

# 2022

## *Manistee County*



## **Equalization Report**

**Heather Vasquez - Equalization Director**

**Lisa Senters - Deputy Equalization Director**

**Samantha Sobaski - Appraiser**

**BethAnn Kozicki- Property Description Specialist/GIS Tech**

**Loren Ferreira - Description Analyst**



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

TO: Manistee County Board of Commissioners  
FROM: Heather Vasquez, Equalization Director  
DATE: April 12, 2022  
RE: 2022 Manistee County Equalization Report

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The 2022 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 24,550 real property descriptions for 2022.

The County Equalized Value for 2022 is \$1,712,640,783 which represents an increase of 7.62%. The amount of gain from last year is \$121,358,733. 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 3.3% 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 2022 County Taxable Value is \$1,290,885,361 which represents an increase of 5.92%. The amount of gain from last year is \$72,239,234.

# 2022 EQUALIZATION REPORT

## TABLE OF CONTENTS

Recognition	
Equalization Report L-4024	Pages 1-6
Percent Change – 2021 to 2022	Page 7
Local Unit Equalized Value Change Graph	Page 8
Equalized Value Percent	Page 9
Equalized Value 2011-2022	Page 10
Manistee County Board Resolution	Page 11
Value Report	Page 12
Taxable Value 2012-2022	Page 13
Equalized VS Taxable Value	Page 14
Equalized VS Taxable 2004-2022	Page 15
Equalized/Taxable Value Percent Comparison	Page 16
IFT Exemptions/Renaissance Zone Exemptions	Page 17
Commercial Forest Reserve Parcels Report	Page 18
Parcel Count Report	Page 19
Parcel Count 2009-2022	Page 20
Documents Processed 2003-2021	Page 21
County Value (2003-2022)	Page 22
2022 Top Ten Taxpayers	Page 23

**Manistee County**  
**Board of Commissioners**

District 1

Pauline Jaquish

District 2

Richard Schmidt

District 3

Nikki Koons

District 4

Eric Gustad

District 5

Jeff Dontz

District 6

Karen Goodman

District 7

Margaret Batzer

## Manistee County Supervisors, Village Presidents and Assessors

<u>Local Unit</u>	<u>Supervisor</u>	<u>Assessor</u>
Arcadia	Janice McCraner	Barbie Eaton
Bear Lake	Jeff Harthun	Ginny Martz
Brown	Paul Adamski	Jared Litwiller
Cleon	David Myers	William Muha
Dickson	Sharon Buning	David Meister
Filer	Terry Walker	Molly Whetstone
Manistee	Dennis Bjorkquist	Connie Anderson
Maple Grove	H. Wayne Beldo	Sharon Zakrajsek
Marilla	Douglas Glick	Jared Litwiller
Norman	Richard Mobley	David Meister
Onekama	Dave Meister	Ginny Martz
Pleasanton	Carol Merrill	Carol Merrill
Springdale	Brian Moore	Jared Litwiller
Stronach	Phil Vadeboncoeur	Stan Armstrong
City of Manistee	William Gambill	Molly Whetstone

<u>Local Unit</u>	<u>President</u>	<u>Assessor</u>
Village of Bear Lake	Marla Mae Evens	Ginny Martz
Village of Copemish	Patrick Milliron	William Muha
Village of Eastlake	Wendy Banicki	Connie Anderson
Village of Kaleva	Kimberly Somsel	Sharon Zakrajsek
Village of Onekama	Roger Burger	Ginny Martz

**Personal and Real Property - TOTALS**  
The instructions for completing this form are on the reverse side of page 3.

Manistee COUNTY

Statement of acreage and valuation in the year 2022 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 (Totals from pages 2 and 3)		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
Arcadia Township	11,980.24	120,195,700	120,195,700	4,344,100	4,344,100	124,539,800	124,539,800
Bear Lake Township	22,131.60	112,804,800	112,804,800	6,109,800	6,109,800	118,914,600	118,914,600
Brown Township	22,748.66	40,510,434	40,510,434	2,025,800	2,025,800	42,536,234	42,536,234
Cleon Township	23,221.14	45,299,900	45,299,900	4,613,400	4,613,400	49,913,300	49,913,300
Dickson Township	45,429.88	54,900,725	54,900,725	7,008,700	7,008,700	61,909,425	61,909,425
Filer Township	9,797.89	150,630,100	150,630,100	33,044,200	33,044,200	183,674,300	183,674,300
Manistee City	2,151.25	264,408,500	264,408,500	9,859,400	9,859,400	274,267,900	274,267,900
Manistee Township	28,582.39	179,170,500	179,170,500	15,071,400	15,071,400	194,241,900	194,241,900
Maple Grove Township	23,266.28	57,533,500	57,533,500	3,906,100	3,906,100	61,439,600	61,439,600
Marilla Township	23,116.43	28,774,874	28,774,874	2,434,400	2,434,400	31,209,274	31,209,274
<b>Totals for County</b>							

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF MANISTEE County,

MANISTEE Michigan, \_\_\_\_\_

WE HEREBY CERTIFY that the foregoing is a true statement of the number of acres of land in each township and city in the County of MANISTEE and of the value of the real property and of the personal property in each township and city in said county as assessed in the year 2022, and of the aggregate valuation of the real property and personal property in each township and city in said county as equalized by the Board of Commissioners of said county on the 12TH day of April 2022, at a meeting of said board held in pursuant to the provisions of Sections 209.1 - 209.8, MCL. We 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. 255 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 at \_\_\_\_\_ this 12TH day of APRIL, 2022.

**Personal and Real Property - TOTALS**  
The instructions for completing this form are on the reverse side of page 3.

Manistee COUNTY

Statement of acreage and valuation in the year 2022 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 (Totals from pages 2 and 3)		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
Norman Township	45,908.60	83,791,550	83,791,550	8,699,400	8,699,400	92,490,950	92,490,950
Onkama Township	11,120.45	257,113,500	257,113,500	3,087,600	3,087,600	260,201,100	260,201,100
Pleasanton Township	21,864.51	84,028,100	84,028,100	2,709,300	2,709,300	86,737,400	86,737,400
Springdale Township	23,141.21	64,668,000	64,668,000	2,107,700	2,107,700	66,775,700	66,775,700
Stronach Township	35,509.08	58,154,500	58,154,500	5,634,800	5,634,800	63,789,300	63,789,300
<b>Totals for County</b>	349,969.61	1,601,984,683	1,601,984,683	110,656,100	110,656,100	1,712,640,783	1,712,640,783

-2-

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF MANISTEE County,

MANISTEE Michigan, \_\_\_\_\_

WE HEREBY CERTIFY that the foregoing is a true statement of the number of acres of land in each township and city in the County of MANISTEE and of the value of the real property and of the personal property in each township and city in said county as assessed in the year 2022, and of the aggregate valuation of the real property and personal property in each township and city in said county as equalized by the Board of Commissioners of said county on the MANISTEE day of April 2022, at a meeting of said board held in pursuant to the provisions of Sections 209.1 - 209.8, MCL. We 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. 255 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 at \_\_\_\_\_ this 12TH day of APRIL, 2022.

**Equalized Valuations - REAL**

Manistee **COUNTY**

The instructions for completing this form are on the reverse side of page 3.

Statement of acreage and valuation in the year 2022 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Real Property Equalized by County Board of Commissioners						
	(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 Township	2,634,100	6,079,300	0	111,482,300	0	0	120,195,700
Bear Lake Township	7,726,300	6,496,700	456,900	98,124,900	0	0	112,804,800
Brown Township	3,906,914	567,600	355,600	35,680,320	0	0	40,510,434
Cleon Township	4,136,400	1,560,300	925,100	38,678,100	0	0	45,299,900
Dickson Township	2,185,200	1,021,800	4,854,700	46,839,025	0	0	54,900,725
Filer Township	0	14,811,300	6,248,500	129,570,300	0	0	150,630,100
Manistee City	0	46,704,300	4,929,400	212,774,800	0	0	264,408,500
Manistee Township	4,034,300	21,710,500	1,438,900	151,986,800	0	0	179,170,500
Maple Grove Township	1,600,000	2,478,400	1,290,700	52,164,400	0	0	57,533,500
Marilla Township	5,455,300	0	233,700	23,085,874	0	0	28,774,874
<b>Totals for County</b>							

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF MANISTEE County,  
MANISTEE Michigan, \_\_\_\_\_

WE HEREBY CERTIFY that the foregoing is a true statement of the equalized valuations of real property classifications in each township and city in the County of MANISTEE in the year 2022, as determined by the Board of Commissioners of said county on the 12TH day of April 2022, at a meeting of said board held in pursuant to the provisions of Sections 209.1 - 209.8, MCL. We 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. 255 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 at \_\_\_\_\_ this 12TH day of APRIL, 2022.

