	10,507,800	10,507,800	155,321,000	155,321,000
Maple Grove	23,266.28	38,438,100	38,438,100	3,562,900	3,562,900	42,001,000	42,001,000
Marilla	23,116.43	19,839,400	19,839,400	2,013,200	2,013,200	21,852,600	21,852,600
Norman	45,908.60	58,569,600	58,569,600	6,203,800	6,203,800	64,773,400	64,773,400
Onekama	11,120.45	195,309,900	195,309,900	2,112,000	2,112,000	197,421,900	197,421,900
Pleasanton	21,864.51	56,673,000	56,673,000	3,278,600	3,278,600	59,951,600	59,951,600
Springdale	23,141.21	40,219,500	40,219,500	3,619,100	3,619,100	43,838,600	43,838,600
Stronach	35,509.08	40,255,200	40,255,200	14,027,500	14,027,500	54,282,700	54,282,700
Manistee	2,151.25	188,894,700	188,894,700	16,336,300	16,336,300	205,231,000	205,231,000
Totals for County	349,969.61	1,231,146,600	1,231,146,600	128,278,200	128,278,200	1,359,424,800	1,359,424,800

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 2014 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	2,835,000	5,274,600	0	104,554,100	0	0	112,663,700
Bear lake	6,371,400	6,884,700	398,000	68,982,100	0	0	82,636,200
Brown	3,165,800	528,200	332,900	24,774,000	0	0	28,800,900
Cleon	4,008,000	1,464,900	989,800	25,079,600	0	0	31,542,300
Dickson	2,107,100	1,010,800	4,844,100	30,956,400	0	0	38,918,400
Filer	655,400	18,511,900	33,795,900	100,609,300	0	0	153,572,500
Manistee	3,938,500	15,503,700	1,057,800	124,313,200	0	0	144,813,200
Maple Grove	1,025,200	1,526,300	608,600	35,278,000	0	0	38,438,100
Marilla	4,699,400	0	231,900	14,908,100	0	0	19,839,400
Norman	878,800	3,845,900	129,600	53,715,300	0	0	58,569,600
Onekama	3,683,400	5,614,400	137,100	185,875,000	0	0	195,309,900
Pleasanton	6,159,500	2,225,200	0	48,288,300	0	0	56,673,000
Springdale	474,300	506,600	0	39,063,200	175,400	0	40,219,500
Stronach	0	638,600	7,592,500	32,024,100	0	0	40,255,200
Manistee	0	38,272,000	5,503,100	145,119,600	0	0	188,894,700
Total for County	40,001,800	101,807,800	55,621,300	1,033,540,300	175,400	0	1,231,146,600

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 2014 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	2,835,000	5,274,600	0	104,554,100	0	0	112,663,700
Bear lake	6,371,400	6,884,700	398,000	68,982,100	0	0	82,636,200
Brown	3,165,800	528,200	332,900	24,774,000	0	0	28,800,900
Cleon	4,008,000	1,464,900	989,800	25,079,600	0	0	31,542,300
Dickson	2,107,100	1,010,800	4,844,100	30,956,400	0	0	38,918,400
Filer	655,400	18,511,900	33,795,900	100,609,300	0	0	153,572,500
Manistee	3,938,500	15,503,700	1,057,800	124,313,200	0	0	144,813,200
Maple Grove	1,025,200	1,526,300	608,600	35,278,000	0	0	38,438,100
Marilla	4,699,400	0	231,900	14,908,100	0	0	19,839,400
Norman	878,800	3,845,900	129,600	53,715,300	0	0	58,569,600
Onekama	3,683,400	5,614,400	137,100	185,875,000	0	0	195,309,900
Pleasanton	6,159,500	2,225,200	0	48,288,300	0	0	56,673,000
Springdale	474,300	506,600	0	39,063,200	175,400	0	40,219,500
Stronach	0	638,600	7,592,500	32,024,100	0	0	40,255,200
Manistee	0	38,272,000	5,503,100	145,119,600	0	0	188,894,700
Total for County	40,001,800	101,807,800	55,621,300	1,033,540,300	175,400	0	1,231,146,600

