SPECIAL MEETING

BAY COUNTY BOARD OF COMMISSIONERS

A G E N D A

TUESDAY, APRIL 19, 2011

4:45 P.M. (Or immediately following Committee meeting(s))

COMMISSION CHAMBERS, FOURTH FLOOR, BAY COUNTY BUILDING

PAGE NO.		
	I	**CALL TO ORDER (CHAIRMAN TILLEY)**
	II	**ROLL CALL**
	III	**INVOCATION**
	IV	**PLEDGE OF ALLEGIANCE**
	V	**CITIZEN INPUT (4:45 P.M. or immediately following Committee meeting(s))**
	VI	**ITEMS FOR CONSIDERATION**
1-29		A. Resolution No. 2011-70 - 2011 Bay County Equalization
	VII	**UNFINISHED BUSINESS**
	VIII	**NEW BUSINESS**
	IX	**MISCELLANEOUS**
	X	**ANNOUNCEMENTS**
	XI	**CLOSED SESSION**
	XII	**RECESS/ADJOURNMENT**

No. 2011-70

BAY COUNTY BOARD OF COMMISSIONERS
4/19/11

RESOLUTION

BY: BAY COUNTY BOARD OF COMMISSIONERS

RESOLVED By the Bay County Board of Commissioners that the County Equalization for 2011, as presented, is approved and the Chairman of the Board authorized to execute the required documents.

DONALD J. TILLEY, CHAIR
AND COMMITTEE

2011 EQUALIZATION.

MOVED BY COMM._____

SUPPORTED BY COMM._____

COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E	COMMISSIONER	Y	N	E
Michael J. Duranczyk				Joe Davis				Tom Ryder			
Brandon Krause				Ernie Krygier				Christopher Rupp			
Vaughn J. Begick				Kim Coonan				Donald J. Tilley			

VOTE TOTALS:
ROLL CALL: YEAS_____ NAYS_____ EXCUSED_____
VOICE: YEAS_____ NAYS_____ EXCUSED_____

DISPOSITION: ADOPTED_____ DEFEATED_____ WITHDRAWN_____
AMENDED_____ CORRECTED____ REFERRED_____

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2011 Equalization Report
Bay County, Michigan

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2011 Equalization Report

	2010 Equalized	2011 Equalized	Percent of Change	2010 Taxable	2011 Taxable	Percent of Change
REAL	2,935,259,827	2,899,968,344	-1.20%	2,712,354,039	2,672,401,406	-1.47%
PERSONAL	251,309,776	249,237,532	-0.82%	246,263,458	244,254,827	-0.82%
TOTAL	3,186,569,603	3,149,205,876	-1.17%	2,958,617,497	2,916,656,233	-1.42%

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2011 Equalization Report

Percent of County Total by Unit

Assessing Unit	2011 Equalized	Percent of County Total	2011 Taxable	Percent of County Total
Bangor	467,568,850	14.85%	447,078,386	15.33%
Beaver	87,186,232	2.77%	75,998,030	2.61%
Frankenlust	134,932,096	4.28%	126,099,306	4.32%
Fraser	99,612,800	3.16%	85,904,866	2.95%
Garfield	55,269,950	1.76%	40,838,444	1.40%
Gibson	40,898,850	1.30%	27,728,930	0.95%
Hampton	486,123,700	15.44%	476,197,839	16.33%
Kawkawlin	150,522,250	4.78%	139,294,390	4.78%
Merritt	59,105,500	1.88%	52,236,042	1.79%
Monitor	387,052,700	12.29%	357,970,459	12.27%
Mt Forest	46,191,100	1.47%	35,701,146	1.22%
Pinconning T.	81,053,600	2.57%	63,347,978	2.17%
Portsmouth	96,117,900	3.05%	90,289,820	3.10%
Williams	177,047,800	5.62%	166,988,552	5.73%
Auburn	49,316,400	1.57%	48,777,518	1.67%
Bay City	619,998,898	19.69%	572,708,261	19.64%
Essexville	77,323,000	2.46%	76,746,912	2.63%
Midland	6,383,300	0.20%	5,711,845	0.20%
Pinconning C.	27,500,950	0.87%	27,037,509	0.93%
Totals	3,149,205,876	100.00%	2,916,656,233	100.00%

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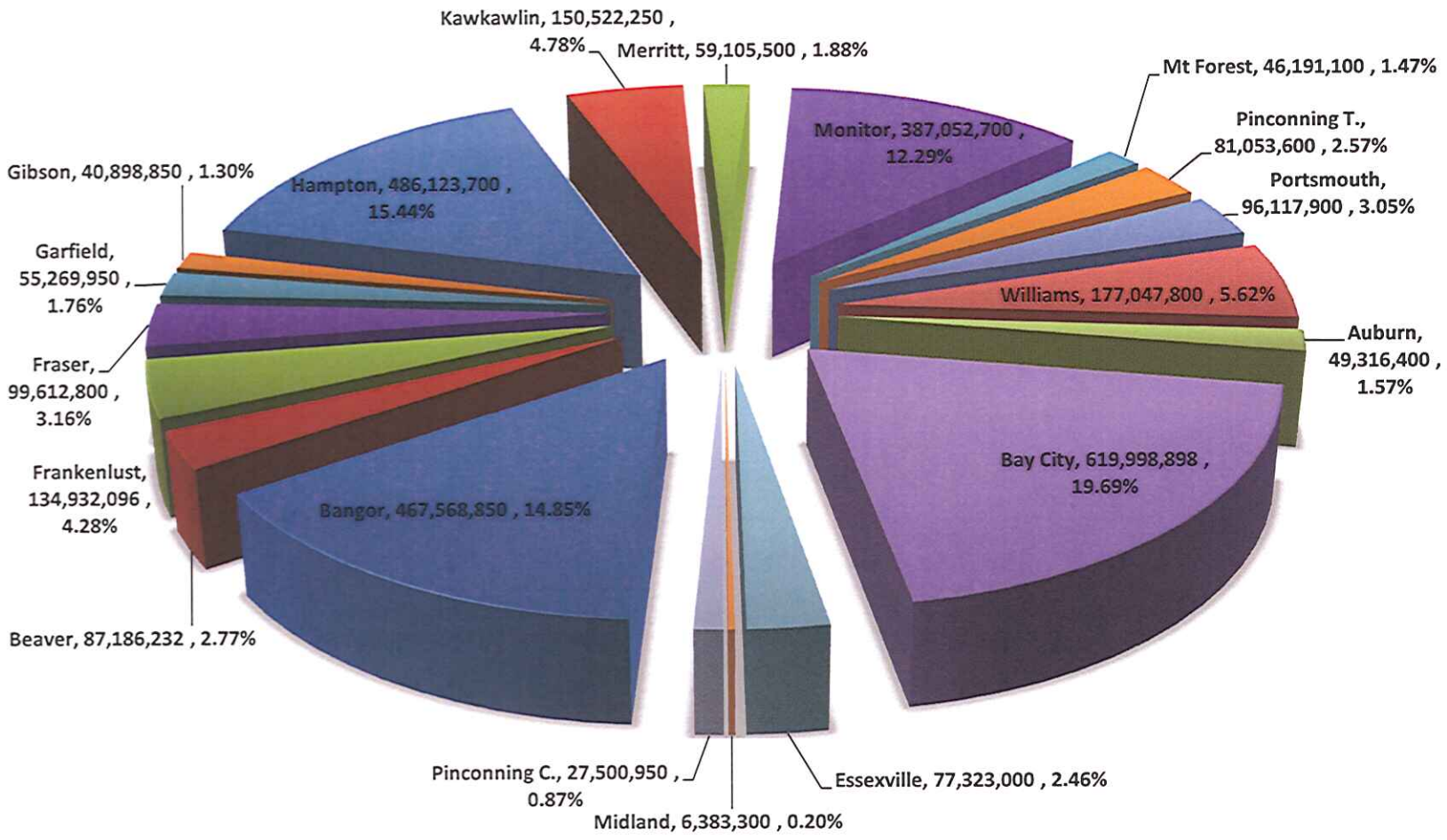
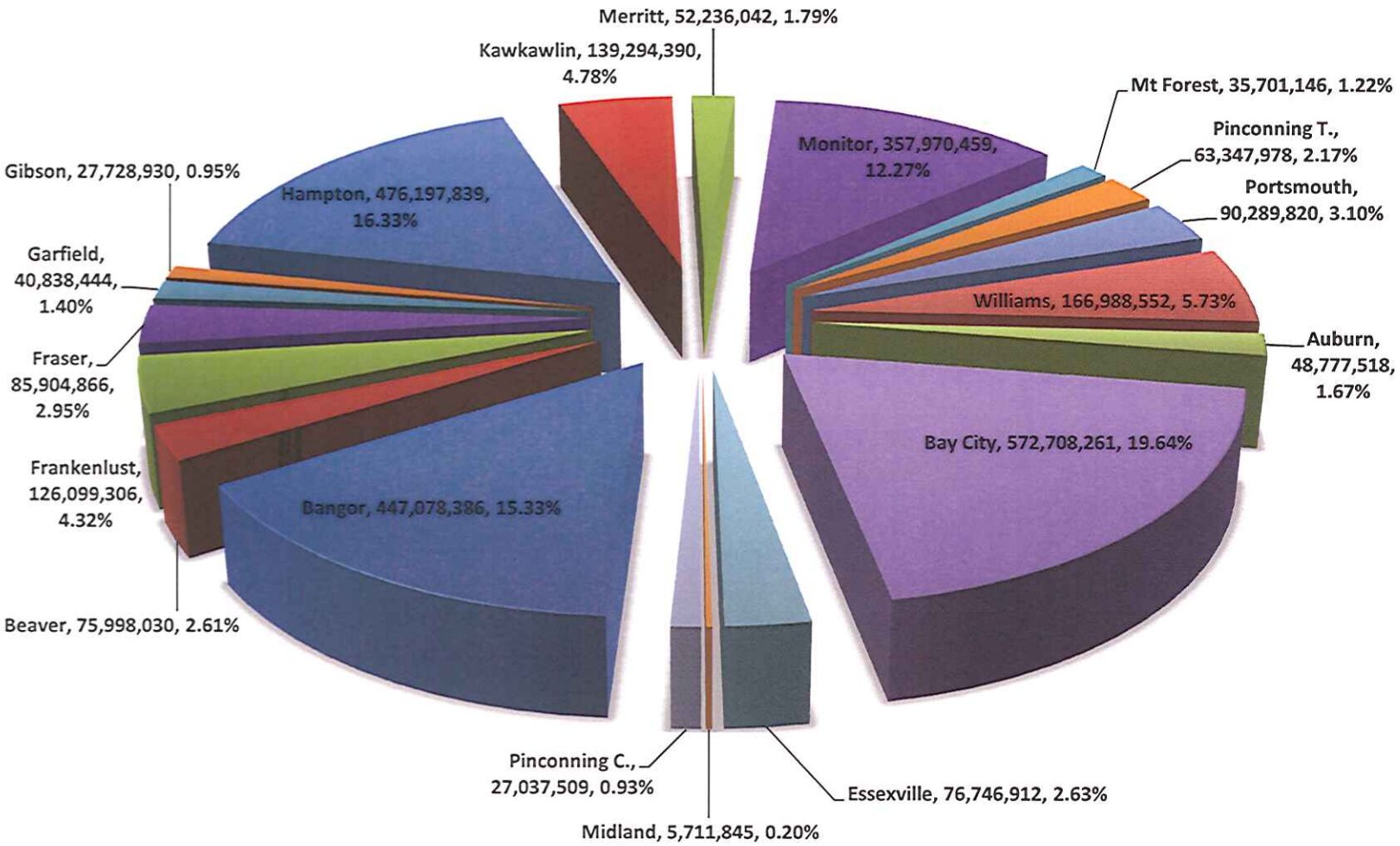
2011 Equalization Report

