



**Grand Traverse County
Board of Commissioners
Equalization Meeting**

Tuesday, April 10, 2018 @ 5:30 p.m.

Commission Chambers, 2nd Floor
Governmental Center, 400 Boardman,
Traverse City, MI 49684

The Board of the Commissioners Equalization Meeting has been set for the date, time and location noted above. The purpose of the meeting is identified in the Agenda below.

If you are planning to attend and you have a disability requiring any special assistance at the meeting, please notify the County Clerk immediately at 922-4760.

AGENDA

- I. Call to Order (Pledge, Roll Call)
- II. First Public Comment

Any person shall be permitted to address a meeting of the Board of Commissioners which is required to be open to the public under the provision of the Michigan Open Meetings Act. Public Comment shall be carried out in accordance with the following Board Rules and Procedures:

Any person wishing to address the Board shall state his or her name and address.

No person shall be allowed to speak more than once on the same matter, excluding time needed to answer Commissioners' questions, if any. The Chairperson shall control the amount of time each person shall be allowed to speak, which shall not exceed three (3) minutes. The Chairperson may, at his or her discretion, extend the amount of time any person is allowed to speak.

Public comment will be solicited during the two public comment periods noted in Rule 5.4, Order of Business. However, public comment will generally be received at any time during the meeting regarding a specific topic currently under discussion by the board. Members of the public wishing to comment should raise their hand or pass a note to the clerk in order to be recognized, and shall not address the board until called upon by the chairperson. Please be respectful and refrain from personal or political attacks.

- III. Equalization:
 - A) Presentation of Annual Report as required by MCL 211.34
- IV. Second Public Comment (Refer to Rules under Public Comment/Input above.)
- V. Adjournment



Action Request

| | | | |
|--------------------|-----------------------------------|----------------------|---|
| Meeting Date: | April 10th, 2018 | | |
| Department: | Equalization | Submitted By: | Jim Baker |
| Contact E-Mail: | jbaker@grandtraverse.org | Contact Telephone: | 922-4773 |
| Agenda Item Title: | 2018 Equalization | | |
| Estimated Time: | 20 <small>(in minutes)</small> | Laptop Presentation: | <input type="radio"/> Yes <input checked="" type="radio"/> No |

Summary of Request:

The Equalization Report is presented in compliance with MCL Section 209.5(1): Act 44 of Michigan Compiled Laws of 1911 and MCL Section 211.34: Act 206 of Michigan Compiled Laws of 1893. Upon its adoption, determination of equal and uniform assessments at true cash value for all real and personal property in Grand Traverse County will be realized.

Equalization has completed studies in each assessing jurisdiction and measured the level of assessment in each property classification against true cash value determinations. The market adjustments necessary to assess at the statutorily required 50% of true cash value have been applied and appropriately documented on required forms L-4022 submitted to Equalization by each taxing jurisdiction. The indicated adjustments to assessed value have been compiled by Equalization in each jurisdiction on required forms L-4023 resulting in a computed and recommended factor of 1.00000 in each class of real and personal property in each assessing jurisdiction in Grand Traverse County. The resulting recommended County Equalized Valuations are contained in the submitted report for your review and approval.

I recommend approval of this report. Upon approval I will file the required Statement of Acreage and Valuation (L-4024) for the year 2018 and Analyses for Equalized Valuation (L-4023s) to the Michigan State Tax Commission.

Suggested Motion:

Shall the Grand Traverse County Board of Commissioners approve the Equalization Report as submitted?

Financial Information:

| | | | | | |
|-------------|--|--------------------|--|---------------------|---|
| Total Cost: | | General Fund Cost: | | Included in budget: | <input type="radio"/> Yes <input checked="" type="radio"/> No |
|-------------|--|--------------------|--|---------------------|---|

If not included in budget, recommended funding source:

| | | | |
|--|--------------------------------------|-------|--|
| This section for Finance Director, Human Resources Director, Civil Counsel, and Administration USE ONLY: | | | |
| Reviews: | Signature | Date | |
| Finance Director | | | |
| Human Resources Director | | | |
| Civil Counsel | | | |
| Administration: | <input type="checkbox"/> Recommended | Date: | |
| <u>Miscellaneous:</u> | | | |

Attachments:

Attachment Titles:
2018 GTC Equalization Report



2018

Grand Traverse County Equalization Report



GRAND TRAVERSE COUNTY EQUALIZATION DEPARTMENT

400 BOARDMAN AVENUE STE 103

TRAVERSE CITY, MI 49684-2577

Phone: 231.922.4772

Fax: 231.922.4447

www.co.grand-traverse.mi.us

April 10th, 2018

Honorable Board of Commissioners
Grand Traverse County
Governmental Center
400 Boardman Ave
Traverse City, MI 49684

Ladies and Gentlemen:

The Grand Traverse County Equalization Department has prepared this equalization report as authorized by the County Board of Commissioners. I recommend that the Grand Traverse County Board of Commissioners adopt the proposed County equalized values in this report.

This report is a result of an equalization study in every class of real property and of the total personal property in all fourteen (14) assessing units of Grand Traverse County.

This report does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1963; P.A. 199 of 1974; P.A. 385 of 1994; P.A. 224 of 1995; P.A. 147 of 1992 or Section 5 of Article IX of the Constitution of the State of Michigan.

All County equalized values are subject to review and change by the Michigan State Tax Commission until the fourth Monday in May, when the final order is issued.

The resolution adopting the 2018 Grand Traverse County Equalization Report is located on the pages following.

Respectfully submitted,

James D. Baker, MMAO
Director
Grand Traverse County Equalization Department

Acknowledgements

In facilitating the completion of a project of this nature and magnitude, the support of a number of organizations and individuals was absolutely necessary and I am grateful to all the participants.

The burden of maintaining a county-wide property information network while meeting impending statutory deadlines was carried out extraordinarily well by the staff of the Grand Traverse County Equalization Department. I would like to thank the Grand Traverse County Board of Commissioners for providing the Department with the resources to accomplish these duties. I would also like to express my gratitude to the Assessors of the city, townships and villages of Grand Traverse County for their prompt assistance in the assembling and reporting of data for this analysis.

Foreword

The State Constitution commands the legislature to establish a system of property taxation and of equalization of assessments. The rationale underlying this approach is that the cost of municipal services, such as police, fire protection and education should be borne through taxation imposed upon the general public. That taxation is required to be uniform and fair to all taxpayers; County Equalization is required to ensure that.

GRAND TRAVERSE COUNTY EQUALIZATION DEPARTMENT

REPORTS TO BOARD OF COMMISSIONERS

Carol Crawford – Chair
Ron Clous – Vice-Chair

Addison “Sonny” Wheelock
Dr. Bob Johnson
Dr. Dan Lathrop
Cheryl Gore Follette
Tom Mair

INTERIM MANAGEMENT TEAM

Undersheriff Nate Alger
Finance Director Dean Bott
Deputy Prosecutor Christopher Forsyth

DEPARTMENT OF EQUALIZATION

James D. Baker – Director, MMAO (4)
Chris Fieldhouse – Deputy Director, MCAO
Joel Bremer - Appraiser II, MCAO
Michael Barres - Appraiser I, MCAT

Susan Karakos – Senior Appraiser, MAAO (3)
Russ Casselman – Appraiser II, MCAO

Mike Steffes - GIS Analyst
Joshua Green - GIS Technician

SUPERVISORS, ASSESSORS, PRESIDENTS, & MANAGERS

GRAND TRAVERSE COUNTY 2018

| <u>LOCAL UNIT</u> | <u>SUPERVISOR</u> | <u>ASSESSOR</u> |
|--------------------------------|-------------------|----------------------|
| Acme Township (01) | Jay B. Zollinger | Dawn Kuhns |
| Blair Township (02) | Nicole Blonshine | Wendy Witkop |
| East Bay Township (03) | Beth Friend | James D. Baker |
| Fife Lake Township (04) | Linda Forwerck | Dawn Kuhns |
| Garfield Charter Township (05) | Chuck Korn | Amy DeHaan |
| Grant Township (06) | Douglas E. Moyer | Michelle Englebrecht |
| Green Lake Township (07) | Marvin D. Radtke | William Muha |
| Long Lake Township (08) | Karen J. Rosa | Angela Friske |
| Mayfield Township (09) | John E. Ockert | David Brown |
| Paradise Township (10) | Rob Lajko | Dawn Kuhns |
| Peninsula Township (11) | Rob Manigold | Sally Akerley |
| Union Township (12) | Doug Mansfield | Debra Johnson |
| Whitewater Township (13) | Ron Popp | Dawn Kuhns |
| | <u>PRESIDENT</u> | |
| Fife Lake Village (41) | David C. McGough | Dawn Kuhns |
| Kingsley Village (42) | Rodney Bogart | Dawn Kuhns |
| | <u>MANAGER</u> | |
| City of Traverse City (51) | Marty Colburn | Polly Cairns |

