

Jackson County 2017



Equalization Report



Morning Skyline from County Tower Building

Equalization Staff

Ruth Scott, Director MMAO

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2017 Equalization Report
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Jackson County EQUALIZATION DEPARTMENT

Ruth A. Scott, Director

April 18, 2017

Jackson County Board of Commissioners
120 W. Michigan Ave.
Jackson, MI 49201

Honorable Commissioners:

The Jackson County Equalization Department has completed review of the 2017 Assessment Rolls as submitted by Township and City Assessors and has prepared the following analysis of the Jackson County Equalized Values and Taxable Values for your review.

Based on the studies conducted by the Jackson County Equalization Department for the 2017 year, all units were in compliance with the ratios calculated and no county equalization factors were needed.

The following Jackson County Equalized Values for Ad Valorem real and personal property are recommended for adoption in compliance with Sections 209.5 and 211.34 of the Michigan Compiled Laws:

<u>CLASS</u>	<u>EQ VALUE</u>	<u>% CHANGE</u>
Agricultural Class	434,451,987	4.24%
Commercial Class	654,450,381	4.35%
Industrial Class	168,467,826	3.45%
Residential Class	3,585,283,329	3.32%
Developmental Class	3,397,100	(37.80%)
Total Real	<u>4,846,050,623</u>	3.50%
Personal Class	481,085,618	4.13%
Total Real + Personal	<u>5,327,136,241</u>	3.56%

I would like to commend the Jackson County Assessing Officers and Equalization Department staff for their hard work and dedication to this process.

Respectfully submitted,

Ruth A. Scott

Ruth A. Scott, MMAO, Director
Jackson County Equalization

JACKSON COUNTY

BOARD OF COMMISSIONERS

Sarah Lightner	District 1
Rodney Walz	District 2
Carl Rice Jr.	District 3
Philip Duckham	District 4
Chairman James Shotwell	District 5
Allan Tompkins	District 6
Daniel Mahoney	District 7
John Polaczyk	District 8
David Elwell	District 9

ADMINISTRATION

Michael Overton	Administrator
Debra Kubitskey	Asst. Administrator

EQUALIZATION DEPARTMENT

Ruth Scott	Director
Jessica Casler	Coordinator
John Elm	Appraiser III
Lori Booth	Appraiser II
Kyle Ogle	Appraiser II
Jennie King	Appraiser I
Jennifer White	GIS Technician
Jessica Crawford	EQ Technician

TOWNSHIP / CITY OFFICIALS

<u>GOVERNMENT UNIT</u>	<u>SUPERVISOR/MANAGER</u>	<u>ASSESSOR</u>
Blackman Township	Peter Jancek	
Columbia Township	Robert Elrod	Sue German
Concord Township	Al Cavasin	Sheryll Dishaw
Grass Lake Township	James Stormont	Diane DeBoe
Hanover Township	Marc Smith	Bruce Little
Henrietta Township	Andrew Grimes	Vickie Bradley
Leoni Township	Howard Linabery	Cary Stiles
Liberty Township	James Spink	Bruce Little
Napoleon Township	Kim Gamez	Jane Gallant
Norvell Township	Eric Johnson	Jackson EQ Dept.
Parma Township	Wendy Chamberlain	Jackson EQ Dept.
Pulaski Township	Robert Jones	Sheryll Dishaw
Rives Township	Jerry Adams	Eddie Hunter
Sandstone Township	Keith Acker	Jean Cortright
Spring Arbor Township	David Herlein	Julie Pulling
Springport Township	Karl Schmidt	Karl Schmidt
Summit Township	James Dunn	Brian Small
Tompkins Township	John Tuttle	John Tuttle
Waterloo Township	Doug Lance	Heide Roenicke
Jackson City	Patrick Burtch	Jason Yoakam

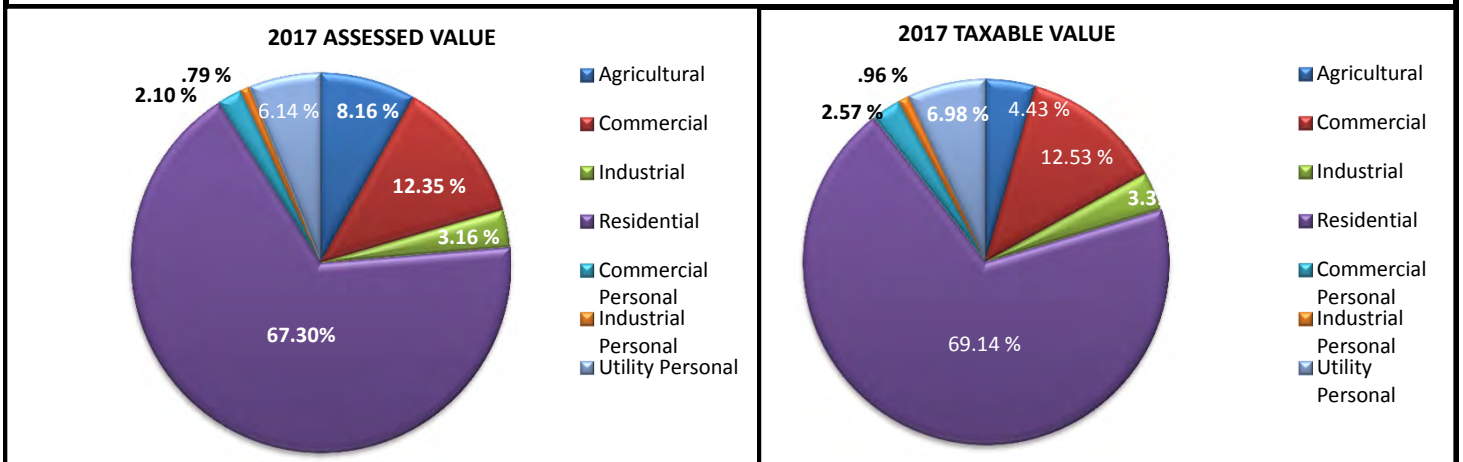
Historical Equalized Value to Taxable Value Comparison (The Effects of Proposal A)

COUNTY EQUALIZED VALUE			PERCENT TAXABLE TO EQUALIZED	COUNTY TAXABLE VALUE			CPI
YEAR	EQUALIZED VALUE	% CHANGE		YEAR	TAXABLE VALUE	% CHANGE	
1990	1,589,069,871						
1991	1,710,560,489	7.65%					
1992	1,753,487,431	2.51%					
1993	1,931,541,737	10.15%					
1994	2,024,195,129	4.80%	100.00%	1994	2,024,195,129		Prop A
1995	2,203,334,964	8.85%	94.88%	1995	2,090,601,756	3.28%	2.60%
1996	2,404,462,838	9.13%	91.38%	1996	2,197,250,599	5.10%	2.80%
1997	2,643,098,086	9.92%	88.39%	1997	2,336,191,841	6.32%	2.80%
1998	2,974,600,031	12.54%	83.28%	1998	2,477,153,003	6.03%	2.70%
1999	3,276,527,824	10.15%	80.76%	1999	2,646,113,208	6.82%	1.60%
2000	3,626,300,504	10.68%	76.60%	2000	2,777,596,457	4.97%	1.90%
2001	4,007,667,613	10.52%	75.41%	2001	3,022,213,522	8.81%	3.20%
2002	4,443,468,179	10.87%	73.53%	2002	3,267,303,330	8.11%	3.20%
2003	4,963,281,134	11.70%	72.45%	2003	3,595,878,712	10.06%	1.50%
2004	5,234,136,949	5.46%	72.42%	2004	3,790,558,460	5.41%	2.30%
2005	5,535,867,196	5.76%	72.04%	2005	3,988,241,845	5.22%	2.30%
2006	5,815,256,690	5.05%	72.58%	2006	4,220,570,890	5.83%	3.30%
2007	6,033,906,246	3.76%	73.75%	2007	4,450,151,267	5.44%	3.70%
2008	5,962,893,654	-1.18%	76.00%	2008	4,531,910,364	1.84%	2.30%
2009	5,604,776,419	-6.01%	81.21%	2009	4,551,419,115	0.43%	4.40%
2010	5,225,510,290	-6.77%	83.69%	2010	4,373,177,255	-3.92%	-0.03%
2011	4,971,653,038	-4.86%	86.05%	2011	4,278,174,984	-2.17%	1.70%
2012	4,772,896,230	-4.00%	87.51%	2012	4,176,792,029	-2.37%	2.70%
2013	4,754,803,330	-0.38%	87.95%	2013	4,182,001,228	0.12%	2.40%
2014	4,843,653,618	1.87%	87.72%	2014	4,249,045,343	1.60%	1.60%
2015	4,985,867,850	2.94%	86.60%	2015	4,317,954,029	1.62%	1.60%
2016	5,144,215,639	3.27%	83.14%	2016	4,276,713,529	-0.96%	0.30%
2017	5,327,136,241	3.56%	81.88%	2017	4,361,830,321	1.99%	0.30%
Cumulative Percentage Change Since Proposal A		102.83% Market Increase			79.59% Taxable Increase	51.20% CPI Increase	

