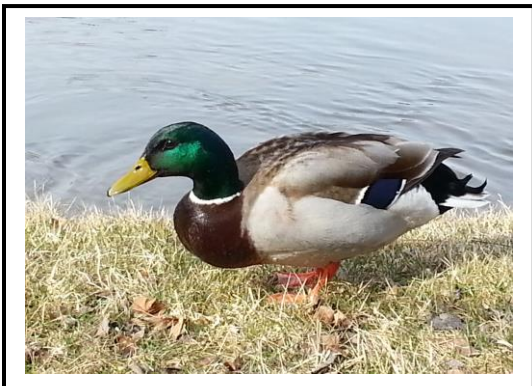




# Grand Traverse County 2014 Equalization Report





## 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](http://www.co.grand-traverse.mi.us)

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April 15, 2014

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 or 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 2014 Grand Traverse County Equalization Report is located on the pages following.

Respectfully submitted,

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

# Equalization 2014

April 15, 2014

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, THEREOFRE, BE IT RESOLVED, that the Grand Traverse County Board of Commissioners has adopted the 2014 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.

## FORWARD

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 insure that property taxes are uniform and fair within each County and within the State.

# GRAND TRAVERSE COUNTY EQUALIZATION DEPARTMENT

## REPORTS TO BOARD OF COMMISSIONERS

Herbert Lemcool – Chair

Addison “Sonny” Wheelock – Vice-Chair

Larry Inman  
Dr. Dan Lathrop  
Christine Maxbauer  
Charlie Renny  
Richard Thomas

## ADMINISTRATOR/CONTROLLER

David D. Benda

## DEPARTMENT OF EQUALIZATION

James D. Baker – Director, MMAO  
Kathryn A. Wallace – Deputy Director, MAAO  
Linda Priest – Appraiser II, MCAO  
Susan Karakos – Appraiser III, MAAO  
Russ Casselman – Appraiser II, MCAO  
Patty Aprea – Appraiser, MCAO  
Warren Parrish – Account Clerk Specialist, PPE

# SUPERVISORS, ASSESSORS, PRESIDENTS, & MANAGERS

## GRAND TRAVERSE COUNTY 2014

| <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       | Lee Wilson           |
| Long Lake Township (08)        | Karen J Rosa      | Angela Friske        |
| Mayfield Township (09)         | John E Ockert     | Kathryn Wilson       |
| 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           |
| <br><u>PRESIDENT</u>           |                   |                      |
| Fife Lake Village (41)         | Lisa Leedy        | Dawn Kuhns           |
| Kingsley Village (42)          | Rodney Bogart     | Dawn Kuhns           |
| <br><u>MANAGER</u>             |                   |                      |
| City of Traverse City (51)     | Jered Ottenwess   | Polly Cairns         |



## 2014 GRAND TRAVERSE COUNTY - ALL AD VALOREM PROPERTY

| TOWNSHIPS &<br>CITY | Parcel<br>Count<br>2013 | Parcel<br>Count<br>2014 | % Change      | CEV 2013               | CEV 2014               | % Change     | TAXABLE 2013           | TAXABLE 2014           | %<br>Change   |
|---------------------|-------------------------|-------------------------|---------------|------------------------|------------------------|--------------|------------------------|------------------------|---------------|
| Acme                | 3,512                   | 3,499                   | -0.37%        | \$348,186,600          | \$354,980,600          | 1.95%        | \$293,417,013          | \$297,705,018          | 1.46%         |
| Blair               | 4,418                   | 4,443                   | 0.57%         | \$280,519,406          | \$288,190,939          | 2.73%        | \$242,186,352          | \$246,940,995          | 1.96%         |
| East Bay            | 8,323                   | 8,282                   | -0.49%        | \$594,690,951          | \$596,959,700          | 0.38%        | \$502,346,431          | \$507,658,665          | 1.06%         |
| Fife Lake           | 1,303                   | 1,304                   | 0.08%         | \$60,851,000           | \$60,191,100           | -1.08%       | \$49,837,820           | \$50,018,453           | 0.36%         |
| Garfield            | 8,161                   | 8,123                   | -0.47%        | \$894,643,900          | \$931,528,500          | 4.12%        | \$812,964,319          | \$822,874,810          | 1.22%         |
| Grant               | 1,105                   | 1,103                   | -0.18%        | \$61,109,900           | \$63,713,006           | 4.26%        | \$46,840,197           | \$49,107,074           | 4.84%         |
| Green Lake          | 4,016                   | 4,012                   | -0.10%        | \$280,106,880          | \$292,728,400          | 4.51%        | \$250,851,585          | \$260,946,160          | 4.02%         |
| Long Lake           | 4,928                   | 4,938                   | 0.20%         | \$474,530,900          | \$498,868,800          | 5.13%        | \$411,150,419          | \$425,939,461          | 3.60%         |
| Mayfield            | 1,114                   | 1,113                   | -0.09%        | \$66,842,647           | \$69,470,147           | 3.93%        | \$53,142,587           | \$55,396,995           | 4.24%         |
| Paradise            | 2,525                   | 2,527                   | 0.08%         | \$137,198,100          | \$136,248,800          | -0.69%       | \$113,938,395          | \$114,316,687          | 0.33%         |
| Peninsula           | 4,178                   | 4,194                   | 0.38%         | \$787,528,000          | \$799,662,300          | 1.54%        | \$598,646,282          | \$613,890,269          | 2.55%         |
| Union               | 433                     | 435                     | 0.46%         | \$28,879,310           | \$27,116,100           | -6.11%       | \$23,622,840           | \$22,683,573           | -3.98%        |
| Whitewater          | 2,010                   | 2,007                   | -0.15%        | \$225,167,800          | \$224,712,500          | -0.20%       | \$182,065,361          | \$182,232,168          | 0.09%         |
| Traverse City       | 8,639                   | 8,405                   | -2.71%        | \$973,299,912          | \$980,126,400          | 0.70%        | \$815,621,522          | \$824,372,958          | 1.07%         |
| <b>TOTALS</b>       | <b>54,665</b>           | <b>54,385</b>           | <b>-0.51%</b> | <b>\$5,213,555,306</b> | <b>\$5,324,497,292</b> | <b>2.13%</b> | <b>\$4,396,631,123</b> | <b>\$4,474,083,286</b> | <b>1.762%</b> |

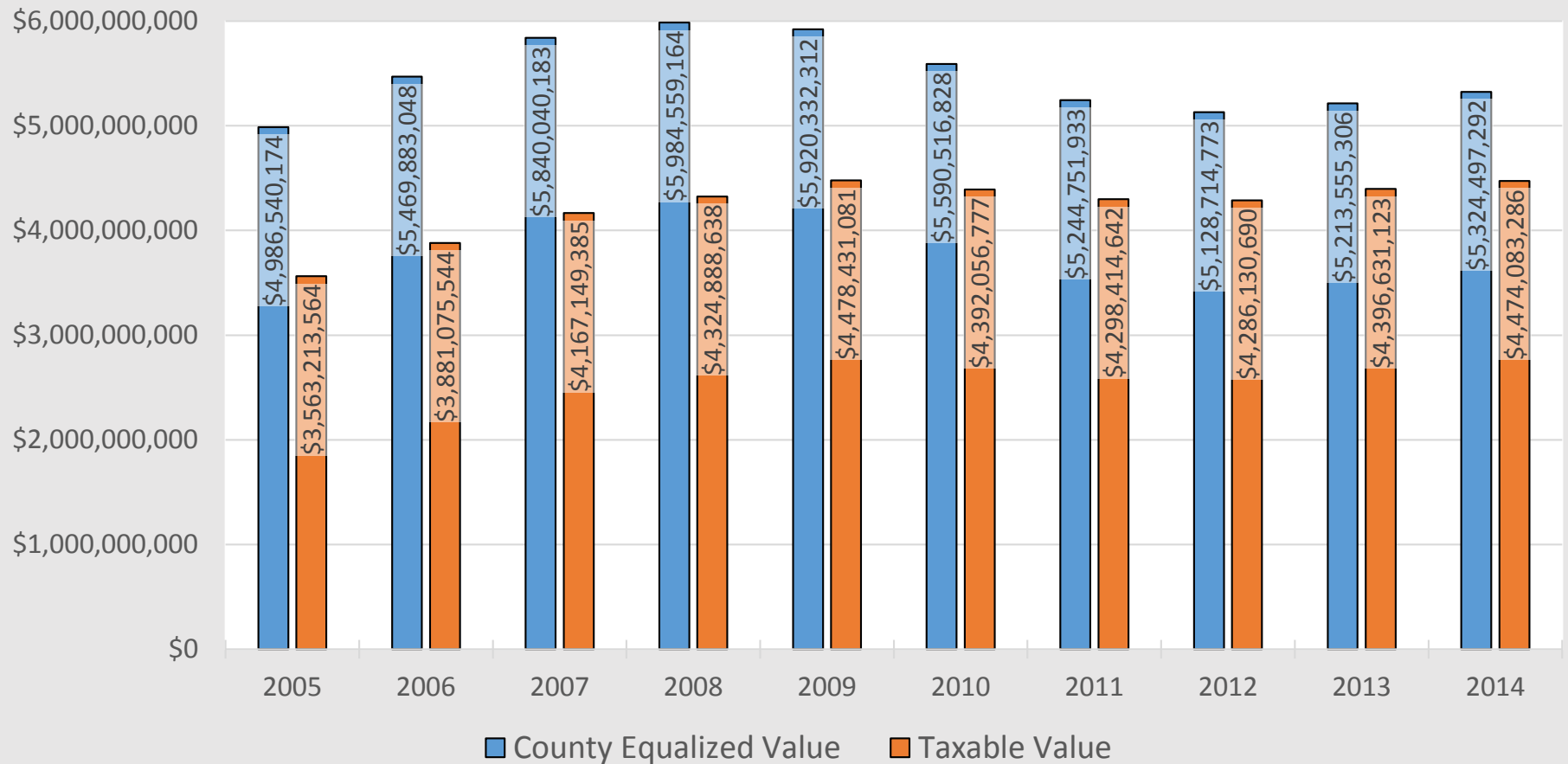
## 2014 GRAND TRAVERSE COUNTY - REAL PROPERTY

