

2019

MANISTEE COUNTY



EQUALIZATION REPORT

Heather Vasquez, Equalization Director
Lisa Senters, Deputy Equalization Director
Katie Prince, Appraiser
Kristyn Malkowski, 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: Heather Vasquez, Equalization Director

DATE: April 23, 2019

RE: 2019 Manistee County Equalization Report

The 2019 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 24,516 real property descriptions for 2019.

The County Equalized Value for 2019 is \$1,468,124,500 which represents an increase of 4.76%. The amount of gain from last year is \$66,719,700. 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 2.4% 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 2019 County Taxable Value is \$1,159,693,350 which represents an increase of 2.79%. The amount of gain from last year is \$31,430,212.

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Manistee County Board of Commissioners

District 1
Pauline Jaquish

District 2
Richard Schmidt

District 3
Gene Langerquist

District 4
Mark Bergstrom

District 5
Jeff Dontz

District 6
Karen Goodman

District 7
Margaret Batzer

Department of Equalization

Heather Vasquez, Equalization Director

Lisa Senters, Deputy Equalization Director

Katie Prince, Appraiser

Kristyn Malkowski, 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	Jared Litwiller
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
Onkama	Dave Meister	Ginny Martz
Pleasanton	Carol Merrill	Carol Merrill
Springdale	Brian Moore	Jared Litwiller
Stronach	Phil Vadeboncoeur	Stan Armstrong
City of Manistee	Thad Taylor	Molly Whetstone

	<u>President</u>	<u>Assessor</u>
Village of Bear Lake	Marla Mae Evens	Ginny Martz
Village of Copemish	Ron Bytwerk	Lee Wilson
Village of Eastlake	Jeff Sandberg	Connie Anderson
Village of Kaleva	Kimberly Somsel	Sharon Zakrajsek
Village of Onkama	Ray Franz	Ginny Martz

Personal and Real Property - TOTALS

L-4024

Manistee County

Statement of acreage and valuation in the year 2019 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	114,786,600	114,786,600	5,080,400	5,080,400	119,867,000	119,867,000
Bear lake	22,131.60	93,930,600	93,930,600	6,656,500	6,656,500	100,587,100	100,587,100
Brown	22,748.66	34,972,300	34,972,300	1,780,000	1,780,000	36,752,300	36,752,300
Cleon	23,221.14	35,125,500	35,125,500	4,377,000	4,377,000	39,502,500	39,502,500
Dickson	45,429.88	44,037,100	44,037,100	5,831,500	5,831,500	49,868,600	49,868,600
Filer	9,797.89	160,458,600	160,458,600	14,356,300	14,356,300	174,814,900	174,814,900
Manistee	28,582.39	165,204,900	165,204,900	13,186,600	13,186,600	178,391,500	178,391,500
Maple Grove	23,266.28	45,882,850	45,882,850	3,516,850	3,516,850	49,399,700	49,399,700
Marilla	23,116.43	21,856,900	21,856,900	2,430,200	2,430,200	24,287,100	24,287,100
Norman	45,908.60	67,685,000	67,685,000	8,114,400	8,114,400	75,799,400	75,799,400
Onkama	11,120.45	219,682,000	219,682,000	3,232,200	3,232,200	222,914,200	222,914,200
Pleasanton	21,864.51	67,003,500	67,003,500	2,867,100	2,867,100	69,870,600	69,870,600
Springdale	23,141.21	47,737,900	47,737,900	2,191,100	2,191,100	49,929,000	49,929,000
Stronach	35,509.08	46,860,500	46,860,500	5,797,600	5,797,600	52,658,100	52,658,100
Manistee	2,151.25	212,960,500	212,960,500	10,522,000	10,522,000	223,482,500	223,482,500
Totals for County	349,969.61	1,378,184,750	1,378,184,750	89,939,750	89,939,750	1,468,124,500	1,468,124,500

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 2019 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	2,415,300	5,355,200	0	107,016,100	0	0	114,786,600
Bear lake	6,708,000	6,223,500	440,400	80,558,700	0	0	93,930,600
Brown	3,390,000	515,300	330,900	30,736,100	0	0	34,972,300
Cleon	3,788,200	1,444,400	921,700	28,971,200	0	0	35,125,500
Dickson	1,924,500	967,600	4,850,300	36,294,700	0	0	44,037,100
Filer	0	16,697,800	29,498,000	114,262,800	0	0	160,458,600
Manistee	4,210,700	20,205,600	1,315,500	139,473,100	0	0	165,204,900
Maple Grove	1,239,200	2,516,700	470,800	41,656,150	0	0	45,882,850
Marilla	4,981,000	0	232,200	16,643,700	0	0	21,856,900
Norman	875,500	3,849,000	162,500	62,798,000	0	0	67,685,000
Onkama	3,739,900	5,321,000	139,800	210,481,300	0	0	219,682,000
Pleasanton	6,438,300	2,146,300	0	58,418,900	0	0	67,003,500
Springdale	512,800	672,900	0	46,552,200	0	0	47,737,900
Stronach	0	618,700	7,682,000	38,559,800	0	0	46,860,500
Manistee	0	37,442,400	4,708,400	170,809,700	0	0	212,960,500
Total for County	40,223,400	103,976,400	50,752,500	1,183,232,450	0	0	1,378,184,750