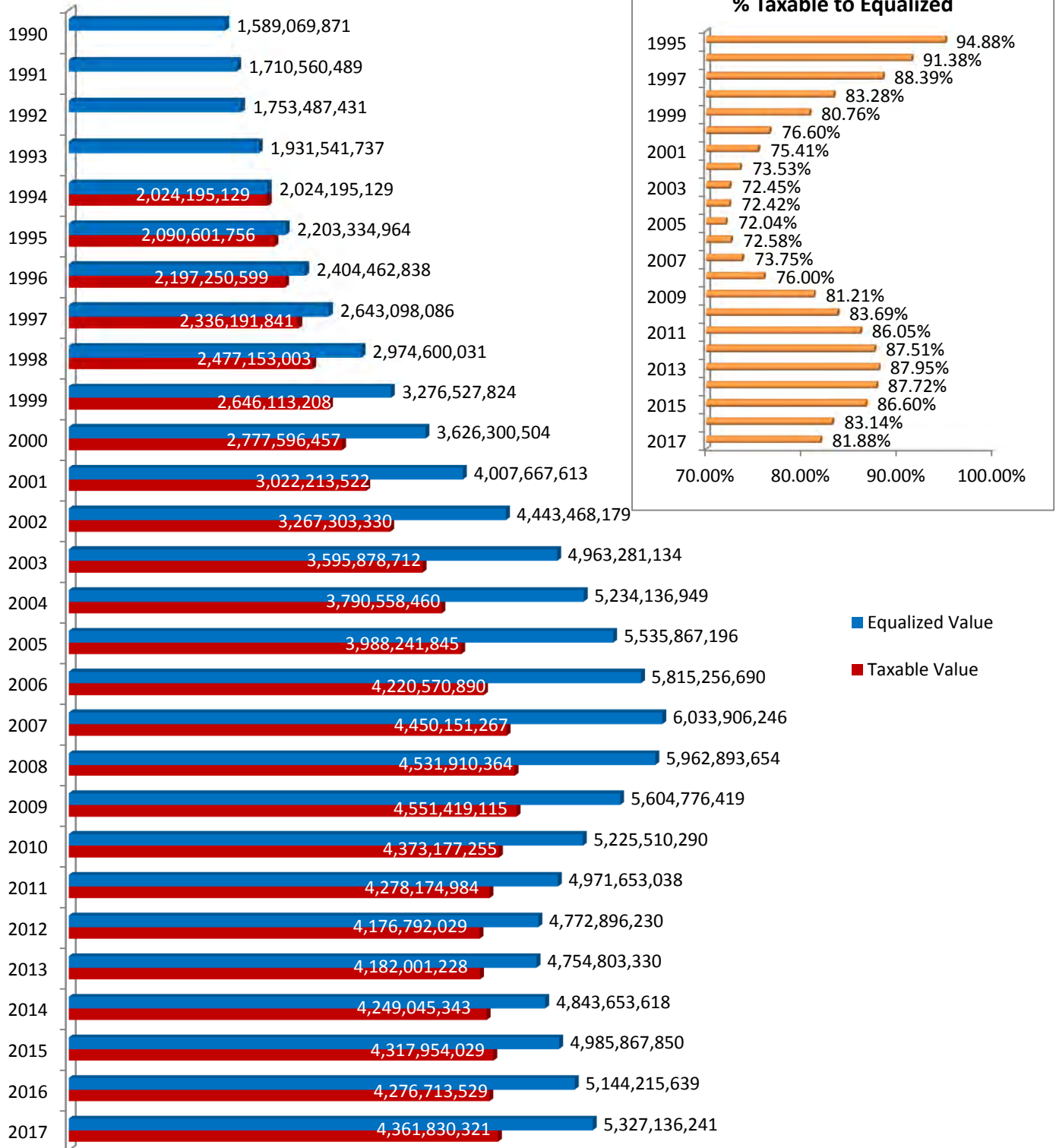
CONTRIBUTION OF ASSESSED & TAXABLE VALUE BY PROPERTY TYPE

<p>2017 REAL EQUALIZED VALUE 4,846,050,623 90.97%</p> <p>2017 PERSONAL EQUALIZED VALUE 481,085,618 9.03%</p>	<p>2017 REAL TAXABLE VALUE 3,903,441,445 89.49%</p> <p>2017 PERSONAL TAXABLE VALUE 458,388,876 10.51%</p>
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CONTRIBUTION OF ASSESSED & TAXABLE VALUE BY PROPERTY CLASS



Jackson County Equalized and Taxable Values by Year



2017 VALUES SUMMARY
Year over Year
Assessed Value Taxable Value Changes

Assessed & Equalized Values	2017	2016	Change
Agricultural Real Property	434,451,987	416,778,111	4.24%
Commercial Real Property	654,450,381	627,168,679	4.35%
Industrial Real Property	168,467,826	162,848,271	3.45%
Residential Real Property	3,585,283,329	3,469,958,414	3.32%
Developmental Real Property	3,397,100	5,461,890	-37.80%
Total Real Property	4,846,050,623	4,682,215,365	3.50%
Total Personal Property	481,085,618	462,000,274	4.13%
Total Real & Personal Property	5,327,136,241	5,144,215,639	3.56%

Taxable Values

Agricultural Real Property	193,096,810	193,870,555	-0.40%
Commercial Real Property	543,997,177	533,022,642	2.06%
Industrial Real Property	148,052,375	147,960,495	0.06%
Residential Real Property	3,015,927,452	2,947,731,421	2.31%
Developmental Real Property	2,367,631	3,332,713	-28.96%
Total Real Taxable Value	3,903,441,445	3,825,917,826	2.03%
Total Personal Taxable Value	458,388,876	450,795,703	1.68%
Total Real & Personal Taxable Value	4,361,830,321	4,276,713,529	1.99%

**2017 Equalized Value Changes
By Percentage Change in Decending Order**

UNIT	2016 SEV	2017 CEV	DIFFERENCE	% CHANGE
Springport	90,981,401	106,444,512	15,463,111	17.00%
Parma	103,988,400	110,770,600	6,782,200	6.52%
Norvell	158,401,100	168,089,600	9,688,500	6.12%
Sandstone	151,858,729	160,216,801	8,358,072	5.50%
Grass Lake	270,305,270	283,787,200	13,481,930	4.99%
Tompkins	126,773,768	132,463,121	5,689,353	4.49%
Leoni	456,358,907	475,411,686	19,052,779	4.17%
Concord	106,614,119	111,063,500	4,449,381	4.17%
Rives	163,422,500	169,661,200	6,238,700	3.82%
Pulaski	81,273,630	84,237,100	2,963,470	3.65%
Summit	667,861,600	691,707,100	23,845,500	3.57%
Henrietta	173,433,826	179,253,151	5,819,325	3.36%
Napoleon	257,056,780	264,807,454	7,750,674	3.02%
Columbia	464,757,522	478,331,564	13,574,042	2.92%
Waterloo	141,730,375	145,752,600	4,022,225	2.84%
Blackman	548,604,732	562,667,918	14,063,186	2.56%
City of Jackson	632,993,400	649,031,744	16,038,344	2.53%
Hanover	159,898,600	162,013,800	2,115,200	1.32%
Liberty	148,894,900	150,721,600	1,826,700	1.23%
Spring Arbor	239,006,080	240,703,990	1,697,910	0.71%

**2017 Taxable Value Changes
By Percentage Change in Decending Order**

UNIT	2016 TV	2017 TV	DIFFERENCE	% CHANGE
Parma	78,103,168	83,006,357	4,903,189	6.28%
Sandstone	124,589,920	132,101,715	7,511,795	6.03%
Henrietta	124,761,234	128,872,426	4,111,192	3.30%
Liberty	110,977,117	114,136,240	3,159,123	2.85%
Columbia	369,656,824	380,045,725	10,388,901	2.81%
Grass Lake	221,803,758	227,807,424	6,003,666	2.71%
Summit	594,718,257	610,180,958	15,462,701	2.60%
Spring Arbor	190,570,686	194,906,368	4,335,682	2.28%
Waterloo	116,232,131	118,710,782	2,478,651	2.13%
Leoni	371,890,086	378,632,022	6,741,936	1.81%
Tompkins	99,560,014	101,320,363	1,760,349	1.77%
Concord	74,169,689	75,473,683	1,303,994	1.76%
Hanover	130,095,626	132,326,682	2,231,056	1.71%
Pulaski	49,130,276	49,919,983	789,707	1.61%
Napoleon	217,736,715	220,445,264	2,708,549	1.24%
Rives	127,919,086	129,496,644	1,577,558	1.23%
Norvell	129,448,578	131,022,710	1,574,132	1.22%
Blackman	492,729,878	498,389,037	5,659,159	1.15%
Springport	63,911,980	64,160,754	248,774	0.39%
City of Jackson	588,708,506	590,875,184	2,166,678	0.37%

