

2023



Manistee Equalization Report

Heather Vasquez - Equalization Director

Lisa Senters - Deputy Equalization Director

Katie Frederick - Appraiser

BethAnn Kozicki - Property Description Specialist/GIS Tech

Corbin Nickelson - Description Analyst



TO: Manistee County Board of Commissioners

FROM: Heather Vasquez, Equalization Director

DATE: April 11, 2023

RE: 2023 Manistee County Equalization Report

The 2023 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 24,566 real property descriptions for 2023.

The County Equalized Value for 2023 is \$1,948,183,900 which represents an increase of 13.75%. The amount of gain from last year is \$235,543,117. 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 5% 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 2023 County Taxable Value is \$1,383,668,101 which represents an increase of 7.18%. The amount of gain from last year is \$92,782,740.

2023 EQUALIZATION REPORT

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Manistee County
Board of Commissioners

District 1
Janice McCraner

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	Paul Brown	Barbie Eaton
Bear Lake	Jeff Harthun	Molly Whetstone
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	Molly Whetstone
Pleasanton	Carol Merrill	Wyatt Crawford
Springdale	Brian Moore	Jared Litwiller
Stronach	Phil Vadeboncoeur	Connie Anderson
City of Manistee	William Gambill	Molly Whetstone

<u>Local Unit</u>	<u>President</u>	<u>Assessor</u>
Village of Bear Lake	Shelly Lynnes	Molly Whetstone
Village of Copemish	Shannon Saunder	William Muha
Village of Eastlake	Wendy Banicki	Connie Anderson
Village of Kaleva	Dan Holtz	Sharon Zakrajsek
Village of Onekama	Roger Burger	Molly Whetstone

Personal and Real Property - TOTALS

Manistee **COUNTY**

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

Statement of acreage and valuation in the year 2023 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	128,826,700	128,826,700	4,460,000	4,460,000	133,286,700	133,286,700
Bear Lake Township	22,131.60	134,301,800	134,301,800	6,278,500	6,278,500	140,580,300	140,580,300
Brown Township	22,748.66	47,576,100	47,576,100	4,449,000	4,449,000	52,025,100	52,025,100
Cleon Township	23,221.14	55,799,900	55,799,900	4,436,100	4,436,100	60,236,000	60,236,000
Dickson Township	45,429.88	62,281,100	62,281,100	7,066,700	7,066,700	69,347,800	69,347,800
Filer Township	9,797.89	167,267,500	167,267,500	34,025,600	34,025,600	201,293,100	201,293,100
Manistee City	2,151.25	301,694,700	301,694,700	9,463,300	9,463,300	311,158,000	311,158,000
Manistee Township	28,582.39	196,593,500	196,593,500	15,852,000	15,852,000	212,445,500	212,445,500
Maple Grove Township	23,266.28	69,545,950	69,545,950	4,056,300	4,056,300	73,602,250	73,602,250
Marilla Township	23,116.43	32,950,000	32,950,000	2,390,300	2,390,300	35,340,300	35,340,300
Norman Township	45,908.60	95,087,450	95,087,450	8,494,300	8,494,300	103,581,750	103,581,750
Onkama Township	11,120.45	294,744,500	294,744,500	3,488,600	3,488,600	298,233,100	298,233,100
Pleasanton Township	21,864.51	104,253,400	104,253,400	3,315,800	3,315,800	107,569,200	107,569,200
Springdale Township	23,141.21	76,666,400	76,666,400	2,260,100	2,260,100	78,926,500	78,926,500
Stronach Township	35,509.08	64,302,900	64,302,900	6,255,400	6,255,400	70,558,300	70,558,300
Totals for County	349,969.61	1,831,891,900	1,831,891,900	116,292,000	116,292,000	1,948,183,900	1,948,183,900

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 2023 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	2,703,600	6,479,400		119,643,700			128,826,700
Bear Lake Township	5,390,100	6,777,900	438,800	121,695,000			134,301,800
Brown Township	4,187,500	571,100	351,700	42,465,800			47,576,100
Cleon Township	4,612,600	1,616,000	1,040,400	48,530,900			55,799,900
Dickson Township	2,036,300	828,500	5,140,900	54,275,400			62,281,100
Filer Township		15,609,500	6,643,300	145,014,700			167,267,500
Manistee City		52,283,800	4,957,400	244,453,500			301,694,700
Manistee Township	4,249,600	22,492,300	1,483,400	168,368,200			196,593,500
Maple Grove Township	1,671,300	2,791,700	1,204,100	63,878,850			69,545,950
Marilla Township	5,566,900		233,700	27,149,400			32,950,000
Norman Township		4,857,600		90,229,850			95,087,450
Onkama Township	3,080,900	6,446,900		285,216,700			294,744,500
Pleasanton Township	7,266,900	2,799,500		94,187,000			104,253,400
Springdale Township	638,700	883,400		75,144,300			76,666,400
Stronach Township		657,200	9,727,000	53,918,700			64,302,900
Totals for County	41,404,400	125,094,800	31,220,700	1,634,172,000	0	0	1,831,891,900

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 2023 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	2,703,600	6,479,400		119,643,700			128,826,700
Bear Lake Township	5,390,100	6,777,900	438,800	121,695,000			134,301,800
Brown Township	4,187,500	571,100	351,700	42,465,800			47,576,100
Cleon Township	4,612,600	1,616,000	1,040,400	48,530,900			55,799,900
Dickson Township	2,036,300	828,500	5,140,900	54,275,400			62,281,100
Filer Township		15,609,500	6,643,300	145,014,700			167,267,500
Manistee City		52,283,800	4,957,400	244,453,500			301,694,700
Manistee Township	4,249,600	22,492,300	1,483,400	168,368,200			196,593,500
Maple Grove Township	1,671,300	2,791,700	1,204,100	63,878,850			69,545,950
Marilla Township	5,566,900		233,700	27,149,400			32,950,000
Norman Township		4,857,600		90,229,850			95,087,450
Onkama Township	3,080,900	6,446,900		285,216,700			294,744,500
Pleasanton Township	7,266,900	2,799,500		94,187,000			104,253,400
Springdale Township	638,700	883,400		75,144,300			76,666,400
Stronach Township		657,200	9,727,000	53,918,700			64,302,900
Totals for County	41,404,400	125,094,800	31,220,700	1,634,172,000	0	0	1,831,891,900

Manistee COUNTY

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 2023, as determined by the Board of Commissioners of said county on the 11TH day of April 2023, 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.

