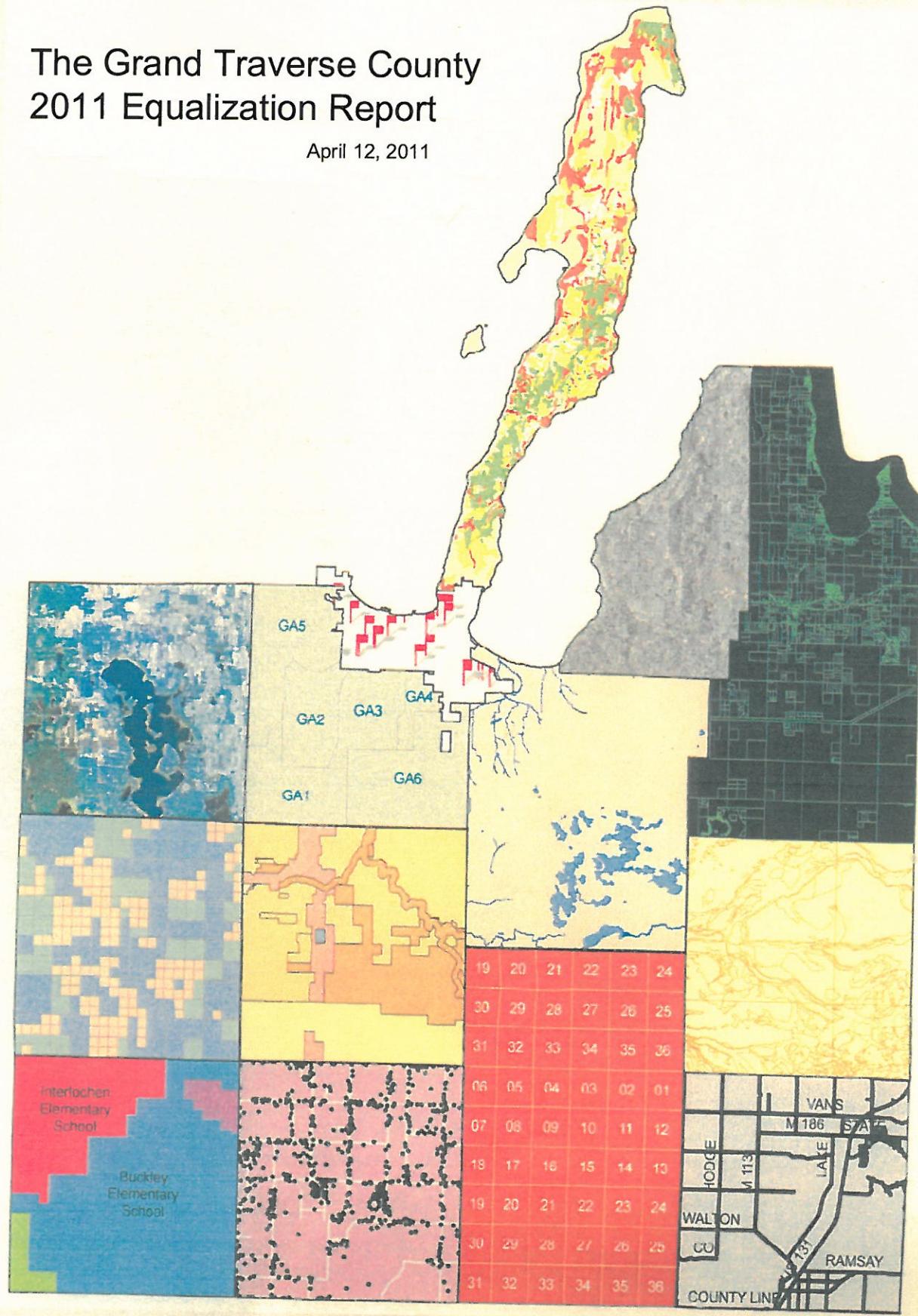


The Grand Traverse County 2011 Equalization Report

April 12, 2011



April 12, 2011

Honorable Board of Commissioners
County of Grand Traverse
Governmental Center
400 Boardman Avenue
Traverse City, Michigan 49684

Ladies and Gentlemen:

The Grand Traverse County Equalization Department has prepared this equalization report as authorized by the County Board of Commissioners.

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.

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 **2011 Grand Traverse County Equalization Report** is located on the pages following.

Respectfully submitted,

Laurie A. Spencer

Laurie A. Spencer, Director
Grand Traverse County Equalization Department

EQUALIZATION 2011

April 12, 2011

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 2011 equalized valuations for each city, village, and township, recommended by the Grand Traverse County Equalization Department, as contained in this report, pursuant to Sec. 211.34 MCL 1948, as amended.

ACKNOWLEDGMENTS

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 that participated.

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 necessary resources to accomplish these duties. Also, I would like to express my gratitude to all of the cities, townships, and villages of Grand Traverse County for their prompt assistance in the assembling and reporting of data for this analysis. The successful completion of this report has been a synergistic accomplishment.

FORWARD

The long-standing method by which units of local government in Michigan have financed basic municipal services is through taxation, principally general property taxation. The rationale underlying this traditional approach is that the cost of those municipal services which provide a general benefit to all residents of a unit of local government, such as police and fire protection, should be borne through taxation imposed upon the general public.

GRAND TRAVERSE COUNTY EQUALIZATION DEPARTMENT

REPORTS TO

WAYS & MEANS COMMITTEE

Larry Fleis - Chair

Herb Lemcool – Vice-Chair
Jason Gillman
Larry Inman
Robert Hentschel
Ross Richardson
Richard Thomas
Christine Maxbauer
Sonny Wheelock

ADMINISTRATOR

Dennis Aloia

DEPARTMENT OF EQUALIZATION

Laurie A. Spencer – Director, CMAE 4
Mark Mullet – Deputy Director, CMAE 3
Linda Priest – Appraiser II, CMAE 2
Susan Karakos – Appraiser II, CMAE 2
Russ Casselman – Appraiser II, CMAE 2
Kristen Steger – Appraiser II, CMAE 2
Beverly Gravis – Homestead/Personal Property Auditor
Ernie Cacciaglia – GIS Coordinator, CMAE 3
Rainer Reichert – GIS Analyst
Mike Steffes – GIS Technician
Bob MacCord – GIS Technician

SUPERVISORS, ASSESSORS, PRESIDENTS, & MANAGERS

GRAND TRAVERSE COUNTY - 2011

<u>LOCAL UNIT</u>	<u>SUPERVISOR</u>	<u>ASSESSOR</u>
Acme Township (01)	Wayne Kladder	Dawn Plude
Blair Township (02)	Patrick Pahl	Aaron Plowman
East Bay Charter Township (03)	Glen Lile	Laurie Spencer, GTC
Fife Lake Township (04)	Fred Joles	Dawn Plude
Garfield Charter Township (05)	Chuck Korn	James Chrestensen
Grant Township (06)	Douglas Moyer	Michelle Englebrecht
Green Lake Township (07)	Paul Biondo	Lee Wilson
Long Lake Township (08)	Karen Rosa	Angela Friske
Mayfield Township (09)	John Ockert	Katherine Wilson
Paradise Township (10)	Evelynne Dean	Dawn Plude
Peninsula Township (11)	Robert Manigold	Sally Akerley
Union Township (12)	Doug Mansfield	Debra Johnson
Whitewater Township (13)	Larry Lake	Dawn Plude

PRESIDENT

Fife Lake Village (41)	Noreen Broering	Dawn Plude
Kingsley Village (42)	Rodney Bogart	Dawn Plude

MANAGER **ASSESSOR**

City of Traverse City (51)	Ben Bifoss	Debra Chavez
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Certification of Recommended County Equalized Valuations by Equalization Director

This form is issued under the authority of MCL 211.148. Filing is mandatory.

TO: State Tax Commission

FROM: Equalization Director of Grand Traverse County

RE: State Assessor Certification of Preparer of the required Recommended County Equalized Valuations

for Grand Traverse County for year 2011

The Recommended County Equalized Valuations for the above referenced county and year were prepared under my direct supervision and control in my role as Equalization Director.