2018 GRAND TRAVERSE COUNTY - ALL AD VALOREM PROPERTY

| TOWNSHIPS & CITY | Parcel Count 2017 | Parcel Count 2018 | Parcel Count % Change | CEV 2017 | CEV 2018 | County Equalized % Change | TAXABLE 2017 | TAXABLE 2018 | Taxable % Change |
|------------------|-------------------|-------------------|-----------------------|------------------------|------------------------|---------------------------|------------------------|------------------------|------------------|
| Acme | 3,483 | 3,483 | 0.00% | \$405,047,600 | \$410,212,800 | 1.28% | \$331,302,712 | \$344,194,667 | 3.89% |
| Blair | 4,598 | 4,634 | 0.78% | \$323,377,950 | \$339,784,300 | 5.07% | \$265,875,290 | \$282,860,283 | 6.39% |
| East Bay | 8,226 | 8,158 | -0.83% | \$661,622,400 | \$693,918,400 | 4.88% | \$541,699,402 | \$567,969,301 | 4.85% |
| Fife Lake | 1,301 | 1,297 | -0.31% | \$70,688,200 | \$71,037,000 | 0.49% | \$52,291,829 | \$54,223,538 | 3.69% |
| Garfield | 8,095 | 8,130 | 0.43% | \$1,022,599,100 | \$1,061,119,400 | 3.77% | \$866,712,296 | \$903,500,416 | 4.24% |
| Grant | 1,099 | 1,095 | -0.36% | \$73,774,251 | \$76,112,400 | 3.17% | \$53,058,162 | \$55,488,817 | 4.58% |
| Green Lake | 4,015 | 4,032 | 0.42% | \$332,663,100 | \$343,142,700 | 3.15% | \$275,352,377 | \$286,961,218 | 4.22% |
| Long Lake | 5,014 | 5,048 | 0.68% | \$596,824,500 | \$627,336,200 | 5.11% | \$479,931,652 | \$505,964,089 | 5.42% |
| Mayfield | 1,094 | 1,111 | 1.55% | \$75,151,100 | \$77,028,772 | 2.50% | \$57,103,647 | \$59,481,457 | 4.16% |
| Paradise | 2,580 | 2,582 | 0.08% | \$150,857,500 | \$157,475,500 | 4.39% | \$123,919,343 | \$129,856,563 | 4.79% |
| Peninsula | 4,216 | 4,230 | 0.33% | \$894,743,800 | \$923,545,600 | 3.22% | \$674,055,682 | \$702,028,945 | 4.15% |
| Union | 436 | 448 | 2.75% | \$28,547,100 | \$29,288,400 | 2.60% | \$24,332,755 | \$25,449,481 | 4.59% |
| Whitewater | 2,011 | 2,003 | -0.40% | \$255,020,300 | \$264,785,100 | 3.83% | \$194,509,181 | \$202,853,018 | 4.29% |
| Traverse City | 8,781 | 8,881 | 1.14% | \$1,186,260,675 | \$1,249,892,256 | 5.36% | \$928,294,158 | \$985,966,549 | 6.21% |
| TOTALS | 54,949 | 55,132 | 0.33% | \$6,077,177,576 | \$6,324,678,828 | 4.07% | \$4,868,438,486 | \$5,106,798,342 | 4.896% |

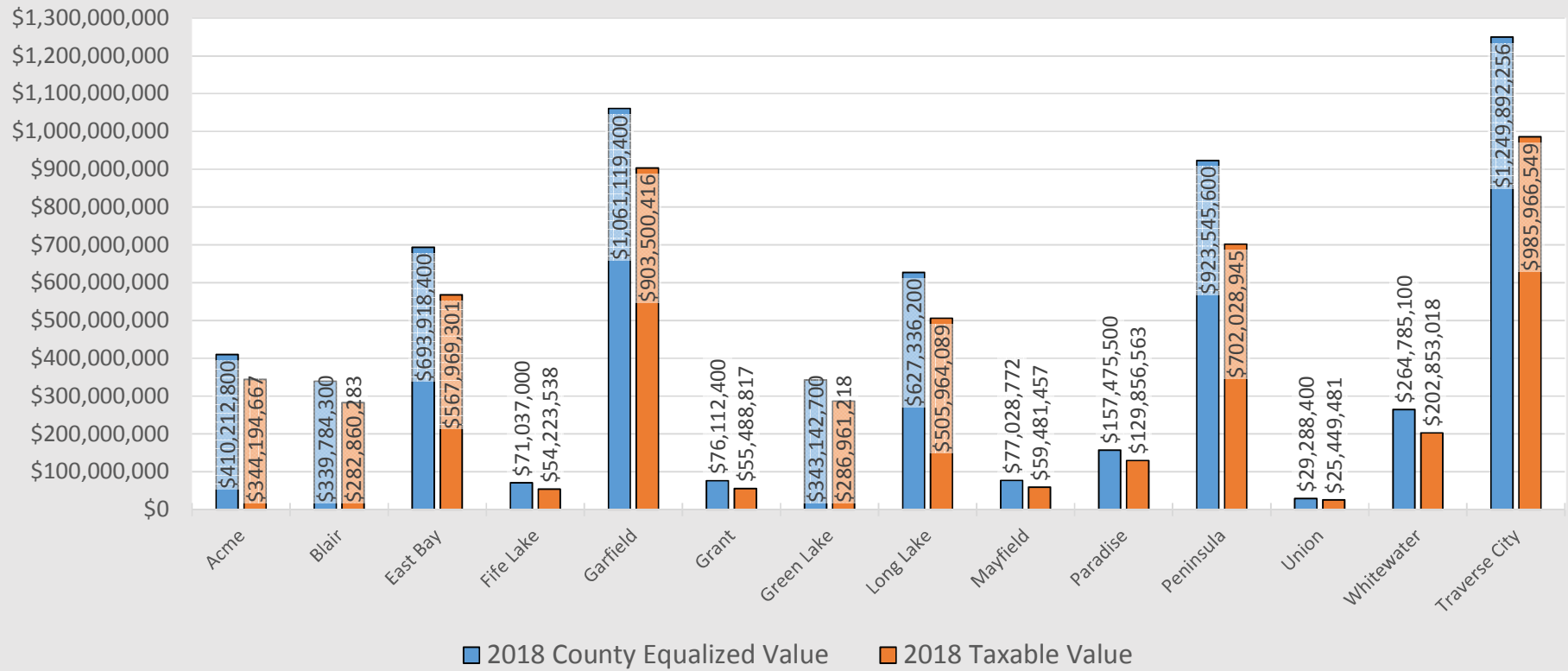
2018 GRAND TRAVERSE COUNTY - REAL PROPERTY

| TOWNSHIPS & CITY | Parcel Count 2017 | Parcel Count 2018 | Parcel Count % Change | CEV 2017 | CEV 2018 | County Equalized % Change | TAXABLE 2017 | TAXABLE 2018 | Taxable % Change |
|------------------|-------------------|-------------------|-----------------------|------------------------|------------------------|---------------------------|------------------------|------------------------|------------------|
| Acme | 3,319 | 3,320 | 0.03% | \$381,185,500 | \$388,555,700 | 1.93% | \$307,440,612 | \$322,537,567 | 4.91% |
| Blair | 4,260 | 4,266 | 0.14% | \$307,526,750 | \$321,423,700 | 4.52% | \$250,065,778 | \$265,210,875 | 6.06% |
| East Bay | 7,615 | 7,595 | -0.26% | \$638,911,000 | \$671,229,300 | 5.06% | \$518,988,002 | \$545,280,201 | 5.07% |
| Fife Lake | 1,248 | 1,248 | 0.00% | \$68,459,300 | \$68,905,300 | 0.65% | \$50,062,929 | \$52,091,838 | 4.05% |
| Garfield | 6,609 | 6,662 | 0.80% | \$944,031,100 | \$978,464,700 | 3.65% | \$788,144,296 | \$820,845,716 | 4.15% |
| Grant | 1,038 | 1,039 | 0.10% | \$67,649,310 | \$70,043,000 | 3.54% | \$46,933,221 | \$49,420,117 | 5.30% |
| Green Lake | 3,816 | 3,833 | 0.45% | \$323,600,300 | \$333,789,400 | 3.15% | \$266,289,577 | \$277,607,918 | 4.25% |
| Long Lake | 4,860 | 4,884 | 0.49% | \$588,866,300 | \$619,187,900 | 5.15% | \$471,973,452 | \$497,815,789 | 5.48% |
| Mayfield | 1,034 | 1,045 | 1.06% | \$71,386,200 | \$73,137,072 | 2.45% | \$53,338,747 | \$55,599,657 | 4.24% |
| Paradise | 2,487 | 2,493 | 0.24% | \$144,689,700 | \$150,767,700 | 4.20% | \$117,757,443 | \$123,153,963 | 4.58% |
| Peninsula | 4,101 | 4,108 | 0.17% | \$885,797,500 | \$914,736,700 | 3.27% | \$665,109,382 | \$693,220,045 | 4.23% |
| Union | 393 | 408 | 3.82% | \$26,562,300 | \$27,390,100 | 3.12% | \$22,347,955 | \$23,561,036 | 5.43% |
| Whitewater | 1,914 | 1,909 | -0.26% | \$247,571,300 | \$256,226,100 | 3.50% | \$187,060,358 | \$194,294,018 | 3.87% |
| Traverse City | 7,018 | 7,081 | 0.90% | \$1,134,083,675 | \$1,194,374,800 | 5.32% | \$876,117,158 | \$930,449,093 | 6.20% |
| TOTALS | 49,712 | 49,891 | 0.36% | \$5,830,320,235 | \$6,068,231,472 | 4.08% | \$4,621,628,910 | \$4,851,087,833 | 4.96% |

