Antrim County
2016 EQUALIZATION REPORT

***Antrim County Courthouse** is a government building located on South Cayuga Street in Bellaire, Michigan. It was designated a Michigan State Historic Site in 1974 and listed on the National Register of Historic Places in 1980.[1] It was designed in 1879, but construction did not begin until 1904. Built by Waterman and Price, Architect Jens C. Peterson.

April 14, 2016
Antrim County Equalization Department

Prepared by:

EQUALIZATION DEPARTMENT
Polly S. Cairns, DIRECTOR
www.antrimcounty.org
www.antrimcounty.org/equalization.asp

ANTRIM COUNTY EQUALIZATION DEPARTMENT
Polly Cairns, Director

Phone (231) 533-6320
Fax (231) 533-5907

203 E Cayuga, P.O. Box 541
Bellaire, MI 49615-0541

To: Antrim County Board of Commissioners

From: Polly Cairns, Equalization Director

Date: April 14, 2016

RE: 2016 Antrim County Equalization Report

Ladies and Gentlemen:

The Antrim County Equalization Department had prepared this equalization report as authorized by the County Board of Commissioners. Pursuant to Michigan Complied Laws Section 211.34; County Board of Commissions shall meet in April each year to determine the County Equalization Value (C.E.V.).

This report is a result of an equalization study in performed in each and every class of real property and all personal property in all fifteen (15) townships and five (5) villages in Antrim County.

The Equivalent State Equalized Values for Special Act Parcels, i.e. **Act 198** (Industrial Facilities Exemptions) and **Act 255** (Commercial Facilities Exemption) are not part of the C.E.V. (County Equalized Value), for the Equalization Report.

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 **2016 Antrim County Equalization Report** is located on the following pages.

Respectfully submitted,

Polly S Cairns

Polly S. Cairns, Director
Michigan Master Assessing Officer (Level IV Assessor)
Antrim County Equalization Department

EQUALIZATION 2015

April 14, 2016

By Antrim County Board of Commissioners:

WHEREAS, the Antrim County Equalization Department has established the various valuations of each of the units of government of Antrim County, and

WHEREAS, proposed 2016 starting ratios, as required by State Statutes, were published in the local newspaper by the County Clerk, on or before third Monday of February of this year; and

WHEREAS, each of the all fifteen (15) townships, including five (5) villages 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 Antrim County Board of Commissioners has adopted the **2016** equalized valuations for the townships and villages, as recommended by the **Antrim County Equalization Department**, contained in this report, pursuant to MCL Sec. 209.5 and Sec 211.34, 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 by staff of the Antrim Equalization Department. In addition, to thank the Antrim County Board of Commissioners for providing the Department with the resources to accomplish these duties. Moreover, I would like to express my gratitude to the Assessors of the Antrim County for their prompt assistance in the assembling and reporting of data for this analysis.

FORWARD

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 insure that property taxes are uniform and fair within each County and within the State.

ANTRIM COUNTY
EQUALIZATION DEPARTMENT

REPORTS TO:

Antrim County Board of Commissioners

Ways & Means Committee

District 1-David Heeres

District 2 – Robert Wilson

District 3 - Karen Bargy

District 4 - Ed Boettcher

District 5 – Robert Bryan Smith

District 6 - Michael Crawford, Chairman

District 7- Laura Stanek, Vice Chairman

District 8- Chuck Johnson

District 9 - Christian Marcus

ADMINISTRATOR

Peter Garwood

DEPARTMENT OF EQUALIZATION

Polly S. Cairns, Director (MMAO–Level IV Assessor)
Casey Guthrie, Appraiser
Julie Weston, GIS Technician
Vacant, Clerk

SUPERVISORS, ASSESSORS, & VILLAGE PRESIDENTS/MANAGERS

ANTRIM COUNTY – 2016

There are 15 townships and 5 villages in Antrim County (05)

LOCAL UNIT	SUPERVISOR	ASSESSOR
Banks (01)	Thomas Mann	Amy Jenema
Central Lake (02)	Stanley Bean	Jim Keller
Chestonia (03)	Milton Simmonds	Jim Keller
Custer (04)	Roxanne Flake	Robert Logee
Echo (05)	William Derenzy	Amy Jenema
Elk Rapids (06)	William White	Karleen Helmreich
Forest Home (07)	Terry Smith	Robert Logee
Helena (08)	Rick Teague	Robert Logee
Jordan (09)	Tim Morris	Jim Keller
Kearney (10)	Rolland Kotz	Dave Grimm
Mancelona (11)	Dan Robinson	Amy Jenema
Milton (12)	Lon Bargy	Amy Jenema
Star (13)	Richard Steel	Jim Keller
Torch Lake (14)	Alan Martel	Amy Jenema
Warner (15)	Martin Franckowiak	Amy Jenema

VILLAGE PRESIDENT/MANAGER

Village of Bellaire (41- Kearney Twp.)	David Schulz
Village of Bellaire (46-Forest Home Twp.)	David Schulz
Village of Central Lake (42-Central Lk Twp.)	Larry Eckhardt
Village of Elk Rapids (43-Elk Rapids Twp.)	Marcia Price
Village of Ellsworth (44-Banks Twp.)	Hugh Campbell
Village of Mancelona (45-Mancelona Twp.)	Mike Allison

