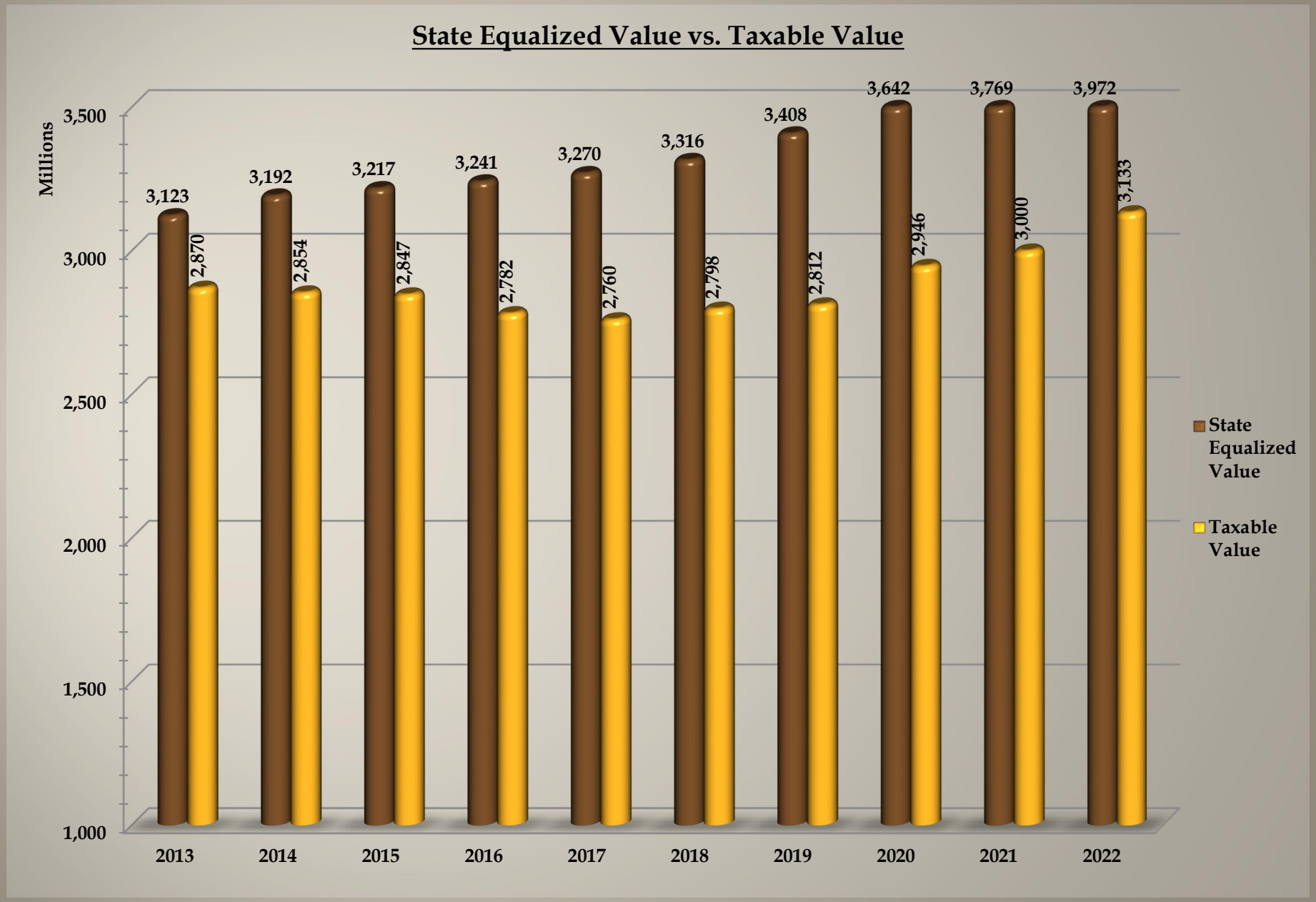
2022 Equalization Report

BAY COUNTY
MICHIGAN · 1857

Bay County 2022 Equalization Report

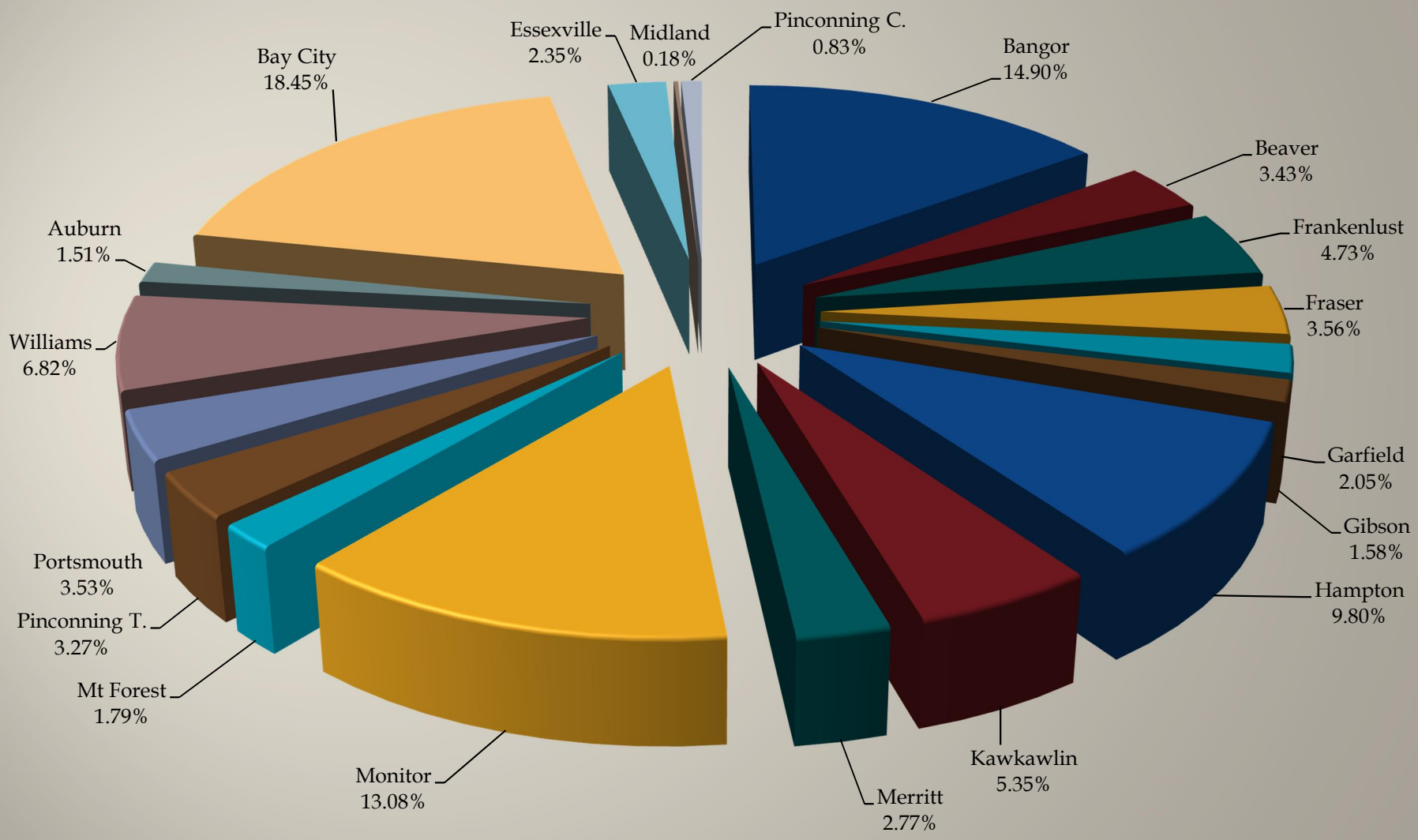
	2021 Equalized	2022 Equalized	Percent of Change	2021 Taxable	2022 Taxable	Percent of Change
Real Property	3,509,268,326	3,692,436,487	5.22%	2,745,565,884	2,860,427,932	4.18%
Personal Property	260,064,151	279,616,200	7.52%	254,078,588	272,706,047	7.33%
Total	3,769,332,477	3,972,052,687	5.38%	2,999,644,472	3,133,133,979	4.45%


