

2018

MANISTEE COUNTY



EQUALIZATION REPORT

Roger Elbers, Equalization Director
Heather Vasquez, Deputy Equalization Director
Lisa Senters, Appraiser
Kristyn Lange, Property Description Specialist/GIS Tech
Lucas Balmer, Description Analyst



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 18, 2018

RE: 2018 Manistee County Equalization Report

The 2018 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 24,525 real property descriptions for 2018.

The County Equalized Value for 2018 is \$1,401,404,800 which represents an increase of .83%. The amount of gain from last year is \$11,526,405. Equalized Value is based on Market Value.

Since Proposal A went into effect in 1994 property taxes are paid on Taxable Value. This year's Taxable Value is calculated with a formula using the State Tax Commission published inflation rate of 2.1% 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 2018 County Taxable Value is \$1,128,263,138 which represents an increase of 1.73%. The amount of gain from last year is \$19,167,800.

2018
EQUALIZATION REPORT
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Manistee County Board of Commissioners

District 1

Pauline Jaquish

District 2

Richard Schmidt

District 3

Brook Shafer

District 4

Mark Bergstrom

District 5

Jeff Dontz

District 6

Karen Goodman

District 7

Margaret Batzer

Department of Equalization

Roger Elbers, Equalization Director

Heather Vasquez, Deputy Equalization Director

Lisa Senters, Appraiser

Kristyn Lange, Property Description Specialist/GIS Technician

Lucas Balmer, Description Analyst

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	Connie Anderson
Cleon	Jeff Stanton	Lee Wilson
Dickson	Sharon Buning	David Meister
Filer	Terry Walker	Molly Whetstone
Manistee	Dennis Bjorkquist	Connie Anderson
Maple Grove	H. Wayne Beldo	Sharon Zakrajsek
Marilla	Dave Barrett	Jared Litwiller
Norman	Richard Mobley	David Meister
Onekama	Dave Meister	Ginny Martz
Pleasanton	Carol Merrill	Carol Merrill
Springdale	Brian Moore	Roger Elbers
Stronach	Phil Vadeboncoeur	Stan Armstrong
City of Manistee	Thad Taylor	Molly Whetstone

	<u>President</u>	<u>Assessor</u>
Village of Bear Lake	Jeff Bair	Ginny Martz
Village of Copemish	Ron Bytwerk	Lee Wilson
Village of Eastlake	Dan Golden	Connie Anderson
Village of Kaleva	Kimberly Somsel	Sharon Zakrajsek
Village of Onekama	Roger Burger	Ginny Martz

Personal and Real Property - TOTALS

L-4024

Manistee County

Statement of acreage and valuation in the year 2018 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		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	11,980.24	113,211,000	113,211,000	4,196,000	4,196,000	117,407,000	117,407,000
Bear lake	22,131.60	88,238,600	88,238,600	7,245,100	7,245,100	95,483,700	95,483,700
Brown	22,748.66	32,373,000	32,373,000	2,535,100	2,535,100	34,908,100	34,908,100
Cleon	23,221.14	33,712,500	33,712,500	4,340,000	4,340,000	38,052,500	38,052,500
Dickson	45,429.88	40,268,800	40,268,800	5,786,100	5,786,100	46,054,900	46,054,900
Filer	9,797.89	157,496,100	157,496,100	15,517,300	15,517,300	173,013,400	173,013,400
Manistee	28,582.39	153,941,000	153,941,000	13,700,700	13,700,700	167,641,700	167,641,700
Maple Grove	23,266.28	41,155,900	41,155,900	3,033,700	3,033,700	44,189,600	44,189,600
Marilla	23,116.43	21,192,300	21,192,300	1,923,500	1,923,500	23,115,800	23,115,800
Norman	45,908.60	60,844,000	60,844,000	7,405,900	7,405,900	68,249,900	68,249,900
Onekama	11,120.45	207,593,500	207,593,500	3,262,700	3,262,700	210,856,200	210,856,200
Pleasanton	21,864.51	67,418,200	67,418,200	2,778,000	2,778,000	70,196,200	70,196,200
Springdale	23,141.21	46,366,400	46,366,400	2,277,600	2,277,600	48,644,000	48,644,000
Stronach	35,509.08	44,188,400	44,188,400	5,960,400	5,960,400	50,148,800	50,148,800
Manistee	2,151.25	203,017,300	203,017,300	10,425,700	10,425,700	213,443,000	213,443,000
Totals for County	349,969.61	1,311,017,000	1,311,017,000	90,387,800	90,387,800	1,401,404,800	1,401,404,800

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF MANISTEE COUNTY

WE HEREBY CERTIFY that the foregoing is a true statement of the number of acres of land, the value of the real property and of the personal property, the aggregate valuation of the real property and personal property, the equalized and assessed valuations of real property classifications in each township and city in said county as equalized by the Board of Commissioners in April of the reporting year, at a meeting of said board held in pursuant to the provisions of sections 209.1 – 209.8, MCL. I further certify that said statement does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1963; P.A. 198 of 1974; P.A. 225 of 1978; P.A. 385 of 1984; P.A. 224 of 1985; P.A. 147 of 1992 or Section 5 of Article IX of the Constitution of the State.

Dated _____, 20__

Equalization Director

Clerk of the Board of Commissioners

Chairperson of Board of Commissioners

Equalized Valuations - REAL

L-4024

Manistee County

Statement of acreage and valuation in the year 2018 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	2,384,500	5,260,400	0	105,566,100	0	0	113,211,000
Bear lake	6,435,000	6,339,800	396,000	75,067,800	0	0	88,238,600
Brown	3,139,500	492,100	327,000	28,414,400	0	0	32,373,000
Cleon	3,649,300	1,326,400	935,700	27,801,100	0	0	33,712,500
Dickson	1,941,400	943,100	4,843,500	32,540,800	0	0	40,268,800
Filer	0	16,121,500	29,335,400	112,039,200	0	0	157,496,100
Manistee	4,195,100	19,221,300	1,299,000	129,225,600	0	0	153,941,000
Maple Grove	1,244,900	1,611,800	582,400	37,716,800	0	0	41,155,900
Marilla	4,894,000	0	232,200	16,066,100	0	0	21,192,300
Norman	927,500	3,734,700	123,200	56,058,600	0	0	60,844,000
Onekama	3,980,100	5,409,200	137,900	198,066,300	0	0	207,593,500
Pleasanton	6,172,700	2,180,200	0	59,065,300	0	0	67,418,200
Springdale	496,900	486,100	0	45,383,400	0	0	46,366,400
Stronach	0	620,700	7,614,300	35,953,400	0	0	44,188,400
Manistee	0	35,904,300	4,542,900	162,570,100	0	0	203,017,300
Total for County	39,460,900	99,651,600	50,369,500	1,121,535,000	0	0	1,311,017,000