EQUALIZATION REPORT 2016

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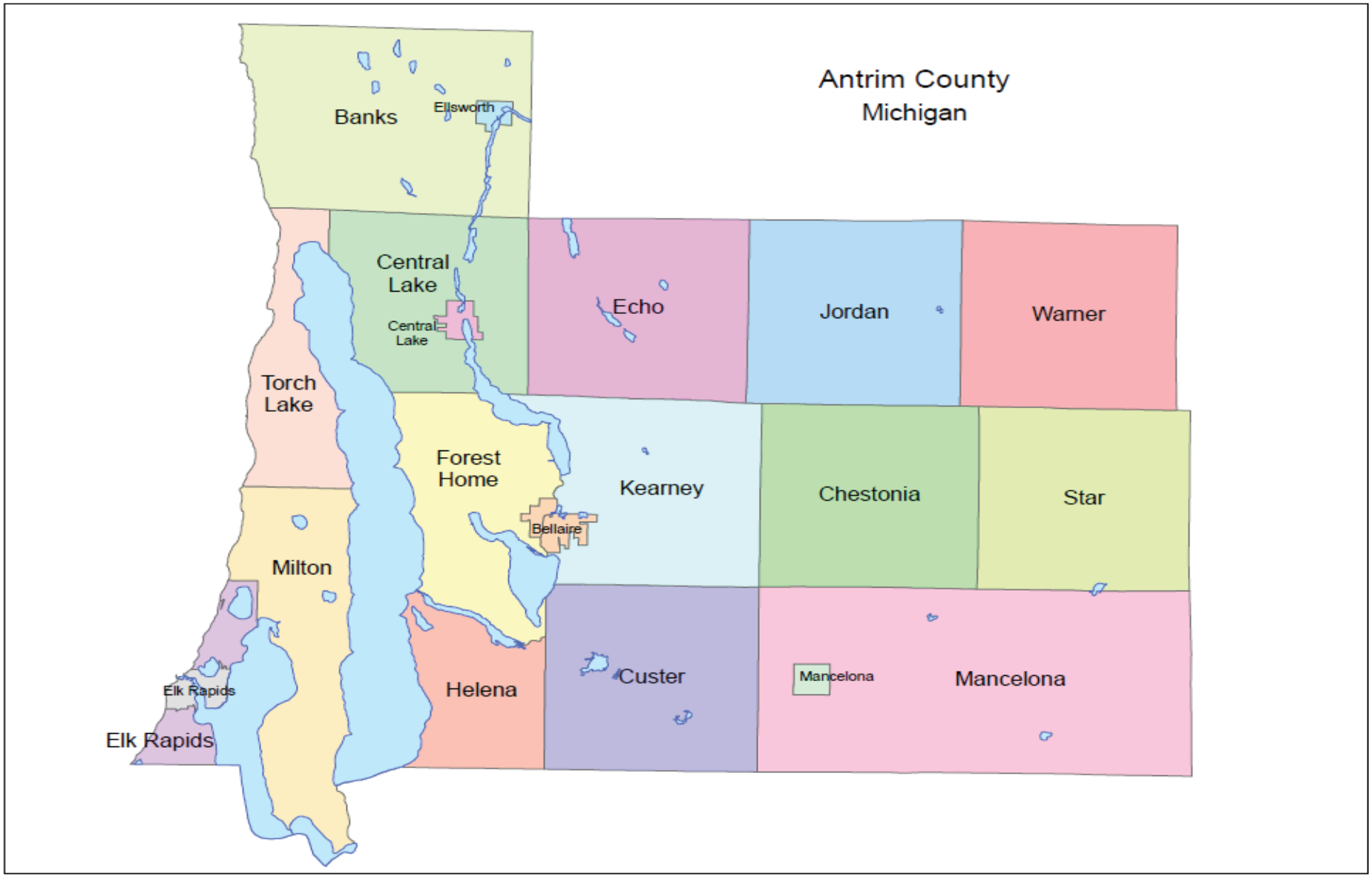
Antrim County Map - Assessing Units



2015-2016 Total Assessed & Taxable Values – Antrim County

2016
ANTRIM COUNTY

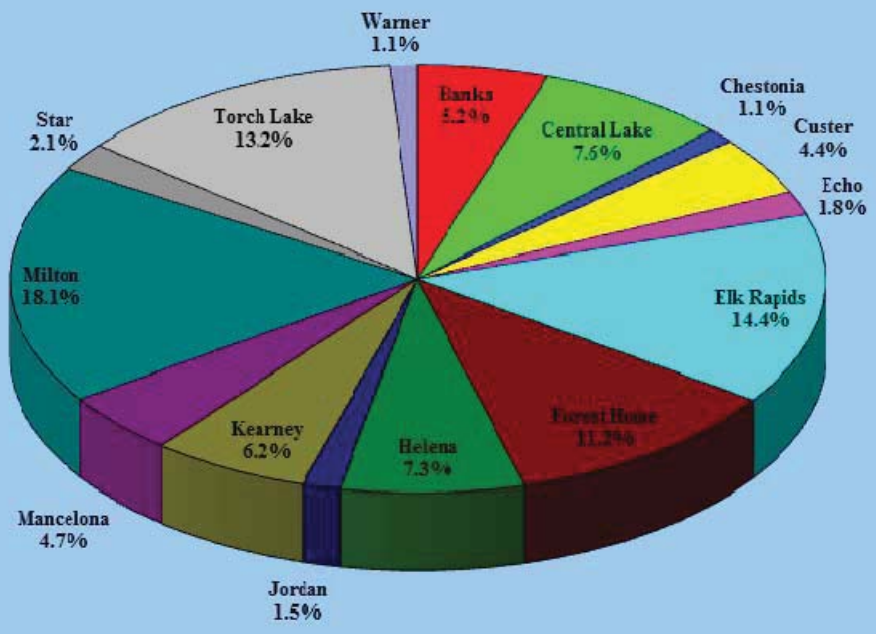
TOWNSHIP	Parcel Count 2015	Parcel Count 2016	%CHANGE	S.E.V. 2015	C.E.V. 2016	%CHANGE	TAXABLE 2015	TAXABLE 2016	%CHANGE
Banks	2,082	2,078	-0.19%	109,146,500	111,178,800	1.86%	88,999,664	89,382,361	0.43%
Central Lake	2,521	2,540	0.75%	160,216,000	167,758,200	4.71%	127,570,891	128,290,765	0.56%
Chestonia	884	826	-6.56%	22,908,800	22,805,335	-0.45%	19,773,581	19,502,087	-1.37%
Custer	2,740	2,739	-0.04%	93,211,000	96,224,250	3.23%	84,484,094	84,127,073	-0.42%
Echo	1,069	1,066	-0.28%	36,608,600	39,268,280	7.27%	32,752,443	32,851,843	0.30%
Elk Rapids	2,820	2,729	-3.23%	294,459,100	310,018,700	5.28%	240,277,358	245,049,290	1.99%
Forest Home	2,311	2,319	0.35%	232,492,600	243,771,800	4.85%	196,670,544	200,186,427	1.79%
Helena	1,555	1,557	0.13%	151,303,800	158,368,000	4.67%	121,776,632	124,574,326	2.30%
Jordan	979	979	0.00%	31,484,400	33,374,355	6.00%	26,727,644	26,778,492	0.19%
Kearney	3,349	3,302	-1.40%	131,119,000	132,615,300	1.14%	114,322,497	112,234,410	-1.83%
Mancelona	7,206	7,196	-0.14%	96,366,100	100,090,931	3.87%	88,397,063	87,357,078	-1.18%
Milton	2,949	2,969	0.68%	380,917,700	386,057,900	1.35%	306,073,116	310,597,354	1.48%
Star	4,437	4,394	-0.97%	43,987,900	44,696,300	1.61%	36,396,116	36,190,819	-0.56%
Torch Lake	2,164	2,192	1.29%	276,833,350	277,566,700	0.26%	234,619,969	236,431,833	0.77%
Warner	542	544	0.37%	23,317,300	23,135,900	-0.78%	19,776,887	18,940,252	-4.23%
TOTALS	**37,608**	**37,430**	**-0.47%**	**$2,084,372,150**	**$2,146,930,751**	**3.00%**	**$1,738,618,499**	**$1,752,494,410**	**0.80%**