I am certified as an assessor at the level required for the county by Michigan Compiled Laws 211.10d and the rules of the State Tax Commission.

The State Tax Commission requires a Level IV State Assessor Certification for this county.

I am certified as a Level IV State Certified Assessing Officer by the State Tax Commission.

The following are my total Recommended County Equalized Valuations for each separately.

equalized class of property in Grand Traverse County:

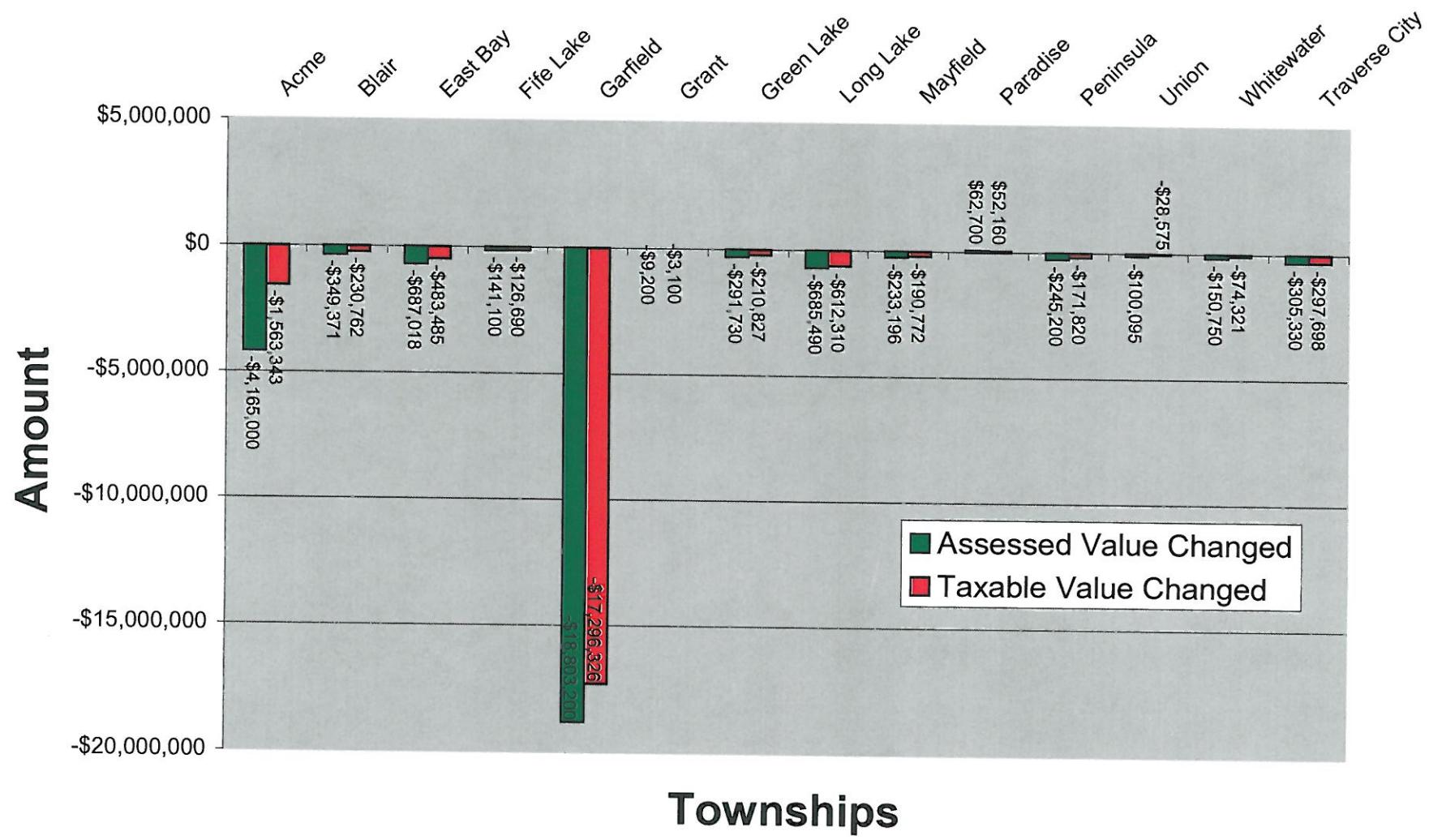
Agricultural	140,903,786	Timber-Cutover	
Commercial	960,102,089	Developmental	
Industrial	83,046,806	Total Real Property	4,990,768,699
Residential	3,806,716,018	Personal Property	253,983,234
		Total Real and Personal Property	5,244,751,933

Please mail this form to the address below within fifteen days of submission of the Recommended County Equalized Valuations to the County Board of Commissioners.

Michigan Department of Treasury
Assessment and Certification Division
Local Assessment Review
P.O. Box 30790
Lansing, Michigan 48909

Signature of Equalization Director	Laurie Spencer	Date	4/12/2011
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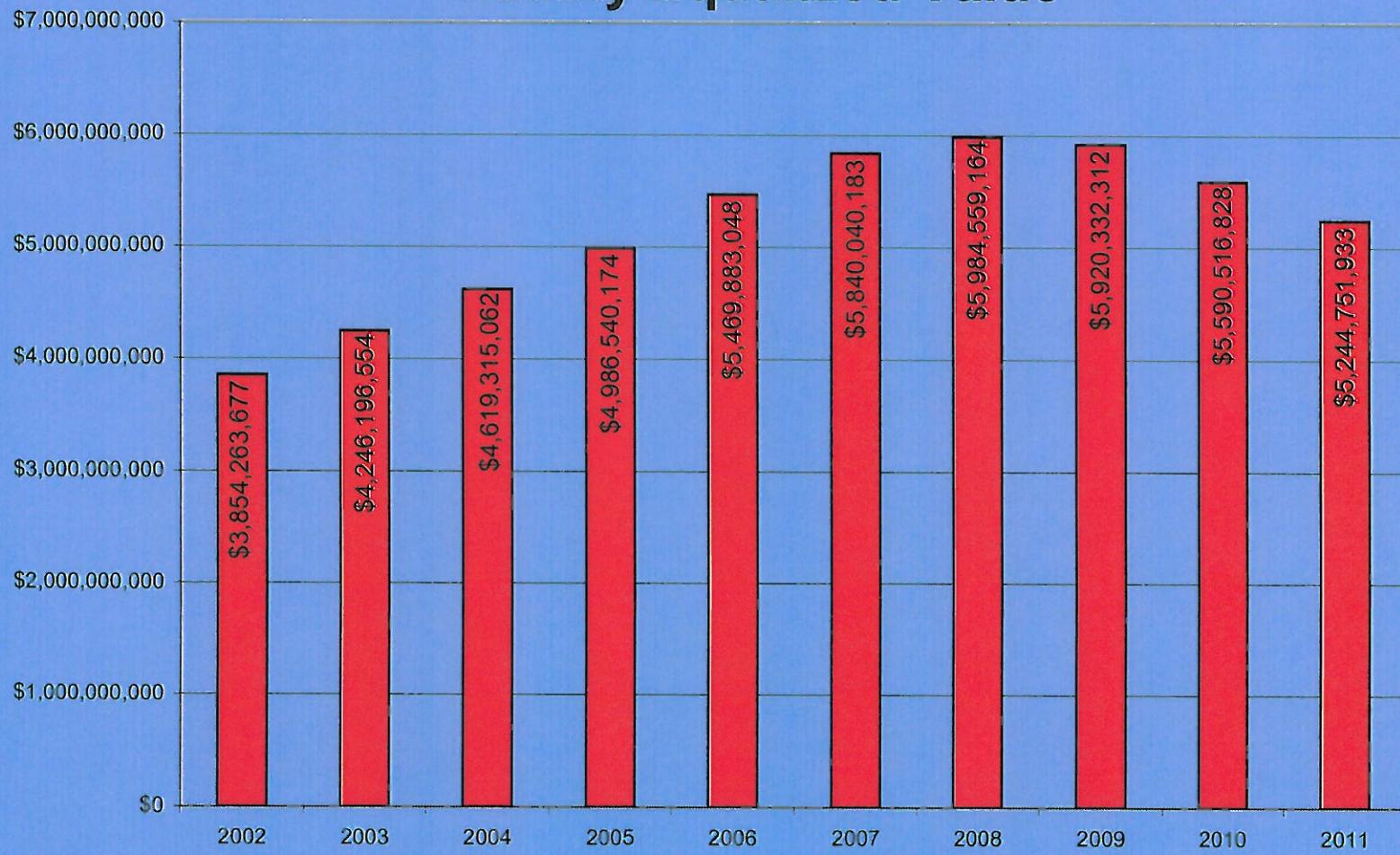
Assessed and Taxable Value Change by BOR



