

Image: Tuscola County Soil Layer

# Tuscola County Equalization Report 2019

*(Preliminary Taxable Values Included)*

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## Tuscola County Assessing Officers

<u>Assessing Jurisdiction</u>	<u>Assessor of Record</u>
Akron Township	Nathan Hager, MMAO
Almer Township	Tod Fackler, MAAO
Arbela Township	Joe White, MCAO
Columbia Township	Dara McGarry, MCAO
Dayton Township	Joan Fackler, MAAO
Denmark Township	Tod Fackler, MAAO
Ekland Township	Dave McArthur, MAAO
Ellington Township	Susan Jensen, MAAO
Elmwood Township	Tod Fackler, MAAO
Fairgrove Township	Deb Young, MCAO
Fremont Township	Joan Fackler, MAAO
Gilford Township	Tod Fackler, MAAO
Indianfields Township	Coiene Tait, MAAO
Juniata Township	Tod Fackler, MAAO
Kingston Township	Carrie Gilley, MCAO
Koylton Township	Nathan Hager, MMAO
Millington Township	Heather MacDermaid, MAAO
Novesta Township	Susan Jensen, MAAO
Tuscola Township	Tod Fackler, MAAO
Vassar Township	Debby Valentine, MAAO
Watertown Township	Debby Valentine, MAAO
Wells Township	Susan Jensen, MAAO
Wisner Township	Nathan Hager, MMAO
City of Caro	Angie Daniels, MAAO
City of Vassar	Dave Kern, MMAO

## Message from the Department

The Equalization process is vital to guaranteeing that properties are assessed at 50% of market value as is required by Article IX, Section 3 of the Michigan Constitution of 1963. County Equalization serves as a check on assessments determined at the local level, ensuring they are fair and equitable across the County.

The responsibilities of County Equalization rest primarily with each County's Board of Commissioners. Recognizing the technical and difficult nature of equalization duties, the State, through the General Property Tax Act, requires each County to employ a certified Equalization Director to assist and advise the Board in fulfilling their duties.

In addition to the general purpose of ensuring fair and equitable assessments, statutory requirements of County Equalization include the collection and analysis of sales data, providing assessment assistance to local units, and providing the State Tax Commission with annual reports.

The Tuscola County Equalization Department through the efforts of the staff and with the cooperation of the various assessing officers of the County, has completed its review of the 2019 assessment rolls of the twenty-three (23) townships and two (2) cities of Tuscola County. The recommended County Equalized Value for 2019 is 2,695,437,655. The value is a combination of 2,249,374,051 real property and 446,063,604 personal property.

The 2019 Tuscola County Equalization Report prepared by the Tuscola County Equalization Department is submitted for approval and adoption. The department wishes to express appreciation to the Board of Commissioners, Tuscola County GIS Coordinator Cody Horton and assessing officers of the county for their cooperative efforts.

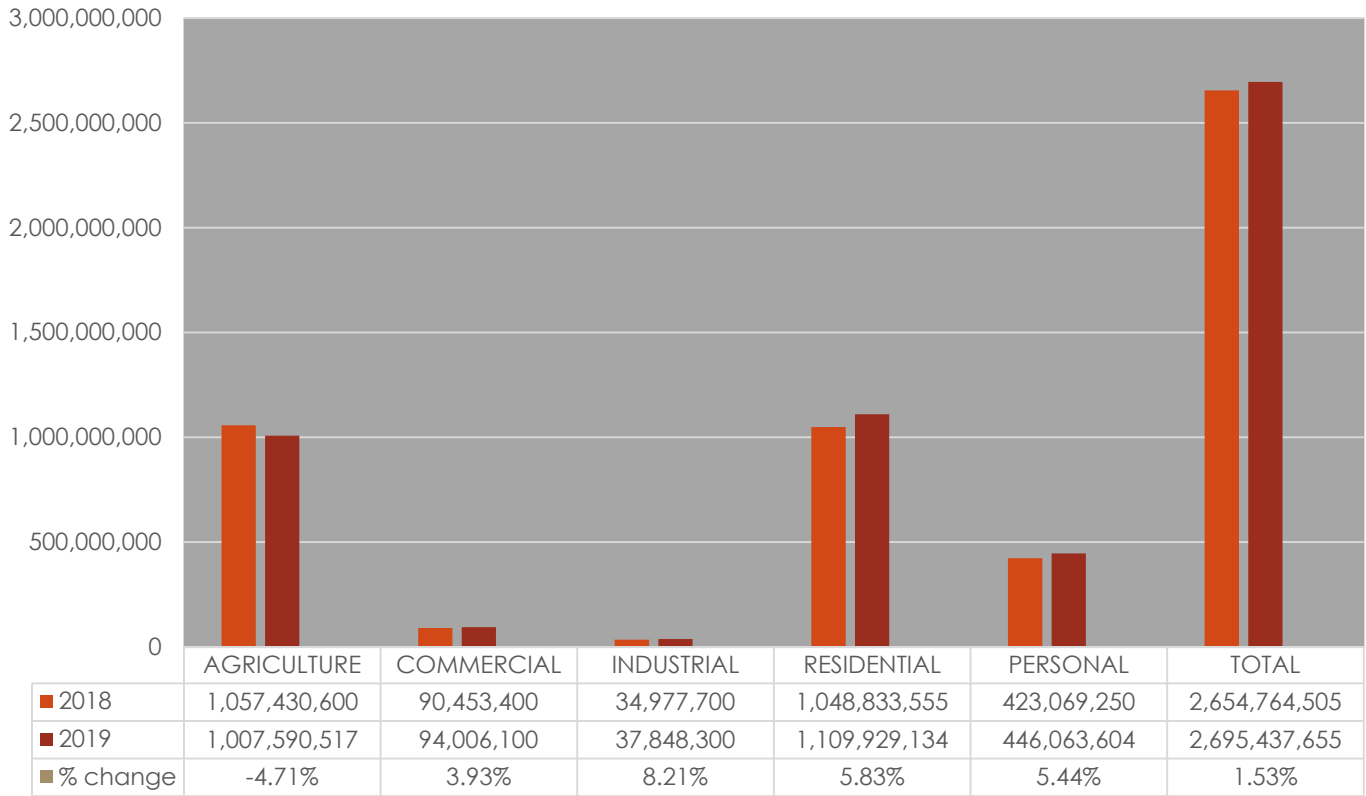
The Equalization Report will be located on the County website at the following address  
<http://www.tuscolacounty.org/equalization/>