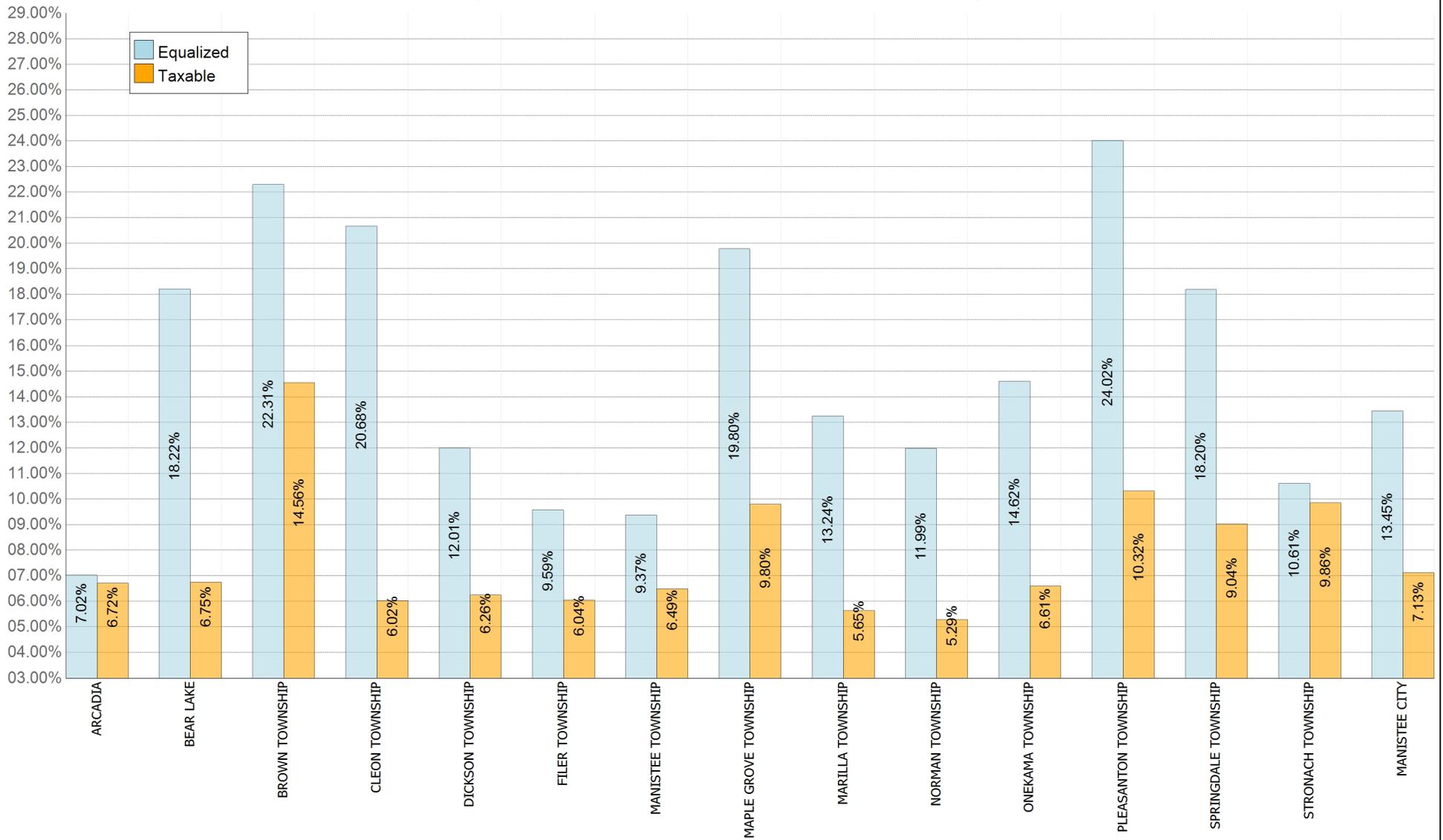
Dated at TUESDAY this 11TH day of APRIL, 2023.

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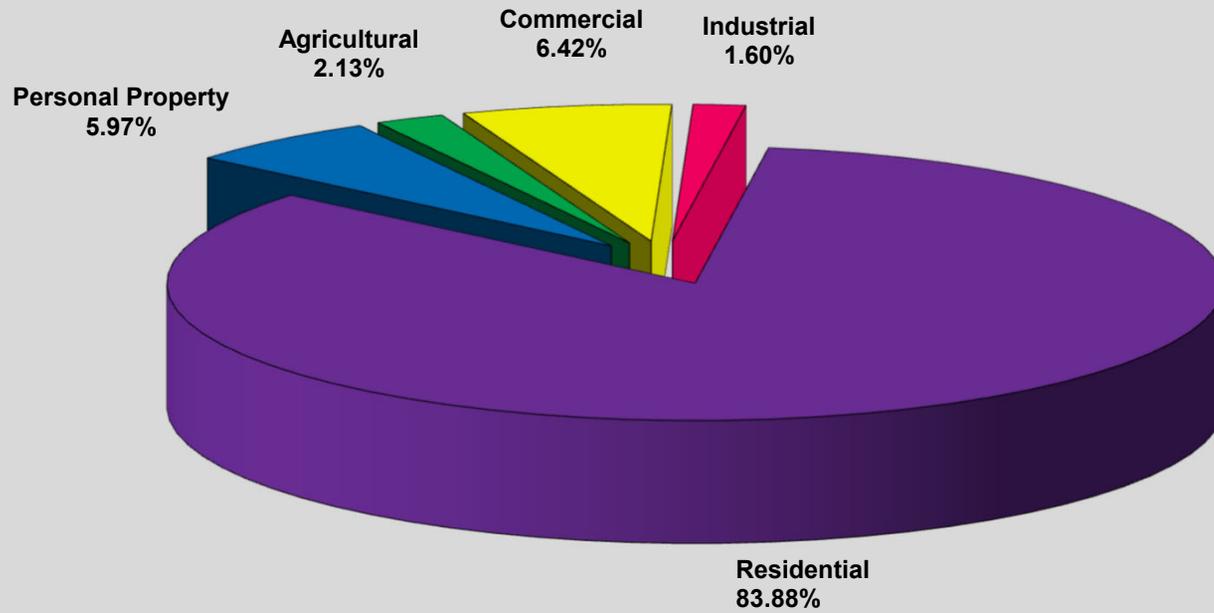
MANISTEE COUNTY
Percent Change - 2022 to 2023
Includes New, Loss and Adjustment
By Local Unit

