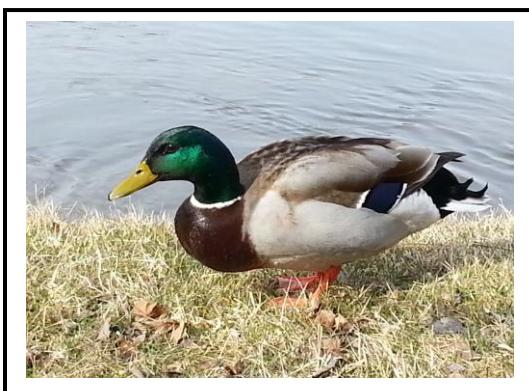




Grand Traverse County 2014 Equalization Report





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

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,

A handwritten signature in black ink that reads "James D. Baker".

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, THEREFORE, 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

LOCAL UNIT	SUPERVISOR	ASSESSOR
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
PRESIDENT		
Fife Lake Village (41)	Lisa Leedy	Dawn Kuhns
Kingsley Village (42)	Rodney Bogart	Dawn Kuhns
MANAGER		
City of Traverse City (51)	Jered Ottenwess	Polly Cairns

2014 GRAND TRAVERSE COUNTY - ALL AD VALOREM PROPERTY

TOWNSHIPS & CITY	Parcel Count 2013	Parcel Count 2014	% Change	CEV 2013	CEV 2014	% Change	TAXABLE 2013	TAXABLE 2014	% 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%
TOTALS	54,665	54,385	-0.51%	\$5,213,555,306	\$5,324,497,292	2.13%	\$4,396,631,123	\$4,474,083,286	1.762%

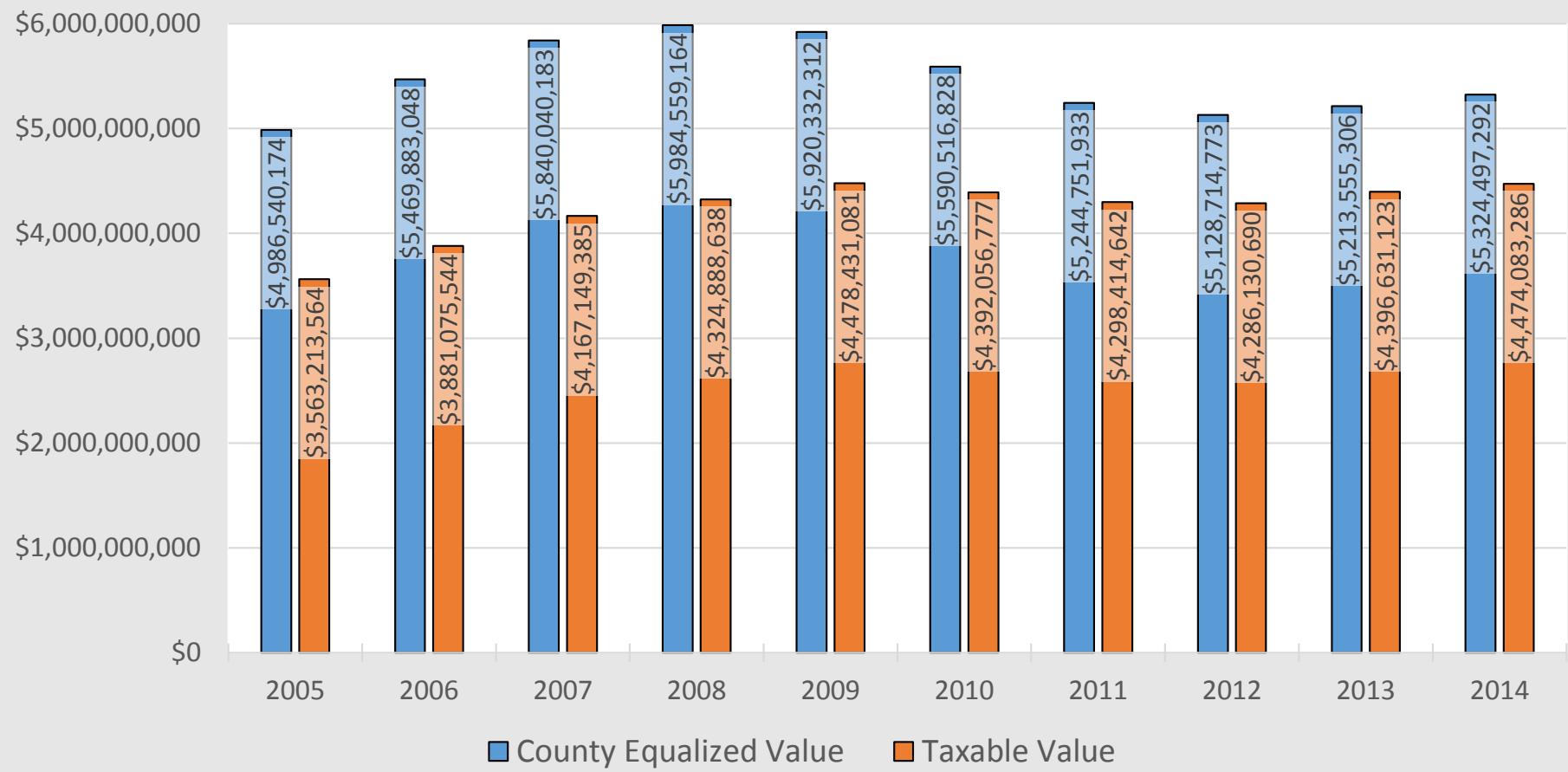
2014 GRAND TRAVERSE COUNTY - REAL PROPERTY