Presented By

Angie Daniels, MAAO  
Missie Jaster, MCAO  
Colleen Smith, MCAT

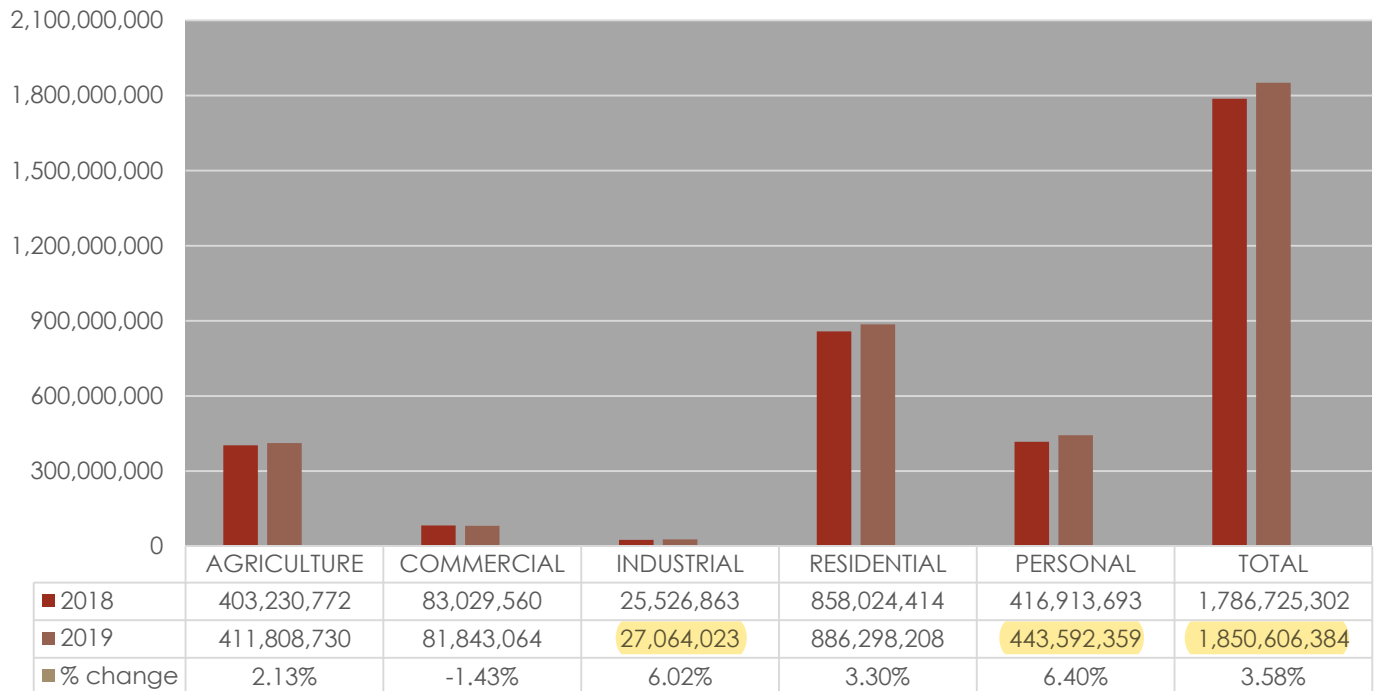
## Graphs and Charts

### Change in SEV by Class

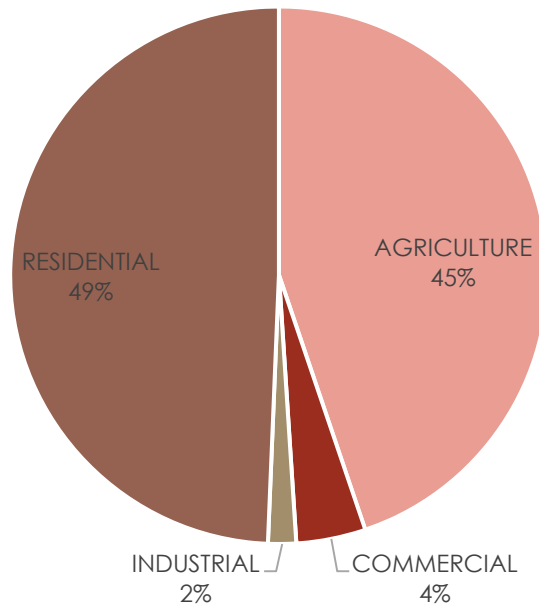


### Change in Taxable by Class

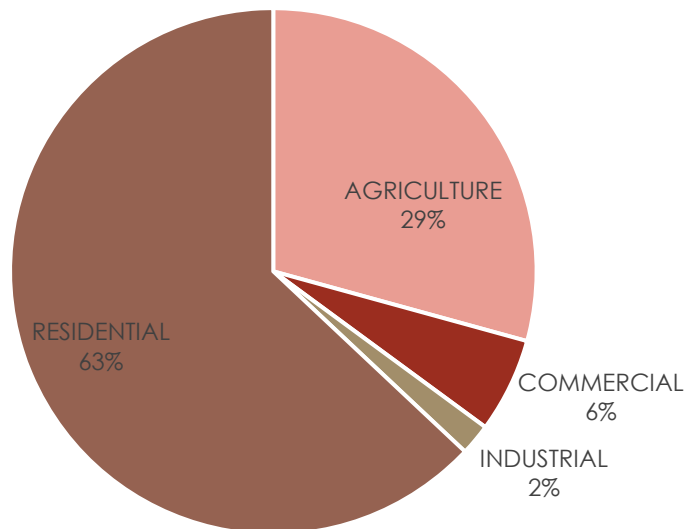
(Highlighted figures exclude Renaissance Zone parcels)



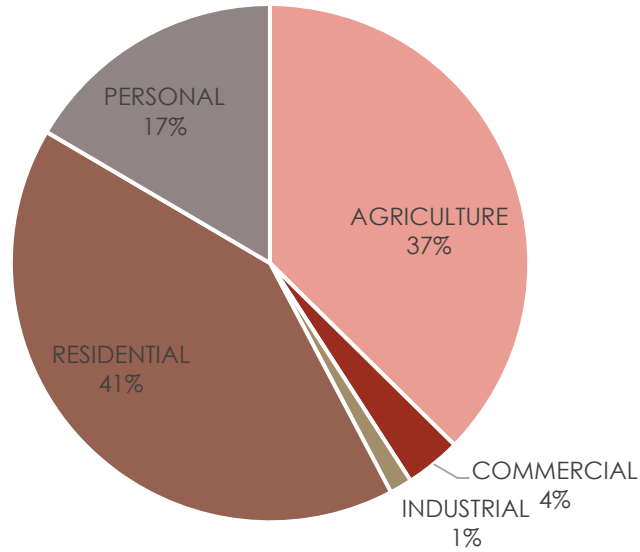
## Real Property by Class as % of 2019 SEV



