



Image: Tuscola County Structures Over Aerial Imagery

# Tuscola County Equalization Report 2023

*(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	Dara Hood, MCAO
Arbela Township	Dave McArthur, MAAO
Columbia Township	Dara Hood, MCAO
Dayton Township	Joan Fackler, MAAO
Denmark Township	Susan Jensen, MAAO
Elkland Township	Dave McArthur, MAAO
Ellington Township	Susan Jensen, MAAO
Elmwood Township	Dave McArthur, MAAO
Fairgrove Township	Deb Young, MCAO
Fremont Township	Joan Fackler, MAAO
Gilford Township	Susan Jensen, MAAO
Indianfields Township	Dave McArthur, MAAO
Juniata Township	Dave McArthur, 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	Lisa Shagena, 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 2023 assessment rolls of the twenty-three (23) townships and two (2) cities of Tuscola County. The recommended County Equalized Value for 2023 is 3,433,748,737. The value is a combination of 2,928,803,691 real property and 504,945,046 personal property.

The 2023 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/>

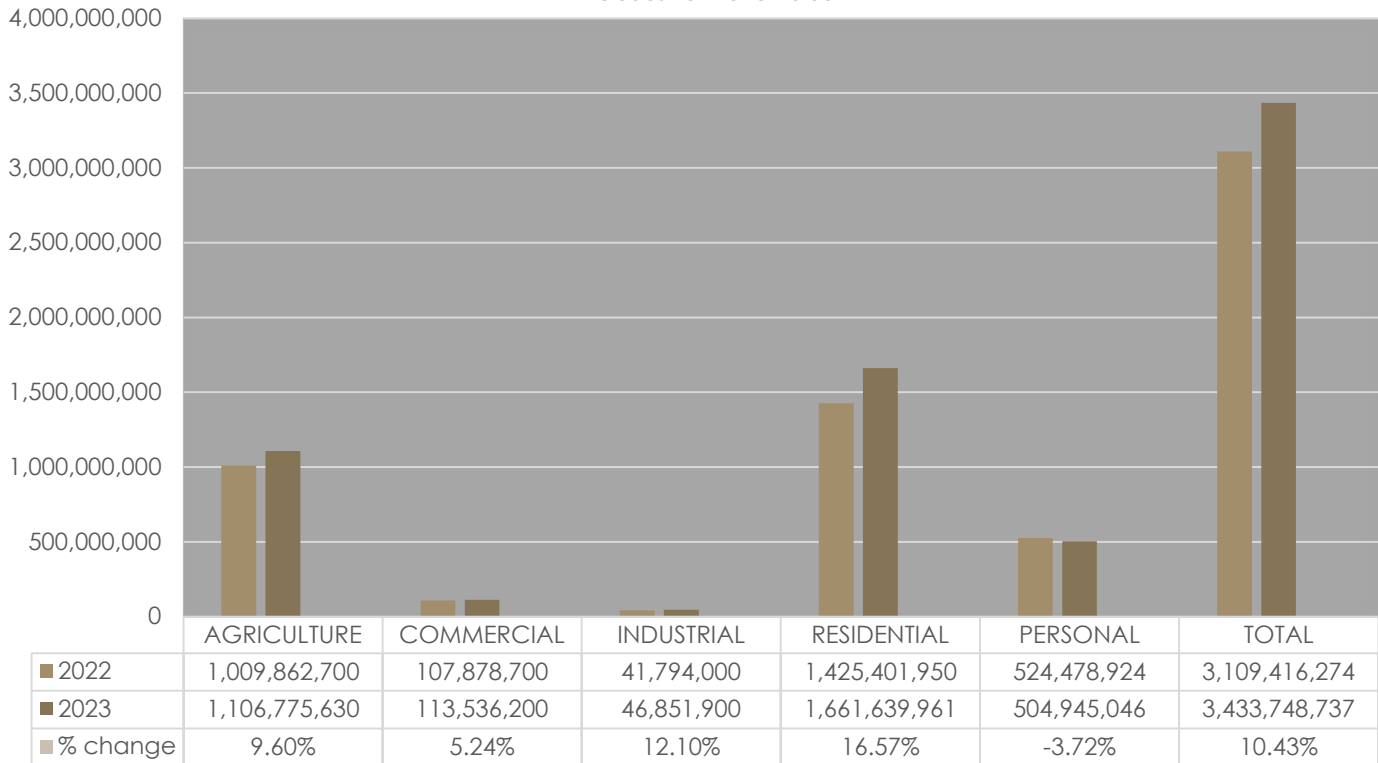
Presented By

Angie Daniels, MAAO  
Colleen Smith, MCAO  
Echo Torrez, MCAT

## Graphs and Charts

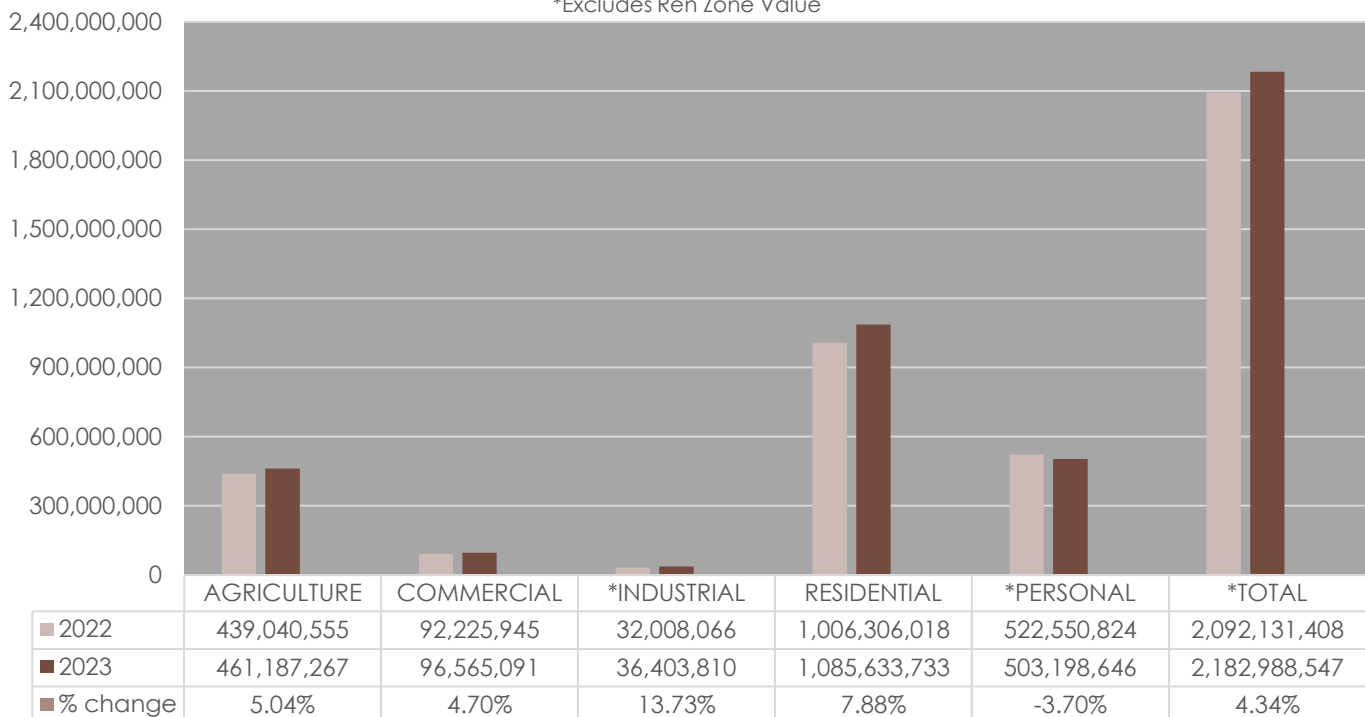
### Change in SEV by Class

\*Excludes Ren Zone Value

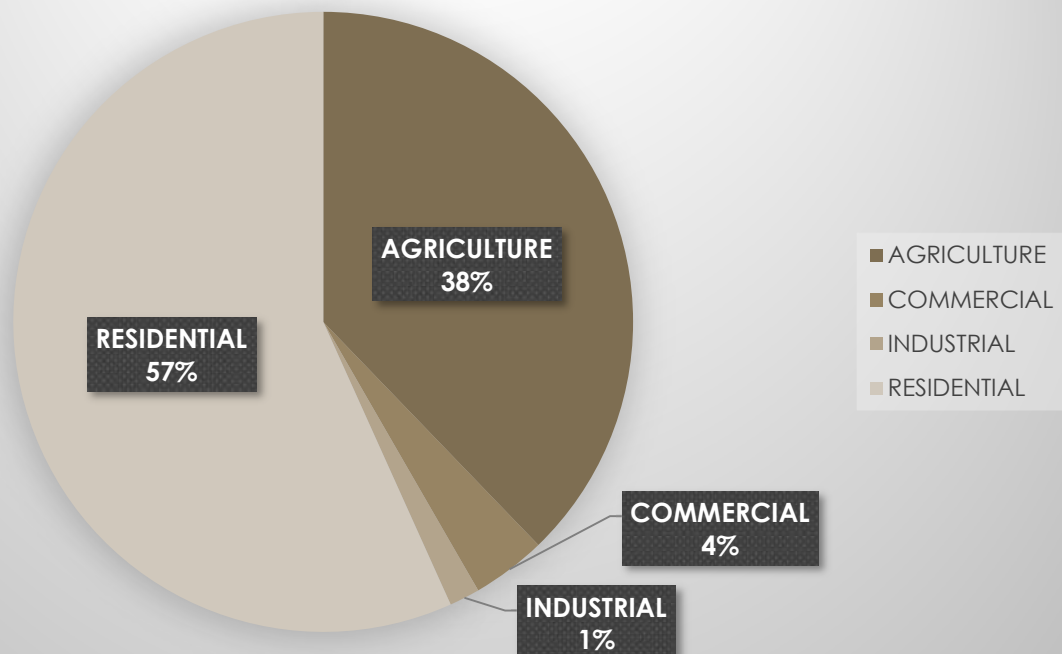


### Change in Taxable by Class

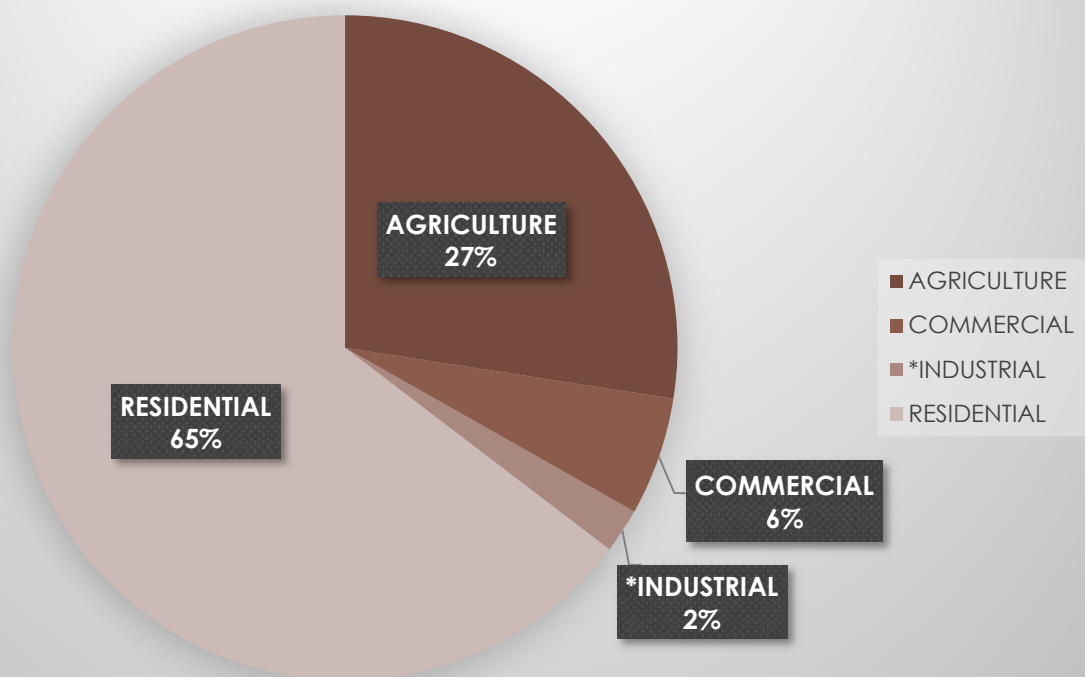
\*Excludes Ren Zone Value



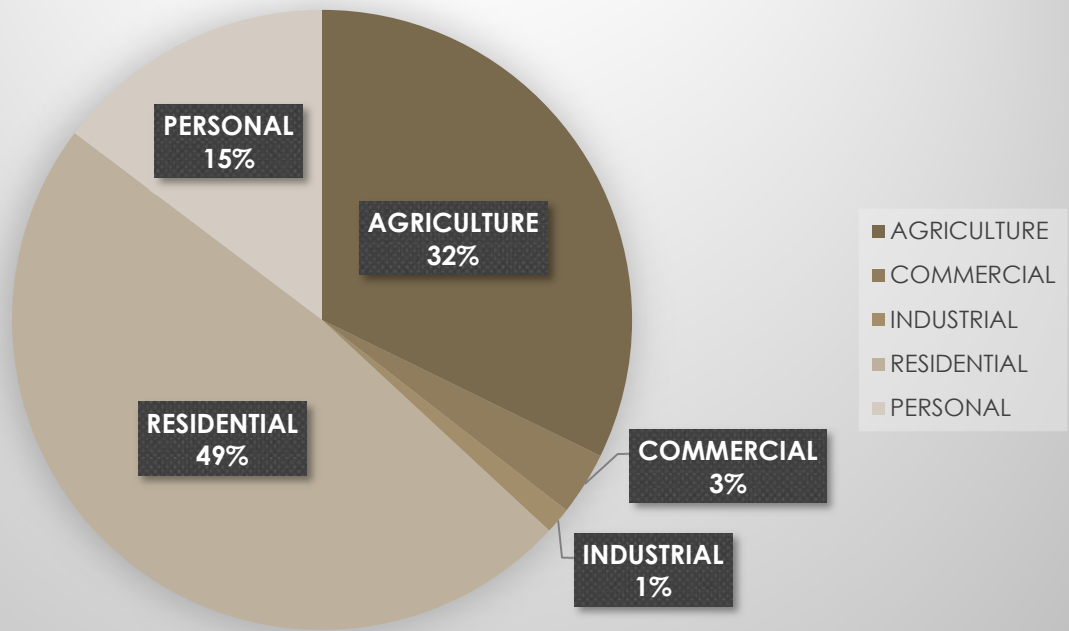
## Real Property by Class as % of 2023 SEV



