



CALHOUN COUNTY 2013 EQUALIZATION REPORT

Prepared for
CALHOUN COUNTY BOARD OF COMMISSIONERS

BY

**Bonnie Payton, MMAO
Director Of Equalization
and staff**

Calhoun County Equalization Department

315 W Green St.

Marshall, Michigan 49068

Art Kale, Chairman
Calhoun County Board of Commissioners

Christine McComb
Clerk of the Board of Commissioners

CALHOUN COUNTY BOARD OF COMMISSIONERS

RESOLUTION TO ADOPT THE 2013 COUNTY EQUALIZATION REPORT AS SUBMITTED

WHEREAS, the Equalization Department has examined the assessment rolls of the 19 Townships and 4 Cities within Calhoun County to determine whether the real and personal property in the respective Townships and Cities has been equally and uniformly assessed; and

WHEREAS, based on this examination and studies it conducted, the Equalization Department has prepared and presented to the County Board of Commissioners the attached 2013 Equalization Report; and

WHEREAS, said Equalization Report presents recommended County equalized valuations for each of the 19 Townships and 4 Cities within the County; and

WHEREAS, the recommended County equalized valuations were determined by adding to, or deducting, from the assessed valuations of taxable property in the 19 Townships and 4 Cities within the County, the amount necessary to arrive at the appropriate proportion of true cash value.

NOW, THEREFORE BE IT RESOLVED, that the Calhoun County Board of Commissioners accepts and adopts the recommended County equalized valuations presented in the 2013 Equalization Report prepared by the Calhoun County Equalization Department for a total 2013 equalized valuation of real and personal property of \$4,057,772,361 with the breakdown of equalized valuation by property classification as follows:

Agricultural Real Property	\$446,956,357
Commercial Real Property	\$555,666,966
Industrial Real Property	\$180,920,509
Residential Real Property	\$2,302,349,182
Developmental Real Property	<u>\$2,356,200</u>
Total Real Property	\$3,488,249,214
Total Personal Property	<u>\$569,523,147</u>
Total Real and Personal Property	\$4,057,772,361

BE IT FURTHER RESOLVED, that the Calhoun County Board Chairperson and the County Clerk of the Board of Commissioners are authorized to sign the report; further, that the County Administrator/Controller and the Equalization Director/Deputy Director are authorized to represent Calhoun County at both Preliminary and Final State Equalization sessions, if deemed necessary.

Calhoun County Clerk of Board of Commissioners

2013 CALHOUN COUNTY EQUALIZATION REPORT

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CALHOUN COUNTY EQUALIZATION DEPARTMENT

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Marshall, MI 49068

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TO: Calhoun County Board of Commissioners
FROM: Bonnie Payton, Equalization Director
DATE: April 9, 2013
RE: 2013 Equalization Report

Ladies and Gentlemen:

The Calhoun County Equalization Department has prepared the attached report of values within the 19 townships and 4 cities in the county. The values as shown are extracted from the local governmental units' 2013 assessment rolls and have been further equalized to compensate for any inequalities between jurisdictions as required by Section 211.34 of the Michigan Compiled Laws.

The 2013 values, as stated in this report, indicate a **1.44% decrease** in equalized value, when compared to the 2012 values. The reported 2013 county total equalized value is **FOUR BILLION, FIFTY SEVEN MILLION, SEVEN HUNDRED SEVENTY TWO THOUSAND, THREE HUNDRED SIXTY ONE DOLLARS (\$4,057,772,361)**.

I would like to thank the Equalization Department staff and the County's Assessing Officers for their dedication and hard work, which serves as the basis of this report.

Respectfully submitted,

Bonnie Payton, MMAO
Director of Equalization

CALHOUN COUNTY

BOARD OF COMMISSIONERS

DISTRICT #1	.....	KATHY-SUE DUNN
DISTRICT #2	.....	TERRIS TODD
DISTRICT #3	.....	JIM HAADSMA
DISTRICT #4	.....	STEVE FRISBIE
DISTRICT #5	.....	DEREK KING
DISTRICT #6	.....	BLAINE VANSICKLE
DISTRICT #7	.....	ART KALE, CHAIR

ASSESSING OFFICERS

ALBION TWP	.....	TOM FRANK
ATHENS TWP	.....	MARCIA BAIL
BEDFORD TWP	.....	REBECCA FIELDS
BURLINGTON TWP	.....	DAN BRUNNER
CLARENCE TWP	.....	DAVID VERAMAY
CLARENDON TWP	.....	ROBYN KULIKOWSKI
CONVIS TWP	.....	ROBYN KULIKOWSKI
ECKFORD TWP	.....	DAN BRUNNER
EMMETT TWP	.....	MICHAEL LESLIE
FREDONIA TWP	.....	ROGER SMITH
HOMER TWP	.....	DAN BRUNNER
LEE TWP	.....	ROGER SMITH
LEROY TWP	.....	JOYCE FOONDLE
MARENGO TWP	.....	ROBYN KULIKOWSKI
MARSHALL TWP	.....	ROBYN KULIKOWSKI
NEWTON TWP	.....	JOYCE FOONDLE
PENNFIELD TWP	.....	DAN BRUNNER
SHERIDAN TWP	.....	ROBYN KULIKOWSKI
TEKONSHA TWP	.....	MARCIA BAIL
ALBION CITY	.....	BONNIE PAYTON
BATTLE CREEK CITY	.....	STEVEN HUDSON
MARSHALL CITY	.....	BONNIE PAYTON
SPRINGFIELD CITY	.....	DAN BRUNNER

EQUALIZATION DEPARTMENT

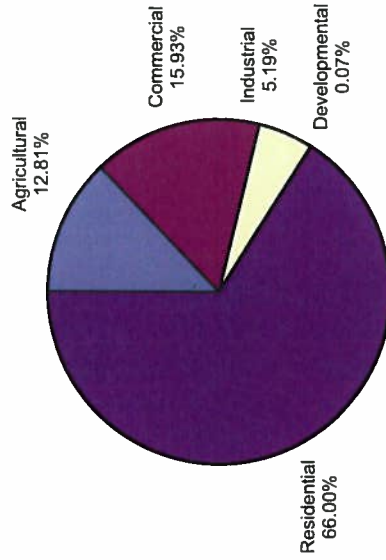
DIRECTOR	.....	BONNIE PAYTON
APPRAISER III	.....	JEANNE CORTRIGHT
APPRAISER II	.....	PATTI OSTROWSKI
APPRAISER II	.....	MARIE BOOTON
APPRAISER II	.....	SHANNON HAIGHT
GIS COORDINATOR	.....	BRENT THELEN
CLERK	.....	SANDY PETERSON

COUNTY EQUALIZED VALUE			COUNTY TAXABLE VALUE			
YEAR	EQUALIZED VALUE	% CHANGE	% Taxable Value to Equalized Value	YEAR	TAXABLE VALUE	% CHANGE
2010	4,336,796,209		85.56%	2010	3,710,386,490	
2011	4,176,028,729	(3.71)	86.91%	2011	3,629,245,779	(2.19)
2012	4,116,930,142	(1.42)	87.56%	2012	3,604,972,221	(0.67)
2013	4,057,772,361	(1.44)	87.94%	2013	3,568,430,371	(1.01)

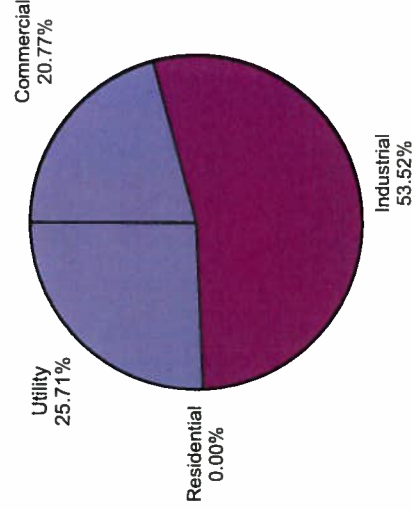
2013 REAL EQUALIZED VALUE
 3,488,249,214 85.96%
 2013 PERSONAL EQUALIZED VALUE
 569,523,147 14.04%
 2013 REAL TAXABLE VALUE
 3,000,876,862 84.10%
 2013 PERSONAL TAXABLE VALUE
 567,553,509 15.90%

