

2025 CALHOUN COUNTY EQUALIZATION REPORT



Prepared for the
CALHOUN COUNTY BOARD OF COMMISSIONERS

BY
Tom R. Scott, MAAO
Deputy Equalization Director

with staff of the
Calhoun County Equalization Department
315 W Green St.
Marshall Michigan 49068

Derek King, Chair
Calhoun County Board of Commissioners

Susan M. Connolly, Clerk
Board of Commissioners

CALHOUN COUNTY BOARD OF COMMISSIONERS

RESOLUTION TO ADOPT THE 2025 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 2025 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 2025 Equalization Report prepared by the Calhoun County Equalization Department for a total 2025 equalized valuation of real and personal property of \$7,084,183,260 with the breakdown of equalized valuation by property classification as follows:

Agricultural Real Property	\$638,293,686
Commercial Real Property	\$807,382,563
Industrial Real Property	\$299,459,686
Residential Real Property	\$4,565,976,612
Developmental Real Property	\$0
Total Real Property	\$6,311,112,547
Total Personal Property	<u>\$773,070,713</u>
Total Real and Personal Property	\$7,084,183,260

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 or Equalization Consultant are authorized to represent Calhoun County at both Preliminary and Final State Equalization sessions, when deemed necessary.

April 15, 2025

Calhoun County Clerk of Board of Commissioners

Date

CERTIFICATION OF RECOMMENDED COUNTY EQUALIZED VALUATIONS BY EQUALIZATION DIRECTOR

*This form is issued under the authority of MCL 211.148
Filing is mandatory*

TO: State Tax Commission
FROM: Equalization Director of Calhoun County
RE: State Assessor Certification of Preparer of the required Recommended County Equalized
Valuations

The Recommended County Equalized Valuations for the referenced county and year were prepared under my direct supervision and control in my role as Equalization Director.

I am certified as an assessor at the level required for the county by Michigan Compiled Laws 211.10d and the rules of the State Tax Commission.

The State Tax Commission requires a Level IV. State Assessor Certification for this county.

I am certified as a Level IV. State Certified Assessing Officer by the State Tax Commission.

The following are my total Recommended County Equalized Valuations for each separately equalized class of property in Calhoun County:

Agricultural	<u>638,293,686</u>	Timber-Cutover	<u>0</u>
Commercial	<u>807,382,563</u>	Developmental	<u>0</u>
Industrial	<u>299,459,686</u>	Total Real Property	<u>6,311,112,547</u>
Residential	<u>4,565,976,612</u>	Personal Property	<u>773,070,713</u>
Total Real and Personal Property			<u>7,084,183,260</u>

Please mail this form to the address below within fifteen days of submission of the Recommended County Equalized Valuations to the County Board of Commissioners.

Michigan Department of Treasury
Property Services Division
Local Assessment Review
P.O. Box 30790
Lansing, Michigan 48909

Signature of Equalization Director		Date
		April 15, 2025

2025 CALHOUN COUNTY EQUALIZATION REPORT

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CALHOUN COUNTY EQUALIZATION DEPARTMENT

315 W. Green St.
Marshall MI 49068

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

To: Calhoun County Board of Commissioners
From: Mathew L. Hansen, Equalization Director
Date: April 15, 2025
Subject: 2025 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 unit 2025 assessment rolls. The rolls have met all the criteria required and have been equalized to compensate for any inequities between jurisdictions based on the studies conducted by your Calhoun County Equalization Department as required by Section 211.34 of the Michigan Compiled Laws. The Department believes no county equalization factors are required, and recommends that the County accepts and equalizes each assessment roll as submitted.

The 2025 values, as stated in this report, indicate a 7.1% increase in equalized value when compared to the 2024 values. The reported 2025 county total equalized value is:
SEVEN BILLION, EIGHTY FOUR MILLION, ONE HUNDRED EIGHTY THREE THOUSAND, TWO HUNDRED SIXTY DOLLARS (\$7,084,183,260).

I wish to thank the County's Assessing Officers and the Equalization Department Staff for their assistance in the preparation and submission of the data supporting this report.

Respectfully submitted,

A handwritten signature in blue ink that appears to read "Mathew L. Hansen".

Mathew L. Hansen, MMAO
Equalization Director

CALHOUN COUNTY

BOARD OF COMMISSIONERS

DISTRICT #1	DOMINIC Oo
DISTRICT #2	MONIQUE FRENCH
DISTRICT #3	ALBERT MOREHART
DISTRICT #4	DAN STROWBRIDGE
DISTRICT #5	DEREK KING, CHAIR
DISTRICT #6	MATT SAXTON, VICE CHAIR
DISTRICT #7	GARY TOMPKINS

ASSESSING OFFICERS

ALBION TWP	DAN BRUNNER
ATHENS TWP	MARICA BAIL
BEDFORD TWP	MICHELE STORY
BURLINGTON TWP	DAN BRUNNER
CLARENCE TWP	DANIEL SLONE
CLARENDON TWP	ROBYN KULIKOWSKI
CONVIS TWP	DANIEL SLONE
ECKFORD TWP	DAN BRUNNER
EMMETT TWP	STEVEN HUDSON
FREDONIA TWP	ROGER SMITH
HOMER TWP	DAN BRUNNER
LEE TWP	ROGER SMITH
LERoy TWP	KARA DOUGHERTY
MARENGO TWP	DANIEL SLONE
MARSHALL TWP	DANIEL SLONE
NEWTON TWP	KARA DOUGHERTY
PENNFIELD TWP	DAN CURRIE
SHERIDAN TWP	DANIEL SLONE
TEKONSHA TWP	MARICA BAIL
ALBION CITY	DAN CURRIE
BATTLE CREEK CITY	AARON POWERS
MARSHALL CITY	ED VANDERVRIES
SPRINGFIELD CITY	LOIS BUCHANAN

EQUALIZATION DEPARTMENT

DIRECTOR	MATHEW HANSEN
DEPUTY DIRECTOR	TOM SCOTT
OFFICE ADMINISTRATOR	LEISSA TURNER
EQUALIZATION CLERK	PENNY WEST

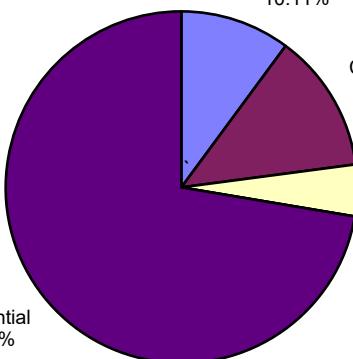
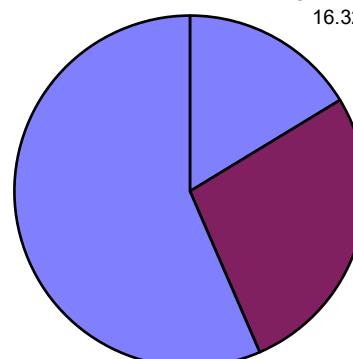
Values Summary

Year Over Year Changes - Assessed Value & Taxable Value

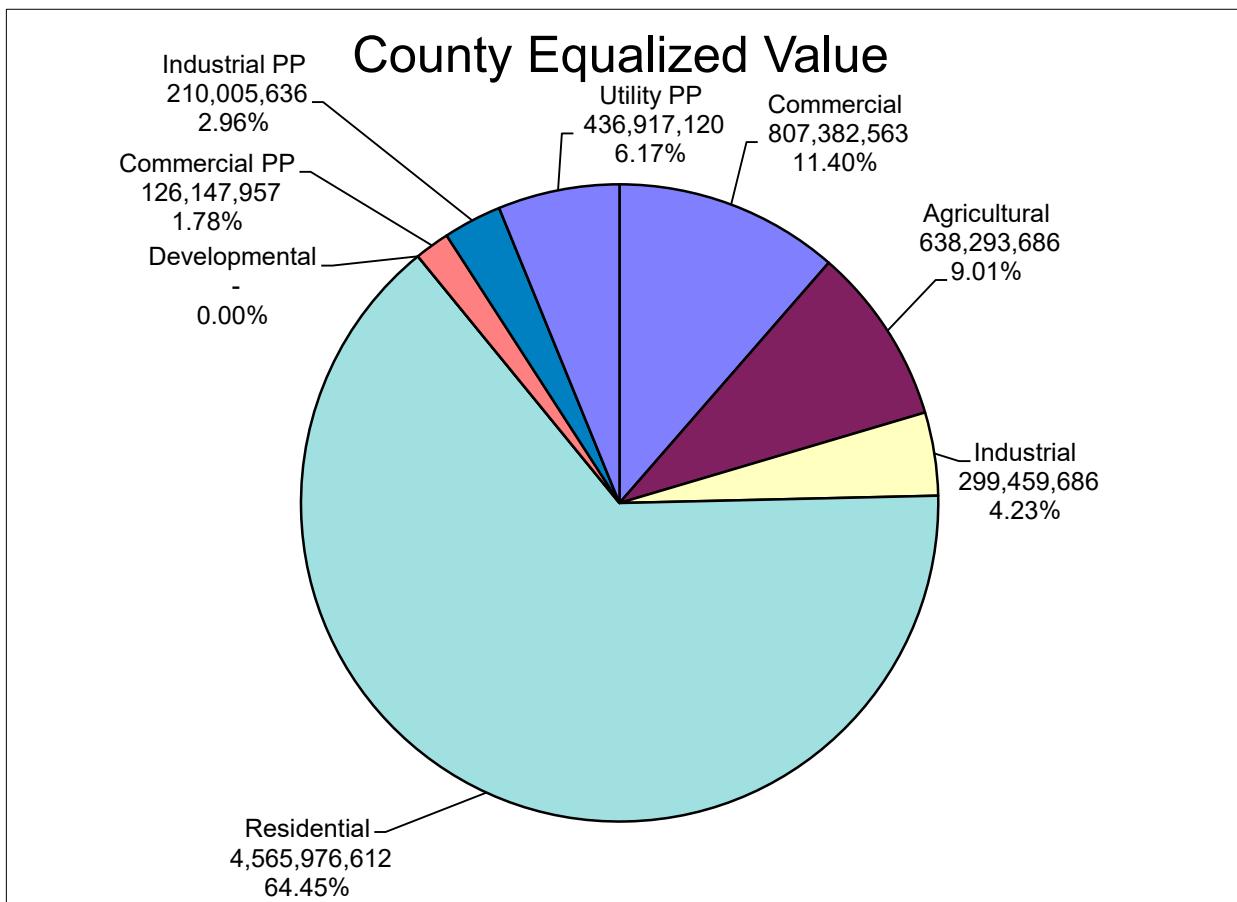
Considers new construction & razing, change in value levels, and classification changes.

Assessed & Equalized Values	2025	2024	Change
Agricultural Real Property	638,293,686	586,769,850	8.8%
Commercial Real Property	807,382,563	753,286,193	7.2%
Industrial Real Property	299,459,686	291,860,809	2.6%
Residential Real Property	4,565,976,612	4,214,139,073	8.3%
Developmental Real Property	-	-	
Total Real Property	6,311,112,547	5,846,055,925	8.0%
Total Personal Property	773,070,713	771,062,292	0.3%
Total Real and Personal Property	7,084,183,260	6,617,118,217	7.1%