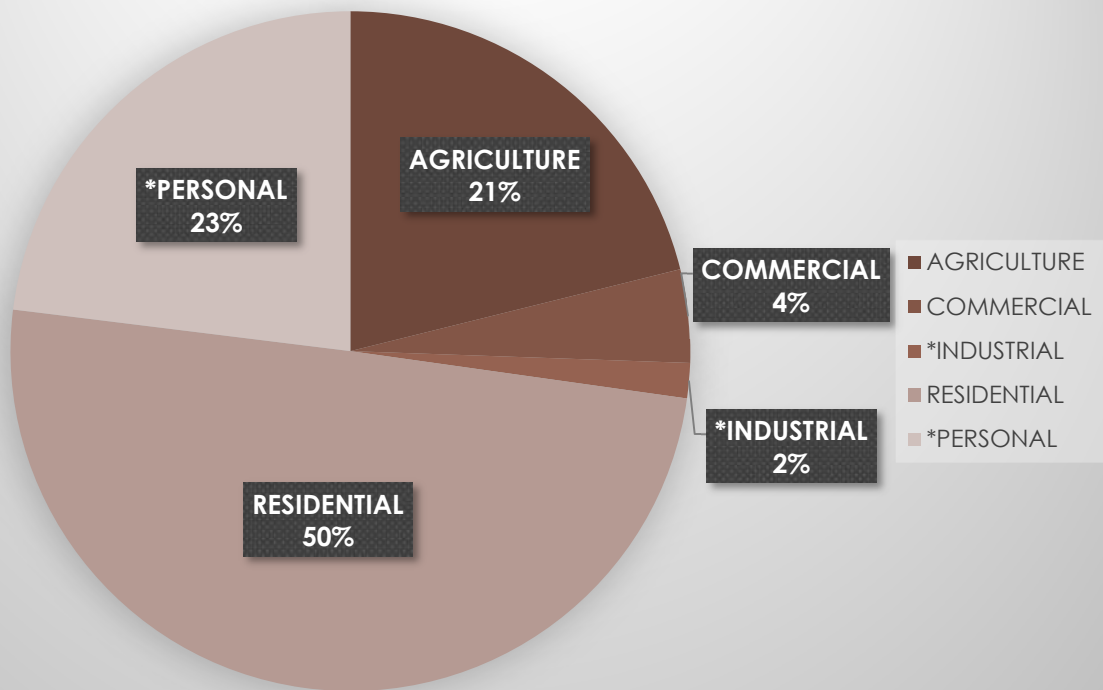
## Real Property by Class as % of 2023 Taxable



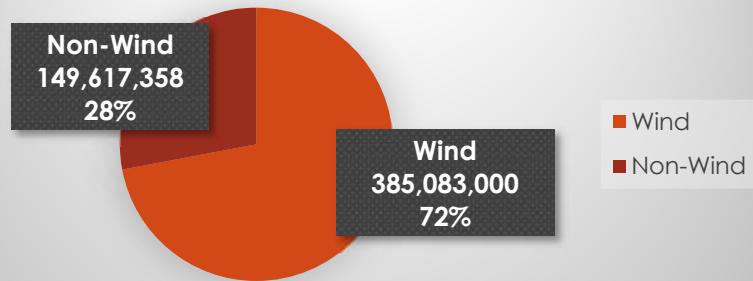
## All Property by Class as % of 2023 SEV



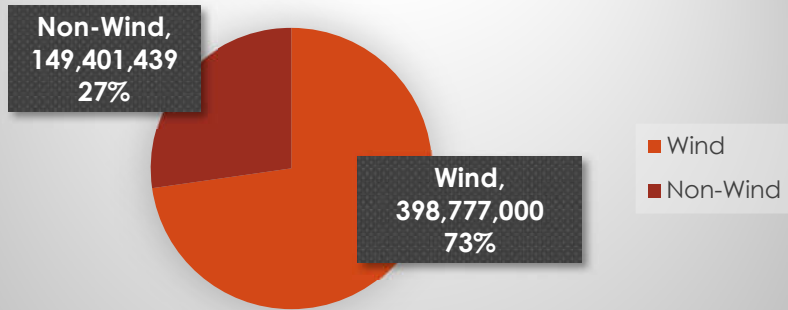
## All Property by Class as % of 2023 Taxable



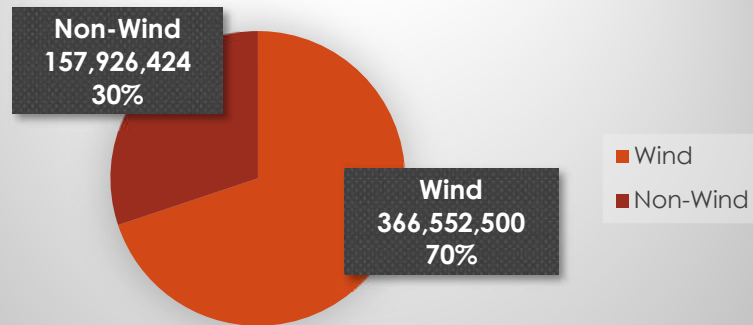
Personal Property 2020 Taxable  
Wind/Non-Wind



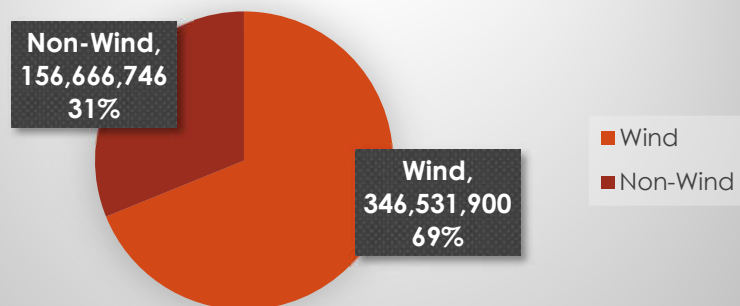
Personal Property 2021 Taxable  
Wind/Non-Wind