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 2019 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	2,415,300	5,355,200	0	107,016,100	0	0	114,786,600
Bear lake	6,708,000	6,223,500	440,400	80,558,700	0	0	93,930,600
Brown	3,390,000	515,300	330,900	30,736,100	0	0	34,972,300
Cleon	3,788,200	1,444,400	921,700	28,971,200	0	0	35,125,500
Dickson	1,924,500	967,600	4,850,300	36,294,700	0	0	44,037,100
Filer	0	16,697,800	29,498,000	114,262,800	0	0	160,458,600
Manistee	4,210,700	20,205,600	1,315,500	139,473,100	0	0	165,204,900
Maple Grove	1,239,200	2,516,700	470,800	41,656,150	0	0	45,882,850
Marilla	4,981,000	0	232,200	16,643,700	0	0	21,856,900
Norman	875,500	3,849,000	162,500	62,798,000	0	0	67,685,000
Onekama	3,739,900	5,321,000	139,800	210,481,300	0	0	219,682,000
Pleasanton	6,438,300	2,146,300	0	58,418,900	0	0	67,003,500
Springdale	512,800	672,900	0	46,552,200	0	0	47,737,900
Stronach	0	618,700	7,682,000	38,559,800	0	0	46,860,500
Manistee	0	37,442,400	4,708,400	170,809,700	0	0	212,960,500
Total for County	40,223,400	103,976,400	50,752,500	1,183,232,450	0	0	1,378,184,750

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

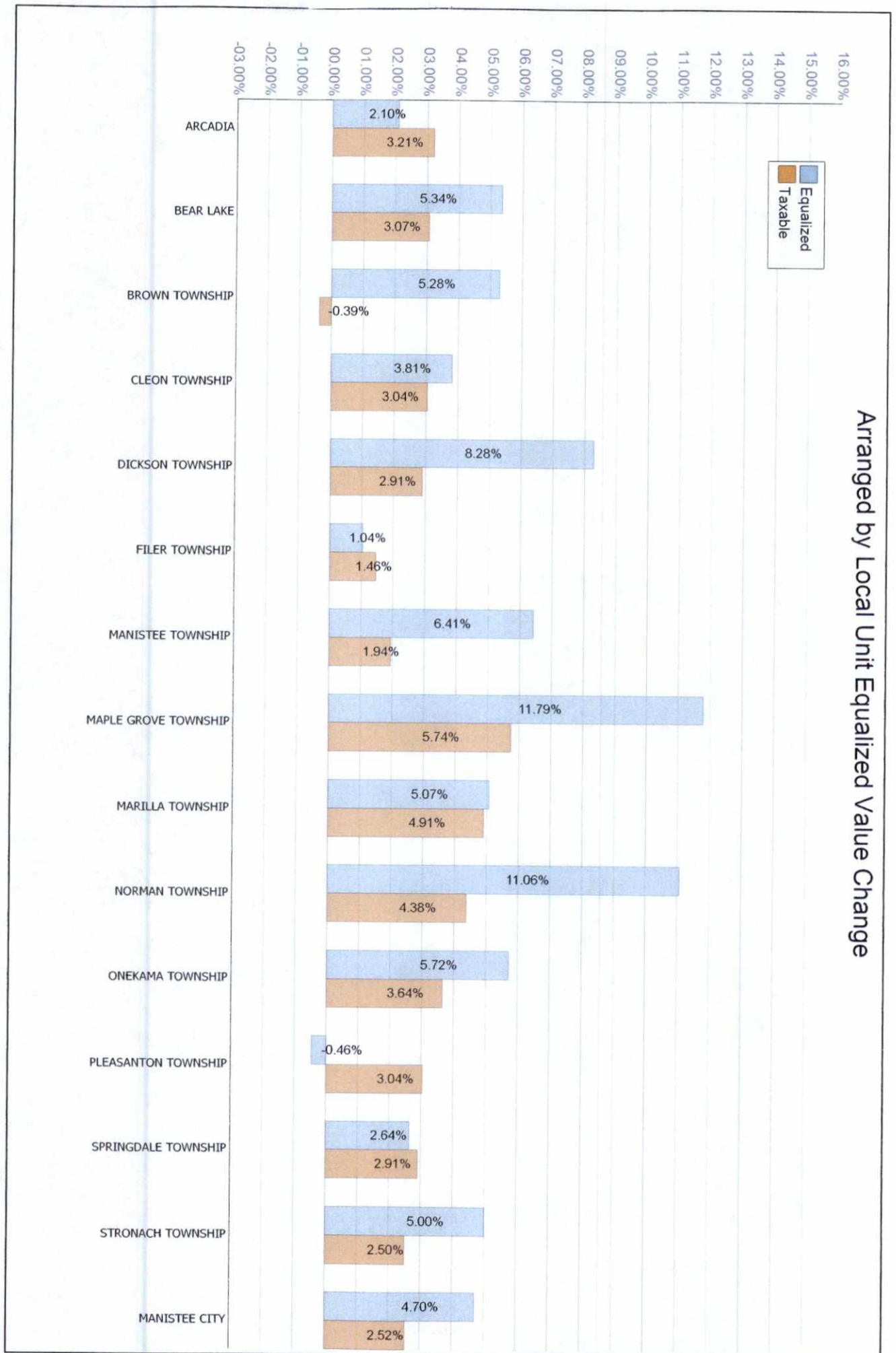
Clerk of the Board of Commissioners

Chairperson of Board of Commissioners

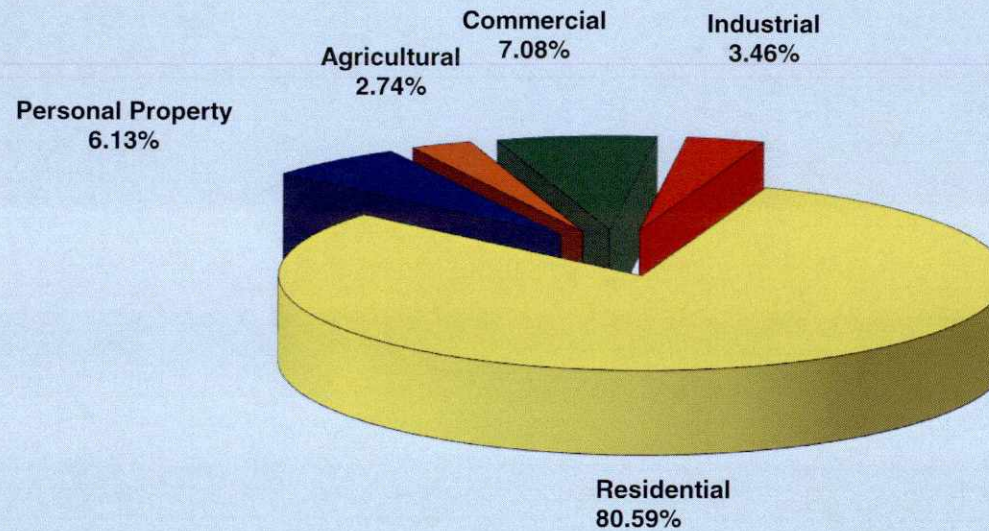
MANISTEE COUNTY
Percent Change - 2018 to 2019
Includes New, Loss and Adjustment
By Local Unit