| TOWNSHIPS & CITY | Parcel Count 2013 | Parcel Count 2014 | % Change | CEV 2013        | CEV 2014        | % Change | TAXABLE 2013    | TAXABLE 2014    | % Change |
|------------------|-------------------|-------------------|----------|-----------------|-----------------|----------|-----------------|-----------------|----------|
| ACME             | 3,331             | 3,327             | -0.12%   | \$333,355,300   | \$339,532,800   | 1.85%    | \$278,585,713   | \$282,257,218   | 1.32%    |
| BLAIR            | 4,124             | 4,144             | 0.48%    | \$263,800,906   | \$271,490,609   | 2.91%    | \$225,467,852   | \$230,240,665   | 2.12%    |
| EAST BAY         | 7,539             | 7,531             | -0.11%   | \$570,907,051   | \$572,498,400   | 0.28%    | \$478,590,034   | \$483,376,426   | 1.00%    |
| FIFE LAKE        | 1,241             | 1,245             | 0.32%    | \$58,009,300    | \$57,307,800    | -1.21%   | \$46,996,120    | \$47,207,218    | 0.45%    |
| GARFIELD         | 6,680             | 6,670             | -0.15%   | \$801,059,900   | \$845,837,200   | 5.59%    | \$719,380,319   | \$737,183,510   | 2.47%    |
| GRANT            | 1,041             | 1,042             | 0.10%    | \$56,405,300    | \$57,336,206    | 1.65%    | \$42,136,266    | \$42,774,255    | 1.51%    |
| GREEN LAKE       | 3,823             | 3,816             | -0.18%   | \$268,027,090   | \$276,232,200   | 3.06%    | \$238,775,623   | \$244,449,960   | 2.38%    |
| LONG LAKE        | 4,764             | 4,777             | 0.27%    | \$465,216,600   | \$489,721,100   | 5.27%    | \$401,836,119   | \$416,791,761   | 3.72%    |
| MAYFIELD         | 1,018             | 1,021             | 0.29%    | \$62,447,687    | \$64,366,657    | 3.07%    | \$48,747,627    | \$50,293,685    | 3.17%    |
| PARADISE         | 2,420             | 2,426             | 0.25%    | \$131,157,600   | \$130,943,800   | -0.16%   | \$107,897,895   | \$109,147,761   | 1.16%    |
| PENINSULA        | 4,082             | 4,086             | 0.10%    | \$779,186,600   | \$790,857,500   | 1.50%    | \$590,308,750   | \$605,085,469   | 2.50%    |
| UNION            | 391               | 392               | 0.26%    | \$26,342,440    | \$25,080,700    | -4.79%   | \$21,102,210    | \$20,648,173    | -2.15%   |
| WHITEWATER       | 1,905             | 1,905             | 0.00%    | \$215,047,000   | \$215,905,100   | 0.40%    | \$171,944,561   | \$173,432,968   | 0.87%    |
| TRAVERSE CITY    | 6,717             | 6,730             | 0.19%    | \$902,677,400   | \$919,097,100   | 1.82%    | \$745,009,731   | \$763,344,733   | 2.46%    |
| TOTALS           | 49,076            | 49,112            | 0.07%    | \$4,933,640,174 | \$5,056,207,172 | 2.48%    | \$4,116,778,820 | \$4,206,233,802 | 2.173%   |

## 2014 GRAND TRAVERSE COUNTY - PERSONAL PROPERTY

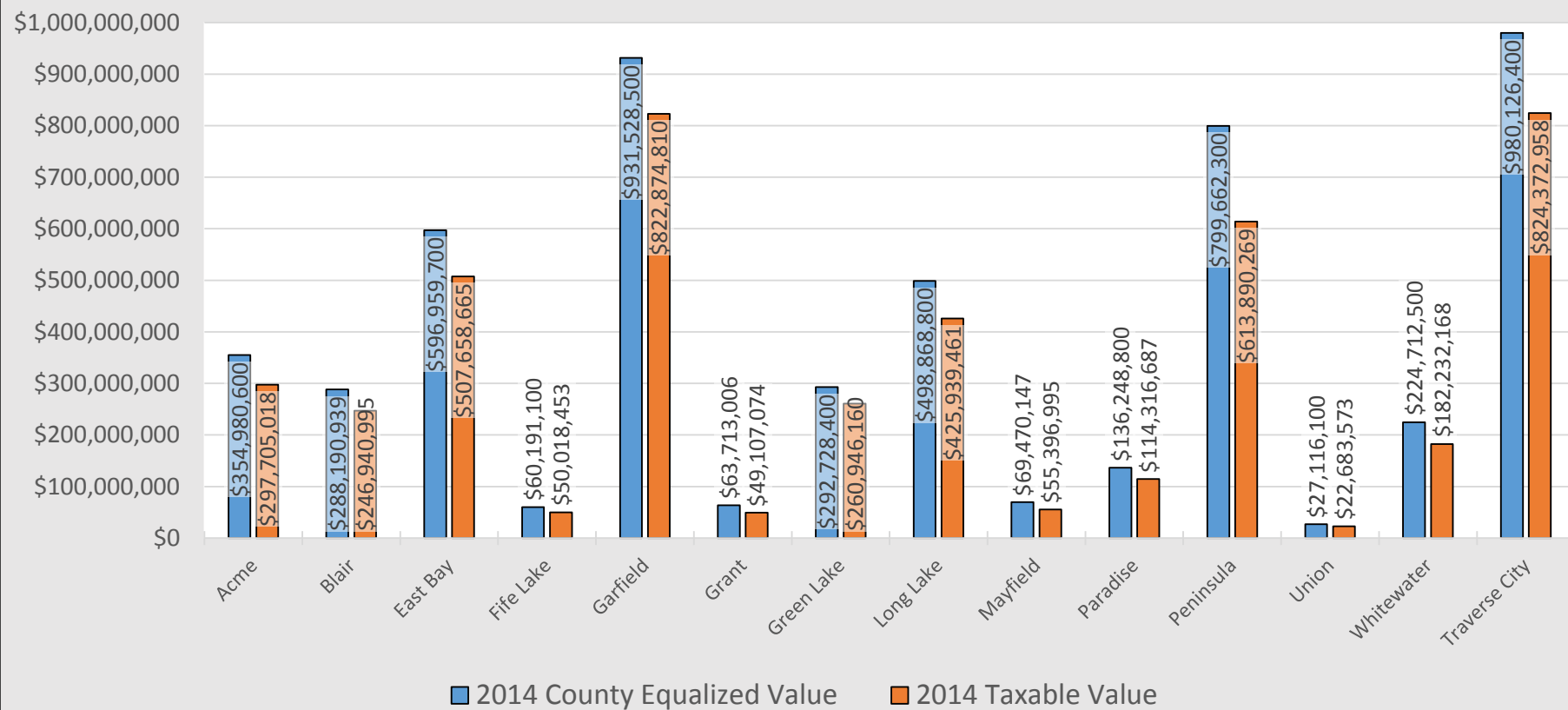
| TOWNSHIPS & CITY | Parcel Count 2013 | Parcel Count 2014 | % Change | CEV 2013      | CEV 2014      | % Change | TAXABLE 2013  | TAXABLE 2014  | % Change |
|------------------|-------------------|-------------------|----------|---------------|---------------|----------|---------------|---------------|----------|
| ACME             | 181               | 172               | -4.97%   | \$14,831,300  | \$15,447,800  | 4.16%    | \$14,831,300  | \$15,447,800  | 4.16%    |
| BLAIR            | 294               | 299               | 1.70%    | \$16,718,500  | \$16,700,330  | -0.11%   | \$16,718,500  | \$16,700,330  | -0.11%   |
| EAST BAY         | 784               | 751               | -4.21%   | \$23,783,900  | \$24,461,300  | 2.85%    | \$23,756,397  | \$24,282,239  | 2.21%    |
| FIFE LAKE        | 62                | 59                | -4.84%   | \$2,841,700   | \$2,883,300   | 1.46%    | \$2,841,700   | \$2,811,235   | -1.07%   |
| GARFIELD         | 1,481             | 1,453             | -1.89%   | \$93,584,000  | \$85,691,300  | -8.43%   | \$93,584,000  | \$85,691,300  | -8.43%   |
| GRANT            | 64                | 61                | -4.69%   | \$4,704,600   | \$6,376,800   | 35.54%   | \$4,703,931   | \$6,332,819   | 34.63%   |
| GREEN LAKE       | 193               | 196               | 1.55%    | \$12,079,790  | \$16,496,200  | 36.56%   | \$12,075,962  | \$16,496,200  | 36.60%   |
| LONG LAKE        | 164               | 161               | -1.83%   | \$9,314,300   | \$9,147,700   | -1.79%   | \$9,314,300   | \$9,147,700   | -1.79%   |
| MAYFIELD         | 96                | 92                | -4.17%   | \$4,394,960   | \$5,103,490   | 16.12%   | \$4,394,960   | \$5,103,310   | 16.12%   |
| PARADISE         | 105               | 101               | -3.81%   | \$6,040,500   | \$5,305,000   | -12.18%  | \$6,040,500   | \$5,168,926   | -14.43%  |
| PENINSULA        | 96                | 108               | 12.50%   | \$8,341,400   | \$8,804,800   | 5.56%    | \$8,337,532   | \$8,804,800   | 5.60%    |
| UNION            | 42                | 43                | 2.38%    | \$2,536,870   | \$2,035,400   | -19.77%  | \$2,520,630   | \$2,035,400   | -19.25%  |
| WHITEWATER       | 105               | 102               | -2.86%   | \$10,120,800  | \$8,807,400   | -12.98%  | \$10,120,800  | \$8,799,200   | -13.06%  |
| TRAVERSE CITY    | 1,922             | 1,675             | -12.85%  | \$70,622,512  | \$61,029,300  | -13.58%  | \$70,611,791  | \$61,028,225  | -13.57%  |
| TOTALS           | 5,589             | 5,273             | -5.65%   | \$279,915,132 | \$268,290,120 | -4.15%   | \$279,852,303 | \$267,849,484 | -4.289%  |

