

2014 CALHOUN COUNTY EQUALIZATION REPORT



Prepared for
CALHOUN COUNTY BOARD OF COMMISSIONERS

BY

**Judy Nelson, MMAO
Equalization Director
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 2014 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 2014 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 2014 Equalization Report prepared by the Calhoun County Equalization Department for a total 2014 equalized valuation of real and personal property of \$4,092,153,466 with the breakdown of equalized valuation by property classification as follows:

Agricultural Real Property	\$475,115,587
Commercial Real Property	\$548,558,334
Industrial Real Property	\$191,493,371
Residential Real Property	\$2,276,801,368
Developmental Real Property	<u>\$2,117,750</u>
Total Real Property	\$3,494,086,410
Total Personal Property	<u>\$598,067,056</u>
Total Real and Personal Property	\$4,092,153,466

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

2014 CALHOUN COUNTY EQUALIZATION REPORT

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CALHOUN COUNTY EQUALIZATION DEPARTMENT

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Marshall, MI 49068

Office (269) 781-0745
Fax (269) 781-0647

TO: Calhoun County Board of Commissioners
FROM: Judy Nelson, Equalization Director
DATE: April 15, 2014
RE: 2014 Equalization Report

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' 2014 assessment rolls. The rolls have met all the criteria required and have been equalized to compensate for any inequalities between jurisdictions based on the studies conducted by your Calhoun County Equalization Department as required by Section 211.34 of the Michigan Compiled Laws. Therefore no county equalization factors are required and we will accept the rolls as mutually agreed.

The 2014 values, as stated in this report, indicates a **.85% increase** in equalized value, when compared to the 2013 values. The reported 2014 county total equalized value is **FOUR BILLION, NINETY TWO MILLION, ONE HUNDRED FIFTY THREE THOUSAND, FOUR HUNDRED SIXTY SIX DOLLARS (\$4,092,153,466)**.

We thank the Equalization Department staff for putting up with us. We thank the County's Assessing Officers for their patience as yet more changes were made causing adjustments to their methods of reporting.

Respectfully submitted,

Judy Nelson, MMAO
Equalization Director

CALHOUN COUNTY

BOARD OF COMMISSIONERS

DISTRICT #1	.....	KATHY-SUE DUNN
DISTRICT #2	.....	TERRIS TODD
DISTRICT #3	.....	JIM HAADSMAN
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	.....	JOYCE FOONDLE
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	.....	JUDY NELSON
BATTLE CREEK CITY	.....	STEVEN HUDSON
MARSHALL CITY	.....	JUDY NELSON
SPRINGFIELD CITY	.....	DAN BRUNNER

EQUALIZATION DEPARTMENT

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

Values Summary

Year Over Year Changes - Assessed Value & Taxable Value

Considers new construction & razing, change in value levels, and classification changes.

Assessed & Equalized Values	2014	2013	Change
Agricultural Real Property	475,115,587	446,956,357	6.3%
Commercial Real Property	548,558,334	555,666,966	-1.3%
Industrial Real Property	191,493,371	180,920,509	5.8%
Residential Real Property	2,276,801,368	2,302,349,182	-1.1%
Developmental Real Property	2,117,750	2,356,200	-10.1%
Total Real Property	3,494,086,410	3,488,249,214	0.2%
Total Personal Property	598,067,056	569,523,147	5.0%
Total Real and Personal Property	4,092,153,466	4,057,772,361	0.8%

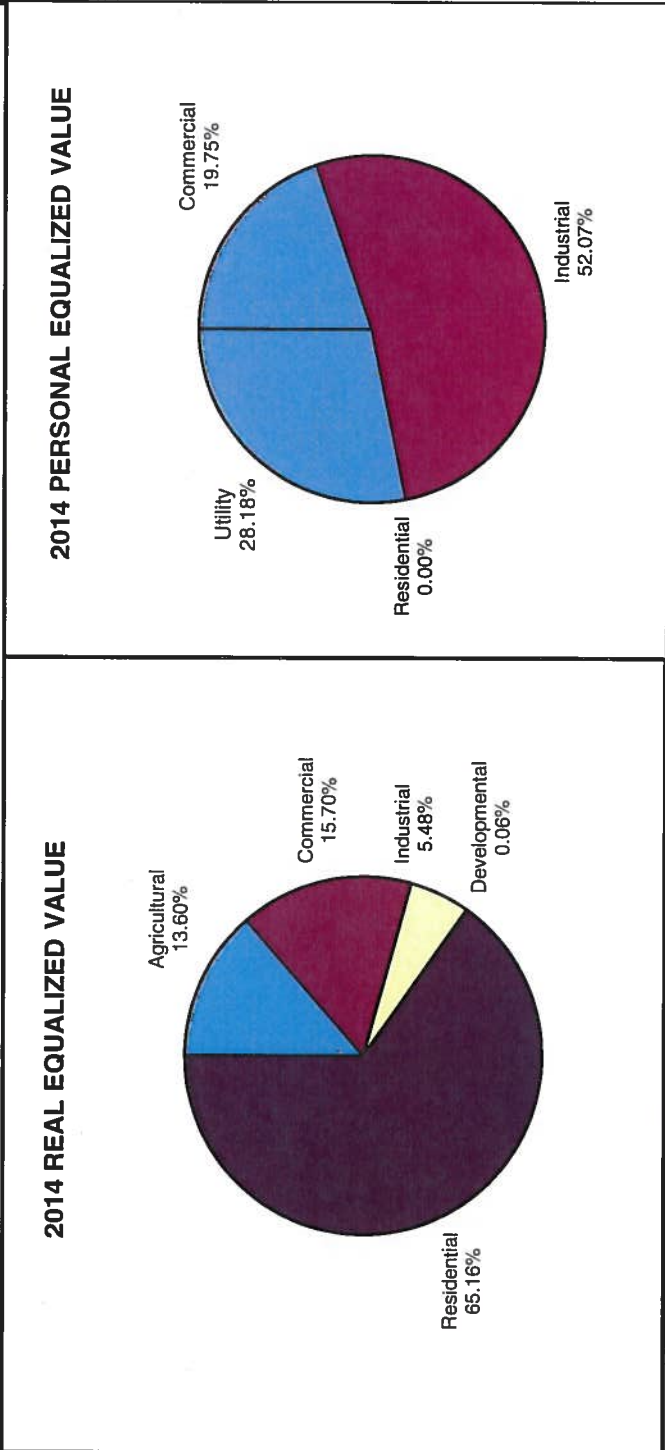
Taxable Values	2014	2013	Change
Agricultural Real Property	188,238,137	184,660,521	1.9%
Commercial Real Property	491,634,976	502,305,046	-2.1%
Industrial Real Property	172,801,946	168,499,443	2.6%
Residential Real Property	2,113,976,431	2,144,261,451	-1.4%
Developmental Real Property	1,046,158	1,150,401	-9.1%
Total Real	2,967,697,648	3,000,876,862	-1.1%
Personal Property	596,538,918	567,553,509	5.1%
County Total Taxable Value	3,564,236,566	3,568,430,371	-0.1%

COUNTY EQUALIZED VALUE			COUNTY TAXABLE VALUE		
YEAR	EQUALIZED VALUE	% CHANGE	YEAR	TAXABLE VALUE	% CHANGE
2011	4,176,028,729		2011	3,629,245,779	
2012	4,116,930,142	(1.42)	2012	3,604,972,221	(0.67)
2013	4,057,772,361	(1.44)	2013	3,568,430,371	(1.01)
2014	4,092,153,466	0.85	2014	3,564,236,566	(0.12)

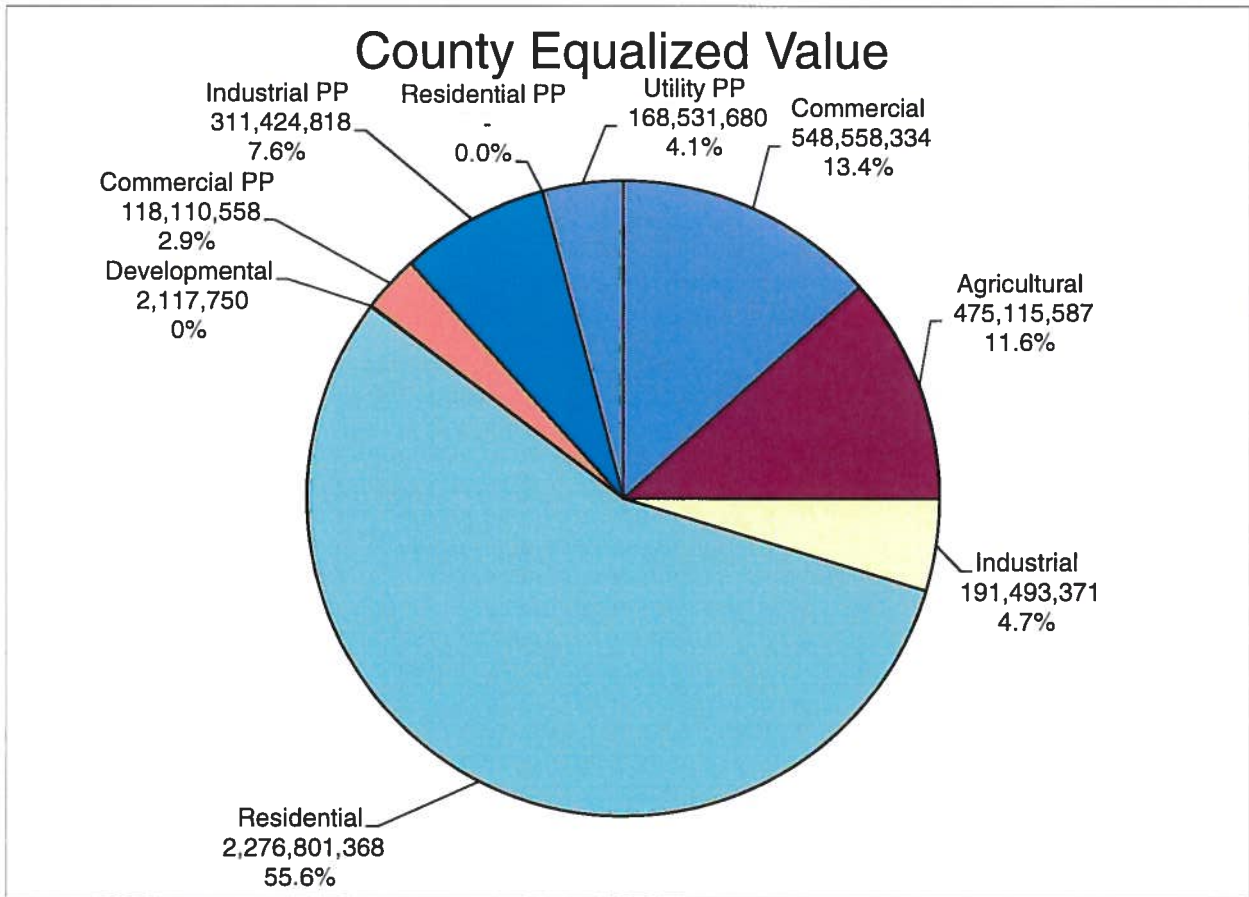
% Taxable Value to Equalized Value	
2011	86.91%
2012	87.56%
2013	87.94%
2014	87.10%

2014 REAL EQUALIZED VALUE	3,494,086,410	85.39%
2014 REAL TAXABLE VALUE	2,967,697,648	83.26%
2014 PERSONAL EQUALIZED VALUE	598,067,056	14.61%
2014 PERSONAL TAXABLE VALUE	596,538,918	16.74%

