



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

Tuesday, April 11, 2017 @ 5:30 p.m.

**2<sup>nd</sup> Floor Training Room**  
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, as amended. (MCLA 15.261, et seq.) Public Comment shall be carried out in accordance with the following Board Rules and Procedures:

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

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

III. Equalization:

A) Presentation of Annual Report as required by MCL 211.34

IV. Second Public Comment

V. Adjournment

# GRAND TRAVERSE COUNTY 2017 EQUALIZATION REPORT





# GRAND TRAVERSE COUNTY EQUALIZATION DEPARTMENT

400 BOARDMAN AVENUE STE 103

TRAVERSE CITY, MI 49684-2577

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April 11, 2017

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 2017 Grand Traverse County Equalization Report is located on the pages following.

Respectfully submitted,

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

# Equalization 2017

April 11, 2017

By Grand Traverse County Board of Commissioners:

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 2017 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.

## 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. Also, I would like to express my gratitude to the Assessors of the cities, 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 a system of equalization of assessments. The rationale underlying this approach is that the cost of municipal services, such as police and fire protection, and education should be borne through taxation imposed upon the general public. Taxation is required to be uniform and fair to all taxpayers. County equalization is required to ensure that property taxes are uniform and fair within each County and within the State.

# 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

## ADMINISTRATOR

Administrator - Thomas Menzel  
Deputy Administrator - Jennifer DeHaan

## DEPARTMENT OF EQUALIZATION

James D. Baker – Director, MMAO (4)  
Warren Parrish – Deputy Director, MAAO (3)  
Chris Fieldhouse – Appraiser II, MCAO  
Joel Bremer - Appraiser II, MCAO  
Matthew Town - Appraiser I, MCAT

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

Mike Steffes - GIS Analyst  
Rob Herman - GIS Technician, MCAT

# SUPERVISORS, ASSESSORS, PRESIDENTS, & MANAGERS

## GRAND TRAVERSE COUNTY 2017

<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 (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

## 2017 GRAND TRAVERSE COUNTY - ALL AD VALOREM PROPERTY

TOWNSHIPS & CITY	Parcel Count 2016	Parcel Count 2017	Parcel Count % Change	CEV 2016	CEV 2017	County Equalized % Change	TAXABLE 2016	TAXABLE 2017	Taxable % Change
Acme	3,494	3,483	-0.31%	\$395,365,400	\$405,047,600	2.45%	\$323,318,171	\$331,302,712	2.47%
Blair	4,588	4,598	0.22%	\$306,176,085	\$323,377,950	5.62%	\$257,385,537	\$265,875,290	3.30%
East Bay	8,217	8,226	0.11%	\$632,969,800	\$661,622,400	4.53%	\$525,222,076	\$541,699,402	3.14%
Fife Lake	1,303	1,301	-0.15%	\$66,137,500	\$70,688,200	6.88%	\$50,967,921	\$52,291,829	2.60%
Garfield	8,292	8,095	-2.38%	\$983,362,600	\$1,022,599,100	3.99%	\$841,651,950	\$866,712,296	2.98%
Grant	1,099	1,099	0.00%	\$69,274,668	\$73,774,251	6.50%	\$51,354,491	\$53,058,162	3.32%
Green Lake	4,009	4,015	0.15%	\$311,903,300	\$332,663,100	6.66%	\$265,547,623	\$275,352,377	3.69%
Long Lake	5,012	5,014	0.04%	\$560,776,750	\$596,824,500	6.43%	\$460,754,761	\$479,931,652	4.16%
Mayfield	1,090	1,094	0.37%	\$71,292,810	\$75,151,100	5.41%	\$56,148,780	\$57,103,647	1.70%
Paradise	2,567	2,580	0.51%	\$142,111,900	\$150,857,500	6.15%	\$119,395,352	\$123,919,343	3.79%
Peninsula	4,208	4,216	0.19%	\$855,176,200	\$894,743,800	4.63%	\$651,129,296	\$674,055,682	3.52%
Union	437	436	-0.23%	\$27,969,200	\$28,547,100	2.07%	\$23,484,746	\$24,332,755	3.61%
Whitewater	2,003	2,011	0.40%	\$244,420,200	\$255,020,300	4.34%	\$190,168,489	\$194,509,181	2.28%
Traverse City	8,708	8,781	0.84%	\$1,094,436,100	\$1,186,260,675	8.39%	\$881,758,060	\$928,294,158	5.28%
<b>TOTALS</b>	<b>55,027</b>	<b>54,949</b>	<b>-0.14%</b>	<b>\$5,761,372,513</b>	<b>\$6,077,177,576</b>	<b>5.48%</b>	<b>\$4,698,287,253</b>	<b>\$4,868,438,486</b>	<b>3.622%</b>

