

Image: Tuscola County Elevation Layer

Tuscola County Equalization Report

2020

(Preliminary Taxable Values Included)

Contents

Message from the Department.....	2
Graphs and Charts.....	3
Percent Change by Local Unit.....	8
2020 Top 10 List	11
2020 Statement of Assessed & Equalized Values to the STC (L-4024).....	12
Parcel Count Report	15
2020 Preliminary Taxable Valuations (L-4046)	16

Tuscola County Assessing Officers

Assessing Jurisdiction	Assessor of Record
Akron Township	Nathan Hager, MMAO
Almer Township	Marianne Daily, MCAO
Arbela Township	Joe White, MCAO
Columbia Township	Dara McGarry, MCAO
Dayton Township	Joan Fackler, MAAO
Denmark Township	Tod Fackler, MAAO
Elkland Township	Dave McArthur, MAAO
Ellington Township	Susan Jensen, MAAO
Elmwood Township	Marianne Daily, MCAO
Fairgrove Township	Deb Young, MCAO
Fremont Township	Joan Fackler, MAAO
Gilford Township	Tod Fackler, MAAO
Indianfields Township	Coiene Tait, MAAO
Juniata Township	Marianne Daily, MCAO
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 2020 assessment rolls of the twenty-three (23) townships and two (2) cities of Tuscola County. The recommended County Equalized Value for 2020 is 2,853,165,206. The value is a combination of 2,318,460,757 real property and 534,704,449 personal property.

The 2020 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.

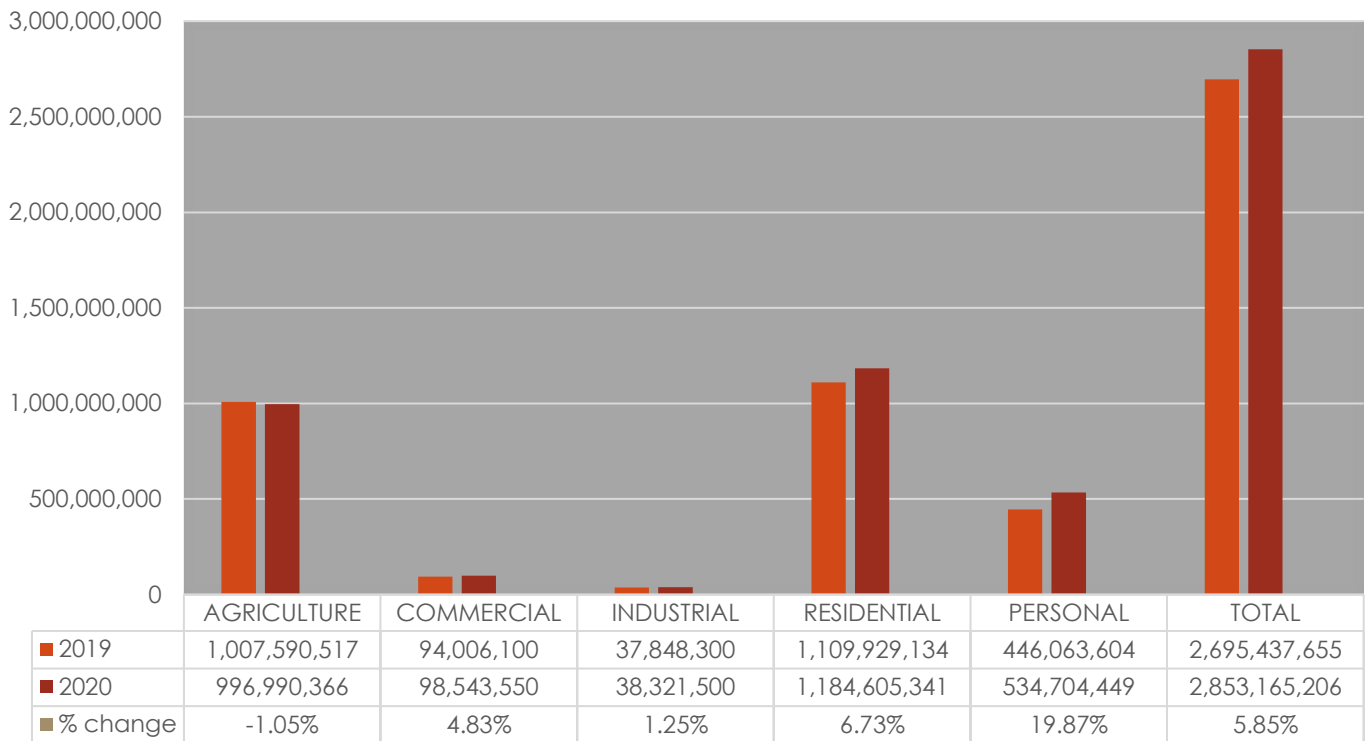
The Equalization Report will be located on the County website at the following address
<http://www.tuscolacounty.org/equalization/>

Presented By

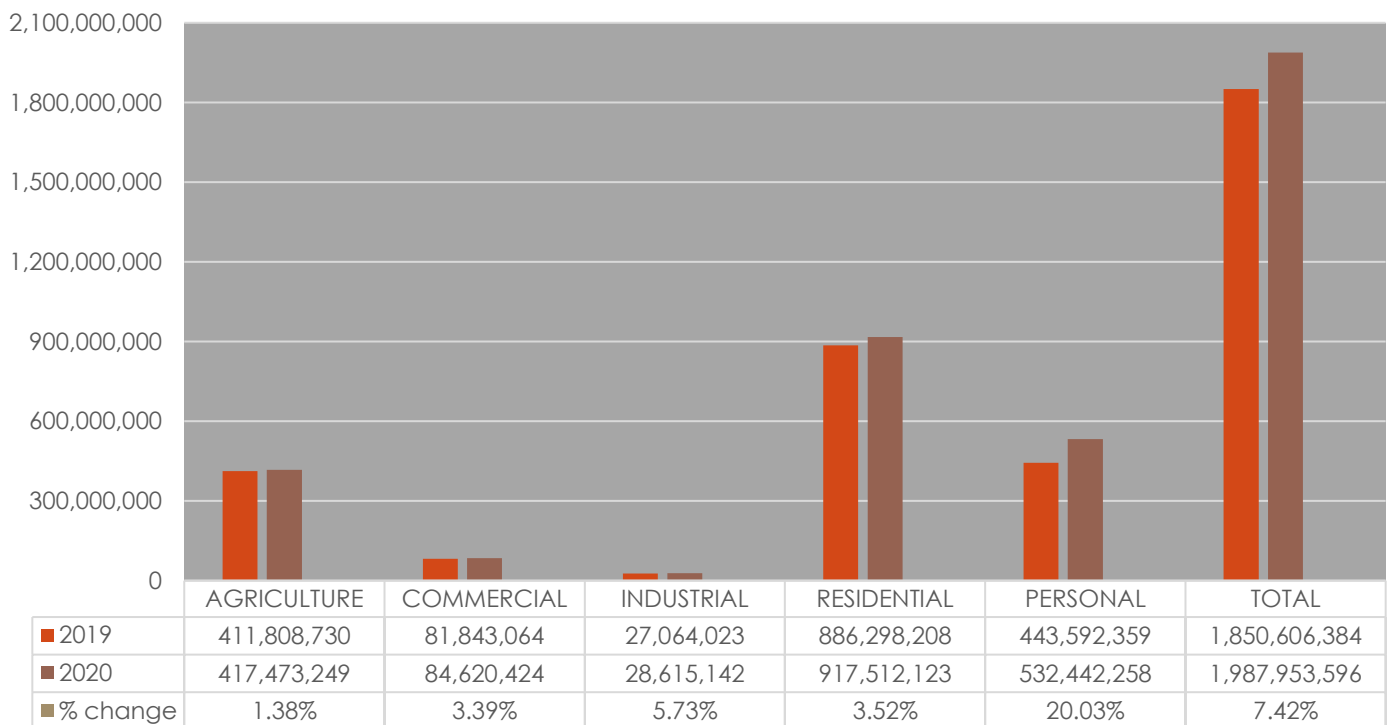
Angie Daniels, MAAO
Missie Jaster, MCAO
Colleen Smith, MCAO

Graphs and Charts

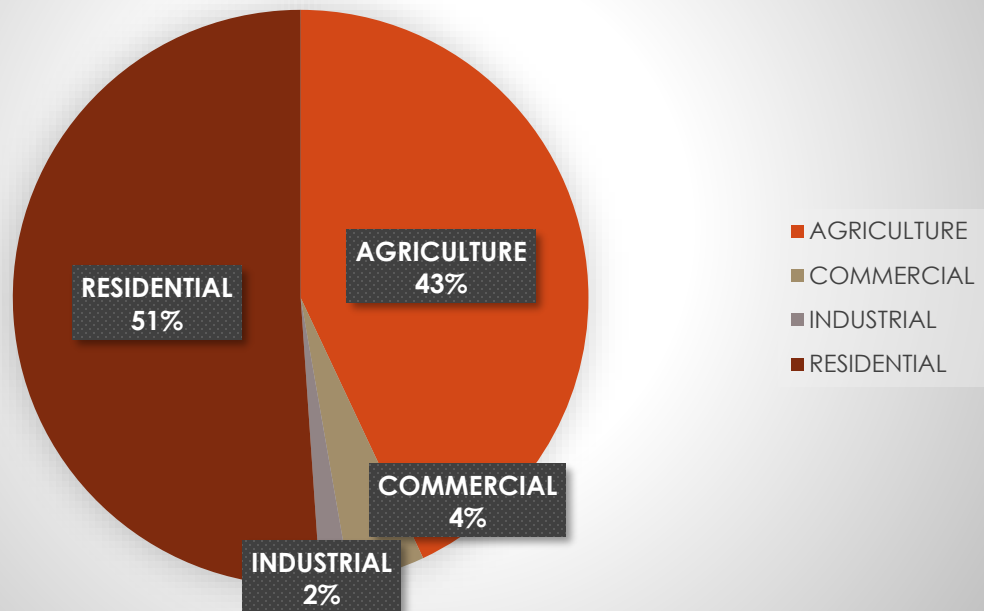
Change in SEV by Class



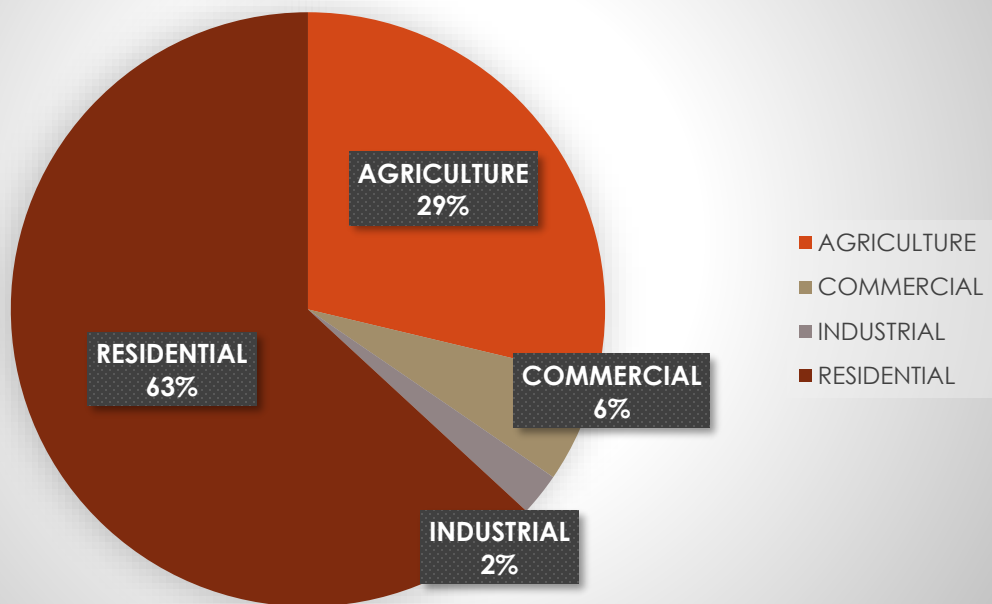
Change in Taxable by Class



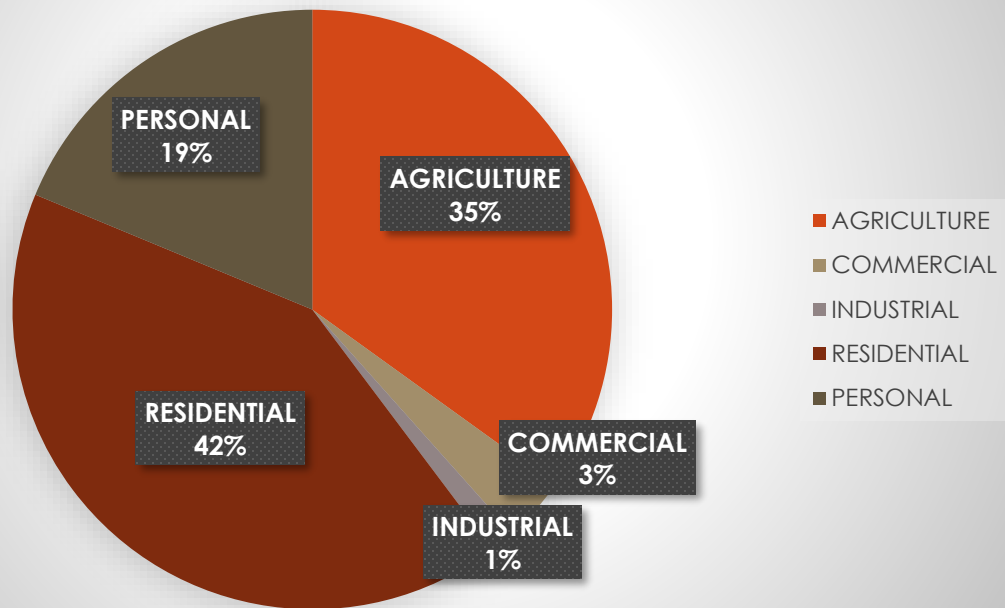
Real Property by Class as % of 2020 SEV



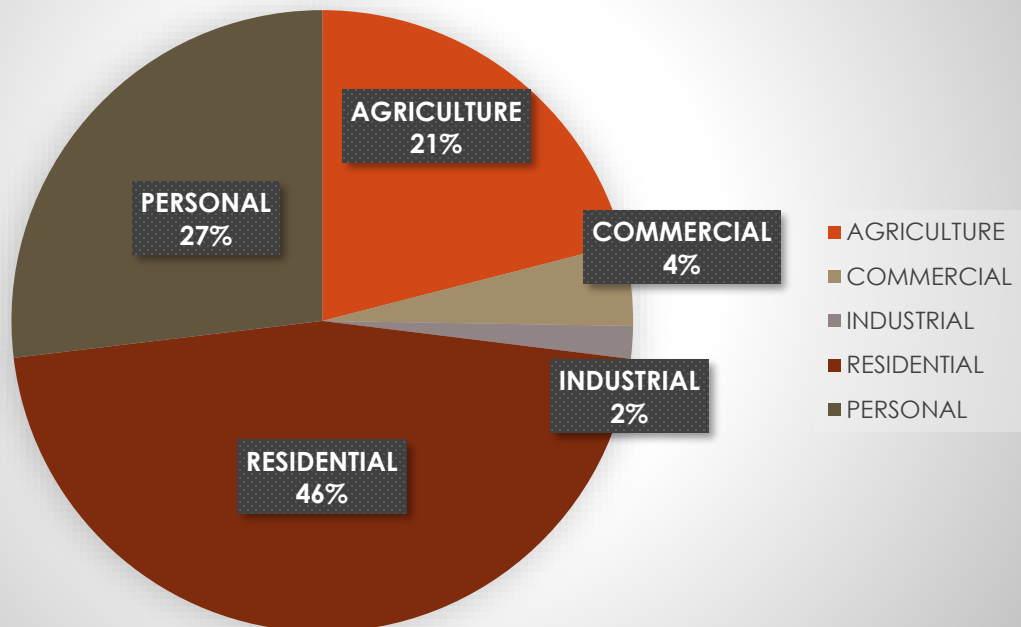
Real Property by Class as % of 2020 Taxable



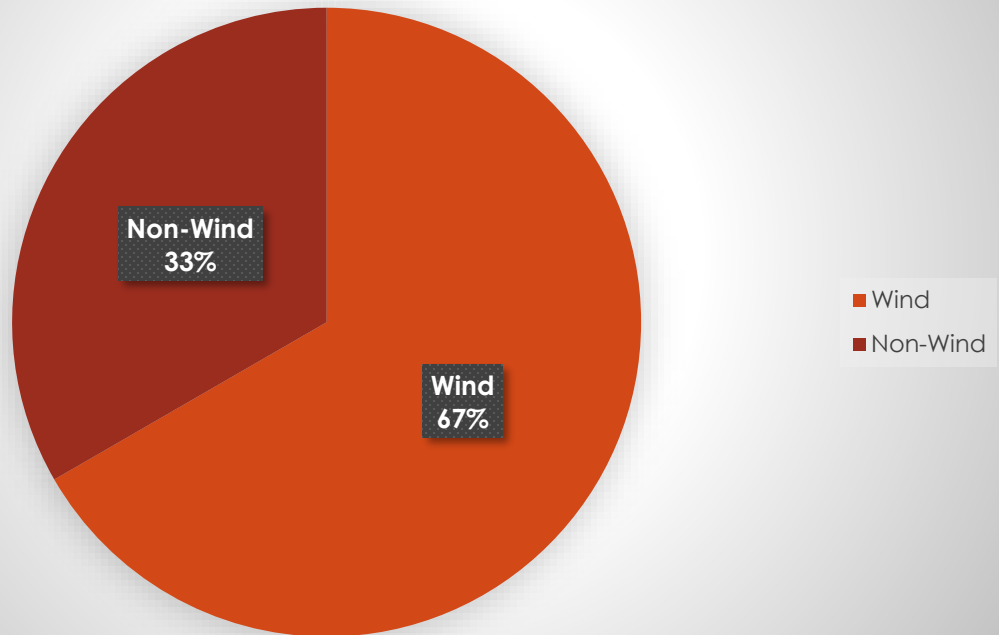
All Property by Class as % of 2020 SEV



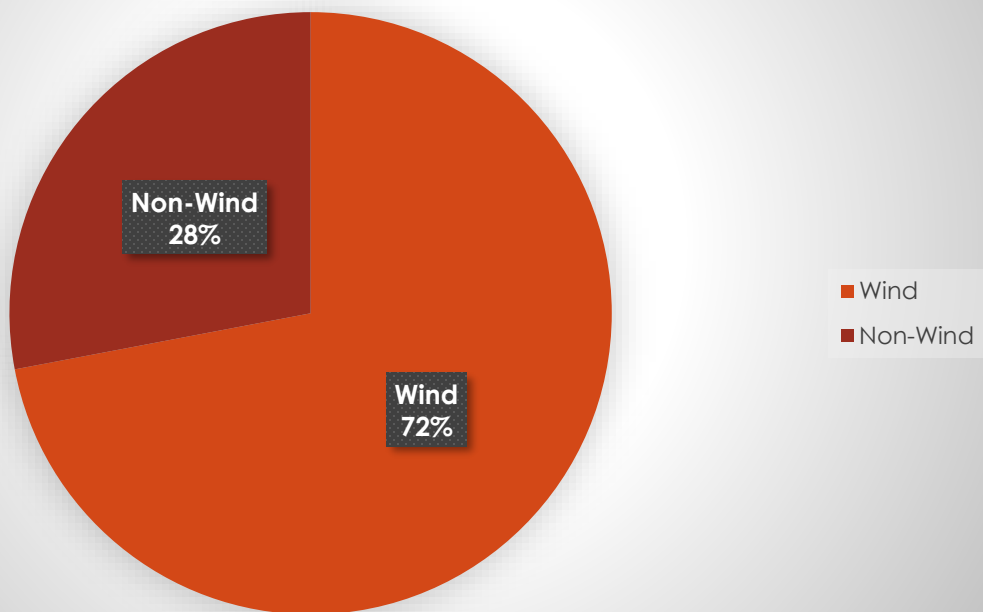
All Property by Class as % of 2020 Taxable



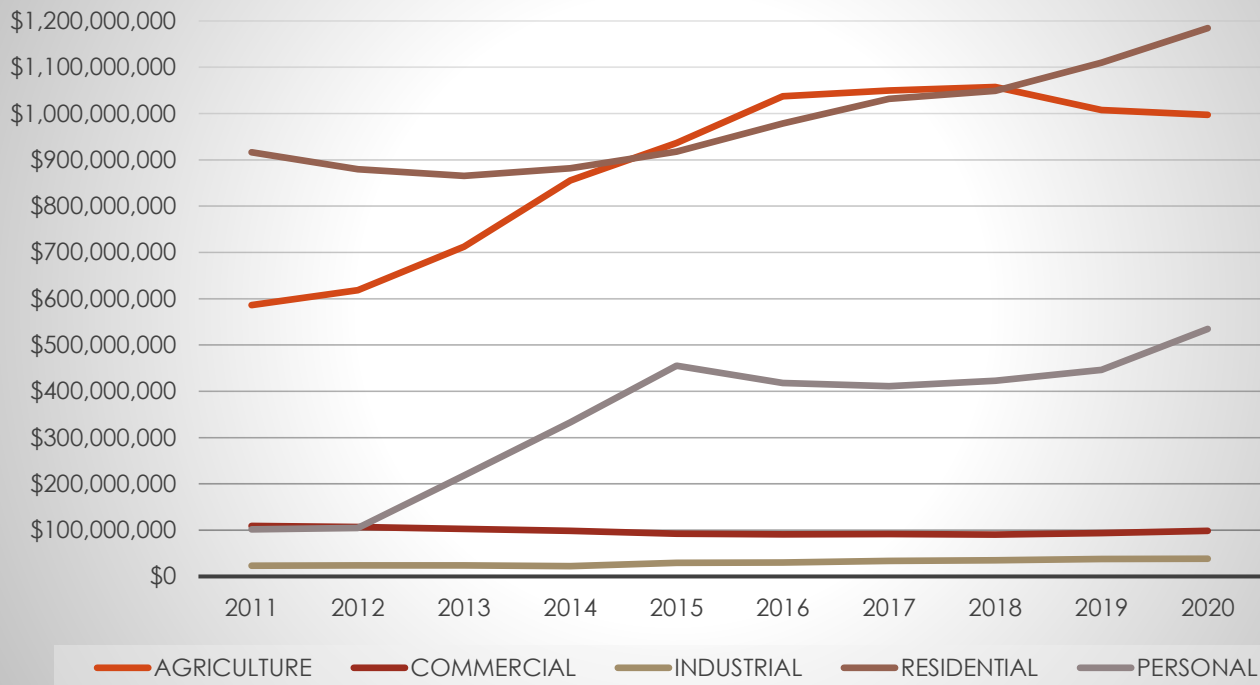
Personal Property 2019 Taxable Wind/Non-Wind



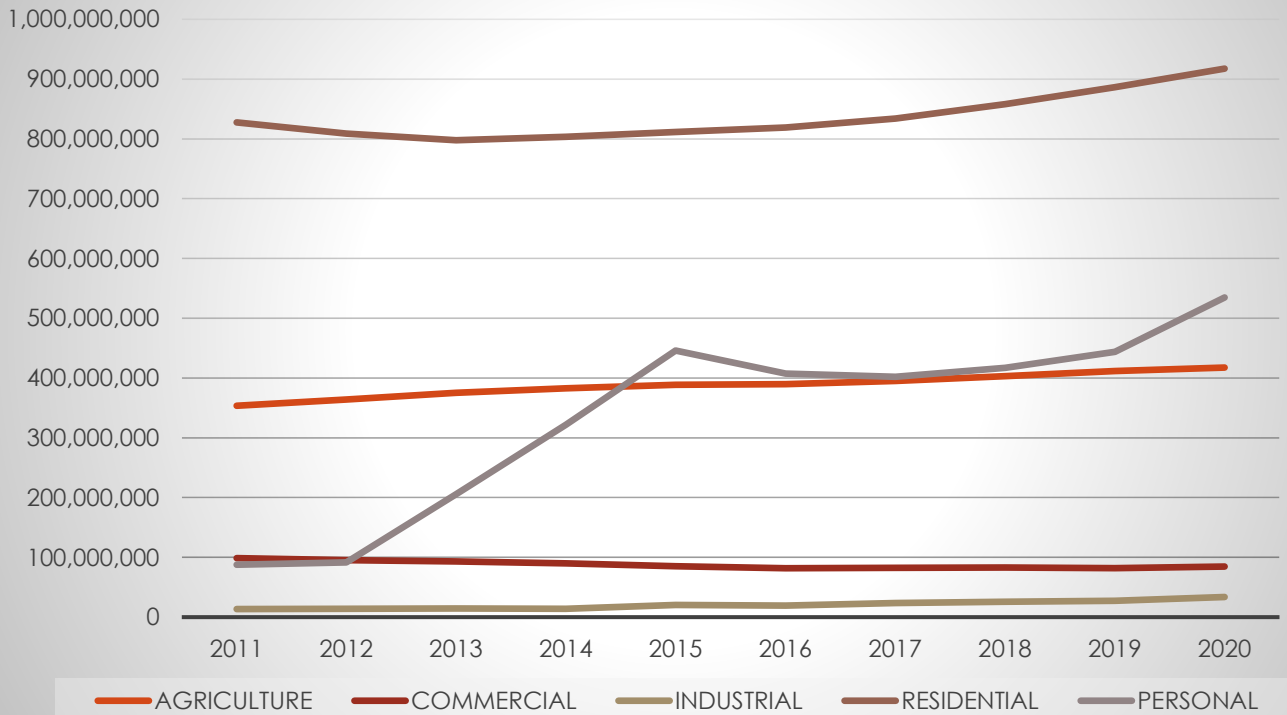
Personal Property 2020 Taxable Wind/Non-Wind



Equalized Value Trend by Class



Taxable Value Trend by Class

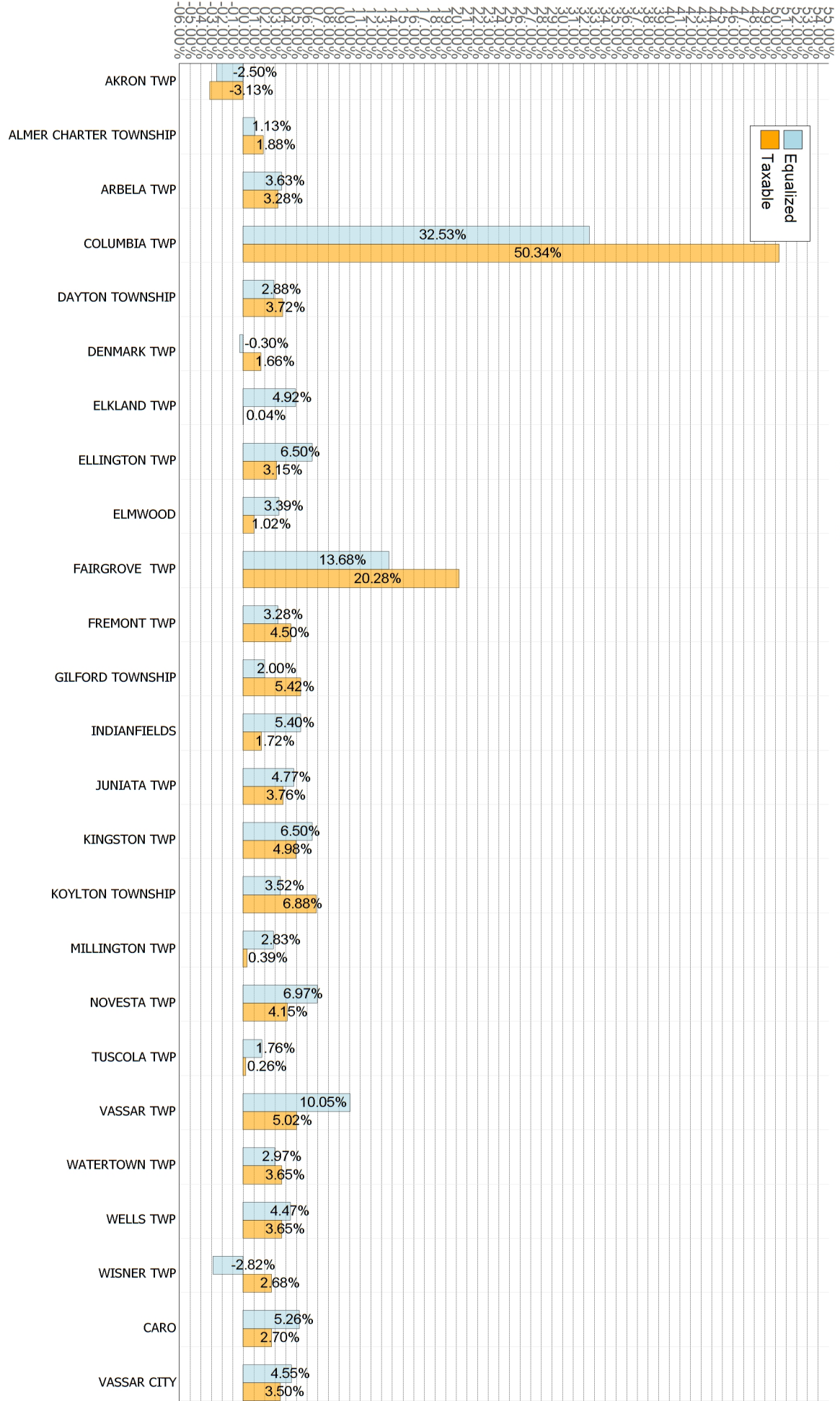


TUSCOLA COUNTY
Percent Change - 2019 to 2020
Includes New, Loss and Adjustment
By Local Unit

Unit	2019 Equalized Value	2020 Equalized Value	C.E.V. % Change	2019 Taxable Value	2020 Taxable Value	Taxable % Change
TOWNSHIPS						
AKRON TWP	219,101,500	213,228,200	-2.68%	152,856,015	147,754,382	-3.34%
ALMER CHARTER TOWNSH	108,643,300	109,873,500	1.13%	63,303,006	64,492,452	1.88%
ARBELA TWP	101,064,440	104,735,900	3.63%	69,633,914	71,915,875	3.28%
COLUMBIA TWP	175,458,221	236,117,154	34.57%	119,001,030	183,378,149	54.10%
DAYTON TOWNSHIP	87,121,900	89,633,000	2.88%	53,382,176	55,365,770	3.72%
DENMARK TWP	160,533,400	160,181,500	-0.22%	106,705,915	108,409,653	1.60%
ELKLAND TWP	135,772,164	143,107,306	5.40%	96,687,729	96,993,367	0.32%
ELLINGTON TWP	63,434,600	67,560,900	6.50%	40,576,601	41,854,689	3.15%
ELMWOOD	79,186,700	82,064,000	3.63%	42,059,323	42,596,845	1.28%
FAIRGROVE TWP	171,684,300	196,404,400	14.40%	122,120,211	148,443,466	21.56%
FREMONT TWP	105,194,000	109,467,019	4.06%	75,976,569	79,317,958	4.40%
GILFORD TOWNSHIP	189,345,600	193,141,700	2.00%	133,214,054	140,432,108	5.42%
INDIANFIELDS	72,041,800	75,935,000	5.40%	60,348,765	61,388,214	1.72%
JUNIATA TWP	90,755,900	95,087,000	4.77%	65,384,504	67,842,231	3.76%
KINGSTON TWP	65,325,630	69,260,166	6.02%	37,799,749	39,534,594	4.59%
KOYLTON TOWNSHIP	77,080,300	79,737,000	3.45%	43,470,519	46,428,201	6.80%
MILLINGTON TWP	150,517,400	156,464,700	3.95%	114,241,283	116,262,312	1.77%
NOVESTA TWP	60,115,400	64,308,000	6.97%	36,807,613	38,336,331	4.15%
TUSCOLA TWP	128,859,250	131,120,750	1.76%	83,179,724	83,396,389	0.26%
VASSAR TWP	104,640,200	115,153,278	10.05%	84,776,587	89,035,741	5.02%
WATERTOWN TWP	79,046,980	81,391,560	2.97%	54,244,735	56,224,649	3.65%
WELLS TWP	62,277,200	65,059,700	4.47%	45,072,346	46,716,296	3.65%
WISNER TWP	58,358,200	56,712,100	-2.82%	26,762,081	27,478,310	2.68%
CITIES						
CARO	101,330,970	106,662,873	5.26%	88,431,536	90,815,827	2.70%

Unit	2019 Equalized Value	2020 Equalized Value	C.E.V. % Change	2019 Taxable Value	2020 Taxable Value	Taxable % Change
CITIES						
VASSAR CITY	48,548,300	50,758,500	4.55%	42,067,079	43,539,787	3.50%
VILLAGES						
AKRON VILLAGE 001	4,345,900	4,642,500	6.82%	3,887,774	4,085,316	5.08%
AKRON VILLAGE 010	2,738,000	2,842,200	3.81%	2,312,688	2,351,031	1.66%
CASS CITY 007	58,089,000	60,295,550	3.80%	54,675,769	54,433,162	-0.44%
FAIRGROVE VILLAGE 010	8,766,000	9,008,600	2.77%	6,557,706	6,767,059	3.19%
GAGETOWN 009	4,796,300	4,762,500	-0.70%	4,196,910	4,129,819	-1.60%
KINGSTON VILLAGE 015	5,302,973	5,961,304	12.41%	4,221,451	4,579,486	8.48%
KINGSTON VILLAGE 016	1,638,400	1,749,500	6.78%	1,256,490	1,375,674	9.49%
MAYVILLE 011	20,205,600	20,048,400	-0.78%	15,452,972	16,226,919	5.01%
MILLINGTON VILLAGE 017	24,123,200	23,121,600	-4.15%	20,498,976	19,006,627	-7.28%
REESE 006	33,886,900	33,645,900	-0.71%	29,426,319	29,986,224	1.90%
UNIONVILLE 004	10,114,800	9,821,200	-2.90%	8,749,615	8,686,647	-0.72%

Arranged by Local Unit Equalized Value Change



Tuscola County
2020 Top 10 List - Ad Valorem Only

County-Wide

Top 10 Owners by Equalized Value

Owner's Name	Real	Personal	Total
1 Consumers Energy Company	2,584,400	198,777,505	201,361,905
2 Pegasus Wind LLC	69,100	79,252,400	79,321,500
3 Tuscola Bay Wind LLC	n/a	60,532,000	60,532,000
4 International Transmission Co	1,328,900	54,377,716	55,706,616
5 DTE Electric Company	1,400,100	46,600,754	48,000,854
6 Tuscola Wind II LLC	n/a	36,969,800	36,969,800
7 Tuscola Bay Wind II LLC	38,300	19,972,100	20,010,400
8 Russell Family Land Co LLC	12,326,100	n/a	12,326,100
9 POET Biorefining Caro	9,530,300	2,127,765	11,658,065
10 Thumb Electric Co-Op	283,600	7,701,762	7,985,362
Total	27,560,800	506,311,802	533,872,602
County-wide Equalized Value	2,318,460,757	534,704,449	2,853,165,206
Percentage of County Total	1.19%	94.69%	18.71%

Top 10 Owners by Taxable Value

Owner's Name	Real	Personal	Total
1 Consumers Energy Company	1,059,156	198,777,505	199,836,661
2 Pegasus Wind LLC	31,079	79,252,400	79,283,479
3 Tuscola Bay Wind LLC	n/a	60,532,000	60,532,000
4 International Transmission Co	688,805	54,377,716	55,066,521
5 DTE Electric Company	965,820	46,600,754	47,566,574
6 Tuscola Wind II LLC	n/a	36,969,800	36,969,800
7 Tuscola Bay Wind II LLC	21,839	19,972,100	19,993,939
8 POET Biorefining Caro	9,493,088	2,127,765	11,620,853
9 Thumb Electric Co-Op	238,412	7,701,762	7,940,174
10 Dairy Farmer's of America Inc	5,032,300	2,258,100	7,290,400
Total	17,530,499	508,569,902	526,100,401
County-wide Taxable Value	1,453,253,238	534,700,358	1,987,953,596
Percentage of County Total	1.21%	95.11%	26.46%

Personal and Real Property - TOTALS

L-4024

Tuscola County

Statement of acreage and valuation in the year 2020 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	127,667,900	127,667,900	85,560,300	85,560,300	213,228,200	213,228,200
Almer	21,491	106,573,800	106,573,800	3,299,700	3,299,700	109,873,500	109,873,500
Arbela	22,321	101,130,400	101,130,400	3,605,500	3,605,500	104,735,900	104,735,900
Columbia	22,680	104,048,354	104,048,354	132,068,800	132,068,800	236,117,154	236,117,154
Dayton	22,915	87,931,300	87,931,300	1,701,700	1,701,700	89,633,000	89,633,000
Denmark	22,338	144,114,500	144,114,500	16,067,000	16,067,000	160,181,500	160,181,500
Elkland	22,000	133,533,206	133,533,206	9,574,100	9,574,100	143,107,306	143,107,306
Ellington	23,800	66,069,500	66,069,500	1,491,400	1,491,400	67,560,900	67,560,900
Elmwood	22,961	79,394,600	79,394,600	2,669,400	2,669,400	82,064,000	82,064,000
Fairgrove	22,808	100,520,100	100,520,100	95,884,300	95,884,300	196,404,400	196,404,400
Fremont	22,359	104,503,419	104,503,419	4,963,600	4,963,600	109,467,019	109,467,019
Gilford	21,529	97,861,500	97,861,500	95,280,200	95,280,200	193,141,700	193,141,700
Indianfields	19,243	68,639,400	68,639,400	7,295,600	7,295,600	75,935,000	75,935,000
Juniata	22,661	74,119,400	74,119,400	20,967,600	20,967,600	95,087,000	95,087,000
Kingston	22,267	67,009,100	67,009,100	2,251,066	2,251,066	69,260,166	69,260,166
Koylton	22,618	77,610,700	77,610,700	2,126,300	2,126,300	79,737,000	79,737,000
Millington	22,284	150,748,500	150,748,500	5,716,200	5,716,200	156,464,700	156,464,700
Novesta	22,651	63,000,800	63,000,800	1,307,200	1,307,200	64,308,000	64,308,000
Tuscola	20,287	117,588,300	117,588,300	13,532,450	13,532,450	131,120,750	131,120,750
Vassar	22,938	108,705,478	108,705,478	6,447,800	6,447,800	115,153,278	115,153,278
Watertown	22,416	76,857,300	76,857,300	4,534,260	4,534,260	81,391,560	81,391,560
Wells	20,948	62,129,300	62,129,300	2,930,400	2,930,400	65,059,700	65,059,700
Wisner	11,935	54,618,800	54,618,800	2,093,300	2,093,300	56,712,100	56,712,100
Caro	1,752	97,578,100	97,578,100	9,084,773	9,084,773	106,662,873	106,662,873
Vassar City	1,267	46,507,000	46,507,000	4,251,500	4,251,500	50,758,500	50,758,500
Totals for County	512,435	2,318,460,757	2,318,460,757	534,704,449	534,704,449	2,853,165,206	2,853,165,206

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 2020 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	
Akron	101,463,700	765,900	2,528,500	22,909,800	0	0	127,667,900	
Almer	58,227,800	6,604,100	0	41,741,900	0	0	106,573,800	
Arbela	31,746,800	1,238,200	564,900	67,580,500	0	0	101,130,400	
Columbia	83,803,489	1,003,100	315,100	18,926,665	0	0	104,048,354	
Dayton	31,742,800	405,600	0	55,782,900	0	0	87,931,300	
Denmark	78,598,300	4,712,600	2,065,400	58,738,200	0	0	144,114,500	
Elkland	53,055,777	12,119,250	8,153,200	60,204,979	0	0	133,533,206	
Ellington	24,622,500	503,400	0	40,943,600	0	0	66,069,500	
Elmwood	57,090,300	548,700	187,300	21,568,300	0	0	79,394,600	
Fairgrove	73,782,100	826,200	656,500	25,255,300	0	0	100,520,100	
Fremont	18,936,700	7,483,300	757,600	77,325,819	0	0	104,503,419	
Gilford	83,789,700	422,200	1,036,100	12,613,500	0	0	97,861,500	
Indianfields	6,216,900	6,018,700	1,591,300	54,812,500	0	0	68,639,400	
Juniata	35,268,500	549,000	46,900	38,255,000	0	0	74,119,400	
Kingston	30,235,100	748,100	214,100	35,811,800	0	0	67,009,100	
Koylton	25,217,700	825,900	53,100	51,514,000	0	0	77,610,700	
Millington	25,919,900	6,391,600	2,848,800	115,588,200	0	0	150,748,500	
Novesta	32,155,700	718,200	0	30,126,900	0	0	63,000,800	
Tuscola	59,539,600	2,980,600	1,787,800	53,280,300	0	0	117,588,300	
Vassar	8,955,200	4,006,100	724,300	95,019,878	0	0	108,705,478	
Watertown	18,008,000	270,200	1,374,800	57,204,300	0	0	76,857,300	
Wells	18,482,400	235,000	313,800	43,098,100	0	0	62,129,300	
Wisner	40,012,900	567,300	0	14,038,600	0	0	54,618,800	
Caro	0	31,183,800	11,389,000	55,005,300	0	0	97,578,100	
Vassar City	118,500	7,416,500	1,713,000	37,259,000	0	0	46,507,000	
Totals for County	996,990,366	98,543,550	38,321,500	1,184,605,341	0	0	2,318,460,757	

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 2020 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	101,463,700	765,900	2,528,500	22,909,800	0	0	127,667,900	
Almer	58,227,800	6,604,100	0	41,741,900	0	0	106,573,800	
Arbela	31,746,800	1,238,200	564,900	67,580,500	0	0	101,130,400	
Columbia	83,803,489	1,003,100	315,100	18,926,665	0	0	104,048,354	
Dayton	31,742,800	405,600	0	55,782,900	0	0	87,931,300	
Denmark	78,598,300	4,712,600	2,065,400	58,738,200	0	0	144,114,500	
Elkland	53,055,777	12,119,250	8,153,200	60,204,979	0	0	133,533,206	
Ellington	24,622,500	503,400	0	40,943,600	0	0	66,069,500	
Elmwood	57,090,300	548,700	187,300	21,568,300	0	0	79,394,600	
Fairgrove	73,782,100	826,200	656,500	25,255,300	0	0	100,520,100	
Fremont	18,936,700	7,483,300	757,600	77,325,819	0	0	104,503,419	
Gilford	83,789,700	422,200	1,036,100	12,613,500	0	0	97,861,500	
Indianfields	6,216,900	6,018,700	1,591,300	54,812,500	0	0	68,639,400	
Juniata	35,268,500	549,000	46,900	38,255,000	0	0	74,119,400	
Kingston	30,235,100	748,100	214,100	35,811,800	0	0	67,009,100	
Koylton	25,217,700	825,900	53,100	51,514,000	0	0	77,610,700	
Millington	25,919,900	6,391,600	2,848,800	115,588,200	0	0	150,748,500	
Novesta	32,155,700	718,200	0	30,126,900	0	0	63,000,800	
Tuscola	59,539,600	2,980,600	1,787,800	53,280,300	0	0	117,588,300	
Vassar	8,955,200	4,006,100	724,300	95,019,878	0	0	108,705,478	
Watertown	18,008,000	270,200	1,374,800	57,204,300	0	0	76,857,300	
Wells	18,482,400	235,000	313,800	43,098,100	0	0	62,129,300	
Wisner	40,012,900	567,300	0	14,038,600	0	0	54,618,800	
Caro	0	31,183,800	11,389,000	55,005,300	0	0	97,578,100	
Vassar City	118,500	7,416,500	1,713,000	37,259,000	0	0	46,507,000	
Totals for County	996,990,366	98,543,550	38,321,500	1,184,605,341	0	0	2,318,460,757	

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	
	Ag	Comm	Ind	Res	T-C	Dev	Total	Ag	Comm	Ind	Res	Util	Total	Exempt	Total
AKRON TWP	554	10	8	762	0	0	1334	0	47	13	0	13	73	48	1455
ALMER CHARTER TOWNSHIP	373	55	0	846	0	0	1274	0	60	2	0	8	70	47	1391
ARBELA TWP	297	22	8	1244	0	0	1571	0	23	1	0	10	34	15	1620
COLUMBIA TWP	460	4	7	246	0	0	717	0	16	73	0	24	113	21	851
DAYTON TOWNSHIP	270	12	0	1900	0	0	2182	0	23	0	0	4	27	51	2260
DENMARK TWP	376	23	23	561	0	0	983	0	25	3	0	12	40	44	1067
ELKLAND TWP	325	38	1	465	0	0	829	0	26	2	0	7	35	11	875
ELLINGTON TWP	226	5	0	677	0	0	908	0	18	3	0	8	29	16	953
ELMWOOD	344	4	1	371	0	0	720	0	15	0	0	9	24	7	751
FAIRGROVE TWP	382	3	8	353	0	0	746	0	17	53	0	13	83	15	844
FREMONT TWP	167	27	5	1215	0	0	1414	0	36	0	0	6	42	54	1510
GILFORD TOWNSHIP	430	11	3	273	0	0	717	0	7	86	0	13	106	6	829
INDIANFIELDS	48	85	12	1121	0	0	1266	0	81	3	0	4	88	110	1464
JUNIATA TWP	226	11	1	799	0	0	1037	0	25	18	0	18	61	60	1158
KINGSTON TWP	242	2	13	633	0	0	890	0	13	0	0	9	22	15	927
KOYLTON TOWNSHIP	221	9	1	876	0	0	1107	0	19	0	0	5	24	14	1145
MILLINGTON TWP	201	42	9	1593	0	0	1845	0	52	2	0	4	58	27	1930
NOVESTA TWP	282	17	0	713	0	0	1012	0	30	0	0	3	33	23	1068
TUSCOLA TWP	395	47	21	956	0	0	1419	0	48	4	0	10	62	24	1505
VASSAR TWP	67	71	15	1838	0	0	1991	0	41	2	0	9	52	26	2069
WATERTOWN TWP	165	11	9	1142	0	0	1327	0	18	7	0	8	33	29	1389
WELLS TWP	203	6	6	978	0	0	1193	0	16	4	0	7	27	21	1241
WISNER TWP	216	15	0	407	0	0	638	0	58	1	0	3	62	16	716
AKRON VILLAGE 001	7	15	2	124	0	0	148	0	9	1	0	2	12	26	186
AKRON VILLAGE 010	5	4	2	84	0	0	95	0	4	0	0	2	6	11	112
CASS CITY 007	0	148	16	993	0	0	1157	0	135	13	0	2	150	87	1394
FAIRGROVE VILLAGE 010	12	24	2	253	0	0	291	0	19	2	0	2	23	25	339
GAGETOWN 009	5	25	9	174	0	0	213	0	17	1	0	2	20	21	254
KINGSTON VILLAGE 015	3	23	0	150	0	0	176	0	13	0	0	2	15	13	204
KINGSTON VILLAGE 016	1	12	0	32	0	0	45	0	15	0	0	2	17	18	80
MAYVILLE 011	2	71	5	385	0	0	463	0	64	0	0	2	66	55	584
MILLINGTON VILLAGE 017	0	84	12	417	0	0	513	0	76	4	0	2	82	45	640
REESE 006	17	70	8	529	0	0	624	0	57	1	0	3	61	42	727
UNIONVILLE 004	13	41	3	252	0	0	309	0	32	0	0	2	34	27	370
CARO	0	281	18	1432	0	0	1731	0	320	11	0	4	335	193	2259
VASSAR CITY	3	127	14	917	0	0	1061	0	109	6	0	3	118	139	1318
Totals	6538	1455	242	25711	0	0	33946	0	1584	316	0	237	2137	1402	37485

Taxable Valuations, Tuscola County

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

Statement of taxable valuation in the year 2020. File this form with the State Tax Commission on or before the fourth Monday in June.

Real Property 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	39,676,388	731,430	2,443,393	19,342,871	0	0	62,194,082
Almer	21,527,401	5,572,818	0	34,092,533	0	0	61,192,752
Arbela	18,351,832	995,855	87,222	48,875,466	0	0	68,310,375
Columbia	33,917,423	915,721	286,584	16,189,621	0	0	51,309,349
Dayton	13,906,849	319,239	0	39,437,982	0	0	53,664,070
Denmark	34,397,585	4,013,278	1,666,598	52,265,192	0	0	92,342,653
Elkland	19,423,360	10,822,895	7,843,685	49,329,327	0	0	87,419,267
Ellington	10,885,817	458,399	0	29,019,073	0	0	40,363,289
Elmwood	21,949,551	339,380	117,084	17,521,430	0	0	39,927,445
Fairgrove	31,180,423	714,958	518,275	20,145,510	0	0	52,559,166
Fremont	9,622,909	5,886,953	719,215	58,125,281	0	0	74,354,358
Gilford	33,369,153	413,721	996,320	10,372,714	0	0	45,151,908
Indianfields	3,158,616	5,134,873	1,265,706	44,533,419	0	0	54,092,614
Juniata	13,795,711	520,729	14,122	32,544,069	0	0	46,874,631
Kingston	11,532,260	594,806	51,946	25,104,516	0	0	37,283,528
Koylton	11,582,327	698,177	42,720	31,978,677	0	0	44,301,901
Millington	13,343,694	5,489,214	2,747,625	88,965,579	0	0	110,546,112
Novesta	14,486,908	526,248	0	22,015,975	0	0	37,029,131
Tuscola	23,217,580	2,659,157	1,107,332	42,879,870	0	0	69,863,939
Vassar	4,526,014	3,643,259	534,663	73,884,005	0	0	82,587,941
Watertown	9,314,447	252,440	613,739	41,509,763	0	0	51,690,389
Wells	9,408,238	175,147	196,652	34,005,859	0	0	43,785,896
Wisner	14,800,565	515,626	0	10,068,819	0	0	25,385,010
Caro	0	26,383,452	10,802,786	44,544,816	0	0	81,731,054
Vassar City	98,198	6,842,649	1,591,775	30,759,756	0	0	39,292,378
Totals for County	417,473,249	84,620,424	33,647,442	917,512,123	0	0	1,453,253,238

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 2020. File this form with the State Tax Commission on or before the fourth Monday in June.

Personal Property 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	259,700	60,197,300	0	25,103,300	85,560,300
Almer	0	478,200	0	0	2,821,500	3,299,700
Arbela	0	126,600	0	0	3,478,900	3,605,500
Columbia	0	111,200	119,727,600	0	12,230,000	132,068,800
Dayton	0	4,500	0	0	1,697,200	1,701,700
Denmark	0	394,500	144,900	0	15,527,600	16,067,000
Elkland	0	1,879,700	2,957,700	0	4,736,700	9,574,100
Ellington	0	93,400	0	0	1,398,000	1,491,400
Elmwood	0	216,800	0	0	2,452,600	2,669,400
Fairgrove	0	446,800	77,387,100	0	18,050,400	95,884,300
Fremont	0	985,800	0	0	3,977,800	4,963,600
Gilford	0	0	77,854,200	0	17,426,000	95,280,200
Indianfields	0	357,500	346,800	0	6,591,300	7,295,600
Juniata	0	345,600	15,924,600	0	4,697,400	20,967,600
Kingston	0	5,503	0	0	2,245,563	2,251,066
Koylton	0	304,100	0	0	1,822,200	2,126,300
Millington	0	896,500	715,900	0	4,103,800	5,716,200
Novesta	0	209,000	0	0	1,098,200	1,307,200
Tuscola	0	577,900	402,550	0	12,552,000	13,532,450
Vassar	0	828,660	37,960	0	5,581,180	6,447,800
Watertown	0	0	62,850	0	4,471,410	4,534,260
Wells	0	112,300	1,316,900	0	1,501,200	2,930,400
Wisner	0	86,800	864,900	0	1,141,600	2,093,300
Caro	0	3,145,280	3,096,737	0	2,842,756	9,084,773
Vassar City	0	1,595,700	73,500	0	2,578,209	4,247,409
Totals for County	0	13,462,043	361,111,497	0	160,126,818	534,700,358

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 2020. 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	147,754,382	53,712,349	259,700	60,197,300	33,585,033
Almer	64,492,452	51,920,651	478,200	0	12,093,601
Arbela	71,915,875	61,426,330	126,600	0	10,362,945
Columbia	183,378,149	48,311,667	111,200	119,727,600	15,227,682
Dayton	55,365,770	39,750,429	4,500	0	15,610,841
Denmark	108,409,653	82,242,619	394,500	144,900	25,627,634
Elkland	96,993,367	60,652,141	1,879,700	2,957,700	31,503,826
Ellington	41,854,689	34,364,352	93,400	0	7,396,937
Elmwood	42,596,845	36,481,093	216,800	0	5,898,952
Fairgrove	148,443,466	48,227,216	446,800	77,387,100	22,382,350
Fremont	79,317,958	58,204,213	985,800	0	20,127,945
Gilford	140,432,108	42,356,846	0	77,854,200	20,221,062
Indianfields	61,388,214	42,575,785	357,500	346,800	18,108,129
Juniata	67,842,231	42,302,246	345,600	15,924,600	9,269,785
Kingston	39,534,594	30,281,277	5,503	0	9,247,814
Koylton	46,428,201	35,079,559	304,100	0	11,044,542
Millington	116,262,312	90,297,782	896,500	715,900	24,352,130
Novesta	38,336,331	32,114,514	209,000	0	6,012,817
Tuscola	83,396,389	62,758,202	577,900	402,550	19,657,737
Vassar	89,035,741	67,468,452	828,660	37,960	20,700,669
Watertown	56,224,649	44,411,474	0	62,850	11,750,325
Wells	46,716,296	34,999,768	112,300	1,316,900	10,287,328
Wisner	27,478,310	21,910,421	86,800	864,900	4,616,189
Caro	90,815,827	35,103,731	3,145,280	3,096,737	49,470,079
Vassar City	43,539,787	25,981,016	1,595,700	73,500	15,889,571
Totals for County	1,987,953,596	1,182,934,133	13,462,043	361,111,497	430,445,923