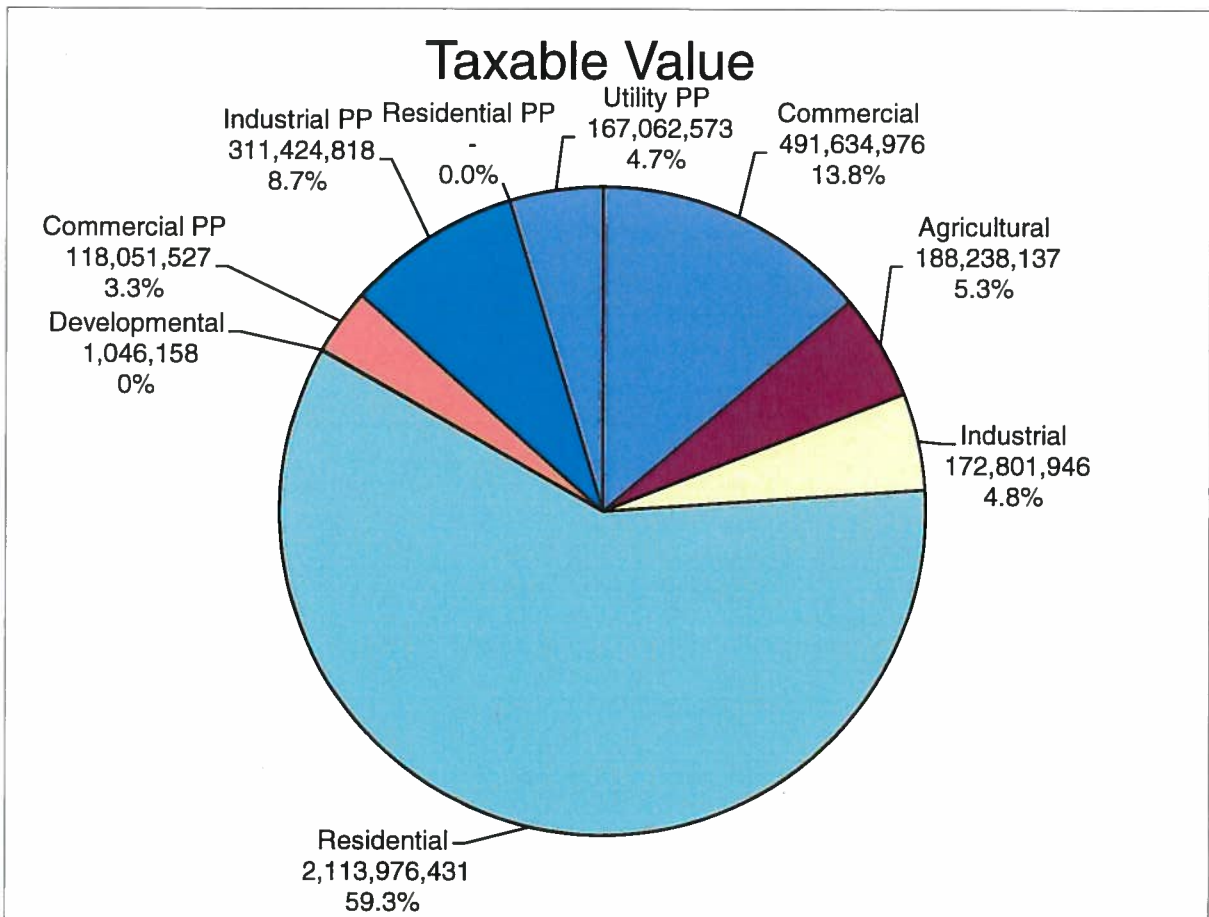
PROPERTY CLASSIFICATION'S % OF COUNTY EQUALIZED VALUE



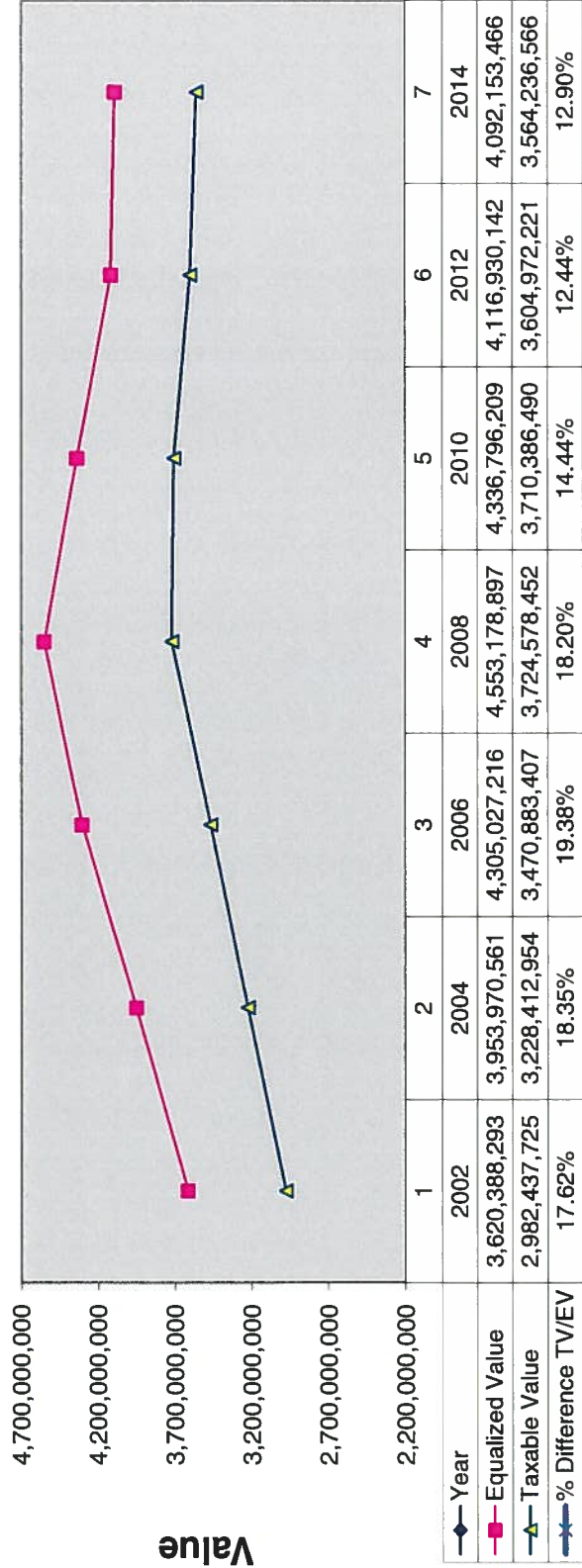
2014 County Equalized Value by Real & Personal Property Classification & Percent of County Total Equalized Value



2014 Countywide Taxable Valuations Real and Personal Property by Classification & Percent of County Total Taxable Value



EQUALIZED VALUE COMPARED WITH TAXABLE VALUE

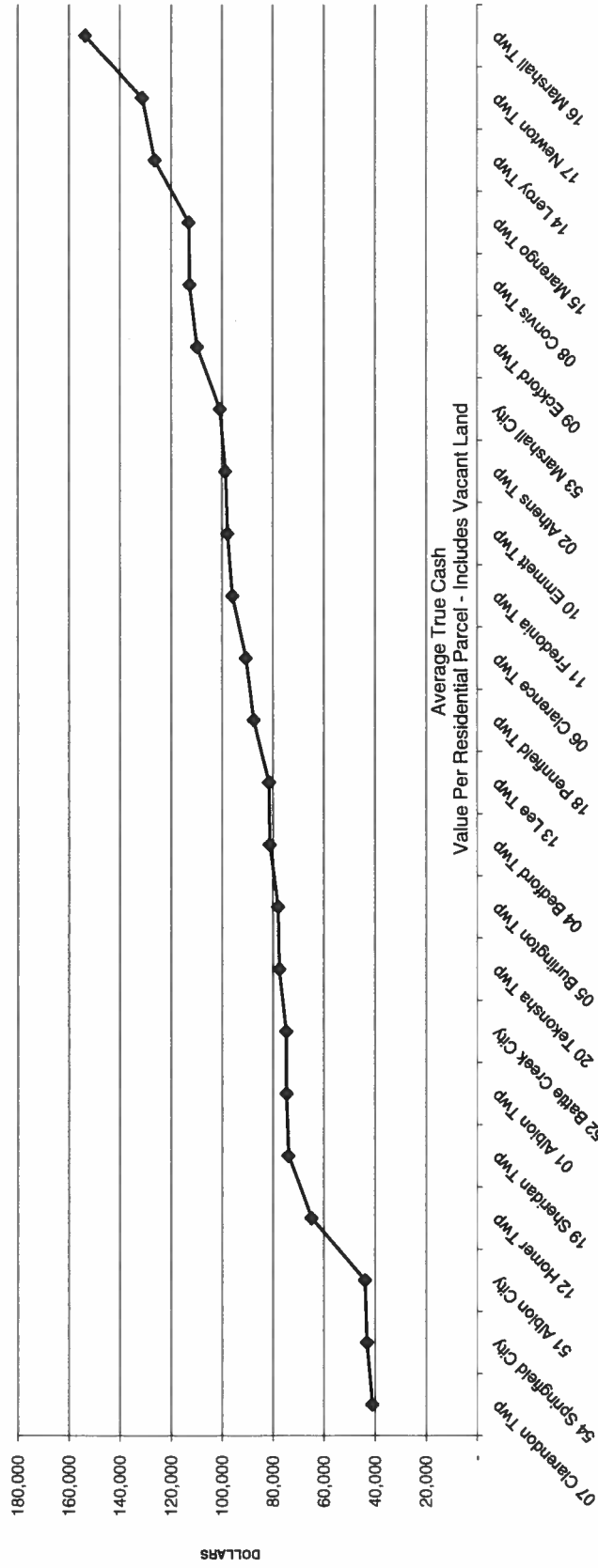


CALHOUN COUNTY

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

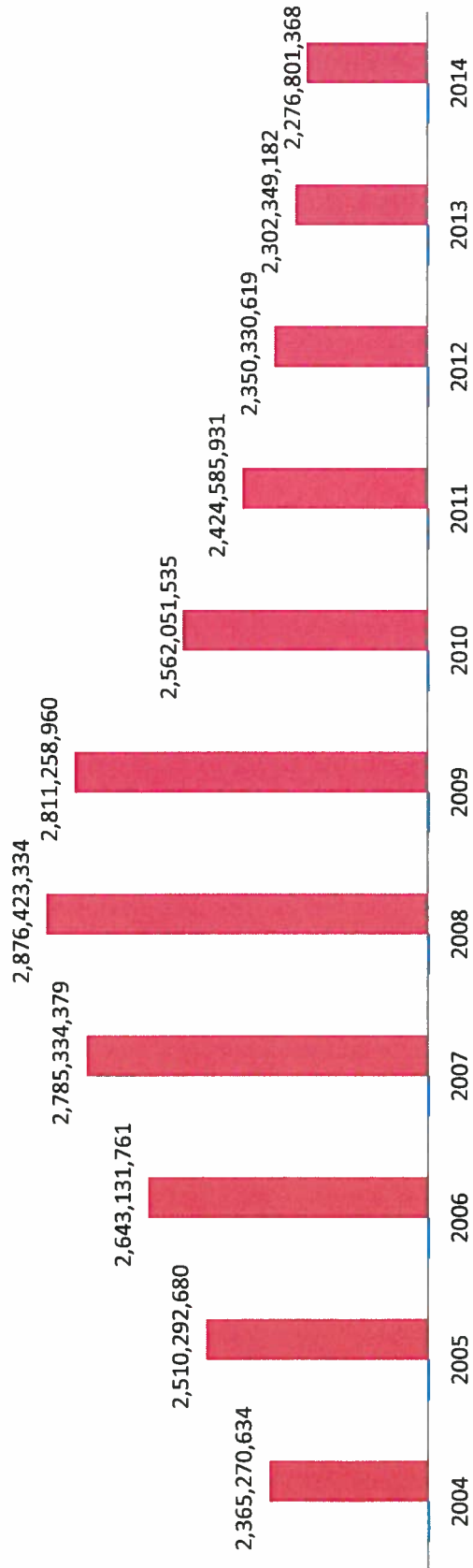
Local Unit	Total Cash Value	Number of Parcels	2014	2013	Change
			Avg Value Per Parcel	Avg Value Per Parcel	
07 Clarendon Twp	52,547,222	1,273	41,278	38,814	6%
54 Springfield City	62,045,208	1,427	43,479	47,913	-9%
51 Albion City	118,333,427	2,678	44,187	44,786	-1%
12 Homer Twp	62,931,055	968	65,011	69,018	-6%
19 Sheridan Twp	63,031,114	851	74,067	66,825	11%
01 Albion Twp	35,987,686	481	74,818	73,190	2%
52 Battle Creek City	1,422,779,444	18,970	75,002	76,723	-2%
20 Tekonsha Twp	62,269,058	802	77,642	75,847	2%
05 Burlington Twp	69,797,755	893	78,161	72,691	8%
04 Bedford Twp	340,572,417	4,185	81,379	82,533	-1%
13 Lee Twp	36,929,887	452	81,703	88,485	-8%
18 Pennfield Twp	328,965,197	3,754	87,631	84,335	4%
06 Clarence Twp	120,723,808	1,330	90,770	93,080	-2%
11 Fredonia Twp	73,858,219	769	96,044	101,584	-5%
10 Emmett Twp	461,501,194	4,712	97,942	100,137	-2%
02 Athens Twp	96,716,399	979	98,791	96,597	2%
53 Marshall City	286,860,535	2,842	100,936	98,488	2%
09 Eckford Twp	69,003,347	628	109,878	119,258	-8%
08 Convis Twp	85,885,310	761	112,858	111,659	1%
15 Marengo Twp	102,252,627	904	113,111	109,729	3%
14 Leroy Twp	227,249,599	1,797	126,461	126,830	0%
17 Newton Twp	174,828,109	1,331	131,351	128,343	2%
16 Marshall Twp	215,292,351	1,400	153,780	152,557	1%
Countywide	4,570,360,968	54,187	84,344	84,825	-1%