Unit	2018 Equalized Value	2019 Equalized Value	C.E.V. % Change	2018 Taxable Value	2019 Taxable Value	Taxable % Change
TOWNSHIPS						
ARCADIA	117,407,000	119,867,000	2.10%	74,822,947	77,223,403	3.21%
BEAR LAKE	87,962,200	92,906,200	5.62%	72,271,361	74,425,644	2.98%
BROWN TOWNSHIP	34,908,100	36,752,300	5.28%	27,431,899	27,326,283	-0.39%
CLEON TOWNSHIP	33,699,200	35,113,100	4.20%	27,671,310	28,530,229	3.10%
DICKSON TOWNSHIP	46,054,900	49,868,600	8.28%	39,857,813	41,016,632	2.91%
FILER TOWNSHIP	173,013,400	174,814,900	1.04%	145,302,920	147,427,894	1.46%
MANISTEE TOWNSHIP	156,735,900	166,543,700	6.26%	125,323,173	127,572,708	1.79%
MAPLE GROVE TOWNSHIP	36,229,200	39,161,200	8.09%	26,538,053	28,013,785	5.56%
MARILLA TOWNSHIP	23,115,800	24,287,100	5.07%	17,194,537	18,039,036	4.91%
NORMAN TOWNSHIP	68,249,900	75,799,400	11.06%	60,724,297	63,382,425	4.38%
ONEKAMA TOWNSHIP	186,516,900	197,534,000	5.91%	142,393,153	147,746,088	3.76%
PLEASANTON TOWNSHIP	70,196,200	69,870,600	-0.46%	51,925,114	53,505,180	3.04%
SPRINGDALE TOWNSHIP	48,644,000	49,929,000	2.64%	38,598,551	39,720,678	2.91%
STRONACH TOWNSHIP	50,148,800	52,658,100	5.00%	41,575,526	42,614,449	2.50%
CITIES						
MANISTEE CITY	213,443,000	223,482,500	4.70%	190,818,900	195,633,084	2.52%
VILLAGES						
VILLAGE OF BEAR LAKE	7,521,500	7,680,900	2.12%	6,345,882	6,607,843	4.13%
VILLAGE OF COPEMISH	4,353,300	4,389,400	0.83%	3,844,679	3,945,394	2.62%
VILLAGE OF EASTLAKE	10,905,800	11,847,800	8.64%	9,163,291	9,521,993	3.91%
VILLAGE OF KALEVA	7,960,400	10,238,500	28.62%	6,359,922	6,772,208	6.48%
VILLAGE OF ONEKAMA	24,339,300	25,380,200	4.28%	20,099,810	20,668,394	2.83%

Arranged by Local Unit Equalized Value Change



2019 Total Equalized Value \$1,468,124,500

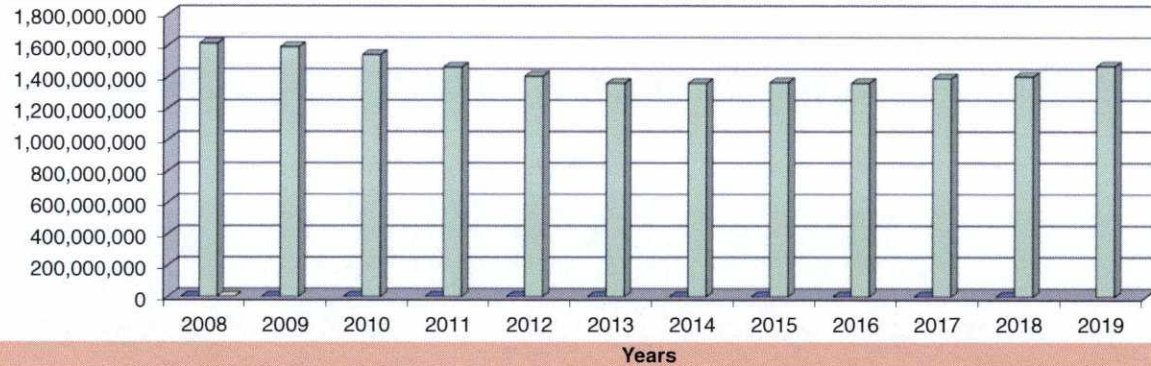


**MANISTEE COUNTY
EQUALIZED VALUE HISTORY**

TOWNSHIPS	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
ARCADIA	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	119,867,000
BEAR LAKE	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	100,587,100
BROWN	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	36,752,300
CLEON	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	39,502,500
DICKSON	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	49,868,600
FILER	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	174,814,900
MANISTEE	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	178,391,500
MAPLE GROVE	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	49,399,700
MARILLA	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	24,287,100
NORMAN	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	75,799,400
ONEKAMA	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	222,914,200
PLEASANTON	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	69,870,600
SPRINGDALE	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	49,929,000
STRONACH	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	52,658,100
CITY	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	223,482,500
TOTAL	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	1,468,124,500

Manistee County Equalized Value History

County SEV



Introduced by the Ways and Means Committee of the:

MANISTEE COUNTY BOARD OF COMMISSIONERS

RESOLUTION TO ADOPT THE 2019 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 Ways & Means Committee the 2019 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 \$1,378,184,750 and personal property values equalized at \$89,939,750 for a total equalized value of real and personal property at \$1,468,124,500 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.

