

Tuscola County Equalization Report **2026**

(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 guarantee 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 2026 assessment rolls of the twenty-three (23) townships and two (2) cities of Tuscola County. The recommended County Equalized Value for 2026 is 4,155,467,387. The value is a combination of 3,710,296,374 real property and 445,171,013 personal property.

The 2026 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 throughout the county for their cooperative efforts.

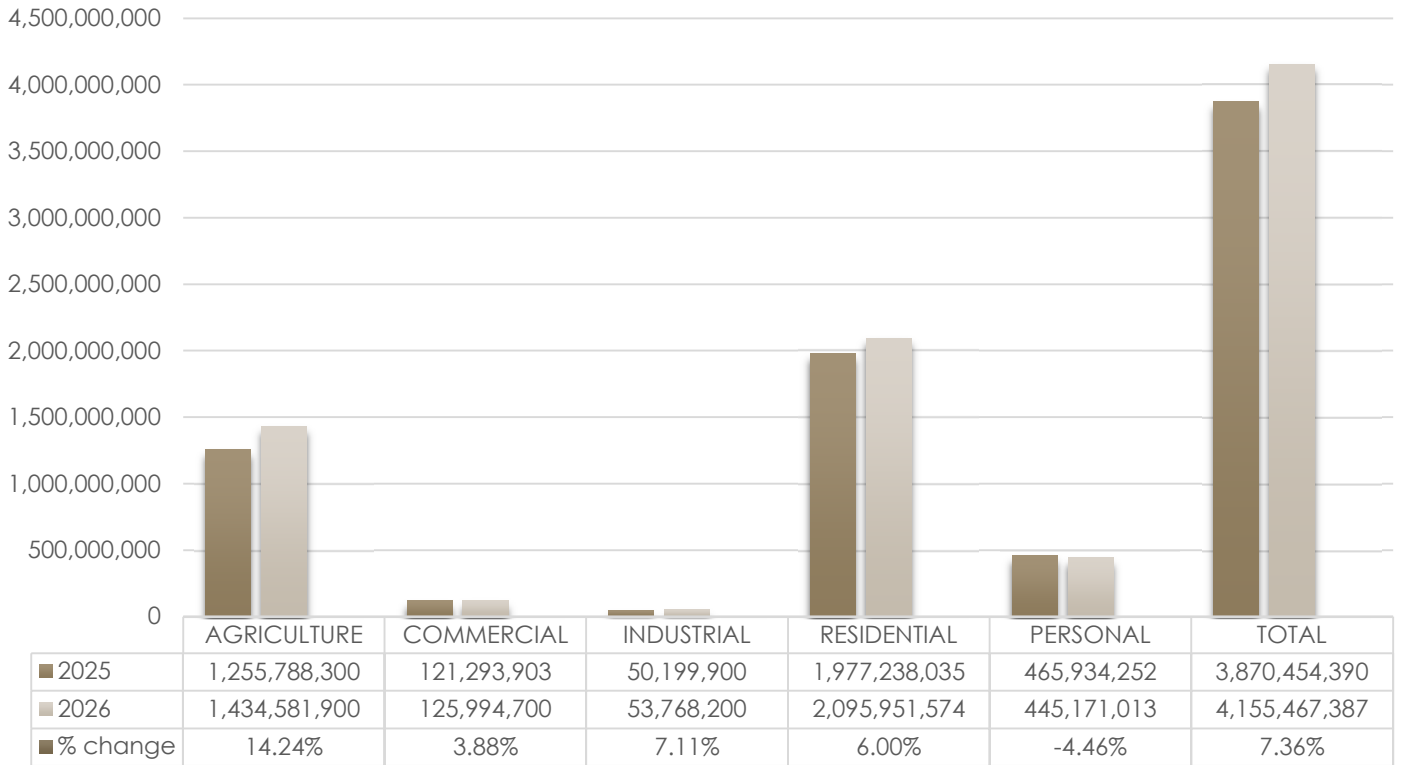
The Equalization Report will be located on the County website at the following address
<http://www.tuscolacounty.org/equalization/>