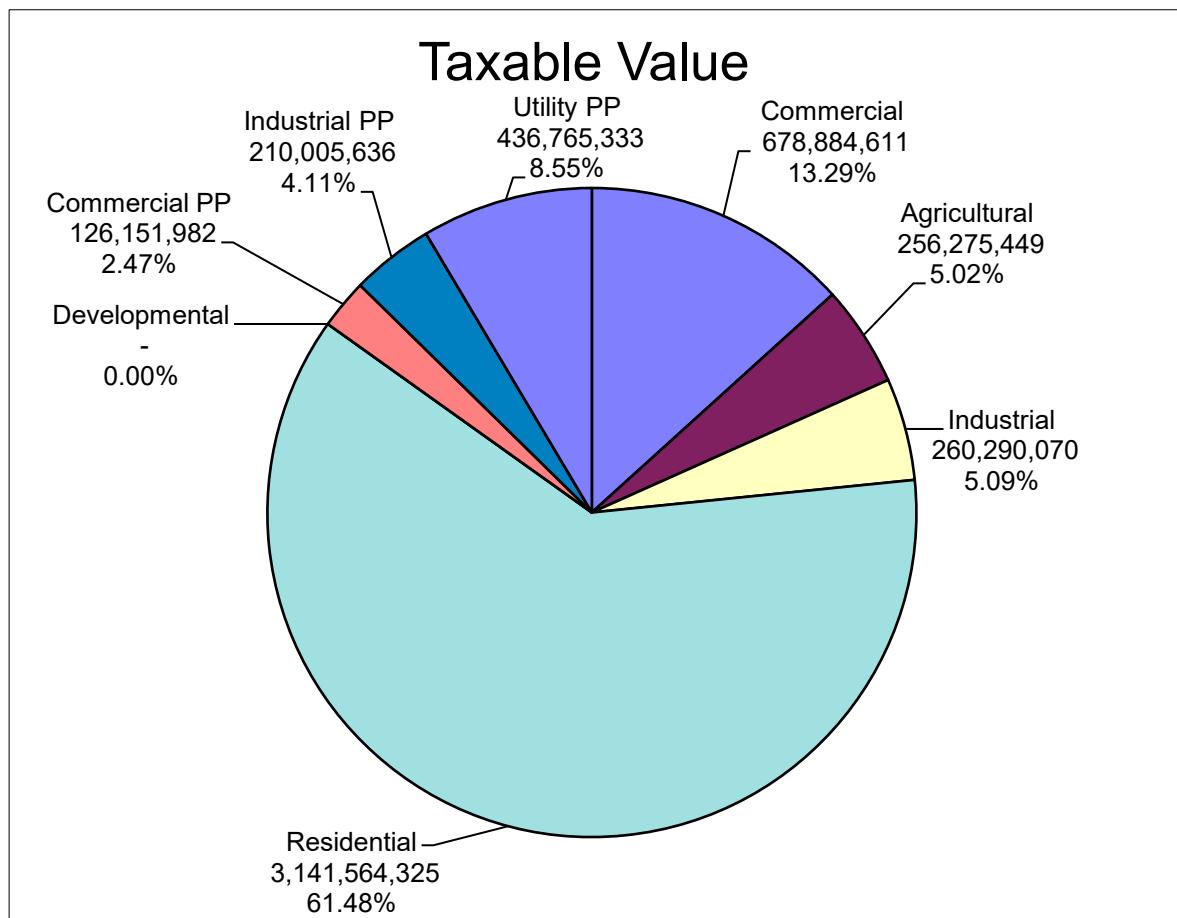
Taxable Values	2025	2024	Change
Agricultural Real Property	256,275,449	249,919,149	2.5%
Commercial Real Property	678,884,611	646,006,362	5.1%
Industrial Real Property	260,290,070	253,825,737	2.5%
Residential Real Property	3,141,564,325	2,984,563,935	5.3%
Developmental Real Property	-	-	
Total Real	4,337,014,455	4,134,315,183	4.9%
Personal Property	772,922,951	770,886,162	0.3%
County Total Taxable Value	5,109,937,406	4,905,201,345	4.2%

COUNTY EQUALIZED VALUE			% Taxable Value to Equalized Value	COUNTY TAXABLE VALUE																				
YEAR	EQUALIZED VALUE	% CHANGE		YEAR	TAXABLE VALUE	% CHANGE																		
2022	5,183,149,912	10.42	78.26%	2022	4,056,534,214																			
2023	5,723,146,445		75.40%	2023	4,315,458,224	6.38																		
2024	6,617,118,217		74.13%	2024	4,905,201,345	13.67																		
2025	7,084,183,260		72.13%	2025	5,109,937,406	4.17																		
Percent of Total Real & Personal 2025 REAL EQUALIZED VALUE 6,311,112,547 89.09%			Percent of Total Real & Personal 2025 PERSONAL EQUALIZED VALUE 773,070,713 10.91%																					
2025 REAL TAXABLE VALUE 4,337,014,455 84.87%			2025 PERSONAL TAXABLE VALUE 772,922,951 15.13%																					
PROPERTY CLASSIFICATION'S % OF COUNTY EQUALIZED VALUE																								
2025 REAL EQUALIZED VALUE			2025 PERSONAL EQUALIZED VALUE																					
 <table> <tr> <td>Residential</td> <td>72.35%</td> </tr> <tr> <td>Commercial</td> <td>12.79%</td> </tr> <tr> <td>Agricultural</td> <td>10.11%</td> </tr> <tr> <td>Industrial</td> <td>4.74%</td> </tr> <tr> <td>Developmental</td> <td>0.00%</td> </tr> </table>			Residential	72.35%	Commercial	12.79%	Agricultural	10.11%	Industrial	4.74%	Developmental	0.00%	 <table> <tr> <td>Utility</td> <td>56.52%</td> </tr> <tr> <td>Industrial</td> <td>27.17%</td> </tr> <tr> <td>Commercial</td> <td>16.32%</td> </tr> <tr> <td>Residential</td> <td>0.00%</td> </tr> </table>				Utility	56.52%	Industrial	27.17%	Commercial	16.32%	Residential	0.00%
Residential	72.35%																							
Commercial	12.79%																							
Agricultural	10.11%																							
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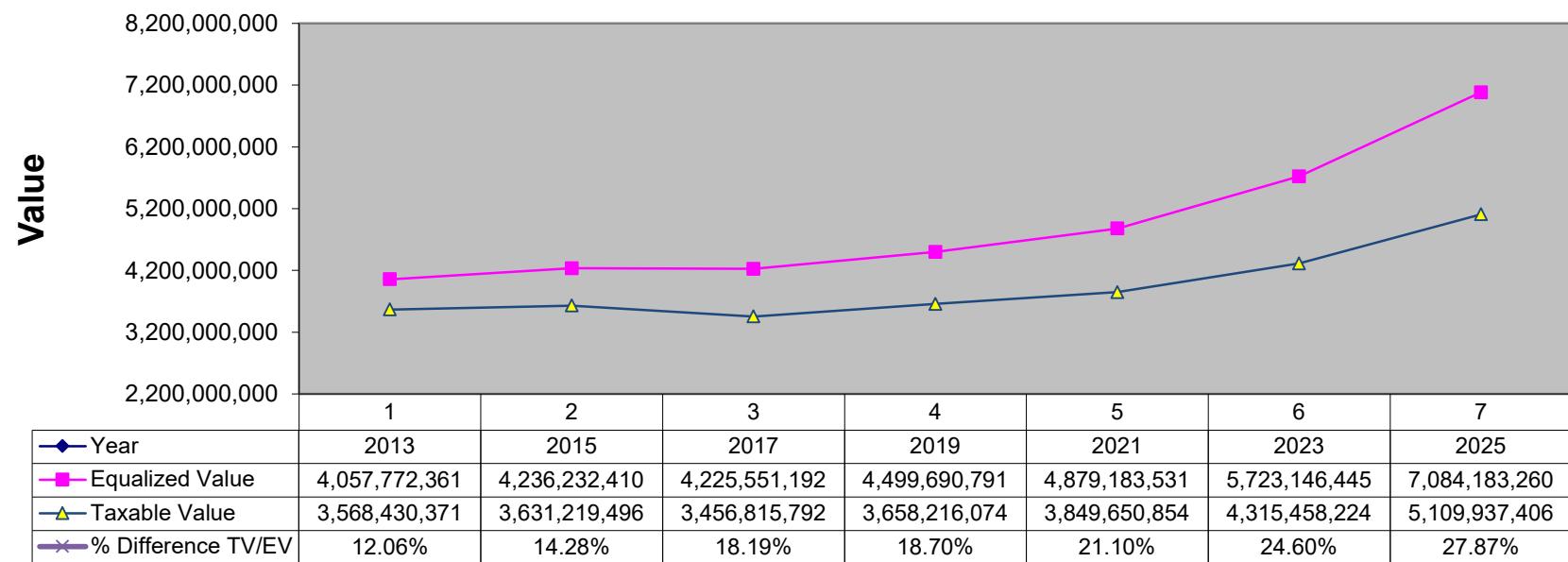
**2025 County Equalized Value
by Real & Personal Property Classification
& Percent of County Total Equalized Value**



2025 Countywide Taxable Valuations Real and Personal Property by Classification & Percent of County Total Taxable Value



EQUALIZED VALUE COMPARED WITH TAXABLE VALUE

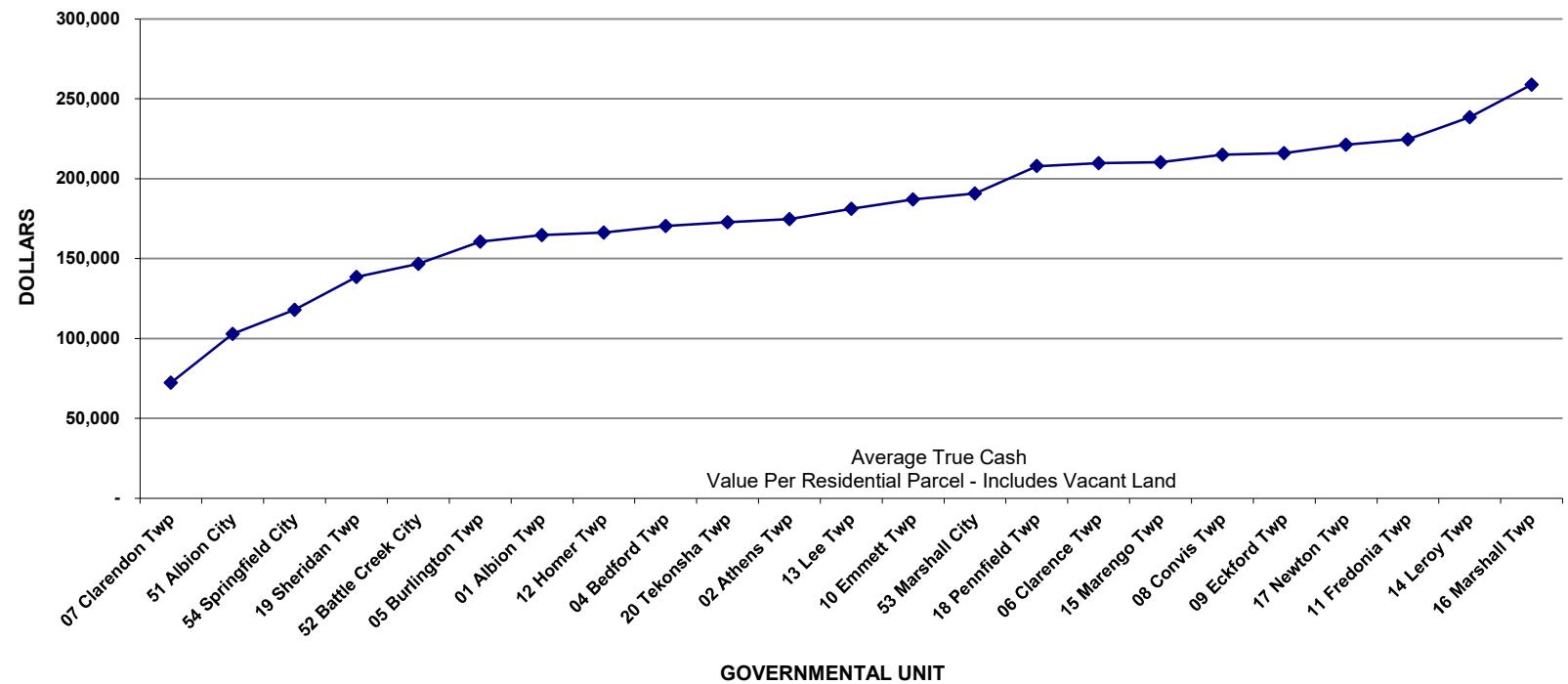


CALHOUN COUNTY

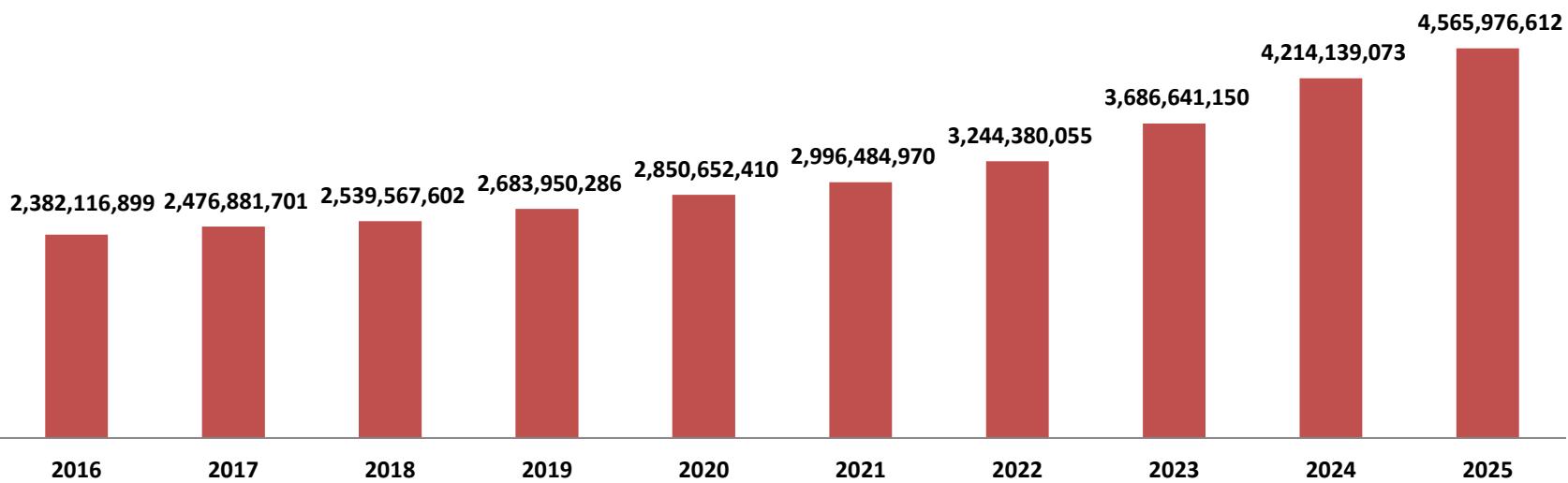
RESIDENTIAL - Average Market Value Per Parcel (includes vacant land)