State Equalized Value vs. Taxable Value
Millions
3,500
3,000
2,500
2,000
1,500
1,000
3,123
2,870
3,192
2,854
3,217
2,847
3,241
2,782
3,270
2,760
3,316
2,798
3,408
2,812
3,642
2,946
3,769
3,000
3,972
3,133
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
State Equalized Value
Taxable Value

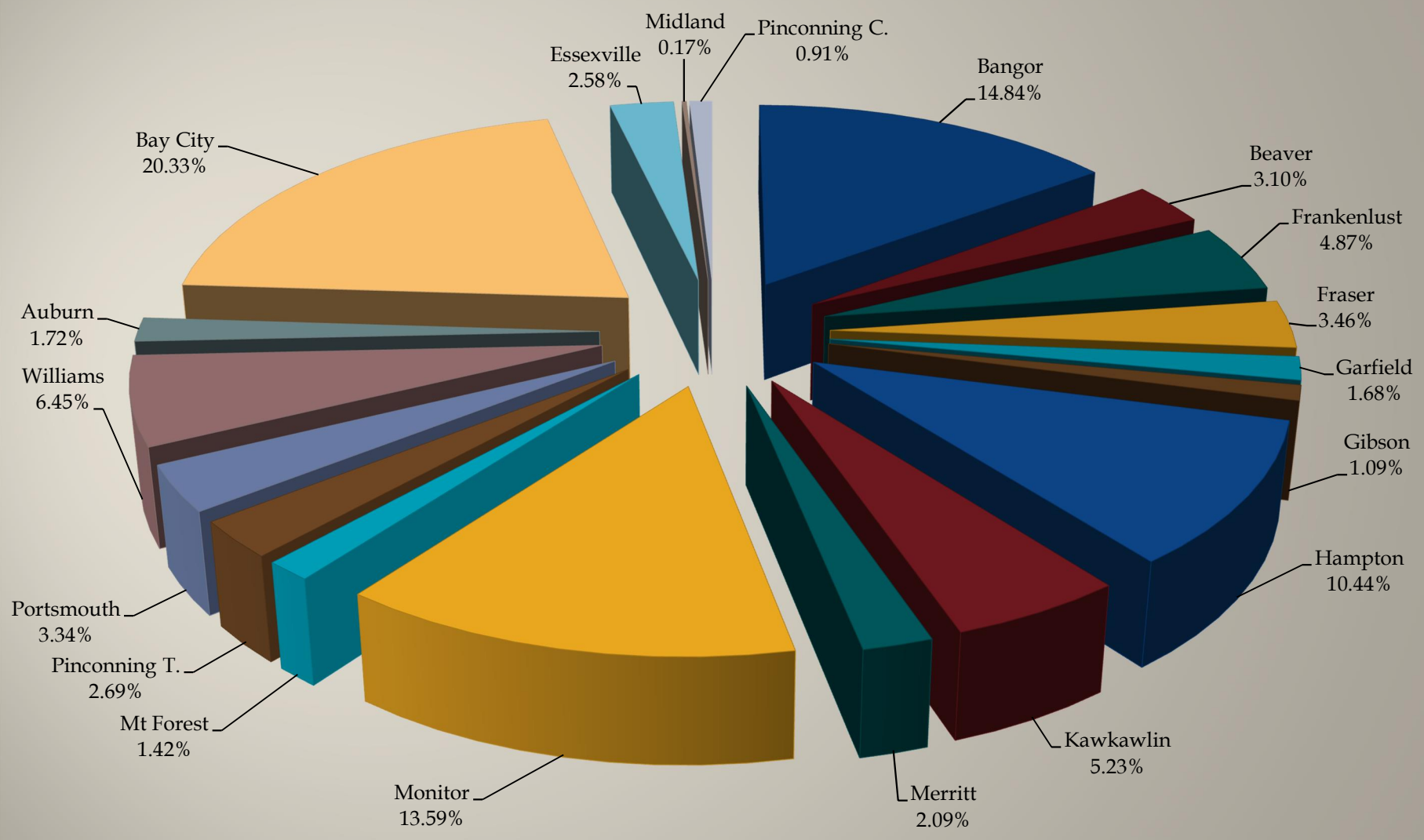
Percent of County Total by Unit

Assessing Unit	2022 Equalized	Percent of County Total	2022 Taxable	Percent of County Total
Bangor	591,970,000	14.90%	464,875,644	14.84%
Beaver	136,321,700	3.43%	97,081,553	3.10%
Frankenlust	188,030,486	4.73%	152,590,949	4.87%
Fraser	141,520,100	3.56%	108,259,337	3.46%
Garfield	81,413,130	2.05%	52,509,290	1.68%
Gibson	62,589,755	1.58%	34,173,697	1.09%
Hampton	389,362,200	9.80%	326,984,821	10.44%
Kawkawlin	212,618,300	5.35%	163,958,044	5.23%
Merritt	110,098,400	2.77%	65,463,012	2.09%
Monitor	519,352,966	13.08%	425,941,141	13.59%
Mt Forest	71,265,400	1.79%	44,496,629	1.42%
Pinconning T.	129,847,600	3.27%	84,239,623	2.69%
Portsmouth	140,214,400	3.53%	104,723,910	3.34%
Williams	270,871,100	6.82%	202,060,529	6.45%
Auburn	60,116,500	1.51%	53,994,714	1.72%
Bay City	732,928,500	18.45%	636,914,210	20.33%
Essexville	93,409,200	2.35%	80,886,590	2.58%
Midland	6,994,550	0.18%	5,385,080	0.17%
Pinconning C.	33,128,400	0.83%	28,595,206	0.91%
Totals	3,972,052,687	100.00%	3,133,133,979	100.00%

State Equalized Value by Unit



Taxable Value by Unit



Real & Personal Property

Assessing Unit	2021 Equalized	2022 Equalized	Percent Change	2021 Taxable	2022 Taxable	Percent Change
Bangor	555,241,600	591,970,000	6.61%	444,300,143	464,875,644	4.63%
Beaver	131,236,244	136,321,700	3.88%	92,770,851	97,081,553	4.65%
Frankenlust	181,944,725	188,030,486	3.34%	147,518,181	152,590,949	3.44%
Fraser	139,224,400	141,520,100	1.65%	103,960,745	108,259,337	4.13%
Garfield	79,214,866	81,413,130	2.78%	50,438,323	52,509,290	4.11%
Gibson	60,133,441	62,589,755	4.08%	32,306,820	34,173,697	5.78%
Hampton	388,415,100	389,362,200	0.24%	329,981,437	326,984,821	-0.91%
Kawkawlin	214,799,500	212,618,300	-1.02%	158,850,137	163,958,044	3.22%
Merritt	97,766,000	110,098,400	12.61%	63,196,364	65,463,012	3.59%
Monitor	494,871,700	519,352,966	4.95%	409,203,906	425,941,141	4.09%
Mt Forest	64,911,025	71,265,400	9.79%	42,133,865	44,496,629	5.61%
Pinconning T.	122,780,840	129,847,600	5.76%	80,564,381	84,239,623	4.56%
Portsmouth	128,257,700	140,214,400	9.32%	100,069,318	104,723,910	4.65%
Williams	252,394,850	270,871,100	7.32%	192,991,669	202,060,529	4.70%
Auburn	60,087,500	60,116,500	0.05%	53,067,378	53,994,714	1.75%
Bay City	677,731,386	732,928,500	8.14%	591,650,712	636,914,210	7.65%
Essexville	84,248,300	93,409,200	10.87%	77,050,568	80,886,590	4.98%
Midland	7,079,900	6,994,550	-1.21%	5,297,992	5,385,080	1.64%
Pinconning C.	28,993,400	33,128,400	14.26%	24,291,682	28,595,206	17.72%
Totals	3,769,332,477	3,972,052,687	5.38%	2,999,644,472	3,133,133,979	4.45%

