

# Tuscola County Equalization Report **2025**

*(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	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	Sherry Hickmott, MAAO
Watertown Township	Sherry Hickmott, MCAO
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 2025 assessment rolls of the twenty-three (23) townships and two (2) cities of Tuscola County. The recommended County Equalized Value for 2025 is 3,870,454,390. The value is a combination of 3,404,520,138 real property and 465,934,252 personal property.

The 2025 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.

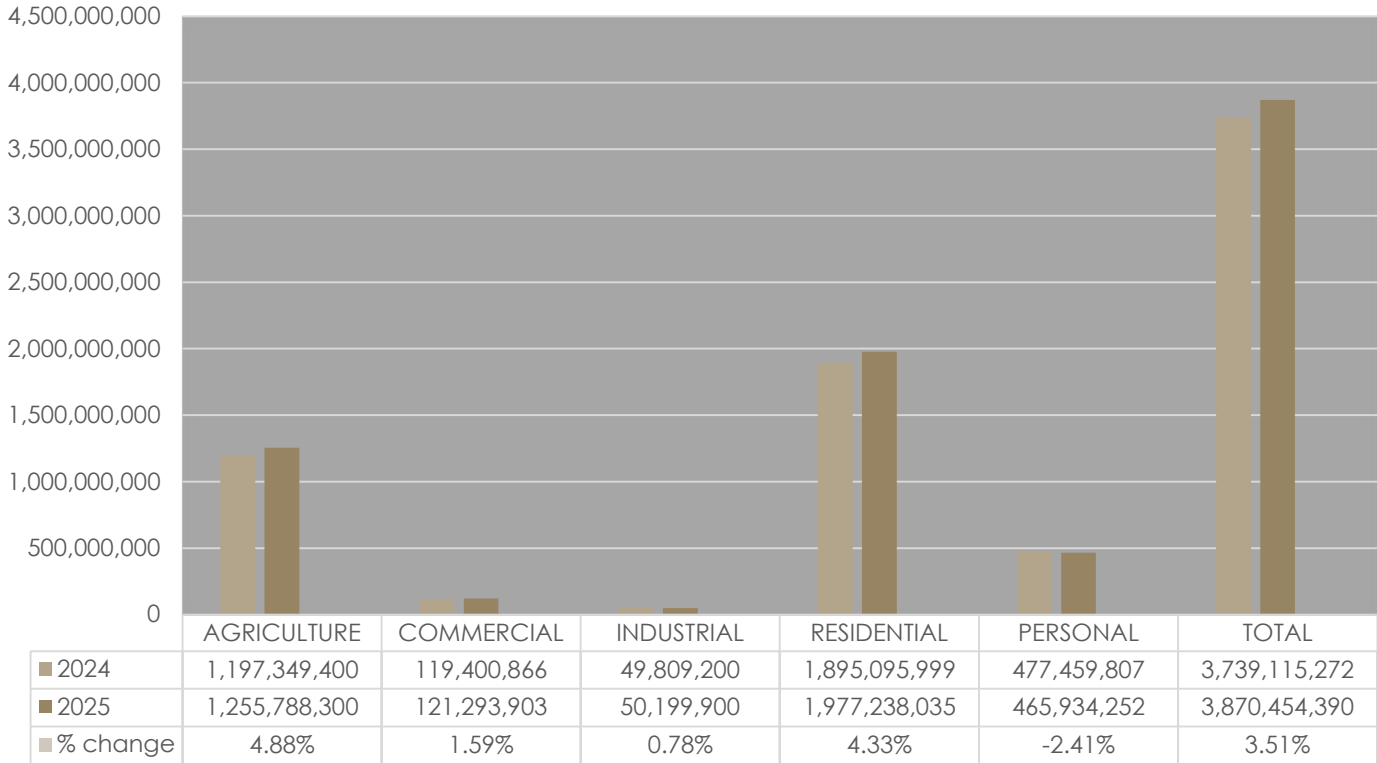
The Equalization Report will be located on the County website at the following address  
<http://www.tuscolacounty.org/equalization/>