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

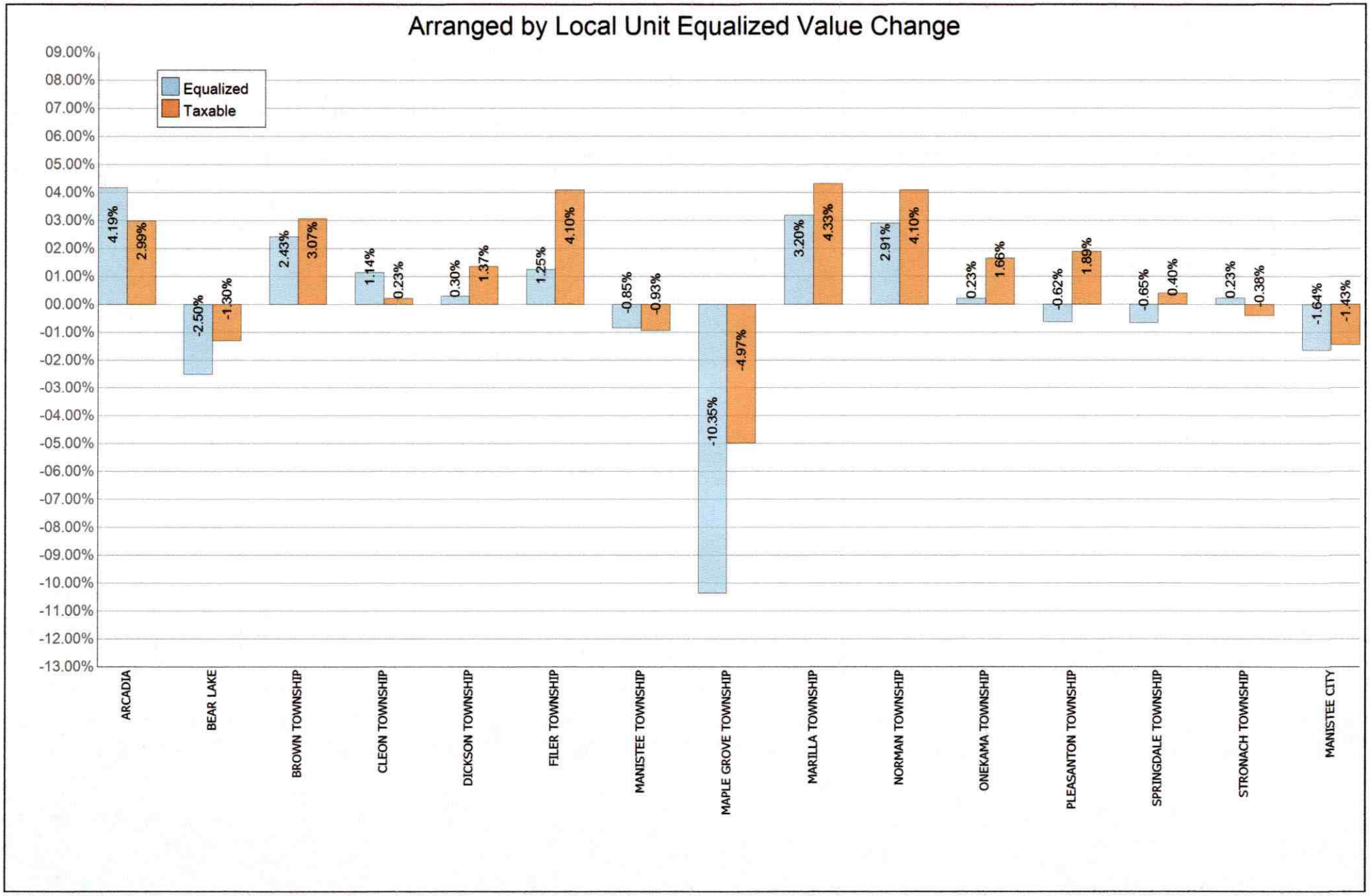
MANISTEE COUNTY

Percent Change - 2013 to 2014

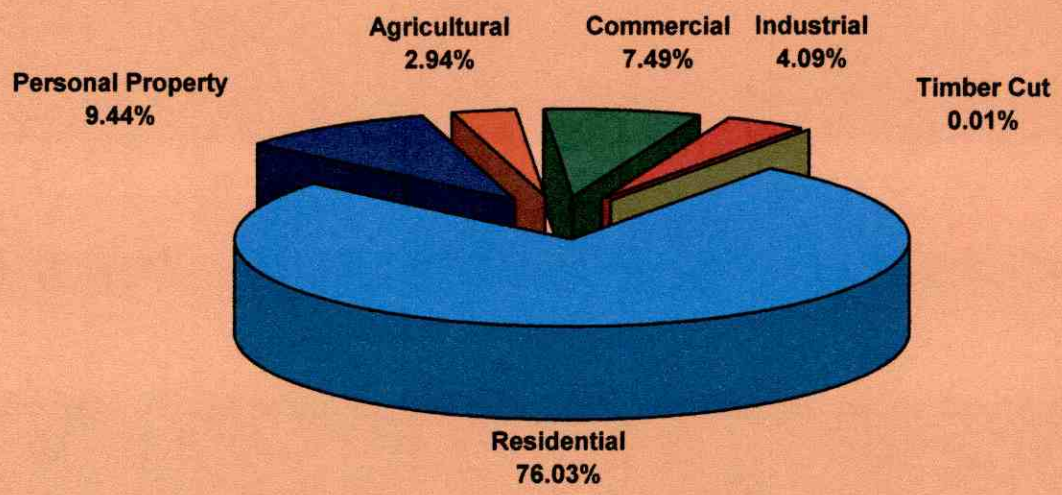
Includes New, Loss and Adjustment

By Local Unit

Unit	2013 Equalized Value	2014 Equalized Value	C.E.V. % Change	2013 Taxable Value	2014 Taxable Value	Taxable % Change
TOWNSHIPS						
ARCADIA	109,833,500	114,632,700	4.37%	64,202,761	66,179,625	3.08%
BEAR LAKE	93,915,750	91,548,000	-2.52%	75,998,360	74,961,265	-1.36%
BROWN TOWNSHIP	30,923,500	31,692,600	2.49%	25,049,804	25,844,103	3.17%
CLEON TOWNSHIP	34,800,100	35,281,000	1.38%	29,255,656	29,389,550	0.46%
DICKSON TOWNSHIP	43,961,100	44,092,400	0.30%	36,978,302	37,490,431	1.38%
FILER TOWNSHIP	195,030,700	197,504,300	1.27%	169,151,440	176,383,099	4.28%
MANISTEE TOWNSHIP	156,720,500	155,321,000	-0.89%	120,644,946	119,604,670	-0.86%
MAPLE GROVE TOWNSHIP	46,344,800	42,001,000	-9.37%	33,917,965	32,424,558	-4.40%
MARILLA TOWNSHIP	21,154,100	21,852,600	3.30%	16,045,485	16,771,404	4.52%
NORMAN TOWNSHIP	62,888,600	64,773,400	3.00%	54,386,648	56,709,682	4.27%
ONEKAMA TOWNSHIP	196,547,600	197,421,900	0.44%	143,486,151	146,241,494	1.92%
PLEASANTON TOWNSHIP	60,321,500	59,951,600	-0.61%	47,081,940	47,989,679	1.93%
SPRINGDALE TOWNSHIP	44,123,500	43,838,600	-0.65%	36,344,875	36,491,674	0.40%
STRONACH TOWNSHIP	54,156,600	54,282,700	0.23%	47,061,598	46,881,370	-0.38%
CITIES						
MANISTEE CITY	208,595,400	205,231,000	-1.61%	194,796,427	192,050,904	-1.41%
VILLAGES						
VILLAGE OF BEAR LAKE	7,247,400	7,150,400	-1.34%	6,023,655	6,006,070	-0.29%
VILLAGE OF COPEMISH	4,366,900	4,337,000	-0.68%	3,951,230	3,892,298	-1.49%
VILLAGE OF EASTLAKE	9,693,400	9,697,600	0.04%	8,983,792	8,823,307	-1.79%
VILLAGE OF KALEVA	7,983,400	7,232,100	-9.41%	7,133,524	6,682,575	-6.32%
VILLAGE OF ONEKAMA	22,748,500	22,377,000	-1.63%	18,274,030	18,249,734	-0.13%