Real Property

Assessing Unit	2021 Equalized	2022 Equalized	Percent Change	2021 Taxable	2022 Taxable	Percent Change
Bangor	528,927,400	564,215,450	6.67%	417,985,943	437,121,094	4.58%
Beaver	126,820,944	131,620,800	3.78%	88,355,551	92,380,653	4.56%
Frankenlust	175,195,379	180,571,536	3.07%	141,028,764	145,385,605	3.09%
Fraser	130,542,400	132,481,300	1.49%	95,529,375	99,459,530	4.11%
Garfield	77,212,616	79,206,130	2.58%	48,436,073	50,367,145	3.99%
Gibson	57,727,636	60,026,455	3.98%	30,108,532	31,810,943	5.65%
Hampton	324,399,100	318,201,400	-1.91%	265,907,437	255,766,021	-3.81%
Kawkawlin	200,447,900	198,487,100	-0.98%	145,069,320	150,378,558	3.66%
Merritt	91,099,200	103,429,700	13.54%	56,908,554	59,170,531	3.97%
Monitor	448,626,300	472,661,566	5.36%	366,620,467	382,309,729	4.28%
Mt Forest	63,116,775	69,265,700	9.74%	40,339,615	42,496,929	5.35%
Pinconning T.	109,660,740	114,148,400	4.09%	67,455,583	70,069,706	3.88%
Portsmouth	122,931,000	134,251,500	9.21%	95,445,069	99,453,959	4.20%
Williams	242,022,050	259,989,800	7.42%	182,618,869	191,179,229	4.69%
Auburn	57,625,600	57,797,500	0.30%	50,605,478	51,675,714	2.11%
Bay City	640,188,186	693,650,800	8.35%	554,107,512	597,636,510	7.86%
Essexville	79,053,000	88,180,900	11.55%	71,855,268	75,658,290	5.29%
Midland	6,593,800	6,524,850	-1.05%	4,811,892	4,915,380	2.15%
Pinconning C.	27,078,300	27,725,600	2.39%	22,376,582	23,192,406	3.65%
Totals	3,509,268,326	3,692,436,487	5.22%	2,745,565,884	2,860,427,932	4.18%

Agricultural Class

Assessing Unit	2021 Equalized	2022 Assessed	2022 Equalized	% Change	Ratio	Factor	2021 Taxable	2022 Taxable	% Change
Bangor	0	0	0	0.00%	0.00	NA	0	0	0.00%
Beaver	39,578,900	38,466,200	38,466,200	-2.81%	49.98	1.00000	22,263,330	22,897,308	2.85%
Frankenlust	26,356,050	29,579,860	29,579,860	12.23%	49.46	1.00000	14,571,048	14,978,959	2.80%
Fraser	37,437,000	34,594,300	34,594,300	-7.59%	49.82	1.00000	20,529,390	21,218,682	3.36%
Garfield	27,751,252	27,588,400	27,588,400	-0.59%	49.13	1.00000	12,209,511	12,562,268	2.89%
Gibson	29,933,036	32,343,414	32,343,414	8.05%	49.44	1.00000	12,289,556	13,020,644	5.95%
Hampton	27,009,300	33,418,000	33,418,000	23.73%	49.82	1.00000	19,235,330	20,106,231	4.53%
Kawkawlin	40,767,250	34,820,900	34,820,900	-14.59%	49.92	1.00000	18,838,061	19,200,151	1.92%
Merritt	56,616,050	65,354,250	65,354,250	15.43%	49.94	1.00000	30,850,910	31,659,765	2.62%
Monitor	56,068,600	57,847,000	57,847,000	3.17%	49.55	1.00000	29,189,386	30,210,409	3.50%
Mt Forest	23,968,200	28,531,200	28,531,200	19.04%	49.85	1.00000	12,106,146	12,383,592	2.29%
Pinconning T.	36,775,150	37,003,800	37,003,800	0.62%	49.75	1.00000	16,381,308	17,158,177	4.74%
Portsmouth	31,551,600	32,862,000	32,862,000	4.15%	49.99	1.00000	17,713,927	18,065,450	1.98%
Williams	48,251,250	48,075,150	48,075,150	-0.36%	49.91	1.00000	22,734,166	23,569,378	3.67%
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	482,063,638	500,484,474	500,484,474	3.82%			248,912,069	257,031,014	3.26%

Commercial Class

Assessing Unit	2021 Equalized	2022 Assessed	2022 Equalized	% Change	Ratio	Factor	2021 Taxable	2022 Taxable	% Change
Bangor	138,996,250	149,085,050	149,085,050	7.26%	49.71	1.00000	89,520,487	93,199,917	4.11%
Beaver	2,110,550	1,910,200	1,910,200	-9.49%	49.66	1.00000	1,278,391	1,528,766	19.59%
Frankenlust	20,333,034	14,702,433	14,702,433	-27.69%	49.43	1.00000	16,819,069	14,095,805	-16.19%
Fraser	8,672,600	8,277,700	8,277,700	-4.55%	49.90	1.00000	7,047,118	7,159,634	1.60%
Garfield	1,205,050	1,074,150	1,074,150	-10.86%	49.83	1.00000	814,150	794,833	-2.37%
Gibson	824,200	744,200	744,200	-9.71%	49.63	1.00000	762,787	722,980	-5.22%
Hampton	70,789,300	66,396,700	66,396,700	-6.21%	49.97	1.00000	45,515,162	49,053,168	7.77%
Kawkawlin	17,705,150	19,009,400	19,009,400	7.37%	49.93	1.00000	13,922,680	14,675,710	5.41%
Merritt	1,378,950	1,455,100	1,455,100	5.52%	49.76	1.00000	1,054,312	1,105,698	4.87%
Monitor	48,500,100	44,832,800	44,832,800	-7.56%	49.61	1.00000	41,825,047	42,448,778	1.49%
Mt Forest	232,675	242,100	242,100	4.05%	49.87	1.00000	119,186	123,117	3.30%
Pinconning T.	7,340,700	7,430,700	7,430,700	1.23%	49.54	1.00000	5,024,751	5,610,594	11.66%
Portsmouth	5,004,500	5,531,100	5,531,100	10.52%	49.97	1.00000	4,414,689	4,581,560	3.78%
Williams	13,468,800	14,880,800	14,880,800	10.48%	49.97	1.00000	12,723,289	13,397,131	5.30%
Auburn	11,421,500	8,761,400	8,761,400	-23.29%	49.12	1.00000	9,655,991	8,600,303	-10.93%
Bay City	147,751,815	165,485,000	165,485,000	12.00%	49.50	1.00000	128,775,596	144,497,583	12.21%
Essexville	2,126,200	1,737,400	1,737,400	-18.29%	49.74	1.00000	2,031,484	1,664,910	-18.04%
Midland	6,515,000	6,441,500	6,441,500	-1.13%	49.68	1.00000	4,744,018	4,845,629	2.14%
Pinconning C.	8,603,000	8,056,700	8,056,700	-6.35%	49.87	1.00000	7,062,872	7,096,361	0.47%
Totals	512,979,374	526,054,433	526,054,433	2.55%			393,111,079	415,202,477	5.62%

Industrial Class

Assessing Unit	2021 Equalized	2022 Assessed	2022 Equalized	% Change	Ratio	Factor	2021 Taxable	2022 Taxable	% Change
Bangor	12,966,000	14,005,700	14,005,700	8.02%	49.78	1.00000	10,124,772	10,777,952	6.45%
Beaver	786,550	815,300	815,300	3.66%	49.67	1.00000	293,790	303,482	3.30%
Frankenlust	773,500	758,350	758,350	-1.96%	49.44	1.00000	287,162	296,633	3.30%
Fraser	270,700	330,400	330,400	22.05%	49.93	1.00000	173,615	179,341	3.30%
Garfield	504,800	515,100	515,100	2.04%	49.83	1.00000	130,280	134,577	3.30%
Gibson	482,700	505,900	505,900	4.81%	49.44	1.00000	102,787	129,375	25.87%
Hampton	37,598,400	14,130,900	14,130,900	-62.42%	49.99	1.00000	35,904,128	11,921,554	-66.80%
Kawkawlin	2,501,800	2,557,200	2,557,200	2.21%	49.92	1.00000	2,002,142	2,077,782	3.78%
Merritt	2,497,400	2,677,450	2,677,450	7.21%	49.63	1.00000	1,472,268	1,520,843	3.30%
Monitor	23,628,600	26,695,400	26,695,400	12.98%	49.96	1.00000	21,678,458	22,537,180	3.96%
Mt Forest	721,600	721,700	721,700	0.01%	49.48	1.00000	202,432	209,108	3.30%
Pinconning T.	3,709,650	2,288,800	2,288,800	-38.30%	49.77	1.00000	3,140,775	2,028,932	-35.40%
Portsmouth	2,856,900	2,882,900	2,882,900	0.91%	49.44	1.00000	2,068,165	2,066,840	-0.06%
Williams	37,118,850	43,447,900	43,447,900	17.05%	49.76	1.00000	34,444,457	35,580,509	3.30%
Auburn	0	0	0	0.00%	0.00	NA	0	0	0.00%
Bay City	32,242,850	34,104,500	34,104,500	5.77%	49.78	1.00000	29,171,929	32,245,719	10.54%
Essexville	3,257,800	3,820,200	3,820,200	17.26%	49.41	1.00000	2,978,123	3,240,688	8.82%
Midland	7,900	1,900	7,650	-3.16%	12.42	4.02632	3,256	3,363	3.29%
Pinconning C.	2,485,000	2,551,900	2,551,900	2.69%	49.90	1.00000	2,042,677	2,112,398	3.41%
Totals	164,411,000	152,811,500	152,817,250	-7.05%			146,221,216	127,366,276	-12.89%

