2016
Equalization Report

BAY COUNTY
MICHIGAN · 1857

2016 Equalization Report

	2015 Equalized	2016 Equalized	Percent of Change	2015 Taxable	2016 Taxable	Percent of Change
REAL	2,923,238,806	2,995,359,568	2.47%	2,561,288,052	2,543,559,033	-0.69%
PERSONAL	294,062,350	245,515,794	-16.51%	285,746,871	238,091,917	-16.68%
TOTAL	3,217,301,156	3,240,875,362	0.73%	2,847,034,923	2,781,650,950	-2.30%

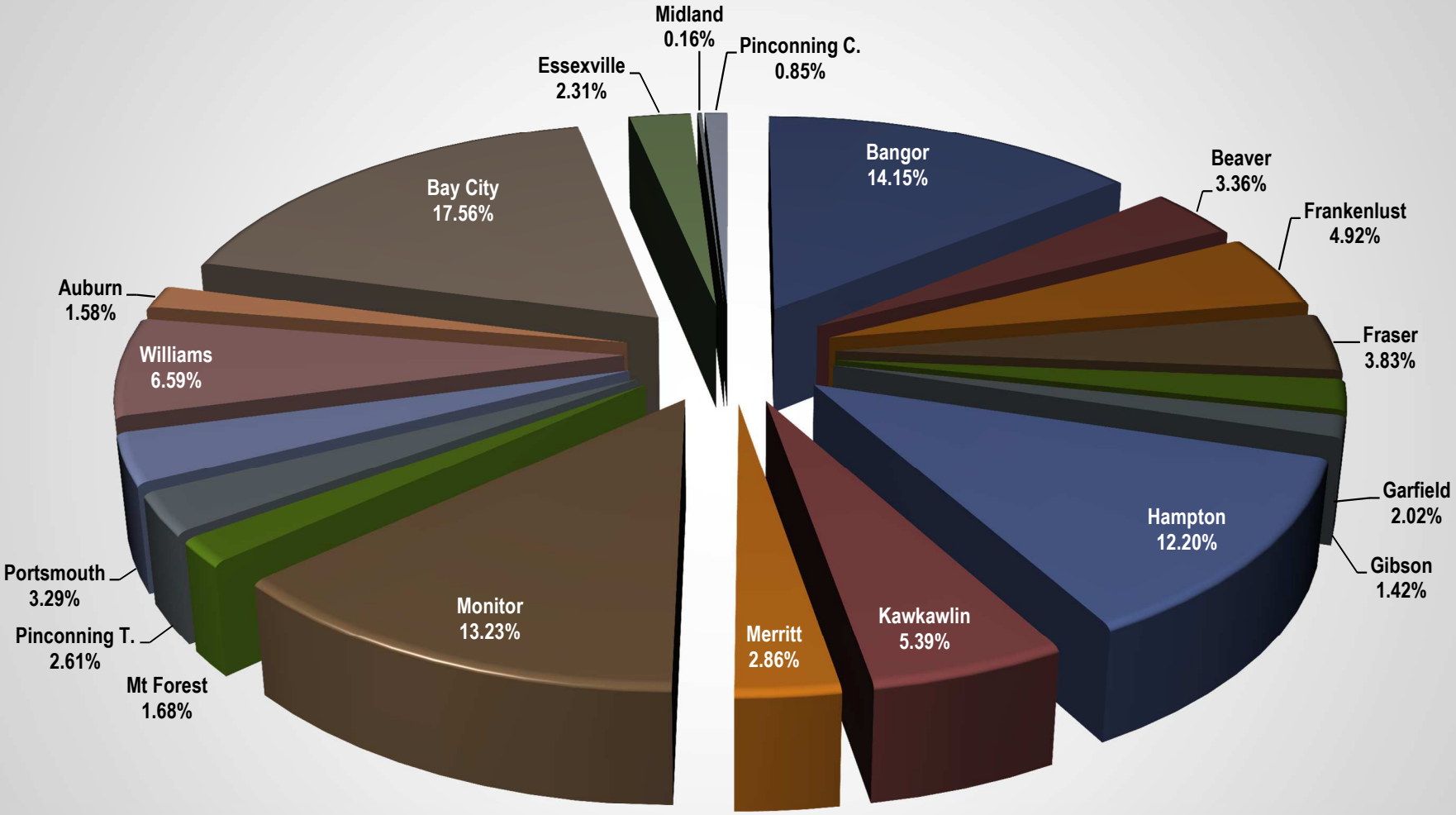
2016 Equalization Report

Percent of County Total by Unit

Assessing Unit	2016 Equalized	Percent of County Total	2016 Taxable	Percent of County Total
Bangor	458,450,450	14.15%	415,199,877	14.93%
Beaver	109,054,221	3.36%	79,090,789	2.84%
Frankenlust	159,497,700	4.92%	131,406,279	4.72%
Fraser	124,141,075	3.83%	93,603,979	3.37%
Garfield	65,309,950	2.02%	43,599,113	1.57%
Gibson	46,132,050	1.42%	27,838,182	1.00%
Hampton	395,476,800	12.20%	371,523,541	13.36%
Kawkawlin	174,622,858	5.39%	141,542,435	5.09%
Merritt	92,753,050	2.86%	61,481,458	2.21%
Monitor	428,761,300	13.23%	369,426,186	13.28%
Mt Forest	54,350,511	1.68%	37,631,336	1.35%
Pinconning T.	84,464,267	2.61%	64,416,026	2.32%
Portsmouth	106,647,800	3.29%	88,663,484	3.19%
Williams	213,412,750	6.59%	179,122,527	6.44%
Auburn	51,138,550	1.58%	50,461,847	1.81%
Bay City	569,159,750	17.56%	523,521,300	18.82%
Essexville	74,735,930	2.31%	72,067,582	2.59%
Midland	5,277,100	0.16%	4,641,959	0.17%
Pinconning C.	27,489,250	0.85%	26,413,050	0.95%
Totals	3,240,875,362	100.00%	2,781,650,950	100.00%