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



GOVERNMENTAL UNIT

Residential Equalized Values



**2014 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	55,728,700	5,835,750	61,564,450	55,728,700	5,835,750	61,564,450	1.5%
02 Athens Township	80,705,100	17,487,900	98,193,000	80,705,100	17,487,900	98,193,000	2.4%
04 Bedford Township	185,486,695	7,688,570	193,175,265	185,486,695	7,688,570	193,175,265	4.7%
05 Burlington Township	67,398,600	2,646,000	70,044,600	67,398,600	2,646,000	70,044,600	1.7%
06 Clarence Township	90,876,300	1,816,900	92,693,200	90,876,300	1,816,900	92,693,200	2.3%
07 Clarendon Township	56,445,257	1,649,456	58,094,713	56,445,257	1,649,456	58,094,713	1.4%
08 Convis Township	63,986,800	4,709,300	68,696,100	63,986,800	4,709,300	68,696,100	1.7%
09 Eckford Township	71,955,500	6,012,600	77,968,100	71,955,500	6,012,600	77,968,100	1.9%
10 Emmett Township	340,923,975	28,754,330	369,678,305	340,923,975	28,754,330	369,678,305	9.0%
11 Fredonia Township	71,027,600	7,283,500	78,311,100	71,027,600	7,283,500	78,311,100	1.9%
12 Homer Township	75,444,950	9,164,890	84,609,840	75,444,950	9,164,890	84,609,840	2.1%
13 Lee Township	51,875,200	10,481,400	62,356,600	51,875,200	10,481,400	62,356,600	1.5%
14 Leroy Township	143,306,650	4,619,400	147,926,050	143,306,650	4,619,400	147,926,050	3.6%
15 Marengo Township	92,088,300	15,911,700	108,000,000	92,088,300	15,911,700	108,000,000	2.6%
16 Marshall Township	144,712,000	14,336,400	159,048,400	144,712,000	14,336,400	159,048,400	3.9%
17 Newton Township	108,566,450	21,223,050	129,789,500	108,566,450	21,223,050	129,789,500	3.2%
18 Pennfield Township	191,243,050	17,067,010	208,310,060	191,243,050	17,067,010	208,310,060	5.1%
19 Sheridan Township	65,780,698	32,606,000	98,386,698	65,780,698	32,606,000	98,386,698	2.4%
20 Tekonsha Township	64,313,750	4,260,800	68,574,550	64,313,750	4,260,800	68,574,550	1.7%
Total Townships	2,021,865,575	213,554,956	2,235,420,531	2,021,865,575	213,554,956	2,235,420,531	54.6%
Cities							
51 City of Albion	93,302,300	19,246,100	112,548,400	93,302,300	19,246,100	112,548,400	2.8%
52 City of Battle Creek	1,097,325,708	323,181,437	1,420,507,145	1,097,325,708	323,181,437	1,420,507,145	34.7%
53 City of Marshall	208,337,800	33,536,800	241,874,600	208,337,800	33,536,800	241,874,600	5.9%
54 City of Springfield	73,255,027	8,547,763	81,802,790	73,255,027	8,547,763	81,802,790	2.0%
Total Cities	1,472,220,835	384,512,100	1,856,732,935	1,472,220,835	384,512,100	1,856,732,935	45.4%
County Total	3,494,086,410	598,067,056	4,092,153,466	3,494,086,410	598,067,056	4,092,153,466	100.0%

2 YEAR COMPARISON OF COUNTY EQUALIZED VALUATIONS

<u>CLASS</u>	<u>2012</u>	<u>2014</u>	<u>CHANGE</u>	% OF <u>CHANGE</u>
Agricultural	438,286,300	475,115,587	36,829,287	8.4%
Commercial	581,224,998	548,558,334	(32,666,664)	-5.6%
Industrial	183,403,991	191,493,371	8,089,380	4.4%
Residential	2,350,330,619	2,276,801,368	(73,529,251)	-3.1%
Developmental	2,451,920	2,117,750	(334,170)	-13.6%
Total Real	3,555,697,828	3,494,086,410	(61,611,418)	-1.7%
Personal Property	561,232,314	598,067,056	36,834,742	6.6%
Total Equalized Value	4,116,930,142	4,092,153,466	(24,776,676)	-0.6%
		Annualized (not compounded)		-0.3%

5 YEAR COMPARISON OF COUNTY EQUALIZED VALUATIONS

<u>CLASS</u>	<u>2009</u>	<u>2014</u>	<u>CHANGE</u>	% OF <u>CHANGE</u>
Agricultural	388,939,088	475,115,587	86,176,499	22.2%
Commercial	601,437,497	548,558,334	(52,879,163)	-8.8%
Industrial	221,112,502	191,493,371	(29,619,131)	-13.4%
Residential	2,811,258,960	2,276,801,368	(534,457,592)	-19.0%
Developmental	3,886,010	2,117,750	(1,768,260)	-45.5%
Total Real	4,026,634,057	3,494,086,410	(532,547,647)	-13.2%
Personal Property	552,078,830	598,067,056	45,988,226	8.3%
Total Equalized Value	4,578,712,887	4,092,153,466	(486,559,421)	-10.6%
		Annualized (not compounded)		-2.1%

10 YEAR COMPARISON OF COUNTY EQUALIZED VALUATIONS

<u>CLASS</u>	<u>2004</u>	<u>2014</u>	<u>CHANGE</u>	% OF <u>CHANGE</u>
Agricultural	317,677,187	475,115,587	157,438,400	49.6%
Commercial	529,554,136	548,558,334	19,004,198	3.6%
Industrial	198,177,266	191,493,371	(6,683,895)	-3.4%
Residential	2,365,270,634	2,276,801,368	(88,469,266)	-3.7%
Developmental	6,004,030	2,117,750	(3,886,280)	-64.7%
Total Real	3,416,683,253	3,494,086,410	77,403,157	2.3%
Personal Property	537,287,308	598,067,056	60,779,748	11.3%
Total Equalized Value	3,953,970,561	4,092,153,466	138,182,905	3.5%
		Annualized (not compounded)		0.3%

YEAR OVER YEAR COMPARISON OF COUNTY TAXABLE VALUES

<u>CLASS</u>	<u>2013</u>	<u>2014</u>	<u>CHANGE</u>	<u>% CHANGE</u>
Agricultural	184,660,521	188,238,137	3,577,616	1.9%
Commercial	502,305,046	491,634,976	(10,670,070)	-2.1%
Industrial	168,499,443	172,801,946	4,302,503	2.6%
Residential	2,144,261,451	2,113,976,431	(30,285,020)	-1.4%
Developmental	1,150,401	1,046,158	(104,243)	-9.1%
Total Real	3,000,876,862	2,967,697,648	(33,179,214)	-1.1%
Personal Property	567,553,509	596,538,918	28,985,409	5.1%
County Total Taxable Value	3,568,430,371	3,564,236,566	(4,193,805)	-0.1%

2 YEAR COMPARISON OF COUNTY TAXABLE VALUES

<u>CLASS</u>	<u>2012</u>	<u>2014</u>	<u>CHANGE</u>	<u>% CHANGE</u>
Agricultural	180,913,042	188,238,137	7,325,095	4.0%
Commercial	520,337,384	491,634,976	(28,702,408)	-5.5%
Industrial	168,888,341	172,801,946	3,913,605	2.3%
Residential	2,174,439,616	2,113,976,431	(60,463,185)	-2.8%
Developmental	1,205,935	1,046,158	(159,777)	-13.2%
Total Real	3,045,784,318	2,967,697,648	(78,086,670)	-2.6%
Personal Property	559,187,903	596,538,918	37,351,015	6.7%
County Total Taxable Value	3,604,972,221	3,564,236,566	(40,735,655)	-1.1%
			Annualized (not compounded)	-0.6%

5 YEAR COMPARISON OF COUNTY TAXABLE VALUES

<u>CLASS</u>	<u>2009</u>	<u>2014</u>	<u>CHANGE</u>	<u>% CHANGE</u>
Agricultural	172,761,344	188,238,137	15,476,793	9.0%
Commercial	521,220,960	491,634,976	(29,585,984)	-5.7%
Industrial	210,784,882	172,801,946	(37,982,936)	-18.0%
Residential	2,390,987,551	2,113,976,431	(277,011,120)	-11.6%
Developmental	1,841,399	1,046,158	(795,241)	-43.2%
Total Real	3,297,596,136	2,967,697,648	(329,898,488)	-10.0%
Personal Property	550,107,437	596,538,918	46,431,481	8.4%
County Total Taxable Value	3,847,703,573	3,564,236,566	(283,467,007)	-7.4%
			Annualized (not compounded)	-1.5%

10 YEAR COMPARISON OF COUNTY TAXABLE VALUES

<u>CLASS</u>	<u>2004</u>	<u>2014</u>	<u>CHANGE</u>	<u>% CHANGE</u>
Agricultural	154,314,669	188,238,137	33,923,468	22.0%
Commercial	448,825,878	491,634,976	42,809,098	9.5%
Industrial	184,356,511	172,801,946	(11,554,565)	-6.3%
Residential	1,901,864,970	2,113,976,431	212,111,461	11.2%
Developmental	3,361,388	1,046,158	(2,315,230)	-68.9%
Total Real	2,692,723,416	2,967,697,648	274,974,232	10.2%
Personal Property	535,689,538	596,538,918	60,849,380	11.4%
County Total Taxable Value	3,228,412,954	3,564,236,566	335,823,612	10.4%
			Annualized (not compounded)	1.0%

**2014 Post March Board of Review
Change in Taxable Valuations, Calhoun County**

TOWNSHIP OR CITY	REAL PROPERTY			PERSONAL PROPERTY			REAL & PERSONAL PROPERTY		
	2013 Final Total Real Property	2014 Post-MBOR Total Real Property	% Chng	2013 Final Total Personal Property	2014 Post-MBOR Total Personal Property	% Chng	2013 Final Total R&P Property	2014 Post-MBOR Total R&P Property	% Chng
1 ALBION	31,531,469	31,960,519	1.4%	4,941,600	5,835,750	18.1%	36,473,069	37,796,269	3.6%
2 ATHENS	56,628,898	58,411,676	3.1%	14,273,164	17,325,978	21.4%	70,902,062	75,737,654	6.8%
4 BEDFORD	169,938,895	167,618,815	-1.4%	7,102,309	7,664,970	7.9%	177,041,204	175,283,785	-1.0%
5 BURLINGTON	42,770,200	43,976,900	2.8%	2,781,200	2,646,000	-4.9%	45,551,400	46,622,900	2.4%
6 CLARENCE	69,836,934	68,925,284	-1.3%	1,945,580	1,816,900	-6.6%	71,782,514	70,742,184	-1.4%
7 CLARENDON	31,871,047	32,779,723	2.9%	1,339,400	1,649,456	23.1%	33,210,447	34,429,179	3.7%
8 CONVIS	47,388,627	47,688,443	0.6%	4,528,693	4,697,717	3.7%	51,917,320	52,386,160	0.9%
9 ECKFORD	50,157,300	48,441,900	-3.4%	5,908,700	6,012,600	1.8%	56,066,000	54,454,500	-2.9%
10 EMMETT	319,234,570	315,637,221	-1.1%	31,145,876	28,754,330	-7.7%	350,380,446	344,391,551	-1.7%
11 FREDONIA	50,832,000	50,736,500	-0.2%	7,065,100	7,283,500	3.1%	57,897,100	58,020,000	0.2%
12 HOMER	50,565,117	50,542,647	0.0%	8,244,750	9,164,890	11.2%	58,809,867	59,707,537	1.5%
13 LEE	31,512,700	31,225,500	-0.9%	11,072,700	10,481,400	-5.3%	42,585,400	41,706,900	-2.1%
14 LEROY	115,682,787	114,496,742	-1.0%	4,581,756	4,528,023	-1.2%	120,264,543	119,024,765	-1.0%
15 MARENGO	61,151,431	62,319,938	1.9%	11,646,081	15,685,811	34.7%	72,797,512	78,005,749	7.2%
16 MARSHALL	118,950,659	120,208,006	1.1%	7,926,554	14,336,340	80.9%	126,877,213	134,544,346	6.0%
17 NEWTON	82,427,429	83,056,945	0.8%	9,279,588	20,521,556	121.1%	91,707,017	103,578,501	12.9%
18 PENNFIELD	175,716,940	177,551,900	1.0%	18,069,380	17,067,010	-5.5%	193,786,320	194,618,910	0.4%
19 SHERIDAN	44,793,382	45,741,829	2.1%	27,864,846	32,360,840	16.1%	72,658,228	78,102,669	7.5%
20 TEKONSHA	41,457,456	42,370,968	2.2%	4,228,450	4,260,800	0.8%	45,685,906	46,631,768	2.1%
51 ALBION	79,698,197	75,206,284	-5.6%	20,866,044	19,246,100	-7.8%	100,564,241	94,452,384	-6.1%
52 BATTLE CREEK	1,078,389,934	1,058,724,284	-1.8%	321,437,637	323,123,371	0.5%	1,399,827,571	1,381,847,655	-1.3%
53 MARSHALL	178,357,293	171,361,256	-3.9%	31,136,420	33,527,813	7.7%	209,493,713	204,889,069	-2.2%
54 SPRINGFIELD	71,983,597	68,714,368	-4.5%	10,167,681	8,547,763	-15.9%	82,151,278	77,262,131	-6.0%
Total for County	3,000,876,862	2,967,697,648	-1.1%	567,553,509	596,538,918	5.1%	3,568,430,371	3,564,236,566	-0.1%