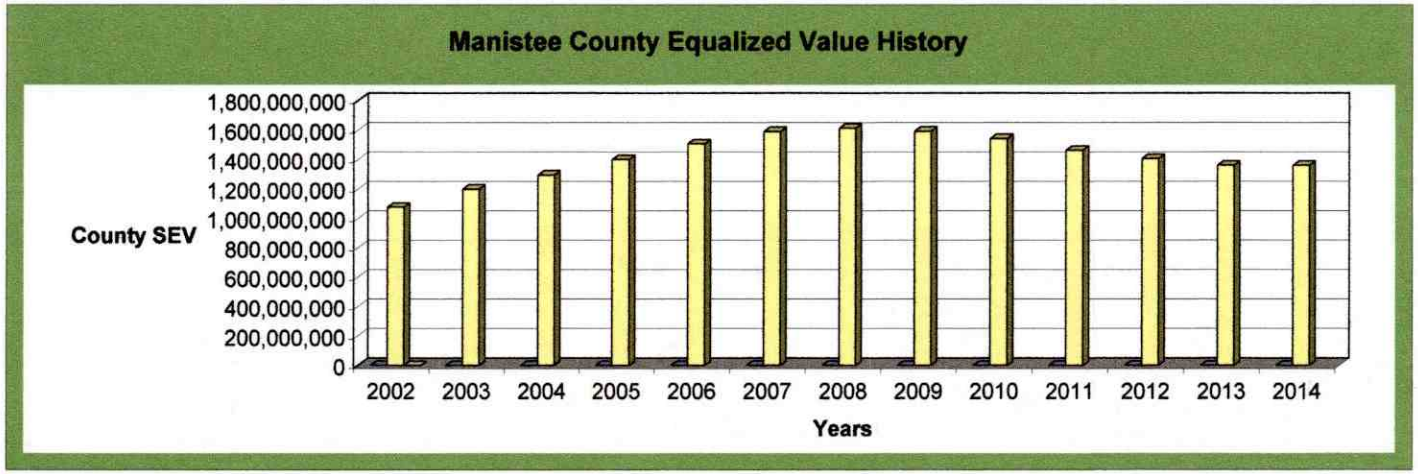

Arranged by Local Unit Equalized Value Change
Equalized
Taxable
09.00%
08.00%
07.00%
06.00%
05.00%
04.00%
03.00%
02.00%
01.00%
00.00%
-01.00%
-02.00%
-03.00%
-04.00%
-05.00%
-06.00%
-07.00%
-08.00%
-09.00%
-10.00%
-11.00%
-12.00%
-13.00%
4.19%
2.99%
-2.50%
-1.30%
2.43%
3.07%
1.14%
0.23%
0.30%
1.37%
1.25%
4.10%
-0.85%
-0.93%
-10.35%
-4.97%
3.20%
4.33%
2.91%
4.10%
0.23%
1.66%
-0.62%
1.89%
-0.65%
0.40%
0.23%
-0.38%
-1.64%
-1.43%
ARCADIA
BEAR LAKE
BROWN TOWNSHIP
CLEON TOWNSHIP
DICKSON TOWNSHIP
FILER TOWNSHIP
MANISTEE TOWNSHIP
MAPLE GROVE TOWNSHIP
MARILLA TOWNSHIP
NORMAN TOWNSHIP
ONEKAMA TOWNSHIP
PLEASANTON TOWNSHIP
SPRINGDALE TOWNSHIP
STRONACH TOWNSHIP
MANISTEE CITY

2014 Total Equalized Value - $1,359,424,800



MANISTEE COUNTY
EQUALIZED VALUE HISTORY

TOWNSHIPS	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
ARCADIA	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	109,833,500	114,632,700
BEAR LAKE	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	93,915,750	91,548,000
BROWN	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	30,923,500	31,692,600
CLEON	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	34,800,100	35,281,000
DICKSON	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	43,961,100	44,092,400
FILER	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	195,030,700	197,504,300
MANISTEE	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	156,720,500	155,321,000
MAPLE GROVE	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	46,344,800	42,001,000
MARILLA	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	21,154,100	21,852,600
NORMAN	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	62,888,600	64,773,400
ONEKAMA	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	196,547,600	197,421,900
PLEASANTON	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	60,321,500	59,951,600
SPRINGDALE	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	44,123,500	43,838,600
STRONACH	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	54,156,600	54,282,700
CITY	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	208,595,400	205,231,000
TOTAL	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	1,359,317,250	1,359,424,800



Introduced by the Finance Committee of the:

MANISTEE COUNTY BOARD OF COMMISSIONERS

RESOLUTION TO ADOPT THE 2014 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 2014 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.

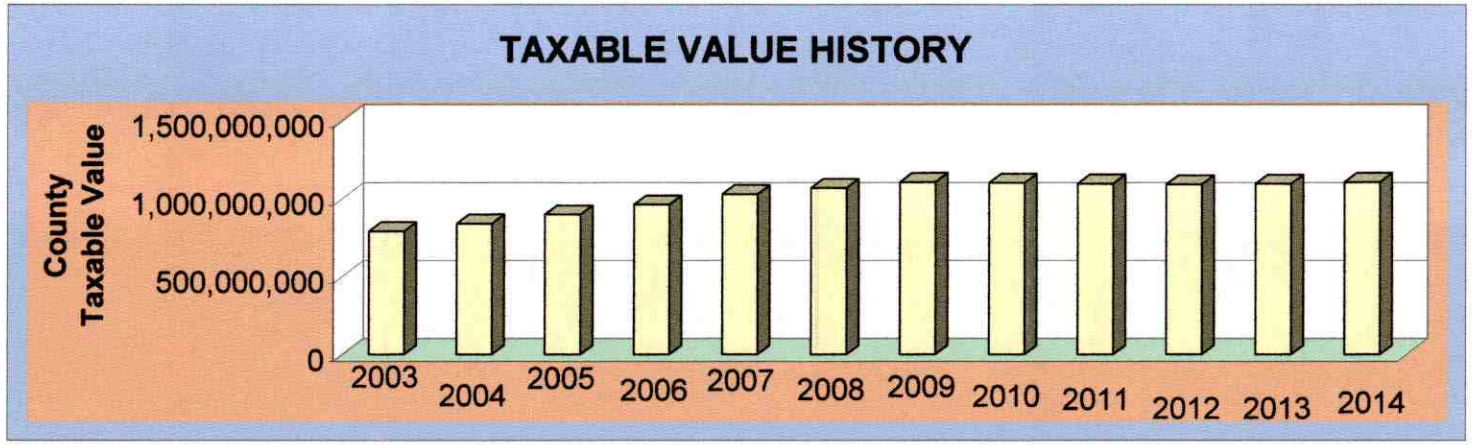
THEREFORE BE IT RESOLVED, by the Board of Commissioners of the County of Manistee, that the accompanying statements be, and the same hereby are, approved and adopted by the Board of Commissioners of the County of Manistee as the equalized value of all taxable property, both real and personal, for each of the 14 townships and one city in said County for real property values equalized at $1,231,146,600 And personal property values equalized at $128,278,200 for a total equalized value of real and personal property at $1,359,424,800 pursuant to Section 211.34 M.C.L., 1948, as amended.