Presented By

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

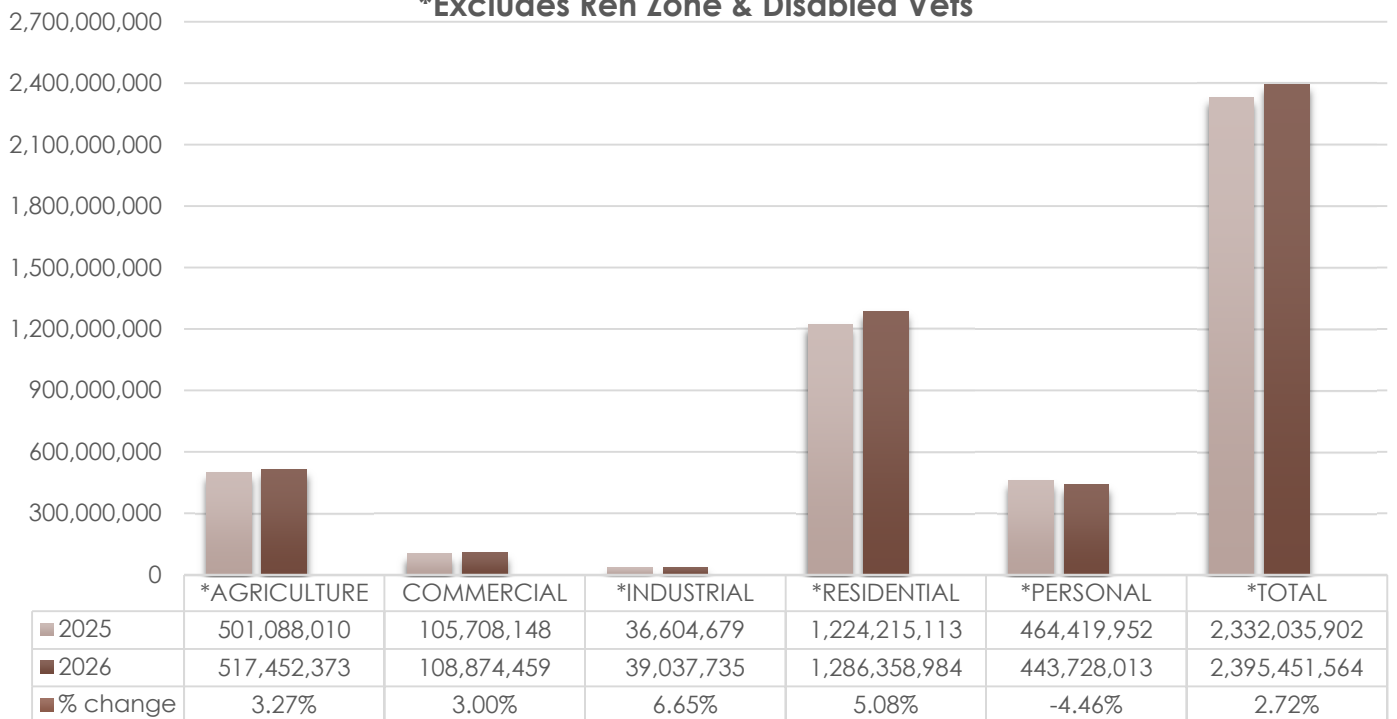
Graphs and Charts

Change in SEV by Class

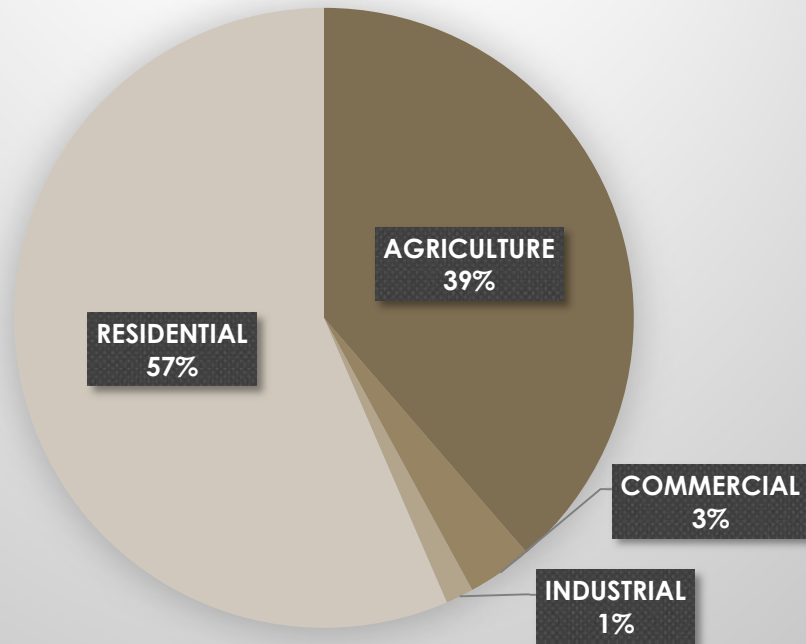


Change in Taxable by Class

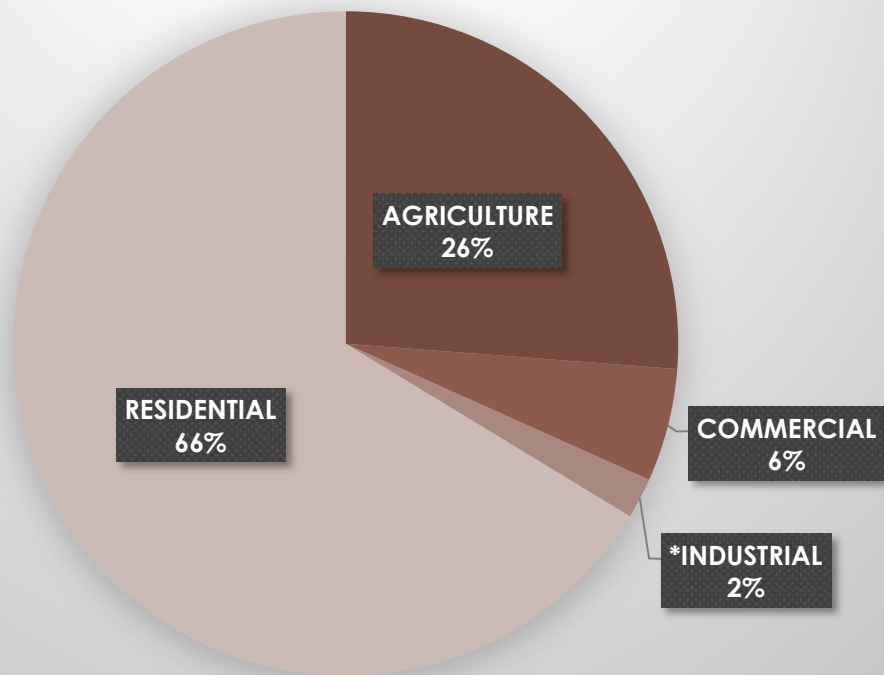
*Excludes Ren Zone & Disabled Vets



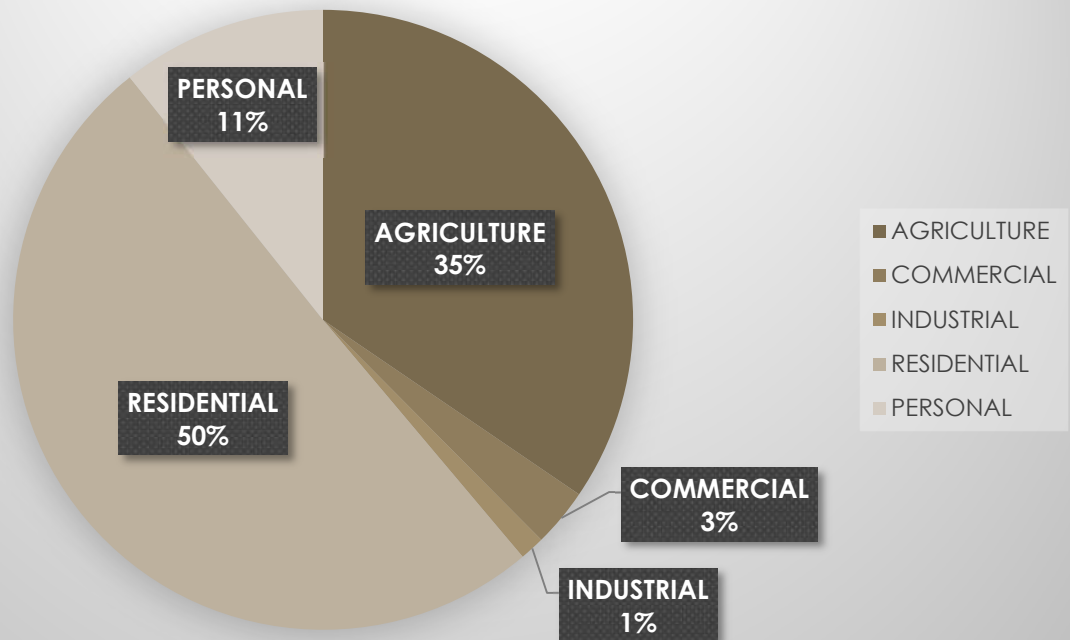
Real Property by Class as % of 2026 SEV



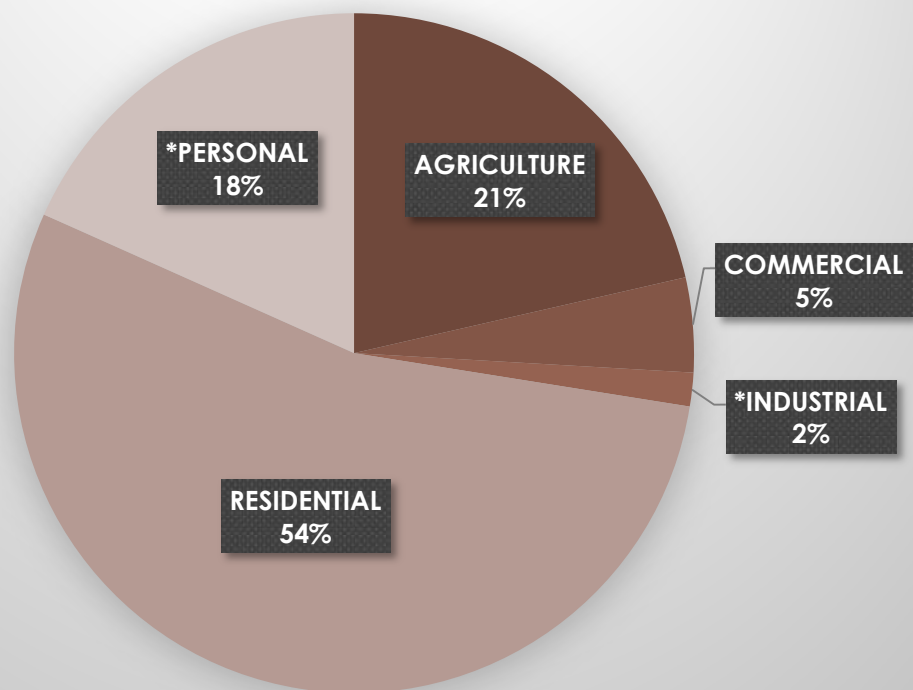
Real Property by Class as % of 2026 Taxable