Reporting Units Total		2014 Personal Property % of All Reported Property
3,000,876,862	2,967,697,648	16.7%
% of Last Yr's TV Reported	100%	
% of Units Reported	100%	

County Equalization Director
Judy Nelson

Personal and Real Property - Totals

L-4024

Calhoun County

Statement of acreage and valuation in the year 2014 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)		PERSONAL PROPERTY VALUATIONS (COL. 5)		TOTAL REAL PLUS PERSONAL PROPERTY EQUALIZED VALUATIONS (COL. 6)		TOTAL REAL PLUS PERSONAL PROPERTY EQUALIZED VALUATIONS (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		55,728,700	55,728,700	5,835,750	5,835,750	5,835,750	5,835,750	5,835,750	5,835,750	61,564,450	61,564,450	61,564,450	61,564,450
2 ATHENS	0.00		80,705,100	80,705,100	17,487,900	17,487,900	17,487,900	17,487,900	17,487,900	17,487,900	98,193,000	98,193,000	98,193,000	98,193,000
4 BEDFORD	0.00		185,486,695	185,486,695	7,688,570	7,688,570	7,688,570	7,688,570	7,688,570	7,688,570	193,175,265	193,175,265	193,175,265	193,175,265
5 BURLINGTON	0.00		67,398,600	67,398,600	2,646,000	2,646,000	2,646,000	2,646,000	2,646,000	2,646,000	70,044,600	70,044,600	70,044,600	70,044,600
6 CLARENCE	0.00		90,876,300	90,876,300	1,816,900	1,816,900	1,816,900	1,816,900	1,816,900	1,816,900	92,693,200	92,693,200	92,693,200	92,693,200
7 CLARENDON	0.00		56,445,257	56,445,257	1,649,456	1,649,456	1,649,456	1,649,456	1,649,456	1,649,456	58,094,713	58,094,713	58,094,713	58,094,713
8 CONVIS	0.00		63,986,800	63,986,800	4,709,300	4,709,300	4,709,300	4,709,300	4,709,300	4,709,300	68,696,100	68,696,100	68,696,100	68,696,100
9 ECKFORD	0.00		71,955,500	71,955,500	6,012,600	6,012,600	6,012,600	6,012,600	6,012,600	6,012,600	77,968,100	77,968,100	77,968,100	77,968,100
10 EMMETT	0.00		340,923,975	340,923,975	28,754,330	28,754,330	28,754,330	28,754,330	28,754,330	28,754,330	369,678,305	369,678,305	369,678,305	369,678,305
11 FREDONIA	0.00		71,027,600	71,027,600	7,283,500	7,283,500	7,283,500	7,283,500	7,283,500	7,283,500	78,311,100	78,311,100	78,311,100	78,311,100
12 HOMER	0.00		75,444,950	75,444,950	9,164,890	9,164,890	9,164,890	9,164,890	9,164,890	9,164,890	84,609,840	84,609,840	84,609,840	84,609,840
13 LEE	0.00		51,875,200	51,875,200	10,481,400	10,481,400	10,481,400	10,481,400	10,481,400	10,481,400	62,356,600	62,356,600	62,356,600	62,356,600
14 LEROY	0.00		143,306,650	143,306,650	4,619,400	4,619,400	4,619,400	4,619,400	4,619,400	4,619,400	147,926,050	147,926,050	147,926,050	147,926,050
15 MARENGO	0.00		92,088,300	92,088,300	15,911,700	15,911,700	15,911,700	15,911,700	15,911,700	15,911,700	108,000,000	108,000,000	108,000,000	108,000,000
16 MARSHALL	0.00		144,712,000	144,712,000	14,336,400	14,336,400	14,336,400	14,336,400	14,336,400	14,336,400	159,048,400	159,048,400	159,048,400	159,048,400
17 NEWTON	0.00		108,566,450	108,566,450	21,223,050	21,223,050	21,223,050	21,223,050	21,223,050	21,223,050	129,789,500	129,789,500	129,789,500	129,789,500
18 PENNFIELD	0.00		191,243,050	191,243,050	17,067,010	17,067,010	17,067,010	17,067,010	17,067,010	17,067,010	208,310,060	208,310,060	208,310,060	208,310,060
19 SHERIDAN	0.00		65,780,698	65,780,698	32,606,000	32,606,000	32,606,000	32,606,000	32,606,000	32,606,000	98,386,698	98,386,698	98,386,698	98,386,698
20 TEKONSHA	0.00		64,313,750	64,313,750	4,260,800	4,260,800	4,260,800	4,260,800	4,260,800	4,260,800	68,574,550	68,574,550	68,574,550	68,574,550
CITIES:														
51 ALBION	0.00		93,302,300	93,302,300	19,246,100	19,246,100	19,246,100	19,246,100	19,246,100	19,246,100	112,548,400	112,548,400	112,548,400	112,548,400
52 BATTLE CREEK	0.00		1,097,325,708	1,097,325,708	323,181,437	323,181,437	323,181,437	323,181,437	323,181,437	323,181,437	1,420,507,145	1,420,507,145	1,420,507,145	1,420,507,145
53 MARSHALL	0.00		208,337,800	208,337,800	33,536,800	33,536,800	33,536,800	33,536,800	33,536,800	33,536,800	241,874,600	241,874,600	241,874,600	241,874,600
54 SPRINGFIELD	0.00		73,255,027	73,255,027	8,547,763	8,547,763	8,547,763	8,547,763	8,547,763	8,547,763	81,802,790	81,802,790	81,802,790	81,802,790
Totals for County	0.00		3,494,086,410	3,494,086,410	598,067,056	598,067,056	598,067,056	598,067,056	598,067,056	598,067,056	4,092,153,466	4,092,153,466	4,092,153,466	4,092,153,466

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 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 1978; P.A. 385 of 1984; P.A. 224 of 1985; P.A. 147 of 1992; or Section 5 of Article IX of the Constitution of the State.

Dated: April 15, 2014

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 2014 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Real Property Equalized by County Board of Commissioners							TOTAL REAL PROPERTY (COL. 7)
	(COL. 1) AGRICULTURAL	(COL. 2) COMMERCIAL	(COL. 3) INDUSTRIAL	(COL. 4) RESIDENTIAL	(COL. 5) TIMBER-CUTOVER	(COL. 6) DEVELOPMENTAL	(COL. 7)	
TOWNSHIPS:								
1 ALBION	33,944,850	1,244,600	2,659,250	17,880,000	0	0	0	55,728,700
2 ATHENS	26,966,400	4,611,600	863,000	48,264,100	0	0	0	80,705,100
4 BEDFORD	5,312,200	9,938,050	355,600	169,880,845	0	0	0	185,486,695
5 BURLINGTON	27,588,600	4,394,100	967,700	34,448,200	0	0	0	67,398,600
6 CLARENCE	27,916,800	2,308,700	338,900	60,311,900	0	0	0	90,876,300
7 CLARENDON	27,374,345	2,452,100	388,300	26,230,512	0	0	0	56,445,257
8 CONVIS	14,850,900	5,279,900	1,065,200	42,790,800	0	0	0	63,986,800
9 ECKFORD	33,980,200	67,400	3,809,500	34,098,400	0	0	0	71,955,500
10 EMMETT	14,753,000	89,366,617	5,161,150	230,635,408	0	1,007,800	0	340,923,975
11 FREDONIA	31,563,900	2,626,400	137,400	36,699,900	0	0	0	71,027,600
12 HOMER	35,136,700	4,793,000	4,505,300	31,009,950	0	0	0	75,444,950
13 LEE	32,934,400	0	608,000	18,332,800	0	0	0	51,875,200
14 LEROY	22,875,400	6,622,900	343,450	113,464,900	0	0	0	143,306,650
15 MARENGO	35,246,200	5,671,700	100,400	51,070,000	0	0	0	92,088,300
16 MARSHALL	25,360,200	11,693,200	282,500	107,376,100	0	0	0	144,712,000
17 NEWTON	20,279,400	1,417,200	109,700	86,760,150	0	0	0	108,566,450
18 PENNFIELD	6,395,870	19,469,080	2,033,840	162,234,310	0	1,109,950	0	191,243,050
19 SHERIDAN	22,283,800	5,174,300	6,935,300	31,387,298	0	0	0	65,780,698
20 TEKONSHA	25,214,550	6,903,350	1,104,750	31,091,100	0	0	0	64,313,750
CITIES:								
51 ALBION	0	23,172,600	11,364,700	58,765,000	0	0	0	93,302,300
52 BATTLE CREEK	5,137,872	265,239,370	115,967,321	710,981,145	0	0	0	1,097,325,708
53 MARSHALL	0	41,368,800	24,792,300	142,176,700	0	0	0	208,337,800
54 SPRINGFIELD	0	34,743,367	7,599,810	30,911,850	0	0	0	73,255,027
Totals for County	475,115,587	548,558,334	191,493,371	2,276,801,368	0	2,117,750	0	3,494,086,410

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 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 1978; P.A. 385 of 1984; P.A. 224 of 1985; P.A. 147 of 1992; or Section 5 of Article IX of the Constitution of the State.

Dated: April 15, 2014

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 2014 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Real Property Equalized by County Board of Commissioners						TOTAL REAL PROPERTY (COL. 7)
	(COL. 1) AGRICULTURAL	(COL. 2) COMMERCIAL	(COL. 3) INDUSTRIAL	(COL. 4) RESIDENTIAL	(COL. 5) TIMBER-CUTOVER	(COL. 6) DEVELOPMENTAL	
TOWNSHIPS:							
1 ALBION	33,944,850	1,244,600	2,659,250	17,880,000	0	0	55,728,700
2 ATHENS	26,966,400	4,611,600	863,000	48,264,100	0	0	80,705,100
4 BEDFORD	5,312,200	9,938,050	355,600	169,880,845	0	0	185,486,695
5 BURLINGTON	27,588,600	4,394,100	967,700	34,448,200	0	0	67,398,600
6 CLARENCE	27,916,800	2,308,700	338,900	60,311,900	0	0	90,876,300
7 CLARENDON	27,374,345	2,452,100	388,300	26,230,512	0	0	56,445,257
8 CONVIS	14,850,900	5,279,900	1,065,200	42,790,800	0	0	63,986,800
9 ECKFORD	33,980,200	67,400	3,809,500	34,098,400	0	0	71,955,500
10 EMMETT	14,753,000	89,366,617	5,161,150	230,635,408	0	1,007,800	340,923,975
11 FREDONIA	31,563,900	2,626,400	137,400	36,699,900	0	0	71,027,600
12 HOMER	35,136,700	4,793,000	4,505,300	31,009,950	0	0	75,444,950
13 LEE	32,934,400	0	608,000	18,332,800	0	0	51,875,200
14 LEROY	22,875,400	6,622,900	343,450	113,464,900	0	0	143,306,650
15 MARENGO	35,246,200	5,671,700	100,400	51,070,000	0	0	92,088,300
16 MARSHALL	25,360,200	11,693,200	282,500	107,376,100	0	0	144,712,000
17 NEWTON	20,279,400	1,417,200	109,700	86,760,150	0	0	108,566,450
18 PENNFIELD	6,395,870	19,469,080	2,033,840	162,234,310	0	1,109,950	191,243,050
19 SHERIDAN	22,283,800	5,174,300	6,935,300	31,387,298	0	0	65,780,698
20 TEKONSHA	25,214,550	6,903,350	1,104,750	31,091,100	0	0	64,313,750
CITIES:							
51 ALBION	0	23,172,600	11,364,700	58,765,000	0	0	93,302,300
52 BATTLE CREEK	5,137,872	265,239,370	115,967,321	710,981,145	0	0	1,097,325,708
53 MARSHALL	0	41,368,800	24,792,300	142,176,700	0	0	208,337,800
54 SPRINGFIELD	0	34,743,367	7,599,810	30,911,850	0	0	73,255,027
Totals for County	475,115,587	548,558,334	191,493,371	2,276,801,368	0	2,117,750	3,494,086,410

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 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 1978; P.A. 385 of 1984; P.A. 224 of 1985; P.A. 147 of 1992; or Section 5 of Article IX of the Constitution of the State.