CONTRIBUTION OF VALUE BY PROPERTY CLASSIFICATION

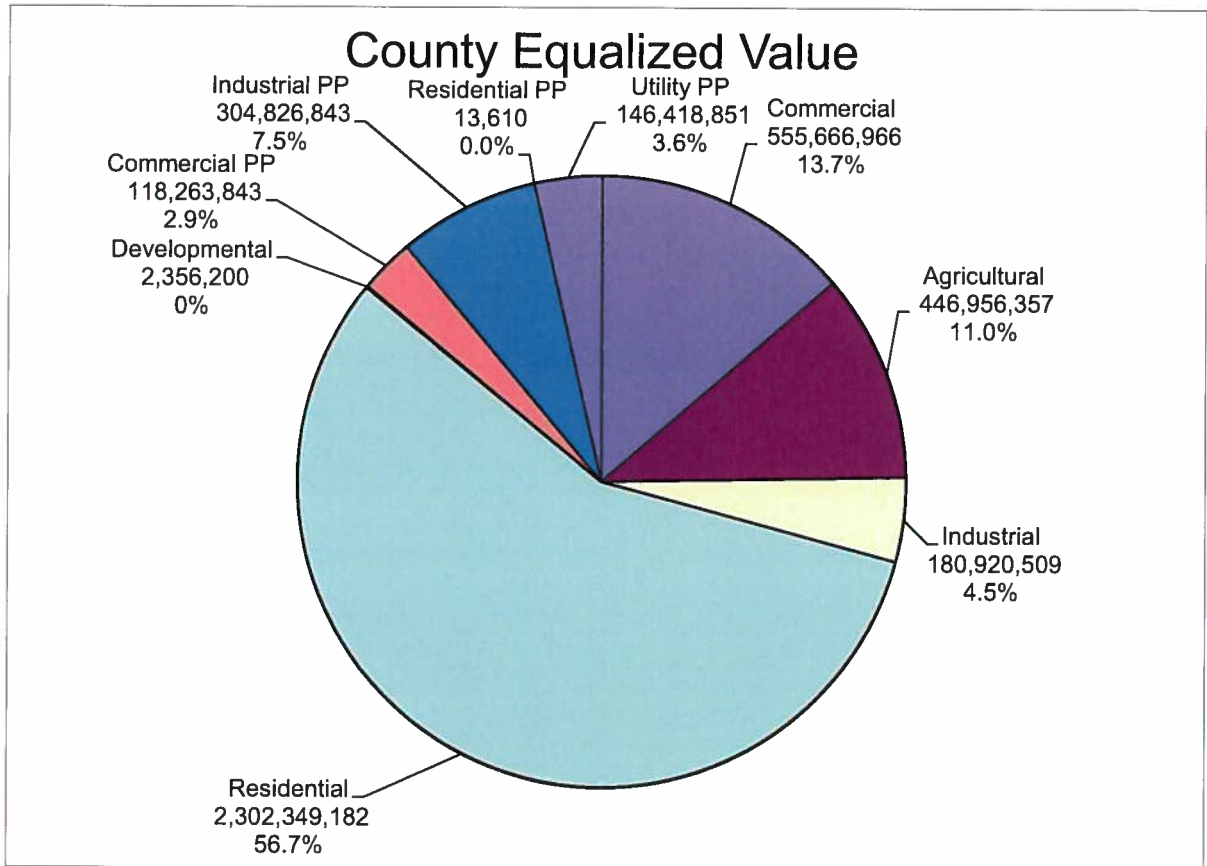
2013 REAL EQUALIZED VALUE



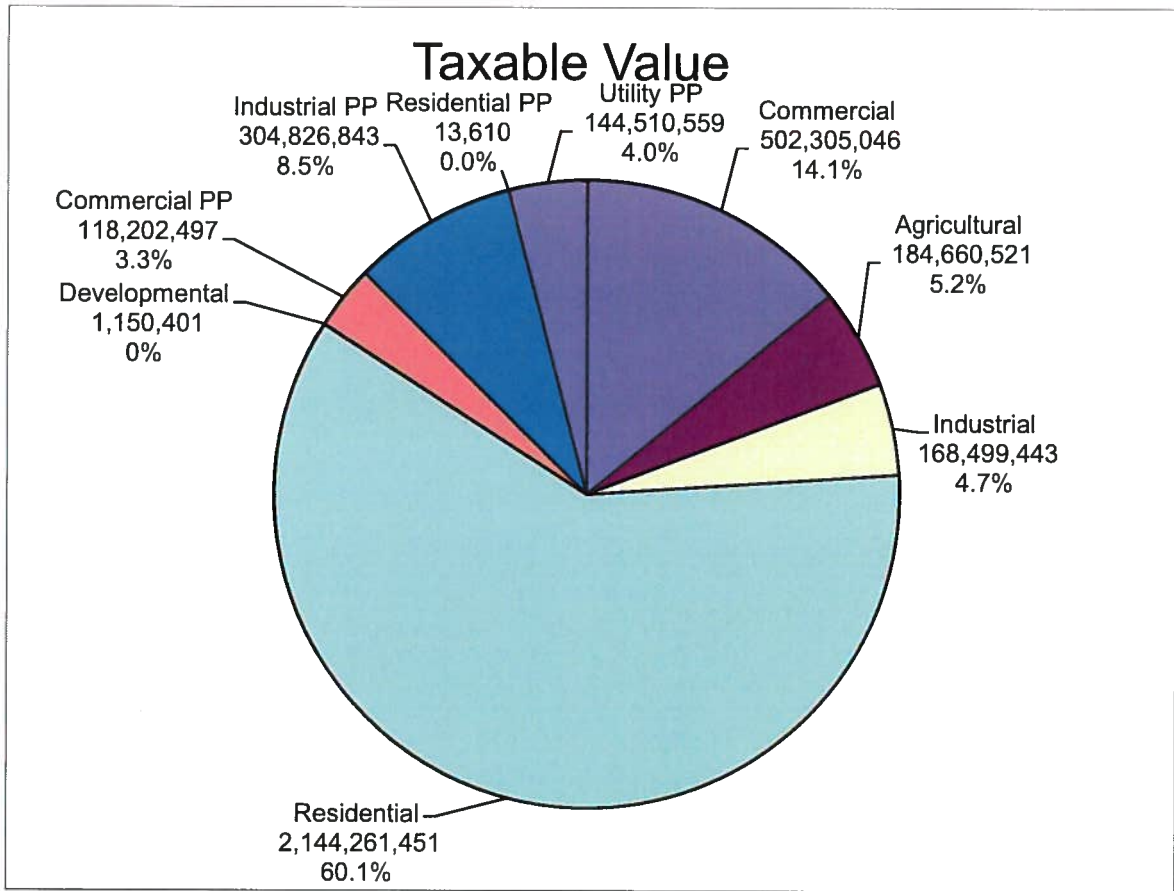
2013 PERSONAL EQUALIZED VALUE



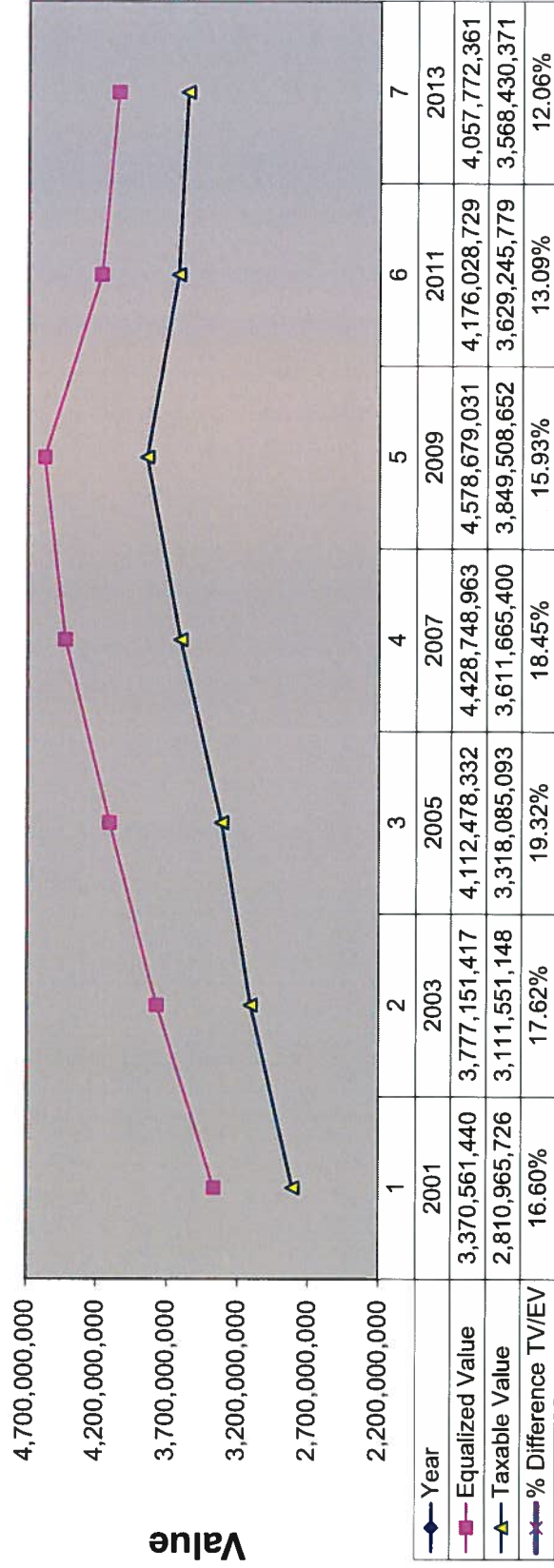
2013 County Equalized Value by Real & Personal Property Classification



2013 Countywide Taxable Valuations Real and Personal Property by Classification



EQUALIZED VALUE COMPARED WITH TAXABLE VALUE

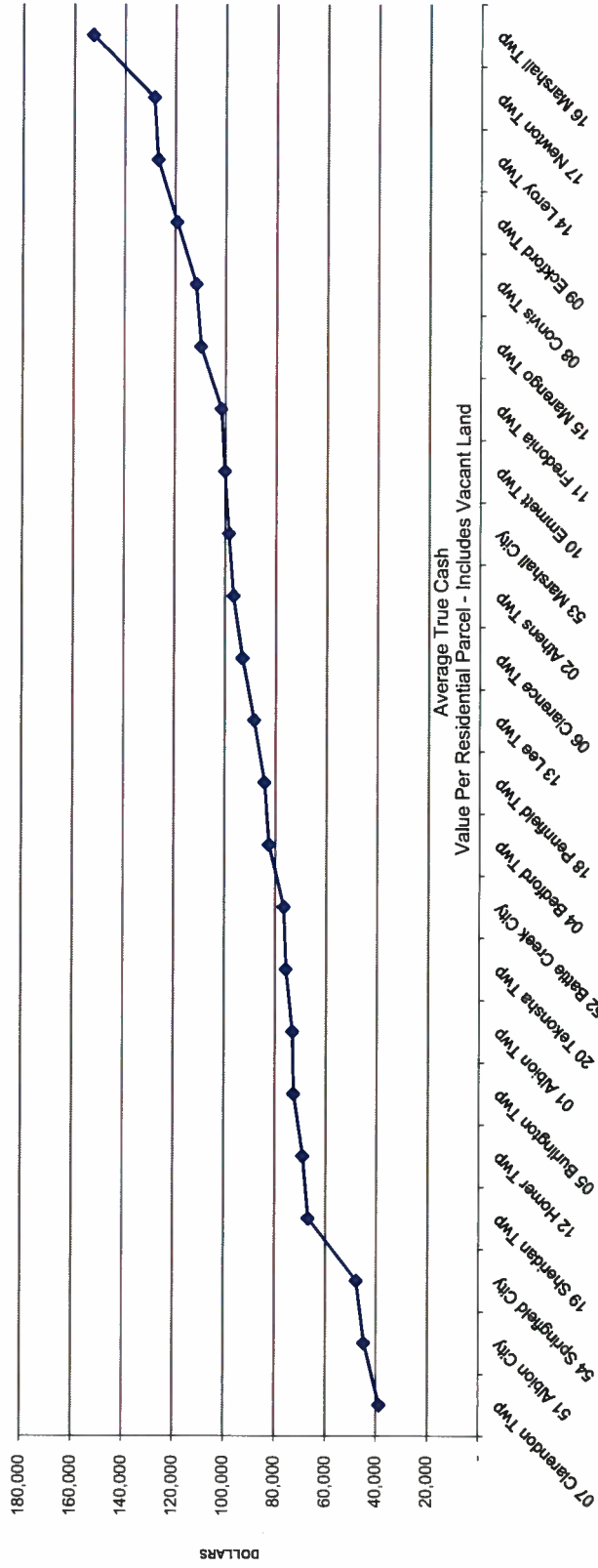


CALHOUN COUNTY

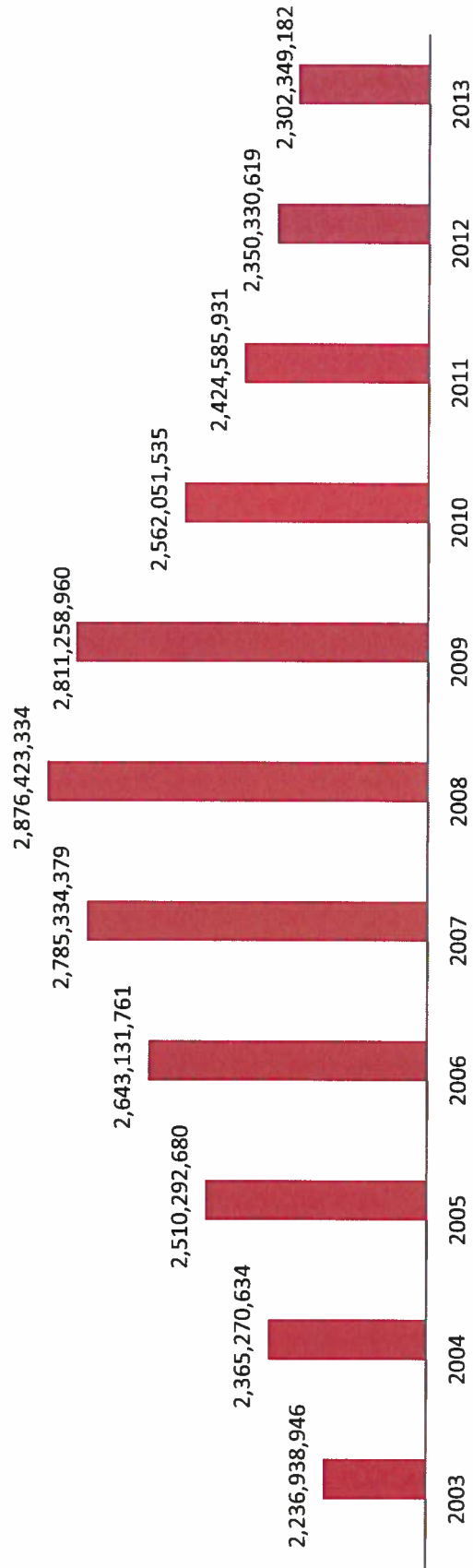
RESIDENTIAL - Average Market Value Per Parcel (includes vacant land)

Local Unit	Total Cash Value	Number of Parcels	2013	2012	Change
			Avg Value Per Parcel	Avg Value Per Parcel	
07 Clarendon Twp	49,022,380	1,263	38,814	35,059	11%
51 Albion City	121,594,738	2,715	44,786	49,026	-9%
54 Springfield City	68,131,658	1,422	47,913	48,435	-1%
19 Sheridan Twp	56,734,733	849	66,825	61,167	9%
12 Homer Twp	67,154,059	973	69,018	75,871	-9%
05 Burlington Twp	65,348,968	899	72,691	72,174	1%
01 Albion Twp	35,497,092	485	73,190	70,014	5%
20 Tekonsha Twp	60,904,978	803	75,847	75,214	1%
52 Battle Creek City	1,469,861,149	19,158	76,723	79,338	-3%
04 Bedford Twp	344,657,788	4,176	82,533	86,519	-5%
18 Pennfield Twp	318,702,810	3,779	84,335	88,616	-5%
13 Lee Twp	40,083,913	453	88,485	86,393	2%
06 Clarence Twp	124,540,754	1,338	93,080	91,190	2%
02 Athens Twp	94,182,316	975	96,597	96,282	0%
53 Marshall City	280,691,538	2,850	98,488	97,870	1%
10 Emmett Twp	473,146,027	4,725	100,137	99,311	1%
11 Fredonia Twp	78,220,022	770	101,584	104,226	-3%
15 Marengo Twp	98,756,066	900	109,729	113,288	-3%
08 Convis Twp	84,860,592	760	111,659	111,495	0%
09 Eckford Twp	74,297,770	623	119,258	111,764	7%
14 Leroy Twp	228,041,054	1,798	126,830	130,507	-3%
17 Newton Twp	169,413,238	1,320	128,343	127,550	1%
16 Marshall Twp	213,427,798	1,399	152,557	151,386	1%
Countywide	4,617,271,441	54,433	84,825	86,328	-2%

AVERAGE TRUE CASH VALUE PER RESIDENTIAL PARCEL (Includes Vacant Land)



Residential Equalized Values



**2013 CALHOUN COUNTY
ASSESSED AND COUNTY EQUALIZED VALUES**

Jurisdiction	ASSESSED VALUATION			EQUALIZED VALUATION			Unit's % of County
	Real	Personal	Total	Real	Personal	Total	
Townships							
01 Albion Township	53,073,450	4,941,600	58,015,050	53,073,450	4,941,600	58,015,050	1.4%
02 Athens Township	79,786,600	14,457,600	94,244,200	79,786,600	14,457,600	94,244,200	2.3%
04 Bedford Township	189,735,050	7,129,859	196,864,909	189,735,050	7,129,859	196,864,909	4.9%
05 Burlington Township	65,102,300	2,781,200	67,883,500	65,102,300	2,781,200	67,883,500	1.7%
06 Clarence Township	90,902,332	1,945,580	92,847,912	90,902,332	1,945,580	92,847,912	2.3%
07 Clarendon Township	54,590,200	1,339,400	55,929,600	54,590,200	1,339,400	55,929,600	1.4%
08 Convis Township	62,949,410	4,574,185	67,523,595	62,949,410	4,574,185	67,523,595	1.7%
09 Eckford Township	75,202,100	5,908,700	81,110,800	75,202,100	5,908,700	81,110,800	2.0%
10 Emmett Township	341,645,329	31,145,876	372,791,205	341,645,329	31,145,876	372,791,205	9.2%
11 Fredonia Township	77,379,600	7,065,100	84,444,700	77,379,600	7,065,100	84,444,700	2.1%
12 Homer Township	74,933,100	8,244,750	83,177,850	74,933,100	8,244,750	83,177,850	2.0%
13 Lee Township	56,130,400	11,072,700	67,203,100	56,130,400	11,072,700	67,203,100	1.7%
14 Leroy Township	138,098,100	4,842,500	142,940,600	138,098,100	4,842,500	142,940,600	3.5%
15 Marengo Township	82,881,891	11,971,700	94,853,591	82,881,891	11,971,700	94,853,591	2.3%
16 Marshall Township	137,728,050	7,932,000	145,660,050	137,728,050	7,932,000	145,660,050	3.6%
17 Newton Township	101,962,650	10,039,700	112,002,350	101,962,650	10,039,700	112,002,350	2.8%
18 Pennfield Township	187,019,190	18,069,380	205,088,570	187,019,190	18,069,380	205,088,570	5.1%
19 Sheridan Township	61,040,540	28,138,630	89,179,170	61,040,540	28,138,630	89,179,170	2.2%
20 Tekonsha Township	61,745,200	4,228,450	65,973,650	61,745,200	4,228,450	65,973,650	1.6%
Total Townships	1,991,905,492	185,828,910	2,177,734,402	1,991,905,492	185,828,910	2,177,734,402	53.7%
Cities							
51 City of Albion	94,076,700	20,868,900	114,945,600	94,076,700	20,868,900	114,945,600	2.8%
52 City of Battle Creek	1,123,413,460	321,495,556	1,444,909,016	1,123,413,460	321,495,556	1,444,909,016	35.6%
53 City of Marshall	203,424,950	31,162,100	234,587,050	203,424,950	31,162,100	234,587,050	5.8%
54 City of Springfield	75,428,612	10,167,681	85,596,293	75,428,612	10,167,681	85,596,293	2.1%
Total Cities	1,496,343,722	383,694,237	1,880,037,959	1,496,343,722	383,694,237	1,880,037,959	46.3%
County Total	3,488,249,214	569,523,147	4,057,772,361	3,488,249,214	569,523,147	4,057,772,361	100.0%