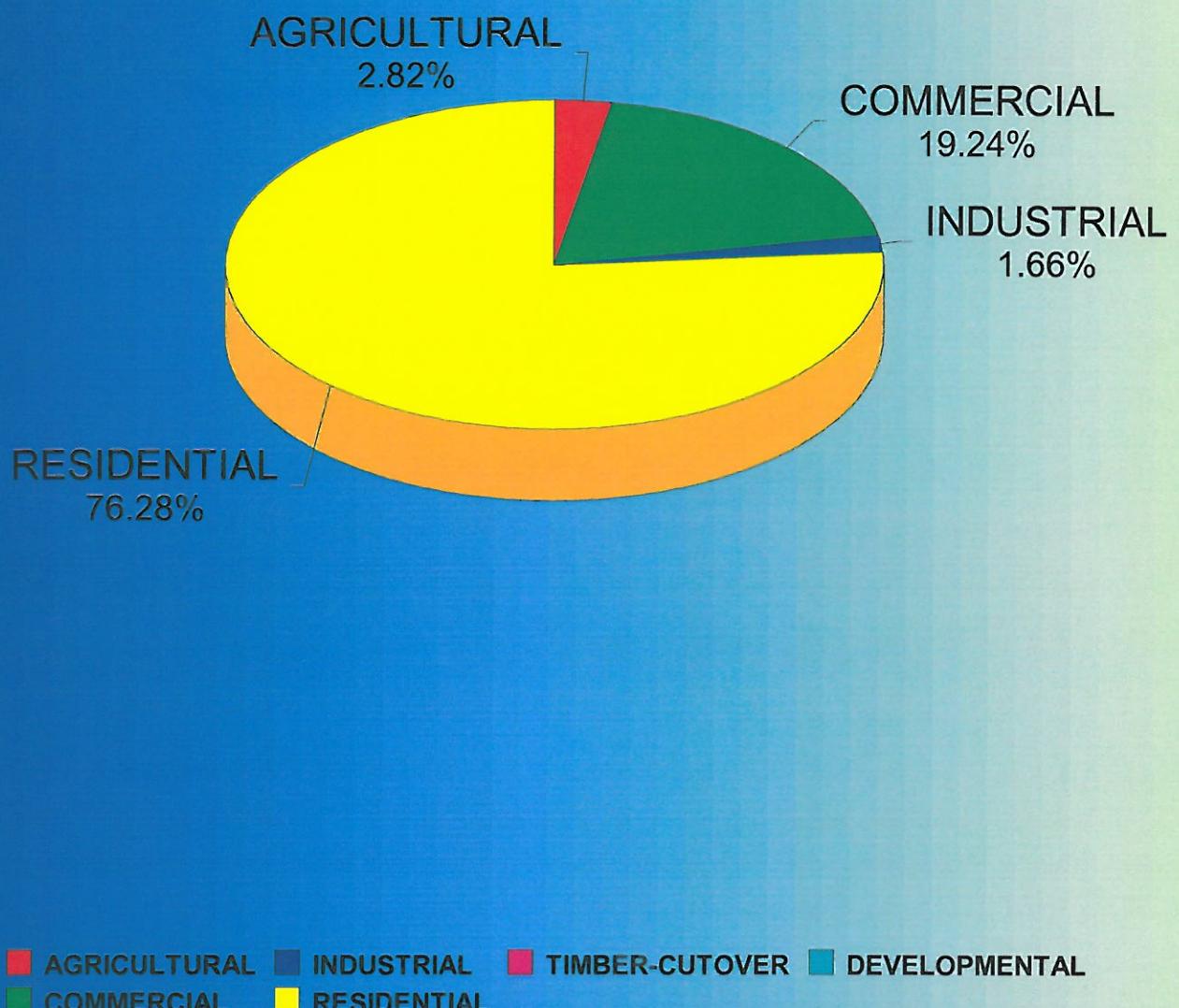
2011

GRAND TRAVERSE COUNTY TOWNSHIPS & CITY

2002 to 2011 Grand Traverse County County Equalized Value

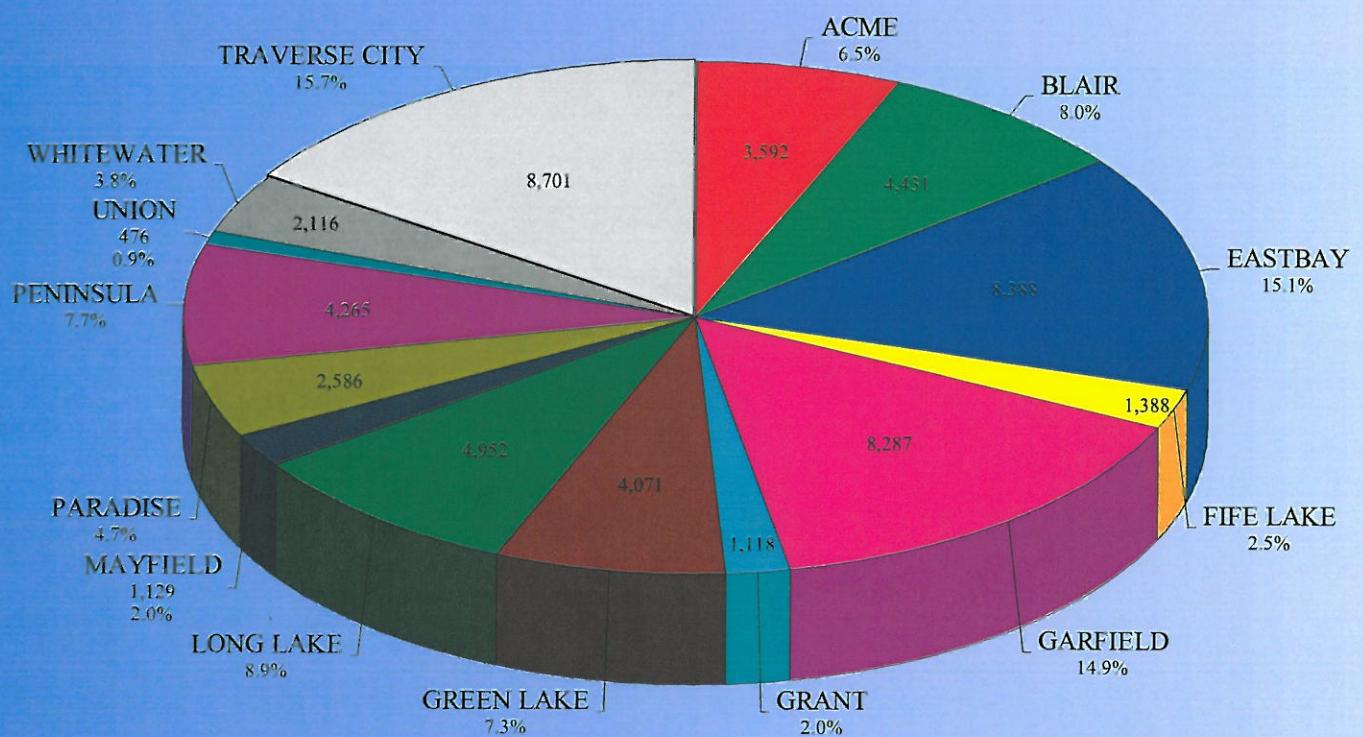


Total Real Property Assessed Percent of Real Class Total



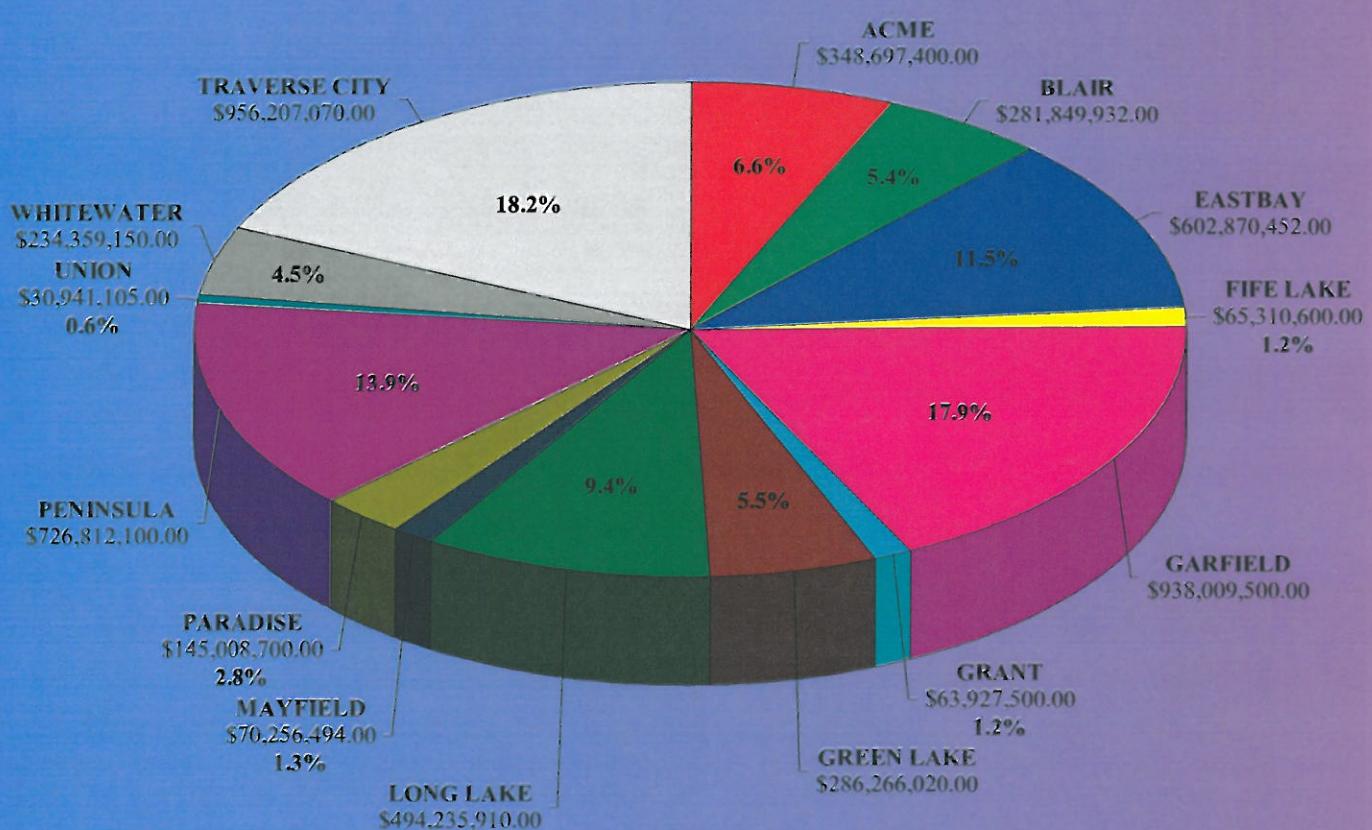