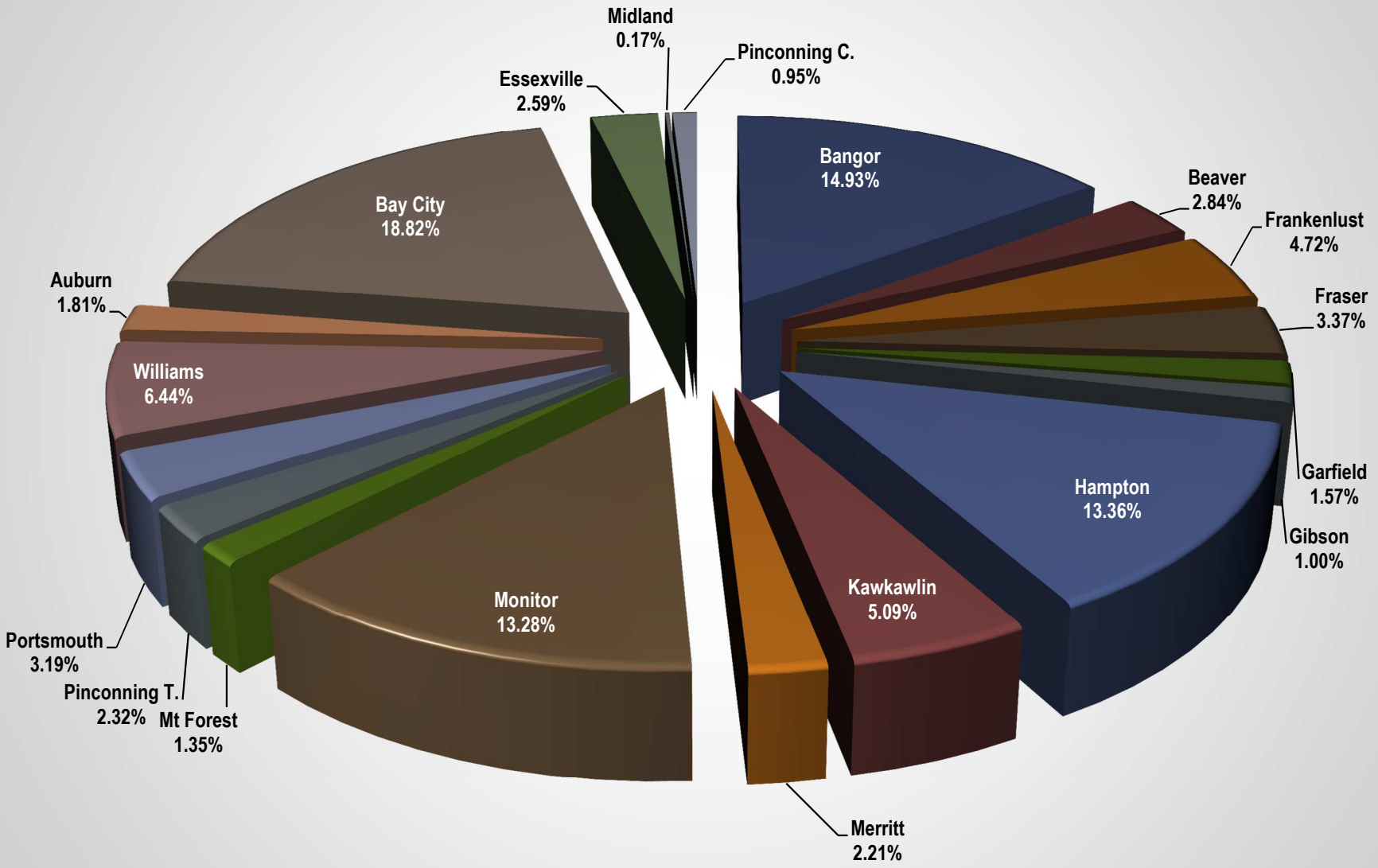
2016 Equalization Report

State Equalized Value by Unit



2016 Equalization Report

Taxable Value by Unit



2016 Equalization Report

Real & Personal Property

Assessing Unit	2015 Equalized	2016 Equalized	Percent Change	2015 Taxable	2016 Taxable	Percent Change
Bangor	445,647,900	458,450,450	2.87%	419,466,602	415,199,877	-1.02%
Beaver	98,830,232	109,054,221	10.35%	79,198,460	79,090,789	-0.14%
Frankenlust	150,532,750	159,497,700	5.96%	130,479,358	131,406,279	0.71%
Fraser	115,560,594	124,141,075	7.43%	93,611,155	93,603,979	-0.01%
Garfield	62,352,730	65,309,950	4.74%	42,981,478	43,599,113	1.44%
Gibson	42,374,900	46,132,050	8.87%	27,401,589	27,838,182	1.59%
Hampton	405,626,500	395,476,800	-2.50%	388,759,369	371,523,541	-4.43%
Kawkawlin	167,535,410	174,622,858	4.23%	141,523,410	141,542,435	0.01%
Merritt	93,702,100	92,753,050	-1.01%	61,114,643	61,481,458	0.60%
Monitor	438,991,800	428,761,300	-2.33%	379,276,157	369,426,186	-2.60%
Mt Forest	53,081,150	54,350,511	2.39%	37,313,083	37,631,336	0.85%
Pinconning T.	83,628,550	84,464,267	1.00%	66,026,474	64,416,026	-2.44%
Portsmouth	102,679,400	106,647,800	3.86%	88,603,364	88,663,484	0.07%
Williams	219,610,000	213,412,750	-2.82%	191,891,858	179,122,527	-6.65%
Auburn	52,151,100	51,138,550	-1.94%	51,124,500	50,461,847	-1.30%
Bay City	576,703,190	569,159,750	-1.31%	543,757,184	523,521,300	-3.72%
Essexville	75,270,500	74,735,930	-0.71%	73,096,648	72,067,582	-1.41%
Midland	5,401,100	5,277,100	-2.30%	4,341,904	4,641,959	6.91%
Pinconning C.	27,621,250	27,489,250	-0.48%	27,067,687	26,413,050	-2.42%
Totals	3,217,301,156	3,240,875,362	0.73%	2,847,034,923	2,781,650,950	-2.30%

2016 Equalization Report

Real Property

Assessing Unit	2015 Equalized	2016 Equalized	Percent Change	2015 Taxable	2016 Taxable	Percent Change
Bangor	399,079,200	413,566,100	3.63%	372,897,902	370,315,527	-0.69%
Beaver	96,649,532	106,479,721	10.17%	77,017,760	76,516,289	-0.65%
Frankenlust	145,178,850	154,205,500	6.22%	125,125,458	126,114,079	0.79%
Fraser	107,180,294	115,952,075	8.18%	85,230,855	85,707,978	0.56%
Garfield	60,729,780	63,651,950	4.81%	41,358,528	41,941,113	1.41%
Gibson	40,293,900	44,035,800	9.29%	25,430,692	25,853,722	1.66%
Hampton	366,713,200	358,097,700	-2.35%	349,846,069	334,144,441	-4.49%
Kawkawlin	154,874,510	160,988,158	3.95%	129,237,563	128,519,284	-0.56%
Merritt	85,611,100	84,625,050	-1.15%	53,023,643	53,359,537	0.63%
Monitor	382,565,800	385,620,500	0.80%	330,680,480	332,574,103	0.57%
Mt Forest	51,302,250	52,760,550	2.84%	35,534,183	36,041,375	1.43%
Pinconning T.	75,129,900	76,631,784	2.00%	57,527,824	56,583,543	-1.64%
Portsmouth	99,190,300	102,806,300	3.65%	85,114,264	84,934,727	-0.21%
Williams	193,461,600	200,499,550	3.64%	165,743,458	166,209,327	0.28%
Auburn	49,694,900	48,829,850	-1.74%	48,668,300	48,153,147	-1.06%
Bay City	517,962,390	530,198,150	2.36%	485,016,384	484,559,700	-0.09%
Essexville	70,899,300	70,305,030	-0.84%	68,725,448	67,636,682	-1.58%
Midland	5,058,600	4,938,100	-2.38%	3,999,404	4,302,959	7.59%
Pinconning C.	21,663,400	21,167,700	-2.29%	21,109,837	20,091,500	-4.82%
Totals	2,923,238,806	2,995,359,568	2.47%	2,561,288,052	2,543,559,033	-0.69%

2016 Equalization Report

Agricultural Class

Assessing Unit	2015 Equalized	2016 Assessed	2016 Equalized	% Change	Ratio	Factor	2015 Taxable	2016 Taxable	% Change
Bangor	0	0	0	0.00%	0.00	NA	0	0	0.00%
Beaver	37,260,965	44,122,400	44,122,400	18.41%	49.72	1.00000	20,661,425	20,536,197	-0.61%
Frankenlust	24,778,750	27,597,900	27,597,900	11.38%	49.40	1.00000	13,527,110	13,549,854	0.17%
Fraser	32,823,300	39,857,300	39,857,300	21.43%	49.72	1.00000	18,172,512	18,690,170	2.85%
Garfield	21,908,700	22,270,850	22,270,850	1.65%	49.62	1.00000	10,420,802	10,604,220	1.76%
Gibson	22,565,100	24,302,600	24,302,600	7.70%	49.44	1.00000	11,483,631	11,534,946	0.45%
Hampton	29,866,300	30,090,800	30,090,800	0.75%	49.92	1.00000	18,631,295	18,515,256	-0.62%
Kawkawlin	30,084,760	36,501,400	36,501,400	21.33%	49.70	1.00000	17,550,916	17,611,060	0.34%
Merritt	59,489,700	56,636,000	56,636,000	-4.80%	49.74	1.00000	28,315,832	28,440,397	0.44%
Monitor	59,959,200	53,833,000	53,833,000	-10.22%	49.80	1.00000	27,907,457	27,731,440	-0.63%
Mt Forest	20,439,900	20,043,600	20,043,600	-1.94%	49.81	1.00000	10,989,620	10,960,649	-0.26%
Pinconning T.	27,923,100	30,316,612	30,316,612	8.57%	49.70	1.00000	15,142,477	15,293,620	1.00%
Portsmouth	28,422,600	31,955,900	31,955,900	12.43%	49.23	1.00000	16,123,302	16,153,495	0.19%
Williams	38,754,050	43,999,400	43,999,400	13.53%	49.61	1.00000	19,414,842	20,245,017	4.28%
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	434,276,425	461,527,762	461,527,762	6.28%			228,341,221	229,866,321	0.67%

2016 Equalization Report

Commercial Class

Assessing Unit	2015 Equalized	2016 Assessed	2016 Equalized	% Change	Ratio	Factor	2015 Taxable	2016 Taxable	% Change
Bangor	84,849,500	86,124,050	86,124,050	1.50%	49.86	1.00000	82,511,502	78,797,701	-4.50%
Beaver	1,289,600	1,241,850	1,241,850	-3.70%	49.63	1.00000	1,201,211	1,185,072	-1.34%
Frankenlust	15,348,100	15,290,150	15,290,150	-0.38%	49.11	1.00000	14,979,776	14,911,916	-0.45%
Fraser	7,190,200	7,370,400	7,370,400	2.51%	49.73	1.00000	6,217,791	6,088,469	-2.08%
Garfield	1,115,516	1,147,350	1,147,350	2.85%	49.74	1.00000	794,800	780,016	-1.86%
Gibson	344,700	339,800	339,800	-1.42%	49.23	1.00000	301,352	302,252	0.30%
Hampton	47,665,500	43,960,300	43,960,300	-7.77%	49.70	1.00000	43,904,502	40,345,639	-8.11%
Kawkawlin	13,689,780	13,288,650	13,288,650	-2.93%	49.79	1.00000	11,753,632	11,407,654	-2.94%
Merritt	859,000	968,500	968,500	12.75%	49.67	1.00000	839,252	915,980	9.14%
Monitor	48,615,300	48,626,300	48,626,300	0.02%	49.64	1.00000	44,032,676	44,158,477	0.29%
Mt Forest	111,200	144,400	144,400	29.86%	49.94	1.00000	94,337	81,118	-14.01%
Pinconning T.	5,463,800	5,549,522	5,549,522	1.57%	49.31	1.00000	4,501,534	4,355,706	-3.24%
Portsmouth	3,868,100	3,947,600	3,947,600	2.06%	49.75	1.00000	3,714,834	3,778,595	1.72%
Williams	11,313,100	11,844,300	11,844,300	4.70%	49.71	1.00000	10,705,148	11,422,287	6.70%
Auburn	11,269,700	10,948,600	10,948,600	-2.85%	49.89	1.00000	11,035,040	10,749,080	-2.59%
Bay City	104,577,700	105,740,750	105,740,750	1.11%	49.73	1.00000	98,415,113	99,483,889	1.09%
Essexville	2,373,800	2,263,000	2,263,000	-4.67%	49.24	1.00000	2,239,815	2,200,219	-1.77%
Midland	4,937,200	4,864,700	4,864,700	-1.47%	49.88	1.00000	3,891,167	4,236,235	8.87%
Pinconning C.	7,067,900	6,620,700	6,620,700	-6.33%	49.52	1.00000	6,793,507	6,338,539	-6.70%
Totals	371,949,696	370,280,922	370,280,922	-0.45%			347,926,989	341,538,844	-1.84%