2 YEAR COMPARISON OF COUNTY EQUALIZED VALUATIONS

<u>CLASS</u>	<u>2011</u>	<u>2013</u>	<u>CHANGE</u>	% OF <u>CHANGE</u>
Agricultural	426,136,411	446,956,357	20,819,946	4.9%
Commercial	591,242,198	555,666,966	(35,575,232)	-6.0%
Industrial	181,848,912	180,920,509	(928,403)	-0.5%
Residential	2,424,585,931	2,302,349,182	(122,236,749)	-5.0%
Developmental	2,549,860	2,356,200	(193,660)	-7.6%
Total Real	3,626,363,312	3,488,249,214	(138,114,098)	-3.8%
Personal Property	549,665,417	569,523,147	19,857,730	3.6%
Total Equalized Value	4,176,028,729	4,057,772,361	(118,256,368)	-2.8%
		Annualized (not compounded)		-1.4%

5 YEAR COMPARISON OF COUNTY EQUALIZED VALUATIONS

<u>CLASS</u>	<u>2008</u>	<u>2013</u>	<u>CHANGE</u>	% OF <u>CHANGE</u>
Agricultural	379,918,268	446,956,357	67,038,089	17.6%
Commercial	577,469,693	555,666,966	(21,802,727)	-3.8%
Industrial	208,094,591	180,920,509	(27,174,082)	-13.1%
Residential	2,876,423,334	2,302,349,182	(574,074,152)	-20.0%
Developmental	3,731,940	2,356,200	(1,375,740)	-36.9%
Total Real	4,045,637,826	3,488,249,214	(557,388,612)	-13.8%
Personal Property	507,541,071	569,523,147	61,982,076	12.2%
Total Equalized Value	4,553,178,897	4,057,772,361	(495,406,536)	-10.9%
		Annualized (not compounded)		-2.2%

10 YEAR COMPARISON OF COUNTY EQUALIZED VALUATIONS

<u>CLASS</u>	<u>2003</u>	<u>2013</u>	<u>CHANGE</u>	% OF <u>CHANGE</u>
Agricultural	284,419,051	446,956,357	162,537,306	57.1%
Commercial	512,242,986	555,666,966	43,423,980	8.5%
Industrial	188,096,736	180,920,509	(7,176,227)	-3.8%
Residential	2,237,852,548	2,302,349,182	64,496,634	2.9%
Developmental	4,070,600	2,356,200	(1,714,400)	-42.1%
Total Real	3,226,681,921	3,488,249,214	261,567,293	8.1%
Personal Property	552,139,082	569,523,147	17,384,065	3.1%

Total Equalized Value	3,778,821,003	4,057,772,361	278,951,358	7.4%
			Annualized (not compounded)	0.7%

YEAR OVER YEAR COMPARISON OF COUNTY TAXABLE VALUES

<u>CLASS</u>	<u>2012</u>	<u>2013</u>	<u>CHANGE</u>	<u>% CHANGE</u>
Agricultural	180,913,042	184,660,521	3,747,479	2.1%
Commercial	520,337,384	502,305,046	(18,032,338)	-3.5%
Industrial	168,888,341	168,499,443	(388,898)	-0.2%
Residential	2,174,439,616	2,144,261,451	(30,178,165)	-1.4%
Developmental	1,205,935	1,150,401	(55,534)	-4.6%
Total Real	3,045,784,318	3,000,876,862	(44,907,456)	-1.5%
Personal Property	559,187,903	567,553,509	8,365,606	1.5%
County Total Taxable Value	3,604,972,221	3,568,430,371	(36,541,850)	-1.0%

2 YEAR COMPARISON OF COUNTY TAXABLE VALUES

<u>CLASS</u>	<u>2011</u>	<u>2013</u>	<u>CHANGE</u>	<u>% CHANGE</u>
Agricultural	175,875,161	184,660,521	8,785,360	5.0%
Commercial	525,668,057	502,305,046	(23,363,011)	-4.4%
Industrial	171,739,076	168,499,443	(3,239,633)	-1.9%
Residential	2,206,899,246	2,144,261,451	(62,637,795)	-2.8%
Developmental	1,244,218	1,150,401	(93,817)	-7.5%
Total Real	3,081,425,758	3,000,876,862	(80,548,896)	-2.6%
Personal Property	547,820,021	567,553,509	19,733,488	3.6%
County Total Taxable Value	3,629,245,779	3,568,430,371	(60,815,408)	-1.7%
			Annualized (not compounded)	-0.8%

5 YEAR COMPARISON OF COUNTY TAXABLE VALUES

<u>CLASS</u>	<u>2008</u>	<u>2013</u>	<u>CHANGE</u>	<u>% CHANGE</u>
Agricultural	164,268,705	184,660,521	20,391,816	12.4%
Commercial	496,346,071	502,305,046	5,958,975	1.2%
Industrial	193,940,970	168,499,443	(25,441,527)	-13.1%
Residential	2,330,680,764	2,144,261,451	(186,419,313)	-8.0%
Developmental	1,713,483	1,150,401	(563,082)	-32.9%
Total Real	3,186,949,993	3,000,876,862	(186,073,131)	-5.8%
Personal Property	505,844,083	567,553,509	61,709,426	12.2%
County Total Taxable Value	3,692,794,076	3,568,430,371	(124,363,705)	-3.4%
			Annualized (not compounded)	-0.7%

10 YEAR COMPARISON OF COUNTY TAXABLE VALUES

<u>CLASS</u>	<u>2003</u>	<u>2013</u>	<u>CHANGE</u>	<u>% CHANGE</u>
Agricultural	152,257,445	184,660,521	32,403,076	21.3%
Commercial	429,160,077	502,305,046	73,144,969	17.0%
Industrial	176,362,342	168,499,443	(7,862,899)	-4.5%
Residential	1,801,242,574	2,144,261,451	343,018,877	19.0%
Developmental	2,036,101	1,150,401	(885,700)	-43.5%
Total Real	2,561,058,539	3,000,876,862	439,818,323	17.2%
Personal Property	550,492,609	567,553,509	17,060,900	3.1%
County Total Taxable Value	3,111,551,148	3,568,430,371	456,879,223	14.7%
			Annualized (not compounded)	1.5%

Personal and Real Property - Totals

L-4024

Calhoun County

Statement of acreage and valuation in the year 2013 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

TOWNSHIP OR CITY	NUMBER OF ACRES ASSESSED (COL. 1)		TOTAL REAL PROPERTY VALUATIONS (COL. 2)		PERSONAL PROPERTY VALUATIONS (COL. 3)		PERSONAL PROPERTY VALUATIONS (COL. 4)		TOTAL REAL PLUS PERSONAL PROPERTY (COL. 5)		TOTAL REAL PLUS PERSONAL PROPERTY (COL. 6)		TOTAL REAL PLUS PERSONAL PROPERTY (COL. 7)	
	ACRES	HUNDRETHS	ASSESSED VALUATIONS	EQUALIZED VALUATIONS	ASSESSED VALUATIONS	EQUALIZED VALUATIONS	ASSESSED VALUATIONS	EQUALIZED VALUATIONS	ASSESSED VALUATIONS	EQUALIZED VALUATIONS	ASSESSED VALUATIONS	EQUALIZED VALUATIONS	ASSESSED VALUATIONS	EQUALIZED VALUATIONS
TOWNSHIPS:														
1 ALBION	0.00		53,073,450	53,073,450	4,941,600	4,941,600	4,941,600	4,941,600	58,015,050	58,015,050	58,015,050	58,015,050	58,015,050	58,015,050
2 ATHENS	0.00		78,786,600	78,786,600	14,457,600	14,457,600	14,457,600	14,457,600	94,244,200	94,244,200	94,244,200	94,244,200	94,244,200	94,244,200
4 BEDFORD	0.00		189,735,050	189,735,050	7,129,859	7,129,859	7,129,859	7,129,859	196,864,909	196,864,909	196,864,909	196,864,909	196,864,909	196,864,909
5 BURLINGTON	0.00		65,102,300	65,102,300	2,781,200	2,781,200	2,781,200	2,781,200	67,883,500	67,883,500	67,883,500	67,883,500	67,883,500	67,883,500
6 CLARENCE	0.00		90,902,332	90,902,332	1,945,580	1,945,580	1,945,580	1,945,580	92,847,912	92,847,912	92,847,912	92,847,912	92,847,912	92,847,912
7 CLARENDON	0.00		54,590,200	54,590,200	1,339,400	1,339,400	1,339,400	1,339,400	55,929,600	55,929,600	55,929,600	55,929,600	55,929,600	55,929,600
8 CONVIS	0.00		62,949,410	62,949,410	4,574,185	4,574,185	4,574,185	4,574,185	67,523,595	67,523,595	67,523,595	67,523,595	67,523,595	67,523,595
9 ECKFORD	0.00		75,202,100	75,202,100	5,908,700	5,908,700	5,908,700	5,908,700	81,110,800	81,110,800	81,110,800	81,110,800	81,110,800	81,110,800
10 EMMETT	0.00		341,645,329	341,645,329	31,145,876	31,145,876	31,145,876	31,145,876	372,791,205	372,791,205	372,791,205	372,791,205	372,791,205	372,791,205
11 FREDONIA	0.00		77,379,600	77,379,600	7,065,100	7,065,100	7,065,100	7,065,100	84,444,700	84,444,700	84,444,700	84,444,700	84,444,700	84,444,700
12 HOMER	0.00		74,933,100	74,933,100	8,244,750	8,244,750	8,244,750	8,244,750	83,177,850	83,177,850	83,177,850	83,177,850	83,177,850	83,177,850
13 LEE	0.00		56,130,400	56,130,400	11,072,700	11,072,700	11,072,700	11,072,700	67,203,100	67,203,100	67,203,100	67,203,100	67,203,100	67,203,100
14 LEROY	0.00		138,098,100	138,098,100	4,842,500	4,842,500	4,842,500	4,842,500	142,940,600	142,940,600	142,940,600	142,940,600	142,940,600	142,940,600
15 MARENGO	0.00		82,881,891	82,881,891	11,971,700	11,971,700	11,971,700	11,971,700	94,853,591	94,853,591	94,853,591	94,853,591	94,853,591	94,853,591
16 MARSHALL	0.00		137,728,050	137,728,050	7,932,000	7,932,000	7,932,000	7,932,000	145,660,050	145,660,050	145,660,050	145,660,050	145,660,050	145,660,050
17 NEWTON	0.00		101,962,650	101,962,650	10,039,700	10,039,700	10,039,700	10,039,700	112,002,350	112,002,350	112,002,350	112,002,350	112,002,350	112,002,350
18 PENNFIELD	0.00		187,019,190	187,019,190	18,069,380	18,069,380	18,069,380	18,069,380	205,088,570	205,088,570	205,088,570	205,088,570	205,088,570	205,088,570
19 SHERIDAN	0.00		61,040,540	61,040,540	28,138,630	28,138,630	28,138,630	28,138,630	89,179,170	89,179,170	89,179,170	89,179,170	89,179,170	89,179,170
20 TEKONSHA	0.00		61,745,200	61,745,200	4,228,450	4,228,450	4,228,450	4,228,450	65,973,650	65,973,650	65,973,650	65,973,650	65,973,650	65,973,650
CITIES:														
51 ALBION	0.00		94,076,700	94,076,700	20,868,900	20,868,900	20,868,900	20,868,900	114,945,600	114,945,600	114,945,600	114,945,600	114,945,600	114,945,600
52 BATTLE CREEK	0.00		1,123,413,460	1,123,413,460	321,495,556	321,495,556	321,495,556	321,495,556	1,444,909,016	1,444,909,016	1,444,909,016	1,444,909,016	1,444,909,016	1,444,909,016
53 MARSHALL	0.00		203,424,950	203,424,950	31,162,100	31,162,100	31,162,100	31,162,100	234,587,050	234,587,050	234,587,050	234,587,050	234,587,050	234,587,050
54 SPRINGFIELD	0.00		75,428,612	75,428,612	10,167,681	10,167,681	10,167,681	10,167,681	85,596,293	85,596,293	85,596,293	85,596,293	85,596,293	85,596,293
Totals for County	0.00		3,488,249,214	3,488,249,214	569,523,147	569,523,147	569,523,147	569,523,147	4,057,772,361	4,057,772,361	4,057,772,361	4,057,772,361	4,057,772,361	4,057,772,361

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF CALHOUN COUNTY

WE HEREBY CERTIFY That the foregoing is a true statement of the number of acres of land, the value of the real property and of the personal property, the aggregate valuation of the real property and personal property, the equalized and assessed valuations of the real property classifications in township and city in said county as equalized by the Board of Commissioners in of April of the reporting year, at a meeting of said board held in pursuance to the provisions Sections 209.1 - 209.8, MCL. I further certify that said statement does not embrace any property taxed under P.A. 77 of 1981; P.A. 68 of 1983; P.A. 198 of 1974; P.A. 225 of 1978; P.A. 385 of 1984; P.A. 224 of 1986; P.A. 147 of 1992; or Section 5 of Article IX of the Constitution of the State.

