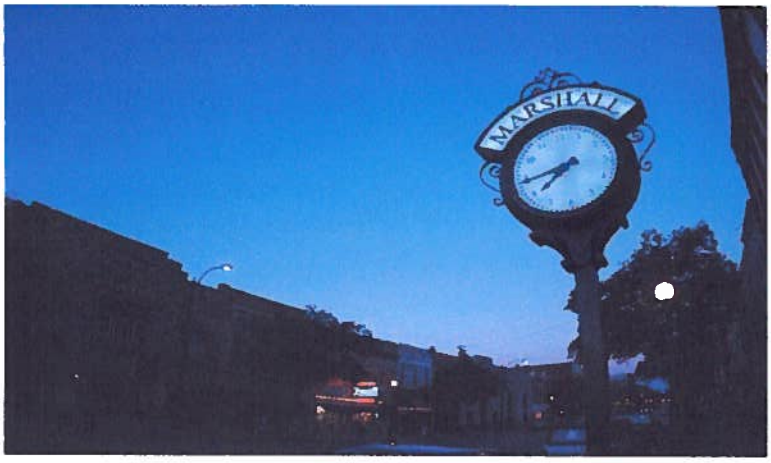

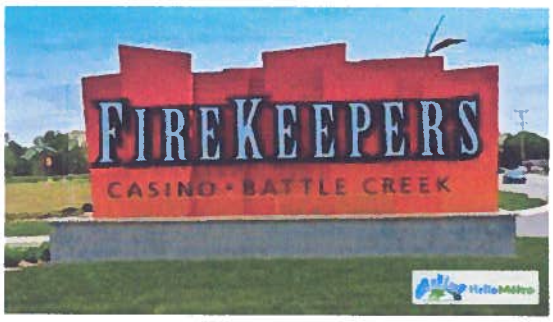

CALHOUN COUNTY
2011 EQUALIZATION REPORT

Prepared for
CALHOUN COUNTY BOARD OF COMMISSIONERS

BY

Bonnie Payton, MMAO
Director Of Equalization
and staff

Calhoun County Equalization Department

315 W Green St.

Marshall, Michigan 49068

Art Kale, Chairman
Calhoun County Board of Commissioners

Anne B. Norlander
Calhoun County Clerk/Register of Deeds

CALHOUN COUNTY BOARD OF COMMISSIONERS

RESOLUTION TO ADOPT THE 2011 COUNTY EQUALIZATION REPORT AS SUBMITTED

WHEREAS, the Equalization Department has examined the assessment rolls of the 19 Townships and four Cities within Calhoun County to determine whether the real and personal property in the respective Townships and Cities has been equally and uniformly assessed; and

WHEREAS, based on this examination and studies it conducted, the Equalization Department has prepared and presented to the County Board of Commissioners the attached 2011 Equalization Report; and

WHEREAS, said Equalization Report presents recommended County equalized valuations for each of the 19 Townships and four Cities within the County; and

WHEREAS, the recommended County equalized valuations were determined by adding to or deducting from the assessed valuations of taxable property in the 19 Townships and four Cities within the County an amount which represents true cash value.

NOW, THEREFORE BE IT RESOLVED, that the Calhoun County Board of Commissioners accepts and adopts the recommended County equalized valuations presented in the 2011 Equalization Report prepared by the Calhoun County Equalization Department for a total 2011 equalized valuation of real and personal property of $4,176,028,729 with the breakdown of equalized valuation by property classification as follows:

Agricultural Real Property	$426,136,411
Commercial Real Property	$591,242,198
Industrial Real Property	$181,848,912
Residential Real Property	$2,424,585,931
Developmental Real Property	$2,549,860
Total Real Property	$3,626,363,312
Total Personal Property	$549,665,417
Total Real and Personal Property	$4,176,028,729

BE IT FURTHER RESOLVED, that the Calhoun County Board Chairperson and the County Clerk/Register of Deeds are authorized to sign the report; further, that the County Administrator/Controller and the Equalization Director/Deputy Director are authorized to represent Calhoun County at both preliminary and final State equalization sessions, if deemed necessary.

2011 CALHOUN COUNTY EQUALIZATION REPORT

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CALHOUN COUNTY
EQUALIZATION DEPARTMENT

315 W. Green St.
Marshall, MI 49068

Office (269) 781-0745
Fax (269) 781-0647

TO: Calhoun County Board of Commissioners

FROM: Bonnie Payton, Equalization Director

DATE: April 12, 2011

RE: 2011 Equalization Report

Ladies and Gentlemen:

The Calhoun County Equalization Department has prepared the attached report of values within the 19 townships and 4 cities in the county. The values as shown are extracted from the local governmental unit 2011 assessment rolls and have been further equalized to compensate for any inequalities between jurisdictions as is required by Section 211.34 of the Michigan Compiled Laws.

The 2011 values as indicated by this report reflect a 3.71% decrease in equalized value overall when compared to the 2010 values. The total county equalized value projected is **FOUR BILLION, ONE HUNDRED SEVENTY-SIX MILLION, TWENTY-EIGHT THOUSAND, SEVEN HUNDRED TWENTY-NINE DOLLARS ($4,176,028,729).**

I would like to commend the Equalization Department staff and each of the County's Assessing Officers for their dedication and hard work, without which, this report would not have been possible.