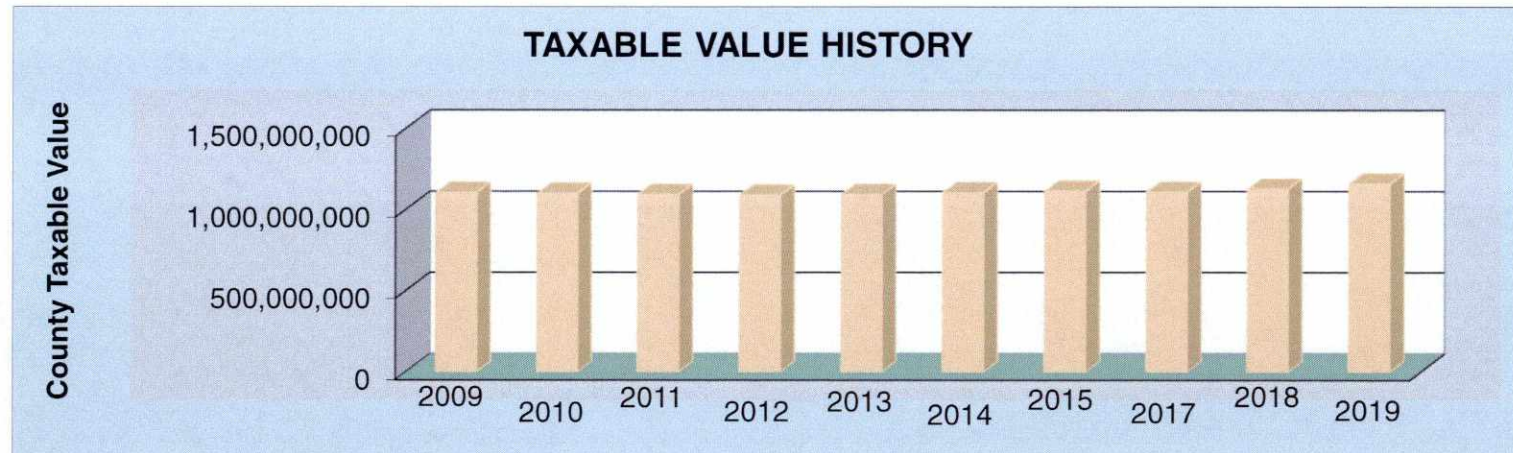
BE IT FURTHER RESOLVED, that the County Board of Commissioners accept the L-4037 forms as prepared and to authorize the Chairperson of the County Board of Commissioners and the Clerk of the County Board of Commissioners to sign the L-4037 forms.

**MANISTEE COUNTY EQUALIZATION
2019 VALUE REPORT**

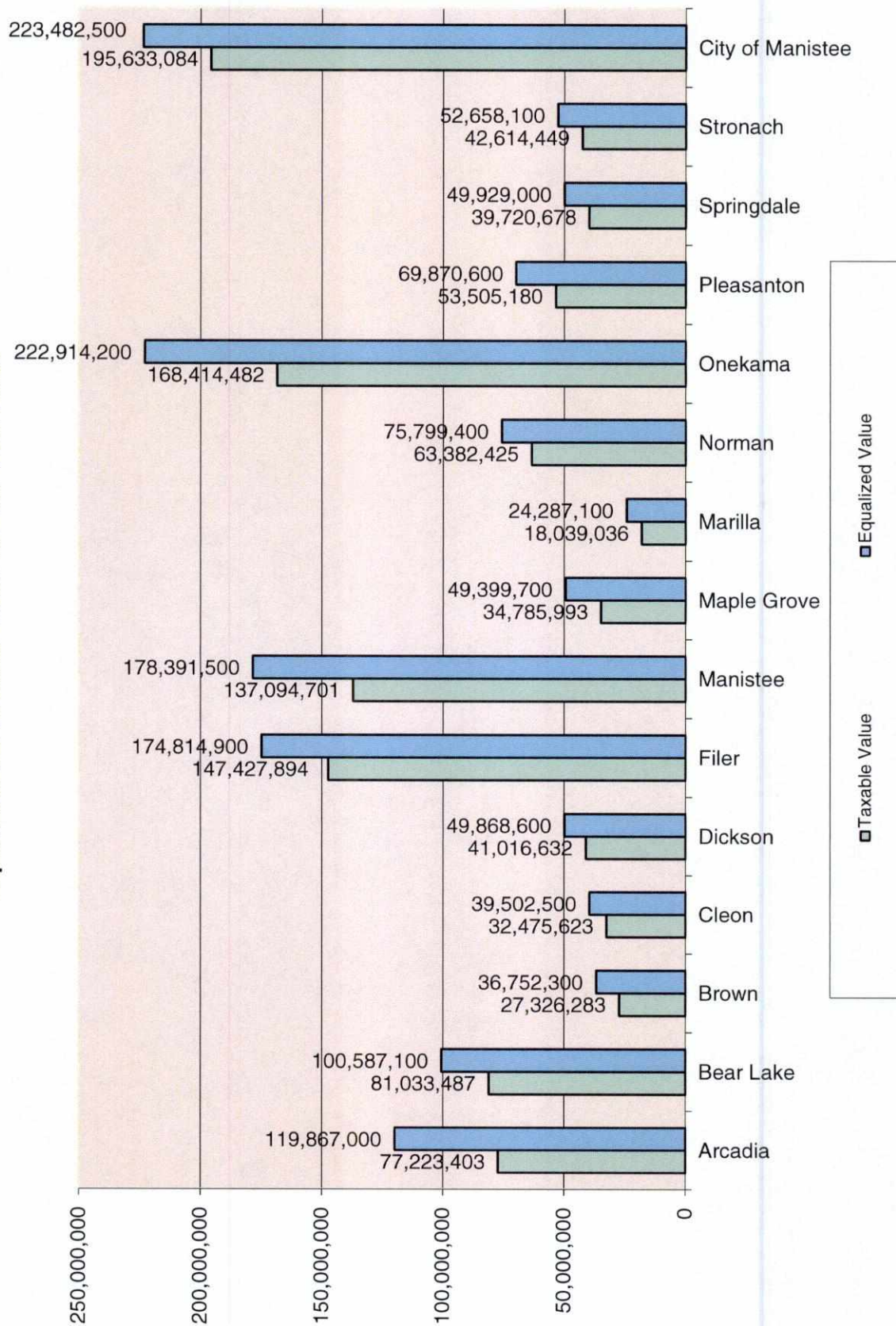
TOWNSHIP	ASSESSED VALUE	EQUALIZED VALUE	TAXABLE VALUE
ARCADIA	119,867,000	119,867,000	77,223,403
BEAR LAKE	100,587,100	100,587,100	81,033,487
BROWN	36,752,300	36,752,300	27,326,283
CLEON	39,502,500	39,502,500	32,475,623
DICKSON	49,868,600	49,868,600	41,016,632
FILER	174,814,900	174,814,900	147,427,894
MANISTEE	178,391,500	178,391,500	137,094,701
MAPLE GROVE	49,399,700	49,399,700	34,785,993
MARILLA	24,287,100	24,287,100	18,039,036
NORMAN	75,799,400	75,799,400	63,382,425
ONEKAMA	222,914,200	222,914,200	168,414,482
PLEASANTON	69,870,600	69,870,600	53,505,180
SPRINGDALE	49,929,000	49,929,000	39,720,678
STRONACH	52,658,100	52,658,100	42,614,449
CITY	223,482,500	223,482,500	195,633,084
COUNTY TOTAL	1,468,124,500	1,468,124,500	1,159,693,350