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%

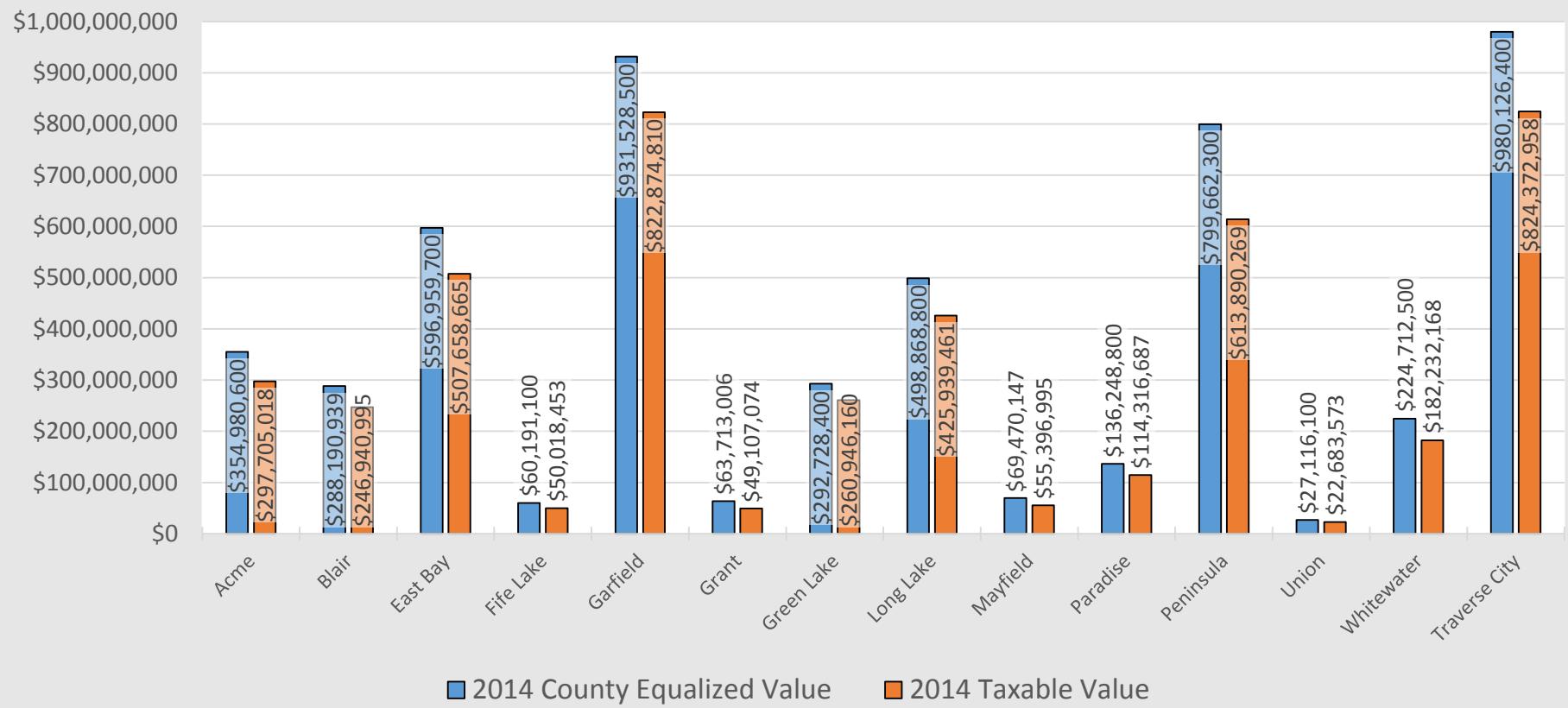
2014 GRAND TRAVERSE COUNTY - PERSONAL PROPERTY

