2015 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 Kirchinger, 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 15, 2015

RE: 2015 Manistee County Equalization Report

The 2015 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 22,590 real property descriptions for 2015.

The County Equalized Value for 2015 is $1,364,553,592 which represents an increase of .38%. The amount of gain over last year is $5,128,792. 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 2015 County Taxable Value is $1,114,882,633 which represents an increase of .86%. The amount of gain over last year is $9,469,125.

2015
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
Karen Goodman

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 Kirchinger, Description Analyst

Manistee County Supervisors, Village Presidents and Assessors

Local Unit	Supervisor	Assessor
Arcadia	Doug Carter	Roger Elbers
Bear Lake	Vern Best	Ginny Martz
Brown	Paul Adamski	Connie Anderson
Cleon	Jeff Stanton	Lee Wilson
Dickson	Sharon Buning	Dave Meister
Filer	Terry Walker	Roger Elbers
Manistee	Dennis Bjorkquist	Connie Anderson
Maple Grove	H. Wayne Beldo	H. Wayne Beldo
Marilla	Neil Crawford	Jeannie Hall
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	R. Ben Bifoss	Vacant

	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	Rodney 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 2015 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	111,957,700	111,957,700	2,268,000	2,268,000	114,225,700	114,225,700
Bear lake	22,131.60	84,135,950	84,135,950	7,586,600	7,586,600	91,722,550	91,722,550
Brown	22,748.66	30,262,100	30,262,100	2,713,600	2,713,600	32,975,700	32,975,700
Cleon	23,221.14	31,217,800	31,217,800	4,712,200	4,712,200	35,930,000	35,930,000
Dickson	45,429.88	38,268,000	38,268,000	5,033,900	5,033,900	43,301,900	43,301,900
Filer	9,797.89	153,449,800	153,449,800	40,611,100	40,611,100	194,060,900	194,060,900
Manistee	28,582.39	146,345,400	146,345,400	10,405,600	10,405,600	156,751,000	156,751,000
Maple Grove	23,266.28	38,049,500	38,049,500	3,605,100	3,605,100	41,654,600	41,654,600
Marilla	23,116.43	19,294,642	19,294,642	2,090,400	2,090,400	21,385,042	21,385,042
Norman	45,908.60	58,186,500	58,186,500	6,051,500	6,051,500	64,238,000	64,238,000
Onekama	11,120.45	199,319,200	199,319,200	2,047,300	2,047,300	201,366,500	201,366,500
Pleasanton	21,864.51	57,327,300	57,327,300	3,133,100	3,133,100	60,460,400	60,460,400
Springdale	23,141.21	39,941,800	39,941,800	3,068,700	3,068,700	43,010,500	43,010,500
Stronach	35,509.08	40,289,100	40,289,100	14,952,700	14,952,700	55,241,800	55,241,800
Manistee	2,151.25	191,642,200	191,642,200	16,586,800	16,586,800	208,229,000	208,229,000
Totals for County	349,969.61	1,239,686,992	1,239,686,992	124,866,600	124,866,600	1,364,553,592	1,364,553,592

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 2015 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	2,859,900	5,090,500	0	104,007,300	0	0	111,957,700
Bear lake	6,300,300	6,870,600	399,700	70,565,350	0	0	84,135,950
Brown	3,208,500	508,200	328,600	26,216,800	0	0	30,262,100
Cleon	3,890,100	1,481,600	957,300	24,888,800	0	0	31,217,800
Dickson	2,054,300	995,100	4,844,000	30,374,600	0	0	38,268,000
Filer	649,000	17,450,800	33,779,100	101,570,900	0	0	153,449,800
Manistee	3,816,600	17,614,100	1,069,700	123,845,000	0	0	146,345,400
Maple Grove	1,167,300	1,556,800	612,400	34,713,000	0	0	38,049,500
Marilla	4,458,600	0	232,500	14,603,542	0	0	19,294,642
Norman	869,700	3,910,100	126,800	53,279,900	0	0	58,186,500
Onekama	3,705,400	5,303,700	137,200	190,172,900	0	0	199,319,200
Pleasanton	5,692,600	2,189,100	0	49,445,600	0	0	57,327,300
Springdale	465,800	511,500	0	38,776,900	187,600	0	39,941,800
Stronach	0	629,800	7,532,800	32,126,500	0	0	40,289,100
Manistee	0	37,443,500	6,211,600	147,987,100	0	0	191,642,200
Total for County	39,138,100	101,555,400	56,231,700	1,042,574,192	187,600	0	1,239,686,992

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 2015 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	2,859,900	5,090,500	0	104,007,300	0	0	111,957,700
Bear lake	6,300,300	6,870,600	399,700	70,565,350	0	0	84,135,950
Brown	3,208,500	508,200	328,600	26,216,800	0	0	30,262,100
Cleon	3,890,100	1,481,600	957,300	24,888,800	0	0	31,217,800
Dickson	2,054,300	995,100	4,844,000	30,374,600	0	0	38,268,000
Filer	649,000	17,450,800	33,779,100	101,570,900	0	0	153,449,800
Manistee	3,816,600	17,614,100	1,069,700	123,845,000	0	0	146,345,400
Maple Grove	1,167,300	1,556,800	612,400	34,713,000	0	0	38,049,500
Marilla	4,458,600	0	232,500	14,603,542	0	0	19,294,642
Norman	869,700	3,910,100	126,800	53,279,900	0	0	58,186,500
Onekama	3,705,400	5,303,700	137,200	190,172,900	0	0	199,319,200
Pleasanton	5,692,600	2,189,100	0	49,445,600	0	0	57,327,300
Springdale	465,800	511,500	0	38,776,900	187,600	0	39,941,800
Stronach	0	629,800	7,532,800	32,126,500	0	0	40,289,100
Manistee	0	37,443,500	6,211,600	147,987,100	0	0	191,642,200
Total for County	39,138,100	101,555,400	56,231,700	1,042,574,192	187,600	0	1,239,686,992