Local Unit	Total Cash Value	Number of Parcels	Avg Value Per Parcel	2024 Avg Value Per Parcel	2024 Avg Value Over Last Year	Change
07 Clarendon Twp	94,189,694	1,301	72,398	68,363	6%	
51 Albion City	270,187,722	2,626	102,889	94,829	8%	
54 Springfield City	166,497,950	1,412	117,916	106,318	11%	
19 Sheridan Twp	119,570,097	863	138,552	139,062	0%	
52 Battle Creek City	2,749,298,391	18,735	146,747	135,978	8%	
05 Burlington Twp	144,333,188	899	160,549	147,848	9%	
01 Albion Twp	80,513,556	489	164,649	149,234	10%	
12 Homer Twp	163,354,453	982	166,349	150,028	11%	
04 Bedford Twp	747,484,528	4,388	170,347	153,868	11%	
20 Tekonsha Twp	137,789,555	798	172,669	148,000	17%	
02 Athens Twp	188,062,583	1,076	174,779	156,428	12%	
13 Lee Twp	80,220,631	443	181,085	169,362	7%	
10 Emmett Twp	866,599,117	4,635	186,969	173,079	8%	
53 Marshall City	547,233,253	2,870	190,674	174,981	9%	
18 Pennfield Twp	772,286,727	3,715	207,883	188,139	10%	
06 Clarence Twp	281,683,658	1,343	209,742	190,595	10%	
15 Marengo Twp	203,970,370	970	210,279	197,982	6%	
08 Convis Twp	167,935,224	781	215,026	208,541	3%	
09 Eckford Twp	131,939,577	611	215,940	224,843	-4%	
17 Newton Twp	289,944,193	1,310	221,331	210,445	5%	
11 Fredonia Twp	167,377,067	745	224,667	203,297	11%	
14 Leroy Twp	439,646,672	1,844	238,420	228,559	4%	
16 Marshall Twp	372,045,158	1,437	258,904	241,673	7%	
Countywide	9,182,163,364	54,273	169,185	156,509	8.1%	

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



Residential Equalized Values



**2025 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	94,341,900	4,757,990	99,099,890	94,341,900	4,757,990	99,099,890	1.4%
02 Athens Township	139,019,400	29,136,250	168,155,650	139,019,400	29,136,250	168,155,650	2.4%
04 Bedford Township	396,601,373	18,004,000	414,605,373	396,601,373	18,004,000	414,605,373	5.9%
05 Burlington Township	119,074,860	8,405,990	127,480,850	119,074,860	8,405,990	127,480,850	1.8%
06 Clarence Township	174,082,900	3,665,200	177,748,100	174,082,900	3,665,200	177,748,100	2.5%
07 Clarendon Township	88,142,400	1,896,548	90,038,948	88,142,400	1,896,548	90,038,948	1.3%
08 Convis Township	115,473,459	132,388,100	247,861,559	115,473,459	132,388,100	247,861,559	3.5%
09 Eckford Township	123,983,140	1,839,960	125,823,100	123,983,140	1,839,960	125,823,100	1.8%
10 Emmett Township	578,750,616	41,256,660	620,007,276	578,750,616	41,256,660	620,007,276	8.8%
11 Fredonia Township	130,414,500	13,192,300	143,606,800	130,414,500	13,192,300	143,606,800	2.0%
12 Homer Township	141,502,935	6,245,910	147,748,845	141,502,935	6,245,910	147,748,845	2.1%
13 Lee Township	94,313,000	18,824,000	113,137,000	94,313,000	18,824,000	113,137,000	1.6%
14 Leroy Township	255,718,367	16,743,700	272,462,067	255,718,367	16,743,700	272,462,067	3.8%
15 Marengo Township	153,678,684	43,212,600	196,891,284	153,678,684	43,212,600	196,891,284	2.8%
16 Marshall Township	224,648,450	98,182,000	322,830,450	224,648,450	98,182,000	322,830,450	4.6%
17 Newton Township	175,261,100	38,742,500	214,003,600	175,261,100	38,742,500	214,003,600	3.0%
18 Pennfield Township	421,969,585	34,393,224	456,362,809	421,969,585	34,393,224	456,362,809	6.4%
19 Sheridan Township	109,318,600	51,362,956	160,681,556	109,318,600	51,362,956	160,681,556	2.3%
20 Tekonsha Township	118,805,115	7,179,600	125,984,715	118,805,115	7,179,600	125,984,715	1.8%
Total Townships	3,655,100,384	569,429,488	4,224,529,872	3,655,100,384	569,429,488	4,224,529,872	59.6%
Cities							
51 City of Albion	186,201,806	15,356,790	201,558,596	186,201,806	15,356,790	201,558,596	2.8%
52 City of Battle Creek	1,927,020,879	139,453,700	2,066,474,579	1,927,020,879	139,453,700	2,066,474,579	29.2%
53 City of Marshall	405,114,600	38,603,825	443,718,425	405,114,600	38,603,825	443,718,425	6.3%
54 City of Springfield	137,674,878	10,226,910	147,901,788	137,674,878	10,226,910	147,901,788	2.1%
Total Cities	2,656,012,163	203,641,225	2,859,653,388	2,656,012,163	203,641,225	2,859,653,388	40.4%
County Total	6,311,112,547	773,070,713	7,084,183,260	6,311,112,547	773,070,713	7,084,183,260	100.0%

YEAR OVER YEAR COMPARISON OF COUNTY EQUALIZED VALUES

<u>CLASS</u>	<u>2025</u>	<u>2024</u>	<u>CHANGE</u>	<u>% CHANGE</u>
Agricultural	638,293,686	586,769,850	51,523,836	8.8%
Commercial	807,382,563	753,286,193	54,096,370	7.2%
Industrial	299,459,686	291,860,809	7,598,877	2.6%
Residential	4,565,976,612	4,214,139,073	351,837,539	8.3%
Developmental	-	-	-	-
Total Real	6,311,112,547	5,846,055,925	465,056,622	8.0%
Personal Property	773,070,713	771,062,292	2,008,421	0.3%
Total Equalized Value	7,084,183,260	6,617,118,217	467,065,043	7.1%

2 YEAR COMPARISON OF COUNTY EQUALIZED VALUATIONS

<u>CLASS</u>	<u>2025</u>	<u>2023</u>	<u>CHANGE</u>	<u>% CHANGE</u>
Agricultural	638,293,686	572,399,056	65,894,630	11.5%
Commercial	807,382,563	702,211,390	105,171,173	15.0%
Industrial	299,459,686	250,487,442	48,972,244	19.6%
Residential	4,565,976,612	3,686,641,150	879,335,462	23.9%
Developmental	-	-	-	-
Total Real	6,311,112,547	5,211,739,038	1,099,373,509	21.1%
Personal Property	773,070,713	511,407,407	261,663,306	51.2%
Total Equalized Value	7,084,183,260	5,723,146,445	1,361,036,815	23.8%
		Annualized (not compounded)		11.9%

5 YEAR COMPARISON OF COUNTY EQUALIZED VALUATIONS

<u>CLASS</u>	<u>2025</u>	<u>2020</u>	<u>CHANGE</u>	<u>% CHANGE</u>
Agricultural	638,293,686	571,856,302	66,437,384	11.6%
Commercial	807,382,563	614,012,459	193,370,104	31.5%
Industrial	299,459,686	217,043,529	82,416,157	38.0%
Residential	4,565,976,612	2,850,652,410	1,715,324,202	60.2%
Developmental	-	-	-	-
Total Real	6,311,112,547	4,253,564,700	2,057,547,847	48.4%
Personal Property	773,070,713	457,480,632	315,590,081	69.0%
Total Equalized Value	7,084,183,260	4,711,045,332	2,373,137,928	50.4%
		Annualized (not compounded)		10.1%

10 YEAR COMPARISON OF COUNTY EQUALIZED VALUATIONS

<u>CLASS</u>	<u>2025</u>	<u>2015</u>	<u>CHANGE</u>	<u>% CHANGE</u>
Agricultural	638,293,686	498,628,136	139,665,550	28.0%
Commercial	807,382,563	550,859,137	256,523,426	46.6%
Industrial	299,459,686	196,608,750	102,850,936	52.3%
Residential	4,565,976,612	2,317,868,274	2,248,108,338	97.0%
Developmental	-	535,640	(535,640)	-100.0%
Total Real	6,311,112,547	3,564,499,937	2,746,612,610	77.1%
Personal Property	773,070,713	671,732,473	101,338,240	15.1%
Total Equalized Value	7,084,183,260	4,236,232,410	2,847,950,850	67.2%
		Annualized (not compounded)		6.7%

YEAR OVER YEAR COMPARISON OF COUNTY TAXABLE VALUES

<u>CLASS</u>	<u>2025</u>	<u>2024</u>	<u>CHANGE</u>	<u>% CHANGE</u>
Agricultural	256,275,449	249,919,149	6,356,300	2.5%
Commercial	678,884,611	646,006,362	32,878,249	5.1%
Industrial	260,290,070	253,825,737	6,464,333	2.5%
Residential	3,141,564,325	2,984,563,935	157,000,390	5.3%
Developmental	-	-	-	-
Total Real	4,337,014,455	4,134,315,183	202,699,272	4.9%
Personal Property	772,922,951	770,886,162	2,036,789	0.3%
County Total Taxable Value	5,109,937,406	4,905,201,345	204,736,061	4.2%

2 YEAR COMPARISON OF COUNTY TAXABLE VALUES

<u>CLASS</u>	<u>2025</u>	<u>2023</u>	<u>CHANGE</u>	<u>% CHANGE</u>
Agricultural	256,275,449	238,697,365	17,578,084	7.4%
Commercial	678,884,611	604,384,020	74,500,591	12.3%
Industrial	260,290,070	219,926,106	40,363,964	18.4%
Residential	3,141,564,325	2,741,173,718	400,390,607	14.6%
Developmental	-	-	-	-
Total Real	4,337,014,455	3,804,181,209	532,833,246	14.0%
Personal Property	772,922,951	511,277,015	261,645,936	51.2%
County Total Taxable Value	5,109,937,406	4,315,458,224	794,479,182	18.4%
		Annualized (not compounded)		9.2%

5 YEAR COMPARISON OF COUNTY TAXABLE VALUES

<u>CLASS</u>	<u>2025</u>	<u>2020</u>	<u>CHANGE</u>	<u>% CHANGE</u>
Agricultural	256,275,449	213,912,730	42,362,719	19.8%
Commercial	678,884,611	523,849,952	155,034,659	29.6%
Industrial	260,290,070	191,628,510	68,661,560	35.8%
Residential	3,141,564,325	2,363,505,755	778,058,570	32.9%
Developmental	-	-	-	-
Total Real	4,337,014,455	3,292,896,947	1,044,117,508	31.7%
Personal Property	772,922,951	457,152,986	315,769,965	69.1%
County Total Taxable Value	5,109,937,406	3,750,049,933	1,359,887,473	36.3%
		Annualized (not compounded)		7.3%

10 YEAR COMPARISON OF COUNTY TAXABLE VALUES

<u>CLASS</u>	<u>2025</u>	<u>2015</u>	<u>CHANGE</u>	<u>% CHANGE</u>
Agricultural	256,275,449	191,375,520	64,899,929	33.9%
Commercial	678,884,611	487,427,163	191,457,448	39.3%
Industrial	260,290,070	175,604,358	84,685,712	48.2%
Residential	3,141,564,325	2,114,790,751	1,026,773,574	48.6%
Developmental	-	219,560	(219,560)	-100.0%
Total Real	4,337,014,455	2,969,417,352	1,367,597,103	46.1%
Personal Property	772,922,951	661,802,144	111,120,807	16.8%
County Total Taxable Value	5,109,937,406	3,631,219,496	1,478,717,910	40.7%
		Annualized (not compounded)		4.1%