2011 State Equalized Value by Unit



2011 Equalization Report

2011 Taxable Value by Unit



2011 Equalization Report

Real & Personal Property

Assessing Unit	2010 Equalized	2011 Equalized	Percent Change	2010 Taxable	2011 Taxable	Percent Change
Bangor	492,986,650	467,568,850	-5.16%	465,712,418	447,078,386	-4.00%
Beaver	87,423,650	87,186,232	-0.27%	75,574,304	75,998,030	0.56%
Frankenlust	138,630,750	134,932,096	-2.67%	131,542,916	126,099,306	-4.14%
Fraser	97,189,490	99,612,800	2.49%	83,992,052	85,904,866	2.28%
Garfield	55,411,050	55,269,950	-0.25%	40,322,760	40,838,444	1.28%
Gibson	41,333,050	40,898,850	-1.05%	27,799,277	27,728,930	-0.25%
Hampton	485,124,400	486,123,700	0.21%	473,521,477	476,197,839	0.57%
Kawkawlin	151,025,850	150,522,250	-0.33%	140,238,053	139,294,390	-0.67%
Merritt	57,526,750	59,105,500	2.74%	52,317,463	52,236,042	-0.16%
Monitor	384,824,500	387,052,700	0.58%	356,680,193	357,970,459	0.36%
Mt Forest	47,883,750	46,191,100	-3.53%	36,739,351	35,701,146	-2.83%
Pinconning T.	80,099,720	81,053,600	1.19%	63,237,724	63,347,978	0.17%
Portsmouth	95,760,200	96,117,900	0.37%	89,597,075	90,289,820	0.77%
Williams	179,925,600	177,047,800	-1.60%	172,760,243	166,988,552	-3.34%
Auburn	51,336,400	49,316,400	-3.93%	50,476,421	48,777,518	-3.37%
Bay City	621,585,643	619,998,898	-0.26%	582,847,838	572,708,261	-1.74%
Essexville	82,228,500	77,323,000	-5.97%	81,384,726	76,746,912	-5.70%
Midland	6,539,600	6,383,300	-2.39%	5,797,337	5,711,845	-1.47%
Pinconning C.	29,734,050	27,500,950	-7.51%	28,075,869	27,037,509	-3.70%
Totals	3,186,569,603	3,149,205,876	-1.17%	2,958,617,497	2,916,656,233	-1.42%

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2011 Equalization Report

Real Property

Assessing Unit	2010 Equalized	2011 Equalized	Percent Change	2010 Taxable	2011 Taxable	Percent Change
Bangor	448,740,550	424,080,000	-5.50%	421,466,318	403,589,536	-4.24%
Beaver	85,512,850	85,321,400	-0.22%	73,663,504	74,133,198	0.64%
Frankenlust	133,512,000	128,134,746	-4.03%	126,573,981	119,450,588	-5.63%
Fraser	92,795,500	92,593,800	-0.22%	79,801,434	79,096,423	-0.88%
Garfield	54,243,700	54,040,500	-0.37%	39,155,410	39,608,994	1.16%
Gibson	39,791,200	39,298,900	-1.24%	26,477,579	26,346,939	-0.49%
Hampton	452,170,600	453,515,100	0.30%	440,567,677	443,574,439	0.68%
Kawkawlin	141,507,750	139,599,700	-1.35%	130,931,044	128,587,747	-1.79%
Merritt	54,263,550	56,666,300	4.43%	49,206,145	49,943,121	1.50%
Monitor	352,436,300	351,178,200	-0.36%	328,154,870	325,912,838	-0.68%
Mt Forest	45,572,850	44,051,400	-3.34%	34,470,316	33,601,507	-2.52%
Pinconning T.	75,281,234	77,425,200	2.85%	58,419,238	59,719,578	2.23%
Portsmouth	91,831,200	92,366,600	0.58%	85,873,339	86,739,751	1.01%
Williams	155,102,650	152,423,200	-1.73%	147,937,293	142,363,952	-3.77%
Auburn	48,871,100	46,881,600	-4.07%	48,011,121	46,342,718	-3.48%
Bay City	556,468,693	562,781,698	1.13%	517,730,888	515,491,061	-0.43%
Essexville	76,733,500	71,460,700	-6.87%	75,889,726	70,884,612	-6.60%
Midland	6,103,600	5,984,400	-1.95%	5,361,337	5,312,945	-0.90%
Pinconning C.	24,321,000	22,164,900	-8.87%	22,662,819	21,701,459	-4.24%
Totals	2,935,259,827	2,899,968,344	-1.20%	2,712,354,039	2,672,401,406	-1.47%

2011 Equalization Report

Agricultural Class

Assessing Unit	2010 Equalized	2011 Assessed	2011 Equalized	% Change	Ratio	Factor	2010 Taxable	2011 Taxable	% Change
Bangor	0	0	0	0.00%	0.00	NA	0	0	0.00%
Beaver	24,968,350	26,188,350	26,188,350	4.89%	49.41	1.00000	19,061,597	19,361,914	1.58%
Frankenlust	15,914,050	17,299,050	17,299,050	8.70%	49.98	1.00000	11,625,589	11,897,777	2.34%
Fraser	19,536,900	21,109,100	21,109,100	8.05%	49.66	1.00000	15,604,002	15,982,150	2.42%
Garfield	17,656,400	18,066,850	18,066,850	2.32%	49.47	1.00000	10,531,810	10,537,134	0.05%
Gibson	17,226,100	18,099,800	18,099,800	5.07%	49.75	1.00000	10,347,913	10,309,792	-0.37%
Hampton	20,249,500	21,529,900	21,529,900	6.32%	49.82	1.00000	18,161,518	18,406,391	1.35%
Kawkawlin	21,551,850	24,008,850	24,008,850	11.40%	49.99	1.00000	17,066,259	17,255,593	1.11%
Merritt	29,114,850	31,617,250	31,617,250	8.59%	49.85	1.00000	25,302,734	25,813,188	2.02%
Monitor	31,728,100	34,288,500	34,288,500	8.07%	49.18	1.00000	24,156,196	24,812,198	2.72%
Mt Forest	14,427,050	15,618,150	15,618,150	8.26%	49.28	1.00000	9,904,595	9,913,915	0.09%
Pinconning T.	22,360,600	24,164,500	24,164,500	8.07%	49.31	1.00000	13,813,983	14,008,168	1.41%
Portsmouth	16,464,000	17,731,500	17,731,500	7.70%	49.98	1.00000	14,196,788	14,565,724	2.60%
Williams	22,610,800	25,811,800	25,811,800	14.16%	49.84	1.00000	17,720,666	17,731,989	0.06%
Auburn	0	0	0	0.00%	0.00	NA	0	0	0.00%
Bay City	0	0	0	0.00%	0.00	NA	0	0	0.00%
Essexville	0	0	0	0.00%	0.00	NA	0	0	0.00%
Midland	0	0	0	0.00%	0.00	NA	0	0	0.00%
Pinconning C.	0	0	0	0.00%	0.00	NA	0	0	0.00%
Totals	273,808,550	295,533,600	295,533,600	7.93%			207,493,650	210,595,933	1.50%