Dated: April 9, 2013

Equalization Director

Clerk of Board of Commissioners

Chairperson of Board of Commissioners

Equalized Valuations - REAL

L-4024

Calhoun County

Statement of acreage and valuation in the year 2013 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

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
Real Property Equalized by County Board of Commissioners							
TOWNSHIPS:							
1 ALBION	32,045,200	1,341,950	2,063,250	17,623,050	0	0	53,073,450
2 ATHENS	27,601,500	4,167,350	966,900	47,050,850	0	0	79,786,600
4 BEDFORD	6,932,400	10,352,750	310,850	172,139,050	0	0	189,735,050
5 BURLINGTON	27,545,400	3,815,100	1,262,900	32,478,900	0	0	65,102,300
6 CLARENCE	26,332,980	2,188,740	312,540	62,068,072	0	0	90,902,332
7 CLARENDON	27,474,900	2,185,600	505,000	24,424,700	0	0	54,590,200
8 CONVIS	14,810,010	5,280,400	502,100	42,356,900	0	0	62,949,410
9 ECKFORD	33,080,400	12,400	5,065,200	37,044,100	0	0	75,202,100
10 EMMETT	10,938,200	88,969,429	4,952,300	235,651,500	0	1,133,900	341,645,329
11 FREDONIA	35,256,100	2,810,300	239,100	39,074,100	0	0	77,379,600
12 HOMER	34,028,500	4,436,700	3,367,700	33,100,200	0	0	74,933,100
13 LEE	35,530,100	19,400	816,900	19,764,000	0	0	56,130,400
14 LEROY	17,299,650	6,628,650	394,150	113,775,650	0	0	138,098,100
15 MARENGO	27,803,625	5,762,700	107,600	49,207,966	0	0	82,881,891
16 MARSHALL	20,483,100	10,351,300	378,600	106,515,050	0	0	137,728,050
17 NEWTON	15,862,300	1,459,100	83,200	84,558,050	0	0	101,962,650
18 PENNFIELD	5,997,670	18,755,010	2,057,820	158,986,390	0	1,222,300	187,019,190
19 SHERIDAN	20,368,440	5,416,100	6,981,800	28,274,200	0	0	61,040,540
20 TEKONSHA	23,603,000	7,175,050	547,100	30,420,050	0	0	61,745,200
CITIES:							
51 ALBION	0	23,051,000	10,510,300	60,515,400	0	0	94,076,700
52 BATTLE CREEK	3,962,882	269,360,175	115,635,222	734,455,181	0	0	1,123,413,460
53 MARSHALL	0	47,108,700	17,091,500	139,224,750	0	0	203,424,950
54 SPRINGFIELD	0	35,019,062	6,768,477	33,641,073	0	0	75,428,612
Totals for County	446,956,357	555,666,966	180,920,509	2,302,349,182	0	2,356,200	3,488,249,214

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF CALHOUN COUNTY

WE HEREBY CERTIFY That the foregoing is a true statement of the number of acres of land, the value of the real property and of the personal property, the aggregate valuation of the real property and personal property, the equalized and assessed valuations of the real property classifications in township and city in said county as equalized by the Board of Commissioners in or April of the reporting year, at a meeting of said board held in pursuance to the provisions Sections 209.1 - 209.8, MCL. I further certify that said statement does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1963; P.A. 198 of 1974; P.A. 225 of 1976; 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: April 9, 2013

Equalization Director

Clerk of Board of Commissioners

Chairperson of Board of Commissioners

Assessed Valuations - REAL

L-4024

Calhoun County

Statement of acreage and valuation in the year 2013 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

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
Real Property Equalized by County Board of Commissioners							
TOWNSHIPS:							
1 ALBION	32,045,200	1,341,950	2,063,250	17,623,050	0	0	53,073,450
2 ATHENS	27,601,500	4,167,350	966,900	47,050,850	0	0	79,786,600
4 BEDFORD	6,932,400	10,352,750	310,850	172,139,050	0	0	189,735,050
5 BURLINGTON	27,545,400	3,815,100	1,262,900	32,478,900	0	0	65,102,300
6 CLARENCE	26,332,980	2,188,740	312,540	62,068,072	0	0	90,902,332
7 CLARENDON	27,474,900	2,185,600	505,000	24,424,700	0	0	54,590,200
8 CONVIS	14,810,010	5,280,400	502,100	42,356,900	0	0	62,949,410
9 ECKFORD	33,080,400	12,400	5,065,200	37,044,100	0	0	75,202,100
10 EMMETT	10,938,200	88,969,429	4,952,300	235,651,500	0	1,133,900	341,645,329
11 FREDONIA	35,256,100	2,810,300	239,100	39,074,100	0	0	77,379,600
12 HOMER	34,028,500	4,436,700	3,367,700	33,100,200	0	0	74,933,100
13 LEE	35,530,100	19,400	816,900	18,764,000	0	0	56,130,400
14 LEROY	17,299,650	6,628,650	394,150	113,775,650	0	0	138,098,100
15 MARENGO	27,803,625	5,762,700	107,600	49,207,966	0	0	82,881,891
16 MARSHALL	20,483,100	10,351,300	378,600	106,515,050	0	0	137,728,050
17 NEWTON	15,862,300	1,459,100	83,200	84,558,050	0	0	101,962,650
18 PENNINGFIELD	5,997,670	18,755,010	2,057,820	158,986,390	0	1,222,300	187,019,190
19 SHERIDAN	20,368,440	5,416,100	6,981,800	28,274,200	0	0	61,040,540
20 TEKONSHA	23,603,000	7,175,050	547,100	30,420,050	0	0	61,745,200
CITIES:							
51 ALBION	0	23,051,000	10,510,300	60,515,400	0	0	94,076,700
52 BATTLE CREEK	3,962,882	269,360,175	115,635,222	734,455,181	0	0	1,123,413,460
53 MARSHALL	0	47,108,700	17,091,500	139,224,750	0	0	203,424,950
54 SPRINGFIELD	0	35,019,062	6,768,477	33,641,073	0	0	75,428,612
Totals for County	446,956,357	555,666,966	180,920,509	2,302,349,182	0	2,356,200	3,488,249,214

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF CALHOUN COUNTY

WE HEREBY CERTIFY That the foregoing is a true statement of the number of acres of land, the value of the real property and of the personal property, the aggregate valuation of the real property and personal property, the equalized and assessed valuations of the real property classifications in township and city in said county as equalized by the Board of Commissioners in of April of the reporting year, at a meeting of said board held in pursuance to the provisions Sections 209.1 - 209.8, MCL. I further certify that said statement does not embrace any property taxed under P.A. 77 of 1961; P.A. 68 of 1963; P.A. 198 of 1974; P.A. 225 of 1976; 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: April 9, 2013

Equalization Director

Clerk of Board of Commissioners

Chairperson of Board of Commissioners

Taxable Valuations, Calhoun County

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

Statement of taxable valuation in the year 2013. File this form with the State Tax Commission on or before the fourth Monday in June.

REAL PROPERTY		Taxable Values as of the Fourth Monday in May. (Do not Report Assessed Valuations or Equalized Valuations on This Form.)							
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		
1 ALBION	12,732,621	806,901	1,699,355	16,292,592	-	-	31,531,469		
2 ATHENS	10,213,341	3,373,262	895,466	42,146,829	-	-	56,628,898		
4 BEDFORD	3,814,614	6,713,781	146,967	159,263,533	-	-	169,938,895		
5 BURLINGTON	10,243,000	2,845,600	883,800	28,797,800	-	-	42,770,200		
6 CLARENCE	10,672,033	1,670,071	111,059	57,383,771	-	-	69,836,934		
7 CLARENDON	10,552,982	1,359,138	357,027	19,601,900	-	-	31,871,047		
8 CONVIS	6,764,812	5,046,814	279,492	35,297,509	-	-	47,388,627		
9 ECKFORD	14,394,000	12,400	4,817,100	30,933,800	-	-	50,157,300		
10 ENNETT	4,978,752	82,054,325	3,977,947	227,644,575	-	578,971	319,234,570		
11 FREDONIA	14,075,900	1,623,600	152,600	34,979,900	-	-	50,832,000		
12 HOMER	14,322,753	3,652,409	2,949,813	29,640,142	-	-	50,565,117		
13 LEE	13,715,600	19,400	411,000	17,366,700	-	-	31,512,700		
14 LEROY	6,867,841	4,822,921	325,378	103,666,647	-	-	115,682,787		
15 MARENGO	12,096,231	4,189,258	74,044	44,791,898	-	-	61,151,431		
16 MARSHALL	9,036,587	10,004,159	318,539	99,591,374	-	-	118,950,659		
17 NEWTON	6,465,638	1,459,100	50,465	74,452,226	-	-	82,427,429		
18 PENNFIELD	3,203,050	17,384,700	921,770	153,635,990	-	571,430	175,716,940		
19 SHERIDAN	9,038,321	4,454,295	6,575,952	24,724,814	-	-	44,793,382		
20 TEKONSHA	9,712,458	5,773,221	386,600	25,585,177	-	-	41,457,456		
51 ALBION	-	15,533,957	8,361,806	55,802,434	-	-	79,698,197		
52 BATTLE CREEK	1,759,987	258,279,912	115,073,465	703,276,570	-	-	1,078,389,934		
53 MARSHALL	-	38,402,868	13,693,865	126,260,560	-	-	178,357,293		
54 SPRINGFIELD	-	32,822,954	6,035,933	33,124,710	-	-	71,983,597		
Totals for County	184,660,521	502,305,046	168,499,443	2,144,261,451	0	1,150,401	3,000,876,862		

INSTRUCTIONS: This form is used to report total Taxable Valuations, by classification, for each township and city within the county. The Taxable Valuations reported here are the final Taxable Valuations as of the fourth Monday in May, NOT the Tentative Taxable Valuations. Final Taxable Valuations may be different from Tentative Taxable Valuations when a township or city receives a county and/or state equalization factor more or less than was used to calculate Tentative Taxable Valuations.

NOTE: Where there is a partial Homeowner's Principal Residence Exemption or partial qualified agricultural property exemption, split the taxable value between Homeowner's Principal Residence (column 15) and Non-Homestead (column 18).

Report the Taxable Valuations for the six classifications of real property in columns 1 through 6 on page 1. Then report the Total Taxable Valuations for real property in column 7 on page 1. Report the Taxable Valuations for the five classifications of Personal Property in columns 8 through 12 on page 2. Then enter the total Taxable Valuations for personal property in column 13 on page 2. Add the total Taxable Valuations for real property (column 7, page 1) and personal property (column 13, page 2) and enter in column 14 on page 3. Report the Total Taxable Valuations of entire township or city for Homeowner's Principal Residence, Qualified Agricultural property and Qualified Forest Property in column 15, and Non-Homestead and Non-Qualified Agricultural Personal Property, and Non-Qualified Forest property except Commercial and Industrial Personal Property, in column 18. Report the Total Taxable Value of Commercial Personal Property in column 16. Report the Total Taxable Value of Industrial Personal Property in column 17.

Taxable Valuations, Calhoun County

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

Statement of taxable valuation in the year 2013. File this form with the State Tax Commission on or before the fourth Monday in June.

PERSONAL PROPERTY Taxable Values as of the Fourth Monday in May. (Do not Report Assessed Valuations or Equalized Valuations on This Form.)