## 2017 GRAND TRAVERSE COUNTY - REAL PROPERTY

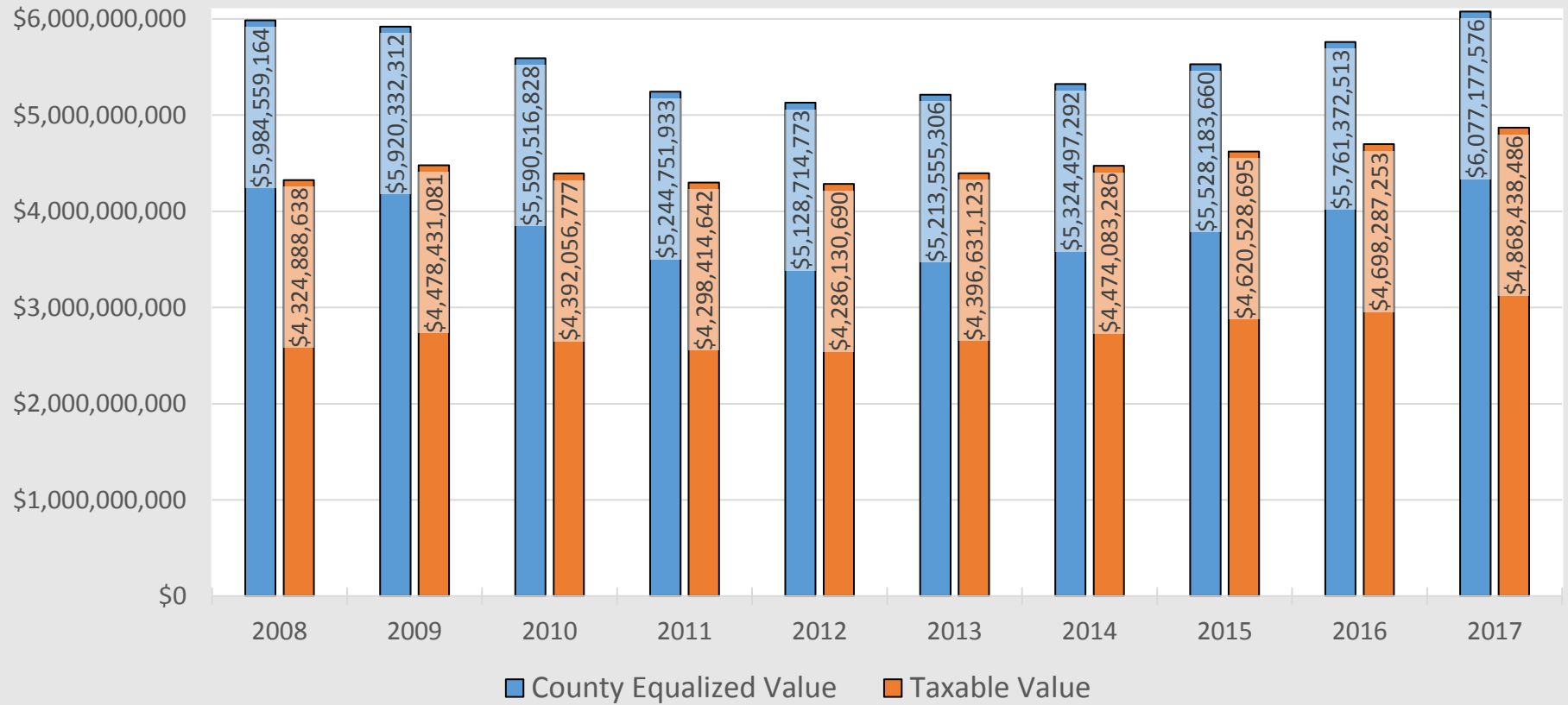
TOWNSHIPS & CITY	Parcel Count 2016	Parcel Count 2017	Parcel Count % Change	CEV 2016	CEV 2017	County Equalized % Change	TAXABLE 2016	TAXABLE 2017	Taxable % Change
Acme	3,319	3,319	0.00%	\$370,739,500	\$381,185,500	2.82%	\$298,692,271	\$307,440,612	2.93%
Blair	4,258	4,260	0.05%	\$289,663,985	\$307,526,750	6.17%	\$240,873,437	\$250,065,778	3.82%
East Bay	7,599	7,615	0.21%	\$610,368,600	\$638,911,000	4.68%	\$502,620,876	\$518,988,002	3.26%
Fife Lake	1,248	1,248	0.00%	\$63,785,700	\$68,459,300	7.33%	\$48,616,121	\$50,062,929	2.98%
Garfield	6,606	6,609	0.05%	\$902,120,500	\$944,031,100	4.65%	\$760,409,850	\$788,144,296	3.65%
Grant	1,039	1,038	-0.10%	\$63,058,668	\$67,649,310	7.28%	\$45,138,491	\$46,933,221	3.98%
Green Lake	3,814	3,816	0.05%	\$303,008,700	\$323,600,300	6.80%	\$256,653,023	\$266,289,577	3.75%
Long Lake	4,852	4,860	0.16%	\$552,568,550	\$588,866,300	6.57%	\$452,546,561	\$471,973,452	4.29%
Mayfield	1,028	1,034	0.58%	\$67,329,710	\$71,386,200	6.02%	\$52,185,680	\$53,338,747	2.21%
Paradise	2,469	2,487	0.73%	\$136,453,200	\$144,689,700	6.04%	\$113,736,652	\$117,757,443	3.54%
Peninsula	4,089	4,101	0.29%	\$846,345,800	\$885,797,500	4.66%	\$642,307,896	\$665,109,382	3.55%
Union	395	393	-0.51%	\$26,168,500	\$26,562,300	1.50%	\$21,700,027	\$22,347,955	2.99%
Whitewater	1,906	1,914	0.42%	\$236,544,000	\$247,571,300	4.66%	\$182,300,530	\$187,060,358	2.61%
Traverse City	6,990	7,018	0.40%	\$1,036,672,000	\$1,134,083,675	9.40%	\$823,991,460	\$876,117,158	6.33%
<b>TOTALS</b>	<b>49,612</b>	<b>49,712</b>	<b>0.20%</b>	<b>\$5,504,827,413</b>	<b>\$5,830,320,235</b>	<b>5.91%</b>	<b>\$4,441,772,875</b>	<b>\$4,621,628,910</b>	<b>4.05%</b>