**Equalized Valuations - REAL**

Manistee **COUNTY**

The instructions for completing this form are on the reverse side of page 3.

Statement of acreage and valuation in the year 2022 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Real Property Equalized by County Board of Commissioners						
	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
Norman Township	1,003,500	4,649,300	165,800	77,972,950	0	0	83,791,550
Onekama Township	4,577,500	6,052,800	140,700	246,342,500	0	0	257,113,500
Pleasanton Township	6,932,100	2,049,700	0	75,046,300	0	0	84,028,100
Springdale Township	445,300	792,300	0	63,430,400	0	0	64,668,000
Stronach Township	0	618,600	8,254,300	49,281,600	0	0	58,154,500
<b>Totals for County</b>	44,636,914	115,592,900	29,294,300	1,412,460,569	0	0	1,601,984,683

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF MANISTEE

County, MANISTEE Michigan, \_\_\_\_\_

WE HEREBY CERTIFY that the foregoing is a true statement of the equalized valuations of real property classifications in each township and city in the County of MANISTEE in the year 2022, as determined by the Board of Commissioners of said county on the 12TH day of April 2022, at a meeting of said board held in pursuant to the provisions of Sections 209.1 - 209.8, MCL. We 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. 255 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 at \_\_\_\_\_ this 12TH day of APRIL, 2022.

**Assessed Valuations - Real**

Manistee COUNTY

The instructions for completing this form are on the reverse side of page 3.

Statement of acreage and valuation in the year 2022 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Real Property Assessed Valuations Approved by Boards of Review						
	(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 Township	2,634,100	6,079,300	0	111,482,300	0	0	120,195,700
Bear Lake Township	7,726,300	6,496,700	456,900	98,124,900	0	0	112,804,800
Brown Township	3,906,914	567,600	355,600	35,680,320	0	0	40,510,434
Cleon Township	4,136,400	1,560,300	925,100	38,678,100	0	0	45,299,900
Dickson Township	2,185,200	1,021,800	4,854,700	46,839,025	0	0	54,900,725
Filer Township	0	14,811,300	6,248,500	129,570,300	0	0	150,630,100
Manistee City	0	46,704,300	4,929,400	212,774,800	0	0	264,408,500
Manistee Township	4,034,300	21,710,500	1,438,900	151,986,800	0	0	179,170,500
Maple Grove Township	1,600,000	2,478,400	1,290,700	52,164,400	0	0	57,533,500
Marilla Township	5,455,300	0	233,700	23,085,874	0	0	28,774,874
<b>Totals for County</b>							

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF MANISTEE

County, MANISTEE Michigan, \_\_\_\_\_

WE HEREBY CERTIFY that the foregoing is a true statement of the assessed valuations of real property classifications in each township and city in the County of MANISTEE in the year 2022, as determined by the Board of Commissioners of said county on the 12TH day of April 2022, at a meeting of said board held in pursuant to the provisions of Sections 209.1 - 209.8, MCL. We 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. 255 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 at \_\_\_\_\_ this 12TH day of APRIL, 2022.

**Assessed Valuations - Real**

Manistee COUNTY

The instructions for completing this form are on the reverse side of page 3.

Statement of acreage and valuation in the year 2022 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Real Property Assessed Valuations Approved by Boards of Review						
	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
Norman Township	1,003,500	4,649,300	165,800	77,972,950	0	0	83,791,550
Onekama Township	4,577,500	6,052,800	140,700	246,342,500	0	0	257,113,500
Pleasanton Township	6,932,100	2,049,700	0	75,046,300	0	0	84,028,100
Springdale Township	445,300	792,300	0	63,430,400	0	0	64,668,000
Stronach Township	0	618,600	8,254,300	49,281,600	0	0	58,154,500
<b>Totals for County</b>	44,636,914	115,592,900	29,294,300	1,412,460,569	0	0	1,601,984,683

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF MANISTEE

County, MANISTEE Michigan, \_\_\_\_\_

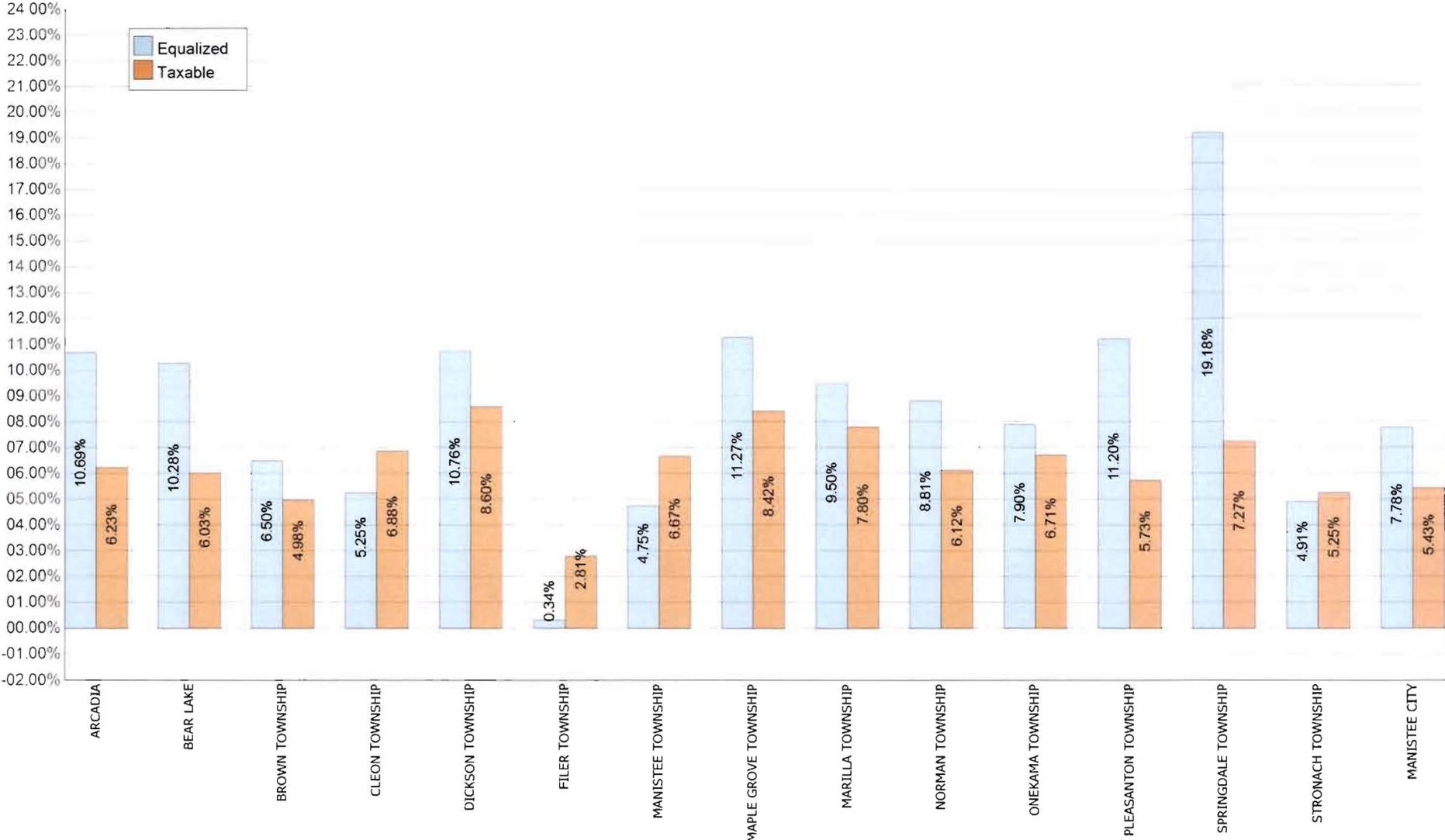
WE HEREBY CERTIFY that the foregoing is a true statement of the assessed valuations of real property classifications in each township and city in the County of MANISTEE in the year 2022, as determined by the Board of Commissioners of said county on the 12TH day of April 2022, at a meeting of said board held in pursuant to the provisions of Sections 209.1 - 209.8, MCL. We 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. 255 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 at \_\_\_\_\_ this 12TH day of APRIL, 2022.

