

Grand Traverse County 2016 Equalization Report





GRAND TRAVERSE COUNTY EQUALIZATION DEPARTMENT

400 BOARDMAN AVENUE
TRAVERSE CITY, MI 49684-2577
Phone: 231.922.4772
Fax: 231.922.4447
www.co.grand-traverse.mi.us

April 12, 2016

Honorable Board of Commissioners
Grand Traverse County
Governmental Center
400 Boardman Ave
Traverse City, MI 49684

Ladies and Gentlemen:

The Grand Traverse County Equalization Department has prepared this equalization report as authorized by the County Board of Commissioners. I recommend that the Grand Traverse County Board of Commissioners adopt the proposed County equalized values in this report.

This report is a result of an equalization study in every class of real property and of the total personal property in all fourteen (14) assessing units of Grand Traverse County.

This report does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1963; P.A. 199 of 1974; P.A. 385 of 1994; P.A. 224 of 1995; P.A. 147 of 1992 or Section 5 of Article IX of the Constitution of the State of Michigan.

All County equalized values are subject to review and change by the Michigan State Tax Commission until the fourth Monday in May, when the final order is issued.

The resolution adopting the 2016 Grand Traverse County Equalization Report is located on the pages following.

Respectfully submitted,

James D. Baker, MMAO
Director
Grand Traverse County Equalization Department

Equalization 2016

April 12, 2016

By Grand Traverse County Board of Commissioners:

WHEREAS, The Grand Traverse County Equalization Department has established the various valuations of each of the units of government of Grand Traverse County, and

WHEREAS, each of the thirteen (13) townships, two (2) villages and one (1) City have had the opportunity to review the equalization factors with the Equalization Department, and

WHEREAS, this Board of Commissioners feels that these valuations are in order,

NOW, THEREFORE, BE IT RESOLVED, that the Grand Traverse County Board of Commissioners has adopted the 2016 equalized valuations for each city, village, and township recommended by the Grand Traverse County Equalization Director, as contained in this report, pursuant to Sec. 211.34 MCL 1948, as amended.

ACKNOWLEDGEMENTS

In facilitating the completion of a project of this nature and magnitude, the support of a number of organizations and individuals was absolutely necessary, and I am grateful to all the participants.

The burden of maintaining a county-wide property information network while meeting impending statutory deadlines was carried out extraordinarily well by the staff of the Grand Traverse County Equalization Department. I would like to thank the Grand Traverse County Board of Commissioners for providing the Department with the resources to accomplish these duties. Also, I would like to express my gratitude to the Assessors of the cities, townships, and villages of Grand Traverse County for their prompt assistance in the assembling and reporting of data for this analysis.

FOREWORD

The State Constitution commands the legislature to establish a system of property taxation and a system of equalization of assessments. The rationale underlying this approach is that the cost of municipal services, such as police and fire protection, and education should be borne through taxation imposed upon the general public. Taxation is required to be uniform and fair to all taxpayers. County equalization is required to ensure that property taxes are uniform and fair within each County and within the State.

GRAND TRAVERSE COUNTY EQUALIZATION DEPARTMENT

REPORTS TO BOARD OF COMMISSIONERS

Christine Maxbauer – Chair
Dr. Dan Lathrop – Vice-Chair

Addison “Sonny” Wheelock
Carol Crawford
Alisa Kroupa
Dr. Bob Johnson
Ron Clous

ADMINISTRATOR/CONTROLLER

Administrator - Thomas Menzel
Deputy Administrator - Jennifer DeHaan

DEPARTMENT OF EQUALIZATION

James D. Baker – Director, MMAO
Warren Parrish – Deputy Director, MCAO
Chris Fieldhouse – Account Clerk Specialist
Joel Bremer - Appraiser I, MCAT
Matthew Town - Appraiser I

Susan Karakos – Senior Appraiser, MAAO
Russ Casselman – Appraiser II, MCAO

Mike Steffes - GIS Analyst
Rob Herman - GIS Technician

SUPERVISORS, ASSESSORS, PRESIDENTS, & MANAGERS

GRAND TRAVERSE COUNTY 2016

<u>LOCAL UNIT</u>	<u>SUPERVISOR</u>	<u>ASSESSOR</u>
Acme Township (01)	Jay B. Zollinger	Dawn Kuhns
Blair Township (02)	Patrick Pahl	Wendy Witkop
East Bay Township (03)	Glen Lile	James D. Baker
Fife Lake (04)	Linda Forwerck	Dawn Kuhns
Garfield Charter Township (05)	Chuck Korn	Amy DeHaan
Grant Township (06)	Douglas E. Moyer	Michelle Englebrecht
Green Lake Township (07)	Paul Biondo	William Muha
Long Lake Township (08)	Karen J. Rosa	Angela Friske
Mayfield Township (09)	John E. Ockert	David Brown
Paradise Township (10)	Tim Trudell	Dawn Kuhns
Peninsula Township (11)	Peter Correia	Sally Akerley
Union Township (12)	Doug Mansfield	Debra Johnson
Whitewater Township (13)	Ron Popp	Dawn Kuhns
	<u>PRESIDENT</u>	
Fife Lake Village (41)	Lisa Leedy	Dawn Kuhns
Kingsley Village (42)	Rodney Bogart	Dawn Kuhns
	<u>MANAGER</u>	
City of Traverse City (51)	Marty Colburn	Polly Cairns