TOWNSHIP OR CITY	(COL. 8) Agricultural	(COL. 9) Commercial	(COL. 10) Industrial	(COL. 11) Residential	(COL. 12) Utility	(COL. 13) Total Personal Property
1 ALBION	-	690,650	2,808,050	-	1,442,900	4,941,600
2 ATHENS	-	798,950	8,218,500	-	5,255,714	14,273,164
4 BEDFORD	-	1,929,267	158,192	-	5,014,850	7,102,309
5 BURLINGTON	-	359,000	332,700	-	2,089,500	2,781,200
6 CLARENCE	-	375,300	-	13,610	1,556,670	1,945,580
7 CLARENDON	-	378,227	85,288	-	875,885	1,339,400
8 CONVIS	-	2,231,885	306,700	-	1,990,108	4,528,693
9 ECKFORD	-	404,500	4,241,700	-	1,262,500	5,908,700
10 EMMETT	-	18,620,406	2,602,920	-	9,922,550	31,145,876
11 FREDONIA	-	496,300	2,960,900	-	3,607,900	7,065,100
12 HOMER	-	709,610	5,093,720	-	2,441,420	8,244,750
13 LEE	-	582,100	700	-	10,489,900	11,072,700
14 LEROY	-	704,900	126,700	-	3,750,156	4,581,756
15 MARENGO	-	5,333,200	124,800	-	6,188,081	11,646,081
16 MARSHALL	-	2,307,929	94,000	-	5,524,625	7,926,554
17 NEWTON	-	224,800	-	-	9,054,788	9,279,588
18 PENNFIELD	-	3,244,440	330,290	-	14,494,650	18,069,380
19 SHERIDAN	-	2,309,800	16,570,830	-	8,984,216	27,864,846
20 TEKONSHA	-	1,408,050	652,700	-	2,167,700	4,228,450
51 ALBION	-	3,630,844	13,632,500	-	3,602,700	20,866,044
52 BATTLE CREEK	-	57,146,751	224,671,901	-	39,618,985	321,437,637
53 MARSHALL	-	9,097,400	19,233,600	-	2,805,420	31,136,420
54 SPRINGFIELD	-	5,218,188	2,580,152	-	2,369,341	10,167,681
Totals for County	0	118,202,497	304,826,843	13,610	144,510,559	567,553,509

Taxable Valuations, Calhoun County Page 3 of 3

Statement of taxable valuation in the year 2013. 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) PRE, QA, QFP Taxable Valuations	(COL. 16) Commercial Personal Property Taxable Valuations	(COL. 17) Industrial Personal Property Taxable Valuations	(COL. 18) NonHomestead* Taxable Valuations
1 ALBION	36,473,069	26,561,602	690,650	2,808,050	6,412,767
2 ATHENS	70,902,062	45,734,179	798,950	8,218,500	16,150,433
4 BEDFORD	177,041,204	141,885,753	1,929,267	158,192	33,067,992
5 BURLINGTON	45,551,400	34,848,148	359,000	332,700	10,011,552
6 CLARENCE	71,782,514	48,939,374	375,300	-	22,467,840
7 CLARENDON	33,210,447	25,839,199	378,227	85,288	6,907,733
8 CONVIS	51,917,320	36,423,013	2,231,885	306,700	12,955,722
9 ECKFORD	56,066,000	41,412,693	404,500	4,241,700	10,007,107
10 EMMETT	350,380,446	208,428,118	18,620,406	2,602,920	120,729,002
11 FREDONIA	57,897,100	42,688,560	496,300	2,960,900	11,751,340
12 HOMER	58,809,867	38,519,239	709,610	5,093,720	14,487,298
13 LEE	42,585,400	28,899,787	582,100	700	13,102,813
14 LEROY	120,264,543	101,390,804	704,900	126,700	18,042,139
15 MARENGO	72,797,512	51,669,011	5,333,200	124,800	15,670,501
16 MARSHALL	126,877,213	96,637,939	2,307,929	94,000	27,837,345
17 NEWTON	91,707,017	74,228,565	224,800	-	17,253,652
18 PENNFIELD	193,786,320	138,266,333	3,244,440	330,290	51,945,257
19 SHERIDAN	72,658,228	28,436,325	2,309,800	16,570,830	25,341,273
20 TEKONSHA	45,685,906	30,668,262	1,408,050	652,700	12,956,894
51 ALBION	100,564,241	37,762,907	3,630,844	13,632,500	45,537,990
52 BATTLE CREEK	1,399,827,571	571,078,480	57,146,751	224,671,901	546,930,439
53 MARSHALL	209,493,713	104,297,917	9,097,400	19,233,600	76,864,796
54 SPRINGFIELD	82,151,278	26,811,889	5,218,188	2,580,152	47,541,049
Totals for County	3,568,430,371	1,981,428,097	118,202,497	304,826,843	1,163,972,934

County Equalization Director Bonnie Payton	Date April 9, 2013
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*Non-Homestead is that amount net of the all of the following: PRE, Qualified Agricultural, Qualified Forest Property, Commercial Personal Property, and Industrial Property.

**2013 Post March Board of Review
Change in Taxable Valuations, Calhoun County**

TOWNSHIP OR CITY	REAL PROPERTY			PERSONAL PROPERTY			REAL & PERSONAL PROPERTY		
	2012 Final Total Real Property	2013 Post MBOR Total Real Property	% Chng	2012 Final Total Personal Property	2013 Post MBOR Total Personal Property	% Chng	2012 Final Total R&P Property	2013 Post MBOR Total R&P Property	% Chng
1 ALBION	30,597,792	31,531,469	3.1%	6,098,550	4,941,600	-19.0%	36,696,342	36,473,069	-0.6%
2 ATHENS	55,088,661	56,628,898	2.8%	14,012,229	14,273,164	1.9%	69,100,890	70,902,062	2.6%
4 BEDFORD	171,807,806	169,938,895	-1.1%	9,385,952	7,102,309	-24.3%	181,193,758	177,041,204	-2.3%
5 BURLINGTON	42,555,500	42,770,200	0.5%	2,457,600	2,781,200	13.2%	45,013,100	45,551,400	1.2%
6 CLARENCE	68,531,160	69,836,934	1.9%	1,847,870	1,945,580	5.3%	70,379,030	71,782,514	2.0%
7 CLARENDON	30,940,890	31,871,047	3.0%	1,417,900	1,339,400	-5.5%	32,358,790	33,210,447	2.6%
8 CONVIS	47,798,361	47,388,627	-0.9%	5,159,149	4,528,693	-12.2%	52,957,510	51,917,320	-2.0%
9 ECKFORD	48,806,800	50,157,300	2.8%	5,663,200	5,908,700	4.3%	54,470,000	56,066,000	2.9%
10 EMMETT	318,577,726	319,234,570	0.2%	30,355,930	31,145,876	2.6%	348,933,656	350,380,446	0.4%
11 FREDONIA	50,074,800	50,832,000	1.5%	5,584,600	7,065,100	26.5%	55,659,400	57,897,100	4.0%
12 HOMER	50,900,940	50,565,117	-0.7%	7,685,430	8,244,750	7.3%	58,586,370	58,809,867	0.4%
13 LEE	30,367,100	31,512,700	3.8%	9,554,800	11,072,700	15.9%	39,921,900	42,585,400	6.7%
14 LEROY	116,156,185	115,682,787	-0.4%	4,605,133	4,581,756	-0.5%	120,761,318	120,264,543	-0.4%
15 MARENGO	60,550,684	61,151,431	1.0%	9,478,457	11,646,081	22.9%	70,029,141	72,797,512	4.0%
16 MARSHALL	117,534,436	118,950,659	1.2%	7,643,817	7,926,554	3.7%	125,178,253	126,877,213	1.4%
17 NEWTON	81,559,244	82,427,429	1.1%	5,998,889	9,279,588	54.7%	87,558,133	91,707,017	4.7%
18 PENNFIELD	182,220,050	175,716,940	-3.6%	17,363,590	18,069,380	4.1%	199,583,640	193,786,320	-2.9%
19 SHERIDAN	43,391,914	44,793,382	3.2%	27,657,176	27,864,846	0.8%	71,049,090	72,658,228	2.3%
20 TEKONSHA	40,268,931	41,457,456	3.0%	3,482,150	4,228,450	21.4%	43,751,081	45,685,906	4.4%
51 ALBION	87,097,940	79,698,197	-8.5%	21,048,775	20,866,044	-0.9%	108,146,715	100,564,241	-7.0%
52 BATTLE CREEK	1,115,908,991	1,078,389,934	-3.4%	324,590,974	321,437,637	-1.0%	1,440,499,965	1,399,827,571	-2.8%
53 MARSHALL	182,662,455	178,357,293	-2.4%	27,907,253	31,136,420	11.6%	210,569,708	209,493,713	-0.5%
54 SPRINGFIELD	72,385,952	71,983,597	-0.6%	10,188,479	10,167,681	-0.2%	82,574,431	82,151,278	-0.5%
Total for County	3,045,784,318	3,000,876,862	-1.5%	559,187,903	567,553,509	15.9%	3,295,271,196	3,568,430,371	10.1%
Reporting Units Total	3,045,784,318	3,000,876,862	-1.5%	559,187,903	567,553,509	15.9%	3,604,972,221	3,568,430,371	-1.01%

% of Last Yrs TV Reported 100%
% of Units Reported 100%

County Equalization Director
Bonnie Payton

**2013 CHANGE IN ASSESSED VALUE
TOTAL REAL & PERSONAL**

Jurisdiction	2013 Assessed Value	2012 Assessed Value	1 Year Change	2013 Equalized Valuation
Townships				
01 Albion Township	58,015,050	58,056,350	-0.1%	58,015,050
02 Athens Township	94,244,200	92,164,400	2.3%	94,244,200
04 Bedford Township	196,864,909	206,612,818	-4.7%	196,864,909
05 Burlington Township	67,883,500	68,124,485	-0.4%	67,883,500
06 Clarence Township	92,847,912	89,746,970	3.5%	92,847,912
07 Clarendon Township	55,929,600	53,262,100	5.0%	55,929,600
08 Convis Township	67,523,595	69,599,240	-3.0%	67,523,595
09 Eckford Township	81,110,800	78,781,100	3.0%	81,110,800
10 Emmett Township	372,791,205	376,134,704	-0.9%	372,791,205
11 Fredonia Township	84,444,700	80,907,600	4.4%	84,444,700
12 Homer Township	83,177,850	85,878,130	-3.1%	83,177,850
13 Lee Township	67,203,100	62,477,000	7.6%	67,203,100
14 Leroy Township	142,940,600	145,486,400	-1.7%	142,940,600
15 Marengo Township	94,853,591	92,573,750	2.5%	94,853,591
16 Marshall Township	145,660,050	144,680,450	0.7%	145,660,050
17 Newton Township	112,002,350	107,779,650	3.9%	112,002,350
18 Pennfield Township	205,088,570	213,890,970	-4.1%	205,088,570
19 Sheridan Township	89,179,170	86,614,230	3.0%	89,179,170
20 Tekonsha Township	65,973,650	64,486,550	2.3%	65,973,650
Total Townships	2,177,734,402	2,177,256,897	0.0%	2,177,734,402
Cities				
51 City of Albion	114,945,600	123,165,500	-6.7%	114,945,600
52 City of Battle Creek	1,444,909,016	1,498,414,667	-3.6%	1,444,909,016
53 City of Marshall	234,587,050	231,157,781	1.5%	234,587,050
54 City of Springfield	85,596,293	86,935,297	-1.5%	85,596,293
Total Cities	1,880,037,959	1,939,673,245	-3.1%	1,880,037,959
County Total	4,057,772,361	4,116,930,142	-1.4%	4,057,772,361

**2013 CHANGE IN ASSESSED VALUE
TOTAL REAL PROPERTY**

Jurisdiction	2013 Assessed Value	2012 Assessed Value	1 Year Change	2013 Equalized Valuation
Townships				
01 Albion Township	53,073,450	51,957,800	2.1%	53,073,450
02 Athens Township	79,786,600	77,962,800	2.3%	79,786,600
04 Bedford Township	189,735,050	197,194,950	-3.8%	189,735,050
05 Burlington Township	65,102,300	65,666,885	-0.9%	65,102,300
06 Clarence Township	90,902,332	87,899,100	3.4%	90,902,332
07 Clarendon Township	54,590,200	51,844,200	5.3%	54,590,200
08 Convis Township	62,949,410	64,430,040	-2.3%	62,949,410
09 Eckford Township	75,202,100	73,117,900	2.9%	75,202,100
10 Emmett Township	341,645,329	345,778,774	-1.2%	341,645,329
11 Fredonia Township	77,379,600	75,323,000	2.7%	77,379,600
12 Homer Township	74,933,100	78,192,700	-4.2%	74,933,100
13 Lee Township	56,130,400	52,922,200	6.1%	56,130,400
14 Leroy Township	138,098,100	140,575,500	-1.8%	138,098,100
15 Marengo Township	82,881,891	82,764,960	0.1%	82,881,891
16 Marshall Township	137,728,050	137,010,150	0.5%	137,728,050
17 Newton Township	101,962,650	101,014,250	0.9%	101,962,650
18 Pennfield Township	187,019,190	196,527,380	-4.8%	187,019,190
19 Sheridan Township	61,040,540	58,655,470	4.1%	61,040,540
20 Tekonsha Township	61,745,200	61,004,400	1.2%	61,745,200
Total Townships	1,991,905,492	1,999,842,459	-0.4%	1,991,905,492
Cities				
51 City of Albion	94,076,700	102,113,000	-7.9%	94,076,700
52 City of Battle Creek	1,123,413,460	1,173,745,023	-4.3%	1,123,413,460
53 City of Marshall	203,424,950	203,250,528	0.1%	203,424,950
54 City of Springfield	75,428,612	76,746,818	-1.7%	75,428,612
Total Cities	1,496,343,722	1,555,855,369	-3.8%	1,496,343,722
County Total	3,488,249,214	3,555,697,828	-1.9%	3,488,249,214

**2013 CHANGE IN ASSESSED VALUE
TOTAL PERSONAL PROPERTY**

Jurisdiction	2013 Assessed Value	2012 Assessed Value	1 Year Change	2013 Equalized Valuation
Townships				
01 Albion Township	4,941,600	6,098,550	-19.0%	4,941,600
02 Athens Township	14,457,600	14,201,600	1.8%	14,457,600
04 Bedford Township	7,129,859	9,417,868	-24.3%	7,129,859
05 Burlington Township	2,781,200	2,457,600	13.2%	2,781,200
06 Clarence Township	1,945,580	1,847,870	5.3%	1,945,580
07 Clarendon Township	1,339,400	1,417,900	-5.5%	1,339,400
08 Convis Township	4,574,185	5,169,200	-11.5%	4,574,185
09 Eckford Township	5,908,700	5,663,200	4.3%	5,908,700
10 Emmett Township	31,145,876	30,355,930	2.6%	31,145,876
11 Fredonia Township	7,065,100	5,584,600	26.5%	7,065,100
12 Homer Township	8,244,750	7,685,430	7.3%	8,244,750
13 Lee Township	11,072,700	9,554,800	15.9%	11,072,700
14 Leroy Township	4,842,500	4,910,900	-1.4%	4,842,500
15 Marengo Township	11,971,700	9,808,790	22.1%	11,971,700
16 Marshall Township	7,932,000	7,670,300	3.4%	7,932,000
17 Newton Township	10,039,700	6,765,400	48.4%	10,039,700
18 Pennfield Township	18,069,380	17,363,590	4.1%	18,069,380
19 Sheridan Township	28,138,630	27,958,760	0.6%	28,138,630
20 Tekonsha Township	4,228,450	3,482,150	21.4%	4,228,450
Total Townships	185,828,910	177,414,438	4.7%	185,828,910
Cities				
51 City of Albion	20,868,900	21,052,500	-0.9%	20,868,900
52 City of Battle Creek	321,495,556	324,669,644	-1.0%	321,495,556
53 City of Marshall	31,162,100	27,907,253	11.7%	31,162,100
54 City of Springfield	10,167,681	10,188,479	-0.2%	10,167,681
Total Cities	383,694,237	383,817,876	0.0%	383,694,237
County Total	569,523,147	561,232,314	1.5%	569,523,147