MANISTEE COUNTY EQUALIZATION
2014 VALUE REPORT

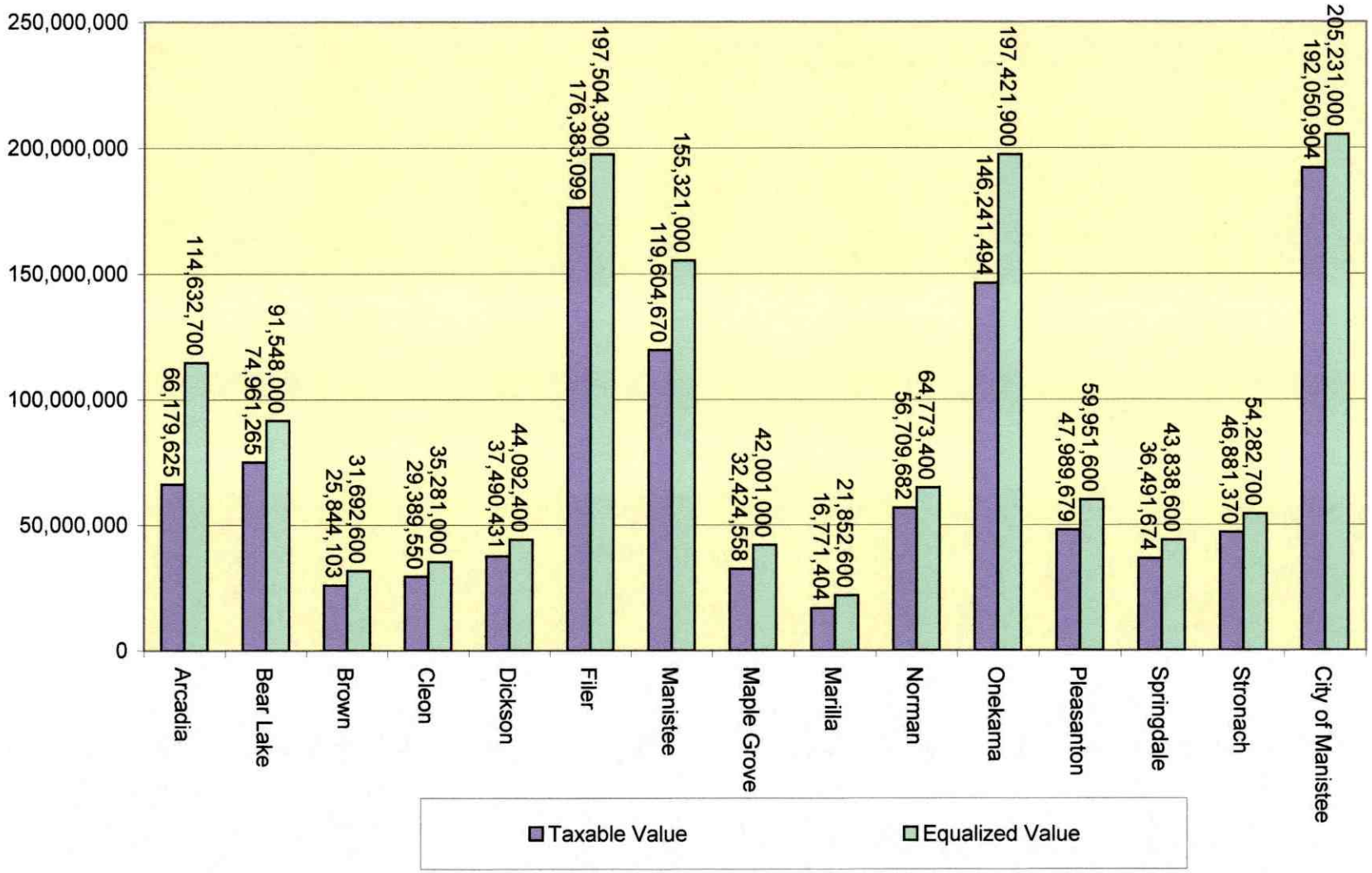
TOWNSHIP	ASSESSED VALUE	EQUALIZED VALUE	TAXABLE VALUE
ARCADIA	114,632,700	114,632,700	66,179,625
BEAR LAKE	91,548,000	91,548,000	74,961,265
BROWN	31,692,600	31,692,600	25,844,103
CLEON	35,281,000	35,281,000	29,389,550
DICKSON	44,092,400	44,092,400	37,490,431
FILER	197,504,300	197,504,300	176,383,099
MANISTEE	155,321,000	155,321,000	119,604,670
MAPLE GROVE	42,001,000	42,001,000	32,424,558
MARILLA	21,852,600	21,852,600	16,771,404
NORMAN	64,773,400	64,773,400	56,709,682
ONEKAMA	197,421,900	197,421,900	146,241,494
PLEASANTON	59,951,600	59,951,600	47,989,679
SPRINGDALE	43,838,600	43,838,600	36,491,674
STRONACH	54,282,700	54,282,700	46,881,370
CITY	205,231,000	205,231,000	192,050,904
COUNTY TOTAL	1,359,424,800	1,359,424,800	1,105,413,508