2011 Township Parcel Count

Total Parcel Count - Grand Traverse County
55,500

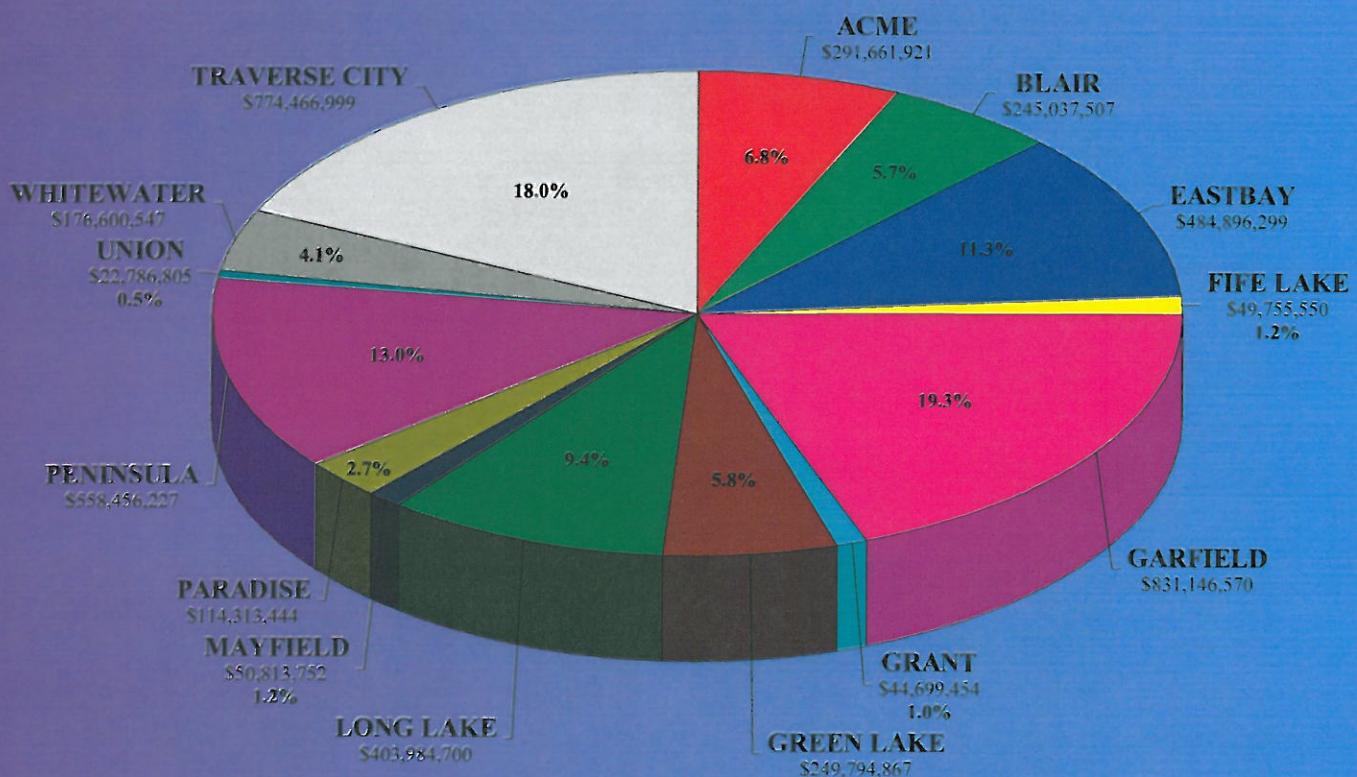


TOTAL TOWNSHIP PROPERTY VALUES

2011 Assessed Values
\$5,244,751,933



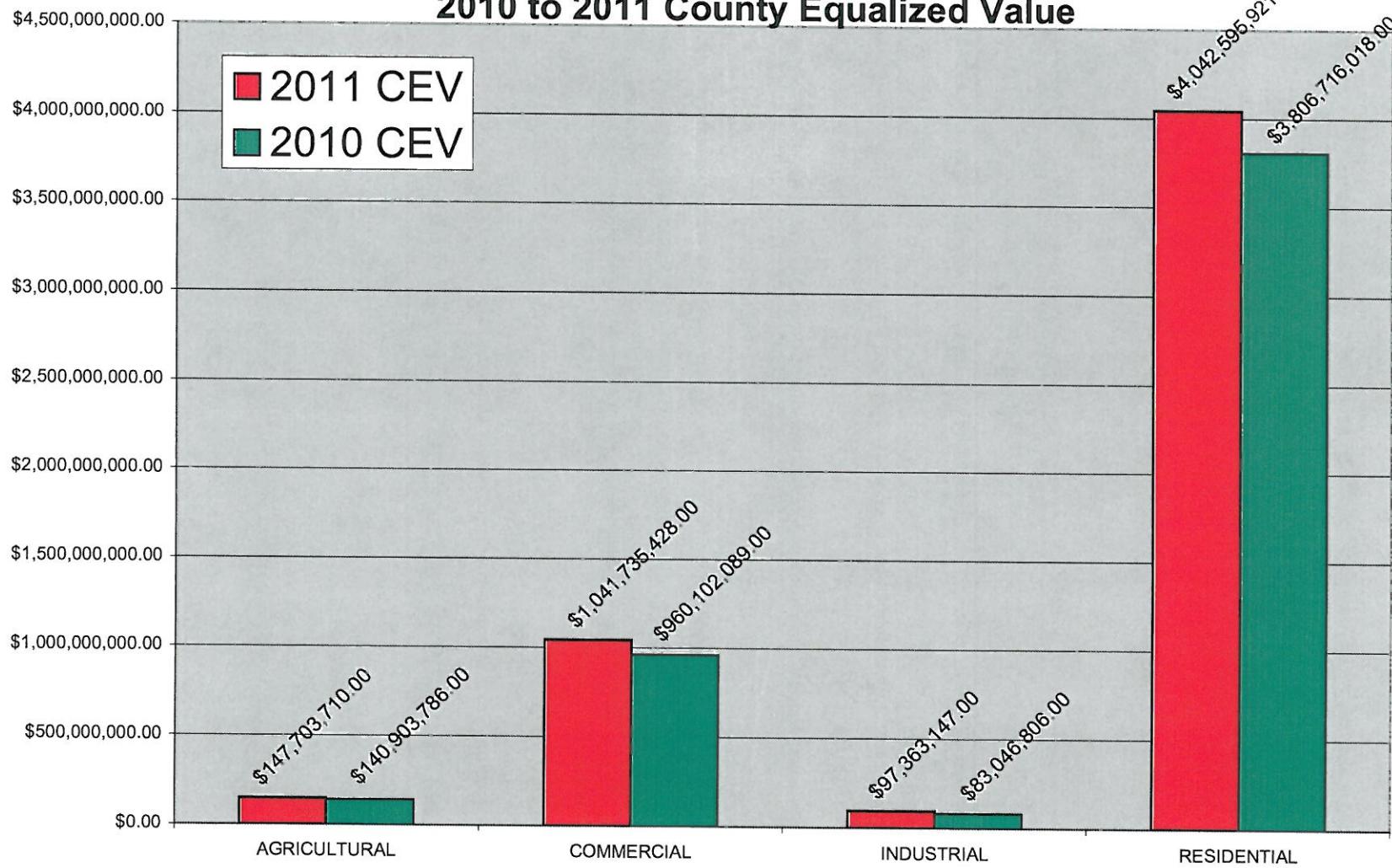
TOTAL TOWNSHIP PROPERTY VALUES
2011 Taxable Values
\$4,298,414,642