**2013 CHANGE IN ASSESSED VALUE
AGRICULTURAL REAL**

Jurisdiction	2013 Assessed Value	2012 Assessed Value	1 Year Change	2013 Equalized Valuation
Townships				
01 Albion Township	32,045,200	31,955,950	0.3%	32,045,200
02 Athens Township	27,601,500	26,953,950	2.4%	27,601,500
04 Bedford Township	6,932,400	6,814,700	1.7%	6,932,400
05 Burlington Township	27,545,400	28,101,885	-2.0%	27,545,400
06 Clarence Township	26,332,980	24,464,600	7.6%	26,332,980
07 Clarendon Township	27,474,900	26,857,100	2.3%	27,474,900
08 Convis Township	14,810,010	16,099,600	-8.0%	14,810,010
09 Eckford Township	33,080,400	33,028,100	0.2%	33,080,400
10 Emmett Township	10,938,200	11,437,300	-4.4%	10,938,200
11 Fredonia Township	35,256,100	32,326,300	9.1%	35,256,100
12 Homer Township	34,028,500	34,068,500	-0.1%	34,028,500
13 Lee Township	35,530,100	32,663,400	8.8%	35,530,100
14 Leroy Township	17,299,650	16,760,100	3.2%	17,299,650
15 Marengo Township	27,803,625	25,851,840	7.5%	27,803,625
16 Marshall Township	20,483,100	21,386,800	-4.2%	20,483,100
17 Newton Township	15,862,300	14,969,900	6.0%	15,862,300
18 Pennfield Township	5,997,670	6,861,920	-12.6%	5,997,670
19 Sheridan Township	20,368,440	20,430,700	-0.3%	20,368,440
20 Tekonsha Township	23,603,000	23,318,950	1.2%	23,603,000
Total Townships	442,993,475	434,351,595	2.0%	442,993,475
Cities				
51 City of Albion	-	-	0.0%	-
52 City of Battle Creek	3,962,882	3,934,705	0.7%	3,962,882
53 City of Marshall	-	-	0.0%	-
54 City of Springfield	-	-	0.0%	-
Total Cities	3,962,882	3,934,705	0.7%	3,962,882
County Total	446,956,357	438,286,300	2.0%	446,956,357

**2013 CHANGE IN ASSESSED VALUE
COMMERCIAL REAL**

Jurisdiction	2013 Assessed Value	2012 Assessed Value	1 Year Change	2013 Equalized Valuation
Townships				
01 Albion Township	1,341,950	1,123,000	19.5%	1,341,950
02 Athens Township	4,167,350	3,199,250	30.3%	4,167,350
04 Bedford Township	10,352,750	9,109,850	13.6%	10,352,750
05 Burlington Township	3,815,100	3,936,500	-3.1%	3,815,100
06 Clarence Township	2,188,740	2,200,900	-0.6%	2,188,740
07 Clarendon Township	2,185,600	2,361,600	-7.5%	2,185,600
08 Convis Township	5,280,400	5,961,100	-11.4%	5,280,400
09 Eckford Township	12,400	12,400	0.0%	12,400
10 Emmett Township	88,969,429	93,689,891	-5.0%	88,969,429
11 Fredonia Township	2,810,300	3,081,700	-8.8%	2,810,300
12 Homer Township	4,436,700	4,742,300	-6.4%	4,436,700
13 Lee Township	19,400	20,500	-5.4%	19,400
14 Leroy Township	6,628,650	6,496,850	2.0%	6,628,650
15 Marengo Township	5,762,700	5,761,410	0.0%	5,762,700
16 Marshall Township	10,351,300	10,781,600	-4.0%	10,351,300
17 Newton Township	1,459,100	1,457,700	0.1%	1,459,100
18 Pennfield Township	18,755,010	19,713,530	-4.9%	18,755,010
19 Sheridan Township	5,416,100	5,496,300	-1.5%	5,416,100
20 Tekonsha Township	7,175,050	6,967,950	3.0%	7,175,050
Total Townships	181,128,029	186,114,331	-2.7%	181,128,029
Cities				
51 City of Albion	23,051,000	23,778,700	-3.1%	23,051,000
52 City of Battle Creek	269,360,175	289,215,591	-6.9%	269,360,175
53 City of Marshall	47,108,700	46,760,242	0.7%	47,108,700
54 City of Springfield	35,019,062	35,356,134	-1.0%	35,019,062
Total Cities	374,538,937	395,110,667	-5.2%	374,538,937
County Total	555,666,966	581,224,998	-4.4%	555,666,966

**2013 CHANGE IN ASSESSED VALUE
INDUSTRIAL REAL**

Jurisdiction	2013 Assessed Value	2012 Assessed Value	1 Year Change	2013 Equalized Valuation
Townships				
01 Albion Township	2,063,250	1,935,400	6.6%	2,063,250
02 Athens Township	966,900	968,200	-0.1%	966,900
04 Bedford Township	310,850	574,950	-45.9%	310,850
05 Burlington Township	1,262,900	1,150,200	9.8%	1,262,900
06 Clarence Township	312,540	318,600	-1.9%	312,540
07 Clarendon Township	505,000	538,600	-6.2%	505,000
08 Convis Township	502,100	502,800	-0.1%	502,100
09 Eckford Township	5,065,200	5,039,300	0.5%	5,065,200
10 Emmett Township	4,952,300	5,191,300	-4.6%	4,952,300
11 Fredonia Township	239,100	152,700	56.6%	239,100
12 Homer Township	3,367,700	2,584,600	30.3%	3,367,700
13 Lee Township	816,900	843,100	-3.1%	816,900
14 Leroy Township	394,150	384,350	2.5%	394,150
15 Marengo Township	107,600	115,620	-6.9%	107,600
16 Marshall Township	378,600	385,400	-1.8%	378,600
17 Newton Township	83,200	85,100	-2.2%	83,200
18 Pennfield Township	2,057,820	2,081,910	-1.2%	2,057,820
19 Sheridan Township	6,981,800	7,007,800	-0.4%	6,981,800
20 Tekonsha Township	547,100	518,900	5.4%	547,100
Total Townships	30,915,010	30,378,830	1.8%	30,915,010
Cities				
51 City of Albion	10,510,300	11,095,400	-5.3%	10,510,300
52 City of Battle Creek	115,635,222	118,194,639	-2.2%	115,635,222
53 City of Marshall	17,091,500	16,878,736	1.3%	17,091,500
54 City of Springfield	6,768,477	6,856,386	-1.3%	6,768,477
Total Cities	150,005,499	153,025,161	-2.0%	150,005,499
County Total	180,920,509	183,403,991	-1.4%	180,920,509

**2013 CHANGE IN ASSESSED VALUE
RESIDENTIAL REAL**

Jurisdiction	2013 Assessed Value	2012 Assessed Value	1 Year Change	2013 Equalized Valuation
Townships				
01 Albion Township	17,623,050	16,943,450	4.0%	17,623,050
02 Athens Township	47,050,850	46,841,400	0.4%	47,050,850
04 Bedford Township	172,139,050	180,695,450	-4.7%	172,139,050
05 Burlington Township	32,478,900	32,478,300	0.0%	32,478,900
06 Clarence Township	62,068,072	60,915,000	1.9%	62,068,072
07 Clarendon Township	24,424,700	22,086,900	10.6%	24,424,700
08 Convis Township	42,356,900	41,866,540	1.2%	42,356,900
09 Eckford Township	37,044,100	35,038,100	5.7%	37,044,100
10 Emmett Township	235,651,500	234,324,483	0.6%	235,651,500
11 Fredonia Township	39,074,100	39,762,300	-1.7%	39,074,100
12 Homer Township	33,100,200	36,797,300	-10.0%	33,100,200
13 Lee Township	19,764,000	19,395,200	1.9%	19,764,000
14 Leroy Township	113,775,650	116,934,200	-2.7%	113,775,650
15 Marengo Township	49,207,966	51,036,090	-3.6%	49,207,966
16 Marshall Township	106,515,050	104,456,350	2.0%	106,515,050
17 Newton Township	84,558,050	84,501,550	0.1%	84,558,050
18 Pennfield Township	158,986,390	166,553,900	-4.5%	158,986,390
19 Sheridan Township	28,274,200	25,720,670	9.9%	28,274,200
20 Tekonsha Township	30,420,050	30,198,600	0.7%	30,420,050
Total Townships	1,334,512,778	1,346,545,783	-0.9%	1,334,512,778
Cities				
51 City of Albion	60,515,400	67,238,900	-10.0%	60,515,400
52 City of Battle Creek	734,455,181	762,400,088	-3.7%	734,455,181
53 City of Marshall	139,224,750	139,611,550	-0.3%	139,224,750
54 City of Springfield	33,641,073	34,534,298	-2.6%	33,641,073
Total Cities	967,836,404	1,003,784,836	-3.6%	967,836,404
County Total	2,302,349,182	2,350,330,619	-2.0%	2,302,349,182

**2013 CHANGE IN ASSESSED VALUE
DEVELOPMENTAL REAL**

Jurisdiction	2013 Assessed Value	2012 Assessed Value	1 Year Change	2013 Equalized Valuation
Townships				
01 Albion Township	-	-	0.0%	-
02 Athens Township	-	-	0.0%	-
04 Bedford Township	-	-	0.0%	-
05 Burlington Township	-	-	0.0%	-
06 Clarence Township	-	-	0.0%	-
07 Clarendon Township	-	-	0.0%	-
08 Convis Township	-	-	0.0%	-
09 Eckford Township	-	-	0.0%	-
10 Emmett Township	1,133,900	1,135,800	-0.2%	1,133,900
11 Fredonia Township	-	-	0.0%	-
12 Homer Township	-	-	0.0%	-
13 Lee Township	-	-	0.0%	-
14 Leroy Township	-	-	0.0%	-
15 Marengo Township	-	-	0.0%	-
16 Marshall Township	-	-	0.0%	-
17 Newton Township	-	-	0.0%	-
18 Pennfield Township	1,222,300	1,316,120	-7.1%	1,222,300
19 Sheridan Township	-	-	0.0%	-
20 Tekonsha Township	-	-	0.0%	-
Total Townships	2,356,200	2,451,920	-3.9%	2,356,200
Cities				
51 City of Albion	-	-	0.0%	-
52 City of Battle Creek	-	-	0.0%	-
53 City of Marshall	-	-	0.0%	-
54 City of Springfield	-	-	0.0%	-
Total Cities	-	-	0.0%	-
County Total	2,356,200	2,451,920	-3.9%	2,356,200

2013 TOTAL REAL & PERSONAL PROPERTY

Jurisdiction	Parcel Count	Assessed Valuation	Adjustment	Factor	AV/TCV Ratio	Equalized Valuation	Percent of County
Townships							
01 Albion Township	821	58,015,050	-	-	50.00%	58,015,050	1.4%
02 Athens Township	1,361	94,244,200	-	-	50.00%	94,244,200	2.3%
04 Bedford Township	4,540	196,864,909	-	-	50.00%	196,864,909	4.9%
05 Burlington Township	1,217	67,883,500	-	-	50.00%	67,883,500	1.7%
06 Clarence Township	1,663	92,847,912	-	-	50.00%	92,847,912	2.3%
07 Clarendon Township	1,545	55,929,600	-	-	50.00%	55,929,600	1.4%
08 Convis Township	956	67,523,595	-	-	50.00%	67,523,595	1.7%
09 Eckford Township	901	81,110,800	-	-	50.00%	81,110,800	2.0%
10 Emmett Township	5,896	372,791,205	-	-	50.00%	372,791,205	9.2%
11 Fredonia Township	1,094	84,444,700	-	-	50.00%	84,444,700	2.1%
12 Homer Township	1,428	83,177,850	-	-	50.00%	83,177,850	2.0%
13 Lee Township	762	67,203,100	-	-	50.00%	67,203,100	1.7%
14 Leroy Township	2,089	142,940,600	-	-	50.00%	142,940,600	3.5%
15 Marengo Township	1,266	94,853,591	-	-	50.00%	94,853,591	2.3%
16 Marshall Township	1,764	145,660,050	-	-	50.00%	145,660,050	3.6%
17 Newton Township	1,500	112,002,350	-	-	50.00%	112,002,350	2.8%
18 Pennfield Township	4,220	205,088,570	-	-	50.00%	205,088,570	5.1%
19 Sheridan Township	1,213	89,179,170	-	-	50.00%	89,179,170	2.2%
20 Tekonsha Township	1,246	65,973,650	-	-	50.00%	65,973,650	1.6%
Total Townships	35,482	2,177,734,402	-	-	50.00%	2,177,734,402	53.7%
Cities							
51 City of Albion	3,391	114,945,600	-	-	50.00%	114,945,600	2.8%
52 City of Battle Creek	22,559	1,444,909,016	-	-	50.00%	1,444,909,016	35.6%
53 City of Marshall	3,852	234,587,050	-	-	50.00%	234,587,050	5.8%
54 City of Springfield	1,988	85,596,293	-	-	50.00%	85,596,293	2.1%
Total Cities	31,790	1,880,037,959	-	-	50.00%	1,880,037,959	46.3%
County Total	67,272	4,057,772,361	-	-	50.00%	4,057,772,361	100.0%