2005 THROUGH 2014  
GRAND TRAVERSE COUNTY  
COUNTY EQUALIZED & TAXABLE VALUES

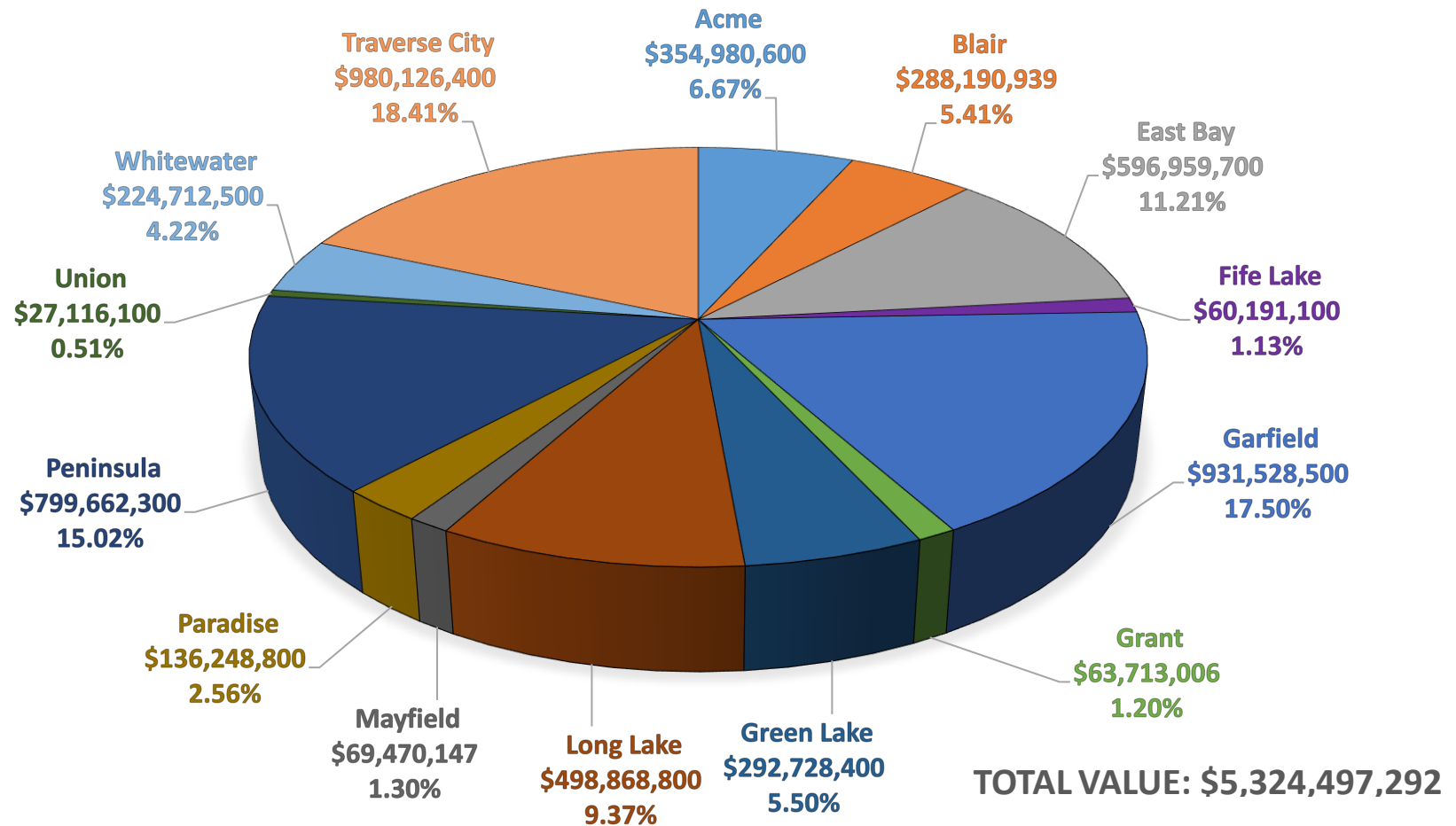




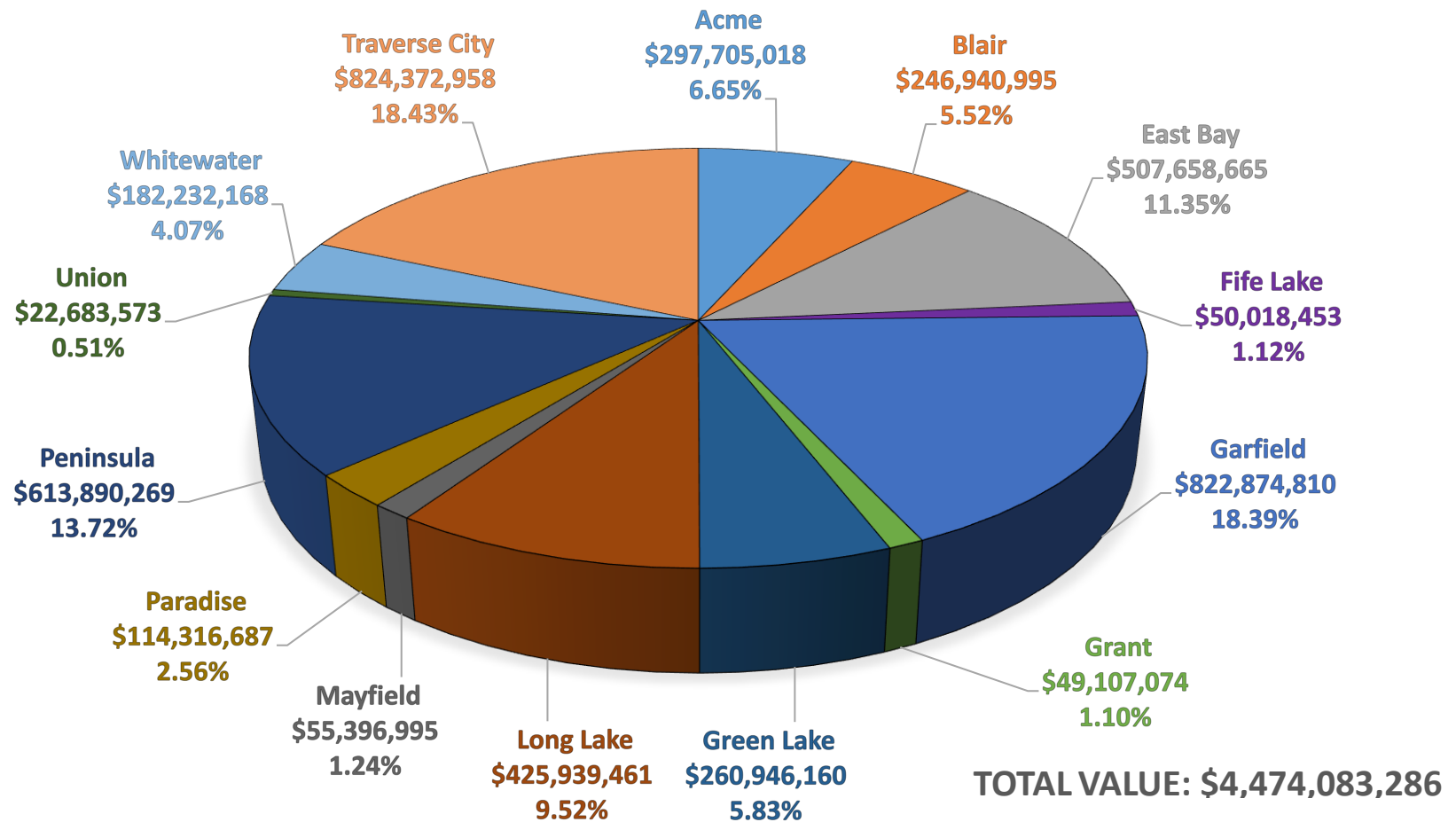
# 2014 COUNTY EQUALIZED & TAXABLE