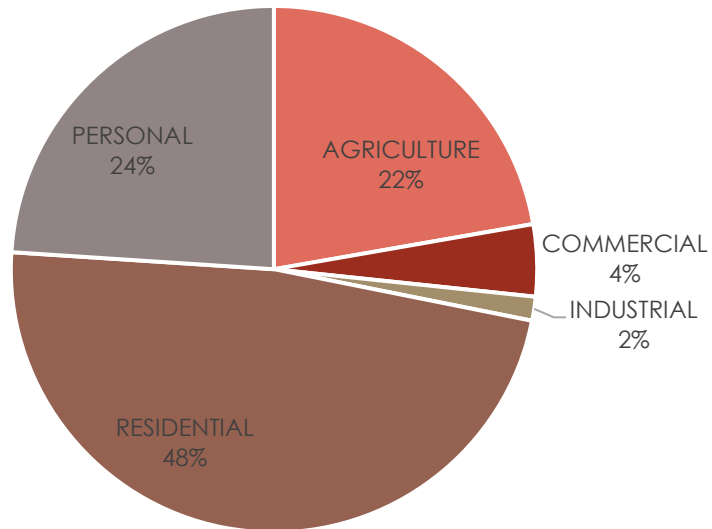
## Real Property by Class as % of 2019 Taxable



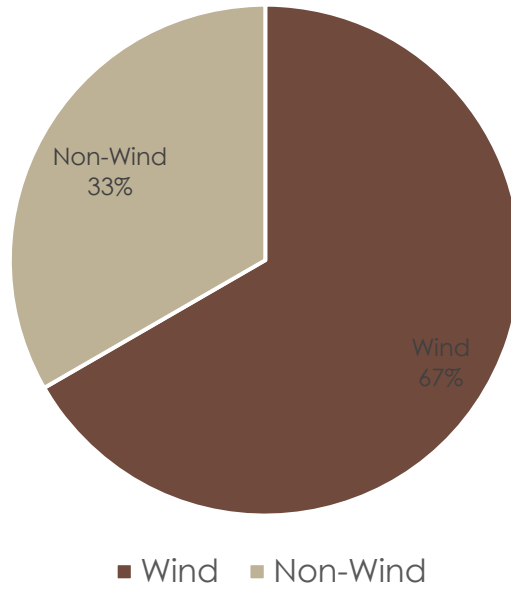
All Property by Class as % of 2019  
SEV



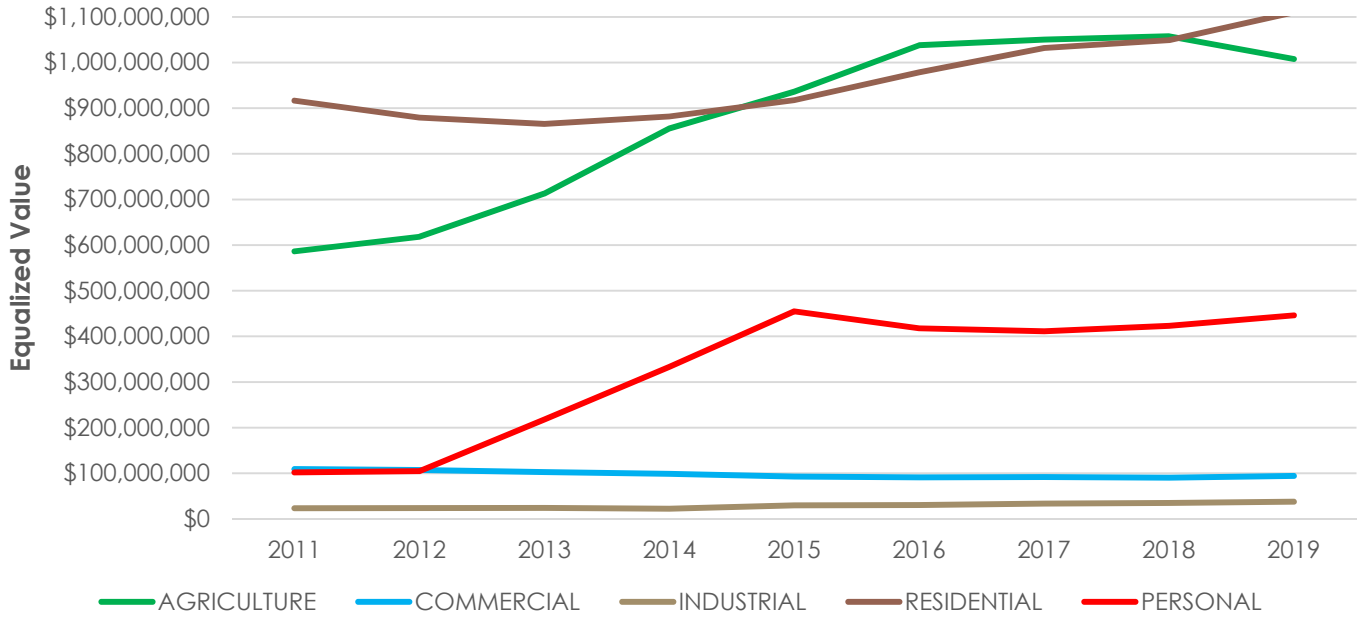
All Property by Class as % of 2019  
Taxable