Respectfully submitted,

Bonnie Payton

Bonnie Payton, MMAO
Director of Equalization

CALHOUN COUNTY

BOARD OF COMMISSIONERS

DISTRICT #1	MARK BEHNKE
DISTRICT #2	TERRIS TODD
DISTRICT #3	JIM HAADSMA
DISTRICT #4	STEVE FRISBIE
DISTRICT #5	JULIE CAMP
DISTRICT #6	BLAINE VANSICKLE
DISTRICT #7	ART KALE

ASSESSING OFFICERS

ALBION TWP	TOM FRANK
ATHENS TWP	MARCIA BAIL
BEDFORD TWP	REBECCA FIELDS
BURLINGTON TWP	DAN BRUNNER
CLARENCE TWP	DAVID VERAMAY
CLARENDON TWP	ROBYN KULIKOWSKI
CONVIS TWP	ROBYN KULIKOWSKI
ECKFORD TWP	DAN BRUNNER
EMMETT TWP	MICHAEL LESLIE
FREDONIA TWP	ROGER SMITH
HOMER TWP	DAN BRUNNER
LEE TWP	ROGER SMITH
LEROY TWP	JOYCE FOONDLE
MARENGO TWP	ROBYN KULIKOWSKI
MARSHALL TWP	ROBYN KULIKOWSKI
NEWTON TWP	JOYCE FOONDLE
PENNFIELD TWP	DAN BRUNNER
SHERIDAN TWP	ROBYN KULIKOWSKI
TEKONSHA TWP	MARCIA BAIL
ALBION CITY	SHANNON HAIGHT
BATTLE CREEK CITY	STEVEN HUDSON
MARSHALL CITY	JAMES LIPPINCOTT
SPRINGFIELD CITY	DAN BRUNNER

EQUALIZATION DEPARTMENT

DIRECTOR	BONNIE PAYTON
DEPUTY DIRECTOR	JOHN HIPPENSTEEL
SENIOR APPRAISER	JEANNE CORTRIGHT
APPRAISER	PATTI OSTROWSKI
APPRAISER	MARIE BOOTON
GIS COORDINATOR	BRENT THELEN

Michigan Dept. of Treaury - STC
3127(Rev. 01-10)

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 Deputy Director of Calhoun County

RE: State Assessor Certification of Preparer of the required Recommended County Equalized Valuations for Calhoun County for year 2011.

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 Deputy Director.

I have been granted authorization from the State Tax Commission to sign as an assessor at the level required for the county by Michigan Complied Laws 211.10d and the rules of the State Tax Commission.

The State Tax Commission requires a **MMAO** State Assessors Certification for this county.

I am certified as a **MMAO** 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 Calhoun County.

Agricultural	426,136,411	Timber-Cutover	0
Commercial	591,242,198	Developmental	2,549,860
Industrial	181,848,912	Total Real Property	3,626,363,312
Residential	2,424,585,931	Personal Property	549,665,417
		Total Real and Personal Property	4,176,028,729

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
P.O. Box 30790
Lansing, Michigan 48909-7971

Signature of Equalization Director Bonnie Payton, MMAO (4)	Date
Bonnie Payton	April 12, 2011

COUNTY EQUALIZED VALUE			% Taxable Value to Equalized Value	COUNTY TAXABLE VALUE		
YEAR	EQUALIZED VALUE	% CHANGE		YEAR	TAXABLE VALUE	% CHANGE
2008	4,553,178,897		81.80%	2008	3,724,578,452	
2009	4,578,712,887	0.56	84.07%	2009	3,849,508,652	3.35
2010	4,336,796,209	(5.28)	85.56%	2010	3,710,386,490	(3.61)
2011	4,176,028,729	(3.71)	86.91%	2011	3,629,245,779	(2.19)

2011 REAL EQUALIZED VALUE
3,626,363,312 86.84%

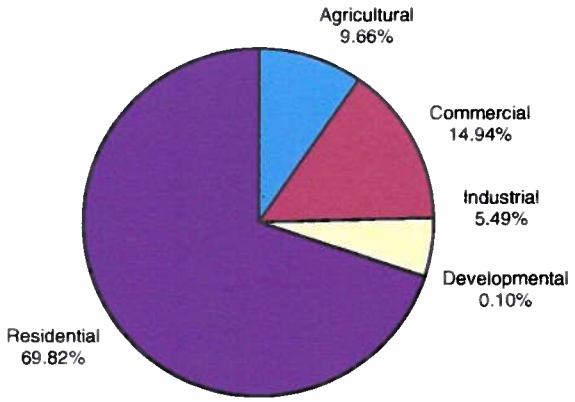
2011 REAL TAXABLE VALUE
3,081,425,758 84.91%

2011 PERSONAL EQUALIZED VALUE
549,665,417 13.16%

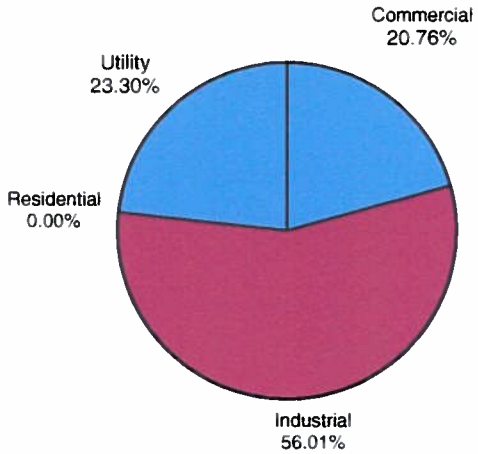
2011 PERSONAL TAXABLE VALUE
547,820,021 15.09%