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

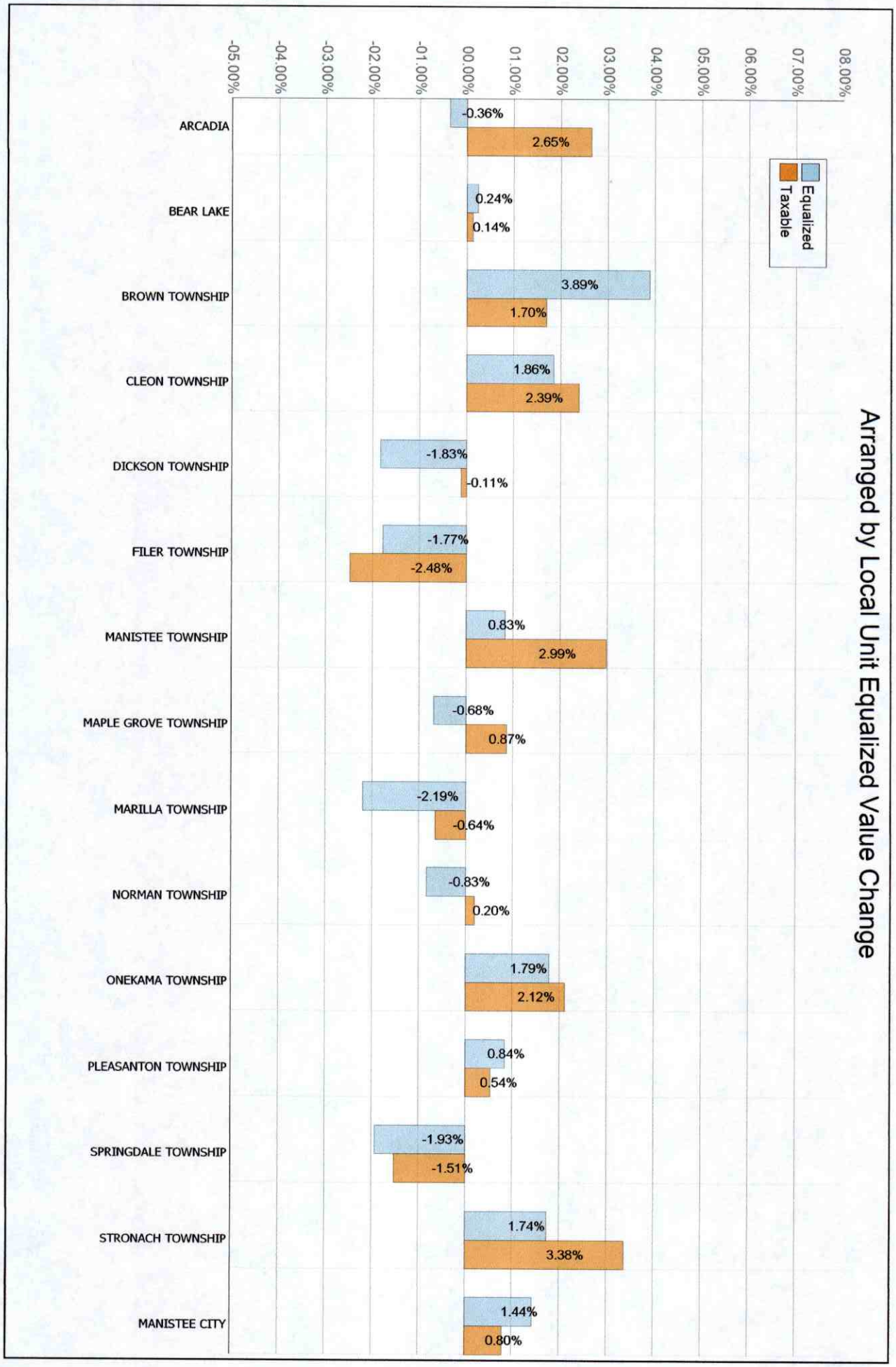
MANISTEE COUNTY

Percent Change - 2014 to 2015

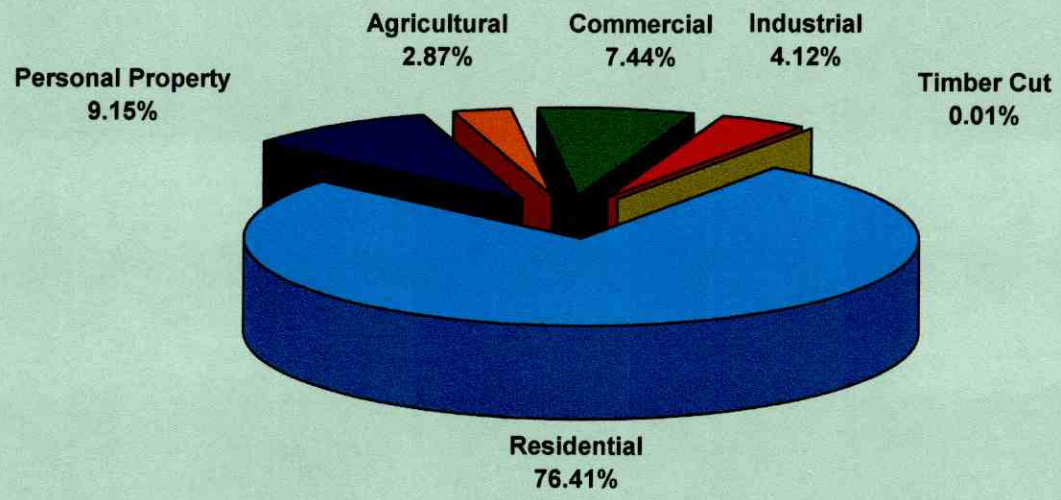
Includes New, Loss and Adjustment

By Local Unit

Unit	2014 Equalized Value	2015 Equalized Value	C.E.V. % Change	2014 Taxable Value	2015 Taxable Value	Taxable % Change
TOWNSHIPS						
ARCADIA	114,632,700	114,225,700	-0.36%	66,179,625	67,982,686	2.72%
BEAR LAKE	91,548,000	91,722,550	0.19%	74,961,265	74,990,369	0.04%
BROWN TOWNSHIP	31,692,600	32,975,700	4.05%	25,844,103	26,291,237	1.73%
CLEON TOWNSHIP	35,281,000	35,930,000	1.84%	29,389,550	30,230,860	2.86%
DICKSON TOWNSHIP	44,092,400	43,301,900	-1.79%	37,490,431	37,449,168	-0.11%
FILER TOWNSHIP	197,504,300	194,060,900	-1.74%	176,383,099	172,117,019	-2.42%
MANISTEE TOWNSHIP	155,321,000	156,751,000	0.92%	119,604,670	123,539,700	3.29%
MAPLE GROVE TOWNSHIP	42,001,000	41,654,600	-0.82%	32,424,558	32,723,068	0.92%
MARILLA TOWNSHIP	21,852,600	21,385,042	-2.14%	16,771,404	16,664,322	-0.64%
NORMAN TOWNSHIP	64,773,400	64,238,000	-0.83%	56,709,682	56,820,722	0.20%
ONEKAMA TOWNSHIP	197,421,900	201,366,500	2.00%	146,241,494	149,750,656	2.40%
PLEASANTON TOWNSHIP	59,951,600	60,460,400	0.85%	47,989,679	48,248,925	0.54%
SPRINGDALE TOWNSHIP	43,838,600	43,010,500	-1.89%	36,491,674	35,947,850	-1.49%
STRONACH TOWNSHIP	54,282,700	55,241,800	1.77%	46,881,370	48,523,879	3.50%
CITIES						
MANISTEE CITY	205,231,000	208,229,000	1.46%	192,050,904	193,602,172	0.81%
VILLAGES						
VILLAGE OF BEAR LAKE	7,150,400	7,216,900	0.93%	6,006,070	6,086,617	1.34%
VILLAGE OF COPEMISH	4,337,000	4,439,800	2.37%	3,892,298	3,867,323	-0.64%
VILLAGE OF EASTLAKE	9,697,600	9,648,300	-0.51%	8,823,307	8,844,386	0.24%
VILLAGE OF KALEVA	7,232,100	7,246,600	0.20%	6,682,575	6,728,505	0.69%
VILLAGE OF ONEKAMA	22,377,000	22,436,800	0.27%	18,249,734	18,298,679	0.27%