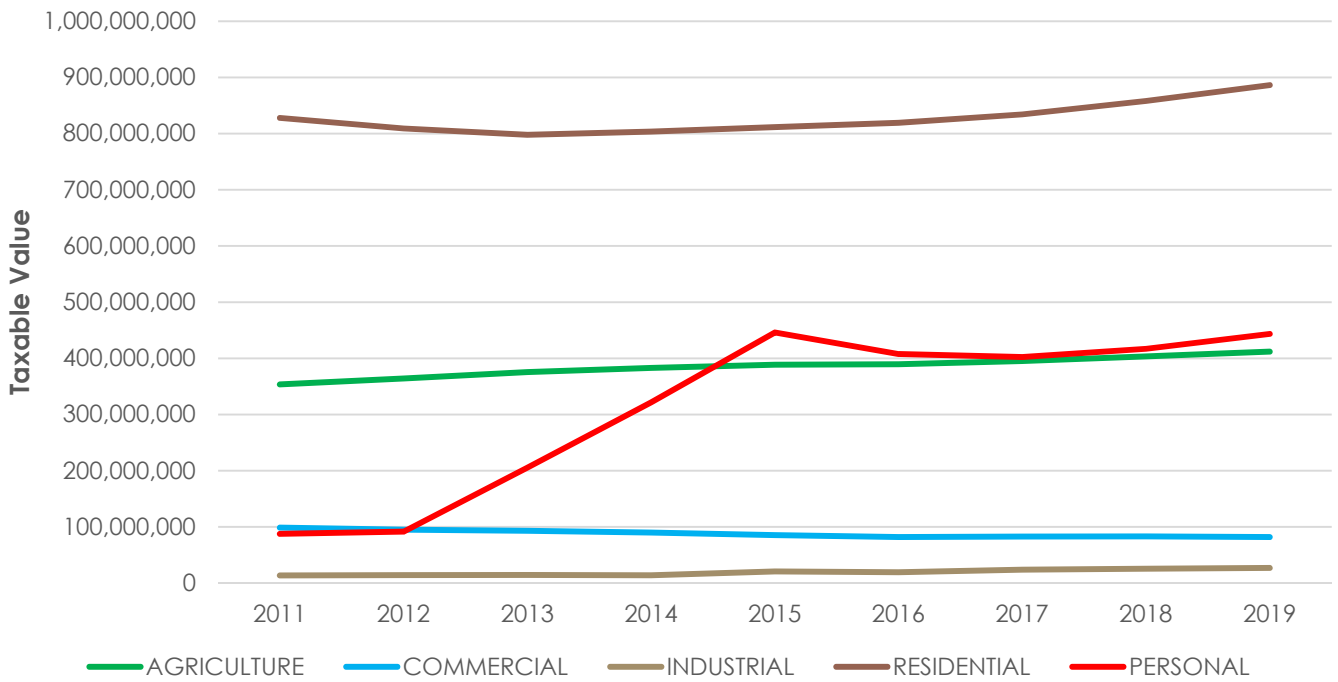
Personal Property 2019 **Taxable**  
Wind/Non-Wind