Antrim County Equalization Department

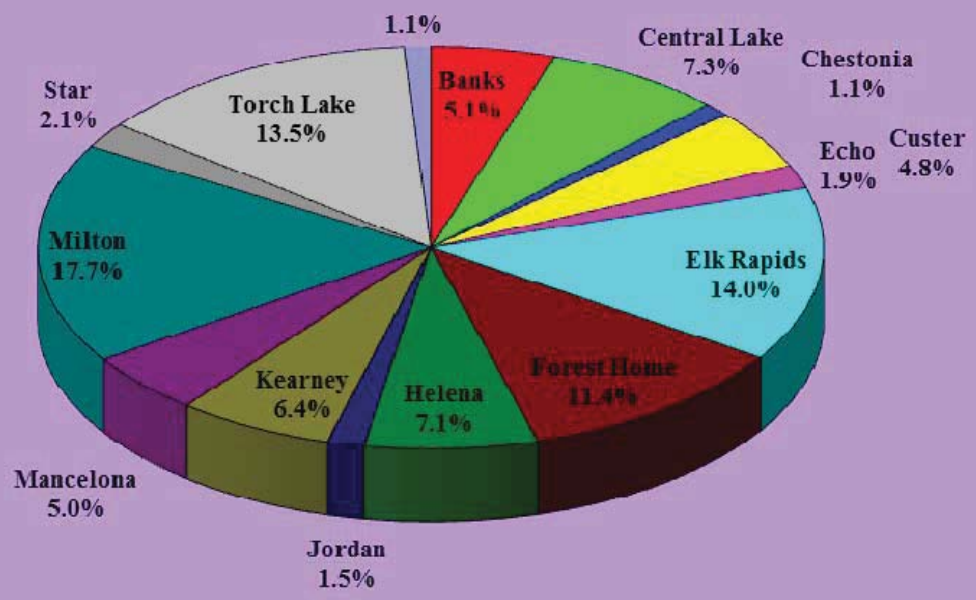
2007-2016 Change in Taxable Value – 10 Year History

ANTRIM COUNTY	2007 Taxable	2008 Taxable	2009 Taxable	2010 Taxable	2011 Taxable	2012 Taxable	2013 Taxable	2014 Taxable	2015 Taxable	2016 Taxable
Banks	83,695,293	86,848,142	89,639,397	85,342,978	84,628,574	85,284,881	85,748,941	87,209,681	88,999,664	89,382,361
Central Lake	125,431,194	132,063,486	136,140,807	125,675,933	123,604,310	121,423,364	123,064,191	124,826,716	127,570,891	128,290,765
Chestonia	20,392,788	20,321,960	20,561,367	20,187,256	19,424,822	19,643,454	19,689,943	19,480,142	19,773,581	19,502,087
Custer	102,146,408	101,826,151	96,999,278	97,148,934	84,011,134	83,336,150	84,155,024	84,276,416	84,484,094	84,127,073
Echo	34,469,289	36,251,657	37,454,138	35,658,422	32,871,924	32,766,724	32,512,479	32,019,888	32,752,443	32,851,843
Elk Rapids	224,595,863	228,919,062	232,502,921	228,765,978	225,317,389	227,608,414	230,292,199	236,736,865	240,277,358	245,049,290
Forest Home	174,702,775	182,874,745	190,707,610	181,270,566	181,601,167	184,146,344	189,554,672	193,019,476	196,670,544	200,186,427
Helena	105,483,892	110,139,072	115,892,141	112,128,592	111,919,175	113,549,621	117,016,942	118,990,765	121,776,632	124,574,326
Jordan	27,393,410	28,111,811	28,811,473	27,600,774	26,410,279	25,944,382	26,555,304	26,707,557	26,727,644	26,778,492
Kearney	151,633,202	151,239,397	153,088,645	134,485,358	120,206,886	117,152,436	118,356,233	114,997,053	114,322,497	112,234,410
Mancelona	106,712,307	107,483,071	108,373,594	94,162,828	91,482,288	89,311,454	90,532,555	88,448,675	88,397,063	87,357,078
Milton	270,684,935	283,916,991	294,723,071	283,243,758	284,363,091	287,483,639	292,332,405	299,201,762	306,073,116	310,597,354
Star	43,600,455	45,759,859	47,206,388	42,927,039	39,198,294	37,741,519	38,039,376	37,527,066	36,396,116	36,190,819
Torch Lake	208,349,259	216,704,911	227,398,345	226,838,367	226,682,471	228,256,631	226,344,180	231,117,100	234,619,969	236,431,833
Warner	19,874,574	20,477,451	21,222,851	21,262,858	19,716,693	20,491,295	20,092,752	19,997,101	19,776,887	18,940,252
Totals	**1,699,165,644**	**1,752,937,766**	**1,800,722,026**	**1,716,699,641**	**1,671,438,497**	**1,674,140,308**	**1,694,287,196**	**1,714,556,263**	**1,738,618,499**	**1,752,494,410**
Percent Change by Year	*6.60%*	*3.16%*	*2.73%*	*-4.67%*	*-2.64%*	*0.16%*	*1.20%*	*1.20%*	*1.40%*	*0.80%*
Inflation Rate Multiplier (C.P.I.)	*1.037*	*1.023*	*1.044*	*0.997*	*1.017*	*1.027*	*1.024*	*1.016*	*1.016*	*1.003*
Since Proposal A Implementation			*Highest*	*Lowest*						