**2025 Post March Board of Review
Change in Taxable Valuations, Calhoun County**

REAL PROPERTY		Taxable Values			PERSONAL PROPERTY		Taxable Values			REAL & PERSONAL PROPERTY			Taxable Values			
TOWNSHIP OR CITY		2024 MBOR close Total Real Property	2025 MBOR close Total Real Property	% Chng		2024 MBOR close Total Personal Property	2025 MBOR close Total Personal Property	% Chng		2024 MBOR close Total R&P Property	2025 MBOR close Total R&P Property	% Chng		2024 MBOR close Total R&P Property	2025 MBOR close Total R&P Property	% Chng
1 ALBION		45,963,683	48,422,972	5.4%		4,452,080	4,757,990	6.9%		50,415,763	53,180,962	5.5%		106,267,469	111,049,565	4.5%
2 ATHENS		77,903,054	81,925,299	5.2%		28,364,415	29,124,266	2.7%		258,077,526	269,248,849	4.3%		72,223,200	75,011,770	3.9%
4 BEDFORD		240,071,926	251,244,849	4.7%		18,005,600	18,004,000	0.0%		101,196,655	105,851,976	4.6%		48,214,966	50,294,318	4.3%
5 BURLINGTON		63,785,890	66,605,780	4.4%		8,437,310	8,405,990	-0.4%		217,605,076	205,081,781	-5.8%		68,932,200	72,118,530	4.6%
6 CLARENCE		98,012,655	102,186,776	4.3%		3,184,000	3,665,200	15.1%		462,426,746	485,871,352	5.1%		148,152,513	132,388,100	-10.6%
7 CLARENDON		46,426,060	48,397,770	4.2%		1,788,906	1,896,548	6.0%		87,847,582	92,281,696	5.0%		1,821,790	1,839,960	1.0%
8 CONVIS		69,452,563	72,693,681	4.7%		1,481,523				78,467,010	82,556,920	5.2%				
9 ECKFORD		67,110,410	70,278,570	4.7%		1,428,169	41,191,428	-0.1%		59,951,452	65,903,095	9.9%				
10 EMMETT		421,178,577	444,679,924	5.6%		13,195,700	13,192,300	0.0%		180,218,336	189,432,149	5.1%				
11 FREDONIA		74,651,882	79,089,396	5.9%		5,807,220	6,245,910	7.6%		133,105,560	136,797,810	2.8%				
12 HOMER		72,659,790	76,311,010	5.0%		16,074,109	18,824,000	17.1%		278,133,099	261,610,569	-5.9%				
13 LEE		43,877,343	47,079,095	7.3%		15,892,521	16,684,536	5.0%		156,024,122	160,218,034	2.7%				
14 LEROY		164,325,815	172,747,613	5.1%		43,768,700	43,212,600	-1.3%		296,175,565	321,128,509	8.4%				
15 MARENGO		89,336,860	93,585,210	4.8%		114,578,700	98,182,000	-14.3%		120,338,390	123,511,594	2.6%				
16 MARSHALL		163,554,399	163,428,569	-0.1%		38,397,834	38,727,093	0.9%		120,083,607	109,457,035	3.2%				
17 NEWTON		117,626,288	121,490,941	3.3%		26,114,300	34,393,224	31.7%		116,955,879	125,599,476	7.4%				
18 PENNFIELD		270,061,265	286,735,285	6.2%		51,028,100	51,362,956	0.7%		1,605,772,118	1,605,772,118	4.9%				
19 SHERIDAN		69,310,290	72,148,638	4.1%		6,568,500	7,179,600	9.3%		307,928,383	335,464,575	8.9%				
20 TEKONSHA		61,536,823	65,315,123	6.1%												
Total for County		4,134,315,183	4,337,014,455	4.9%		770,886,162	772,922,951	0.3%		4,905,201,345	5,109,937,406	4.2%				
% of Last Yr's TV Reported		100%														
% of Units Reported		100%														
2025 Personal Property % of All Reported Property		15.1%														

County Equalization Director

Mathew L. Hansen

Personal and Real Property - Totals

L-4024

Calhoun County

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

TOWNSHIP OR CITY	NUMBER OF ACRES ASSESSED	TOTAL REAL PROPERTY VALUATIONS		PERSONAL PROPERTY VALUATIONS		TOTAL REAL PLUS PERSONAL PROPERTY	
	(COL. 1) ACRES HUNDRETHS	(COL. 2) ASSESSED VALUATIONS	(COL. 3) EQUALIZED VALUATIONS	(COL. 4) ASSESSED VALUATIONS	(COL. 5) EQUALIZED VALUATIONS	(COL. 6) ASSESSED VALUATIONS	(COL. 7) EQUALIZED VALUATIONS
TOWNSHIPS:							
1 ALBION	20,559.98	94,341,900	94,341,900	4,757,990	4,757,990	99,099,890	99,099,890
2 ATHENS	22,460.58	139,019,400	139,019,400	29,136,250	29,136,250	168,155,650	168,155,650
4 BEDFORD	18,139.12	396,601,373	396,601,373	18,004,000	18,004,000	414,605,373	414,605,373
5 BURLINGTON	22,349.22	119,074,860	119,074,860	8,405,990	8,405,990	127,480,850	127,480,850
6 CLARENCE	20,473.67	174,082,900	174,082,900	3,665,200	3,665,200	177,748,100	177,748,100
7 CLARENDON	22,259.99	88,142,400	88,142,400	1,896,548	1,896,548	90,038,948	90,038,948
8 CONVIS	22,621.45	115,473,459	115,473,459	132,388,100	132,388,100	247,861,559	247,861,559
9 ECKFORD	22,157.33	123,983,140	123,983,140	1,839,960	1,839,960	125,823,100	125,823,100
10 EMMETT	19,133.29	578,750,616	578,750,616	41,256,660	41,256,660	620,007,276	620,007,276
11 FREDONIA	21,239.79	130,414,500	130,414,500	13,192,300	13,192,300	143,606,800	143,606,800
12 HOMER	22,422.23	141,502,935	141,502,935	6,245,910	6,245,910	147,748,845	147,748,845
13 LEE	22,640.56	94,313,000	94,313,000	18,824,000	18,824,000	113,137,000	113,137,000
14 LEROY	22,477.63	255,718,367	255,718,367	16,743,700	16,743,700	272,462,067	272,462,067
15 MARENGO	22,381.41	153,678,684	153,678,684	43,212,600	43,212,600	196,891,284	196,891,284
16 MARSHALL	19,117.95	224,648,450	224,648,450	98,182,000	98,182,000	322,830,450	322,830,450
17 NEWTON	22,638.36	175,261,100	175,261,100	38,742,500	38,742,500	214,003,600	214,003,600
18 PENNFIELD	21,408.33	421,969,585	421,969,585	34,393,224	34,393,224	456,362,809	456,362,809
19 SHERIDAN	19,323.60	109,318,600	109,318,600	51,362,956	51,362,956	160,681,556	160,681,556
20 TEKONSHA	21,849.10	118,805,115	118,805,115	7,179,600	7,179,600	125,984,715	125,984,715
CITIES:							
51 ALBION	2,469.81	186,201,806	186,201,806	15,356,790	15,356,790	201,558,596	201,558,596
52 BATTLE CREEK	24,583.24	1,927,020,879	1,927,020,879	139,453,700	139,453,700	2,066,474,579	2,066,474,579
53 MARSHALL	3,739.05	405,114,600	405,114,600	38,603,825	38,603,825	443,718,425	443,718,425
54 SPRINGFIELD	1,954.10	137,674,878	137,674,878	10,226,910	10,226,910	147,901,788	147,901,788
Totals for County	438,399.79	6,311,112,547	6,311,112,547	773,070,713	773,070,713	7,084,183,260	7,084,183,260

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, 2025



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 2025 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Real Property Equalized by County Board of Commissioners							
Township or City	(COL. 1) AGRICULTURAL	(COL. 2) COMMERCIAL	(COL. 3) INDUSTRIAL	(COL. 4) RESIDENTIAL	(COL. 5) TIMBER-CUTOVER	(COL. 6) DEVELOPMENTAL	(COL. 7) TOTAL REAL PROPERTY
TOWNSHIPS:							
1 ALBION	47,147,750	1,400,100	5,723,050	40,071,000	0	0	94,341,900
2 ATHENS	38,391,500	5,600,000	1,141,000	93,886,900	0	0	139,019,400
4 BEDFORD	8,257,600	16,936,800	393,600	371,013,373	0	0	396,601,373
5 BURLINGTON	40,912,220	4,866,120	1,516,030	71,780,490	0	0	119,074,860
6 CLARENCE	31,350,700	2,210,500	452,500	140,069,200	0	0	174,082,900
7 CLARENDRON	38,339,600	2,686,100	514,700	46,602,000	0	0	88,142,400
8 CONVIS	16,479,821	8,231,600	7,263,200	83,498,838	0	0	115,473,459
9 ECKFORD	51,504,350	225,950	6,357,670	65,895,170	0	0	123,983,140
10 EMMETT	17,853,540	119,053,620	8,706,670	433,136,786	0	0	578,750,616
11 FREDONIA	44,246,900	3,508,500	222,400	82,436,700	0	0	130,414,500
12 HOMER	49,506,490	6,283,540	5,025,380	80,687,525	0	0	141,502,935
13 LEE	53,597,200	0	944,500	39,771,300	0	0	94,313,000
14 LEROY	29,573,400	7,537,750	501,950	218,105,267	0	0	255,718,367
15 MARENGO	43,388,400	8,627,500	126,200	101,536,584	0	0	153,678,684
16 MARSHALL	22,665,800	10,108,800	5,976,100	185,897,750	0	0	224,648,450
17 NEWTON	29,019,300	1,625,400	101,100	144,515,300	0	0	175,261,100
18 PENNFIELD	9,250,200	27,149,900	2,722,200	382,847,285	0	0	421,969,585
19 SHERIDAN	20,788,700	8,292,500	20,878,800	59,358,600	0	0	109,318,600
20 TEKONSHA	38,726,515	9,132,450	2,784,000	68,162,150	0	0	118,805,115
CITIES:							
51 ALBION	0	33,796,900	18,118,400	134,286,506	0	0	186,201,806
52 BATTLE CREEK	7,293,700	396,527,000	156,120,100	1,367,080,079	0	0	1,927,020,879
53 MARSHALL	0	85,680,400	47,098,500	272,335,700	0	0	405,114,600
54 SPRINGFIELD	0	47,901,133	6,771,636	83,002,109	0	0	137,674,878
Totals for County	638,293,686	807,382,563	299,459,686	4,565,976,612	0	0	6,311,112,547

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, 2025



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 2025 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Real Property Equalized by County Board of Commissioners							
Township or City	(COL. 1) AGRICULTURAL	(COL. 2) COMMERCIAL	(COL. 3) INDUSTRIAL	(COL. 4) RESIDENTIAL	(COL. 5) TIMBER-CUTOVER	(COL. 6) DEVELOPMENTAL	(COL. 7) TOTAL REAL PROPERTY
TOWNSHIPS:							
1 ALBION	47,147,750	1,400,100	5,723,050	40,071,000	0	0	94,341,900
2 ATHENS	38,391,500	5,600,000	1,141,000	93,886,900	0	0	139,019,400
4 BEDFORD	8,257,600	16,936,800	393,600	371,013,373	0	0	396,601,373
5 BURLINGTON	40,912,220	4,866,120	1,516,030	71,780,490	0	0	119,074,860
6 CLARENCE	31,350,700	2,210,500	452,500	140,069,200	0	0	174,082,900
7 CLARENDRON	38,339,600	2,686,100	514,700	46,602,000	0	0	88,142,400
8 CONVIS	16,479,821	8,231,600	7,263,200	83,498,838	0	0	115,473,459
9 ECKFORD	51,504,350	225,950	6,357,670	65,895,170	0	0	123,983,140
10 EMMETT	17,853,540	119,053,620	8,706,670	433,136,786	0	0	578,750,616
11 FREDONIA	44,246,900	3,508,500	222,400	82,436,700	0	0	130,414,500
12 HOMER	49,506,490	6,283,540	5,025,380	80,687,525	0	0	141,502,935
13 LEE	53,597,200	0	944,500	39,771,300	0	0	94,313,000
14 LEROY	29,573,400	7,537,750	501,950	218,105,267	0	0	255,718,367
15 MARENGO	43,388,400	8,627,500	126,200	101,536,584	0	0	153,678,684
16 MARSHALL	22,665,800	10,108,800	5,976,100	185,897,750	0	0	224,648,450
17 NEWTON	29,019,300	1,625,400	101,100	144,515,300	0	0	175,261,100
18 PENNFIELD	9,250,200	27,149,900	2,722,200	382,847,285	0	0	421,969,585
19 SHERIDAN	20,788,700	8,292,500	20,878,800	59,358,600	0	0	109,318,600
20 TEKONSHA	38,726,515	9,132,450	2,784,000	68,162,150	0	0	118,805,115
CITIES:							
51 ALBION	0	33,796,900	18,118,400	134,286,506	0	0	186,201,806
52 BATTLE CREEK	7,293,700	396,527,000	156,120,100	1,367,080,079	0	0	1,927,020,879
53 MARSHALL	0	85,680,400	47,098,500	272,335,700	0	0	405,114,600
54 SPRINGFIELD	0	47,901,133	6,771,636	83,002,109	0	0	137,674,878
Totals for County	638,293,686	807,382,563	299,459,686	4,565,976,612	0	0	6,311,112,547