JACKSON COUNTY EQUALIZED VALUATIONS

1, 5 and 10 Year Comparisons

<u>1 YEAR COMPARISON</u>	<u>2016</u>	<u>2017</u>	<u>% Change</u>
Agricultural	\$416,778,111	\$434,451,987	4.24%
Commercial	\$627,168,679	\$654,450,381	4.35%
Industrial	\$162,848,271	\$168,467,826	3.45%
Residential	\$3,469,958,414	\$3,585,283,329	3.32%
Developmental	\$5,461,890	\$3,397,100	-37.80%
Total Real	\$4,682,215,365	\$4,846,050,623	3.50%
Personal	\$462,000,274	\$481,085,618	4.13%
Grand Total	\$5,144,215,639	\$5,327,136,241	3.56%
<u>5 YEAR COMPARISON</u>	<u>2012</u>	<u>2017</u>	<u>% Change</u>
Agricultural	\$390,105,255	\$434,451,987	11.37%
Commercial	\$656,885,800	\$654,450,381	-0.37%
Industrial	\$215,762,718	\$168,467,826	-21.92%
Residential	\$3,115,883,949	\$3,585,283,329	15.06%
Developmental	\$6,983,854	\$3,397,100	-51.36%
Total Real	\$4,385,621,576	\$4,846,050,623	10.50%
Personal	\$387,264,654	\$481,085,618	24.23%
Grand Total	\$4,772,886,230	\$5,327,136,241	11.61%
<u>10 YEAR COMPARISON</u>	<u>2007</u>	<u>2017</u>	<u>% Change</u>
Agricultural	\$411,706,499	\$434,451,987	5.52%
Commercial	\$798,919,384	\$654,450,381	-18.08%
Industrial	\$282,041,628	\$168,467,826	-40.27%
Residential	\$4,140,064,879	\$3,585,283,329	-13.40%
Developmental	\$31,926,378	\$3,397,100	-89.36%
Total Real	\$5,664,658,768	\$4,846,050,623	-14.45%
Personal	\$369,247,478	\$481,085,618	30.29%
Grand Total	\$6,033,906,246	\$5,327,136,241	-11.71%

JACKSON COUNTY TAXABLE VALUATIONS

1, 5 and 10 Year Comparisons

<u>1 YEAR COMPARISON</u>	<u>2016</u>	<u>2017</u>	<u>% Change</u>
Agricultural	\$193,870,555	\$193,096,810	-0.40%
Commercial	\$533,022,642	\$543,997,177	2.06%
Industrial	\$147,960,495	\$148,052,375	0.06%
Residential	\$2,947,731,421	\$3,015,927,452	2.31%
Developmental	\$3,332,713	\$2,367,631	-28.96%
Total Real	\$3,825,917,826	\$3,903,441,445	2.03%
Personal	\$450,795,703	\$458,388,876	1.68%
Grand Total	\$4,276,713,529	\$4,361,830,321	1.99%
<u>5 YEAR COMPARISON</u>	<u>2012</u>	<u>2017</u>	<u>% Change</u>
Agricultural	\$187,166,564	\$193,096,810	3.17%
Commercial	\$553,112,806	\$543,997,177	-1.65%
Industrial	\$205,194,219	\$148,052,375	-27.85%
Residential	\$2,841,876,368	\$3,015,927,452	6.12%
Developmental	\$4,125,419	\$2,367,631	-42.61%
Total Real	\$3,791,475,376	\$3,903,441,445	2.95%
Personal	\$385,365,653	\$458,388,876	18.95%
Grand Total	\$4,176,841,029	\$4,361,830,321	4.43%
<u>10 YEAR COMPARISON</u>	<u>2007</u>	<u>2017</u>	<u>% Change</u>
Agricultural	\$170,502,974	\$193,096,810	13.25%
Commercial	\$564,281,395	\$543,997,177	-3.59%
Industrial	\$246,554,298	\$148,052,375	-39.95%
Residential	\$3,086,703,000	\$3,015,927,452	-2.29%
Developmental	\$13,253,984	\$2,367,631	-82.14%
Total Real	\$4,081,295,651	\$3,903,441,445	-4.36%
Personal	\$368,855,616	\$458,388,876	24.27%
Grand Total	\$4,450,151,267	\$4,361,830,321	-1.98%

JACKSON COUNTY
AVERAGE SINGLE FAMILY RESIDENTIAL HOME VALUES BY UNIT

Based on Assessed Value of Improved Residential Property

Ranked by 2017 Average Value					
Local Unit	Total Cash Value	Number of Parcels	2016 Avg Value	2017 Avg Value	Percent Change
Columbia Township	\$ 740,718,894	3,691	\$ 194,450	\$ 200,700	3.21%
Grass Lake Township	\$ 405,372,600	2,117	\$ 184,750	\$ 191,500	3.65%
Waterloo Township	\$ 181,101,400	947	\$ 186,200	\$ 191,250	2.71%
Liberty Township	\$ 216,175,600	1,253	\$ 169,550	\$ 172,525	1.75%
Norvell Township	\$ 258,427,600	1,523	\$ 156,700	\$ 169,700	8.30%
Hanover Township	\$ 225,777,200	1,392	\$ 160,300	\$ 162,200	1.19%
Spring Arbor Township	\$ 351,441,680	2,279	\$ 156,000	\$ 154,200	-1.15%
Rives Township	\$ 207,510,400	1,415	\$ 136,750	\$ 146,650	7.24%
Napoleon Township	\$ 388,267,796	2,671	\$ 139,250	\$ 145,350	4.38%
Henrietta Township	\$ 268,293,302	1,889	\$ 137,350	\$ 142,000	3.39%
Sandstone Township	\$ 178,745,002	1,300	\$ 135,200	\$ 137,500	1.70%
Summit Township	\$ 1,117,800,600	8,363	\$ 129,300	\$ 133,650	3.36%
Tompkins Township	\$ 117,178,878	903	\$ 125,700	\$ 129,750	3.22%
Concord Township	\$ 110,943,800	901	\$ 122,400	\$ 123,150	0.61%
Leoni Township	\$ 625,164,944	5,157	\$ 117,250	\$ 121,225	3.39%
Pulaski Township	\$ 66,112,400	583	\$ 111,000	\$ 113,400	2.16%
Blackman Township	\$ 465,764,934	4,251	\$ 105,000	\$ 109,600	4.38%
Parma Township	\$ 103,362,200	945	\$ 108,400	\$ 109,400	0.92%
Springport Township	\$ 55,253,600	623	\$ 89,000	\$ 89,700	0.79%
City of Jackson	\$ 582,799,400	10,280	\$ 54,600	\$ 56,700	3.85%
Jackson County	\$ 6,666,212,230	52,483	\$ 122,768	\$ 127,016.60	3.46%

Ranked by Percentage Change					
Local Unit	Total Cash Value	Number of Parcels	2016 Avg Value	2017 Avg Value	Percent Change
Norvell Township	\$ 258,427,600	1,523	\$ 156,700	\$ 169,700	8.30%
Rives Township	\$ 207,510,400	1,415	\$ 136,750	\$ 146,650	7.24%
Blackman Township	\$ 465,764,934	4,251	\$ 105,000	\$ 109,600	4.38%
Napoleon Township	\$ 388,267,796	2,671	\$ 139,250	\$ 145,350	4.38%
City of Jackson	\$ 582,799,400	10,280	\$ 54,600	\$ 56,700	3.85%
Grass Lake Township	\$ 405,372,600	2,117	\$ 184,750	\$ 191,500	3.65%
Leoni Township	\$ 625,164,944	5,157	\$ 117,250	\$ 121,225	3.39%
Henrietta Township	\$ 268,293,302	1,889	\$ 137,350	\$ 142,000	3.39%
Summit Township	\$ 1,117,800,600	8,363	\$ 129,300	\$ 133,650	3.36%
Tompkins Township	\$ 117,178,878	903	\$ 125,700	\$ 129,750	3.22%
Columbia Township	\$ 740,718,894	3,691	\$ 194,450	\$ 200,700	3.21%
Waterloo Township	\$ 181,101,400	947	\$ 186,200	\$ 191,250	2.71%
Pulaski Township	\$ 66,112,400	583	\$ 111,000	\$ 113,400	2.16%
Liberty Township	\$ 216,175,600	1,253	\$ 169,550	\$ 172,525	1.75%
Sandstone Township	\$ 178,745,002	1,300	\$ 135,200	\$ 137,500	1.70%
Hanover Township	\$ 225,777,200	1,392	\$ 160,300	\$ 162,200	1.19%
Parma Township	\$ 103,362,200	945	\$ 108,400	\$ 109,400	0.92%
Springport Township	\$ 55,253,600	623	\$ 89,000	\$ 89,700	0.79%
Concord Township	\$ 110,943,800	901	\$ 122,400	\$ 123,150	0.61%
Spring Arbor Township	\$ 351,441,680	2,279	\$ 156,000	\$ 154,200	-1.15%
Jackson County	\$ 6,666,212,230	52,483	\$ 122,768	\$ 127,017	3.46%