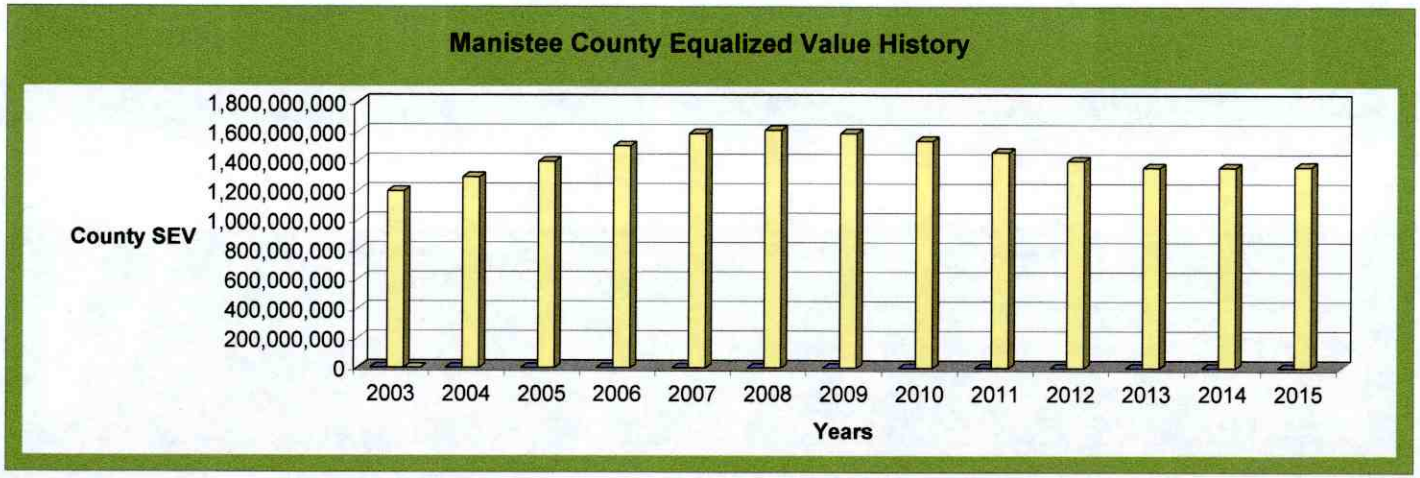

Arranged by Local Unit Equalized Value Change
Equalized
Taxable
-05.00%
-04.00%
-03.00%
-02.00%
-01.00%
00.00%
01.00%
02.00%
03.00%
04.00%
05.00%
06.00%
07.00%
08.00%
ARCADIA
-0.36%
2.65%
BEAR LAKE
0.24%
0.14%
BROWN TOWNSHIP
3.89%
1.70%
CLEON TOWNSHIP
1.86%
2.39%
DICKSON TOWNSHIP
-1.83%
-0.11%
FILER TOWNSHIP
-1.77%
-2.48%
MANISTEE TOWNSHIP
0.83%
2.99%
MAPLE GROVE TOWNSHIP
-0.68%
0.87%
MARILLA TOWNSHIP
-2.19%
-0.64%
NORMAN TOWNSHIP
-0.83%
0.20%
ONEKAMA TOWNSHIP
1.79%
2.12%
PLEASANTON TOWNSHIP
0.84%
0.54%
SPRINGDALE TOWNSHIP
-1.93%
-1.51%
STRONACH TOWNSHIP
1.74%
3.38%
MANISTEE CITY
1.44%
0.80%

2015 Total Equalized Value - $1,364,553,592



MANISTEE COUNTY
EQUALIZED VALUE HISTORY

TOWNSHIPS	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
ARCADIA	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	114,225,700
BEAR LAKE	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	91,722,550
BROWN	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	32,975,700
CLEON	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	35,930,000
DICKSON	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	43,301,900
FILER	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	194,060,900
MANISTEE	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	156,751,000
MAPLE GROVE	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	41,654,600
MARILLA	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	21,385,042
NORMAN	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	64,238,000
ONEKAMA	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	201,366,500
PLEASANTON	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	60,460,400
SPRINGDALE	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	43,010,500
STRONACH	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	55,241,800
CITY	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	208,229,000
TOTAL	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	1,364,553,592



Introduced by the Finance Committee of the:

MANISTEE COUNTY BOARD OF COMMISSIONERS

RESOLUTION TO ADOPT THE 2015 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 2015 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

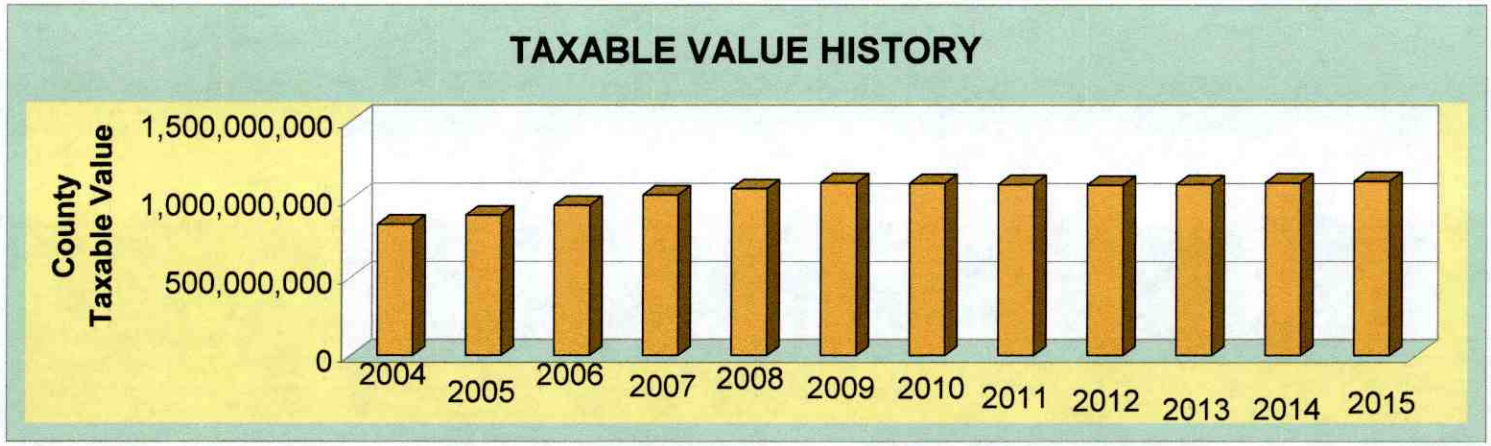
WHEREAS, the attached report is the result of the foregoing process.