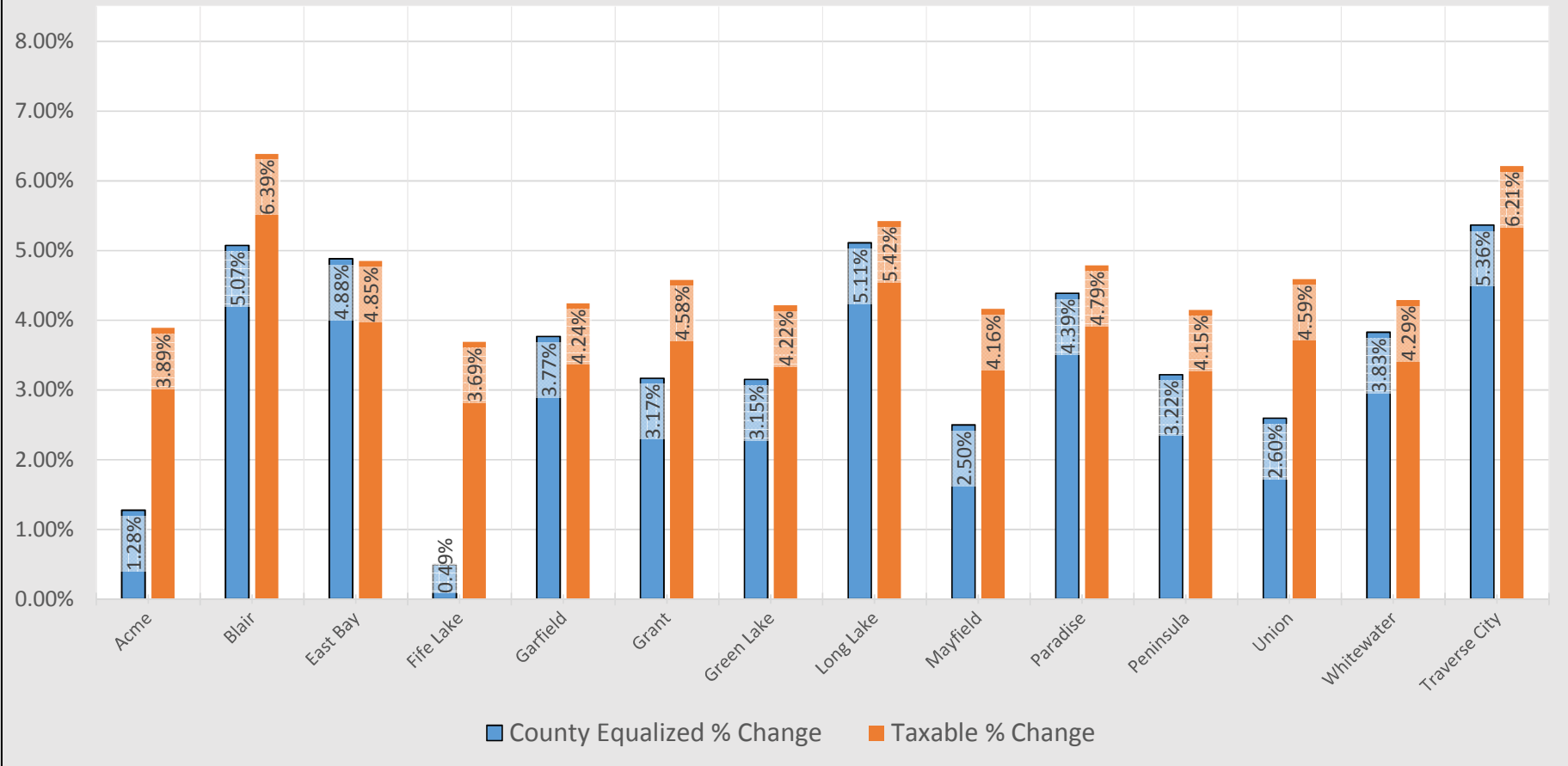
2018 GRAND TRAVERSE COUNTY - PERSONAL PROPERTY

| TOWNSHIPS & CITY | Parcel Count 2017 | Parcel Count 2018 | Parcel Count % Change | CEV 2017 | CEV 2018 | County Equalized % Change | TAXABLE 2017 | TAXABLE 2018 | Taxable % Change |
|------------------|-------------------|-------------------|-----------------------|----------------------|----------------------|---------------------------|----------------------|----------------------|------------------|
| Acme | 164 | 163 | -0.61% | \$23,862,100 | \$21,657,100 | -9.24% | \$23,862,100 | \$21,657,100 | -9.24% |
| Blair | 338 | 368 | 8.88% | \$15,851,200 | \$18,360,600 | 15.83% | \$15,809,512 | \$17,649,408 | 11.64% |
| East Bay | 611 | 563 | -7.86% | \$22,711,400 | \$22,689,100 | -0.10% | \$22,711,400 | \$22,689,100 | -0.10% |
| Fife Lake | 53 | 49 | -7.55% | \$2,228,900 | \$2,131,700 | -4.36% | \$2,228,900 | \$2,131,700 | -4.36% |
| Garfield | 1,486 | 1,468 | -1.21% | \$78,568,000 | \$82,654,700 | 5.20% | \$78,568,000 | \$82,654,700 | 5.20% |
| Grant | 61 | 56 | -8.20% | \$6,124,941 | \$6,069,400 | -0.91% | \$6,124,941 | \$6,068,700 | -0.92% |
| Green Lake | 199 | 199 | 0.00% | \$9,062,800 | \$9,353,300 | 3.21% | \$9,062,800 | \$9,353,300 | 3.21% |
| Long Lake | 154 | 164 | 6.49% | \$7,958,200 | \$8,148,300 | 2.39% | \$7,958,200 | \$8,148,300 | 2.39% |
| Mayfield | 60 | 66 | 10.00% | \$3,764,900 | \$3,891,700 | 3.37% | \$3,764,900 | \$3,881,800 | 3.10% |
| Paradise | 93 | 89 | -4.30% | \$6,167,800 | \$6,707,800 | 8.76% | \$6,161,900 | \$6,702,600 | 8.77% |
| Peninsula | 115 | 122 | 6.09% | \$8,946,300 | \$8,808,900 | -1.54% | \$8,946,300 | \$8,808,900 | -1.54% |
| Union | 43 | 40 | -6.98% | \$1,984,800 | \$1,898,300 | -4.36% | \$1,984,800 | \$1,888,445 | -4.85% |
| Whitewater | 97 | 94 | -3.09% | \$7,449,000 | \$8,559,000 | 14.90% | \$7,448,823 | \$8,559,000 | 14.90% |
| Traverse City | 1,763 | 1,800 | 2.10% | \$52,177,000 | \$55,517,456 | 6.40% | \$52,177,000 | \$55,517,456 | 6.40% |
| TOTALS | 5,237 | 5,241 | 0.08% | \$246,857,341 | \$256,447,356 | 3.88% | \$246,809,576 | \$255,710,509 | 3.61% |