Presented By

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

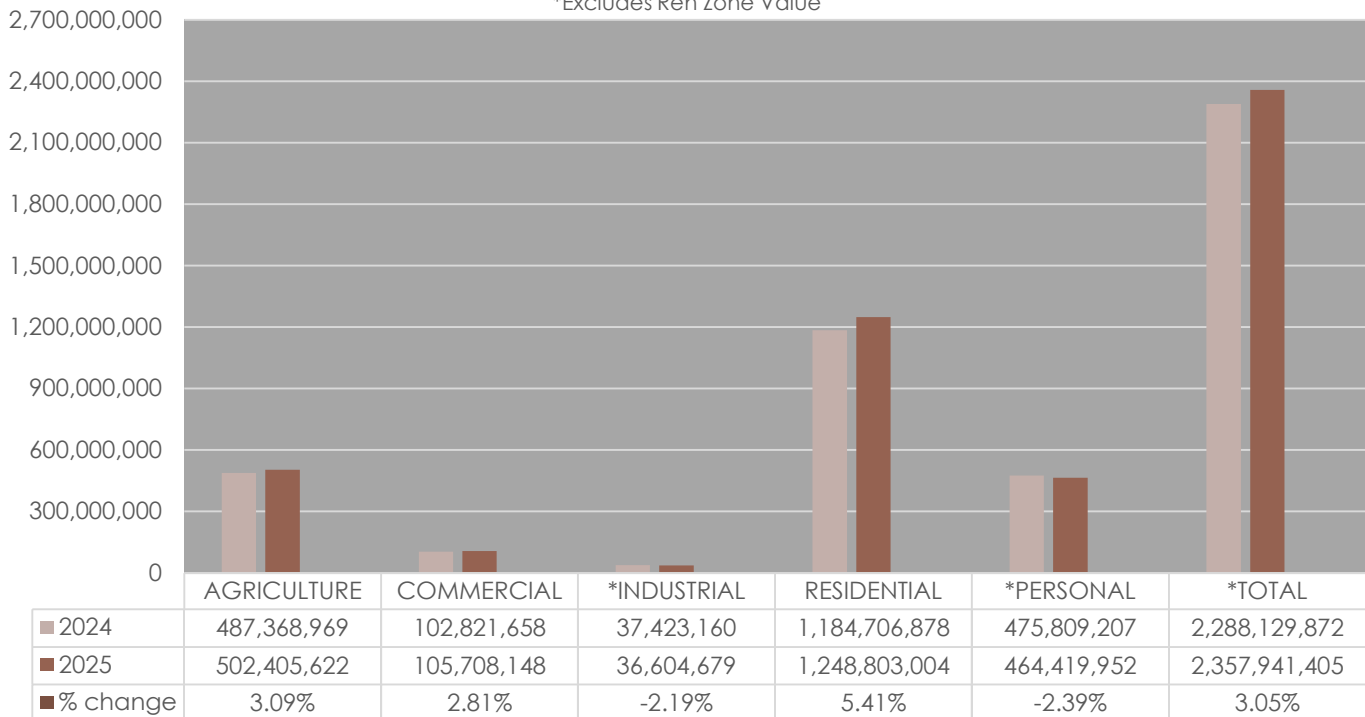
# Graphs and Charts

## Change in SEV by Class

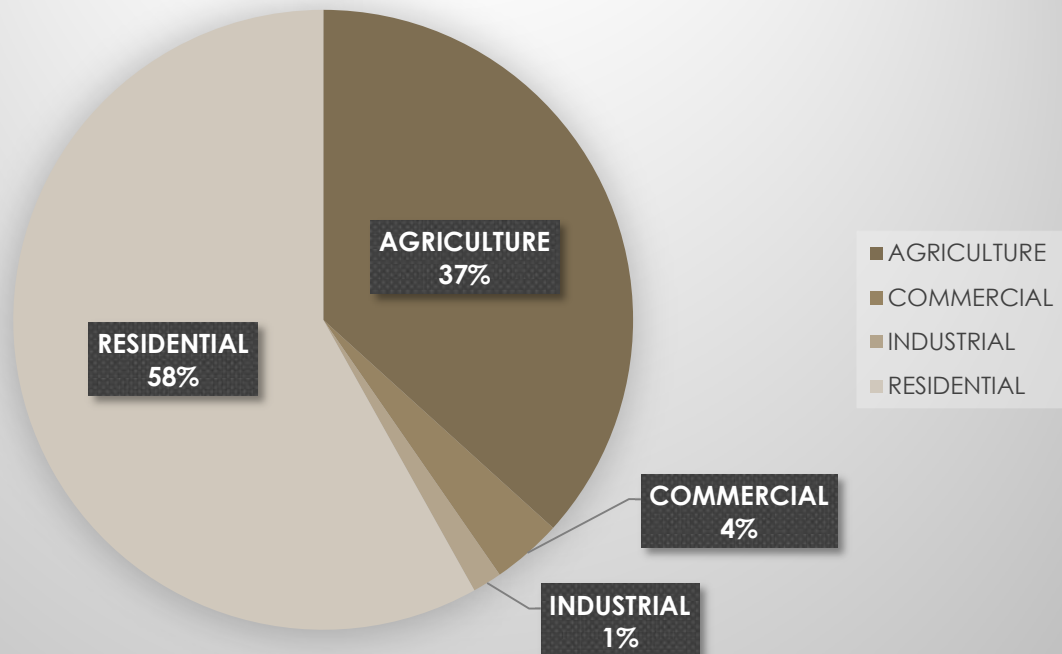


## Change in Taxable by Class

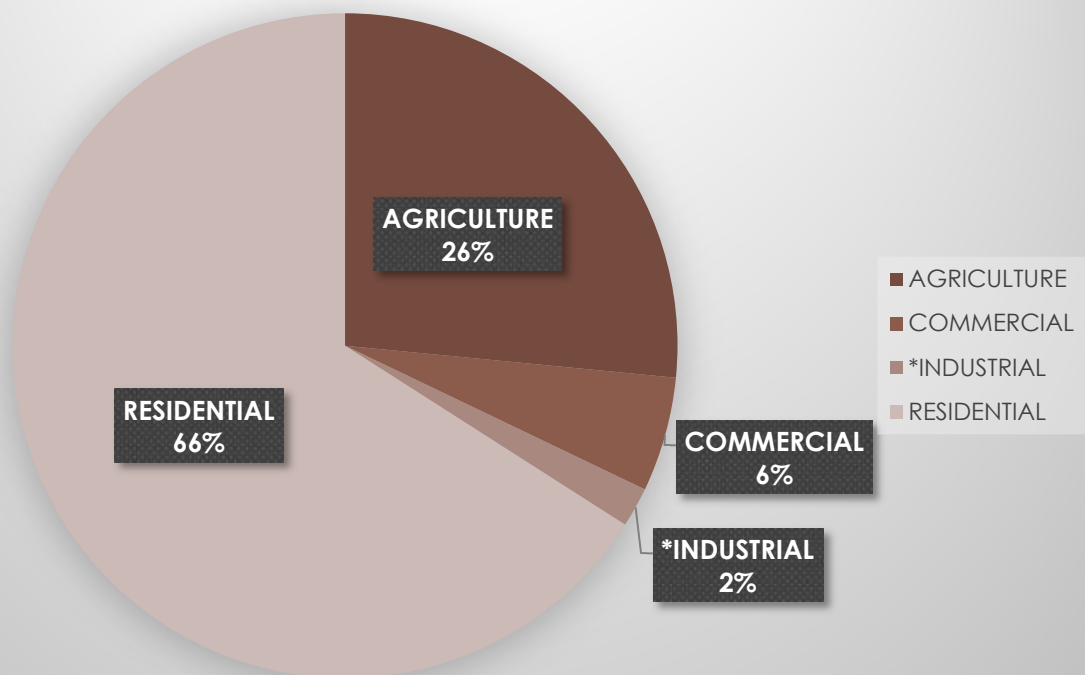
\*Excludes Ren Zone Value



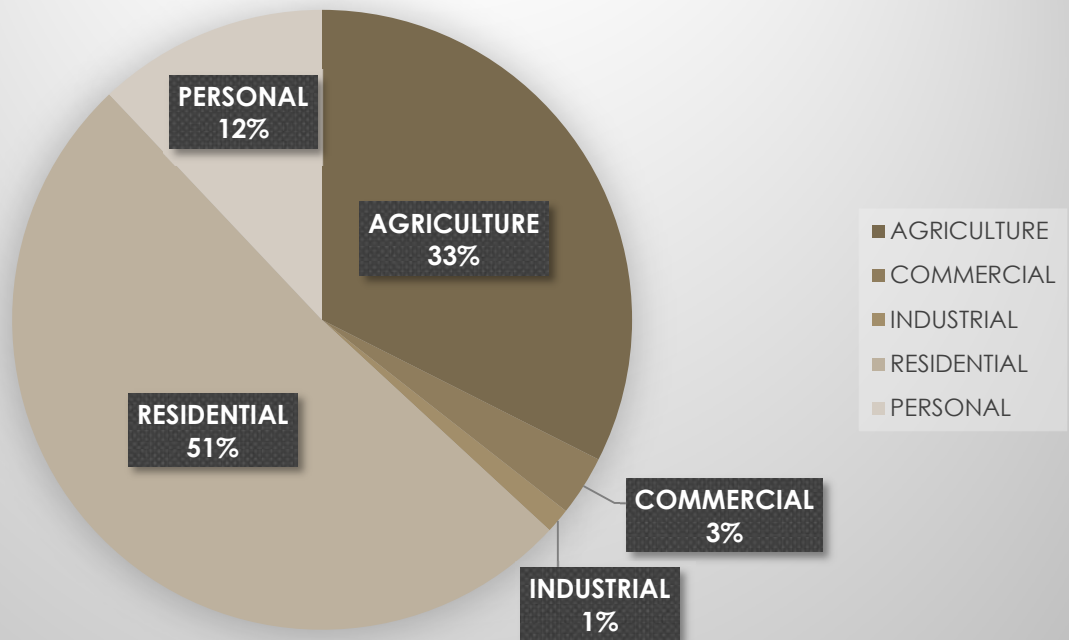
## Real Property by Class as % of 2025 SEV