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 $1,239,686,992 And personal property values equalized at $124,866,600 for a total equalized value of real and personal property at $1,364,553,592 pursuant to Section 211.34 M.C.L., 1948, as amended.

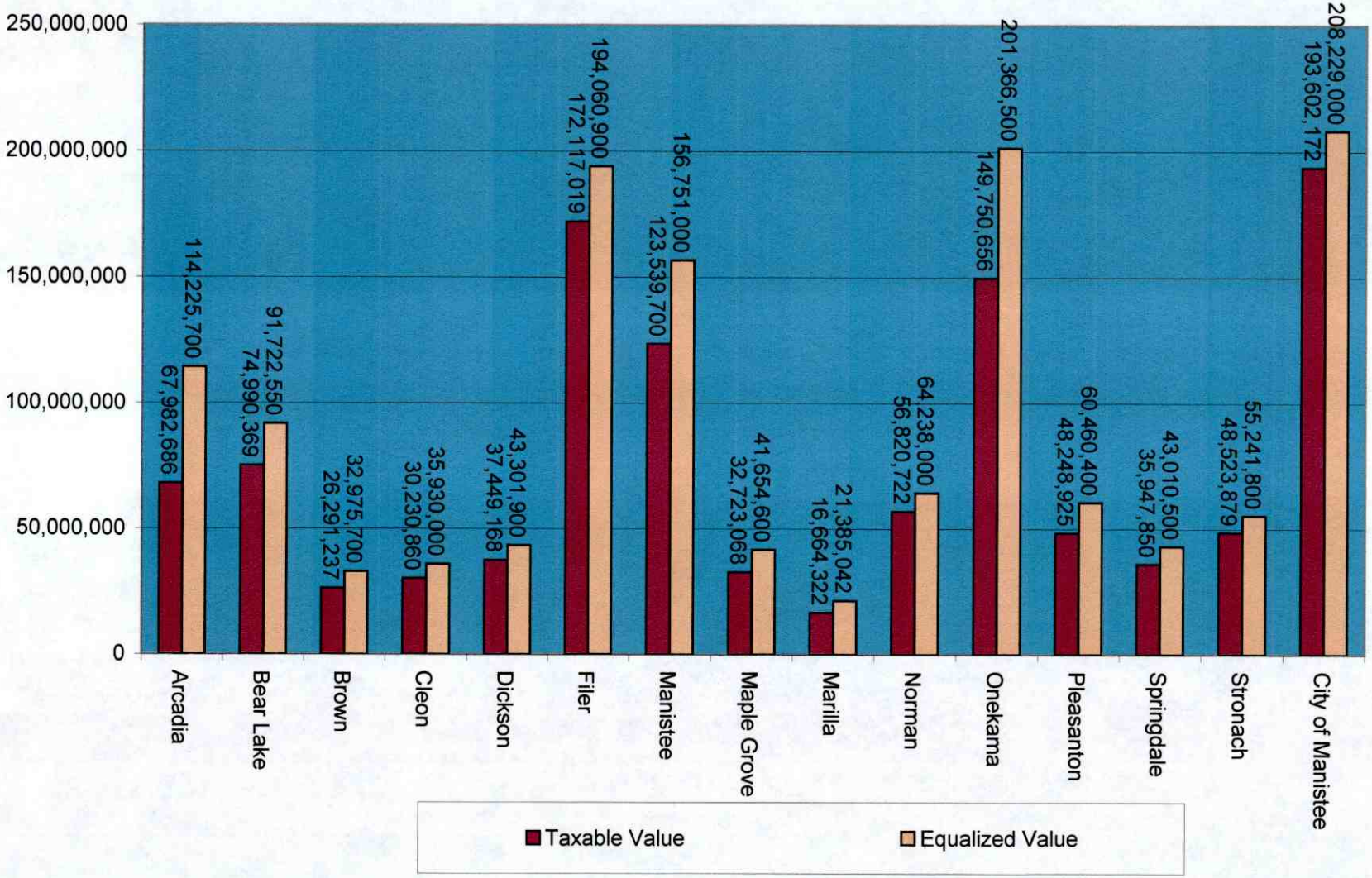
MANISTEE COUNTY EQUALIZATION 2015 VALUE REPORT			
TOWNSHIP	ASSESSED VALUE	EQUALIZED VALUE	TAXABLE VALUE
ARCADIA	114,225,700	114,225,700	67,982,686
BEAR LAKE	91,722,550	91,722,550	74,990,369
BROWN	32,975,700	32,975,700	26,291,237
CLEON	35,930,000	35,930,000	30,230,860
DICKSON	43,301,900	43,301,900	37,449,168
FILER	194,060,900	194,060,900	172,117,019
MANISTEE	156,751,000	156,751,000	123,539,700
MAPLE GROVE	41,654,600	41,654,600	32,723,068
MARILLA	21,385,042	21,385,042	16,664,322
NORMAN	64,238,000	64,238,000	56,820,722
ONEKAMA	201,366,500	201,366,500	149,750,656
PLEASANTON	60,460,400	60,460,400	48,248,925
SPRINGDALE	43,010,500	43,010,500	35,947,850
STRONACH	55,241,800	55,241,800	48,523,879
CITY	208,229,000	208,229,000	193,602,172
COUNTY TOTAL	1,364,553,592	1,364,553,592	1,114,882,633