2017 Jackson County Top 25 Tax Payers

		TAXABLE EQUIVALENT			
	<u>PROPERTY OWNER</u>	<u>2017</u>	<u>2016</u>	<u>LOCATION</u>	<u>TYPE</u>
1	Consumers Energy	275,154,326	275,933,418	County-wide	Utility
2	Enbridge Energy	55,896,003	56,191,074	Various	Utility
3	Michigan Electric Transmission	21,651,013	12,216,318	Multiple units	Utility
4	M A C I	18,650,809 *	19,219,277 *	Sandstone	Automotive
5	Ramco	16,637,546	16,455,893	City & Blackman	Retail
6	John Ganton	13,049,881	11,294,837	Multiple units	Senior Housing
7	Meijer Inc.	11,895,181	12,028,448	Leoni & Blackman	Retail
8	West Bay Exploration	11,755,445	13,162,214	Various	Utility
9	Vista Grande Villa	11,465,483	11,325,176	Blackman	Senior Housing
10	Wal-mart Stores, Inc	10,902,340	11,019,281	Blackman	Retail
11	Gerdau Mac Steel	8,986,873 *	10,838,676 *	Napoleon, Summit & Blackman	Manufacturing
12	Lloyd Ganton	8,757,712	8,097,577	Various	Senior Housing
13	Edward Rose Development	7,084,917	7,128,763	Blackman Township	Housing
14	Comcast	6,956,564	7,475,924	County-wide	Utility
15	Vector Pipeline LP	6,557,300	6,559,700	Multiple units	Utility
16	Tenneco/ Walker	6,326,791 *	4,519,229 *	Leoni & Grass Lake	Automotive
17	Henry Ford Allegiance Health	5,965,674	6,021,240	Various	Health Care
18	TAC Manufacturing Inc	5,615,494 *	5,110,358 *	Blackman	Automotive
19	Westwood Mall	5,427,011	4,291,561	Blackman	Retail
20	Adco	4,716,659 *	4,252,968 *	Multiple units	Manufacturing
21	Dawn Foods	4,396,965 *	5,065,005 *	Summit Township	Manufacturing
22	Chemetall	4,392,158 *	4,149,783 *	City & Blackman	Manufacturing
23	Ridgewood Vista II	4,281,056	4,242,938	Leoni	Housing
24	Sherman Oaks	4,146,081	4,109,100	Rives	Housing
25	Ontario Hospitality	4,058,371	2,082,975	Blackman	Hotels

2017 JACKSON COUNTY TENTATIVE RATIOS AND MULTIPLIERS

SEC 211.34a(1): THE EQUALIZATION DIRECTOR OF EACH COUNTY SHALL PREPARE A TABULAR STATEMENT EACH YEAR BY THE SEVERAL CITIES AND TOWNSHIPS OF THE COUNTY, SHOWING THE TENTATIVE RECOMMENDED EQUALIZATION RATIOS AND ESTIMATED MULTIPLIERS NECESSARY TO COMPUTE INDIVIDUAL STATE EQUALIZED VALUATION OF REAL PROPERTY AND OF PERSONAL PROPERTY. THE COUNTY SHALL PUBLISH THE TABULATION IN A NEWSPAPER OF GENERAL CIRCULATION WITHIN THE COUNTY ON OR BEFORE THE THIRD MONDAY IN FEBRUARY EACH YEAR AND FURNISH A COPY TO EACH ASSESSOR AND TO EACH BOARDS OF REVIEW IN THE COUNTY AND TO THE STATE TAX COMMISSION. ALL NOTICES OF MEETINGS OF THE BOARDS OF REVIEW SHALL GIVE THE TENTATIVE RECOMMENDED RATIOS AND ESTIMATED MULTIPLIERS PERTAINING TO THEIR JURISDICTION. THE TENTATIVE EQUALIZATION RATIOS AND MULTIPLYING FIGURES SHALL NOT PREJUDICETH THE EQUALIZATION PROCEDURES OR THE COUNTY BOARD OF COMMISSIONERS OR THE STATE TAX COMMISSION.

Governmental Unit	AGRICULTURAL		COMMERCIAL		INDUSTRIAL		RESIDENTIAL		DEVELOPMENTAL		PERSONAL	
	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor
Blackman	49.68%	1.0064	48.32%	1.0348	48.42%	1.0326	47.93%	1.0432	49.12%	1.0179	50.00%	1.0000
Columbia	49.40%	1.0121	47.94%	1.0430	48.75%	1.0256	48.45%	1.0320	48.57%	1.0294	50.00%	1.0000
Concord	46.02%	1.0865	45.78%	1.0922	49.22%	1.0158	49.58%	1.0085	NA		50.00%	1.0000
Grass Lake	43.61%	1.1465	48.90%	1.0225	45.91%	1.0891	48.42%	1.0326	NA		50.00%	1.0000
Hanover	48.11%	1.0393	49.30%	1.0142	49.37%	1.0128	49.55%	1.0091	NA		50.00%	1.0000
Henrietta	49.17%	1.0169	43.20%	1.1574	44.04%	1.1353	48.21%	1.0371	NA		50.00%	1.0000
Leoni	46.31%	1.0797	47.44%	1.0540	41.37%	1.2086	47.90%	1.0438	NA		50.00%	1.0000
Liberty	50.95%	0.9814	49.30%	1.0142	49.75%	1.0050	49.18%	1.0167	NA		50.00%	1.0000
Napoleon	45.29%	1.1040	48.61%	1.0286	48.71%	1.0265	48.14%	1.0386	NA		50.00%	1.0000
Norvell	47.20%	1.0593	46.51%	1.0750	49.77%	1.0046	46.34%	1.0790	NA		50.00%	1.0000
Parma	46.30%	1.0799	49.92%	1.0016	58.61%	0.8531	49.54%	1.0093	47.85%	1.0449	50.00%	1.0000
Pulaksi	47.43%	1.0542	46.92%	1.0656	47.82%	1.0456	48.98%	1.0208	NA		50.00%	1.0000
Rives	45.67%	1.0948	48.60%	1.0288	48.01%	1.0414	46.67%	1.0714	NA		50.00%	1.0000
Sandstone	47.53%	1.0520	51.92%	0.9630	45.38%	1.1018	49.27%	1.0148	NA		50.00%	1.0000
Spring Arbor	48.71%	1.0265	45.42%	1.1008	49.79%	1.0042	50.91%	0.9821	NA		50.00%	1.0000
Springport	47.69%	1.0484	45.15%	1.1074	49.10%	1.0183	48.95%	1.0215	NA		50.00%	1.0000
Summit	48.54%	1.0301	48.64%	1.0280	49.14%	1.0175	48.09%	1.0397	48.06%	1.0404	50.00%	1.0000
Tompkins	45.73%	1.0934	43.13%	1.1593	44.21%	1.1310	48.40%	1.0331	NA		50.00%	1.0000
Waterloo	45.58%	1.0970	48.57%	1.0294	46.18%	1.0827	49.19%	1.0165	NA		50.00%	1.0000
City of Jackson	NA		47.24%	1.0584	48.21%	1.0371	47.69%	1.0484	NA		50.00%	1.0000

Tentative ratios & factors are published in compliance with M.C.L. 211.34(a). These figures apply to Assessed Valuations only.
 Taxable Value is equal to the lessor of the Capped Value or the Assessed Value
 Capped Value is calculated using the IRM annually. The 2017 Inflation Rate Multiplier is 1.009 or (0.90%).
 March Board of Review public sessions will begin the week of March 13, 2017.

Ruth A. Scott, MMAO
 Director, Jackson County Equalization Department

2017 JACKSON COUNTY EQUALIZATION REPORT

TOTAL REAL & PERSONAL							
		Valuation					
		Added or Deducted					
UNIT	2017 ASSESSED		2017 EQUALIZED	% OF TOTAL		2016 EQUALIZED	% CHANGE
Blackman	\$562,667,918		\$562,667,918	10.56%		\$548,604,732	2.56%
Columbia	\$478,331,564		\$478,331,564	8.98%		\$464,757,522	2.92%
Concord	\$111,063,500		\$111,063,500	2.08%		\$106,614,119	4.17%
Grass Lake	\$283,787,200		\$283,787,200	5.33%		\$270,305,270	4.99%
Hanover	\$162,013,800		\$162,013,800	3.04%		\$159,898,600	1.32%
Henrietta	\$179,253,151		\$179,253,151	3.36%		\$173,433,826	3.36%
Leoni	\$475,411,686		\$475,411,686	8.92%		\$456,358,907	4.17%
Liberty	\$150,721,600		\$150,721,600	2.83%		\$148,894,900	1.23%
Napoleon	\$264,807,454		\$264,807,454	4.97%		\$257,056,780	3.02%
Norvell	\$168,089,600		\$168,089,600	3.16%		\$158,401,100	6.12%
Parma	\$110,770,600		\$110,770,600	2.08%		\$103,988,400	6.52%
Pulaski	\$84,237,100		\$84,237,100	1.58%		\$81,273,630	3.65%
Rives	\$169,661,200		\$169,661,200	3.18%		\$163,422,500	3.82%
Sandstone	\$160,216,801		\$160,216,801	3.01%		\$151,858,729	5.50%
Spring Arbor	\$240,703,990		\$240,703,990	4.52%		\$239,006,080	0.71%
Springport	\$106,444,512		\$106,444,512	2.00%		\$90,981,401	17.00%
Summit	\$691,707,100		\$691,707,100	12.98%		\$667,861,600	3.57%
Tompkins	\$132,463,121		\$132,463,121	2.49%		\$126,773,768	4.49%
Waterloo	\$145,752,600		\$145,752,600	2.74%		\$141,730,375	2.84%
City of Jackson	\$649,031,744		\$649,031,744	12.18%		\$632,993,400	2.53%
Jackson County Total	\$5,327,136,241	\$0	\$5,327,136,241	100.00%		5,144,215,639	3.56%