**MANISTEE COUNTY
TAXABLE VALUE HISTORY**

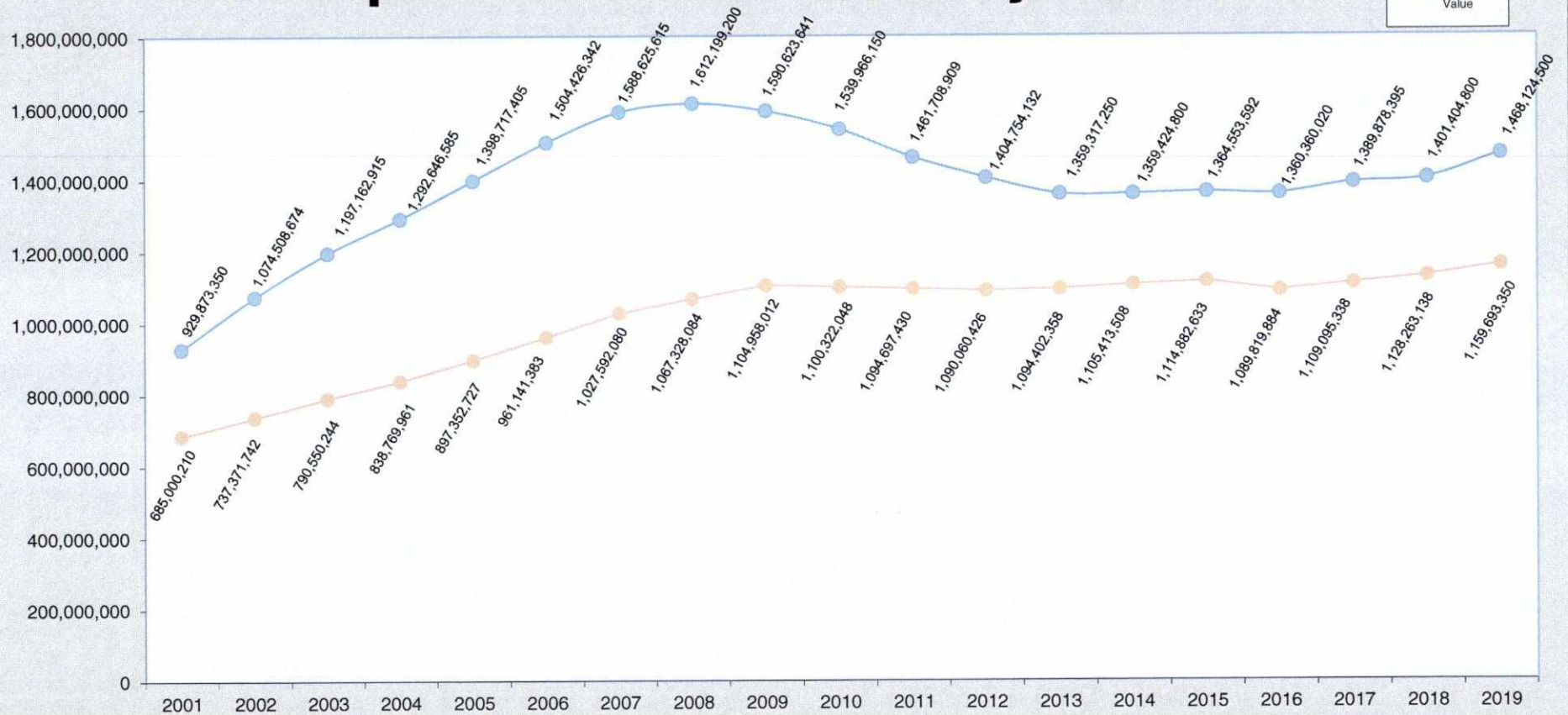
TOWNSHIP	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
ARCADIA	62,063,663	63,336,279	64,436,116	65,813,037	64,202,761	66,179,625	67,982,686	68,518,120	76,679,830	74,822,947	77,223,403
BEAR LAKE	76,282,051	75,021,814	73,748,071	74,200,788	75,998,360	74,961,265	74,990,369	75,217,277	76,285,989	78,617,243	81,033,487
BROWN	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	27,326,283
CLEON	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	32,475,623
DICKSON	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	41,016,632
FILER	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	147,427,894
MANISTEE	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	137,094,701
MAPLE GROVE	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	34,785,993
MARILLA	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	18,039,036
NORMAN	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	63,382,425
ONEKAMA	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	168,414,482
PLEASANTON	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	53,505,180
SPRINGDALE	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	39,720,678
STRONACH	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	42,614,449
CITY	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	195,633,084
TOTAL	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	1,159,693,350