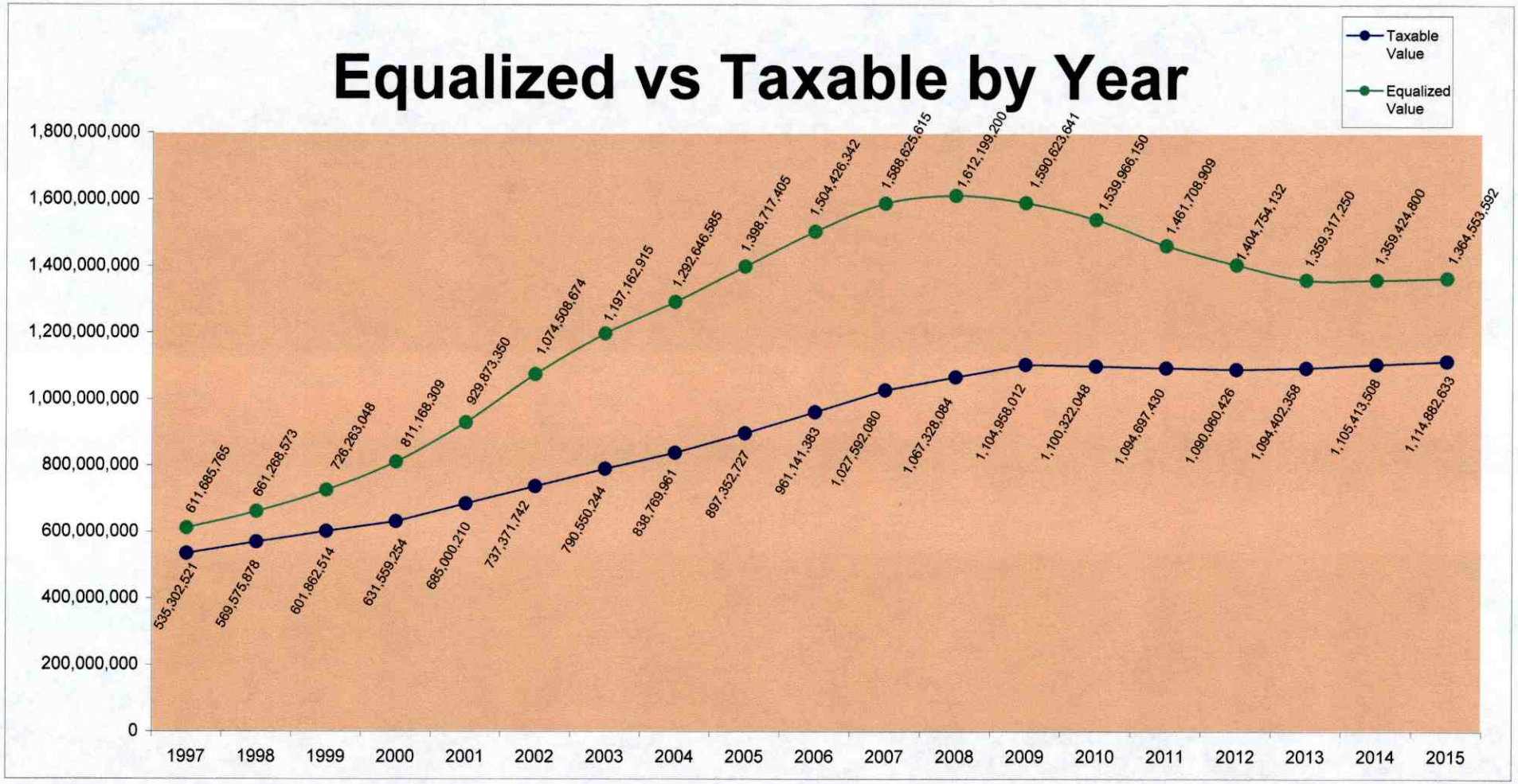
MANISTEE COUNTY
TAXABLE VALUE HISTORY

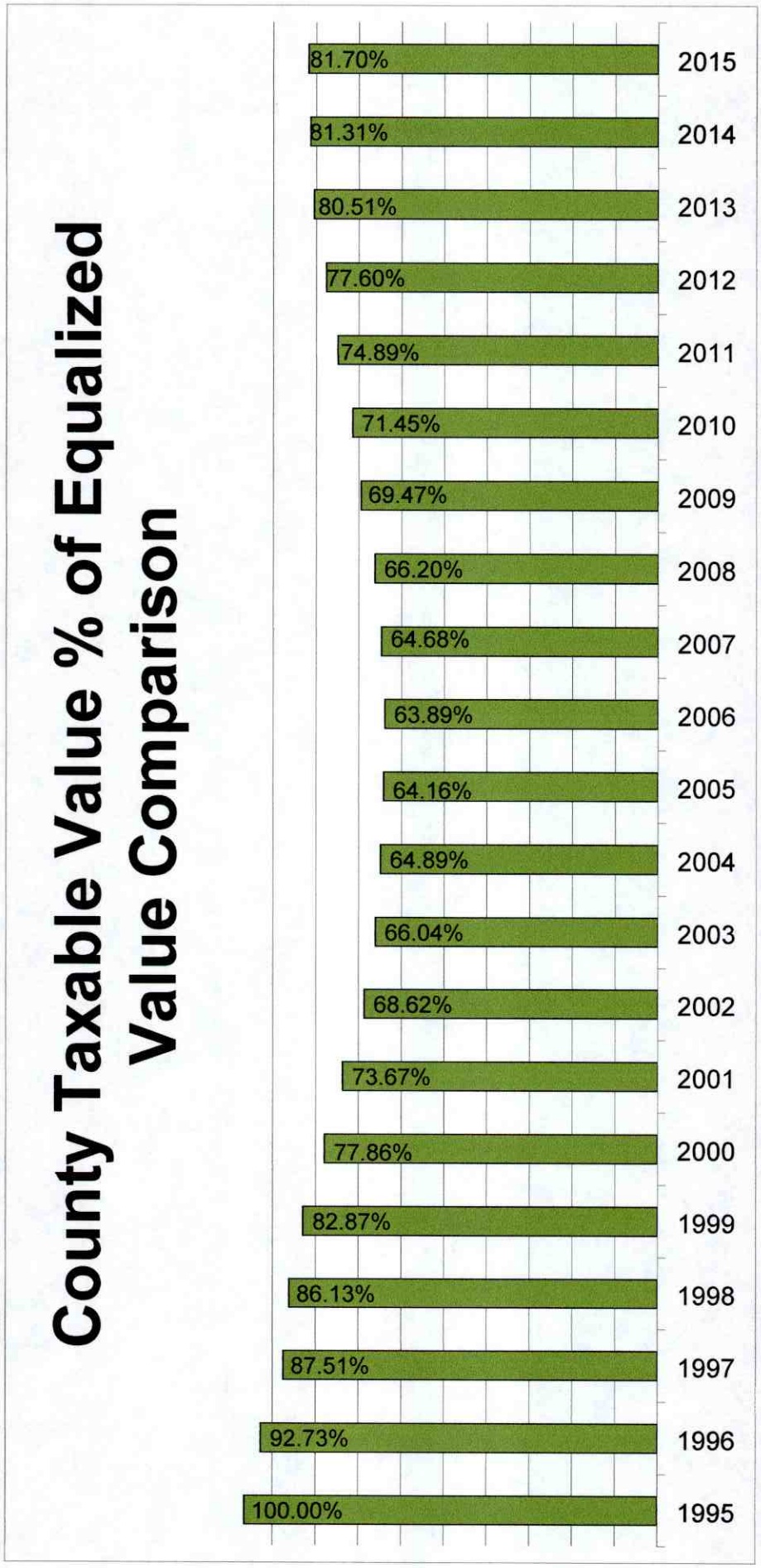
TOWNSHIP	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
ARCADIA	44,684,188	49,506,698	52,442,368	56,529,842	59,049,689	62,063,663	63,336,279	64,436,116	65,813,037	64,202,761	66,179,625	67,982,686
BEAR LAKE	55,813,560	59,987,238	64,006,331	67,727,574	71,765,880	76,282,051	75,021,814	73,748,071	74,200,788	75,998,360	74,961,265	74,990,369
BROWN	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	26,291,237
CLEON	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	30,230,860
DICKSON	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	37,449,168
FILER	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	172,117,019
MANISTEE	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	123,539,700
MAPLE GROVE	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	32,723,068
MARILLA	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	16,664,322
NORMAN	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	56,820,722
ONEKAMA	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	149,750,656
PLEASANTON	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	48,248,925
SPRINGDALE	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	35,947,850
STRONACH	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	48,523,879
CITY	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	193,602,172
TOTAL	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	1,114,882,633