TOTAL TOWNSHIP PROPERTY VALUES
Assessed Values



TOTAL TOWNSHIP PROPERTY VALUES
Taxable Values



2016 ANTRIM COUNTY EQUALIZATION DEPARTMENT
TABULATION OF TENTATIVE RATIOS & FACTORS ASSESSMENTS

		AGRICULTURAL		COMMERCIAL		INDUSTRIAL		RESIDENTIAL		TIMBER-CUTOVER		DEVELOPMENTAL		PERSONAL	
Unit Code	Township	Ratio (%)	Factor	Ratio (%)	Factor	Ratio (%)	Factor	Ratio (%)	Factor	Ratio (%)	Factor	Ratio (%)	Factor	Ratio (%)	Factor
01	BANKS TOWNSHIP	47.06	1.06247	48.79	1.0248	48.11	1.0393	49.58	1.0000	N/C	N/A	N/C	N/A	50.00	1.0000
02	CENTRAL LAKE TOWNSHIP	47.40	1.05485	52.24	0.9571	47.02	1.0634	46.87	1.0668	N/C	N/A	N/C	N/A	50.00	1.0000
03	CHESTONIA TOWNSHIP	49.49	1.00000	48.79	1.0248	N/C	N/A	50.66	0.9870	N/C	N/A	N/C	N/A	50.00	1.0000
04	CUSTER TOWNSHIP	50.43	0.99147	50.70	0.9862	48.73	1.0261	47.92	1.0434	N/C	N/A	N/C	N/A	50.00	1.0000
05	ECHO TOWNSHIP	48.12	1.03907	49.66	1.0000	48.37	1.0337	47.47	1.0533	N/C	N/A	N/C	N/A	50.00	1.0000
06	ELK RAPIDS TOWNSHIP	52.77	0.94751	49.95	1.0000	49.85	1.0000	49.13	1.0000	N/C	N/A	N/C	N/A	50.00	1.0000
07	FOREST HOME TOWNSHIP	47.92	1.04341	51.03	0.9798	N/C	N/A	48.49	1.0311	N/C	N/A	N/C	N/A	50.00	1.0000
08	HELENA TOWNSHIP	48.12	1.03907	49.23	1.0000	N/C	N/A	48.37	1.0337	N/C	N/A	N/C	N/A	50.00	1.0000
09	JORDAN TOWNSHIP	47.64	1.04954	49.53	1.0000	N/C	N/A	46.41	1.0774	N/C	N/A	N/C	N/A	50.00	1.0000
10	KEARNEY TOWNSHIP	44.72	1.11807	49.93	1.0000	51.97	0.9621	48.06	1.0404	34.30	1.4577	N/C	N/A	50.00	1.0000
11	MANCELONA TOWNSHIP	48.44	1.03220	50.09	0.9982	50.77	0.9848	48.85	1.0235	N/C	N/A	N/C	N/A	50.00	1.0000
12	MILTON TOWNSHIP	53.62	0.93249	49.62	1.0000	55.83	0.8956	49.43	1.0000	N/C	N/A	N/C	N/A	50.00	1.0000
13	STAR TOWNSHIP	50.04	0.99920	46.50	1.0753	N/C	N/A	48.75	1.0256	N/C	N/A	N/C	N/A	50.00	1.0000
14	TORCH LAKE TOWNSHIP	54.64	0.91508	53.05	0.9425	50.47	0.9907	49.86	1.0000	N/C	N/A	N/C	N/A	50.00	1.0000
15	WARNER TOWNSHIP	48.30	1.03520	47.93	1.0432	50.35	0.9931	45.85	1.0905	N/C	N/A	N/C	N/A	50.00	1.0000
	COUNTY AVERAGES	49.70	1.006%	50.18	0.996%	50.44	0.991%	48.79	1.025%	34.30	1.458%	N/C	N/A	50.00	1.0000

RATIO: Average ratio of assessed value to true cash value. FACTOR: Factor necessary to raise or lower assessed value to equalized value. N/C: No parcels in this classification

EQUALIZED VALUE: Fifty percent (50%) of true cash value.

Taxable Value is equal to lessor of Capped or Assessed Value.
Capped Value is calculated using Inflation Rate Multiplier, exclusive of additions or losses; which is 1.003 for 2016

EQUALIZATION DIRECTOR OF EACH COUNTY SHALL PREPARE A TABULAR STATEMENT EACH YEAR BY OF CITIES AND TOWNSHIPS OF THE COUNTY, SHOWING TENTATIVE RECOMMENDED EQUALIZATION RATIOS & ESTIMATED MULTIPLIERS NECESSARY TO COMPUTE INDIVIDUAL STATE EQUALIZED VALUATION OF REAL PROPERTY & PERSONAL PROPERTY. COUNTY SHALL PUBLISH THE TABULATION IN A NEWSPAPER OF GENERAL CIRCULATION WITHIN THE COUNTY ON OR BEFORE 3rd MONDAY IN FEBRUARY EACH YEAR AND FURNISH A COPY TO EACH ASSESSOR, BOARDS OF REVIEW IN THE COUNTY, AND STATE TAX COMMISSION. ALL NOTICES OF MEETINGS OF BOARDS OF REVIEW SHALL GIVE TENTATIVE RECOMMENDED RATIOS AND ESTIMATED MULTIPLIERS PERTAINING TO THEIR JURISDICTION. TENTATIVE EQUALIZATION RATIOS & MULTIPLYING FIGURES SHALL NOT PREJUDICE THE EQUALIZATION PROCEDURES, THE COUNTY BOARD OF COMMISSIONERS, OR THE STATE TAX COMMISSION.
Prepared and published in accordance with Act #165 of 197, Sec. 211.34a Michigan General Property Tax Law. P.A. 114 of 1979 requires equalization by 7 separate classifications.

March Board of Review public sessions begin the week of March 14, 2016.

Polly Watson Cairns, MMAO
Director, Antrim County Equalization

Michigan Department of Treasury
603 (Rev. 7-04)

L-4018R

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Analysis for Equalized Valuation - Real Property

STATE TAX COMMISSION

County: ANTRIM | City or Township: ANTRIM COUNTY | Year: 2015/2016

Assessment Roll Classification		Sample			% Ratio Assessments to Appraisals	True Cash Value	Remarks: Type of Study for Each Class
Class of Real Property	Assessed Value	No. of Parcels	True Cash Value	Assessed Value			
Agricultural	75,697,200	915			49.70	152,311,144	
Commercial	83,198,400	1,099			50.18	165,802,359	
Industrial	6,721,700	98			50.44	13,325,971	
Residential	1,858,592,000	32,865			48.79	3,809,356,337	
Timber-Cutover	251,200	9			34.30	732,275	
Developmental	0	0			50.00	0	
TOTAL - REAL	2,024,460,500					4,141,528,086	

SS	Sales Study	CS	Combined Sales & Appraisal Study	AS	Appraisal Study	SA	State Assessed Only (DNR)
NC	None Classified			AU	Audit	ES	Estimated Values (Explain):
NW	New Class	RA	Reappraisal	CT	Class Transfer		

Remarks:

Michigan Department of Treasury
602, Formerly L-4018P (Rev. 1-05)

L-4018P
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Analysis for Equalized Valuation - Personal Property

STATE TAX COMMISSION

County: ANTRIM | City or Township: ANTRIM COUNTY | Year: 2015/2016

Assessment Roll Classification		Sample			% Ratio Assessments to Appraisals	True Cash Value	Remarks: Type of Study for Each Class
Class of Personal Property	Assessed Value	No. of Parcels	True Cash Value	Assessed Value			
Ag. Personal	0	0			50.00	0	
Com. Personal	9,514,300	616			50.00	19,028,600	
Ind. Personal	8,514,300	29			50.00	17,028,600	
Res. Personal	0	0			50.00	0	
Util. Personal	59,839,700	339			50.00	119,679,400	
TOTAL - PERSONAL	77,868,300	Divide the total Assessed Value by the Total True Cash Value				155,736,600	

SS	Sales Study	CS	Combined Sales & Appraisal Study	AS	Appraisal Study	RV	Record Verification
NC	None Classified			AU	Audit	ES	Estimated Values (Explain):
NW	New Class	RA	Reappraisal	CT	Class Transfer		

Remarks:

Top 20 Statistics – Antrim County

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2016 ANTRIM COUNTY

The Special Population for this Report is 'Ad Valorem Parcels'
Population: All Records

<<<<< Top 20 Statistics >>>>>

***** Top 20 S.E.V.s *****

05-12-775-001-00	WABIGAMA COUNTRY CLUB	$	5,118,500
05-43-028-008-00	WHITE BIRCH LODGE LLC	$	2,389,500
05-06-029-011-00	LEE LESLIE	$	2,364,200
05-12-114-001-00	WABIGAMA COUNTRY CLUB	$	2,325,200
05-07-228-048-00	POWELL V.K.G. LLC	$	1,793,500
05-06-010-014-00	SHAH CAROLYN PALMER & HURON KAMALA	$	1,781,900
05-01-123-008-10	DONALDSON J BENNETT JR & TAUNA	$	1,535,200
05-14-312-041-00	MOTT RUTH R ET AL - MFO MGT CO	$	1,509,700
05-06-015-020-00	YOUNG MICHAEL A & PATRICIA K	$	1,474,600
05-12-219-009-20	PISARCZYK RICHARD V IRREV TRUST	$	1,473,600
05-14-007-022-35	COATS WILLIAM D & BEVERLY K	$	1,469,700
05-11-900-013-00	GREAT LAKES ENERGY COOPERATIVE	$	1,453,000
05-14-815-020-00	TROUTT DONALD A & JILL S	$	1,374,600
05-43-900-013-00	CONSUMERS ENERGY COMPANY	$	1,323,800
05-04-900-004-00	CONSUMERS ENERGY COMPANY	$	1,318,400
05-07-490-004-01	GLYNN KATHLEEN R	$	1,310,700
05-14-130-001-00	FOUR LOTS TORCH LAKE LLC	$	1,220,800
05-03-900-014-00	WOLVERINE POWER SUPPLY	$	1,213,600
05-43-027-004-00	SANFORD LOUIS H & NANCY K	$	1,202,200
05-12-900-003-00	CONSUMERS ENERGY COMPANY	$	1,196,000

***** Top 20 Taxable Values *****

05-12-775-001-00	WABIGAMA COUNTRY CLUB	$	3,611,615
05-06-029-011-00	LEE LESLIE	$	2,344,913
05-11-900-013-00	GREAT LAKES ENERGY COOPERATIVE	$	1,453,000
05-06-015-020-00	YOUNG MICHAEL A & PATRICIA K	$	1,445,323
05-14-007-022-35	COATS WILLIAM D & BEVERLY K	$	1,401,556
05-01-123-008-10	DONALDSON J BENNETT JR & TAUNA	$	1,356,043
05-43-900-013-00	CONSUMERS ENERGY COMPANY	$	1,323,800
05-04-900-004-00	CONSUMERS ENERGY COMPANY	$	1,318,400
05-14-312-041-00	MOTT RUTH R ET AL - MFO MGT CO	$	1,312,155
05-12-114-001-00	WABIGAMA COUNTRY CLUB	$	1,271,140
05-07-490-004-01	GLYNN KATHLEEN R	$	1,249,728
05-03-900-014-00	WOLVERINE POWER SUPPLY	$	1,213,600
05-12-900-003-00	CONSUMERS ENERGY COMPANY	$	1,196,000
05-12-219-009-20	PISARCZYK RICHARD V IRREV TRUST	$	1,175,331
05-14-815-020-00	TROUTT DONALD A & JILL S	$	1,132,769
05-10-900-007-00	RESORT PROPERTY HOLDING CO	$	1,112,500
05-10-900-003-00	ANCHOR LAMINA AMERICA INC.	$	1,090,700
05-10-900-000-00	CONSUMERS ENERGY COMPANY	$	1,084,200
05-09-900-003-00	WOLVERINE POWER SUPPLY	$	1,025,900
05-14-006-007-00	SIEBENTHALER ENTERPRISES LLC	$	1,000,000

***** Top 20 Owners by Taxable Value *****

CHEVRON MICHIGAN LLC	has	16,586,309	Taxable Value in 89 Parcel(s)
CONSUMERS ENERGY COMPANY	has	11,099,759	Taxable Value in 68 Parcel(s)
GREAT LAKES ENERGY COOPERATIVE	has	9,354,600	Taxable Value in 26 Parcel(s)
TRINIDAD RESORT & CLUB LLC	has	5,131,736	Taxable Value in 175 Parcel(s)
WABIGAMA COUNTRY CLUB	has	4,954,384	Taxable Value in 6 Parcel(s)
WOLVERINE POWER SUPPLY	has	4,123,108	Taxable Value in 18 Parcel(s)
BREITBURN OPERATING LP	has	2,819,458	Taxable Value in 27 Parcel(s)
LEE LESLIE	has	2,801,313	Taxable Value in 3 Parcel(s)
SHANTY CREEK-SCHUSS MOUNTAIN	has	2,537,257	Taxable Value in 62 Parcel(s)
O.I.L. ENERGY CORP	has	1,836,620	Taxable Value in 18 Parcel(s)
METC PROPERTY TAX DEPT	has	1,820,800	Taxable Value in 6 Parcel(s)
COATS WILLIAM D & BEVERLY K	has	1,675,656	Taxable Value in 2 Parcel(s)
TROUTT DONALD A & JILL S	has	1,666,913	Taxable Value in 5 Parcel(s)
CHERRIES R US INC	has	1,642,195	Taxable Value in 47 Parcel(s)
BURNETTE FOODS INC	has	1,576,300	Taxable Value in 5 Parcel(s)
YOUNG MICHAEL A & PATRICIA K	has	1,557,035	Taxable Value in 3 Parcel(s)
CHARTER COMMUNICATIONS	has	1,555,800	Taxable Value in 21 Parcel(s)
KITCHEN FARMS INC	has	1,521,665	Taxable Value in 21 Parcel(s)
DONALDSON J BENNETT JR & TAUNA	has	1,495,139	Taxable Value in 4 Parcel(s)
DTE GAS COMPANY	has	1,470,678	Taxable Value in 11 Parcel(s)