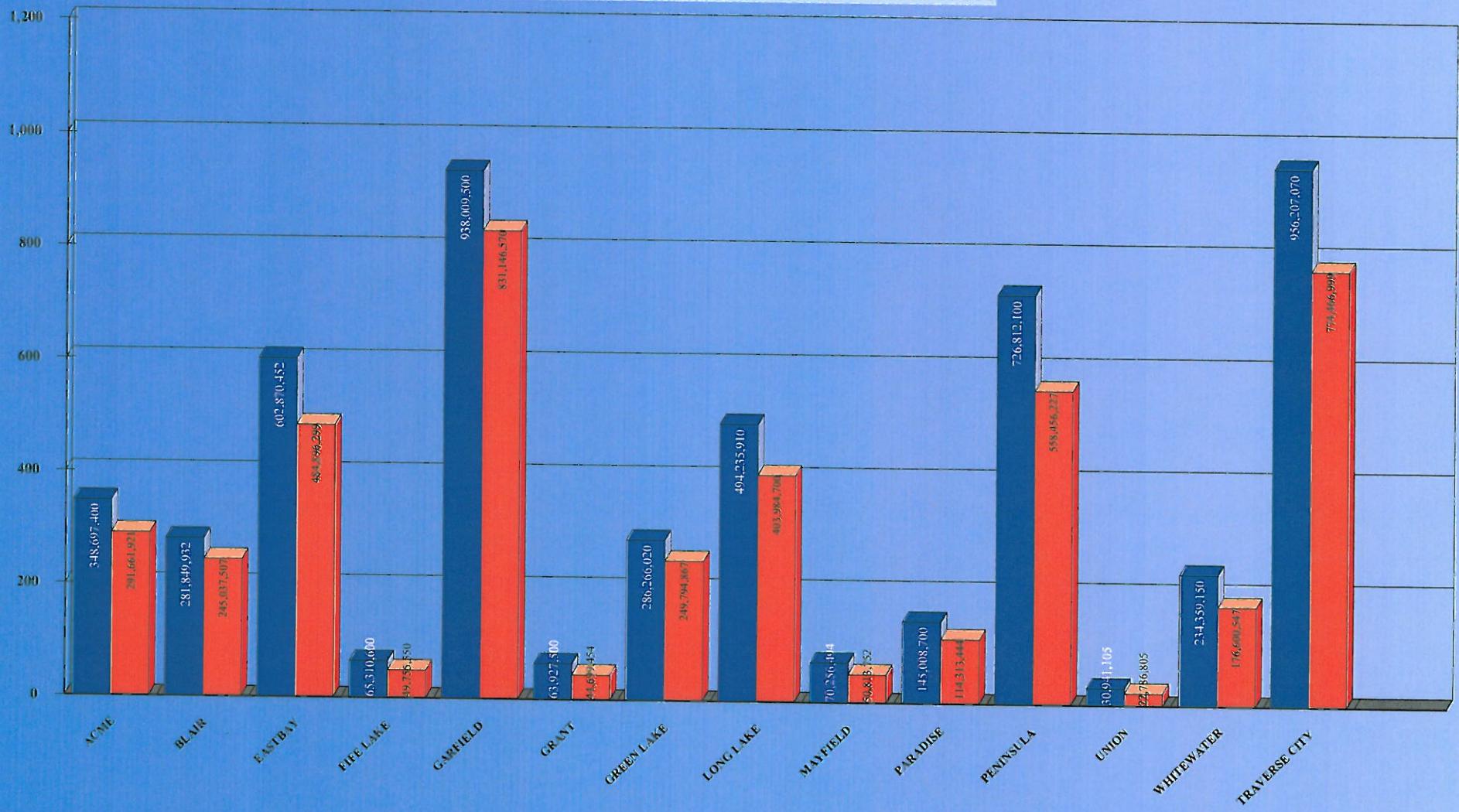
Grand Traverse County

Real Property Comparison by Class

2010 to 2011 County Equalized Value

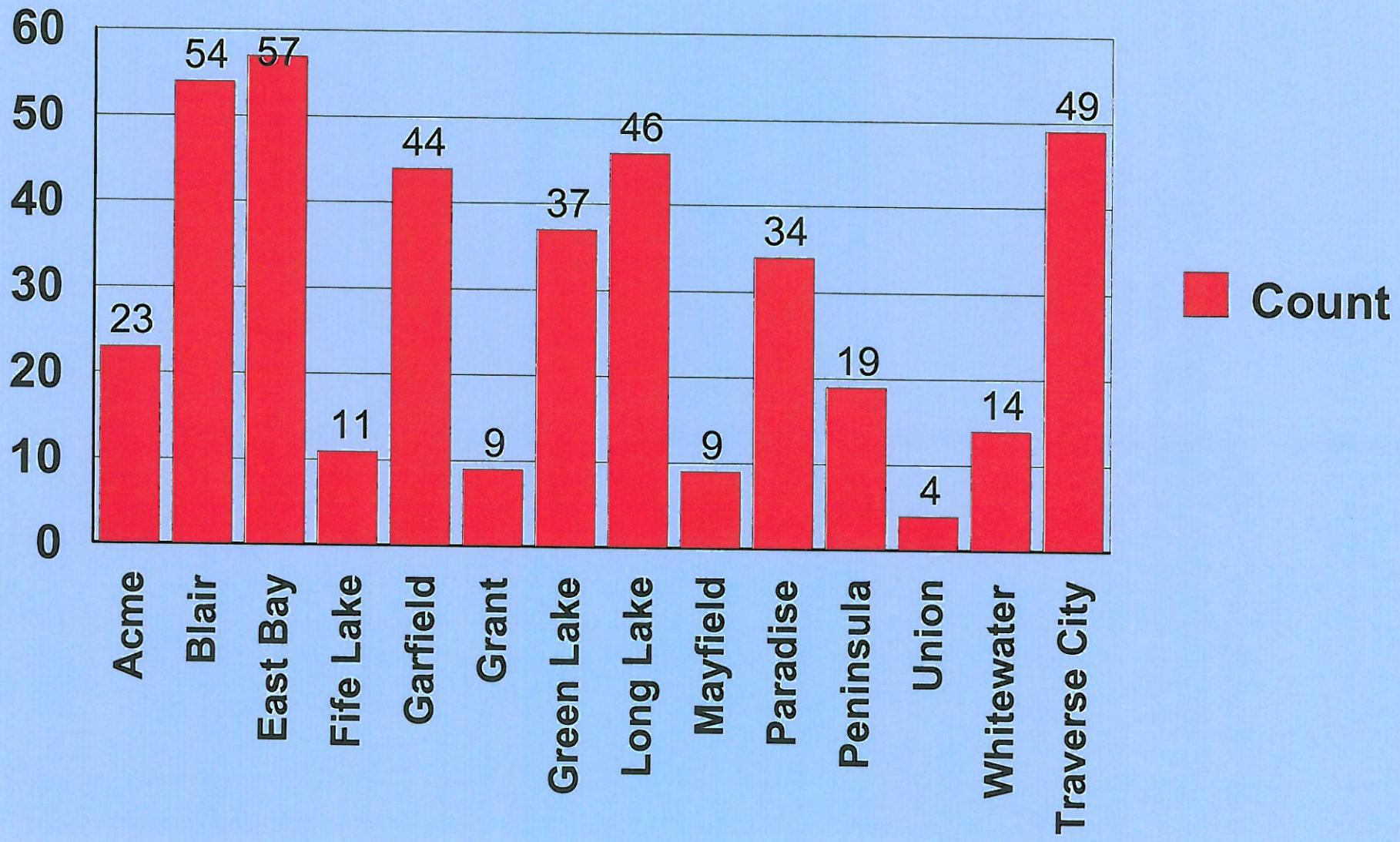


2011 Comparison CEV & Taxable Values



Sheriff's Sales

10-1-2009 to 09-30-2010



County: Grand Traverse County
Tax Unit: County Wide

Taxable Value vs. State Equalized Value Report

Assessment Year: 2011							
Taxable Value = Equalized Value	Agricultural	Commercial	Industrial	Residential	Timber-Cutover	Developmental	Total
Parcel Count:	44	1,254	97	19,910	0	0	21,305
% of Total:	5.31	37.56	37.16	44.55			43.37
Total Value:	4,661,847	341,767,656	37,320,537	1,491,562,334	0	0	1,875,312,374
Difference							
Gap between TV & SEV:	63.84	16.90	14.71	17.91			
SEV\$ - TV\$:	89,950,328	162,235,018	12,217,258	681,890,112	0	0	18.96
Increase in Value							
Equalized	Count: 144	622	82	7,561	0	0	946,292,716
	Percent: 17.37	18.63	31.42	16.92			8,409
Taxable	Value: 3,739,845	21,217,063	1,383,520	66,198,336	0	0	17.12
	Count: 781	2,281	194	27,198	0	0	92,538,764
	Percent: 94.21	68.31	74.33	60.86			30,454
Decrease in Value	Value: 2,028,449	15,659,311	886,344	68,621,917	0	0	62.0
Equalized	Count: 610	2,203	129	33,377	0	0	87,196,021
	Percent: 73.58	65.98	49.43	74.68			36,319
Taxable	Value: 10,616,769	104,249,323	8,911,111	304,610,569	0	0	73.94
	Count: 32	972	61	16,258	0	0	428,387,772
	Percent: 3.86	29.11	23.37	36.38			17,323
	Value: 603,437	54,313,688	5,320,740	115,972,506	0	0	35.27
Totals -	Parcel Count: 829	3,339	261	44,692	0	0	176,210,371
	Equalized Value: 140,903,786	960,102,089	83,046,806	3,806,716,018	0	0	49,121
	Taxable Value: 50,953,458	797,867,071	70,829,548	3,124,825,906	0	0	4,990,768,699
Taxable Value = Equalized Value	Agricultural	Commercial	Industrial	Residential	Timber-Cutover	Developmental	Total