2011 Equalization Report

Commercial Class

Assessing Unit	2010 Equalized	2011 Assessed	2011 Equalized	% Change	Ratio	Factor	2010 Taxable	2011 Taxable	% Change
Bangor	123,064,300	118,674,350	118,674,350	-3.57%	49.32	1.00000	111,743,587	109,986,388	-1.57%
Beaver	1,636,550	1,593,450	1,593,450	-2.63%	49.20	1.00000	1,365,102	1,339,501	-1.88%
Frankenlust	15,849,750	16,168,700	17,017,396	7.37%	47.51	1.05249	15,574,919	15,669,432	0.61%
Fraser	6,050,400	5,875,300	5,875,300	-2.89%	49.68	1.00000	5,661,760	5,389,425	-4.81%
Garfield	586,650	595,850	595,850	1.57%	49.52	1.00000	586,509	583,604	-0.50%
Gibson	360,800	357,100	357,100	-1.03%	49.79	1.00000	296,095	297,858	0.60%
Hampton	49,429,800	49,336,700	49,336,700	-0.19%	49.51	1.00000	45,647,721	46,583,423	2.05%
Kawkawlin	14,815,750	14,794,350	14,794,350	-0.14%	49.97	1.00000	13,694,064	13,312,813	-2.78%
Merritt	813,800	992,200	992,200	21.92%	49.95	1.00000	779,408	953,605	22.35%
Monitor	46,243,300	48,054,800	48,054,800	3.92%	49.13	1.00000	43,122,436	43,995,317	2.02%
Mt Forest	83,500	85,600	85,600	2.51%	49.64	1.00000	82,176	83,571	1.70%
Pinconning T.	4,546,534	5,434,400	5,434,400	19.53%	49.12	1.00000	4,351,831	4,833,448	11.07%
Portsmouth	4,881,900	4,857,800	4,857,800	-0.49%	49.13	1.00000	4,851,609	4,835,047	-0.34%
Williams	5,181,650	5,445,350	5,445,350	5.09%	49.28	1.00000	4,713,873	4,981,418	5.68%
Auburn	10,247,700	10,409,900	10,409,900	1.58%	49.03	1.00000	10,138,106	10,290,951	1.51%
Bay City	99,277,550	96,855,350	96,855,350	-2.44%	49.88	1.00000	94,549,279	92,423,147	-2.25%
Essexville	2,513,400	2,514,800	2,514,800	0.06%	49.86	1.00000	2,173,910	2,209,481	1.64%
Midland	5,933,300	5,854,600	5,854,600	-1.33%	50.00	1.00000	5,214,564	5,196,610	-0.34%
Pinconning C.	7,044,100	6,846,300	6,846,300	-2.81%	49.89	1.00000	6,860,602	6,739,581	-1.76%
Totals	398,560,734	394,746,900	395,595,596	-0.74%			371,407,551	369,704,620	-0.46%

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2011 Equalization Report

Industrial Class

Assessing Unit	2010 Equalized	2011 Assessed	2011 Equalized	% Change	Ratio	Factor	2010 Taxable	2011 Taxable	% Change
Bangor	16,143,300	11,529,000	11,529,000	-28.58%	49.04	1.00000	14,800,534	10,670,821	-27.90%
Beaver	292,500	307,150	307,150	5.01%	49.22	1.00000	243,450	247,586	1.70%
Frankenlust	295,000	295,000	295,000	0.00%	49.52	1.00000	238,059	242,101	1.70%
Fraser	189,600	189,300	189,300	-0.16%	49.26	1.00000	176,762	177,412	0.37%
Garfield	175,600	175,600	175,600	0.00%	49.89	1.00000	107,977	109,807	1.69%
Gibson	182,600	168,200	168,200	-7.89%	49.86	1.00000	106,771	108,583	1.70%
Hampton	230,108,500	226,009,000	226,009,000	-1.78%	50.00	1.00000	225,804,309	224,190,100	-0.71%
Kawkawlin	1,054,800	1,023,650	1,023,650	-2.95%	49.97	1.00000	1,053,337	1,023,331	-2.85%
Merritt	1,374,050	1,237,200	1,237,200	-9.96%	49.34	1.00000	1,260,781	1,186,131	-5.92%
Monitor	16,447,600	15,782,100	15,782,100	-4.05%	49.04	1.00000	15,193,961	14,782,101	-2.71%
Mt Forest	257,400	258,900	258,900	0.58%	49.87	1.00000	159,400	162,106	1.70%
Pinconning T.	576,300	1,735,700	1,735,700	201.18%	49.31	1.00000	541,233	1,509,276	178.86%
Portsmouth	1,971,200	2,005,100	2,005,100	1.72%	49.97	1.00000	1,868,636	1,906,726	2.04%
Williams	31,026,000	30,543,450	30,543,450	-1.56%	49.81	1.00000	30,472,326	30,061,607	-1.35%
Auburn	0	0	0	0.00%	0.00	NA	0	0	0.00%
Bay City	24,700,050	25,923,600	25,923,600	4.95%	49.92	1.00000	24,114,349	25,438,720	5.49%
Essexville	3,763,800	3,796,700	3,796,700	0.87%	49.79	1.00000	3,713,862	3,727,281	0.36%
Midland	86,200	55,800	55,800	-35.27%	49.84	1.00000	63,279	42,335	-33.10%
Pinconning C.	1,887,500	1,890,900	1,890,900	0.18%	49.64	1.00000	1,886,075	1,890,888	0.26%
Totals	330,532,000	322,926,350	322,926,350	-2.30%			321,805,101	317,476,912	-1.34%

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2011 Equalization Report

Residential Class

Assessing Unit	2010 Equalized	2011 Assessed	2011 Equalized	% Change	Ratio	Factor	2010 Taxable	2011 Taxable	% Change
Bangor	308,497,500	292,839,350	292,839,350	-5.08	49.70	1.00000	293,889,854	281,895,027	-4.08%
Beaver	58,615,450	57,232,450	57,232,450	-2.36	49.61	1.00000	52,993,355	53,184,197	0.36%
Frankenlust	101,453,200	93,523,300	93,523,300	-7.82	49.48	1.00000	99,135,414	91,641,278	-7.56%
Fraser	67,018,600	65,420,100	65,420,100	-2.39	49.52	1.00000	58,358,910	57,547,436	-1.39%
Garfield	35,825,050	35,202,200	35,202,200	-1.74	49.70	1.00000	27,929,114	28,378,449	1.61%
Gibson	22,021,700	20,673,800	20,673,800	-6.12	49.74	1.00000	15,726,800	15,630,706	-0.61%
Hampton	152,382,800	156,639,500	156,639,500	2.79	49.91	1.00000	150,954,129	154,394,525	2.28%
Kawkawlin	103,650,550	99,605,850	99,605,850	-3.90	49.99	1.00000	98,682,584	96,829,010	-1.88%
Merritt	22,960,850	22,819,650	22,819,650	-0.61	49.19	1.00000	21,863,222	21,990,197	0.58%
Monitor	258,017,300	253,052,800	253,052,800	-1.92	49.87	1.00000	245,682,277	242,323,222	-1.37%
Mt Forest	30,804,900	28,088,750	28,088,750	-8.82	49.83	1.00000	24,324,145	23,441,915	-3.63%
Pinconning T.	47,797,800	46,090,600	46,090,600	-3.57	49.99	1.00000	39,712,191	39,368,686	-0.86%
Portsmouth	68,514,100	67,772,200	67,772,200	-1.08	49.26	1.00000	64,956,306	65,432,254	0.73%
Williams	96,284,200	90,622,600	90,622,600	-5.88	49.52	1.00000	95,030,428	89,588,938	-5.73%
Auburn	38,623,400	36,471,700	36,471,700	-5.57	49.76	1.00000	37,873,015	36,051,767	-4.81%
Bay City	432,491,093	440,002,748	440,002,748	1.74	49.80	1.00000	399,067,260	397,629,194	-0.36%
Essexville	70,456,300	65,149,200	65,149,200	-7.53	49.98	1.00000	70,001,954	64,947,850	-7.22%
Midland	84,100	74,000	74,000	-12.01	49.88	1.00000	83,494	74,000	-11.37%
Pinconning C.	15,389,400	13,427,700	13,427,700	-12.75	49.99	1.00000	13,916,142	13,070,990	-6.07%
Totals	1,930,888,293	1,884,708,498	1,884,708,498	-2.39			1,810,180,594	1,773,419,641	-2.03%