Unit	2022 Equalized Value	2023 Equalized Value	C.E.V. % Change	2022 Taxable Value	2023 Taxable Value	Taxable % Change
TOWNSHIPS						
ARCADIA	124,539,800	133,286,700	7.02%	81,265,250	86,723,634	6.72%
BEAR LAKE	109,423,500	129,486,800	18.34%	83,588,528	89,244,455	6.77%
BROWN TOWNSHIP	42,536,234	52,025,100	22.31%	31,003,228	35,516,228	14.56%
CLEON TOWNSHIP	44,216,800	54,176,200	22.52%	32,876,174	34,824,965	5.93%
DICKSON TOWNSHIP	61,909,425	69,347,800	12.01%	46,496,152	49,405,277	6.26%
FILER TOWNSHIP	183,674,300	201,293,100	9.59%	150,161,810	159,236,428	6.04%
MANISTEE TOWNSHIP	180,077,300	197,142,500	9.48%	142,782,847	152,220,672	6.61%
MAPLE GROVE TOWNSHIP	48,489,900	58,108,850	19.84%	32,585,800	35,503,430	8.95%
MARILLA TOWNSHIP	31,209,274	35,340,300	13.24%	20,379,236	21,529,842	5.65%
NORMAN TOWNSHIP	92,490,950	103,581,750	11.99%	73,047,465	76,908,275	5.29%
ONEKAMA TOWNSHIP	230,039,300	258,733,800	12.47%	168,054,485	178,825,689	6.41%
PLEASANTON TOWNSHIP	86,737,400	107,569,200	24.02%	60,252,954	66,469,200	10.32%
SPRINGDALE TOWNSHIP	66,775,700	78,926,500	18.20%	46,600,981	50,811,767	9.04%
STRONACH TOWNSHIP	63,789,300	70,558,300	10.61%	47,766,377	52,476,680	9.86%
CITIES						
MANISTEE CITY	274,267,900	311,158,000	13.45%	219,100,632	234,721,557	7.13%
VILLAGES						
VILLAGE OF BEAR LAKE	9,491,100	11,093,500	16.88%	7,497,732	7,986,837	6.52%
VILLAGE OF COPEMISH	5,696,500	6,059,800	6.38%	4,426,537	4,724,736	6.74%
VILLAGE OF EASTLAKE	14,164,600	15,303,000	8.04%	11,583,074	12,162,763	5.00%
VILLAGE OF KALEVA	12,949,700	15,493,400	19.64%	8,163,182	9,239,020	13.18%
VILLAGE OF ONEKAMA	30,161,800	39,499,300	30.96%	23,252,917	25,136,646	8.10%

Arranged by Local Unit Equalized Value Change



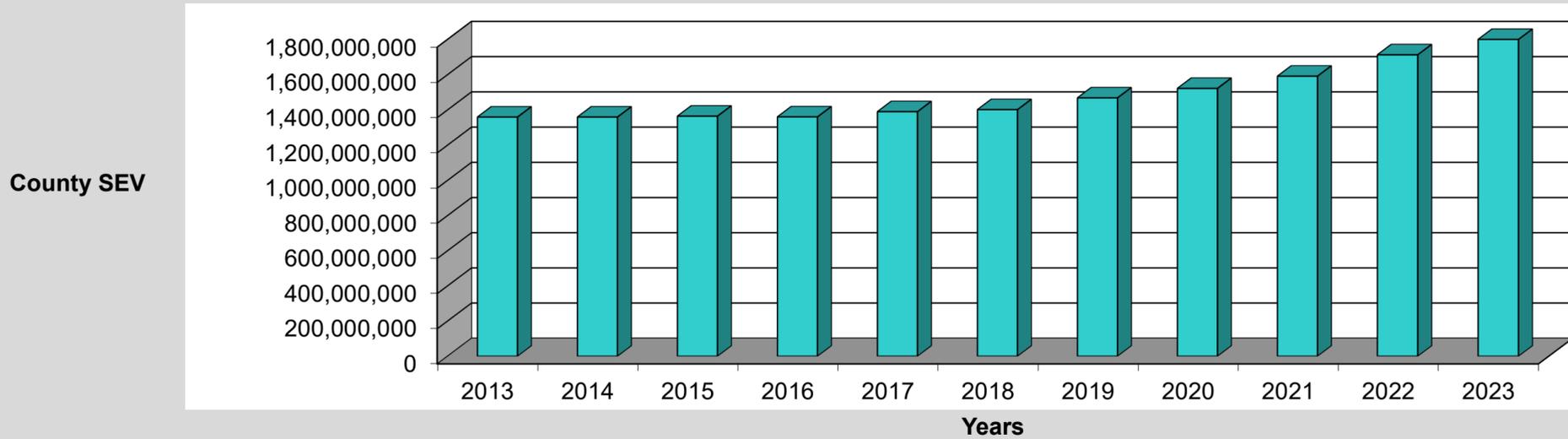
2023 Total Equalized Value \$1,948,183,900



**MANISTEE COUNTY
EQUALIZED VALUE HISTORY**

TOWNSHIPS	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
ARCADIA	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	133,286,700
BEAR LAKE	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	140,580,300
BROWN	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	52,025,100
CLEON	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	60,236,000
DICKSON	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	69,347,800
FILER	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	201,293,100
MANISTEE	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	212,445,500
MAPLE GROVE	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	73,602,250
MARILLA	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	35,340,300
NORMAN	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	103,581,750
ONEKAMA	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	298,233,100
PLEASANTON	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	107,569,200
SPRINGDALE	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	78,926,500
STRONACH	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	70,558,300
CITY	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	311,158,000
TOTAL	1,359,317,250	1,359,424,800	1,364,553,592	1,360,360,020	1,389,878,395	1,401,404,800	1,468,124,500	1,521,967,386	1,591,282,050	1,712,640,783	1,948,183,900

Manistee County Equalized Value History



RESOLUTION # 2023-7
MANISTEE COUNTY BOARD OF COMMISSIONERS

**RESOLUTION TO ADOPT THE 2023 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 2023 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 \$1,831,891,900 and personal property values equalized at \$116,292,000 for a total equalized value of real and personal property at \$1,948,183,900 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.