2016 GRAND TRAVERSE COUNTY - ALL AD VALOREM PROPERTY

TOWNSHIPS & CITY	Parcel Count 2015	Parcel Count 2016	% Change	CEV 2015	CEV 2016	County Equalized % Change	TAXABLE 2015	TAXABLE 2016	Taxable % Change
Acme	3,489	3,494	0.14%	\$380,907,300	\$395,365,400	3.80%	\$310,758,561	\$323,318,171	4.04%
Blair	4,464	4,588	2.78%	\$294,749,825	\$306,176,085	3.88%	\$252,331,426	\$257,385,537	2.00%
East Bay	8,242	8,217	-0.30%	\$612,760,950	\$632,969,800	3.30%	\$520,406,616	\$525,222,076	0.93%
Fife Lake	1,298	1,303	0.39%	\$63,452,000	\$66,137,500	4.23%	\$51,491,806	\$50,967,921	-1.02%
Garfield	8,538	8,292	-2.88%	\$963,686,700	\$983,362,600	2.04%	\$841,836,192	\$841,651,950	-0.02%
Grant	1,103	1,099	-0.36%	\$66,553,900	\$69,274,668	4.09%	\$50,757,423	\$51,354,491	1.18%
Green Lake	4,003	4,009	0.15%	\$297,960,700	\$311,903,300	4.68%	\$262,727,061	\$265,547,623	1.07%
Long Lake	4,943	5,012	1.40%	\$529,708,700	\$560,776,750	5.87%	\$447,595,942	\$460,754,761	2.94%
Mayfield	1,093	1,090	-0.27%	\$70,713,572	\$71,292,810	0.82%	\$55,530,978	\$56,148,780	1.11%
Paradise	2,538	2,567	1.14%	\$139,968,100	\$142,111,900	1.53%	\$117,590,585	\$119,395,352	1.53%
Peninsula	4,201	4,208	0.17%	\$813,688,900	\$855,176,200	5.10%	\$632,533,235	\$651,129,296	2.94%
Union	436	437	0.23%	\$27,741,413	\$27,969,200	0.82%	\$22,887,443	\$23,484,746	2.61%
Whitewater	2,002	2,003	0.05%	\$236,983,900	\$244,420,200	3.14%	\$188,534,174	\$190,168,489	0.87%
Traverse City	8,521	8,708	2.19%	\$1,029,307,700	\$1,094,436,100	6.33%	\$865,547,253	\$881,758,060	1.87%
TOTALS	54,871	55,027	0.28%	\$5,528,183,660	\$5,761,372,513	4.22%	\$4,620,528,695	\$4,698,287,253	1.683%

2016 GRAND TRAVERSE COUNTY - REAL PROPERTY

TOWNSHIPS & CITY	Parcel Count 2015	Parcel Count 2016	% Change	CEV 2015	CEV 2016	% Change	TAXABLE 2015	TAXABLE 2016	% Change
Acme	3,323	3,319	-0.12%	\$362,612,200	\$370,739,500	2.24%	\$292,463,461	\$298,692,271	2.13%
Blair	4,152	4,258	2.55%	\$277,595,525	\$289,663,985	4.35%	\$235,177,126	\$240,873,437	2.42%
East Bay	7,549	7,599	0.66%	\$585,814,850	\$610,368,600	4.19%	\$493,460,516	\$502,620,876	1.86%
Fife Lake	1,242	1,248	0.48%	\$60,487,900	\$63,785,700	5.45%	\$48,593,903	\$48,616,121	0.05%
Garfield	6,598	6,606	0.12%	\$873,266,100	\$902,120,500	3.30%	\$751,415,592	\$760,409,850	1.20%
Grant	1,038	1,039	0.10%	\$60,134,100	\$63,058,668	4.86%	\$44,379,569	\$45,138,491	1.71%
Green Lake	3,815	3,814	-0.03%	\$285,232,500	\$303,008,700	6.23%	\$249,998,861	\$256,653,023	2.66%
Long Lake	4,792	4,852	1.25%	\$520,446,800	\$552,568,550	6.17%	\$438,334,042	\$452,546,561	3.24%
Mayfield	1,026	1,028	0.19%	\$66,479,472	\$67,329,710	1.28%	\$51,303,101	\$52,185,680	1.72%
Paradise	2,439	2,469	1.23%	\$134,603,600	\$136,453,200	1.37%	\$112,327,070	\$113,736,652	1.25%
Peninsula	4,086	4,089	0.07%	\$804,590,100	\$846,345,800	5.19%	\$623,434,435	\$642,307,896	3.03%
Union	393	395	0.51%	\$26,041,213	\$26,168,500	0.49%	\$21,187,243	\$21,700,027	2.42%
Whitewater	1,904	1,906	0.11%	\$227,719,500	\$236,544,000	3.88%	\$179,269,774	\$182,300,530	1.69%
Traverse City	6,779	6,990	3.11%	\$961,794,500	\$1,036,672,000	7.79%	\$798,034,053	\$823,991,460	3.25%
TOTALS	49,136	49,612	0.97%	\$5,246,818,360	\$5,504,827,413	4.92%	\$4,339,378,746	\$4,441,772,875	2.360%

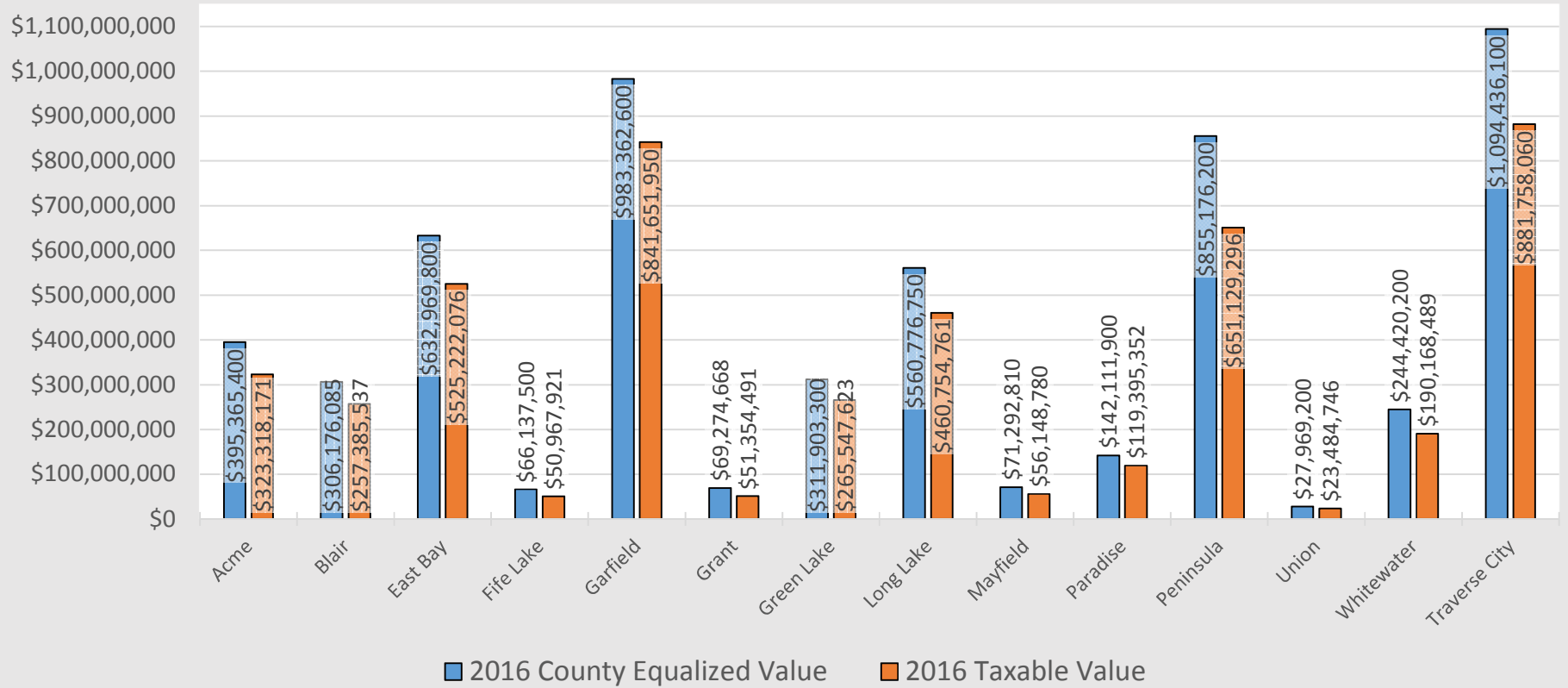
2016 GRAND TRAVERSE COUNTY - PERSONAL PROPERTY