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2011 Equalization Report

Timber-Cutover Class

Assessing Unit	2010 Equalized	2011 Assessed	2011 Equalized	% Change	Ratio	Factor	2010 Taxable	2011 Taxable	% Change
Bangor	0	0	0	0.00	0.00	NA	0	0	0.00%
Beaver	0	0	0	0.00	0.00	NA	0	0	0.00%
Frankenlust	0	0	0	0.00	0.00	NA	0	0	0.00%
Fraser	0	0	0	0.00	0.00	NA	0	0	0.00%
Garfield	0	0	0	0.00	0.00	NA	0	0	0.00%
Gibson	0	0	0	0.00	0.00	NA	0	0	0.00%
Hampton	0	0	0	0.00	0.00	NA	0	0	0.00%
Kawkawlin	0	0	0	0.00	0.00	NA	0	0	0.00%
Merritt	0	0	0	0.00	0.00	NA	0	0	0.00%
Monitor	0	0	0	0.00	0.00	NA	0	0	0.00%
Mt Forest	0	0	0	0.00	0.00	NA	0	0	0.00%
Pinconning T.	0	0	0	0.00	0.00	NA	0	0	0.00%
Portsmouth	0	0	0	0.00	0.00	NA	0	0	0.00%
Williams	0	0	0	0.00	0.00	NA	0	0	0.00%
Auburn	0	0	0	0.00	0.00	NA	0	0	0.00%
Bay City	0	0	0	0.00	0.00	NA	0	0	0.00%
Essexville	0	0	0	0.00	0.00	NA	0	0	0.00%
Midland	0	0	0	0.00	0.00	NA	0	0	0.00%
Pinconning C.	0	0	0	0.00	0.00	NA	0	0	0.00%
Totals	0	0	0	0.00			0	0	0.00%

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2011 Equalization Report

Developmental Class

Assessing Unit	2010 Equalized	2011 Assessed	2011 Equalized	% Change	Ratio	Factor	2010 Taxable	2011 Taxable	% Change
Bangor	1,035,450	1,037,300	1,037,300	0.18	49.47	1.00000	1,032,343	1,037,300	0.48%
Beaver	0	0	0	0.00	0.00	NA	0	0	0.00%
Frankenlust	0	0	0	0.00	0.00	NA	0	0	0.00%
Fraser	0	0	0	0.00	0.00	NA	0	0	0.00%
Garfield	0	0	0	0.00	0.00	NA	0	0	0.00%
Gibson	0	0	0	0.00	0.00	NA	0	0	0.00%
Hampton	0	0	0	0.00	0.00	NA	0	0	0.00%
Kawkawlin	434,800	167,000	167,000	-61.59	49.77	1.00000	434,800	167,000	-61.59%
Merritt	0	0	0	0.00	0.00	NA	0	0	0.00%
Monitor	0	0	0	0.00	0.00	NA	0	0	0.00%
Mt Forest	0	0	0	0.00	0.00	NA	0	0	0.00%
Pinconning T.	0	0	0	0.00	0.00	NA	0	0	0.00%
Portsmouth	0	0	0	0.00	0.00	NA	0	0	0.00%
Williams	0	0	0	0.00	0.00	NA	0	0	0.00%
Auburn	0	0	0	0.00	0.00	NA	0	0	0.00%
Bay City	0	0	0	0.00	0.00	NA	0	0	0.00%
Essexville	0	0	0	0.00	0.00	NA	0	0	0.00%
Midland	0	0	0	0.00	0.00	NA	0	0	0.00%
Pinconning C.	0	0	0	0.00	0.00	NA	0	0	0.00%
Totals	1,470,250	1,204,300	1,204,300	-18.09			1,467,143	1,204,300	-17.92%

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2011 Equalization Report

Personal Property Class

Assessing Unit	2010 Equalized	2011 Assessed	2011 Equalized	% Change	Ratio	Factor	2010 Taxable	2011 Taxable	% Change
Bangor	44,246,100	43,488,850	43,488,850	-1.71%	50.00	1.00000	44,246,100	43,488,850	-1.71%
Beaver	1,910,800	1,864,832	1,864,832	-2.41%	50.00	1.00000	1,910,800	1,864,832	-2.41%
Frankenlust	5,118,750	6,797,350	6,797,350	32.79%	50.00	1.00000	4,968,935	6,648,718	33.81%
Fraser	4,393,990	7,019,000	7,019,000	59.74%	50.00	1.00000	4,190,618	6,808,443	62.47%
Garfield	1,167,350	1,229,450	1,229,450	5.32%	50.00	1.00000	1,167,350	1,229,450	5.32%
Gibson	1,541,850	1,599,950	1,599,950	3.77%	50.00	1.00000	1,321,698	1,381,991	4.56%
Hampton	32,953,800	32,608,600	32,608,600	-1.05%	50.00	1.00000	32,953,800	32,623,400	-1.00%
Kawkawlin	9,518,100	10,922,550	10,922,550	14.76%	50.00	1.00000	9,307,009	10,706,643	15.04%
Merritt	3,263,200	2,439,200	2,439,200	-25.25%	50.00	1.00000	3,111,318	2,292,921	-26.30%
Monitor	32,388,200	35,874,500	35,874,500	10.76%	50.00	1.00000	28,525,323	32,057,621	12.38%
Mt Forest	2,310,900	2,139,700	2,139,700	-7.41%	50.00	1.00000	2,269,035	2,099,639	-7.47%
Pinconning T.	4,818,486	3,628,400	3,628,400	-24.70%	50.00	1.00000	4,818,486	3,628,400	-24.70%
Portsmouth	3,929,000	3,751,300	3,751,300	-4.52%	50.00	1.00000	3,723,736	3,550,069	-4.66%
Williams	24,822,950	24,624,600	24,624,600	-0.80%	50.00	1.00000	24,822,950	24,624,600	-0.80%
Auburn	2,465,300	2,434,800	2,434,800	-1.24%	50.00	1.00000	2,465,300	2,434,800	-1.24%
Bay City	65,116,950	57,217,200	57,217,200	-12.13%	50.00	1.00000	65,116,950	57,217,200	-12.13%
Essexville	5,495,000	5,862,300	5,862,300	6.68%	50.00	1.00000	5,495,000	5,862,300	6.68%
Midland	436,000	398,900	398,900	-8.51%	50.00	1.00000	436,000	398,900	-8.51%
Pinconning C.	5,413,050	5,336,050	5,336,050	-1.42%	50.00	1.00000	5,413,050	5,336,050	-1.42%
Totals	251,309,776	249,237,532	249,237,532	-0.82%			246,263,458	244,254,827	-0.82%

2011 Equalization Report

Equalized vs. Taxable & Percent Difference

Assessing Unit	2011 Equalized	2011 Taxable	% Less Than Equalized
Bangor	467,568,850	447,078,386	-4.38%
Beaver	87,186,232	75,998,030	-12.83%
Frankenlust	134,932,096	126,099,306	-6.55%
Fraser	99,612,800	85,904,866	-13.76%
Garfield	55,269,950	40,838,444	-26.11%
Gibson	40,898,850	27,728,930	-32.20%
Hampton	486,123,700	476,197,839	-2.04%
Kawkawlin	150,522,250	139,294,390	-7.46%
Merritt	59,105,500	52,236,042	-11.62%
Monitor	387,052,700	357,970,459	-7.51%
Mt Forest	46,191,100	35,701,146	-22.71%
Pinconning T.	81,053,600	63,347,978	-21.84%
Portsmouth	96,117,900	90,289,820	-6.06%
Williams	177,047,800	166,988,552	-5.68%
Auburn	49,316,400	48,777,518	-1.09%
Bay City	619,998,898	572,708,261	-7.63%
Essexville	77,323,000	76,746,912	-0.75%
Midland	6,383,300	5,711,845	-10.52%
Pinconning C.	27,500,950	27,037,509	-1.69%
Totals	3,149,205,876	2,916,656,233	-7.38%

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Percent of County State Equalized Value Total by Class

Assessing Unit	Ag. Class	Com. Class	Ind. Class	Res. Class	T.C. Class	Dev. Class	Personal Property
Bangor	0.00%	30.00%	3.57%	15.54%	0.00%	86.13%	17.45%
Beaver	8.86%	0.40%	0.10%	3.04%	0.00%	0.00%	0.75%
Frankenlust	5.85%	4.30%	0.09%	4.96%	0.00%	0.00%	2.73%
Fraser	7.14%	1.49%	0.06%	3.47%	0.00%	0.00%	2.82%
Garfield	6.11%	0.15%	0.05%	1.87%	0.00%	0.00%	0.49%
Gibson	6.12%	0.09%	0.05%	1.10%	0.00%	0.00%	0.64%
Hampton	7.29%	12.47%	69.99%	8.31%	0.00%	0.00%	13.08%
Kawkawlin	8.12%	3.74%	0.32%	5.28%	0.00%	13.87%	4.38%
Merritt	10.70%	0.25%	0.38%	1.21%	0.00%	0.00%	0.98%
Monitor	11.60%	12.15%	4.89%	13.43%	0.00%	0.00%	14.39%
Mt Forest	5.28%	0.02%	0.08%	1.49%	0.00%	0.00%	0.86%
Pinconning T.	8.18%	1.37%	0.54%	2.45%	0.00%	0.00%	1.46%
Portsmouth	6.00%	1.23%	0.62%	3.60%	0.00%	0.00%	1.51%
Williams	8.73%	1.38%	9.46%	4.81%	0.00%	0.00%	9.88%
Auburn	0.00%	2.63%	0.00%	1.94%	0.00%	0.00%	0.98%
Bay City	0.00%	24.48%	8.03%	23.35%	0.00%	0.00%	22.96%
Essexville	0.00%	0.64%	1.18%	3.46%	0.00%	0.00%	2.35%
Midland	0.00%	1.48%	0.02%	0.00%	0.00%	0.00%	0.16%
Pinconning C.	0.00%	1.73%	0.59%	0.71%	0.00%	0.00%	2.14%
Totals	100.00%	100.00%	100.00%	100.00%	0.00%	100.00%	100.00%

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Percent of County Taxable Value Total by Class

Assessing Unit	Ag. Class	Com. Class	Ind. Class	Res. Class	T.C. Class	Dev. Class	Personal Property
Bangor	0.00%	29.75%	3.36%	15.90%	0.00%	86.13%	17.80%
Beaver	9.19%	0.36%	0.08%	3.00%	0.00%	0.00%	0.76%
Frankenlust	5.65%	4.24%	0.08%	5.17%	0.00%	0.00%	2.72%
Fraser	7.59%	1.46%	0.06%	3.24%	0.00%	0.00%	2.79%
Garfield	5.00%	0.16%	0.03%	1.60%	0.00%	0.00%	0.50%
Gibson	4.90%	0.08%	0.03%	0.88%	0.00%	0.00%	0.57%
Hampton	8.74%	12.60%	70.62%	8.71%	0.00%	0.00%	13.36%
Kawkawlin	8.19%	3.60%	0.32%	5.46%	0.00%	13.87%	4.38%
Merritt	12.26%	0.26%	0.37%	1.24%	0.00%	0.00%	0.94%
Monitor	11.78%	11.90%	4.66%	13.66%	0.00%	0.00%	13.12%
Mt Forest	4.71%	0.02%	0.05%	1.32%	0.00%	0.00%	0.86%
Pinconning T.	6.65%	1.31%	0.48%	2.22%	0.00%	0.00%	1.49%
Portsmouth	6.92%	1.31%	0.60%	3.69%	0.00%	0.00%	1.45%
Williams	8.42%	1.35%	9.47%	5.05%	0.00%	0.00%	10.08%
Auburn	0.00%	2.78%	0.00%	2.03%	0.00%	0.00%	1.00%
Bay City	0.00%	25.00%	8.01%	22.42%	0.00%	0.00%	23.43%
Essexville	0.00%	0.60%	1.17%	3.66%	0.00%	0.00%	2.40%
Midland	0.00%	1.41%	0.01%	0.00%	0.00%	0.00%	0.16%
Pinconning C.	0.00%	1.82%	0.60%	0.74%	0.00%	0.00%	2.18%
Totals	100.00%	100.00%	100.00%	100.00%	0.00%	100.00%	100.00%

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Personal Property State Equalized Value by Class

Assessing Unit	Ag. Personal	Com. Personal	Ind. Personal	Res. Personal	Utility Personal
Bangor	0	14,242,700	20,891,850	10,000	8,344,300
Beaver	0	450,032	0	0	1,414,800
Frankenlust	0	3,301,500	0	0	3,495,850
Fraser	0	4,436,300	0	0	2,582,700
Garfield	0	205,350	0	0	1,024,100
Gibson	0	416,000	0	0	1,183,950
Hampton	0	7,359,300	4,487,200	0	20,762,100
Kawkawlin	0	3,832,500	523,850	0	6,566,200
Merritt	0	202,300	154,900	0	2,082,000
Monitor	0	9,718,500	10,884,200	0	15,271,800
Mt Forest	0	889,450	0	0	1,250,250
Pinconning T.	0	3,488,750	139,650	0	0
Portsmouth	0	1,228,600	79,200	0	2,443,500
Williams	0	3,750,400	16,699,600	0	4,174,600
Auburn	0	1,492,600	0	0	942,200
Bay City	0	22,102,400	29,841,000	0	5,273,800
Essexville	0	925,900	3,731,300	0	1,205,100
Midland	0	273,200	0	0	125,700
Pinconning C.	0	759,550	4,048,100	0	528,400
Totals	0	79,075,332	91,480,850	10,000	78,671,350

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Personal Property Taxable Value by Class

Assessing Unit	Ag. Personal	Com. Personal	Ind. Personal	Res. Personal	Utility Personal
Bangor	0	14,242,700	20,891,850	10,000	8,344,300
Beaver	0	450,032	0	0	1,414,800
Frankenlust	0	3,301,500	0	0	3,347,218
Fraser	0	4,436,300	0	0	2,372,143
Garfield	0	205,350	0	0	1,024,100
Gibson	0	416,000	0	0	965,991
Hampton	0	7,374,100	4,487,200	0	20,762,100
Kawkawlin	0	3,818,931	523,850	0	6,363,862
Merritt	0	202,300	154,900	0	1,935,721
Monitor	0	9,718,500	10,884,200	0	11,454,921
Mt Forest	0	849,389	0	0	1,250,250
Pinconning T.	0	3,488,750	139,650	0	0
Portsmouth	0	1,228,600	79,200	0	2,242,269
Williams	0	3,750,400	16,699,600	0	4,174,600
Auburn	0	1,492,600	0	0	942,200
Bay City	0	22,102,400	29,841,000	0	5,273,800
Essexville	0	925,900	3,731,300	0	1,205,100
Midland	0	273,200	0	0	125,700
Pinconning C.	0	759,550	4,048,100	0	528,400
Totals	0	79,036,502	91,480,850	10,000	73,727,475

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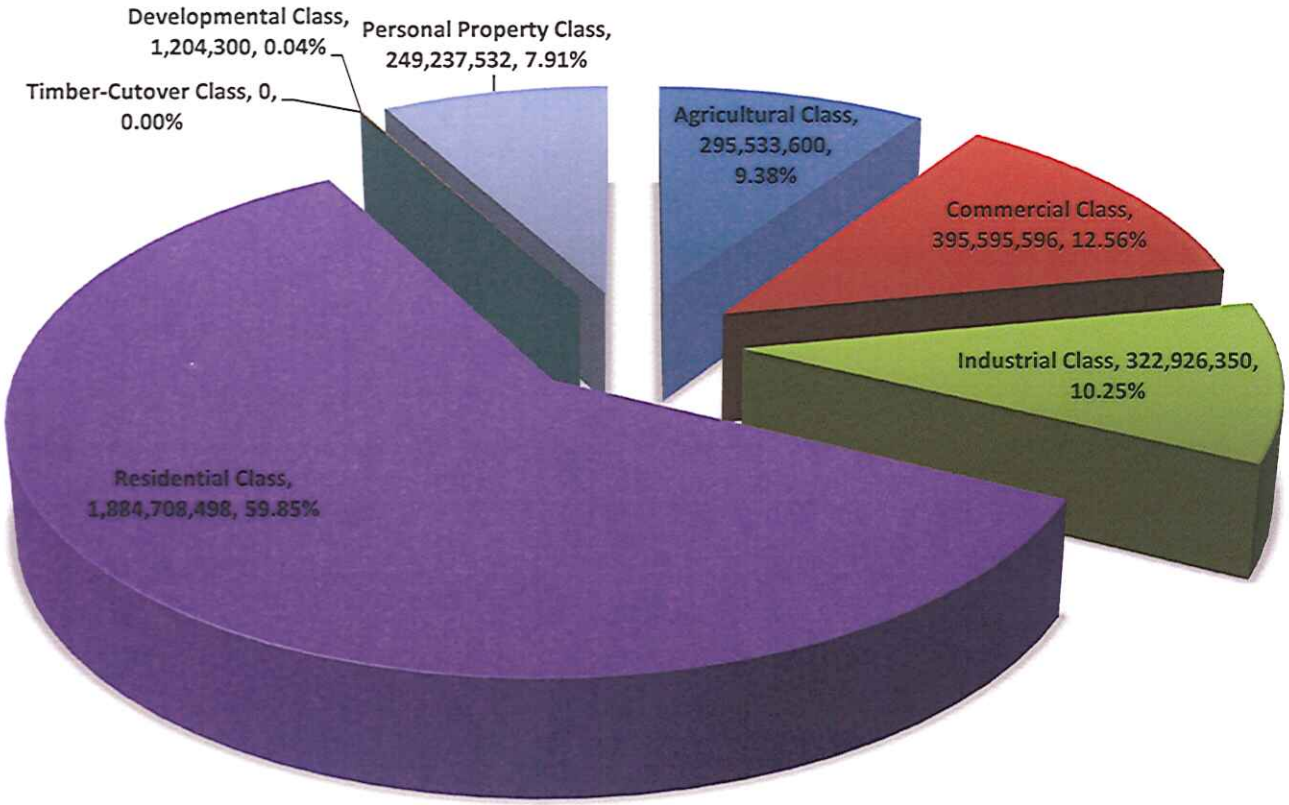
2011 Equalization Report

2011 State Equalized Value by Class



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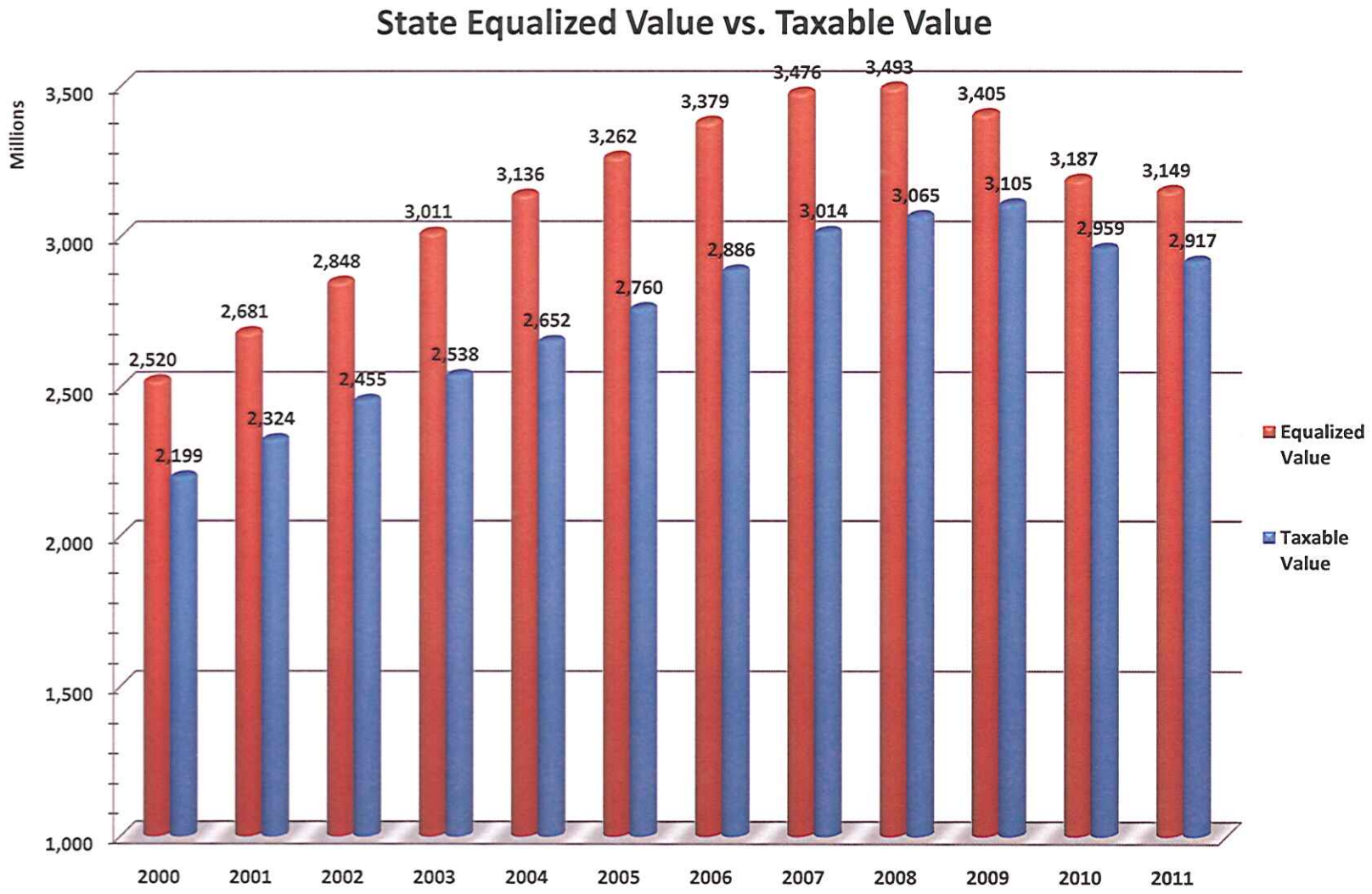
2011 Equalization Report



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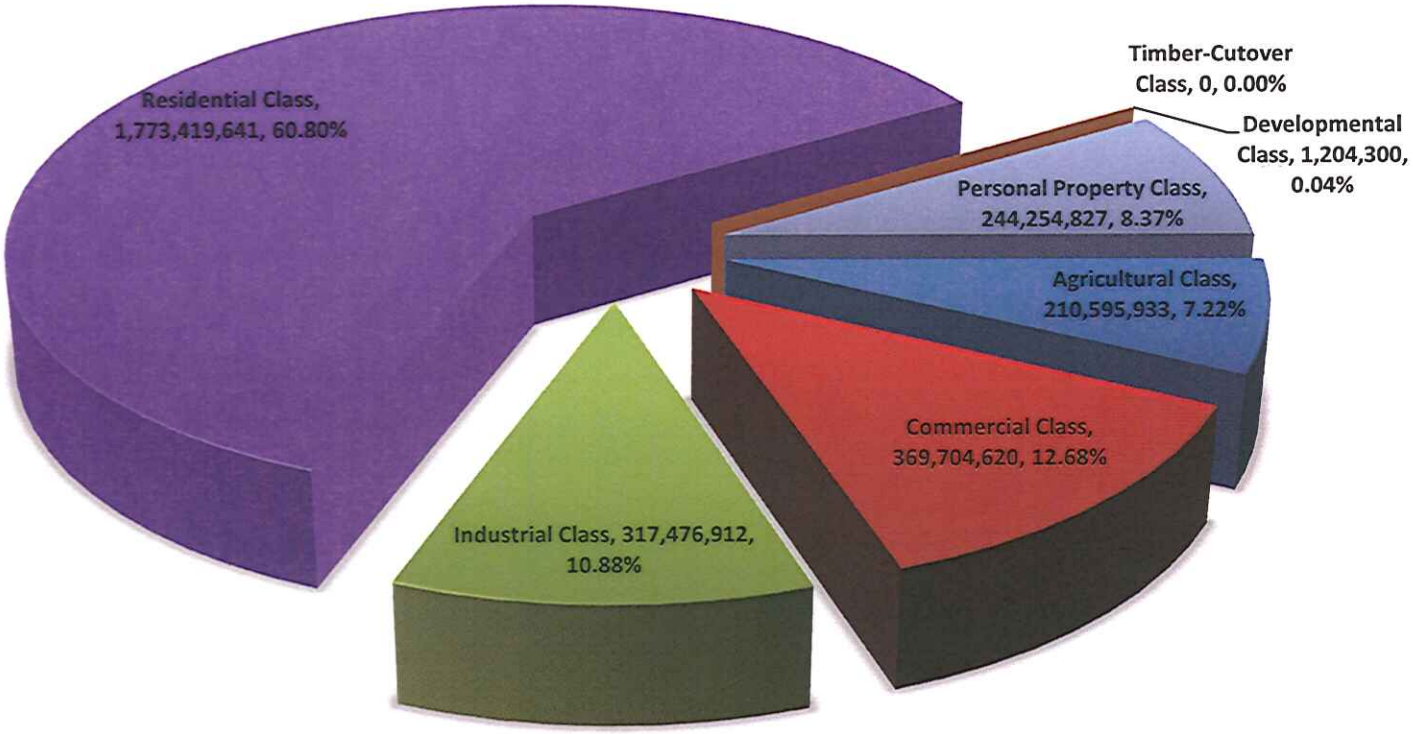
2011 Equalization Report

2011 Taxable Value by Class



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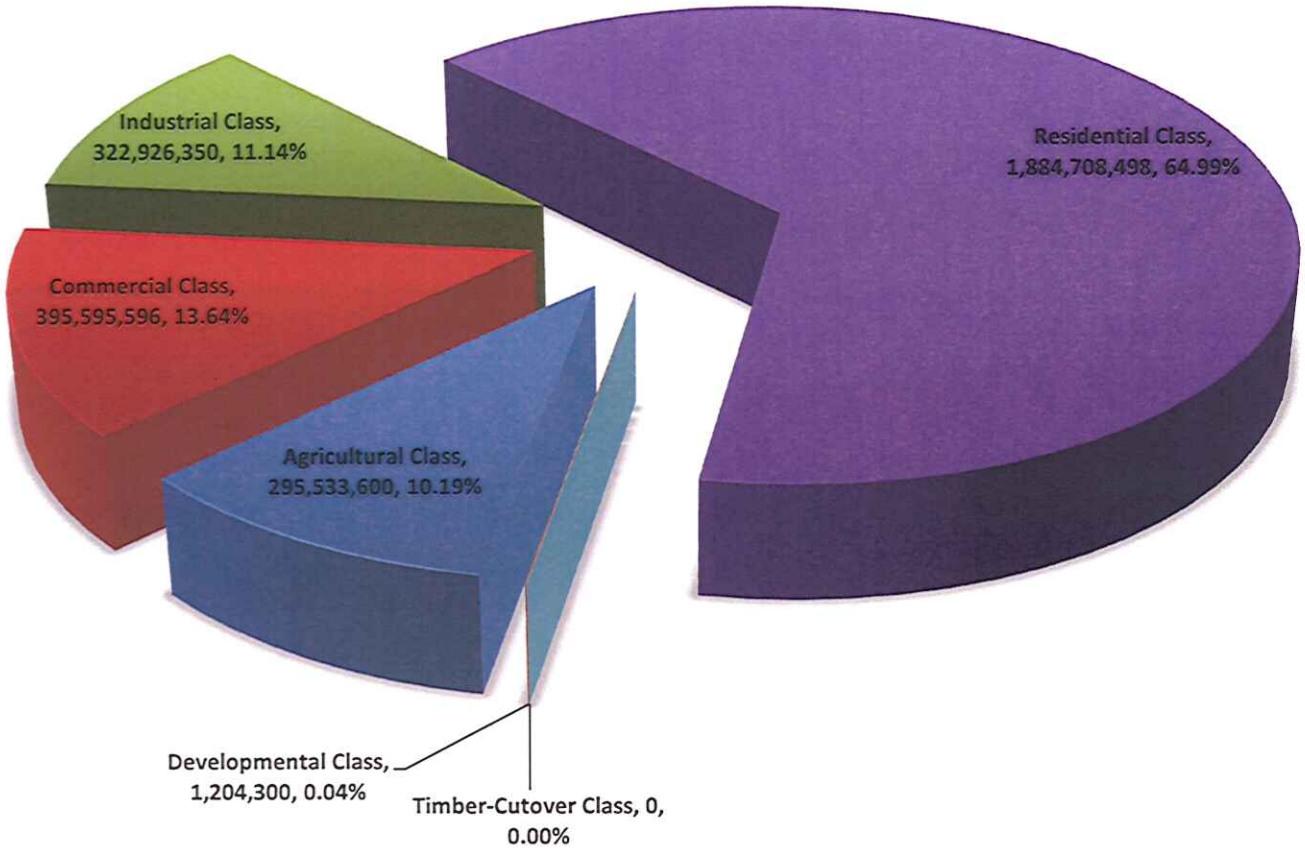
2011 Real Property
State Equalized Value



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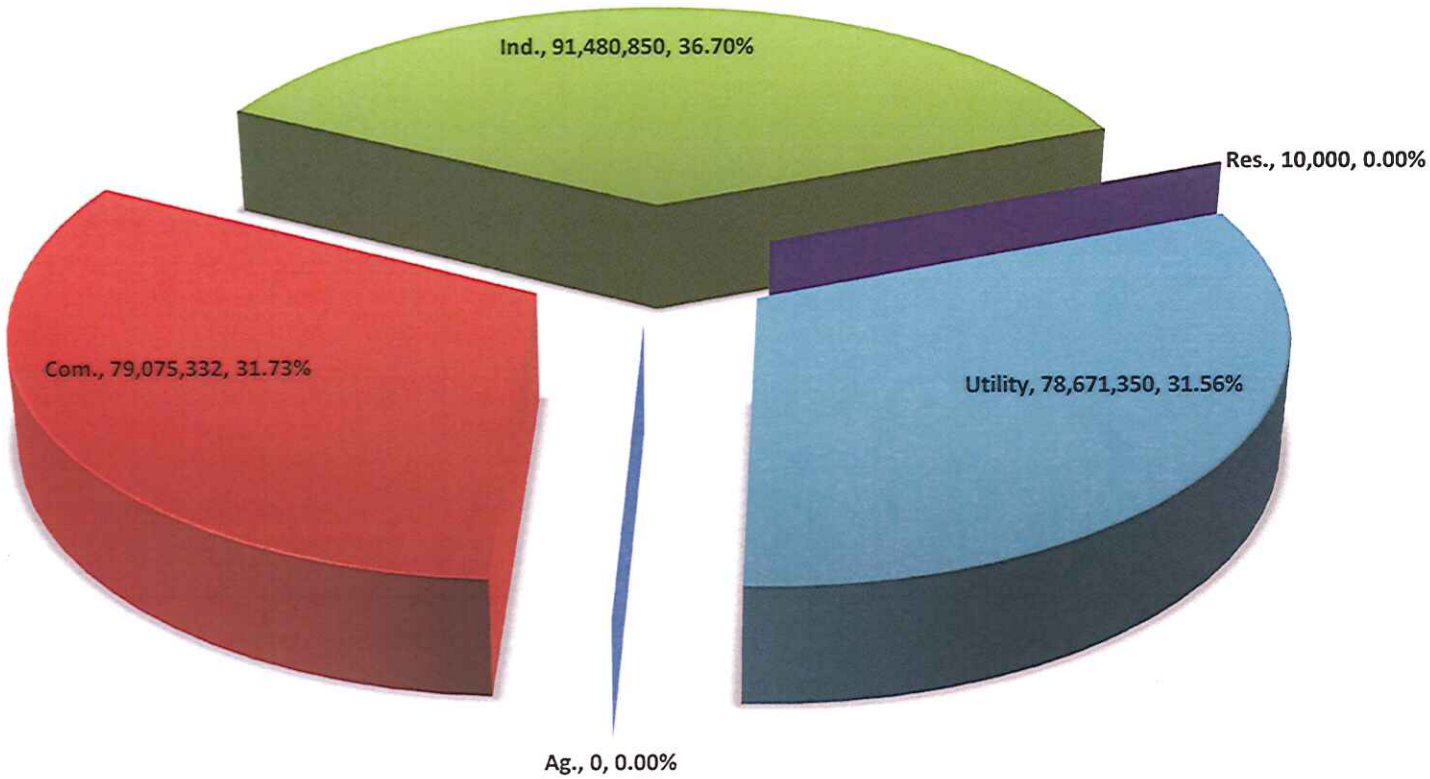
2011 Personal Property
State Equalized Value



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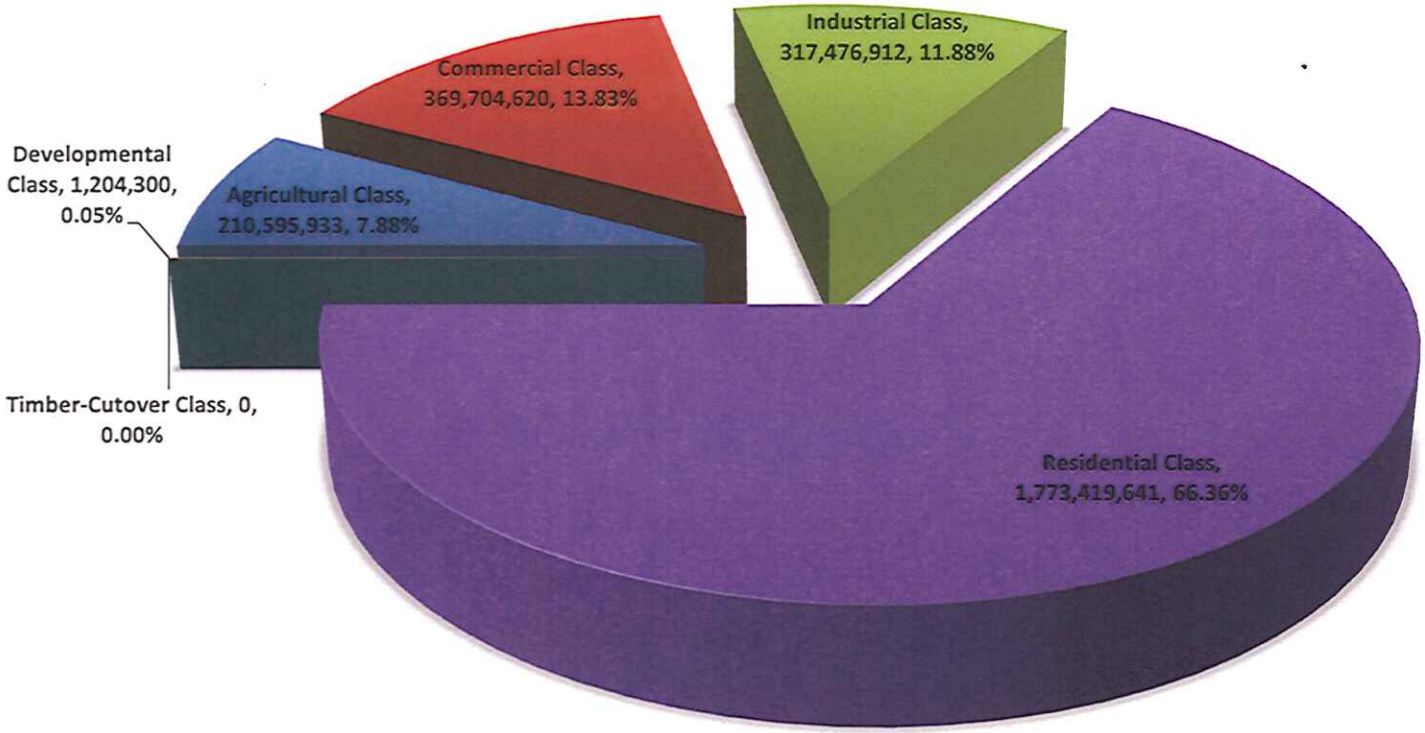
2011 Real Property Taxable Value



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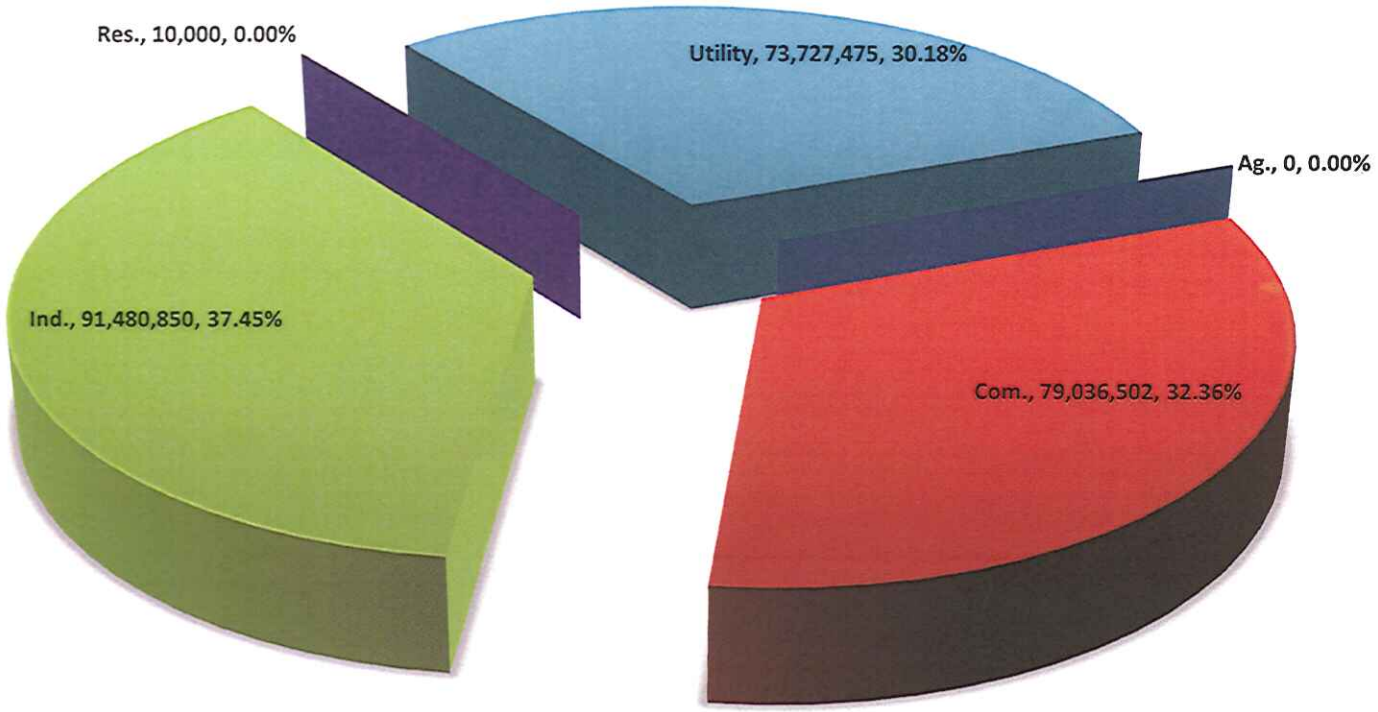
2011 Personal Property
Taxable Value



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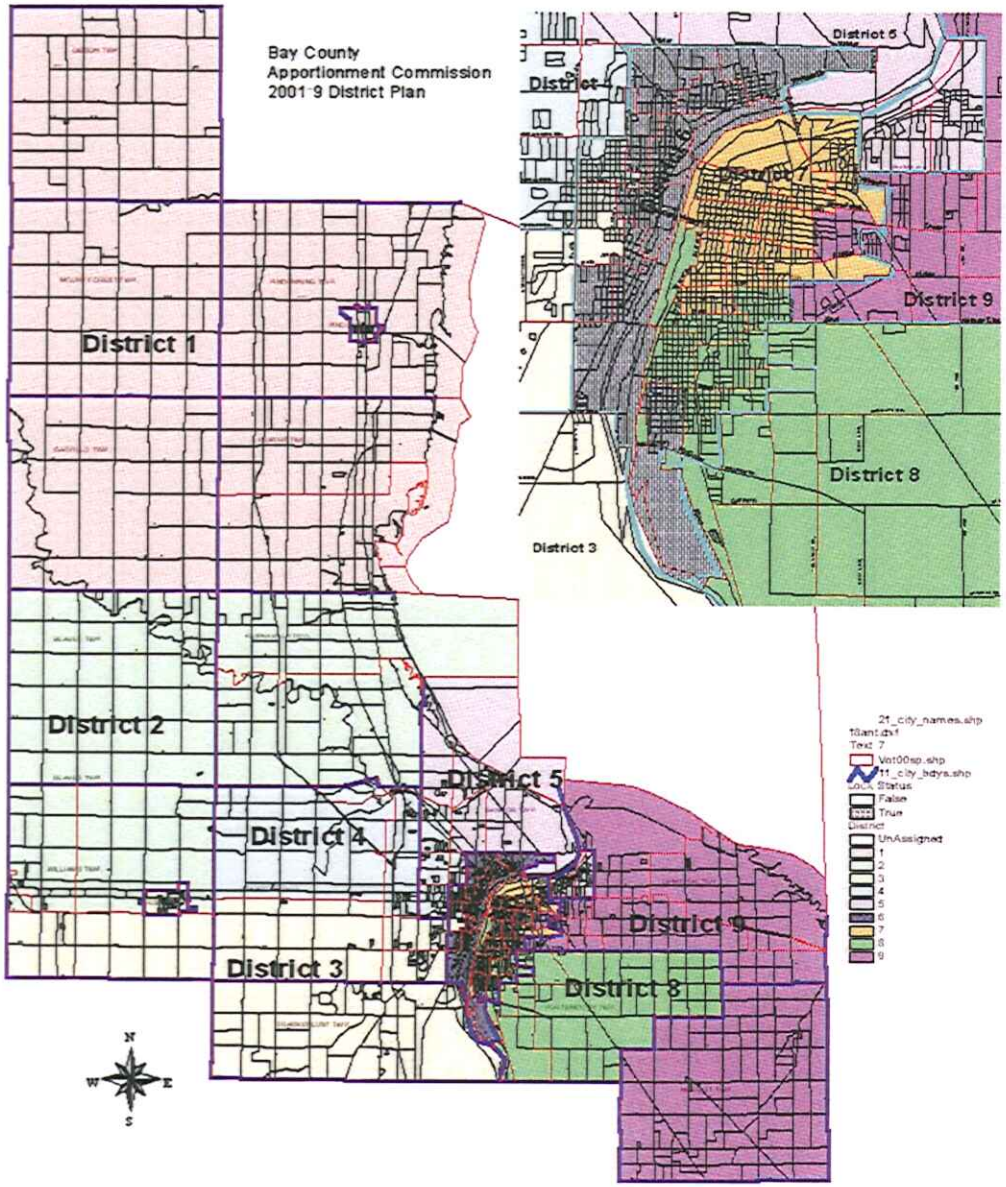
2011 Equalization Report



District	Commissioner
1	Michael J. Duranczyk (D)
2	Brandon Krause (D)
3	Vaughn J. Begick (R)
4	Joe Davis (R)
5	Ernie Krygier (D)
6	Kim Coonan (D)
7	Tom Ryder (D)
8	Christopher Rupp (R)
9	Donald J. Tilley (D)

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2011 Equalization Report

Equalization Staff		Certification
Director	Richard Gruber	MMAO/4
Deputy Director/Appraiser	Kelly Rifenbark	MAAO/3
Senior Appraiser	William Deaton	MAAO/3
Mapping/Descriptions	Michael Neese	MAAO/3

Local Unit	Assessor	
Bangor Township	Dan Darland	MAAO/3
Beaver Township	Dennis Volk	1
Frankenlust Township	Paul Arnold	MAAO/3
Fraser Township	Margaret Ford	MAAO/3
Garfield Township	James Dubay	1
Gibson Township	David Cook	MCAO/2
Hampton Township	David Swinson	MMAO/4
Kawkawlin Township	Tom Boetefuer	MCAO/2
Merritt Township	Patti Peltier	MCAO/2
Monitor Township	Margaret Ford	MAAO/3
Mt Forest Township	Sharon Stalsberg	1
Pinconning Township	Sharon Stalsberg	1
Portsmouth Township	Patti Peltier	MCAO/2
Williams Township	Paul Arnold	MAAO/3
City of Auburn	Patti Peltier	MCAO/2
City of Bay City	Amy Dehaan-Legge	MMAO/4
City of Essexville	David Swinson	MMAO/4
City of Midland	Reid Duford	MMAO/4
City of Pinconning	Tom Boetefuer	MCAO/2