2013 AGRICULTURAL REAL

Jurisdiction	Parcel Count	Assessed Valuation	Adjustment	Factor	AV/TCV Ratio	Equalized Valuation	Percent of County
Townships							
01 Albion Township	263	32,045,200	-	1.00000	50.00%	32,045,200	7.2%
02 Athens Township	201	27,601,500	-	1.00000	50.00%	27,601,500	6.2%
04 Bedford Township	47	6,932,400	-	1.00000	50.00%	6,932,400	1.6%
05 Burlington Township	214	27,545,400	-	1.00000	50.00%	27,545,400	6.2%
06 Clarence Township	247	26,332,980	-	1.00000	50.00%	26,332,980	5.9%
07 Clarendon Township	229	27,474,900	-	1.00000	50.00%	27,474,900	6.1%
08 Convis Township	99	14,810,010	-	1.00000	50.00%	14,810,010	3.3%
09 Eckford Township	246	33,080,400	-	1.00000	50.00%	33,080,400	7.4%
10 Emmett Township	65	10,938,200	-	1.00000	50.00%	10,938,200	2.4%
11 Fredonia Township	234	35,256,100	-	1.00000	50.00%	35,256,100	7.9%
12 Homer Township	272	34,028,500	-	1.00000	50.00%	34,028,500	7.6%
13 Lee Township	245	35,530,100	-	1.00000	50.00%	35,530,100	7.9%
14 Leroy Township	120	17,299,650	-	1.00000	50.00%	17,299,650	3.9%
15 Marengo Township	204	27,803,625	-	1.00000	50.00%	27,803,625	6.2%
16 Marshall Township	141	20,483,100	-	1.00000	50.00%	20,483,100	4.6%
17 Newton Township	119	15,862,300	-	1.00000	50.00%	15,862,300	3.5%
18 Pennfield Township	54	5,997,670	-	1.00000	50.00%	5,997,670	1.3%
19 Sheridan Township	163	20,368,440	-	1.00000	50.00%	20,368,440	4.6%
20 Tekonsha Township	202	23,603,000	-	1.00000	50.00%	23,603,000	5.3%
Total Townships	3,365	442,993,475	-		50.00%	442,993,475	99.1%
Cities							
51 City of Albion	-	-	-	NA	0.00%	-	0.0%
52 City of Battle Creek	32	3,962,882	-	1.00000	50.00%	3,962,882	0.9%
53 City of Marshall	-	-	-	NA	0.00%	-	0.0%
54 City of Springfield	-	-	-	NA	0.00%	-	0.0%
Total Cities	32	3,962,882	-		50.00%	3,962,882	0.9%
County Total	3,397	446,956,357	-		50.00%	446,956,357	100.0%

2013 COMMERCIAL REAL

Jurisdiction	Parcel Count	Assessed Valuation	Adjustment	Factor	AV/TCV Ratio	Equalized Valuation	Percent of County
Townships							
01 Albion Township	17	1,341,950	-	1.00000	49.97%	1,341,950	0.2%
02 Athens Township	57	4,167,350	-	1.00000	50.00%	4,167,350	0.7%
04 Bedford Township	122	10,352,750	-	1.00000	50.00%	10,352,750	1.9%
05 Burlington Township	42	3,815,100	-	1.00000	50.00%	3,815,100	0.7%
06 Clarence Township	18	2,188,740	-	1.00000	50.00%	2,188,740	0.4%
07 Clarendon Township	8	2,185,600	-	1.00000	50.00%	2,185,600	0.4%
08 Convis Township	15	5,280,400	-	1.00000	50.00%	5,280,400	1.0%
09 Eckford Township	1	12,400	-	1.00000	50.00%	12,400	0.0%
10 Emmett Township	434	88,969,429	-	1.00000	50.00%	88,969,429	16.0%
11 Fredonia Township	13	2,810,300	-	1.00000	50.00%	2,810,300	0.5%
12 Homer Township	87	4,436,700	-	1.00000	50.00%	4,436,700	0.8%
13 Lee Township	1	19,400	-	1.00000	50.00%	19,400	0.0%
14 Leroy Township	49	6,628,650	-	1.00000	50.00%	6,628,650	1.2%
15 Marengo Township	37	5,762,700	-	1.00000	50.00%	5,762,700	1.0%
16 Marshall Township	70	10,351,300	-	1.00000	50.00%	10,351,300	1.9%
17 Newton Township	1	1,459,100	-	1.00000	50.00%	1,459,100	0.3%
18 Pennfield Township	144	18,755,010	-	1.00000	50.00%	18,755,010	3.4%
19 Sheridan Township	62	5,416,100	-	1.00000	50.00%	5,416,100	1.0%
20 Tekonsha Township	85	7,175,050	-	1.00000	50.00%	7,175,050	1.3%
Total Townships	1263	181,128,029	-		50.00%	181,128,029	32.6%
Cities							
51 City of Albion	251	23,051,000	-	1.00000	50.00%	23,051,000	4.1%
52 City of Battle Creek	1500	269,360,175	-	1.00000	50.00%	269,360,175	48.5%
53 City of Marshall	299	47,108,700	-	1.00000	50.00%	47,108,700	8.5%
54 City of Springfield	291	35,019,062	-	1.00000	50.00%	35,019,062	6.3%
Total Cities	2341	374,538,937	-		50.00%	374,538,937	67.4%
County Total	3604	555,666,966	-		50.00%	555,666,966	100.0%

2013 INDUSTRIAL REAL

Jurisdiction	Parcel Count	Assessed Valuation	Adjustment	Factor	AV/TCV Ratio	Equalized Valuation	Percent of County
Townships							
01 Albion Township	8	2,063,250	-	1.00000	50.00%	2,063,250	1.1%
02 Athens Township	9	966,900	-	1.00000	50.00%	966,900	0.5%
04 Bedford Township	6	310,850	-	1.00000	50.00%	310,850	0.2%
05 Burlington Township	9	1,262,900	-	1.00000	50.00%	1,262,900	0.7%
06 Clarence Township	11	312,540	-	1.00000	50.00%	312,540	0.2%
07 Clarendon Township	3	505,000	-	1.00000	50.00%	505,000	0.3%
08 Convis Township	11	502,100	-	1.00000	50.00%	502,100	0.3%
09 Eckford Township	4	5,065,200	-	1.00000	50.00%	5,065,200	2.8%
10 Emmett Township	49	4,952,300	-	1.00000	50.00%	4,952,300	2.7%
11 Fredonia Township	5	239,100	-	1.00000	50.00%	239,100	0.1%
12 Homer Township	19	3,367,700	-	1.00000	50.00%	3,367,700	1.9%
13 Lee Township	15	816,900	-	1.00000	50.00%	816,900	0.5%
14 Leroy Township	5	394,150	-	1.00000	50.00%	394,150	0.2%
15 Marengo Township	4	107,600	-	1.00000	50.00%	107,600	0.1%
16 Marshall Township	5	378,600	-	1.00000	50.00%	378,600	0.2%
17 Newton Township	5	83,200	-	1.00000	50.00%	83,200	0.0%
18 Pennfield Township	59	2,057,820	-	1.00000	50.00%	2,057,820	1.1%
19 Sheridan Township	19	6,981,800	-	1.00000	50.00%	6,981,800	3.9%
20 Tekonsha Township	14	547,100	-	1.00000	50.00%	547,100	0.3%
Total Townships	260	30,915,010	-		50.00%	30,915,010	17.1%
Cities							
51 City of Albion	43	10,510,300	-	1.00000	50.00%	10,510,300	5.8%
52 City of Battle Creek	179	115,635,222	-	1.00000	50.00%	115,635,222	63.9%
53 City of Marshall	85	17,091,500	-	1.00000	50.00%	17,091,500	9.4%
54 City of Springfield	45	6,768,477	-	1.00000	50.00%	6,768,477	3.7%
Total Cities	352	150,005,499	-		50.00%	150,005,499	82.9%
County Total	612	180,920,509	-		50.00%	180,920,509	100.0%

2013 RESIDENTIAL REAL

Jurisdiction	Parcel Count	Assessed Valuation	Adjustment	Factor	AV/TCV Ratio	Equalized Valuation	Percent of County
Townships							
01 Albion Township	485	17,623,050	-	1.00000	50.00%	17,623,050	0.8%
02 Athens Township	975	47,050,850	-	1.00000	50.00%	47,050,850	2.0%
04 Bedford Township	4176	172,139,050	-	1.00000	50.00%	172,139,050	7.5%
05 Burlington Township	899	32,478,900	-	1.00000	50.00%	32,478,900	1.4%
06 Clarence Township	1338	62,068,072	-	1.00000	50.00%	62,068,072	2.7%
07 Clarendon Township	1263	24,424,700	-	1.00000	50.00%	24,424,700	1.1%
08 Convis Township	760	42,356,900	-	1.00000	50.00%	42,356,900	1.8%
09 Eckford Township	623	37,044,100	-	1.00000	50.00%	37,044,100	1.6%
10 Emmett Township	4725	235,651,500	-	1.00000	50.00%	235,651,500	10.2%
11 Fredonia Township	770	39,074,100	-	1.00000	50.00%	39,074,100	1.7%
12 Homer Township	973	33,100,200	-	1.00000	50.00%	33,100,200	1.4%
13 Lee Township	453	19,764,000	-	1.00000	50.00%	19,764,000	0.9%
14 Leroy Township	1798	113,775,650	-	1.00000	50.00%	113,775,650	4.9%
15 Marengo Township	900	49,207,966	-	1.00000	50.00%	49,207,966	2.1%
16 Marshall Township	1399	106,515,050	-	1.00000	50.00%	106,515,050	4.6%
17 Newton Township	1320	84,558,050	-	1.00000	50.00%	84,558,050	3.7%
18 Pennfield Township	3779	158,986,390	-	1.00000	50.00%	158,986,390	6.9%
19 Sheridan Township	849	28,274,200	-	1.00000	50.00%	28,274,200	1.2%
20 Tekonsha Township	803	30,420,050	-	1.00000	50.00%	30,420,050	1.3%
Total Townships	28288	1,334,512,778	-		50.00%	1,334,512,778	58.0%
Cities							
51 City of Albion	2715	60,515,400	-	1.00000	50.00%	60,515,400	2.6%
52 City of Battle Creek	19158	734,455,181	-	1.00000	50.00%	734,455,181	31.9%
53 City of Marshall	2850	139,224,750	-	1.00000	50.00%	139,224,750	6.0%
54 City of Springfield	1422	33,641,073	-	1.00000	50.00%	33,641,073	1.5%
Total Cities	26145	967,836,404	-		50.00%	967,836,404	42.0%
County Total	54433	2,302,349,182	-		50.00%	2,302,349,182	100.0%

2013 DEVELOPMENTAL REAL

Jurisdiction	Parcel Count	Assessed Valuation	Adjustment	Factor	AV/TCV Ratio	Equalized Valuation	Percent of County
Townships							
01 Albion Township	0	-	-	NA	0.00%	-	0.0%
02 Athens Township	0	-	-	NA	0.00%	-	0.0%
04 Bedford Township	0	-	-	NA	0.00%	-	0.0%
05 Burlington Township	0	-	-	NA	0.00%	-	0.0%
06 Clarence Township	0	-	-	NA	0.00%	-	0.0%
07 Clarendon Township	0	-	-	NA	0.00%	-	0.0%
08 Convis Township	0	-	-	NA	0.00%	-	0.0%
09 Eckford Township	0	-	-	NA	0.00%	-	0.0%
10 Emmett Township	8	1,133,900	-	1.00000	50.00%	1,133,900	48.1%
11 Fredonia Township	0	-	-	NA	0.00%	-	0.0%
12 Homer Township	0	-	-	NA	0.00%	-	0.0%
13 Lee Township	0	-	-	NA	0.00%	-	0.0%
14 Leroy Township	0	-	-	NA	0.00%	-	0.0%
15 Marengo Township	0	-	-	NA	0.00%	-	0.0%
16 Marshall Township	0	-	-	NA	0.00%	-	0.0%
17 Newton Township	0	-	-	NA	0.00%	-	0.0%
18 Pennfield Township	14	1,222,300	-	1.00000	50.00%	1,222,300	51.9%
19 Sheridan Township	0	-	-	NA	0.00%	-	0.0%
20 Tekonsha Township	0	-	-	NA	0.00%	-	0.0%
Total Townships	22	2,356,200	-		50.00%	2,356,200	100.0%
Cities							
51 City of Albion	0	-	-	NA	0.00%	-	0.0%
52 City of Battle Creek	0	-	-	NA	0.00%	-	0.0%
53 City of Marshall	0	-	-	NA	0.00%	-	0.0%
54 City of Springfield	0	-	-	NA	0.00%	-	0.0%
Total Cities	0	-	-		0.00%	-	0.0%
County Total	22	2,356,200	-		50.00%	2,356,200	100.0%