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%

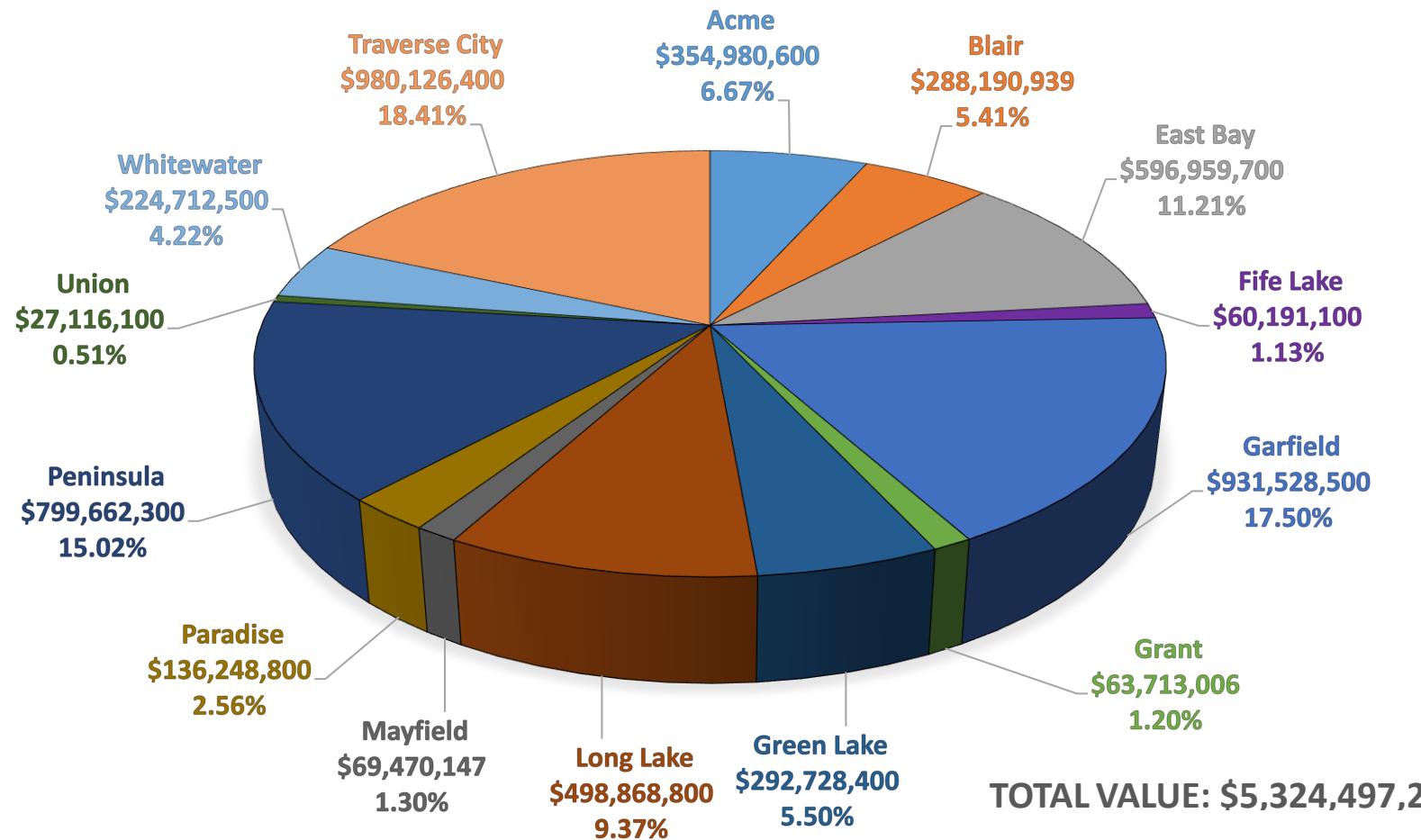
2005 THROUGH 2014
GRAND TRAVERSE COUNTY