## 2017 GRAND TRAVERSE COUNTY - PERSONAL PROPERTY

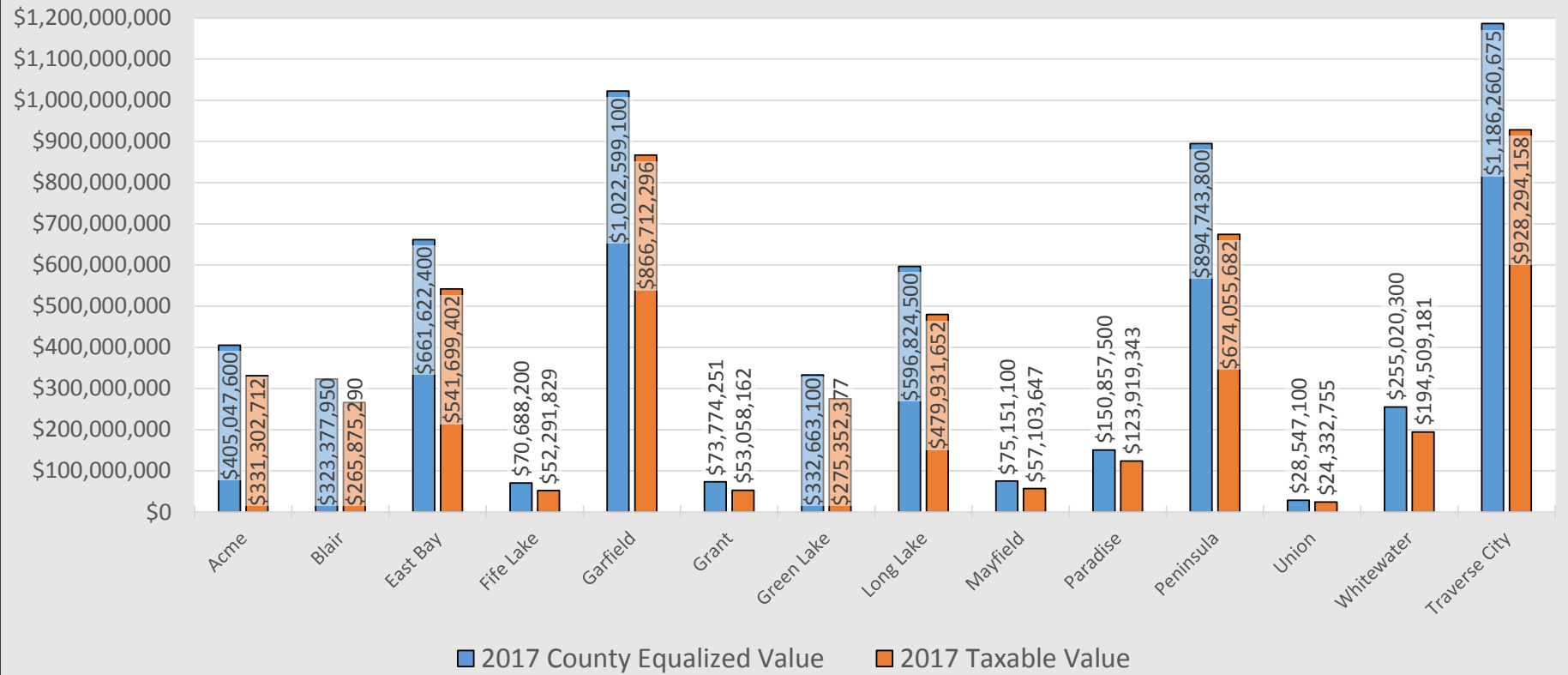
TOWNSHIPS & CITY	Parcel Count 2016	Parcel Count 2017	Parcel Count % Change	CEV 2016	CEV 2017	County Equalized % Change	TAXABLE 2016	TAXABLE 2017	Taxable % Change
Acme	175	164	-6.29%	\$24,625,900	\$23,862,100	-3.10%	\$24,625,900	\$23,862,100	-3.10%
Blair	330	338	3.03%	\$16,512,100	\$15,851,200	-4.00%	\$16,512,100	\$15,809,512	-4.25%
East Bay	618	611	-1.13%	\$22,601,200	\$22,711,400	0.49%	\$22,601,200	\$22,711,400	0.49%
Fife Lake	55	53	-3.64%	\$2,351,800	\$2,228,900	-5.23%	\$2,351,800	\$2,228,900	-5.23%
Garfield	1,686	1,486	-11.33%	\$81,242,100	\$78,568,000	-3.29%	\$81,242,100	\$78,568,000	-3.29%
Grant	60	61	1.67%	\$6,216,000	\$6,124,941	-1.46%	\$6,216,000	\$6,124,941	-1.46%
Green Lake	195	199	2.05%	\$8,894,600	\$9,062,800	1.89%	\$8,894,600	\$9,062,800	1.89%
Long Lake	160	154	-3.75%	\$8,208,200	\$7,958,200	-3.05%	\$8,208,200	\$7,958,200	-3.05%
Mayfield	62	60	-3.23%	\$3,963,100	\$3,764,900	-5.00%	\$3,963,100	\$3,764,900	-5.00%
Paradise	98	93	-5.10%	\$5,658,700	\$6,167,800	9.00%	\$5,658,700	\$6,161,900	8.89%
Peninsula	119	115	-3.36%	\$8,830,400	\$8,946,300	1.31%	\$8,821,400	\$8,946,300	1.42%
Union	42	43	2.38%	\$1,800,700	\$1,984,800	10.22%	\$1,784,719	\$1,984,800	11.21%
Whitewater	97	97	0.00%	\$7,876,200	\$7,449,000	-5.42%	\$7,867,959	\$7,448,823	-5.33%
Traverse City	1,718	1,763	2.62%	\$57,764,100	\$52,177,000	-9.67%	\$57,766,600	\$52,177,000	-9.68%
<b>TOTALS</b>	<b>5,415</b>	<b>5,237</b>	<b>-3.29%</b>	<b>\$256,545,100</b>	<b>\$246,857,341</b>	<b>-3.78%</b>	<b>\$256,514,378</b>	<b>\$246,809,576</b>	<b>-3.78%</b>