Parcel Count:	21	703	33	14,616	0	0	15,373
% of Total:	2.56	21.20	11.58	32.72	0.00	0.00	31.32
Total Value:	2,301,510	226,297,919	8,370,670	1,205,215,997	0	0	1,442,186,096
Difference							
Gap between TV & SEV:	66.25	20.01	17.07	21.65	0.00	0.00	22.48
SEV\$ - TV\$:	97,857,661	208,435,532	16,622,218	875,341,749	0	0	1,198,257,160
Increase in Value							
Equalized	Count: 245	673	70	6,455	0	0	7,443
	Percent: 29.88	20.30	24.56	14.45			15.16
Taxable	Value: 2,819,857	17,333,147	3,456,214	46,213,038	0	0	69,822,256
	Count: 45	112	8	1,630	0	0	1,795
	Percent: 5.49	3.38	2.81	3.65			3.66
Decrease in Value	Value: 641,571	12,812,147	1,999,718	40,807,808	0	0	56,261,244
Equalized	Count: 408	2,186	145	32,793	0	0	35,532
	Percent: 49.76	65.92	50.88	73.42			72.39
Taxable	Value: 5,043,781	92,596,110	2,285,398	289,002,738	0	0	388,928,027
	Count: 762	3,166	277	41,865	0	0	46,070
	Percent: 92.93	95.48	97.19	93.73			93.85
	Value: 299,706	28,890,057	1,073,249	105,186,705	0	0	135,449,717
Totals -	Parcel Count: 820	3,316	285	44,666	0	0	49,087
	Equalized Value: 147,703,710	1,041,735,428	97,363,147	4,042,595,921	0	0	5,329,398,206
	Taxable Value: 49,846,049	833,299,896	80,740,929	3,167,254,172	0	0	4,131,141,046

Printed on: 10 Apr 2011 (21:41)

Additional Statistical Information

Class	Uncapping		Newly Capped							
	Count	TV Increase								
101	7	0	24							
201	116	0	554							
301	8	0	60							
401	2,022	0	5,835							
501	0	0								
601	0	0								
	0-10%	11-20%	21-30%	31-40%	41-50%	51-60%	61-70%	71-80%	81-90%	91-99%
101	20	185	205	139	89	49	45	27	14	12
201	45	69	85	106	132	211	259	322	386	
301	20	7	16	14	13	10	10	18	24	31
401	347	667	1,076	1,410	1,982	2,410	2,757	3,859	4,373	5,765
501										
601										

Printed on: 10 Apr 2011 (21:41)