***** Top 20 Owners by S.E.V. Value *****

CHEVRON MICHIGAN LLC	has	16,596,000	S.E.V. Value in 89 Parcel(s)
CONSUMERS ENERGY COMPANY	has	11,324,300	S.E.V. Value in 68 Parcel(s)
GREAT LAKES ENERGY COOPERATIVE	has	9,354,600	S.E.V. Value in 26 Parcel(s)
WABIGAMA COUNTRY CLUB	has	7,533,200	S.E.V. Value in 6 Parcel(s)
TRINIDAD RESORT & CLUB LLC	has	5,632,500	S.E.V. Value in 175 Parcel(s)
WOLVERINE POWER SUPPLY	has	4,142,500	S.E.V. Value in 18 Parcel(s)
SHANTY CREEK-SCHUSS MOUNTAIN	has	3,288,900	S.E.V. Value in 62 Parcel(s)
WALKER SHORES LLC	has	3,205,400	S.E.V. Value in 12 Parcel(s)
CHERRIES R US INC	has	3,140,000	S.E.V. Value in 47 Parcel(s)
BREITBURN OPERATING LP	has	2,825,900	S.E.V. Value in 27 Parcel(s)
LEE LESLIE	has	2,820,600	S.E.V. Value in 3 Parcel(s)
WHITE BIRCH LODGE LLC	has	2,514,700	S.E.V. Value in 3 Parcel(s)
KITCHEN FARMS INC	has	2,381,200	S.E.V. Value in 21 Parcel(s)
CASH ALBERT D TRUST	has	2,272,500	S.E.V. Value in 13 Parcel(s)
TROUTT DONALD A & JILL S	has	2,088,300	S.E.V. Value in 5 Parcel(s)
RUBINGH MARVIN J & JANE L	has	2,023,200	S.E.V. Value in 22 Parcel(s)
SHAH CAROLYN PALMER & HURON KAMALA	has	1,929,200	S.E.V. Value in 2 Parcel(s)
POWELL V.K.G. LLC	has	1,920,200	S.E.V. Value in 4 Parcel(s)
O.I.L. ENERGY CORP	has	1,878,200	S.E.V. Value in 18 Parcel(s)
METC PROPERTY TAX DEPT	has	1,820,800	S.E.V. Value in 6 Parcel(s)

***** Top 20 Owners by Acreage *****

KITCHEN FARMS INC	has	1,627.74	Total Acres in 21 Parcel(s)
KITCHEN WILLIAM C	has	1,094.25	Total Acres in 11 Parcel(s)
REILEY RF FAMILY PARTNERS LTD	has	1,038.00	Total Acres in 10 Parcel(s)
BSDA PARTNERSHIP LLC	has	827.31	Total Acres in 4 Parcel(s)
KORTHASE NORVAL M	has	556.00	Total Acres in 7 Parcel(s)
ROWE BRADLEY T & ANNIE L	has	468.00	Total Acres in 1 Parcel(s)
SHOOKS FARMS LAND COMPANY LLC	has	428.91	Total Acres in 11 Parcel(s)
RICKSGERS ROBERT H	has	400.00	Total Acres in 3 Parcel(s)
CHERRIES R US INC	has	387.89	Total Acres in 47 Parcel(s)
DORST ROBERT H	has	303.13	Total Acres in 21 Parcel(s)
AUSTIN FARM PROPERTIES LLC	has	300.88	Total Acres in 3 Parcel(s)
ESTELLE LIVING REVOCABLE TRUST	has	300.00	Total Acres in 5 Parcel(s)
AMOS DORANCE & JULIA POLLISTER	has	293.31	Total Acres in 6 Parcel(s)
ANDREWS DOYLE CHARLES & MARGOLYN W	has	281.11	Total Acres in 4 Parcel(s)
CONSUMERS ENERGY COMPANY	has	276.27	Total Acres in 68 Parcel(s)
REWOLD LODGE LLC	has	260.71	Total Acres in 5 Parcel(s)
BOSS BETHEL C TRUSTEE	has	258.25	Total Acres in 4 Parcel(s)
STOLL GROUP LLC	has	244.75	Total Acres in 31 Parcel(s)
MARGHERIO FAMILY LTD PARTNER	has	240.00	Total Acres in 3 Parcel(s)
BURNETT DARWON A & YVONNE J	has	240.00	Total Acres in 6 Parcel(s)

Inflation Rate Multiplier - Calculation & History Chart

Local units <u>cannot</u> develop or adopt or use an inflation rate multiplier other than 1.003 in 2016. It is not acceptable for Local Units to indicate to taxpayers that you do not know how the multiplier is developed.

- **Inflation Rate Multiplier Used in the 2016 Capped Value Formula**

The inflation rate, expressed as a multiplier, to be used in the 2016 Capped Value Formula is 1.003.

The 2016 Capped Value Formula is as follows:

2016 CAPPED VALUE = (2015 Taxable Value – LOSSES) X 1.003 + ADDITIONS

The formula above does not include 1.05 because the inflation rate multiplier of 1.003 is lower than 1.05.