VALUES BY UNIT



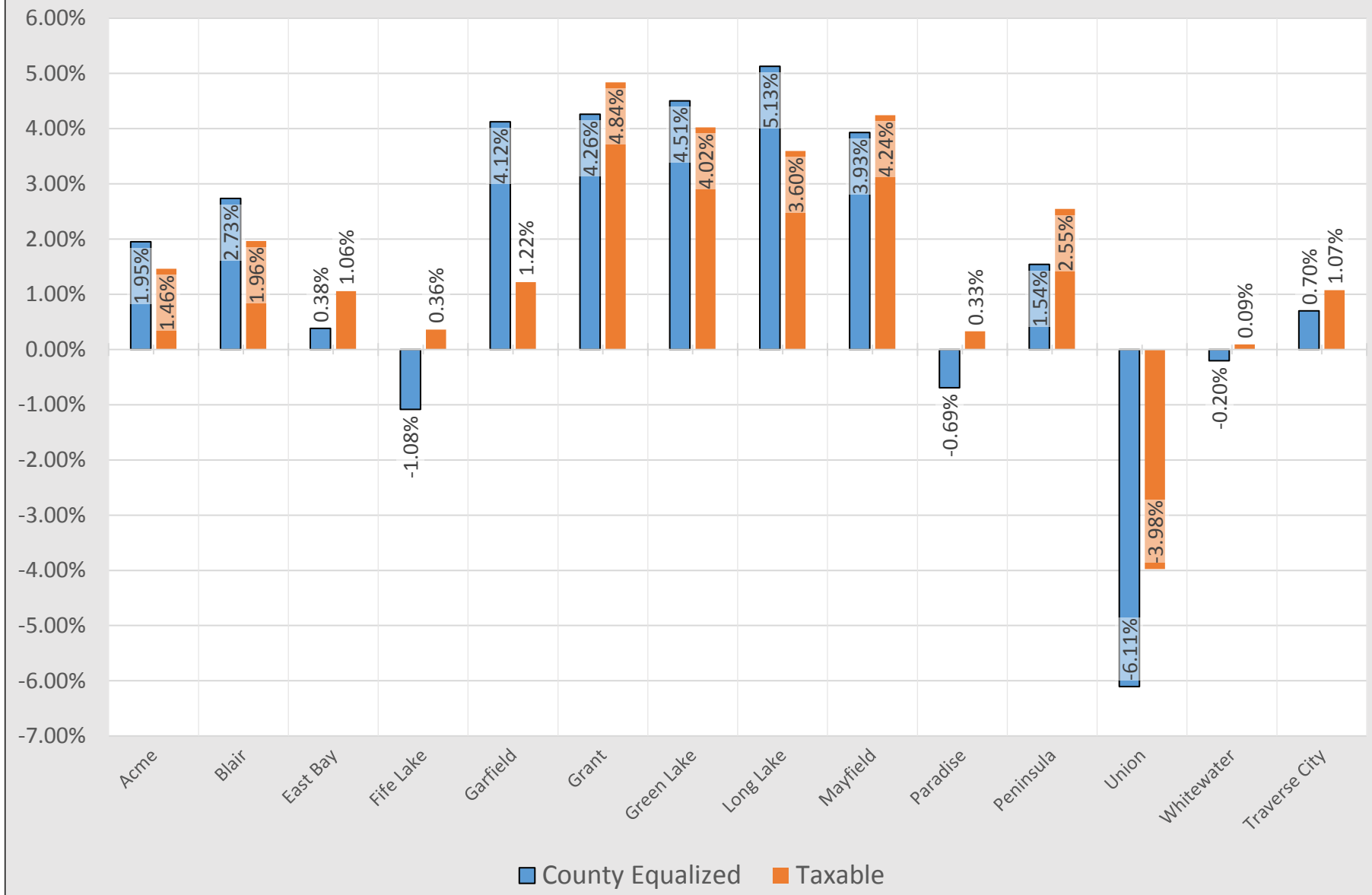
# **FRACTIONAL UNIT 2014 COUNTY EQUALIZED VALUES**



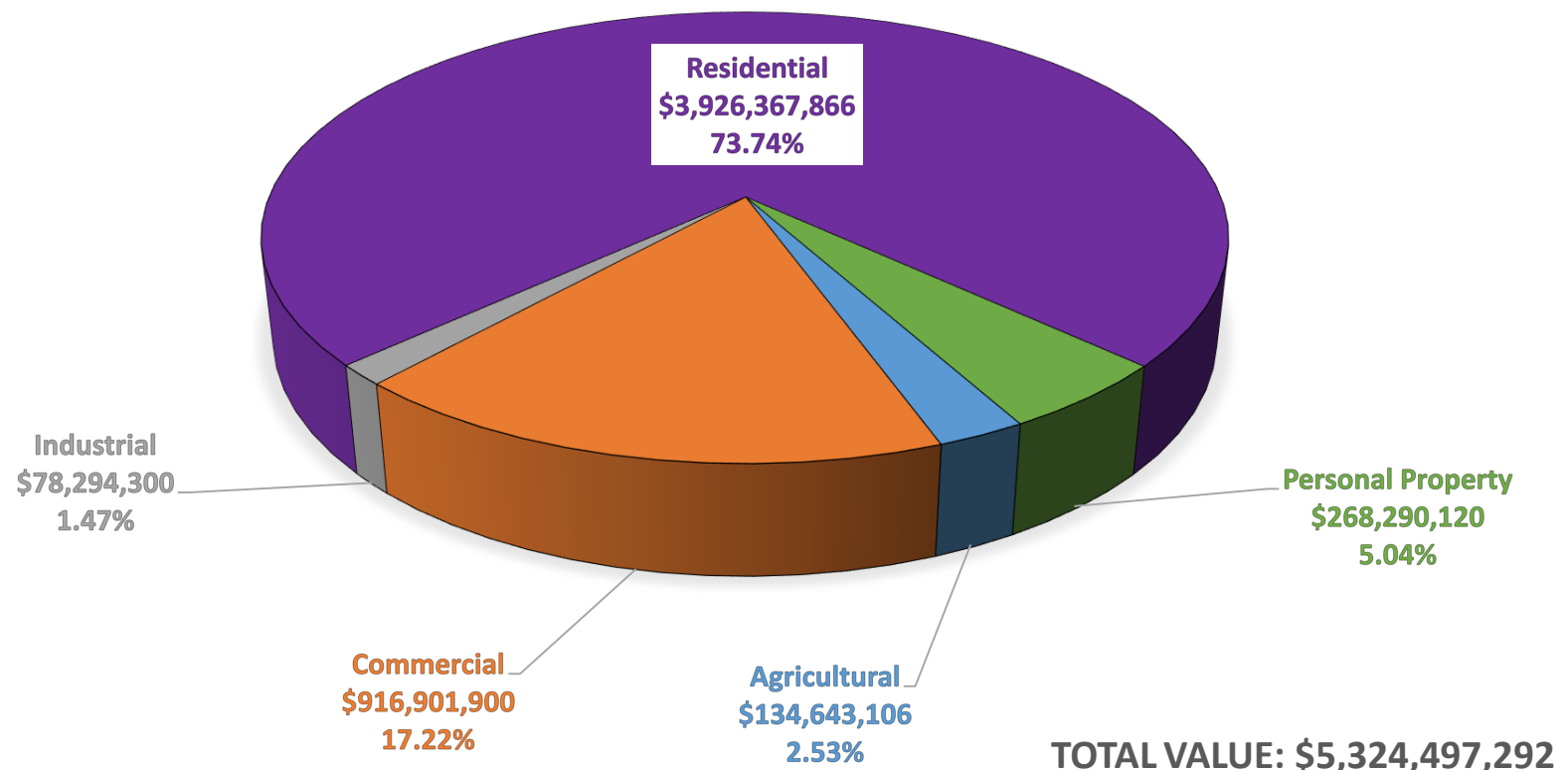
# **FRACTIONAL UNIT 2014 COUNTY TAXABLE VALUES**