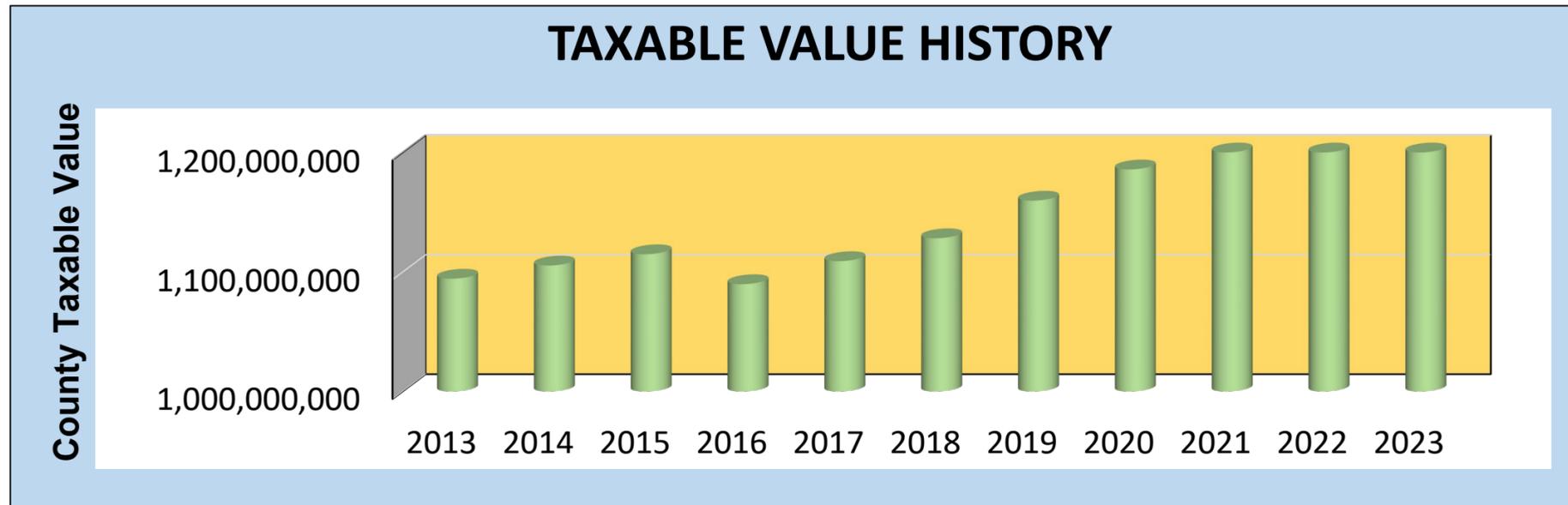
BE IT FURTHER RESOLVED, that the County Board of Commissioners accept the L-4037 forms as prepared and to authorize the Chairperson of the County Board of Commissioners and the Clerk of the County Board of Commissioners to sign the L-4037 forms.