TOWNSHIPS & CITY	Parcel Count 2015	Parcel Count 2016	% Change	CEV 2015	CEV 2016	% Change	TAXABLE 2015	TAXABLE 2016	% Change
Acme	166	175	5.42%	\$18,295,100	\$24,625,900	34.60%	\$18,295,100	\$24,625,900	34.60%
Blair	312	330	5.77%	\$17,154,300	\$16,512,100	-3.74%	\$17,154,300	\$16,512,100	-3.74%
East Bay	693	618	-10.82%	\$26,946,100	\$22,601,200	-16.12%	\$26,946,100	\$22,601,200	-16.12%
Fife Lake	56	55	-1.79%	\$2,964,100	\$2,351,800	-20.66%	\$2,897,903	\$2,351,800	-18.84%
Garfield	1,940	1,686	-13.09%	\$90,420,600	\$81,242,100	-10.15%	\$90,420,600	\$81,242,100	-10.15%
Grant	65	60	-7.69%	\$6,419,800	\$6,216,000	-3.17%	\$6,377,854	\$6,216,000	-2.54%
Green Lake	188	195	3.72%	\$12,728,200	\$8,894,600	-30.12%	\$12,728,200	\$8,894,600	-30.12%
Long Lake	151	160	5.96%	\$9,261,900	\$8,208,200	-11.38%	\$9,261,900	\$8,208,200	-11.38%
Mayfield	67	62	-7.46%	\$4,234,100	\$3,963,100	-6.40%	\$4,227,877	\$3,963,100	-6.26%
Paradise	99	98	-1.01%	\$5,364,500	\$5,658,700	5.48%	\$5,263,515	\$5,658,700	7.51%
Peninsula	115	119	3.48%	\$9,098,800	\$8,830,400	-2.95%	\$9,098,800	\$8,821,400	-3.05%
Union	43	42	-2.33%	\$1,700,200	\$1,800,700	5.91%	\$1,700,200	\$1,784,719	4.97%
Whitewater	98	97	-1.02%	\$9,264,400	\$7,876,200	-14.98%	\$9,264,400	\$7,867,959	-15.07%
Traverse City	1,742	1,718	-1.38%	\$67,513,200	\$57,764,100	-14.44%	\$67,513,200	\$57,766,600	-14.44%
TOTALS	5,735	5,415	-5.58%	\$281,365,300	\$256,545,100	-8.82%	\$281,149,949	\$256,514,378	-8.762%