COUNTY EQUALIZED & TAXABLE VALUES



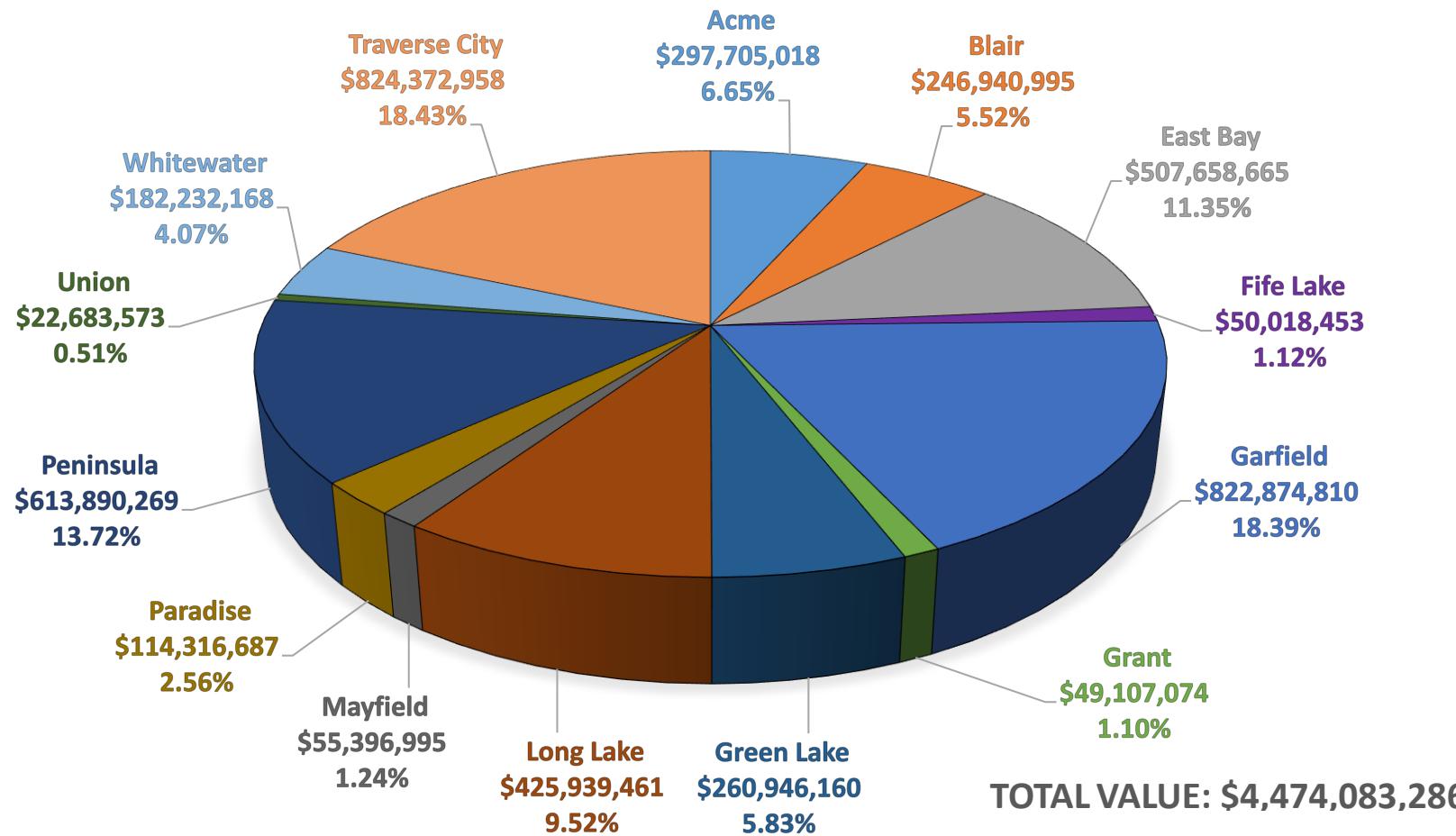
2014 COUNTY EQUALIZED & TAXABLE VALUES BY UNIT