Equalized vs. Taxable Value for the Year 2019



Equalized vs Taxable by Year



County Taxable Value % of Equalized Value Comparison



MANISTEE COUNTY
2019 Industrial Facilities Tax Roll
(Act 198 of 1974)

Township	New Facilities Taxable Value		No	Total	SD
	Real	Personal			
Cleon	129,500	0	2	129,500	10015
Filer	425,000	537,100	2	962,100	51070
Springdale	239,292	0	1	239,292	10015
Stronach	1,016,502	2,118,300	8	3,134,802	51070
Totals	1,810,294	2,655,400	11	4,465,694	

2019
Renaissance Zone Parcels
(Act 376 of 1996)

Township			
	No	Taxable Value	SD
City of Manistee	3	3,689,600	51070
Totals	3	3,689,600	

2019
DNR PILT PARCELS
(Act 513 of 2004)

Township	No	Taxable Value	SD
Cleon	8	36,559	10015
Cleon	1	1,953	83070
Vill of Copemish	3	11,176	10015
Dickson	1	122,501	51045
Filer	1	32,047	51070
Manistee	20	1,073,745	51070
Manistee	2	147,168	51060
Vill Eastlake	3	106,555	51070
Maple Grove	8	86,180	51045
Pleasanton	2	56,357	51020
Pleasanton	1	19,766	51045
Springdale	19	778,574	10015
Springdale	6	591,499	51045
Stronach	2	89,198	51070
Stronach	1	5,429	51045
Totals	78	3,158,707	

MANISTEE COUNTY 2019
Commercial Forest Reserve

Township	School District	Number of Parcels	Acres
Arcadia	Onkama	1	80
Bear Lake	Bear Lake	4	248
Brown	KND	2	100
Cleon	Mesick	2	80
Dickson	KND	1	43.83
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		25	1371.53

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
2019 PARCEL COUNT**

	REAL PROPERTY						PERSONAL PROPERTY					
TOWNSHIP	100	200	300	400	500	600	250	350	450	550	TOTAL	TE
ARCADIA	49	29	0	1001	0	0	30	0	0	1	1110	63
BEAR LAKE	99	85	17	1464	0	0	126	4	0	224	2019	66
BROWN	62	23	18	700	0	0	17	0	0	29	849	42
CLEON	59	37	24	897	0	0	49	1	0	39	1106	52
DICKSON	28	18	5	1069	0	0	39	0	0	4	1163	137
FILER	0	80	56	1512	0	0	106	4	0	13	1771	52
MANISTEE	56	135	28	2155	0	0	158	3	0	89	2624	160
MAPLE GROVE	24	72	17	1262	0	0	50	0	0	102	1527	75
MARILLA	65	0	4	396	0	0	14	0	0	12	491	30
NORMAN	7	65	11	2280	0	0	75	0	0	4	2442	171
ONEKAMA	59	77	2	2325	0	0	83	1	0	26	2573	175
PLEASANTON	95	24	0	1022	0	0	42	2	0	34	1219	32
SPRINGDALE	7	9	0	1049	0	0	26	0	0	79	1170	46
STRONACH	0	12	25	871	0	0	29	2	0	11	950	102
CITY	0	345	20	3230	0	0	306	8	0	7	3916	232
TOTAL	610	1011	227	21233	0	0	1150	25	0	674	24930	1435
VILLAGES												
BEAR LAKE	0	33	0	187	0	0	30	0	0	2	252	32
COPEMISH	0	24	2	148	0	0	27	1	0	1	203	21
EAST LAKE	0	12	2	317	0	0	5	0	0	3	339	26
KALEVA	0	68	7	307	0	0	39	0	0	1	422	43
ONEKAMA	0	55	0	378	0	0	42	0	0	4	479	42
TOTAL	0	192	11	1337	0	0	143	1	0	11	1695	164

(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	Onokama
10015	Benzie Central
53021	Mason Co Eastern
83070	Mesick

**SCHOOL DISTRICT
PARCEL COUNT 2019**

(Includes Tax Exempt Real & Personal Parcels)