**MANISTEE COUNTY EQUALIZATION
2023 VALUE REPORT**

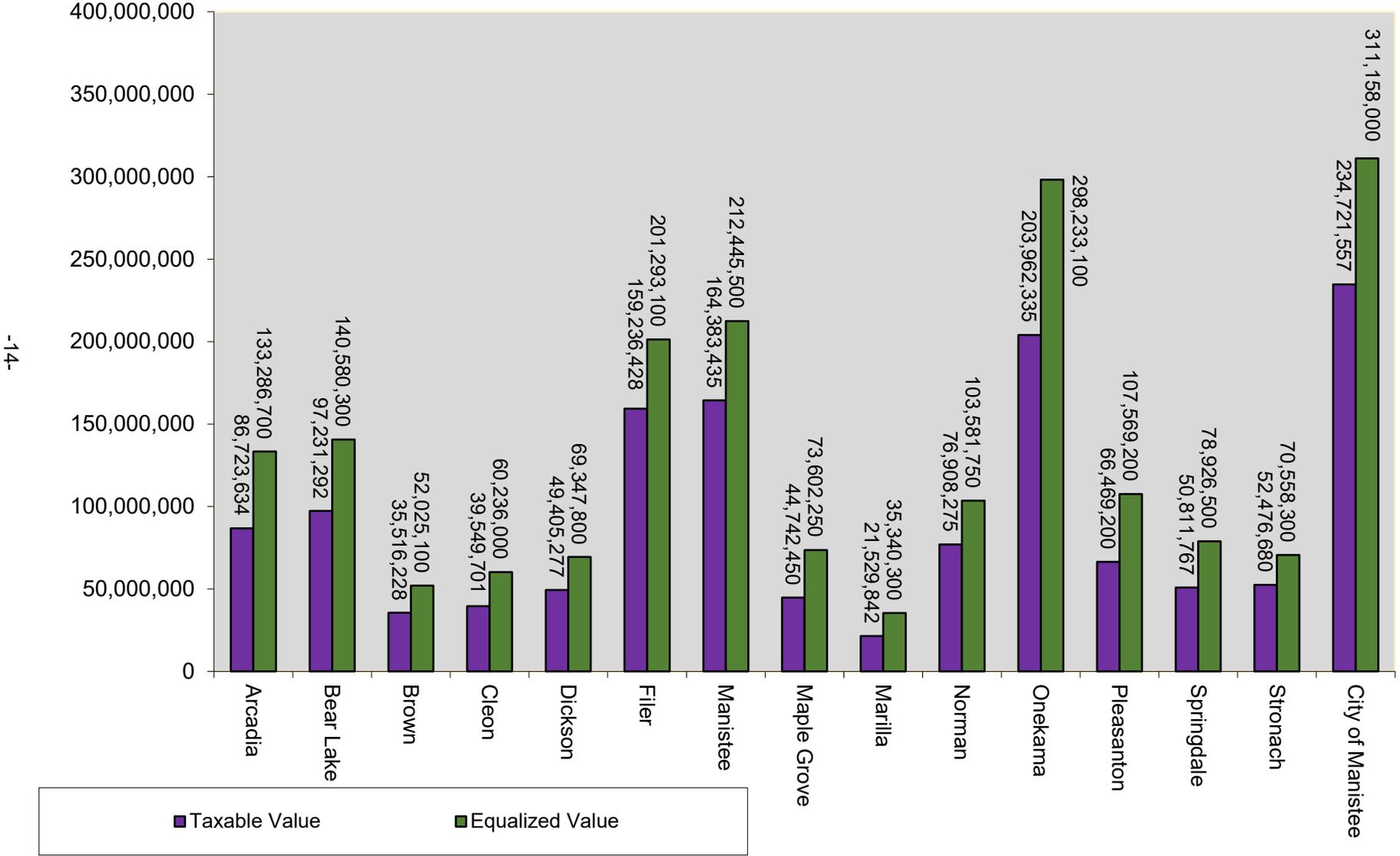
TOWNSHIP	ASSESSED VALUE	EQUALIZED VALUE	TAXABLE VALUE
ARCADIA	133,286,700	133,286,700	86,723,634
BEAR LAKE	140,580,300	140,580,300	97,231,292
BROWN	52,025,100	52,025,100	35,516,228
CLEON	60,236,000	60,236,000	39,549,701
DICKSON	69,347,800	69,347,800	49,405,277
FILER	201,293,100	201,293,100	159,236,428
MANISTEE	212,445,500	212,445,500	164,383,435
MAPLE GROVE	73,602,250	73,602,250	44,742,450
MARILLA	35,340,300	35,340,300	21,529,842
NORMAN	103,581,750	103,581,750	76,908,275
ONEKAMA	298,233,100	298,233,100	203,962,335
PLEASANTON	107,569,200	107,569,200	66,469,200
SPRINGDALE	78,926,500	78,926,500	50,811,767
STRONACH	70,558,300	70,558,300	52,476,680
CITY	311,158,000	311,158,000	234,721,557
COUNTY TOTAL	1,948,183,900	1,948,183,900	1,383,668,101

**MANISTEE COUNTY
TAXABLE VALUE HISTORY**

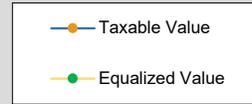
TOWNSHIP	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
ARCADIA	64,202,761	66,179,625	67,982,686	68,518,120	76,679,830	74,822,947	77,223,403	76,987,760	76,499,328	81,265,250	86,723,634
BEAR LAKE	75,998,360	74,961,265	74,990,369	75,217,277	76,285,989	78,617,243	81,033,487	84,226,042	85,903,910	91,086,260	97,231,292
BROWN	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	35,516,228
CLEON	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	39,549,701
DICKSON	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	49,405,277
FILER	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	159,236,428
MANISTEE	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	164,383,435
MAPLE GROVE	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	44,742,450
MARILLA	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	21,529,842
NORMAN	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	76,908,275
ONEKAMA	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	203,962,335
PLEASANTON	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	66,469,200
SPRINGDALE	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	50,811,767
STRONACH	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	52,476,680
CITY	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	234,721,557
TOTAL	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	1,383,668,101



Equalized vs. Taxable Value for the Year 2023



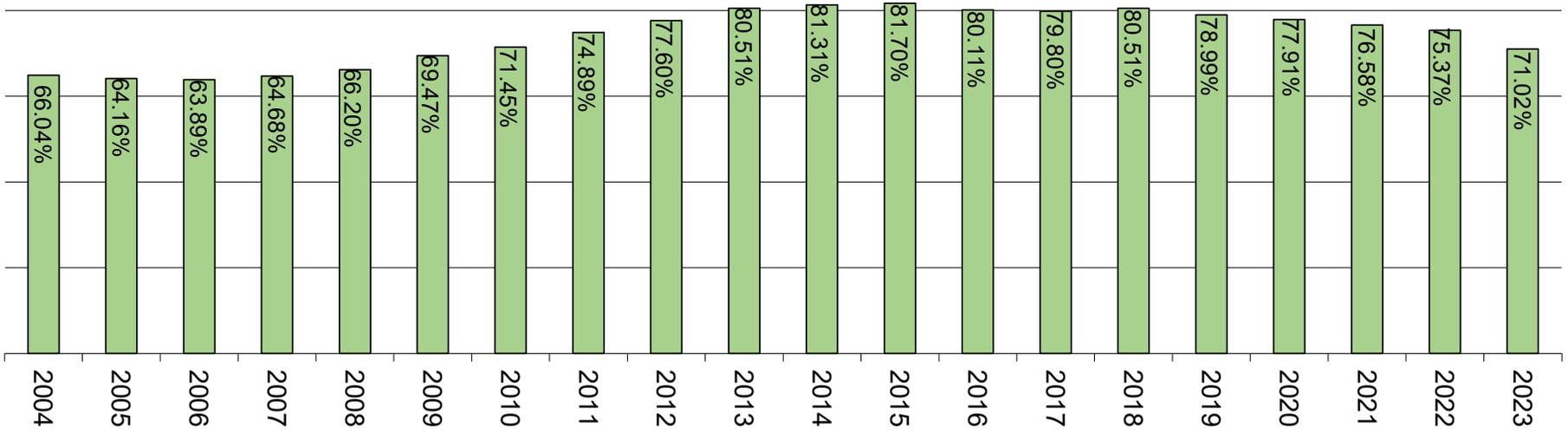
Equalized vs Taxable by Year



-15-



County Taxable Value % of Equalized Value Comparison



MANISTEE COUNTY
2023 Industrial Facilities Tax Roll
(Act 198 of 1974)