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 pursuant 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, 2025



Equalization Director

Clerk of Board of Commissioners

Chairperson of Board of Commissioners

Taxable Valuations, Calhoun County

Page 1 of 3

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

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

TOWNSHIP OR CITY	REAL PROPERTY Taxable Values as of the Fourth Monday in May. (Do not Report Assessed Valuations or Equalized Valuations on This Form.)						
	(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	17,384,495	989,720	4,750,452	25,298,305	-	-	48,422,972
2 ATHENS	14,013,264	4,749,440	972,944	62,189,651	-	-	81,925,299
4 BEDFORD	4,178,480	12,918,913	236,226	233,911,230	-	-	251,244,849
5 BURLINGTON	16,392,990	3,798,940	1,351,300	45,062,550	-	-	66,605,780
6 CLARENCE	12,427,730	1,911,586	142,515	87,704,945	-	-	102,186,776
7 CLARENDON	14,445,702	1,950,225	498,513	31,503,330	-	-	48,397,770
8 CONVIS	7,648,647	6,727,935	3,397,872	54,919,227	-	-	72,693,681
9 ECKFORD	20,594,030	191,910	5,002,590	44,490,040	-	-	70,278,570
10 EMMETT	7,160,096	106,419,204	7,838,574	323,262,050	-	-	444,679,924
11 FREDONIA	20,373,979	2,548,558	149,166	56,017,693	-	-	79,089,396
12 HOMER	19,907,430	4,705,930	3,875,310	47,822,340	-	-	76,311,010
13 LEE	20,918,532	0	550,043	25,610,520	-	-	47,079,095
14 LEROY	10,155,071	6,479,908	451,933	155,660,701	-	-	172,747,613
15 MARENGO	16,672,063	6,609,534	96,653	70,206,960	-	-	93,585,210
16 MARSHALL	8,306,867	8,911,084	2,469,657	143,740,961	-	-	163,428,569
17 NEWTON	12,834,225	1,604,957	66,836	106,984,923	-	-	121,490,941
18 PENNFIELD	4,613,370	23,751,861	1,273,663	257,096,391	-	-	286,735,285
19 SHERIDAN	9,532,064	6,979,260	16,726,218	38,911,096	-	-	72,148,638
20 TEKONSHA	15,611,761	7,282,603	2,343,757	40,077,002	-	-	65,315,123
51 ALBION	-	23,951,788	14,269,462	72,021,436	-	-	110,242,686
52 BATTLE CREEK	3,104,653	337,685,758	149,207,038	976,316,944	-	-	1,466,314,393
53 MARSHALL	-	66,103,567	38,715,665	192,041,518	-	-	296,860,750
54 SPRINGFIELD	-	42,611,930	5,903,683	50,714,512	-	-	99,230,125
Totals for County	256,275,449	678,884,611	260,290,070	3,141,564,325	0	0	4,337,014,455

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

Page 2 of 3

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

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

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	-	536,540	1,095,530	-	3,125,920	4,757,990
2 ATHENS	-	139,750	1,263,150	-	27,721,366	29,124,266
4 BEDFORD	-	2,244,400	0	-	15,759,600	18,004,000
5 BURLINGTON	-	761,700	0	-	7,644,290	8,405,990
6 CLARENCE	-	265,900	0	-	3,399,300	3,665,200
7 CLARENDON	-	0	244,573	-	1,651,975	1,896,548
8 CONVIS	-	2,879,600	120,528,700	-	8,979,800	132,388,100
9 ECKFORD	-	0	0	-	1,839,960	1,839,960
10 EMMETT	-	20,090,880	4,390	-	21,096,158	41,191,428
11 FREDONIA	-	360,700	0	-	12,831,600	13,192,300
12 HOMER	-	405,070	251,300	-	5,589,540	6,245,910
13 LEE	-	178,500	0	-	18,645,500	18,824,000
14 LEROY	-	647,900	50,800	-	15,985,836	16,684,536
15 MARENGO	-	1,416,300	0	-	41,796,300	43,212,600
16 MARSHALL	-	1,543,100	66,031,900	-	30,607,000	98,182,000
17 NEWTON	-	114,300	0	-	38,612,793	38,727,093
18 PENNFIELD	-	3,617,700	1,725,924	-	29,049,600	34,393,224
19 SHERIDAN	-	2,794,456	1,037,900	-	47,530,600	51,362,956
20 TEKONSHA	-	1,067,950	1,440,300	-	4,671,350	7,179,600
51 ALBION	-	3,492,090	1,094,900	-	10,769,800	15,356,790
52 BATTLE CREEK	-	60,353,425	10,114,500	-	68,989,800	139,457,725
53 MARSHALL	-	17,901,825	4,309,700	-	16,392,300	38,603,825
54 SPRINGFIELD	-	5,339,896	812,069	-	4,074,945	10,226,910
Totals for County	0	126,151,982	210,005,636	0	436,765,333	772,922,951

Taxable Valuations, Calhoun County

Page 3 of 3

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

TOWNSHIP OR CITY		(COL. 14) Total Real and Personal Property Taxable Valuations	(COL. 15) PRE, QA, QFP Taxable Valuations	(COL. 16) Commercial Personal Property Taxable Valuations	(COL. 17) Industrial Personal Property Taxable Valuations	(COL. 18) NonHomestead*
1	ALBION	53,180,962	38,753,760	536,540	1,095,530	12,795,132
2	ATHENS	111,049,565	67,270,940	139,750	1,263,150	42,375,725
4	BEDFORD	269,248,849	210,159,352	2,244,400	0	56,845,097
5	BURLINGTON	75,011,770	55,351,907	761,700	0	18,898,163
6	CLARENCE	105,851,976	73,933,986	265,900	0	31,652,090
7	CLARENDON	50,294,318	39,310,093	0	244,573	10,739,652
8	CONVIS	205,081,781	54,317,404	2,879,600	120,528,700	27,356,077
9	ECKFORD	72,118,530	59,202,288	0	0	12,916,242
10	EMMETT	485,871,352	296,948,163	20,090,880	4,390	168,827,919
11	FREDONIA	92,281,696	66,303,997	360,700	0	25,616,999
12	HOMER	82,556,920	59,510,415	405,070	251,300	22,390,135
13	LEE	65,903,095	41,213,845	178,500	0	24,510,750
14	LEROY	189,432,149	154,742,240	647,900	50,800	33,991,209
15	MARENKO	136,797,810	77,909,286	1,416,300	0	57,472,224
16	MARSHALL	261,610,569	137,129,778	1,543,100	66,031,900	56,905,791
17	NEWTON	160,218,034	112,164,435	114,300	0	47,939,299
18	PENNFIELD	321,128,509	226,659,894	3,617,700	1,725,924	89,124,991
19	SHERIDAN	123,511,594	40,086,024	2,794,456	1,037,900	79,593,214
20	TEKONSHA	72,494,723	45,652,079	1,067,950	1,440,300	24,334,394
51	ALBION	125,599,476	50,400,053	3,492,090	1,094,900	70,612,433
52	BATTLE CREEK	1,605,772,118	829,450,269	60,353,425	10,114,500	705,853,924
53	MARSHALL	335,464,575	165,906,561	17,901,825	4,309,700	147,346,489
54	SPRINGFIELD	109,457,035	39,098,563	5,339,896	812,069	64,206,507
Totals for County		5,109,937,406	2,941,475,332	126,151,982	210,005,636	1,832,304,456

County Equalization Director Mathew L. Hansen	Signature 	Date April 15, 2025
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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.

**2025 CHANGE IN ASSESSED VALUE
TOTAL REAL & PERSONAL**

Jurisdiction	2025 Assessed Value	2024 Assessed Value	1 Year Change	2025 Equalized Valuation
Townships				
01 Albion Township	99,099,890	88,100,980	12.5%	99,099,890
02 Athens Township	168,155,650	150,727,700	11.6%	168,155,650
04 Bedford Township	414,605,373	375,215,411	10.5%	414,605,373
05 Burlington Township	127,480,850	117,535,780	8.5%	127,480,850
06 Clarence Township	177,748,100	162,393,281	9.5%	177,748,100
07 Clarendon Township	90,038,948	85,237,506	5.6%	90,038,948
08 Convis Township	247,861,559	259,892,813	-4.6%	247,861,559
09 Eckford Township	125,823,100	120,546,470	4.4%	125,823,100
10 Emmett Township	620,007,276	577,589,261	7.3%	620,007,276
11 Fredonia Township	143,606,800	134,375,425	6.9%	143,606,800
12 Homer Township	147,748,845	133,998,820	10.3%	147,748,845
13 Lee Township	113,137,000	102,789,380	10.1%	113,137,000
14 Leroy Township	272,462,067	258,729,260	5.3%	272,462,067
15 Marengo Township	196,891,284	188,436,781	4.5%	196,891,284
16 Marshall Township	322,830,450	327,152,784	-1.3%	322,830,450
17 Newton Township	214,003,600	203,308,715	5.3%	214,003,600
18 Pennfield Township	456,362,809	404,758,384	12.7%	456,362,809
19 Sheridan Township	160,681,556	159,954,080	0.5%	160,681,556
20 Tekonsha Township	125,984,715	112,014,184	12.5%	125,984,715
Total Townships	4,224,529,872	3,962,757,015	6.6%	4,224,529,872
Cities				
51 City of Albion	201,558,596	185,000,442	9.0%	201,558,596
52 City of Battle Creek	2,066,474,579	1,935,661,742	6.8%	2,066,474,579
53 City of Marshall	443,718,425	396,820,500	11.8%	443,718,425
54 City of Springfield	147,901,788	136,878,518	8.1%	147,901,788
Total Cities	2,859,653,388	2,654,361,202	7.7%	2,859,653,388
County Total	7,084,183,260	6,617,118,217	7.1%	7,084,183,260

**2025 CHANGE IN ASSESSED VALUE
TOTAL REAL PROPERTY**

Jurisdiction	2025 Assessed Value	2024 Assessed Value	1 Year Change	2025 Equalized Valuation
Townships				
01 Albion Township	94,341,900	83,648,900	12.8%	94,341,900
02 Athens Township	139,019,400	122,350,250	13.6%	139,019,400
04 Bedford Township	396,601,373	357,209,811	11.0%	396,601,373
05 Burlington Township	119,074,860	109,098,470	9.1%	119,074,860
06 Clarence Township	174,082,900	159,209,281	9.3%	174,082,900
07 Clarendon Township	88,142,400	83,448,600	5.6%	88,142,400
08 Convis Township	115,473,459	111,740,300	3.3%	115,473,459
09 Eckford Township	123,983,140	118,724,680	4.4%	123,983,140
10 Emmett Township	578,750,616	536,259,621	7.9%	578,750,616
11 Fredonia Township	130,414,500	121,179,725	7.6%	130,414,500
12 Homer Township	141,502,935	128,191,600	10.4%	141,502,935
13 Lee Township	94,313,000	86,715,271	8.8%	94,313,000
14 Leroy Township	255,718,367	242,775,100	5.3%	255,718,367
15 Marengo Township	153,678,684	144,668,081	6.2%	153,678,684
16 Marshall Township	224,648,450	212,574,084	5.7%	224,648,450
17 Newton Township	175,261,100	164,891,900	6.3%	175,261,100
18 Pennfield Township	421,969,585	378,644,084	11.4%	421,969,585
19 Sheridan Township	109,318,600	108,925,980	0.4%	109,318,600
20 Tekonsha Township	118,805,115	105,445,684	12.7%	118,805,115
Total Townships	3,655,100,384	3,375,701,422	8.3%	3,655,100,384
Cities				
51 City of Albion	186,201,806	169,869,842	9.6%	186,201,806
52 City of Battle Creek	1,927,020,879	1,808,440,096	6.6%	1,927,020,879
53 City of Marshall	405,114,600	365,605,300	10.8%	405,114,600
54 City of Springfield	137,674,878	126,439,265	8.9%	137,674,878
Total Cities	2,656,012,163	2,470,354,503	7.5%	2,656,012,163
County Total	6,311,112,547	5,846,055,925	8.0%	6,311,112,547