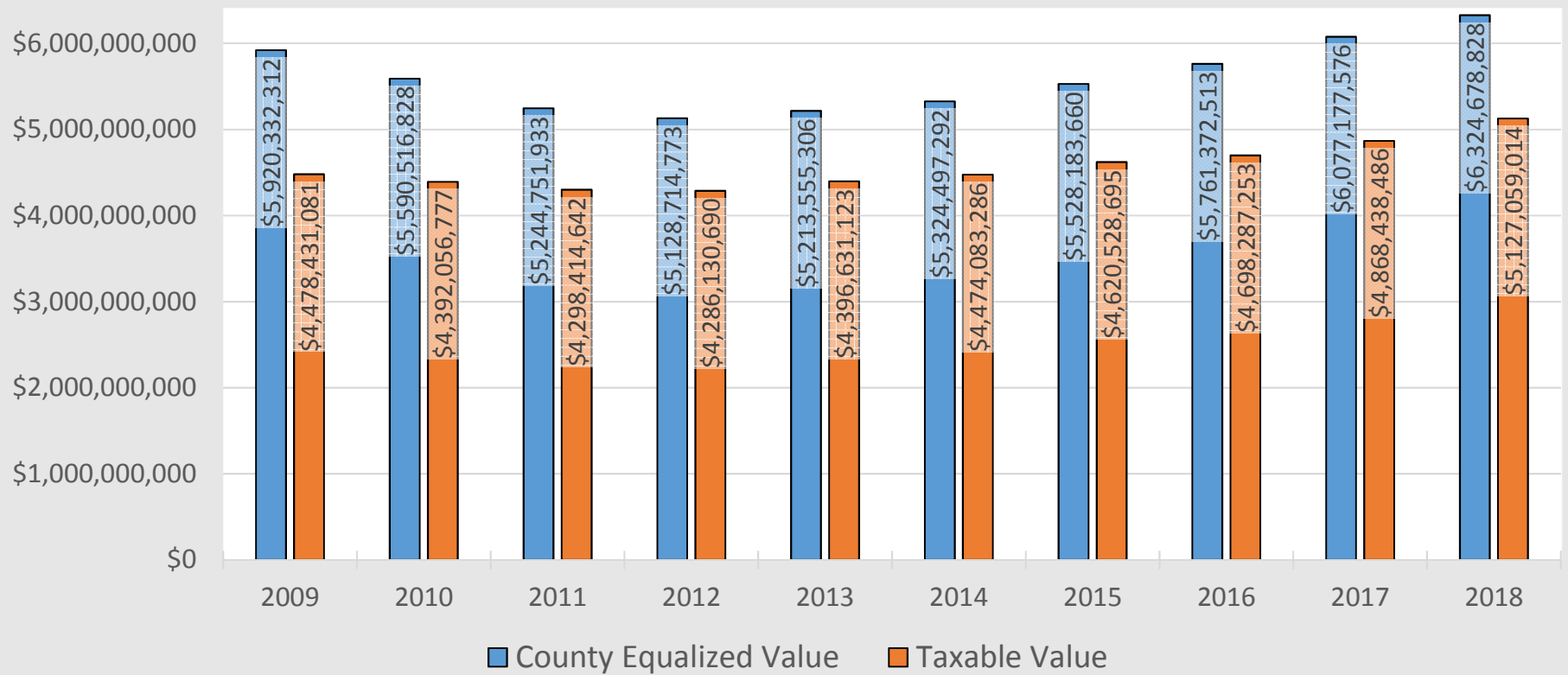
2018 COUNTY EQUALIZED & TAXABLE VALUES BY UNIT



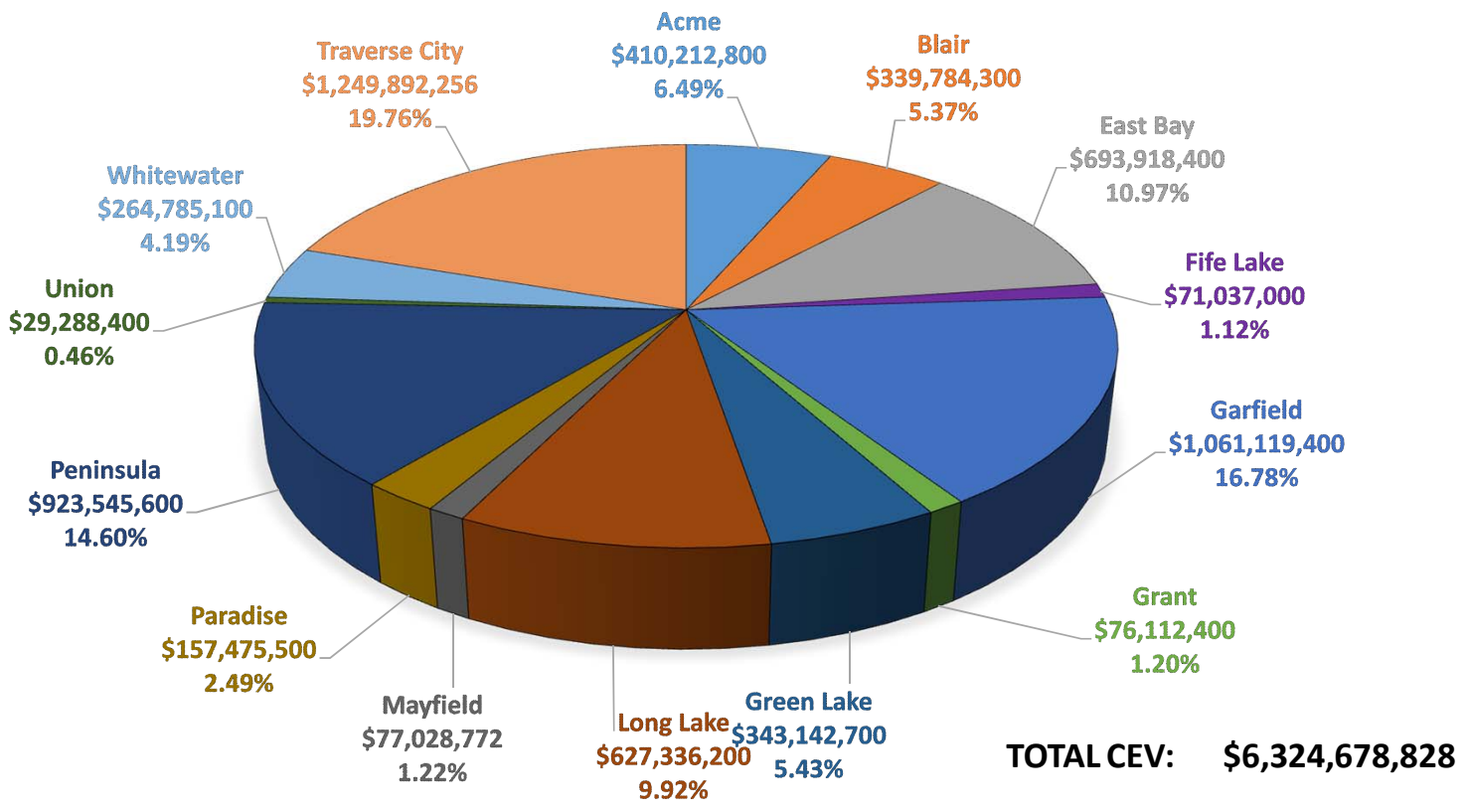
2018 COUNTY EQUALIZED & TAXABLE VALUE
ONE YEAR CHANGE PERCENTAGES BY UNIT



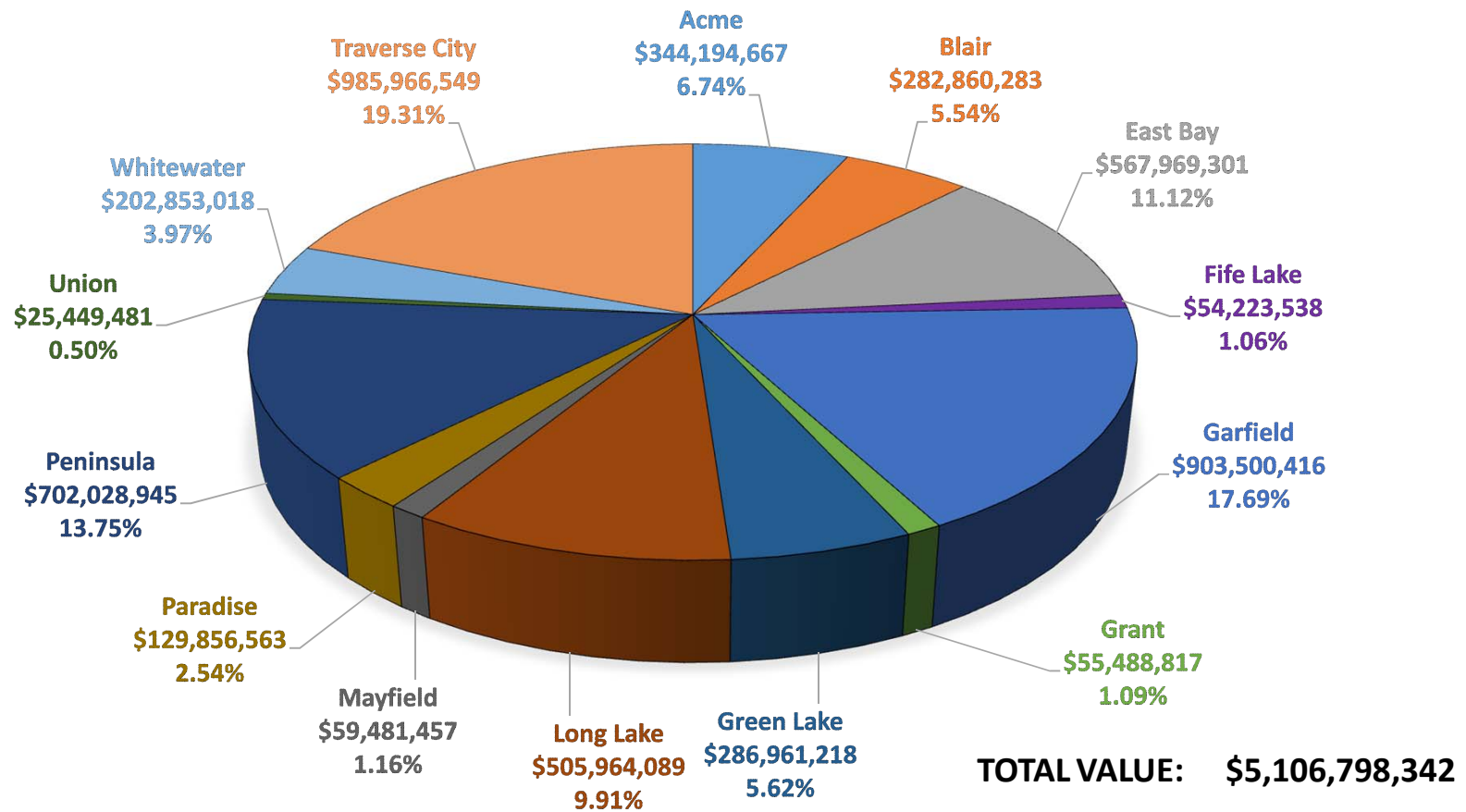
10 - YEAR
 GRAND TRAVERSE COUNTY
 COUNTY EQUALIZED & TAXABLE VALUES