## Equalized Value Trend by Class



## Taxable Value Trend by Class



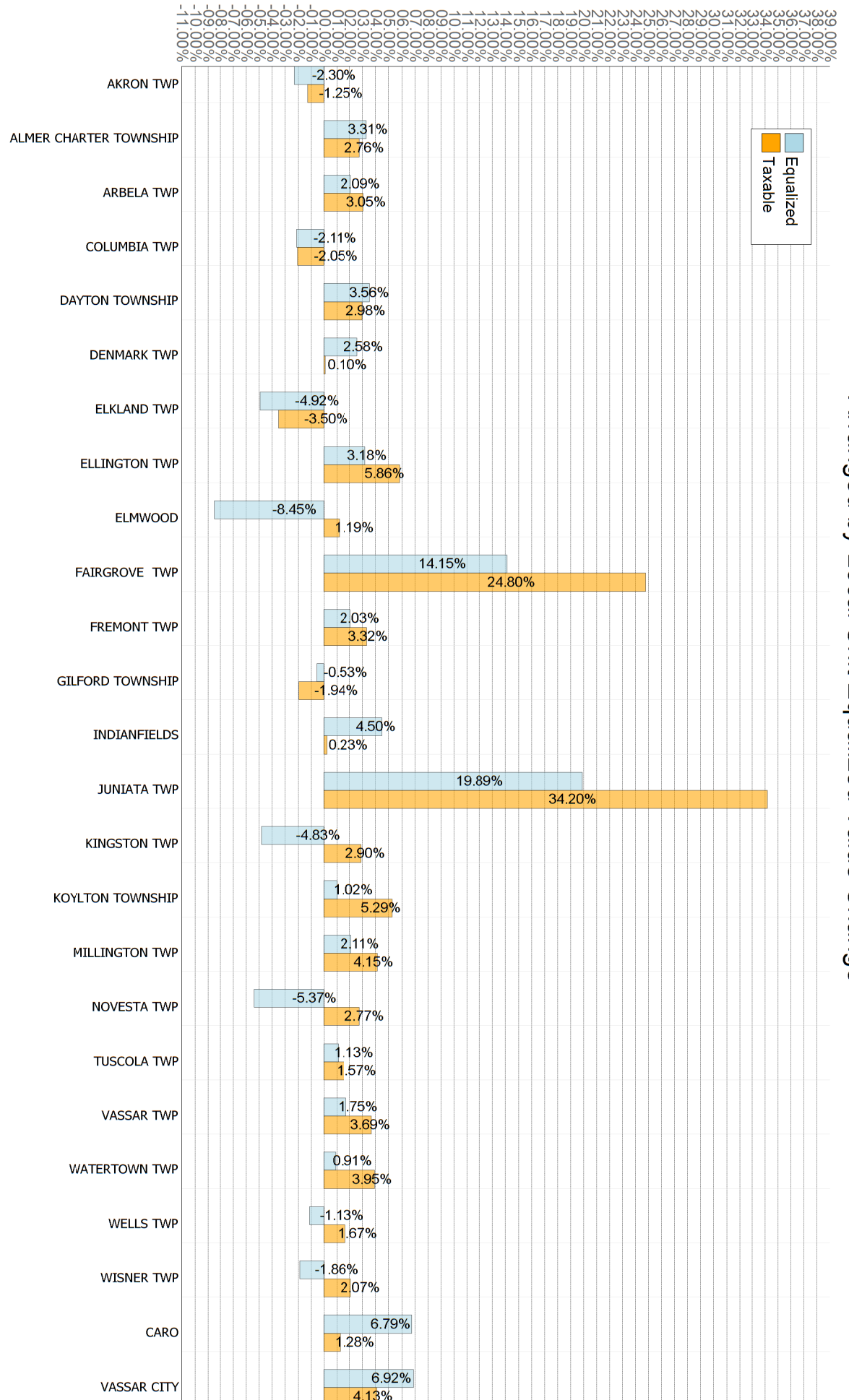


**TUSCOLA COUNTY**  
**Percent Change - 2018 to 2019**  
**Includes New, Loss and Adjustment**  
**By Local Unit**

Unit	2018 Equalized Value	2019 Equalized Value	C.E.V. % Change	2018 Taxable Value	2019 Taxable Value	Taxable % Change
<b>TOWNSHIPS</b>						
AKRON TWP	219,905,880	214,755,600	-2.34%	150,881,471	148,968,241	-1.27%
ALMER CHARTER TOWNS	105,164,650	108,643,300	3.31%	61,600,296	63,303,006	2.76%
ARBELA TWP	98,998,560	101,064,440	2.09%	67,574,051	69,633,914	3.05%
COLUMBIA TWP	169,127,893	165,343,421	-2.24%	112,746,624	110,251,415	-2.21%
DAYTON TOWNSHIP	84,127,500	87,121,900	3.56%	51,835,100	53,382,176	2.98%
DENMARK TWP	124,896,300	126,646,500	1.40%	77,546,102	77,279,596	-0.34%
ELKLAND TWP	80,735,270	77,683,164	-3.78%	40,911,749	42,011,960	2.69%
ELLINGTON TWP	61,479,200	63,434,600	3.18%	38,331,991	40,576,601	5.86%
ELMWOOD	80,949,900	74,390,400	-8.10%	37,039,203	37,862,413	2.22%
FAIRGROVE TWP	139,954,900	160,180,300	14.45%	89,012,144	113,249,817	27.23%
FREMONT TWP	84,999,019	84,988,400	-0.01%	59,141,577	60,523,597	2.34%
GILFORD TOWNSHIP	190,356,800	189,345,600	-0.53%	135,848,970	133,214,054	-1.94%
INDIANFIELDS	68,940,200	72,041,800	4.50%	60,208,629	60,348,765	0.23%
JUNIATA TWP	75,696,400	90,755,900	19.89%	48,721,968	65,384,504	34.20%
KINGSTON TWP	63,644,953	60,022,657	-5.69%	32,656,896	33,578,298	2.82%
KOYLTON TOWNSHIP	74,839,000	75,441,900	0.81%	40,108,325	42,214,029	5.25%
MILLINGTON TWP	124,686,458	126,394,200	1.37%	90,093,462	93,742,307	4.05%
NOVESTA TWP	63,527,200	60,115,400	-5.37%	35,813,899	36,807,613	2.77%
TUSCOLA TWP	127,424,500	128,859,250	1.13%	81,894,320	83,179,724	1.57%
VASSAR TWP	102,842,850	104,640,200	1.75%	81,762,491	84,776,587	3.69%
WATERTOWN TWP	78,336,300	79,046,980	0.91%	52,182,819	54,244,735	3.95%
WELLS TWP	62,989,400	62,277,200	-1.13%	44,333,127	45,072,346	1.67%
WISNER TWP	59,465,200	58,358,200	-1.86%	26,219,397	26,762,081	2.07%
<b>CITIES</b>						
CARO	94,884,406	101,330,970	6.79%	87,312,061	88,431,536	1.28%

Unit	2018 Equalized Value	2019 Equalized Value	C.E.V. % Change	2018 Taxable Value	2019 Taxable Value	Taxable % Change
<b>CITIES</b>						
VASSAR CITY	45,404,500	48,548,300	6.92%	40,399,186	42,067,079	4.13%
<b>VILLAGES</b>						
AKRON VILLAGE 001	4,342,600	4,345,900	0.08%	3,912,794	3,887,774	-0.64%
AKRON VILLAGE 010	2,796,500	2,738,000	-2.09%	2,355,039	2,312,688	-1.80%
CASS CITY 007	62,056,000	58,089,000	-6.39%	59,285,166	54,675,769	-7.77%
FAIRGROVE VILLAGE 010	7,649,000	8,766,000	14.60%	6,485,264	6,557,706	1.12%
GAGETOWN 009	5,542,700	4,796,300	-13.47%	4,525,290	4,196,910	-7.26%
KINGSTON VILLAGE 015	4,994,091	5,302,973	6.18%	4,076,612	4,221,451	3.55%
KINGSTON VILLAGE 016	1,460,600	1,638,400	12.17%	1,179,044	1,256,490	6.57%
MAYVILLE 011	18,097,900	20,205,600	11.65%	14,393,139	15,452,972	7.36%
MILLINGTON VILLAGE 017	22,725,100	24,123,200	6.15%	19,592,603	20,498,976	4.63%
REESE 006	31,602,700	33,886,900	7.23%	29,055,122	29,426,319	1.28%
UNIONVILLE 004	10,120,075	10,114,800	-0.05%	8,749,671	8,749,615	0.00%

Arranged by Local Unit Equalized Value Change



**Tuscola County**  
**2019 Top 10 List - Ad Valorem Only**  
 County-Wide

**Top 10 Equalized Value by Owner**

<b>Owner's Name</b>		<b>Real</b>	<b>Personal</b>	<b>Total</b>
1	Consumers Energy Company	2,634,300	140,073,184	142,707,484
2	Tuscola Bay Wind LLC	n/a	65,532,300	65,532,300
3	International Transmission Co	1,321,100	58,385,104	59,706,204
4	DTE Electric Company	1,262,900	40,067,921	41,330,821
5	Tuscola Wind II LLC	n/a	40,026,300	40,026,300
6	Pegasus LLC	30,500	39,916,400	39,946,900
7	Tuscola Bay Wind II LLC	26,900	21,676,100	21,703,000
8	Russell Family Land Co LLC	12,431,800	n/a	12,431,800
9	POET Biorefining Caro	9,998,100	2,272,491	12,270,591
10	Sylvester Land LLC	8,221,600	n/a	8,221,600
<b>Total</b>		<b>35,927,200</b>	<b>407,949,800</b>	<b>443,877,000</b>
County-wide Equalized Value		2,249,374,051	446,063,604	2,695,437,655
Percentage of County Total		1.60%	91.46%	16.47%

**Top 10 Taxable Value by Owner**

<b>Owner's Name</b>		<b>Real</b>	<b>Personal</b>	<b>Total</b>
1	Consumers Energy Company	1,042,481	140,073,184	141,115,665
2	Tuscola Bay Wind LLC	n/a	65,532,300	65,532,300
3	International Transmission Co	676,253	58,385,104	59,061,357
4	DTE Electric Company	948,614	40,067,921	41,016,535
5	Tuscola Wind II LLC	n/a	40,026,300	40,026,300
6	Pegasus LLC	30,500	39,916,400	39,946,900
7	Tuscola Bay Wind II LLC	21,432	21,676,100	21,697,532
8	POET Biorefining Caro	9,485,635	2,272,491	11,758,126
9	Thumb Electric Co-Op	234,275	7,405,748	7,640,023
10	Dairy Farmer's of America Inc	5,029,580	2,467,100	7,496,680
<b>Total</b>		<b>17,468,770</b>	<b>417,822,648</b>	<b>435,291,418</b>
County-wide Taxable Value		1,412,043,605	446,059,459	1,858,103,064
Percentage of County Total		1.24%	93.67%	23.43%