**2025 CHANGE IN ASSESSED VALUE
TOTAL PERSONAL PROPERTY**

Jurisdiction	2025 Assessed Value	2024 Assessed Value	1 Year Change	2025 Equalized Valuation
Townships				
01 Albion Township	4,757,990	4,452,080	6.9%	4,757,990
02 Athens Township	29,136,250	28,377,450	2.7%	29,136,250
04 Bedford Township	18,004,000	18,005,600	0.0%	18,004,000
05 Burlington Township	8,405,990	8,437,310	-0.4%	8,405,990
06 Clarence Township	3,665,200	3,184,000	15.1%	3,665,200
07 Clarendon Township	1,896,548	1,788,906	6.0%	1,896,548
08 Convis Township	132,388,100	148,152,513	-10.6%	132,388,100
09 Eckford Township	1,839,960	1,821,790	1.0%	1,839,960
10 Emmett Township	41,256,660	41,329,640	-0.2%	41,256,660
11 Fredonia Township	13,192,300	13,195,700	0.0%	13,192,300
12 Homer Township	6,245,910	5,807,220	7.6%	6,245,910
13 Lee Township	18,824,000	16,074,109	17.1%	18,824,000
14 Leroy Township	16,743,700	15,954,160	4.9%	16,743,700
15 Marengo Township	43,212,600	43,768,700	-1.3%	43,212,600
16 Marshall Township	98,182,000	114,578,700	-14.3%	98,182,000
17 Newton Township	38,742,500	38,416,815	0.8%	38,742,500
18 Pennfield Township	34,393,224	26,114,300	31.7%	34,393,224
19 Sheridan Township	51,362,956	51,028,100	0.7%	51,362,956
20 Tekonsha Township	7,179,600	6,568,500	9.3%	7,179,600
Total Townships	569,429,488	587,055,593	-3.0%	569,429,488
Cities				
51 City of Albion	15,356,790	15,130,600	1.5%	15,356,790
52 City of Battle Creek	139,453,700	127,221,646	9.6%	139,453,700
53 City of Marshall	38,603,825	31,215,200	23.7%	38,603,825
54 City of Springfield	10,226,910	10,439,253	-2.0%	10,226,910
Total Cities	203,641,225	184,006,699	10.7%	203,641,225
County Total	773,070,713	771,062,292	0.3%	773,070,713

**2025 CHANGE IN ASSESSED VALUE
AGRICULTURAL REAL**

Jurisdiction	2025 Assessed Value	2024 Assessed Value	1 Year Change	2025 Equalized Valuation
Townships				
01 Albion Township	47,147,750	40,860,250	15.4%	47,147,750
02 Athens Township	38,391,500	32,549,300	17.9%	38,391,500
04 Bedford Township	8,257,600	6,958,700	18.7%	8,257,600
05 Burlington Township	40,912,220	37,674,360	8.6%	40,912,220
06 Clarence Township	31,350,700	29,686,100	5.6%	31,350,700
07 Clarendon Township	38,339,600	36,195,200	5.9%	38,339,600
08 Convis Township	16,479,821	15,706,200	4.9%	16,479,821
09 Eckford Township	51,504,350	44,447,170	15.9%	51,504,350
10 Emmett Township	17,853,540	16,537,450	8.0%	17,853,540
11 Fredonia Township	44,246,900	42,073,700	5.2%	44,246,900
12 Homer Township	49,506,490	45,754,590	8.2%	49,506,490
13 Lee Township	53,597,200	49,024,569	9.3%	53,597,200
14 Leroy Township	29,573,400	25,484,900	16.0%	29,573,400
15 Marengo Township	43,388,400	41,104,700	5.6%	43,388,400
16 Marshall Township	22,665,800	23,687,300	-4.3%	22,665,800
17 Newton Township	29,019,300	26,954,100	7.7%	29,019,300
18 Pennfield Township	9,250,200	8,643,700	7.0%	9,250,200
19 Sheridan Township	20,788,700	20,653,080	0.7%	20,788,700
20 Tekonsha Township	38,726,515	36,029,084	7.5%	38,726,515
Total Townships	630,999,986	580,024,453	8.8%	630,999,986
Cities				
51 City of Albion	-	-	0.0%	-
52 City of Battle Creek	7,293,700	6,745,397	8.1%	7,293,700
53 City of Marshall	-	-	0.0%	-
54 City of Springfield	-	-	0.0%	-
Total Cities	7,293,700	6,745,397	8.1%	7,293,700
County Total	638,293,686	586,769,850	8.8%	638,293,686

**2025 CHANGE IN ASSESSED VALUE
COMMERCIAL REAL**

Jurisdiction	2025 Assessed Value	2024 Assessed Value	1 Year Change	2025 Equalized Valuation
Townships				
01 Albion Township	1,400,100	1,402,200	-0.1%	1,400,100
02 Athens Township	5,600,000	4,709,900	18.9%	5,600,000
04 Bedford Township	16,936,800	14,468,700	17.1%	16,936,800
05 Burlington Township	4,866,120	4,582,670	6.2%	4,866,120
06 Clarence Township	2,210,500	2,041,100	8.3%	2,210,500
07 Clarendon Township	2,686,100	2,487,500	8.0%	2,686,100
08 Convis Township	8,231,600	8,681,700	-5.2%	8,231,600
09 Eckford Township	225,950	197,260	14.5%	225,950
10 Emmett Township	119,053,620	110,863,860	7.4%	119,053,620
11 Fredonia Township	3,508,500	3,810,800	-7.9%	3,508,500
12 Homer Township	6,283,540	5,507,800	14.1%	6,283,540
13 Lee Township	-	-	0.0%	-
14 Leroy Township	7,537,750	7,390,350	2.0%	7,537,750
15 Marengo Township	8,627,500	8,168,700	5.6%	8,627,500
16 Marshall Township	10,108,800	9,240,400	9.4%	10,108,800
17 Newton Township	1,625,400	1,556,700	4.4%	1,625,400
18 Pennfield Township	27,149,900	23,581,500	15.1%	27,149,900
19 Sheridan Township	8,292,500	7,046,700	17.7%	8,292,500
20 Tekonsha Township	9,132,450	7,910,500	15.4%	9,132,450
Total Townships	243,477,130	223,648,340	8.9%	243,477,130
Cities				
51 City of Albion	33,796,900	29,168,300	15.9%	33,796,900
52 City of Battle Creek	396,527,000	379,489,146	4.5%	396,527,000
53 City of Marshall	85,680,400	75,158,400	14.0%	85,680,400
54 City of Springfield	47,901,133	45,822,007	4.5%	47,901,133
Total Cities	563,905,433	529,637,853	6.5%	563,905,433
County Total	807,382,563	753,286,193	7.2%	807,382,563

**2025 CHANGE IN ASSESSED VALUE
INDUSTRIAL REAL**

Jurisdiction	2025 Assessed Value	2024 Assessed Value	1 Year Change	2025 Equalized Valuation
Townships				
01 Albion Township	5,723,050	5,277,350	8.4%	5,723,050
02 Athens Township	1,141,000	984,800	15.9%	1,141,000
04 Bedford Township	393,600	339,100	16.1%	393,600
05 Burlington Township	1,516,030	1,431,750	5.9%	1,516,030
06 Clarence Township	452,500	423,800	6.8%	452,500
07 Clarendon Township	514,700	502,900	2.3%	514,700
08 Convis Township	7,263,200	6,607,200	9.9%	7,263,200
09 Eckford Township	6,357,670	6,224,090	2.1%	6,357,670
10 Emmett Township	8,706,670	8,359,650	4.2%	8,706,670
11 Fredonia Township	222,400	213,500	4.2%	222,400
12 Homer Township	5,025,380	4,352,280	15.5%	5,025,380
13 Lee Township	944,500	1,016,600	-7.1%	944,500
14 Leroy Township	501,950	484,850	3.5%	501,950
15 Marengo Township	126,200	134,000	-5.8%	126,200
16 Marshall Township	5,976,100	7,110,300	-16.0%	5,976,100
17 Newton Township	101,100	98,000	3.2%	101,100
18 Pennfield Township	2,722,200	2,672,300	1.9%	2,722,200
19 Sheridan Township	20,878,800	21,627,300	-3.5%	20,878,800
20 Tekonsha Township	2,784,000	2,536,450	9.8%	2,784,000
Total Townships	71,351,050	70,396,220	1.4%	71,351,050
Cities				
51 City of Albion	18,118,400	16,966,100	6.8%	18,118,400
52 City of Battle Creek	156,120,100	157,946,921	-1.2%	156,120,100
53 City of Marshall	47,098,500	39,913,900	18.0%	47,098,500
54 City of Springfield	6,771,636	6,637,668	2.0%	6,771,636
Total Cities	228,108,636	221,464,589	3.0%	228,108,636
County Total	299,459,686	291,860,809	2.6%	299,459,686

**2025 CHANGE IN ASSESSED VALUE
RESIDENTIAL REAL**

Jurisdiction	2025 Assessed Value	2024 Assessed Value	1 Year Change	2025 Equalized Valuation
Townships				
01 Albion Township	40,071,000	36,109,100	11.0%	40,071,000
02 Athens Township	93,886,900	84,106,250	11.6%	93,886,900
04 Bedford Township	371,013,373	335,443,311	10.6%	371,013,373
05 Burlington Township	71,780,490	65,409,690	9.7%	71,780,490
06 Clarence Township	140,069,200	127,058,281	10.2%	140,069,200
07 Clarendon Township	46,602,000	44,263,000	5.3%	46,602,000
08 Convis Township	83,498,838	80,745,200	3.4%	83,498,838
09 Eckford Township	65,895,170	67,856,160	-2.9%	65,895,170
10 Emmett Township	433,136,786	400,498,661	8.1%	433,136,786
11 Fredonia Township	82,436,700	75,081,725	9.8%	82,436,700
12 Homer Township	80,687,525	72,576,930	11.2%	80,687,525
13 Lee Township	39,771,300	36,674,102	8.4%	39,771,300
14 Leroy Township	218,105,267	209,415,000	4.1%	218,105,267
15 Marengo Township	101,536,584	95,260,681	6.6%	101,536,584
16 Marshall Township	185,897,750	172,536,084	7.7%	185,897,750
17 Newton Township	144,515,300	136,283,100	6.0%	144,515,300
18 Pennfield Township	382,847,285	343,746,584	11.4%	382,847,285
19 Sheridan Township	59,358,600	59,598,900	-0.4%	59,358,600
20 Tekonsha Township	68,162,150	58,969,650	15.6%	68,162,150
Total Townships	2,709,272,218	2,501,632,409	8.3%	2,709,272,218
Cities				
51 City of Albion	134,286,506	123,735,442	8.5%	134,286,506
52 City of Battle Creek	1,367,080,079	1,264,258,632	8.1%	1,367,080,079
53 City of Marshall	272,335,700	250,533,000	8.7%	272,335,700
54 City of Springfield	83,002,109	73,979,590	12.2%	83,002,109
Total Cities	1,856,704,394	1,712,506,664	8.4%	1,856,704,394
County Total	4,565,976,612	4,214,139,073	8.3%	4,565,976,612

**2025 CHANGE IN ASSESSED VALUE
DEVELOPMENTAL REAL**

Jurisdiction	2025 Assessed Value	2024 Assessed Value	1 Year Change	2025 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	-	-	0.0%	-
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	-	-	0.0%	-
19 Sheridan Township	-	-	0.0%	-
20 Tekonsha Township	-	-	0.0%	-
Total Townships	-	-	0.0%	-
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	-	-	0.0%	-

2025 TOTAL REAL & PERSONAL PROPERTY

Jurisdiction	Parcel Count	Assessed Valuation	Adjustment	Factor	AV/TCV Ratio	Equalized Valuation	Percent of County
Townships							
01 Albion Township	829	99,099,890	-	-	50.00%	99,099,890	1.4%
02 Athens Township	1,469	168,155,650	-	-	50.00%	168,155,650	2.4%
04 Bedford Township	4,715	414,605,373	-	-	50.00%	414,605,373	5.9%
05 Burlington Township	1,236	127,480,850	-	-	50.00%	127,480,850	1.8%
06 Clarence Township	1,648	177,748,100	-	-	50.00%	177,748,100	2.5%
07 Clarendon Township	1,564	90,038,948	-	-	50.00%	90,038,948	1.3%
08 Convis Township	975	247,861,559	-	-	50.00%	247,861,559	3.5%
09 Eckford Township	901	125,823,100	-	-	50.00%	125,823,100	1.8%
10 Emmett Township	5,761	620,007,276	-	-	50.00%	620,007,276	8.8%
11 Fredonia Township	1,059	143,606,800	-	-	50.00%	143,606,800	2.0%
12 Homer Township	1,431	147,748,845	-	-	50.00%	147,748,845	2.1%
13 Lee Township	764	113,137,000	-	-	50.00%	113,137,000	1.6%
14 Leroy Township	2,141	272,462,067	-	-	50.00%	272,462,067	3.8%
15 Marengo Township	1,332	196,891,284	-	-	50.00%	196,891,284	2.8%
16 Marshall Township	1,757	322,830,450	-	-	50.00%	322,830,450	4.6%
17 Newton Township	1,490	214,003,600	-	-	50.00%	214,003,600	3.0%
18 Pennfield Township	4,144	456,362,809	-	-	50.00%	456,362,809	6.4%
19 Sheridan Township	1,238	160,681,556	-	-	50.00%	160,681,556	2.3%
20 Tekonsha Township	1,255	125,984,715	-	-	50.00%	125,984,715	1.8%
Total Townships	35,709	4,224,529,872	-	-	50.00%	4,224,529,872	59.6%
Cities							
51 City of Albion	3,255	201,558,596	-	-	50.00%	201,558,596	2.8%
52 City of Battle Creek	22,099	2,066,474,579	-	-	50.00%	2,066,474,579	29.2%
53 City of Marshall	3,864	443,718,425	-	-	50.00%	443,718,425	6.3%
54 City of Springfield	1,957	147,901,788	-	-	50.00%	147,901,788	2.1%
Total Cities	31,175	2,859,653,388	-	-	50.00%	2,859,653,388	40.4%
County Total	66,884	7,084,183,260	-	-	50.00%	7,084,183,260	100.0%