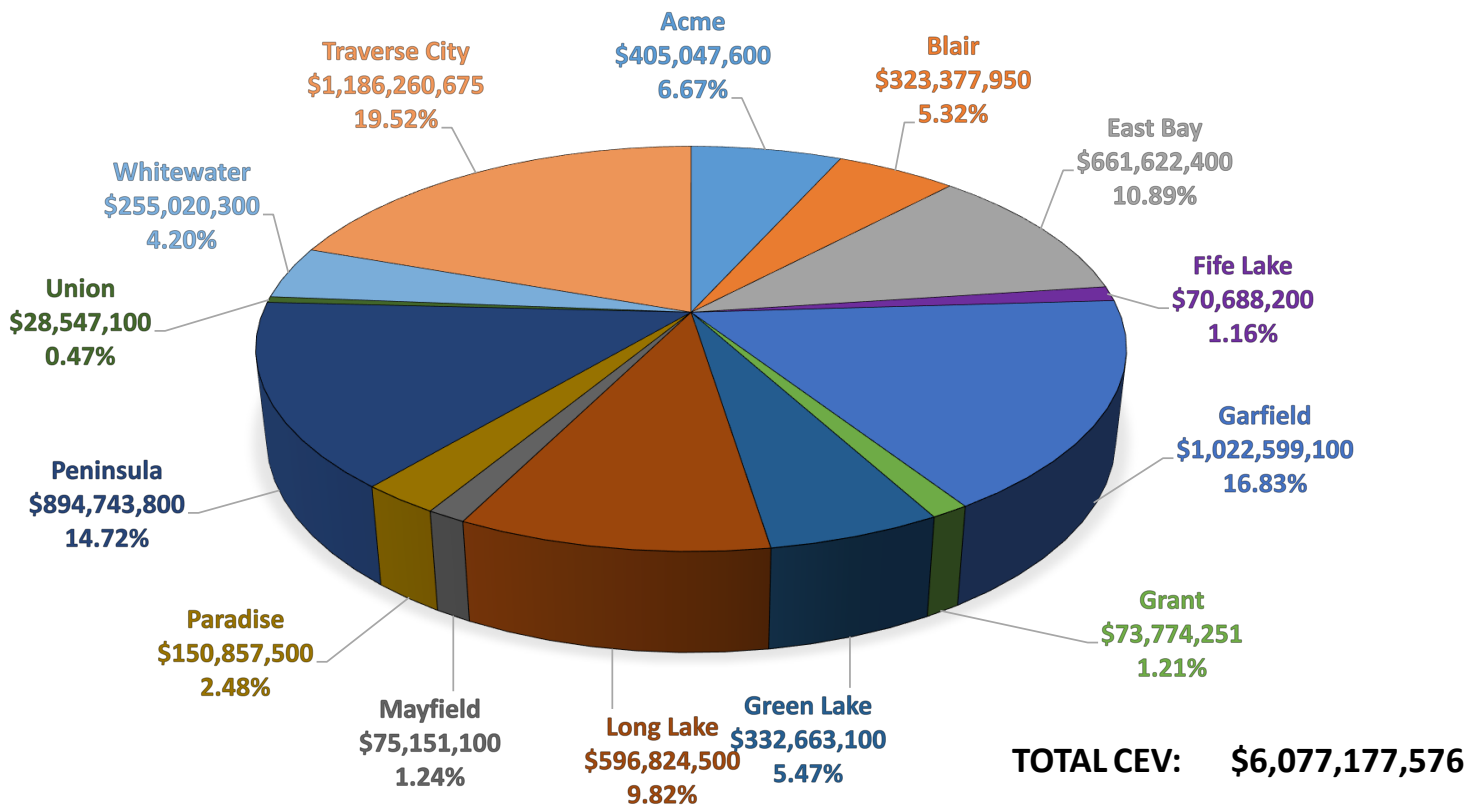
10 - YEAR  
 GRAND TRAVERSE COUNTY  
 COUNTY EQUALIZED & TAXABLE VALUES



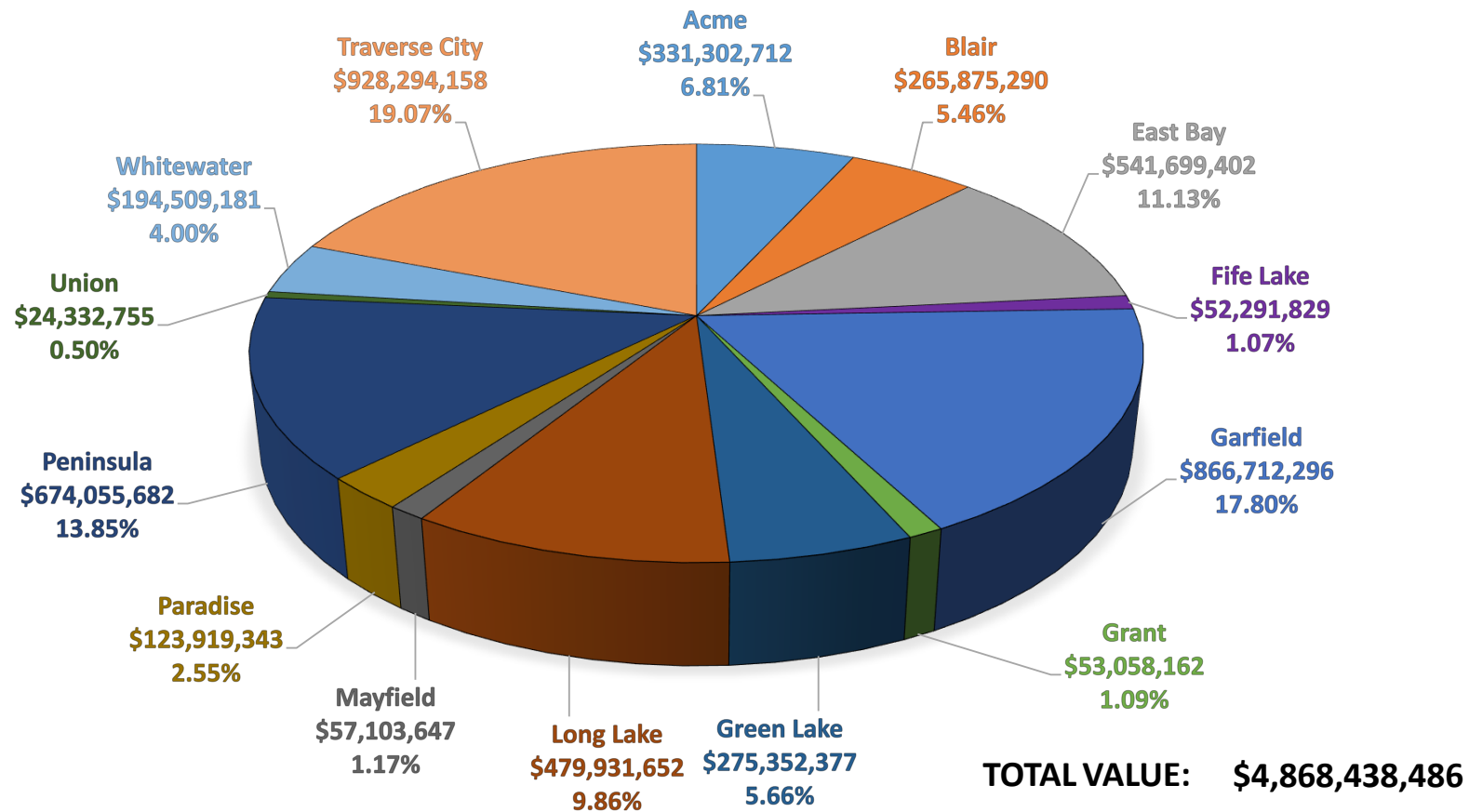
### 2017 COUNTY EQUALIZED & TAXABLE VALUES BY UNIT