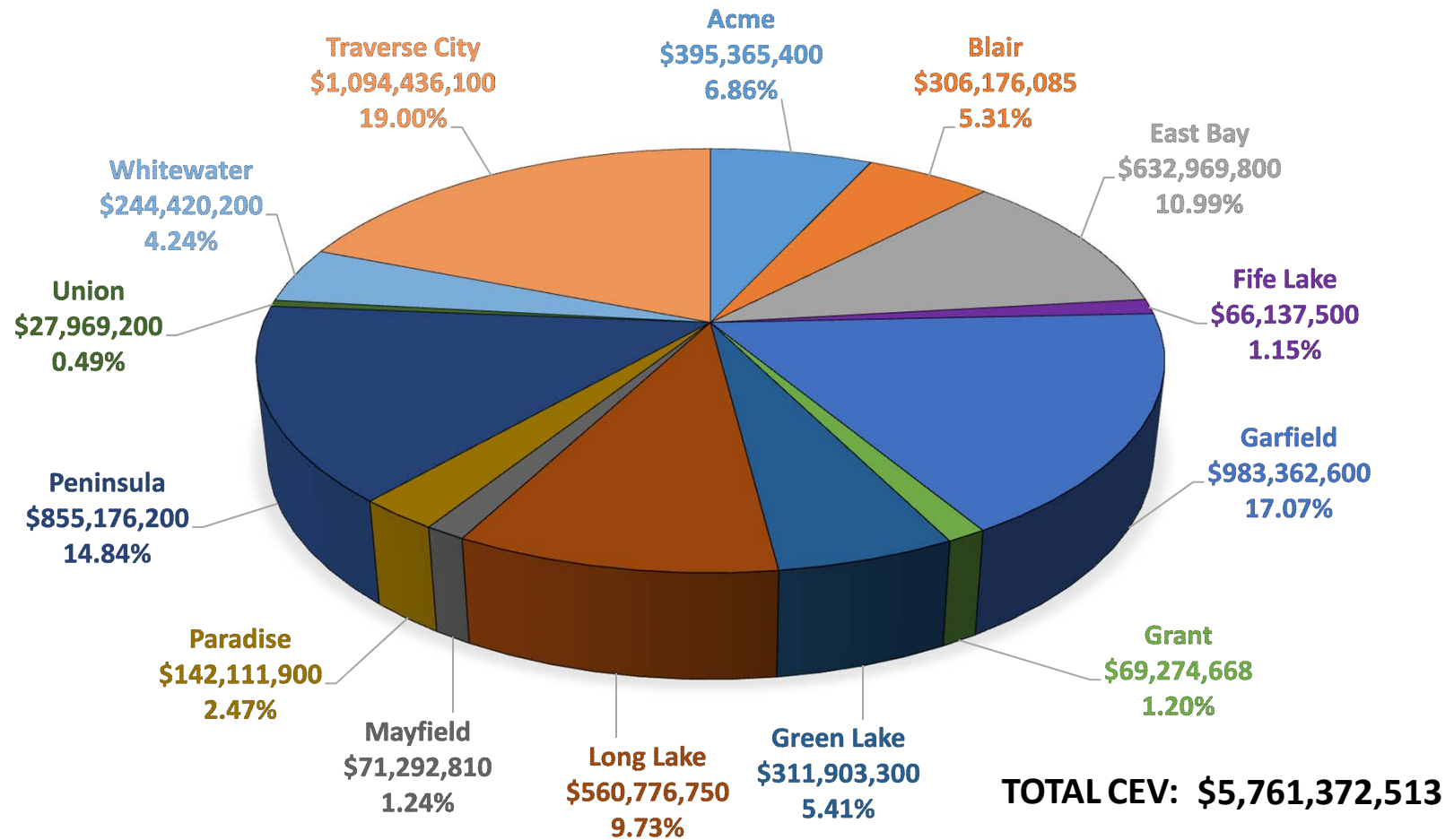
10 - YEAR
GRAND TRAVERSE COUNTY
COUNTY EQUALIZED & TAXABLE VALUES



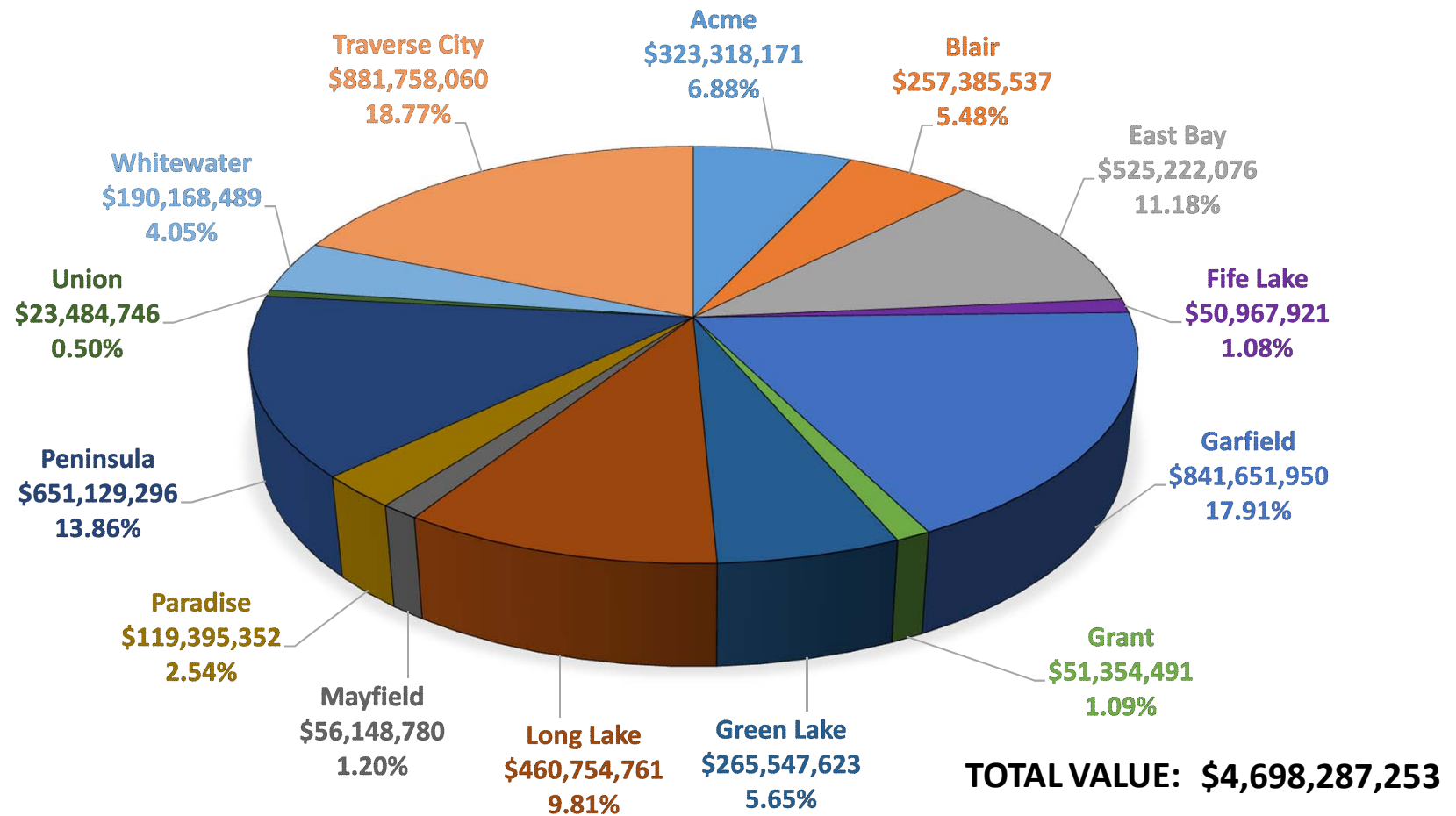
2016 COUNTY EQUALIZED & TAXABLE VALUES BY UNIT