Residential Class

Assessing Unit	2021 Equalized	2022 Assessed	2022 Equalized	% Change	Ratio	Factor	2021 Taxable	2022 Taxable	% Change
Bangor	376,965,150	401,124,700	401,124,700	6.41%	49.80	1.00000	318,340,684	333,143,225	4.65%
Beaver	84,344,944	90,429,100	90,429,100	7.21%	49.61	1.00000	64,520,040	67,651,097	4.85%
Frankenlust	127,732,795	135,530,893	135,530,893	6.11%	49.44	1.00000	109,351,485	116,014,208	6.09%
Fraser	84,162,100	89,278,900	89,278,900	6.08%	49.86	1.00000	67,779,252	70,901,873	4.61%
Garfield	47,751,514	50,028,480	50,028,480	4.77%	49.93	1.00000	35,282,132	36,875,467	4.52%
Gibson	26,487,700	26,432,941	26,432,941	-0.21%	49.51	1.00000	16,953,402	17,937,944	5.81%
Hampton	189,002,100	204,255,800	204,255,800	8.07%	49.56	1.00000	165,252,817	174,685,068	5.71%
Kawkawlin	139,473,700	142,099,600	142,099,600	1.88%	49.90	1.00000	110,306,437	114,424,915	3.73%
Merritt	30,606,800	33,942,900	33,942,900	10.90%	49.92	1.00000	23,531,064	24,884,225	5.75%
Monitor	320,429,000	343,286,366	343,286,366	7.13%	50.00	1.00000	273,927,576	287,113,362	4.81%
Mt Forest	38,194,300	39,770,700	39,770,700	4.13%	49.89	1.00000	27,911,851	29,781,112	6.70%
Pinconning T.	61,835,240	67,425,100	67,425,100	9.04%	49.65	1.00000	42,908,749	45,272,003	5.51%
Portsmouth	83,518,000	92,975,500	92,975,500	11.32%	49.80	1.00000	71,248,288	74,740,109	4.90%
Williams	143,183,150	153,585,950	153,585,950	7.27%	49.87	1.00000	112,716,957	118,632,211	5.25%
Auburn	46,204,100	49,036,100	49,036,100	6.13%	49.37	1.00000	40,949,487	43,075,411	5.19%
Bay City	460,193,521	494,061,300	494,061,300	7.36%	49.86	1.00000	396,159,987	420,893,208	6.24%
Essexville	73,669,000	82,623,300	82,623,300	12.15%	49.80	1.00000	66,845,661	70,752,692	5.84%
Midland	70,900	75,700	75,700	6.77%	49.99	1.00000	64,618	66,388	2.74%
Pinconning C.	15,990,300	17,117,000	17,117,000	7.05%	49.99	1.00000	13,271,033	13,983,647	5.37%
Totals	2,349,814,314	2,513,080,330	2,513,080,330	6.95%			1,957,321,520	2,060,828,165	5.29%

Timber-Cutover Class

Assessing Unit	2021 Equalized	2022 Assessed	2022 Equalized	% Change	Ratio	Factor	2021 Taxable	2022 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%

Developmental Class

Assessing Unit	2021 Equalized	2022 Assessed	2022 Equalized	% Change	Ratio	Factor	2021 Taxable	2022 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%

Personal Property Class

Assessing Unit	2021 Equalized	2022 Assessed	2022 Equalized	% Change	Ratio	Factor	2021 Taxable	2022 Taxable	% Change
Bangor	26,314,200	27,754,550	27,754,550	5.47%	50.00	1.00000	26,314,200	27,754,550	5.47%
Beaver	4,415,300	4,700,900	4,700,900	6.47%	50.00	1.00000	4,415,300	4,700,900	6.47%
Frankenlust	6,749,346	7,458,950	7,458,950	10.51%	50.00	1.00000	6,489,417	7,205,344	11.03%
Fraser	8,682,000	9,038,800	9,038,800	4.11%	50.00	1.00000	8,431,370	8,799,807	4.37%
Garfield	2,002,250	2,207,000	2,207,000	10.23%	50.00	1.00000	2,002,250	2,142,145	6.99%
Gibson	2,405,805	2,563,300	2,563,300	6.55%	50.00	1.00000	2,198,288	2,362,754	7.48%
Hampton	64,016,000	71,160,800	71,160,800	11.16%	50.00	1.00000	64,074,000	71,218,800	11.15%
Kawkawlin	14,351,600	14,131,200	14,131,200	-1.54%	50.00	1.00000	13,780,817	13,579,486	-1.46%
Merritt	6,666,800	6,668,700	6,668,700	0.03%	50.00	1.00000	6,287,810	6,292,481	0.07%
Monitor	46,245,400	46,691,400	46,691,400	0.96%	50.00	1.00000	42,583,439	43,631,412	2.46%
Mt Forest	1,794,250	1,999,700	1,999,700	11.45%	50.00	1.00000	1,794,250	1,999,700	11.45%
Pinconning T.	13,120,100	15,699,200	15,699,200	19.66%	50.00	1.00000	13,108,798	14,169,917	8.09%
Portsmouth	5,326,700	5,962,900	5,962,900	11.94%	50.00	1.00000	4,624,249	5,269,951	13.96%
Williams	10,372,800	10,881,300	10,881,300	4.90%	50.00	1.00000	10,372,800	10,881,300	4.90%
Auburn	2,461,900	2,319,000	2,319,000	-5.80%	50.00	1.00000	2,461,900	2,319,000	-5.80%
Bay City	37,543,200	39,277,700	39,277,700	4.62%	50.00	1.00000	37,543,200	39,277,700	4.62%
Essexville	5,195,300	5,228,300	5,228,300	0.64%	50.00	1.00000	5,195,300	5,228,300	0.64%
Midland	486,100	469,700	469,700	-3.37%	50.00	1.00000	486,100	469,700	-3.37%
Pinconning C.	1,915,100	5,402,800	5,402,800	182.12%	50.00	1.00000	1,915,100	5,402,800	182.12%
Totals	260,064,151	279,616,200	279,616,200	7.52%			254,078,588	272,706,047	7.33%