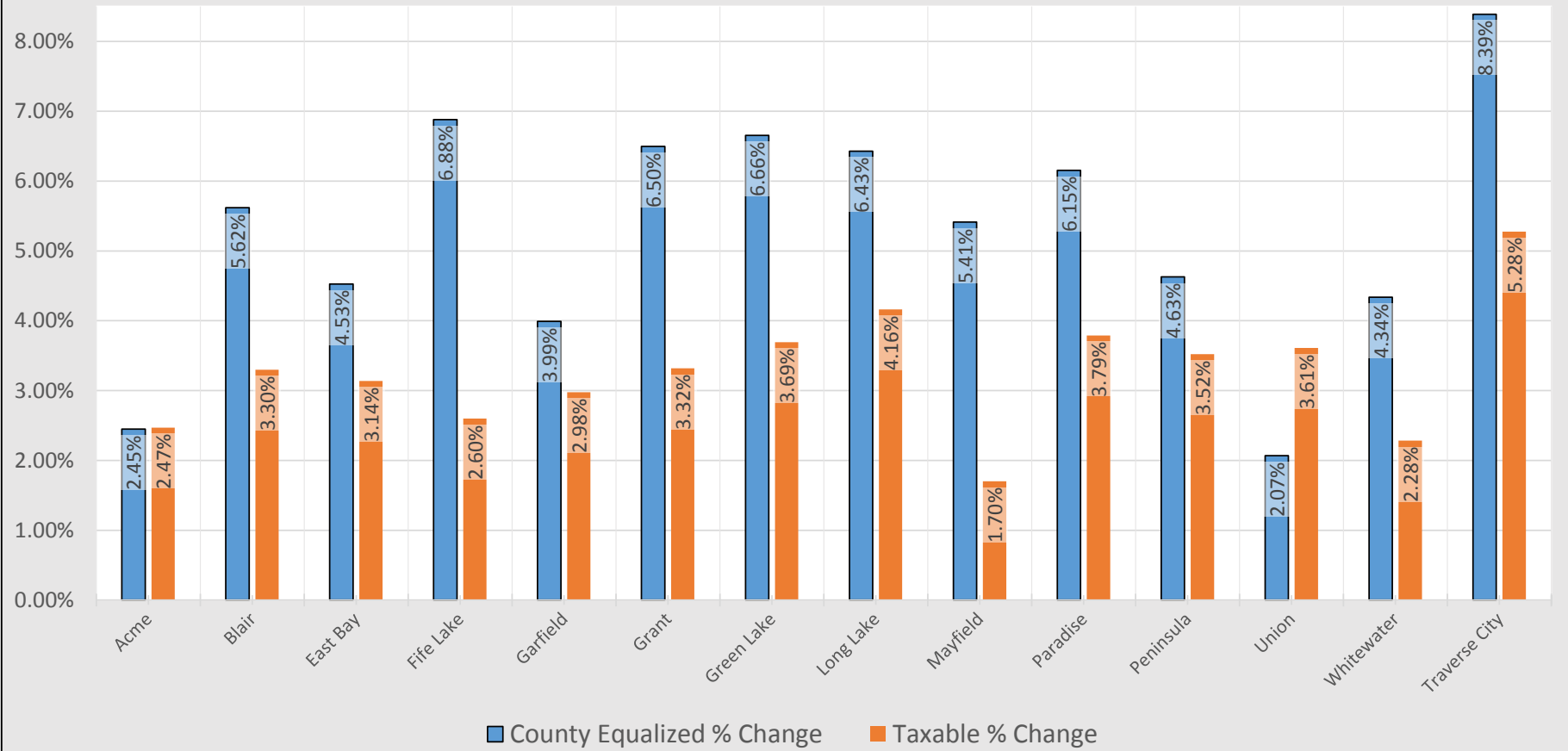
**FRACTIONAL UNIT  
2017 COUNTY EQUALIZED VALUES**



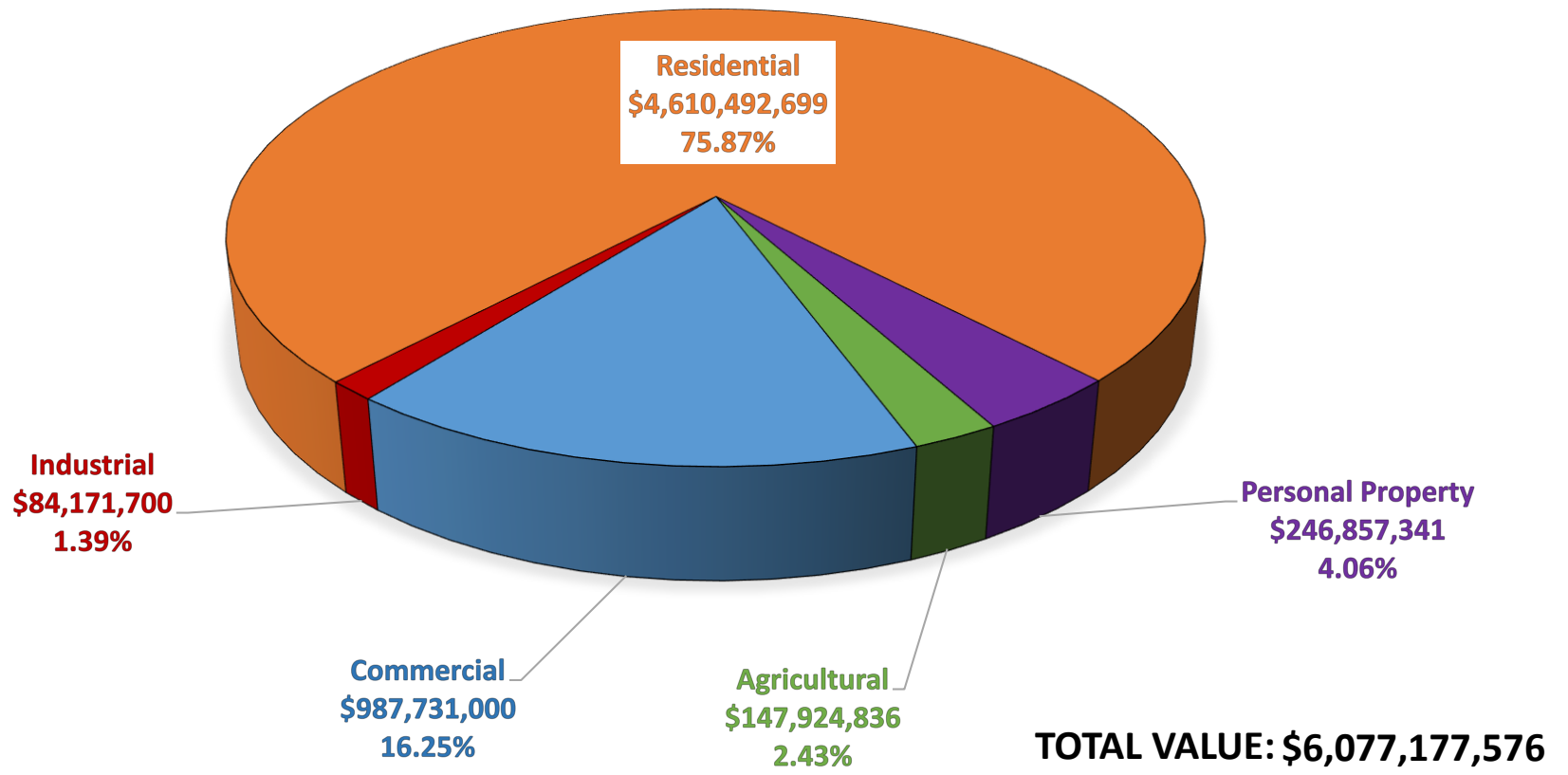
**FRACTIONAL UNIT  
2017 COUNTY TAXABLE VALUES**