Assessment Unit	Real							Personal							Grand		
	Ag	Comm	Ind	Res	T-C	Dev	Total	Ag	Comm	Ind	Res	Util	Total	Total	Exempt		
ACME TOWNSHIP	77	216	11	3032	0	0	3336	0	158	4	0	8	170	3506	56		
BLAIR TOWNSHIP	32	311	15	3763	0	0	4121	0	221	4	0	15	240	4361	42		
EAST BAY TOWNSHIP	27	193	48	7220	0	0	7488	0	668	13	0	45	726	8214	175		
FIFE LAKE TOWNSHIP	24	51	2	1175	0	0	1252	0	53	2	0	7	62	1314	71		
GARFIELD TOWNSHIP	22	1008	66	5695	0	0	6791	0	1180	42	0	5	1227	8018	191		
GRANT TOWNSHIP	139	11	19	872	0	0	1041	0	27	1	0	26	54	1095	23		
GREEN LAKE TOWNSHIP	0	190	10	3628	0	0	3828	0	147	4	0	8	159	3987	84		
LONG LAKE TOWNSHIP	43	108	4	4612	0	0	4767	0	91	4	0	6	101	4868	84		
MAYFIELD TOWNSHIP	136	21	4	854	0	0	1015	0	73	0	0	24	97	1112	17		
PARADISE TOWNSHIP	82	88	7	2233	0	0	2410	0	74	0	0	15	89	2499	87		
PENINSULA TOWNSHIP	174	73	3	3820	0	0	4070	0	68	1	0	2	71	4141	124		
UNION TOWNSHIP	0	6	6	378	0	0	390	0	9	0	0	33	42	432	44		
WHITEWATER TOWNSHIP	73	48	8	1768	0	0	1897	0	59	4	0	34	97	1994	122		
CITY OF TRAVERSE CITY	0	1015	58	5641	0	0	6714	0	1531	54	0	9	1594	8308	393		
	829	3339	261	44691	0	0	49120	0	4359	133	0	237	4729	53849	1513		

Assessment Year: 2011

Assessment Unit	Assessed		Equalized		Assessed		Equalized		Assessed	Equalized %	County Total
	Real	Ratio	Real	Factor	Personal	Ratio	Personal	Total	Total	Total	
001 ACME TOWNSHIP											
Agriculture:	16,540,700	49.67	16,540,700	1.00000							
Commercial:	49,393,700	49.34	49,393,700	1.00000							
Industrial:	3,439,400	49.46	3,439,400	1.00000							
Residential:	265,870,100	49.00	265,870,100	1.00000							
Timber-Cutover:	0	50.00	0	1.00000							
Developmental:	0	50.00	0	1.00000							
Total:	335,243,900		335,243,900		13,453,500	50.00	13,453,500	348,697,400	348,697,400		6.65
002 BLAIR TOWNSHIP											
Agriculture:	3,450,136	49.88	3,450,136	1.00000							
Commercial:	59,382,293	49.87	59,382,293	1.00000							
Industrial:	2,949,326	49.42	2,949,326	1.00000							
Residential:	201,549,477	49.88	201,549,477	1.00000							
Timber-Cutover:	0	50.00	0	1.00000							
Developmental:	0	50.00	0	1.00000							
Total:	267,331,232		267,331,232		14,518,700	50.00	14,518,700	281,849,932	281,849,932		5.37
003 EAST BAY TOWNSHIP											
Agriculture:	5,289,630	49.73	5,289,630	1.00000							
Commercial:	85,692,017	49.54	85,692,017	1.00000							
Industrial:	10,644,100	49.23	10,644,100	1.00000							
Residential:	481,060,971	49.49	481,060,971	1.00000							
Timber-Cutover:	0	50.00	0	1.00000							
Developmental:	0	50.00	0	1.00000							
Total:	582,686,718		582,686,718		20,183,734	50.00	20,183,734	602,870,452	602,870,452		11.49
004 FIFE LAKE TOWNSHIP											
Agriculture:	2,303,400	49.13	2,303,400	1.00000							
Commercial:	4,783,600	49.31	4,783,600	1.00000							
Industrial:	674,400	49.56	674,400	1.00000							
Residential:	54,990,900	49.33	54,990,900	1.00000							
Timber-Cutover:	0	50.00	0	1.00000							
Developmental:	0	50.00	0	1.00000							
Total:	62,752,300		62,752,300		2,558,300	50.00	2,558,300	65,310,600	65,310,600		1.25
005 GARFIELD TOWNSHIP											
Agriculture:	4,576,400	49.86	4,576,400	1.00000							
Commercial:	383,931,700	49.22	383,931,700	1.00000							
Industrial:	24,863,100	49.49	24,863,100	1.00000							
Residential:	436,180,100	49.09	436,180,100	1.00000							
Timber-Cutover:	0	50.00	0	1.00000							
Developmental:	0	50.00	0	1.00000							
Total:	849,551,300		849,551,300		88,458,200	50.00	88,458,200	938,009,500	938,009,500		17.88

Assessment Year: 2011

Assessment Unit	Assessed Real	Equalized Ratio	Real	Factor	Assessed Personal	Equalized Ratio	Assessed Personal	Equalized Total	Assessed % County Total	Equalized % County Total
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006 GRANT TOWNSHIP

Agriculture:	14,787,100	49.47	14,787,100	1.00000						
Commercial:	607,900	49.56	607,900	1.00000						
Industrial:	616,200	49.93	616,200	1.00000						
Residential:	45,153,500	49.87	45,153,500	1.00000						
Timber-Cutover:	0	50.00	0	1.00000						
Developmental:	0	50.00	0	1.00000						
Total:	61,164,700		61,164,700		2,762,800	50.00	2,762,800	63,927,500	63,927,500	1.22

007 GREEN LAKE TOWNSHIP

Agriculture:	0	50.00	0	1.00000						
Commercial:	18,968,780	49.64	18,968,780	1.00000						
Industrial:	3,988,260	49.74	3,988,260	1.00000						
Residential:	252,138,090	49.38	252,138,090	1.00000						
Timber-Cutover:	0	50.00	0	1.00000						
Developmental:	0	50.00	0	1.00000						
Total:	275,095,130		275,095,130		11,170,890	50.00	11,170,890	286,266,020	286,266,020	5.46

008 LONG LAKE TOWNSHIP

Agriculture:	9,095,100	49.87	9,095,100	1.00000						
Commercial:	10,042,100	49.22	10,042,100	1.00000						
Industrial:	1,270,600	49.92	1,270,600	1.00000						
Residential:	465,752,810	49.96	465,752,810	1.00000						
Timber-Cutover:	0	50.00	0	1.00000						
Developmental:	0	50.00	0	1.00000						
Total:	486,160,610		486,160,610		8,075,300	50.00	8,075,300	494,235,910	494,235,910	9.42

009 MAYFIELD TOWNSHIP

Agriculture:	19,624,520	49.89	19,624,520	1.00000						
Commercial:	2,248,640	49.87	2,248,640	1.00000						
Industrial:	94,950	49.94	94,950	1.00000						
Residential:	45,399,534	49.76	45,399,534	1.00000						
Timber-Cutover:	0	50.00	0	1.00000						
Developmental:	0	50.00	0	1.00000						
Total:	67,367,644		67,367,644		2,888,850	50.00	2,888,850	70,256,494	70,256,494	1.34

010 PARADISE TOWNSHIP

Agriculture:	9,711,800	49.42	9,711,800	1.00000						
Commercial:	10,383,500	49.88	10,383,500	1.00000						
Industrial:	40,100	49.91	40,100	1.00000						
Residential:	119,130,500	49.53	119,130,500	1.00000						
Timber-Cutover:	0	50.00	0	1.00000						
Developmental:	0	50.00	0	1.00000						
Total:	139,265,900		139,265,900		5,742,800	50.00	5,742,800	145,008,700	145,008,700	2.76