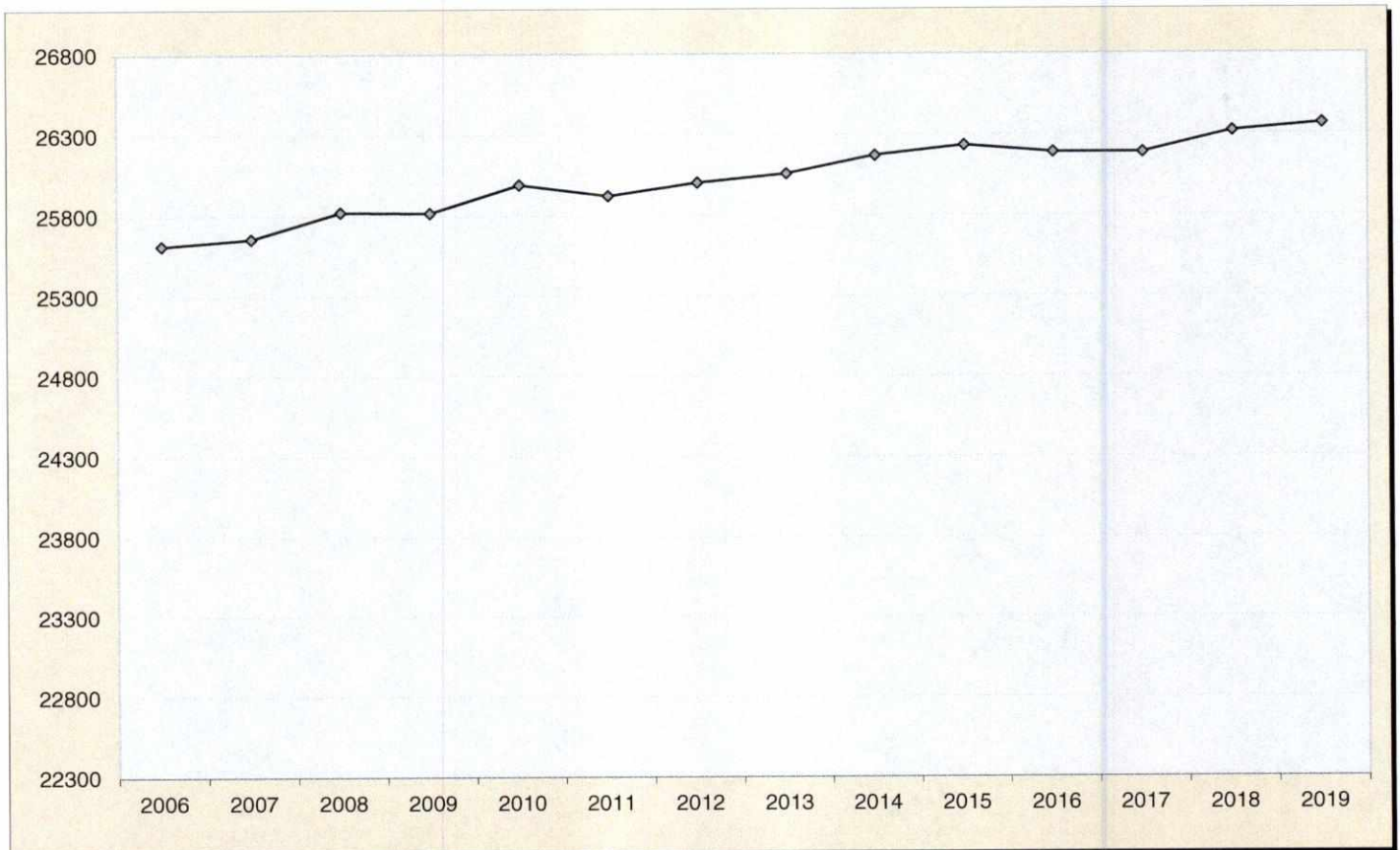
TOWNSHIP	51020	51045	51070	51060	10015	53021	83070	TOTAL
ARCADIA				1173				1173
BEAR LAKE	1480	169		436				2085
BROWN		407		484				891
CLEON					794		364	1158
DICKSON		1300						1300
FILER			1823					1823
MANISTEE			2158	626				2784
MAPLE GROVE		1602						1602
MARILLA		232			6		283	521
NORMAN		2613						2613
ONEKAMA				2748				2748
PLEASANTON	1184	21		3	43			1251
SPRINGDALE		91			1125			1216
STRONACH		578	454			20		1052
CITY			4148					4148
TOTAL	2664	7013	8583	5470	1968	20	647	26365

**SCHOOL DISTRICT
TAX EXEMPT-REAL & PERSONAL PARCELS
2019**

TOWNSHIP	51020	51045	51070	51060	10015	53021	83070	TOTAL
ARCADIA				63				63
BEAR LAKE	53	0		13				66
BROWN		34		8				42
CLEON					47		5	52
DICKSON		137						137
FILER			52					52
MANISTEE			152	8				160
MAPLE GROVE		75						75
MARILLA		12			0		18	30
NORMAN		171						171
ONEKAMA				175				175
PLEASANTON	28	1		0	3			32
SPRINGDALE		7			39			46
STRONACH		50	50			2		102
CITY			232					232
TOTAL	81	487	486	267	89	2	23	1435