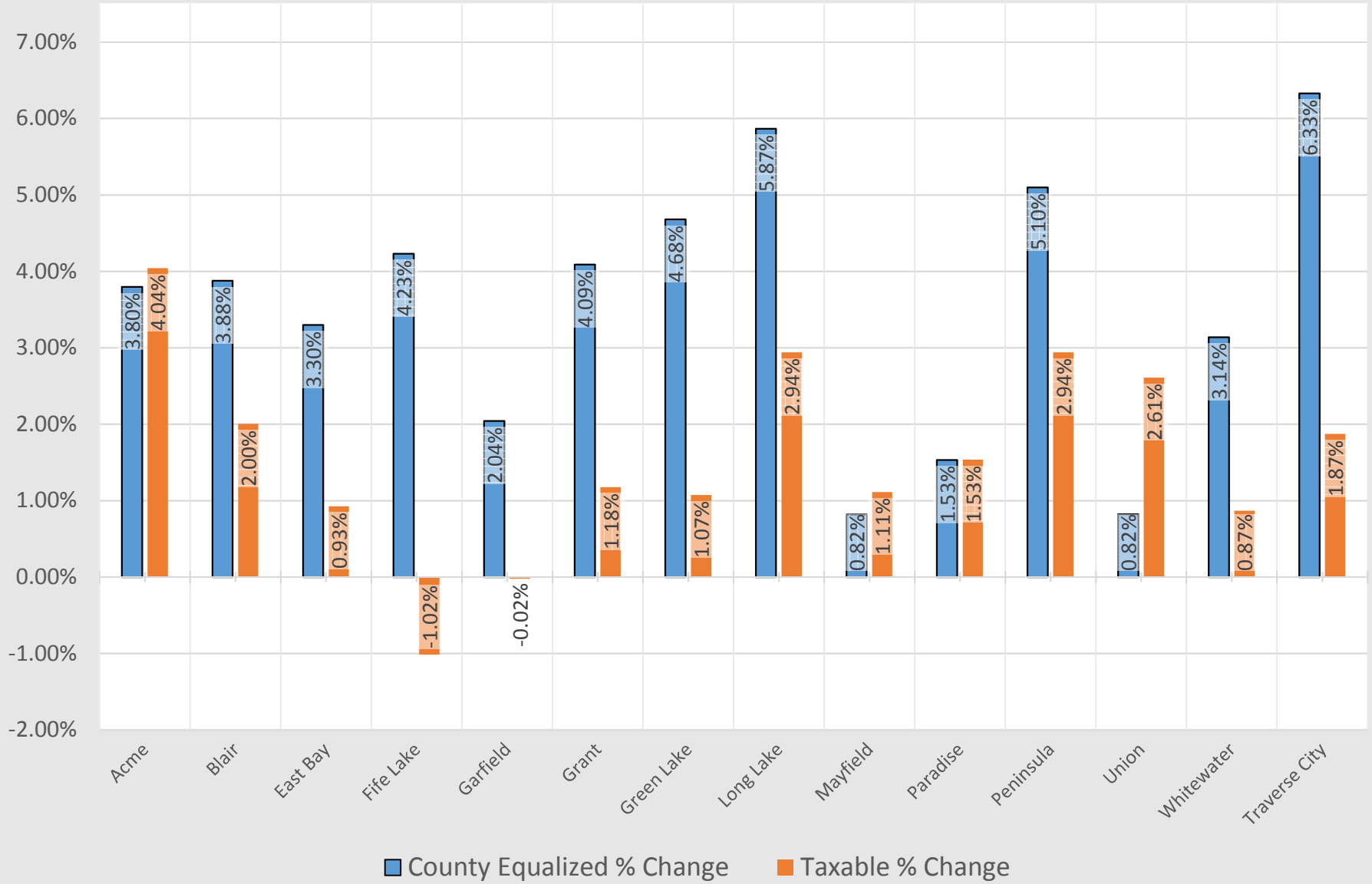
FRACTIONAL UNIT 2016 COUNTY EQUALIZED VALUES



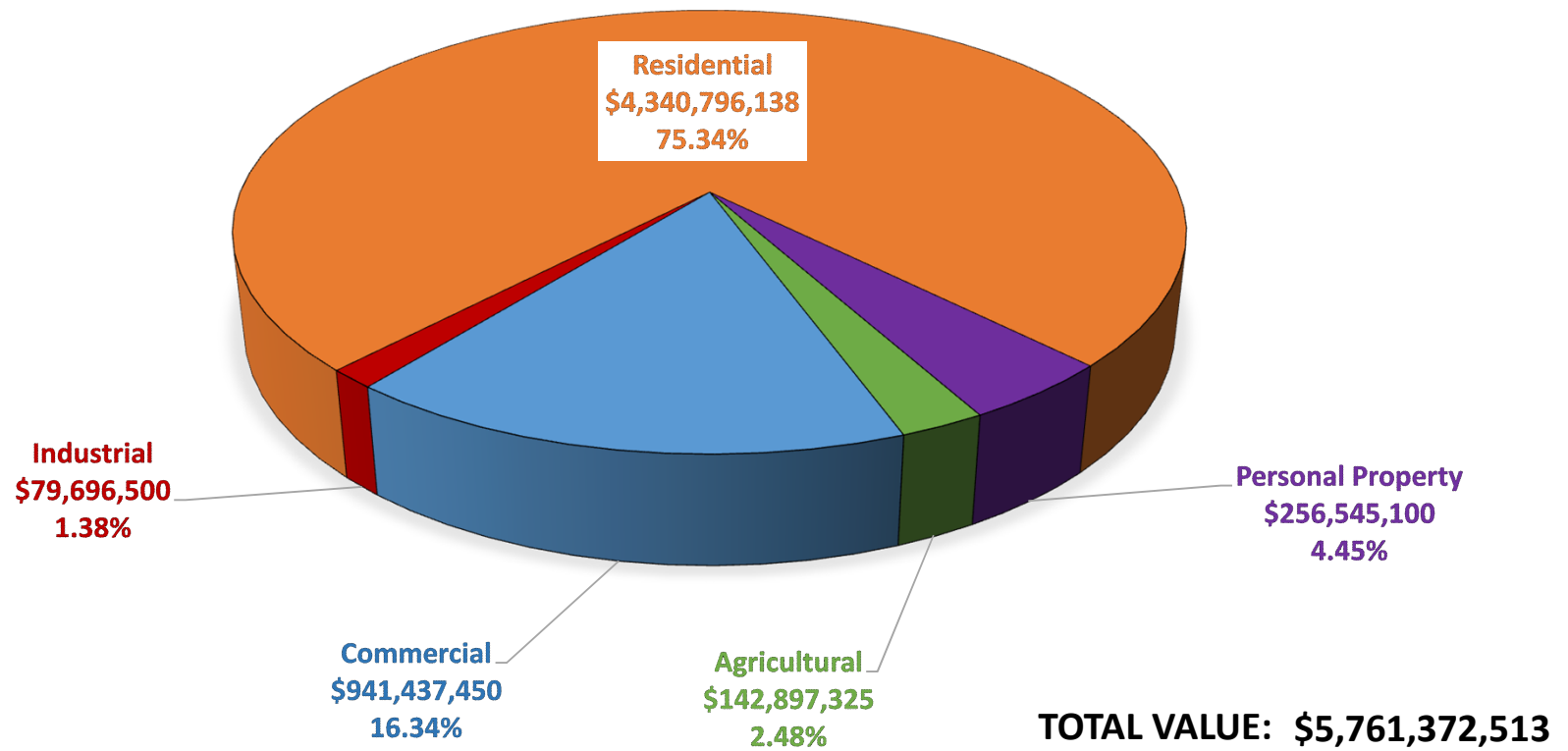
FRACTIONAL UNIT 2016 COUNTY TAXABLE VALUES



