

Image: 2022 Parcels by Class

# Tuscola County Equalization Report **2022**

*(Preliminary Taxable Values Included)*

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## Tuscola County Assessing Officers

<b>Assessing Jurisdiction</b>	<b>Assessor of Record</b>
Akron Township	Nathan Hager, MMAO
Almer Township	Marianne Daily, MCAO
Arbela Township	Dave McArthur, MAAO
Columbia Township	Dara Hood, 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	Dave McArthur, 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 2022 assessment rolls of the twenty-three (23) townships and two (2) cities of Tuscola County. The recommended County Equalized Value for 2022 is 3,109,416,274. The value is a combination of 2,584,937,350 real property and 524,478,924 personal property.

The 2022 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/>

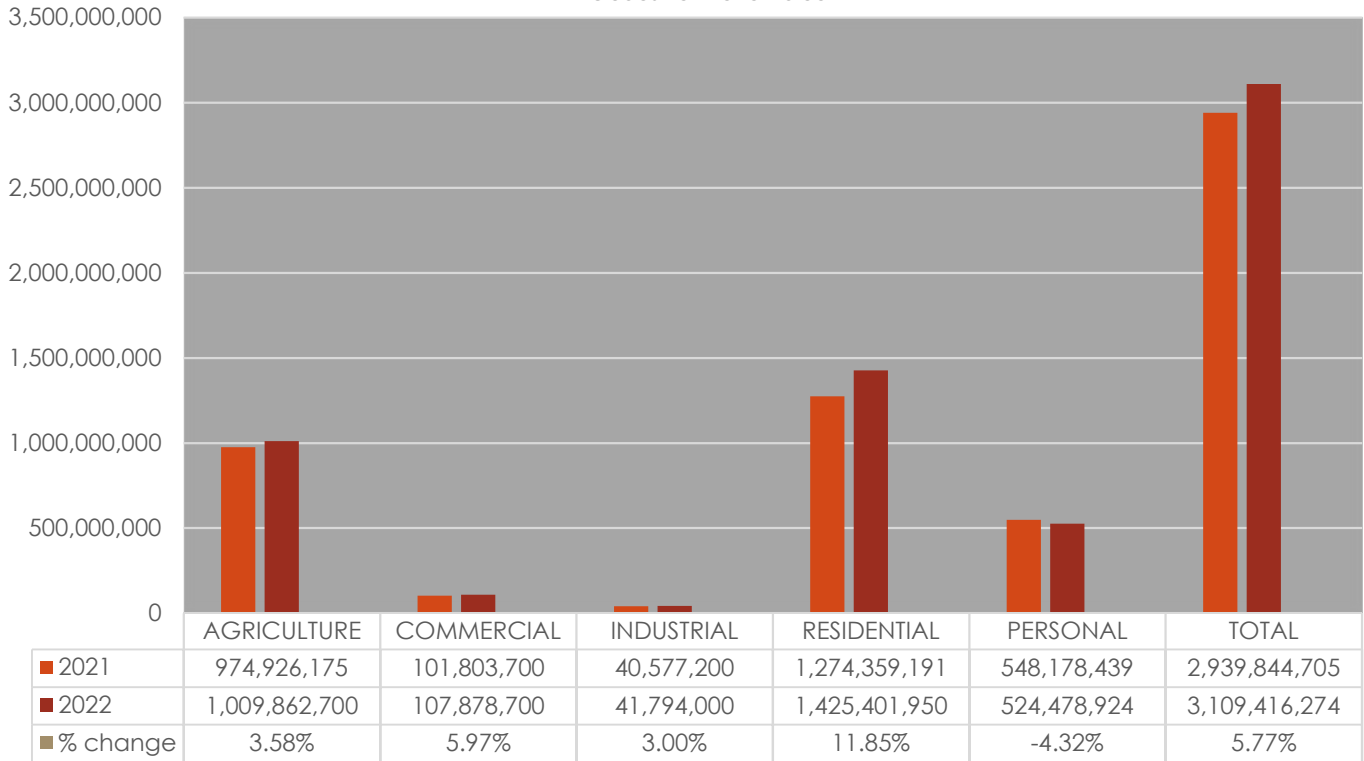
Presented By

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

## Graphs and Charts

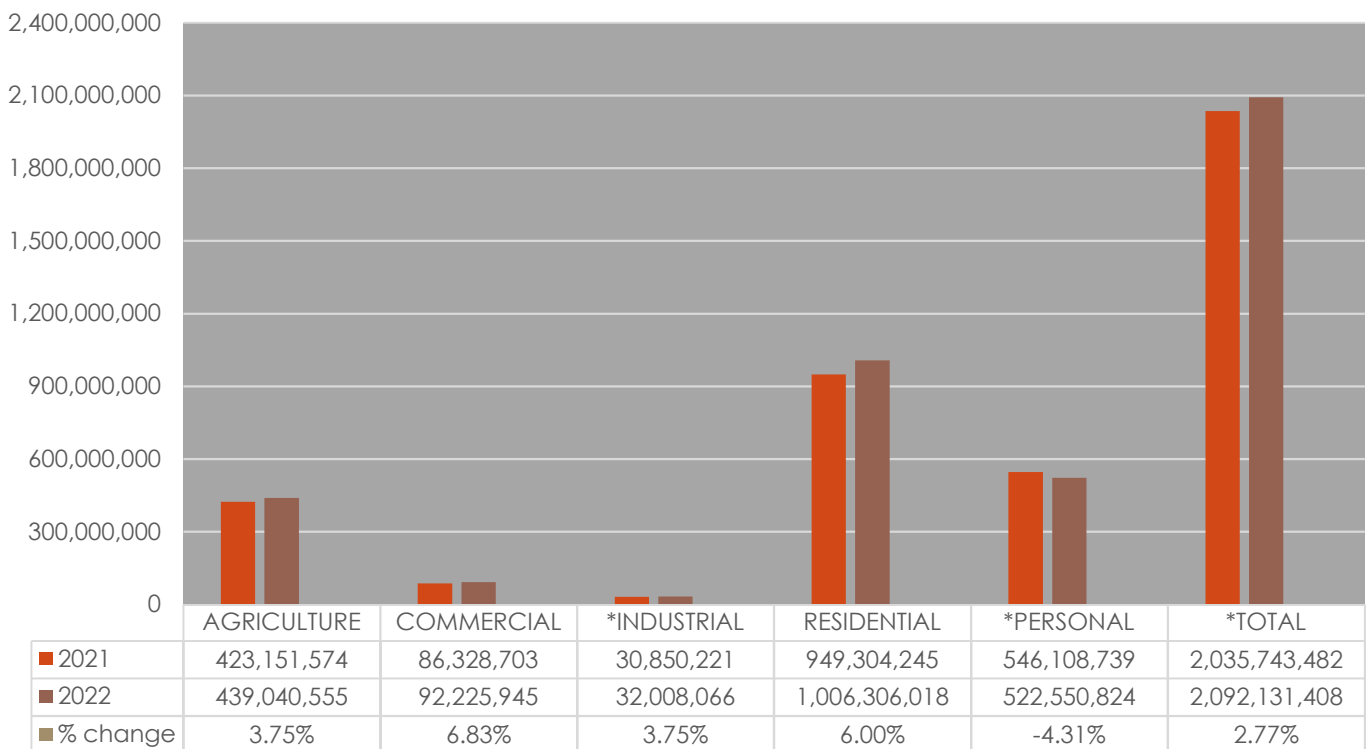
### Change in SEV by Class

\*Excludes Ren Zone Value

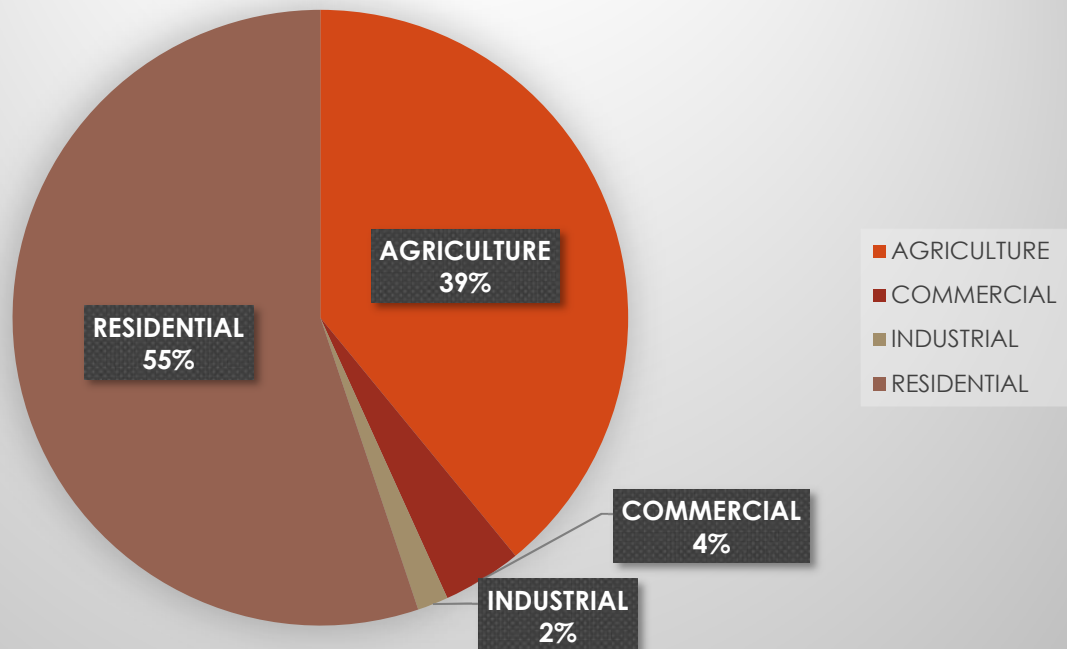


### Change in Taxable by Class

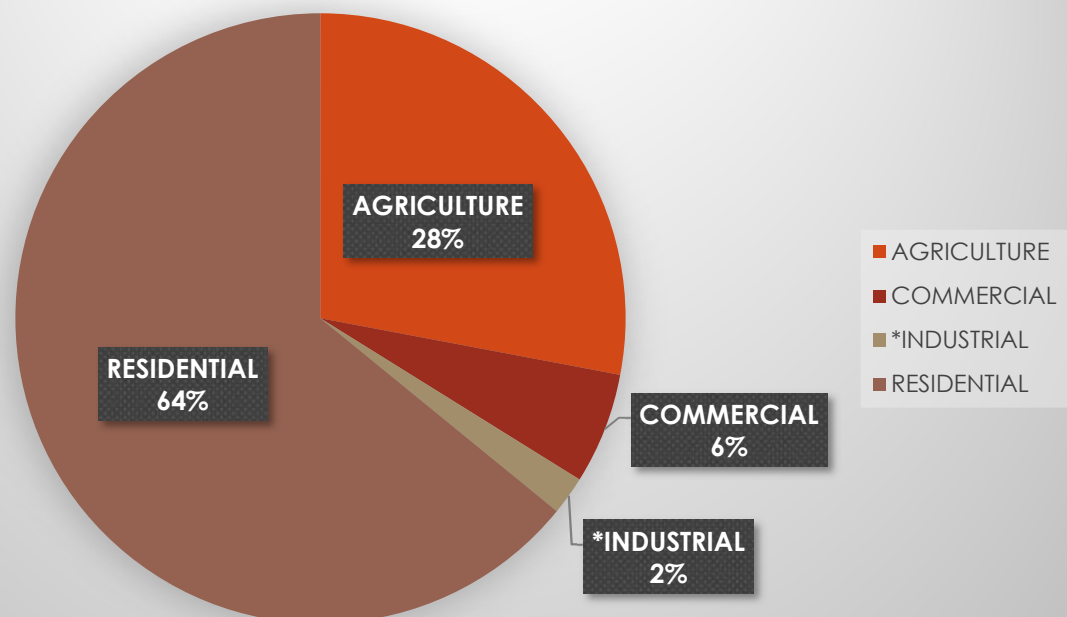
\*Excludes Ren Zone Value



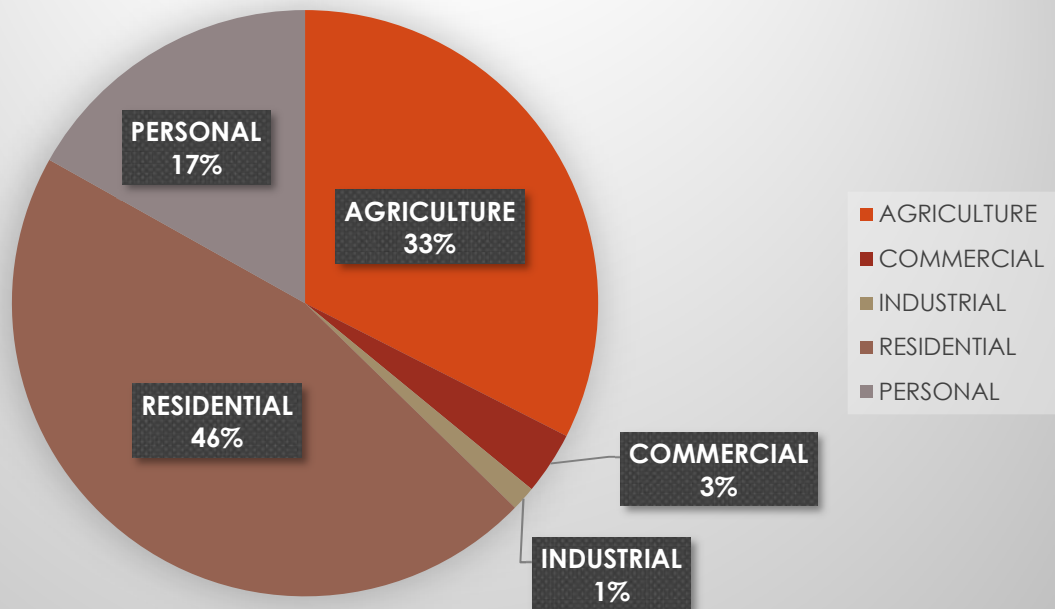
## Real Property by Class as % of 2022 SEV