MANISTEE COUNTY PARCEL COUNT HISTORY

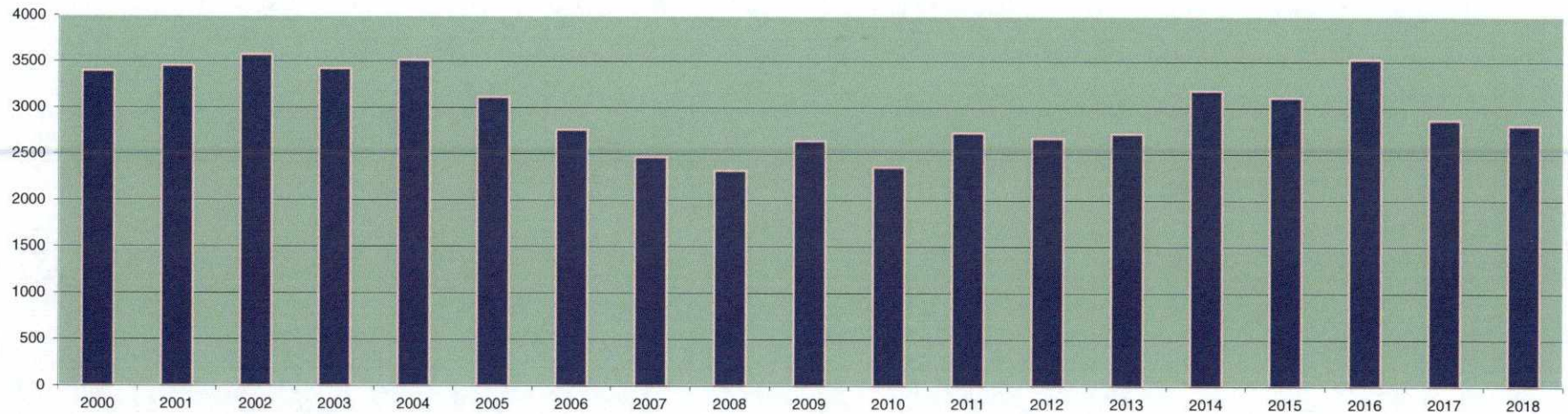
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
ARCADIA	1142	1139	1145	1157	1160	1167	1169	1175	1170	1167	1161	1158	1169	1173
BEAR LAKE	1907	1922	1937	1917	1937	1947	1979	1976	2062	2075	2080	2090	2102	2085
BROWN	854	861	862	867	867	874	874	880	874	889	887	887	891	891
CLEON	1105	1111	1120	1118	1152	1141	1152	1154	1153	1147	1140	1150	1155	1158
DICKSON	1297	1300	1299	1290	1322	1290	1291	1293	1305	1300	1298	1298	1300	1300
FILER	1789	1781	1816	1813	1827	1825	1801	1800	1801	1813	1812	1808	1812	1823
MANISTEE	2706	2728	2752	2748	2721	2723	2759	2791	2769	2782	2777	2782	2787	2784
MAPLE GROVE	1487	1483	1491	1510	1535	1517	1514	1512	1507	1504	1526	1530	1531	1602
MARILLA	504	505	503	505	513	505	506	503	509	509	505	508	514	521
NORMAN	2579	2556	2566	2559	2581	2573	2574	2587	2613	2608	2612	2607	2613	2613
ONEKAMA	2686	2697	2699	2703	2707	2694	2711	2716	2730	2741	2750	2752	2752	2748
PLEASANTON	1190	1198	1194	1195	1222	1227	1220	1221	1224	1229	1234	1241	1245	1251
SPRINGDALE	1116	1137	1160	1164	1190	1189	1223	1235	1239	1246	1246	1224	1233	1216
STRONACH	1043	1048	1054	1048	1059	1060	1051	1046	1051	1049	1050	1051	1044	1052
CITY OF MANISTEE	4211	4193	4226	4224	4197	4189	4178	4168	4163	4172	4110	4101	4171	4148
TOTAL	25616	25659	25824	25818	25990	25921	26002	26057	26170	26231	26188	26187	26319	26365



MANISTEE COUNTY
NUMBER OF DEEDS PROCESSED

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
ARCADIA	165	130	197	176	158	100	117	96	102	98	89	100	80	109	136	119	150	142	142
BEAR LAKE	272	238	240	248	276	238	229	174	176	194	199	211	209	217	215	242	285	247	250
BROWN	88	87	93	124	130	63	87	87	66	65	76	65	46	63	110	88	129	76	108
CLEON	174	158	207	158	221	134	160	152	161	176	117	133	143	140	109	96	174	154	118
DICKSON	183	164	197	136	151	156	131	107	111	118	140	148	126	114	138	162	135	128	128
FILER	181	174	216	192	204	194	156	167	152	160	157	153	188	173	189	219	249	171	170
MANISTEE	279	361	329	308	301	310	280	291	195	193	191	237	309	213	339	287	306	292	247
MAPLE GROVE	251	225	190	221	215	195	189	170	148	155	144	183	183	149	224	270	217	185	144
MARILLA	88	75	64	112	59	63	60	29	66	39	56	53	53	63	74	81	70	67	56
NORMAN	288	323	354	307	367	338	247	219	223	216	224	257	264	260	344	364	308	285	269
ONEKAMA	305	402	475	476	408	333	280	232	232	362	221	265	262	339	361	330	444	279	313
PLEASANTON	138	146	151	176	146	109	129	124	136	81	86	140	121	144	176	126	257	104	107
SPRINGDALE	141	172	166	182	129	126	192	144	108	125	188	113	131	140	168	171	135	172	141
STRONACH	94	121	154	107	119	80	94	64	84	75	69	95	82	119	107	112	134	84	114
CITY OF MANISTEE																			
1ST DISTRICT	71	82	68	55	50	80	57	78	28	130	18	47	47	78	53	62	52	45	47
2ND DISTRICT	354	247	121	129	137	175	116	63	72	151	98	199	107	141	113	93	128	139	114
3RD DISTRICT	113	95	122	113	148	167	85	97	72	88	84	133	102	84	103	82	96	102	95
4TH DISTRICT	41	49	37	37	38	30	18	22	19	47	31	24	26	27	24	17	25	31	39
5TH DISTRICT	40	42	63	44	83	62	34	48	48	41	50	38	43	45	56	42	79	38	51
6TH DISTRICT	81	97	89	63	111	83	64	53	70	81	81	71	83	75	94	74	101	67	108
7TH DISTRICT	51	66	41	58	65	80	40	52	57	50	43	69	68	32	59	79	59	63	57
CITY TOTALS	751	678	541	499	632	677	414	413	366	588	405	581	476	482	502	449	540	485	511
COUNTY TOTALS	3398	3454	3574	3422	3516	3116	2765	2469	2326	2645	2362	2734	2673	2725	3192	3116	3533	2871	2818

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



MANISTEE COUNTY VALUE (2000-2019)

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

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

2019 Capped Value=(2018 Taxable Value-Losses) x 1.024 + Additions



EQUALIZATION DEPARTMENT

Manistee County Courthouse

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

2019 TOP TEN PROPERTY OWNERS BY TAXABLE VALUE

	NAME	TAXABLE VALUE
1.	CONSUMERS	35,580,386
2.	T.E.S. FILER CITY	25,288,651
3.	PACKAGING CORPORATION OF AMERICA	9,931,505
4.	METC LLC	9,151,400
5.	MARTIN MARIETTA	7,065,051
6.	MEIJER / MEIJER REALTY COMPANY	6,704,978
7.	DTE GAS COMPANY	5,742,700
8.	ARCADIA BLUFFS	5,323,988
9.	SALISBURY INVESTMENTS	4,536,774
10.	CHERRYLAND REA / CHERRYLAND ELECTRIC	4,246,900