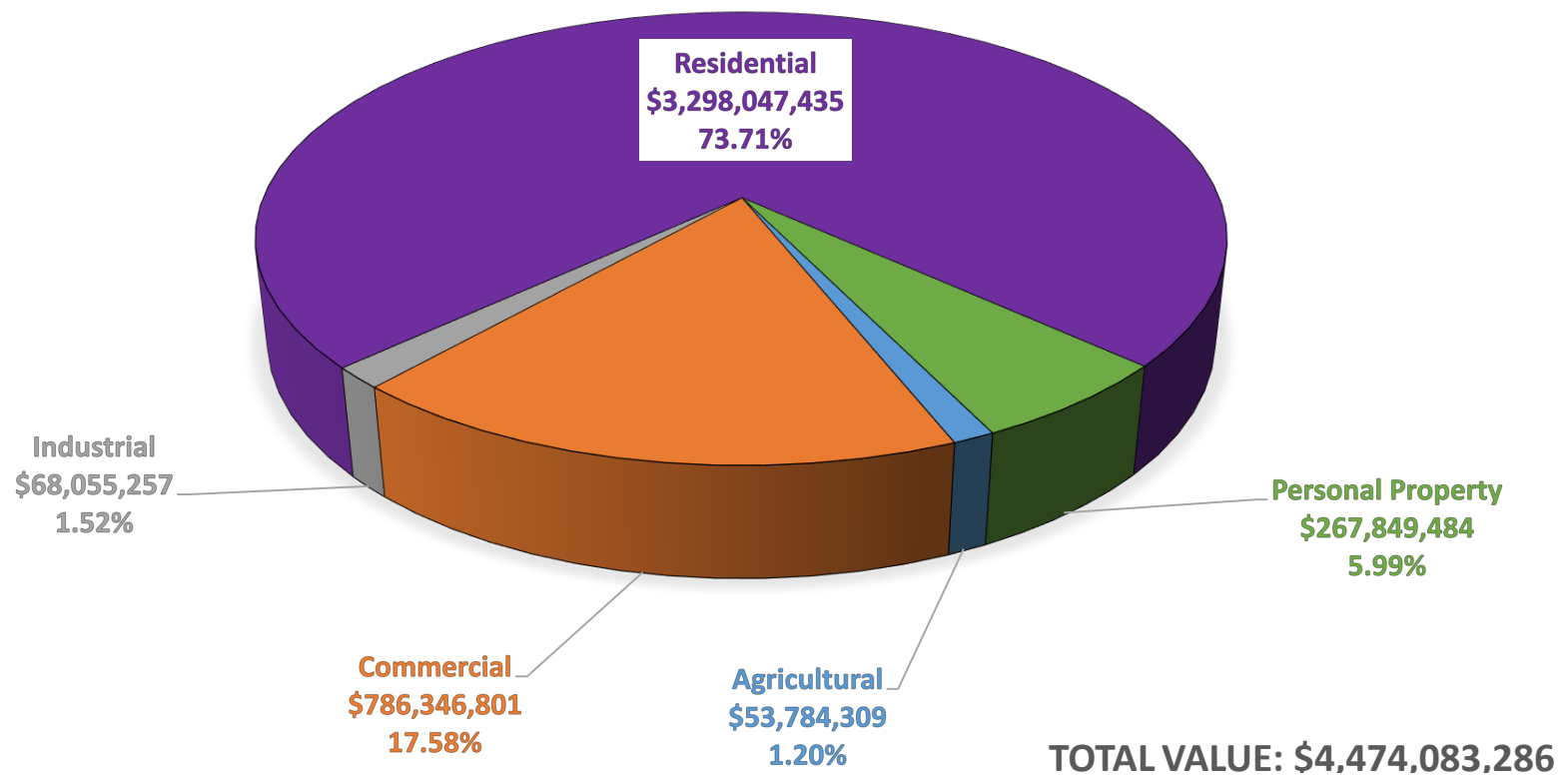
2014 COUNTY EQUALIZED & TAXABLE VALUE  
ONE YEAR CHANGE PERCENTAGES BY UNIT



**GRAND TRAVERSE COUNTY  
2014 COUNTY EQUALIZED VALUES  
BY CLASSIFICATION**



**GRAND TRAVERSE COUNTY  
2014 TAXABLE VALUES  
BY CLASSIFICATION**





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Parcel Count Report

Page: 1/1  
DB: Gt14

County: 28- GRAND TRAVERSE

| Governmental Unit      | ----- Real ----- |      |     |       |     |     |       | ----- Personal ----- |      |     |     |      |       |        | Grand<br>Total |
|------------------------|------------------|------|-----|-------|-----|-----|-------|----------------------|------|-----|-----|------|-------|--------|----------------|
|                        | Ag               | Comm | Ind | Res   | T-C | Dev | Total | Ag                   | Comm | Ind | Res | Util | Total | Exempt |                |
| ACME TOWNSHIP (01)     | 73               | 213  | 11  | 3030  | 0   | 0   | 3327  | 0                    | 160  | 4   | 0   | 8    | 172   | 63     | 3562           |
| BLAIR TWP (02)         | 35               | 323  | 15  | 3771  | 0   | 0   | 4144  | 0                    | 262  | 5   | 0   | 32   | 299   | 72     | 4515           |
| EAST BAY CHTR TWP (03) | 28               | 188  | 50  | 7265  | 0   | 0   | 7531  | 0                    | 681  | 30  | 0   | 40   | 751   | 145    | 8427           |
| FIFE LAKE TWP (04)     | 24               | 46   | 2   | 1173  | 0   | 0   | 1245  | 0                    | 49   | 3   | 0   | 7    | 59    | 69     | 1373           |
| GARFIELD CHTR TWP (05) | 0                | 1000 | 76  | 5594  | 0   | 0   | 6670  | 0                    | 1398 | 50  | 0   | 5    | 1453  | 165    | 8288           |
| GRANT TWP (06)         | 142              | 9    | 19  | 872   | 0   | 0   | 1042  | 0                    | 28   | 1   | 0   | 32   | 61    | 23     | 1126           |
| GREEN LAKE TWP (07)    | 0                | 158  | 11  | 3647  | 0   | 0   | 3816  | 0                    | 181  | 6   | 0   | 9    | 196   | 83     | 4095           |
| LONG LAKE TWP (08)     | 43               | 105  | 4   | 4625  | 0   | 0   | 4777  | 0                    | 150  | 5   | 0   | 6    | 161   | 47     | 4985           |
| MAYFIELD TWP (09)      | 149              | 26   | 4   | 842   | 0   | 0   | 1021  | 0                    | 67   | 0   | 0   | 25   | 92    | 16     | 1129           |
| PARADISE TWP (10)      | 84               | 88   | 8   | 2246  | 0   | 0   | 2426  | 0                    | 80   | 1   | 0   | 20   | 101   | 83     | 2610           |
| PENINSULA TWP (11)     | 213              | 73   | 4   | 3796  | 0   | 0   | 4086  | 0                    | 104  | 0   | 2   | 2    | 108   | 130    | 4324           |
| UNION TWP (12)         | 0                | 4    | 5   | 383   | 0   | 0   | 392   | 0                    | 12   | 0   | 0   | 31   | 43    | 44     | 479            |
| WHITEWATER TWP (13)    | 74               | 46   | 7   | 1778  | 0   | 0   | 1905  | 0                    | 65   | 6   | 0   | 31   | 102   | 85     | 2092           |
| TRAVERSE CITY (51)     | 0                | 1012 | 51  | 5667  | 0   | 0   | 6730  | 0                    | 1612 | 57  | 0   | 6    | 1675  | 388    | 8793           |
| Totals                 | 865              | 3291 | 267 | 44689 | 0   | 0   | 49112 | 0                    | 4849 | 168 | 2   | 254  | 5273  | 1413   | 55798          |