MANISTEE COUNTY
TAXABLE VALUE HISTORY

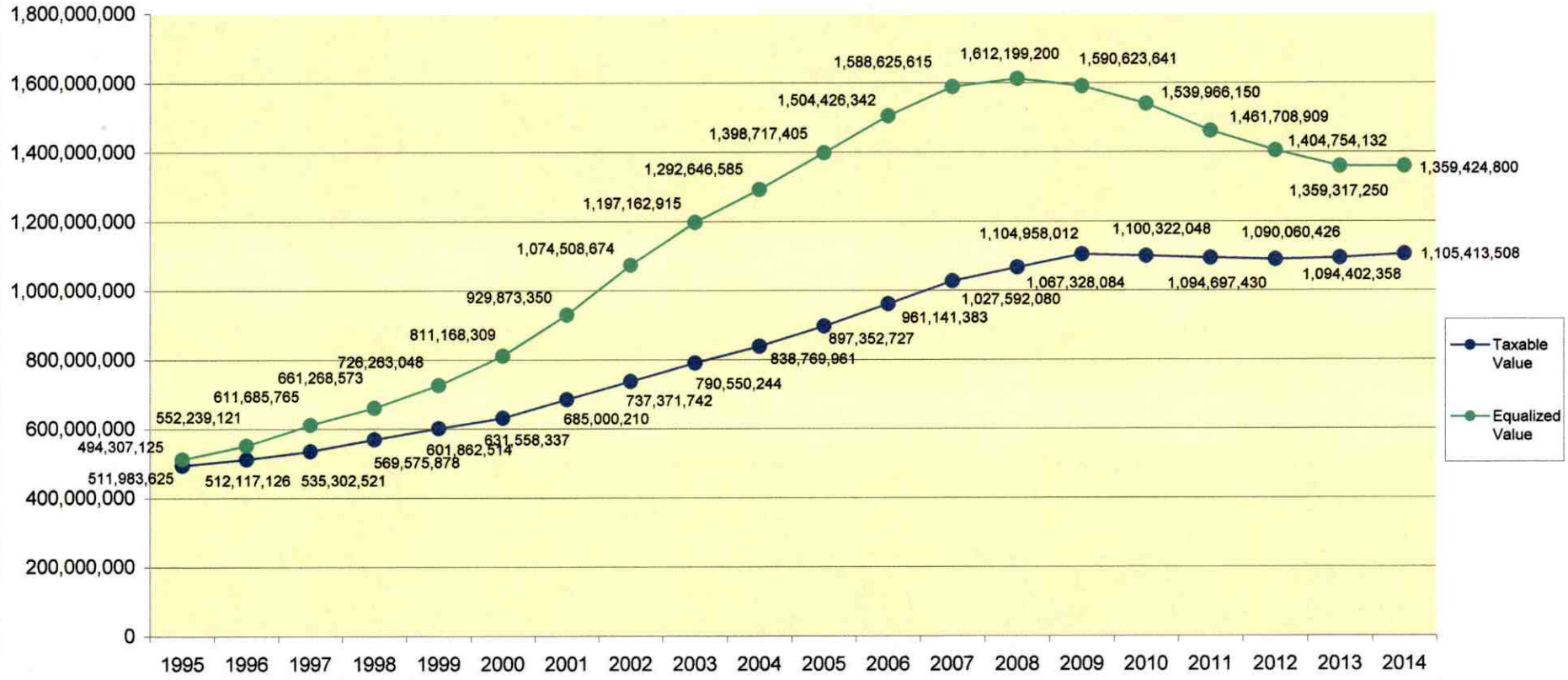
TOWNSHIP	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
ARCADIA	41,810,732	44,684,188	49,506,698	52,442,368	56,529,842	59,049,689	62,063,663	63,336,279	64,436,116	65,813,037	64,202,761	66,179,625
BEAR LAKE	52,793,471	55,813,560	59,987,238	64,006,331	67,727,574	71,765,880	76,282,051	75,021,814	73,748,071	74,200,788	75,998,360	74,961,265
BROWN	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	25,049,804	25,844,103
CLEON	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	29,255,656	29,389,550
DICKSON	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	36,978,302	37,490,431
FILER	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	169,151,440	176,383,099
MANISTEE	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	120,644,946	119,604,670
MAPLE GROVE	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	33,917,965	32,424,558
MARILLA	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	16,045,485	16,771,404
NORMAN	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	54,386,648	56,709,682
ONEKAMA	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	143,486,151	146,241,494
PLEASANTON	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	47,081,940	47,989,679
SPRINGDALE	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	36,344,875	36,491,674
STRONACH	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	47,061,598	46,881,370
CITY	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	194,796,427	192,050,904
TOTAL	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	1,094,402,358	1,105,413,508