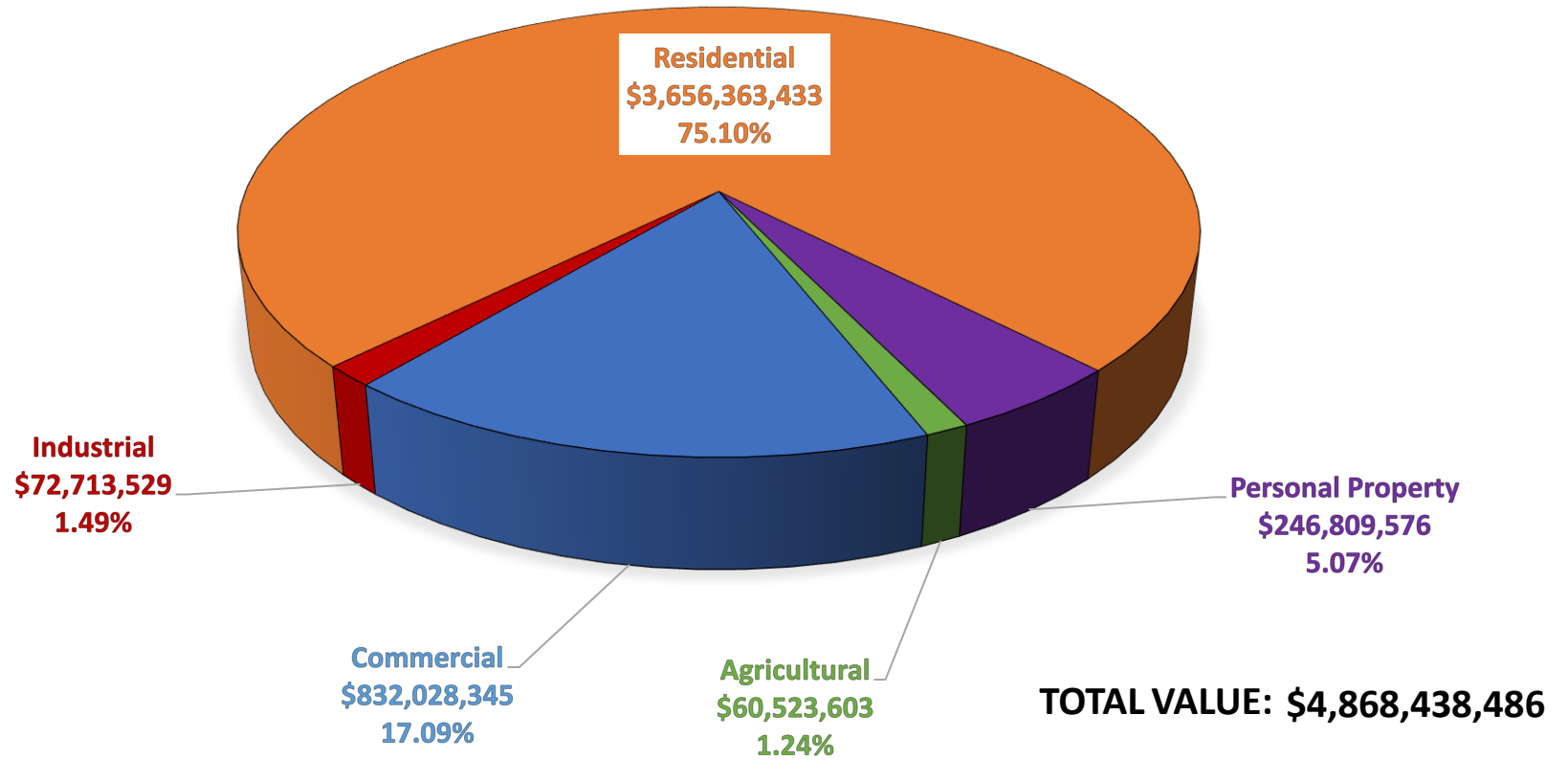
2017 COUNTY EQUALIZED & TAXABLE VALUE  
ONE YEAR CHANGE PERCENTAGES BY UNIT



**GRAND TRAVERSE COUNTY  
2017 COUNTY EQUALIZED VALUES  
BY CLASSIFICATION**



**GRAND TRAVERSE COUNTY  
2017 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	209	11	3021	0	0	3319	0	149	7	0	8	164	65	3548
BLAIR TWP (02)	40	331	16	3873	0	0	4260	0	300	6	0	32	338	43	4641
EAST BAY CHTR TWP (03)	28	184	45	7358	0	0	7615	0	549	24	0	38	611	145	8371
FIFE LAKE TWP (04)	27	46	2	1173	0	0	1248	0	43	3	0	7	53	71	1372
GARFIELD CHTR TWP (05)	0	1006	75	5528	0	0	6609	0	1428	53	0	5	1486	179	8274
GRANT TWP (06)	146	9	19	864	0	0	1038	0	28	1	0	32	61	23	1122
GREEN LAKE TWP (07)	0	159	13	3644	0	0	3816	0	182	8	0	9	199	94	4109
LONG LAKE TWP (08)	44	104	3	4709	0	0	4860	0	137	6	5	6	154	47	5061
MAYFIELD TWP (09)	149	28	4	853	0	0	1034	0	42	0	0	18	60	18	1112
PARADISE TWP (10)	78	90	7	2312	0	0	2487	0	72	1	0	20	93	86	2666
PENINSULA TWP (11)	227	77	4	3793	0	0	4101	0	111	0	2	2	115	126	4342
UNION TWP (12)	0	4	5	384	0	0	393	0	12	0	0	31	43	43	479
WHITEWATER TWP (13)	77	43	8	1786	0	0	1914	0	58	6	0	33	97	84	2095
TRAVERSE CITY (51)	0	1036	46	5936	0	0	7018	0	1711	47	0	5	1763	316	9097
<b>Totals</b>	<b>894</b>	<b>3326</b>	<b>258</b>	<b>45234</b>	<b>0</b>	<b>0</b>	<b>49712</b>	<b>0</b>	<b>4822</b>	<b>162</b>	<b>7</b>	<b>246</b>	<b>5237</b>	<b>1340</b>	<b>56289</b>



Assessment Unit	Assessed Real	Ratio	Equalized Real	Factor	Assessed Personal	Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
-- 01 ACME TWP (01) --										
Agricultural	13,823,100	49.15	13,823,100	1.000000						
Commercial	52,881,900	49.75	52,881,900	1.000000						
Industrial	3,165,900	49.92	3,165,900	1.000000						
Residential	311,314,600	49.61	311,314,600	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	381,185,500		381,185,500		23,862,100	50.00	23,862,100	405,047,600	405,047,600	6.67
-- 02 BLAIR TWP (02) --										
Agricultural	5,032,800	49.65	5,032,800	1.000000						
Commercial	58,321,000	49.90	58,321,000	1.000000						
Industrial	3,157,000	49.82	3,157,000	1.000000						
Residential	241,015,950	49.99	241,015,950	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	307,526,750		307,526,750		15,851,200	50.00	15,851,200	323,377,950	323,377,950	5.32
-- 03 EAST BAY CHTR TWP (03) --										
Agricultural	4,329,300	49.62	4,329,300	1.000000						
Commercial	65,582,700	50.00	65,582,700	1.000000						
Industrial	11,607,300	49.97	11,607,300	1.000000						
Residential	557,391,700	49.26	557,391,700	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	638,911,000		638,911,000		22,711,400	50.00	22,711,400	661,622,400	661,622,400	10.89
-- 04 FIFE LAKE TWP (04) --										
Agricultural	2,950,700	49.10	2,950,700	1.000000						
Commercial	4,358,100	49.74	4,358,100	1.000000						
Industrial	598,400	49.43	598,400	1.000000						
Residential	60,552,100	49.95	60,552,100	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	68,459,300		68,459,300		2,228,900	50.00	2,228,900	70,688,200	70,688,200	1.16