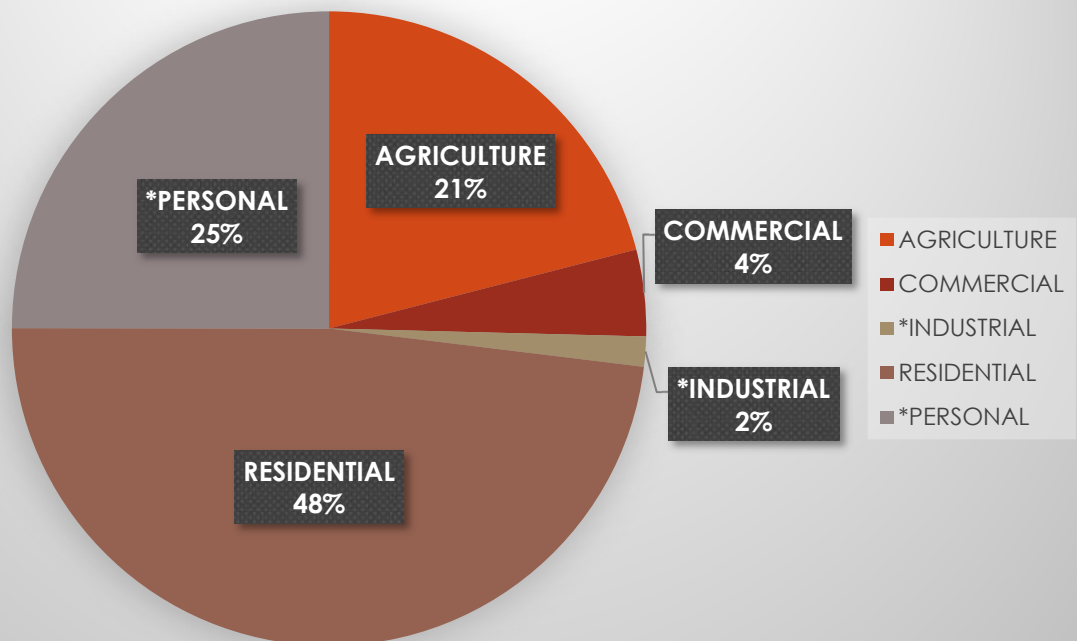
## Real Property by Class as % of 2022 Taxable



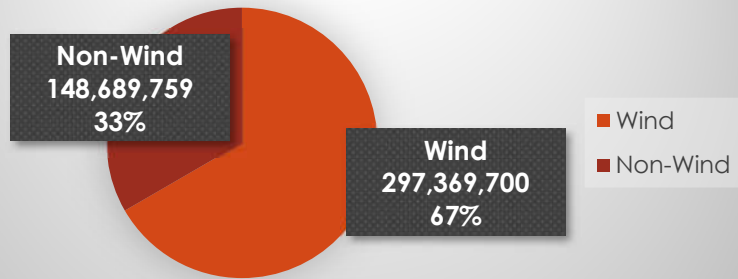
## All Property by Class as % of 2022 SEV



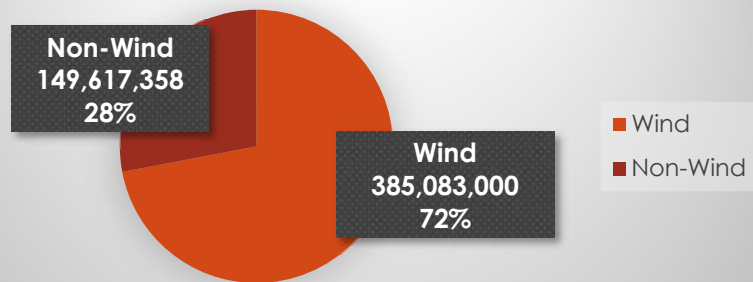
## All Property by Class as % of 2022 Taxable



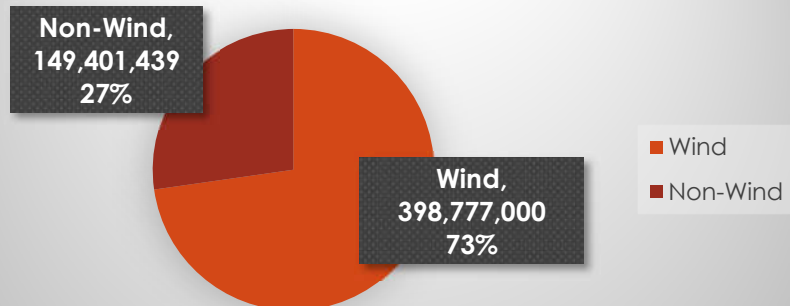
**Personal Property 2019 Taxable  
Wind/Non-Wind**



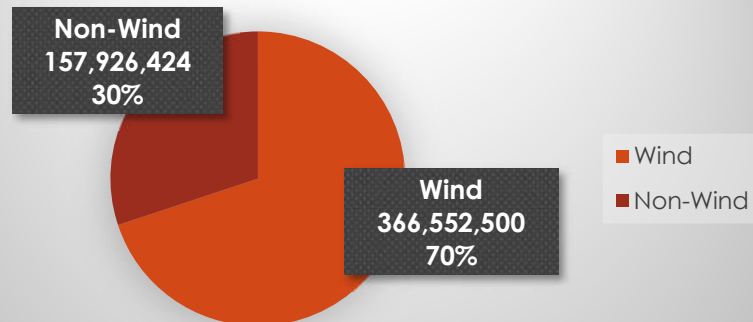
**Personal Property 2020 Taxable  
Wind/Non-Wind**



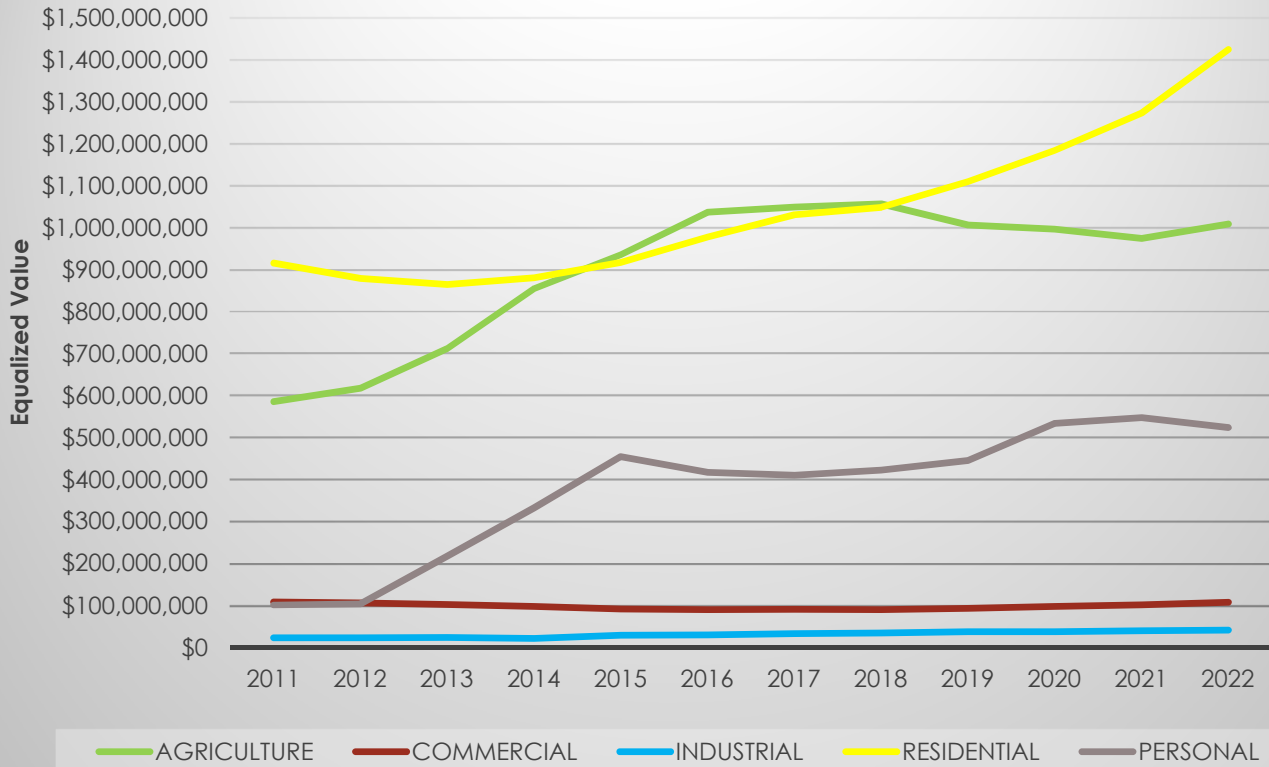
**Personal Property 2021 Taxable  
Wind/Non-Wind**