Dated: April 15, 2014

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 2014. File this form with the State Tax Commission on or before the fourth Monday in June.

REAL PROPERTY TOWNSHIP OR CITY	Taxable Values as of the Fourth Monday in May. (Do not Report Assessed Valuations or Equalized Valuations on This Form.)						Total Real Property (COL. 7)
	(COL. 1) Agricultural	(COL. 2) Commercial	(COL. 3) Industrial	(COL. 4) Residential	(COL. 5) Timber-Cutover	(COL. 6) Developmental	
1 ALBION	13,045,657	779,946	1,750,103	16,384,813	-	-	31,960,519
2 ATHENS	10,490,009	3,700,759	842,442	43,378,466	-	-	58,411,676
4 BEDFORD	2,857,803	6,843,954	135,134	157,781,924	-	-	167,618,815
5 BURLINGTON	10,695,100	2,874,400	932,100	29,475,300	-	-	43,976,900
6 CLARENCE	10,888,502	1,694,638	112,704	56,239,440	-	-	68,925,284
7 CLARENDON	10,887,511	1,380,880	358,758	20,152,574	-	-	32,779,723
8 CONVIS	6,689,268	5,040,099	846,488	35,112,588	-	-	47,688,443
9 ECKFORD	14,944,300	64,800	3,785,300	29,647,500	-	-	48,441,900
10 EMMETT	5,083,361	82,198,439	4,033,116	223,835,867	-	486,438	315,637,221
11 FREDONIA	14,402,100	1,654,500	135,800	34,544,100	-	-	50,736,500
12 HOMER	14,878,766	3,711,787	3,813,800	28,138,294	-	-	50,542,647
13 LEE	13,992,300	0	416,500	16,816,700	-	-	31,225,500
14 LEROY	6,676,128	4,872,438	302,833	102,645,343	-	-	114,496,742
15 MARENGO	12,370,850	4,129,655	74,125	45,745,308	-	-	62,319,938
16 MARSHALL	9,407,415	10,263,207	266,801	100,270,583	-	-	120,208,006
17 NEWTON	6,557,878	1,417,200	51,270	75,030,597	-	-	83,056,945
18 PENNFIELD	3,309,370	17,651,400	961,470	155,069,940	-	559,720	177,551,900
19 SHERIDAN	9,252,456	4,292,960	6,641,454	25,554,959	-	-	45,741,829
20 TEKONSHA	9,754,276	5,846,020	704,719	26,065,953	-	-	42,370,968
51 ALBION	-	13,083,363	9,052,554	53,070,367	-	-	75,206,284
52 BATTLE CREEK	2,055,087	256,561,746	115,544,945	684,562,506	-	-	1,058,724,284
53 MARSHALL	-	31,715,703	15,865,206	123,780,347	-	-	171,361,256
54 SPRINGFIELD	-	31,867,082	6,174,324	30,672,962	-	-	68,714,368
Totals for County	188,238,137	491,634,976	172,801,946	2,113,976,431	0	1,046,158	2,967,697,648

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-Homesite (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-Homesite 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 2014. 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	-	466,100	3,825,500	-	1,544,150	5,835,750
2 ATHENS	-	740,600	7,338,950	-	9,246,428	17,325,978
4 BEDFORD	-	1,669,812	110,459	-	5,884,699	7,664,970
5 BURLINGTON	-	256,900	301,000	-	2,088,100	2,646,000
6 CLARENCE	-	201,500	-	-	1,615,400	1,816,900
7 CLARENDON	-	367,467	316,458	-	965,531	1,649,456
8 CONVIS	-	2,266,100	272,000	-	2,159,617	4,697,717
9 ECKFORD	-	467,000	4,276,200	-	1,269,400	6,012,600
10 EMMETT	-	16,041,460	2,488,930	-	10,223,940	28,754,330
11 FREDONIA	-	253,100	3,496,300	-	3,534,100	7,283,500
12 HOMER	-	378,800	5,515,510	-	3,270,580	9,164,890
13 LEE	-	722,000	0	-	9,759,400	10,481,400
14 LEROY	-	592,800	119,300	-	3,815,923	4,528,023
15 MARENGO	-	4,384,800	304,600	-	10,996,411	15,685,811
16 MARSHALL	-	8,251,300	287,600	-	5,797,440	14,336,340
17 NEWTON	-	318,450	-	-	20,203,106	20,521,556
18 PENNFIELD	-	2,509,950	322,100	-	14,234,960	17,067,010
19 SHERIDAN	-	2,084,035	15,716,400	-	14,560,405	32,360,840
20 TEKONSHA	-	1,467,550	583,900	-	2,209,350	4,260,800
51 ALBION	-	3,188,200	12,468,500	-	3,589,400	19,246,100
52 BATTLE CREEK	-	59,452,209	228,195,599	-	35,475,563	323,123,371
53 MARSHALL	-	7,570,800	23,679,800	-	2,277,213	33,527,813
54 SPRINGFIELD	-	4,400,594	1,805,712	-	2,341,457	8,547,763
Totals for County	0	118,051,527	311,424,818	0	167,062,573	596,538,918

Taxable Valuations, Calhoun County

Statement of taxable valuation in the year 2014. 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	37,796,269	26,890,521	466,100	3,825,500	6,614,148
2 ATHENS	75,737,654	47,116,873	740,600	7,338,950	20,541,231
4 BEDFORD	175,283,785	139,044,435	1,669,812	110,459	34,459,079
5 BURLINGTON	46,622,900	36,131,567	256,900	301,000	9,933,433
6 CLARENCE	70,742,184	48,177,600	201,500	-	22,363,084
7 CLARENDON	34,429,179	26,264,969	367,467	316,458	7,480,285
8 CONVIS	52,386,160	35,991,497	2,266,100	272,000	13,856,563
9 ECKFORD	54,454,500	40,567,280	467,000	4,276,200	9,144,020
10 EMMETT	344,391,551	206,055,280	16,041,460	2,488,930	119,805,881
11 FREDONIA	58,020,000	42,531,375	253,100	3,496,300	11,739,225
12 HOMER	59,707,537	37,507,801	378,800	5,515,510	16,305,426
13 LEE	41,706,900	28,465,277	722,000	0	12,519,623
14 LEROY	119,024,765	100,689,656	592,800	119,300	17,623,009
15 MARENGO	78,005,749	52,768,842	4,384,800	304,600	20,547,507
16 MARSHALL	134,544,346	96,890,810	8,251,300	287,600	29,114,636
17 NEWTON	103,578,501	74,741,722	318,450	-	28,518,329
18 PENNFIELD	194,618,910	139,669,944	2,509,950	322,100	52,116,916
19 SHERIDAN	78,102,669	29,042,147	2,084,035	15,716,400	31,260,087
20 TEKONSHA	46,631,768	31,249,535	1,467,550	583,900	13,330,783
51 ALBION	94,452,384	35,345,881	3,188,200	12,468,500	43,449,803
52 BATTLE CREEK	1,381,847,655	554,743,554	59,452,209	228,195,599	539,456,293
53 MARSHALL	204,889,069	101,939,110	7,570,800	23,679,800	71,699,359
54 SPRINGFIELD	77,262,131	25,400,588	4,400,594	1,805,712	45,655,237
Totals for County	3,564,236,566	1,957,226,264	118,051,527	311,424,818	1,177,533,957

County Equalization Director Judy Nelson	Signature	Date April 15, 2014
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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.

**2014 CHANGE IN ASSESSED VALUE
TOTAL REAL & PERSONAL**

Jurisdiction	2014 Assessed Value	2013 Assessed Value	1 Year Change	2014 Equalized Valuation
Townships				
01 Albion Township	61,564,450	58,015,050	6.1%	61,564,450
02 Athens Township	98,193,000	94,244,200	4.2%	98,193,000
04 Bedford Township	193,175,265	196,864,909	-1.9%	193,175,265
05 Burlington Township	70,044,600	67,883,500	3.2%	70,044,600
06 Clarence Township	92,693,200	92,847,912	-0.2%	92,693,200
07 Clarendon Township	58,094,713	55,929,600	3.9%	58,094,713
08 Convis Township	68,696,100	67,523,595	1.7%	68,696,100
09 Eckford Township	77,968,100	81,110,800	-3.9%	77,968,100
10 Emmett Township	369,678,305	372,791,205	-0.8%	369,678,305
11 Fredonia Township	78,311,100	84,444,700	-7.3%	78,311,100
12 Homer Township	84,609,840	83,177,850	1.7%	84,609,840
13 Lee Township	62,356,600	67,203,100	-7.2%	62,356,600
14 Leroy Township	147,926,050	142,940,600	3.5%	147,926,050
15 Marengo Township	108,000,000	94,853,591	13.9%	108,000,000
16 Marshall Township	159,048,400	145,660,050	9.2%	159,048,400
17 Newton Township	129,789,500	112,002,350	15.9%	129,789,500
18 Pennfield Township	208,310,060	205,088,570	1.6%	208,310,060
19 Sheridan Township	98,386,698	89,179,170	10.3%	98,386,698
20 Tekonsha Township	68,574,550	65,973,650	3.9%	68,574,550
Total Townships	2,235,420,531	2,177,734,402	2.6%	2,235,420,531
Cities				
51 City of Albion	112,548,400	114,945,600	-2.1%	112,548,400
52 City of Battle Creek	1,420,507,145	1,444,909,016	-1.7%	1,420,507,145
53 City of Marshall	241,874,600	234,587,050	3.1%	241,874,600
54 City of Springfield	81,802,790	85,596,293	-4.4%	81,802,790
Total Cities	1,856,732,935	1,880,037,959	-1.2%	1,856,732,935
County Total	4,092,153,466	4,057,772,361	0.8%	4,092,153,466

**2014 CHANGE IN ASSESSED VALUE
TOTAL REAL PROPERTY**

Jurisdiction	2014 Assessed Value	2013 Assessed Value	1 Year Change	2014 Equalized Valuation
Townships				
01 Albion Township	55,728,700	53,073,450	5.0%	55,728,700
02 Athens Township	80,705,100	79,786,600	1.2%	80,705,100
04 Bedford Township	185,486,695	189,735,050	-2.2%	185,486,695
05 Burlington Township	67,398,600	65,102,300	3.5%	67,398,600
06 Clarence Township	90,876,300	90,902,332	0.0%	90,876,300
07 Clarendon Township	56,445,257	54,590,200	3.4%	56,445,257
08 Convis Township	63,986,800	62,949,410	1.6%	63,986,800
09 Eckford Township	71,955,500	75,202,100	-4.3%	71,955,500
10 Emmett Township	340,923,975	341,645,329	-0.2%	340,923,975
11 Fredonia Township	71,027,600	77,379,600	-8.2%	71,027,600
12 Homer Township	75,444,950	74,933,100	0.7%	75,444,950
13 Lee Township	51,875,200	56,130,400	-7.6%	51,875,200
14 Leroy Township	143,306,650	138,098,100	3.8%	143,306,650
15 Marengo Township	92,088,300	82,881,891	11.1%	92,088,300
16 Marshall Township	144,712,000	137,728,050	5.1%	144,712,000
17 Newton Township	108,566,450	101,962,650	6.5%	108,566,450
18 Pennfield Township	191,243,050	187,019,190	2.3%	191,243,050
19 Sheridan Township	65,780,698	61,040,540	7.8%	65,780,698
20 Tekonsha Township	64,313,750	61,745,200	4.2%	64,313,750
Total Townships	2,021,865,575	1,991,905,492	1.5%	2,021,865,575
Cities				
51 City of Albion	93,302,300	94,076,700	-0.8%	93,302,300
52 City of Battle Creek	1,097,325,708	1,123,413,460	-2.3%	1,097,325,708
53 City of Marshall	208,337,800	203,424,950	2.4%	208,337,800
54 City of Springfield	73,255,027	75,428,612	-2.9%	73,255,027
Total Cities	1,472,220,835	1,496,343,722	-1.6%	1,472,220,835
County Total	3,494,086,410	3,488,249,214	0.2%	3,494,086,410