Personal Property 2022 Taxable  
Wind/Non-Wind

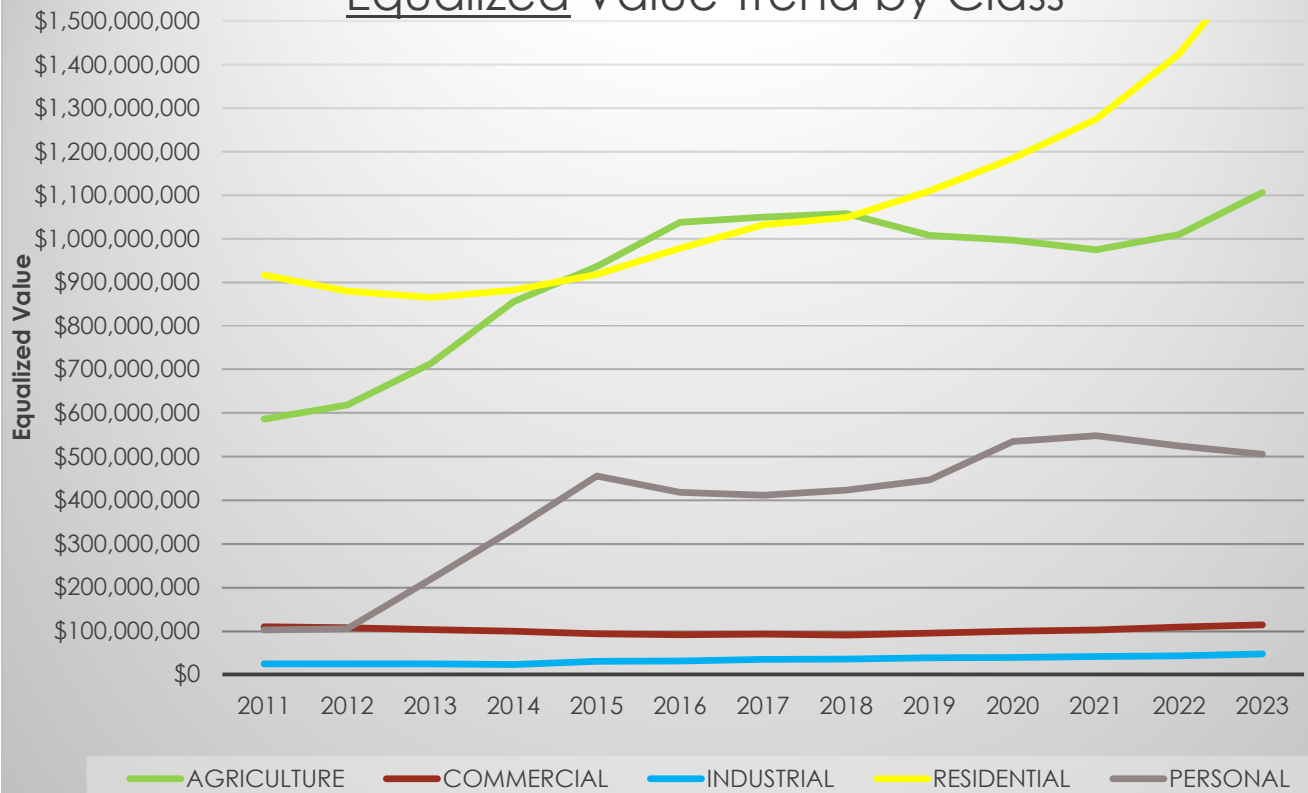


Personal Property 2023 Taxable  
Wind/Non-Wind

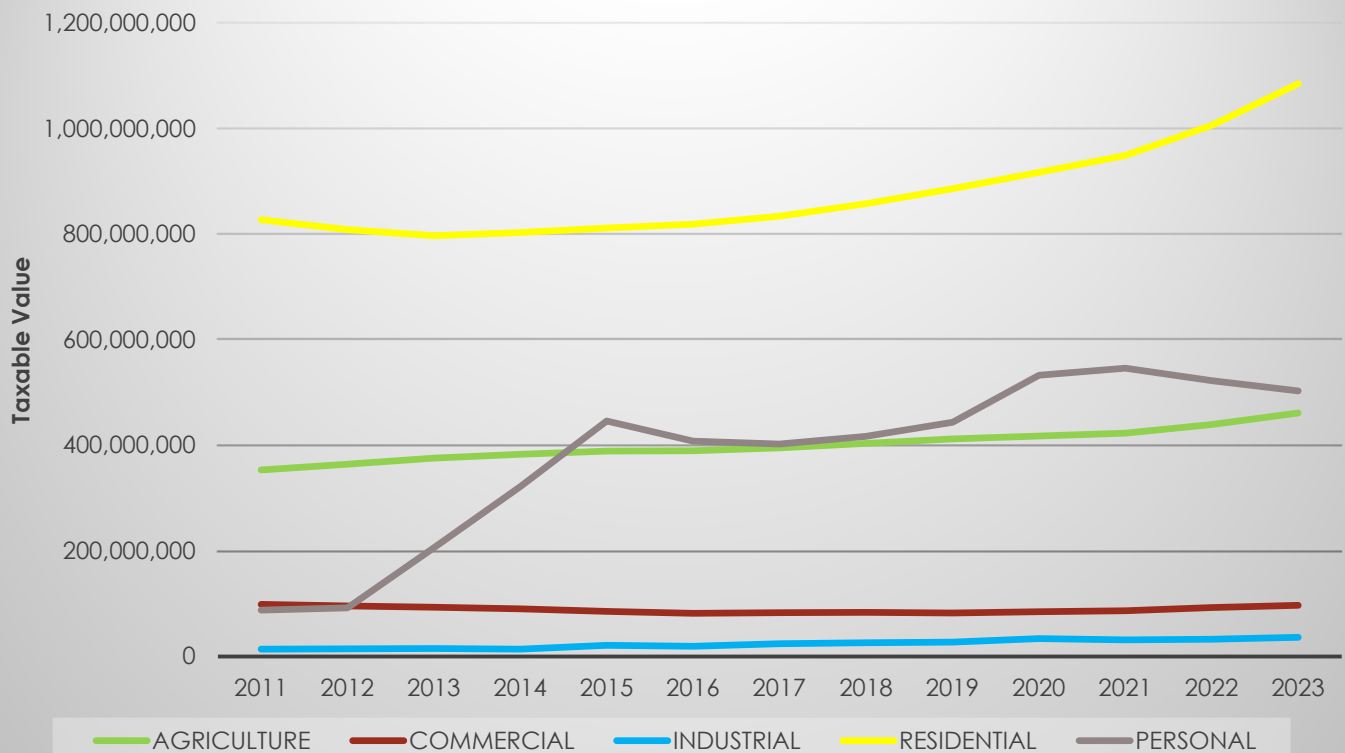




## Equalized Value Trend by Class



## Taxable Value Trend by Class



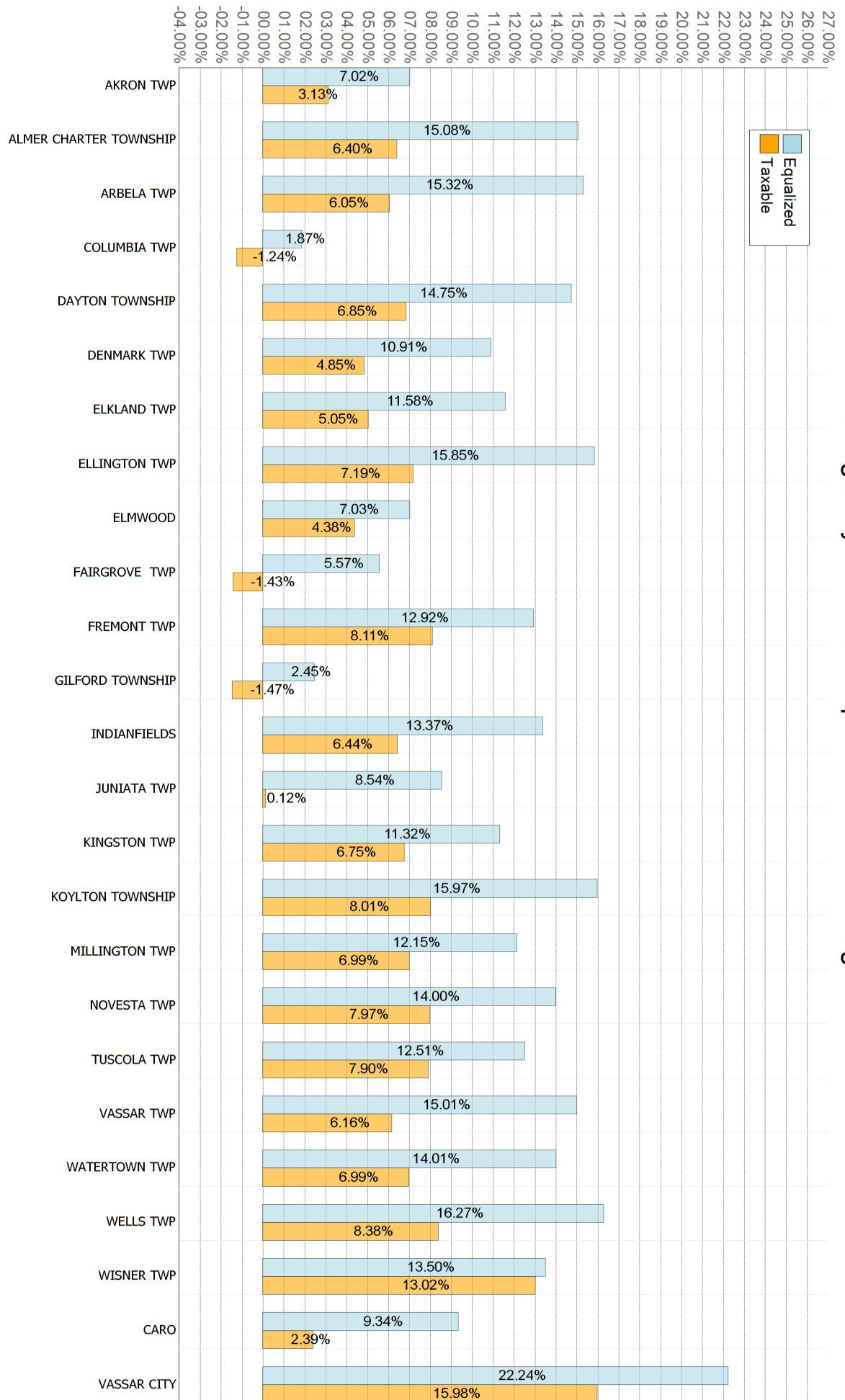


**TUSCOLA COUNTY**  
**Percent Change - 2022 to 2023**  
**Includes New, Loss and Adjustment**  
**By Local Unit**

Unit	2022 Equalized Value	2023 Equalized Value	C.E.V. % Change	2022 Taxable Value	2023 Taxable Value	Taxable % Change
<b>TOWNSHIPS</b>						
AKRON TWP	215,140,600	228,910,250	6.40%	143,411,598	147,312,054	2.72%
ALMER CHARTER TOWNSH	112,795,500	129,808,200	15.08%	68,414,462	72,796,145	6.40%
ARBELA TWP	124,163,100	143,185,350	15.32%	78,940,874	83,719,606	6.05%
COLUMBIA TWP	221,228,600	224,136,300	1.31%	168,957,879	166,265,499	-1.59%
DAYTON TOWNSHIP	99,767,250	114,478,186	14.75%	60,983,662	65,160,841	6.85%
DENMARK TWP	174,071,200	191,836,600	10.21%	114,762,524	120,001,949	4.57%
ELKLAND TWP	156,351,500	174,562,100	11.65%	103,238,613	108,535,893	5.13%
ELLINGTON TWP	72,842,300	84,389,800	15.85%	44,697,947	47,910,956	7.19%
ELMWOOD	83,560,300	89,176,200	6.72%	44,875,125	46,912,995	4.54%
FAIRGROVE TWP	204,307,700	212,862,800	4.19%	152,029,448	148,584,967	-2.27%
FREMONT TWP	127,595,500	144,043,530	12.89%	85,963,939	92,581,449	7.70%
GILFORD TOWNSHIP	180,261,400	184,678,400	2.45%	131,814,668	129,877,923	-1.47%
INDIANFIELDS	91,064,000	103,243,500	13.37%	67,796,578	72,159,313	6.44%
JUNIATA TWP	126,787,400	137,615,300	8.54%	90,662,132	90,774,758	0.12%
KINGSTON TWP	80,164,182	89,101,956	11.15%	43,707,559	46,610,499	6.64%