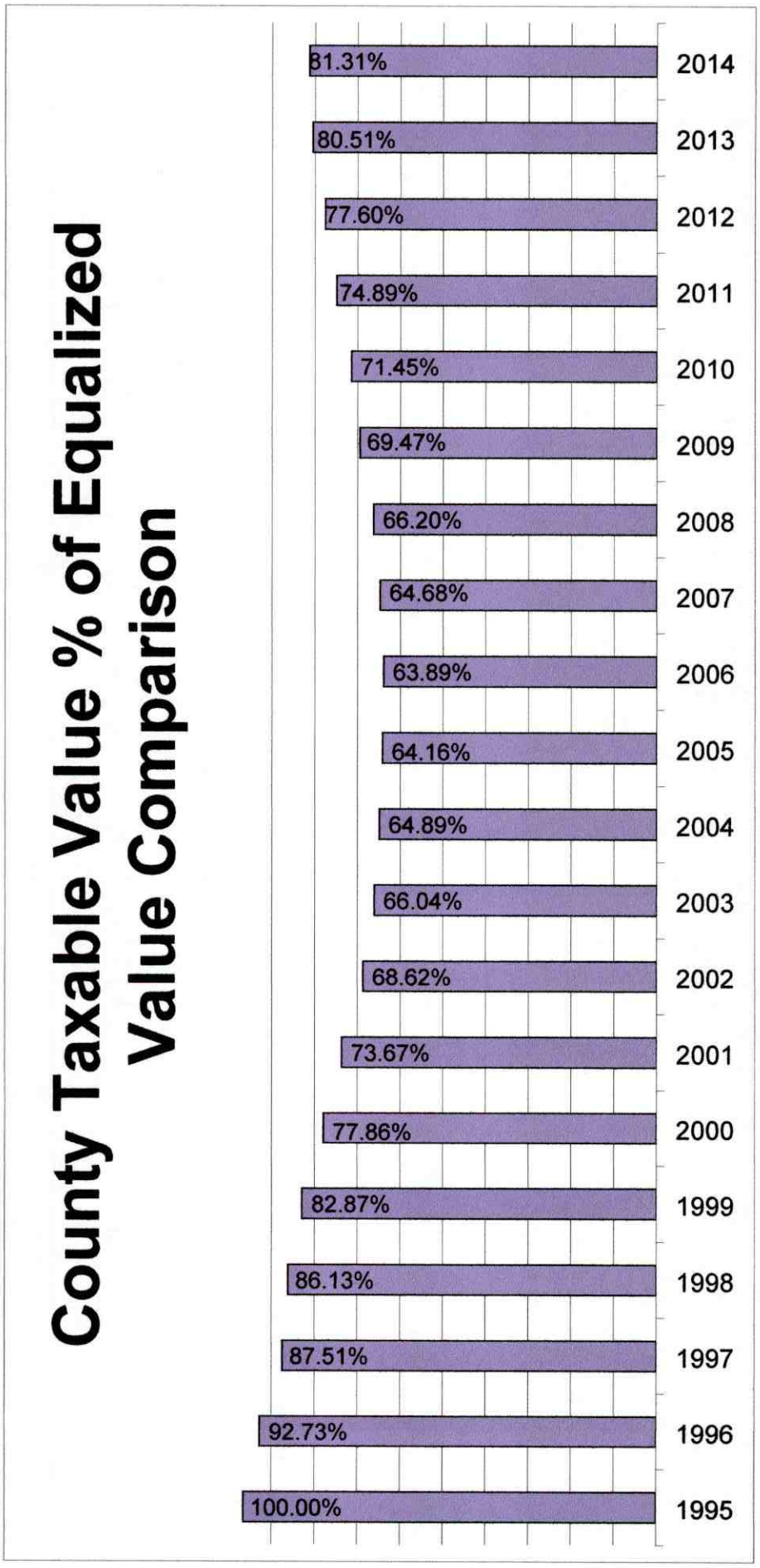


Equalized vs. Taxable Value for the Year 2014



Equalized vs Taxable by Year




County Taxable Value % of Equalized Value Comparison
81.31%
2014
80.51%
2013
77.60%
2012
74.89%
2011
71.45%
2010
69.47%
2009
66.20%
2008
64.68%
2007
63.89%
2006
64.16%
2005
64.89%
2004
66.04%
2003
68.62%
2002
73.67%
2001
77.86%
2000
82.87%
1999
86.13%
1998
87.51%
1997
92.73%
1996
100.00%
1995

MANISTEE COUNTY
2014 Industrial Facilities Tax Roll
(Act 198 of 1974)

Township	New Facilities Taxable Value				No	Total	SD
		Real		Personal			
Filer		1,100,000		5,278,700	3	6,378,700	51070
Cleon		69,799		143,900	3	213,699	10015
Stronach		1,143,883		4,533,100	8	5,676,983	51070
City of Manistee		1,000,800		74,300	2	1,075,100	51070
Totals		3,314,482		10,030,000	16	13,344,482	

2014
Renaissance Zone Parcels
(Act 376 of 1996)

Township	No	Taxable Value	SD
Filer	3	173,544	51070
Manistee	21	917,570	51070
Maple Grove	36	296,796	51045
City of Manistee	11	5,088,395	51070
Totals	**71**	**6,476,305**	

2014
DNR PILT PARCELS
(Act 513 of 2004)

Township	No	Taxable Value	SD
Cleon	8	34,029	10015
Cleon	1	1,819	83070
Vill of Copemish	3	10,404	10015
Dickson	1	113,955	51045
Filer	1	29,813	51070
Manistee	20	1,091,722	51070
Manistee	2	44,060	51060
Vill Eastlake	3	99,127	51070
Maple Grove	8	80,189	51045
Pleasanton	2	52,429	51020
Pleasanton	1	18,388	51045
Springdale	19	719,241	10015
Springdale	6	555,293	51045
Stronach	2	82,978	51070
Stronach	1	5,052	51045
Totals	**78**	**2,938,499**	

MANISTEE COUNTY 2014
Commercial Forest Reserve

Township	School District	Number of Parcels	Acres
Arcadia	Onekama	1	80
Bear Lake	Bear Lake	4	248
Brown	KND	3	140
Cleon	Mesick	2	80
Maple Grove	KND	2	78
Marilla	Mesick	8	356
Norman	KND	3	200
Onekama	Onekama	1	80
Pleasanton	Bear Lake	1	48.59
Stronach	Mason Co Eastern	2	256.90
Stronach	KND	1	40.21
Totals		**28**	**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 $1.25 per acre as adjusted pursuant to MCL 324.51107.

MANISTEE COUNTY
2014 PARCEL COUNT

	REAL PROPERTY						PERSONAL PROPERTY					
TOWNSHIP	**100**	**200**	**300**	**400**	**500**	**600**	**250**	**350**	**450**	**550**	**TOTAL**	**TE**
ARCADIA	54	30	0	998	0	0	28	1	0	1	1112	58
BEAR LAKE	93	96	15	1442	0	0	117	2	0	236	2001	61
BROWN	59	23	18	693	0	0	8	0	0	30	831	43
CLEON	61	34	26	900	0	0	32	1	0	49	1103	50
DICKSON	31	19	5	1073	0	0	36	0	0	4	1168	137
FILER	11	86	54	1492	0	0	86	4	0	12	1745	56
MANISTEE	52	138	26	2167	0	0	163	2	0	80	2628	141
MAPLE GROVE	21	57	20	1270	0	0	19	0	0	36	1423	84
MARILLA	61	0	4	391	0	0	10	0	0	13	479	30
NORMAN	7	65	10	2283	0	0	73	0	0	4	2442	171
ONEKAMA	57	82	2	2313	0	0	78	1	0	28	2561	169
PLEASANTON	85	25	0	1012	0	0	33	2	0	34	1191	33
SPRINGDALE	8	12	0	1046	1	0	29	0	0	95	1191	48
STRONACH	0	12	26	863	0	0	28	2	0	11	942	109
CITY	0	352	21	3196	0	0	331	11	0	7	3918	245
TOTAL	**600**	**1031**	**227**	**21139**	**1**	**0**	**1071**	**26**	**0**	**640**	**24735**	**1435**
VILLAGES												
BEAR LAKE	0	38	0	185	0	0	30	0	0	2	255	29
COPEMISH	0	22	4	151	0	0	17	1	0	1	196	19
EAST LAKE	0	11	2	322	0	0	5	0	0	3	343	25
KALEVA	0	54	9	310	0	0	15	0	0	1	389	52
ONEKAMA	0	57	0	374	0	0	41	0	0	4	476	44
TOTAL	**0**	**182**	**15**	**1342**	**0**	**0**	**108**	**1**	**0**	**11**	**1659**	**169**

(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**
53021	**Mason Co Eastern**
83070	**Mesick**

SCHOOL DISTRICT
PARCEL COUNT 2014
(Includes Tax Exempt Real & Personal Parcels)