**2014 CHANGE IN ASSESSED VALUE
TOTAL PERSONAL PROPERTY**

Jurisdiction	2014 Assessed Value	2013 Assessed Value	1 Year Change	2014 Equalized Valuation
Townships				
01 Albion Township	5,835,750	4,941,600	18.1%	5,835,750
02 Athens Township	17,487,900	14,457,600	21.0%	17,487,900
04 Bedford Township	7,688,570	7,129,859	7.8%	7,688,570
05 Burlington Township	2,646,000	2,781,200	-4.9%	2,646,000
06 Clarence Township	1,816,900	1,945,580	-6.6%	1,816,900
07 Clarendon Township	1,649,456	1,339,400	23.1%	1,649,456
08 Convis Township	4,709,300	4,574,185	3.0%	4,709,300
09 Eckford Township	6,012,600	5,908,700	1.8%	6,012,600
10 Emmett Township	28,754,330	31,145,876	-7.7%	28,754,330
11 Fredonia Township	7,283,500	7,065,100	3.1%	7,283,500
12 Homer Township	9,164,890	8,244,750	11.2%	9,164,890
13 Lee Township	10,481,400	11,072,700	-5.3%	10,481,400
14 Leroy Township	4,619,400	4,842,500	-4.6%	4,619,400
15 Marengo Township	15,911,700	11,971,700	32.9%	15,911,700
16 Marshall Township	14,336,400	7,932,000	80.7%	14,336,400
17 Newton Township	21,223,050	10,039,700	111.4%	21,223,050
18 Pennfield Township	17,067,010	18,069,380	-5.5%	17,067,010
19 Sheridan Township	32,606,000	28,138,630	15.9%	32,606,000
20 Tekonsha Township	4,260,800	4,228,450	0.8%	4,260,800
Total Townships	213,554,956	185,828,910	14.9%	213,554,956
Cities				
51 City of Albion	19,246,100	20,868,900	-7.8%	19,246,100
52 City of Battle Creek	323,181,437	321,495,556	0.5%	323,181,437
53 City of Marshall	33,536,800	31,162,100	7.6%	33,536,800
54 City of Springfield	8,547,763	10,167,681	-15.9%	8,547,763
Total Cities	384,512,100	383,694,237	0.2%	384,512,100
County Total	598,067,056	569,523,147	5.0%	598,067,056

**2014 CHANGE IN ASSESSED VALUE
AGRICULTURAL REAL**

Jurisdiction	2014 Assessed Value	2013 Assessed Value	1 Year Change	2014 Equalized Valuation
Townships				
01 Albion Township	33,944,850	32,045,200	5.9%	33,944,850
02 Athens Township	26,966,400	27,601,500	-2.3%	26,966,400
04 Bedford Township	5,312,200	6,932,400	-23.4%	5,312,200
05 Burlington Township	27,588,600	27,545,400	0.2%	27,588,600
06 Clarence Township	27,916,800	26,332,980	6.0%	27,916,800
07 Clarendon Township	27,374,345	27,474,900	-0.4%	27,374,345
08 Convis Township	14,850,900	14,810,010	0.3%	14,850,900
09 Eckford Township	33,980,200	33,080,400	2.7%	33,980,200
10 Emmett Township	14,753,000	10,938,200	34.9%	14,753,000
11 Fredonia Township	31,563,900	35,256,100	-10.5%	31,563,900
12 Homer Township	35,136,700	34,028,500	3.3%	35,136,700
13 Lee Township	32,934,400	35,530,100	-7.3%	32,934,400
14 Leroy Township	22,875,400	17,299,650	32.2%	22,875,400
15 Marengo Township	35,246,200	27,803,625	26.8%	35,246,200
16 Marshall Township	25,360,200	20,483,100	23.8%	25,360,200
17 Newton Township	20,279,400	15,862,300	27.8%	20,279,400
18 Pennfield Township	6,395,870	5,997,670	6.6%	6,395,870
19 Sheridan Township	22,283,800	20,368,440	9.4%	22,283,800
20 Tekonsha Township	25,214,550	23,603,000	6.8%	25,214,550
Total Townships	469,977,715	442,993,475	6.1%	469,977,715
Cities				
51 City of Albion	-	-	0.0%	-
52 City of Battle Creek	5,137,872	3,962,882	29.6%	5,137,872
53 City of Marshall	-	-	0.0%	-
54 City of Springfield	-	-	0.0%	-
Total Cities	5,137,872	3,962,882	29.6%	5,137,872
County Total	475,115,587	446,956,357	6.3%	475,115,587

**2014 CHANGE IN ASSESSED VALUE
COMMERCIAL REAL**

Jurisdiction	2014 Assessed Value	2013 Assessed Value	1 Year Change	2014 Equalized Valuation
Townships				
01 Albion Township	1,244,600	1,341,950	-7.3%	1,244,600
02 Athens Township	4,611,600	4,167,350	10.7%	4,611,600
04 Bedford Township	9,938,050	10,352,750	-4.0%	9,938,050
05 Burlington Township	4,394,100	3,815,100	15.2%	4,394,100
06 Clarence Township	2,308,700	2,188,740	5.5%	2,308,700
07 Clarendon Township	2,452,100	2,185,600	12.2%	2,452,100
08 Convis Township	5,279,900	5,280,400	0.0%	5,279,900
09 Eckford Township	67,400	12,400	443.5%	67,400
10 Emmett Township	89,366,617	88,969,429	0.4%	89,366,617
11 Fredonia Township	2,626,400	2,810,300	-6.5%	2,626,400
12 Homer Township	4,793,000	4,436,700	8.0%	4,793,000
13 Lee Township	-	19,400	-100.0%	-
14 Leroy Township	6,622,900	6,628,650	-0.1%	6,622,900
15 Marengo Township	5,671,700	5,762,700	-1.6%	5,671,700
16 Marshall Township	11,693,200	10,351,300	13.0%	11,693,200
17 Newton Township	1,417,200	1,459,100	-2.9%	1,417,200
18 Pennfield Township	19,469,080	18,755,010	3.8%	19,469,080
19 Sheridan Township	5,174,300	5,416,100	-4.5%	5,174,300
20 Tekonsha Township	6,903,350	7,175,050	-3.8%	6,903,350
Total Townships	184,034,197	181,128,029	1.6%	184,034,197
Cities				
51 City of Albion	23,172,600	23,051,000	0.5%	23,172,600
52 City of Battle Creek	265,239,370	269,360,175	-1.5%	265,239,370
53 City of Marshall	41,368,800	47,108,700	-12.2%	41,368,800
54 City of Springfield	34,743,367	35,019,062	-0.8%	34,743,367
Total Cities	364,524,137	374,538,937	-2.7%	364,524,137
County Total	548,558,334	555,666,966	-1.3%	548,558,334

**2014 CHANGE IN ASSESSED VALUE
INDUSTRIAL REAL**

Jurisdiction	2014 Assessed Value	2013 Assessed Value	1 Year Change	2014 Equalized Valuation
Townships				
01 Albion Township	2,659,250	2,063,250	28.9%	2,659,250
02 Athens Township	863,000	966,900	-10.7%	863,000
04 Bedford Township	355,600	310,850	14.4%	355,600
05 Burlington Township	967,700	1,262,900	-23.4%	967,700
06 Clarence Township	338,900	312,540	8.4%	338,900
07 Clarendon Township	388,300	505,000	-23.1%	388,300
08 Convis Township	1,065,200	502,100	112.1%	1,065,200
09 Eckford Township	3,809,500	5,065,200	-24.8%	3,809,500
10 Emmett Township	5,161,150	4,952,300	4.2%	5,161,150
11 Fredonia Township	137,400	239,100	-42.5%	137,400
12 Homer Township	4,505,300	3,367,700	33.8%	4,505,300
13 Lee Township	608,000	816,900	-25.6%	608,000
14 Leroy Township	343,450	394,150	-12.9%	343,450
15 Marengo Township	100,400	107,600	-6.7%	100,400
16 Marshall Township	282,500	378,600	-25.4%	282,500
17 Newton Township	109,700	83,200	31.9%	109,700
18 Pennfield Township	2,033,840	2,057,820	-1.2%	2,033,840
19 Sheridan Township	6,935,300	6,981,800	-0.7%	6,935,300
20 Tekonsha Township	1,104,750	547,100	101.9%	1,104,750
Total Townships	31,769,240	30,915,010	2.8%	31,769,240
Cities				
51 City of Albion	11,364,700	10,510,300	8.1%	11,364,700
52 City of Battle Creek	115,967,321	115,635,222	0.3%	115,967,321
53 City of Marshall	24,792,300	17,091,500	45.1%	24,792,300
54 City of Springfield	7,599,810	6,768,477	12.3%	7,599,810
Total Cities	159,724,131	150,005,499	6.5%	159,724,131
County Total	191,493,371	180,920,509	5.8%	191,493,371

**2014 CHANGE IN ASSESSED VALUE
RESIDENTIAL REAL**

Jurisdiction	2014 Assessed Value	2013 Assessed Value	1 Year Change	2014 Equalized Valuation
Townships				
01 Albion Township	17,880,000	17,623,050	1.5%	17,880,000
02 Athens Township	48,264,100	47,050,850	2.6%	48,264,100
04 Bedford Township	169,880,845	172,139,050	-1.3%	169,880,845
05 Burlington Township	34,448,200	32,478,900	6.1%	34,448,200
06 Clarence Township	60,311,900	62,068,072	-2.8%	60,311,900
07 Clarendon Township	26,230,512	24,424,700	7.4%	26,230,512
08 Convis Township	42,790,800	42,356,900	1.0%	42,790,800
09 Eckford Township	34,098,400	37,044,100	-8.0%	34,098,400
10 Emmett Township	230,635,408	235,651,500	-2.1%	230,635,408
11 Fredonia Township	36,699,900	39,074,100	-6.1%	36,699,900
12 Homer Township	31,009,950	33,100,200	-6.3%	31,009,950
13 Lee Township	18,332,800	19,764,000	-7.2%	18,332,800
14 Leroy Township	113,464,900	113,775,650	-0.3%	113,464,900
15 Marengo Township	51,070,000	49,207,966	3.8%	51,070,000
16 Marshall Township	107,376,100	106,515,050	0.8%	107,376,100
17 Newton Township	86,760,150	84,558,050	2.6%	86,760,150
18 Pennfield Township	162,234,310	158,986,390	2.0%	162,234,310
19 Sheridan Township	31,387,298	28,274,200	11.0%	31,387,298
20 Tekonsha Township	31,091,100	30,420,050	2.2%	31,091,100
Total Townships	1,333,966,673	1,334,512,778	0.0%	1,333,966,673
Cities				
51 City of Albion	58,765,000	60,515,400	-2.9%	58,765,000
52 City of Battle Creek	710,981,145	734,455,181	-3.2%	710,981,145
53 City of Marshall	142,176,700	139,224,750	2.1%	142,176,700
54 City of Springfield	30,911,850	33,641,073	-8.1%	30,911,850
Total Cities	942,834,695	967,836,404	-2.6%	942,834,695
County Total	2,276,801,368	2,302,349,182	-1.1%	2,276,801,368

**2014 CHANGE IN ASSESSED VALUE
DEVELOPMENTAL REAL**

Jurisdiction	2014 Assessed Value	2013 Assessed Value	1 Year Change	2014 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	1,007,800	1,133,900	-11.1%	1,007,800
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	1,109,950	1,222,300	-9.2%	1,109,950
19 Sheridan Township	-	-	0.0%	-
20 Tekonsha Township	-	-	0.0%	-
Total Townships	2,117,750	2,356,200	-10.1%	2,117,750
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	2,117,750	2,356,200	-10.1%	2,117,750