2017

JACKSON COUNTY EQUALIZATION REPORT

AGRICULTURAL REAL							
		Valuation					
		Added or Deducted					
UNIT	2017 ASSESSED		2017 EQUALIZED	FACTOR	% OF TOTAL	2016 EQUALIZED	% CHANGE
Blackman	\$5,588,214		\$5,588,214	1.00000	1.29%	\$8,635,505	-35.29%
Columbia	\$20,972,400		\$20,972,400	1.00000	4.83%	\$20,971,300	0.01%
Concord	\$36,015,700		\$36,015,700	1.00000	8.29%	\$33,420,996	7.76%
Grass Lake	\$27,938,100		\$27,938,100	1.00000	6.43%	\$24,360,000	14.69%
Hanover	\$24,836,900		\$24,836,900	1.00000	5.72%	\$24,393,700	1.82%
Henrietta	\$24,451,000		\$24,451,000	1.00000	5.63%	\$24,100,209	1.46%
Leoni	\$16,780,289		\$16,780,289	1.00000	3.86%	\$15,336,214	9.42%
Liberty	\$16,266,200		\$16,266,200	1.00000	3.74%	\$18,171,900	-10.49%
Napoleon	\$13,462,300		\$13,462,300	1.00000	3.10%	\$12,104,282	11.22%
Norvell	\$12,976,300		\$12,976,300	1.00000	2.99%	\$13,267,700	-2.20%
Parma	\$27,674,600		\$27,674,600	1.00000	6.37%	\$25,341,300	9.21%
Pulaski	\$41,007,400		\$41,007,400	1.00000	9.44%	\$38,535,050	6.42%
Rives	\$27,531,900		\$27,531,900	1.00000	6.34%	\$25,314,200	8.76%
Sandstone	\$30,533,700		\$30,533,700	1.00000	7.03%	\$29,473,054	3.60%
Spring Arbor	\$21,913,140		\$21,913,140	1.00000	5.04%	\$21,348,780	2.64%
Springport	\$38,288,312		\$38,288,312	1.00000	8.81%	\$37,035,501	3.38%
Summit	\$3,225,000		\$3,225,000	1.00000	0.74%	\$3,116,600	3.48%
Tompkins	\$27,226,782		\$27,226,782	1.00000	6.27%	\$25,050,320	8.69%
Waterloo	\$17,763,750		\$17,763,750	1.00000	4.09%	\$16,801,500	5.73%
City of Jackson	\$0		\$0	1.00000	0.00%	\$0	0.00%
Jackson County Total	\$434,451,987	\$0	\$434,451,987		100.00%	\$416,778,111	4.24%

2017

JACKSON COUNTY EQUALIZATION
REPORT

COMMERCIAL REAL								
		Valuation						
		Added or Deducted						
UNIT	2017 ASSESSED		2017 EQUALIZED	FACTOR	% OF TOTAL		2016 EQUALIZED	% CHANGE
Blackman	\$194,099,368		\$194,099,368	1.00000	29.66%		\$186,898,477	3.85%
Columbia	\$32,624,700		\$32,624,700	1.00000	4.99%		\$31,571,500	3.34%
Concord	\$5,313,600		\$5,313,600	1.00000	0.81%		\$4,615,650	15.12%
Grass Lake	\$13,235,700		\$13,235,700	1.00000	2.02%		\$12,687,800	4.32%
Hanover	\$3,589,900		\$3,589,900	1.00000	0.55%		\$3,334,200	7.67%
Henrietta	\$4,216,100		\$4,216,100	1.00000	0.64%		\$3,350,144	25.85%
Leoni	\$76,892,121		\$76,892,121	1.00000	11.75%		\$73,443,508	4.70%
Liberty	\$4,036,400		\$4,036,400	1.00000	0.62%		\$3,746,900	7.73%
Napoleon	\$15,846,652		\$15,846,652	1.00000	2.42%		\$15,229,390	4.05%
Norvell	\$3,156,600		\$3,156,600	1.00000	0.48%		\$2,950,100	7.00%
Parma	\$7,091,500		\$7,091,500	1.00000	1.08%		\$7,259,800	-2.32%
Pulaski	\$1,855,600		\$1,855,600	1.00000	0.28%		\$1,645,350	12.78%
Rives	\$6,344,400		\$6,344,400	1.00000	0.97%		\$6,260,200	1.35%
Sandstone	\$6,359,700		\$6,359,700	1.00000	0.97%		\$5,850,280	8.71%
Spring Arbor	\$19,671,960		\$19,671,960	1.00000	3.01%		\$16,852,240	16.73%
Springport	\$2,116,300		\$2,116,300	1.00000	0.32%		\$1,935,600	9.34%
Summit	\$70,527,600		\$70,527,600	1.00000	10.78%		\$68,849,600	2.44%
Tompkins	\$1,998,000		\$1,998,000	1.00000	0.31%		\$1,734,290	15.21%
Waterloo	\$6,802,200		\$6,802,200	1.00000	1.04%		\$6,684,650	1.76%
City of Jackson	\$178,671,980		\$178,671,980	1.00000	27.30%		\$172,269,000	3.72%
Jackson County Total	\$654,450,381	\$0	\$654,450,381		100.00%		\$627,168,679	4.35%

2017

JACKSON COUNTY EQUALIZATION
REPORT

INDUSTRIAL REAL							
		Valuation					
		Added or Deducted					
UNIT	2017 ASSESSED		2017 EQUALIZED	FACTOR	% OF TOTAL	2016 EQUALIZED	% CHANGE
Blackman	\$32,136,624		\$32,136,624	1.00000	19.08%	\$30,583,311	5.08%
Columbia	\$6,377,500		\$6,377,500	1.00000	3.79%	\$6,205,400	2.77%
Concord	\$2,709,700		\$2,709,700	1.00000	1.61%	\$2,591,250	4.57%
Grass Lake	\$8,440,000		\$8,440,000	1.00000	5.01%	\$7,768,200	8.65%
Hanover	\$1,028,000		\$1,028,000	1.00000	0.61%	\$943,800	8.92%
Henrietta	\$1,066,600		\$1,066,600	1.00000	0.63%	\$949,912	12.28%
Leoni	\$14,951,152		\$14,951,152	1.00000	8.87%	\$12,026,580	24.32%
Liberty	\$212,100		\$212,100	1.00000	0.13%	\$212,100	0.00%
Napoleon	\$11,568,600		\$11,568,600	1.00000	6.87%	\$13,431,755	-13.87%
Norvell	\$120,100		\$120,100	1.00000	0.07%	\$121,000	-0.74%
Parma	\$998,700		\$998,700	1.00000	0.59%	\$1,043,400	-4.28%
Pulaski	\$26,600		\$26,600	1.00000	0.02%	\$320,550	-91.70%
Rives	\$1,864,700		\$1,864,700	1.00000	1.11%	\$1,791,500	4.09%
Sandstone	\$14,916,800		\$14,916,800	1.00000	8.85%	\$13,738,243	8.58%
Spring Arbor	\$3,460,650		\$3,460,650	1.00000	2.05%	\$3,473,510	-0.37%
Springport	\$1,063,000		\$1,063,000	1.00000	0.63%	\$1,420,400	-25.16%
Summit	\$10,416,700		\$10,416,700	1.00000	6.18%	\$10,294,400	1.19%
Tompkins	\$1,536,900		\$1,536,900	1.00000	0.91%	\$1,382,910	11.14%
Waterloo	\$911,700		\$911,700	1.00000	0.54%	\$1,768,000	-48.43%
City of Jackson	\$54,661,700		\$54,661,700	1.00000	32.45%	\$52,782,050	3.56%
Jackson County Total	\$168,467,826	\$0	\$168,467,826		100.00%	\$162,848,271	3.45%

2017 JACKSON COUNTY EQUALIZATION REPORT

RESIDENTIAL REAL							
		Valuation					
		Added or Deducted					
UNIT	2017 ASSESSED		2017 EQUALIZED	FACTOR	% OF TOTAL	2016 EQUALIZED	% CHANGE
Blackman	\$242,316,066		\$242,316,066	1.00000	6.76%	\$231,259,115	4.78%
Columbia	\$400,365,764		\$400,365,764	1.00000	11.17%	\$389,179,922	2.87%
Concord	\$61,374,300		\$61,374,300	1.00000	1.71%	\$60,537,603	1.38%
Grass Lake	\$222,460,700		\$222,460,700	1.00000	6.20%	\$212,748,100	4.57%
Hanover	\$125,240,800		\$125,240,800	1.00000	3.49%	\$123,985,500	1.01%
Henrietta	\$144,819,851		\$144,819,851	1.00000	4.04%	\$140,486,003	3.08%
Leoni	\$339,174,908		\$339,174,908	1.00000	9.46%	\$327,519,641	3.56%
Liberty	\$125,382,300		\$125,382,300	1.00000	3.50%	\$121,822,100	2.92%
Napoleon	\$209,411,946		\$209,411,946	1.00000	5.84%	\$200,201,824	4.60%
Norvell	\$141,648,900		\$141,648,900	1.00000	3.95%	\$131,143,500	8.01%
Parma	\$59,301,000		\$59,301,000	1.00000	1.65%	\$58,475,900	1.41%
Pulaski	\$38,850,500		\$38,850,500	1.00000	1.08%	\$38,275,000	1.50%
Rives	\$113,959,100		\$113,959,100	1.00000	3.18%	\$106,870,900	6.63%
Sandstone	\$96,197,801		\$96,197,801	1.00000	2.68%	\$95,326,433	0.91%
Spring Arbor	\$186,625,440		\$186,625,440	1.00000	5.21%	\$188,374,550	-0.93%
Springport	\$30,510,800		\$30,510,800	1.00000	0.85%	\$30,332,400	0.59%
Summit	\$578,481,500		\$578,481,500	1.00000	16.13%	\$558,792,800	3.52%
Tompkins	\$69,550,539		\$69,550,539	1.00000	1.94%	\$67,056,048	3.72%
Waterloo	\$106,597,050		\$106,597,050	1.00000	2.97%	\$103,018,825	3.47%
City of Jackson	\$293,014,064		\$293,014,064	1.00000	8.17%	\$284,552,250	2.97%
Jackson County Total	\$3,585,283,329	\$0	\$3,585,283,329		100.00%	\$3,469,958,414	3.32%