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	368,340,500	49.77	368,340,500	1.000000						
Industrial	26,757,000	49.62	26,757,000	1.000000						
Residential	548,933,600	49.81	548,933,600	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	944,031,100		944,031,100		78,568,000	50.00	78,568,000	1,022,599,100	1,022,599,100	16.83
-- 06 GRANT TWP (06) --										
Agricultural	14,588,636	49.81	14,588,636	1.000000						
Commercial	597,800	49.41	597,800	1.000000						
Industrial	564,800	49.21	564,800	1.000000						
Residential	51,898,074	49.44	51,898,074	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	67,649,310		67,649,310		6,124,941	50.00	6,124,941	73,774,251	73,774,251	1.21
-- 07 GREEN LAKE TWP (07) --										
Agricultural	0	50.00	0	1.000000						
Commercial	15,065,900	49.66	15,065,900	1.000000						
Industrial	4,296,200	49.36	4,296,200	1.000000						
Residential	304,238,200	49.23	304,238,200	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	323,600,300		323,600,300		9,062,800	50.00	9,062,800	332,663,100	332,663,100	5.47
-- 08 LONG LAKE TWP (08) --										
Agricultural	7,310,600	49.33	7,310,600	1.000000						
Commercial	11,712,600	49.79	11,712,600	1.000000						
Industrial	960,000	49.92	960,000	1.000000						
Residential	568,883,100	49.66	568,883,100	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	588,866,300		588,866,300		7,958,200	50.00	7,958,200	596,824,500	596,824,500	9.82

Assessment Unit	Assessed Real	Ratio	Equalized Real	Factor	Assessed Personal	Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
-- 09 MAYFIELD TWP (09) --										
Agricultural	16,303,100	49.67	16,303,100	1.000000						
Commercial	3,481,100	49.82	3,481,100	1.000000						
Industrial	100,800	49.95	100,800	1.000000						
Residential	51,501,200	49.81	51,501,200	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	71,386,200		71,386,200		3,764,900	50.00	3,764,900	75,151,100	75,151,100	1.24
-- 10 PARADISE TWP (10) --										
Agricultural	7,865,600	49.84	7,865,600	1.000000						
Commercial	8,111,100	49.68	8,111,100	1.000000						
Industrial	126,500	49.43	126,500	1.000000						
Residential	128,586,500	49.87	128,586,500	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	144,689,700		144,689,700		6,167,800	50.00	6,167,800	150,857,500	150,857,500	2.48
-- 11 PENINSULA TWP (11) --										
Agricultural	61,813,800	49.92	61,813,800	1.000000						
Commercial	17,187,100	49.32	17,187,100	1.000000						
Industrial	702,200	49.94	702,200	1.000000						
Residential	806,094,400	49.97	806,094,400	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	885,797,500		885,797,500		8,946,300	50.00	8,946,300	894,743,800	894,743,800	14.72
-- 12 UNION TWP (12) --										
Agricultural	0	50.00	0	1.000000						
Commercial	602,800	49.38	602,800	1.000000						
Industrial	50,000	49.44	50,000	1.000000						
Residential	25,909,500	49.20	25,909,500	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	26,562,300		26,562,300		1,984,800	50.00	1,984,800	28,547,100	28,547,100	0.47