Township	New Facilities Taxable Value			No	Total	SD
	Real	Personal				
Cleon	3	773,569			773,569	10015
Springdale	1	340,302			340,302	10015
Stronach	1	198,975			198,975	51070
City of Manistee	1	1,044,435			1,044,435	51070
Totals	6	2,357,281			2,357,281	

2023
Renaissance Zone Parcels (25%)
Expire 12/31/23
(Act 376 of 1996)

Township	No	Taxable Value	SD
City of Manistee	3	4,355,100	51070
Totals	3	4,355,100	

2023
DNR PILT PARCELS
(Act 513 of 2004)

Township	No	Taxable Value	SD
Cleon	8	40,957	10015
Cleon	1	2,187	83070
Vill of Copemish	3	12,521	10015
Dickson	1	137,288	51045
Filer	1	35,914	51070
Manistee	19	1,203,342	51070
Manistee	2	164,932	51060
Vill Eastlake	3	119,413	51070
Maple Grove	8	96,568	51045
Pleasanton	2	63,157	51020
Pleasanton	1	22,149	51045
Springdale	17	872,547	10015
Springdale	6	662,898	51045
Stronach	2	99,963	51070
Stronach	1	6,083	51045
Totals	75	3,539,919	

MANISTEE COUNTY 2023
Commercial Forest Reserve

Township	School District	Number of Parcels	Acres
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	4	196
Norman	KND	1	40
Pleasanton	Bear Lake	1	48.59
Stronach	Mason Co Eastern	3	177.28
Stronach	KND	1	40.21
Totals		22	1,052.52

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
2023 PARCEL COUNT**

TOWNSHIP	REAL PROPERTY							TE	PERSONAL PROPERTY					G TOTAL
	100	200	300	400	500	600	RP TOTAL	TE	251	351	451	551	PP TOTAL	
ARCADIA	48	32	-	1,005	-	-	1,085	67	37	-	-	1	38	1,190
BEAR LAKE	67	83	16	1,513	-	-	1,679	66	109	1	-	206	316	2,061
BROWN	65	22	18	694	-	-	799	44	17	-	-	41	58	901
CLEON	58	37	24	897	-	-	1,016	51	46	1	-	38	85	1,152
DICKSON	22	14	6	1,078	-	-	1,120	137	32	-	-	4	36	1,293
FILER	-	79	55	1,509	-	-	1,643	58	113	5	-	13	131	1,832
MANISTEE	56	143	30	2,188	-	-	2,417	152	144	5	-	92	241	2,810
MAPLE GROVE	27	63	26	1,262	-	-	1,378	77	48	1	-	97	146	1,601
MARILLA	67	-	4	402	-	-	473	29	9	-	-	11	20	522
NORMAN	-	61	-	2,319	-	-	2,380	167	82	-	-	4	86	2,633
ONEKAMA	40	81	-	2,323	-	-	2,444	171	73	1	-	24	98	2,713
PLEASANTON	85	22	-	1,036	-	-	1,143	37	16	2	-	13	31	1,211
SPRINGDALE	7	17	-	1,069	-	-	1,093	45	28	-	-	73	101	1,239
STRONACH	-	12	25	876	-	-	913	100	35	3	-	11	49	1,062
CITY	-	338	21	3,204	-	-	3,563	219	303	8	-	7	318	4,100
TOTAL	542	1,004	225	21,375	-	-	23,146	1,420	1,092	27	-	635	1,754	26,320
VILLAGES														
BEAR LAKE	-	32	-	190	-	-	222	30	28	-	-	2	30	282
COPEMISH	-	24	2	146	-	-	172	22	22	1	-	1	24	218
EAST LAKE	-	11	2	327	-	-	340	26	5	-	-	3	8	374
KALEVA	-	59	16	308	-	-	383	42	37	1	-	1	39	464
ONEKAMA	-	56	-	380	-	-	436	42	41	-	-	3	44	522
TOTAL	-	182	20	1,351	-	-	1,553	162	133	2	-	10	145	1,860

(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

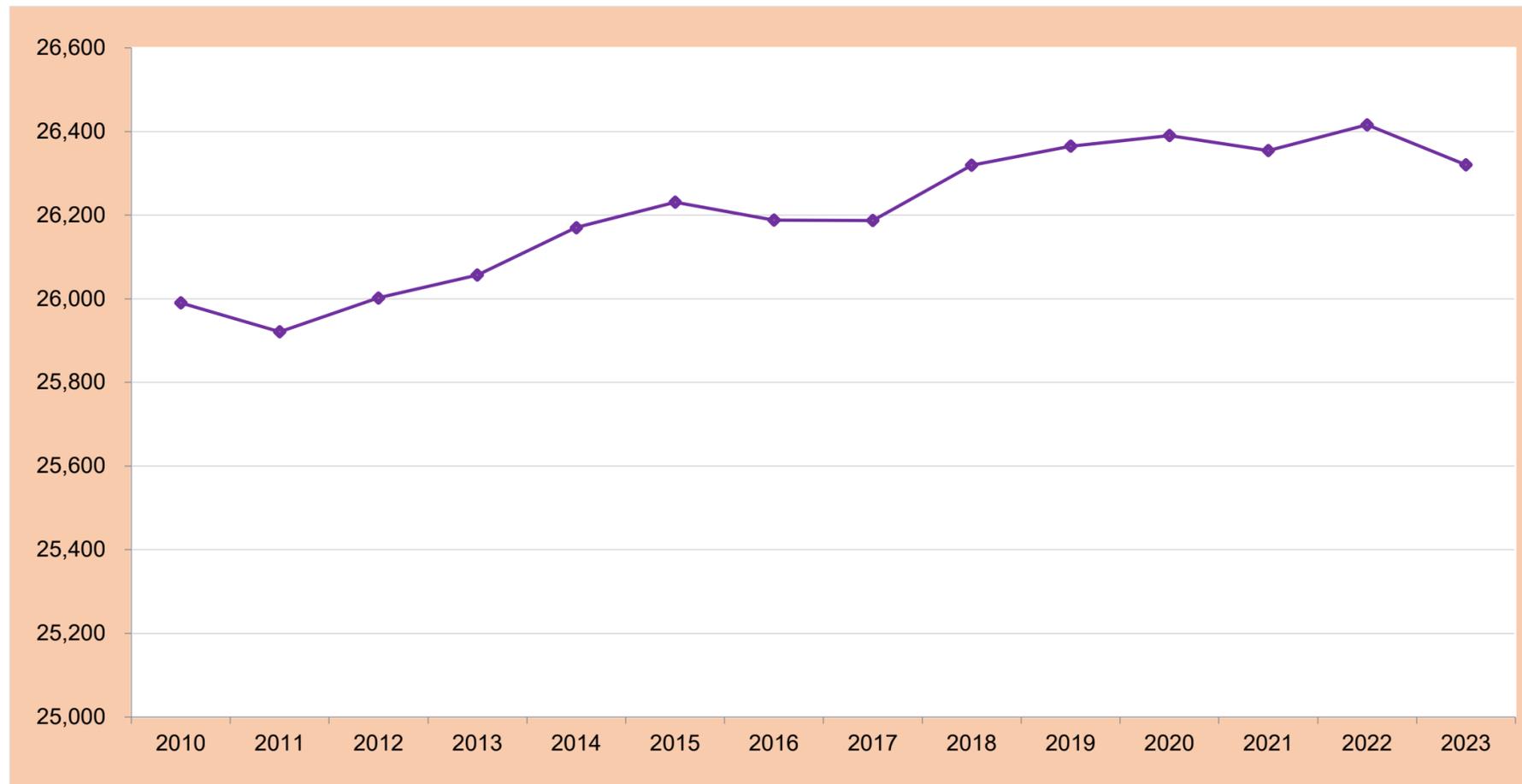
School Districts	
51020	Bear Lake School District
51045	Kaleva Norman Dickson Schs
51070	Manistee Area Public Schools
51060	Onekama Consolidated Schools
10015	Benzie Central
53030	Mason Co Eastern
83070	Mesick Consolidated Sch Dist