2013 TOTAL REAL PROPERTY

Jurisdiction	Parcel Count	Assessed Valuation	Adjustment	Factor	AV/TCV Ratio	Equalized Valuation	Percent of County
Townships							
01 Albion Township	773	53,073,450	-	-	50.00%	53,073,450	1.5%
02 Athens Township	1242	79,786,600	-	-	50.00%	79,786,600	2.3%
04 Bedford Township	4351	189,735,050	-	-	50.00%	189,735,050	5.4%
05 Burlington Township	1164	65,102,300	-	-	50.00%	65,102,300	1.9%
06 Clarence Township	1614	90,902,332	-	-	50.00%	90,902,332	2.6%
07 Clarendon Township	1503	54,590,200	-	-	50.00%	54,590,200	1.6%
08 Convis Township	885	62,949,410	-	-	50.00%	62,949,410	1.8%
09 Eckford Township	874	75,202,100	-	-	50.00%	75,202,100	2.2%
10 Emmett Township	5281	341,645,329	-	-	50.00%	341,645,329	9.8%
11 Fredonia Township	1022	77,379,600	-	-	50.00%	77,379,600	2.2%
12 Homer Township	1351	74,933,100	-	-	50.00%	74,933,100	2.1%
13 Lee Township	714	56,130,400	-	-	50.00%	56,130,400	1.6%
14 Leroy Township	1972	138,098,100	-	-	50.00%	138,098,100	4.0%
15 Marengo Township	1145	82,881,891	-	-	50.00%	82,881,891	2.4%
16 Marshall Township	1615	137,728,050	-	-	50.00%	137,728,050	3.9%
17 Newton Township	1445	101,962,650	-	-	50.00%	101,962,650	2.9%
18 Pennfield Township	4050	187,019,190	-	-	50.00%	187,019,190	5.4%
19 Sheridan Township	1093	61,040,540	-	-	50.00%	61,040,540	1.7%
20 Tekonsha Township	1104	61,745,200	-	-	50.00%	61,745,200	1.8%
Total Townships	33198	1,991,905,492	-	-	50.00%	1,991,905,492	57.1%
Cities							
51 City of Albion	3009	94,076,700	-	-	50.00%	94,076,700	2.7%
52 City of Battle Creek	20869	1,123,413,460	-	-	50.00%	1,123,413,460	32.2%
53 City of Marshall	3234	203,424,950	-	-	50.00%	203,424,950	5.8%
54 City of Springfield	1758	75,428,612	-	-	50.00%	75,428,612	2.2%
Total Cities	28870	1,496,343,722	-	-	50.00%	1,496,343,722	42.9%
County Total	62068	3,488,249,214	-	-	50.00%	3,488,249,214	100.0%

2013 COMMERCIAL PERSONAL

Jurisdiction	Parcel Count	Assessed Valuation	Adjustment	Factor	AV/TCV Ratio	Equalized Valuation	Percent of County
Townships							
01 Albion Township	26	690,650	-	-	50.00%	690,650	0.6%
02 Athens Township	111	798,950	-	-	50.00%	798,950	0.7%
04 Bedford Township	175	1,929,267	-	-	50.00%	1,929,267	1.6%
05 Burlington Township	43	359,000	-	-	50.00%	359,000	0.3%
06 Clarence Township	35	375,300	-	-	50.00%	375,300	0.3%
07 Clarendon Township	37	378,227	-	-	50.00%	378,227	0.3%
08 Convis Township	52	2,231,885	-	-	50.00%	2,231,885	1.9%
09 Eckford Township	16	404,500	-	-	50.00%	404,500	0.3%
10 Emmett Township	596	18,620,406	-	-	50.00%	18,620,406	15.7%
11 Fredonia Township	53	496,300	-	-	50.00%	496,300	0.4%
12 Homer Township	65	709,610	-	-	50.00%	709,610	0.6%
13 Lee Township	17	582,100	-	-	50.00%	582,100	0.5%
14 Leroy Township	104	704,900	-	-	50.00%	704,900	0.6%
15 Marengo Township	102	5,333,200	-	-	50.00%	5,333,200	4.5%
16 Marshall Township	137	2,308,500	-	-	50.00%	2,308,500	2.0%
17 Newton Township	44	224,800	-	-	50.00%	224,800	0.2%
18 Pennfield Township	156	3,244,440	-	-	50.00%	3,244,440	2.7%
19 Sheridan Township	102	2,309,800	-	-	50.00%	2,309,800	2.0%
20 Tekonsha Township	123	1,408,050	-	-	50.00%	1,408,050	1.2%
Total Townships	1,994	43,109,885	-	-	50.00%	43,109,885	36.5%
Cities							
51 City of Albion	358	3,633,700	-	-	50.00%	3,633,700	3.1%
52 City of Battle Creek	1,597	57,204,670	-	-	50.00%	57,204,670	48.4%
53 City of Marshall	579	9,097,400	-	-	50.00%	9,097,400	7.7%
54 City of Springfield	214	5,218,188	-	-	50.00%	5,218,188	4.4%
Total Cities	2,748	75,153,958	-	-	50.00%	75,153,958	63.5%
County Total	4,742	118,263,843	-	-	50.00%	118,263,843	100.0%

2013 INDUSTRIAL PERSONAL

Jurisdiction	Parcel Count	Assessed Valuation	Adjustment	Factor	AV/TCV Ratio	Equalized Valuation	Percent of County
Townships							
01 Albion Township	15	2,808,050	-	-	50.00%	2,808,050	0.9%
02 Athens Township	1	8,218,500	-	-	50.00%	8,218,500	2.7%
04 Bedford Township	3	158,192	-	-	50.00%	158,192	0.1%
05 Burlington Township	2	332,700	-	-	50.00%	332,700	0.1%
06 Clarence Township	-	-	-	-	0.00%	-	0.0%
07 Clarendon Township	1	85,288	-	-	50.00%	85,288	0.0%
08 Convis Township	1	306,700	-	-	50.00%	306,700	0.1%
09 Eckford Township	1	4,241,700	-	-	50.00%	4,241,700	1.4%
10 Emmett Township	10	2,602,920	-	-	50.00%	2,602,920	0.9%
11 Fredonia Township	3	2,960,900	-	-	50.00%	2,960,900	1.0%
12 Homer Township	6	5,093,720	-	-	50.00%	5,093,720	1.7%
13 Lee Township	3	700	-	-	50.00%	700	0.0%
14 Leroy Township	2	126,700	-	-	50.00%	126,700	0.0%
15 Marengo Township	2	124,800	-	-	50.00%	124,800	0.0%
16 Marshall Township	2	94,000	-	-	50.00%	94,000	0.0%
17 Newton Township	-	-	-	-	0.00%	-	0.0%
18 Pennfield Township	5	330,290	-	-	50.00%	330,290	0.1%
19 Sheridan Township	5	16,570,830	-	-	50.00%	16,570,830	5.4%
20 Tekonsha Township	9	652,700	-	-	50.00%	652,700	0.2%
Total Townships	71	44,708,690	-	-	50.00%	44,708,690	14.7%
Cities							
51 City of Albion	20	13,632,500	-	-	50.00%	13,632,500	4.5%
52 City of Battle Creek	72	224,671,901	-	-	50.00%	224,671,901	73.7%
53 City of Marshall	31	19,233,600	-	-	50.00%	19,233,600	6.3%
54 City of Springfield	14	2,580,152	-	-	50.00%	2,580,152	0.8%
Total Cities	137	260,118,153	-	-	50.00%	260,118,153	85.3%
County Total	208	304,826,843	-	-	50.00%	304,826,843	100.0%

2013 RESIDENTIAL PERSONAL

Jurisdiction	Parcel Count	Assessed Valuation	Adjustment	Factor	AV/TCV Ratio	Equalized Valuation	Percent of County
Townships							
01 Albion Township	-	-	-	-	0.00%	-	0.0%
02 Athens Township	-	-	-	-	0.00%	-	0.0%
04 Bedford Township	-	-	-	-	0.00%	-	0.0%
05 Burlington Township	-	-	-	-	0.00%	-	0.0%
06 Clarence Township	2	13,610	-	-	50.00%	13,610	100.0%
07 Clarendon Township	-	-	-	-	0.00%	-	0.0%
08 Convis Township	-	-	-	-	0.00%	-	0.0%
09 Eckford Township	-	-	-	-	0.00%	-	0.0%
10 Emmett Township	-	-	-	-	0.00%	-	0.0%
11 Fredonia Township	-	-	-	-	0.00%	-	0.0%
12 Homer Township	-	-	-	-	0.00%	-	0.0%
13 Lee Township	-	-	-	-	0.00%	-	0.0%
14 Leroy Township	-	-	-	-	0.00%	-	0.0%
15 Marengo Township	-	-	-	-	0.00%	-	0.0%
16 Marshall Township	-	-	-	-	0.00%	-	0.0%
17 Newton Township	-	-	-	-	0.00%	-	0.0%
18 Pennfield Township	-	-	-	-	0.00%	-	0.0%
19 Sheridan Township	-	-	-	-	0.00%	-	0.0%
20 Tekonsha Township	-	-	-	-	0.00%	-	0.0%
Total Townships	2	13,610	-	-	50.00%	13,610	100.0%
Cities							
51 City of Albion	-	-	-	-	0.00%	-	0.0%
52 City of Battle Creek	-	-	-	-	0.00%	-	0.0%
53 City of Marshall	-	-	-	-	0.00%	-	0.0%
54 City of Springfield	-	-	-	-	0.00%	-	0.0%
Total Cities	-	-	-	-	0.00%	-	0.0%
County Total	2	13,610	-	-	50.00%	13,610	100.0%

2013 UTILITY PERSONAL

Jurisdiction	Parcel Count	Assessed Valuation	Adjustment	Factor	AV/TCV Ratio	Equalized Valuation	Percent of County
Townships							
01 Albion Township	7	1,442,900	-	-	50.00%	1,442,900	1.0%
02 Athens Township	7	5,440,150	-	-	50.00%	5,440,150	3.7%
04 Bedford Township	11	5,042,400	-	-	50.00%	5,042,400	3.4%
05 Burlington Township	8	2,089,500	-	-	50.00%	2,089,500	1.4%
06 Clarence Township	12	1,556,670	-	-	50.00%	1,556,670	1.1%
07 Clarendon Township	4	875,885	-	-	50.00%	875,885	0.6%
08 Convis Township	18	2,035,600	-	-	50.00%	2,035,600	1.4%
09 Eckford Township	10	1,262,500	-	-	50.00%	1,262,500	0.9%
10 Emmett Township	9	9,922,550	-	-	50.00%	9,922,550	6.8%
11 Fredonia Township	16	3,607,900	-	-	50.00%	3,607,900	2.5%
12 Homer Township	6	2,441,420	-	-	50.00%	2,441,420	1.7%
13 Lee Township	28	10,489,900	-	-	50.00%	10,489,900	7.2%
14 Leroy Township	11	4,010,900	-	-	50.00%	4,010,900	2.7%
15 Marengo Township	17	6,513,700	-	-	50.00%	6,513,700	4.4%
16 Marshall Township	10	5,529,500	-	-	50.00%	5,529,500	3.8%
17 Newton Township	11	9,814,900	-	-	50.00%	9,814,900	6.7%
18 Pennfield Township	9	14,494,650	-	-	50.00%	14,494,650	9.9%
19 Sheridan Township	13	9,258,000	-	-	50.00%	9,258,000	6.3%
20 Tekonsha Township	10	2,167,700	-	-	50.00%	2,167,700	1.5%
Total Townships	217	97,996,725	-	-	50.00%	97,996,725	66.9%
Cities							
51 City of Albion	4	3,602,700	-	-	50.00%	3,602,700	2.5%
52 City of Battle Creek	21	39,618,985	-	-	50.00%	39,618,985	27.1%
53 City of Marshall	8	2,831,100	-	-	50.00%	2,831,100	1.9%
54 City of Springfield	2	2,369,341	-	-	50.00%	2,369,341	1.6%
Total Cities	35	48,422,126	-	-	50.00%	48,422,126	33.1%
County Total	252	146,418,851	-	-	50.00%	146,418,851	100.0%

2013 TOTAL PERSONAL PROPERTY

Jurisdiction	Parcel Count	Assessed Valuation	Adjustment	Factor	AV/TCV Ratio	Equalized Valuation	Percent of County
Townships							
01 Albion Township	48	4,941,600	-	1.00000	50.00%	4,941,600	0.9%
02 Athens Township	119	14,457,600	-	1.00000	50.00%	14,457,600	2.5%
04 Bedford Township	189	7,129,859	-	1.00000	50.00%	7,129,859	1.3%
05 Burlington Township	53	2,781,200	-	1.00000	50.00%	2,781,200	0.5%
06 Clarence Township	49	1,945,580	-	1.00000	50.00%	1,945,580	0.3%
07 Clarendon Township	42	1,339,400	-	1.00000	50.00%	1,339,400	0.2%
08 Convis Township	71	4,574,185	-	1.00000	50.00%	4,574,185	0.8%
09 Eckford Township	27	5,908,700	-	1.00000	50.00%	5,908,700	1.0%
10 Emmett Township	615	31,145,876	-	1.00000	50.00%	31,145,876	5.5%
11 Fredonia Township	72	7,065,100	-	1.00000	50.00%	7,065,100	1.2%
12 Homer Township	77	8,244,750	-	1.00000	50.00%	8,244,750	1.4%
13 Lee Township	48	11,072,700	-	1.00000	50.00%	11,072,700	1.9%
14 Leroy Township	117	4,842,500	-	1.00000	50.00%	4,842,500	0.9%
15 Marengo Township	121	11,971,700	-	1.00000	50.00%	11,971,700	2.1%
16 Marshall Township	149	7,932,000	-	1.00000	50.00%	7,932,000	1.4%
17 Newton Township	55	10,039,700	-	1.00000	50.00%	10,039,700	1.8%
18 Pennfield Township	170	18,069,380	-	1.00000	50.00%	18,069,380	3.2%
19 Sheridan Township	120	28,138,630	-	1.00000	50.00%	28,138,630	4.9%
20 Tekonsha Township	142	4,228,450	-	1.00000	50.00%	4,228,450	0.7%
Total Townships	2284	185,828,910	-		50.00%	185,828,910	32.6%
Cities							
51 City of Albion	382	20,868,900	-	1.00000	50.00%	20,868,900	3.7%
52 City of Battle Creek	1690	321,495,556	-	1.00000	50.00%	321,495,556	56.4%
53 City of Marshall	618	31,162,100	-	1.00000	50.00%	31,162,100	5.5%
54 City of Springfield	230	10,167,681	-	1.00000	50.00%	10,167,681	1.8%
Total Cities	2920	383,694,237	-		50.00%	383,694,237	67.4%
County Total	5204	569,523,147	-		50.00%	569,523,147	100.0%