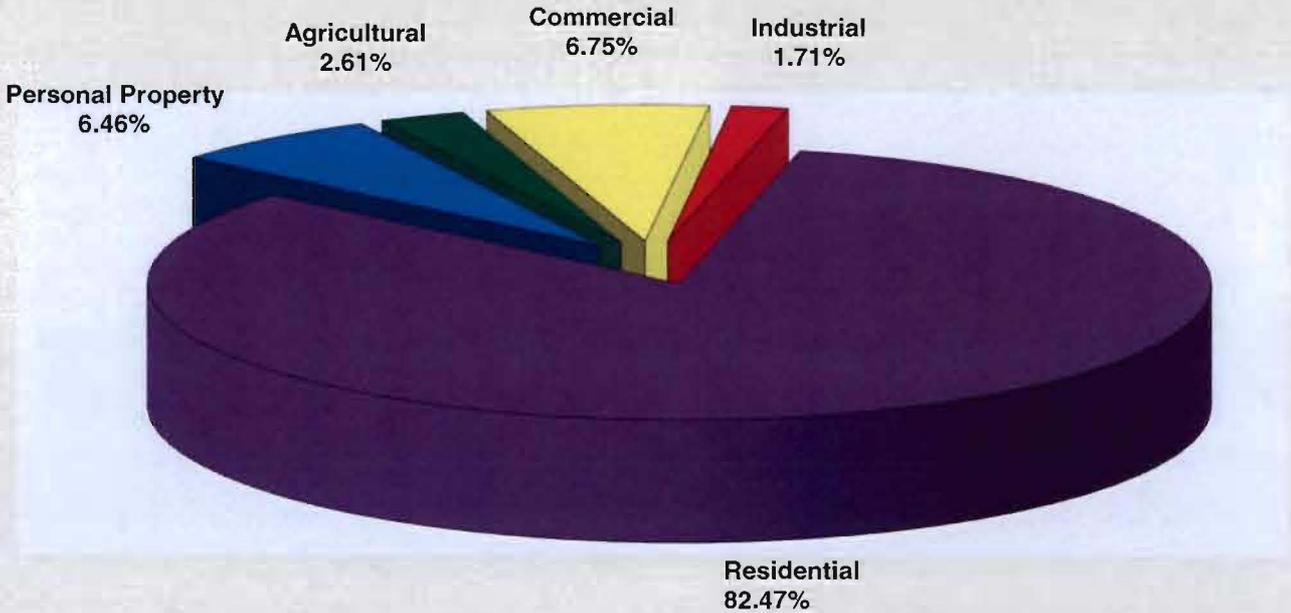
**MANISTEE COUNTY**  
**Percent Change - 2021 to 2022**  
**Includes New, Loss and Adjustment**  
**By Local Unit**

Unit	2021 Equalized Value	2022 Equalized Value	C.E.V. % Change	2021 Taxable Value	2022 Taxable Value	Taxable % Change
<b>TOWNSHIPS</b>						
ARCADIA	112,514,900	124,539,800	10.69%	76,499,328	81,265,250	6.23%
BEAR LAKE	99,661,200	109,423,500	9.80%	78,851,751	83,588,528	6.01%
BROWN TOWNSHIP	39,942,000	42,536,234	6.50%	29,533,650	31,003,228	4.98%
CLEON TOWNSHIP	41,779,000	44,216,800	5.83%	30,595,837	32,876,174	7.45%
DICKSON TOWNSHIP	55,893,900	61,909,425	10.76%	42,812,638	46,496,152	8.60%
FILER TOWNSHIP	183,060,600	183,674,300	0.34%	146,051,188	150,161,810	2.81%
MANISTEE TOWNSHIP	172,044,100	180,077,300	4.67%	134,043,827	142,782,847	6.52%
MAPLE GROVE TOWNSHIP	43,030,000	48,489,900	12.69%	29,849,455	32,585,800	9.17%
MARILLA TOWNSHIP	28,501,600	31,209,274	9.50%	18,904,328	20,379,236	7.80%
NORMAN TOWNSHIP	85,002,600	92,490,950	8.81%	68,835,307	73,047,465	6.12%
ONEKAMA TOWNSHIP	213,728,300	230,039,300	7.63%	157,444,266	168,054,485	6.74%
PLEASANTON TOWNSHIP	78,001,900	86,737,400	11.20%	56,988,902	60,252,954	5.73%
SPRINGDALE TOWNSHIP	56,027,750	66,775,700	19.18%	43,444,310	46,600,981	7.27%
STRONACH TOWNSHIP	60,803,200	63,789,300	4.91%	45,382,647	47,766,377	5.25%
<b>CITIES</b>						
MANISTEE CITY	254,481,700	274,267,900	7.78%	207,814,260	219,100,632	5.43%
<b>VILLAGES</b>						
VILLAGE OF BEAR LAKE	8,164,200	9,491,100	16.25%	7,052,159	7,497,732	6.32%
VILLAGE OF COPEMISH	5,645,500	5,696,500	0.90%	4,304,203	4,426,537	2.84%
VILLAGE OF EASTLAKE	13,384,800	14,164,600	5.83%	10,674,095	11,583,074	8.52%
VILLAGE OF KALEVA	12,184,900	12,949,700	6.28%	7,735,105	8,163,182	5.53%
VILLAGE OF ONEKAMA	27,429,900	30,161,800	9.96%	21,828,871	23,252,917	6.52%

### Arranged by Local Unit Equalized Value Change



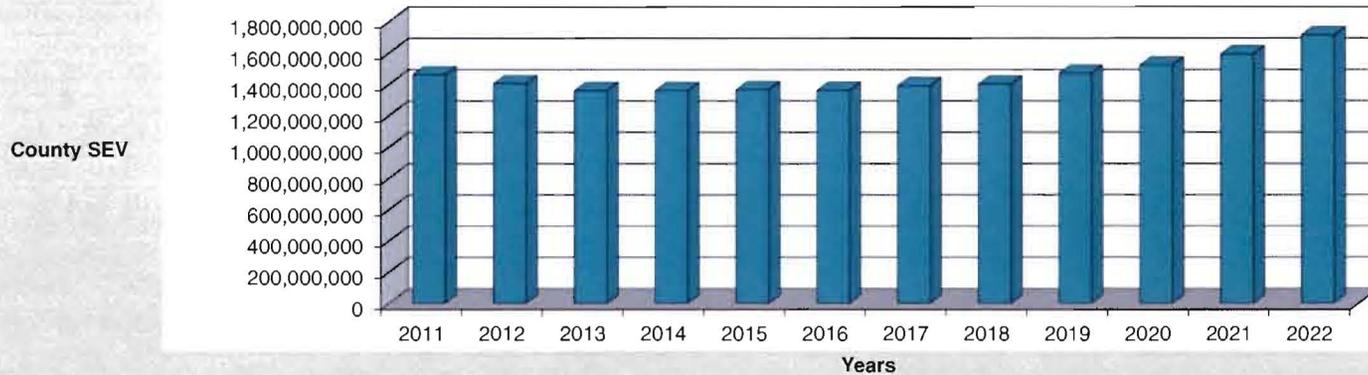
# 2022 Total Equalized Value \$1,712,640,783