Assessment Year: 2011

Assessment Unit	Assessed Real		Equalized Real		Assessed Personal		Equalized Personal		Assessed Total	Equalized % Total	County Total
011 PENINSULA TOWNSHIP											
Agriculture:	41,157,200	49.94	41,157,200	1.00000							
Commercial:	11,490,500	49.98	11,490,500	1.00000							
Industrial:	284,600	49.77	284,600	1.00000							
Residential:	666,591,700	49.90	666,591,700	1.00000							
Timber-Cutover:	0	50.00	0	1.00000							
Developmental:	0	50.00	0	1.00000							
Total:	719,524,000		719,524,000		7,288,100	50.00	7,288,100	726,812,100	726,812,100		13.86
012 UNION TOWNSHIP											
Agriculture:	0	50.00	0	1.00000							
Commercial:	992,880	49.21	992,880	1.00000							
Industrial:	74,770	49.12	74,770	1.00000							
Residential:	28,175,395	49.01	28,175,395	1.00000							
Timber-Cutover:	0	50.00	0	1.00000							
Developmental:	0	50.00	0	1.00000							
Total:	29,243,045		29,243,045		1,698,060	50.00	1,698,060	30,941,105	30,941,105		0.59
013 WHITEWATER TOWNSHIP											
Agriculture:	14,367,800	49.92	14,367,800	1.00000							
Commercial:	7,055,900	49.53	7,055,900	1.00000							
Industrial:	3,367,000	49.66	3,367,000	1.00000							
Residential:	200,538,550	49.50	200,538,550	1.00000							
Timber-Cutover:	0	50.00	0	1.00000							
Developmental:	0	50.00	0	1.00000							
Total:	225,329,250		225,329,250		9,029,900	50.00	9,029,900	234,359,150	234,359,150		4.47
051 CITY OF TRAVERSE CITY											
Agriculture:	0	50.00	0	1.00000							
Commercial:	315,128,579	49.57	315,128,579	1.00000							
Industrial:	30,740,000	49.09	30,740,000	1.00000							
Residential:	544,184,391	49.03	544,184,391	1.00000							
Timber-Cutover:	0	50.00	0	1.00000							
Developmental:	0	50.00	0	1.00000							
Total:	890,052,970		890,052,970		66,154,100	50.00	66,154,100	956,207,070	956,207,070		18.23

Assessment Year: 2011

Grand Totals	Assessed Real	Equalized Real	% Real Total	Assessed Personal	Equalized Personal	Total Equalized	% County Total
Agriculture:	140,903,786	140,903,786	2.82				2.69
Commercial:	960,102,089	960,102,089	19.24				18.31
Industrial:	83,046,806	83,046,806	1.66				1.58
Residential:	3,806,716,018	3,806,716,018	76.28				72.58
Timber-Cutover:	0	0	0.00				0.00
Developmental:	0	0	0.00				0.00
Personal:		253,983,234		253,983,234		5,244,751,933	4.84
	=====	=====	=====	=====	=====	=====	=====
	4,990,768,699	4,990,768,699	100.00	253,983,234	253,983,234	5,244,751,933	100.00

Personal and Real Property - TOTALS

L-4024

Grand Traverse County

Statement of acreage and valuation in the year 2011 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 Valuation	(Col. 3) Equalized Valuation	(Col. 4) Assessed Valuation	(Col. 5) Equalized Valuation	(Col. 6) Assessed Valuation	(Col. 7) Equalized Valuation
Acme	13,261.37	335,243,900	335,243,900	13,453,500	13,453,500	348,697,400	348,697,400
Blair	22,746.58	267,331,232	267,331,232	14,518,700	14,518,700	281,849,932	281,849,932
East Bay	28,192.41	582,686,718	582,686,718	20,183,734	20,183,734	602,870,452	602,870,452
Fife Lake	22,539.35	62,752,300	62,752,300	2,558,300	2,558,300	65,310,600	65,310,600
Garfield	13,769.73	849,551,300	849,551,300	88,458,200	88,458,200	938,009,500	938,009,500
Grant	22,795.37	61,164,700	61,164,700	2,762,800	2,762,800	63,927,500	63,927,500
Green Lake	18,943.23	275,095,130	275,095,130	11,170,890	11,170,890	286,266,020	286,266,020
Long Lake	19,419.70	486,160,610	486,160,610	8,075,300	8,075,300	494,235,910	494,235,910
Mayfield	23,110.94	67,367,644	67,367,644	2,888,850	2,888,850	70,256,494	70,256,494
Paradise	30,956.18	139,265,900	139,265,900	5,742,800	5,742,800	145,008,700	145,008,700
Peninsula	17,157.17	719,524,000	719,524,000	7,288,100	7,288,100	726,812,100	726,812,100
Union	23,034.16	29,243,045	29,243,045	1,698,060	1,698,060	30,941,105	30,941,105
Whitewater	30,307.36	225,329,250	225,329,250	9,029,900	9,029,900	234,359,150	234,359,150
Traverse City	8,789.80	890,052,970	890,052,970	66,154,100	66,154,100	956,207,070	956,207,070
Totals for County	295,023.35	4,990,768,699	4,990,768,699	253,983,234	253,983,234	5,244,751,933	5,244,751,933

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. 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.

Dated _____, 20____

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 2011 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	16,540,700	49,393,700	3,439,400	265,870,100	0	0	335,243,900
Blair	3,450,136	59,382,293	2,949,326	201,549,477	0	0	267,331,232
East Bay	5,289,630	85,692,017	10,644,100	481,060,971	0	0	582,686,718
Fife Lake	2,303,400	4,783,600	674,400	54,990,900	0	0	62,752,300
Garfield	4,576,400	383,931,700	24,863,100	436,180,100	0	0	849,551,300
Grant	14,787,100	607,900	616,200	45,153,500	0	0	61,164,700
Green Lake	0	18,968,780	3,988,260	252,138,090	0	0	275,095,130
Long Lake	9,095,100	10,042,100	1,270,600	465,752,810	0	0	486,160,610
Mayfield	19,624,520	2,248,640	94,950	45,399,534	0	0	67,367,644
Paradise	9,711,800	10,383,500	40,100	119,130,500	0	0	139,265,900
Peninsula	41,157,200	11,490,500	284,600	666,591,700	0	0	719,524,000
Union	0	992,880	74,770	28,175,395	0	0	29,243,045
Whitewater	14,367,800	7,055,900	3,367,000	200,538,550	0	0	225,329,250
Traverse City	0	315,128,579	30,740,000	544,184,391	0	0	890,052,970
Total for County	140,903,786	960,102,089	83,046,806	3,806,716,018	0	0	4,990,768,699

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. 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.

Dated _____, 20_____

Equalization Director

Clerk of the Board of Commissioner

Chairperson of Board of Commissioner

Assessed Valuations - REAL**L-4024****Grand Traverse County**

Statement of acreage and valuation in the year 2011 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	16,540,700	49,393,700	3,439,400	265,870,100	0	0	335,243,900
Blair	3,450,136	59,382,293	2,949,326	201,549,477	0	0	267,331,232
East Bay	5,289,630	85,692,017	10,644,100	481,060,971	0	0	582,686,718
Fife Lake	2,303,400	4,783,600	674,400	54,990,900	0	0	62,752,300
Garfield	4,576,400	383,931,700	24,863,100	436,180,100	0	0	849,551,300
Grant	14,787,100	607,900	616,200	45,153,500	0	0	61,164,700
Green Lake	0	18,968,780	3,988,260	252,138,090	0	0	275,095,130
Long Lake	9,095,100	10,042,100	1,270,600	465,752,810	0	0	486,160,610
Mayfield	19,624,520	2,248,640	94,950	45,399,534	0	0	67,367,644
Paradise	9,711,800	10,383,500	40,100	119,130,500	0	0	139,265,900
Peninsula	41,157,200	11,490,500	284,600	666,591,700	0	0	719,524,000
Union	0	992,880	74,770	28,175,395	0	0	29,243,045
Whitewater	14,367,800	7,055,900	3,367,000	200,538,550	0	0	225,329,250
Traverse City	0	315,128,579	30,740,000	544,184,391	0	0	890,052,970
Total for County	140,903,786	960,102,089	83,046,806	3,806,716,018	0	0	4,990,768,699

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. 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.

Dated _____, 20_____

Equalization Director_____
Clerk of the Board of Commissioner_____
Chairperson of Board of Commissioner