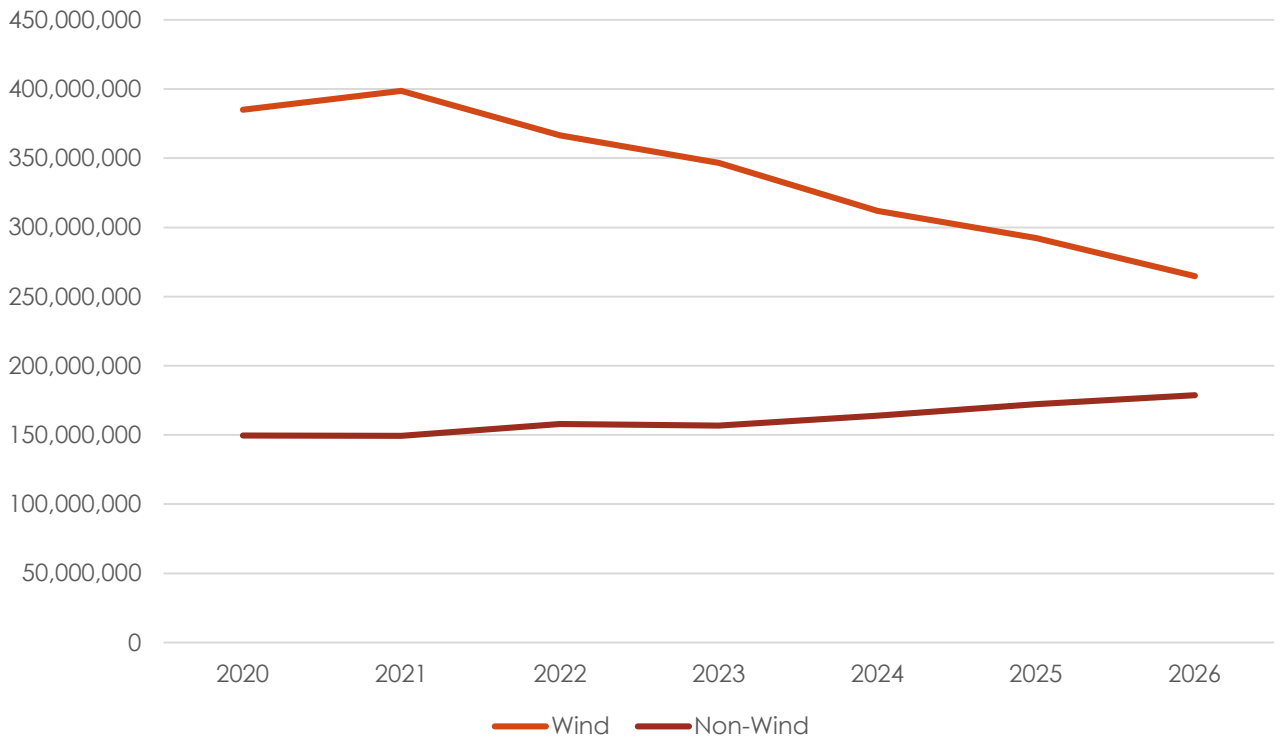
All Property by Class as % of 2026 SEV



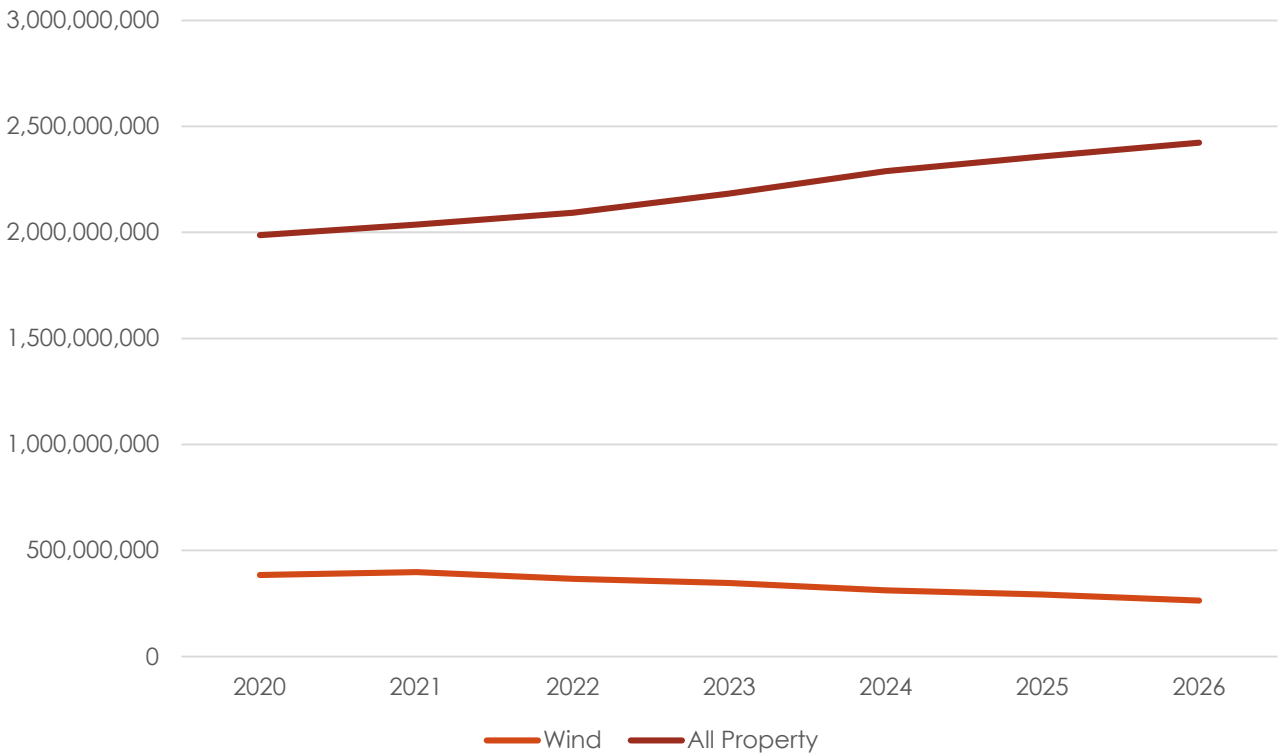
All Property by Class as % of 2026 Taxable