**MANISTEE COUNTY  
EQUALIZED VALUE HISTORY**

TOWNSHIPS	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
ARCADIA	114,966,800	115,809,400	109,833,500	114,632,700	114,225,700	114,698,500	121,872,600	117,407,000	119,867,000	111,397,900	112,514,900	124,539,800
BEAR LAKE	97,828,640	95,585,500	93,915,750	91,548,000	91,722,550	91,278,660	92,726,225	95,483,700	100,587,100	104,342,950	107,825,400	118,914,600
BROWN	36,644,200	32,829,580	30,923,500	31,692,600	32,975,700	32,553,400	34,136,000	34,908,100	36,752,300	38,709,886	39,942,000	42,536,234
CLEON	36,109,600	36,298,600	34,800,100	35,281,000	35,930,000	36,565,600	37,343,700	38,052,500	39,502,500	44,116,000	47,424,500	49,913,300
DICKSON	45,440,800	45,085,800	43,961,100	44,092,400	43,301,900	43,988,060	45,176,320	46,054,900	49,868,600	54,094,850	55,893,900	61,909,425
FILER	202,876,200	197,512,500	195,030,700	197,504,300	194,060,900	179,985,500	177,758,000	173,013,400	174,814,900	178,029,400	183,060,600	183,674,300
MANISTEE	179,341,500	167,640,400	156,720,500	155,321,000	156,751,000	165,910,900	166,533,300	167,641,700	178,391,500	181,864,400	185,428,900	194,241,900
MAPLE GROVE	52,531,300	47,598,902	46,344,800	42,001,000	41,654,600	41,535,000	43,015,400	44,189,600	49,399,700	55,234,700	55,214,900	61,439,600
MARILLA	25,492,200	23,256,500	21,154,100	21,852,600	21,385,042	21,036,500	22,289,350	23,115,800	24,287,100	25,691,000	28,501,600	31,209,274
NORMAN	66,555,800	65,236,400	62,888,600	64,773,400	64,238,000	62,893,150	64,624,800	68,249,900	75,799,400	80,703,400	85,002,600	92,490,950
ONEKAMA	204,569,750	201,116,050	196,547,600	197,421,900	201,366,500	204,639,000	208,150,000	210,856,200	222,914,200	231,629,800	241,158,200	260,201,100
PLEASANTON	69,594,400	61,735,300	60,321,500	59,951,600	60,460,400	63,386,200	69,780,400	70,196,200	69,870,600	71,245,500	78,001,900	86,737,400
SPRINGDALE	47,161,300	42,651,300	44,123,500	43,838,600	43,010,500	44,791,350	47,486,800	48,644,000	49,929,000	51,815,900	56,027,750	66,775,700
STRONACH	53,810,919	55,296,700	54,156,600	54,282,700	55,241,800	49,754,800	51,839,300	50,148,800	52,658,100	55,535,200	60,803,200	63,789,300
CITY	228,785,500	217,101,200	208,595,400	205,231,000	208,229,000	207,343,400	207,146,200	213,443,000	223,482,500	237,556,500	254,481,700	274,267,900
<b>TOTAL</b>	<b>1,461,708,909</b>	<b>1,404,754,132</b>	<b>1,359,317,250</b>	<b>1,359,424,800</b>	<b>1,364,553,592</b>	<b>1,360,360,020</b>	<b>1,389,878,395</b>	<b>1,401,404,800</b>	<b>1,468,124,500</b>	<b>1,521,967,386</b>	<b>1,591,282,050</b>	<b>1,712,640,783</b>

**Manistee County Equalized Value History**



**RESOLUTION #2022-05**  
**MANISTEE COUNTY BOARD OF COMMISSIONERS**

**RESOLUTION TO ADOPT THE 2022 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 Board of Commissioners of the County of Manistee, the 2022 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 \$1,601,984,683 and personal property values equalized at \$110,656,100 for a total equalized value of real and personal property at \$1,712,640,783 pursuant to Section 211.34 M.C.L., 1948, as amended and to authorize the Chairperson of the County Board of Commissioners and the Clerk of the County Board of Commissioners to sign the L-4024 forms.

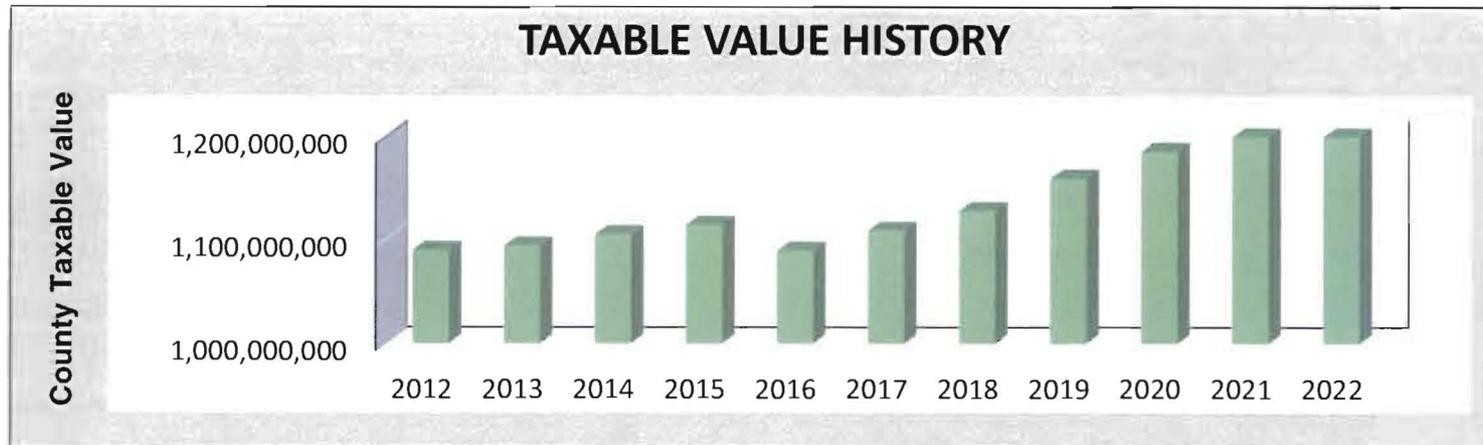
BE IT FURTHER RESOLVED, that the County Board of Commissioners accept the L-4037 forms as prepared and to authorize the Chairperson of the County Board of Commissioners and the Clerk of the County Board of Commissioners to sign the L-4037 forms.