2025 AGRICULTURAL REAL

Jurisdiction	Parcel Count	Assessed Valuation	Adjustment	Factor	AV/TCV Ratio	Equalized Valuation	Percent of County
Townships							
01 Albion Township	258	47,147,750	-	1.00000	50.00%	47,147,750	7.4%
02 Athens Township	211	38,391,500	-	1.00000	50.00%	38,391,500	6.0%
04 Bedford Township	27	8,257,600	-	1.00000	50.00%	8,257,600	1.3%
05 Burlington Township	234	40,912,220	-	1.00000	50.00%	40,912,220	6.4%
06 Clarence Township	228	31,350,700	-	1.00000	50.00%	31,350,700	4.9%
07 Clarendon Township	226	38,339,600	-	1.00000	50.00%	38,339,600	6.0%
08 Convis Township	80	16,479,821	-	1.00000	50.00%	16,479,821	2.6%
09 Eckford Township	253	51,504,350	-	1.00000	50.00%	51,504,350	8.1%
10 Emmett Township	74	17,853,540	-	1.00000	50.00%	17,853,540	2.8%
11 Fredonia Township	238	44,246,900	-	1.00000	50.00%	44,246,900	6.9%
12 Homer Township	271	49,506,490	-	1.00000	50.00%	49,506,490	7.8%
13 Lee Township	266	53,597,200	-	1.00000	50.00%	53,597,200	8.4%
14 Leroy Township	135	29,573,400	-	1.00000	50.00%	29,573,400	4.6%
15 Marengo Township	209	43,388,400	-	1.00000	50.00%	43,388,400	6.8%
16 Marshall Township	118	22,665,800	-	1.00000	50.00%	22,665,800	3.6%
17 Newton Township	129	29,019,300	-	1.00000	50.00%	29,019,300	4.5%
18 Pennfield Township	58	9,250,200	-	1.00000	50.00%	9,250,200	1.4%
19 Sheridan Township	139	20,788,700	-	1.00000	50.00%	20,788,700	3.3%
20 Tekonsha Township	223	38,726,515	-	1.00000	50.00%	38,726,515	6.1%
Total Townships	3,377	630,999,986	-		50.00%	630,999,986	98.9%
Cities							
51 City of Albion	-	-	-	NA	0.00%	-	0.0%
52 City of Battle Creek	45	7,293,700	-	1.00000	50.00%	7,293,700	1.1%
53 City of Marshall	-	-	-	NA	0.00%	-	0.0%
54 City of Springfield	-	-	-	NA	0.00%	-	0.0%
Total Cities	45	7,293,700	-		50.00%	7,293,700	1.1%
County Total	3,422	638,293,686	-		50.00%	638,293,686	100.0%

2025 COMMERCIAL REAL

Jurisdiction	Parcel Count	Assessed Valuation	Adjustment	Factor	AV/TCV Ratio	Equalized Valuation	Percent of County
Townships							
01 Albion Township	15	1,400,100	-	1.00000	50.00%	1,400,100	0.2%
02 Athens Township	59	5,600,000	-	1.00000	50.00%	5,600,000	0.7%
04 Bedford Township	118	16,936,800	-	1.00000	50.00%	16,936,800	2.1%
05 Burlington Township	36	4,866,120	-	1.00000	50.00%	4,866,120	0.6%
06 Clarence Township	17	2,210,500	-	1.00000	50.00%	2,210,500	0.3%
07 Clarendon Township	8	2,686,100	-	1.00000	50.00%	2,686,100	0.3%
08 Convis Township	16	8,231,600	-	1.00000	50.00%	8,231,600	1.0%
09 Eckford Township	2	225,950	-	1.00000	50.00%	225,950	0.0%
10 Emmett Township	462	119,053,620	-	1.00000	50.00%	119,053,620	14.7%
11 Fredonia Township	14	3,508,500	-	1.00000	50.00%	3,508,500	0.4%
12 Homer Township	82	6,283,540	-	1.00000	50.00%	6,283,540	0.8%
13 Lee Township	0	-	-	NA	0.00%	-	0.0%
14 Leroy Township	52	7,537,750	-	1.00000	50.00%	7,537,750	0.9%
15 Marengo Township	44	8,627,500	-	1.00000	50.00%	8,627,500	1.1%
16 Marshall Township	56	10,108,800	-	1.00000	50.00%	10,108,800	1.3%
17 Newton Township	1	1,625,400	-	1.00000	50.00%	1,625,400	0.2%
18 Pennfield Township	129	27,149,900	-	1.00000	50.00%	27,149,900	3.4%
19 Sheridan Township	55	8,292,500	-	1.00000	50.00%	8,292,500	1.0%
20 Tekonsha Township	78	9,132,450	-	1.00000	50.00%	9,132,450	1.1%
Total Townships	1244	243,477,130	-		50.00%	243,477,130	30.2%
Cities							
51 City of Albion	234	33,796,900	-	1.00000	50.00%	33,796,900	4.2%
52 City of Battle Creek	1382	396,527,000	-	1.00000	50.00%	396,527,000	49.1%
53 City of Marshall	300	85,680,400	-	1.00000	50.00%	85,680,400	10.6%
54 City of Springfield	274	47,901,133	-	1.00000	50.00%	47,901,133	5.9%
Total Cities	2190	563,905,433	-		50.00%	563,905,433	69.8%
County Total	3434	807,382,563	-		50.00%	807,382,563	100.0%

2025 INDUSTRIAL REAL

Jurisdiction	Parcel Count	Assessed Valuation	Adjustment	Factor	AV/TCV Ratio	Equalized Valuation	Percent of County
Townships							
01 Albion Township	11	5,723,050	-	1.00000	50.00%	5,723,050	1.9%
02 Athens Township	9	1,141,000	-	1.00000	50.00%	1,141,000	0.4%
04 Bedford Township	12	393,600	-	1.00000	50.00%	393,600	0.1%
05 Burlington Township	9	1,516,030	-	1.00000	50.00%	1,516,030	0.5%
06 Clarence Township	11	452,500	-	1.00000	50.00%	452,500	0.2%
07 Clarendon Township	3	514,700	-	1.00000	50.00%	514,700	0.2%
08 Convis Township	32	7,263,200	-	1.00000	50.00%	7,263,200	2.4%
09 Eckford Township	4	6,357,670	-	1.00000	50.00%	6,357,670	2.1%
10 Emmett Township	53	8,706,670	-	1.00000	50.00%	8,706,670	2.9%
11 Fredonia Township	7	222,400	-	1.00000	50.00%	222,400	0.1%
12 Homer Township	20	5,025,380	-	1.00000	50.00%	5,025,380	1.7%
13 Lee Township	15	944,500	-	1.00000	50.00%	944,500	0.3%
14 Leroy Township	4	501,950	-	1.00000	50.00%	501,950	0.2%
15 Marengo Township	4	126,200	-	1.00000	50.00%	126,200	0.0%
16 Marshall Township	17	5,976,100	-	1.00000	50.00%	5,976,100	2.0%
17 Newton Township	5	101,100	-	1.00000	50.00%	101,100	0.0%
18 Pennfield Township	42	2,722,200	-	1.00000	50.00%	2,722,200	0.9%
19 Sheridan Township	57	20,878,800	-	1.00000	50.00%	20,878,800	7.0%
20 Tekonsha Township	18	2,784,000	-	1.00000	50.00%	2,784,000	0.9%
Total Townships	333	71,351,050	-	50.00%	50.00%	71,351,050	23.8%
Cities							
51 City of Albion	42	18,118,400	-	1.00000	50.00%	18,118,400	6.1%
52 City of Battle Creek	181	156,120,100	-	1.00000	50.00%	156,120,100	52.1%
53 City of Marshall	132	47,098,500	-	1.00000	50.00%	47,098,500	15.7%
54 City of Springfield	49	6,771,636	-	1.00000	50.00%	6,771,636	2.3%
Total Cities	404	228,108,636	-	50.00%	50.00%	228,108,636	76.2%
County Total	737	299,459,686	-	50.00%	50.00%	299,459,686	100.0%

2025 RESIDENTIAL REAL

Jurisdiction	Parcel Count	Assessed Valuation	Adjustment	Factor	AV/TCV Ratio	Equalized Valuation	Percent of County
Townships							
01 Albion Township	489	40,071,000	-	1.00000	50.00%	40,071,000	0.9%
02 Athens Township	1076	93,886,900	-	1.00000	50.00%	93,886,900	2.1%
04 Bedford Township	4388	371,013,373	-	1.00000	50.00%	371,013,373	8.1%
05 Burlington Township	899	71,780,490	-	1.00000	50.00%	71,780,490	1.6%
06 Clarence Township	1343	140,069,200	-	1.00000	50.00%	140,069,200	3.1%
07 Clarendon Township	1301	46,602,000	-	1.00000	50.00%	46,602,000	1.0%
08 Convis Township	781	83,498,838	-	1.00000	50.00%	83,498,838	1.8%
09 Eckford Township	611	65,895,170	-	1.00000	50.00%	65,895,170	1.4%
10 Emmett Township	4635	433,136,786	-	1.00000	50.00%	433,136,786	9.5%
11 Fredonia Township	745	82,436,700	-	1.00000	50.00%	82,436,700	1.8%
12 Homer Township	982	80,687,525	-	1.00000	50.00%	80,687,525	1.8%
13 Lee Township	443	39,771,300	-	1.00000	50.00%	39,771,300	0.9%
14 Leroy Township	1844	218,105,267	-	1.00000	50.00%	218,105,267	4.8%
15 Marengo Township	970	101,536,584	-	1.00000	50.00%	101,536,584	2.2%
16 Marshall Township	1437	185,897,750	-	1.00000	50.00%	185,897,750	4.1%
17 Newton Township	1310	144,515,300	-	1.00000	50.00%	144,515,300	3.2%
18 Pennfield Township	3715	382,847,285	-	1.00000	50.00%	382,847,285	8.4%
19 Sheridan Township	863	59,358,600	-	1.00000	50.00%	59,358,600	1.3%
20 Tekonsha Township	798	68,162,150	-	1.00000	50.00%	68,162,150	1.5%
Total Townships	28630	2,709,272,218	-		50.00%	2,709,272,218	59.3%
Cities							
51 City of Albion	2626	134,286,506	-	1.00000	50.00%	134,286,506	2.9%
52 City of Battle Creek	18735	1,367,080,079	-	1.00000	50.00%	1,367,080,079	29.9%
53 City of Marshall	2870	272,335,700	-	1.00000	50.00%	272,335,700	6.0%
54 City of Springfield	1412	83,002,109	-	1.00000	50.00%	83,002,109	1.8%
Total Cities	25643	1,856,704,394	-		50.00%	1,856,704,394	40.7%
County Total	54273	4,565,976,612	-		50.00%	4,565,976,612	100.0%

2025 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%	-	
02 Athens Township	0	-	-	NA	0.00%	-	
04 Bedford Township	0	-	-	NA	0.00%	-	
05 Burlington Township	0	-	-	NA	0.00%	-	
06 Clarence Township	0	-	-	NA	0.00%	-	
07 Clarendon Township	0	-	-	NA	0.00%	-	
08 Convis Township	0	-	-	NA	0.00%	-	
09 Eckford Township	0	-	-	NA	0.00%	-	
10 Emmett Township	0	-	-	NA	0.00%	-	
11 Fredonia Township	0	-	-	NA	0.00%	-	
12 Homer Township	0	-	-	NA	0.00%	-	
13 Lee Township	0	-	-	NA	0.00%	-	
14 Leroy Township	0	-	-	NA	0.00%	-	
15 Marengo Township	0	-	-	NA	0.00%	-	
16 Marshall Township	0	-	-	NA	0.00%	-	
17 Newton Township	0	-	-	NA	0.00%	-	
18 Pennfield Township	0	-	-	NA	0.00%	-	
19 Sheridan Township	0	-	-	NA	0.00%	-	
20 Tekonsha Township	0	-	-	NA	0.00%	-	
Total Townships	0	-	-			-	0.00%
Cities							
51 City of Albion	0	-	-	NA	0.00%	-	
52 City of Battle Creek	0	-	-	NA	0.00%	-	
53 City of Marshall	0	-	-	NA	0.00%	-	
54 City of Springfield	0	-	-	NA	0.00%	-	
Total Cities	0	-	-			-	0.00%
County Total	0	-	-			-	0.00%