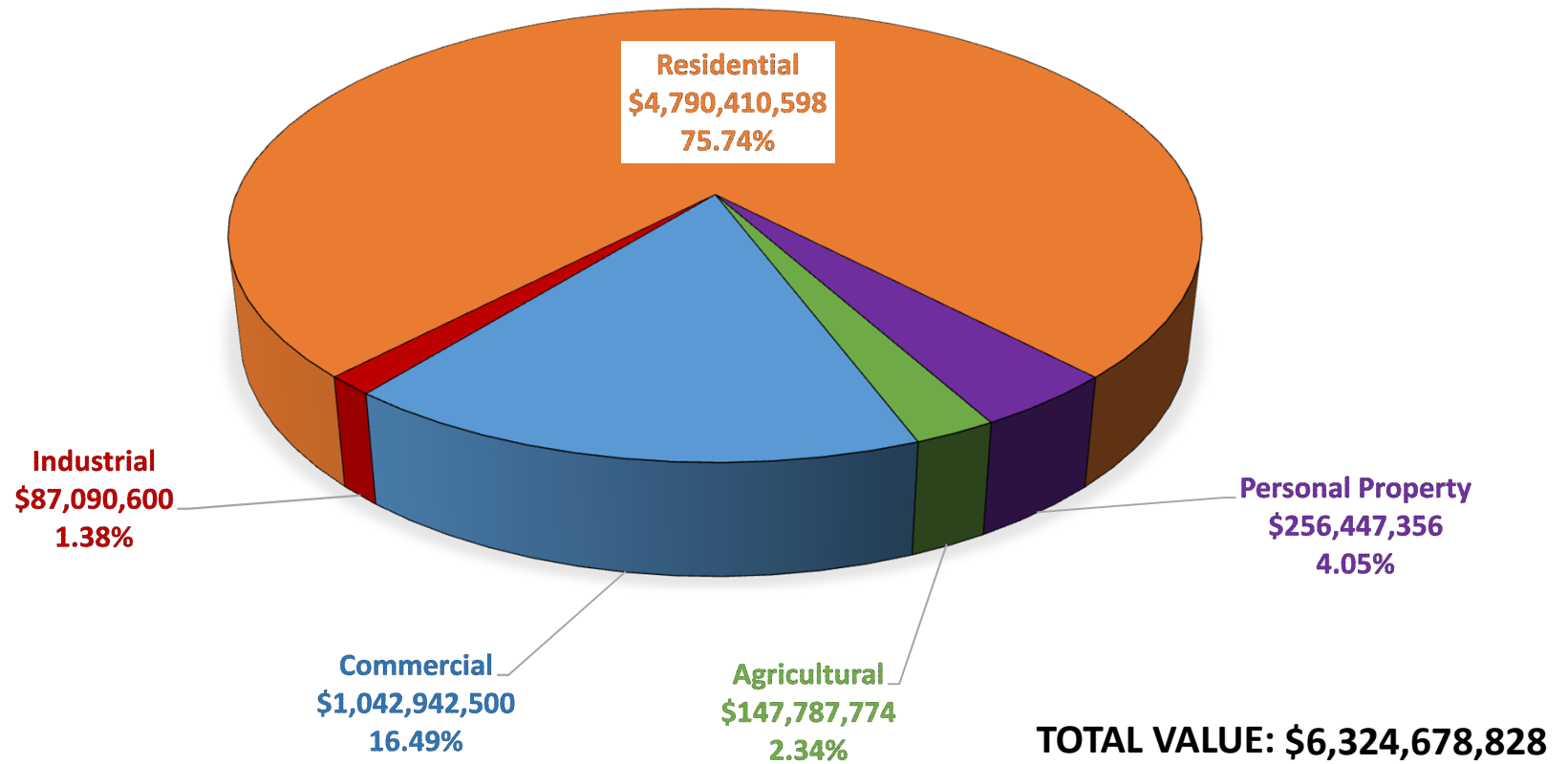
**FRACTIONAL UNIT
2018 COUNTY EQUALIZED VALUES**



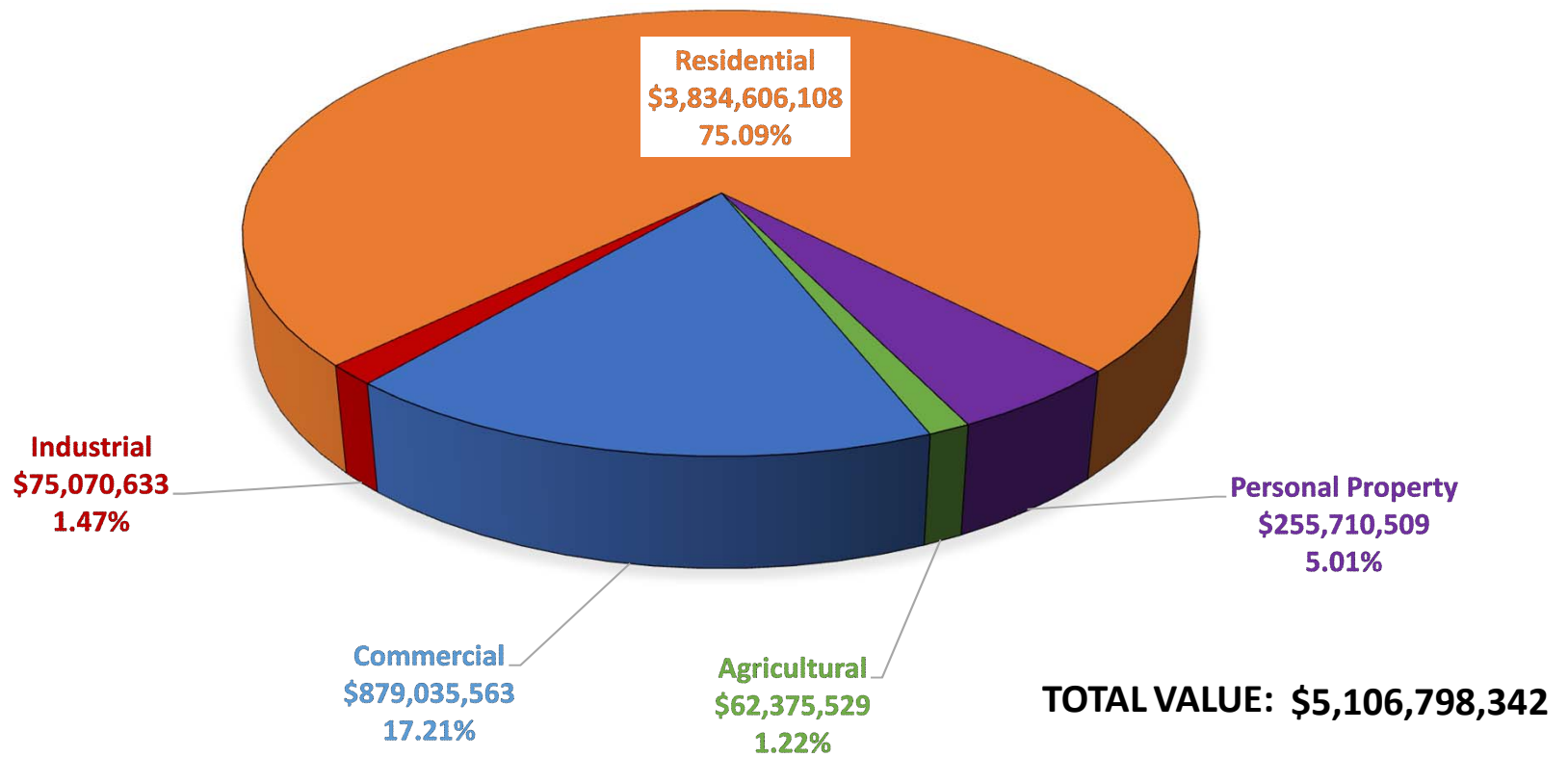
**FRACTIONAL UNIT
2018 COUNTY TAXABLE VALUES**