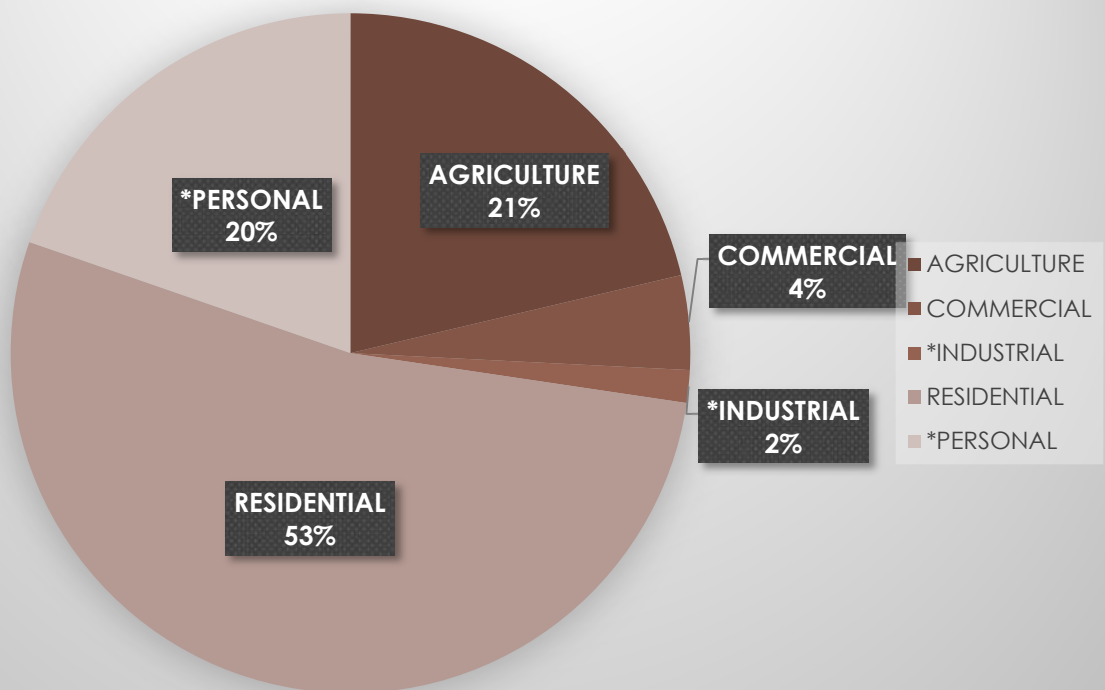
## Real Property by Class as % of 2025 Taxable



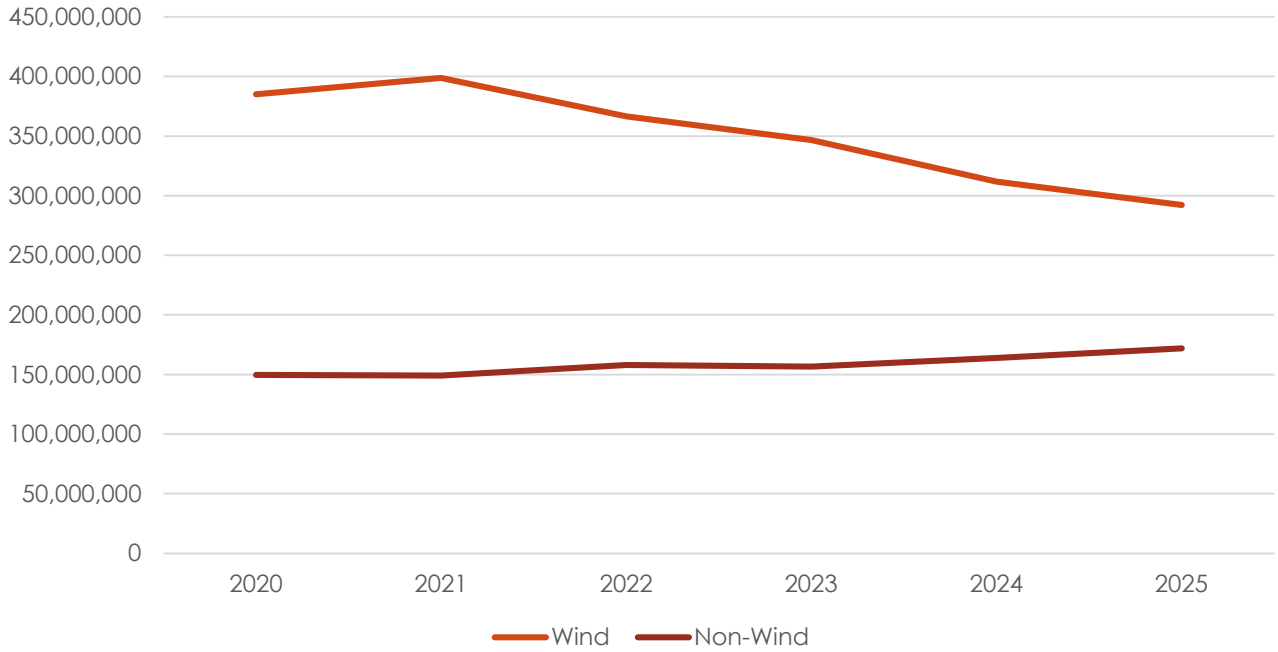
## All Property by Class as % of 2025 SEV



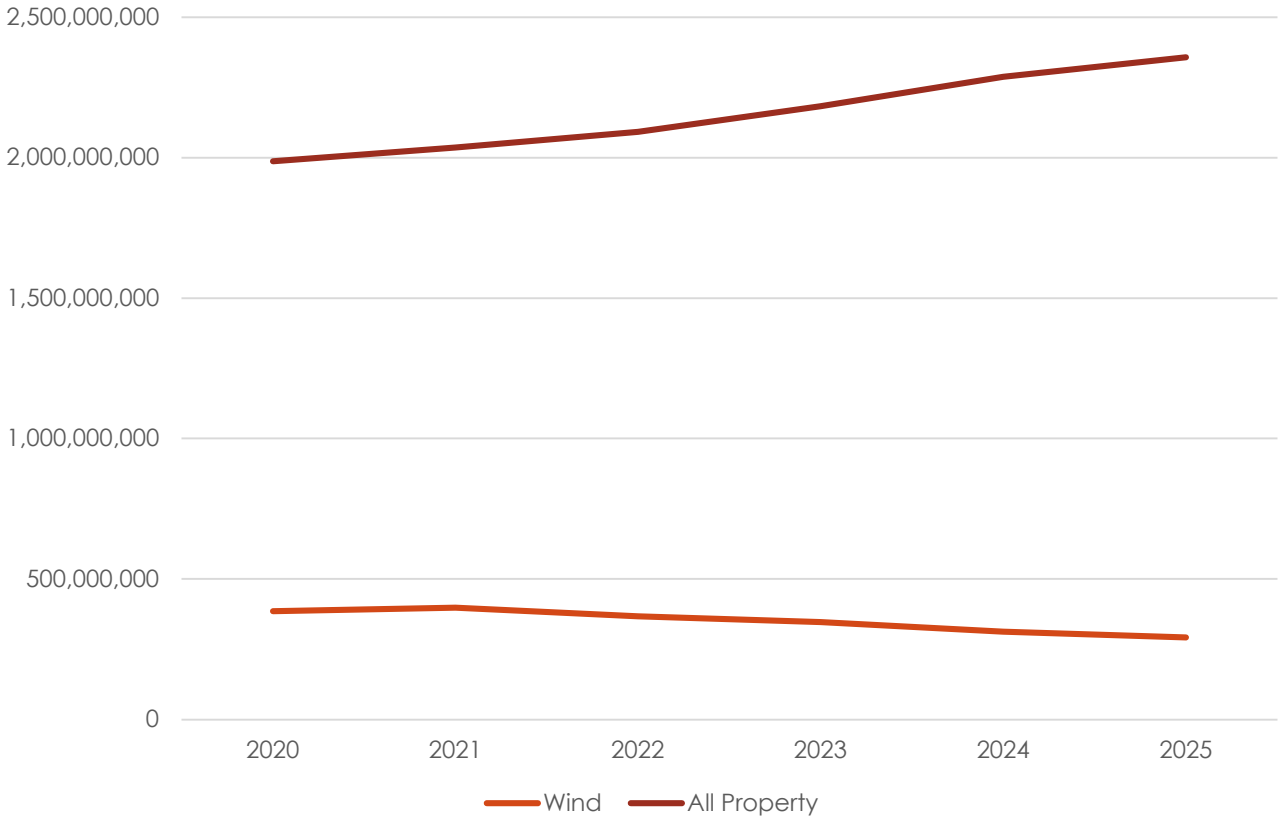
## All Property by Class as % of 2025 Taxable