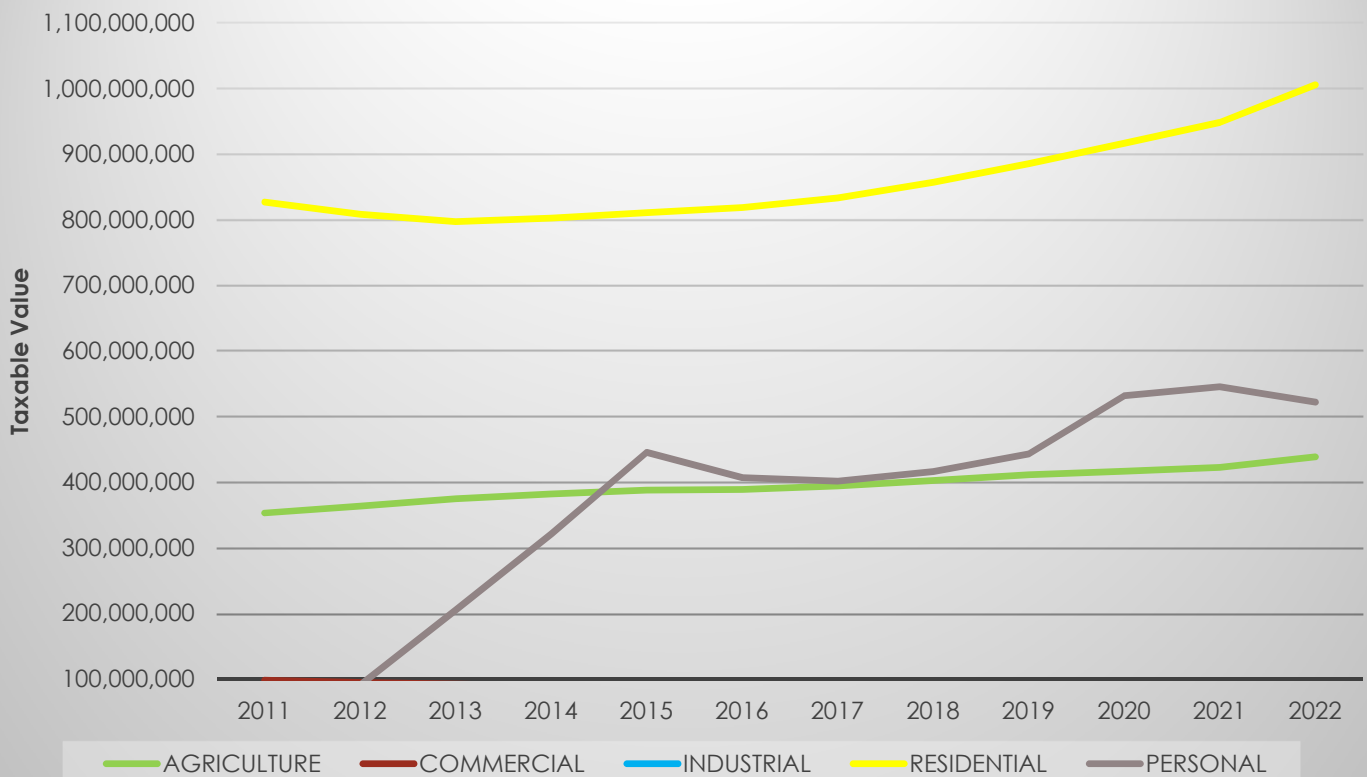
**Personal Property 2022 Taxable  
Wind/Non-Wind**