2023 SCHOOL DISTRICT PARCEL COUNT								
TOWNSHIP	51020	51045	51070	51060	10015	53030	83070	TOTAL
ARCADIA				1,190				1,190
BEAR LAKE	1,460	166		435				2,061
BROWN		408		493				901
CLEON					786		366	1,152
DICKSON		1,293						1,293
FILER			1,832					1,832
MANISTEE			2,202	608				2,810
MAPLE GROVE		1,601						1,601
MARILLA		231			6		285	522
NORMAN		2,633						2,633
ONEKAMA				2,713				2,713
PLEASANTON	1,148	19		3	41			1,211
SPRINGDALE		91			1,148			1,239
STRONACH		582	458			22		1,062
CITY			4,100					4,100
TOTAL	2,608	7,024	8,592	5,442	1,981	22	651	26,320

2023 SCHOOL DISTRICT TAX EXEMPT-REAL & PERSONAL PARCELS								
TOWNSHIP	51020	51045	51070	51060	10015	53030	83070	TOTAL
ARCADIA				67				67
BEAR LAKE	50	-		16				66
BROWN		36		8				44
CLEON					46		5	51
DICKSON		137						137
FILER			58					58
MANISTEE			145	7				152
MAPLE GROVE		77						77
MARILLA		11			-		18	29
NORMAN		167						167
ONEKAMA				171				171
PLEASANTON	32	1		-	4			37
SPRINGDALE		7			38			45
STRONACH		50	48			2		100
CITY			219					219
TOTAL	82	486	470	269	88	2	23	1,420

MANISTEE COUNTY PARCEL COUNT HISTORY

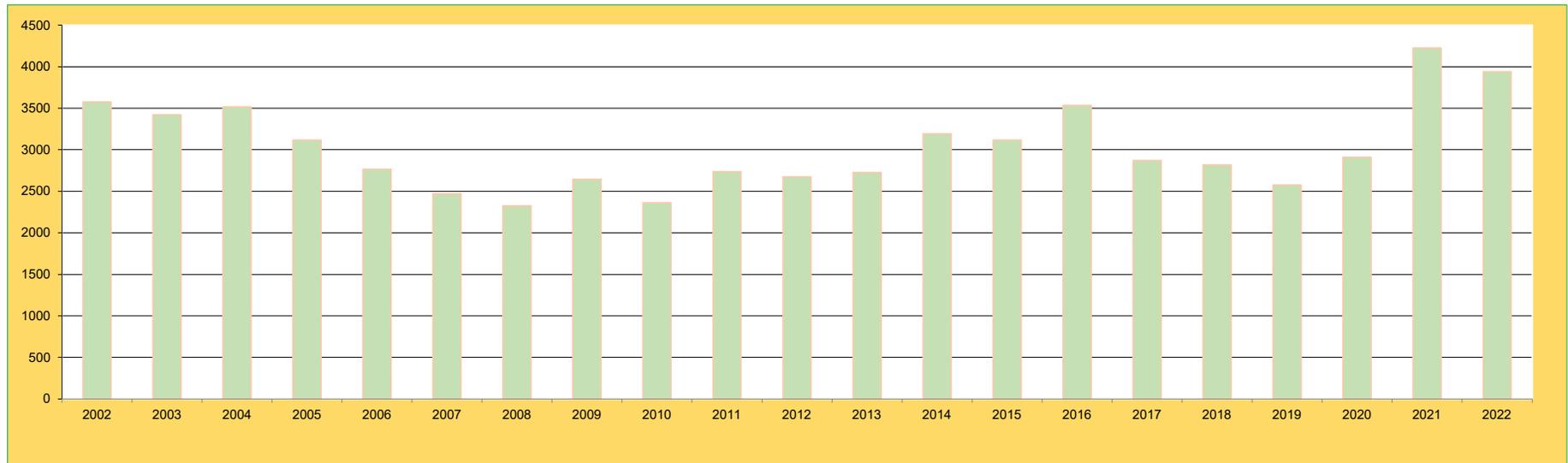
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
ARCADIA	1,160	1,167	1,169	1,175	1,170	1,167	1,161	1,158	1,169	1,173	1162	1163	1186	1190
BEAR LAKE	1,937	1,947	1,979	1,976	2,062	2,075	2,080	2,090	2,102	2,085	2107	2095	2114	2061
BROWN	867	874	874	880	874	889	887	887	891	891	888	887	909	901
CLEON	1,152	1,141	1,152	1,154	1,153	1,147	1,140	1,150	1,155	1,158	1158	1153	1154	1152
DICKSON	1,322	1,290	1,291	1,293	1,305	1,300	1,298	1,298	1,300	1,300	1304	1302	1294	1293
FILER	1,827	1,825	1,801	1,800	1,801	1,813	1,812	1,808	1,812	1,823	1829	1829	1830	1832
MANISTEE	2,721	2,723	2,759	2,791	2,769	2,782	2,777	2,782	2,787	2,784	2794	2791	2805	2810
MAPLE GROVE	1,535	1,517	1,514	1,512	1,507	1,504	1,526	1,530	1,531	1,602	1595	1597	1596	1601
MARILLA	513	505	506	503	509	509	505	508	514	521	519	516	519	522
NORMAN	2,581	2,573	2,574	2,587	2,613	2,608	2,612	2,607	2,613	2,613	2619	2624	2628	2633
ONEKAMA	2,707	2,694	2,711	2,716	2,730	2,741	2,750	2,752	2,752	2,748	2741	2724	2723	2713
PLEASANTON	1,222	1,227	1,220	1,221	1,224	1,229	1,234	1,241	1,245	1,251	1259	1258	1249	1211
SPRINGDALE	1,190	1,189	1,223	1,235	1,239	1,246	1,246	1,224	1,233	1,216	1213	1223	1236	1239
STRONACH	1,059	1,060	1,051	1,046	1,051	1,049	1,050	1,051	1,044	1,052	1052	1053	1060	1062
CITY OF MANISTEE	4,197	4,189	4,178	4,168	4,163	4,172	4,110	4,101	4,171	4,148	4150	4139	4113	4100
TOTAL	25,990	25,921	26,002	26,057	26,170	26,231	26,188	26,187	26,319	26,365	26,390	26,354	26,416	26320