- **Inflation Rate Multiplier Used in 2016 "Headlee" Calculations**

The inflation rate multiplier of 1.003 shall ALSO be used in the calculation of the 2016 "Headlee" Millage Reduction Fraction required by Michigan Compiled Law (MCL) 211.34d.The formula for calculating the 2016 "Headlee" Millage Reduction Fraction (MRF) is as follows:

$$\text{2016 MRF} = \frac{\text{(2015 Taxable Value – LOSSES) X 1.003}}{\text{2016 Taxable Value – ADDITIONS}}$$

- The following is a listing of the inflation rate multipliers used in the Capped Value and "Headlee" calculations since the start of Proposal A:

1995	1.026
1996	1.028
1997	1.028
1998	1.027
1999	1.016
2000	1.019
2001	1.032
2002	1.032
2003	1.015
2004	1.023
2005	1.023
2006	1.033
2007	1.037
2008	1.023
2009	1.044
2010	0.997
2011	1.017
2012	1.027
2013	1.024
2014	1.016
2015	1.016
2016	1.003

**Reference: STATE OF MICHIGAN - DEPARTMENT OF TREASURY Bulletin_13_of_2015*

CERTIFICATION OF RECOMMENDED COUNTY EQUALIZED VALUATIONS BY EQUALIZATION DIRECTOR

This form is issued under the authority of MCL 211.148
Filing is mandatory

TO: State Tax Commission

FROM: Equalization Director of ANTRIM County

RE: State Assessor Certification of Preparer of the required Recommended County Equalized Valuations

The Recommended County Equalized Valuations for the above referenced county and year were prepared under my direct supervision and control in my role as Equalization Director.

I am certified as an assessor at the level required for the county by Michigan Compiled Laws 211.10d and the rules of the State Tax Commission.

The State Tax Commission requires a Level ____ State Assessor Certification for this county.

I am certified as a Level ____ State Certified Assessing Officer by the State Tax Commission.

The following are my total Recommended County Equalized Valuations for each separately

equalized class of property in ANTRIM County:

Agricultural	74,818,100	Timber-Cutover	365,600
Commercial	84,659,200	Developmental	0
Industrial	6,843,400	Total Real Property	2,074,682,951
Residential	1,907,996,651	Personal Property	72,247,800
		Total Real and Personal Property	2,146,930,751

Please mail this form to the address below within fifteen days of submission of the Recommended County Equalized Valuations to the County Board of Commissioners.

Michigan Department of Treasury
Assessment and Certification Division
Local Assessment Review
P.O. Box 30790
Lansing, Michigan 48909

Signature of Equalization Director	Date

Michigan Department of Treasury STC
608 (Rev. 3-02)

Personal and Real Property - TOTALS

L-4024

ANTRIM County

Statement of acreage and valuation in the year 2016 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

	Number of Acres Assessed	Total Real Property Valuations		Personal Property Valuations		Total Real Plus Personal Property	
Township or City	(Col. 1) Acres Hundredths	(Col. 2) Assessed Valuation	(Col. 3) Equalized Valuation	(Col. 4) Assessed Valuation	(Col. 5) Equalized Valuation	(Col. 6) Assessed Valuation	(Col. 7) Equalized Valuation
BANKS TOWNSHIP	28,781.33	108,923,400	108,923,400	2,255,400	2,255,400	111,178,800	111,178,800
CENTRAL LAKE TOW	16,996.63	163,162,000	163,162,000	4,596,200	0	167,758,200	163,162,000
CHESTONIA TOWNS	22,824.83	17,817,035	17,817,035	4,988,300	4,988,300	22,805,335	22,805,335
CUSTER TOWNSHIP	22,040.84	88,610,450	88,610,450	7,613,800	7,613,800	96,224,250	96,224,250
ECHO TOWNSHIP	21,453.55	36,758,580	36,758,580	2,509,700	2,509,700	39,268,280	39,268,280
ELK RAPIDS TOWNS	4,019.85	304,593,300	304,593,300	5,425,400	5,425,400	310,018,700	310,018,700
FOREST HOME TOW	14,886.50	240,990,200	240,990,200	2,781,600	2,781,600	243,771,800	243,771,800
HELENA TOWNSHIP	1,004.56	155,304,900	155,304,900	3,063,100	3,063,100	158,368,000	158,368,000
JORDAN TOWNSHIP	222,630.88	29,716,255	29,716,255	3,658,100	3,658,100	33,374,355	33,374,355
KEARNEY TOWNSHI	21,340.56	123,850,000	123,850,000	8,765,300	8,765,300	132,615,300	132,615,300
MANCELONA TOWN	45,299.58	90,853,931	90,853,931	9,237,000	9,237,000	100,090,931	100,090,931
MILTON TOWNSHIP	15,966.17	381,548,500	381,548,500	4,509,400	4,509,400	386,057,900	386,057,900
STAR TOWNSHIP	22,188.73	40,818,000	40,818,000	3,878,300	3,878,300	44,696,300	44,696,300
TORCH LAKE TOWN	9,076.36	274,636,000	274,636,000	2,930,700	2,930,700	277,566,700	277,566,700
WARNER TOWNSHIP	22,997.40	17,100,400	17,100,400	6,035,500	6,035,500	23,135,900	23,135,900
Totals for County	491,507.77	2,074,682,951	2,074,682,951	72,247,800	67,651,600	2,146,930,751	2,142,334,551

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF ANTRIM 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 of1951; 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 Stat

Dated _____, 20____

Equalization Director

Clerk of the Board of Commissioner

Chairperson of Board of Commissioner

Equalized Valuations - REAL

L-4024

ANTRIM County

Statement of acreage and valuation in the year 2016 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 Propert
BANKS TOWNSHIP	15,405,200	2,190,100	434,600	90,893,500	0	0	108,923,400
CENTRAL LAKE TO	5,994,100	5,013,500	277,100	151,877,300	0	0	163,162,000
CHESTONIA TOWNS	359,100	852,000	0	16,605,935	0	0	17,817,035
CUSTER TOWNSHIP	851,500	3,643,700	288,500	83,826,750	0	0	88,610,450
ECHO TOWNSHIP	4,765,000	149,100	122,200	31,722,280	0	0	36,758,580
ELK RAPIDS TOWNS	4,251,700	24,953,000	2,361,500	273,027,100	0	0	304,593,300
FOREST HOME TOW	5,005,000	3,878,400	0	232,106,800	0	0	240,990,200
HELENA TOWNSHIP	2,213,300	5,268,900	0	147,822,700	0	0	155,304,900
JORDAN TOWNSHIP	2,993,600	132,300	0	26,590,355	0	0	29,716,255
KEARNEY TOWNSHI	2,650,300	16,388,500	974,500	103,471,100	365,600	0	123,850,000
MANCELONA TOWN	1,224,300	7,925,900	1,647,300	80,056,431	0	0	90,853,931
MILTON TOWNSHIP	14,733,200	6,241,300	298,100	360,275,900	0	0	381,548,500
STAR TOWNSHIP	3,890,400	1,149,600	0	35,778,000	0	0	40,818,000
TORCH LAKE TOWN	4,902,800	5,264,200	92,200	264,376,800	0	0	274,636,000
WARNER TOWNSHI	5,578,600	1,608,700	347,400	9,565,700	0	0	17,100,400
Total for County	74,818,100	84,659,200	6,843,400	1,907,996,651	365,600	0	2,074,682,951