## Equalized Value Trend by Class



## Taxable Value Trend by Class



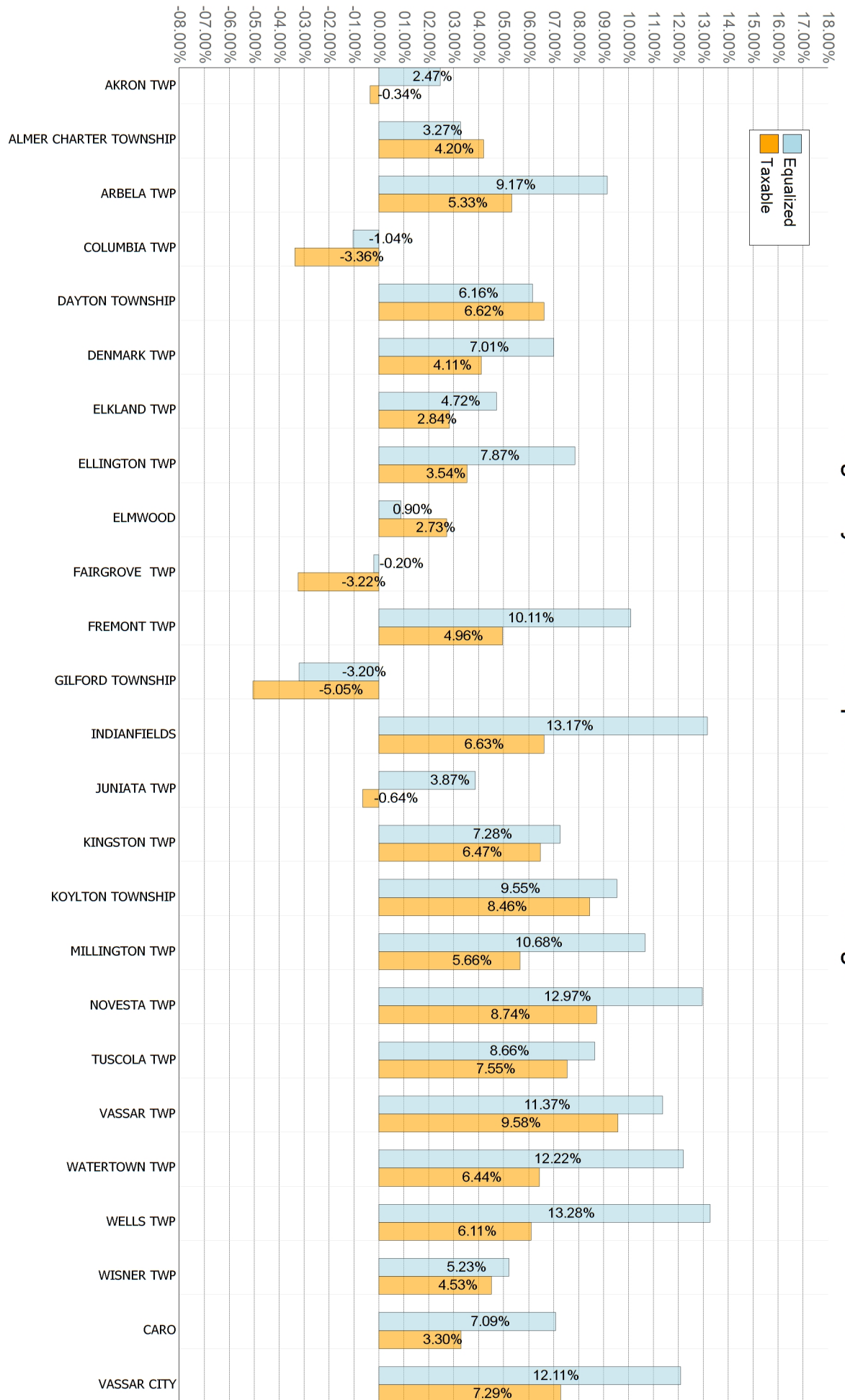


**TUSCOLA COUNTY**  
**Percent Change - 2021 to 2022**  
**Includes New, Loss and Adjustment**  
**By Local Unit**

Unit	2021 Equalized Value	2022 Equalized Value	C.E.V. % Change	2021 Taxable Value	2022 Taxable Value	Taxable % Change
<b>TOWNSHIPS</b>						
AKRON TWP	204,821,750	208,989,100	2.03%	139,749,298	139,015,809	-0.52%
ALMER CHARTER TOWNSH	109,219,500	112,795,500	3.27%	65,656,935	68,414,462	4.20%
ARBELA TWP	113,738,050	124,163,100	9.17%	74,946,813	78,940,874	5.33%
COLUMBIA TWP	213,519,100	209,001,300	-2.12%	166,054,261	159,481,141	-3.96%
DAYTON TOWNSHIP	93,974,600	99,767,250	6.16%	57,196,811	60,983,662	6.62%
DENMARK TWP	127,866,100	134,080,700	4.86%	79,596,732	82,468,391	3.61%
ELKLAND TWP	82,016,800	85,391,100	4.11%	43,025,262	44,524,014	3.48%
ELLINGTON TWP	67,525,400	72,842,300	7.87%	43,168,789	44,697,947	3.54%
ELMWOOD	78,001,100	79,107,100	1.42%	39,498,547	40,940,155	3.65%
FAIRGROVE TWP	191,611,800	187,965,400	-1.90%	147,613,442	141,872,983	-3.89%
FREMONT TWP	94,401,875	105,020,900	11.25%	65,357,628	68,827,624	5.31%
GILFORD TOWNSHIP	186,212,900	180,261,400	-3.20%	138,824,650	131,814,668	-5.05%
INDIANFIELDS	80,468,000	91,064,000	13.17%	63,579,267	67,796,578	6.63%
JUNIATA TWP	122,057,900	126,787,400	3.87%	91,247,055	90,662,132	-0.64%
KINGSTON TWP	67,969,848	73,254,304	7.77%	36,259,557	38,541,390	6.29%
KOYLTON TOWNSHIP	80,188,100	87,898,300	9.62%	47,618,262	51,716,923	8.61%
MILLINGTON TWP	145,463,400	162,129,900	11.46%	100,402,705	106,486,841	6.06%
NOVESTA TWP	65,636,700	74,150,100	12.97%	39,760,407	43,236,671	8.74%
TUSCOLA TWP	132,642,400	144,131,600	8.66%	84,661,009	91,052,901	7.55%
VASSAR TWP	123,539,100	137,587,920	11.37%	92,325,519	101,170,564	9.58%
WATERTOWN TWP	85,479,630	95,923,090	12.22%	58,371,108	62,132,587	6.44%
WELLS TWP	66,529,200	75,366,600	13.28%	47,626,338	50,535,925	6.11%
WISNER TWP	56,396,300	59,346,200	5.23%	28,250,064	29,529,162	4.53%
<b>CITIES</b>						
CARO	109,018,682	116,743,532	7.09%	90,726,999	93,723,075	3.30%

Unit	2021 Equalized Value	2022 Equalized Value	C.E.V. % Change	2021 Taxable Value	2022 Taxable Value	Taxable % Change
<b>CITIES</b>						
VASSAR CITY	52,242,000	58,568,500	12.11%	44,590,137	47,839,942	7.29%
<b>VILLAGES</b>						
AKRON VILLAGE 001	5,130,100	6,151,500	19.91%	4,147,379	4,395,789	5.99%
AKRON VILLAGE 010	3,098,300	3,868,300	24.85%	2,407,824	2,571,749	6.81%
CASS CITY 007	67,291,500	70,960,400	5.45%	57,358,490	58,714,599	2.36%
FAIRGROVE VILLAGE 010	10,002,400	12,474,000	24.71%	7,068,703	7,584,716	7.30%
GAGETOWN 009	4,813,100	4,453,200	-7.48%	4,185,615	3,934,970	-5.99%
KINGSTON VILLAGE 015	6,757,170	6,909,878	2.26%	4,790,287	5,166,169	7.85%
KINGSTON VILLAGE 016	1,694,000	1,805,200	6.56%	1,350,661	1,393,327	3.16%
MAYVILLE 011	21,476,200	22,574,600	5.11%	16,543,259	17,136,315	3.58%
MILLINGTON VILLAGE 017	24,215,300	25,664,800	5.99%	19,545,183	20,255,724	3.64%
REESE 006	34,798,500	39,990,500	14.92%	30,635,369	32,294,133	5.41%
UNIONVILLE 004	10,027,900	12,227,300	21.93%	8,775,569	9,476,738	7.99%

# Arranged by Local Unit Equalized Value Change



**Tuscola County**  
**2022 Top 10 List - Ad Valorem Only**

County-Wide

**Top 10 Owners by Equalized Value**

Owner's Name	Real	Personal	Total
1 Consumers Energy Company	2,732,000	173,521,472	176,253,472
2 Pegasus Wind LLC	73,300	104,001,200	104,074,500
3 DTE Electric Company	1,354,200	54,798,251	56,152,451
4 International Transmission Co	1,364,600	53,123,687	54,488,287
5 Tuscola Bay Wind LLC	n/a	50,752,300	50,752,300
6 Tuscola Wind II LLC	n/a	31,565,800	31,565,800
7 Tuscola Bay Wind II LLC	40,300	16,957,200	16,997,500
8 Russell Family Land Co LLC	12,829,700	n/a	12,829,700
9 POET Biorefining Caro	9,965,200	778,539	10,743,739
10 Thumb Electric Co-Op	420,500	8,549,908	8,970,408
<b>Total</b>	<b>28,779,800</b>	<b>494,048,357</b>	<b>522,828,157</b>
County-wide Equalized Value	2,584,937,350	524,478,924	3,109,416,274
Percentage of County Total	1.11%	94.20%	16.81%