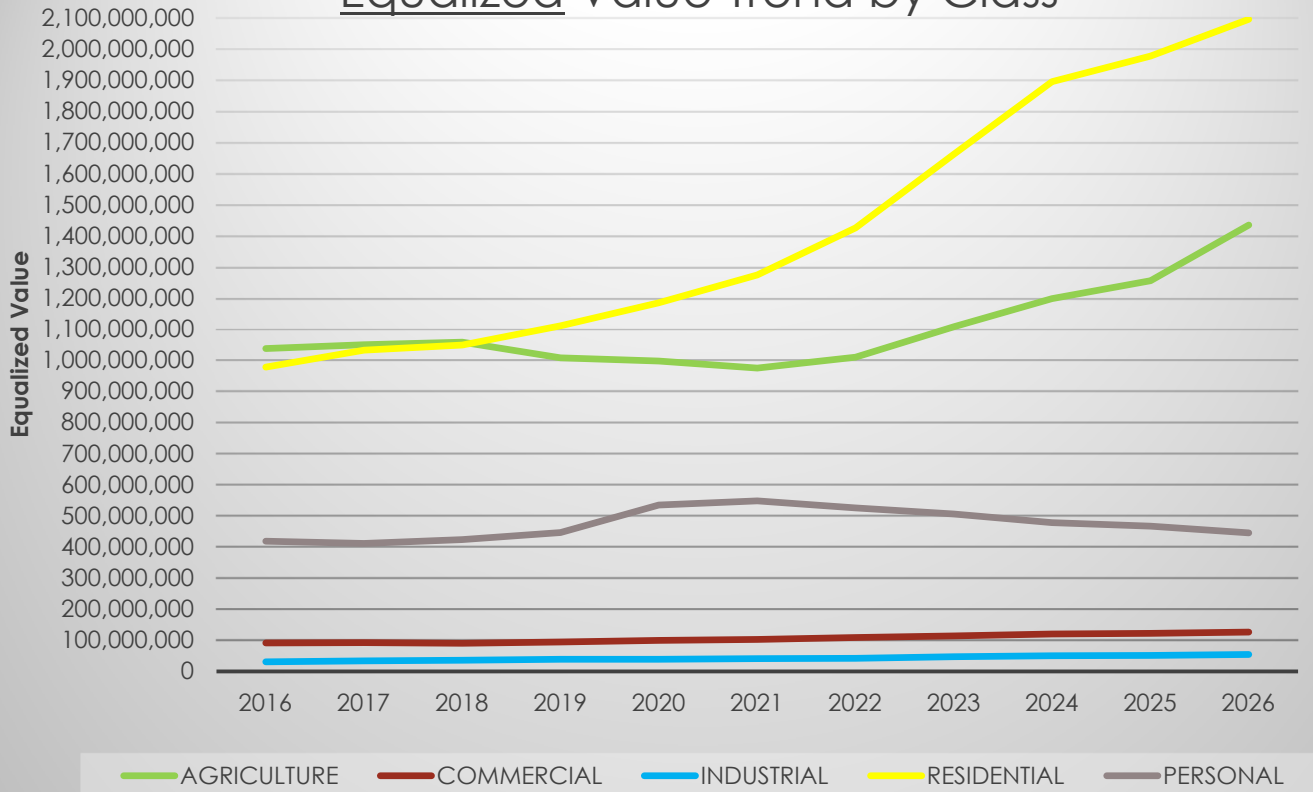
Wind vs. Non-Wind Personal Property Taxable Values