**Personal and Real Property - TOTALS**

**L-4024**

**Tuscola County**

Statement of acreage and valuation in the year 2019 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Number of Acres Assessed	Total Real Property Valuations		Personal Property Valuations		Total Real Plus Personal Property	
	(Col. 1) Acres Hundredths	(Col. 2) Assessed	(Col. 3) Equalized	(Col. 4) Assessed	(Col. 5) Equalized	(Col. 6) Assessed	(Col. 7) Equalized
Akron	31,966	127,015,600	127,015,600	92,085,900	92,085,900	219,101,500	219,101,500
Almer	21,491	104,973,600	104,973,600	3,669,700	3,669,700	108,643,300	108,643,300
Arbela	22,321	97,516,640	97,516,640	3,547,800	3,547,800	101,064,440	101,064,440
Columbia	22,680	106,715,421	106,715,421	68,742,800	68,742,800	175,458,221	175,458,221
Dayton	22,915	85,626,300	85,626,300	1,495,600	1,495,600	87,121,900	87,121,900
Denmark	22,338	144,580,900	144,580,900	15,952,500	15,952,500	160,533,400	160,533,400
Elkland	22,000	125,360,400	125,360,400	10,411,764	10,411,764	135,772,164	135,772,164
Ellington	23,800	61,912,700	61,912,700	1,521,900	1,521,900	63,434,600	63,434,600
Elmwood	22,961	76,895,600	76,895,600	2,291,100	2,291,100	79,186,700	79,186,700
Fairgrove	22,808	100,781,200	100,781,200	70,903,100	70,903,100	171,684,300	171,684,300
Fremont	22,359	100,597,000	100,597,000	4,597,000	4,597,000	105,194,000	105,194,000
Gilford	21,529	100,475,600	100,475,600	88,870,000	88,870,000	189,345,600	189,345,600
Indianfields	19,243	64,185,200	64,185,200	7,856,600	7,856,600	72,041,800	72,041,800
Juniata	22,661	71,568,800	71,568,800	19,187,100	19,187,100	90,755,900	90,755,900
Kingston	22,267	63,387,590	63,387,590	1,938,040	1,938,040	65,325,630	65,325,630
Koylton	22,618	75,618,300	75,618,300	1,462,000	1,462,000	77,080,300	77,080,300
Millington	22,284	143,153,900	143,153,900	7,363,500	7,363,500	150,517,400	150,517,400
Novesta	22,651	58,807,500	58,807,500	1,307,900	1,307,900	60,115,400	60,115,400
Tuscola	20,287	113,908,000	113,908,000	14,951,250	14,951,250	128,859,250	128,859,250
Vassar	22,938	99,194,500	99,194,500	5,445,700	5,445,700	104,640,200	104,640,200
Watertown	22,416	74,586,800	74,586,800	4,460,180	4,460,180	79,046,980	79,046,980
Wells	20,948	59,292,700	59,292,700	2,984,500	2,984,500	62,277,200	62,277,200
Wisner	11,935	56,272,900	56,272,900	2,085,300	2,085,300	58,358,200	58,358,200
Caro	1,752	92,765,600	92,765,600	8,565,370	8,565,370	101,330,970	101,330,970
Vassar City	1,267	44,181,300	44,181,300	4,367,000	4,367,000	48,548,300	48,548,300
<b>Totals for County</b>	<b>512,435</b>	<b>2,249,374,051</b>	<b>2,249,374,051</b>	<b>446,063,604</b>	<b>446,063,604</b>	<b>2,695,437,655</b>	<b>2,695,437,655</b>

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF TUSCOLA COUNTY

**Equalized Valuations - TOTALS**

**L-4024**

**Tuscola County**

Statement of acreage and valuation in the year 2019 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Real Property Equalized by County Board of Commissioners										
Township or City	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property			
Akron	103,043,000	839,700	2,627,300	20,505,600	0	0	127,015,600			
Almer	57,588,200	6,092,100	0	41,293,300	0	0	104,973,600			
Arbela	34,093,200	1,239,500	595,900	61,588,040	0	0	97,516,640			
Columbia	85,716,200	1,015,100	333,600	19,650,521	0	0	106,715,421			
Dayton	33,242,500	384,100	0	51,999,700	0	0	85,626,300			
Denmark	81,547,400	4,455,300	2,004,700	56,573,500	0	0	144,580,900			
Elkland	49,991,917	11,803,100	8,483,400	55,081,983	0	0	125,360,400			
Ellington	24,157,000	501,600	0	37,254,100	0	0	61,912,700			
Elmwood	55,872,300	605,000	182,400	20,235,900	0	0	76,895,600			
Fairgrove	77,057,400	856,100	626,600	22,241,100	0	0	100,781,200			
Fremont	20,367,000	7,220,600	574,600	72,434,800	0	0	100,597,000			
Gilford	88,165,900	422,900	362,100	11,524,700	0	0	100,475,600			
Indianfields	6,615,000	5,835,700	1,602,500	50,132,000	0	0	64,185,200			
Juniata	32,801,200	557,500	47,000	38,163,100	0	0	71,568,800			
Kingston	29,532,200	614,700	215,400	33,025,290	0	0	63,387,590			
Koylton	26,119,000	812,000	47,100	48,640,200	0	0	75,618,300			
Millington	26,837,000	6,175,900	2,724,300	107,416,700	0	0	143,153,900			
Novesta	29,584,600	650,200	0	28,572,700	0	0	58,807,500			
Tuscola	60,064,200	3,060,700	1,822,100	48,961,000	0	0	113,908,000			
Vassar	8,730,000	2,879,900	719,800	86,864,800	0	0	99,194,500			
Watertown	16,002,600	254,500	1,440,300	56,889,400	0	0	74,586,800			
Wells	18,482,600	227,900	301,600	40,280,600	0	0	59,292,700			
Wisner	41,861,600	553,200	0	13,858,100	0	0	56,272,900			
Caro	0	30,256,400	11,591,100	50,918,100	0	0	92,765,600			
Vassar City	118,500	6,692,400	1,546,500	35,823,900	0	0	44,181,300			
<b>Totals for County</b>	<b>1,007,590,517</b>	<b>94,006,100</b>	<b>37,848,300</b>	<b>1,109,929,134</b>	<b>0</b>	<b>0</b>	<b>2,249,374,051</b>			