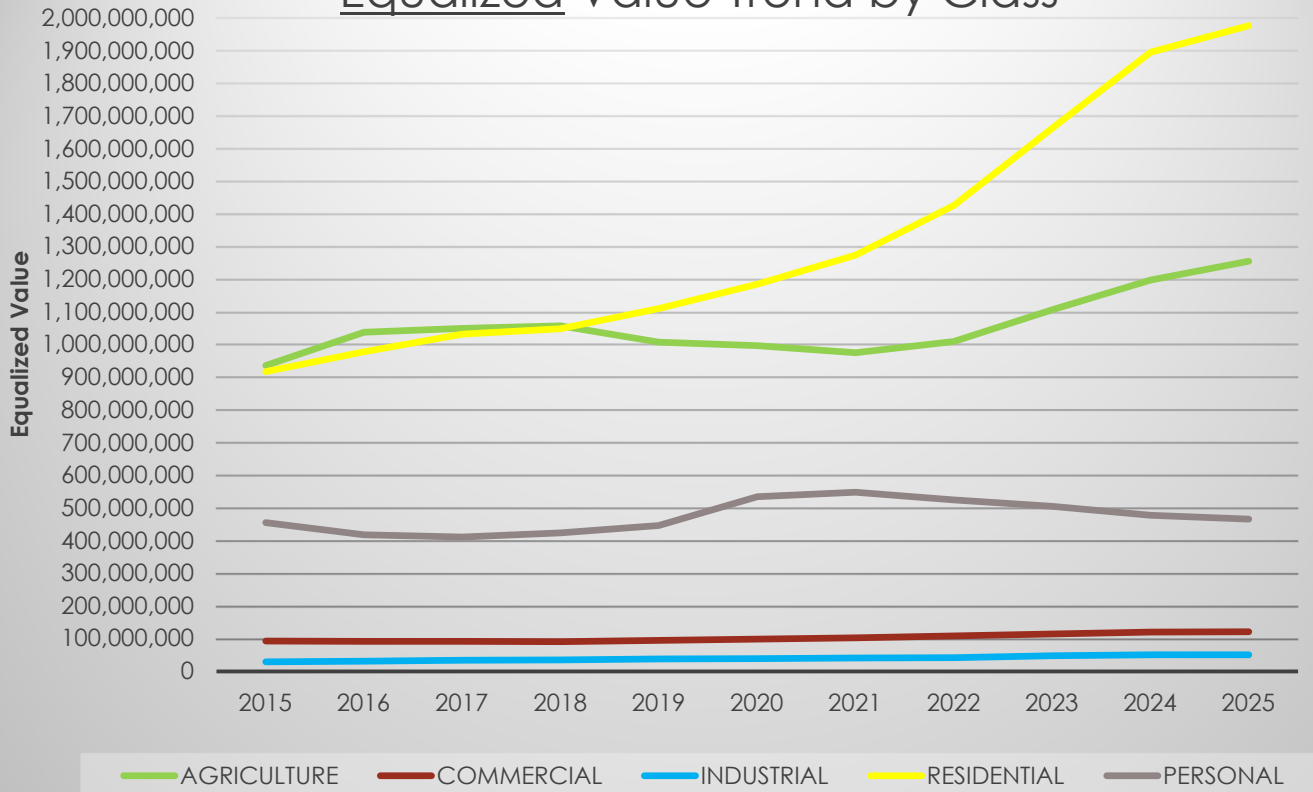
### Wind vs. Non-Wind Personal Property Taxable Values



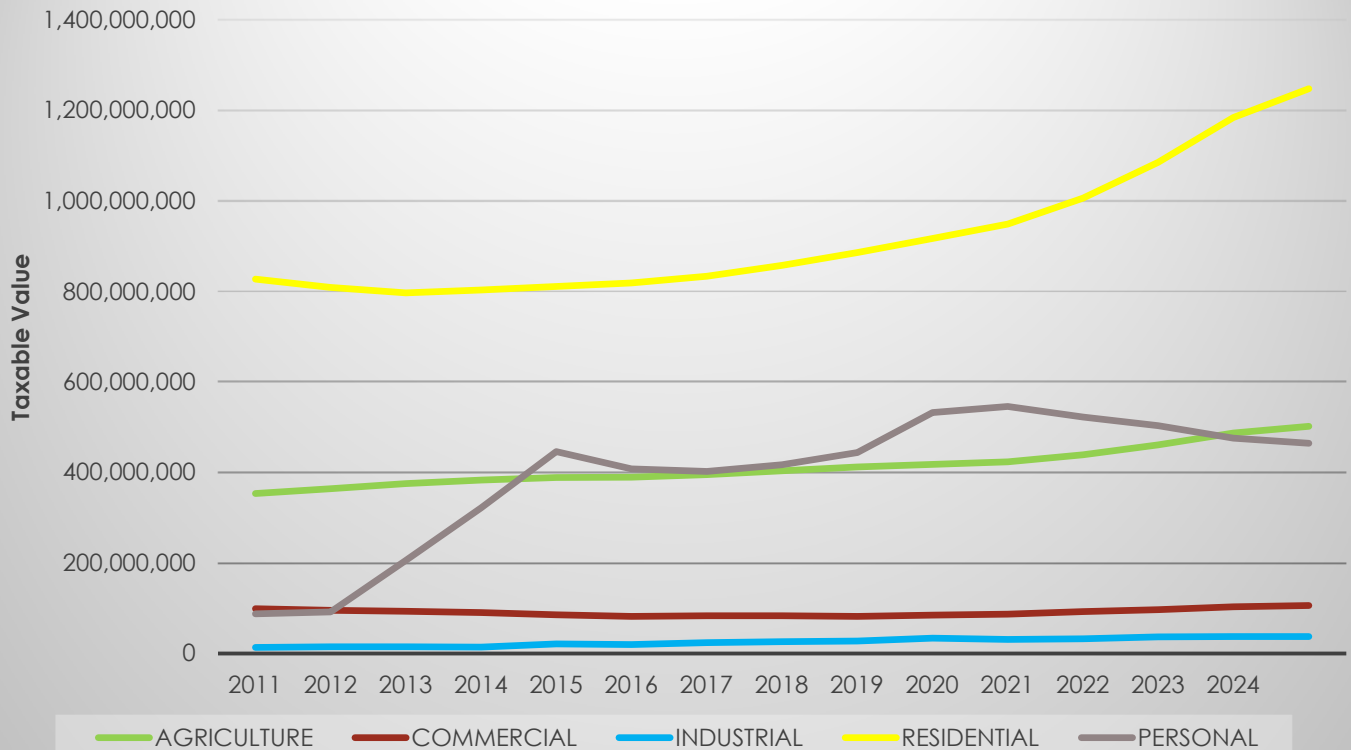
### Wind vs. All Property Taxable Values