**MANISTEE COUNTY
NUMBER OF DEEDS PROCESSED**

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
ARCADIA	158	100	117	96	102	98	89	100	80	109	136	119	150	142	142	140	123	186	199
BEAR LAKE	276	238	229	174	176	194	199	211	209	217	215	242	285	247	250	173	199	322	300
BROWN	130	63	87	87	66	65	76	65	46	63	110	88	129	76	108	98	73	169	115
CLEON	221	134	160	152	161	176	117	133	143	140	109	96	174	154	118	97	124	175	131
DICKSON	151	156	131	107	111	118	140	148	126	114	138	162	135	128	128	116	113	218	214
FILER	204	194	156	167	152	160	157	153	188	173	189	219	249	171	170	176	187	303	288
MANISTEE	301	310	280	291	195	193	191	237	309	213	339	287	306	292	247	236	259	472	445
MAPLE GROVE	215	195	189	170	148	155	144	183	183	149	224	270	217	185	144	127	183	227	313
MARILLA	59	63	60	29	66	39	56	53	53	63	74	81	70	67	56	51	59	65	84
NORMAN	367	338	247	219	223	216	224	257	264	260	344	364	308	285	269	232	329	448	321
ONEKAMA	408	333	280	232	232	362	221	265	262	339	361	330	444	279	313	314	351	422	393
PLEASANTON	146	109	129	124	136	81	86	140	121	144	176	126	257	104	107	141	127	165	152
SPRINGDALE	129	126	192	144	108	125	188	113	131	140	168	171	135	172	141	101	138	218	213
STRONACH	119	80	94	64	84	75	69	95	82	119	107	112	134	84	114	75	102	143	144
CITY OF MANISTEE																			
1ST DISTRICT	50	80	57	78	28	130	18	47	47	78	53	62	52	45	47	64	53	74	74
2ND DISTRICT	137	175	116	63	72	151	98	199	107	141	113	93	128	139	114	117	138	191	134
3RD DISTRICT	148	167	85	97	72	88	84	133	102	84	103	82	96	102	95	107	133	160	140
4TH DISTRICT	38	30	18	22	19	47	31	24	26	27	24	17	25	31	39	21	31	18	52
5TH DISTRICT	83	62	34	48	48	41	50	38	43	45	56	42	79	38	51	48	47	68	64
6TH DISTRICT	111	83	64	53	70	81	81	71	83	75	94	74	101	67	108	92	88	126	93
7TH DISTRICT	65	80	40	52	57	50	43	69	68	32	59	79	59	63	57	50	54	54	71
CITY TOTALS	632	677	414	413	366	588	405	581	476	482	502	449	540	485	511	499	544	691	628
COUNTY TOTALS	3,516	3,116	2,765	2,469	2,326	2,645	2,362	2,734	2,673	2,725	3,192	3,116	3,533	2,871	2,818	2,576	2,911	4,224	3940

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



MANISTEE COUNTY VALUE (2004-2023)					
Inflation Rate	Year	SEV	SEV % Change	Taxable Value	Taxable Value % Change
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%
5.00%	2023	\$1,948,183,900	13.75%	\$1,383,668,101	7.18%

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

2023 Capped Value = (2022 Taxable Value-Losses) x 1.05 + Additions



EQUALIZATION DEPARTMENT

Manistee County Courthouse

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

2023 TOP TEN PROPERTY OWNERS BY TAXABLE VALUE

	NAME	TAXABLE VALUE
1.	CONSUMERS	43,554,796
2.	T.E.S. FILER CITY	22,374,877
3.	METC LLC	13,477,600
4.	MARTIN MARIETTA	8,300,994
5.	DTE GAS COMPANY / DTM MI LATERAL	5,967,700
6.	MEIJER / MEIJER REALTY COMPANY	5,949,896
7.	ARCADIA BLUFFS	5,177,598
8.	CHERRYLAND REA / CHERRYLAND ELECTRIC	4,988,900
9.	PACKAGING CORPORATION OF AMERICA	4,667,700
10.	AMERICAN MATERIALS	4,365,697