**MANISTEE COUNTY EQUALIZATION  
2022 VALUE REPORT**

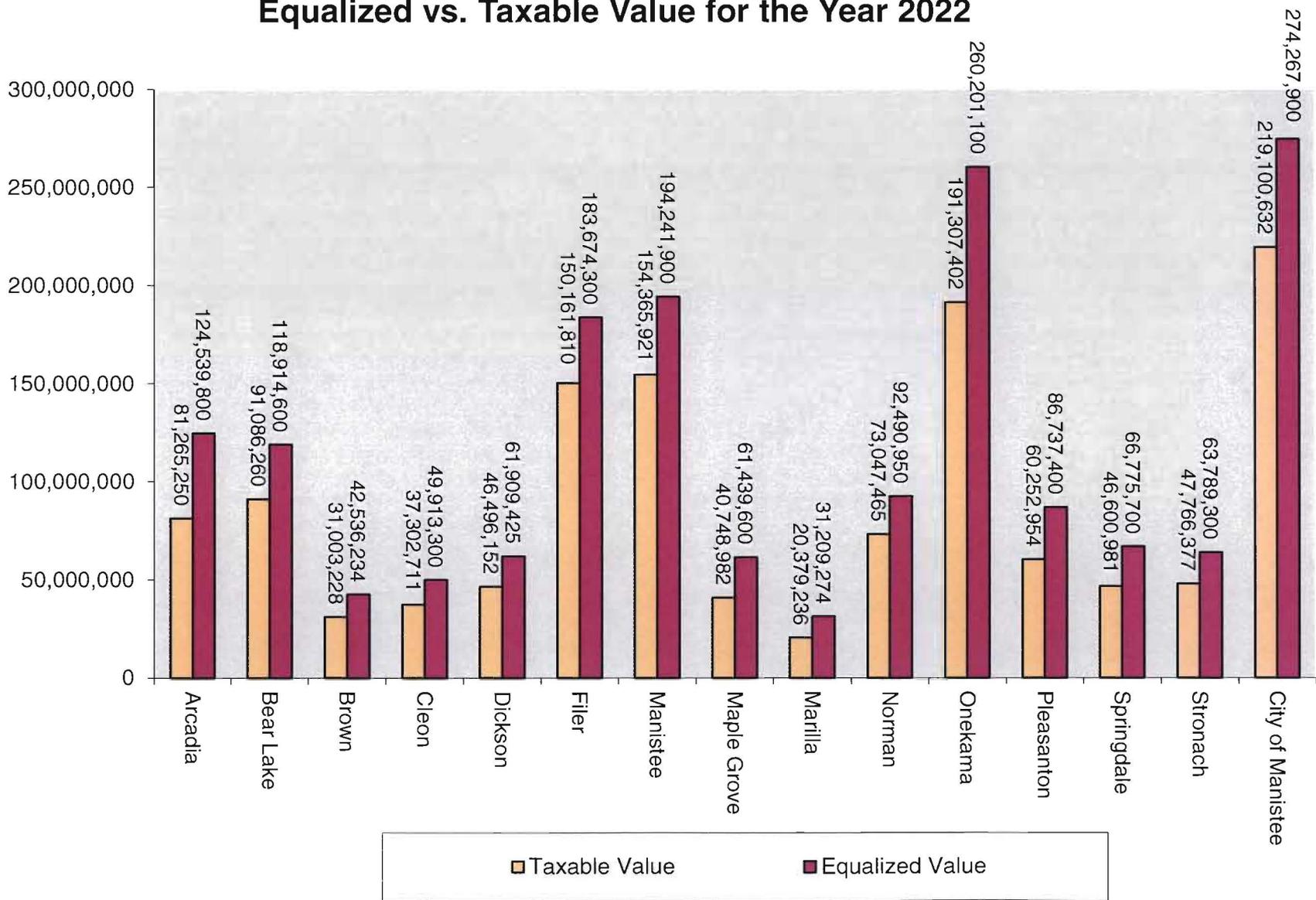
TOWNSHIP	ASSESSED VALUE	EQUALIZED VALUE	TAXABLE VALUE
ARCADIA	124,539,800	124,539,800	81,265,250
BEAR LAKE	118,914,600	118,914,600	91,086,260
BROWN	42,536,234	42,536,234	31,003,228
CLEON	49,913,300	49,913,300	37,302,711
DICKSON	61,909,425	61,909,425	46,496,152
FILER	183,674,300	183,674,300	150,161,810
MANISTEE	194,241,900	194,241,900	154,365,921
MAPLE GROVE	61,439,600	61,439,600	40,748,982
MARILLA	31,209,274	31,209,274	20,379,236
NORMAN	92,490,950	92,490,950	73,047,465
ONEKAMA	260,201,100	260,201,100	191,307,402
PLEASANTON	86,737,400	86,737,400	60,252,954
SPRINGDALE	66,775,700	66,775,700	46,600,981
STRONACH	63,789,300	63,789,300	47,766,377
CITY	274,267,900	274,267,900	219,100,632
<b>COUNTY TOTAL</b>	<b>1,712,640,783</b>	<b>1,712,640,783</b>	<b>1,290,885,361</b>

**MANISTEE COUNTY  
TAXABLE VALUE HISTORY**

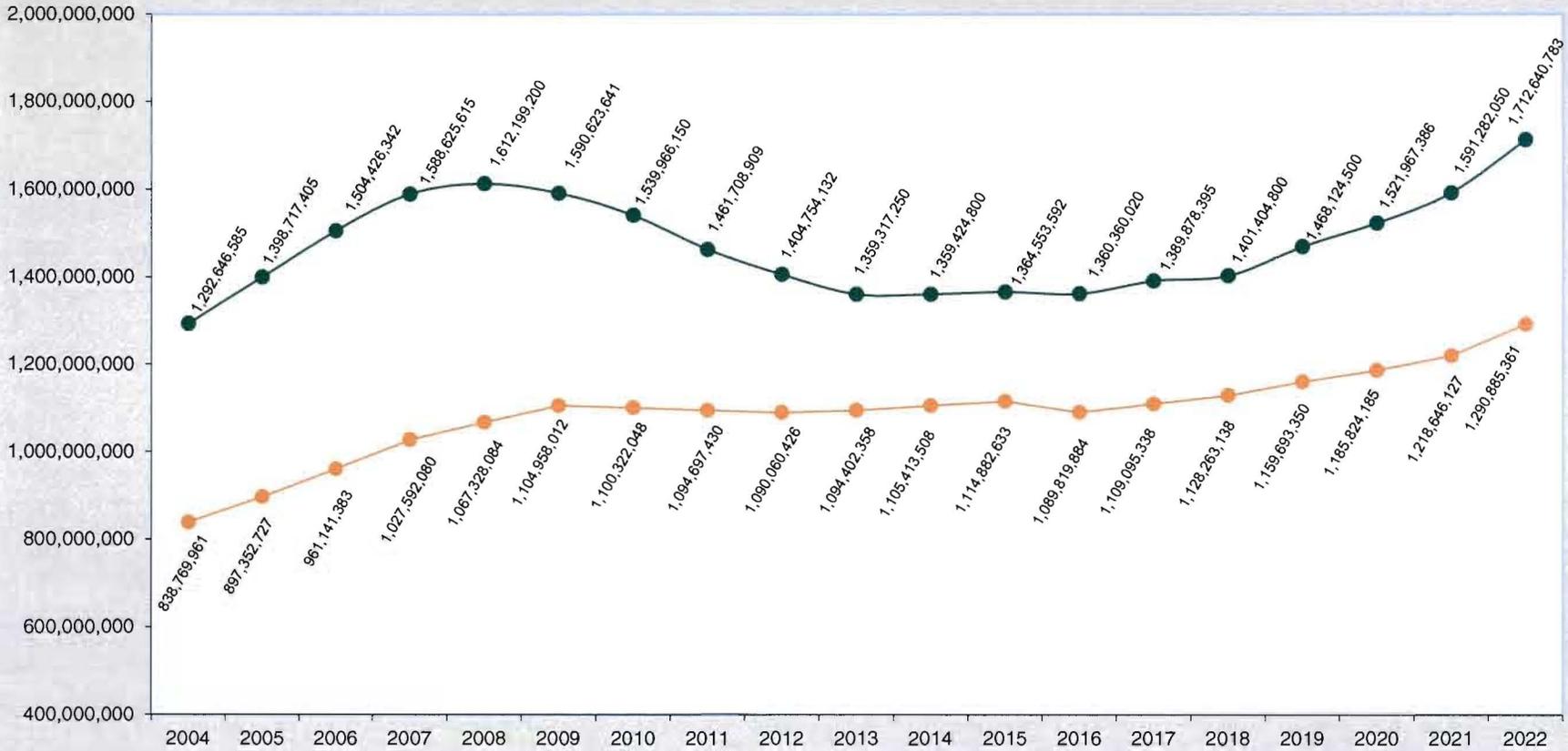
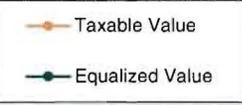
TOWNSHIP	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
ARCADIA	65,813,037	64,202,761	66,179,625	67,982,686	68,518,120	76,679,830	74,822,947	77,223,403	76,987,760	76,499,328	81,265,250
BEAR LAKE	74,200,788	75,998,360	74,961,265	74,990,369	75,217,277	76,285,989	78,617,243	81,033,487	84,226,042	85,903,910	91,086,260
BROWN	25,390,216	25,049,804	25,844,103	26,291,237	26,142,832	26,887,021	27,431,899	27,326,283	28,356,436	29,533,650	31,003,228
CLEON	28,828,168	29,255,656	29,389,550	30,230,860	30,125,288	30,717,865	31,515,989	32,475,623	33,431,652	34,900,040	37,302,711
DICKSON	36,984,490	36,978,302	37,490,431	37,449,168	38,558,478	38,972,888	39,857,813	41,016,632	42,068,819	42,812,638	46,496,152
FILER	165,248,187	169,151,440	176,383,099	172,117,019	150,927,174	148,996,130	145,302,920	147,427,894	144,775,939	146,051,188	150,161,810
MANISTEE	121,698,155	120,644,946	119,604,670	123,539,700	130,923,549	131,887,591	134,486,464	137,094,701	140,152,246	144,717,922	154,365,921
MAPLE GROVE	33,406,441	33,917,965	32,424,558	32,723,068	31,790,506	31,699,056	32,897,975	34,785,993	36,411,277	37,584,560	40,748,982
MARILLA	16,617,810	16,045,485	16,771,404	16,664,322	16,303,596	16,622,127	17,194,537	18,039,036	18,385,458	18,904,328	20,379,236
NORMAN	54,118,814	54,386,648	56,709,682	56,820,722	56,362,300	58,135,346	60,724,297	63,382,425	65,117,112	68,835,307	73,047,465
ONEKAMA	142,293,052	143,486,151	146,241,494	149,750,656	153,066,962	156,604,777	162,492,963	168,414,482	174,040,233	179,273,137	191,307,402
PLEASANTON	46,746,335	47,081,940	47,989,679	48,248,925	48,592,537	50,047,651	51,925,114	53,505,180	55,198,224	56,988,902	60,252,954
SPRINGDALE	34,432,775	36,344,875	36,491,674	35,947,850	35,719,874	36,703,953	38,598,551	39,720,678	41,134,797	43,444,310	46,600,981
STRONACH	45,901,956	47,061,598	46,881,370	48,523,879	40,864,344	41,118,217	41,575,526	42,614,449	43,732,102	45,382,647	47,766,377
CITY	198,380,202	194,796,427	192,050,904	193,602,172	186,707,047	187,736,897	190,818,900	195,633,084	201,806,088	207,814,260	219,100,632
TOTAL	1,090,060,426	1,094,402,358	1,105,413,508	1,114,882,633	1,089,819,884	1,109,095,338	1,128,263,138	1,159,693,350	1,185,824,185	1,218,646,127	1,290,885,361