2014 TOTAL REAL & PERSONAL PROPERTY

Jurisdiction	Parcel Count	Assessed Valuation	Adjustment	Factor	AV/TCV Ratio	Equalized Valuation	Percent of County
Townships							
01 Albion Township	821	61,564,450	-	-	50.00%	61,564,450	1.5%
02 Athens Township	1,367	98,193,000	-	-	50.00%	98,193,000	2.4%
04 Bedford Township	4,512	193,175,265	-	-	50.00%	193,175,265	4.7%
05 Burlington Township	1,221	70,044,600	-	-	50.00%	70,044,600	1.7%
06 Clarence Township	1,654	92,693,200	-	-	50.00%	92,693,200	2.3%
07 Clarendon Township	1,552	58,094,713	-	-	50.00%	58,094,713	1.4%
08 Convis Township	954	68,696,100	-	-	50.00%	68,696,100	1.7%
09 Eckford Township	909	77,968,100	-	-	50.00%	77,968,100	1.9%
10 Emmett Township	5,873	369,678,305	-	-	50.00%	369,678,305	9.0%
11 Fredonia Township	1,108	78,311,100	-	-	50.00%	78,311,100	1.9%
12 Homer Township	1,419	84,609,840	-	-	50.00%	84,609,840	2.1%
13 Lee Township	761	62,356,600	-	-	50.00%	62,356,600	1.5%
14 Leroy Township	2,084	147,926,050	-	-	50.00%	147,926,050	3.6%
15 Marengo Township	1,267	108,000,000	-	-	50.00%	108,000,000	2.6%
16 Marshall Township	1,762	159,048,400	-	-	50.00%	159,048,400	3.9%
17 Newton Township	1,510	129,789,500	-	-	50.00%	129,789,500	3.2%
18 Pennfield Township	4,170	208,310,060	-	-	50.00%	208,310,060	5.1%
19 Sheridan Township	1,210	98,386,698	-	-	50.00%	98,386,698	2.4%
20 Tekonsha Township	1,247	68,574,550	-	-	50.00%	68,574,550	1.7%
Total Townships	35,401	2,235,420,531	-	-	50.00%	2,235,420,531	54.6%
Cities							
51 City of Albion	3,319	112,548,400	-	-	50.00%	112,548,400	2.8%
52 City of Battle Creek	21,842	1,420,507,145	-	-	50.00%	1,420,507,145	34.7%
53 City of Marshall	3,807	241,874,600	-	-	50.00%	241,874,600	5.9%
54 City of Springfield	1,997	81,802,790	-	-	50.00%	81,802,790	2.0%
Total Cities	30,965	1,856,732,935	-	-	50.00%	1,856,732,935	45.4%
County Total	66,366	4,092,153,466	-	-	50.00%	4,092,153,466	100.0%

2014 AGRICULTURAL REAL

Jurisdiction	Parcel Count	Assessed Valuation	Adjustment	Factor	AV/TCV Ratio	Equalized Valuation	Percent of County
Townships							
01 Albion Township	265	33,944,850	-	1.00000	50.00%	33,944,850	7.1%
02 Athens Township	206	26,966,400	-	1.00000	50.00%	26,966,400	5.7%
04 Bedford Township	27	5,312,200	-	1.00000	50.00%	5,312,200	1.1%
05 Burlington Township	224	27,588,600	-	1.00000	50.00%	27,588,600	5.8%
06 Clarence Township	247	27,916,800	-	1.00000	50.00%	27,916,800	5.9%
07 Clarendon Township	230	27,374,345	-	1.00000	50.00%	27,374,345	5.8%
08 Convis Township	97	14,850,900	-	1.00000	50.00%	14,850,900	3.1%
09 Eckford Township	247	33,980,200	-	1.00000	50.00%	33,980,200	7.2%
10 Emmett Township	65	14,753,000	-	1.00000	50.00%	14,753,000	3.1%
11 Fredonia Township	237	31,563,900	-	1.00000	50.00%	31,563,900	6.6%
12 Homer Township	270	35,136,700	-	1.00000	50.00%	35,136,700	7.4%
13 Lee Township	248	32,934,400	-	1.00000	50.00%	32,934,400	6.9%
14 Leroy Township	117	22,875,400	-	1.00000	50.00%	22,875,400	4.8%
15 Marengo Township	204	35,246,200	-	1.00000	50.00%	35,246,200	7.4%
16 Marshall Township	141	25,360,200	-	1.00000	50.00%	25,360,200	5.3%
17 Newton Township	119	20,279,400	-	1.00000	50.00%	20,279,400	4.3%
18 Pennfield Township	57	6,395,870	-	1.00000	50.00%	6,395,870	1.3%
19 Sheridan Township	164	22,283,800	-	1.00000	50.00%	22,283,800	4.7%
20 Tekonsha Township	203	25,214,550	-	1.00000	50.00%	25,214,550	5.3%
Total Townships	3,368	469,977,715	-		50.00%	469,977,715	98.9%
Cities							
51 City of Albion	-	-	-	NA	0.00%	-	0.0%
52 City of Battle Creek	37	5,137,872	-	1.00000	50.00%	5,137,872	1.1%
53 City of Marshall	-	-	-	NA	0.00%	-	0.0%
54 City of Springfield	-	-	-	NA	0.00%	-	0.0%
Total Cities	37	5,137,872	-		50.00%	5,137,872	1.1%
County Total	3,405	475,115,587	-		50.00%	475,115,587	100.0%

2014 COMMERCIAL REAL

Jurisdiction	Parcel Count	Assessed Valuation	Adjustment	Factor	AV/TCV Ratio	Equalized Valuation	Percent of County
Townships							
01 Albion Township	17	1,244,600	-	1.00000	49.91%	1,244,600	0.2%
02 Athens Township	55	4,611,600	-	1.00000	50.00%	4,611,600	0.8%
04 Bedford Township	113	9,938,050	-	1.00000	50.00%	9,938,050	1.8%
05 Burlington Township	42	4,394,100	-	1.00000	50.00%	4,394,100	0.8%
06 Clarence Township	18	2,308,700	-	1.00000	50.00%	2,308,700	0.4%
07 Clarendon Township	8	2,452,100	-	1.00000	50.00%	2,452,100	0.4%
08 Convis Township	15	5,279,900	-	1.00000	50.00%	5,279,900	1.0%
09 Eckford Township	2	67,400	-	1.00000	50.00%	67,400	0.0%
10 Emmett Township	435	89,366,617	-	1.00000	50.00%	89,366,617	16.3%
11 Fredonia Township	13	2,626,400	-	1.00000	50.00%	2,626,400	0.5%
12 Homer Township	87	4,793,000	-	1.00000	50.00%	4,793,000	0.9%
13 Lee Township	0	-	-	NA	0.00%	-	0.0%
14 Leroy Township	49	6,622,900	-	1.00000	50.00%	6,622,900	1.2%
15 Marengo Township	37	5,671,700	-	1.00000	50.00%	5,671,700	1.0%
16 Marshall Township	70	11,693,200	-	1.00000	50.00%	11,693,200	2.1%
17 Newton Township	1	1,417,200	-	1.00000	50.00%	1,417,200	0.3%
18 Pennfield Township	128	19,469,080	-	1.00000	50.00%	19,469,080	3.5%
19 Sheridan Township	60	5,174,300	-	1.00000	50.00%	5,174,300	0.9%
20 Tekonsha Township	81	6,903,350	-	1.00000	50.00%	6,903,350	1.3%
Total Townships	1231	184,034,197	-		50.00%	184,034,197	33.5%
Cities							
51 City of Albion	238	23,172,600	-	1.00000	50.00%	23,172,600	4.2%
52 City of Battle Creek	1553	265,239,370	-	1.00000	50.00%	265,239,370	48.4%
53 City of Marshall	298	41,368,800	-	1.00000	50.00%	41,368,800	7.5%
54 City of Springfield	282	34,743,367	-	1.00000	50.00%	34,743,367	6.3%
Total Cities	2371	364,524,137	-		50.00%	364,524,137	66.5%
County Total	3602	548,558,334	-		50.00%	548,558,334	100.0%

2014 INDUSTRIAL REAL

Jurisdiction	Parcel Count	Assessed Valuation	Adjustment	Factor	AV/TCV Ratio	Equalized Valuation	Percent of County
Townships							
01 Albion Township	9	2,659,250	-	1.00000	50.00%	2,659,250	1.4%
02 Athens Township	9	863,000	-	1.00000	50.00%	863,000	0.5%
04 Bedford Township	13	355,600	-	1.00000	50.00%	355,600	0.2%
05 Burlington Township	9	967,700	-	1.00000	50.00%	967,700	0.5%
06 Clarence Township	11	338,900	-	1.00000	50.00%	338,900	0.2%
07 Clarendon Township	3	388,300	-	1.00000	50.00%	388,300	0.2%
08 Convis Township	11	1,065,200	-	1.00000	50.00%	1,065,200	0.6%
09 Eckford Township	4	3,809,500	-	1.00000	50.00%	3,809,500	2.0%
10 Emmett Township	50	5,161,150	-	1.00000	50.00%	5,161,150	2.7%
11 Fredonia Township	7	137,400	-	1.00000	50.00%	137,400	0.1%
12 Homer Township	19	4,505,300	-	1.00000	50.00%	4,505,300	2.4%
13 Lee Township	15	608,000	-	1.00000	50.00%	608,000	0.3%
14 Leroy Township	4	343,450	-	1.00000	50.00%	343,450	0.2%
15 Marengo Township	4	100,400	-	1.00000	50.00%	100,400	0.1%
16 Marshall Township	5	282,500	-	1.00000	50.00%	282,500	0.1%
17 Newton Township	5	109,700	-	1.00000	50.00%	109,700	0.1%
18 Pennfield Township	58	2,033,840	-	1.00000	50.00%	2,033,840	1.1%
19 Sheridan Township	18	6,935,300	-	1.00000	50.00%	6,935,300	3.6%
20 Tekonsha Township	14	1,104,750	-	1.00000	50.00%	1,104,750	0.6%
Total Townships	268	31,769,240	-		50.00%	31,769,240	16.6%
Cities							
51 City of Albion	42	11,364,700	-	1.00000	50.00%	11,364,700	5.9%
52 City of Battle Creek	181	115,967,321	-	1.00000	50.00%	115,967,321	60.6%
53 City of Marshall	86	24,792,300	-	1.00000	50.00%	24,792,300	12.9%
54 City of Springfield	45	7,599,810	-	1.00000	50.00%	7,599,810	4.0%
Total Cities	354	159,724,131	-		50.00%	159,724,131	83.4%
County Total	622	191,493,371	-		50.00%	191,493,371	100.0%

2014 RESIDENTIAL REAL

Jurisdiction	Parcel Count	Assessed Valuation	Adjustment	Factor	AV/TCV Ratio	Equalized Valuation	Percent of County
Townships							
01 Albion Township	481	17,880,000	-	1.00000	50.00%	17,880,000	0.8%
02 Athens Township	979	48,264,100	-	1.00000	50.00%	48,264,100	2.1%
04 Bedford Township	4185	169,880,845	-	1.00000	50.00%	169,880,845	7.5%
05 Burlington Township	893	34,448,200	-	1.00000	50.00%	34,448,200	1.5%
06 Clarence Township	1330	60,311,900	-	1.00000	50.00%	60,311,900	2.6%
07 Clarendon Township	1273	26,230,512	-	1.00000	50.00%	26,230,512	1.2%
08 Convis Township	761	42,790,800	-	1.00000	50.00%	42,790,800	1.9%
09 Eckford Township	628	34,098,400	-	1.00000	50.00%	34,098,400	1.5%
10 Emmett Township	4712	230,635,408	-	1.00000	50.00%	230,635,408	10.1%
11 Fredonia Township	769	36,699,900	-	1.00000	50.00%	36,699,900	1.6%
12 Homer Township	968	31,009,950	-	1.00000	50.00%	31,009,950	1.4%
13 Lee Township	452	18,332,800	-	1.00000	50.00%	18,332,800	0.8%
14 Leroy Township	1797	113,464,900	-	1.00000	50.00%	113,464,900	5.0%
15 Marengo Township	904	51,070,000	-	1.00000	50.00%	51,070,000	2.2%
16 Marshall Township	1400	107,376,100	-	1.00000	50.00%	107,376,100	4.7%
17 Newton Township	1331	86,760,150	-	1.00000	50.00%	86,760,150	3.8%
18 Pennfield Township	3754	162,234,310	-	1.00000	50.00%	162,234,310	7.1%
19 Sheridan Township	851	31,387,298	-	1.00000	50.00%	31,387,298	1.4%
20 Tekonsha Township	802	31,091,100	-	1.00000	50.00%	31,091,100	1.4%
Total Townships	28270	1,333,966,673	-		50.00%	1,333,966,673	58.6%
Cities							
51 City of Albion	2678	58,765,000	-	1.00000	50.00%	58,765,000	2.6%
52 City of Battle Creek	18970	710,981,145	-	1.00000	50.00%	710,981,145	31.2%
53 City of Marshall	2842	142,176,700	-	1.00000	50.00%	142,176,700	6.2%
54 City of Springfield	1427	30,911,850	-	1.00000	50.00%	30,911,850	1.4%
Total Cities	25917	942,834,695	-		50.00%	942,834,695	41.4%
County Total	54187	2,276,801,368	-		50.00%	2,276,801,368	100.0%

2014 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	7	1,007,800	-	1.00000	50.00%	1,007,800	47.6%
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	13	1,109,950	-	1.00000	50.00%	1,109,950	52.4%
19 Sheridan Township	0	-	-	NA	0.00%	-	0.0%
20 Tekonsha Township	0	-	-	NA	0.00%	-	0.0%
Total Townships	20	2,117,750	-		50.00%	2,117,750	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	20	2,117,750	-		50.00%	2,117,750	100.0%