Assessment Unit	Assessed Real	Ratio	Equalized Real	Factor	Assessed Personal	Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
-- 13 WHITEWATER TWP (13) --										
Agricultural	13,907,200	49.29	13,907,200	1.000000						
Commercial	4,803,900	49.88	4,803,900	1.000000						
Industrial	2,470,800	49.36	2,470,800	1.000000						
Residential	226,389,400	49.91	226,389,400	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	247,571,300		247,571,300		7,449,000	50.00	7,449,000	255,020,300	255,020,300	4.20
-- 51 TRAVERSE CITY (51) --										
Agricultural	0	50.00	0	1.000000						
Commercial	376,684,500	49.94	376,684,500	1.000000						
Industrial	29,614,800	49.90	29,614,800	1.000000						
Residential	727,784,375	49.37	727,784,375	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	1,134,083,675		1,134,083,675		52,177,000	50.00	52,177,000	1,186,260,675	1,186,260,675	19.52

Grand Totals	Assessed Real	Equalized Real	% Real Total	Assessed Personal	Equalized Personal	Assessed % County	Equalized % County	Assessed Total	Equalized Total
Agricultural	147,924,836	147,924,836	2.54			2.43	2.43		
Commercial	987,731,000	987,731,000	16.94			16.25	16.25		
Industrial	84,171,700	84,171,700	1.44			1.39	1.39		
Residential	4,610,492,699	4,610,492,699	79.08			75.87	75.87		
Timber-Cutover	0	0	0.00			0.00	0.00		
Developmental	0	0	0.00			0.00	0.00		
Personal				246,857,341	246,857,341	4.06	4.06		
	5,830,320,235	5,830,320,235	100.00	246,857,341	246,857,341	100.00	100.00	6,077,177,576	6,077,177,576

**Personal and Real Property - TOTALS**

**L-4024**

**Grand Traverse County**

Statement of acreage and valuation in the year 2017 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	381,185,500	381,185,500	23,862,100	23,862,100	405,047,600	405,047,600
Blair	22,746.58	307,526,750	307,526,750	15,851,200	15,851,200	323,377,950	323,377,950
East Bay	28,192.41	638,911,000	638,911,000	22,711,400	22,711,400	661,622,400	661,622,400
Fife Lake	22,539.35	68,459,300	68,459,300	2,228,900	2,228,900	70,688,200	70,688,200
Garfield	13,769.73	944,031,100	944,031,100	78,568,000	78,568,000	1,022,599,100	1,022,599,100
Grant	22,795.37	67,649,310	67,649,310	6,124,941	6,124,941	73,774,251	73,774,251
Green Lake	18,943.23	323,600,300	323,600,300	9,062,800	9,062,800	332,663,100	332,663,100
Long Lake	19,419.70	588,866,300	588,866,300	7,958,200	7,958,200	596,824,500	596,824,500
Mayfield	23,110.94	71,386,200	71,386,200	3,764,900	3,764,900	75,151,100	75,151,100
Paradise	30,965.18	144,689,700	144,689,700	6,167,800	6,167,800	150,857,500	150,857,500
Peninsula	17,157.17	885,797,500	885,797,500	8,946,300	8,946,300	894,743,800	894,743,800
Union	23,034.16	26,562,300	26,562,300	1,984,800	1,984,800	28,547,100	28,547,100
Whitewater	30,307.36	247,571,300	247,571,300	7,449,000	7,449,000	255,020,300	255,020,300
Traverse City	8,789.80	1,134,083,675	1,134,083,675	52,177,000	52,177,000	1,186,260,675	1,186,260,675
<b>Totals for County</b>	295,032.35	5,830,320,235	5,830,320,235	246,857,341	246,857,341	6,077,177,576	6,077,177,576

**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 2017 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	13,823,100	52,881,900	3,165,900	311,314,600	0	0	381,185,500
Blair	5,032,800	58,321,000	3,157,000	241,015,950	0	0	307,526,750
East Bay	4,329,300	65,582,700	11,607,300	557,391,700	0	0	638,911,000
Fife Lake	2,950,700	4,358,100	598,400	60,552,100	0	0	68,459,300
Garfield	0	368,340,500	26,757,000	548,933,600	0	0	944,031,100
Grant	14,588,636	597,800	564,800	51,898,074	0	0	67,649,310
Green Lake	0	15,065,900	4,296,200	304,238,200	0	0	323,600,300
Long Lake	7,310,600	11,712,600	960,000	568,883,100	0	0	588,866,300
Mayfield	16,303,100	3,481,100	100,800	51,501,200	0	0	71,386,200
Paradise	7,865,600	8,111,100	126,500	128,586,500	0	0	144,689,700
Peninsula	61,813,800	17,187,100	702,200	806,094,400	0	0	885,797,500
Union	0	602,800	50,000	25,909,500	0	0	26,562,300
Whitewater	13,907,200	4,803,900	2,470,800	226,389,400	0	0	247,571,300
Traverse City	0	376,684,500	29,614,800	727,784,375	0	0	1,134,083,675
<b>Total for County</b>	<b>147,924,836</b>	<b>987,731,000</b>	<b>84,171,700</b>	<b>4,610,492,699</b>	<b>0</b>	<b>0</b>	<b>5,830,320,235</b>

#### 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 2017 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	13,823,100	52,881,900	3,165,900	311,314,600	0	0	381,185,500
Blair	5,032,800	58,321,000	3,157,000	241,015,950	0	0	307,526,750
East Bay	4,329,300	65,582,700	11,607,300	557,391,700	0	0	638,911,000
Fife Lake	2,950,700	4,358,100	598,400	60,552,100	0	0	68,459,300
Garfield	0	368,340,500	26,757,000	548,933,600	0	0	944,031,100
Grant	14,588,636	597,800	564,800	51,898,074	0	0	67,649,310
Green Lake	0	15,065,900	4,296,200	304,238,200	0	0	323,600,300
Long Lake	7,310,600	11,712,600	960,000	568,883,100	0	0	588,866,300
Mayfield	16,303,100	3,481,100	100,800	51,501,200	0	0	71,386,200
Paradise	7,865,600	8,111,100	126,500	128,586,500	0	0	144,689,700
Peninsula	61,813,800	17,187,100	702,200	806,094,400	0	0	885,797,500
Union	0	602,800	50,000	25,909,500	0	0	26,562,300
Whitewater	13,907,200	4,803,900	2,470,800	226,389,400	0	0	247,571,300
Traverse City	0	376,684,500	29,614,800	727,784,375	0	0	1,134,083,675
<b>Total for County</b>	<b>147,924,836</b>	<b>987,731,000</b>	<b>84,171,700</b>	<b>4,610,492,699</b>	<b>0</b>	<b>0</b>	<b>5,830,320,235</b>

**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