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF TUSCOLA COUNTY

**Assessed Valuations - TOTALS**

**L-4024**

**Tuscola County**

Statement of acreage and valuation in the year 2019 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Real Property Equalized by County Board of Commissioners									
Township or City	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber- Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property		
Akron	103,043,000	839,700	2,627,300	20,505,600	0	0	127,015,600		
Almer	57,588,200	6,092,100	0	41,293,300	0	0	104,973,600		
Arbela	34,093,200	1,239,500	595,900	61,588,040	0	0	97,516,640		
Columbia	85,716,200	1,015,100	333,600	19,650,521	0	0	106,715,421		
Dayton	33,242,500	384,100	0	51,999,700	0	0	85,626,300		
Denmark	81,547,400	4,455,300	2,004,700	56,573,500	0	0	144,580,900		
Elkland	49,991,917	11,803,100	8,483,400	55,081,983	0	0	125,360,400		
Ellington	24,157,000	501,600	0	37,254,100	0	0	61,912,700		
Elmwood	55,872,300	605,000	182,400	20,235,900	0	0	76,895,600		
Fairgrove	77,057,400	856,100	626,600	22,241,100	0	0	100,781,200		
Fremont	20,367,000	7,220,600	574,600	72,434,800	0	0	100,597,000		
Gilford	88,165,900	422,900	362,100	11,524,700	0	0	100,475,600		
Indianfields	6,615,000	5,835,700	1,602,500	50,132,000	0	0	64,185,200		
Juniata	32,801,200	557,500	47,000	38,163,100	0	0	71,568,800		
Kingston	29,532,200	614,700	215,400	33,025,290	0	0	63,387,590		
Koylton	26,119,000	812,000	47,100	48,640,200	0	0	75,618,300		
Millington	26,837,000	6,175,900	2,724,300	107,416,700	0	0	143,153,900		
Novesta	29,584,600	650,200	0	28,572,700	0	0	58,807,500		
Tuscola	60,064,200	3,060,700	1,822,100	48,961,000	0	0	113,908,000		
Vassar	8,730,000	2,879,900	719,800	86,864,800	0	0	99,194,500		
Watertown	16,002,600	254,500	1,440,300	56,889,400	0	0	74,586,800		
Wells	18,482,600	227,900	301,600	40,280,600	0	0	59,292,700		
Wisner	41,861,600	553,200	0	13,858,100	0	0	56,272,900		
Caro	0	30,256,400	11,591,100	50,918,100	0	0	92,765,600		
Vassar City	118,500	6,692,400	1,546,500	35,823,900	0	0	44,181,300		
<b>Totals for County</b>	<b>1,007,590,517</b>	<b>94,006,100</b>	<b>37,848,300</b>	<b>1,109,929,134</b>	<b>0</b>	<b>0</b>	<b>2,249,374,051</b>		

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF TUSCOLA 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 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 the Board of Commissioners

County: 79 TUSCOLA

Governmental Unit	----- Real -----							----- Personal -----					Grand Total		
	Ag	Comm	Ind	Res	T-C	Dev	Total	Ag	Comm	Ind	Res	Util		Total	Exempt
AKRON TWP	561	26	10	880	0	0	1477	0	57	14	0	15	86	74	1637
ALMER CHARTER TOWNSHIP	374	54	0	845	0	0	1273	0	61	2	0	8	71	45	1389
ARBELA TWP	296	22	8	1244	0	0	1570	0	17	1	0	10	28	15	1613
COLUMBIA TWP	473	45	10	499	0	0	1027	0	40	39	0	21	100	49	1176
DAYTON TOWNSHIP	267	13	0	1893	0	0	2173	0	22	0	0	4	26	56	2255
DENMARK TWP	393	92	31	1090	0	0	1606	0	73	4	0	15	92	86	1784
ELKLAND TWP	323	187	17	1458	0	0	1985	0	171	13	0	9	193	103	2281
ELLINGTON TWP	230	5	0	674	0	0	909	0	15	3	0	8	26	16	951
ELMWOOD	347	31	10	544	0	0	932	0	29	1	0	11	41	27	1000
FAIRGROVE TWP	400	33	11	688	0	0	1132	0	36	45	0	18	99	49	1280
FREMONT TWP	167	98	10	1601	0	0	1876	0	109	0	0	8	117	114	2107
GILFORD TOWNSHIP	433	11	2	273	0	0	719	0	7	79	0	11	97	6	822
INDIANFIELDS	48	86	12	1122	0	0	1268	0	76	4	0	4	84	110	1462
JUNIATA TWP	225	13	1	799	0	0	1038	0	21	17	0	16	54	59	1151
KINGSTON TWP	243	25	13	783	0	0	1064	0	24	0	0	11	35	28	1127
KOYLTON TOWNSHIP	223	21	1	908	0	0	1153	0	31	0	0	7	38	34	1225
MILLINGTON TWP	200	127	22	2006	0	0	2355	0	130	8	0	6	144	72	2571
NOVESTA TWP	285	17	0	708	0	0	1010	0	29	0	0	3	32	25	1067
TUSCOLA TWP	393	48	22	950	0	0	1413	0	47	4	0	11	62	25	1500
VASSAR TWP	66	49	15	1854	0	0	1984	0	40	2	0	9	51	26	2061
WATERTOWN TWP	161	11	9	1146	0	0	1327	0	19	7	0	8	34	30	1391
WELLS TWP	203	6	6	977	0	0	1192	0	15	4	0	7	26	21	1239
WISNER TWP	217	15	0	403	0	0	635	0	58	1	0	3	62	16	713
CARO	0	285	18	1433	0	0	1736	0	323	11	0	4	338	190	2264
VASSAR CITY	3	122	13	920	0	0	1058	0	112	7	0	3	122	156	1336
<b>Totals</b>	<b>6531</b>	<b>1442</b>	<b>241</b>	<b>25698</b>	<b>0</b>	<b>0</b>	<b>33912</b>	<b>0</b>	<b>1562</b>	<b>266</b>	<b>0</b>	<b>230</b>	<b>2058</b>	<b>1432</b>	<b>37402</b>



## Taxable Valuations, Tuscola County

Issued under the General Property Tax Act, Section 211.27d. Filing is mandatory.

Statement of taxable valuation in the year 2019. File this form with the State Tax Commission on or before the fourth Monday in June.