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Industrial Class

Assessing Unit	2015 Equalized	2016 Assessed	2016 Equalized	% Change	Ratio	Factor	2015 Taxable	2016 Taxable	% Change
Bangor	9,216,600	12,058,000	12,058,000	30.83%	49.94	1.00000	7,830,801	9,905,904	26.50%
Beaver	563,400	662,150	662,150	17.53%	49.66	1.00000	268,751	269,554	0.30%
Frankenlust	679,400	709,700	709,700	4.46%	49.30	1.00000	262,690	263,474	0.30%
Fraser	189,000	204,800	204,800	8.36%	49.61	1.00000	158,829	159,301	0.30%
Garfield	316,700	325,600	325,600	2.81%	49.34	1.00000	119,193	119,545	0.30%
Gibson	292,500	337,600	337,600	15.42%	49.63	1.00000	117,021	117,368	0.30%
Hampton	133,530,600	120,688,200	120,688,200	-9.62%	49.83	1.00000	133,125,299	120,238,630	-9.68%
Kawkawlin	1,696,700	1,677,100	1,677,100	-1.16%	49.74	1.00000	1,396,611	1,394,560	-0.15%
Merritt	2,024,950	2,078,300	2,078,300	2.63%	49.69	1.00000	1,179,330	1,182,853	0.30%
Monitor	16,632,300	16,198,700	16,198,700	-2.61%	49.74	1.00000	15,311,353	15,135,923	-1.15%
Mt Forest	493,150	505,250	505,250	2.45%	49.75	1.00000	186,005	185,743	-0.14%
Pinconning T.	753,400	667,150	667,150	-11.45%	49.53	1.00000	583,019	553,244	-5.11%
Portsmouth	2,587,300	2,560,500	2,560,500	-1.04%	49.27	1.00000	1,963,557	1,935,787	-1.41%
Williams	34,182,800	32,822,000	32,822,000	-3.98%	49.11	1.00000	33,387,737	32,250,882	-3.41%
Auburn	0	0	0	0.00%	0.00	NA	0	0	0.00%
Bay City	27,607,250	26,128,250	26,128,250	-5.36%	49.39	1.00000	25,723,698	25,020,985	-2.73%
Essexville	3,561,100	3,325,530	3,325,530	-6.62%	48.91	1.02221	3,541,065	3,323,993	-6.13%
Midland	55,800	7,900	7,900	-85.84%	49.65	1.00000	45,060	2,991	-93.36%
Pinconning C.	2,121,300	2,057,300	2,057,300	-3.02%	49.93	1.00000	1,931,718	1,932,976	0.07%
Totals	236,504,250	223,014,030	223,014,030	-5.70%			227,131,737	213,993,713	-5.78%

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Residential Class

Assessing Unit	2015 Equalized	2016 Assessed	2016 Equalized	% Change	Ratio	Factor	2015 Taxable	2016 Taxable	% Change
Bangor	304,021,650	315,384,050	315,384,050	3.74%	49.83	1.00000	281,564,149	281,611,922	0.02%
Beaver	57,535,567	60,453,321	60,453,321	5.07%	49.77	1.00000	54,886,373	54,525,466	-0.66%
Frankenlust	104,372,600	110,607,750	110,607,750	5.97%	49.73	1.00000	96,355,882	97,388,835	1.07%
Fraser	66,977,794	68,519,575	68,519,575	2.30%	49.88	1.00000	60,681,723	60,770,038	0.15%
Garfield	37,388,864	39,908,150	39,908,150	6.74%	49.86	1.00000	30,023,733	30,437,332	1.38%
Gibson	17,091,600	19,055,800	19,055,800	11.49%	49.79	1.00000	13,528,688	13,899,156	2.74%
Hampton	155,650,800	163,358,400	163,358,400	4.95%	49.72	1.00000	154,184,973	155,044,916	0.56%
Kawkawlin	109,211,220	109,328,958	109,328,958	0.11%	49.91	1.00000	98,355,115	97,924,178	-0.44%
Merritt	23,237,450	24,942,250	24,942,250	7.34%	49.66	1.00000	22,689,229	22,820,307	0.58%
Monitor	257,359,000	266,962,500	266,962,500	3.73%	49.71	1.00000	243,428,994	245,548,263	0.87%
Mt Forest	30,258,000	32,067,300	32,067,300	5.98%	49.99	1.00000	24,264,221	24,813,865	2.27%
Pinconning T.	40,989,600	40,098,500	40,098,500	-2.17%	49.60	1.00000	37,300,794	36,380,973	-2.47%
Portsmouth	64,312,300	64,342,300	64,342,300	0.05%	49.60	1.00000	63,312,571	63,066,850	-0.39%
Williams	109,211,650	111,833,850	111,833,850	2.40%	49.88	1.00000	102,235,731	102,291,141	0.05%
Auburn	38,425,200	37,881,250	37,881,250	-1.42%	49.86	1.00000	37,633,260	37,404,067	-0.61%
Bay City	385,777,440	398,329,150	398,329,150	3.25%	49.69	1.00000	360,877,573	360,054,826	-0.23%
Essexville	64,964,400	64,716,500	64,716,500	-0.38%	49.68	1.00000	62,944,568	62,112,470	-1.32%
Midland	65,600	65,500	65,500	-0.15%	49.52	1.00000	63,177	63,733	0.88%
Pinconning C.	12,474,200	12,489,700	12,489,700	0.12%	49.17	1.00000	12,384,612	11,819,985	-4.56%
Totals	1,879,324,935	1,940,344,804	1,940,344,804	3.25%			1,756,715,366	1,757,978,323	0.07%

2016 Equalization Report

Timber-Cutover Class

Assessing Unit	2015 Equalized	2016 Assessed	2016 Equalized	% Change	Ratio	Factor	2015 Taxable	2016 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%

2016 Equalization Report

Developmental Class

Assessing Unit	2015 Equalized	2016 Assessed	2016 Equalized	% Change	Ratio	Factor	2015 Taxable	2016 Taxable	% Change
Bangor	991,450	0	0	-100.00%	0.00	NA	991,450	0	-100.00%
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	192,050	192,050	192,050	0.00%	49.48	1.00000	181,289	181,832	0.30%
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	1,183,500	192,050	192,050	-83.77%			1,172,739	181,832	-84.50%

2016 Equalization Report

Personal Property Class

Assessing Unit	2015 Equalized	2016 Assessed	2016 Equalized	% Change	Ratio	Factor	2015 Taxable	2016 Taxable	% Change
Bangor	46,568,700	44,884,350	44,884,350	-3.62%	50.00	1.00000	46,568,700	44,884,350	-3.62%
Beaver	2,180,700	2,574,500	2,574,500	18.06%	50.00	1.00000	2,180,700	2,574,500	18.06%
Frankenlust	5,353,900	5,292,200	5,292,200	-1.15%	50.00	1.00000	5,353,900	5,292,200	-1.15%
Fraser	8,380,300	8,189,000	8,189,000	-2.28%	50.00	1.00000	8,380,300	7,896,001	-5.78%
Garfield	1,622,950	1,658,000	1,658,000	2.16%	50.00	1.00000	1,622,950	1,658,000	2.16%
Gibson	2,081,000	2,096,250	2,096,250	0.73%	50.00	1.00000	1,970,897	1,984,460	0.69%
Hampton	38,913,300	37,379,100	37,379,100	-3.94%	50.00	1.00000	38,913,300	37,379,100	-3.94%
Kawkawlin	12,660,900	13,634,700	13,634,700	7.69%	50.00	1.00000	12,285,847	13,023,151	6.00%
Merritt	8,091,000	8,128,000	8,128,000	0.46%	50.00	1.00000	8,091,000	8,121,921	0.38%
Monitor	56,426,000	43,140,800	43,140,800	-23.54%	50.00	1.00000	48,595,677	36,852,083	-24.17%
Mt Forest	1,778,900	1,589,961	1,589,961	-10.62%	50.00	1.00000	1,778,900	1,589,961	-10.62%
Pinconning T.	8,498,650	7,832,483	7,832,483	-7.84%	50.00	1.00000	8,498,650	7,832,483	-7.84%
Portsmouth	3,489,100	3,841,500	3,841,500	10.10%	50.00	1.00000	3,489,100	3,728,757	6.87%
Williams	26,148,400	12,913,200	12,913,200	-50.62%	50.00	1.00000	26,148,400	12,913,200	-50.62%
Auburn	2,456,200	2,308,700	2,308,700	-6.01%	50.00	1.00000	2,456,200	2,308,700	-6.01%
Bay City	58,740,800	38,961,600	38,961,600	-33.67%	50.00	1.00000	58,740,800	38,961,600	-33.67%
Essexville	4,371,200	4,430,900	4,430,900	1.37%	50.00	1.00000	4,371,200	4,430,900	1.37%
Midland	342,500	339,000	339,000	-1.02%	50.00	1.00000	342,500	339,000	-1.02%
Pinconning C.	5,957,850	6,321,550	6,321,550	6.10%	50.00	1.00000	5,957,850	6,321,550	6.10%
Totals	294,062,350	245,515,794	245,515,794	-16.51%			285,746,871	238,091,917	-16.68%

2016 Equalization Report

Equalized vs. Taxable & Percent Difference

Assessing Unit	2016 Equalized	2016 Taxable	% Less Than Equalized
Bangor	458,450,450	415,199,877	-9.43%
Beaver	109,054,221	79,090,789	-27.48%
Frankenlust	159,497,700	131,406,279	-17.61%
Fraser	124,141,075	93,603,979	-24.60%
Garfield	65,309,950	43,599,113	-33.24%
Gibson	46,132,050	27,838,182	-39.66%
Hampton	395,476,800	371,523,541	-6.06%
Kawkawlin	174,622,858	141,542,435	-18.94%
Merritt	92,753,050	61,481,458	-33.71%
Monitor	428,761,300	369,426,186	-13.84%
Mt Forest	54,350,511	37,631,336	-30.76%
Pinconning T.	84,464,267	64,416,026	-23.74%
Portsmouth	106,647,800	88,663,484	-16.86%
Williams	213,412,750	179,122,527	-16.07%
Auburn	51,138,550	50,461,847	-1.32%
Bay City	569,159,750	523,521,300	-8.02%
Essexville	74,735,930	72,067,582	-3.57%
Midland	5,277,100	4,641,959	-12.04%
Pinconning C.	27,489,250	26,413,050	-3.91%
Totals	3,240,875,362	2,781,650,950	-14.17%

2016 Equalization Report

Percent of County State Equalized Value Total by Class

Assessing Unit	Agricultural Class	Commercial Class	Industrial Class	Residential Class	Timber-Cutover Class	Developmental Class	Personal Property
Bangor	0.00%	23.26%	5.41%	16.25%	0.00%	0.00%	18.28%
Beaver	9.56%	0.34%	0.30%	3.12%	0.00%	0.00%	1.05%
Frankenlust	5.98%	4.13%	0.32%	5.70%	0.00%	0.00%	2.16%
Fraser	8.64%	1.99%	0.09%	3.53%	0.00%	0.00%	3.34%
Garfield	4.83%	0.31%	0.15%	2.06%	0.00%	0.00%	0.68%
Gibson	5.27%	0.09%	0.15%	0.98%	0.00%	0.00%	0.85%
Hampton	6.52%	11.87%	54.12%	8.42%	0.00%	0.00%	15.22%
Kawkawlin	7.91%	3.59%	0.75%	5.63%	0.00%	100.00%	5.55%
Merritt	12.27%	0.26%	0.93%	1.29%	0.00%	0.00%	3.31%
Monitor	11.66%	13.13%	7.26%	13.76%	0.00%	0.00%	17.57%
Mt Forest	4.34%	0.04%	0.23%	1.65%	0.00%	0.00%	0.65%
Pinconning T.	6.57%	1.50%	0.30%	2.07%	0.00%	0.00%	3.19%
Portsmouth	6.92%	1.07%	1.15%	3.32%	0.00%	0.00%	1.56%
Williams	9.53%	3.20%	14.72%	5.76%	0.00%	0.00%	5.26%
Auburn	0.00%	2.96%	0.00%	1.95%	0.00%	0.00%	0.94%
Bay City	0.00%	28.56%	11.72%	20.53%	0.00%	0.00%	15.87%
Essexville	0.00%	0.61%	1.49%	3.34%	0.00%	0.00%	1.80%
Midland	0.00%	1.31%	0.00%	0.00%	0.00%	0.00%	0.14%
Pinconning C.	0.00%	1.79%	0.92%	0.64%	0.00%	0.00%	2.57%
Totals	100.00%	100.00%	100.00%	100.00%	0.00%	100.00%	100.00%

2016 Equalization Report

Percent of County Taxable Value Total by Class

Assessing Unit	Agricultural Class	Commercial Class	Industrial Class	Residential Class	Timber-Cutover Class	Developmental Class	Personal Property
Bangor	0.00%	23.07%	4.63%	16.02%	0.00%	0.00%	18.85%
Beaver	8.93%	0.35%	0.13%	3.10%	0.00%	0.00%	1.08%
Frankenlust	5.89%	4.37%	0.12%	5.54%	0.00%	0.00%	2.22%
Fraser	8.13%	1.78%	0.07%	3.46%	0.00%	0.00%	3.32%
Garfield	4.61%	0.23%	0.06%	1.73%	0.00%	0.00%	0.70%
Gibson	5.02%	0.09%	0.05%	0.79%	0.00%	0.00%	0.83%
Hampton	8.05%	11.81%	56.19%	8.82%	0.00%	0.00%	15.70%
Kawkawlin	7.66%	3.34%	0.65%	5.57%	0.00%	100.00%	5.47%
Merritt	12.37%	0.27%	0.55%	1.30%	0.00%	0.00%	3.41%
Monitor	12.06%	12.93%	7.07%	13.97%	0.00%	0.00%	15.48%
Mt Forest	4.77%	0.02%	0.09%	1.41%	0.00%	0.00%	0.67%
Pinconning T.	6.65%	1.28%	0.26%	2.07%	0.00%	0.00%	3.29%
Portsmouth	7.03%	1.11%	0.90%	3.59%	0.00%	0.00%	1.57%
Williams	8.81%	3.34%	15.07%	5.82%	0.00%	0.00%	5.42%
Auburn	0.00%	3.15%	0.00%	2.13%	0.00%	0.00%	0.97%
Bay City	0.00%	29.13%	11.69%	20.48%	0.00%	0.00%	16.36%
Essexville	0.00%	0.64%	1.55%	3.53%	0.00%	0.00%	1.86%
Midland	0.00%	1.24%	0.00%	0.00%	0.00%	0.00%	0.14%
Pinconning C.	0.00%	1.86%	0.90%	0.67%	0.00%	0.00%	2.66%
Totals	100.00%	100.00%	100.00%	100.00%	0.00%	100.00%	100.00%

2016 Equalization Report

Personal Property State Equalized Value by Class

Assessing Unit	Agricultural Personal	Commercial Personal	Industrial Personal	Residential Personal	Utility Personal
Bangor	0	12,989,800	23,015,400	0	8,879,150
Beaver	0	389,500	0	0	2,185,000
Frankenlust	0	1,919,100	0	0	3,373,100
Fraser	0	2,437,600	0	0	5,751,400
Garfield	0	172,500	0	0	1,485,500
Gibson	0	491,150	0	0	1,605,100
Hampton	0	7,043,700	201,700	0	30,133,700
Kawkawlin	0	4,216,850	274,850	0	9,143,000
Merritt	0	3,513,000	1,716,300	0	2,898,700
Monitor	0	9,024,300	3,950,900	0	30,165,600
Mt Forest	0	292,800	0	0	1,297,161
Pinconning T.	0	1,667,383	846,700	0	5,318,400
Portsmouth	0	985,100	11,200	0	2,845,200
Williams	0	2,657,200	4,877,700	0	5,378,300
Auburn	0	916,800	0	0	1,391,900
Bay City	0	15,351,000	15,794,250	0	7,816,350
Essexville	0	693,200	2,061,800	0	1,675,900
Midland	0	155,100	0	0	183,900
Pinconning C.	0	786,050	5,007,800	0	527,700
Totals	0	65,702,133	57,758,600	0	122,055,061

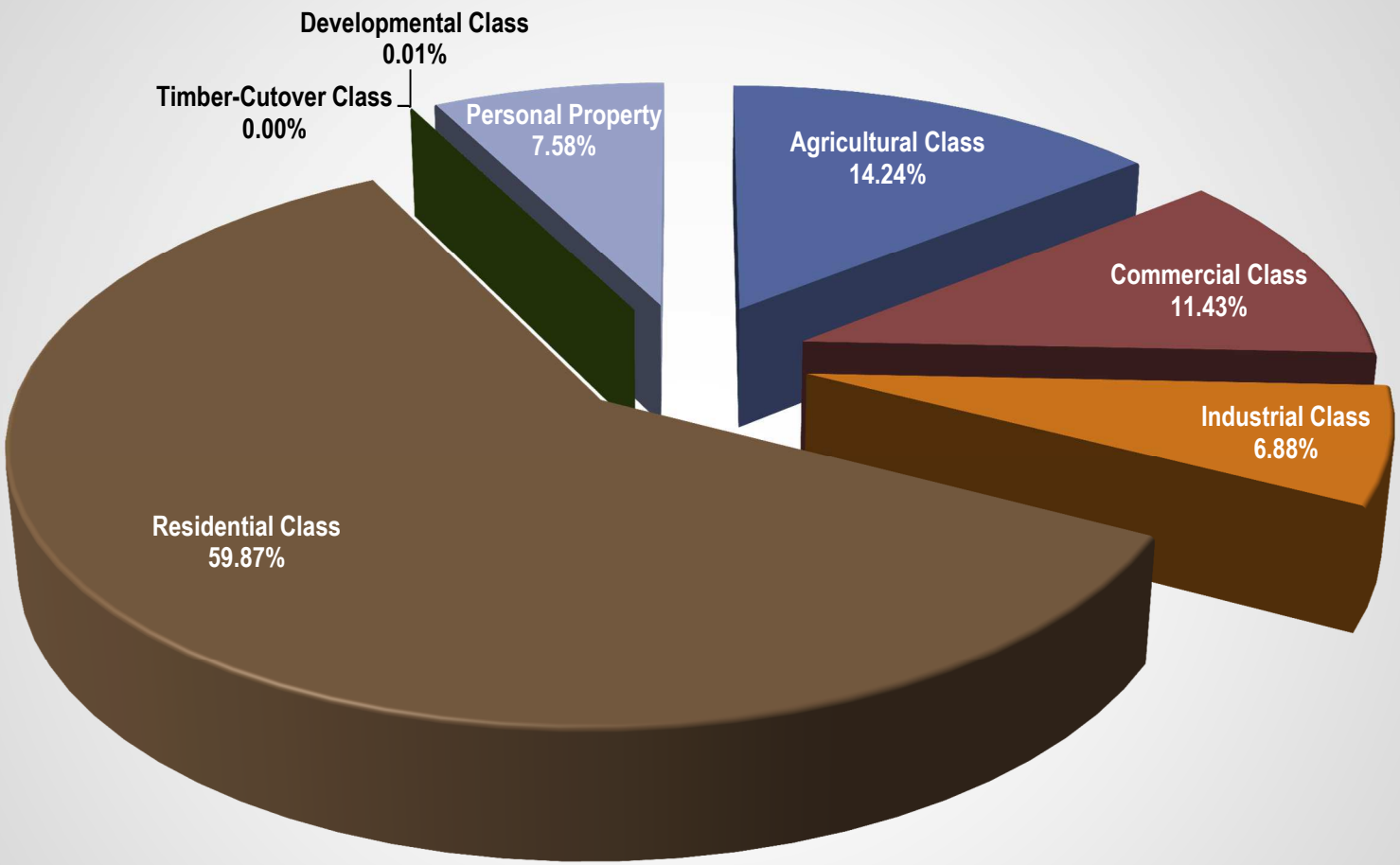
2016 Equalization Report

Personal Property Taxable Value by Class

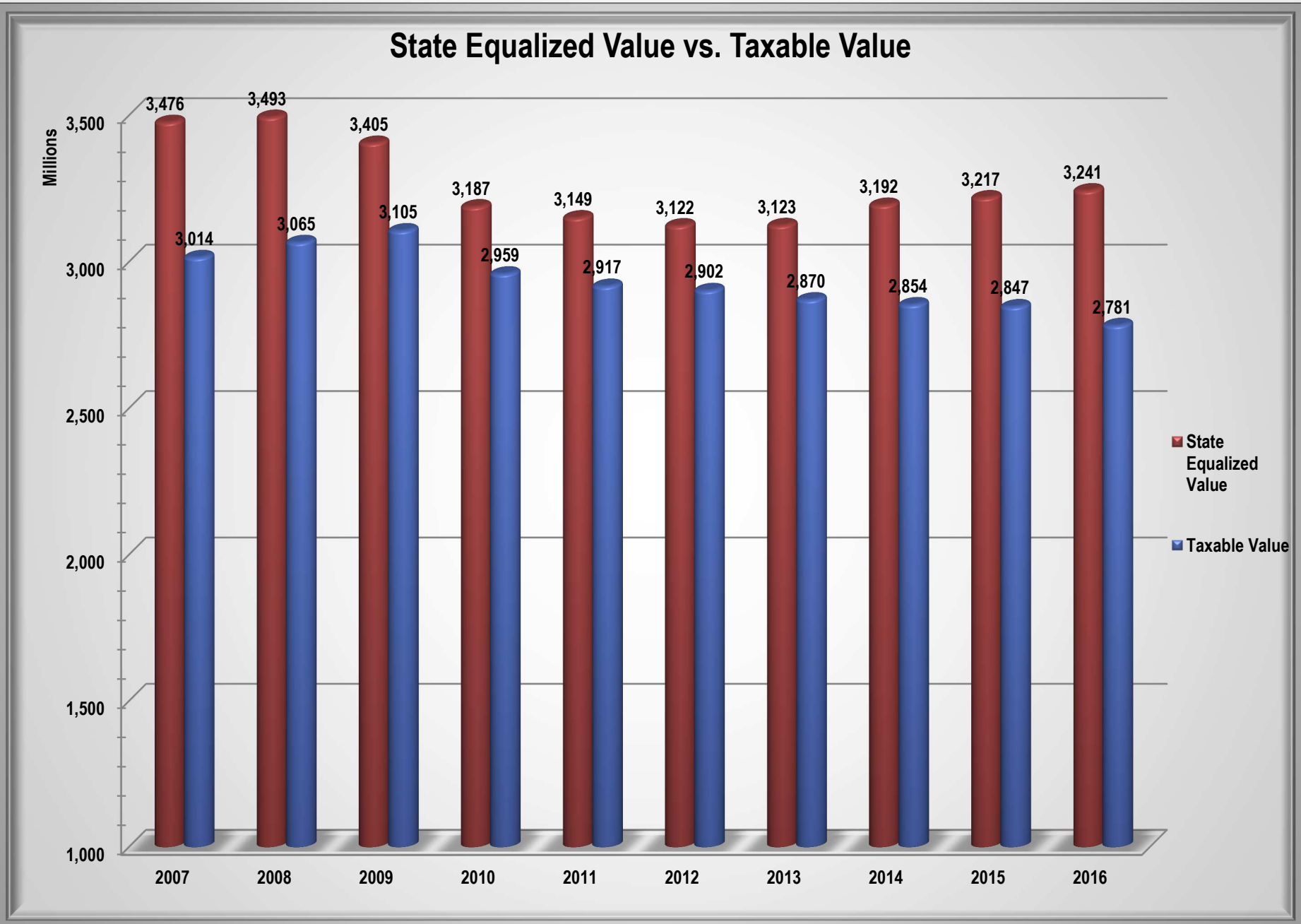
Assessing Unit	Agricultural Personal	Commercial Personal	Industrial Personal	Residential Personal	Utility Personal
Bangor	0	12,989,800	23,015,400	0	8,879,150
Beaver	0	389,500	0	0	2,185,000
Frankenlust	0	1,919,100	0	0	3,373,100
Fraser	0	2,437,600	0	0	5,458,401
Garfield	0	172,500	0	0	1,485,500
Gibson	0	491,150	0	0	1,493,310
Hampton	0	7,043,700	201,700	0	30,133,700
Kawkawlin	0	4,194,700	274,850	0	8,553,601
Merritt	0	3,513,000	1,716,300	0	2,892,621
Monitor	0	9,024,300	3,950,900	0	23,876,883
Mt Forest	0	292,800	0	0	1,297,161
Pinconning T.	0	1,667,383	846,700	0	5,318,400
Portsmouth	0	985,100	11,200	0	2,732,457
Williams	0	2,657,200	4,877,700	0	5,378,300
Auburn	0	916,800	0	0	1,391,900
Bay City	0	15,351,000	15,794,250	0	7,816,350
Essexville	0	693,200	2,061,800	0	1,675,900
Midland	0	155,100	0	0	183,900
Pinconning C.	0	786,050	5,007,800	0	527,700
Totals	0	65,679,983	57,758,600	0	114,653,334

2016 Equalization Report

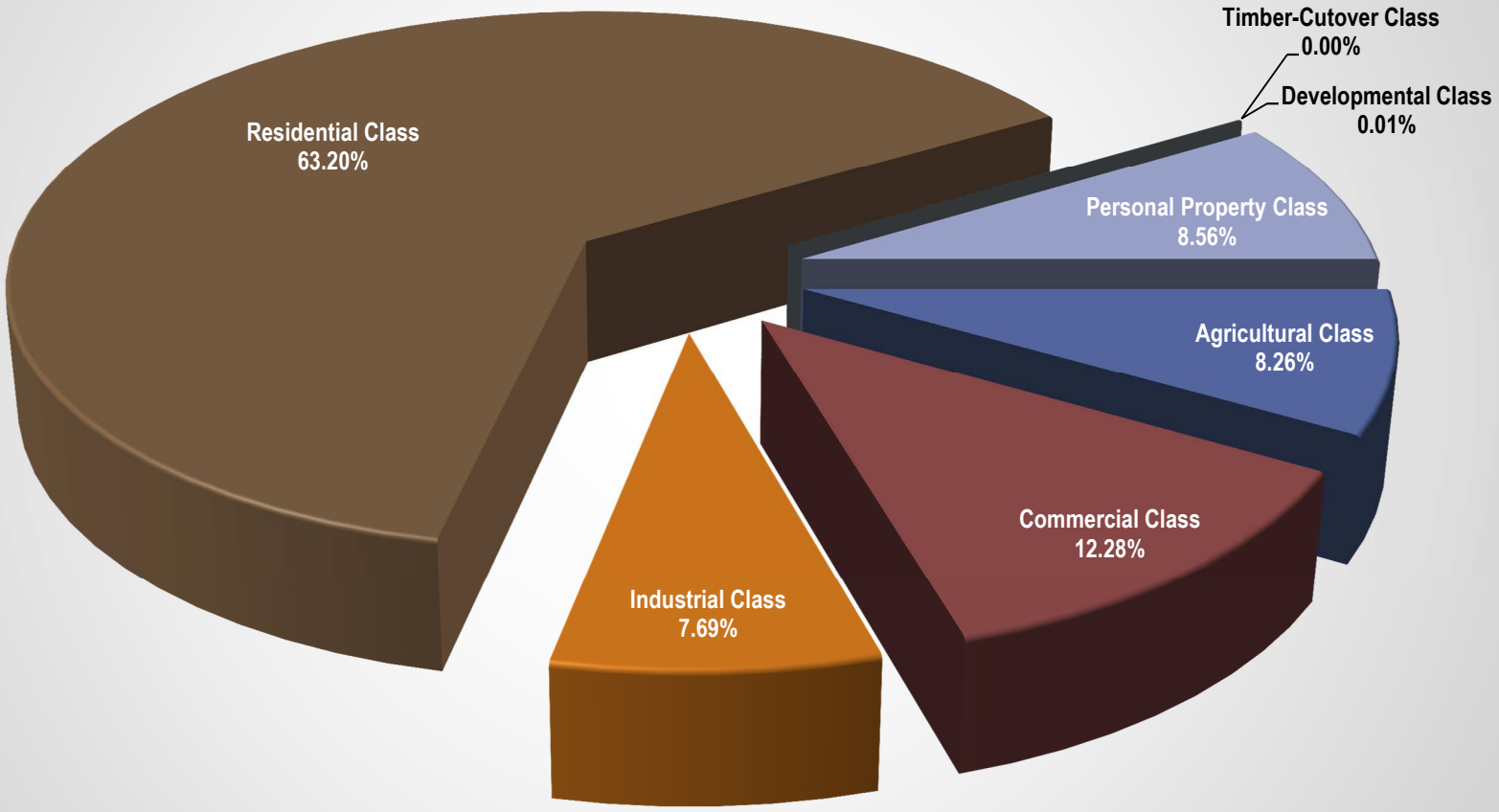
State Equalized Value by Class



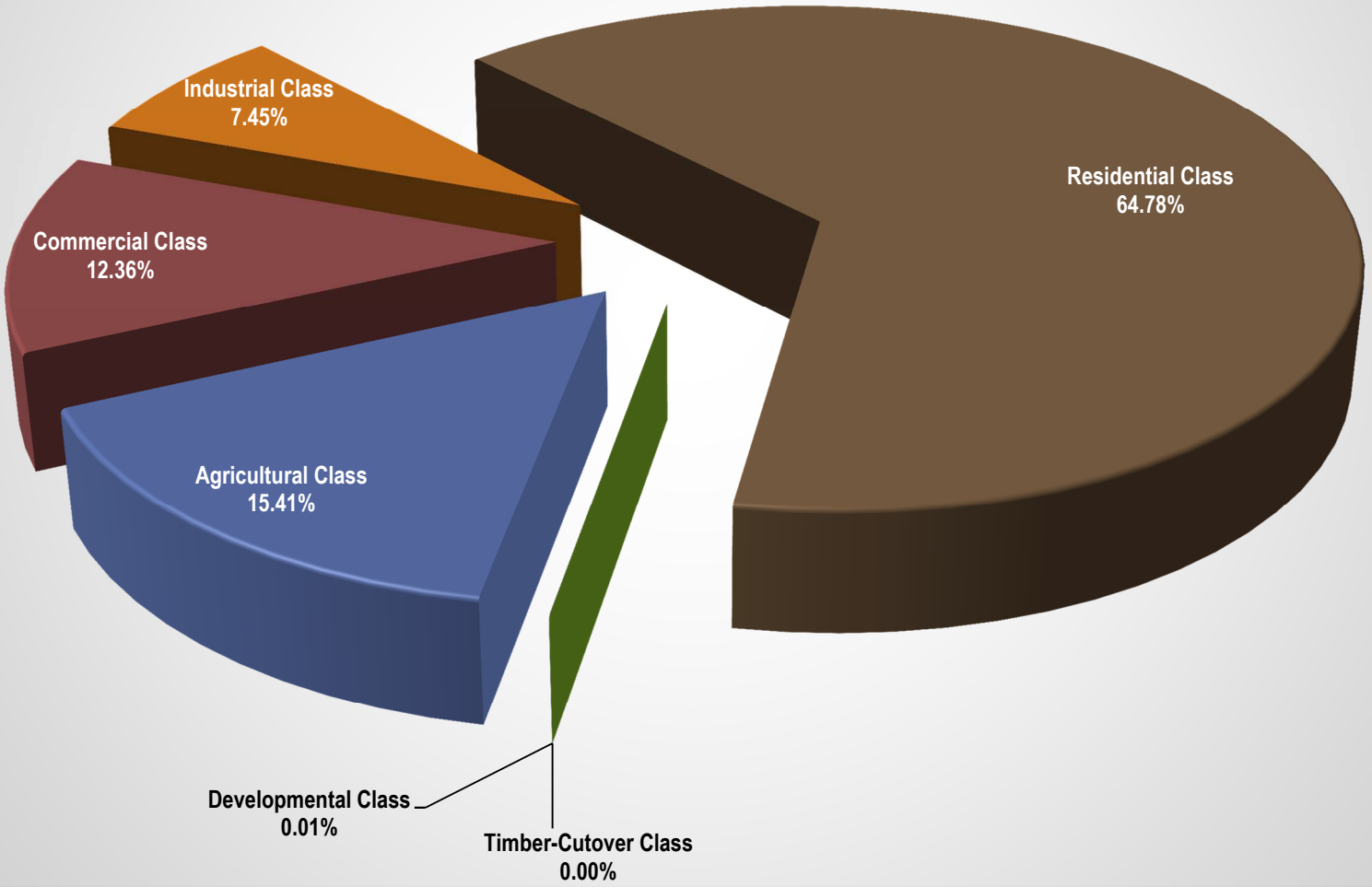
2016 Equalization Report



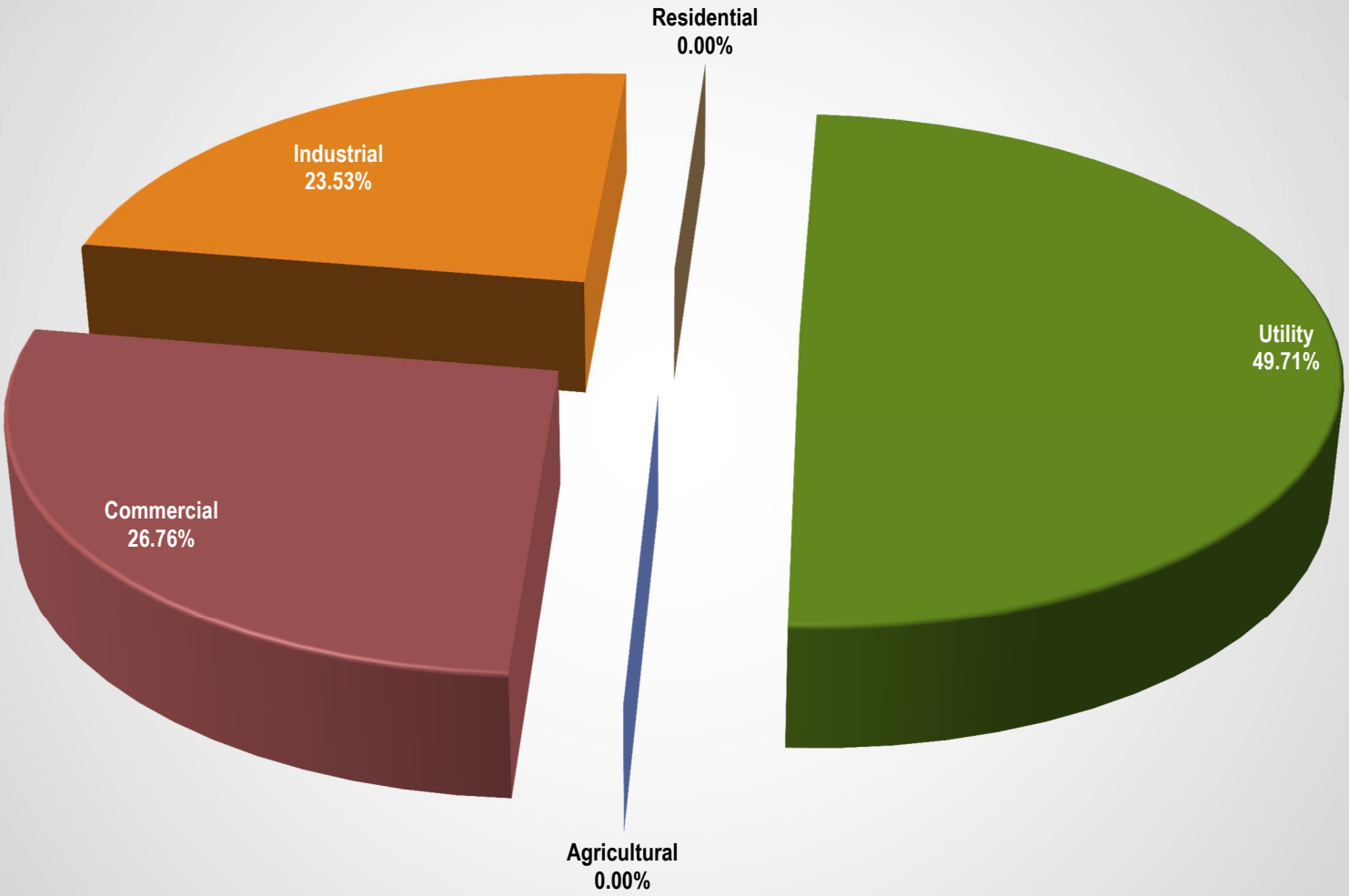
Taxable Value by Class



Real Property
State Equalized Value

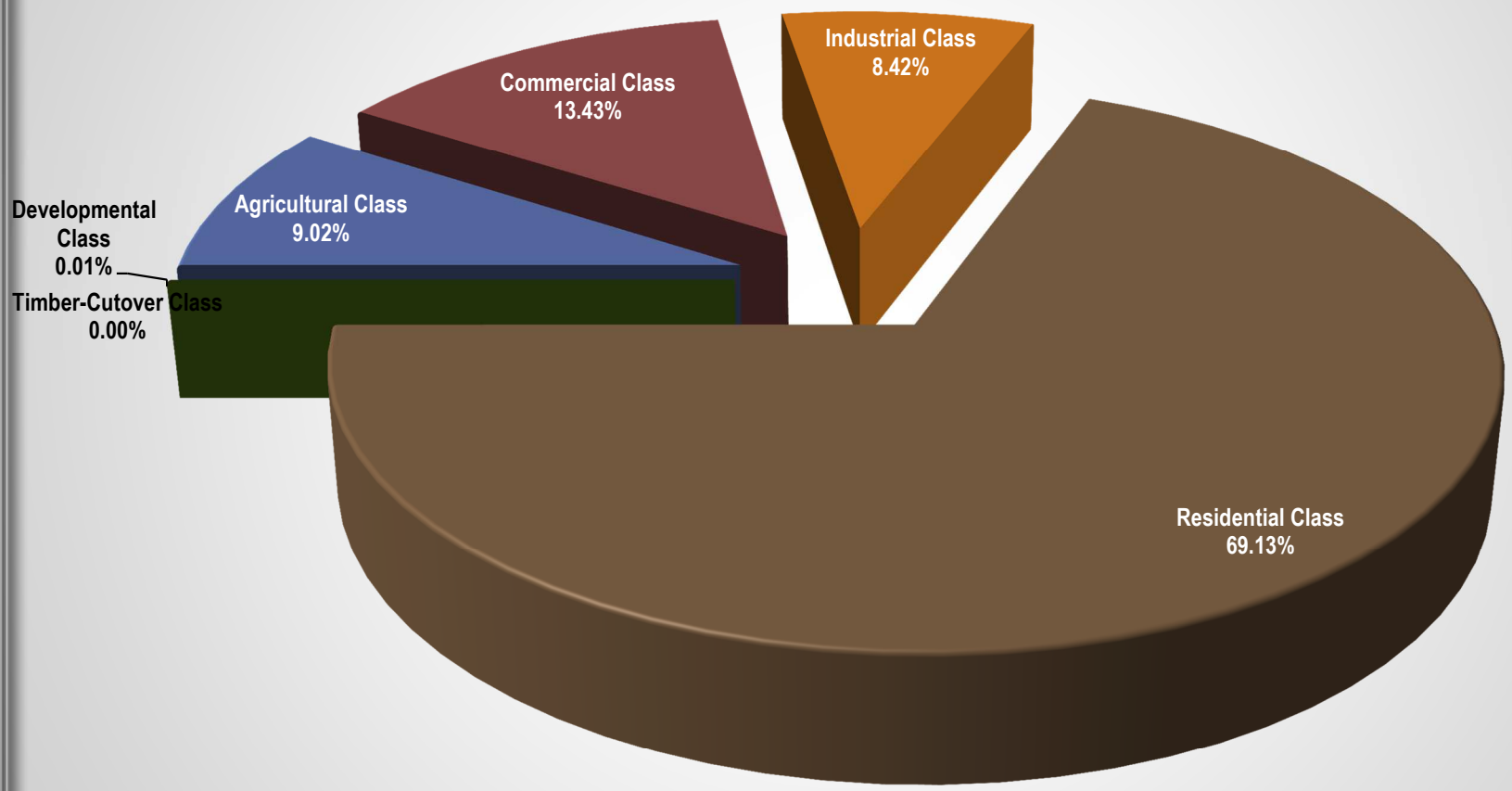


Personal Property State Equalized Value

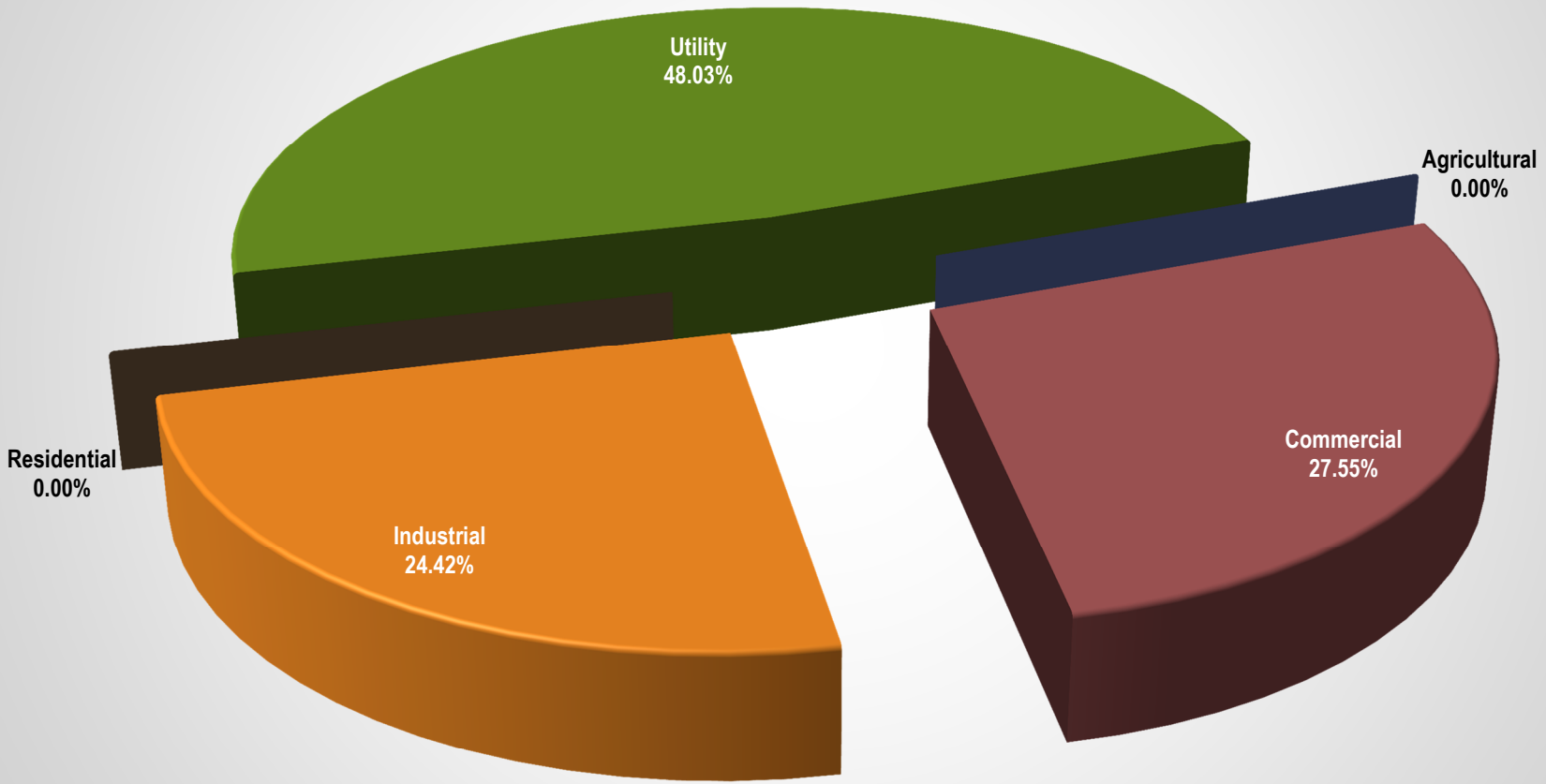


2016 Equalization Report

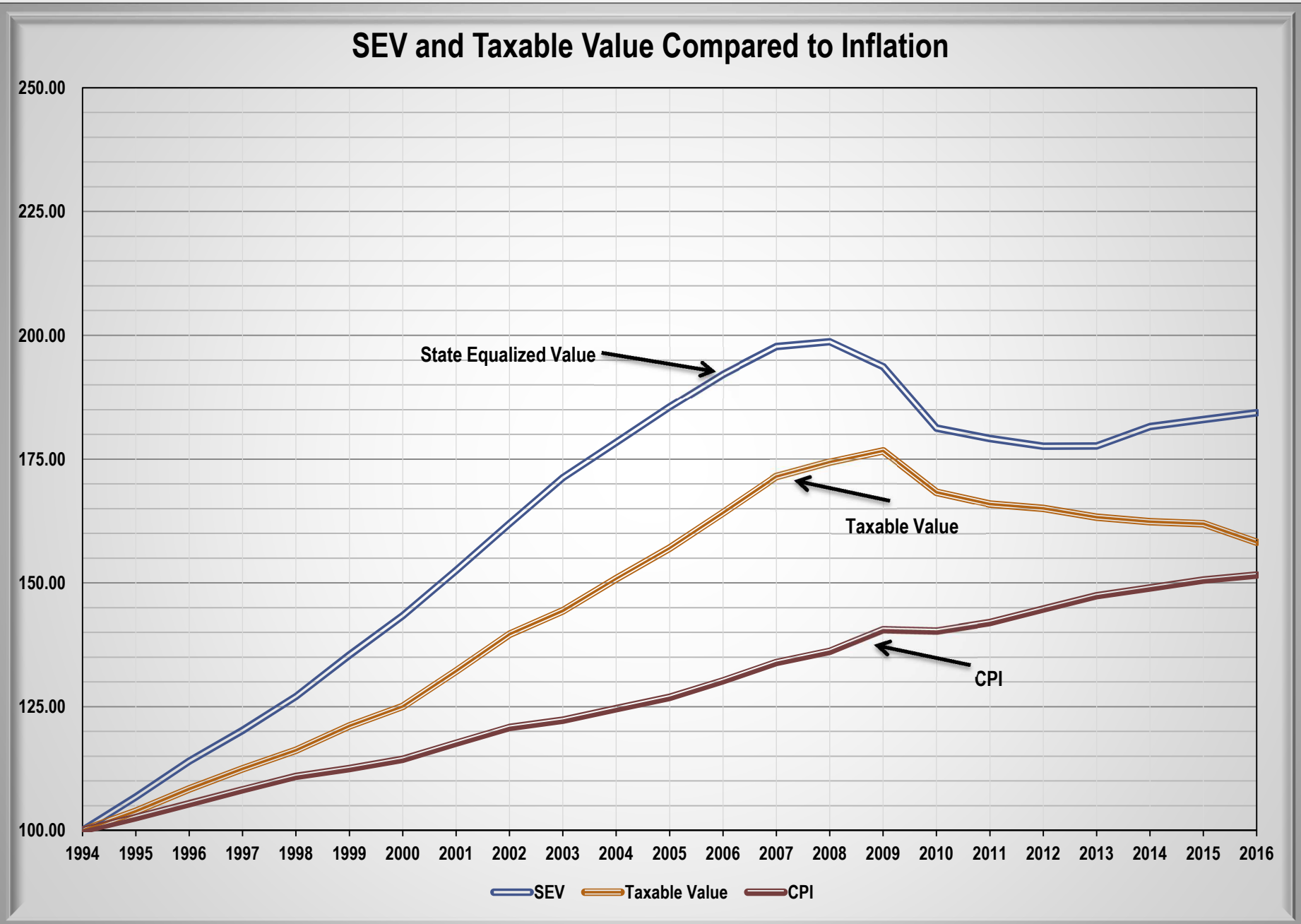
Real Property Taxable Value



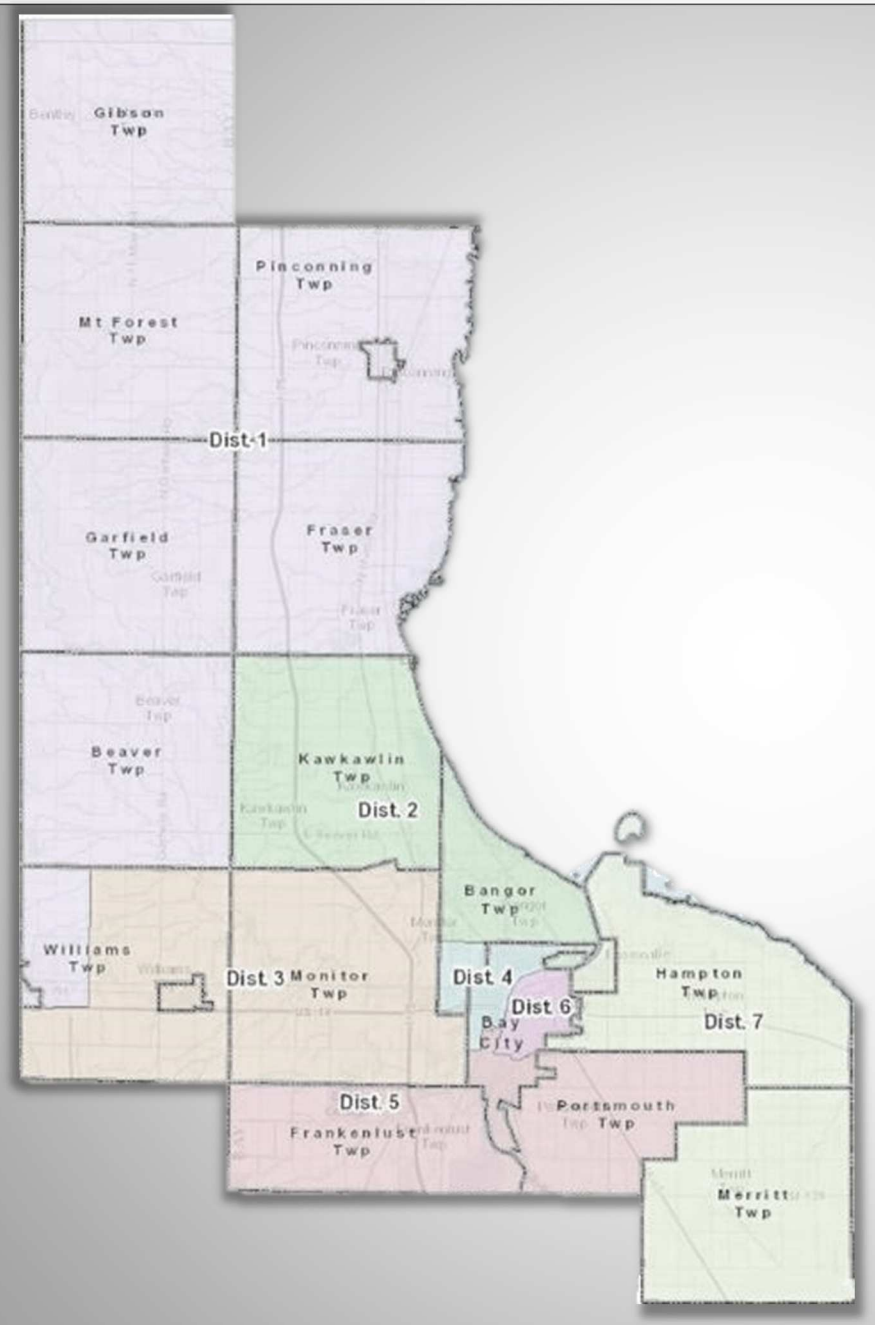