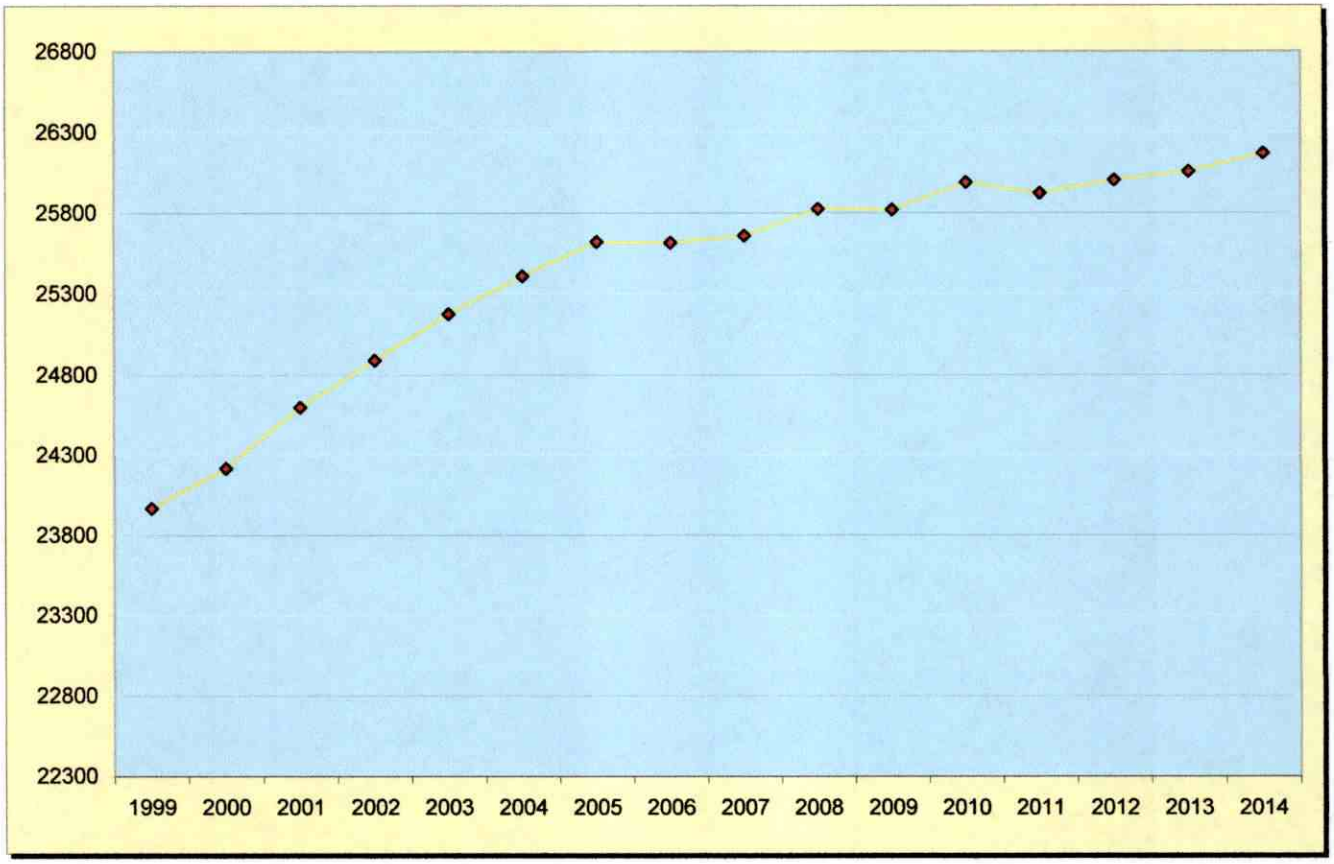
TOWNSHIP	51020	51045	51070	51060	10015	53021	83070	TOTAL
ARCADIA				1170				1170
BEAR LAKE	1472	170		420				2062
BROWN		407		467				874
CLEON					792		361	1153
DICKSON		1305						1305
FILER			1801					1801
MANISTEE			2155	614				2769
MAPLE GROVE		1507						1507
MARILLA		228			6		275	509
NORMAN		2613						2613
ONEKAMA				2730				2730
PLEASANTON	1158	21		3	42			1224
SPRINGDALE		93			1146			1239
STRONACH		585	446			20		1051
CITY			4163					4163
TOTAL	**2630**	**6929**	**8565**	**5404**	**1986**	**20**	**636**	**26170**

SCHOOL DISTRICT
TAX EXEMPT-REAL & PERSONAL PARCELS
2014

TOWNSHIP	51020	51045	51070	51060	10015	53021	83070	TOTAL
ARCADIA				58				58
BEAR LAKE	48	0		13				61
BROWN		34		9				43
CLEON					44		6	50
DICKSON		137						137
FILER			56					56
MANISTEE			133	8				141
MAPLE GROVE		84						84
MARILLA		12			0		18	30
NORMAN		171						171
ONEKAMA				169				169
PLEASANTON	29	1		0	3			33
SPRINGDALE		7			41			48
STRONACH		52	55			2		109
CITY			245					245
TOTAL	**77**	**498**	**489**	**257**	**88**	**2**	**24**	**1435**