2017 JACKSON COUNTY EQUALIZATION REPORT

DEVELOPMENTAL REAL							
		Valuation					
		Added or Deducted					
UNIT	2017 ASSESSED		2017 EQUALIZED	FACTOR	% OF TOTAL	2016 EQUALIZED	% CHANGE
Blackman	\$0		\$0	1.00000	0.00%	\$1,750,490	-100.00%
Columbia	\$1,424,300		\$1,424,300	1.00000	41.93%	\$1,396,700	1.98%
Concord	\$0		\$0	1.00000	0.00%	\$0	0.00%
Grass Lake	\$0		\$0	1.00000	0.00%	\$0	0.00%
Hanover	\$0		\$0	1.00000	0.00%	\$0	0.00%
Henrietta	\$0		\$0	1.00000	0.00%	\$0	0.00%
Leoni	\$0		\$0	1.00000	0.00%	\$0	0.00%
Liberty	\$0		\$0	1.00000	0.00%	\$0	0.00%
Napoleon	\$0		\$0	1.00000	0.00%	\$0	0.00%
Norvell	\$0		\$0	1.00000	0.00%	\$0	0.00%
Parma	\$0		\$0	1.00000	0.00%	\$402,400	-100.00%
Pulaski	\$0		\$0	1.00000	0.00%	\$0	0.00%
Rives	\$0		\$0	1.00000	0.00%	\$0	0.00%
Sandstone	\$0		\$0	1.00000	0.00%	\$0	0.00%
Spring Arbor	\$0		\$0	1.00000	0.00%	\$0	0.00%
Springport	\$0		\$0	1.00000	0.00%	\$0	0.00%
Summit	\$1,972,800		\$1,972,800	1.00000	58.07%	\$1,912,300	3.16%
Tompkins			\$0	1.00000	0.00%	\$0	0.00%
Waterloo			\$0	1.00000	0.00%	\$0	0.00%
City of Jackson			\$0	1.00000	0.00%	\$0	0.00%
Jackson County Total	\$3,397,100	\$0	\$3,397,100		100.00%	\$5,461,890	-37.80%

2017 JACKSON COUNTY EQUALIZATION REPORT

TOTAL REAL PROPERTY							
		Valuation					
		Added or Deducted					
UNIT	2015 ASSESSED		2015 EQUALIZED	% OF TOTAL		2016 EQUALIZED	
						% CHANGE	
Blackman	\$474,140,272		\$474,140,272	9.78%		459,126,898	3.27%
Columbia	\$461,764,664		\$461,764,664	9.53%		449,324,822	2.77%
Concord	\$105,413,300		\$105,413,300	2.18%		101,165,499	4.20%
Grass Lake	\$272,074,500		\$272,074,500	5.61%		257,564,100	5.63%
Hanover	\$154,695,600		\$154,695,600	3.19%		152,657,200	1.34%
Henrietta	\$174,553,551		\$174,553,551	3.60%		168,886,268	3.36%
Leoni	\$447,798,470		\$447,798,470	9.24%		428,325,943	4.55%
Liberty	\$145,897,000		\$145,897,000	3.01%		143,953,000	1.35%
Napoleon	\$250,289,498		\$250,289,498	5.16%		240,967,251	3.87%
Norvell	\$157,901,900		\$157,901,900	3.26%		147,482,300	7.06%
Parma	\$95,065,800		\$95,065,800	1.96%		92,522,800	2.75%
Pulaski	\$81,740,100		\$81,740,100	1.69%		78,775,950	3.76%
Rives	\$149,700,100		\$149,700,100	3.09%		140,236,800	6.75%
Sandstone	\$148,008,001		\$148,008,001	3.05%		144,388,010	2.51%
Spring Arbor	\$231,671,190		\$231,671,190	4.78%		230,049,080	0.71%
Springport	\$71,978,412		\$71,978,412	1.49%		70,723,901	1.77%
Summit	\$664,623,600		\$664,623,600	13.71%		642,965,700	3.37%
Tompkins	\$100,312,221		\$100,312,221	2.07%		95,223,568	5.34%
Waterloo	\$132,074,700		\$132,074,700	2.73%		128,272,975	2.96%
City of Jackson	\$526,347,744		\$526,347,744	10.86%		509,603,300	3.29%
Jackson County Total	\$4,846,050,623	\$0	\$4,846,050,623	100.00%		4,682,215,365	3.50%

**2017
JACKSON COUNTY
EQUALIZATION
REPORT**

PERSONAL PROPERTY							
		Valuation					
		Added or Deducted					
UNIT	2017 ASSESSED		2017 EQUALIZED	FACTOR	% OF TOTAL	2016 EQUALIZED	% CHANGE
Blackman	\$88,527,646		\$88,527,646	1.00000	18.40%	\$89,477,834	-1.06%
Columbia	\$16,566,900		\$16,566,900	1.00000	3.44%	\$15,432,700	7.35%
Concord	\$5,650,200		\$5,650,200	1.00000	1.17%	\$5,448,620	3.70%
Grass Lake	\$11,712,700		\$11,712,700	1.00000	2.43%	\$12,741,170	-8.07%
Hanover	\$7,318,200		\$7,318,200	1.00000	1.52%	\$7,241,400	1.06%
Henrietta	\$4,699,600		\$4,699,600	1.00000	0.98%	\$4,547,558	3.34%
Leoni	\$27,613,216		\$27,613,216	1.00000	5.74%	\$28,032,964	-1.50%
Liberty	\$4,824,600		\$4,824,600	1.00000	1.00%	\$4,941,900	-2.37%
Napoleon	\$14,517,956		\$14,517,956	1.00000	3.02%	\$16,089,529	-9.77%
Norvell	\$10,187,700		\$10,187,700	1.00000	2.12%	\$10,918,800	-6.70%
Parma	\$15,704,800		\$15,704,800	1.00000	3.26%	\$11,465,600	36.97%
Pulaski	\$2,497,000		\$2,497,000	1.00000	0.52%	\$2,497,680	-0.03%
Rives	\$19,961,100		\$19,961,100	1.00000	4.15%	\$23,185,700	-13.91%
Sandstone	\$12,208,800		\$12,208,800	1.00000	2.54%	\$7,470,719	63.42%
Spring Arbor	\$9,032,800		\$9,032,800	1.00000	1.88%	\$8,957,000	0.85%
Springport	\$34,466,100		\$34,466,100	1.00000	7.16%	\$20,257,500	70.14%
Summit	\$27,083,500		\$27,083,500	1.00000	5.63%	\$24,895,900	8.79%
Tompkins	\$32,150,900		\$32,150,900	1.00000	6.68%	\$31,550,200	1.90%
Waterloo	\$13,677,900		\$13,677,900	1.00000	2.84%	\$13,457,400	1.64%
City of Jackson	\$122,684,000		\$122,684,000	1.00000	25.50%	\$123,390,100	-0.57%
Jackson County Total	\$481,085,618		\$481,085,618		100.00%	\$462,000,274	4.13%

Personal and Real Property - TOTALS

JACKSON COUNTY

Statement of acreage and valuation in the year 2017 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