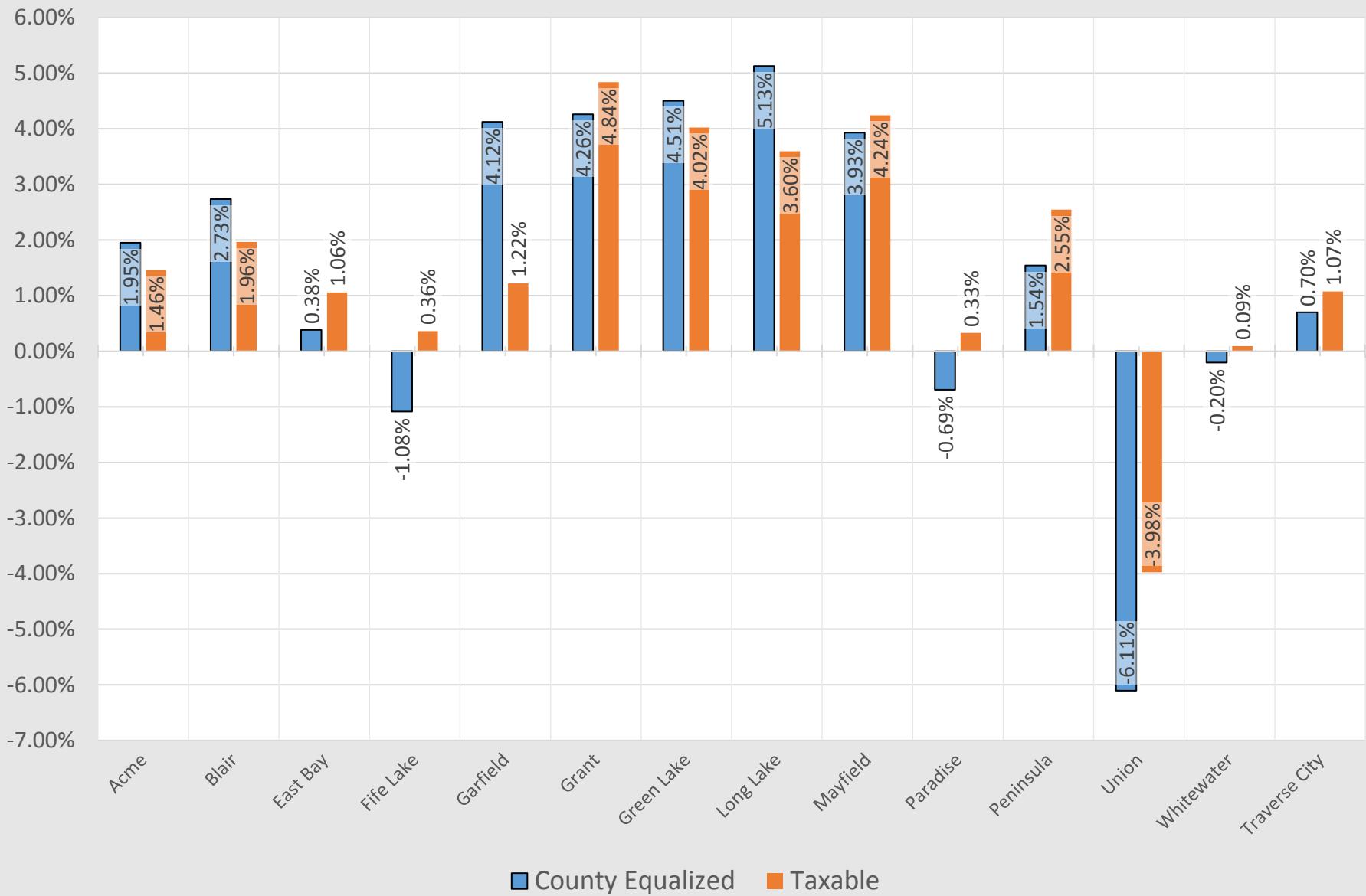
FRACTIONAL UNIT 2014 COUNTY EQUALIZED VALUES