CONTRIBUTION OF VALUE BY PROPERTY CLASS

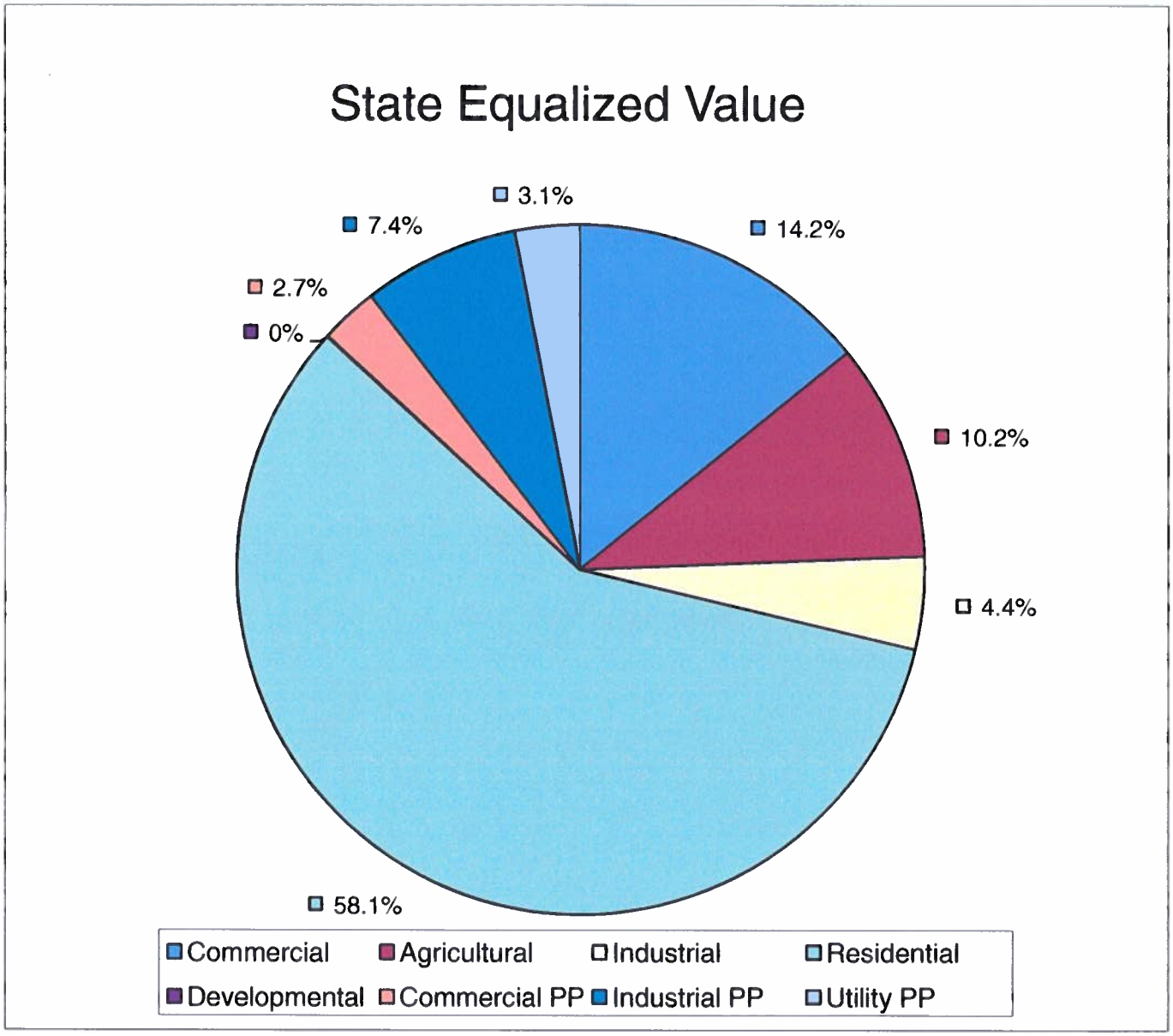
2010 REAL EQUALIZED VALUE



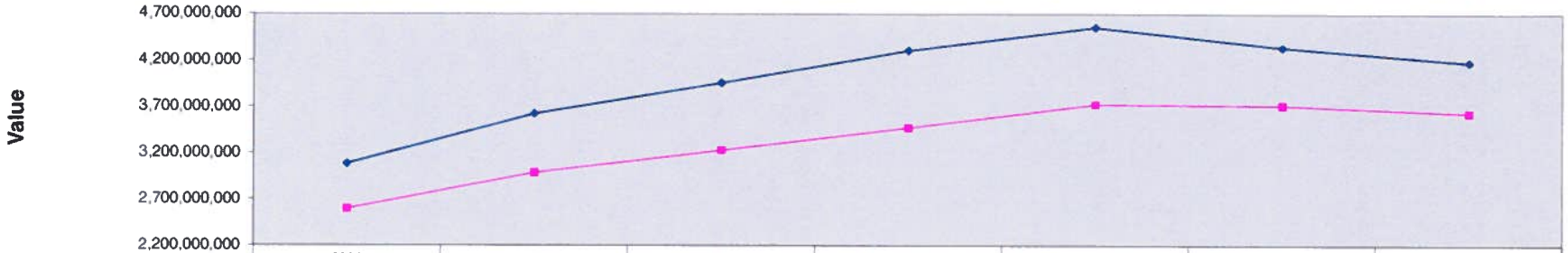
2010 PERSONAL EQUALIZED VALUE



Value by Classification
Real and Personal
Calhoun County 2011



EQUALIZED VALUE COMPARED WITH TAXABLE VALUE



	2000	2002	2004	2006	2008	2010	2011
Assessed Value	3,081,994,046	3,620,388,293	3,953,970,561	4,305,027,216	4,553,178,897	4,336,796,209	4,176,028,729
Taxable Value	2,597,305,710	2,982,437,725	3,228,412,954	3,470,883,407	3,724,578,452	3,710,386,490	3,629,245,779
% Difference	15.73%	17.62%	18.35%	19.38%	18.20%	14.44%	13.09%

2011 CPI

This is the inflation rate used in the 2011 Capped Value Formula

The following information is from the Calhoun County Equalization Department
In accordance with the STC bulletin on Board of Review Changes:

MCL 211.34d defines the calculation for the Inflation Rate Multiplier. The statue states in part:

> (1) "Inflation rate" means the ratio of the general price level for the state fiscal year ending in the calendar year immediately preceding the current year divided by the general price level for the state fiscal year ending in the calendar year before the year immediately preceding the current year.
> Further in (f) it states "General price level" means the annual average of the 12 monthly values for the United States consumer price index for all urban consumers as defined and officially reported by the United States department if labor, bureau of labor statistics.

Based on this statutory requirement the calculation for 2011 is a follows:

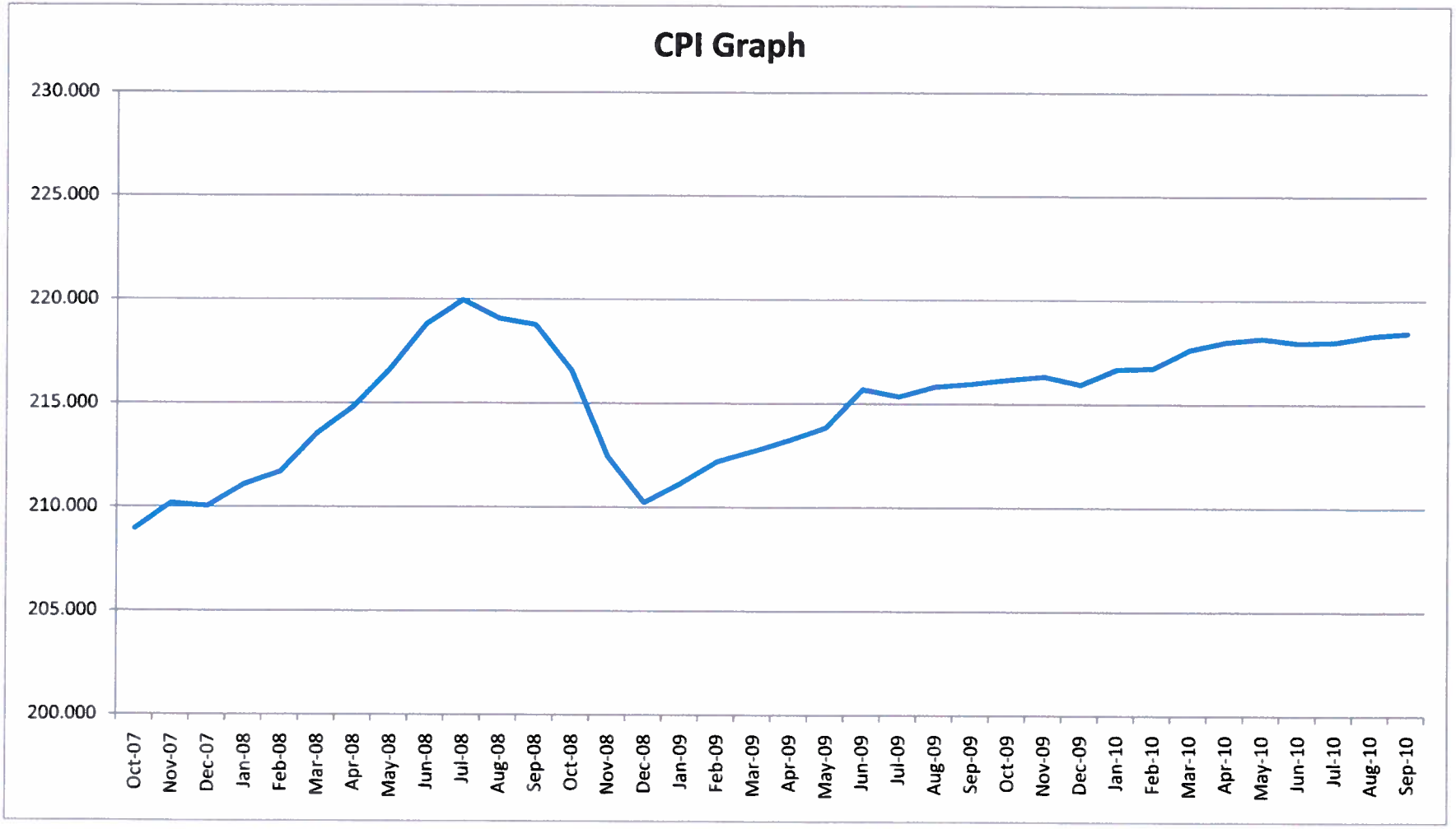
1. The 12 monthly values for October 2008 through September 2009 are averaged.
2. The 12 monthly values for October 2009 through September 2010 are averaged.
3. The ratio is calculated by dividing the average of column 2 by the average of column 1.

The specific numbers from the Department of Labor, Bureau of Labor Statistics are as follows based on numbers compiled by the Calhoun County Equalization Department.

Oct-06	201.800	Oct-07	208.936	Oct-08	216.573	Oct-09	216.177
Nov-06	201.500	Nov-07	210.177	Nov-08	212.425	Nov-09	216.330
Dec-06	201.800	Dec-07	210.036	Dec-08	210.228	Dec-09	215.949
Jan-07	202.416	Jan-08	211.080	Jan-09	211.143	Jan-10	216.687
Feb-07	203.499	Feb-08	211.693	Feb-09	212.193	Feb-10	216.741
Mar-07	205.352	Mar-08	213.528	Mar-09	212.709	Mar-10	217.631
Apr-07	206.686	Apr-08	214.823	Apr-09	213.240	Apr-10	218.009
May-07	207.949	May-08	216.632	May-09	213.856	May-10	218.178
Jun-07	208.352	Jun-08	218.815	Jun-09	215.693	Jun-10	217.965
Jul-07	208.299	Jul-08	219.964	Jul-09	215.351	Jul-10	218.011
Aug-07	207.917	Aug-08	219.086	Aug-09	215.834	Aug-10	218.312
Sep-07	208.490	Sep-08	218.783	Sep-09	215.969	Sep-10	218.439
Average	**205.338**		**214.463**		**213.768**		**217.369**
		2009 Multiplier Ration	**1.044**	**2010 Multiplier Ration**	**0.997**	**2011 Multiplier Ration**	**1.017**
		% Change	**4.4%**	**% Change**	**-0.3%**	**% Change**	**1.7%**

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

Furthermore,
Local units <u>cannot</u> develop or adopt or use an inflation rate multiplier other than 1.017 in 2011.
It is not acceptable for Local units to indicate to taxpayers that you do not know how the multiplier is developed.


CPI Graph
230.000
225.000
220.000
215.000
210.000
205.000
200.000
Oct-07
Nov-07
Dec-07
Jan-08
Feb-08
Mar-08
Apr-08
May-08
Jun-08
Jul-08
Aug-08
Sep-08
Oct-08
Nov-08
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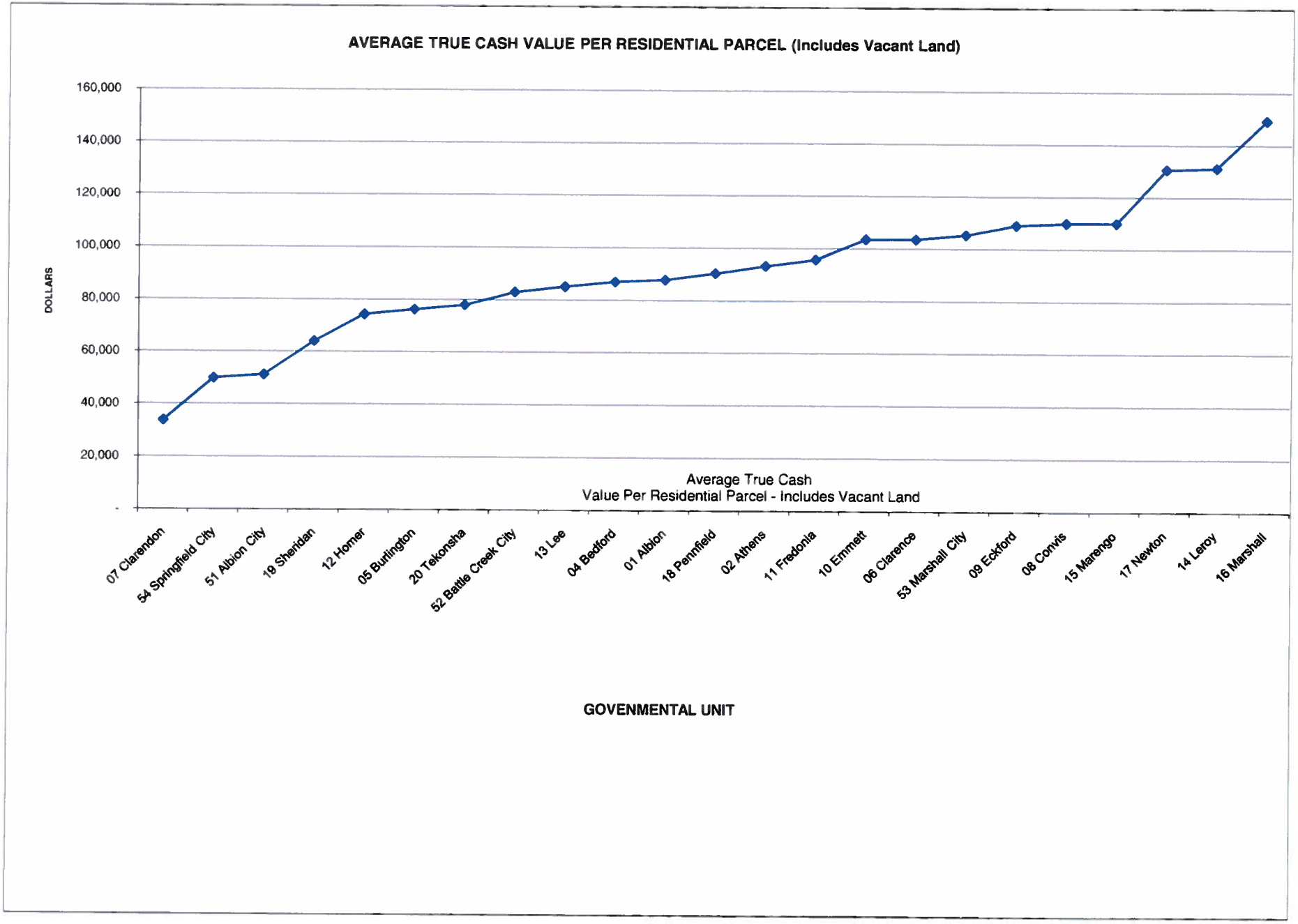
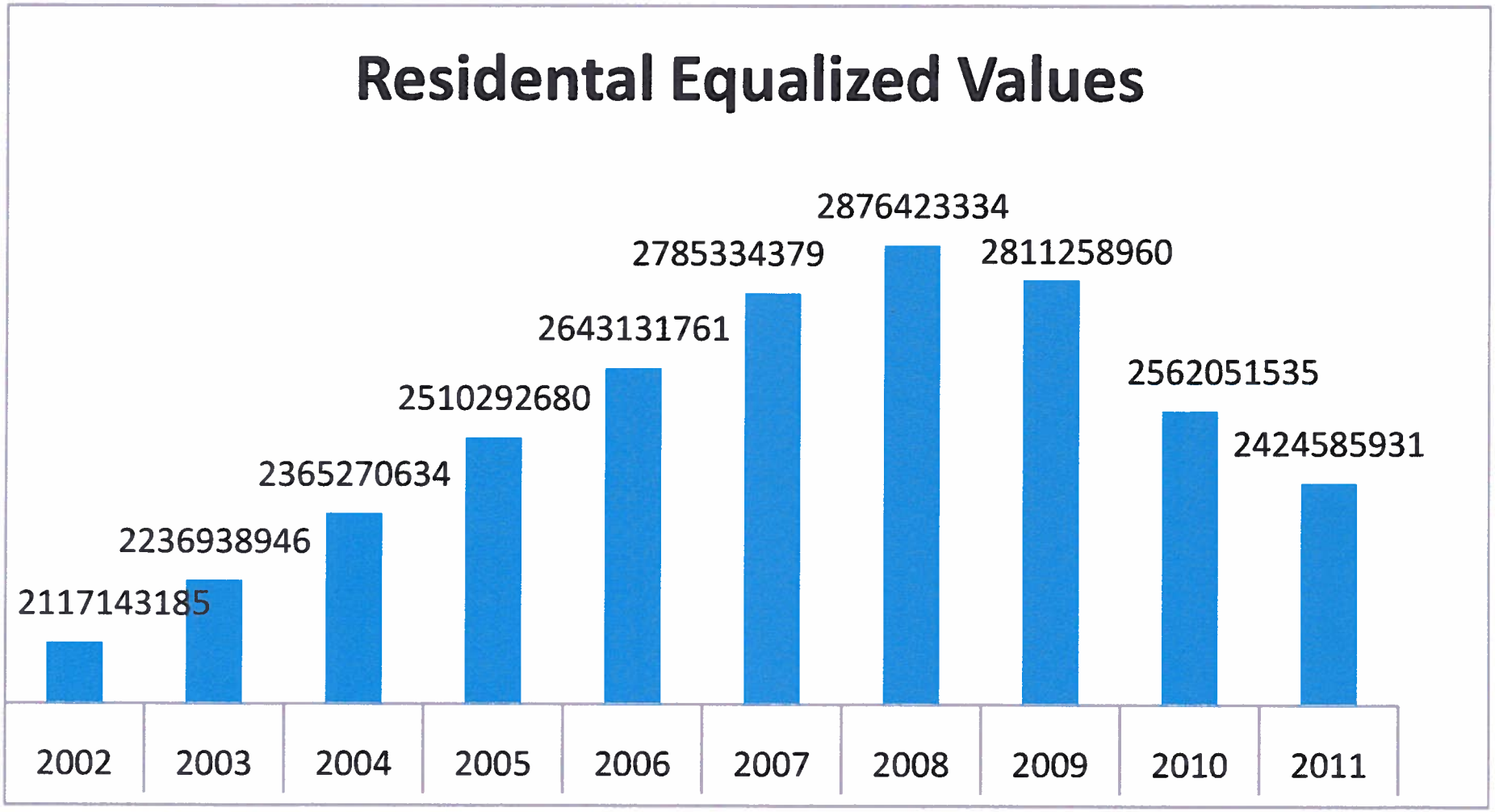
Jan-10
Feb-10
Mar-10
Apr-10
May-10
Jun-10
Jul-10
Aug-10
Sep-10

CALHOUN COUNTY

RESIDENTIAL - Average Value Per Parcel - includes vacant land

UNIT	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
07 Clarendon	1,255	42,292,200	33,699
54 Springfield City	1,431	71,248,332	49,789
51 Albion City	2,778	141,864,506	51,067
19 Sheridan	830	53,054,300	63,921
12 Homer	971	72,030,200	74,181
05 Burlington	886	67,407,370	76,081
20 Tekonsha	800	62,301,100	77,876
52 Battle Creek City	19,360	1,603,968,146	82,850
13 Lee	449	38,174,000	85,020
04 Bedford	4,149	360,436,300	86,873
01 Albion	484	42,446,500	87,699
18 Pennfield	3,757	339,158,280	90,274
02 Athens	965	89,916,100	93,177
11 Fredonia	761	72,810,400	95,677
10 Emmett	4,722	488,952,400	103,548
06 Clarence	1,335	138,274,900	103,577
53 Marshall City	2,865	301,899,800	105,375
09 Eckford	619	67,479,600	109,014
08 Convis	749	82,293,400	109,871
15 Marengo	903	99,258,880	109,921
17 Newton	1,323	172,846,648	130,648
14 Leroy	1,791	235,041,500	131,235
16 Marshall	1,380	206,017,000	149,288
County Average	54,563	4,849,171,862	**88,873**


AVERAGE TRUE CASH VALUE PER RESIDENTIAL PARCEL (Includes Vacant Land)
DOLLARS
160,000
140,000
120,000
100,000
80,000
60,000
40,000
20,000
-
Average True Cash
Value Per Residential Parcel - Includes Vacant Land
07 Clarendon
54 Springfield City
51 Albion City
19 Sheridan
12 Homer
05 Burlington
20 Tekonsha
52 Battle Creek City
13 Lee
04 Bedford
01 Albion
18 Pennfield
02 Athens
11 Fredonia
10 Emmett
06 Clarence
53 Marshall City
09 Eckford
08 Convis
15 Marengo
17 Newton
14 Leroy
16 Marshall
GOVENMENTAL UNIT


Residental Equalized Values
2117143185
2236938946
2365270634
2510292680
2643131761
2785334379
2876423334
2811258960
2562051535
2424585931
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011

10 YEAR COMPARISON OF EQUALIZED VALUATIONS

CLASS	2001	2011		DIFFERENCE	% OF CHANGE
Agricultural	248,706,261	426,136,411	$	177,430,150	71.34%
Commercial	455,449,766	591,242,198	$	135,792,432	29.82%
Industrial	159,792,548	181,848,912	$	22,056,364	13.80%
Residential	1,981,607,284	2,424,585,931	$	442,978,647	22.35%
Developmental	2,425,790	2,549,860	$	124,070	5.11%
Total Real	2,847,981,649	3,626,363,312	$	778,381,663	27.33%
Personal Property	522,579,791	549,665,417	$	27,085,626	5.18%
Total Equalized Value	3,370,561,440	4,176,028,729	$	805,467,289	23.90%

5 YEAR COMPARISON OF EQUALIZED VALUATIONS

CLASS	2006	2011		DIFFERENCE	% OF CHANGE
Agricultural	381,903,983	426,136,411	$	44,232,428	11.58%
Commercial	547,919,215	591,242,198	$	43,322,983	7.91%
Industrial	201,823,719	181,848,912	$	(19,974,807)	-9.90%
Residential	2,643,131,761	2,424,585,931	$	(218,545,830)	-8.27%
Developmental	5,378,800	2,549,860	$	(2,828,940)	-52.59%
Total Real	3,780,157,478	3,626,363,312	$	(153,794,166)	-4.07%
Personal Property	524,869,738	549,665,417	$	24,795,679	4.72%
Total Equalized Value	4,305,027,216	4,176,028,729	$	(128,998,487)	-3.00%

2 YEAR COMPARISON OF EQUALIZED VALUATIONS

CLASS	2010	2011		DIFFERENCE	% OF CHANGE
Agricultural	421,492,752	426,136,411	$	4,643,659	1.10%
Commercial	618,615,790	591,242,198	$	(27,373,592)	-4.42%
Industrial	189,424,499	181,848,912	$	(7,575,587)	-4.00%
Residential	2,562,051,535	2,424,585,931	$	(137,465,604)	-5.37%
Developmental	3,155,090	2,549,860	$	(605,230)	-19.18%
Total Real	3,794,739,666	3,626,363,312	$	(168,376,354)	-4.44%
Personal Property	542,056,543	549,665,417	$	7,608,874	1.40%
Total Equalized Value	4,336,796,209	4,176,028,729	$	(160,767,480)	-3.71%

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

Personal and Real Property - TOTALS

L-4024

Calhoun County

Statement of acreage and valuation in the year 2011 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 Valuations	(Col. 3) Equalized Valuations	(Col. 4) Assessed Valuations	(Col. 5) Equalized Valuations	(Col. 6) Assessed Valuations	(Col. 7) Equalized Valuations
Albion	0	55887050	55887050	5304350	5304350	61191400	61191400
Athens	0	74245250	74245250	13346750	13346750	87592000	87592000
Bedford	0	198610850	198610850	7260441	7260441	205871291	205871291
Burlington	0	66332185	66332185	2337000	2337000	68669185	68669185
Clarence	0	95819700	95819700	2130760	2130760	97950460	97950460
Clarendon	0	48094100	48094100	1083600	1083600	49177700	49177700
Convis	0	63329800	63329800	5424593	5424593	68754393	68754393
Eckford	0	70801700	70801700	5460500	5460500	76262200	76262200
Emmett	0	354937742	354937742	28904930	28904930	383842672	383842672
Fredonia	0	69962100	69962100	5601600	5601600	75563700	75563700
Homer	0	75431900	75431900	7016290	7016290	82448190	82448190
Lee	0	52142000	52142000	9673400	9673400	61815400	61815400
Leroy	0	142843500	142843500	4491200	4491200	147334700	147334700
Marengo	0	80737820	80737820	9643700	9643700	90381520	90381520
Marshall	0	137824100	137824100	7399100	7399100	145223200	145223200
Newton	0	102458824	102458824	6413000	6413000	108871824	108871824
Pennfield	0	200692830	200692830	16989640	16989640	217682470	217682470
Sheridan	0	61169750	61169750	29238070	29238070	90407820	90407820
Tekonsha	0	60727450	60727450	2941800	2941800	63669250	63669250
Albion	0	102929453	102929453	19730975	19730975	122660428	122660428
Battle Creek	0	1222151995	1222151995	323617488	323617488	1545769483	1545769483
Marshall	0	213513300	213513300	26556400	26556400	240069700	240069700
Springfield	0	75719913	75719913	9099830	9099830	84819743	84819743
Totals for County	0	3626363312	3626363312	549665417	549665417	4176028729	4176028729

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF CALHOUN 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. 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.

Dated: April 12, 2011

Equalization Director

Clerk of the Board of Commissioners

Chairperson of Board of Commissioners

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

Equalized Valuations - REAL

L-4024

Calhoun County

Statement of acreage and valuation in the year 2011 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
Albion	30593250	1052500	3018050	21223250	0	0	55887050
Athens	25212500	3288000	786700	44958050	0	0	74245250
Bedford	6963700	11185600	243400	180218150	0	0	198610850
Burlington	26868400	4547600	1212500	33703685	0	0	66332185
Clarence	24119550	2269700	293000	69137450	0	0	95819700
Clarendon	24377400	2154100	416500	21146100	0	0	48094100
Convis	15992700	5623400	567000	41146700	0	0	63329800
Eckford	31908900	12400	5140600	33739800	0	0	70801700
Emmett	11194800	93360542	4765500	244476200	0	1140700	354937742
Fredonia	30380300	2970500	206100	36405200	0	0	69962100
Homer	31584300	4897000	2935500	36015100	0	0	75431900
Lee	32464000	20500	570500	19087000	0	0	52142000
Leroy	19239050	5993700	90000	117520750	0	0	142843500
Marengo	25335250	5653830	119300	49629440	0	0	80737820
Marshall	22250900	11725800	838900	103008500	0	0	137824100
Newton	14497300	1453100	85100	86423324	0	0	102458824
Pennfield	6893060	20737740	2073730	169579140	0	1409160	200692830
Sheridan	20195100	5880200	8567300	26527150	0	0	61169750
Tekonsha	22151350	6915700	509850	31150550	0	0	60727450
Albion	0	21738100	10259100	70932253	0	0	102929453
Battle Creek	3914601	296812703	119440618	801984073	0	0	1222151995
Marshall	0	48670900	13892500	150949900	0	0	213513300
Springfield	0	34278583	5817164	35624166	0	0	75719913
Total for County	426136411	591242198	181848912	2424585931	0	2549860	3626363312

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF CALHOUN 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. 199 of 1974; P.A. 285 of 1994; P.A. 224 of 1995; P.A. 147 of 1992 or Section 5 of Article IX of the Constitution of the State.

Dated: April 12, 2011

Equalization Director

Clerk of the Board of Commissioners

Chairperson of Board of Commissioners

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

Assessed Valuations - REAL

L-4024

Calhoun County

Statement of acreage and valuation in the year 2011 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
Albion	30593250	1052500	3018050	21223250	0	0	55887050
Athens	25212500	3288000	786700	44958050	0	0	74245250
Bedford	6963700	11185600	243400	180218150	0	0	198610850
Burlington	26868400	4547600	1212500	33703685	0	0	66332185
Clarence	24119550	2269700	293000	69137450	0	0	95819700
Clarendon	24377400	2154100	416500	21146100	0	0	48094100
Convis	15992700	5623400	567000	41146700	0	0	63329800
Eckford	31908900	12400	5140600	33739800	0	0	70801700
Emmett	11194800	93360542	4765500	244476200	0	1140700	354937742
Fredonia	30380300	2970500	206100	36405200	0	0	69962100
Homer	31584300	4897000	2935500	36015100	0	0	75431900
Lee	32464000	20500	570500	19087000	0	0	52142000
Leroy	19239050	5993700	90000	117520750	0	0	142843500
Marengo	25335250	5653830	119300	49629440	0	0	80737820
Marshall	22250900	11725800	838900	103008500	0	0	137824100
Newton	14497300	1453100	85100	86423324	0	0	102458824
Pennfield	6893060	20737740	2073730	169579140	0	1409160	200692830
Sheridan	20195100	5880200	8567300	26527150	0	0	61169750
Tekonsha	22151350	6915700	509850	31150550	0	0	60727450
Albion	0	21738100	10259100	70932253	0	0	102929453
Battle Creek	3914601	296812703	119440618	801984073	0	0	1222151995
Marshall	0	48670900	13892500	150949900	0	0	213513300
Springfield	0	34278583	5817164	35624166	0	0	75719913
Total for County	426136411	591242198	181848912	2424585931	0	2549860	3626363312

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF CALHOUN 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. 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.

Dated: April 12, 2011

Equalization Director

Clerk of the Board of Commissioners

Chairperson of Board of Commissioners

Michigan Department of Treasury
2795 (Rev. 8-08)

Taxable Valuations, Calhoun County

L-4046

Issued under the General Property Tax Act, Section 211.27d. Filing is mandatory.

Statement of taxable valuation in the year 2011. File this form with the State Tax Commission on or before the fourth Monday in June.