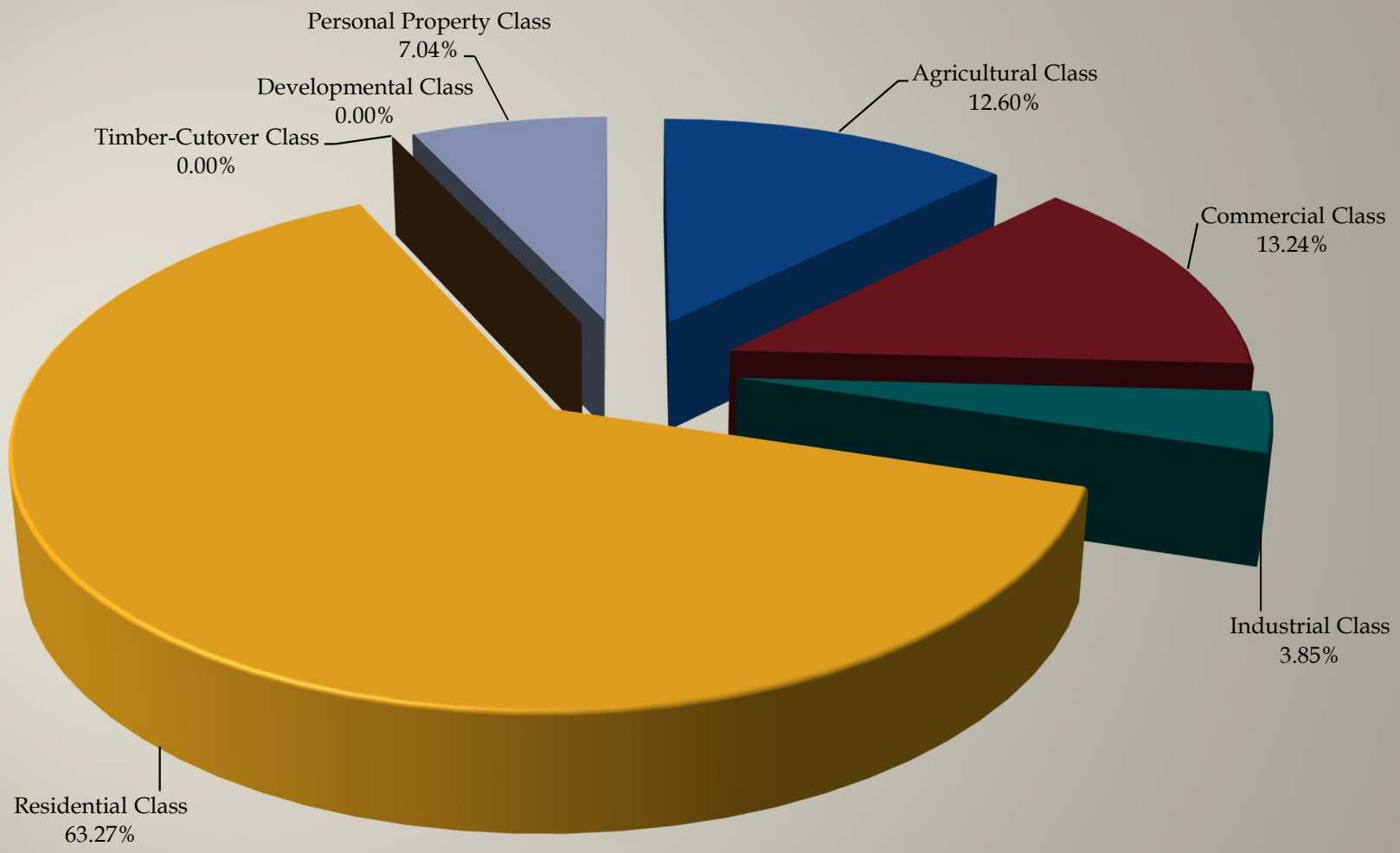
Personal Property State Equalized Value by Class

Assessing Unit	Agricultural Personal	Commercial Personal	Industrial Personal	Residential Personal	Utility Personal
Bangor	0	12,855,150	276,750	0	14,622,650
Beaver	0	164,900	0	0	4,536,000
Frankenlust	0	2,057,200	0	0	5,401,750
Fraser	0	1,603,400	0	0	7,435,400
Garfield	0	42,150	0	0	2,164,850
Gibson	0	437,050	0	0	2,126,250
Hampton	0	6,762,100	43,064,300	0	21,334,400
Kawkawlin	0	3,559,400	95,500	0	10,476,300
Merritt	0	2,881,700	800	0	3,786,200
Monitor	0	13,366,300	1,084,500	0	32,240,600
Mt Forest	0	257,600	0	0	1,742,100
Pinconning T.	0	3,642,400	451,500	0	11,605,300
Portsmouth	0	1,037,200	0	0	4,925,700
Williams	0	2,366,750	725,350	0	7,789,200
Auburn	0	696,900	0	0	1,622,100
Bay City	0	18,904,400	7,150,850	0	13,222,450
Essexville	0	463,600	2,091,100	0	2,673,600
Midland	0	138,900	0	0	330,800
Pinconning C.	0	989,500	3,667,500	0	745,800
Totals	0	72,226,600	58,608,150	0	148,781,450

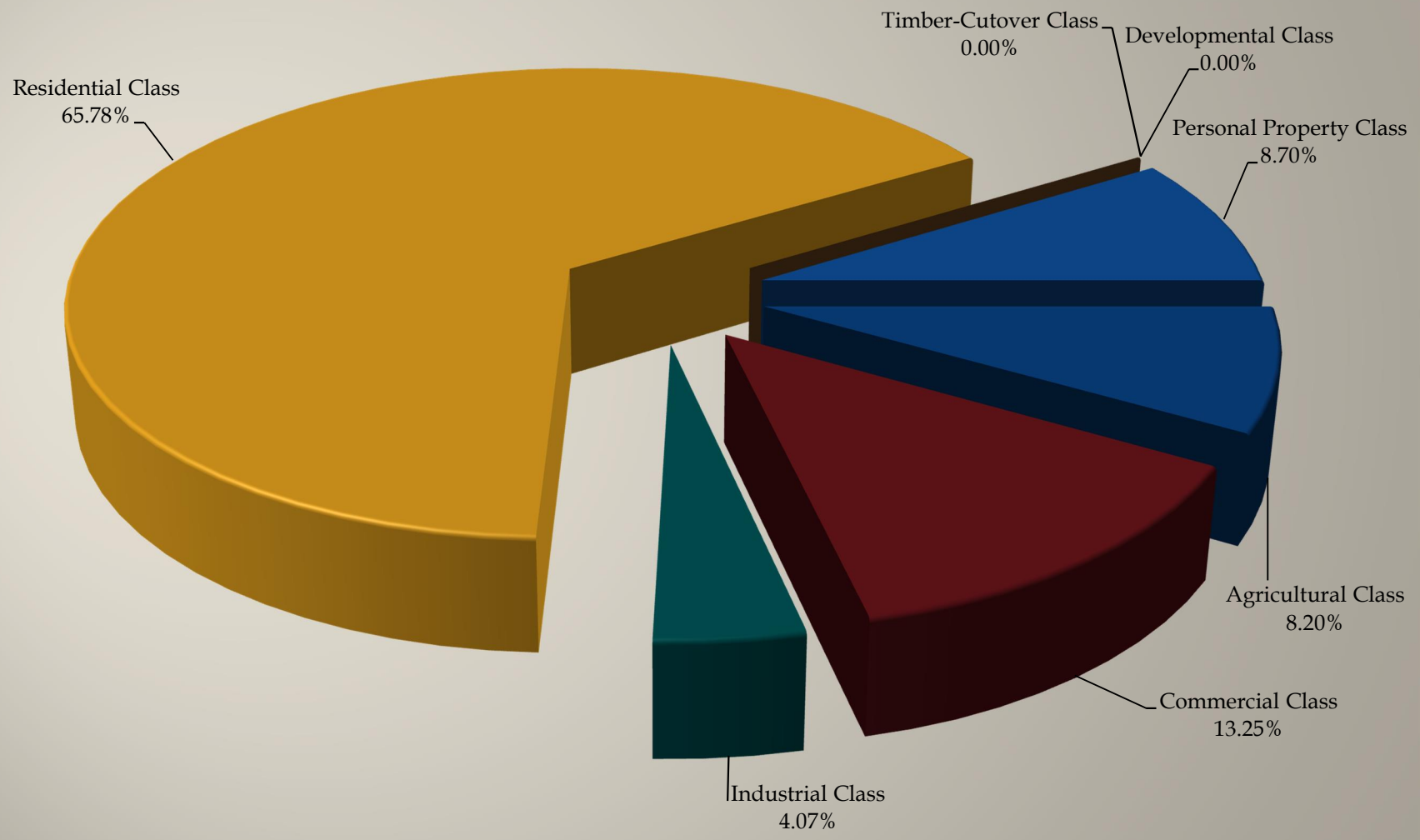
Personal Property Taxable Value by Class

Assessing Unit	Agricultural Personal	Commercial Personal	Industrial Personal	Residential Personal	Utility Personal
Bangor	0	12,855,150	276,750	0	14,622,650
Beaver	0	164,900	0	0	4,536,000
Frankenlust	0	2,057,200	0	0	5,148,144
Fraser	0	1,603,400	0	0	7,196,407
Garfield	0	42,150	0	0	2,099,995
Gibson	0	437,050	0	0	1,925,704
Hampton	0	6,820,100	43,064,300	0	21,334,400
Kawkawlin	0	3,559,400	95,500	0	9,924,586
Merritt	0	2,881,700	800	0	3,409,981
Monitor	0	13,366,300	1,084,500	0	29,180,612
Mt Forest	0	257,600	0	0	1,742,100
Pinconning T.	0	3,642,400	451,500	0	10,076,017
Portsmouth	0	1,037,200	0	0	4,232,751
Williams	0	2,366,750	725,350	0	7,789,200
Auburn	0	696,900	0	0	1,622,100
Bay City	0	18,904,400	7,150,850	0	13,222,450
Essexville	0	463,600	2,091,100	0	2,673,600
Midland	0	138,900	0	0	330,800
Pinconning C.	0	989,500	3,667,500	0	745,800
Totals	0	72,284,600	58,608,150	0	141,813,297