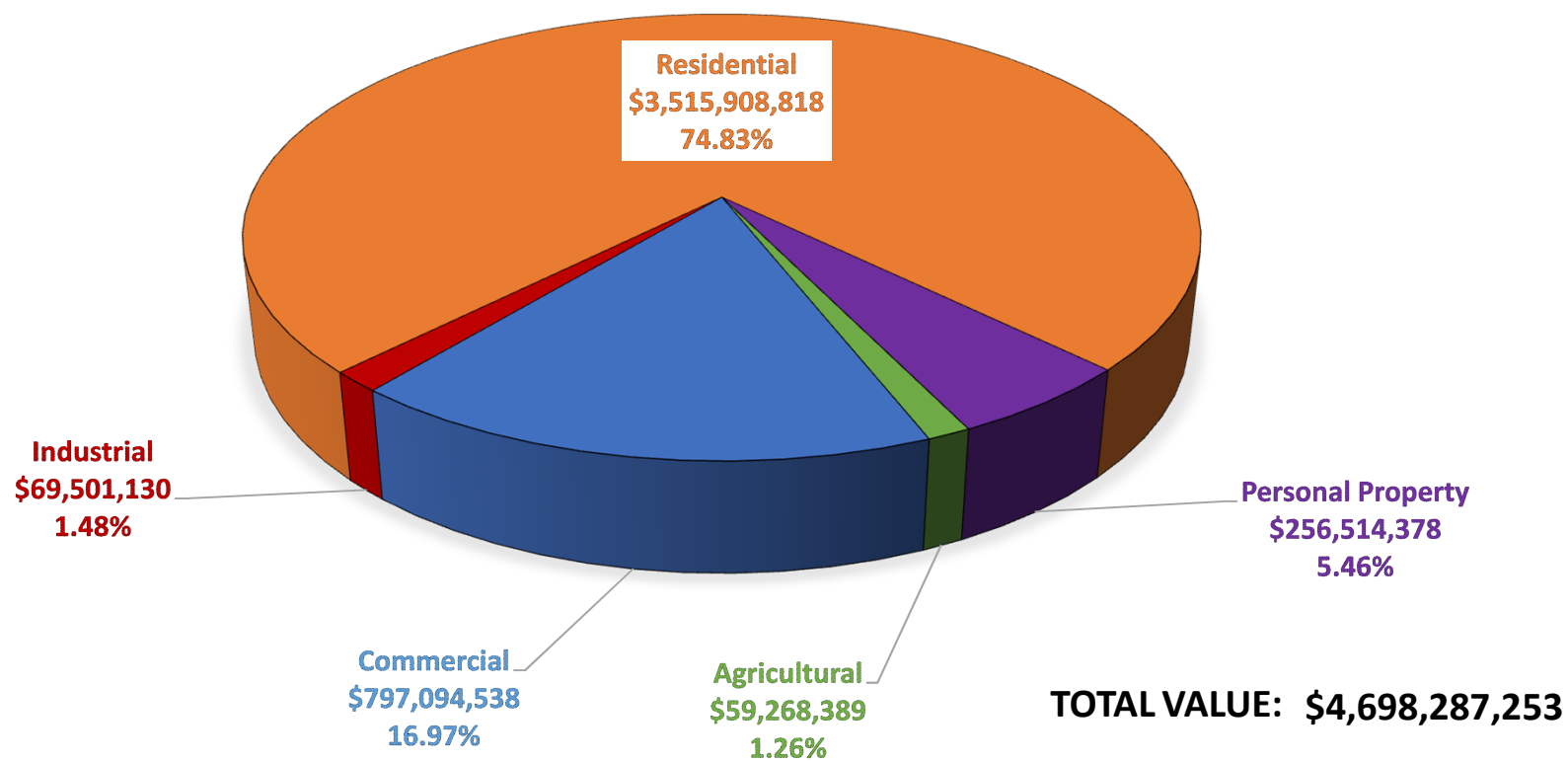
2016 COUNTY EQUALIZED & TAXABLE VALUE ONE YEAR CHANGE PERCENTAGES BY UNIT



**GRAND TRAVERSE COUNTY
2016 COUNTY EQUALIZED VALUES
BY CLASSIFICATION**



**GRAND TRAVERSE COUNTY
2016 TAXABLE VALUES
BY CLASSIFICATION**



03/29/2016
03:54 PM

Parcel Count Report

Page: 1/1
DB: Gt16

County: 28- GRAND TRAVERSE

Governmental Unit	Real							Personal						Grand	
	Ag	Comm	Ind	Res	T-C	Dev	Total	Ag	Comm	Ind	Res	Util	Total	Exempt	Total
ACME TWP (01)	75	212	11	3021	0	0	3319	0	162	5	0	8	175	63	3557
BLAIR TWP (02)	39	330	16	3873	0	0	4258	0	292	6	0	32	330	43	4631
EAST BAY CHTR TWP (03)	28	186	48	7337	0	0	7599	0	556	24	0	38	618	147	8364
FIFE LAKE TWP (04)	27	46	2	1173	0	0	1248	0	45	3	0	7	55	71	1374
GARFIELD CHTR TWP (05)	0	1008	75	5523	0	0	6606	0	1634	47	0	5	1686	175	8467
GRANT TWP (06)	145	9	19	866	0	0	1039	0	27	1	0	32	60	23	1122
GREEN LAKE TWP (07)	0	159	12	3643	0	0	3814	0	181	5	0	9	195	89	4098
LONG LAKE TWP (08)	44	106	3	4699	0	0	4852	0	149	3	2	6	160	47	5059
MAYFIELD TWP (09)	151	20	4	853	0	0	1028	0	44	0	0	18	62	18	1108
PARADISE TWP (10)	83	88	7	2291	0	0	2469	0	77	1	0	20	98	86	2653
PENINSULA TWP (11)	231	76	4	3778	0	0	4089	0	115	0	2	2	119	128	4336
UNION TWP (12)	0	4	5	386	0	0	395	0	11	0	0	31	42	44	481
WHITEWATER TWP (13)	73	44	7	1782	0	0	1906	0	58	6	0	33	97	85	2088
TRAVERSE CITY (51)	0	1036	47	5907	0	0	6990	0	1667	46	0	5	1718	372	9080
Totals	896	3324	260	45132	0	0	49612	0	5018	147	4	246	5415	1391	56418