KOYLTON TOWNSHIP	89,703,500	104,225,675	16.19%	53,110,250	57,359,453	8.00%
MILLINGTON TWP	187,794,700	208,974,000	11.28%	126,742,565	135,304,851	6.76%
NOVESTA TWP	74,150,100	84,528,100	14.00%	43,236,671	46,682,866	7.97%
TUSCOLA TWP	144,131,600	162,161,250	12.51%	91,052,901	98,242,980	7.90%
VASSAR TWP	137,587,920	158,234,040	15.01%	101,170,564	107,407,599	6.16%
WATERTOWN TWP	95,923,090	109,363,450	14.01%	62,132,587	66,475,942	6.99%
WELLS TWP	75,366,600	87,631,600	16.27%	50,535,925	54,771,034	8.38%
WISNER TWP	59,346,200	67,360,400	13.50%	29,529,162	33,372,738	13.02%
<b>CITIES</b>						
CARO	116,743,532	127,649,850	9.34%	93,723,075	95,961,609	2.39%

Unit	2022 Equalized Value	2023 Equalized Value	C.E.V. % Change	2022 Taxable Value	2023 Taxable Value	Taxable % Change
<b>CITIES</b>						
VASSAR CITY	58,568,500	71,591,900	22.24%	47,839,942	55,485,727	15.98%
<b>VILLAGES</b>						
AKRON VILLAGE 001	6,151,500	7,919,700	28.74%	4,395,789	5,123,436	16.55%
AKRON VILLAGE 010	3,868,300	4,657,900	20.41%	2,571,749	2,845,033	10.63%
CASS CITY 007	70,960,400	79,074,400	11.43%	58,714,599	61,592,351	4.90%
FAIRGROVE VILLAGE 010	12,474,000	15,426,800	23.67%	7,584,716	8,444,323	11.33%
GAGETOWN 009	4,453,200	5,024,400	12.83%	3,934,970	4,033,969	2.52%
KINGSTON VILLAGE 015	6,909,878	7,828,566	13.30%	5,166,169	5,564,571	7.71%
KINGSTON VILLAGE 016	1,805,200	1,898,100	5.15%	1,393,327	1,512,003	8.52%
MAYVILLE 011	22,574,600	25,534,000	13.11%	17,136,315	18,875,453	10.15%
MILLINGTON VILLAGE 017	25,664,800	30,413,200	18.50%	20,255,724	21,975,024	8.49%
REESE 006	39,990,500	45,578,300	13.97%	32,294,133	34,180,526	5.84%
UNIONVILLE 004	12,227,300	13,679,300	11.88%	9,476,738	9,959,923	5.10%