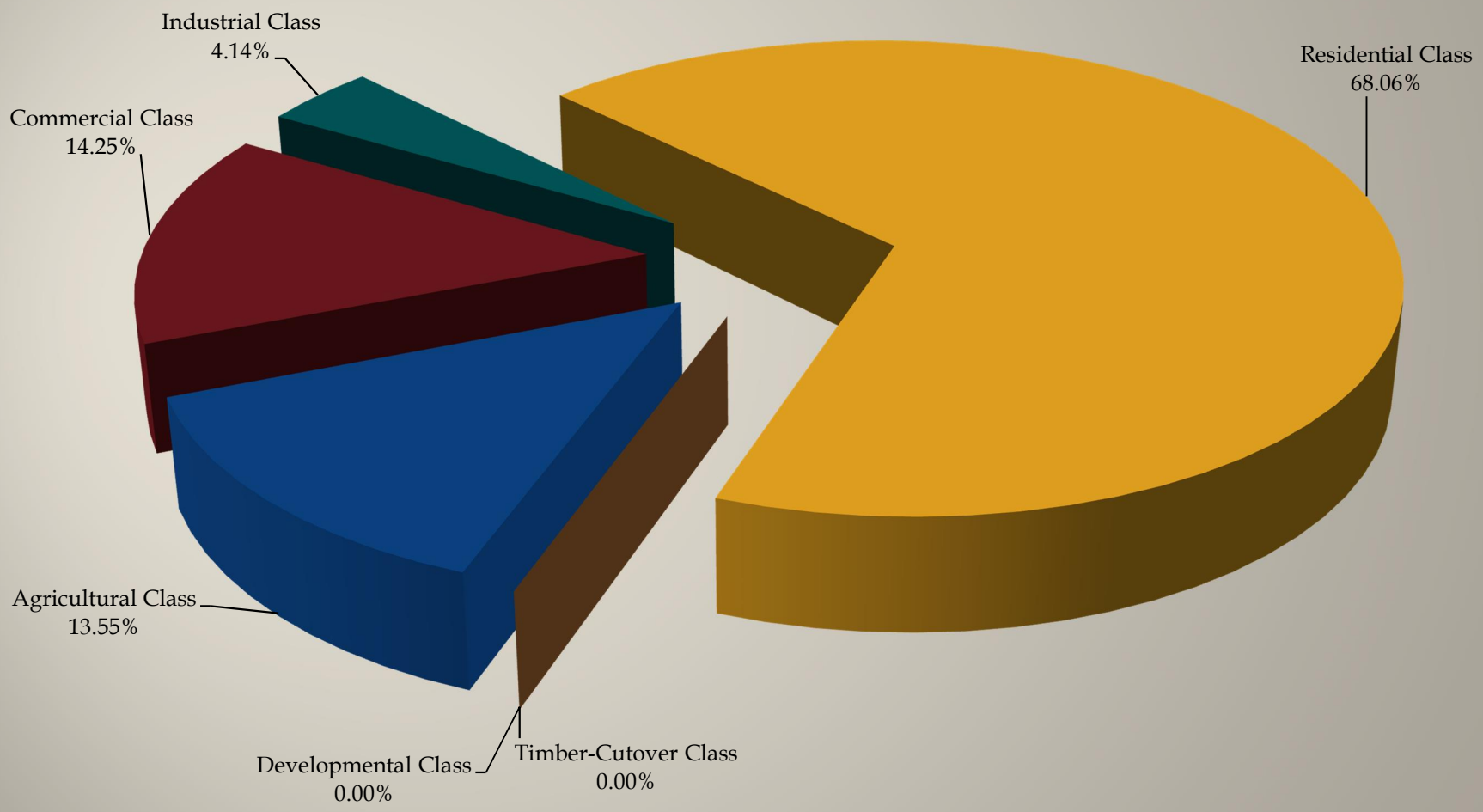
State Equalized Value by Class



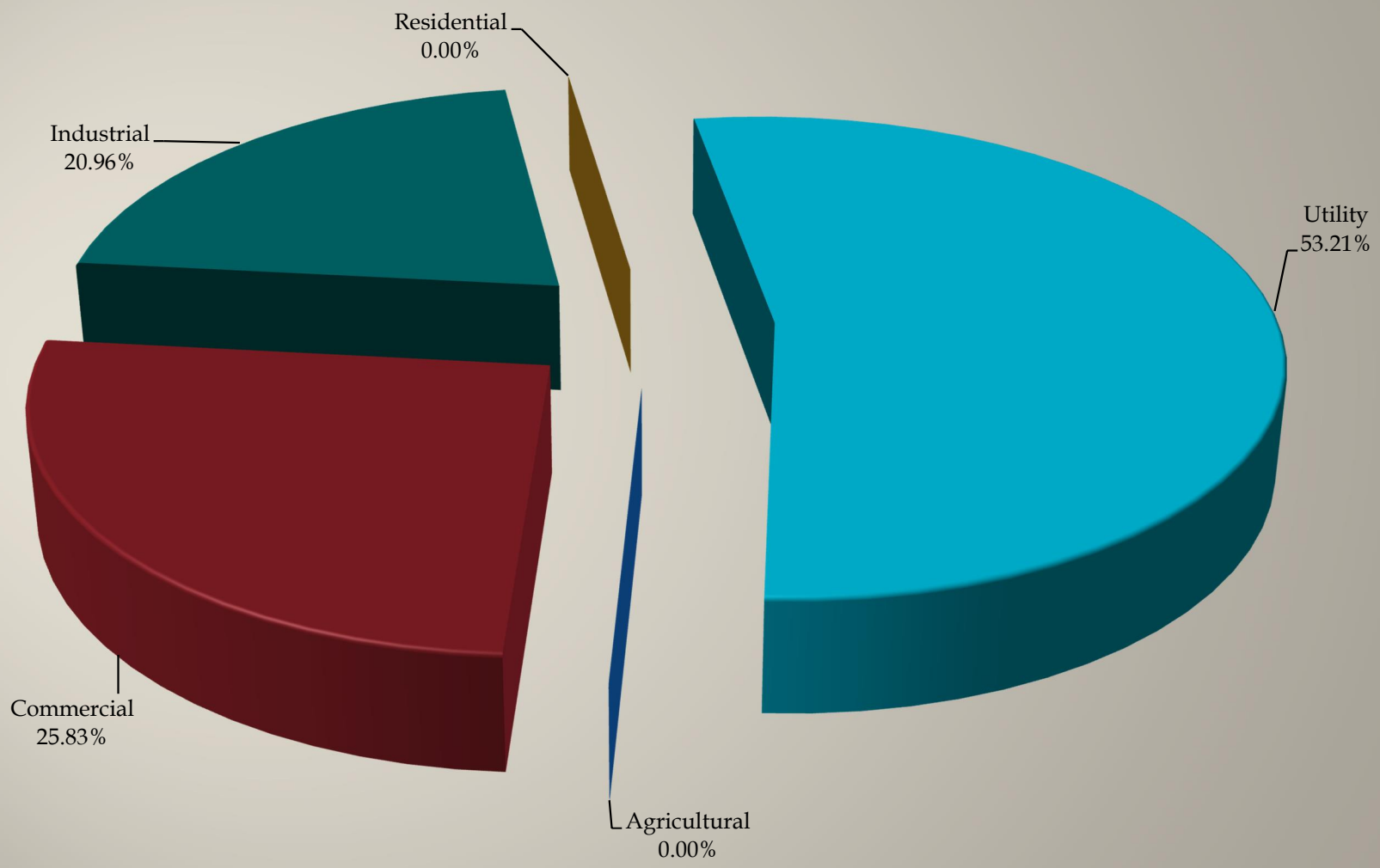
Taxable Value by Class



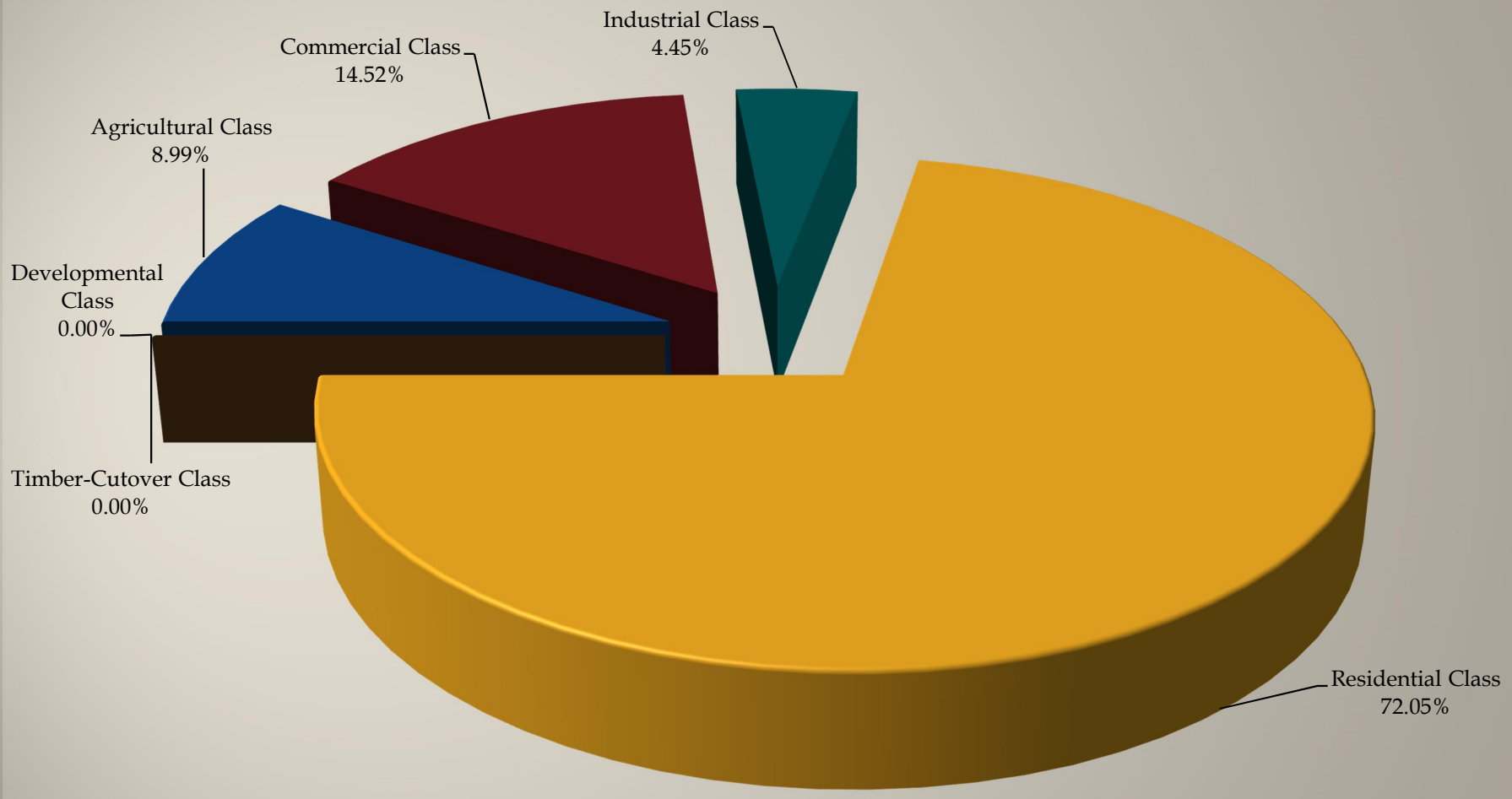
Real Property State Equalized Value



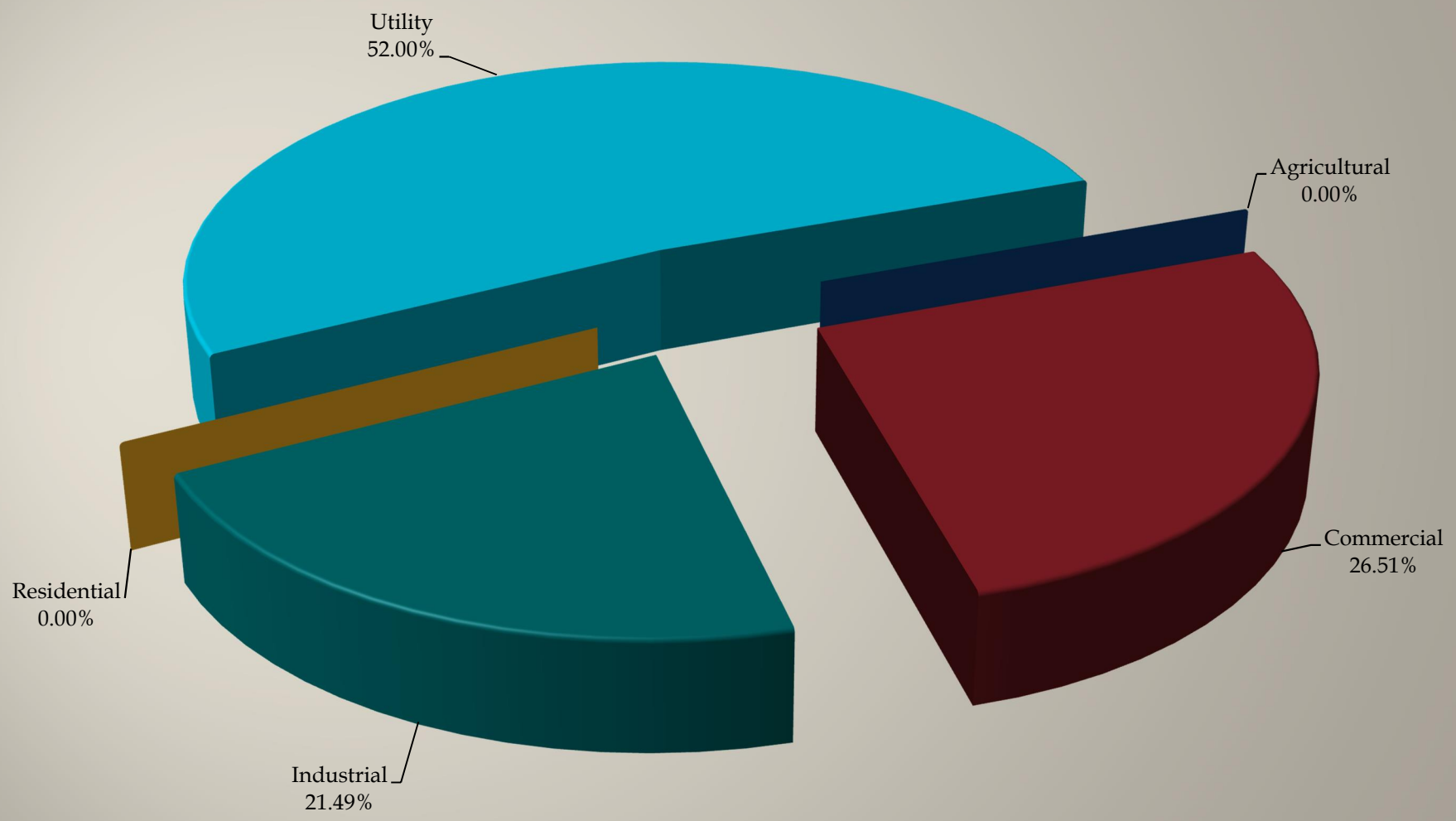
Personal Property State Equalized Value

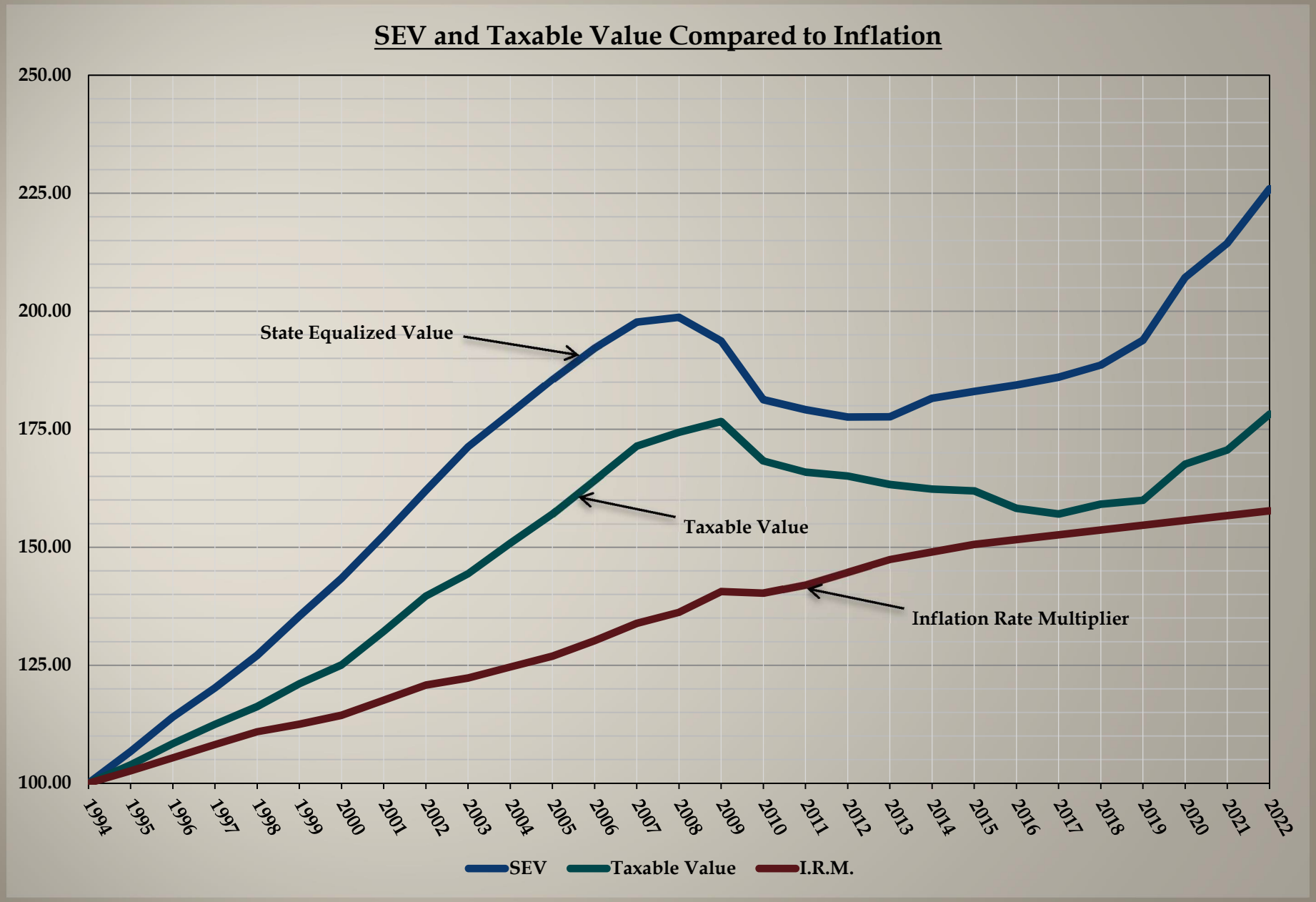


Real Property Taxable Value



Personal Property Taxable Value




SEV and Taxable Value Compared to Inflation
250.00
225.00
200.00
175.00
150.00
125.00
100.00
1994
1995
1996
1997
1998
1999
2000
2001
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2014