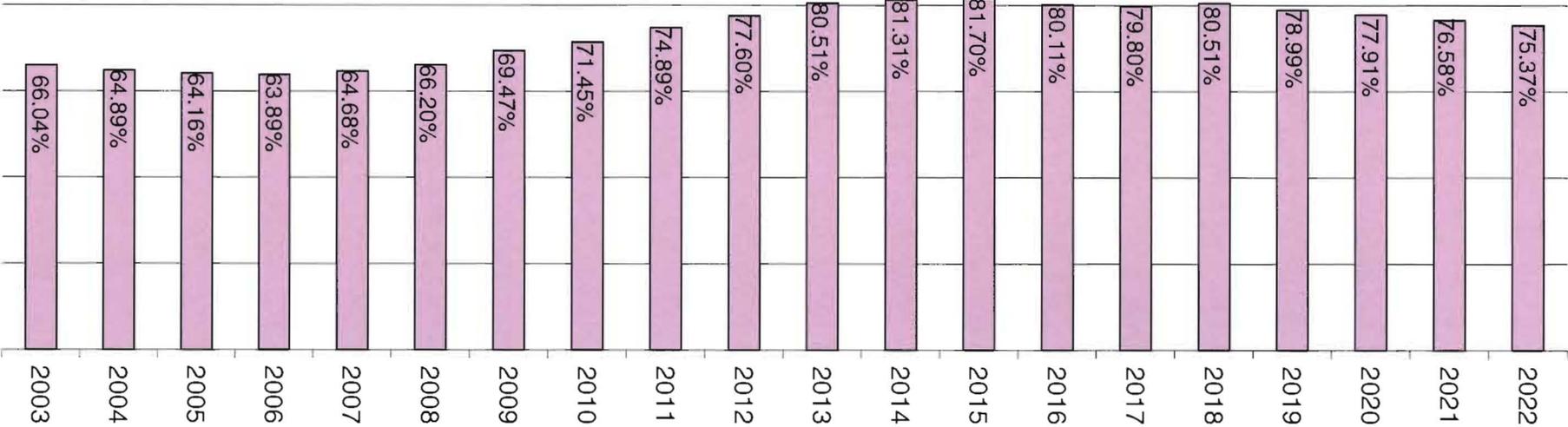
## Equalized vs. Taxable Value for the Year 2022



# Equalized vs Taxable by Year



# County Taxable Value % of Equalized Value Comparison



**MANISTEE COUNTY**  
**2022 Industrial Facilities Tax Roll**  
**(Act 198 of 1974)**

Township	New Facilities Taxable Value				No	Total	SD
		Real		Personal			
Cleon	4	811,940	2	21,900	6	833,840	10015
Springdale	1	324,098	1	0	2	324,098	10015
Stronach	3	410,200	2	429,300	5	839,500	51070
City of Manistee	1	994,700			1	994,700	51070
<b>Totals</b>		<b>2,540,938</b>		<b>451,200</b>	<b>14</b>	<b>2,992,138</b>	

**2022**  
**Renaissance Zone Parcels (50%)**  
**(Act 376 of 1996)**

Township	No	Taxable Value	SD
City of Manistee	3	4,268,597	51070
<b>Totals</b>	<b>3</b>	<b>4,268,597</b>	

**2022**  
**DNR PILT PARCELS**  
**(Act 513 of 2004)**

Township	No	Taxable Value	SD
Cleon	8	39,011	10015
Cleon	1	2,083	83070
Vill of Copemish	3	11,925	10015
Dickson	1	130,751	51045
Filer	1	34,204	51070
Manistee	20	1,146,047	51070
Manistee	2	157,079	51060
Vill Eastlake	3	113,728	51070
Maple Grove	8	91,972	51045
Pleasanton	2	60,150	51020
Pleasanton	1	21,095	51045
Springdale	19	830,993	10015
Springdale	6	631,335	51045
Stronach	2	95,204	51070
Stronach	1	5,794	51045
<b>Totals</b>	<b>78</b>	<b>3,371,371</b>	

**MANISTEE COUNTY 2022**  
**Commercial Forest Reserve**

<b>Township</b>	<b>School District</b>	<b>Number of Parcels</b>	<b>Acres</b>
Bear Lake	Bear Lake	3	168.61
Brown	KND	2	100
Cleon	Mesick	2	80
Cleon	Benzie	2	80
Dickson	KND	1	43.83
Maple Grove	KND	2	78
Marilla	Mesick	5	236
Norman	KND	1	40
Pleasanton	Bear Lake	1	48.59
Stronach	Mason Co Eastern	5	257.66
Stronach	KND	1	40.21
<b>Totals</b>		<b>25</b>	<b>1,172.90</b>

MCL 324.51105 Commercial Forests are not subject to ad valorem general property tax. Owners of Commercial Forests pay a specific tax of \$1.35 per acre as adjusted pursuant to MCL 324.51107.

**MANISTEE COUNTY  
2022 PARCEL COUNT**

TOWNSHIP	REAL PROPERTY							PERSONAL PROPERTY				
	100	200	300	400	500	600	TE	250	350	450	550	TOTAL
ARCADIA	49	30	-	1,010	-	-	61	35	-	-	1	1,125
BEAR LAKE	97	84	17	1,480	-	-	67	115	3	-	251	2,047
BROWN	63	23	18	703	-	-	44	19	-	-	39	865
CLEON	58	37	24	896	-	-	51	46	1	-	41	1,103
DICKSON	28	17	5	1,069	-	-	137	34	-	-	4	1,157
FILER	-	79	56	1,510	-	-	54	113	5	-	13	1,776
MANISTEE	56	139	29	2,182	-	-	157	145	5	-	92	2,648
MAPLE GROVE	27	59	30	1,258	-	-	78	46	1	-	97	1,518
MARILLA	64	-	4	402	-	-	29	9	-	-	11	490
NORMAN	7	66	11	2,289	-	-	168	83	-	-	4	2,460
ONEKAMA	60	81	2	2,299	-	-	168	83	1	-	29	2,555
PLEASANTON	89	19	-	1,038	-	-	33	34	2	-	34	1,216
SPRINGDALE	6	17	-	1,067	-	-	45	28	-	-	73	1,191
STRONACH	-	12	25	874	-	-	101	34	3	-	11	959
CITY	-	341	20	3,212	-	-	219	306	8	-	7	3,894
<b>TOTAL</b>	<b>604</b>	<b>1,004</b>	<b>241</b>	<b>21,289</b>	<b>-</b>	<b>-</b>	<b>1,412</b>	<b>1,130</b>	<b>29</b>	<b>-</b>	<b>707</b>	<b>25,004</b>
<b>VILLAGES</b>												
BEAR LAKE	-	32	-	190	-	-	30	28	-	-	2	252
COPEMISH	-	24	2	148	-	-	26	24	1	-	1	200
EAST LAKE	-	11	2	312	-	-	26	5	-	-	3	333
KALEVA	-	55	20	305	-	-	43	35	1	-	1	417
ONEKAMA	-	58	-	372	-	-	39	38	-	-	4	472
<b>TOTAL</b>	<b>-</b>	<b>180</b>	<b>24</b>	<b>1,327</b>	<b>-</b>	<b>-</b>	<b>164</b>	<b>130</b>	<b>2</b>	<b>-</b>	<b>11</b>	<b>1,674</b>