| Assessment Unit                  | Assessed Real | Ratio | Equalized Real | Factor   | Assessed Personal | Ratio | Equalized Personal | Assessed Total | Equalized Total | % County Total |
|----------------------------------|---------------|-------|----------------|----------|-------------------|-------|--------------------|----------------|-----------------|----------------|
| -- 01 ACME TOWNSHIP (01) --      |               |       |                |          |                   |       |                    |                |                 |                |
| Agricultural                     | 13,852,500    | 49.72 | 13,852,500     | 1.000000 |                   |       |                    |                |                 |                |
| Commercial                       | 48,164,300    | 49.17 | 48,164,300     | 1.000000 |                   |       |                    |                |                 |                |
| Industrial                       | 3,089,400     | 49.76 | 3,089,400      | 1.000000 |                   |       |                    |                |                 |                |
| Residential                      | 274,426,600   | 49.88 | 274,426,600    | 1.000000 |                   |       |                    |                |                 |                |
| Timber-Cutover                   | 0             | 50.00 | 0              | 1.000000 |                   |       |                    |                |                 |                |
| Developmental                    | 0             | 50.00 | 0              | 1.000000 |                   |       |                    |                |                 |                |
| Totals                           | 339,532,800   |       | 339,532,800    |          | 15,447,800        | 50.00 | 15,447,800         | 354,980,600    | 354,980,600     | 6.67           |
| -- 02 BLAIR TOWNSHIP (02) --     |               |       |                |          |                   |       |                    |                |                 |                |
| Agricultural                     | 4,366,100     | 50.00 | 4,366,100      | 1.000000 |                   |       |                    |                |                 |                |
| Commercial                       | 56,399,000    | 49.87 | 56,399,000     | 1.000000 |                   |       |                    |                |                 |                |
| Industrial                       | 2,574,700     | 49.88 | 2,574,700      | 1.000000 |                   |       |                    |                |                 |                |
| Residential                      | 208,150,809   | 49.92 | 208,150,809    | 1.000000 |                   |       |                    |                |                 |                |
| Timber-Cutover                   | 0             | 50.00 | 0              | 1.000000 |                   |       |                    |                |                 |                |
| Developmental                    | 0             | 50.00 | 0              | 1.000000 |                   |       |                    |                |                 |                |
| Totals                           | 271,490,609   |       | 271,490,609    |          | 16,700,330        | 50.00 | 16,700,330         | 288,190,939    | 288,190,939     | 5.41           |
| -- 03 EAST BAY CHTR TWP (03) --  |               |       |                |          |                   |       |                    |                |                 |                |
| Agricultural                     | 4,424,100     | 49.56 | 4,424,100      | 1.000000 |                   |       |                    |                |                 |                |
| Commercial                       | 76,495,500    | 49.60 | 76,495,500     | 1.000000 |                   |       |                    |                |                 |                |
| Industrial                       | 10,828,100    | 49.55 | 10,828,100     | 1.000000 |                   |       |                    |                |                 |                |
| Residential                      | 480,750,700   | 49.95 | 480,750,700    | 1.000000 |                   |       |                    |                |                 |                |
| Timber-Cutover                   | 0             | 50.00 | 0              | 1.000000 |                   |       |                    |                |                 |                |
| Developmental                    | 0             | 50.00 | 0              | 1.000000 |                   |       |                    |                |                 |                |
| Totals                           | 572,498,400   |       | 572,498,400    |          | 24,461,300        | 50.00 | 24,461,300         | 596,959,700    | 596,959,700     | 11.21          |
| -- 04 FIFE LAKE TOWNSHIP (04) -- |               |       |                |          |                   |       |                    |                |                 |                |
| Agricultural                     | 2,439,100     | 49.09 | 2,439,100      | 1.000000 |                   |       |                    |                |                 |                |
| Commercial                       | 4,306,000     | 49.44 | 4,306,000      | 1.000000 |                   |       |                    |                |                 |                |
| Industrial                       | 608,100       | 49.40 | 608,100        | 1.000000 |                   |       |                    |                |                 |                |
| Residential                      | 49,954,600    | 49.91 | 49,954,600     | 1.000000 |                   |       |                    |                |                 |                |
| Timber-Cutover                   | 0             | 50.00 | 0              | 1.000000 |                   |       |                    |                |                 |                |
| Developmental                    | 0             | 50.00 | 0              | 1.000000 |                   |       |                    |                |                 |                |
| Totals                           | 57,307,800    |       | 57,307,800     |          | 2,883,300         | 50.00 | 2,883,300          | 60,191,100     | 60,191,100      | 1.13           |

| 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                        | 357,647,000   | 49.37 | 357,647,000    | 1.000000 |                   |       |                    |                |                 |                |
| Industrial                        | 24,082,900    | 49.84 | 24,082,900     | 1.000000 |                   |       |                    |                |                 |                |
| Residential                       | 464,107,300   | 49.94 | 464,107,300    | 1.000000 |                   |       |                    |                |                 |                |
| Timber-Cutover                    | 0             | 50.00 | 0              | 1.000000 |                   |       |                    |                |                 |                |
| Developmental                     | 0             | 50.00 | 0              | 1.000000 |                   |       |                    |                |                 |                |
| Totals                            | 845,837,200   |       | 845,837,200    |          | 85,691,300        | 50.00 | 85,691,300         | 931,528,500    | 931,528,500     | 17.50          |
| -- 06 GRANT TOWNSHIP (06) --      |               |       |                |          |                   |       |                    |                |                 |                |
| Agricultural                      | 12,801,506    | 49.23 | 12,801,506     | 1.000000 |                   |       |                    |                |                 |                |
| Commercial                        | 482,100       | 49.75 | 482,100        | 1.000000 |                   |       |                    |                |                 |                |
| Industrial                        | 566,800       | 49.48 | 566,800        | 1.000000 |                   |       |                    |                |                 |                |
| Residential                       | 43,485,800    | 49.85 | 43,485,800     | 1.000000 |                   |       |                    |                |                 |                |
| Timber-Cutover                    | 0             | 50.00 | 0              | 1.000000 |                   |       |                    |                |                 |                |
| Developmental                     | 0             | 50.00 | 0              | 1.000000 |                   |       |                    |                |                 |                |
| Totals                            | 57,336,206    |       | 57,336,206     |          | 6,376,800         | 50.00 | 6,376,800          | 63,713,006     | 63,713,006      | 1.20           |
| -- 07 GREEN LAKE TOWNSHIP (07) -- |               |       |                |          |                   |       |                    |                |                 |                |
| Agricultural                      | 0             | 50.00 | 0              | 1.000000 |                   |       |                    |                |                 |                |
| Commercial                        | 15,587,500    | 49.94 | 15,587,500     | 1.000000 |                   |       |                    |                |                 |                |
| Industrial                        | 4,055,100     | 49.99 | 4,055,100      | 1.000000 |                   |       |                    |                |                 |                |
| Residential                       | 256,589,600   | 49.93 | 256,589,600    | 1.000000 |                   |       |                    |                |                 |                |
| Timber-Cutover                    | 0             | 50.00 | 0              | 1.000000 |                   |       |                    |                |                 |                |
| Developmental                     | 0             | 50.00 | 0              | 1.000000 |                   |       |                    |                |                 |                |
| Totals                            | 276,232,200   |       | 276,232,200    |          | 16,496,200        | 50.00 | 16,496,200         | 292,728,400    | 292,728,400     | 5.50           |
| -- 08 LONG LAKE TOWNSHIP (08) --  |               |       |                |          |                   |       |                    |                |                 |                |
| Agricultural                      | 8,174,500     | 49.21 | 8,174,500      | 1.000000 |                   |       |                    |                |                 |                |
| Commercial                        | 9,073,600     | 49.91 | 9,073,600      | 1.000000 |                   |       |                    |                |                 |                |
| Industrial                        | 1,047,100     | 49.39 | 1,047,100      | 1.000000 |                   |       |                    |                |                 |                |
| Residential                       | 471,425,900   | 49.48 | 471,425,900    | 1.000000 |                   |       |                    |                |                 |                |
| Timber-Cutover                    | 0             | 50.00 | 0              | 1.000000 |                   |       |                    |                |                 |                |
| Developmental                     | 0             | 50.00 | 0              | 1.000000 |                   |       |                    |                |                 |                |
| Totals                            | 489,721,100   |       | 489,721,100    |          | 9,147,700         | 50.00 | 9,147,700          | 498,868,800    | 498,868,800     | 9.37           |