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

Assessed Valuations - REAL

L-4024

Manistee County

Statement of acreage and valuation in the year 2018 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	2,384,500	5,260,400	0	105,566,100	0	0	113,211,000
Bear lake	6,435,000	6,339,800	396,000	75,067,800	0	0	88,238,600
Brown	3,139,500	492,100	327,000	28,414,400	0	0	32,373,000
Cleon	3,649,300	1,326,400	935,700	27,801,100	0	0	33,712,500
Dickson	1,941,400	943,100	4,843,500	32,540,800	0	0	40,268,800
Filer	0	16,121,500	29,335,400	112,039,200	0	0	157,496,100
Manistee	4,195,100	19,221,300	1,299,000	129,225,600	0	0	153,941,000
Maple Grove	1,244,900	1,611,800	582,400	37,716,800	0	0	41,155,900
Marilla	4,894,000	0	232,200	16,066,100	0	0	21,192,300
Norman	927,500	3,734,700	123,200	56,058,600	0	0	60,844,000
Onekama	3,980,100	5,409,200	137,900	198,066,300	0	0	207,593,500
Pleasanton	6,172,700	2,180,200	0	59,065,300	0	0	67,418,200
Springdale	496,900	486,100	0	45,383,400	0	0	46,366,400
Stronach	0	620,700	7,614,300	35,953,400	0	0	44,188,400
Manistee	0	35,904,300	4,542,900	162,570,100	0	0	203,017,300
Total for County	39,460,900	99,651,600	50,369,500	1,121,535,000	0	0	1,311,017,000

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

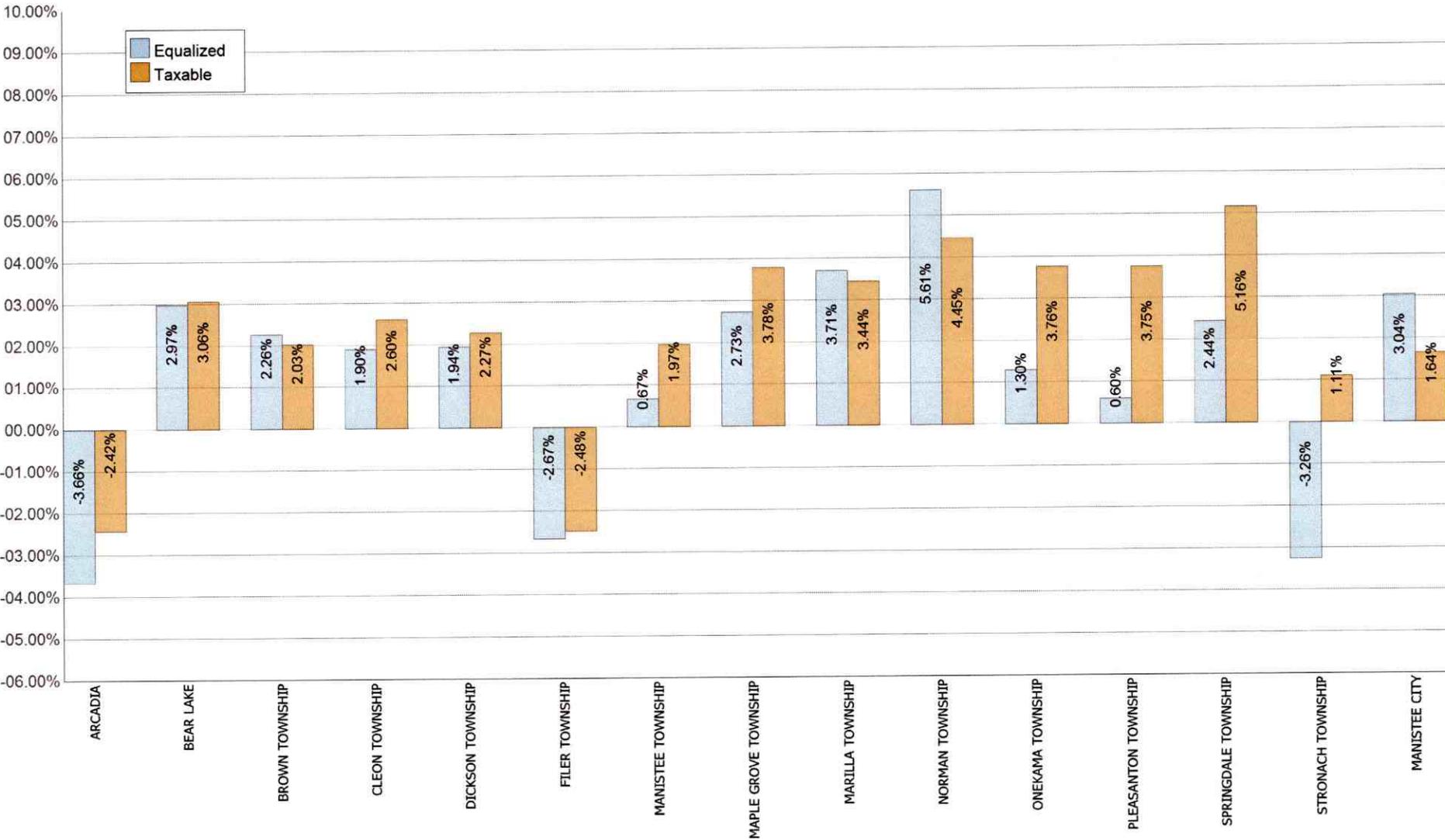
Clerk of the Board of Commissioners

Chairperson of Board of Commissioners

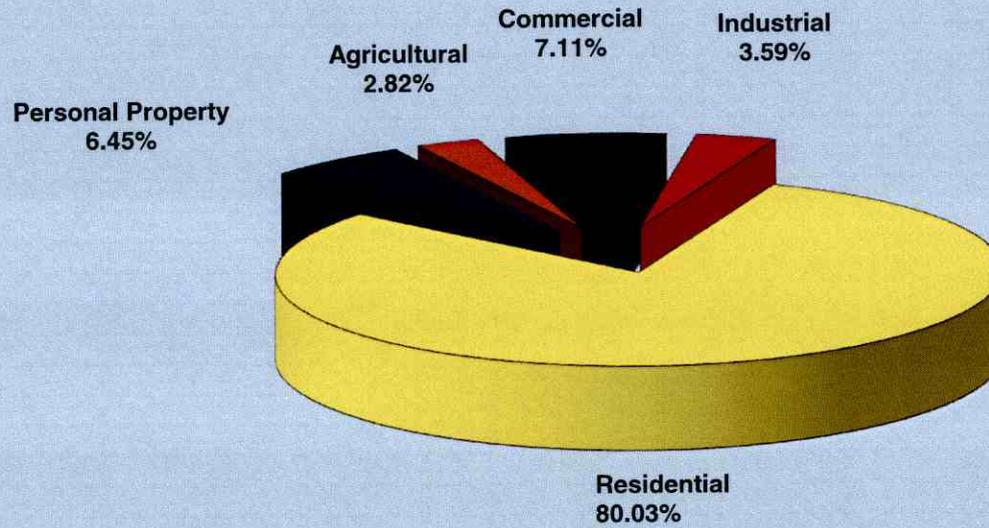
MANISTEE COUNTY
Percent Change - 2017 to 2018
Includes New, Loss and Adjustment
By Local Unit