(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

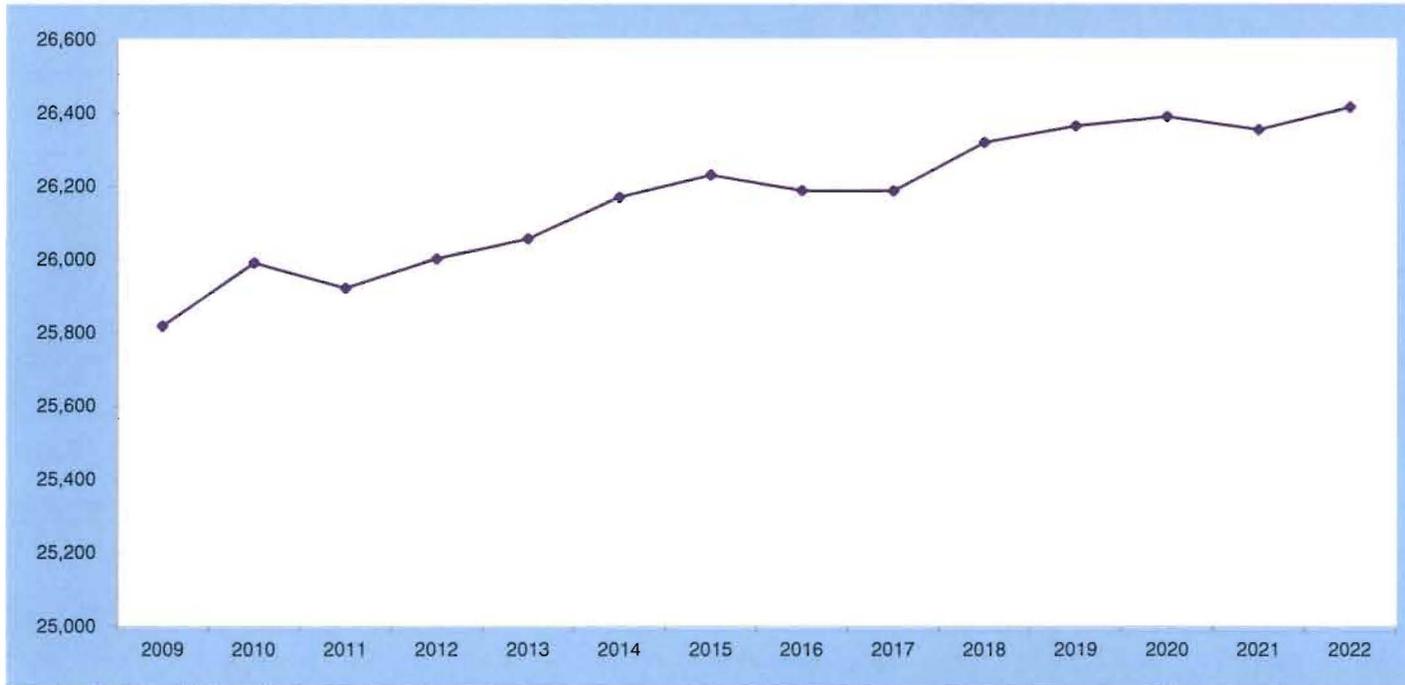
School Districts
51020 Bear Lake School District
51045 Kaleva Norman Dickson Schs
51070 Manistee Area Public Schools
51060 Onekama Consolidated Schools
10015 Benzie Central
53030 Mason Co Eastern
83070 Mesick Consolidated Sch Dist

SCHOOL DISTRICT PARCEL COUNT 2022 (Includes Tax Exempt Real & Personal Parcels)								
TOWNSHIP	51020	51045	51070	51060	10015	53030	83070	TOTAL
ARCADIA				1,186				1,186
BEAR LAKE	1,504	171		439				2,114
BROWN		416		493				909
CLEON					786		368	1,154
DICKSON		1,294						1,294
FILER			1,830					1,830
MANISTEE			2,198	607				2,805
MAPLE GROVE		1,596						1,596
MARILLA		229			6		284	519
NORMAN		2,628						2,628
ONEKAMA				2,723				2,723
PLEASANTON	1,185	21		3	40			1,249
SPRINGDALE		90			1,146			1,236
STRONACH		581	459				20	1,060
CITY			4,113					4,113
<b>TOTAL</b>	<b>2,689</b>	<b>7,026</b>	<b>8,600</b>	<b>5,451</b>	<b>1,978</b>	<b>20</b>	<b>652</b>	<b>26,416</b>

SCHOOL DISTRICT TAX EXEMPT-REAL & PERSONAL PARCELS 2022								
TOWNSHIP	51020	51045	51070	51060	10015	53030	83070	TOTAL
ARCADIA				61				61
BEAR LAKE	51	-		16				67
BROWN		36		8				44
CLEON					46		5	51
DICKSON		137						137
FILER			54					54
MANISTEE			150	7				157
MAPLE GROVE		78						78
MARILLA		11			-		18	29
NORMAN		168						168
ONEKAMA				168				168
PLEASANTON	29	1		-	3			33
SPRINGDALE		7			38			45
STRONACH		50	49			2		101
CITY			219					219
<b>TOTAL</b>	<b>80</b>	<b>488</b>	<b>472</b>	<b>260</b>	<b>87</b>	<b>2</b>	<b>23</b>	<b>1,412</b>