| Assessment Unit                  | Assessed Real | Ratio | Equalized Real | Factor   | Assessed Personal | Ratio | Equalized Personal | Assessed Total | Equalized Total | % County Total |
|----------------------------------|---------------|-------|----------------|----------|-------------------|-------|--------------------|----------------|-----------------|----------------|
| -- 09 MAYFIELD TOWNSHIP (09) --  |               |       |                |          |                   |       |                    |                |                 |                |
| Agricultural                     | 15,639,000    | 49.95 | 15,639,000     | 1.000000 |                   |       |                    |                |                 |                |
| Commercial                       | 2,779,100     | 49.93 | 2,779,100      | 1.000000 |                   |       |                    |                |                 |                |
| Industrial                       | 101,800       | 49.98 | 101,800        | 1.000000 |                   |       |                    |                |                 |                |
| Residential                      | 45,846,757    | 49.58 | 45,846,757     | 1.000000 |                   |       |                    |                |                 |                |
| Timber-Cutover                   | 0             | 50.00 | 0              | 1.000000 |                   |       |                    |                |                 |                |
| Developmental                    | 0             | 50.00 | 0              | 1.000000 |                   |       |                    |                |                 |                |
| Totals                           | 64,366,657    |       | 64,366,657     |          | 5,103,490         | 50.00 | 5,103,490          | 69,470,147     | 69,470,147      | 1.30           |
| -- 10 PARADISE TOWNSHIP (10) --  |               |       |                |          |                   |       |                    |                |                 |                |
| Agricultural                     | 8,160,000     | 50.00 | 8,160,000      | 1.000000 |                   |       |                    |                |                 |                |
| Commercial                       | 8,199,100     | 49.54 | 8,199,100      | 1.000000 |                   |       |                    |                |                 |                |
| Industrial                       | 132,400       | 49.06 | 132,400        | 1.000000 |                   |       |                    |                |                 |                |
| Residential                      | 114,452,300   | 49.31 | 114,452,300    | 1.000000 |                   |       |                    |                |                 |                |
| Timber-Cutover                   | 0             | 50.00 | 0              | 1.000000 |                   |       |                    |                |                 |                |
| Developmental                    | 0             | 50.00 | 0              | 1.000000 |                   |       |                    |                |                 |                |
| Totals                           | 130,943,800   |       | 130,943,800    |          | 5,305,000         | 50.00 | 5,305,000          | 136,248,800    | 136,248,800     | 2.56           |
| -- 11 PENINSULA TOWNSHIP (11) -- |               |       |                |          |                   |       |                    |                |                 |                |
| Agricultural                     | 50,593,500    | 49.98 | 50,593,500     | 1.000000 |                   |       |                    |                |                 |                |
| Commercial                       | 12,606,200    | 49.92 | 12,606,200     | 1.000000 |                   |       |                    |                |                 |                |
| Industrial                       | 690,300       | 49.97 | 690,300        | 1.000000 |                   |       |                    |                |                 |                |
| Residential                      | 726,967,500   | 49.57 | 726,967,500    | 1.000000 |                   |       |                    |                |                 |                |
| Timber-Cutover                   | 0             | 50.00 | 0              | 1.000000 |                   |       |                    |                |                 |                |
| Developmental                    | 0             | 50.00 | 0              | 1.000000 |                   |       |                    |                |                 |                |
| Totals                           | 790,857,500   |       | 790,857,500    |          | 8,804,800         | 50.00 | 8,804,800          | 799,662,300    | 799,662,300     | 15.02          |
| -- 12 UNION TOWNSHIP (12) --     |               |       |                |          |                   |       |                    |                |                 |                |
| Agricultural                     | 0             | 50.00 | 0              | 1.000000 |                   |       |                    |                |                 |                |
| Commercial                       | 687,000       | 49.83 | 687,000        | 1.000000 |                   |       |                    |                |                 |                |
| Industrial                       | 60,000        | 49.94 | 60,000         | 1.000000 |                   |       |                    |                |                 |                |
| Residential                      | 24,333,700    | 49.86 | 24,333,700     | 1.000000 |                   |       |                    |                |                 |                |
| Timber-Cutover                   | 0             | 50.00 | 0              | 1.000000 |                   |       |                    |                |                 |                |
| Developmental                    | 0             | 50.00 | 0              | 1.000000 |                   |       |                    |                |                 |                |
| Totals                           | 25,080,700    |       | 25,080,700     |          | 2,035,400         | 50.00 | 2,035,400          | 27,116,100     | 27,116,100      | 0.51           |

| Assessment Unit                   | Assessed Real | Ratio | Equalized Real | Factor   | Assessed Personal | Ratio | Equalized Personal | Assessed Total | Equalized Total | % County Total |
|-----------------------------------|---------------|-------|----------------|----------|-------------------|-------|--------------------|----------------|-----------------|----------------|
| -- 13 WHITEWATER TOWNSHIP (13) -- |               |       |                |          |                   |       |                    |                |                 |                |
| Agricultural                      | 14,192,800    | 49.92 | 14,192,800     | 1.000000 |                   |       |                    |                |                 |                |
| Commercial                        | 6,304,500     | 49.62 | 6,304,500      | 1.000000 |                   |       |                    |                |                 |                |
| Industrial                        | 2,182,400     | 49.75 | 2,182,400      | 1.000000 |                   |       |                    |                |                 |                |
| Residential                       | 193,225,400   | 49.97 | 193,225,400    | 1.000000 |                   |       |                    |                |                 |                |
| Timber-Cutover                    | 0             | 50.00 | 0              | 1.000000 |                   |       |                    |                |                 |                |
| Developmental                     | 0             | 50.00 | 0              | 1.000000 |                   |       |                    |                |                 |                |
| Totals                            | 215,905,100   |       | 215,905,100    |          | 8,807,400         | 50.00 | 8,807,400          | 224,712,500    | 224,712,500     | 4.22           |
| -- 51 TRAVERSE CITY (51) --       |               |       |                |          |                   |       |                    |                |                 |                |
| Agricultural                      | 0             | 50.00 | 0              | 1.000000 |                   |       |                    |                |                 |                |
| Commercial                        | 318,171,000   | 49.60 | 318,171,000    | 1.000000 |                   |       |                    |                |                 |                |
| Industrial                        | 28,275,200    | 49.06 | 28,275,200     | 1.000000 |                   |       |                    |                |                 |                |
| Residential                       | 572,650,900   | 49.84 | 572,650,900    | 1.000000 |                   |       |                    |                |                 |                |
| Timber-Cutover                    | 0             | 50.00 | 0              | 1.000000 |                   |       |                    |                |                 |                |
| Developmental                     | 0             | 50.00 | 0              | 1.000000 |                   |       |                    |                |                 |                |
| Totals                            | 919,097,100   |       | 919,097,100    |          | 61,029,300        | 50.00 | 61,029,300         | 980,126,400    | 980,126,400     | 18.41          |

| Grand Totals   | Assessed<br>Real | Equalized<br>Real | % Real<br>Total | Assessed<br>Personal | Equalized<br>Personal | Assessed<br>% County | Equalized<br>% County | Assessed<br>Total | Equalized<br>Total |
|----------------|------------------|-------------------|-----------------|----------------------|-----------------------|----------------------|-----------------------|-------------------|--------------------|
| Agricultural   | 134,643,106      | 134,643,106       | 2.66            |                      |                       | 2.53                 | 2.53                  |                   |                    |
| Commercial     | 916,901,900      | 916,901,900       | 18.13           |                      |                       | 17.22                | 17.22                 |                   |                    |
| Industrial     | 78,294,300       | 78,294,300        | 1.55            |                      |                       | 1.47                 | 1.47                  |                   |                    |
| Residential    | 3,926,367,866    | 3,926,367,866     | 77.65           |                      |                       | 73.74                | 73.74                 |                   |                    |
| Timber-Cutover | 0                | 0                 | 0.00            |                      |                       | 0.00                 | 0.00                  |                   |                    |
| Developmental  | 0                | 0                 | 0.00            |                      |                       | 0.00                 | 0.00                  |                   |                    |
| Personal       |                  |                   |                 | 268,290,120          | 268,290,120           | 5.04                 | 5.04                  |                   |                    |
|                | 5,056,207,172    | 5,056,207,172     | 100.00          | 268,290,120          | 268,290,120           | 100.00               | 100.00                | 5,324,497,292     | 5,324,497,292      |