Unit	2017 Equalized Value	2018 Equalized Value	C.E.V. % Change	2017 Taxable Value	2018 Taxable Value	Taxable % Change
TOWNSHIPS						
ARCADIA	121,872,600	117,407,000	-3.66%	76,679,830	74,822,947	-2.42%
BEAR LAKE	85,301,525	87,962,200	3.12%	69,958,403	72,271,361	3.31%
BROWN TOWNSHIP	34,136,000	34,908,100	2.26%	26,887,021	27,431,899	2.03%
CLEON TOWNSHIP	33,105,200	33,699,200	1.79%	27,025,103	27,671,310	2.39%
DICKSON TOWNSHIP	45,176,320	46,054,900	1.94%	38,972,888	39,857,813	2.27%
FILER TOWNSHIP	177,758,000	173,013,400	-2.67%	148,996,130	145,302,920	-2.48%
MANISTEE TOWNSHIP	156,481,200	156,735,900	0.16%	123,033,824	125,323,173	1.86%
MAPLE GROVE TOWNSHIP	36,159,800	36,229,200	0.19%	25,443,799	26,538,053	4.30%
MARILLA TOWNSHIP	22,289,350	23,115,800	3.71%	16,622,127	17,194,537	3.44%
NORMAN TOWNSHIP	64,624,800	68,249,900	5.61%	58,135,346	60,724,297	4.45%
ONEKAMA TOWNSHIP	184,843,800	186,516,900	0.91%	137,966,622	142,393,153	3.21%
PLEASANTON TOWNSHIP	69,780,400	70,196,200	0.60%	50,047,651	51,925,114	3.75%
SPRINGDALE TOWNSHIP	47,486,800	48,644,000	2.44%	36,703,953	38,598,551	5.16%
STRONACH TOWNSHIP	51,839,300	50,148,800	-3.26%	41,118,217	41,575,526	1.11%
CITIES						
MANISTEE CITY	207,146,200	213,443,000	3.04%	187,736,897	190,818,900	1.64%
VILLAGES						
VILLAGE OF BEAR LAKE	7,424,700	7,521,500	1.30%	6,327,586	6,345,882	0.29%
VILLAGE OF COPEMISH	4,238,500	4,353,300	2.71%	3,692,762	3,844,679	4.11%
VILLAGE OF EASTLAKE	10,052,100	10,905,800	8.49%	8,853,767	9,163,291	3.50%
VILLAGE OF KALEVA	6,855,600	7,960,400	16.12%	6,255,257	6,359,922	1.67%
VILLAGE OF ONEKAMA	23,306,200	24,339,300	4.43%	18,638,155	20,099,810	7.84%

Arranged by Local Unit Equalized Value Change



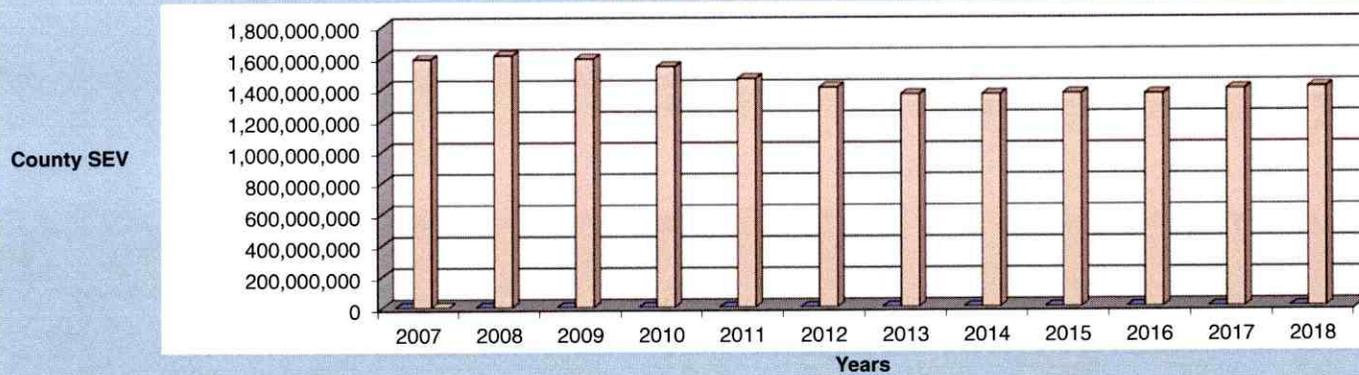
2018 Total Equalized Value \$1,401,404,800



**MANISTEE COUNTY
EQUALIZED VALUE HISTORY**

TOWNSHIPS	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
ARCADIA	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	114,698,500	121,872,600	117,407,000
BEAR LAKE	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	91,278,660	92,726,225	95,483,700
BROWN	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	32,553,400	34,136,000	34,908,100
CLEON	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	36,565,600	37,343,700	38,052,500
DICKSON	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	43,988,060	45,176,320	46,054,900
FILER	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	179,985,500	177,758,000	173,013,400
MANISTEE	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	165,910,900	166,533,300	167,641,700
MAPLE GROVE	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	41,535,000	43,015,400	44,189,600
MARILLA	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	21,036,500	22,289,350	23,115,800
NORMAN	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	62,893,150	64,624,800	68,249,900
ONEKAMA	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	204,639,000	208,150,000	210,856,200
PLEASANTON	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	63,386,200	69,780,400	70,196,200
SPRINGDALE	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	44,791,350	47,486,800	48,644,000
STRONACH	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	49,754,800	51,839,300	50,148,800
CITY	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	207,343,400	207,146,200	213,443,000
TOTAL	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	1,360,360,020	1,389,878,395	1,401,404,800

Manistee County Equalized Value History



Introduced by the Finance Committee of the:

MANISTEE COUNTY BOARD OF COMMISSIONERS

RESOLUTION TO ADOPT THE 2018 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 2018 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 \$1,311,017,000 and personal property values equalized at \$90,387,800 for a total equalized value of real and personal property at \$1,401,404,800 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.