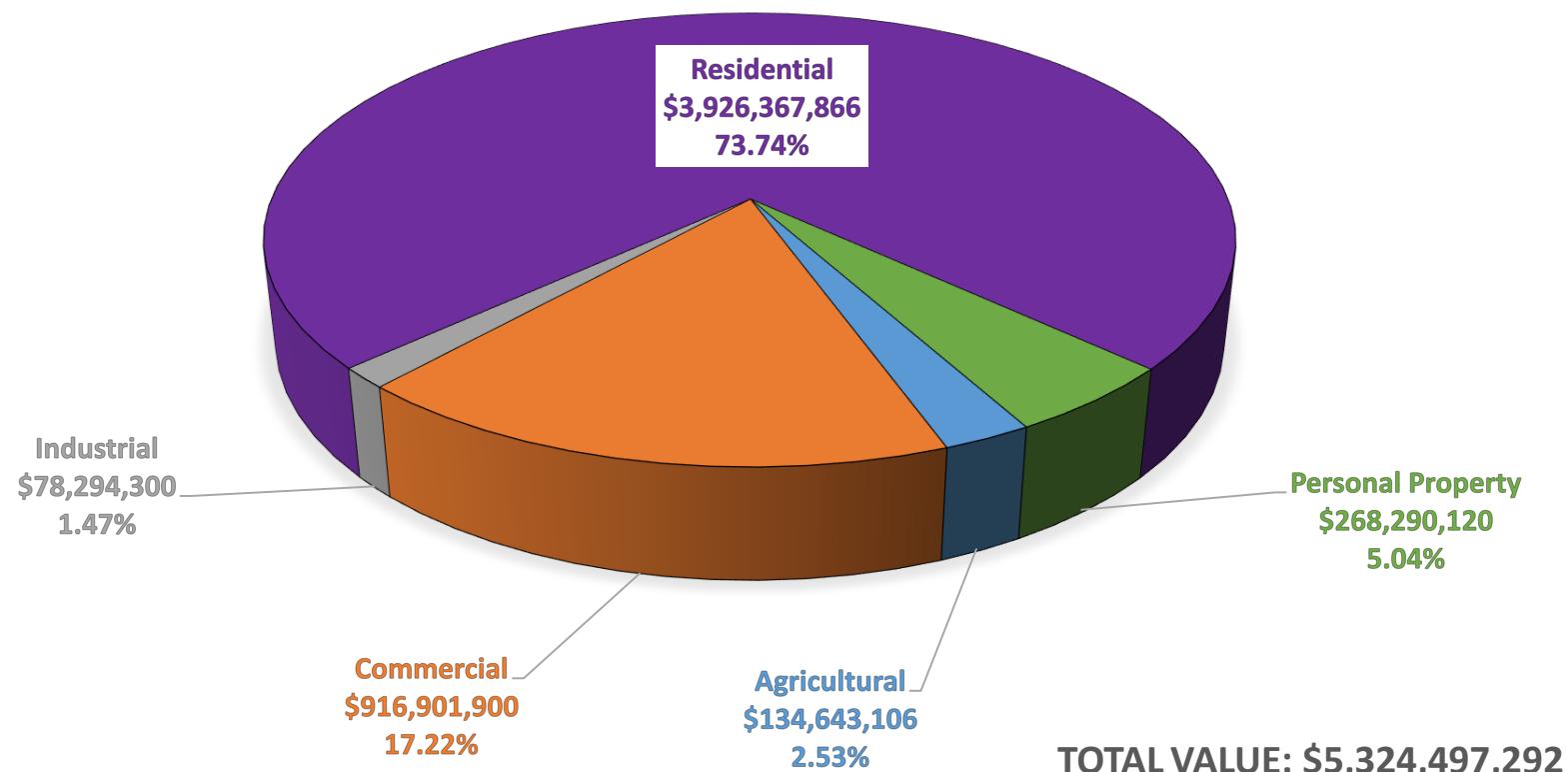
FRACTIONAL UNIT 2014 COUNTY TAXABLE VALUES