**GRAND TRAVERSE COUNTY
2018 COUNTY EQUALIZED VALUES
BY CLASSIFICATION**



**GRAND TRAVERSE COUNTY
2018 TAXABLE VALUES
BY CLASSIFICATION**



County: 28- GRAND TRAVERSE

| Governmental Unit | ----- Real ----- | | | | | | | ----- Personal ----- | | | | | | Grand Total | |
|------------------------|------------------|-------------|------------|--------------|----------|----------|--------------|----------------------|-------------|------------|----------|------------|-------------|-------------|--------------|
| | Ag | Comm | Ind | Res | T-C | Dev | Total | Ag | Comm | Ind | Res | Util | Total | | Exempt |
| ACME TWP (01) | 78 | 210 | 11 | 3021 | 0 | 0 | 3320 | 0 | 147 | 8 | 0 | 8 | 163 | 66 | 3549 |
| BLAIR TWP (02) | 41 | 341 | 16 | 3868 | 0 | 0 | 4266 | 0 | 332 | 6 | 0 | 32 | 370 | 41 | 4677 |
| EAST BAY CHTR TWP (03) | 28 | 185 | 48 | 7334 | 0 | 0 | 7595 | 0 | 505 | 22 | 0 | 36 | 563 | 146 | 8304 |
| FIFE LAKE TWP (04) | 27 | 46 | 2 | 1173 | 0 | 0 | 1248 | 0 | 39 | 3 | 0 | 7 | 49 | 72 | 1369 |
| GARFIELD CHTR TWP (05) | 0 | 1019 | 76 | 5567 | 0 | 0 | 6662 | 0 | 1423 | 51 | 0 | 5 | 1479 | 175 | 8316 |
| GRANT TWP (06) | 146 | 9 | 19 | 865 | 0 | 0 | 1039 | 0 | 23 | 1 | 0 | 32 | 56 | 23 | 1118 |
| GREEN LAKE TWP (07) | 0 | 161 | 12 | 3660 | 0 | 0 | 3833 | 0 | 182 | 8 | 0 | 9 | 199 | 93 | 4125 |
| LONG LAKE TWP (08) | 45 | 105 | 3 | 4731 | 0 | 0 | 4884 | 0 | 148 | 10 | 1 | 6 | 165 | 46 | 5095 |
| MAYFIELD TWP (09) | 147 | 28 | 4 | 865 | 0 | 0 | 1044 | 0 | 42 | 0 | 0 | 24 | 66 | 12 | 1122 |
| PARADISE TWP (10) | 77 | 90 | 7 | 2319 | 0 | 0 | 2493 | 0 | 68 | 1 | 0 | 20 | 89 | 87 | 2669 |
| PENINSULA TWP (11) | 227 | 78 | 3 | 3800 | 0 | 0 | 4108 | 0 | 118 | 0 | 2 | 2 | 122 | 127 | 4357 |
| UNION TWP (12) | 0 | 4 | 5 | 399 | 0 | 0 | 408 | 0 | 9 | 0 | 0 | 31 | 40 | 43 | 491 |
| WHITEWATER TWP (13) | 77 | 41 | 8 | 1783 | 0 | 0 | 1909 | 0 | 56 | 6 | 0 | 32 | 94 | 93 | 2096 |
| TRAVERSE CITY (51) | 0 | 1038 | 47 | 5996 | 0 | 0 | 7081 | 0 | 1752 | 44 | 0 | 4 | 1800 | 325 | 9206 |
| Totals | 893 | 3355 | 261 | 45381 | 0 | 0 | 49890 | 0 | 4844 | 160 | 3 | 248 | 5255 | 1349 | 56494 |

| Assessment Unit | Assessed Real | Ratio | Equalized Real | Factor | Assessed Personal | Ratio | Equalized Personal | Assessed Total | Equalized Total | % County Total |
|---------------------------------|---------------|-------|----------------|----------|-------------------|-------|--------------------|----------------|-----------------|----------------|
| -- 01 ACME TWP (01) -- | | | | | | | | | | |
| Agricultural | 14,165,300 | 49.25 | 14,165,300 | 1.000000 | | | | | | |
| Commercial | 52,977,700 | 49.29 | 52,977,700 | 1.000000 | | | | | | |
| Industrial | 3,081,000 | 49.28 | 3,081,000 | 1.000000 | | | | | | |
| Residential | 318,331,700 | 49.72 | 318,331,700 | 1.000000 | | | | | | |
| Timber-Cutover | 0 | 50.00 | 0 | 1.000000 | | | | | | |
| Developmental | 0 | 50.00 | 0 | 1.000000 | | | | | | |
| Totals | 388,555,700 | | 388,555,700 | | 21,657,100 | 50.00 | 21,657,100 | 410,212,800 | 410,212,800 | 6.49 |
| -- 02 BLAIR TWP (02) -- | | | | | | | | | | |
| Agricultural | 5,280,500 | 49.77 | 5,280,500 | 1.000000 | | | | | | |
| Commercial | 60,790,700 | 49.69 | 60,790,700 | 1.000000 | | | | | | |
| Industrial | 3,119,800 | 49.89 | 3,119,800 | 1.000000 | | | | | | |
| Residential | 252,232,700 | 49.96 | 252,232,700 | 1.000000 | | | | | | |
| Timber-Cutover | 0 | 50.00 | 0 | 1.000000 | | | | | | |
| Developmental | 0 | 50.00 | 0 | 1.000000 | | | | | | |
| Totals | 321,423,700 | | 321,423,700 | | 18,360,600 | 50.00 | 18,360,600 | 339,784,300 | 339,784,300 | 5.37 |
| -- 03 EAST BAY CHTR TWP (03) -- | | | | | | | | | | |
| Agricultural | 4,444,100 | 49.71 | 4,444,100 | 1.000000 | | | | | | |
| Commercial | 72,288,500 | 49.82 | 72,288,500 | 1.000000 | | | | | | |
| Industrial | 12,126,600 | 49.69 | 12,126,600 | 1.000000 | | | | | | |
| Residential | 582,370,100 | 49.57 | 582,370,100 | 1.000000 | | | | | | |
| Timber-Cutover | 0 | 50.00 | 0 | 1.000000 | | | | | | |
| Developmental | 0 | 50.00 | 0 | 1.000000 | | | | | | |
| Totals | 671,229,300 | | 671,229,300 | | 22,689,100 | 50.00 | 22,689,100 | 693,918,400 | 693,918,400 | 10.97 |
| -- 04 FIFE LAKE TWP (04) -- | | | | | | | | | | |
| Agricultural | 2,982,800 | 49.80 | 2,982,800 | 1.000000 | | | | | | |
| Commercial | 4,314,100 | 49.47 | 4,314,100 | 1.000000 | | | | | | |
| Industrial | 597,700 | 49.87 | 597,700 | 1.000000 | | | | | | |
| Residential | 61,010,700 | 49.36 | 61,010,700 | 1.000000 | | | | | | |
| Timber-Cutover | 0 | 50.00 | 0 | 1.000000 | | | | | | |
| Developmental | 0 | 50.00 | 0 | 1.000000 | | | | | | |
| Totals | 68,905,300 | | 68,905,300 | | 2,131,700 | 50.00 | 2,131,700 | 71,037,000 | 71,037,000 | 1.12 |