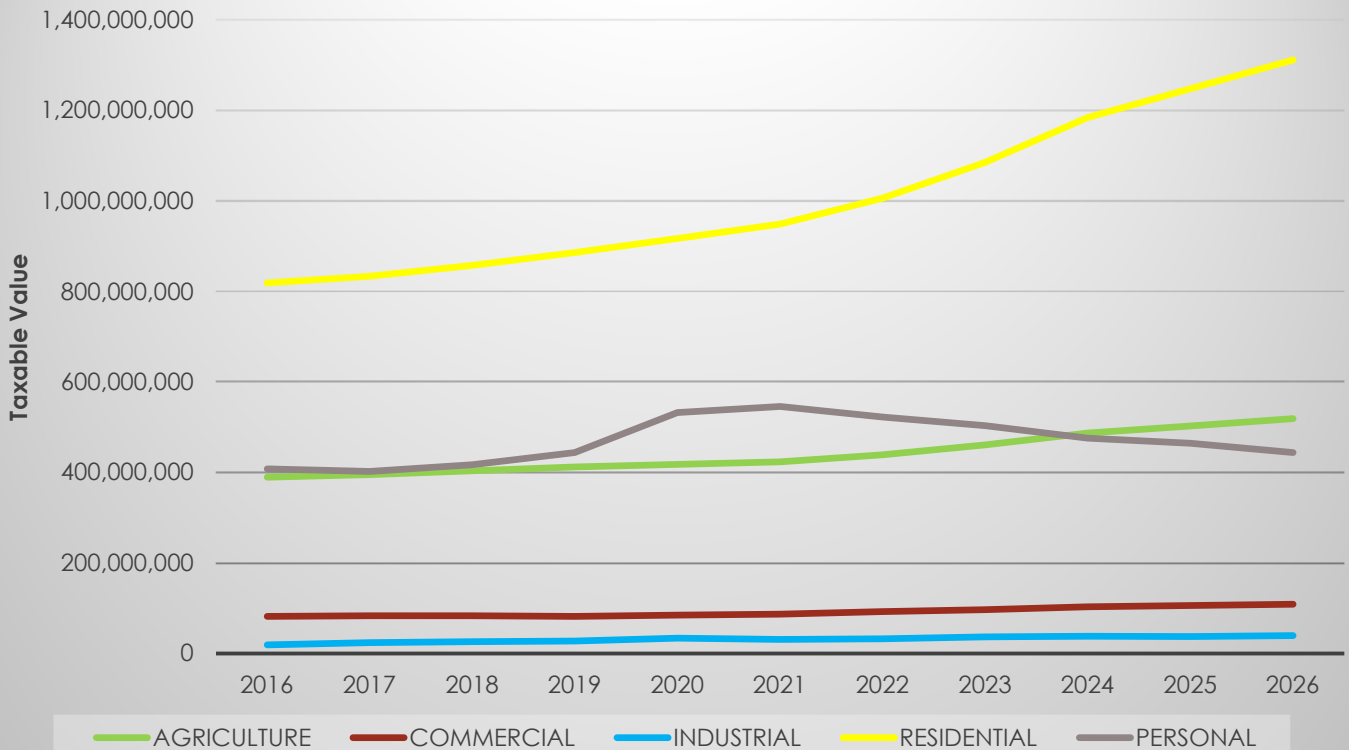
Wind vs. All Property Taxable Values



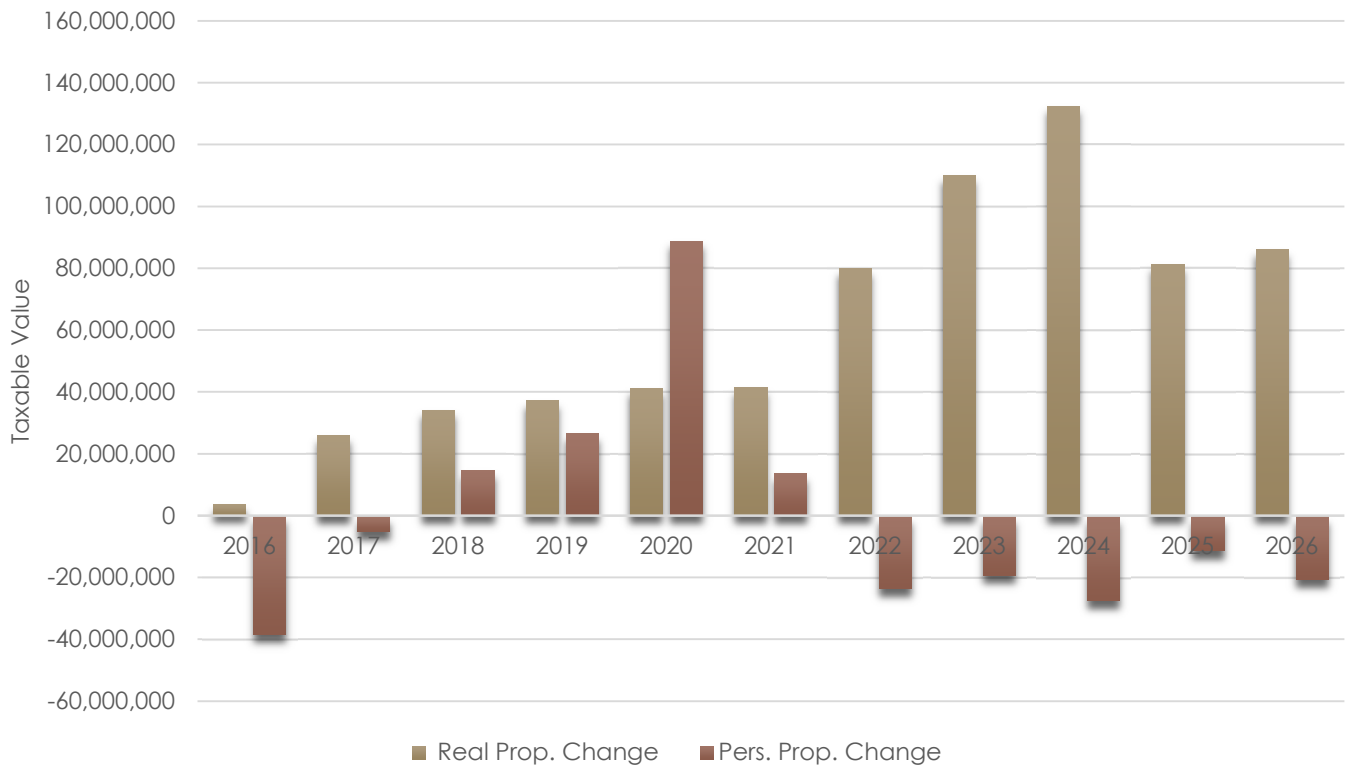
Equalized Value Trend by Class



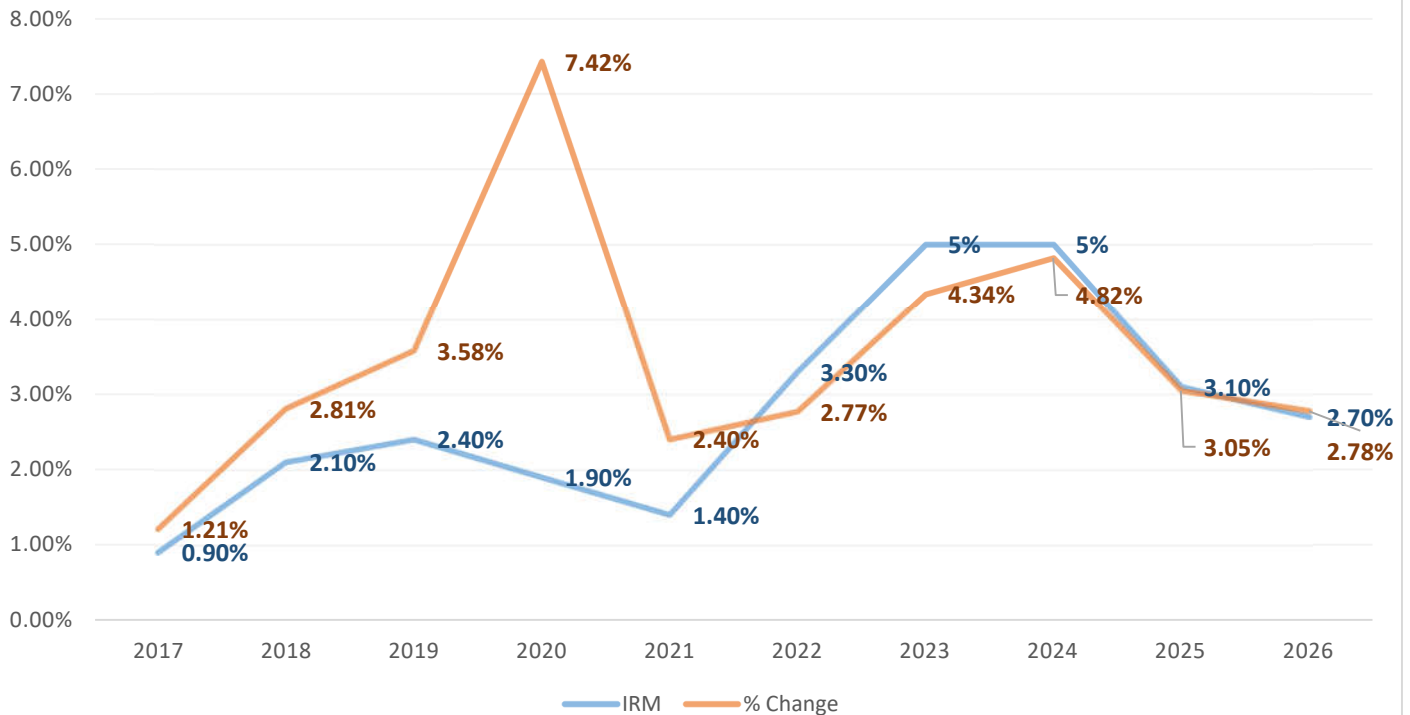
Taxable Value Trend by Class



Change in Taxable Value



% Change in Taxable Value Compared to Inflation

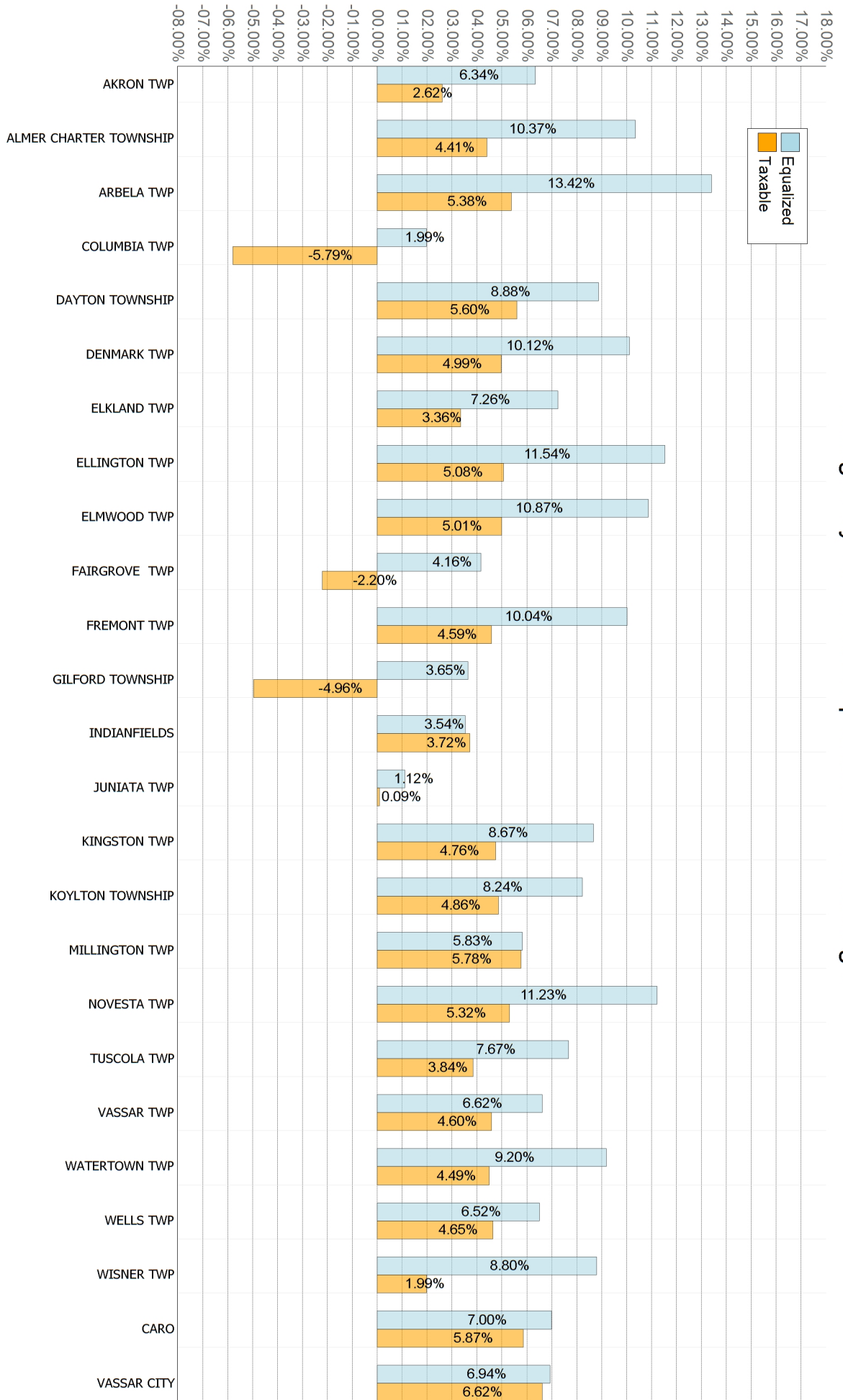


TUSCOLA COUNTY
Percent Change - 2025 to 2026
Includes New, Loss and Adjustment
By Local Unit