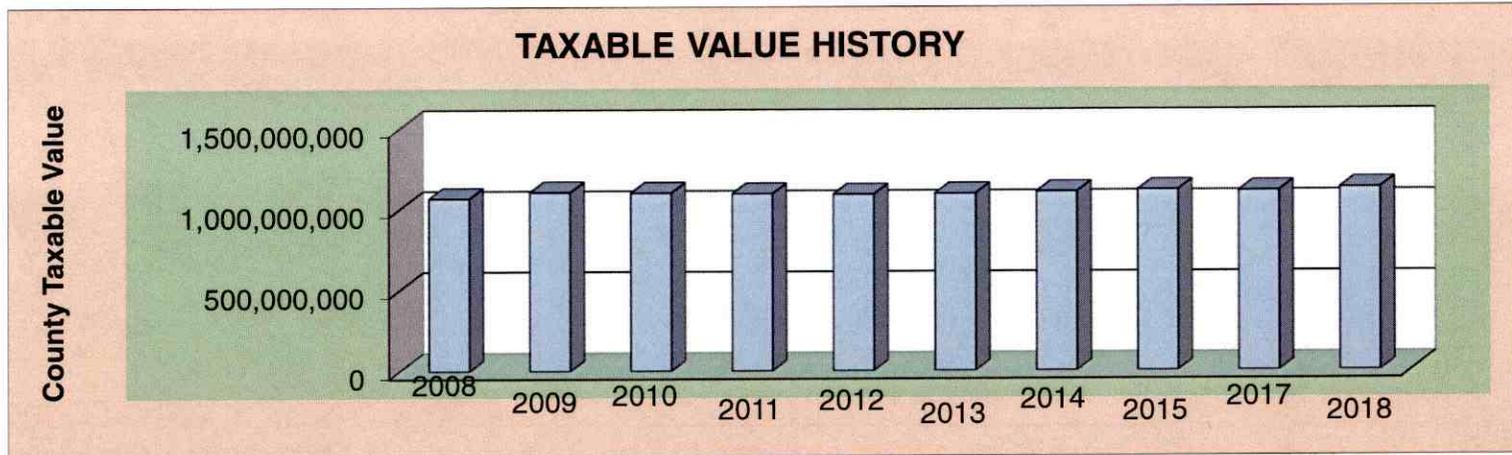
BE IT FURTHER RESOLVED, that the County Board of Commissioners accept the L-4037 forms as prepared and to authorize the Chairperson of the County Board of Commissioners and the Clerk of the County Board of Commissioners to sign the L-4037 forms.

**MANISTEE COUNTY EQUALIZATION
2018 VALUE REPORT**

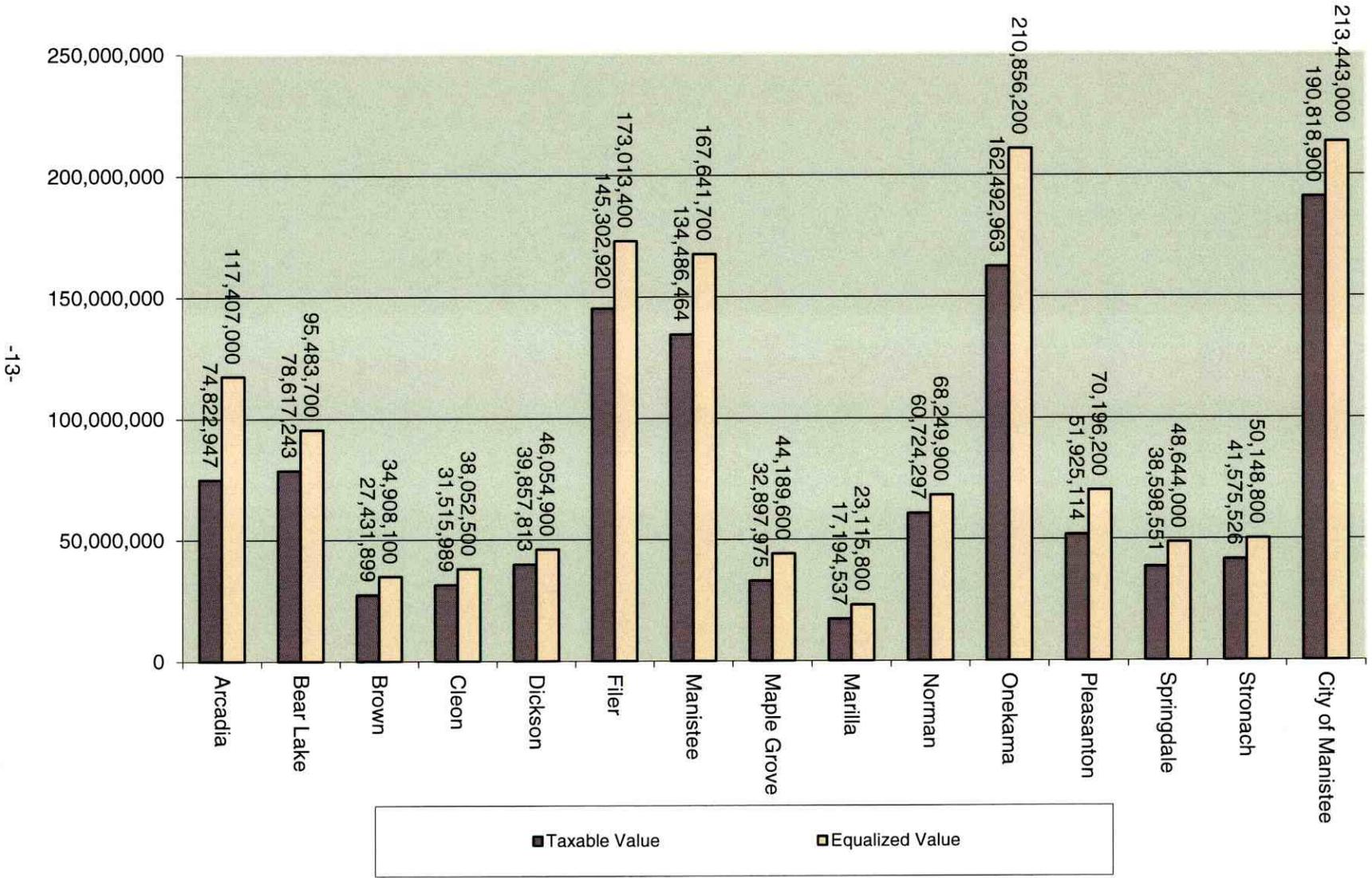
TOWNSHIP	ASSESSED VALUE	EQUALIZED VALUE	TAXABLE VALUE
ARCADIA	117,407,000	117,407,000	74,822,947
BEAR LAKE	95,483,700	95,483,700	78,617,243
BROWN	34,908,100	34,908,100	27,431,899
CLEON	38,052,500	38,052,500	31,515,989
DICKSON	46,054,900	46,054,900	39,857,813
FILER	173,013,400	173,013,400	145,302,920
MANISTEE	167,641,700	167,641,700	134,486,464
MAPLE GROVE	44,189,600	44,189,600	32,897,975
MARILLA	23,115,800	23,115,800	17,194,537
NORMAN	68,249,900	68,249,900	60,724,297
ONEKAMA	210,856,200	210,856,200	162,492,963
PLEASANTON	70,196,200	70,196,200	51,925,114
SPRINGDALE	48,644,000	48,644,000	38,598,551
STRONACH	50,148,800	50,148,800	41,575,526
CITY	213,443,000	213,443,000	190,818,900
COUNTY TOTAL	1,401,404,800	1,401,404,800	1,128,263,138