	Number of Acres Assessed	Total Real Property Valuations (Totals from Pages 2 and 3)		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
BLACKMAN	21,358	474,140,272	474,140,272	88,527,646	88,527,646	562,667,918	562,667,918
COLUMBIA	23,617	461,764,664	461,764,664	16,566,900	16,566,900	478,331,564	478,331,564
CONCORD	22,432	105,413,300	105,413,300	5,650,200	5,650,200	111,063,500	111,063,500
GRASS LAKE	30,733	272,074,500	272,074,500	11,712,700	11,712,700	283,787,200	283,787,200
HANOVER	22,900	154,695,600	154,695,600	7,318,200	7,318,200	162,013,800	162,013,800
HENRIETTA	22,737	174,553,551	174,553,551	4,699,600	4,699,600	179,253,151	179,253,151
LEONI	32,800	447,798,470	447,798,470	27,613,216	27,613,216	475,411,686	475,411,686
LIBERTY	22,164	145,897,000	145,897,000	4,824,600	4,824,600	150,721,600	150,721,600
NAPOLEON	19,825	250,289,498	250,289,498	14,517,956	14,517,956	264,807,454	264,807,454
NORVELL	19,450	157,901,900	157,901,900	10,187,700	10,187,700	168,089,600	168,089,600
PARMA	24,325	95,065,800	95,065,800	15,704,800	15,704,800	110,770,600	110,770,600
PULASKI	23,307	81,740,100	81,740,100	2,497,000	2,497,000	84,237,100	84,237,100
RIVES	22,475	149,700,100	149,700,100	19,961,100	19,961,100	169,661,200	169,661,200
SANDSTONE	23,624	148,008,001	148,008,001	12,208,800	12,208,800	160,216,801	160,216,801
SPRING ARBOR	22,128	231,671,190	231,671,190	9,032,800	9,032,800	240,703,990	240,703,990
SPRINGPORT	23,447	71,978,412	71,978,412	34,466,100	34,466,100	106,444,512	106,444,512
SUMMIT	18,316	664,623,600	664,623,600	27,083,500	27,083,500	691,707,100	691,707,100
TOMPKINS	22,731	100,312,221	100,312,221	32,150,900	32,150,900	132,463,121	132,463,121
WATERLOO	25,730	132,074,700	132,074,700	13,677,900	13,677,900	145,752,600	145,752,600
JACKSON	7,035	526,347,744	526,347,744	122,684,000	122,684,000	649,031,744	649,031,744
Totals for County	451,133	4,846,050,623	4,846,050,623	481,085,618	481,085,618	5,327,136,241	5,327,136,241

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF JACKSON COUNTY, MICHIGAN

WE HEREBY CERTIFY That the foregoing is a true statement of the number of acres of land in each township and city in the County of Jackson and of the value of the real property and of the personal property in each township and city in said county as assessed in the year 2017, and of the aggregate valuation of the real property and personal property in each township and city in said county as equalized by the Board of Commissioners of said county on the 18th day of April 2017 at a meeting of said board held in pursuant to the provisions of Sections 209.1 - 209.8 MCL. We 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. of 255 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 at Jackson, Michigan this 18th day of April , 2017 .

Director of County Equalization Department

Chairperson of Board of Commissioners

Clerk of Board of Commissioners

Equalized Valuations - Real

JACKSON 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							
(COL. 1) AGRICULTURE	(COL. 2) COMMERCIAL	(COL. 3) INDUSTRIAL	(COL. 4) RESIDENTIAL	(COL. 5) TIMBER-CUTOVER	(COL. 6) DEVELOPMENTAL	(COL. 7) TOTAL REAL PROPERTY	
BLACKMAN	5,588,214	194,099,368	32,136,624	242,316,066	0	0	474,140,272
COLUMBIA	20,972,400	32,624,700	6,377,500	400,365,764	0	1,424,300	461,764,664
CONCORD	36,015,700	5,313,600	2,709,700	61,374,300	0	0	105,413,300
GRASS LAKE	27,938,100	13,235,700	8,440,000	222,460,700	0	0	272,074,500
HANOVER	24,836,900	3,589,900	1,028,000	125,240,800	0	0	154,695,600
HENRIETTA	24,451,000	4,216,100	1,066,600	144,819,851	0	0	174,553,551
LEONI	16,780,289	76,892,121	14,951,152	339,174,908	0	0	447,798,470
LIBERTY	16,266,200	4,036,400	212,100	125,382,300	0	0	145,897,000
NAPOLEON	13,462,300	15,846,652	11,568,600	209,411,946	0	0	250,289,498
NORVELL	12,976,300	3,156,600	120,100	141,648,900	0	0	157,901,900
PARMA	27,674,600	7,091,500	998,700	59,301,000	0	0	95,065,800
PULASKI	41,007,400	1,855,600	26,600	38,850,500	0	0	81,740,100
RIVES	27,531,900	6,344,400	1,864,700	113,959,100	0	0	149,700,100
SANDSTONE	30,533,700	6,359,700	14,916,800	96,197,801	0	0	148,008,001
SPRING ARBOR	21,913,140	19,671,960	3,460,650	186,625,440	0	0	231,671,190
SPRINGPORT	38,288,312	2,116,300	1,063,000	30,510,800	0	0	71,978,412
SUMMIT	3,225,000	70,527,600	10,416,700	578,481,500	0	1,972,800	664,623,600
TOMPKINS	27,226,782	1,998,000	1,536,900	69,550,539	0	0	100,312,221
WATERLOO	17,763,750	6,802,200	911,700	106,597,050	0	0	132,074,700
JACKSON	0	178,671,980	54,661,700	293,014,064	0	0	526,347,744
Totals for County	434,451,987	654,450,381	168,467,826	3,585,283,329	0	3,397,100	4,846,050,623

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF JACKSON COUNTY, MICHIGAN

WE HEREBY CERTIFY that the foregoing is a true statement of the equalized valuations of real property classifications in each township and city in the County of Jackson in the year 2017, as determined by the Board of Commissioners of said county on the 18th day of April 2017 at a meeting of said board held in pursuant to the provisions of Sections 209.1 - 209.8, MCL. We 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. 255 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 at Jackson, Michigan this 18th day of April, 2017.

Director of County Equalization Department

Chairperson of Board of Commissioners

Clerk of Board of Commissioners

Assessed Valuations - Real

JACKSON 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						
(COL. 1) AGRICULTURE	(COL. 2) COMMERCIAL	(COL. 3) INDUSTRIAL	(COL. 4) RESIDENTIAL	(COL. 5) TIMBER-CUTOVER	(COL. 6) DEVELOPMENTAL	(COL. 7) TOTAL REAL PROPERTY
BLACKMAN	5,588,214	194,099,368	32,136,624	242,316,066		474,140,272
COLUMBIA	20,972,400	32,624,700	6,377,500	400,365,764	1,424,300	461,764,664
CONCORD	36,015,700	5,313,600	2,709,700	61,374,300		105,413,300
GRASS LAKE	27,938,100	13,235,700	8,440,000	222,460,700		272,074,500
HANOVER	24,836,900	3,589,900	1,028,000	125,240,800		154,695,600
HENRIETTA	24,451,000	4,216,100	1,066,600	144,819,851		174,553,551
LEONI	16,780,289	76,892,121	14,951,152	339,174,908		447,798,470
LIBERTY	16,266,200	4,036,400	212,100	125,382,300		145,897,000
NAPOLEON	13,462,300	15,846,652	11,568,600	209,411,946		250,289,498
NORVELL	12,976,300	3,156,600	120,100	141,648,900		157,901,900
PARMA	27,674,600	7,091,500	998,700	59,301,000		95,065,800
PULASKI	41,007,400	1,855,600	26,600	38,850,500		81,740,100
RIVES	27,531,900	6,344,400	1,864,700	113,959,100		149,700,100
SANDSTONE	30,533,700	6,359,700	14,916,800	96,197,801		148,008,001
SPRING ARBOR	21,913,140	19,671,960	3,460,650	186,625,440		231,671,190
SPRINGPORT	38,288,312	2,116,300	1,063,000	30,510,800		71,978,412
SUMMIT	3,225,000	70,527,600	10,416,700	578,481,500	1,972,800	664,623,600
TOMPKINS	27,226,782	1,998,000	1,536,900	69,550,539		100,312,221
WATERLOO	17,763,750	6,802,200	911,700	106,597,050		132,074,700
JACKSON	0	178,671,980	54,661,700	293,014,064		526,347,744
Totals for County	434,451,987	654,450,381	168,467,826	3,585,283,329	0	4,846,050,623

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF JACKSON COUNTY, MICHIGAN

WE HEREBY CERTIFY That the foregoing is a true statement of the assessed valuations of real property classifications in each township and city in the County of Jackson in the year 2017, as determined by the Board of Commissioners of said county on the 18th day of April 2017 at a meeting of said board held in pursuant to the provisions of Sections 209.1 - 209.8, MCL. We 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. 255 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 at Jackson, Michigan this 18th day of April, 2017.

