

NOTICE

Michigan Compiled Law 211.34a, requires Equalization Departments to prepare a tabular statement showing, for several cities and townships of a county, the tentative recommended equalization ratios and estimated multipliers necessary to compute the individual state equalized valuations of real and personal property. All units with ratios between 49.00 and 50.00 are tentatively at a factor of 1.00. All ratios are stated in percent (%) and are ratios to true cash value.

BAY COUNTY TENTATIVE RECOMMENDED REAL AND PERSONAL RATIOS AND FACTORS FOR 2020 BY CLASS

UNIT	REAL PROPERTY										PERSONAL PROPERTY			
	AGRICULTURAL		COMMERCIAL		INDUSTRIAL		RESIDENTIAL		TIMBER-CUTOVER		DEVELOPMENTAL		Ratio	Factor
	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor
Townships														
Bangor	N/C	N/A	39.96%	1.25125	51.75%	0.96618	46.96%	1.06474	N/C	N/A	N/C	N/A	50.00%	1.00000
Beaver	48.52%	1.03050	46.71%	1.07043	48.83%	1.02396	46.26%	1.08085	N/C	N/A	N/C	N/A	50.00%	1.00000
Frankenlust	48.49%	1.03114	46.53%	1.07458	47.52%	1.05219	46.80%	1.06838	N/C	N/A	N/C	N/A	50.00%	1.00000
Fraser	50.26%	0.99483	44.48%	1.12410	46.25%	1.08108	47.02%	1.06338	N/C	N/A	N/C	N/A	50.00%	1.00000
Garfield	49.71%	1.00000	50.09%	0.99820	44.65%	1.11982	48.46%	1.03178	N/C	N/A	N/C	N/A	50.00%	1.00000
Gibson	49.33%	1.00000	47.02%	1.06338	43.31%	1.15447	48.85%	1.02354	N/C	N/A	N/C	N/A	50.00%	1.00000
Hampton	61.23%	0.81659	43.35%	1.15340	48.90%	1.02249	47.13%	1.06090	N/C	N/A	N/C	N/A	50.00%	1.00000
Kawkawlin	50.82%	0.98386	44.57%	1.12183	41.55%	1.20337	47.90%	1.04384	N/C	N/A	N/C	N/A	50.00%	1.00000
Merritt	51.87%	0.96395	43.18%	1.15794	49.46%	1.00000	49.73%	1.00000	N/C	N/A	N/C	N/A	50.00%	1.00000
Monitor	57.28%	0.87291	54.61%	0.91558	48.72%	1.02627	46.86%	1.06701	N/C	N/A	N/C	N/A	50.00%	1.00000
Mt. Forest	62.40%	0.80128	34.87%	1.43390	45.20%	1.10619	41.09%	1.21684	N/C	N/A	N/C	N/A	50.00%	1.00000
Pinconning T.	54.45%	0.91827	42.95%	1.16414	48.56%	1.02965	46.99%	1.06406	N/C	N/A	N/C	N/A	50.00%	1.00000
Portsmouth	51.81%	0.96506	48.11%	1.03928	46.30%	1.07991	45.03%	1.11037	N/C	N/A	N/C	N/A	50.00%	1.00000
Williams	53.99%	0.92610	51.47%	0.97144	45.44%	1.10035	44.05%	1.13507	N/C	N/A	N/C	N/A	50.00%	1.00000
Cities														
Auburn	N/C	N/A	43.57%	1.14758	N/C	N/A	47.36%	1.05574	N/C	N/A	N/C	N/A	50.00%	1.00000
Bay City	N/C	N/A	43.03%	1.16198	46.35%	1.07875	48.22%	1.03691	N/C	N/A	N/C	N/A	50.00%	1.00000
Essexville	N/C	N/A	47.90%	1.04384	51.13%	0.97790	48.75%	1.02564	N/C	N/A	N/C	N/A	50.00%	1.00000
Pinconning C.	N/C	N/A	48.06%	1.04037	45.80%	1.09170	47.06%	1.06247	N/C	N/A	N/C	N/A	50.00%	1.00000
Midland	N/C	N/A	47.68%	1.04866	50.17%	0.99661	48.15%	1.03842	N/C	N/A	N/C	N/A	50.00%	1.00000

These tentative ratios and multipliers reflect the results of studies conducted by the Bay County Equalization Department and are subject to valuation changes by the Assessor and/or Board of Review in each Township and City.