# Arranged by Local Unit Equalized Value Change



**Tuscola County**  
**2023 Top 10 List - Ad Valorem Only**

County-Wide

**Top 10 Owners by Equalized Value**

Owner's Name	Real	Personal	Total
1 Consumers Energy Company	2,755,700	168,770,471	171,526,171
2 Pegasus Wind LLC	69,300	95,946,300	96,015,600
3 DTE Electric Company	1,415,600	58,691,074	60,106,674
4 International Transmission Co	1,438,000	50,201,963	51,639,963
5 Tuscola Bay Wind LLC	n/a	48,505,300	48,505,300
6 Tuscola Wind II LLC	n/a	28,851,900	28,851,900
7 Tuscola Bay Wind II LLC	38,900	15,430,500	15,469,400
8 Russell Family Land Co LLC	14,000,000	n/a	14,000,000
9 Thumb Electric Co-Op	448,400	9,052,893	9,501,293
10 Sylvester Land LLC	8,507,500	n/a	8,507,500
<b>Total</b>	<b>28,673,400</b>	<b>475,450,401</b>	<b>504,123,801</b>
County-wide Equalized Value	2,928,803,691	504,945,046	3,433,748,737
Percentage of County Total	0.98%	94.16%	14.68%

**Top 10 Owners by Taxable Value**

Owner's Name	Real	Personal	Total
1 Consumers Energy Company	1,332,422	168,770,471	170,102,893
2 Pegasus Wind LLC	34,180	95,946,300	95,980,480
3 DTE Electric Company	1,069,838	58,691,074	59,760,912
4 International Transmission Co	745,728	50,201,963	50,947,691
5 Tuscola Bay Wind LLC	n/a	48,505,300	48,505,300
6 Tuscola Wind II LLC	n/a	28,851,900	28,851,900
7 Tuscola Bay Wind II LLC	24,017	15,430,500	15,454,517
8 Thumb Electric Co-Op	378,521	9,052,893	9,431,414
9 POET Biorefining Caro	8,251,916	n/a	8,251,916
10 Dairy Farmer's of America Inc	5,534,699	1,746,400	7,281,099
<b>Total</b>	<b>17,371,321</b>	<b>477,196,801</b>	<b>494,568,122</b>
County-wide Taxable Value	1,685,324,600	504,945,046	2,190,269,646
Percentage of County Total	1.03%	94.50%	22.58%

**Personal and Real Property - TOTALS**

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

Page 1 of 7**L-4024****Page 1**

04/03/2023 12:54PM

Tuscola **COUNTY**Statement of acreage and valuation in the year 2023 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	152,817,550	152,817,550	76,092,700	76,092,700	228,910,250	228,910,250
Almer Township	21,491.00	126,475,800	126,475,800	3,332,400	3,332,400	129,808,200	129,808,200
Arbela Township	22,321.00	138,795,950	138,795,950	4,389,400	4,389,400	143,185,350	143,185,350
Caro City	1,752.00	121,581,400	121,581,400	6,068,450	6,068,450	127,649,850	127,649,850
Columbia Township	22,680.00	115,186,200	115,186,200	108,950,100	108,950,100	224,136,300	224,136,300
Dayton Township	22,915.00	112,089,786	112,089,786	2,388,400	2,388,400	114,478,186	114,478,186
Denmark Township	22,338.00	176,583,600	176,583,600	15,253,000	15,253,000	191,836,600	191,836,600
Elkland Township	22,000.00	165,309,100	165,309,100	9,253,000	9,253,000	174,562,100	174,562,100
Ellington Township	23,800.00	82,862,100	82,862,100	1,527,700	1,527,700	84,389,800	84,389,800
Elmwood Township	22,961.00	86,647,500	86,647,500	2,528,700	2,528,700	89,176,200	89,176,200
Fairgrove Township	22,808.00	123,566,500	123,566,500	89,296,300	89,296,300	212,862,800	212,862,800
Fremont Township	22,359.00	138,167,530	138,167,530	5,876,000	5,876,000	144,043,530	144,043,530
Gilford Township	21,529.00	104,573,900	104,573,900	80,104,500	80,104,500	184,678,400	184,678,400
Indianfields Township	19,243.00	95,672,100	95,672,100	7,571,400	7,571,400	103,243,500	103,243,500
Juniata Township	22,661.00	100,711,700	100,711,700	36,903,600	36,903,600	137,615,300	137,615,300
Kingston Township	22,267.00	86,303,100	86,303,100	2,798,856	2,798,856	89,101,956	89,101,956
Koylton Township	22,618.00	101,346,975	101,346,975	2,878,700	2,878,700	104,225,675	104,225,675
Millington Township	22,284.00	203,131,500	203,131,500	5,842,500	5,842,500	208,974,000	208,974,000

**Personal and Real Property - TOTALS**

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

Page 2 of 7**L-4024****Page 1**Tuscola **COUNTY**Statement of acreage and valuation in the year 2023 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
Novesta Township	22,651.00	83,089,400	83,089,400	1,438,700	1,438,700	84,528,100	84,528,100
Tuscola Township	20,287.00	145,117,400	145,117,400	17,043,850	17,043,850	162,161,250	162,161,250
Vassar City	1,267.00	66,341,500	66,341,500	5,250,400	5,250,400	71,591,900	71,591,900
Vassar Township	22,938.00	149,920,600	149,920,600	8,313,440	8,313,440	158,234,040	158,234,040
Watertown Township	22,416.00	104,117,900	104,117,900	5,245,550	5,245,550	109,363,450	109,363,450
Wells Township	20,948.00	84,868,400	84,868,400	2,763,200	2,763,200	87,631,600	87,631,600
Wisner Township	11,935.00	63,526,200	63,526,200	3,834,200	3,834,200	67,360,400	67,360,400
<b>Totals for County</b>	512,435.00	2,928,803,691	2,928,803,691	504,945,046	504,945,046	3,433,748,737	3,433,748,737