Unit	2025 Equalized Value	2026 Equalized Value	C.E.V. % Change	2025 Taxable Value	2026 Taxable Value	Taxable % Change
TOWNSHIPS						
AKRON TWP	258,423,800	274,813,000	6.34%	152,004,518	155,990,541	2.62%
ALMER CHARTER TOWNSH	148,299,020	163,679,700	10.37%	80,790,736	84,357,205	4.41%
ARBELA TWP	163,983,703	185,984,225	13.42%	93,790,602	98,836,395	5.38%
COLUMBIA TWP	240,066,600	244,840,100	1.99%	165,674,000	156,088,478	-5.79%
DAYTON TOWNSHIP	136,340,100	148,440,900	8.88%	73,459,987	77,577,333	5.60%
DENMARK TWP	273,248,600	300,893,400	10.12%	170,225,740	178,717,263	4.99%
ELKLAND TWP	294,902,800	316,307,700	7.26%	194,130,296	200,653,107	3.36%
ELLINGTON TWP	95,332,900	106,332,600	11.54%	55,502,131	58,322,395	5.08%
ELMWOOD TWP	113,720,400	126,085,100	10.87%	56,762,585	59,603,664	5.01%
FAIRGROVE TWP	238,649,100	248,575,600	4.16%	156,540,359	153,102,580	-2.20%
FREMONT TWP	209,260,700	230,262,862	10.04%	126,374,958	132,177,401	4.59%
GILFORD TOWNSHIP	187,266,900	194,100,600	3.65%	123,641,614	117,511,983	-4.96%
INDIANFIELDS	115,006,200	119,082,000	3.54%	81,705,956	84,742,069	3.72%
JUNIATA TWP	162,044,000	163,852,600	1.12%	94,648,497	94,736,530	0.09%
KINGSTON TWP	112,997,506	122,798,940	8.67%	60,104,927	62,967,986	4.76%
KOYLTON TOWNSHIP	121,100,900	131,085,300	8.24%	67,742,112	71,036,449	4.86%
MILLINGTON TWP	283,139,100	299,637,600	5.83%	179,055,413	189,402,023	5.78%
NOVESTA TWP	101,352,000	112,737,200	11.23%	54,970,355	57,892,259	5.32%
TUSCOLA TWP	182,318,950	196,310,200	7.67%	105,578,552	109,637,985	3.84%
VASSAR TWP	188,542,853	201,022,440	6.62%	125,453,637	131,221,053	4.60%
WATERTOWN TWP	121,027,280	132,156,579	9.20%	75,823,968	79,231,274	4.49%
WELLS TWP	100,725,000	107,293,000	6.52%	63,120,733	66,054,376	4.65%
WISNER TWP	78,643,800	85,568,300	8.80%	37,164,941	37,905,607	1.99%
CITIES						
CARO	141,944,289	151,887,281	7.00%	106,529,803	112,778,192	5.87%

Unit	2025 Equalized Value	2026 Equalized Value	C.E.V. % Change	2025 Taxable Value	2026 Taxable Value	Taxable % Change
CITIES						
VASSAR CITY	83,103,100	88,868,300	6.94%	62,756,614	66,910,058	6.62%
VILLAGES						
AKRON VILLAGE 001	8,198,700	7,958,100	-2.93%	5,053,471	5,239,418	3.68%
AKRON VILLAGE 010	4,749,400	4,560,300	-3.98%	3,093,795	3,089,938	-0.12%
CASS CITY 007	94,221,300	97,406,600	3.38%	71,044,805	72,808,738	2.48%
FAIRGROVE VILLAGE 010	16,009,100	15,782,200	-1.42%	9,367,572	9,731,912	3.89%
GAGETOWN 009	7,057,400	7,574,800	7.33%	4,526,669	5,139,216	13.53%
KINGSTON VILLAGE 015	9,433,411	9,997,459	5.98%	6,348,503	6,723,737	5.91%
KINGSTON VILLAGE 016	2,249,600	2,223,900	-1.14%	1,849,403	1,773,760	-4.09%
MAYVILLE 011	29,673,900	34,847,781	17.44%	21,108,375	22,144,611	4.91%
MILLINGTON VILLAGE 017	37,983,700	39,635,800	4.35%	25,153,211	26,548,548	5.55%
REESE 006	54,043,400	59,388,700	9.89%	38,818,579	41,189,693	6.11%
UNIONVILLE 004	17,365,300	17,772,500	2.34%	11,741,359	12,088,174	2.95%

Arranged by Local Unit Equalized Value Change



Tuscola County
2026 Top 10 List - Ad Valorem Only
 County-Wide

Top 10 Owners by Equalized Value

Owner's Name	Real	Personal	Total
1 Consumers Energy Company	3,051,000	129,423,090	132,474,090
2 DTE Electric Company	1,555,500	81,764,441	83,319,941
3 Pegasus Wind LLC	70,700	79,097,900	79,168,600
4 International Transmission Co	1,538,000	43,891,042	45,429,042
5 Tuscola Wind II LLC	37,900	35,101,300	35,139,200
6 Tuscola Bay Wind LLC	n/a	34,062,900	34,062,900
7 Russell Family Land Co LLC	18,180,500	n/a	18,180,500
8 Paramount Enterprises Land LLC	12,501,100	n/a	12,501,100
9 Humpert Randall Revocable - Trust	11,691,700	0	11,691,700
10 Sylvester Land LLC	11,276,600	n/a	11,276,600
Total	59,903,000	403,340,673	463,243,673
County-wide Equalized Value	3,710,296,374	445,171,013	4,155,467,387
Percentage of County Total	1.61%	90.60%	11.15%

Top 10 Owners by Taxable Value

Owner's Name	Real	Personal	Total
1 Consumers Energy Company	1,434,723	129,423,090	130,857,813
2 DTE Electric Company	1,153,536	81,764,441	82,917,977
3 Pegasus Wind LLC	38,000	79,097,900	79,135,900
4 International Transmission Co	817,447	43,891,042	44,708,489
5 Tuscola Wind II LLC	26,699	35,101,300	35,127,999
6 Tuscola Bay Wind LLC	n/a	34,062,900	34,062,900
7 Thumb Electric Co-Op	385,136	9,641,244	10,026,380
8 Dairy Farmer's of America Inc	6,153,359	1,443,000	7,596,359
9 Poet Biorefining - Caro LLC	6,417,612	n/a	6,417,612
10 Russell Family Land Co LLC	6,195,680	n/a	6,195,680
Total	22,622,192	414,424,917	437,047,109
County-wide Taxable Value	1,985,805,448	445,171,013	2,430,976,461
Percentage of County Total	1.14%	93.09%	17.98%