Equalized vs. Taxable Value for the Year 2015




Equalized vs Taxable by Year
Taxable Value
Equalized Value
1,800,000,000
1,600,000,000
1,400,000,000
1,200,000,000
1,000,000,000
800,000,000
600,000,000
400,000,000
200,000,000
0
1997
1998
1999
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
535,302,521
569,575,878
601,862,514
631,559,254
685,000,210
737,371,742
790,550,244
838,769,961
897,352,727
961,141,383
1,027,592,080
1,067,328,084
1,104,958,012
1,100,322,048
1,094,697,430
1,090,060,426
1,094,402,358
1,105,413,508
1,114,882,633
611,685,765
661,268,573
726,263,048
811,168,309
929,873,350
1,074,508,674
1,197,162,915
1,292,646,585
1,398,717,405
1,504,426,342
1,588,625,615
1,612,199,200
1,590,623,641
1,539,966,150
1,461,708,909
1,404,754,132
1,359,317,250
1,359,424,800
1,364,553,592


County Taxable Value % of Equalized Value Comparison
81.70%
2015
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
2015 Industrial Facilities Tax Roll
(Act 198 of 1974)

Township	New Facilities Taxable Value				No	Total	SD
		Real		Personal			
Filer		1,100,000		4,835,600	3	5,935,600	51070
Cleon		87,515		136,200	4	223,715	10015
Stronach		1,162,183		4,097,600	10	5,259,783	51070
City of Manistee				61,900	1	61,900	51070
Totals		2,349,698		9,131,300	18	11,480,998	

2015
Renaissance Zone Parcels
(Act 376 of 1996)

Township	No	Taxable Value	SD
City of Manistee	6	4,423,700	51070
Totals	**6**	**4,423,700**	

2015
DNR PILT PARCELS
(Act 513 of 2004)

Township	No	Taxable Value	SD
Cleon	8	34,570	10015
Cleon	1	1,848	83070
Vill of Copemish	3	10,570	10015
Dickson	1	115,778	51045
Filer	1	30,290	51070
Manistee	20	1,014,849	51070
Manistee	2	139,093	51060
Vill Eastlake	3	100,712	51070
Maple Grove	8	81,467	51045
Pleasanton	2	53,267	51020
Pleasanton	1	18,682	51045
Springdale	19	735,874	10015
Springdale	6	559,044	51045
Stronach	2	84,305	51070
Stronach	1	5,132	51045
Totals	**78**	**2,985,481**	

MANISTEE COUNTY 2015
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	KND	1	40
Marilla	Mesick	6	276
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		**27**	**1495.70**

MCL 324.51105 Commercial Forests are not subject to ad valorem general property tax. Owners of commercial Forests pay a specific tax of $1.26 per acre as adjusted pursuant to MCL 324.51107.

MANISTEE COUNTY
2015 PARCEL COUNT

	REAL PROPERTY						PERSONAL PROPERTY					
TOWNSHIP	**100**	**200**	**300**	**400**	**500**	**600**	**250**	**350**	**450**	**550**	**TOTAL**	**TE**
ARCADIA	55	30	0	994	0	0	26	1	0	1	1107	60
BEAR LAKE	96	93	15	1441	0	0	114	2	0	253	2014	61
BROWN	59	22	18	693	0	0	13	0	0	41	846	43
CLEON	60	34	24	897	0	0	37	1	0	42	1095	52
DICKSON	31	18	5	1074	0	0	31	0	0	4	1163	137
FILER	11	86	54	1491	0	0	99	5	0	12	1758	55
MANISTEE	54	134	26	2164	0	0	165	2	0	86	2631	151
MAPLE GROVE	24	58	25	1266	0	0	18	0	0	36	1427	77
MARILLA	60	0	4	391	0	0	11	0	0	13	479	30
NORMAN	7	66	10	2282	0	0	67	0	0	4	2436	172
ONEKAMA	57	80	2	2327	0	0	74	1	0	28	2569	172
PLEASANTON	84	25	0	1016	0	0	35	2	0	34	1196	33
SPRINGDALE	8	12	0	1053	1	0	27	0	0	98	1199	47
STRONACH	0	13	26	860	0	0	34	2	0	11	946	103
CITY	0	350	21	3196	0	0	335	11	0	7	3920	252
TOTAL	**606**	**1021**	**230**	**21145**	**1**	**0**	**1086**	**27**	**0**	**670**	**24786**	**1445**
VILLAGES												
BEAR LAKE	0	37	0	185	0	0	28	0	0	2	252	29
COPEMISH	0	22	2	150	0	0	17	1	0	1	193	21
EAST LAKE	0	11	2	323	0	0	5	0	0	3	344	26
KALEVA	0	55	14	309	0	0	14	0	0	1	393	46
ONEKAMA	0	56	0	377	0	0	41	0	0	4	478	46
TOTAL	**0**	**181**	**18**	**1344**	**0**	**0**	**105**	**1**	**0**	**11**	**1660**	**168**

(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 2015
(Includes Tax Exempt Real & Personal Parcels)