| Assessment Unit | Assessed Real | Ratio | Equalized Real | Factor | Assessed Personal | Ratio | Equalized Personal | Assessed Total | Equalized Total | % County Total |
|---------------------------------|---------------|-------|----------------|----------|-------------------|-------|--------------------|----------------|-----------------|----------------|
| -- 05 GARFIELD CHTR TWP (05) -- | | | | | | | | | | |
| Agricultural | 0 | 50.00 | 0 | 1.000000 | | | | | | |
| Commercial | 384,593,900 | 49.87 | 384,593,900 | 1.000000 | | | | | | |
| Industrial | 28,561,100 | 49.99 | 28,561,100 | 1.000000 | | | | | | |
| Residential | 565,309,700 | 49.14 | 565,309,700 | 1.000000 | | | | | | |
| Timber-Cutover | 0 | 50.00 | 0 | 1.000000 | | | | | | |
| Developmental | 0 | 50.00 | 0 | 1.000000 | | | | | | |
| Totals | 978,464,700 | | 978,464,700 | | 82,654,700 | 50.00 | 82,654,700 | 1,061,119,400 | 1,061,119,400 | 16.78 |
| -- 06 GRANT TWP (06) -- | | | | | | | | | | |
| Agricultural | 14,679,000 | 49.38 | 14,679,000 | 1.000000 | | | | | | |
| Commercial | 723,500 | 49.69 | 723,500 | 1.000000 | | | | | | |
| Industrial | 559,000 | 49.51 | 559,000 | 1.000000 | | | | | | |
| Residential | 54,081,500 | 49.37 | 54,081,500 | 1.000000 | | | | | | |
| Timber-Cutover | 0 | 50.00 | 0 | 1.000000 | | | | | | |
| Developmental | 0 | 50.00 | 0 | 1.000000 | | | | | | |
| Totals | 70,043,000 | | 70,043,000 | | 6,069,400 | 50.00 | 6,069,400 | 76,112,400 | 76,112,400 | 1.20 |
| -- 07 GREEN LAKE TWP (07) -- | | | | | | | | | | |
| Agricultural | 0 | 50.00 | 0 | 1.000000 | | | | | | |
| Commercial | 15,535,100 | 49.97 | 15,535,100 | 1.000000 | | | | | | |
| Industrial | 4,382,400 | 49.91 | 4,382,400 | 1.000000 | | | | | | |
| Residential | 313,871,900 | 49.91 | 313,871,900 | 1.000000 | | | | | | |
| Timber-Cutover | 0 | 50.00 | 0 | 1.000000 | | | | | | |
| Developmental | 0 | 50.00 | 0 | 1.000000 | | | | | | |
| Totals | 333,789,400 | | 333,789,400 | | 9,353,300 | 50.00 | 9,353,300 | 343,142,700 | 343,142,700 | 5.43 |
| -- 08 LONG LAKE TWP (08) -- | | | | | | | | | | |
| Agricultural | 7,200,900 | 49.95 | 7,200,900 | 1.000000 | | | | | | |
| Commercial | 13,275,900 | 49.90 | 13,275,900 | 1.000000 | | | | | | |
| Industrial | 979,100 | 49.94 | 979,100 | 1.000000 | | | | | | |
| Residential | 597,732,000 | 49.77 | 597,732,000 | 1.000000 | | | | | | |
| Timber-Cutover | 0 | 50.00 | 0 | 1.000000 | | | | | | |
| Developmental | 0 | 50.00 | 0 | 1.000000 | | | | | | |
| Totals | 619,187,900 | | 619,187,900 | | 8,148,300 | 50.00 | 8,148,300 | 627,336,200 | 627,336,200 | 9.92 |

| Assessment Unit | Assessed Real | Ratio | Equalized Real | Factor | Assessed Personal | Ratio | Equalized Personal | Assessed Total | Equalized Total | % County Total |
|-----------------------------|---------------|-------|----------------|----------|-------------------|-------|--------------------|----------------|-----------------|----------------|
| -- 09 MAYFIELD TWP (09) -- | | | | | | | | | | |
| Agricultural | 16,536,774 | 49.83 | 16,536,774 | 1.000000 | | | | | | |
| Commercial | 4,055,800 | 49.52 | 4,055,800 | 1.000000 | | | | | | |
| Industrial | 100,600 | 49.88 | 100,600 | 1.000000 | | | | | | |
| Residential | 52,443,898 | 49.92 | 52,443,898 | 1.000000 | | | | | | |
| Timber-Cutover | 0 | 50.00 | 0 | 1.000000 | | | | | | |
| Developmental | 0 | 50.00 | 0 | 1.000000 | | | | | | |
| Totals | 73,137,072 | | 73,137,072 | | 3,891,700 | 50.00 | 3,891,700 | 77,028,772 | 77,028,772 | 1.22 |
| -- 10 PARADISE TWP (10) -- | | | | | | | | | | |
| Agricultural | 7,958,900 | 49.37 | 7,958,900 | 1.000000 | | | | | | |
| Commercial | 8,516,500 | 49.48 | 8,516,500 | 1.000000 | | | | | | |
| Industrial | 126,500 | 49.21 | 126,500 | 1.000000 | | | | | | |
| Residential | 134,165,800 | 49.71 | 134,165,800 | 1.000000 | | | | | | |
| Timber-Cutover | 0 | 50.00 | 0 | 1.000000 | | | | | | |
| Developmental | 0 | 50.00 | 0 | 1.000000 | | | | | | |
| Totals | 150,767,700 | | 150,767,700 | | 6,707,800 | 50.00 | 6,707,800 | 157,475,500 | 157,475,500 | 2.49 |
| -- 11 PENINSULA TWP (11) -- | | | | | | | | | | |
| Agricultural | 60,225,600 | 49.98 | 60,225,600 | 1.000000 | | | | | | |
| Commercial | 19,021,900 | 50.00 | 19,021,900 | 1.000000 | | | | | | |
| Industrial | 521,500 | 49.62 | 521,500 | 1.000000 | | | | | | |
| Residential | 834,967,700 | 49.86 | 834,967,700 | 1.000000 | | | | | | |
| Timber-Cutover | 0 | 50.00 | 0 | 1.000000 | | | | | | |
| Developmental | 0 | 50.00 | 0 | 1.000000 | | | | | | |
| Totals | 914,736,700 | | 914,736,700 | | 8,808,900 | 50.00 | 8,808,900 | 923,545,600 | 923,545,600 | 14.60 |
| -- 12 UNION TWP (12) -- | | | | | | | | | | |
| Agricultural | 0 | 50.00 | 0 | 1.000000 | | | | | | |
| Commercial | 636,500 | 49.28 | 636,500 | 1.000000 | | | | | | |
| Industrial | 51,100 | 49.62 | 51,100 | 1.000000 | | | | | | |
| Residential | 26,702,500 | 49.63 | 26,702,500 | 1.000000 | | | | | | |
| Timber-Cutover | 0 | 50.00 | 0 | 1.000000 | | | | | | |
| Developmental | 0 | 50.00 | 0 | 1.000000 | | | | | | |
| Totals | 27,390,100 | | 27,390,100 | | 1,898,300 | 50.00 | 1,898,300 | 29,288,400 | 29,288,400 | 0.46 |

| Assessment Unit | Assessed Real | Ratio | Equalized Real | Factor | Assessed Personal | Ratio | Equalized Personal | Assessed Total | Equalized Total | % County Total |
|------------------------------|--------------------|-------|--------------------|----------|-------------------|--------------|--------------------|--------------------|--------------------|----------------|
| -- 13 WHITEWATER TWP (13) -- | | | | | | | | | | |
| Agricultural | 14,313,900 | 49.55 | 14,313,900 | 1.000000 | | | | | | |
| Commercial | 4,353,200 | 49.98 | 4,353,200 | 1.000000 | | | | | | |
| Industrial | 2,492,500 | 49.36 | 2,492,500 | 1.000000 | | | | | | |
| Residential | 235,066,500 | 49.15 | 235,066,500 | 1.000000 | | | | | | |
| Timber-Cutover | 0 | 50.00 | 0 | 1.000000 | | | | | | |
| Developmental | 0 | 50.00 | 0 | 1.000000 | | | | | | |
| Totals | 256,226,100 | | 256,226,100 | | 8,559,000 | 50.00 | 8,559,000 | 264,785,100 | 264,785,100 | 4.19 |

| | | | | | | | | | | |
|-----------------------------|----------------------|-------|----------------------|----------|-------------------|--------------|-------------------|----------------------|----------------------|--------------|
| -- 51 TRAVERSE CITY (51) -- | | | | | | | | | | |
| Agricultural | 0 | 50.00 | 0 | 1.000000 | | | | | | |
| Commercial | 401,859,200 | 49.53 | 401,859,200 | 1.000000 | | | | | | |
| Industrial | 30,391,700 | 49.83 | 30,391,700 | 1.000000 | | | | | | |
| Residential | 762,123,900 | 49.89 | 762,123,900 | 1.000000 | | | | | | |
| Timber-Cutover | 0 | 50.00 | 0 | 1.000000 | | | | | | |
| Developmental | 0 | 50.00 | 0 | 1.000000 | | | | | | |
| Totals | 1,194,374,800 | | 1,194,374,800 | | 55,517,456 | 50.00 | 55,517,456 | 1,249,892,256 | 1,249,892,256 | 19.76 |

| Grand Totals | Assessed Real | Equalized Real | % Real Total | Assessed Personal | Equalized Personal | Assessed % County | Equalized % County | Assessed Total | Equalized Total |
|----------------|------------------|-------------------|-----------------|----------------------|-----------------------|----------------------|-----------------------|-------------------|--------------------|
| Agricultural | 147,787,774 | 147,787,774 | 2.44 | | | 2.34 | 2.34 | | |
| Commercial | 1,042,942,500 | 1,042,942,500 | 17.19 | | | 16.49 | 16.49 | | |
| Industrial | 87,090,600 | 87,090,600 | 1.44 | | | 1.38 | 1.38 | | |
| Residential | 4,790,410,598 | 4,790,410,598 | 78.94 | | | 75.74 | 75.74 | | |
| Timber-Cutover | 0 | 0 | 0.00 | | | 0.00 | 0.00 | | |
| Developmental | 0 | 0 | 0.00 | | | 0.00 | 0.00 | | |
| Personal | | | | 256,447,356 | 256,447,356 | 4.05 | 4.05 | | |
| | 6,068,231,472 | 6,068,231,472 | 100.00 | 256,447,356 | 256,447,356 | 100.00 | 100.00 | 6,324,678,828 | 6,324,678,828 |