### MANISTEE COUNTY PARCEL COUNT HISTORY

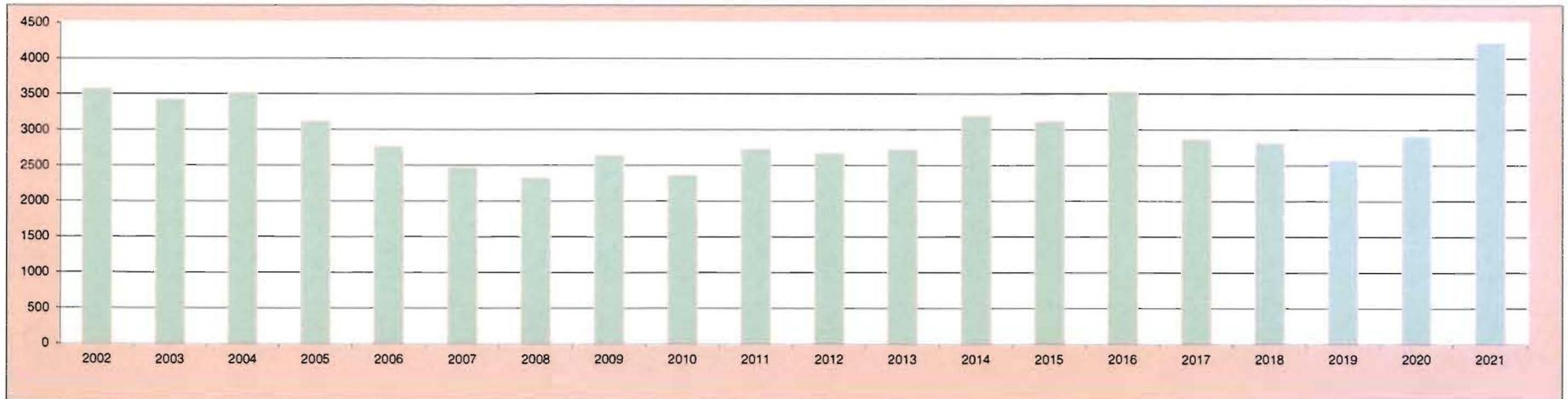
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
ARCADIA	1,157	1,160	1,167	1,169	1,175	1,170	1,167	1,161	1,158	1,169	1,173	1162	1163	1186
BEAR LAKE	1,917	1,937	1,947	1,979	1,976	2,062	2,075	2,080	2,090	2,102	2,085	2107	2095	2114
BROWN	867	867	874	874	880	874	889	887	887	891	891	888	887	909
CLEON	1,118	1,152	1,141	1,152	1,154	1,153	1,147	1,140	1,150	1,155	1,158	1158	1153	1154
DICKSON	1,290	1,322	1,290	1,291	1,293	1,305	1,300	1,298	1,298	1,300	1,300	1304	1302	1294
FILER	1,813	1,827	1,825	1,801	1,800	1,801	1,813	1,812	1,808	1,812	1,823	1829	1829	1830
MANISTEE	2,748	2,721	2,723	2,759	2,791	2,769	2,782	2,777	2,782	2,787	2,784	2794	2791	2805
MAPLE GROVE	1,510	1,535	1,517	1,514	1,512	1,507	1,504	1,526	1,530	1,531	1,602	1595	1597	1596
MARILLA	505	513	505	506	503	509	509	505	508	514	521	519	516	519
NORMAN	2,559	2,581	2,573	2,574	2,587	2,613	2,608	2,612	2,607	2,613	2,613	2619	2624	2628
ONEKAMA	2,703	2,707	2,694	2,711	2,716	2,730	2,741	2,750	2,752	2,752	2,748	2741	2724	2723
PLEASANTON	1,195	1,222	1,227	1,220	1,221	1,224	1,229	1,234	1,241	1,245	1,251	1259	1258	1249
SPRINGDALE	1,164	1,190	1,189	1,223	1,235	1,239	1,246	1,246	1,224	1,233	1,216	1213	1223	1236
STRONACH	1,048	1,059	1,060	1,051	1,046	1,051	1,049	1,050	1,051	1,044	1,052	1052	1053	1060
CITY OF MANISTEE	4,224	4,197	4,189	4,178	4,168	4,163	4,172	4,110	4,101	4,171	4,148	4150	4139	4113
<b>TOTAL</b>	<b>25,818</b>	<b>25,990</b>	<b>25,921</b>	<b>26,002</b>	<b>26,057</b>	<b>26,170</b>	<b>26,231</b>	<b>26,188</b>	<b>26,187</b>	<b>26,319</b>	<b>26,365</b>	<b>26,390</b>	<b>26,354</b>	<b>26,416</b>



**MANISTEE COUNTY  
NUMBER OF DEEDS PROCESSED**

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
ARCADIA	176	158	100	117	96	102	98	89	100	80	109	136	119	150	142	142	140	123	186
BEAR LAKE	248	276	238	229	174	176	194	199	211	209	217	215	242	285	247	250	173	199	322
BROWN	124	130	63	87	87	66	65	76	65	46	63	110	88	129	76	108	98	73	169
CLEON	158	221	134	160	152	161	176	117	133	143	140	109	96	174	154	118	97	124	175
DICKSON	136	151	156	131	107	111	118	140	148	126	114	138	162	135	128	128	116	113	218
FILER	192	204	194	156	167	152	160	157	153	188	173	189	219	249	171	170	176	187	303
MANISTEE	308	301	310	280	291	195	193	191	237	309	213	339	287	306	292	247	236	259	472
MAPLE GROVE	221	215	195	189	170	148	155	144	183	183	149	224	270	217	185	144	127	183	227
MARILLA	112	59	63	60	29	66	39	56	53	53	63	74	81	70	67	56	51	59	65
NORMAN	307	367	338	247	219	223	216	224	257	264	260	344	364	308	285	269	232	329	448
ONEKAMA	476	408	333	280	232	232	362	221	265	262	339	361	330	444	279	313	314	351	422
PLEASANTON	176	146	109	129	124	136	81	86	140	121	144	176	126	257	104	107	141	127	165
SPRINGDALE	182	129	126	192	144	108	125	188	113	131	140	168	171	135	172	141	101	138	218
STRONACH	107	119	80	94	64	84	75	69	95	82	119	107	112	134	84	114	75	102	143
<b>CITY OF MANISTEE</b>																			
1ST DISTRICT	55	50	80	57	78	28	130	18	47	47	78	53	62	52	45	47	64	53	74
2ND DISTRICT	129	137	175	116	63	72	151	98	199	107	141	113	93	128	139	114	117	138	191
3RD DISTRICT	113	148	167	85	97	72	88	84	133	102	84	103	82	96	102	95	107	133	160
4TH DISTRICT	37	38	30	18	22	19	47	31	24	26	27	24	17	25	31	39	21	31	18
5TH DISTRICT	44	83	62	34	48	48	41	50	38	43	45	56	42	79	38	51	48	47	68
6TH DISTRICT	63	111	83	64	53	70	81	81	71	83	75	94	74	101	67	108	92	88	126
7TH DISTRICT	58	65	80	40	52	57	50	43	69	68	32	59	79	59	63	57	50	54	54
<b>CITY TOTALS</b>	<b>499</b>	<b>632</b>	<b>677</b>	<b>414</b>	<b>413</b>	<b>366</b>	<b>588</b>	<b>405</b>	<b>581</b>	<b>476</b>	<b>482</b>	<b>502</b>	<b>449</b>	<b>540</b>	<b>485</b>	<b>511</b>	<b>499</b>	<b>544</b>	<b>691</b>
<b>COUNTY TOTALS</b>	<b>3,422</b>	<b>3,516</b>	<b>3,116</b>	<b>2,765</b>	<b>2,469</b>	<b>2,326</b>	<b>2,645</b>	<b>2,362</b>	<b>2,734</b>	<b>2,673</b>	<b>2,725</b>	<b>3,192</b>	<b>3,116</b>	<b>3,533</b>	<b>2,871</b>	<b>2,818</b>	<b>2,576</b>	<b>2,911</b>	<b>4,224</b>

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



**MANISTEE COUNTY VALUE (2003-2022)**

<b>Inflation Rate</b>	<b>Year</b>	<b>SEV</b>	<b>SEV % Change</b>	<b>Taxable Value</b>	<b>Taxable Value % Change</b>
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%
-.30%	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%
1.60%	2015	\$1,364,553,592	0.38%	\$1,114,882,633	0.86%
0.30%	2016	\$1,360,360,020	-0.31%	\$1,089,819,884	-2.25%
0.90%	2017	\$1,389,878,395	2.17%	\$1,109,095,338	1.77%
2.10%	2018	\$1,401,404,800	0.83%	\$1,128,263,138	1.73%
2.40%	2019	\$1,468,124,500	4.76%	\$1,159,693,350	2.79%
1.90%	2020	\$1,521,967,386	3.67%	\$1,185,824,185	2.25%
1.40%	2021	\$1,591,282,050	4.55%	\$1,218,646,127	2.76%
3.30%	2022	\$1,712,640,783	7.62%	\$1,290,885,361	5.92%

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

2022 Capped Value = (2021 Taxable Value-Losses) x 1.033 + Additions



EQUALIZATION DEPARTMENT

Manistee County Courthouse

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

## 2022 TOP TEN PROPERTY OWNERS BY TAXABLE VALUE

	<b>NAME</b>	<b>TAXABLE VALUE</b>
1.	CONSUMERS	40,054,743
2.	T.E.S. FILER CITY	22,544,360
3.	METC LLC	12,773,800
4.	MARTIN MARIETTA	7,425,123
5.	PACKAGING CORPORATION OF AMERICA	6,438,427
6.	MEIJER / MEIJER REALTY COMPANY	5,940,149
7.	ARCADIA BLUFFS	4,973,916
8.	CHERRYLAND REA / CHERRYLAND ELECTRIC	4,840,700
9.	SALISBURY INVESTMENTS	3,943,889
10.	DTE GAS COMPANY / DTM MI LATERAL	3,561,300