2025 TOTAL REAL PROPERTY

Jurisdiction	Parcel Count	Assessed Valuation	Adjustment	Factor	AV/TCV Ratio	Equalized Valuation	Percent of County
Townships							
01 Albion Township	773	94,341,900	-	-	50.00%	94,341,900	1.5%
02 Athens Township	1355	139,019,400	-	-	50.00%	139,019,400	2.2%
04 Bedford Township	4545	396,601,373	-	-	50.00%	396,601,373	6.3%
05 Burlington Township	1178	119,074,860	-	-	50.00%	119,074,860	1.9%
06 Clarence Township	1599	174,082,900	-	-	50.00%	174,082,900	2.8%
07 Clarendon Township	1538	88,142,400	-	-	50.00%	88,142,400	1.4%
08 Convis Township	909	115,473,459	-	-	50.00%	115,473,459	1.8%
09 Eckford Township	870	123,983,140	-	-	50.00%	123,983,140	2.0%
10 Emmett Township	5224	578,750,616	-	-	50.00%	578,750,616	9.2%
11 Fredonia Township	1004	130,414,500	-	-	50.00%	130,414,500	2.1%
12 Homer Township	1355	141,502,935	-	-	50.00%	141,502,935	2.2%
13 Lee Township	724	94,313,000	-	-	50.00%	94,313,000	1.5%
14 Leroy Township	2035	255,718,367	-	-	50.00%	255,718,367	4.1%
15 Marengo Township	1227	153,678,684	-	-	50.00%	153,678,684	2.4%
16 Marshall Township	1628	224,648,450	-	-	50.00%	224,648,450	3.6%
17 Newton Township	1445	175,261,100	-	-	50.00%	175,261,100	2.8%
18 Pennfield Township	3944	421,969,585	-	-	50.00%	421,969,585	6.7%
19 Sheridan Township	1114	109,318,600	-	-	50.00%	109,318,600	1.7%
20 Tekonsha Township	1117	118,805,115	-	-	50.00%	118,805,115	1.9%
Total Townships	33584	3,655,100,384	-	-	50.00%	3,655,100,384	57.9%
Cities							
51 City of Albion	2902	186,201,806	-	-	50.00%	186,201,806	3.0%
52 City of Battle Creek	20343	1,927,020,879	-	-	50.00%	1,927,020,879	30.5%
53 City of Marshall	3302	405,114,600	-	-	50.00%	405,114,600	6.4%
54 City of Springfield	1735	137,674,878	-	-	50.00%	137,674,878	2.2%
Total Cities	28282	2,656,012,163	-	-	50.00%	2,656,012,163	42.1%
County Total	61866	6,311,112,547	-	-	50.00%	6,311,112,547	100.0%

2025 COMMERCIAL PERSONAL

Jurisdiction	Parcel Count	Assessed Valuation	Adjustment	Factor	AV/TCV Ratio	Equalized Valuation	Percent of County
Townships							
01 Albion Township	30	536,540	-	-	50.00%	536,540	0.4%
02 Athens Township	101	139,750	-	-	50.00%	139,750	0.1%
04 Bedford Township	159	2,244,400	-	-	50.00%	2,244,400	1.8%
05 Burlington Township	47	761,700	-	-	50.00%	761,700	0.6%
06 Clarence Township	37	265,900	-	-	50.00%	265,900	0.2%
07 Clarendon Township	20	-	-	-	0.00%	-	0.0%
08 Convis Township	42	2,879,600	-	-	50.00%	2,879,600	2.3%
09 Eckford Township	20	-	-	-	0.00%	-	0.0%
10 Emmett Township	521	20,090,880	-	-	50.00%	20,090,880	15.9%
11 Fredonia Township	39	360,700	-	-	50.00%	360,700	0.3%
12 Homer Township	63	405,070	-	-	50.00%	405,070	0.3%
13 Lee Township	19	178,500	-	-	50.00%	178,500	0.1%
14 Leroy Township	90	647,900	-	-	50.00%	647,900	0.5%
15 Marengo Township	87	1,416,300	-	-	50.00%	1,416,300	1.1%
16 Marshall Township	114	1,543,100	-	-	50.00%	1,543,100	1.2%
17 Newton Township	34	114,300	-	-	50.00%	114,300	0.1%
18 Pennfield Township	183	3,617,700	-	-	50.00%	3,617,700	2.9%
19 Sheridan Township	104	2,794,456	-	-	50.00%	2,794,456	2.2%
20 Tekonsha Township	119	1,067,950	-	-	50.00%	1,067,950	0.8%
Total Townships	1,829	39,064,746	-	-	50.00%	39,064,746	31.0%
Cities							
51 City of Albion	328	3,492,090	-	-	50.00%	3,492,090	2.8%
52 City of Battle Creek	1,647	60,349,400	-	-	50.00%	60,349,400	47.8%
53 City of Marshall	521	17,901,825	-	-	50.00%	17,901,825	14.2%
54 City of Springfield	206	5,339,896	-	-	50.00%	5,339,896	4.2%
Total Cities	2,702	87,083,211	-	-	50.00%	87,083,211	69.0%
County Total	4,531	126,147,957	-	-	50.00%	126,147,957	100.0%

2025 INDUSTRIAL PERSONAL

Jurisdiction	Parcel Count	Assessed Valuation	Adjustment	Factor	AV/TCV Ratio	Equalized Valuation	Percent of County
Townships							
01 Albion Township	19	1,095,530	-	-	50.00%	1,095,530	0.5%
02 Athens Township	5	1,263,150	-	-	50.00%	1,263,150	0.6%
04 Bedford Township	1	-	-	-	0.00%	-	0.0%
05 Burlington Township	3	-	-	-	0.00%	-	0.0%
06 Clarence Township	-	-	-	-	0.00%	-	0.0%
07 Clarendon Township	2	244,573	-	-	50.00%	244,573	0.1%
08 Convis Township	8	120,528,700	-	-	50.00%	120,528,700	57.4%
09 Eckford Township	1	-	-	-	0.00%	-	0.0%
10 Emmett Township	8	4,390	-	-	50.00%	4,390	0.0%
11 Fredonia Township	-	-	-	-	0.00%	-	0.0%
12 Homer Township	7	251,300	-	-	50.00%	251,300	0.1%
13 Lee Township	-	-	-	-	0.00%	-	0.0%
14 Leroy Township	3	50,800	-	-	50.00%	50,800	0.0%
15 Marengo Township	2	-	-	-	0.00%	-	0.0%
16 Marshall Township	5	66,031,900	-	-	50.00%	66,031,900	31.4%
17 Newton Township	-	-	-	-	0.00%	-	0.0%
18 Pennfield Township	8	1,725,924	-	-	50.00%	1,725,924	0.8%
19 Sheridan Township	7	1,037,900	-	-	50.00%	1,037,900	0.5%
20 Tekonsha Township	11	1,440,300	-	-	50.00%	1,440,300	0.7%
Total Townships	90	193,674,467	-	-	50.00%	193,674,467	92.2%
Cities							
51 City of Albion	21	1,094,900	-	-	50.00%	1,094,900	0.5%
52 City of Battle Creek	88	10,114,500	-	-	50.00%	10,114,500	4.8%
53 City of Marshall	33	4,309,700	-	-	50.00%	4,309,700	2.1%
54 City of Springfield	14	812,069	-	-	50.00%	812,069	0.4%
Total Cities	156	16,331,169	-	-	50.00%	16,331,169	7.8%
County Total	246	210,005,636	-	-	50.00%	210,005,636	100.0%

2025 UTILITY PERSONAL

Jurisdiction	Parcel Count	Assessed Valuation	Adjustment	Factor	AV/TCV Ratio	Equalized Valuation	Percent of County
Townships							
01 Albion Township	7	3,125,920	-	-	50.00%	3,125,920	0.7%
02 Athens Township	8	27,733,350	-	-	50.00%	27,733,350	6.3%
04 Bedford Township	10	15,759,600	-	-	50.00%	15,759,600	3.6%
05 Burlington Township	8	7,644,290	-	-	50.00%	7,644,290	1.7%
06 Clarence Township	12	3,399,300	-	-	50.00%	3,399,300	0.8%
07 Clarendon Township	4	1,651,975	-	-	50.00%	1,651,975	0.4%
08 Convis Township	16	8,979,800	-	-	50.00%	8,979,800	2.1%
09 Eckford Township	10	1,839,960	-	-	50.00%	1,839,960	0.4%
10 Emmett Township	8	21,161,390	-	-	50.00%	21,161,390	4.8%
11 Fredonia Township	16	12,831,600	-	-	50.00%	12,831,600	2.9%
12 Homer Township	6	5,589,540	-	-	50.00%	5,589,540	1.3%
13 Lee Township	21	18,645,500	-	-	50.00%	18,645,500	4.3%
14 Leroy Township	13	16,045,000	-	-	50.00%	16,045,000	3.7%
15 Marengo Township	16	41,796,300	-	-	50.00%	41,796,300	9.6%
16 Marshall Township	10	30,607,000	-	-	50.00%	30,607,000	7.0%
17 Newton Township	11	38,628,200	-	-	50.00%	38,628,200	8.8%
18 Pennfield Township	9	29,049,600	-	-	50.00%	29,049,600	6.6%
19 Sheridan Township	13	47,530,600	-	-	50.00%	47,530,600	10.9%
20 Tekonsha Township	8	4,671,350	-	-	50.00%	4,671,350	1.1%
Total Townships	206	336,690,275	-	-	50.00%	336,690,275	77.1%
Cities							
51 City of Albion	4	10,769,800	-	-	50.00%	10,769,800	2.5%
52 City of Battle Creek	21	68,989,800	-	-	50.00%	68,989,800	15.8%
53 City of Marshall	8	16,392,300	-	-	50.00%	16,392,300	3.8%
54 City of Springfield	2	4,074,945	-	-	50.00%	4,074,945	0.9%
Total Cities	35	100,226,845	-	-	50.00%	100,226,845	22.9%
County Total	241	436,917,120	-	-	50.00%	436,917,120	100.0%

2025 TOTAL PERSONAL PROPERTY

Jurisdiction	Parcel Count	Assessed Valuation	Adjustment	Factor	AV/TCV Ratio	Equalized Valuation	Percent of County
Townships							
01 Albion Township	56	4,757,990	-	1.00000	50.00%	4,757,990	0.6%
02 Athens Township	114	29,136,250	-	1.00000	50.00%	29,136,250	3.8%
04 Bedford Township	170	18,004,000	-	1.00000	50.00%	18,004,000	2.3%
05 Burlington Township	58	8,405,990	-	1.00000	50.00%	8,405,990	1.1%
06 Clarence Township	49	3,665,200	-	1.00000	50.00%	3,665,200	0.5%
07 Clarendon Township	26	1,896,548	-	1.00000	50.00%	1,896,548	0.2%
08 Convis Township	66	132,388,100	-	1.00000	50.00%	132,388,100	17.1%
09 Eckford Township	31	1,839,960	-	1.00000	50.00%	1,839,960	0.2%
10 Emmett Township	537	41,256,660	-	1.00000	50.00%	41,256,660	5.3%
11 Fredonia Township	55	13,192,300	-	1.00000	50.00%	13,192,300	1.7%
12 Homer Township	76	6,245,910	-	1.00000	50.00%	6,245,910	0.8%
13 Lee Township	40	18,824,000	-	1.00000	50.00%	18,824,000	2.4%
14 Leroy Township	106	16,743,700	-	1.00000	50.00%	16,743,700	2.2%
15 Marengo Township	105	43,212,600	-	1.00000	50.00%	43,212,600	5.6%
16 Marshall Township	129	98,182,000	-	1.00000	50.00%	98,182,000	12.7%
17 Newton Township	45	38,742,500	-	1.00000	50.00%	38,742,500	5.0%
18 Pennfield Township	200	34,393,224	-	1.00000	50.00%	34,393,224	4.4%
19 Sheridan Township	124	51,362,956	-	1.00000	50.00%	51,362,956	6.6%
20 Tekonsha Township	138	7,179,600	-	1.00000	50.00%	7,179,600	0.9%
Total Townships	2125	569,429,488	-		50.00%	569,429,488	73.7%
Cities							
51 City of Albion	353	15,356,790	-	1.00000	50.00%	15,356,790	2.0%
52 City of Battle Creek	1756	139,453,700	-	1.00000	50.00%	139,453,700	18.0%
53 City of Marshall	562	38,603,825	-	1.00000	50.00%	38,603,825	5.0%
54 City of Springfield	222	10,226,910	-	1.00000	50.00%	10,226,910	1.3%
Total Cities	2893	203,641,225	-		50.00%	203,641,225	26.3%
County Total	5018	773,070,713	-		50.00%	773,070,713	100.0%