Assessment Unit	Assessed Real	Ratio	Equalized Real	Factor	Assessed Personal	Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
-- 01 ACME TWP (01) --										
Agricultural	13,501,600	49.54	13,501,600	1.000000						
Commercial	51,332,700	49.23	51,332,700	1.000000						
Industrial	3,038,900	49.67	3,038,900	1.000000						
Residential	302,866,300	49.15	302,866,300	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	370,739,500		370,739,500		24,625,900	50.00	24,625,900	395,365,400	395,365,400	6.86
-- 02 BLAIR TWP (02) --										
Agricultural	4,687,300	49.97	4,687,300	1.000000						
Commercial	55,608,400	49.88	55,608,400	1.000000						
Industrial	2,834,100	49.78	2,834,100	1.000000						
Residential	226,534,185	49.91	226,534,185	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	289,663,985		289,663,985		16,512,100	50.00	16,512,100	306,176,085	306,176,085	5.31
-- 03 EAST BAY CHTR TWP (03) --										
Agricultural	4,306,600	49.97	4,306,600	1.000000						
Commercial	64,658,400	49.32	64,658,400	1.000000						
Industrial	11,934,800	49.68	11,934,800	1.000000						
Residential	529,468,800	49.47	529,468,800	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	610,368,600		610,368,600		22,601,200	50.00	22,601,200	632,969,800	632,969,800	10.99
-- 04 FIFE LAKE TWP (04) --										
Agricultural	2,954,200	49.99	2,954,200	1.000000						
Commercial	4,372,800	49.71	4,372,800	1.000000						
Industrial	592,900	49.65	592,900	1.000000						
Residential	55,865,800	49.33	55,865,800	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	63,785,700		63,785,700		2,351,800	50.00	2,351,800	66,137,500	66,137,500	1.15

Assessment Unit	Assessed Real	Ratio	Equalized Real	Factor	Assessed Personal	Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
-- 05 GARFIELD CHTR TWP (05) --										
Agricultural	0	50.00	0	1.000000						
Commercial	357,457,950	49.61	357,457,950	1.000000						
Industrial	24,709,300	49.48	24,709,300	1.000000						
Residential	519,953,250	49.49	519,953,250	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	902,120,500		902,120,500		81,242,100	50.00	81,242,100	983,362,600	983,362,600	17.07
-- 06 GRANT TWP (06) --										
Agricultural	13,660,725	49.06	13,660,725	1.000000						
Commercial	474,900	49.18	474,900	1.000000						
Industrial	566,400	49.22	566,400	1.000000						
Residential	48,356,643	49.20	48,356,643	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	63,058,668		63,058,668		6,216,000	50.00	6,216,000	69,274,668	69,274,668	1.20
-- 07 GREEN LAKE TWP (07) --										
Agricultural	0	50.00	0	1.000000						
Commercial	15,163,300	49.67	15,163,300	1.000000						
Industrial	3,517,800	49.22	3,517,800	1.000000						
Residential	284,327,600	49.44	284,327,600	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	303,008,700		303,008,700		8,894,600	50.00	8,894,600	311,903,300	311,903,300	5.41
-- 08 LONG LAKE TWP (08) --										
Agricultural	7,494,300	49.09	7,494,300	1.000000						
Commercial	10,797,600	49.96	10,797,600	1.000000						
Industrial	910,300	49.87	910,300	1.000000						
Residential	533,366,350	49.63	533,366,350	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	552,568,550		552,568,550		8,208,200	50.00	8,208,200	560,776,750	560,776,750	9.73

Assessment Unit	Assessed Real	Ratio	Equalized Real	Factor	Assessed Personal	Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
-- 09 MAYFIELD TWP (09) --										
Agricultural	16,445,800	49.56	16,445,800	1.000000						
Commercial	2,599,700	49.59	2,599,700	1.000000						
Industrial	100,900	49.87	100,900	1.000000						
Residential	48,183,310	49.84	48,183,310	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	67,329,710		67,329,710		3,963,100	50.00	3,963,100	71,292,810	71,292,810	1.24
-- 10 PARADISE TWP (10) --										
Agricultural	8,111,600	49.32	8,111,600	1.000000						
Commercial	7,743,400	49.86	7,743,400	1.000000						
Industrial	125,800	49.41	125,800	1.000000						
Residential	120,472,400	49.52	120,472,400	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	136,453,200		136,453,200		5,658,700	50.00	5,658,700	142,111,900	142,111,900	2.47
-- 11 PENINSULA TWP (11) --										
Agricultural	58,236,300	49.99	58,236,300	1.000000						
Commercial	15,869,900	50.00	15,869,900	1.000000						
Industrial	692,800	49.98	692,800	1.000000						
Residential	771,546,800	49.94	771,546,800	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	846,345,800		846,345,800		8,830,400	50.00	8,830,400	855,176,200	855,176,200	14.84
-- 12 UNION TWP (12) --										
Agricultural	0	50.00	0	1.000000						
Commercial	640,100	49.70	640,100	1.000000						
Industrial	50,800	49.05	50,800	1.000000						
Residential	25,477,600	49.37	25,477,600	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	26,168,500		26,168,500		1,800,700	50.00	1,800,700	27,969,200	27,969,200	0.49

03/29/2016
04:17 PM

Equalization Report
GRAND TRAVERSE

Page: 4/5
DB: Gt16

Assessment Unit	Assessed Real	Ratio	Equalized Real	Factor	Assessed Personal	Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
-- 13 WHITEWATER TWP (13) --										
Agricultural	13,498,900	49.61	13,498,900	1.000000						
Commercial	5,060,800	49.60	5,060,800	1.000000						
Industrial	2,132,800	49.61	2,132,800	1.000000						
Residential	215,851,500	49.95	215,851,500	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	236,544,000		236,544,000		7,876,200	50.00	7,876,200	244,420,200	244,420,200	4.24
-- 51 TRAVERSE CITY (51) --										
Agricultural	0	50.00	0	1.000000						
Commercial	349,657,500	49.63	349,657,500	1.000000						
Industrial	28,488,900	49.99	28,488,900	1.000000						
Residential	658,525,600	49.45	658,525,600	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	1,036,672,000		1,036,672,000		57,764,100	50.00	57,764,100	1,094,436,100	1,094,436,100	19.00