## Equalized Value Trend by Class



## Taxable Value Trend by Class

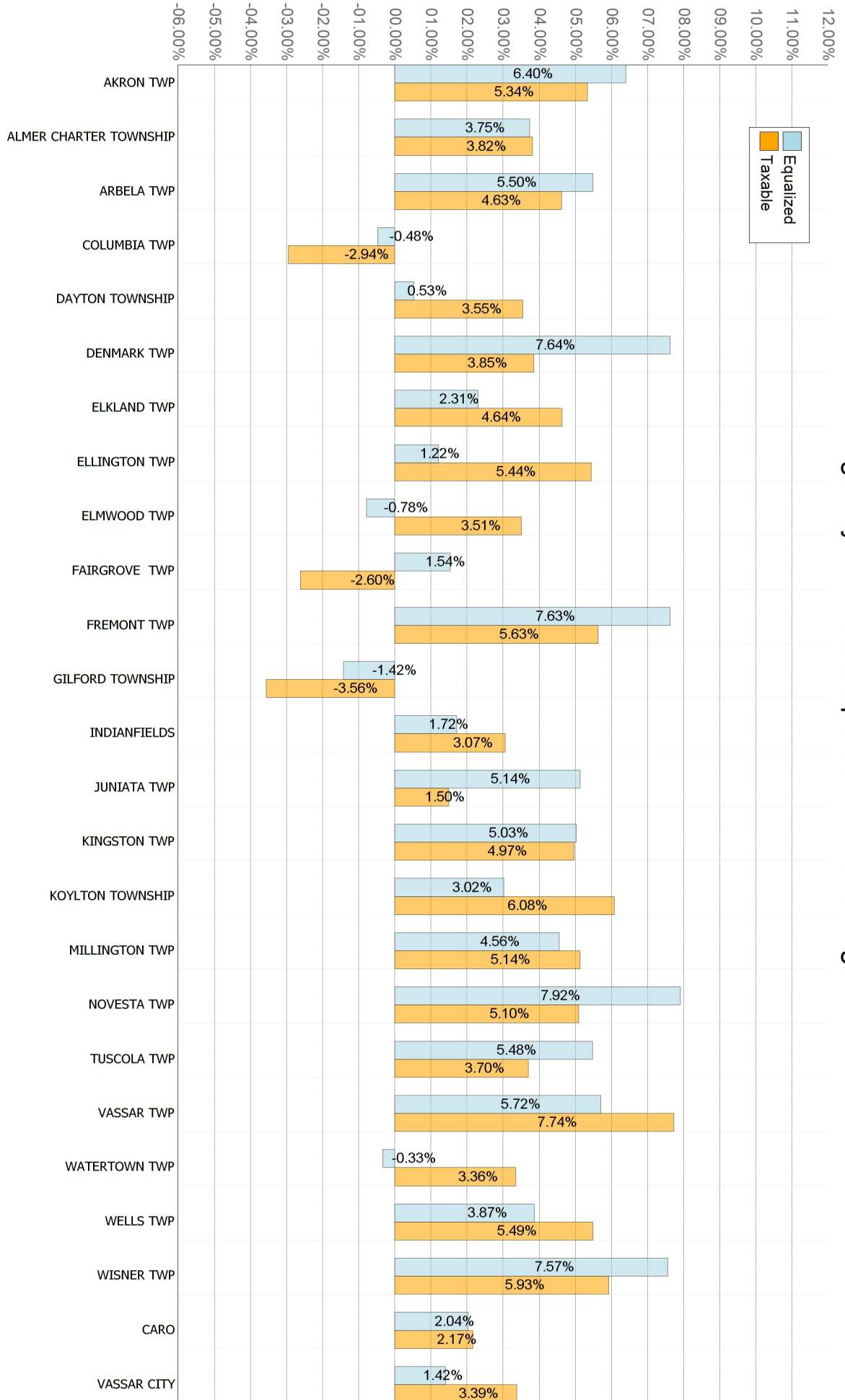


**TUSCOLA COUNTY**  
**Percent Change - 2024 to 2025**  
**Includes New, Loss and Adjustment**  
**By Local Unit**

Unit	2024 Equalized Value	2025 Equalized Value	C.E.V. % Change	2024 Taxable Value	2025 Taxable Value	Taxable % Change
<b>TOWNSHIPS</b>						
AKRON TWP	235,175,400	250,225,100	6.40%	139,497,645	146,951,047	5.34%
ALMER CHARTER TOWNSH	142,944,500	148,299,020	3.75%	77,821,539	80,790,736	3.82%
ARBELA TWP	155,439,850	163,983,703	5.50%	89,639,770	93,790,602	4.63%
COLUMBIA TWP	223,764,900	222,701,300	-0.48%	158,598,516	153,932,641	-2.94%
DAYTON TOWNSHIP	135,623,500	136,340,100	0.53%	70,938,814	73,459,987	3.55%
DENMARK TWP	203,647,700	219,205,200	7.64%	126,532,745	131,407,161	3.85%
ELKLAND TWP	196,159,200	200,681,500	2.31%	117,630,162	123,085,491	4.64%
ELLINGTON TWP	94,182,600	95,332,900	1.22%	52,638,852	55,502,131	5.44%
ELMWOOD TWP	107,503,800	106,663,000	-0.78%	50,463,702	52,235,916	3.51%
FAIRGROVE TWP	214,588,800	217,890,600	1.54%	147,931,027	144,078,992	-2.60%
FREMONT TWP	166,853,900	179,586,800	7.63%	99,653,259	105,266,583	5.63%
GILFORD TOWNSHIP	189,958,500	187,266,900	-1.42%	128,203,482	123,641,614	-3.56%
INDIANFIELDS	113,060,466	115,006,200	1.72%	79,273,727	81,705,956	3.07%
JUNIATA TWP	154,127,400	162,044,000	5.14%	93,248,336	94,648,497	1.50%
KINGSTON TWP	98,602,044	103,564,095	5.03%	51,211,655	53,756,424	4.97%
KOYLTON TOWNSHIP	115,364,700	118,851,300	3.02%	62,116,521	65,892,709	6.08%
MILLINGTON TWP	234,463,200	245,155,400	4.56%	146,385,099	153,902,202	5.14%
NOVESTA TWP	93,915,500	101,352,000	7.92%	52,304,234	54,970,355	5.10%
TUSCOLA TWP	172,840,750	182,318,950	5.48%	101,810,707	105,578,552	3.70%
VASSAR TWP	178,344,029	188,542,853	5.72%	116,444,206	125,453,637	7.74%
WATERTOWN TWP	121,422,140	121,027,280	-0.33%	73,362,274	75,823,968	3.36%
WELLS TWP	96,970,200	100,725,000	3.87%	59,833,182	63,120,733	5.49%
WISNER TWP	73,106,050	78,643,800	7.57%	35,083,136	37,164,941	5.93%
<b>CITIES</b>						
CARO	139,113,143	141,944,289	2.04%	104,269,406	106,529,803	2.17%

Unit	2024 Equalized Value	2025 Equalized Value	C.E.V. % Change	2024 Taxable Value	2025 Taxable Value	Taxable % Change
<b>CITIES</b>						
VASSAR CITY	81,943,000	83,103,100	1.42%	60,699,909	62,756,614	3.39%
<b>VILLAGES</b>						
AKRON VILLAGE 001	9,428,300	8,198,700	-13.04%	5,668,655	5,053,471	-10.85%
AKRON VILLAGE 010	4,630,600	4,749,400	2.57%	2,950,831	3,093,795	4.84%
CASS CITY 007	92,336,300	94,221,300	2.04%	67,793,801	71,044,805	4.80%
FAIRGROVE VILLAGE 010	15,575,100	16,009,100	2.79%	9,013,306	9,367,572	3.93%
GAGETOWN 009	7,081,500	7,057,400	-0.34%	4,335,423	4,526,669	4.41%
KINGSTON VILLAGE 015	8,984,548	9,433,411	5.00%	5,982,034	6,348,503	6.13%
KINGSTON VILLAGE 016	2,214,800	2,249,600	1.57%	1,756,329	1,849,403	5.30%
MAYVILLE 011	31,800,100	29,673,900	-6.69%	19,988,898	21,108,375	5.60%
MILLINGTON VILLAGE 017	34,271,900	37,983,700	10.83%	23,509,432	25,153,211	6.99%
REESE 006	49,757,500	54,043,400	8.61%	36,743,493	38,818,579	5.65%
UNIONVILLE 004	16,074,600	17,365,300	8.03%	11,227,858	11,741,359	4.57%