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF ANTRIM 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 of1951; 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 Stat

Dated _____, 20____

Equalization Director

Clerk of the Board of Commissioner

Chairperson of Board of Commissioner

Assessed Valuations - REAL

L-4024

ANTRIM County

Statement of acreage and valuation in the year 2016 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 Propert
BANKS TOWNSHIP	15,405,200	2,190,100	434,600	90,893,500	0	0	108,923,400
CENTRAL LAKE TOW	5,994,100	5,013,500	277,100	151,877,300	0	0	163,162,000
CHESTONIA TOWNS	359,100	852,000	0	16,605,935	0	0	17,817,035
CUSTER TOWNSHIP	851,500	3,643,700	288,500	83,826,750	0	0	88,610,450
ECHO TOWNSHIP	4,765,000	149,100	122,200	31,722,280	0	0	36,758,580
ELK RAPIDS TOWNS	4,251,700	24,953,000	2,361,500	273,027,100	0	0	304,593,300
FOREST HOME TOW	5,005,000	3,878,400	0	232,106,800	0	0	240,990,200
HELENA TOWNSHIP	2,213,300	5,268,900	0	147,822,700	0	0	155,304,900
JORDAN TOWNSHIP	2,993,600	132,300	0	26,590,355	0	0	29,716,255
KEARNEY TOWNSHI	2,650,300	16,388,500	974,500	103,471,100	365,600	0	123,850,000
MANCELONA TOWN	1,224,300	7,925,900	1,647,300	80,056,431	0	0	90,853,931
MILTON TOWNSHIP	14,733,200	6,241,300	298,100	360,275,900	0	0	381,548,500
STAR TOWNSHIP	3,890,400	1,149,600	0	35,778,000	0	0	40,818,000
TORCH LAKE TOWN	4,902,800	5,264,200	92,200	264,376,800	0	0	274,636,000
WARNER TOWNSHIP	5,578,600	1,608,700	347,400	9,565,700	0	0	17,100,400
Total for County	74,818,100	84,659,200	6,843,400	1,907,996,651	365,600	0	2,074,682,951

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF ANTRIM 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 of1951; 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 Stat

Dated _____, 20____

Equalization Director

Clerk of the Board of Commissioner

Chairperson of Board of Commissioner

STATE TAX COMMISSION
REQUIRED COUNTY CERTIFICATION LEVELS
2016

Certification level requirements for **Counties** are as follows:

MAAO Level (3):

All local assessing units within a single County have a certification level requirement of MCAO

OR

The total combined state equalized value of the County is less than **$2,105,000,000 AND** a combined state equalized value of the commercial, industrial, and utility real and personal classifications plus assessed value of special acts properties, does not exceed 20 percent of $2,105,000,000 (or **$421,000,000**).

MMAO Level (4):

The total combined state equalized value of the County is greater than **$2,105,000,000** or a combined state equalized value of the commercial, industrial, and utility real and personal classifications plus assessed value of special acts properties, exceeds 20 percent of $2,105,000,000 (or **$421,000,000**).

The State Equalized Value (SEV) as determined by the State Tax Commission at their May 26, 2015 meeting is used to determine the certification level requirement for completion of 2016 county equalization. Certification level requirements will not change as the result of changes in value prior to 2016 state equalization.

A waiver may be granted to reduce the SEV used to calculate the certification level requirement for a County, if the SEV is significantly influenced by the value of a single parcel or group of related parcels. To qualify, the County must annually submit, no later than October 31 of the year prior, STC Form 4742 as well as documentation of a contract with an MMAO (4) assessing officer to appraise and assume appeal responsibilities of the affected parcel(s). If an assessing unit enters into a contract with an MMAO (4) assessing officer to assess one large commercial or industrial property, that action will not reduce the level of certification required of the County Equalization Director. The value of wind turbines in one or more units may be removed from the total SEV used to calculate required certification level requirements. To qualify, the County must annually submit, no later than October 31 of the year prior, STC Form 4742, as well as documentation indicating the value of wind turbines to be removed from the calculation.

When an Equalization Director is responsible for more than one County, or for one or more Counties and one or more local assessment units located outside the County, the combined SEV for all local units and Counties for which the individual is responsible determines the certification level requirement for each of those units of government. If an assessing unit extends into more than one County, the certification level of that assessing unit shall not be considered in establishing the certification level of a County unless more than 25 percent of the SEV of the assessing unit is located within that County.

The SEV requirements for Counties shall be adjusted annually by the rate of increase in the statewide SEV as compiled by the Assessment and Certification Division, Michigan Department of Treasury; the rate of increase used to adjust the 2016 tax year certification levels was 6.05%.

County certification levels for 2016 were approved by the State Tax Commission on August 25, 2015 using 2015 State Equalized Values.

Link: www.michigan.gov/documents/taxes/County_Guidelines_for_the_2016_Tax_Year_466558_7.pdf

Required Certification Levels for 2016

Based on Certification Level Guidelines approved by the State Tax Commission at their August 25, 2015 meeting. Assessors responsibile for multiple rolls must take into account the sum of all units in determining the certification level required.

Antrim County

Unit Name	Unit Type	Total Ad Valorem Value	Commercial/Industrial SEV	Level
ANTRIM	COUNTY	$2,102,328,800.00	169,440,100	MAAO (3)
Banks	TWP	$109,146,500.00	4,902,000	MCAO
Central Lake	TWP	$160,216,000.00	10,752,100	MCAO
Chestonia	TWP	$23,178,400.00	5,933,000	MCAO
Custer	TWP	$93,452,800.00	11,869,100	MCAO
Echo	TWP	$37,625,700.00	3,449,200	MCAO
Elk Rapids	TWP	$303,775,700.00	32,288,400	MCAO
Forest Home	TWP	$235,057,850.00	6,794,000	MCAO
Helena	TWP	$152,619,000.00	7,879,400	MCAO
Jordan	TWP	$31,600,950.00	4,007,000	MCAO
Kearney	TWP	$131,119,000.00	28,104,800	MCAO
Mancelona	TWP	$98,968,000.00	19,350,800	MCAO
Milton	TWP	$380,917,700.00	10,691,800	MCAO
Star	TWP	$44,178,200.00	5,599,100	MCAO
Torch Lake	TWP	$277,362,000.00	8,869,900	MCAO
Warner	TWP	$23,111,000.00	8,949,500	MCAO

END OF REPORT