MANISTEE COUNTY PARCEL COUNT HISTORY

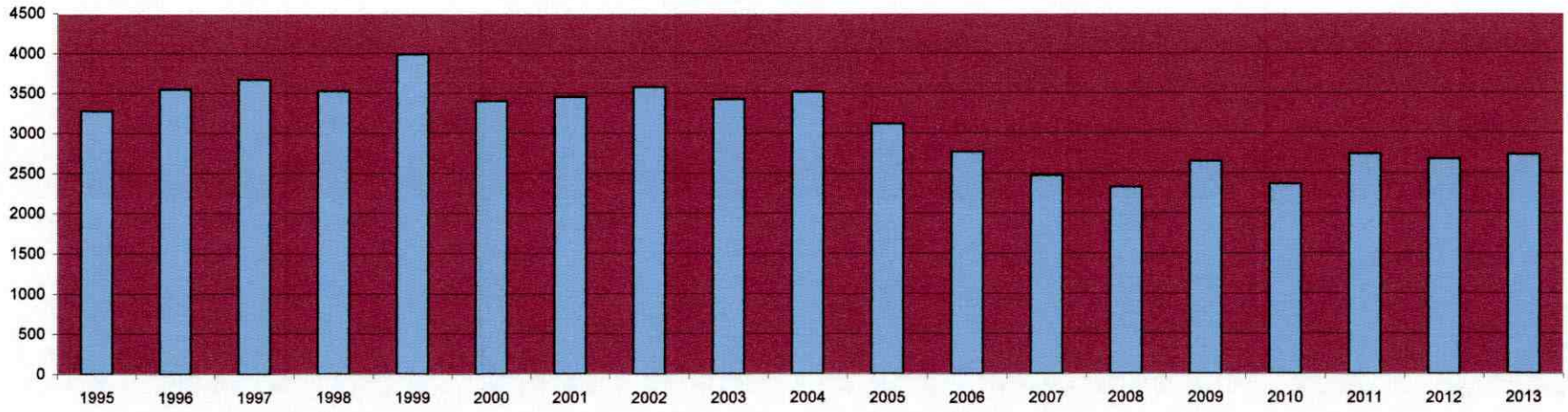
	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
ARCADIA	1067	1089	1103	1114	1133	1139	1148	1142	1139	1145	1157	1160	1167	1169	1175	1170
BEAR LAKE	1680	1703	1768	1801	1832	1853	1878	1907	1922	1937	1917	1937	1947	1979	1976	2062
BROWN	808	814	819	832	841	859	869	854	861	862	867	867	874	874	880	874
CLEON	1031	1039	1064	1073	1093	1110	1122	1105	1111	1120	1118	1152	1141	1152	1154	1153
DICKSON	1182	1197	1213	1226	1271	1276	1288	1297	1300	1299	1290	1322	1290	1291	1293	1305
FILER	1693	1703	1716	1732	1789	1770	1790	1789	1781	1816	1813	1827	1825	1801	1800	1801
MANISTEE	2553	2555	2617	2660	2656	2680	2725	2706	2728	2752	2748	2721	2723	2759	2791	2769
MAPLE GROVE	1404	1432	1455	1482	1495	1475	1479	1487	1483	1491	1510	1535	1517	1514	1512	1507
MARILLA	484	485	489	495	491	492	498	504	505	503	505	513	505	506	503	509
NORMAN	2516	2543	2541	2550	2551	2558	2576	2579	2556	2566	2559	2581	2573	2574	2587	2613
ONEKAMA	2385	2404	2437	2477	2548	2679	2679	2686	2697	2699	2703	2707	2694	2711	2716	2730
PLEASANTON	1115	1139	1142	1157	1158	1160	1184	1190	1198	1194	1195	1222	1227	1220	1221	1224
SPRINGDALE	980	994	1003	1020	1046	1097	1111	1116	1137	1160	1164	1190	1189	1223	1235	1239
STRONACH	1037	1034	1039	1044	1046	1043	1045	1043	1048	1054	1048	1059	1060	1051	1046	1051
CITY OF MANISTEE	4033	4085	4194	4228	4227	4218	4230	4211	4193	4226	4224	4197	4189	4178	4168	4163
TOTAL	23968	24216	24600	24891	25177	25409	25622	25616	25659	25824	25818	25990	25921	26002	26057	26170



MANISTEE COUNTY
NUMBER OF DEEDS PROCESSED

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
ARCADIA	158	148	151	200	165	130	197	176	158	100	117	96	102	98	89	100	80	109
BEAR LAKE	231	269	242	291	272	238	240	248	276	238	229	174	176	194	199	211	209	217
BROWN	134	118	130	159	88	87	93	124	130	63	87	87	66	65	76	65	46	63
CLEON	158	225	181	191	174	158	207	158	221	134	160	152	161	176	117	133	143	140
DICKSON	171	155	174	202	183	164	197	136	151	156	131	107	111	118	140	148	126	114
FILER	187	232	200	270	181	174	216	192	204	194	156	167	152	160	157	153	188	173
MANISTEE	319	291	260	317	279	361	329	308	301	310	280	291	195	193	191	237	309	213
MAPLE GROVE	247	283	252	267	251	225	190	221	215	195	189	170	148	155	144	183	183	149
MARILLA	123	70	67	90	88	75	64	112	59	63	60	29	66	39	56	53	53	63
NORMAN	425	323	370	369	288	323	354	307	367	338	247	219	223	216	224	257	264	260
ONEKAMA	342	459	365	377	305	402	475	476	408	333	280	232	232	362	221	265	262	339
PLEASANTON	196	177	119	173	138	146	151	176	146	109	129	124	136	81	86	140	121	144
SPRINGDALE	163	182	136	155	141	172	166	182	129	126	192	144	108	125	188	113	131	140
STRONACH	144	132	156	122	94	121	154	107	119	80	94	64	84	75	69	95	82	119
CITY OF MANISTEE																		
1ST DISTRICT	66	41	53	140	71	82	68	55	50	80	57	78	28	130	18	47	47	78
2ND DISTRICT	91	168	262	196	354	247	121	129	137	175	116	63	72	151	98	199	107	141
3RD DISTRICT	129	101	143	171	113	95	122	113	148	167	85	97	72	88	84	133	102	84
4TH DISTRICT	58	36	47	48	41	49	37	37	38	30	18	22	19	47	31	24	26	27
5TH DISTRICT	50	62	81	79	40	42	63	44	83	62	34	48	48	41	50	38	43	45
6TH DISTRICT	95	93	79	72	81	97	89	63	111	83	64	53	70	81	81	71	83	75
7TH DISTRICT	61	103	58	94	51	66	41	58	65	80	40	52	57	50	43	69	68	32
CITY TOTALS	550	604	723	800	751	678	541	499	632	677	414	413	366	588	405	581	476	482
COUNTY TOTALS	**3548**	**3668**	**3526**	**3983**	**3398**	**3454**	**3574**	**3422**	**3516**	**3116**	**2765**	**2469**	**2326**	**2645**	2362	2734	2673	2725

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



MANISTEE COUNTY VALUE (1993-2013)

Inflation Rate	Year	SEV	SEV % Change	Taxable Value	Taxable Value % Change
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%
2.40%	2013	$1,359,317,250	-3.23%	$1,094,402,358	0.40%
1.60%	2014	$1,359,424,800	0.01%	$1,105,413,508	1.01%

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
2014 Capped Value=(2013 Taxable Value-Losses) x 1.016 + Additions

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

2014 TOP TEN PROPERTY OWNERS BY TAXABLE VALUE

	NAME	TAXABLE VALUE
1.	PACKAGING CORPORATION OF AMERICA	41,141,594
2.	T.E.S. FILER CITY	26,688,525
3.	CONSUMERS	25,472,124
4.	MARTIN MARIETTA	15,765,331
5.	METC LLC	9,694,600
6.	MORTON INTERNATIONAL	9,417,017
7.	MERIT ENERGY	5,855,222
8.	ARCADIA BLUFFS	3,811,100
9.	AMERICAN MATERIALS	3,685,100
10.	LITTLE RIVER BAND OF OTTAWA INDIANS	3,512,774