**Top 10 Owners by Taxable Value**

Owner's Name	Real	Personal	Total
1 Consumers Energy Company	1,290,980	173,521,472	174,812,452
2 Pegasus Wind LLC	32,553	104,001,200	104,033,753
3 DTE Electric Company	1,020,252	54,798,251	55,818,503
4 International Transmission Co	710,925	53,123,687	53,834,612
5 Tuscola Bay Wind LLC	n/a	50,752,300	50,752,300
6 Tuscola Wind II LLC	n/a	31,565,800	31,565,800
7 Tuscola Bay Wind II LLC	22,874	16,957,200	16,980,074
8 POET Biorefining Caro	9,905,926	778,539	10,684,465
9 Thumb Electric Co-Op	373,343	8,549,908	8,923,251
10 Dairy Farmer's of America Inc	5,271,142	1,928,100	7,199,242
<b>Total</b>	<b>18,627,995</b>	<b>495,976,457</b>	<b>514,604,452</b>
County-wide Taxable Value	1,574,851,726	524,478,924	2,099,330,650
Percentage of County Total	1.18%	94.57%	24.51%

# Personal and Real Property - TOTALS

The instructions for completing this form are on the reverse side of page 3.

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**L-4024**

Tuscola **COUNTY**

Statement of acreage and valuation in the year 2022 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 (Totals from pages 2 and 3)		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
Akron Township	31,966.00	138,565,300	138,565,300	76,575,300	76,575,300	215,140,600	215,140,600
Almer Township	21,491.00	109,377,800	109,377,800	3,417,700	3,417,700	112,795,500	112,795,500
Arbela Township	22,321.00	119,870,800	119,870,800	4,292,300	4,292,300	124,163,100	124,163,100
Caro City	1,752.00	110,123,300	110,123,300	6,620,232	6,620,232	116,743,532	116,743,532
Columbia Township	22,680.00	106,411,400	106,411,400	114,817,200	114,817,200	221,228,600	221,228,600
Dayton Township	22,915.00	97,416,850	97,416,850	2,350,400	2,350,400	99,767,250	99,767,250
Denmark Township	22,338.00	158,273,600	158,273,600	15,797,600	15,797,600	174,071,200	174,071,200
Elkland Township	22,000.00	146,168,500	146,168,500	10,183,000	10,183,000	156,351,500	156,351,500
Ellington Township	23,800.00	71,291,700	71,291,700	1,550,600	1,550,600	72,842,300	72,842,300
Elmwood Township	22,961.00	81,009,700	81,009,700	2,550,600	2,550,600	83,560,300	83,560,300

# **Personal and Real Property - TOTALS**

The instructions for completing this form are on the reverse side of page 3.

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**L-4024**

Tuscola **COUNTY**

Statement of acreage and valuation in the year 2022 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 (Totals from pages 2 and 3)		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
Fairgrove Township	22,808.00	108,254,900	108,254,900	96,052,800	96,052,800	204,307,700	204,307,700
Fremont Township	22,359.00	122,175,200	122,175,200	5,420,300	5,420,300	127,595,500	127,595,500
Gilford Township	21,529.00	95,768,200	95,768,200	84,493,200	84,493,200	180,261,400	180,261,400
Indianfields Township	19,243.00	83,189,800	83,189,800	7,874,200	7,874,200	91,064,000	91,064,000
Juniata Township	22,661.00	86,503,600	86,503,600	40,283,800	40,283,800	126,787,400	126,787,400
Kingston Township	22,267.00	77,410,000	77,410,000	2,754,182	2,754,182	80,164,182	80,164,182
Koylton Township	22,618.00	86,689,900	86,689,900	3,013,600	3,013,600	89,703,500	89,703,500
Millington Township	22,284.00	181,703,600	181,703,600	6,091,100	6,091,100	187,794,700	187,794,700
Novesta Township	22,651.00	72,689,700	72,689,700	1,460,400	1,460,400	74,150,100	74,150,100
Tuscola Township	20,287.00	128,802,500	128,802,500	15,329,100	15,329,100	144,131,600	144,131,600

# **Personal and Real Property - TOTALS**

The instructions for completing this form are on the reverse side of page 3.

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**L-4024**

Tuscola **COUNTY**

Statement of acreage and valuation in the year 2022 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 (Totals from pages 2 and 3)		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
Vassar City	1,267.00	53,351,400	53,351,400	5,217,100	5,217,100	58,568,500	58,568,500
Vassar Township	22,938.00	129,350,500	129,350,500	8,237,420	8,237,420	137,587,920	137,587,920
Watertown Township	22,416.00	90,814,000	90,814,000	5,109,090	5,109,090	95,923,090	95,923,090
Wells Township	20,948.00	72,452,900	72,452,900	2,913,700	2,913,700	75,366,600	75,366,600
Wisner Township	11,935.00	57,272,200	57,272,200	2,074,000	2,074,000	59,346,200	59,346,200
<b>Totals for County</b>	512,435.00	2,584,937,350	2,584,937,350	524,478,924	524,478,924	3,109,416,274	3,109,416,274

## Equalized Valuations - REAL

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**L-4024**

Tuscola **COUNTY**

The instructions for completing this form are on the reverse side of page 3.

Statement of acreage and valuation in the year 2022 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Real Property Equalized by County Board of Commissioners						
	(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 Township	101,245,100	746,400	2,737,200	33,836,600	0	0	138,565,300
Almer Township	55,692,500	6,981,300	0	46,704,000	0	0	109,377,800
Arbela Township	32,520,500	1,471,900	541,500	85,336,900	0	0	119,870,800
Caro City	0	32,651,900	11,658,300	65,813,100	0	0	110,123,300
Columbia Township	81,324,900	1,129,500	310,300	23,646,700	0	0	106,411,400
Dayton Township	30,853,800	437,200	0	66,125,850	0	0	97,416,850
Denmark Township	78,688,500	5,196,300	2,280,400	72,108,400	0	0	158,273,600
Elkland Township	54,300,800	12,665,500	8,646,400	70,555,800	0	0	146,168,500
Ellington Township	27,284,000	501,200	0	43,506,500	0	0	71,291,700
Elmwood Township	57,539,100	426,600	197,400	22,846,600	0	0	81,009,700



## Equalized Valuations - REAL

Tuscola **COUNTY**

The instructions for completing this form are on the reverse side of page 3.

Statement of acreage and valuation in the year 2022 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Real Property Equalized by County Board of Commissioners						
	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
Fairgrove Township	73,302,100	773,500	765,900	33,413,400	0	0	108,254,900
Fremont Township	21,473,500	7,829,500	552,500	92,319,700	0	0	122,175,200
Gilford Township	80,035,300	373,300	460,200	14,899,400	0	0	95,768,200
Indianfields Township	7,658,200	8,356,500	1,589,600	65,585,500	0	0	83,189,800
Juniata Township	36,890,700	1,065,900	46,500	48,500,500	0	0	86,503,600
Kingston Township	34,111,000	823,900	220,700	42,254,400	0	0	77,410,000
Koylton Township	25,923,200	771,100	56,800	59,938,800	0	0	86,689,900
Millington Township	27,669,800	6,629,500	2,749,100	144,655,200	0	0	181,703,600
Novesta Township	35,749,500	925,100	0	36,015,100	0	0	72,689,700
Tuscola Township	57,454,800	3,670,600	1,902,000	65,775,100	0	0	128,802,500

**Equalized Valuations - REAL**Page 6 of 9**L-4024**

Tuscola

**COUNTY**

The instructions for completing this form are on the reverse side of page 3.

Statement of acreage and valuation in the year 2022 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Real Property Equalized by County Board of Commissioners						
	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
Vassar City	125,900	9,369,200	1,339,000	42,517,300	0	0	53,351,400
Vassar Township	9,541,300	3,905,400	3,895,900	112,007,900	0	0	129,350,500
Watertown Township	21,101,300	367,400	1,463,200	67,882,100	0	0	90,814,000
Wells Township	19,591,200	247,600	381,100	52,233,000	0	0	72,452,900
Wisner Township	39,785,700	562,400	0	16,924,100	0	0	57,272,200
<b>Totals for County</b>	1,009,862,700	107,878,700	41,794,000	1,425,401,950	0	0	2,584,937,350

**Assessed Valuations - Real**Page 7 of 9**L-4024**Tuscola **COUNTY**

The instructions for completing this form are on the reverse side of page 3.

Statement of acreage and valuation in the year 2022 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Real Property Assessed Valuations Approved by Boards of Review						
	(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 Township	101,245,100	746,400	2,737,200	33,836,600	0	0	138,565,300
Almer Township	55,692,500	6,981,300	0	46,704,000	0	0	109,377,800
Arbela Township	32,520,500	1,471,900	541,500	85,336,900	0	0	119,870,800
Caro City	0	32,651,900	11,658,300	65,813,100	0	0	110,123,300
Columbia Township	81,324,900	1,129,500	310,300	23,646,700	0	0	106,411,400
Dayton Township	30,853,800	437,200	0	66,125,850	0	0	97,416,850
Denmark Township	78,688,500	5,196,300	2,280,400	72,108,400	0	0	158,273,600
Elkland Township	54,300,800	12,665,500	8,646,400	70,555,800	0	0	146,168,500
Ellington Township	27,284,000	501,200	0	43,506,500	0	0	71,291,700
Elmwood Township	57,539,100	426,600	197,400	22,846,600	0	0	81,009,700

# Assessed Valuations - Real

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**L-4024**

Tuscola **COUNTY**

The instructions for completing this form are on the reverse side of page 3.

Statement of acreage and valuation in the year 2022 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Real Property Assessed Valuations Approved by Boards of Review						
	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
Fairgrove Township	73,302,100	773,500	765,900	33,413,400	0	0	108,254,900
Fremont Township	21,473,500	7,829,500	552,500	92,319,700	0	0	122,175,200
Gilford Township	80,035,300	373,300	460,200	14,899,400	0	0	95,768,200
Indianfields Township	7,658,200	8,356,500	1,589,600	65,585,500	0	0	83,189,800
Juniata Township	36,890,700	1,065,900	46,500	48,500,500	0	0	86,503,600
Kingston Township	34,111,000	823,900	220,700	42,254,400	0	0	77,410,000
Koylton Township	25,923,200	771,100	56,800	59,938,800	0	0	86,689,900
Millington Township	27,669,800	6,629,500	2,749,100	144,655,200	0	0	181,703,600
Novesta Township	35,749,500	925,100	0	36,015,100	0	0	72,689,700
Tuscola Township	57,454,800	3,670,600	1,902,000	65,775,100	0	0	128,802,500

**Assessed Valuations - Real**Page 9 of 9**L-4024**Tuscola **COUNTY**

The instructions for completing this form are on the reverse side of page 3.

Statement of acreage and valuation in the year 2022 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Real Property Assessed Valuations Approved by Boards of Review						
	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
Vassar City	125,900	9,369,200	1,339,000	42,517,300	0	0	53,351,400
Vassar Township	9,541,300	3,905,400	3,895,900	112,007,900	0	0	129,350,500
Watertown Township	21,101,300	367,400	1,463,200	67,882,100	0	0	90,814,000
Wells Township	19,591,200	247,600	381,100	52,233,000	0	0	72,452,900
Wisner Township	39,785,700	562,400	0	16,924,100	0	0	57,272,200
<b>Totals for County</b>	1,009,862,700	107,878,700	41,794,000	1,425,401,950	0	0	2,584,937,350

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF \_\_\_\_\_ County,

\_\_\_\_\_ Michigan, \_\_\_\_\_, \_\_\_\_\_

WE HEREBY CERTIFY that the foregoing is a true statement of the assessed valuations of real property classifications in each township and city in the County of \_\_\_\_\_ in the year \_\_\_\_\_, as determined by the Board of Commissioners of said county on the \_\_\_\_\_ day of April \_\_\_\_\_, at a meeting of said board held in pursuant to the provisions of Sections 209.1 - 209.8, MCL. We 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. 255 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 at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

04/05/2022  
12:50 PM

Parcel Count Report

Page: 1/1  
DB: 2022 Master Tuscola County

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	581	24	10	889	0	0	1504	0	55	15	0	15	85	66	1655
ALMER CHARTER TOWNSHIP	371	56	0	847	0	0	1274	0	61	2	0	8	71	49	1394
ARBELA TWP	297	22	8	1247	0	0	1574	0	26	1	0	10	37	14	1625
COLUMBIA TWP	475	48	10	501	0	0	1034	0	36	73	0	26	135	48	1217
DAYTON TOWNSHIP	274	12	0	1897	0	0	2183	0	23	0	0	4	27	51	2261
DENMARK TWP	397	94	31	1091	0	0	1613	0	84	5	0	15	104	85	1802
ELKLAND TWP	335	185	23	1460	0	0	2003	0	159	26	0	9	194	97	2294
ELLINGTON TWP	254	5	0	672	0	0	931	0	17	2	0	8	27	16	974
ELMWOOD	354	23	11	540	0	0	928	0	34	2	0	11	47	29	1004
FAIRGROVE TWP	400	32	14	689	0	0	1135	0	41	69	0	18	128	51	1314
FREMONT TWP	172	102	9	1603	0	0	1886	0	117	2	0	8	127	108	2121
GILFORD TOWNSHIP	429	10	6	278	0	0	723	0	11	86	0	13	110	6	839
INDIANFIELDS	50	85	12	1146	0	0	1293	0	78	8	0	4	90	104	1487
JUNIATA TWP	241	14	1	800	0	0	1056	0	24	24	0	20	68	60	1184
KINGSTON TWP	245	26	13	794	0	0	1078	0	35	0	0	11	46	27	1151
KOYLTON TOWNSHIP	221	20	1	911	0	0	1153	0	32	0	0	7	39	35	1227
MILLINGTON TWP	207	125	24	2023	0	0	2379	0	123	9	0	5	137	71	2587
NOVESTA TWP	288	17	0	722	0	0	1027	0	33	0	0	3	36	22	1085
TUSCOLA TWP	393	48	20	961	0	0	1422	0	51	5	0	10	66	24	1512
VASSAR TWP	68	47	47	1845	0	0	2007	0	40	3	0	9	52	24	2083
WATERTOWN TWP	164	12	10	1137	0	0	1323	0	19	7	0	8	34	28	1385
WELLS TWP	213	6	7	982	0	0	1208	0	16	4	0	7	27	20	1255
WISNER TWP	234	15	0	408	0	0	657	0	56	1	0	3	60	16	733
CARO	0	277	18	1429	0	0	1724	0	310	13	0	4	327	199	2250
VASSAR CITY	3	132	13	919	0	0	1067	0	107	6	0	3	116	137	1320
Totals	6666	1437	288	25791	0	0	34182	0	1588	363	0	239	2190	1387	37759