**MANISTEE COUNTY
TAXABLE VALUE HISTORY**

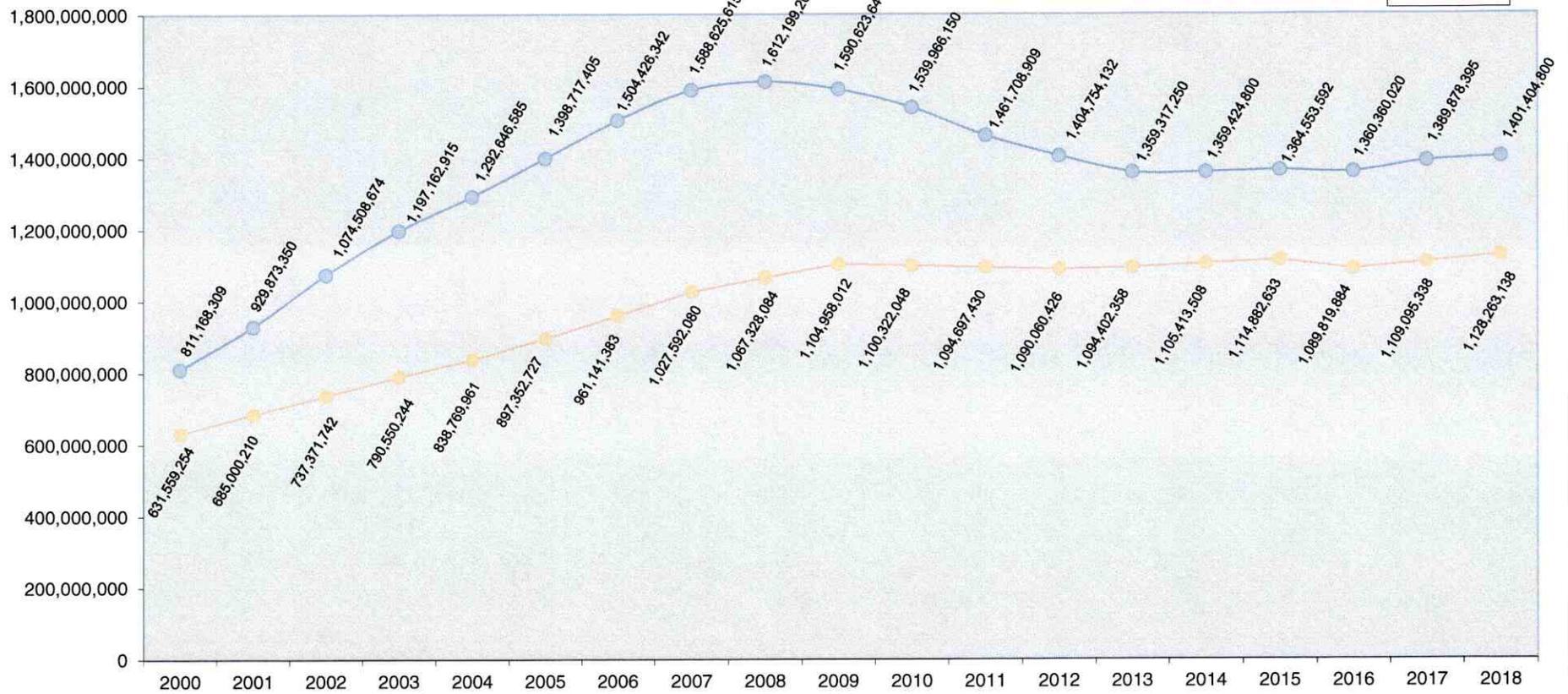
TOWNSHIP	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
ARCADIA	59,049,689	62,063,663	63,336,279	64,436,116	65,813,037	64,202,761	66,179,625	67,982,686	68,518,120	76,679,830	74,822,947
BEAR LAKE	71,765,880	76,282,051	75,021,814	73,748,071	74,200,788	75,998,360	74,961,265	74,990,369	75,217,277	76,285,989	78,617,243
BROWN	26,329,429	27,246,826	26,603,630	26,416,135	25,390,216	25,049,804	25,844,103	26,291,237	26,142,832	26,887,021	27,431,899
CLEON	28,798,550	29,546,560	29,217,651	28,482,766	28,828,168	29,255,656	29,389,550	30,230,860	30,125,288	30,717,865	31,515,989
DICKSON	36,620,312	37,727,815	37,054,696	36,210,011	36,984,490	36,978,302	37,490,431	37,449,168	38,558,478	38,972,888	39,857,813
FILER	161,557,579	162,344,167	164,560,315	166,451,409	165,248,187	169,151,440	176,383,099	172,117,019	150,927,174	148,996,130	145,302,920
MANISTEE	121,367,037	123,453,511	123,410,443	122,738,176	121,698,155	120,644,946	119,604,670	123,539,700	130,923,549	131,887,591	134,486,464
MAPLE GROVE	33,436,719	34,586,300	34,376,770	34,118,202	33,406,441	33,917,965	32,424,558	32,723,068	31,790,506	31,699,056	32,897,975
MARILLA	15,117,901	16,153,444	16,397,311	16,809,084	16,617,810	16,045,485	16,771,404	16,664,322	16,303,596	16,622,127	17,194,537
NORMAN	53,065,900	54,940,153	53,147,905	53,437,946	54,118,814	54,386,648	56,709,682	56,820,722	56,362,300	58,135,346	60,724,297
ONEKAMA	131,759,424	140,024,175	139,742,392	139,456,315	142,293,052	143,486,151	146,241,494	149,750,656	153,066,962	156,604,777	162,492,963
PLEASANTON	44,334,513	46,772,603	47,572,415	48,034,367	46,746,335	47,081,940	47,989,679	48,248,925	48,592,537	50,047,651	51,925,114
SPRINGDALE	35,755,394	37,213,598	36,668,213	35,526,283	34,432,775	36,344,875	36,491,674	35,947,850	35,719,874	36,703,953	38,598,551
STRONACH	42,060,309	44,164,207	44,799,629	44,719,155	45,901,956	47,061,598	46,881,370	48,523,879	40,864,344	41,118,217	41,575,526
CITY	206,309,448	212,438,939	208,412,585	204,113,394	198,380,202	194,796,427	192,050,904	193,602,172	186,707,047	187,736,897	190,818,900
TOTAL	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	1,089,819,884	1,109,095,338	1,128,263,138



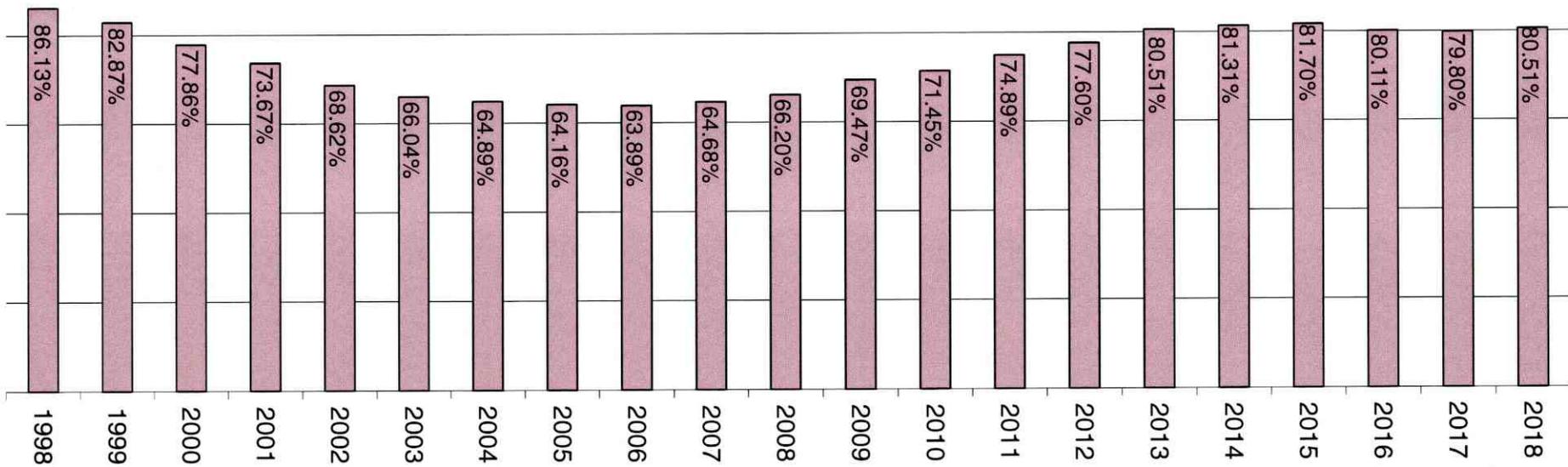
Equalized vs. Taxable Value for the Year 2018



Equalized vs Taxable by Year



County Taxable Value % of Equalized Value Comparison



**MANISTEE COUNTY
2018 Industrial Facilities Tax Roll
(Act 198 of 1974)**

Township	New Facilities Taxable Value			No	Total	SD
	Real	Personal				
Filer	425,000	3,198,900		2	3,623,900	51070
Cleon	133,274	63,800		4	197,074	10015
Springdale	147,942	0		2	147,942	10015
Stronach	1,073,478	2,335,300		9	3,408,778	51070
City of Manistee		49,500		1	49,500	51070
Totals	1,779,694	5,647,500		18	7,427,194	

**2018
Renaissance Zone Parcels
(Act 376 of 1996)**

Township			SD
	No	Taxable Value	
City of Manistee	3	3,653,732	51070
Totals	3	3,653,732	

**2018
DNR PILT PARCELS
(Act 513 of 2004)**

Township	No	Taxable Value	SD
Cleon	8	35,706	10015
Cleon	1	1,908	83070
Vill of Copemish	3	10,916	10015
Dickson	1	119,630	51045
Filer	1	31,296	51070
Manistee	20	1,048,590	51070
Manistee	2	143,719	51060
Vill Eastlake	3	104,059	51070
Maple Grove	8	84,164	51045
Pleasanton	2	55,037	51020
Pleasanton	1	19,303	51045
Springdale	19	760,335	10015
Springdale	6	577,639	51045
Stronach	2	87,108	51070
Stronach	1	5,302	51045
Totals	78	3,084,712	

MANISTEE COUNTY 2018
Commercial Forest Reserve

Township	School District	Number of Parcels	Acres
Arcadia	Onekama	1	80
Bear Lake	Bear Lake	4	248
Brown	KND	2	100
Cleon	Mesick	2	80
Maple Grove	KND	2	78
Marilla	KND	1	40
Marilla	Mesick	6	276
Norman	KND	2	80
Pleasanton	Bear Lake	1	48.59
Stronach	Mason Co Eastern	2	256.90
Stronach	KND	1	40.21
Totals		24	1327.70

MCL 324.51105 Commercial Forests are not subject to ad valorem general property tax. Owners of commercial Forests pay a specific tax of \$1.30 per acre as adjusted pursuant to MCL 324.51107.

**MANISTEE COUNTY
2018 PARCEL COUNT**

TOWNSHIP	REAL PROPERTY						PERSONAL PROPERTY					TOTAL	TE
	100	200	300	400	500	600	250	350	450	550			
ARCADIA	49	29	0	999	0	0	27	0	0	1	1105	64	
BEAR LAKE	99	87	15	1459	0	0	126	4	0	246	2036	66	
BROWN	61	22	18	697	0	0	9	0	0	41	848	43	
CLEON	59	35	24	893	0	0	47	1	0	40	1099	56	
DICKSON	28	18	5	1071	0	0	37	0	0	4	1163	137	
FILER	0	80	55	1507	0	0	97	3	0	14	1756	56	
MANISTEE	58	135	28	2159	0	0	162	3	0	89	2634	153	
MAPLE GROVE	24	61	28	1270	0	0	35	0	0	38	1456	75	
MARILLA	60	0	4	397	0	0	11	0	0	12	484	30	
NORMAN	7	66	10	2283	0	0	73	0	0	4	2443	170	
ONEKAMA	60	77	2	2327	0	0	85	1	0	27	2579	173	
PLEASANTON	93	24	0	1021	0	0	39	2	0	34	1213	32	
SPRINGDALE	7	11	0	1067	0	0	23	0	0	79	1187	46	
STRONACH	0	12	25	865	0	0	27	2	0	11	942	102	
CITY	0	347	20	3228	0	0	323	10	0	7	3935	236	
TOTAL	605	1004	234	21243	0	0	1121	26	0	647	24880	1439	
VILLAGES													
BEAR LAKE	0	33	0	186	0	0	30	0	0	2	251	32	
COPEMISH	0	23	2	146	0	0	27	1	0	1	200	24	
EAST LAKE	0	12	2	319	0	0	0	5	0	3	341	26	
KALEVA	0	57	17	307	0	0	24	0	0	1	406	44	
ONEKAMA	0	55	0	378	0	0	44	0	0	4	481	42	
TOTAL	0	180	21	1336	0	0	125	6	0	11	1679	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 2018
(Includes Tax Exempt Real & Personal Parcels)**