2014 TOTAL REAL PROPERTY

Jurisdiction	Parcel Count	Assessed Valuation	Adjustment	Factor	AV/TCV Ratio	Equalized Valuation	Percent of County
Townships							
01 Albion Township	772	55,728,700	-	-	50.00%	55,728,700	1.6%
02 Athens Township	1249	80,705,100	-	-	50.00%	80,705,100	2.3%
04 Bedford Township	4338	185,486,695	-	-	50.00%	185,486,695	5.3%
05 Burlington Township	1168	67,398,600	-	-	50.00%	67,398,600	1.9%
06 Clarence Township	1606	90,876,300	-	-	50.00%	90,876,300	2.6%
07 Clarendon Township	1514	56,445,257	-	-	50.00%	56,445,257	1.6%
08 Convis Township	884	63,986,800	-	-	50.00%	63,986,800	1.8%
09 Eckford Township	881	71,955,500	-	-	50.00%	71,955,500	2.1%
10 Emmett Township	5269	340,923,975	-	-	50.00%	340,923,975	9.8%
11 Fredonia Township	1026	71,027,600	-	-	50.00%	71,027,600	2.0%
12 Homer Township	1344	75,444,950	-	-	50.00%	75,444,950	2.2%
13 Lee Township	715	51,875,200	-	-	50.00%	51,875,200	1.5%
14 Leroy Township	1967	143,306,650	-	-	50.00%	143,306,650	4.1%
15 Marengo Township	1149	92,088,300	-	-	50.00%	92,088,300	2.6%
16 Marshall Township	1616	144,712,000	-	-	50.00%	144,712,000	4.1%
17 Newton Township	1456	108,566,450	-	-	50.00%	108,566,450	3.1%
18 Pennfield Township	4010	191,243,050	-	-	50.00%	191,243,050	5.5%
19 Sheridan Township	1093	65,780,698	-	-	50.00%	65,780,698	1.9%
20 Tekonsha Township	1100	64,313,750	-	-	50.00%	64,313,750	1.8%
Total Townships	33157	2,021,865,575	-	-	50.00%	2,021,865,575	57.9%
Cities							
51 City of Albion	2958	93,302,300	-	-	50.00%	93,302,300	2.7%
52 City of Battle Creek	20741	1,097,325,708	-	-	50.00%	1,097,325,708	31.4%
53 City of Marshall	3226	208,337,800	-	-	50.00%	208,337,800	6.0%
54 City of Springfield	1754	73,255,027	-	-	50.00%	73,255,027	2.1%
Total Cities	28679	1,472,220,835	-	-	50.00%	1,472,220,835	42.1%
County Total	61836	3,494,086,410	-	-	50.00%	3,494,086,410	100.0%

2014 COMMERCIAL PERSONAL

Jurisdiction	Parcel Count	Assessed Valuation	Adjustment	Factor	AV/TCV Ratio	Equalized Valuation	Percent of County
Townships							
01 Albion Township	25	466,100	-	-	50.00%	466,100	0.4%
02 Athens Township	110	740,600	-	-	50.00%	740,600	0.6%
04 Bedford Township	160	1,669,812	-	-	50.00%	1,669,812	1.4%
05 Burlington Township	43	256,900	-	-	50.00%	256,900	0.2%
06 Clarence Township	36	201,500	-	-	50.00%	201,500	0.2%
07 Clarendon Township	33	367,467	-	-	50.00%	367,467	0.3%
08 Convis Township	51	2,266,100	-	-	50.00%	2,266,100	1.9%
09 Eckford Township	17	467,000	-	-	50.00%	467,000	0.4%
10 Emmett Township	585	16,041,460	-	-	50.00%	16,041,460	13.6%
11 Fredonia Township	63	253,100	-	-	50.00%	253,100	0.2%
12 Homer Township	63	378,800	-	-	50.00%	378,800	0.3%
13 Lee Township	19	722,000	-	-	50.00%	722,000	0.6%
14 Leroy Township	104	592,800	-	-	50.00%	592,800	0.5%
15 Marengo Township	99	4,384,800	-	-	50.00%	4,384,800	3.7%
16 Marshall Township	134	8,251,300	-	-	50.00%	8,251,300	7.0%
17 Newton Township	42	318,450	-	-	50.00%	318,450	0.3%
18 Pennfield Township	146	2,509,950	-	-	50.00%	2,509,950	2.1%
19 Sheridan Township	99	2,085,000	-	-	50.00%	2,085,000	1.8%
20 Tekonsha Township	128	1,467,550	-	-	50.00%	1,467,550	1.2%
Total Townships	1,957	43,440,689	-		50.00%	43,440,689	36.8%
Cities							
51 City of Albion	338	3,188,200	-	-	50.00%	3,188,200	2.7%
52 City of Battle Creek	1,003	59,510,275	-	-	50.00%	59,510,275	50.4%
53 City of Marshall	543	7,570,800	-	-	50.00%	7,570,800	6.4%
54 City of Springfield	226	4,400,594	-	-	50.00%	4,400,594	3.7%
Total Cities	2,110	74,669,869	-		50.00%	74,669,869	63.2%
County Total	4,067	118,110,558	-		50.00%	118,110,558	100.0%

2014 INDUSTRIAL PERSONAL

Jurisdiction	Parcel Count	Assessed Valuation	Adjustment	Factor	AV/TCV Ratio	Equalized Valuation	Percent of County
Townships							
01 Albion Township	17	3,825,500	-	-	50.00%	3,825,500	1.2%
02 Athens Township	1	7,338,950	-	-	50.00%	7,338,950	2.4%
04 Bedford Township	3	110,459	-	-	50.00%	110,459	0.0%
05 Burlington Township	2	301,000	-	-	50.00%	301,000	0.1%
06 Clarence Township	-	-	-	-	0.00%	-	0.0%
07 Clarendon Township	1	316,458	-	-	50.00%	316,458	0.1%
08 Convis Township	1	272,000	-	-	50.00%	272,000	0.1%
09 Eckford Township	1	4,276,200	-	-	50.00%	4,276,200	1.4%
10 Emmett Township	10	2,488,930	-	-	50.00%	2,488,930	0.8%
11 Fredonia Township	3	3,496,300	-	-	50.00%	3,496,300	1.1%
12 Homer Township	6	5,515,510	-	-	50.00%	5,515,510	1.8%
13 Lee Township	-	-	-	-	0.00%	-	0.0%
14 Leroy Township	2	119,300	-	-	50.00%	119,300	0.0%
15 Marengo Township	2	304,600	-	-	50.00%	304,600	0.1%
16 Marshall Township	2	287,600	-	-	50.00%	287,600	0.1%
17 Newton Township	-	-	-	-	0.00%	-	0.0%
18 Pennfield Township	5	322,100	-	-	50.00%	322,100	0.1%
19 Sheridan Township	5	15,716,400	-	-	50.00%	15,716,400	5.0%
20 Tekonsha Township	9	583,900	-	-	50.00%	583,900	0.2%
Total Townships	70	45,275,207	-		50.00%	45,275,207	14.5%
Cities							
51 City of Albion	19	12,468,500	-	-	50.00%	12,468,500	4.0%
52 City of Battle Creek	78	228,195,599	-	-	50.00%	228,195,599	73.3%
53 City of Marshall	30	23,679,800	-	-	50.00%	23,679,800	7.6%
54 City of Springfield	15	1,805,712	-	-	50.00%	1,805,712	0.6%
Total Cities	142	266,149,611	-		50.00%	266,149,611	85.5%
County Total	212	311,424,818	-		50.00%	311,424,818	100.0%

2014 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	-	-	-	-	0.00%	-	0.0%
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	-	-	-	-	0.00%	-	0.0%
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	-	-	-	-	0.00%	-	0.0%

2014 UTILITY PERSONAL

Jurisdiction	Parcel Count	Assessed Valuation	Adjustment	Factor	AV/TCV Ratio	Equalized Valuation	Percent of County
Townships							
01 Albion Township	7	1,544,150	-	-	50.00%	1,544,150	0.9%
02 Athens Township	7	9,408,350	-	-	50.00%	9,408,350	5.6%
04 Bedford Township	11	5,908,299	-	-	50.00%	5,908,299	3.5%
05 Burlington Township	8	2,088,100	-	-	50.00%	2,088,100	1.2%
06 Clarence Township	12	1,615,400	-	-	50.00%	1,615,400	1.0%
07 Clarendon Township	4	965,531	-	-	50.00%	965,531	0.6%
08 Convis Township	18	2,171,200	-	-	50.00%	2,171,200	1.3%
09 Eckford Township	10	1,269,400	-	-	50.00%	1,269,400	0.8%
10 Emmett Township	9	10,223,940	-	-	50.00%	10,223,940	6.1%
11 Fredonia Township	16	3,534,100	-	-	50.00%	3,534,100	2.1%
12 Homer Township	6	3,270,580	-	-	50.00%	3,270,580	1.9%
13 Lee Township	27	9,759,400	-	-	50.00%	9,759,400	5.8%
14 Leroy Township	11	3,907,300	-	-	50.00%	3,907,300	2.3%
15 Marengo Township	17	11,222,300	-	-	50.00%	11,222,300	6.7%
16 Marshall Township	10	5,797,500	-	-	50.00%	5,797,500	3.4%
17 Newton Township	12	20,904,600	-	-	50.00%	20,904,600	12.4%
18 Pennfield Township	9	14,234,960	-	-	50.00%	14,234,960	8.4%
19 Sheridan Township	13	14,804,600	-	-	50.00%	14,804,600	8.8%
20 Tekonsha Township	10	2,209,350	-	-	50.00%	2,209,350	1.3%
Total Townships	217	124,839,060	-		50.00%	124,839,060	74.1%
Cities							
51 City of Albion	4	3,589,400	-	-	50.00%	3,589,400	2.1%
52 City of Battle Creek	20	35,475,563	-	-	50.00%	35,475,563	21.0%
53 City of Marshall	8	2,286,200	-	-	50.00%	2,286,200	1.4%
54 City of Springfield	2	2,341,457	-	-	50.00%	2,341,457	1.4%
Total Cities	34	43,692,620	-		50.00%	43,692,620	25.9%
County Total	251	168,531,680	-		50.00%	168,531,680	100.0%

2014 TOTAL PERSONAL PROPERTY

Jurisdiction	Parcel Count	Assessed Valuation	Adjustment	Factor	AV/TCV Ratio	Equalized Valuation	Percent of County
Townships							
01 Albion Township	49	5,835,750	-	1.00000	50.00%	5,835,750	1.0%
02 Athens Township	118	17,487,900	-	1.00000	50.00%	17,487,900	2.9%
04 Bedford Township	174	7,688,570	-	1.00000	50.00%	7,688,570	1.3%
05 Burlington Township	53	2,646,000	-	1.00000	50.00%	2,646,000	0.4%
06 Clarence Township	48	1,816,900	-	1.00000	50.00%	1,816,900	0.3%
07 Clarendon Township	38	1,649,456	-	1.00000	50.00%	1,649,456	0.3%
08 Convis Township	70	4,709,300	-	1.00000	50.00%	4,709,300	0.8%
09 Eckford Township	28	6,012,600	-	1.00000	50.00%	6,012,600	1.0%
10 Emmett Township	604	28,754,330	-	1.00000	50.00%	28,754,330	4.8%
11 Fredonia Township	82	7,283,500	-	1.00000	50.00%	7,283,500	1.2%
12 Homer Township	75	9,164,890	-	1.00000	50.00%	9,164,890	1.5%
13 Lee Township	46	10,481,400	-	1.00000	50.00%	10,481,400	1.8%
14 Leroy Township	117	4,619,400	-	1.00000	50.00%	4,619,400	0.8%
15 Marengo Township	118	15,911,700	-	1.00000	50.00%	15,911,700	2.7%
16 Marshall Township	146	14,336,400	-	1.00000	50.00%	14,336,400	2.4%
17 Newton Township	54	21,223,050	-	1.00000	50.00%	21,223,050	3.5%
18 Pennfield Township	160	17,067,010	-	1.00000	50.00%	17,067,010	2.9%
19 Sheridan Township	117	32,606,000	-	1.00000	50.00%	32,606,000	5.5%
20 Tekonsha Township	147	4,260,800	-	1.00000	50.00%	4,260,800	0.7%
Total Townships	2244	213,554,956	-		50.00%	213,554,956	35.7%
Cities							
51 City of Albion	361	19,246,100	-	1.00000	50.00%	19,246,100	3.2%
52 City of Battle Creek	1101	323,181,437	-	1.00000	50.00%	323,181,437	54.0%
53 City of Marshall	581	33,536,800	-	1.00000	50.00%	33,536,800	5.6%
54 City of Springfield	243	8,547,763	-	1.00000	50.00%	8,547,763	1.4%
Total Cities	2286	384,512,100	-		50.00%	384,512,100	64.3%
County Total	4530	598,067,056	-		50.00%	598,067,056	100.0%