<b>Real Property</b> Taxable Valuations as of the Fourth Monday in May.							
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
Akron	38,969,057	750,788	2,434,447	18,615,823	0	0	60,770,115
Almer	21,036,057	5,379,670	0	33,217,579	0	0	59,633,306
Arbela	18,160,066	1,010,554	85,600	46,829,894	0	0	66,086,114
Columbia	33,236,534	895,821	287,122	15,838,753	0	0	50,258,230
Dayton	13,722,406	322,125	0	37,842,045	0	0	51,886,576
Denmark	34,185,704	3,915,382	1,563,012	51,089,317	0	0	90,753,415
Elkland	19,111,768	10,765,586	7,833,991	48,564,620	0	0	86,275,965
Ellington	10,696,115	461,578	0	27,897,008	0	0	39,054,701
Elmwood	22,200,782	427,263	108,130	17,032,048	0	0	39,768,223
Fairgrove	30,631,417	748,910	459,781	19,377,003	0	0	51,217,111
Fremont	9,407,839	5,675,199	533,363	55,763,168	0	0	71,379,569
Gilford	33,590,461	414,527	328,088	10,010,978	0	0	44,344,054
Indianfields	3,055,697	5,018,316	1,242,649	43,175,503	0	0	52,492,165
Juniata	13,475,176	520,824	13,859	32,187,545	0	0	46,197,404
Kingston	11,313,410	477,281	51,261	24,019,757	0	0	35,861,709
Koylton	11,589,143	685,368	41,924	29,692,084	0	0	42,008,519
Millington	13,347,512	5,374,784	2,583,323	85,572,164	0	0	106,877,783
Novesta	13,950,970	488,210	0	21,060,533	0	0	35,499,713
Tuscola	23,101,392	2,833,583	1,117,758	41,175,741	0	0	68,228,474
Vassar	4,358,776	2,632,771	525,542	71,813,798	0	0	79,330,887
Watertown	8,829,843	231,103	602,300	40,121,309	0	0	49,784,555
Wells	9,260,153	171,885	192,998	32,462,810	0	0	42,087,846
Wisner	14,478,042	514,239	0	9,684,500	0	0	24,676,781
Caro	0	25,861,082	10,696,635	43,308,449	0	0	79,866,166
Vassar City	100,410	6,266,215	1,391,820	29,945,779	0	0	37,704,224
<b>Totals for County</b>	<b>411,808,730</b>	<b>81,843,064</b>	<b>32,093,603</b>	<b>886,298,208</b>	<b>0</b>	<b>0</b>	<b>1,412,043,605</b>

## Taxable Valuations, Tuscola County

L-4046

Issued under the General Property Tax Act, Section 211.27d. Filing is mandatory.

Statement of taxable valuation in the year 2019. File this form with the State Tax Commission on or before the fourth Monday in June.

<b>Personal Property</b> Taxable Valuations as of the Fourth Monday in May.						
Township or City	(Col. 8) Agricultural	(Col. 9) Commercial	(Col. 10) Industrial	(Col. 11) Residential	(Col. 12) Utility	(Col. 13) Total Personal Property
Akron	0	245,700	65,945,300	0	25,894,900	92,085,900
Almer	0	777,300	0	0	2,892,400	3,669,700
Arbela	0	102,700	0	0	3,445,100	3,547,800
Columbia	0	138,600	61,525,500	0	7,078,700	68,742,800
Dayton	0	10,500	0	0	1,485,100	1,495,600
Denmark	0	496,500	206,100	0	15,249,900	15,952,500
Elkland	0	2,415,200	3,191,500	0	4,805,064	10,411,764
Ellington	0	112,200	0	0	1,409,700	1,521,900
Elmwood	0	450,900	0	0	1,840,200	2,291,100
Fairgrove	0	464,000	57,014,700	0	13,424,400	70,903,100
Fremont	0	864,400	0	0	3,732,600	4,597,000
Gilford	0	158,900	73,416,900	0	15,294,200	88,870,000
Indianfields	0	735,000	461,600	0	6,660,000	7,856,600
Juniata	0	185,500	15,609,500	0	3,392,100	19,187,100
Kingston	0	94	0	0	1,937,946	1,938,040
Koylton	0	257,100	0	0	1,204,900	1,462,000
Millington	0	997,100	2,630,100	0	3,736,300	7,363,500
Novesta	0	211,900	0	0	1,096,000	1,307,900
Tuscola	0	473,150	84,250	0	14,393,850	14,951,250
Vassar	0	858,860	25,950	0	4,560,890	5,445,700
Watertown	0	6,610	48,970	0	4,404,600	4,460,180
Wells	0	128,100	1,399,500	0	1,456,900	2,984,500
Wisner	0	87,900	940,200	0	1,057,200	2,085,300
Caro	0	3,067,462	2,941,144	0	2,556,764	8,565,370
Vassar City	0	1,565,700	83,600	0	2,713,555	4,362,855
<b>Totals for County</b>	<b>0</b>	<b>14,811,376</b>	<b>285,524,814</b>	<b>0</b>	<b>145,723,269</b>	<b>446,059,459</b>

## Taxable Valuations, Tuscola County

L-4046

Issued under the General Property Tax Act, Section 211.27d. Filing is mandatory.

Statement of taxable valuation in the year 2019. File this form with the State Tax Commission on or before the fourth Monday in June.

Township or City	(Col. 14) Total Real and Personal Property Taxable Valuations	(Col. 15) Homeowner's Principal Residence & Qualified Agricultural & Qualified Forest Property Taxable Valuations	(Col. 16) Commercial Personal Property Taxable Valuations	(Col. 17) Industrial Personal Property Taxable Valuations	(Col. 18) Non-Homestead and Non- Qualified Agricultural and Non- Qualified Forest Personal Property Taxable Valuations except Commercial and Industrial
Akron	152,856,015	52,730,658	245,700	65,945,300	33,934,357
Almer	63,303,006	50,492,213	777,300	0	12,033,493
Arbela	69,633,914	59,505,781	102,700	0	10,025,433
Columbia	119,001,030	47,344,269	138,600	61,525,500	9,992,661
Dayton	53,382,176	38,304,122	10,500	0	15,067,554
Denmark	106,705,915	80,487,309	496,500	206,100	25,516,006
Elkland	96,687,729	59,429,277	2,415,200	3,191,500	31,651,752
Ellington	40,576,601	31,015,902	112,200	0	9,448,499
Elmwood	42,059,323	36,334,829	450,900	0	5,273,594
Fairgrove	122,120,211	47,062,041	464,000	57,014,700	17,579,470
Fremont	75,976,569	56,311,987	864,400	0	18,800,182
Gilford	133,214,054	42,048,285	158,900	73,416,900	17,589,969
Indianfields	60,348,765	41,648,884	735,000	461,600	17,503,281
Juniata	65,384,504	41,603,589	185,500	15,609,500	7,985,915
Kingston	37,799,749	29,216,703	94	0	8,582,952
Koylton	43,470,519	33,415,181	257,100	0	9,798,238
Millington	114,241,283	87,572,645	997,100	2,630,100	23,041,438
Novesta	36,807,613	31,079,750	211,900	0	5,515,963
Tuscola	83,179,724	60,570,615	473,150	84,250	22,051,709
Vassar	84,776,587	65,253,537	858,860	25,950	18,638,240
Watertown	54,244,735	42,545,865	6,610	48,970	11,643,290
Wells	45,072,346	33,351,615	128,100	1,399,500	10,193,131
Wisner	26,762,081	21,339,160	87,900	940,200	4,394,821
Caro	88,431,536	34,281,448	3,067,462	2,941,144	48,141,482
Vassar City	42,067,079	25,005,785	1,565,700	83,600	15,411,994
<b>Totals for County</b>	<b>1,858,103,064</b>	<b>1,147,951,450</b>	<b>14,811,376</b>	<b>285,524,814</b>	<b>409,815,424</b>