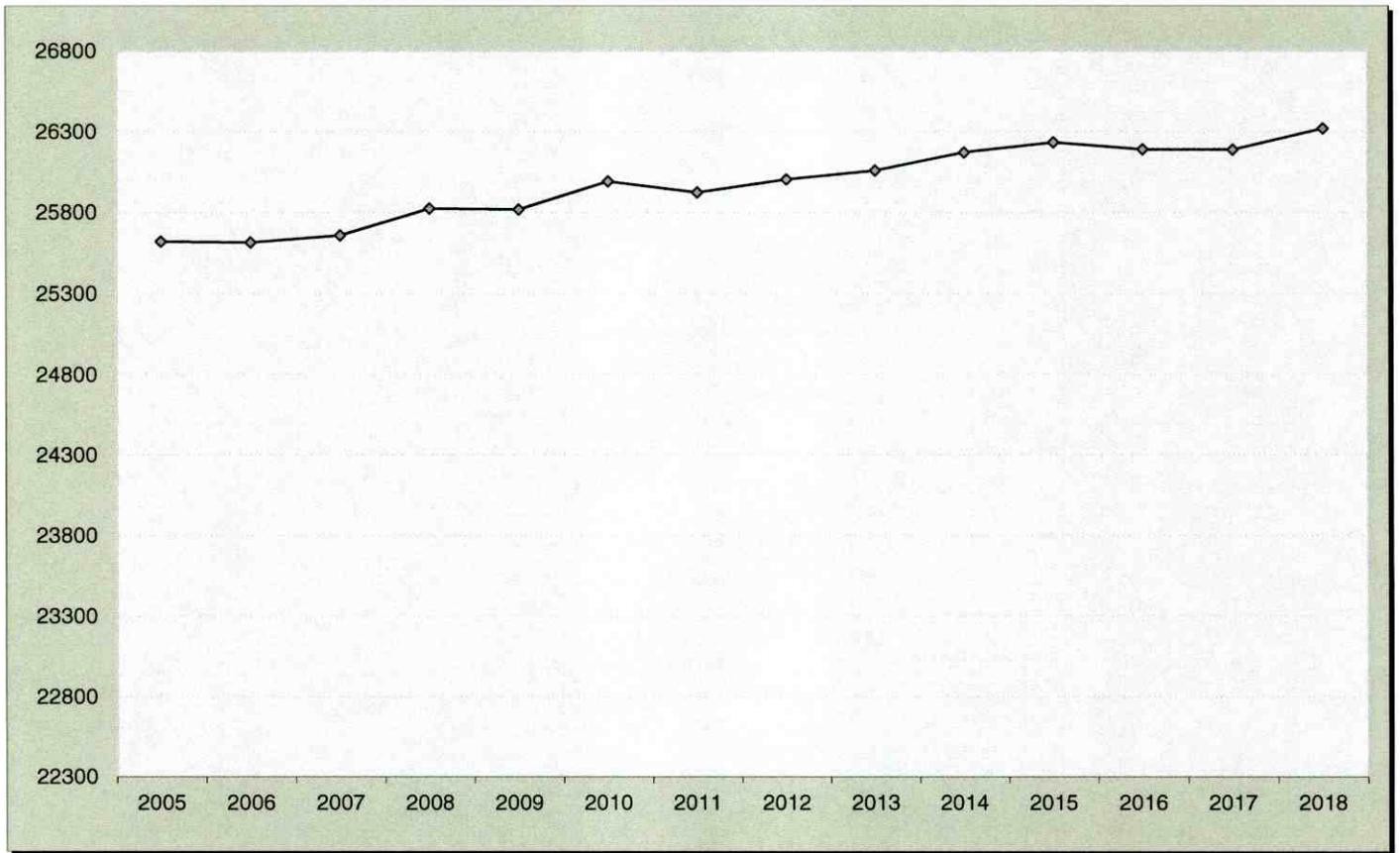
TOWNSHIP	51020	51045	51070	51060	10015	53021	83070	TOTAL
ARCADIA				1169				1169
BEAR LAKE	1448	168		486				2102
BROWN		407		484				891
CLEON					791		364	1155
DICKSON		1300						1300
FILER			1812					1812
MANISTEE			2162	625				2787
MAPLE GROVE		1531						1531
MARILLA		231			6		277	514
NORMAN		2613						2613
ONEKAMA				2752				2752
PLEASANTON	1178	21		3	43			1245
SPRINGDALE		92			1141			1233
STRONACH		578	446			20		1044
CITY			4171					4171
TOTAL	2626	6941	8591	5519	1981	20	641	26319

**SCHOOL DISTRICT
TAX EXEMPT-REAL & PERSONAL PARCELS
2018**

TOWNSHIP	51020	51045	51070	51060	10015	53021	83070	TOTAL
ARCADIA				64				64
BEAR LAKE	53	0		13				66
BROWN		34		9				43
CLEON					51		5	56
DICKSON		137						137
FILER			56					56
MANISTEE			145	8				153
MAPLE GROVE		75						75
MARILLA		12			0		18	30
NORMAN		170						170
ONEKAMA				173				173
PLEASANTON	28	1		0	3			32
SPRINGDALE		7			39			46
STRONACH		50	50			2		102
CITY			236					236
TOTAL	81	486	487	267	93	2	23	1439