## Taxable Valuations, Tuscola County

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

Statement of taxable valuation in the year 2022. 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	41,604,468	721,912	2,723,313	21,786,605	0	0	66,836,298
Almer	22,476,262	5,918,732	0	36,601,768	0	0	64,996,762
Arbela	19,283,479	1,137,147	91,353	54,136,595	0	0	74,648,574
Columbia	35,394,348	992,341	287,667	17,466,323	0	0	54,140,679
Dayton	14,722,741	330,236	0	43,580,285	0	0	58,633,262
Denmark	36,161,371	4,370,010	1,884,138	56,549,405	0	0	98,964,924
Elkland	20,199,167	11,441,859	8,256,815	53,157,772	0	0	93,055,613
Ellington	11,496,033	448,969	0	31,202,345	0	0	43,147,347
Elmwood	23,117,440	354,205	117,709	18,735,171	0	0	42,324,525
Fairgrove	32,694,446	652,886	624,021	22,005,295	0	0	55,976,648
Fremont	10,278,039	6,533,514	525,471	63,206,615	0	0	80,543,639
Gilford	35,324,888	367,208	456,350	11,173,022	0	0	47,321,468
Indianfields	3,397,652	6,448,242	1,302,289	48,774,195	0	0	59,922,378
Juniata	14,390,263	1,009,448	14,791	34,963,830	0	0	50,378,332
Kingston	12,216,284	722,917	54,248	27,959,928	0	0	40,953,377
Koylton	11,951,560	721,359	47,747	37,375,984	0	0	50,096,650
Millington	14,327,846	5,613,809	2,591,543	98,118,267	0	0	120,651,465
Novesta	15,287,037	738,266	0	25,750,968	0	0	41,776,271
Tuscola	24,436,319	3,429,493	1,253,719	46,604,270	0	0	75,723,801
Vassar	4,777,205	3,491,278	3,604,969	81,059,692	0	0	92,933,144
Watertown	9,673,687	339,380	680,808	46,329,622	0	0	57,023,497
Wells	9,976,171	194,338	220,462	37,231,254	0	0	47,622,225
Wisner	15,750,993	504,125	0	11,200,044	0	0	27,455,162
Caro	0	27,296,722	11,359,605	48,446,516	0	0	87,102,843
Vassar City	102,856	8,447,549	1,182,190	32,890,247	0	0	42,622,842
<b>Totals for County</b>	439,040,555	92,225,945	37,279,208	1,006,306,018	0	0	1,574,851,726

## 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 2022. 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	358,200	51,361,700	0	24,855,400	76,575,300
Almer	0	575,700	0	0	2,842,000	3,417,700
Arbela	0	127,500	0	0	4,164,800	4,292,300
Columbia	0	29,300	102,432,900	0	12,355,000	114,817,200
Dayton	0	56,400	0	0	2,294,000	2,350,400
Denmark	0	521,000	85,600	0	15,191,000	15,797,600
Elkland	0	2,007,800	2,106,400	0	6,068,800	10,183,000
Ellington	0	96,600	0	0	1,454,000	1,550,600
Elmwood	0	226,700	0	0	2,323,900	2,550,600
Fairgrove	0	455,900	72,895,500	0	22,701,400	96,052,800
Fremont	0	763,400	0	0	4,656,900	5,420,300
Gilford	0	0	67,902,400	0	16,590,800	84,493,200
Indianfields	0	891,500	56,500	0	6,926,200	7,874,200
Juniata	0	126,800	34,017,200	0	6,139,800	40,283,800
Kingston	0	255,050	0	0	2,499,132	2,754,182
Koylton	0	377,200	0	0	2,636,400	3,013,600
Millington	0	1,071,900	788,000	0	4,231,200	6,091,100
Novesta	0	150,200	0	0	1,310,200	1,460,400
Tuscola	0	808,400	528,500	0	13,992,200	15,329,100
Vassar	0	564,350	48,400	0	7,624,670	8,237,420
Watertown	0	46,200	326,170	0	4,736,720	5,109,090
Wells	0	143,200	1,166,500	0	1,604,000	2,913,700
Wisner	0	73,500	731,800	0	1,268,700	2,074,000
Caro	0	2,953,902	915,859	0	2,750,471	6,620,232
Vassar City	0	2,154,900	17,000	0	3,045,200	5,217,100
<b>Totals for County</b>	0	14,835,602	335,380,429	0	174,262,893	524,478,924



## 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 2022. 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	143,411,598	56,940,943	358,200	51,361,700	34,750,755
Almer	68,414,462	54,947,557	575,700	0	12,891,205
Arbela	78,940,874	67,182,332	127,500	0	11,631,042
Columbia	168,957,879	51,051,934	29,300	102,432,900	15,443,745
Dayton	60,983,662	42,564,337	56,400	0	18,362,925
Denmark	114,762,524	87,433,497	521,000	85,600	26,722,427
Elkland	103,238,613	65,028,663	2,007,800	2,106,400	34,095,750
Ellington	44,697,947	37,049,080	96,600	0	7,552,267
Elmwood	44,875,125	39,247,165	226,700	0	5,401,260
Fairgrove	152,029,448	51,516,043	455,900	72,895,500	27,162,005
Fremont	85,963,939	63,029,560	763,400	0	22,170,979
Gilford	131,814,668	45,366,028	0	67,902,400	18,546,240
Indianfields	67,796,578	46,609,051	891,500	56,500	20,239,527
Juniata	90,662,132	44,788,017	126,800	34,017,200	11,730,115
Kingston	43,707,559	32,943,549	255,050	0	10,508,960
Koylton	53,110,250	39,267,531	377,200	0	13,465,519
Millington	126,742,565	98,891,725	1,071,900	788,000	25,990,940
Novesta	43,236,671	35,359,745	150,200	0	7,726,726
Tuscola	91,052,901	66,849,286	808,400	528,500	22,866,715
Vassar	101,170,564	72,873,120	564,350	48,400	27,684,694
Watertown	62,132,587	48,477,331	46,200	326,170	13,282,886
Wells	50,535,925	37,266,070	143,200	1,166,500	11,960,155
Wisner	29,529,162	23,833,319	73,500	731,800	4,890,543
Caro	93,723,075	38,626,610	2,953,902	915,859	51,226,704
Vassar City	47,839,942	28,290,582	2,154,900	17,000	17,377,460
<b>Totals for County</b>	<b>2,099,330,650</b>	<b>1,275,433,075</b>	<b>14,835,602</b>	<b>335,380,429</b>	<b>473,681,544</b>