# Grand Traverse County

Statement of acreage and valuation in the year 2014 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)<br>Acres Hundredths | (Col. 2)<br>Assessed Valuations | (Col. 3)<br>Equalized Valuations | (Col. 4)<br>Assessed Valuations | (Col. 5)<br>Equalized Valuations | (Col. 6)<br>Assessed Valuations   | (Col. 7)<br>Equalized Valuations |
| Acme                     | 13,261.37                    | 339,532,800                     | 339,532,800                      | 15,447,800                      | 15,447,800                       | 354,980,600                       | 354,980,600                      |
| Blair                    | 22,746.58                    | 271,490,609                     | 271,490,609                      | 16,700,330                      | 16,700,330                       | 288,190,939                       | 288,190,939                      |
| East Bay                 | 28,192.41                    | 572,498,400                     | 572,498,400                      | 24,461,300                      | 24,461,300                       | 596,959,700                       | 596,959,700                      |
| Fife Lake                | 22,539.35                    | 57,307,800                      | 57,307,800                       | 2,883,300                       | 2,883,300                        | 60,191,100                        | 60,191,100                       |
| Garfield                 | 13,769.73                    | 845,837,200                     | 845,837,200                      | 85,691,300                      | 85,691,300                       | 931,528,500                       | 931,528,500                      |
| Grant                    | 22,795.37                    | 57,336,206                      | 57,336,206                       | 6,376,800                       | 6,376,800                        | 63,713,006                        | 63,713,006                       |
| Green Lake               | 18,943.23                    | 276,232,200                     | 276,232,200                      | 16,496,200                      | 16,496,200                       | 292,728,400                       | 292,728,400                      |
| Long Lake                | 19,419.70                    | 489,721,100                     | 489,721,100                      | 9,147,700                       | 9,147,700                        | 498,868,800                       | 498,868,800                      |
| Mayfield                 | 23,110.94                    | 64,366,657                      | 64,366,657                       | 5,103,490                       | 5,103,490                        | 69,470,147                        | 69,470,147                       |
| Paradise                 | 30,956.18                    | 130,943,800                     | 130,943,800                      | 5,305,000                       | 5,305,000                        | 136,248,800                       | 136,248,800                      |
| Peninsula                | 17,157.17                    | 790,857,500                     | 790,857,500                      | 8,804,800                       | 8,804,800                        | 799,662,300                       | 799,662,300                      |
| Union                    | 23,034.16                    | 25,080,700                      | 25,080,700                       | 2,035,400                       | 2,035,400                        | 27,116,100                        | 27,116,100                       |
| Whitewater               | 30,307.36                    | 215,905,100                     | 215,905,100                      | 8,807,400                       | 8,807,400                        | 224,712,500                       | 224,712,500                      |
| Traverse City            | 8,789.80                     | 919,097,100                     | 919,097,100                      | 61,029,300                      | 61,029,300                       | 980,126,400                       | 980,126,400                      |
| <b>Totals for County</b> | <b>295,023.35</b>            | <b>5,056,207,172</b>            | <b>5,056,207,172</b>             | <b>268,290,120</b>              | <b>268,290,120</b>               | <b>5,324,497,292</b>              | <b>5,324,497,292</b>             |

## 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 15<sup>th</sup>, 2014

James S. Baker  
Equalization Director

Bonnie Scheele  
Clerk of the Board of Commissioners

[Signature]  
Chairperson of Board of Commissioners

# Equalized Valuations - REAL

L-4024

## Grand Traverse County

Statement of acreage and valuation in the year 2014 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)<br>Agricultural | (Col. 2)<br>Commercial | (Col. 3)<br>Industrial | (Col. 4)<br>Residential | (Col. 5)<br>Timber-Cutover | (Col. 6)<br>Developmental | (Col. 7)<br>Total Real Property |
| Acme   | 13,852,500               | 48,164,300             | 3,089,400              | 274,426,600             | 0                          | 0                         | 339,532,800                     |
| Blair  | 4,366,100                | 56,399,000             | 2,574,700              | 208,150,809             | 0                          | 0                         | 271,490,609                     |
| East Bay   | 4,424,100                | 76,495,500             | 10,828,100             | 480,750,700             | 0                          | 0                         | 572,498,400                     |
| Fife Lake  | 2,439,100                | 4,306,000              | 608,100                | 49,954,600              | 0                          | 0                         | 57,307,800                      |
| Garfield   | 0                        | 357,647,000            | 24,082,900             | 464,107,300             | 0                          | 0                         | 845,837,200                     |
| Grant  | 12,801,506               | 482,100                | 566,800                | 43,485,800              | 0                          | 0                         | 57,336,206                      |
| Green Lake   | 0                        | 15,587,500             | 4,055,100              | 256,589,600             | 0                          | 0                         | 276,232,200                     |
| Long Lake  | 8,174,500                | 9,073,600              | 1,047,100              | 471,425,900             | 0                          | 0                         | 489,721,100                     |
| Mayfield   | 15,639,000               | 2,779,100              | 101,800                | 45,846,757              | 0                          | 0                         | 64,366,657                      |
| Paradise   | 8,160,000                | 8,199,100              | 132,400                | 114,452,300             | 0                          | 0                         | 130,943,800                     |
| Peninsula  | 50,593,500               | 12,606,200             | 690,300                | 726,967,500             | 0                          | 0                         | 790,857,500                     |
| Union  | 0                        | 687,000                | 60,000                 | 24,333,700              | 0                          | 0                         | 25,080,700                      |
| Whitewater   | 14,192,800               | 6,304,500              | 2,182,400              | 193,225,400             | 0                          | 0                         | 215,905,100                     |
| Traverse City  | 0                        | 318,171,000            | 28,275,200             | 572,650,900             | 0                          | 0                         | 919,097,100                     |
| <b>Total for County</b>                                  | <b>134,643,106</b>       | <b>916,901,900</b>     | <b>78,294,300</b>      | <b>3,926,367,866</b>    | <b>0</b>                   | <b>0</b>                  | <b>5,056,207,172</b>            |

### 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 15<sup>th</sup>, 2014

James E. Baker  
Equalization Director

Bonnie Scheele  
Clerk of the Board of Commissioners

[Signature]  
Chairperson of Board of Commissioners



# Assessed Valuations - REAL

L-4024

## Grand Traverse County

Statement of acreage and valuation in the year 2014 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)<br>Agricultural | (Col. 2)<br>Commercial | (Col. 3)<br>Industrial | (Col. 4)<br>Residential | (Col. 5)<br>Timber-Cutover | (Col. 6)<br>Developmental | (Col. 7)<br>Total Real Property |
| Acme   | 13,852,500               | 48,164,300             | 3,089,400              | 274,426,600             | 0                          | 0                         | 339,532,800                     |
| Blair  | 4,366,100                | 56,399,000             | 2,574,700              | 208,150,809             | 0                          | 0                         | 271,490,609                     |
| East Bay   | 4,424,100                | 76,495,500             | 10,828,100             | 480,750,700             | 0                          | 0                         | 572,498,400                     |
| Fife Lake  | 2,439,100                | 4,306,000              | 608,100                | 49,954,600              | 0                          | 0                         | 57,307,800                      |
| Garfield   | 0                        | 357,647,000            | 24,082,900             | 464,107,300             | 0                          | 0                         | 845,837,200                     |
| Grant  | 12,801,506               | 482,100                | 566,800                | 43,485,800              | 0                          | 0                         | 57,336,206                      |
| Green Lake   | 0                        | 15,587,500             | 4,055,100              | 256,589,600             | 0                          | 0                         | 276,232,200                     |
| Long Lake  | 8,174,500                | 9,073,600              | 1,047,100              | 471,425,900             | 0                          | 0                         | 489,721,100                     |
| Mayfield   | 15,639,000               | 2,779,100              | 101,800                | 45,846,757              | 0                          | 0                         | 64,366,657                      |
| Paradise   | 8,160,000                | 8,199,100              | 132,400                | 114,452,300             | 0                          | 0                         | 130,943,800                     |
| Peninsula  | 50,593,500               | 12,606,200             | 690,300                | 726,967,500             | 0                          | 0                         | 790,857,500                     |
| Union  | 0                        | 687,000                | 60,000                 | 24,333,700              | 0                          | 0                         | 25,080,700                      |
| Whitewater   | 14,192,800               | 6,304,500              | 2,182,400              | 193,225,400             | 0                          | 0                         | 215,905,100                     |
| Traverse City  | 0                        | 318,171,000            | 28,275,200             | 572,650,900             | 0                          | 0                         | 919,097,100                     |
| <b>Total for County</b>  | <b>134,643,106</b>       | <b>916,901,900</b>     | <b>78,294,300</b>      | <b>3,926,367,866</b>    | <b>0</b>                   | <b>0</b>                  | <b>5,056,207,172</b>            |

### 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 15<sup>th</sup>, 2014

James D. Baker  
Equalization Director

Bonnie Scheele  
Clerk of the Board of Commissioners

[Signature]  
Chairperson of Board of Commissioners