Personal and Real Property - TOTALS

L-4024

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

Tuscola COUNTY

03/27/2026 09:25AM

Statement of acreage and valuation in the year 2026 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	200,913,900	200,913,900	65,941,000	65,941,000	266,854,900	266,854,900
Almer Township	21,491.00	159,578,400	159,578,400	4,101,300	4,101,300	163,679,700	163,679,700
Arbela Township	22,321.00	181,175,825	181,175,825	4,808,400	4,808,400	185,984,225	185,984,225
Caro City	1,752.00	142,948,200	142,948,200	8,939,081	8,939,081	151,887,281	151,887,281
Columbia Township	22,680.00	148,464,900	148,464,900	78,602,700	78,602,700	227,067,600	227,067,600
Dayton Township	22,915.00	144,796,200	144,796,200	3,644,700	3,644,700	148,440,900	148,440,900
Denmark Township	22,338.00	225,778,800	225,778,800	15,725,900	15,725,900	241,504,700	241,504,700
Elkland Township	22,000.00	208,745,400	208,745,400	10,155,700	10,155,700	218,901,100	218,901,100
Ellington Township	23,800.00	103,779,300	103,779,300	2,553,300	2,553,300	106,332,600	106,332,600
Elmwood Township	22,961.00	115,329,600	115,329,600	3,180,700	3,180,700	118,510,300	118,510,300
Fairgrove Township	22,808.00	155,901,800	155,901,800	72,331,300	72,331,300	228,233,100	228,233,100
Fremont Township	22,359.00	188,769,000	188,769,000	6,646,081	6,646,081	195,415,081	195,415,081
Gilford Township	21,529.00	133,394,300	133,394,300	60,706,300	60,706,300	194,100,600	194,100,600
Indianfields Township	19,243.00	110,966,400	110,966,400	8,115,600	8,115,600	119,082,000	119,082,000
Juniata Township	22,661.00	132,489,700	132,489,700	31,362,900	31,362,900	163,852,600	163,852,600
Kingston Township	22,267.00	109,774,700	109,774,700	3,026,781	3,026,781	112,801,481	112,801,481
Koylton Township	22,618.00	125,168,000	125,168,000	3,693,400	3,693,400	128,861,400	128,861,400
Millington Township	22,284.00	252,594,500	252,594,500	7,407,300	7,407,300	260,001,800	260,001,800
Totals for County							

Personal and Real Totals

Personal and Real Property - TOTALS

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 2026 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	
		(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	109,830,600	109,830,600	2,906,600	2,906,600	112,737,200	112,737,200
Tuscola Township	20,287.00	181,741,900	181,741,900	14,568,300	14,568,300	196,310,200	196,310,200
Vassar City	1,267.00	80,918,700	80,918,700	7,949,600	7,949,600	88,868,300	88,868,300
Vassar Township	22,938.00	186,794,670	186,794,670	14,227,770	14,227,770	201,022,440	201,022,440
Watertown Township	22,416.00	124,508,979	124,508,979	7,647,600	7,647,600	132,156,579	132,156,579
Wells Township	20,948.00	103,913,500	103,913,500	3,379,500	3,379,500	107,293,000	107,293,000
Wisner Township	11,935.00	82,019,100	82,019,100	3,549,200	3,549,200	85,568,300	85,568,300
Totals for County	512,435.00	3,710,296,374	3,710,296,374	445,171,013	445,171,013	4,155,467,387	4,155,467,387

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 2026 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	141,338,400	930,200	3,104,000	55,541,300			200,913,900
Almer Township	80,559,400	7,503,300		71,515,700			159,578,400
Arbela Township	53,143,900	1,494,600	623,000	125,914,325			181,175,825
Caro City		39,469,200	10,418,800	93,060,200			142,948,200
Columbia Township	114,113,100	1,253,500	399,500	32,698,800			148,464,900
Dayton Township	50,657,700	459,900		93,678,600			144,796,200
Denmark Township	110,677,300	5,832,000	2,301,300	106,968,200			225,778,800
Elkland Township	77,888,700	13,974,400	11,428,900	105,453,400			208,745,400
Ellington Township	41,111,700	828,500		61,839,100			103,779,300
Elmwood Township	81,393,000	424,700	215,100	33,296,800			115,329,600
Fairgrove Township	103,705,900	862,200	805,900	50,527,800			155,901,800
Fremont Township	30,937,100	8,525,500	902,200	148,404,200			188,769,000
Gilford Township	112,013,500	466,900	566,000	20,347,900			133,394,300
Indianfields Township	10,080,300	11,084,200	1,640,600	88,161,300			110,966,400
Juniata Township	48,705,100	867,600	48,100	82,868,900			132,489,700
Kingston Township	45,702,100	949,800	235,800	62,887,000			109,774,700
Koylton Township	36,339,900	793,700	55,700	87,978,700			125,168,000
Millington Township	38,755,500	8,080,700	3,578,400	202,179,900			252,594,500
Totals for County							

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 2026 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	52,780,300	1,224,300		55,826,000			109,830,600
Tuscola Township	78,758,500	3,932,400	2,123,500	96,927,500			181,741,900
Vassar City	229,500	11,102,400	6,774,500	62,812,300			80,918,700
Vassar Township	13,555,300	4,548,400	6,379,200	162,311,770			186,794,670
Watertown Township	28,942,800	381,800	1,581,400	93,602,979			124,508,979
Wells Township	25,811,200	396,200	586,300	77,119,800			103,913,500
Wisner Township	57,381,700	608,300		24,029,100			82,019,100
Totals for County	1,434,581,900	125,994,700	53,768,200	2,095,951,574	0	0	3,710,296,374

Real Property Equalized

Tuscola

COUNTY

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

Statement of acreage and valuation in the year 2026 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	141,338,400	930,200	3,104,000	55,541,300				200,913,900
Almer Township	80,559,400	7,503,300		71,515,700				159,578,400
Arbela Township	53,143,900	1,494,600	623,000	125,914,325				181,175,825
Caro City		39,469,200	10,418,800	93,060,200				142,948,200
Columbia Township	114,113,100	1,253,500	399,500	32,698,800				148,464,900
Dayton Township	50,657,700	459,900		93,678,600				144,796,200
Denmark Township	110,677,300	5,832,000	2,301,300	106,968,200				225,778,800
Elkland Township	77,888,700	13,974,400	11,428,900	105,453,400				208,745,400
Ellington Township	41,111,700	828,500		61,839,100				103,779,300
Elmwood Township	81,393,000	424,700	215,100	33,296,800				115,329,600
Fairgrove Township	103,705,900	862,200	805,900	50,527,800				155,901,800
Fremont Township	30,937,100	8,525,500	902,200	148,404,200				188,769,000
Gilford Township	112,013,500	466,900	566,000	20,347,900				133,394,300
Indianfields Township	10,080,300	11,084,200	1,640,600	88,161,300				110,966,400
Juniata Township	48,705,100	867,600	48,100	82,868,900				132,489,700
Kingston Township	45,702,100	949,800	235,800	62,887,000				109,774,700
Koylton Township	36,339,900	793,700	55,700	87,978,700				125,168,000
Millington Township	38,755,500	8,080,700	3,578,400	202,179,900				252,594,500
Totals for County								

Real Property Assessed

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 units 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	558	24	10	891	0	0	1483	0	54	55	0	15	124	70	1677
ALMER CHARTER TOWNSHIP	383	55	0	841	0	0	1279	0	65	2	0	8	75	46	1400
ARBELIA TWP	301	21	8	1240	0	0	1570	0	26	1	0	10	37	13	1620
COLUMBIA TWP	470	49	10	505	0	0	1034	0	36	73	0	26	135	48	1217
DAYTON TOWNSHIP	279	12	0	1901	0	0	2192	0	32	0	0	4	36	52	2280
DENMARK TWP	398	92	31	1090	0	0	1611	0	96	4	0	17	117	85	1813
ELKLAND TWP	337	180	20	1475	0	0	2012	0	152	16	0	9	177	91	2280
ELLINGTON TWP	225	5	0	663	0	0	893	0	16	2	0	9	27	18	938
ELMWOOD TWP	358	22	10	535	0	0	925	0	32	1	0	11	44	29	998
FAIRGROVE TWP	402	32	14	699	0	0	1147	0	46	67	0	18	131	52	1330
FREMONT TWP	180	96	7	1610	0	0	1893	0	122	0	0	8	130	114	2137
GILFORD TOWNSHIP	433	11	4	281	0	0	729	0	11	85	0	13	109	6	844
INDIANFIELDS	51	87	12	1114	0	0	1264	0	70	3	0	4	77	111	1452
JUNIATA TWP	226	13	1	804	0	0	1044	0	22	24	0	20	66	60	1170
KINGSTON TWP	248	26	13	794	0	0	1081	0	29	0	0	11	40	26	1147
KOYLTON TOWNSHIP	198	19	1	935	0	0	1153	0	32	0	0	7	39	33	1225
MILLINGTON TWP	202	125	28	2028	0	0	2383	0	134	6	0	5	145	61	2589
NOVESTA TWP	270	18	0	742	0	0	1030	0	34	0	0	3	37	23	1090
TUSCOLA TWP	395	47	20	963	0	0	1425	0	53	3	0	10	66	26	1517
VASSAR TWP	70	47	53	1848	0	0	2018	0	46	2	0	9	57	23	2098
WATERTOWN TWP	180	10	10	1112	0	0	1312	0	28	7	0	8	43	27	1382
WELLS TWP	191	8	8	1005	0	0	1212	0	16	3	0	7	26	20	1258
WISNER TWP	215	16	0	401	0	0	632	0	55	1	0	3	59	17	708
CARO	0	270	19	1423	0	0	1712	0	321	12	0	4	337	199	2248
VASSAR CITY	3	132	12	919	0	0	1066	0	104	6	0	3	113	132	1311
Totals	6573	1417	291	25819	0	0	34100	0	1632	373	0	242	2247	1382	37729