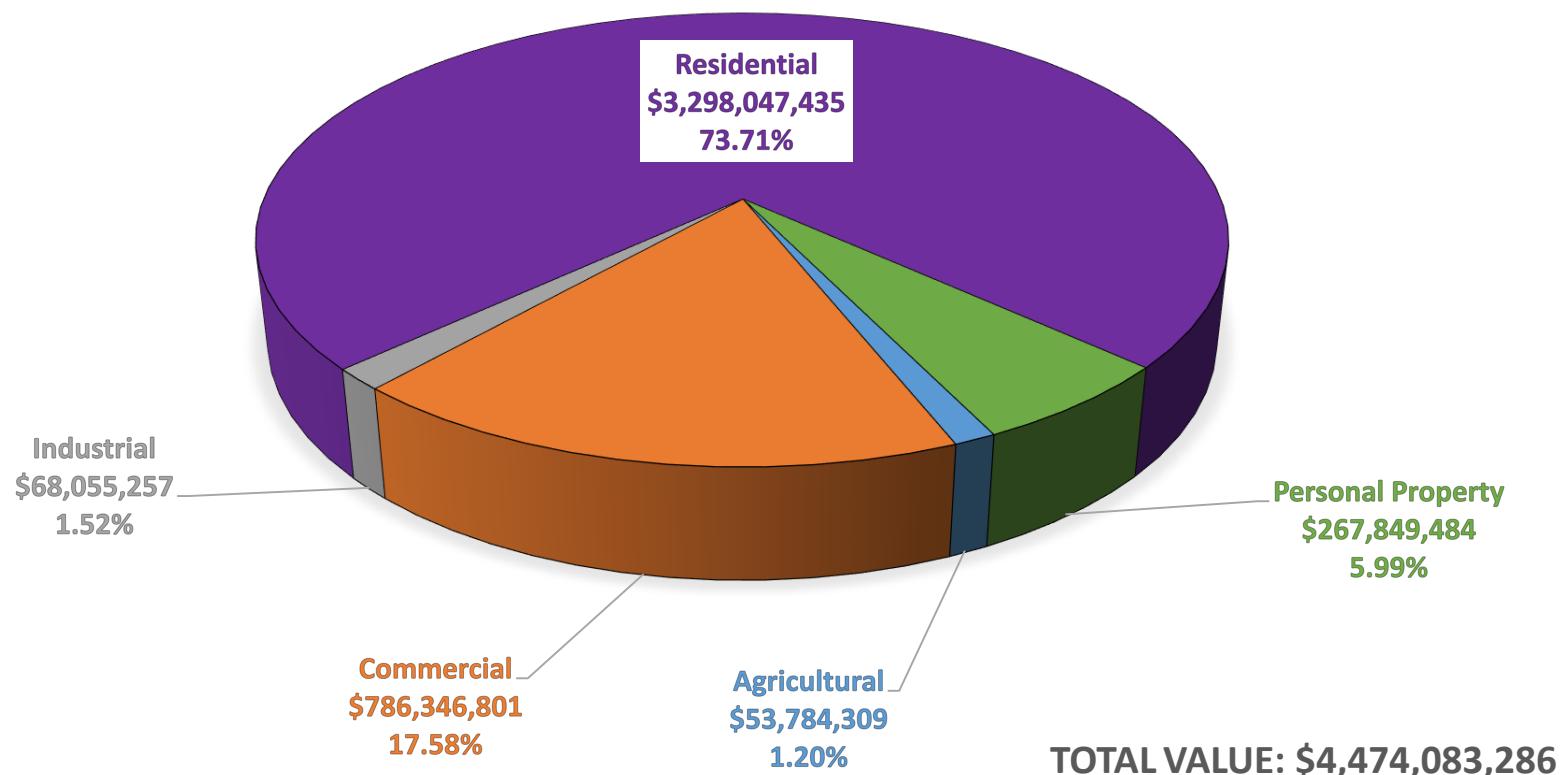
2014 COUNTY EQUALIZED & TAXABLE VALUE
ONE YEAR CHANGE PERCENTAGES BY UNIT



GRAND TRAVERSE COUNTY
2014 COUNTY EQUALIZED VALUES
BY CLASSIFICATION



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



County: 28- GRAND TRAVERSE

Governmental Unit	Real							Personal							Grand 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	Equalized Ratio	Assessed Real	Equalized Factor	Assessed Personal	Equalized Ratio	Assessed Total	Equalized Total	% County Total
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-- 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	Assessed Ratio	Equalized Real	Equalized Factor	Assessed Personal	Assessed Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
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-- 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	Assessed Ratio	Equalized Real	Equalized Factor	Assessed Personal	Assessed Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
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-- 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	Equalized Ratio	Assessed Real	Equalized Factor	Assessed Personal	Equalized Ratio	Assessed Total	Equalized Total	% County Total
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-- 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 Real	Equalized Real	% Real Total	Assessed Personal	Equalized Personal	Assessed % County	Equalized % County	Assessed Total	Equalized 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) 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	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
Totals for County	295,023.35	5,056,207,172	5,056,207,172	268,290,120	268,290,120	5,324,497,292	5,324,497,292

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 15th, 2014

Equalization Director



Clerk of the Board of Commissioners



Chairperson of Board of Commissioners

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) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) 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
Total for County	134,643,106	916,901,900	78,294,300	3,926,367,866	0	0	5,056,207,172

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 15th, 2014

James S. Baker

Equalization Director

Bonnie Scheele
Clerk of the Board of Commissioners

Al Cobell

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) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) 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
Total for County	134,643,106	916,901,900	78,294,300	3,926,367,866	0	0	5,056,207,172

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 15th, 2014

James S. Baker

Equalization Director

Bonnie Scheele
Clerk of the Board of Commissioners

Alfred

Chairperson of Board of Commissioners