MANISTEE COUNTY PARCEL COUNT HISTORY

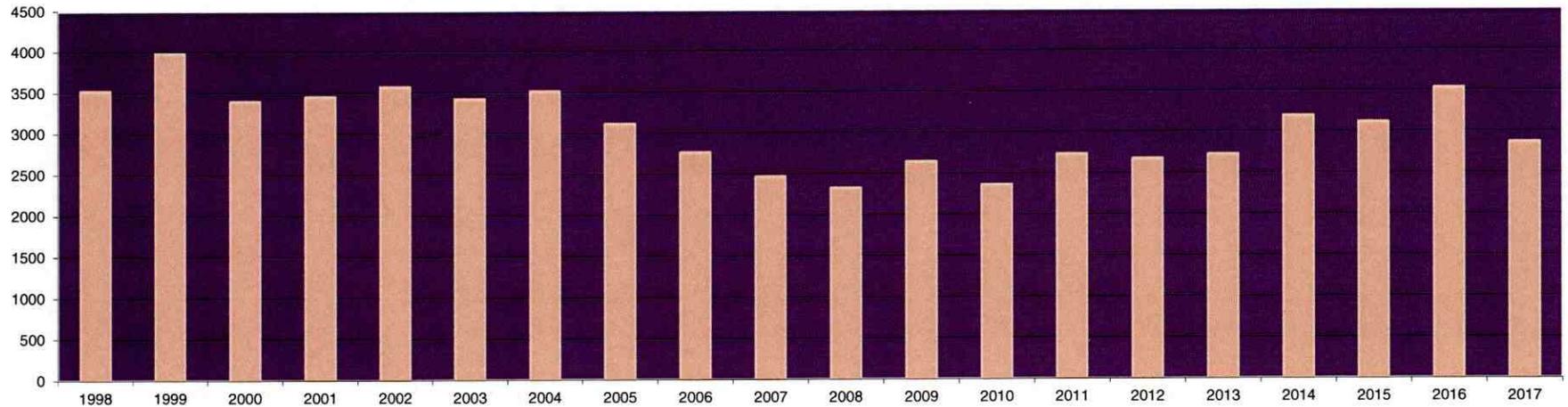
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
ARCADIA	1148	1142	1139	1145	1157	1160	1167	1169	1175	1170	1167	1161	1158	1169
BEAR LAKE	1878	1907	1922	1937	1917	1937	1947	1979	1976	2062	2075	2080	2090	2102
BROWN	869	854	861	862	867	867	874	874	880	874	889	887	887	891
CLEON	1122	1105	1111	1120	1118	1152	1141	1152	1154	1153	1147	1140	1150	1155
DICKSON	1288	1297	1300	1299	1290	1322	1290	1291	1293	1305	1300	1298	1298	1300
FILER	1790	1789	1781	1816	1813	1827	1825	1801	1800	1801	1813	1812	1808	1812
MANISTEE	2725	2706	2728	2752	2748	2721	2723	2759	2791	2769	2782	2777	2782	2787
MAPLE GROVE	1479	1487	1483	1491	1510	1535	1517	1514	1512	1507	1504	1526	1530	1531
MARILLA	498	504	505	503	505	513	505	506	503	509	509	505	508	514
NORMAN	2576	2579	2556	2566	2559	2581	2573	2574	2587	2613	2608	2612	2607	2613
ONEKAMA	2679	2686	2697	2699	2703	2707	2694	2711	2716	2730	2741	2750	2752	2752
PLEASANTON	1184	1190	1198	1194	1195	1222	1227	1220	1221	1224	1229	1234	1241	1245
SPRINGDALE	1111	1116	1137	1160	1164	1190	1189	1223	1235	1239	1246	1246	1224	1233
STRONACH	1045	1043	1048	1054	1048	1059	1060	1051	1046	1051	1049	1050	1051	1044
CITY OF MANISTEE	4230	4211	4193	4226	4224	4197	4189	4178	4168	4163	4172	4110	4101	4171
TOTAL	25622	25616	25659	25824	25818	25990	25921	26002	26057	26170	26231	26188	26187	26319



MANISTEE COUNTY
NUMBER OF DEEDS PROCESSED

	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
ARCADIA	200	165	130	197	176	158	100	117	96	102	98	89	100	80	109	136	119	150	142
BEAR LAKE	291	272	238	240	248	276	238	229	174	176	194	199	211	209	217	215	242	285	247
BROWN	159	88	87	93	124	130	63	87	87	66	65	76	65	46	63	110	88	129	76
CLEON	191	174	158	207	158	221	134	160	152	161	176	117	133	143	140	109	96	174	154
DICKSON	202	183	164	197	136	151	156	131	107	111	118	140	148	126	114	138	162	135	128
FILER	270	181	174	216	192	204	194	156	167	152	160	157	153	188	173	189	219	249	171
MANISTEE	317	279	361	329	308	301	310	280	291	195	193	191	237	309	213	339	287	306	292
MAPLE GROVE	267	251	225	190	221	215	195	189	170	148	155	144	183	183	149	224	270	217	185
MARILLA	90	88	75	64	112	59	63	60	29	66	39	56	53	53	63	74	81	70	67
NORMAN	369	288	323	354	307	367	338	247	219	223	216	224	257	264	260	344	364	308	285
ONEKAMA	377	305	402	475	476	408	333	280	232	232	362	221	265	262	339	361	330	444	279
PLEASANTON	173	138	146	151	176	146	109	129	124	136	81	86	140	121	144	176	126	257	104
SPRINGDALE	155	141	172	166	182	129	126	192	144	108	125	188	113	131	140	168	171	135	172
STRONACH	122	94	121	154	107	119	80	94	64	84	75	69	95	82	119	107	112	134	84
CITY OF MANISTEE																			
1ST DISTRICT	140	71	82	68	55	50	80	57	78	28	130	18	47	47	78	53	62	52	45
2ND DISTRICT	196	354	247	121	129	137	175	116	63	72	151	98	199	107	141	113	93	128	139
3RD DISTRICT	171	113	95	122	113	148	167	85	97	72	88	84	133	102	84	103	82	96	102
4TH DISTRICT	48	41	49	37	37	38	30	18	22	19	47	31	24	26	27	24	17	25	31
5TH DISTRICT	79	40	42	63	44	83	62	34	48	48	41	50	38	43	45	56	42	79	38
6TH DISTRICT	72	81	97	89	63	111	83	64	53	70	81	81	71	83	75	94	74	101	67
7TH DISTRICT	94	51	66	41	58	65	80	40	52	57	50	43	69	68	32	59	79	59	63
CITY TOTALS	800	751	678	541	499	632	677	414	413	366	588	405	581	476	482	502	449	540	485
COUNTY TOTALS	3983	3398	3454	3574	3422	3516	3116	2765	2469	2326	2645	2362	2734	2673	2725	3192	3116	3533	2871

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



MANISTEE COUNTY VALUE (1998-2018)

Inflation Rate	Year	SEV	SEV % Change	Taxable Value	Taxable Value % Change
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%
-0.30%	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%

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

2018 Capped Value=(2017 Taxable Value-Losses) x 1.021 + Additions



EQUALIZATION DEPARTMENT

Manistee County Courthouse

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

2018 TOP TEN PROPERTY OWNERS BY TAXABLE VALUE

	NAME	TAXABLE VALUE
1.	CONSUMERS	33,090,369
2.	T.E.S. FILER CITY	25,545,958
3.	PACKAGING CORPORATION OF AMERICA	10,351,224
4.	METC LLC	8,916,200
5.	MEIJER/MEIJER REALTY COMPANY	7,793,170
6.	MARTIN MARIETTA	7,359,954
7.	DTE GAS COMPANY	5,908,300
8.	ARCADIA BLUFFS	4,959,035
9.	MORTON INTERNATIONAL	3,988,872
10.	AMERICAN MATERIALS	3,923,810