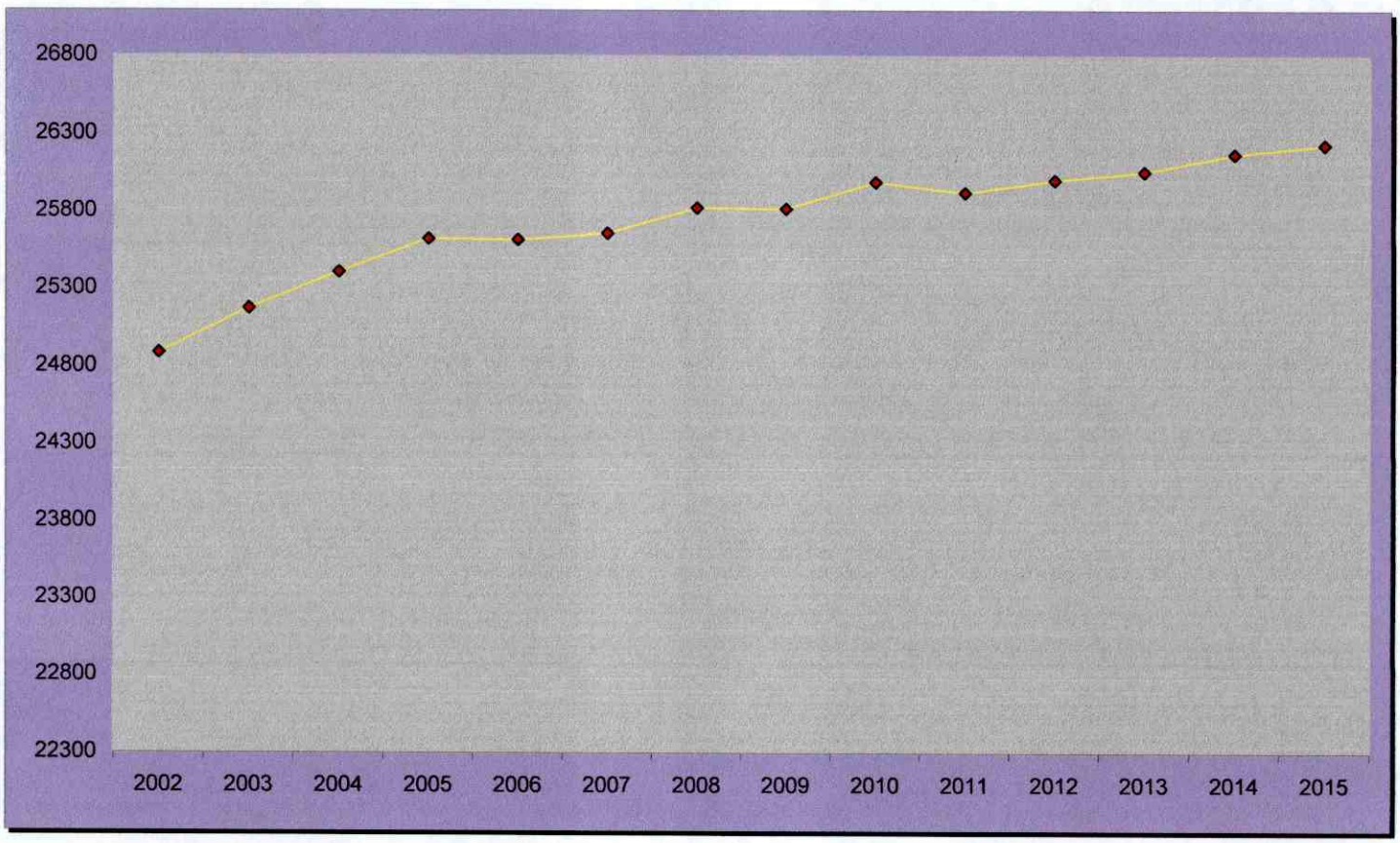
TOWNSHIP	51020	51045	51070	51060	10015	53021	83070	TOTAL
ARCADIA				1167				1167
BEAR LAKE	1489	166		420				2075
BROWN		408		481				889
CLEON					784		363	1147
DICKSON		1300						1300
FILER			1813					1813
MANISTEE			2159	623				2782
MAPLE GROVE		1504						1504
MARILLA		227			6		276	509
NORMAN		2608						2608
ONEKAMA				2741				2741
PLEASANTON	1163	21		3	42			1229
SPRINGDALE		93			1153			1246
STRONACH		578	451			20		1049
CITY			4172					4172
TOTAL	**2652**	**6905**	**8595**	**5435**	**1985**	**20**	**639**	**26231**

SCHOOL DISTRICT
TAX EXEMPT-REAL & PERSONAL PARCELS
2015

TOWNSHIP	51020	51045	51070	51060	10015	53021	83070	TOTAL
ARCADIA				60				60
BEAR LAKE	48	0		13				61
BROWN		34		9				43
CLEON					47		5	52
DICKSON		137						137
FILER			55					55
MANISTEE			143	8				151
MAPLE GROVE		77						77
MARILLA		12			0		18	30
NORMAN		172						172
ONEKAMA				172				172
PLEASANTON	29	1		0	3			33
SPRINGDALE		7			40			47
STRONACH		51	50			2		103
CITY			252					252
TOTAL	**77**	**491**	**500**	**262**	**90**	**2**	**23**	**1445**