Personal and Real Property - TOTALS

L-4024

Grand Traverse County

Statement of acreage and valuation in the year 2018 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 Hundredths | (Col. 2) Assessed Valuations | (Col. 3) Equalized Valuations | (Col. 4) Assessed Valuations | (Col. 5) Equalized Valuations | (Col. 6) Assessed Valuations | (Col. 7) Equalized Valuations |
| Acme | 13,261.37 | 388,555,700 | 388,555,700 | 21,657,100 | 21,657,100 | 410,212,800 | 410,212,800 |
| Blair | 22,746.58 | 321,423,700 | 321,423,700 | 18,360,600 | 18,360,600 | 339,784,300 | 339,784,300 |
| East Bay | 28,192.41 | 671,229,300 | 671,229,300 | 22,689,100 | 22,689,100 | 693,918,400 | 693,918,400 |
| Fife Lake | 22,539.35 | 68,905,300 | 68,905,300 | 2,131,700 | 2,131,700 | 71,037,000 | 71,037,000 |
| Garfield | 13,769.73 | 978,464,700 | 978,464,700 | 82,654,700 | 82,654,700 | 1,061,119,400 | 1,061,119,400 |
| Grant | 22,795.37 | 70,043,000 | 70,043,000 | 6,069,400 | 6,069,400 | 76,112,400 | 76,112,400 |
| Green Lake | 18,943.23 | 333,789,400 | 333,789,400 | 9,353,300 | 9,353,300 | 343,142,700 | 343,142,700 |
| Long Lake | 19,419.70 | 619,187,900 | 619,187,900 | 8,148,300 | 8,148,300 | 627,336,200 | 627,336,200 |
| Mayfield | 23,110.94 | 73,137,072 | 73,137,072 | 3,891,700 | 3,891,700 | 77,028,772 | 77,028,772 |
| Paradise | 30,965.18 | 150,767,700 | 150,767,700 | 6,707,800 | 6,707,800 | 157,475,500 | 157,475,500 |
| Peninsula | 17,157.17 | 914,736,700 | 914,736,700 | 8,808,900 | 8,808,900 | 923,545,600 | 923,545,600 |
| Union | 23,034.16 | 27,390,100 | 27,390,100 | 1,898,300 | 1,898,300 | 29,288,400 | 29,288,400 |
| Whitewater | 30,307.36 | 256,226,100 | 256,226,100 | 8,559,000 | 8,559,000 | 264,785,100 | 264,785,100 |
| Traverse City | 8,789.80 | 1,194,374,800 | 1,194,374,800 | 55,517,456 | 55,517,456 | 1,249,892,256 | 1,249,892,256 |
| Totals for County | 295,032.35 | 6,068,231,472 | 6,068,231,472 | 256,447,356 | 256,447,356 | 6,324,678,828 | 6,324,678,828 |

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF GRAND TRAVERSE 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 real property classifications in each 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 of 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 _____, 20____

Equalization Director

Clerk of the Board of Commissioners

Chairperson of Board of Commissioners

Equalized Valuations - REAL

L-4024

Grand Traverse County

Statement of acreage and valuation in the year 2018 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 |
| Acme | 14,165,300 | 52,977,700 | 3,081,000 | 318,331,700 | 0 | 0 | 388,555,700 |
| Blair | 5,280,500 | 60,790,700 | 3,119,800 | 252,232,700 | 0 | 0 | 321,423,700 |
| East Bay | 4,444,100 | 72,288,500 | 12,126,600 | 582,370,100 | 0 | 0 | 671,229,300 |
| Fife Lake | 2,982,800 | 4,314,100 | 597,700 | 61,010,700 | 0 | 0 | 68,905,300 |
| Garfield | 0 | 384,593,900 | 28,561,100 | 565,309,700 | 0 | 0 | 978,464,700 |
| Grant | 14,679,000 | 723,500 | 559,000 | 54,081,500 | 0 | 0 | 70,043,000 |
| Green Lake | 0 | 15,535,100 | 4,382,400 | 313,871,900 | 0 | 0 | 333,789,400 |
| Long Lake | 7,200,900 | 13,275,900 | 979,100 | 597,732,000 | 0 | 0 | 619,187,900 |
| Mayfield | 16,536,774 | 4,055,800 | 100,600 | 52,443,898 | 0 | 0 | 73,137,072 |
| Paradise | 7,958,900 | 8,516,500 | 126,500 | 134,165,800 | 0 | 0 | 150,767,700 |
| Peninsula | 60,225,600 | 19,021,900 | 521,500 | 834,967,700 | 0 | 0 | 914,736,700 |
| Union | 0 | 636,500 | 51,100 | 26,702,500 | 0 | 0 | 27,390,100 |
| Whitewater | 14,313,900 | 4,353,200 | 2,492,500 | 235,066,500 | 0 | 0 | 256,226,100 |
| Traverse City | 0 | 401,859,200 | 30,391,700 | 762,123,900 | 0 | 0 | 1,194,374,800 |
| Total for County | 147,787,774 | 1,042,942,500 | 87,090,600 | 4,790,410,598 | 0 | 0 | 6,068,231,472 |

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF GRAND TRAVERSE 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 real property classifications in each 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 of 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 _____, 20__

Equalization Director

Clerk of the Board of Commissioners

Chairperson of Board of Commissioners

Assessed Valuations - REAL

L-4024

Grand Traverse County

Statement of acreage and valuation in the year 2018 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

| Real Property Assessed Valuations Approved by Boards of Review | | | | | | | |
|--|--------------------------|------------------------|------------------------|-------------------------|----------------------------|---------------------------|---------------------------------|
| 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 |
| Acme | 14,165,300 | 52,977,700 | 3,081,000 | 318,331,700 | 0 | 0 | 388,555,700 |
| Blair | 5,280,500 | 60,790,700 | 3,119,800 | 252,232,700 | 0 | 0 | 321,423,700 |
| East Bay | 4,444,100 | 72,288,500 | 12,126,600 | 582,370,100 | 0 | 0 | 671,229,300 |
| Fife Lake | 2,982,800 | 4,314,100 | 597,700 | 61,010,700 | 0 | 0 | 68,905,300 |
| Garfield | 0 | 384,593,900 | 28,561,100 | 565,309,700 | 0 | 0 | 978,464,700 |
| Grant | 14,679,000 | 723,500 | 559,000 | 54,081,500 | 0 | 0 | 70,043,000 |
| Green Lake | 0 | 15,535,100 | 4,382,400 | 313,871,900 | 0 | 0 | 333,789,400 |
| Long Lake | 7,200,900 | 13,275,900 | 979,100 | 597,732,000 | 0 | 0 | 619,187,900 |
| Mayfield | 16,536,774 | 4,055,800 | 100,600 | 52,443,898 | 0 | 0 | 73,137,072 |
| Paradise | 7,958,900 | 8,516,500 | 126,500 | 134,165,800 | 0 | 0 | 150,767,700 |
| Peninsula | 60,225,600 | 19,021,900 | 521,500 | 834,967,700 | 0 | 0 | 914,736,700 |
| Union | 0 | 636,500 | 51,100 | 26,702,500 | 0 | 0 | 27,390,100 |
| Whitewater | 14,313,900 | 4,353,200 | 2,492,500 | 235,066,500 | 0 | 0 | 256,226,100 |
| Traverse City | 0 | 401,859,200 | 30,391,700 | 762,123,900 | 0 | 0 | 1,194,374,800 |
| Total for County | 147,787,774 | 1,042,942,500 | 87,090,600 | 4,790,410,598 | 0 | 0 | 6,068,231,472 |

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF GRAND TRAVERSE 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 real property classifications in each 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 of 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 _____, 20____

Equalization Director

Clerk of the Board of Commissioners

Chairperson of Board of Commissioners

RESOLUTION

XXX-2018

Equalization Report 2018

WHEREAS, The Grand Traverse County Equalization Department has established the various valuations of each of the units of government of Grand Traverse County, and

WHEREAS, each of the thirteen (13) townships, two (2) villages and one (1) city have had the opportunity to review the equalization factors with the Equalization Department, and

WHEREAS, this Board of Commissioners feels that these valuations are in order,

NOW THEREFORE, BE IT RESOLVED, that the Grand Traverse County Board of Commissioners has adopted the 2018 equalized valuations for each city, village, and township recommended by the Grand Traverse County Equalization Director, as contained in this report, pursuant to Sec. 211.34 MCL 1948, as amended.

Dated: