

Menominee County Equalization Department

839 10th Avenue
Menominee, MI 49858
(906) 863-2683

April 3, 2013

TO: Menominee County Board of Commissioners

FROM: Margaret J. Schroud
Menominee County Equalization Director

The recommended equalized valuation in Menominee County for 2013 as indicated by the attached Equalization Report is \$966,131,317. This report was prepared by Equalization Director, Margaret J. Schroud.

The change in equalized valuation over 2012 is as follows:

	<u>Real Property</u>	<u>Personal Property</u>	<u>Total</u>
2012	\$908,317,817	\$57,581,467	\$965,899,284
2013	\$909,451,218	\$56,680,099	\$966,131,317
Net Change			
Percent Change	+0.0012 %	-0.0157%	+0.0002%

This year, Holmes Township received equalization factors in the Agricultural, Commercial and Residential classes. In the Agricultural and Commercial classes, there was not enough value attributed to the entire class and in the Residential class, not enough value was taken away. Both the township supervisor and assessor are aware of the issue and I am working with the assessor to ensure that the proper factors are applied to these classes

As in the past, after considering the attached report, it is the duty of the Board to adopt the report as is, or to change it by adding to or deducting from the total valuations of each class of property within the townships and cities. The total adopted by the Board becomes the County Equalized Valuation and is then subject to State Equalization.

As required by law, the State Tax Commission will hold a Preliminary State Equalization session on May 28, 2013. Their function will be the same as that being performed by the County Board here, except that they will be equalizing counties.

The County Equalized Valuation, if left unchanged by the State Tax Commission, will become the State Equalized Valuation for 2013.

Sincerely yours,



Personal and Real Property - TOTALS

L-4024

Menominee County

Statement of acreage and valuation in the year 2013 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
Cedarville	50,824.00	32,820,700	32,820,700	580,650	580,650	33,401,350	33,401,350
Daggett	23,104.00	29,055,000	29,055,000	560,726	560,726	29,615,726	29,615,726
Falthorn	34,752.00	21,083,700	21,083,700	405,288	405,288	21,488,988	21,488,988
Gourley	22,912.00	19,311,600	19,311,600	256,307	256,307	19,567,907	19,567,907
Harris	91,648.00	63,788,487	63,788,487	3,740,648	3,740,648	67,529,135	67,529,135
Holmes	46,080.00	43,795,700	43,140,931	3,465,402	3,465,402	47,261,102	46,606,333
Ingallston	45,824.00	65,337,900	65,337,900	732,970	732,970	66,070,870	66,070,870
Lake	23,040.00	46,903,800	46,903,800	1,472,166	1,472,166	48,375,966	48,375,966
Mellen	20,096.00	45,583,700	45,583,700	2,961,461	2,961,461	48,545,161	48,545,161
Menominee	47,040.00	142,327,600	142,327,600	8,007,014	8,007,014	150,334,614	150,334,614
Meyer	57,728.00	37,987,100	37,987,100	2,919,367	2,919,367	40,906,467	40,906,467
Nadeau	51,712.00	54,752,600	54,752,600	2,426,664	2,426,664	57,179,264	57,179,264
Spalding	104,256.00	61,801,400	61,801,400	2,731,794	2,731,794	64,533,194	64,533,194
Stephenson	26,368.00	29,821,600	29,821,600	882,771	882,771	30,704,371	30,704,371
Menominee	3,507.00	199,045,600	199,045,600	24,954,598	24,954,598	224,000,198	224,000,198
Stephenson	697.00	16,689,500	16,689,500	582,273	582,273	17,271,773	17,271,773
Totals for County	649,388.00	910,105,987	909,451,218	56,680,099	56,680,099	966,786,086	966,131,317

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF MENOMINEE 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 April 9, 2013

Margaret Schroed
Equalization Director

Mo Kei
Clerk of the Board of Commissioners

Chari Pfeiffer
Chairperson of Board of Commissioners

Equalized Valuations - REAL

L-4024

Menominee County

Statement of acreage and valuation in the year 2013 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
Cedarville	1,252,400	701,600	0	30,868,700	0	0	32,820,700
Daggett	10,665,200	960,800	129,300	17,299,700	0	0	29,055,000
Faithorn	2,745,400	226,700	0	18,111,600	0	0	21,083,700
Gourley	4,508,600	135,400	0	14,667,600	0	0	19,311,600
Harris	18,714,100	480,530	348,227	44,245,630	0	0	63,788,487
Holmes	1,912,136	42,418	9,009,600	32,176,777	0	0	43,140,931
Ingallston	6,282,500	1,214,500	210,000	57,630,900	0	0	65,337,900
Lake	6,050,400	175,200	467,100	40,211,100	0	0	46,903,800
Mellen	3,296,200	1,251,900	3,534,500	37,501,100	0	0	45,583,700
Menominee	9,526,200	4,343,100	1,385,100	127,073,200	0	0	142,327,600
Meyer	1,342,600	1,572,000	1,223,600	33,848,900	0	0	37,987,100
Nadeau	8,554,200	1,003,600	1,145,700	44,049,100	0	0	54,752,600
Spalding	8,600,900	2,433,600	582,900	50,184,000	0	0	61,801,400
Stephenson	12,953,800	596,500	269,400	16,001,900	0	0	29,821,600
Menominee	0	47,202,100	14,978,300	136,865,200	0	0	199,045,600
Stephenson	0	3,816,600	97,600	12,775,300	0	0	16,689,500
Total for County	96,404,636	66,156,548	33,381,327	713,508,707	0	0	909,451,218

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF MENOMINEE 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. 196 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 April 9, 2013

Margaret J. Schroed
Equalization Director

[Signature]
Clerk of the Board of Commissioners

[Signature]
Chairperson of Board of Commissioners

Assessed Valuations - REAL

L-4024

Menominee County

Statement of acreage and valuation in the year 2013 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
Cedarville	1,252,400	701,600	0	30,866,700	0	0	32,820,700
Daggett	10,665,200	960,800	129,300	17,299,700	0	0	29,055,000
Falthom	2,745,400	226,700	0	18,111,600	0	0	21,083,700
Gourley	4,508,800	135,400	0	14,667,600	0	0	19,311,600
Harris	18,714,100	480,530	348,227	44,245,630	0	0	63,788,487
Holmes	1,857,600	41,500	9,009,600	32,887,000	0	0	43,795,700
Ingallston	6,282,500	1,214,500	210,000	57,630,900	0	0	65,337,900
Lake	6,050,400	175,200	467,100	40,211,100	0	0	46,903,800
Mellen	3,296,200	1,251,900	3,534,500	37,501,100	0	0	45,583,700
Menominee	9,526,200	4,343,100	1,385,100	127,073,200	0	0	142,327,600
Meyer	1,342,600	1,572,000	1,223,600	33,848,900	0	0	37,987,100
Nadeau	8,554,200	1,003,600	1,145,700	44,049,100	0	0	54,752,600
Spalding	8,600,900	2,433,600	582,900	50,184,000	0	0	61,801,400
Stephenson	12,953,800	596,500	269,400	16,001,900	0	0	29,821,600
Menominee	0	47,202,100	14,978,300	136,865,200	0	0	199,045,600
Stephenson	0	3,816,600	97,600	12,775,300	0	0	16,689,500
Total for County	96,350,100	66,155,630	33,381,327	714,218,930	0	0	910,105,987

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF MENOMINEE 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 April 9, 2013

Margaret J. Schraud
Equalization Director

[Signature]
Clerk of the Board of Commissioners

[Signature]
Chairperson of Board of Commissioners