Personal Property
Taxable Value



2016 Equalization Report



2016 Equalization Report



District	Commissioner
1	Michael J. Duranczyk (D)
2	Ernie Krygier (D)
3	Vaughn J. Begick (R)
4	Kim J. Coonan (D)
5	Thomas M. Herek (D)
6	Donald J. Tilley (D)
7	Michael E. Lutz (D)

2016 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	Certification
Bangor Township	Dan Darland	MAAO/3
Beaver Township	Joan Fackler	MCAO/2
Frankenlust Township	Paul Arnold	MAAO/3
Fraser Township	Steven Coucke	MAAO/3
Garfield Township	Brent Rifenbark	MCAO/2
Gibson Township	Joan Fackler	MCAO/2
Hampton Township	Ellen Kasper	MAAO/3
Kawkawlin Township	Joan Fackler	MCAO/2
Merritt Township	Patti Peltier	MCAO/2
Monitor Township	Tod Fackler	MAAO/3
Mt Forest Township	Sharon Stalsberg	MCAO/2
Pinconning Township	Sharon Stalsberg	MCAO/2
Portsmouth Township	Patti Peltier	MCAO/2
Williams Township	Paul Arnold	MAAO/3
City of Auburn	Patti Peltier	MCAO/2
City of Bay City	Coiene Tait	MAAO/3
City of Essexville	Fran DeWyse	MCAO/2
City of Midland	Reid Duford	MMAO/4
City of Pinconning	Paul Arnold	MAAO/3