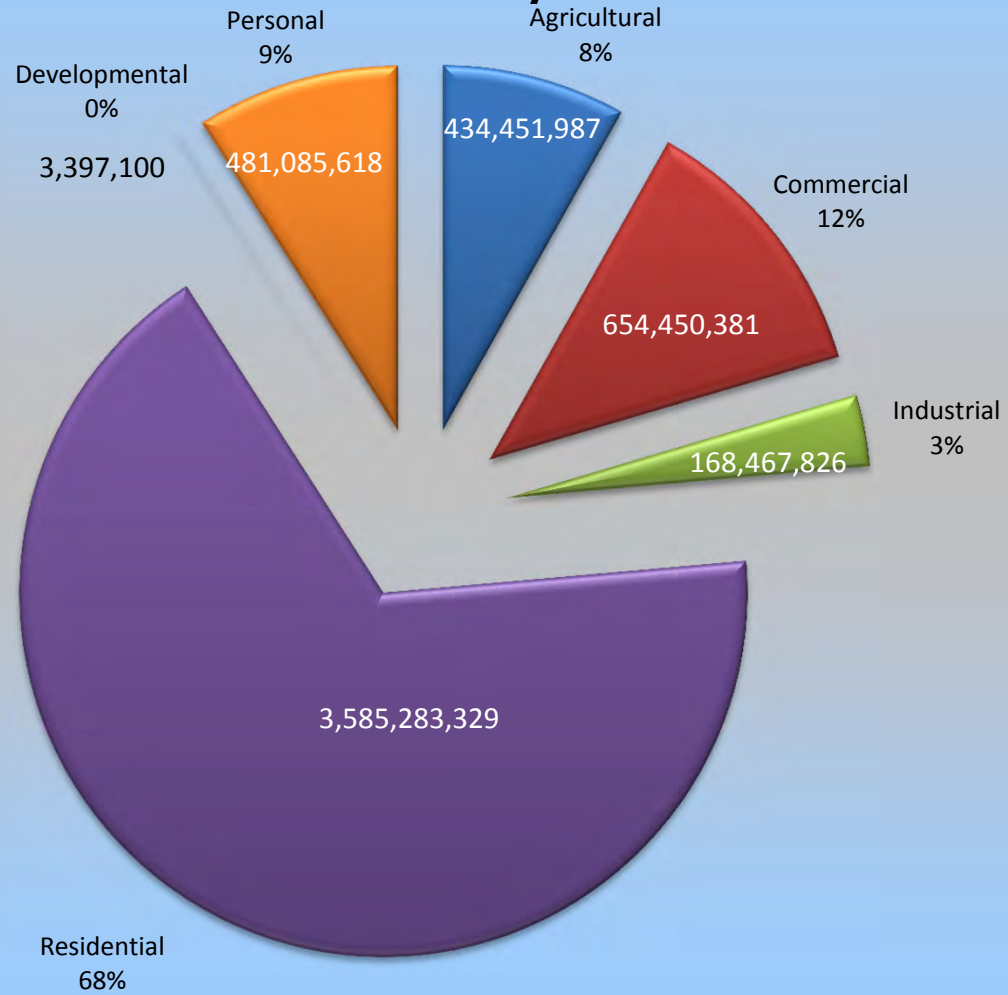
Director of County Equalization Department

Chairperson of Board of Commissioners

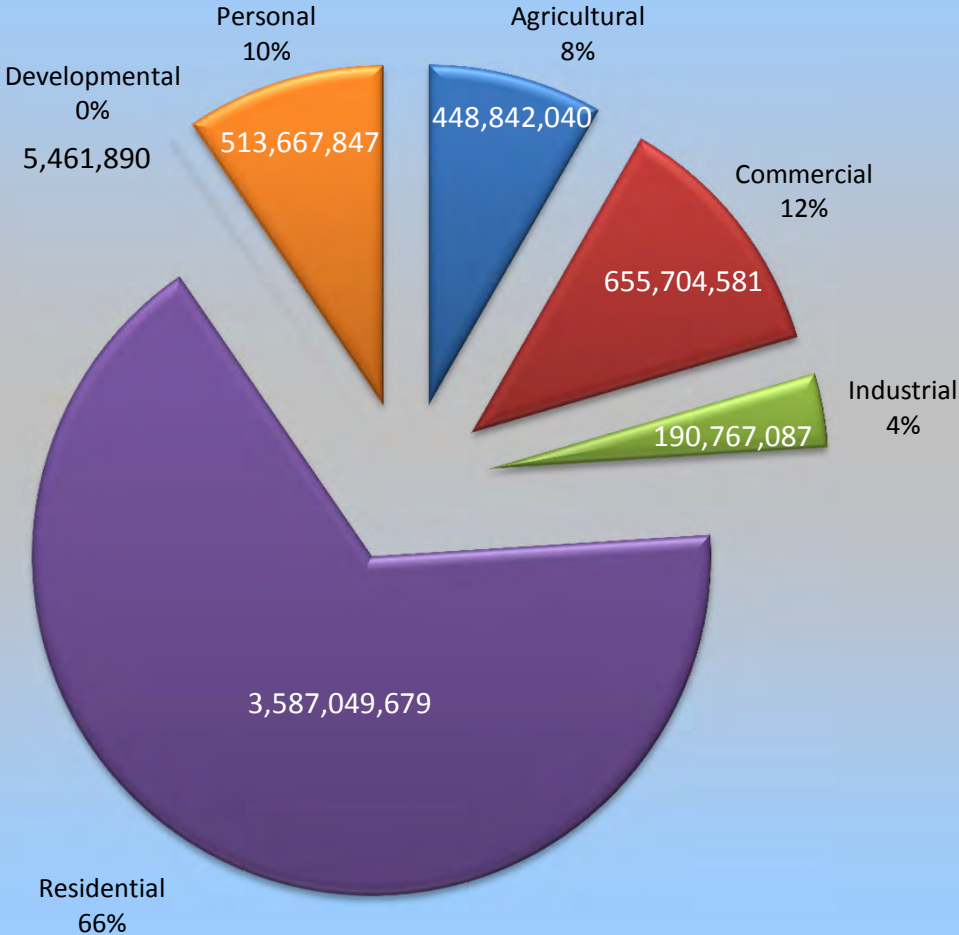
Clerk of Board of Commissioners

2017 Ad Valorem Equalized Values by Class

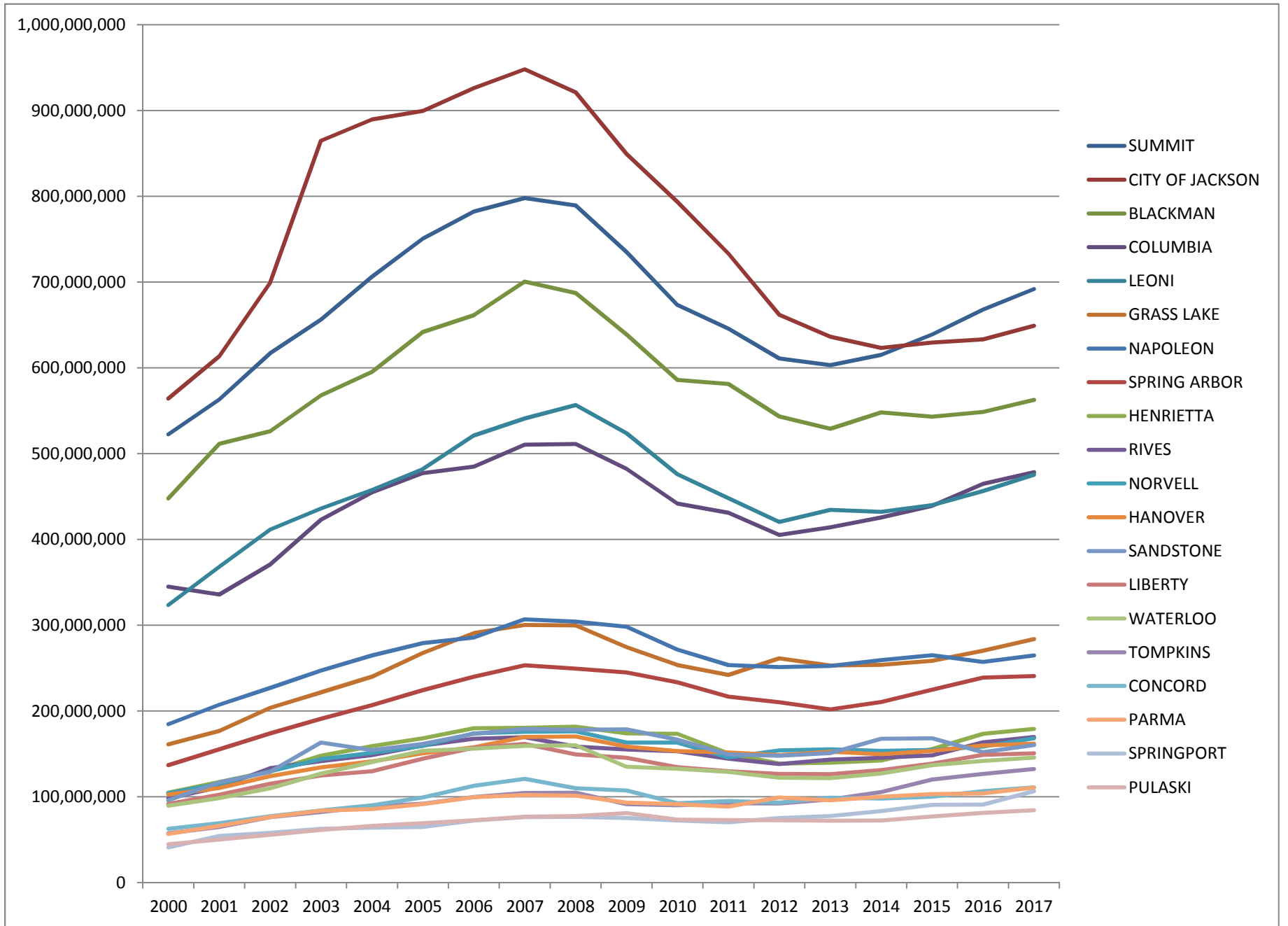
Jackson County



2017 Ad Valorem and Special Acts Values by Class



ASSESSED VALUE HISTORY BY TOWNSHIP - 18 YEARS



TAXABLE VALUE HISTORY BY TOWNSHIP - 18 YEARS