Arranged by Local Unit Equalized Value Change



**Tuscola County**  
**2025 Top 10 List - Ad Valorem Only**  
 County-Wide

**Top 10 Owners by Equalized Value**

Owner's Name	Real	Personal	Total
1 Consumers Energy Company	2,981,100	138,288,928	141,270,028
2 Pegasus Wind LLC	69,300	86,241,300	86,310,600
3 DTE Electric Company	1,470,700	78,514,501	79,985,201
4 International Transmission Co	1,476,200	45,154,355	46,630,555
5 Tuscola Bay Wind LLC	n/a	40,077,100	40,077,100
6 Tuscola Wind II LLC	n/a	39,383,600	39,383,600
7 Russell Family Land Co LLC	15,973,500	n/a	15,973,500
8 Humpert Randall Revocable - Trust	10,161,900	n/a	10,161,900
9 Thumb Electric	534,000	9,532,886	10,066,886
10 Sylvester Land LLC	9,646,100	n/a	9,646,100
<b>Total</b>	<b>42,312,800</b>	<b>437,192,670</b>	<b>479,505,470</b>
County-wide Equalized Value	3,404,520,138	465,934,252	3,870,454,390
Percentage of County Total	1.24%	93.83%	12.39%

**Top 10 Owners by Taxable Value**

Owner's Name	Real	Personal	Total
1 Consumers Energy Company	1,408,678	138,288,928	139,697,606
2 Pegasus Wind LLC	37,001	86,241,300	86,278,301
3 DTE Electric Company	1,109,166	78,514,501	79,623,667
4 International Transmission Co	801,671	45,154,355	45,956,026
5 Tuscola Bay Wind LLC	n/a	40,077,100	40,077,100
6 Tuscola Wind II LLC	n/a	39,383,600	39,383,600
7 Thumb Electric Co-Op	438,155	9,532,886	9,971,041
8 Dairy Farmer's of America Inc	5,991,587	1,514,300	7,505,887
9 Poet Biorefining - Caro LLC	6,248,894	n/a	6,248,894
10 Russell Family Land Co LLC	5,971,673	n/a	5,971,673
<b>Total</b>	<b>22,006,825</b>	<b>438,706,970</b>	<b>460,713,795</b>
County-wide Taxable Value	1,899,513,040	465,934,252	2,365,447,292
Percentage of County Total	1.16%	94.16%	19.48%

**Personal and Real Property - TOTALS**

**L-4024**

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

Tuscola COUNTY

03/28/2025 02:55PM

Statement of acreage and valuation in the year 2025 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Number of Acres Assessed (Col. 1) Acres Hundredths	Total Real Property Valuations (Totals from pages 2 and 3)		Personal Property Valuations		Total Real Plus Personal Property	
		Assessed Valuations (Col. 2)	Equalized Valuations (Col. 3)	Assessed Valuations (Col. 4)	Equalized Valuations (Col. 5)	Assessed Valuations (Col. 6)	Equalized Valuations (Col. 7)
Akron Township	31,966.00	184,683,200	184,683,200	65,541,900	65,541,900	250,225,100	250,225,100
Almer Township	21,491.00	144,653,820	144,653,820	3,645,200	3,645,200	148,299,020	148,299,020
Arbela Township	22,321.00	159,465,103	159,465,103	4,518,600	4,518,600	163,983,703	163,983,703
Caro City	1,752.00	134,700,900	134,700,900	7,243,389	7,243,389	141,944,289	141,944,289
Columbia Township	22,680.00	132,303,700	132,303,700	90,397,600	90,397,600	222,701,300	222,701,300
Dayton Township	22,915.00	133,624,400	133,624,400	2,715,700	2,715,700	136,340,100	136,340,100
Denmark Township	22,338.00	204,298,100	204,298,100	14,907,100	14,907,100	219,205,200	219,205,200
Elkland Township	22,000.00	189,947,100	189,947,100	10,734,400	10,734,400	200,681,500	200,681,500
Ellington Township	23,800.00	92,775,900	92,775,900	2,557,000	2,557,000	95,332,900	95,332,900
Elmwood Township	22,961.00	103,980,700	103,980,700	2,682,300	2,682,300	106,663,000	106,663,000
Fairgrove Township	22,808.00	139,516,100	139,516,100	78,374,500	78,374,500	217,890,600	217,890,600
Fremont Township	22,359.00	173,103,900	173,103,900	6,482,900	6,482,900	179,586,800	179,586,800
Gilford Township	21,529.00	118,550,300	118,550,300	68,716,600	68,716,600	187,266,900	187,266,900
Indianfields Township	19,243.00	107,153,700	107,153,700	7,852,500	7,852,500	115,006,200	115,006,200
Juniata Township	22,661.00	127,924,100	127,924,100	34,119,900	34,119,900	162,044,000	162,044,000
Kingston Township	22,267.00	100,626,012	100,626,012	2,938,083	2,938,083	103,564,095	103,564,095
Koylton Township	22,618.00	115,514,300	115,514,300	3,337,000	3,337,000	118,851,300	118,851,300
Millington Township	22,284.00	238,508,200	238,508,200	6,647,200	6,647,200	245,155,400	245,155,400
<b>Totals for County</b>							

Personal and Real Totals



**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 2025 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 Township	126,593,100	914,600	3,067,300	54,108,200			184,683,200
Almer Township	72,486,800	7,290,700		64,876,320			144,653,820
Arbela Township	44,913,000	1,517,600	617,600	112,416,903			159,465,103
Caro City		37,643,500	9,840,000	87,217,400			134,700,900
Columbia Township	98,637,000	1,221,800	387,400	32,057,500			132,303,700
Dayton Township	45,308,800	450,600		87,865,000			133,624,400
Denmark Township	97,092,900	5,715,700	2,276,500	99,213,000			204,298,100
Elkland Township	65,925,600	13,499,700	10,225,500	100,296,300			189,947,100
Ellington Township	33,928,200	788,100		58,059,600			92,775,900
Elmwood Township	71,549,100	435,100	211,200	31,785,300			103,980,700
Fairgrove Township	91,231,800	892,700	781,900	46,609,700			139,516,100
Fremont Township	28,217,100	8,316,100	793,200	135,777,500			173,103,900
Gilford Township	97,111,400	472,600	556,200	20,410,100			118,550,300
Indianfields Township	10,130,400	10,849,500	1,634,000	84,539,800			107,153,700
Juniata Township	43,884,900	851,100	47,600	83,140,500			127,924,100
Kingston Township	38,802,400	936,200	229,500	60,657,912			100,626,012
Koylton Township	31,168,800	870,200	55,100	83,420,200			115,514,300
Millington Township	36,427,600	7,809,600	3,353,100	190,917,900			238,508,200
<b>Totals for County</b>							

**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 2025 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
Novesta Township	44,610,300	1,137,600		52,957,200			98,705,100
Tuscola Township	70,720,600	3,810,000	2,082,800	90,823,400			167,436,800
Vassar City	197,700	10,366,700	6,547,000	58,976,500			76,087,900
Vassar Township	11,439,000	4,167,703	5,395,800	153,777,700			174,780,203
Watertown Township	22,880,400	340,900	1,529,700	88,932,800			113,683,800
Wells Township	22,264,000	394,900	568,500	74,450,000			97,677,400
Wisner Township	50,267,400	600,700		23,951,300			74,819,400
<b>Totals for County</b>	1,255,788,300	121,293,903	50,199,900	1,977,238,035	0	0	3,404,520,138

Real Property Equalized

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

Statement of acreage and valuation in the year 2025 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							Total Real Property
	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7)	
Akron Township	126,593,100	914,600	3,067,300	54,108,200				184,683,200
Almer Township	72,486,800	7,290,700		64,876,320				144,653,820
Arbela Township	44,913,000	1,517,600	617,600	112,416,903				159,465,103
Caro City		37,643,500	9,840,000	87,217,400				134,700,900
Columbia Township	98,637,000	1,221,800	387,400	32,057,500				132,303,700
Dayton Township	45,308,800	450,600		87,865,000				133,624,400
Denmark Township	97,092,900	5,715,700	2,276,500	99,213,000				204,298,100
Elkland Township	65,925,600	13,499,700	10,225,500	100,296,300				189,947,100
Ellington Township	33,928,200	788,100		58,059,600				92,775,900
Elmwood Township	71,549,100	435,100	211,200	31,785,300				103,980,700
Fairgrove Township	91,231,800	892,700	781,900	46,609,700				139,516,100
Fremont Township	28,217,100	8,316,100	793,200	135,777,500				173,103,900
Gilford Township	97,111,400	472,600	556,200	20,410,100				118,550,300
Indianfields Township	10,130,400	10,849,500	1,634,000	84,539,800				107,153,700
Juniata Township	43,884,900	851,100	47,600	83,140,500				127,924,100
Kingston Township	38,802,400	936,200	229,500	60,657,912				100,626,012
Koylton Township	31,168,800	870,200	55,100	83,420,200				115,514,300
Millington Township	36,427,600	7,809,600	3,353,100	190,917,900				238,508,200
<b>Totals for County</b>								



**OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF \_\_\_\_\_ COUNTY**

WE HEREBY CERTIFY that section one column one is a true statement of the number of acres of land in each township and city in \_\_\_\_\_ County.

WE FURTHER CERTIFY that section one is a true statement of the value of real property and of the personal property in each township and city in \_\_\_\_\_ County in the year \_\_\_\_\_ as assessed and of the valuation of the real property and personal property in each township and city in said county as equalized by the Board of County Commissioners of said county.

WE FURTHER CERTIFY that section two is a true statement of the equalized valuations of real property classifications in each township and city in \_\_\_\_\_ County in the year \_\_\_\_\_ as determined by the Board of County Commissioners of said county.

WE FURTHER CERTIFY that section three is a true statement of the assessed valuations, approved by the Board of Review, of real property classifications in each township and city in \_\_\_\_\_ County in the year \_\_\_\_\_ as determined by the Board of County Commissioners of said county.

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 of Michigan.

These certifications are made on the \_\_\_\_\_ day of April \_\_\_\_\_, at a meeting of said board held pursuant to the provisions of MCL 209.1 - 209.8.

Signed this \_\_\_\_\_ day of \_\_\_\_\_.

Chairperson of Board of Commissioners

Equalization Director

Clerk of Board of Commissioners

**INSTRUCTIONS FOR COMPLETING THE 608 (L-4024) ASSESSED AND EQUALIZED VALUATIONS WORKSHEET**

This form is due on or before the first Monday in May to the State Tax Commission (STC) (MCL 209.5 (2)) by attaching a signed L-4024 into the Michigan Equalization Gateway (MEG) filing cabinet and submitting the L-4024 form in the MEG county portal by following the instructions below.

The MEG system will autogenerate the L-4023 following the successful save and submission of all local uni L-4018 and L-4022AV forms by the county and the acceptance of those forms by Property Services Divisions (PSD) staff. MEG will auto-generate the L-4024 form upon the successful save and submission of the L-4023 form by the county and the acceptance of the L-4023 form by PSD staff. All data on the L-4024 is populated from the previously submitted L-4023, except for the number of acres. Counties must manually enter the assessable acreage for each local unit.

The county must review, in the MEG county portal the L-4024 valuation data for each local unit as well as the county totals. The county shall verify the valuation and acreage data in the MEG county portal then save the L-4024 in the L-4024 form module thereby creating an L-4024 PDF rendering. The county shall print this PDF rendering and present it to your County Board of Commissioners for signing during their equalization session.

MCL 209.5 requires the Equalization Director and the Chairperson and Clerk of the County Board of Commissioners to sign the L-4024. After signing, scan and upload the signed form to the filing cabinet in the MEG county portal. After the paper copy of the L-4024 has been signed, scanned and uploaded to the filing cabinet in MEG, submit the L-4024 in the MEG county portal. Once submitted, the L-4024 report will be locked in MEG. To make subsequent changes please contact the Property Services Division at equalization@michigan.gov.

Governmental Unit	Real				Personal				Grand						
	Ag	Comm	Ind	Res	T-C	Dev	Total	Ag	Comm	Ind	Res	Util	Total	Exempt	Total
AKRON TWP	555	24	10	891	0	0	1480	0	55	56	0	15	126	72	1678
ALMER CHARTER TOWNSHIP	383	55	0	841	0	0	1279	0	62	2	0	8	72	46	1397
ARBELIA TWP	300	22	8	1241	0	0	1571	0	25	1	0	10	36	13	1620
COLUMBIA TWP	471	49	10	504	0	0	1034	0	36	73	0	26	135	48	1217
DAYTON TOWNSHIP	276	12	0	1899	0	0	2187	0	29	0	0	4	33	51	2271
DENMARK TWP	397	94	31	1092	0	0	1614	0	97	4	0	17	118	84	1816
ELKLAND TWP	340	184	20	1466	0	0	2010	0	156	16	0	9	181	92	2283
ELLINGTON TWP	227	6	0	666	0	0	899	0	17	2	0	9	28	16	943
ELMWOOD TWP	358	23	10	535	0	0	926	0	32	1	0	11	44	29	999
FAIRGROVE TWP	402	32	13	696	0	0	1143	0	44	66	0	18	128	52	1323
FREMONT TWP	178	97	7	1607	0	0	1889	0	120	0	0	8	128	114	2131
GILFORD TOWNSHIP	433	12	4	280	0	0	729	0	11	85	0	13	109	6	844
INDIANFIELDS	50	88	12	1118	0	0	1268	0	72	3	0	4	79	109	1456
JUNIATA TWP	224	13	1	802	0	0	1040	0	22	24	0	20	66	60	1166
KINGSTON TWP	246	26	13	795	0	0	1080	0	29	0	0	11	40	27	1147
KOYLTON TOWNSHIP	205	20	1	928	0	0	1154	0	32	0	0	7	39	33	1226
MILLINGTON TWP	204	126	25	2024	0	0	2379	0	129	6	0	5	140	60	2579
NOVESTA TWP	271	19	0	736	0	0	1026	0	33	0	0	3	36	22	1084
TUSCOLA TWP	394	47	20	963	0	0	1424	0	51	4	0	10	65	26	1515
VASSAR TWP	67	47	50	1847	0	0	2011	0	45	2	0	9	56	24	2091
WATERTOWN TWP	168	10	10	1122	0	0	1310	0	25	7	0	8	40	27	1377
WELLS TWP	193	9	8	1004	0	0	1214	0	16	4	0	7	27	20	1261
WISNER TWP	215	16	0	401	0	0	632	0	55	1	0	3	59	17	708
CARO	0	272	19	1426	0	0	1717	0	315	12	0	4	331	198	2246
VASSAR CITY	3	133	12	918	0	0	1066	0	115	6	0	3	124	133	1323
Totals	6560	1436	284	25802	0	0	34082	0	1623	375	0	242	2240	1379	37701

### Taxable Valuations, Tuscola County

Issued under the General Property Tax Act, Section 211.1.27d. Filing is mandatory.