03/29/2016
04:17 PM

Equalization Report
GRAND TRAVERSE

Page: 5/5
DB: Gt16

Grand Totals	Assessed Real	Equalized Real	% Real Total	Assessed Personal	Equalized Personal	Assessed % County	Equalized % County	Assessed Total	Equalized Total
Agricultural	142,897,325	142,897,325	2.60			2.48	2.48		
Commercial	941,437,450	941,437,450	17.10			16.34	16.34		
Industrial	79,696,500	79,696,500	1.45			1.38	1.38		
Residential	4,340,796,138	4,340,796,138	78.85			75.34	75.34		
Timber-Cutover	0	0	0.00			0.00	0.00		
Developmental	0	0	0.00			0.00	0.00		
Personal				256,545,100	256,545,100	4.45	4.45		
	5,504,827,413	5,504,827,413	100.00	256,545,100	256,545,100	100.00	100.00	5,761,372,513	5,761,372,513

Personal and Real Property - TOTALS

L-4024

Grand Traverse County

Statement of acreage and valuation in the year 2016 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
Acme	13,261.37	370,739,500	370,739,500	24,625,900	24,625,900	395,365,400	395,365,400
Blair	22,746.58	289,663,985	289,663,985	16,512,100	16,512,100	306,176,085	306,176,085
East Bay	28,192.41	610,368,600	610,368,600	22,601,200	22,601,200	632,969,800	632,969,800
Fife Lake	22,539.35	63,785,700	63,785,700	2,351,800	2,351,800	66,137,500	66,137,500
Garfield	13,769.73	902,120,500	902,120,500	81,242,100	81,242,100	983,362,600	983,362,600
Grant	22,795.37	63,058,668	63,058,668	6,216,000	6,216,000	69,274,668	69,274,668
Green Lake	18,943.23	303,008,700	303,008,700	8,894,600	8,894,600	311,903,300	311,903,300
Long Lake	19,419.70	552,568,550	552,568,550	8,208,200	8,208,200	560,776,750	560,776,750
Mayfield	23,110.94	67,329,710	67,329,710	3,963,100	3,963,100	71,292,810	71,292,810
Paradise	30,965.18	136,453,200	136,453,200	5,658,700	5,658,700	142,111,900	142,111,900
Peninsula	17,157.17	846,345,800	846,345,800	8,830,400	8,830,400	855,176,200	855,176,200
Union	23,034.16	26,168,500	26,168,500	1,800,700	1,800,700	27,969,200	27,969,200
Whitewater	30,307.36	236,544,000	236,544,000	7,876,200	7,876,200	244,420,200	244,420,200
Traverse City	8,789.80	1,036,672,000	1,036,672,000	57,764,100	57,764,100	1,094,436,100	1,094,436,100
Totals for County	295,032.35	5,504,827,413	5,504,827,413	256,545,100	256,545,100	5,761,372,513	5,761,372,513

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF GRAND TRAVERSE 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 April 12, 2016


Equalization Director


Clerk of the Board of Commissioners


Chairperson of Board of Commissioners

Equalized Valuations - REAL

L-4024

Grand Traverse County

Statement of acreage and valuation in the year 2016 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
Acme	13,501,600	51,332,700	3,038,900	302,866,300	0	0	370,739,500
Blair	4,687,300	55,608,400	2,834,100	226,534,185	0	0	289,663,985
East Bay	4,306,600	64,658,400	11,934,800	529,468,800	0	0	610,368,600
Fife Lake	2,954,200	4,372,800	592,900	55,865,800	0	0	63,785,700
Garfield	0	357,457,950	24,709,300	519,953,250	0	0	902,120,500
Grant	13,660,725	474,900	566,400	48,356,643	0	0	63,058,668
Green Lake	0	15,163,300	3,517,800	284,327,600	0	0	303,008,700
Long Lake	7,494,300	10,797,600	910,300	533,366,350	0	0	552,568,550
Mayfield	16,445,800	2,599,700	100,900	48,183,310	0	0	67,329,710
Paradise	8,111,600	7,743,400	125,800	120,472,400	0	0	136,453,200
Peninsula	58,236,300	15,869,900	692,800	771,546,800	0	0	846,345,800
Union	0	640,100	50,800	25,477,600	0	0	26,168,500
Whitewater	13,498,900	5,060,800	2,132,800	215,851,500	0	0	236,544,000
Traverse City	0	349,657,500	28,488,900	658,525,600	0	0	1,036,672,000
Total for County	142,897,325	941,437,450	79,696,500	4,340,796,138	0	0	5,504,827,413

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF GRAND TRAVERSE 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 April 12, 2016

James D. Baker
Equalization Director

Bonnie Scheek
Clerk of the Board of Commissioners

Maybauer
Chairperson of Board of Commissioners

Assessed Valuations - REAL

L-4024

Grand Traverse County

Statement of acreage and valuation in the year 2016 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
Acme	13,501,600	51,332,700	3,038,900	302,866,300	0	0	370,739,500
Blair	4,687,300	55,608,400	2,834,100	226,534,185	0	0	289,663,985
East Bay	4,306,600	64,658,400	11,934,800	529,468,800	0	0	610,368,600
Fife Lake	2,954,200	4,372,800	592,900	55,865,800	0	0	63,785,700
Garfield	0	357,457,950	24,709,300	519,953,250	0	0	902,120,500
Grant	13,660,725	474,900	566,400	48,356,643	0	0	63,058,668
Green Lake	0	15,163,300	3,517,800	284,327,600	0	0	303,008,700
Long Lake	7,494,300	10,797,600	910,300	533,366,350	0	0	552,568,550
Mayfield	16,445,800	2,599,700	100,900	48,183,310	0	0	67,329,710
Paradise	8,111,600	7,743,400	125,800	120,472,400	0	0	136,453,200
Peninsula	58,236,300	15,869,900	692,800	771,546,800	0	0	846,345,800
Union	0	640,100	50,800	25,477,600	0	0	26,168,500
Whitewater	13,498,900	5,060,800	2,132,800	215,851,500	0	0	236,544,000
Traverse City	0	349,657,500	28,488,900	658,525,600	0	0	1,036,672,000
Total for County	142,897,325	941,437,450	79,696,500	4,340,796,138	0	0	5,504,827,413

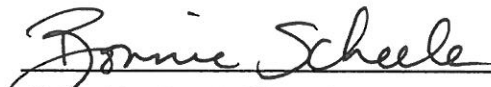
OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF GRAND TRAVERSE COUNTY

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 April 12, 2016



Equalization Director



Clerk of the Board of Commissioners



Chairperson of Board of Commissioners