**Equalized Valuations - REAL**Page 3 of 7**L-4024****Page 2**

Tuscola

**COUNTY**

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

Statement of acreage and valuation in the year 2023 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	106,573,500	799,200	2,722,800	42,722,050			152,817,550
Almer Township	62,417,600	7,195,800		56,862,400			126,475,800
Arbela Township	39,074,300	1,502,800	571,400	97,647,450			138,795,950
Caro City		34,627,500	10,103,500	76,850,400			121,581,400
Columbia Township	87,437,800	1,126,100	368,900	26,253,400			115,186,200
Dayton Township	37,646,500	446,900		73,996,386			112,089,786
Denmark Township	84,540,700	5,468,500	2,257,500	84,316,900			176,583,600
Elkland Township	60,523,800	13,080,200	9,606,900	82,098,200			165,309,100
Ellington Township	31,177,800	526,600		51,157,700			82,862,100
Elmwood Township	60,141,700	429,100	206,400	25,870,300			86,647,500
Fairgrove Township	81,195,200	755,600	783,500	40,832,200			123,566,500
Fremont Township	23,301,830	8,373,000	588,100	105,904,600			138,167,530
Gilford Township	86,088,400	374,700	476,200	17,634,600			104,573,900
Indianfields Township	8,366,800	9,581,900	1,604,200	76,119,200			95,672,100
Juniata Township	40,634,400	1,083,600	46,500	58,947,200			100,711,700
Kingston Township	37,493,200	859,900	225,600	47,724,400			86,303,100
Koylton Township	30,633,800	822,800	55,900	69,834,475			101,346,975
Millington Township	32,222,400	6,652,700	3,143,000	161,113,400			203,131,500



**Equalized Valuations - REAL**Page 4 of 7**L-4024****Page 2**

Tuscola

**COUNTY**

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

Statement of acreage and valuation in the year 2023 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
Novesta Township	39,545,500	918,100		42,625,800			83,089,400
Tuscola Township	61,949,700	3,776,400	2,064,500	77,326,800			145,117,400
Vassar City	186,700	9,898,200	5,873,300	50,383,300			66,341,500
Vassar Township	9,530,900	4,074,400	4,277,200	132,038,100			149,920,600
Watertown Township	21,410,500	289,000	1,478,900	80,939,500			104,117,900
Wells Township	21,194,900	299,500	397,600	62,976,400			84,868,400
Wisner Township	43,487,700	573,700		19,464,800			63,526,200
<b>Totals for County</b>	1,106,775,630	113,536,200	46,851,900	1,661,639,961	0	0	2,928,803,691

**Assessed Valuations - REAL**Page 5 of 7**L-4024**Tuscola **COUNTY**

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

**Page 3**Statement of acreage and valuation in the year 2023 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	106,573,500	799,200	2,722,800	42,722,050			152,817,550
Almer Township	62,417,600	7,195,800		56,862,400			126,475,800
Arbela Township	39,074,300	1,502,800	571,400	97,647,450			138,795,950
Caro City		34,627,500	10,103,500	76,850,400			121,581,400
Columbia Township	87,437,800	1,126,100	368,900	26,253,400			115,186,200
Dayton Township	37,646,500	446,900		73,996,386			112,089,786
Denmark Township	84,540,700	5,468,500	2,257,500	84,316,900			176,583,600
Elkland Township	60,523,800	13,080,200	9,606,900	82,098,200			165,309,100
Ellington Township	31,177,800	526,600		51,157,700			82,862,100
Elmwood Township	60,141,700	429,100	206,400	25,870,300			86,647,500
Fairgrove Township	81,195,200	755,600	783,500	40,832,200			123,566,500
Fremont Township	23,301,830	8,373,000	588,100	105,904,600			138,167,530
Gilford Township	86,088,400	374,700	476,200	17,634,600			104,573,900
Indianfields Township	8,366,800	9,581,900	1,604,200	76,119,200			95,672,100
Juniata Township	40,634,400	1,083,600	46,500	58,947,200			100,711,700
Kingston Township	37,493,200	859,900	225,600	47,724,400			86,303,100
Koylton Township	30,633,800	822,800	55,900	69,834,475			101,346,975
Millington Township	32,222,400	6,652,700	3,143,000	161,113,400			203,131,500

**Assessed Valuations - REAL**Page 6 of 7**L-4024**Tuscola **COUNTY**

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

**Page 3**Statement of acreage and valuation in the year 2023 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
Novesta Township	39,545,500	918,100		42,625,800			83,089,400
Tuscola Township	61,949,700	3,776,400	2,064,500	77,326,800			145,117,400
Vassar City	186,700	9,898,200	5,873,300	50,383,300			66,341,500
Vassar Township	9,530,900	4,074,400	4,277,200	132,038,100			149,920,600
Watertown Township	21,410,500	289,000	1,478,900	80,939,500			104,117,900
Wells Township	21,194,900	299,500	397,600	62,976,400			84,868,400
Wisner Township	43,487,700	573,700		19,464,800			63,526,200
<b>Totals for County</b>	1,106,775,630	113,536,200	46,851,900	1,661,639,961	0	0	2,928,803,691

Tuscola **COUNTY**

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 \_\_\_\_\_, \_\_\_\_\_.

04/04/2023  
02:12 PM

Parcel Count Report  
Ad Valorem & Special Acts

Page: 1/1  
DB: 2023 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	574	24	10	888	0	0	1496	0	56	15	0	15	86	66	1648
ALMER CHARTER TOWNSHIP	375	56	0	844	0	0	1275	0	61	2	0	8	71	49	1395
ARBELA TWP	297	22	8	1246	0	0	1573	0	26	1	0	10	37	13	1623
COLUMBIA TWP	476	47	11	502	0	0	1036	0	36	73	0	26	135	48	1219
DAYTON TOWNSHIP	273	12	0	1899	0	0	2184	0	24	0	0	4	28	51	2263
DENMARK TWP	397	94	31	1091	0	0	1613	0	87	5	0	15	107	86	1806
ELKLAND TWP	344	187	23	1459	0	0	2013	0	157	27	0	9	193	97	2303
ELLINGTON TWP	253	5	0	663	0	0	921	0	18	2	0	8	28	16	965
ELMWOOD	353	23	11	540	0	0	927	0	34	2	0	11	47	29	1003
FAIRGROVE TWP	401	31	15	691	0	0	1138	0	41	69	0	18	128	51	1317
FREMONT TWP	176	102	7	1605	0	0	1890	0	120	1	0	8	129	109	2128
GILFORD TOWNSHIP	432	12	6	277	0	0	727	0	11	86	0	13	110	6	843
INDIANFIELDS	50	86	12	1144	0	0	1292	0	73	6	0	4	83	108	1483
JUNIATA TWP	241	14	1	800	0	0	1056	0	23	24	0	20	67	60	1183
KINGSTON TWP	246	26	13	794	0	0	1079	0	29	0	0	11	40	27	1146
KOYLTON TOWNSHIP	221	20	1	912	0	0	1154	0	31	0	0	7	38	34	1226
MILLINGTON TWP	208	124	26	2020	0	0	2378	0	128	9	0	5	142	63	2583
NOVESTA TWP	286	17	0	727	0	0	1030	0	33	0	0	3	36	22	1088
TUSCOLA TWP	394	48	20	961	0	0	1423	0	50	4	0	10	64	24	1511
VASSAR TWP	68	47	48	1842	0	0	2005	0	43	3	0	9	55	25	2085
WATERTOWN TWP	167	10	10	1137	0	0	1324	0	21	6	0	8	35	28	1387
WELLS TWP	205	6	7	996	0	0	1214	0	16	4	0	7	27	20	1261
WISNER TWP	233	16	0	404	0	0	653	0	56	1	0	3	60	17	730
CARO	0	273	20	1426	0	0	1719	0	309	15	0	4	328	199	2246
VASSAR CITY	3	134	14	919	0	0	1070	0	113	6	0	3	122	134	1326
Totals	6673	1436	294	25787	0	0	34190	0	1596	361	0	239	2196	1382	37768

## Taxable Valuations, Tuscola County

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

Statement of taxable valuation in the year 2023. File this form with the State Tax Commission on or before the fourth Monday in June.