MANISTEE COUNTY PARCEL COUNT HISTORY

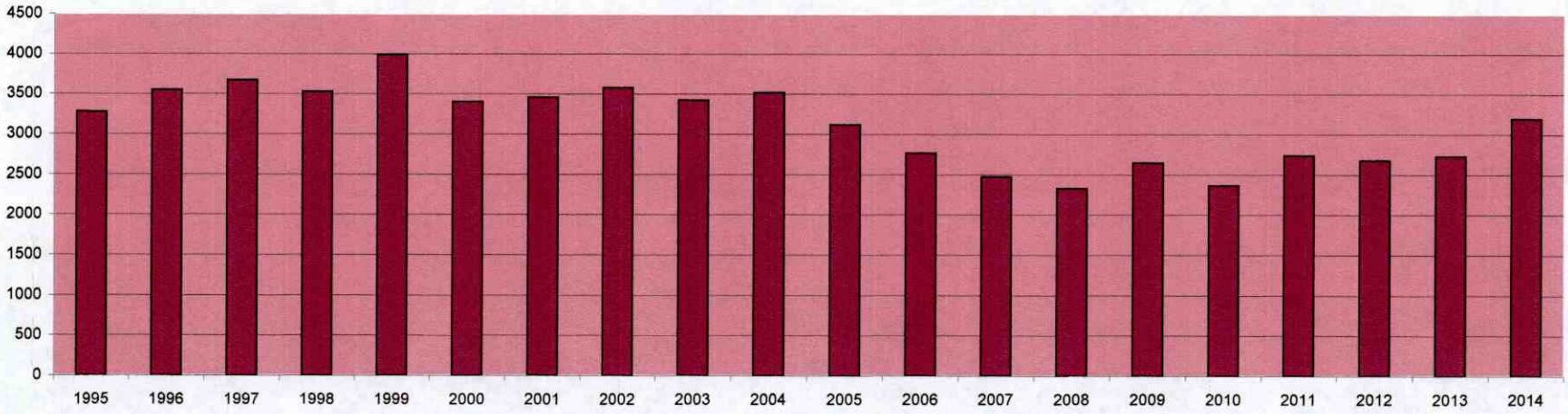
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
ARCADIA	1114	1133	1139	1148	1142	1139	1145	1157	1160	1167	1169	1175	1170	1167
BEAR LAKE	1801	1832	1853	1878	1907	1922	1937	1917	1937	1947	1979	1976	2062	2075
BROWN	832	841	859	869	854	861	862	867	867	874	874	880	874	889
CLEON	1073	1093	1110	1122	1105	1111	1120	1118	1152	1141	1152	1154	1153	1147
DICKSON	1226	1271	1276	1288	1297	1300	1299	1290	1322	1290	1291	1293	1305	1300
FILER	1732	1789	1770	1790	1789	1781	1816	1813	1827	1825	1801	1800	1801	1813
MANISTEE	2660	2656	2680	2725	2706	2728	2752	2748	2721	2723	2759	2791	2769	2782
MAPLE GROVE	1482	1495	1475	1479	1487	1483	1491	1510	1535	1517	1514	1512	1507	1504
MARILLA	495	491	492	498	504	505	503	505	513	505	506	503	509	509
NORMAN	2550	2551	2558	2576	2579	2556	2566	2559	2581	2573	2574	2587	2613	2608
ONEKAMA	2477	2548	2679	2679	2686	2697	2699	2703	2707	2694	2711	2716	2730	2741
PLEASANTON	1157	1158	1160	1184	1190	1198	1194	1195	1222	1227	1220	1221	1224	1229
SPRINGDALE	1020	1046	1097	1111	1116	1137	1160	1164	1190	1189	1223	1235	1239	1246
STRONACH	1044	1046	1043	1045	1043	1048	1054	1048	1059	1060	1051	1046	1051	1049
CITY OF MANISTEE	4228	4227	4218	4230	4211	4193	4226	4224	4197	4189	4178	4168	4163	4172
TOTAL	24891	25177	25409	25622	25616	25659	25824	25818	25990	25921	26002	26057	26170	26231



MANISTEE COUNTY
NUMBER OF DEEDS PROCESSED

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
ARCADIA	158	148	151	200	165	130	197	176	158	100	117	96	102	98	89	100	80	109	136
BEAR LAKE	231	269	242	291	272	238	240	248	276	238	229	174	176	194	199	211	209	217	215
BROWN	134	118	130	159	88	87	93	124	130	63	87	87	66	65	76	65	46	63	110
CLEON	158	225	181	191	174	158	207	158	221	134	160	152	161	176	117	133	143	140	109
DICKSON	171	155	174	202	183	164	197	136	151	156	131	107	111	118	140	148	126	114	138
FILER	187	232	200	270	181	174	216	192	204	194	156	167	152	160	157	153	188	173	189
MANISTEE	319	291	260	317	279	361	329	308	301	310	280	291	195	193	191	237	309	213	339
MAPLE GROVE	247	283	252	267	251	225	190	221	215	195	189	170	148	155	144	183	183	149	224
MARILLA	123	70	67	90	88	75	64	112	59	63	60	29	66	39	56	53	53	63	74
NORMAN	425	323	370	369	288	323	354	307	367	338	247	219	223	216	224	257	264	260	344
ONEKAMA	342	459	365	377	305	402	475	476	408	333	280	232	232	362	221	265	262	339	361
PLEASANTON	196	177	119	173	138	146	151	176	146	109	129	124	136	81	86	140	121	144	176
SPRINGDALE	163	182	136	155	141	172	166	182	129	126	192	144	108	125	188	113	131	140	168
STRONACH	144	132	156	122	94	121	154	107	119	80	94	64	84	75	69	95	82	119	107
CITY OF MANISTEE																			
1ST DISTRICT	66	41	53	140	71	82	68	55	50	80	57	78	28	130	18	47	47	78	53
2ND DISTRICT	91	168	262	196	354	247	121	129	137	175	116	63	72	151	98	199	107	141	113
3RD DISTRICT	129	101	143	171	113	95	122	113	148	167	85	97	72	88	84	133	102	84	103
4TH DISTRICT	58	36	47	48	41	49	37	37	38	30	18	22	19	47	31	24	26	27	24
5TH DISTRICT	50	62	81	79	40	42	63	44	83	62	34	48	48	41	50	38	43	45	56
6TH DISTRICT	95	93	79	72	81	97	89	63	111	83	64	53	70	81	81	71	83	75	94
7TH DISTRICT	61	103	58	94	51	66	41	58	65	80	40	52	57	50	43	69	68	32	59
CITY TOTALS	550	604	723	800	751	678	541	499	632	677	414	413	366	588	405	581	476	482	502
COUNTY TOTALS	**3548**	**3668**	**3526**	**3983**	**3398**	**3454**	**3574**	**3422**	**3516**	**3116**	**2765**	**2469**	**2326**	**2645**	2362	2734	2673	2725	3192

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



MANISTEE COUNTY VALUE (1996-2015)

Inflation Rate	Year	SEV	SEV % Change	Taxable Value	Taxable Value % Change
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%
1.60%	2015	$1,364,553,592	0.38%	$1,114,882,633	0.86%

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
2015 Capped Value=(2014 Taxable Value-Losses) x 1.016 + Additions

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

2015 TOP TEN PROPERTY OWNERS BY TAXABLE VALUE

	NAME	TAXABLE VALUE
1.	PACKAGING CORPORATION OF AMERICA	38,420,277
2.	T.E.S. FILER CITY	26,343,971
3.	CONSUMERS	26,210,095
4.	MARTIN MARIETTA	16,738,485
5.	MORTON INTERNATIONAL	10,179,471
6.	METC LLC	9,535,100
7.	MERIT ENERGY	4,485,851
8.	ARCADIA BLUFFS	3,969,982
9.	AMERICAN MATERIALS	3,595,100
10.	LITTLE RIVER BAND OF OTTAWA INDIANS	3,570,905