Statement of taxable valuation in the year 2025. File this form with the State Tax Commission on or before the fourth Monday in June.

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	46,836,722	892,313	3,020,523	30,659,589	0	0	81,409,147
Almer	25,929,298	6,661,086	0	44,555,152	0	0	77,145,536
Arbela	22,231,779	1,257,760	103,825	65,678,638	0	0	89,272,002
Columbia	40,286,680	1,085,653	349,672	21,813,036	0	0	63,535,041
Dayton	17,166,705	375,122	0	53,202,460	0	0	70,744,287
Denmark	40,954,326	5,156,300	1,993,013	68,396,422	0	0	116,500,061
Elkland	23,139,548	12,791,659	9,606,381	66,813,503	0	0	112,351,091
Ellington	13,257,284	574,277	0	39,113,570	0	0	52,945,131
Elmwood	26,422,309	369,732	132,943	22,628,632	0	0	49,553,616
Fairgrove	37,000,827	784,859	646,537	27,272,269	0	0	65,704,492
Fremont	12,822,177	6,814,802	750,809	78,395,895	0	0	98,783,683
Gilford	39,848,737	403,596	536,719	14,135,962	0	0	54,925,014
Indianfields	3,855,997	9,549,112	1,441,202	59,007,145	0	0	73,853,456
Juniata	16,598,835	823,084	16,811	43,089,867	0	0	60,528,597
Kingston	14,414,178	804,358	61,330	35,538,475	0	0	50,818,341
Koylton	12,678,103	800,833	54,271	49,022,502	0	0	62,555,709
Millington	16,168,965	6,358,941	3,032,211	121,694,885	0	0	147,255,002
Novesta	17,926,223	853,612	0	33,543,620	0	0	52,323,455
Tuscola	27,957,030	3,620,252	1,590,610	57,528,510	0	0	90,696,402
Vassar	5,544,061	3,784,628	4,698,626	97,663,672	0	0	111,690,987
Watertown	11,203,964	312,967	773,844	56,189,713	0	0	68,480,488
Wells	11,543,604	265,277	508,221	47,756,031	0	0	60,073,133
Wisner	18,501,359	549,450	0	14,289,732	0	0	33,340,541
Caro	0	31,678,716	8,062,253	59,545,445	0	0	99,286,414
Vassar City	116,911	9,139,759	5,216,465	41,268,279	0	0	55,741,414
<b>Totals for County</b>	502,405,622	105,708,148	42,596,266	1,248,803,004	0	0	1,899,513,040

## Taxable Valuations, Tuscola County

L-4046

Issued under the General Property Tax Act, Section 211.1.27d. Filing is mandatory.

Statement of taxable valuation in the year 2025. File this form with the State Tax Commission on or before the fourth Monday in June.

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	342,000	33,228,100	0	31,971,800	65,541,900
Almer	0	452,400	0	0	3,192,800	3,645,200
Arbela	0	0	0	0	4,518,600	4,518,600
Columbia	0	36,700	79,767,800	0	10,593,100	90,397,600
Dayton	0	4,600	0	0	2,711,100	2,715,700
Denmark	0	442,400	0	0	14,464,700	14,907,100
Elkland	0	1,945,500	1,678,600	0	7,110,300	10,734,400
Ellington	0	0	0	0	2,557,000	2,557,000
Elmwood	0	185,000	0	0	2,497,300	2,682,300
Fairgrove	0	435,900	57,705,400	0	20,233,200	78,374,500
Fremont	0	1,279,100	0	0	5,203,800	6,482,900
Glifford	0	0	53,902,900	0	14,813,700	68,716,600
Indianfields	0	471,100	0	0	7,381,400	7,852,500
Juniata	0	91,100	28,035,900	0	5,992,900	34,119,900
Kingston	0	5,148	0	0	2,932,935	2,938,083
Koylton	0	639,300	0	0	2,697,700	3,337,000
Millington	0	1,039,900	726,300	0	4,881,000	6,647,200
Novesta	0	266,500	0	0	2,380,400	2,646,900
Tuscola	0	894,300	739,600	0	13,248,250	14,882,150
Vassar	0	1,050,620	34,050	0	12,677,980	13,762,650
Watertown	0	69,670	7,060	0	7,266,750	7,343,480
Wells	0	0	1,015,900	0	2,031,700	3,047,600
Wisner	0	169,100	588,900	0	3,066,400	3,824,400
Cairo	0	3,945,456	56,641	0	3,241,292	7,243,389
Vassar City	0	2,407,400	0	0	4,607,800	7,015,200
<b>Totals for County</b>	<b>0</b>	<b>16,173,194</b>	<b>257,487,151</b>	<b>0</b>	<b>192,273,907</b>	<b>465,934,252</b>

**Taxable Valuations, Tuscola County**

**L-4046**

Issued under the General Property Tax Act, Section 211.1-27d. Filing is mandatory.

Statement of taxable valuation in the year 2025. 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	146,951,047	68,045,087	342,000	33,228,100	45,335,860
Almer	80,790,736	65,314,830	452,400	0	15,023,506
Arbela	93,790,602	80,355,818	0	0	13,434,784
Columbia	153,932,641	59,843,545	36,700	79,767,800	14,284,596
Dayton	73,459,987	51,660,920	4,600	0	21,794,467
Denmark	131,407,161	103,293,948	442,400	0	27,670,813
Elkland	123,085,491	80,205,701	1,945,500	1,678,600	39,255,690
Ellington	55,502,131	45,600,111	0	0	9,902,020
Elmwood	52,235,916	46,177,381	185,000	0	5,873,535
Fairgrove	144,078,992	60,425,726	435,900	57,705,400	25,511,966
Fremont	105,266,583	78,724,315	1,279,100	0	25,263,168
Gifford	123,641,614	52,611,491	0	53,902,900	17,127,223
Indianfields	81,705,956	56,625,909	471,100	0	24,608,947
Juniala	94,648,497	53,564,757	91,100	28,035,900	12,956,740
Kingston	53,756,424	40,838,087	5,148	0	12,913,189
Koylton	65,892,709	47,372,074	639,300	0	17,881,335
Millington	153,902,202	122,302,059	1,039,900	726,300	29,833,943
Novesta	54,970,355	44,194,342	266,500	0	10,509,513
Tuscola	105,578,552	80,606,067	894,300	739,600	23,338,585
Vassar	125,453,637	90,338,490	1,050,620	34,050	34,030,477
Watertown	75,823,968	58,152,989	69,670	7,060	17,594,249
Wells	63,120,733	46,552,362	0	1,015,900	15,552,451
Wisner	37,164,941	28,599,390	169,100	588,900	7,807,551
Caro	106,529,803	48,843,304	3,945,456	56,641	53,684,402
Vassar City	62,756,614	35,593,239	2,407,400	0	24,755,975
<b>Totals for County</b>	<b>2,365,447,292</b>	<b>1,545,841,962</b>	<b>16,173,194</b>	<b>257,487,151</b>	<b>545,944,985</b>