<b>Real Property</b>							
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	43,433,935	770,222	2,705,571	24,309,626	0	0	71,219,354
Almer	23,532,703	6,291,315	0	39,639,727	0	0	69,463,745
Arbela	20,328,449	1,127,562	95,916	57,778,279	0	0	79,330,206
Columbia	37,247,035	994,158	346,404	18,727,802	0	0	57,315,399
Dayton	15,421,299	343,877	0	47,007,265	0	0	62,772,441
Denmark	37,741,388	4,675,032	1,930,547	60,401,982	0	0	104,748,949
Elkland	21,300,301	11,962,640	8,771,521	57,248,431	0	0	99,282,893
Ellington	12,248,880	471,416	0	33,662,960	0	0	46,383,256
Elmwood	24,100,952	353,551	123,590	19,806,202	0	0	44,384,295
Fairgrove	34,222,783	625,183	646,495	23,794,206	0	0	59,288,667
Fremont	11,053,897	6,796,327	562,709	68,292,516	0	0	86,705,449
Gilford	36,878,917	372,919	475,027	12,046,560	0	0	49,773,423
Indianfields	3,560,324	7,868,737	1,336,968	51,821,884	0	0	64,587,913
Juniata	15,140,776	1,000,851	15,530	37,714,001	0	0	53,871,158
Kingston	13,136,248	760,151	56,664	29,858,580	0	0	43,811,643
Koylton	12,628,239	782,765	50,134	41,019,615	0	0	54,480,753
Millington	15,101,683	5,725,293	2,833,781	105,801,594	0	0	129,462,351
Novesta	16,281,772	717,157	0	28,245,237	0	0	45,244,166
Tuscola	25,556,832	3,552,982	1,475,069	50,614,247	0	0	81,199,130
Vassar	5,040,170	3,645,589	3,969,680	86,438,720	0	0	99,094,159
Watertown	10,273,595	264,324	714,845	49,977,628	0	0	61,230,392
Wells	10,023,597	245,515	340,379	41,398,343	0	0	52,007,834
Wisner	16,825,494	511,139	0	12,201,905	0	0	29,538,538
Caro	0	27,952,493	9,776,225	52,164,441	0	0	89,893,159
Vassar City	107,998	8,753,893	5,711,454	35,661,982	0	0	50,235,327
<b>Totals for County</b>	461,187,267	96,565,091	41,938,509	1,085,633,733	0	0	1,685,324,600

## 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 2023. File this form with the State Tax Commission on or before the fourth Monday in June.

<b>Personal Property</b>						
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	524,700	50,179,100	0	25,388,900	76,092,700
Almer	0	526,200	0	0	2,806,200	3,332,400
Arbela	0	0	0	0	4,389,400	4,389,400
Columbia	0	30,200	97,115,000	0	11,804,900	108,950,100
Dayton	0	4,500	0	0	2,383,900	2,388,400
Denmark	0	569,700	53,500	0	14,629,800	15,253,000
Elkland	0	1,621,400	1,896,100	0	5,735,500	9,253,000
Ellington	0	8,500	0	0	1,519,200	1,527,700
Elmwood	0	189,700	0	0	2,339,000	2,528,700
Fairgrove	0	606,200	66,887,800	0	21,802,300	89,296,300
Fremont	0	1,261,500	0	0	4,614,500	5,876,000
Gilford	0	0	64,207,000	0	15,897,500	80,104,500
Indianfields	0	569,200		0	7,002,200	7,571,400
Juniata	0	95,100	30,946,400	0	5,862,100	36,903,600
Kingston	0	108,708	0	0	2,690,148	2,798,856
Koylton	0	289,500	0	0	2,589,200	2,878,700
Millington	0	971,800	509,000	0	4,361,700	5,842,500
Novesta	0	120,200	0	0	1,318,500	1,438,700
Tuscola	0	800,300	515,100	0	15,728,450	17,043,850
Vassar	0	586,260	39,210	0	7,687,970	8,313,440
Watertown	0	55,670	289,380	0	4,900,500	5,245,550
Wells	0	42,400	1,114,400	0	1,606,400	2,763,200
Wisner	0	73,400	664,100	0	3,096,700	3,834,200
Caro	0	3,255,704	0	0	2,812,746	6,068,450
Vassar City	0	2,091,500	0	0	3,158,900	5,250,400
<b>Totals for County</b>	0	14,402,342	314,416,090	0	176,126,614	504,945,046



## 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 2023. 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	147,312,054	60,720,879	524,700	50,179,100	35,887,375
Almer	72,796,145	58,205,093	526,200	0	14,064,852
Arbela	83,719,606	71,470,941	0	0	12,248,665
Columbia	166,265,499	54,163,847	30,200	97,115,000	14,956,452
Dayton	65,160,841	45,721,007	4,500	0	19,435,334
Denmark	120,001,949	92,988,464	569,700	53,500	26,390,285
Elkland	108,535,893	69,709,231	1,621,400	1,896,100	35,309,162
Ellington	47,910,956	40,123,648	8,500	0	7,778,808
Elmwood	46,912,995	41,292,368	189,700	0	5,430,927
Fairgrove	148,584,967	54,887,147	606,200	66,887,800	26,203,820
Fremont	92,581,449	68,072,699	1,261,500	0	23,247,250
Gilford	129,877,923	47,440,854	0	64,207,000	18,230,069
Indianfields	72,159,313	49,628,516	569,200	0	21,961,597
Juniata	90,774,758	47,888,952	95,100	30,946,400	11,844,306
Kingston	46,610,499	35,081,157	108,708	0	11,420,634
Koylton	57,359,453	42,401,819	289,500	0	14,668,134
Millington	135,304,851	105,627,383	971,800	509,000	28,196,668
Novesta	46,682,866	37,787,848	120,200	0	8,774,818
Tuscola	98,242,980	71,108,358	800,300	515,100	25,819,222
Vassar	107,407,599	78,360,800	586,260	39,210	28,421,329
Watertown	66,475,942	51,894,459	55,670	289,380	14,236,433
Wells	54,771,034	39,578,144	42,400	1,114,400	14,036,090
Wisner	33,372,738	25,399,447	73,400	664,100	7,235,791
Caro	95,961,609	42,110,297	3,255,704	0	50,595,608
Vassar City	55,485,727	30,750,384	2,091,500	0	22,643,843
<b>Totals for County</b>	<b>2,190,269,646</b>	<b>1,362,413,742</b>	<b>14,402,342</b>	<b>314,416,090</b>	<b>499,037,472</b>