Taxable Valuations, Tuscola County

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

Statement of taxable valuation in the year 2026. 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	48,300,201	904,428	3,068,751	32,536,743	0	0	84,810,123
Almer	26,831,188	6,812,312	0	46,612,405	0	0	80,255,905
Arbela	23,041,538	1,269,490	106,624	69,610,343	0	0	94,027,995
Columbia	41,350,934	1,105,006	359,107	22,582,557	0	0	65,397,604
Dayton	17,710,850	374,033	0	55,847,750	0	0	73,932,633
Denmark	42,422,972	5,313,412	2,014,665	72,050,621	0	0	121,801,670
Elkland	24,070,826	13,067,396	10,742,101	69,808,346	0	0	117,688,669
Ellington	13,939,244	607,827	0	41,222,024	0	0	55,769,095
Elmwood	27,128,222	362,274	136,107	23,657,145	0	0	51,283,748
Fairgrove	38,065,713	748,217	663,150	28,472,350	0	0	67,949,430
Fremont	12,851,246	6,960,523	847,177	82,727,763	0	0	103,386,709
Gilford	41,166,357	409,427	548,357	14,681,542	0	0	56,805,683
Indianfields	3,960,084	9,791,957	1,475,801	61,398,627	0	0	76,626,469
Juniata	16,880,487	828,272	17,264	45,647,607	0	0	63,373,630
Kingston	14,904,822	835,102	64,680	37,412,864	0	0	53,217,468
Koylton	13,046,143	739,715	55,700	51,727,731	0	0	65,569,289
Millington	16,768,369	6,597,500	3,089,469	128,990,837	0	0	155,446,175
Novesta	18,808,580	957,748	0	35,219,331	0	0	54,985,659
Tuscola	28,857,385	3,717,616	1,620,933	60,873,751	0	0	95,069,685
Vassar	5,970,254	3,964,769	4,880,668	102,177,592	0	0	116,993,283
Watertown	11,965,608	349,201	794,734	58,474,131	0	0	71,583,674
Wells	11,749,832	270,599	520,236	50,134,209	0	0	62,674,876
Wisner	19,036,838	557,547	0	14,762,022	0	0	34,356,407
Caro	0	32,614,600	8,828,266	62,396,245	0	0	103,839,111
Vassar City	120,067	9,715,488	5,357,304	43,767,599	0	0	58,960,458
Totals for County	518,947,760	108,874,459	45,191,094	1,312,792,135	0	0	1,985,805,448

Taxable Valuations, Tuscola County

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

L-4046

Statement of taxable valuation in the year 2026. 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	449,600	35,678,000	0	29,813,400	65,941,000
Almer	0	671,400	0	0	3,429,900	4,101,300
Arbela	0	98,700	0	0	4,709,700	4,808,400
Columbia	0	70,100	68,203,400	0	10,329,200	78,602,700
Dayton	0	832,200	0	0	2,812,500	3,644,700
Denmark	0	349,800	98,800	0	15,277,300	15,725,900
Elkland	0	1,578,700	1,594,900	0	6,982,100	10,155,700
Ellington	0	0	0	0	2,553,300	2,553,300
Elmwood	0	185,200	0	0	2,995,500	3,180,700
Fairgrove	0	392,200	52,051,300	0	19,887,800	72,331,300
Fremont	0	1,299,281	0	0	5,346,800	6,646,081
Glifford	0	0	46,414,000	0	14,292,300	60,706,300
Indianfields	0	598,200	0	0	7,517,400	8,115,600
Juniata	0	90,000	25,491,200	0	5,781,700	31,362,900
Kingston	0	108,551	0	0	2,918,230	3,026,781
Koylton	0	675,900	0	0	3,017,500	3,693,400
Millington	0	1,456,200	761,100	0	5,190,000	7,407,300
Novesta	0	251,900	0	0	2,654,700	2,906,600
Tuscola	0	789,100	664,800	0	13,114,400	14,568,300
Vassar	0	1,179,010	30,780	0	13,017,980	14,227,770
Watertown	0	330,460	7,060	0	7,310,080	7,647,600
Wells	0	494,500	948,600	0	1,936,400	3,379,500
Wisner	0	57,100	520,400	0	2,971,700	3,549,200
Cairo	0	4,925,627	0	0	4,013,454	8,939,081
Vassar City	0	2,169,700	0	0	5,779,900	7,949,600
Totals for County	0	19,053,429	232,464,340	0	193,653,244	445,171,013

Taxable Valuations, Tuscola County

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

L-4046

Statement of taxable valuation in the year 2026. 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	150,751,123	70,871,679	449,600	35,678,000	43,751,844
Almer	84,357,205	67,832,106	671,400	0	15,853,699
Arbela	98,836,395	84,612,691	98,700	0	14,125,004
Columbia	144,000,304	61,606,142	70,100	68,203,400	14,120,662
Dayton	77,577,333	53,741,413	832,200	0	23,003,720
Denmark	137,527,570	107,215,078	349,800	98,800	29,863,892
Elkland	127,844,369	83,626,232	1,578,700	1,594,900	41,044,537
Ellington	58,322,395	47,859,520	0	0	10,462,875
Elmwood	54,464,448	47,618,130	185,200	0	6,661,118
Fairgrove	140,280,730	62,608,682	392,200	52,051,300	25,228,548
Fremont	110,032,790	82,331,984	1,299,281	0	26,401,525
Gifford	117,511,983	54,109,964	0	46,414,000	16,988,019
Indianfields	84,742,069	58,556,111	598,200	0	25,587,758
Juniata	94,736,530	56,034,600	90,000	25,491,200	13,120,730
Kingston	56,244,249	42,937,762	108,551	0	13,197,936
Koylton	69,262,689	50,994,207	675,900	0	17,592,582
Millington	162,853,475	127,756,314	1,456,200	761,100	32,879,861
Novesta	57,892,259	46,826,783	251,900	0	10,813,576
Tuscola	109,637,985	84,479,675	789,100	664,800	23,704,410
Vassar	131,221,053	94,523,102	1,179,910	30,780	35,488,161
Watertown	79,231,274	60,301,489	330,460	7,060	18,592,265
Wells	66,054,376	48,293,314	494,500	948,600	16,317,962
Wisner	37,905,607	29,305,667	57,100	520,400	8,022,440
Caro	112,778,192	50,975,772	4,925,627	0	56,876,793
Vassar City	66,910,058	36,744,606	2,169,700	0	27,995,752
Totals for County	2,430,976,461	1,611,763,023	19,053,429	232,464,340	567,695,669