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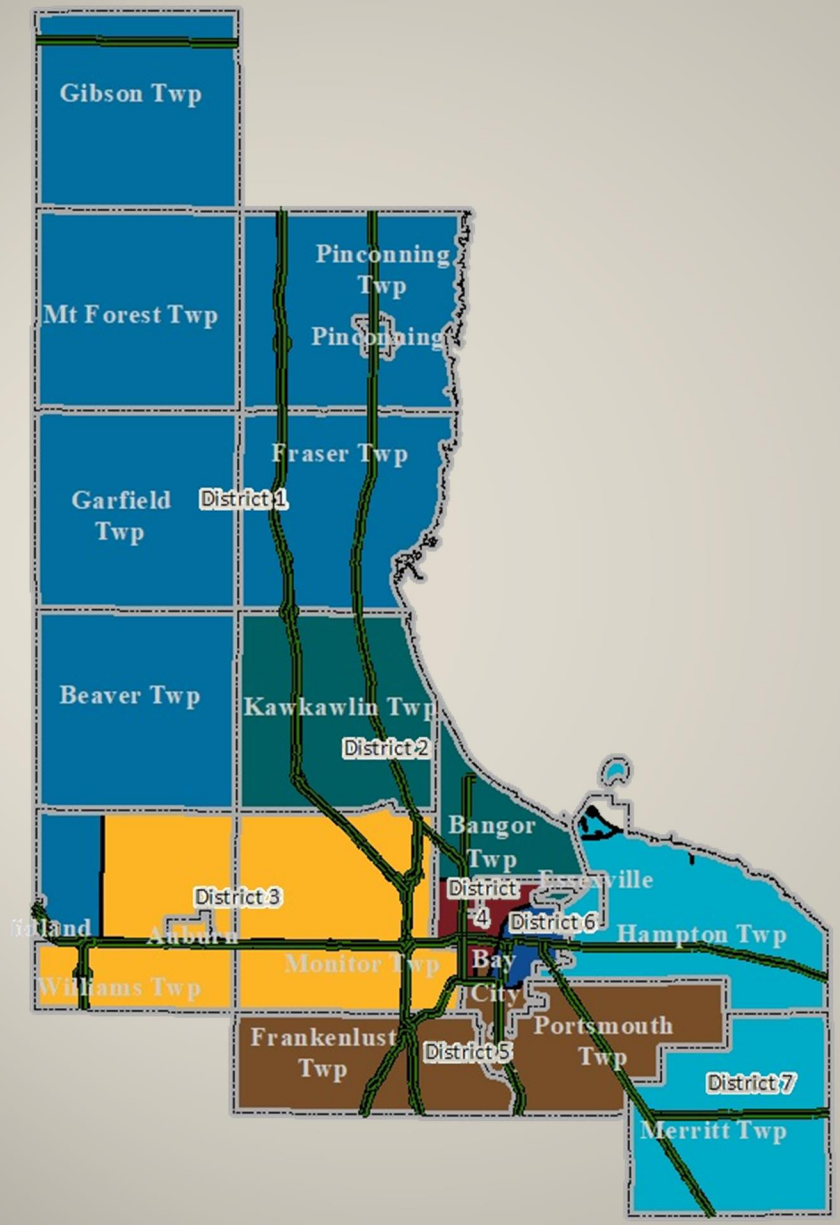
2016
2017
2018
2019
2020
2021
2022
State Equalized Value
Taxable Value
Inflation Rate Multiplier
SEV
Taxable Value
I.R.M.



District	Commissioner
1	Marie Fox (D)
2	Ernie Krygier (D)
3	Vaughn J. Begick (R)
4	Kim J. Coonan (D)
5	Thomas M. Herek (D)
6	Kaysey L. Radtke (D)
7	Jayme A. Johnson (D)

Equalization Staff		Certification
Director/Appraiser	Kelly Rifenbark	MAAO/3
Senior Appraiser	Jeff Wenglikowski	MCAT
Mapping/Descriptions	Jennifer DeLorge	MCAT

Local Unit	Assessor	Certification
Bangor Township	Tod Fackler	MAAO/3
Beaver Township	Joan Fackler	MAAO/3
Frankenlust Township	Anissa Zaucha	MAAO/3
Fraser Township	Steven Coucke	MAAO/3
Garfield Township	Anissa Zaucha	MAAO/3
Gibson Township	Anissa Zaucha	MAAO/3
Hampton Township	Ronda Parks	MAAO/3
Kawkawlin Township	Joan Fackler	MAAO/3
Merritt Township	Patti Peltier	MCAO/2
Monitor Township	Beth Patterson	MAAO/3
Mt Forest Township	Joan Fackler	MAAO/3
Pinconning Township	Joan Fackler	MAAO/3
Portsmouth Township	Patti Peltier	MCAO/2
Williams Township	Tod Fackler	MAAO/3
City of Auburn	Patti Peltier	MCAO/2
City of Bay City	Wade Slivik	MAAO/3
City of Essexville	Ronda Parks	MAAO/3
City of Midland	Kayla Ripley	MMAO/4
City of Pinconning	Allan Berg	MAAO/3