REAL PROPERTY Taxable Valuations as of the Fourth Monday in May. **(Do not Report Assessed Valuations or Equalized Valuations on This Form.)**

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
Albion	12128888	586835	2736527	18640076	0	0	34092326
Athens	9767400	2392216	717941	39731935	0	0	52609492
Bedford	3641261	6775680	136050	162415204	0	0	172968195
Burlington	10165900	2838200	910900	28775100	0	0	42690100
Clarence	10116850	1606500	101000	60426150	0	0	72250500
Clarendon	10056430	1425980	339510	18363890	0	0	30185810
Convis	7314041	5165197	279513	33994400	0	0	46753151
Eckford	12858000	12400	4580800	28762900	0	0	46214100
Emmett	4659475	82679104	3848804	231467302	0	595038	323249723
Fredonia	13868500	1664700	163900	32967100	0	0	48664200
Homer	13583260	3476815	2019735	30726754	0	0	49806564
Lee	12442100	19500	392100	16484600	0	0	29338300
Leroy	6358759	4113508	81233	103208309	0	0	113761809
Marengo	11181780	4135896	70411	43077818	0	0	58465905
Marshall	8850852	11124763	770432	95121490	0	0	115867537
Newton	6018503	941726	50352	73282614	0	0	80293195
Pennfield	2954690	19273390	894870	161559580	0	649180	185331710
Sheridan	9255562	4284955	7876162	23652932	0	0	45069611
Tekonsha	9029171	5150296	375513	25197445	0	0	39752425
Albion	0	17048901	8039779	63590687	0	0	88679367
Battle Creek	1623739	273708744	118454505	743941665	0	0	1137728653
Marshall	0	44820050	13394510	136598677	0	0	194813237
Springfield	0	32422701	5504529	34912618	0	0	72839848
Total for County	175875161	525668057	171739076	2206899246	0	1244218	3081425758

INSTRUCTIONS: This form is used to report total Taxable Valuations, by classiciation, for each township and city within the county. The Taxable Valuations reported here are the final Taxable Valuations as of the fourth Monday in May, NOT the Tentative Taxable Valuations. Final Taxable Valuations may be different from Tentative Taxable Valuations when a township or city receives a county and/or state equalization factor more or less than was used to calculate Tentative Taxable Valuations.

NOTE: Where there is a partial Homeowner's Principal Residence Exemption or partial qualified agricultural property exemption, split the taxable value between Homeowner's Principal Residence (column 15) and Non-Homestead (column 18)

Report the Taxable Valuations for the six classifications of real property in columns 1 through 6 on page 1. Then report the Total Taxable Valuations for real property in column 7 on page 1.
Report the Taxable Valuations for the five classifications of Personal Property in columns 8 through 12 on page 2. Then enter the total Taxable Valuations for personal property in column 13 on page 2.
Add the total Taxable Valuations for real property (column 7, page 1) and personal property (column 13, page 2) and enter in column 14 on page 3.
Report the Total Taxable Valuations of entire township or city for Homeowner's Principal Residence, Qualified Agricultural property and Qualified Forest Property in column 15, and Non-Homestead and Non-Qualified Agricultural Personal Property, and Non-Qualified Forest property except Commercial and Industrial Personal Property, in column 18. Report the Total Taxable Value of Commercial Personal Property in column 16. Report the Total Taxable Value of Industrial Personal property in

Michigan Department of Treasury
2795 (Rev. 8-08)

Taxable Valuations, Calhoun County

L-4046

Issued under the General Property Tax Act, Section 211.27d. Filing is mandatory.

Statement of taxable valuation in the year 2011. File this form with the State Tax Comission on or before the fourth Monday in June.

PERSONAL PROPERTY Taxable Valuations as of the Fourth Monday in May. **(Do not Report Assessed Valuations or Equalized Valuations on This Form.)**

Township or City	(Col. 8) Agricultural	(Col. 9) Commercial	(Col. 10) Industrial	(Col. 11) Residential	(Col. 12) Utility	(Col. 13) Total Personal Property
Albion	0	656950	3470650	0	1176750	5304350
Athens	0	580400	8884800	0	3688783	13153983
Bedford	0	2387328	162816	0	4611752	7161896
Burlington	0	407000	191900	0	1738100	2337000
Clarence	0	309520	0	16200	1805040	2130760
Clarendon	0	362800	27000	0	693800	1083600
Convis	0	3201770	261140	0	1936935	5399845
Eckford	0	492200	3899200	0	1069100	5460500
Emmett	0	17084470	2666300	0	9154160	28904930
Fredonia	0	364500	1502300	0	3734800	5601600
Homer	0	680610	3996280	0	2339400	7016290
Lee	0	499100	0	0	9174300	9673400
Leroy	0	541937	163400	0	3477306	4182643
Marengo	0	4217640	162890	0	4927687	9308217
Marshall	0	2634126	13600	0	4724358	7372084
Newton	0	216300	0	0	5834860	6051160
Pennfield	0	3021100	194130	0	13774410	16989640
Sheridan	0	2135860	19602750	0	7193276	28931886
Tekonsha	0	774850	714600	0	1452350	2941800
Albion	0	3694425	12583400	0	3448500	19726325
Battle Creek	0	55778864	231612083	0	36168850	323559797
Marshall	0	8675600	15850300	0	1941829	26467729
Springfield	0	4836746	1902847	0	2320993	9060586
Total for County	0	113554096	307862386	16200	126387339	547820021

Michigan Department of Treasury
2795 (Rev. 8-08)

Taxable Valuations, Calhoun County

L-4046

Statement of taxable valuation in the year 2011. File this form with the State Tax Commission on or before the fourth Monday in June.

(Do not Report Assessed Valuations or Equalized Valuations on This Form.)

Township or City	(Col. 14) Total Real and Personal Property Taxable Valuations	(Col. 15) Homeowner's Principal Residence & Qualified Agricultural & Qualified Forest Property Taxable Valuations	(Col. 16) Commercial Personal Property Taxable Valuations	(Col. 17) Industrial Personal Property Taxable Valuations	(Col. 18) Non-Homestead and Non-Qualified Agricultural and Non-Qualified Forest Personal Property Taxable Valuations except
Albion	39396676	27913884	656950	3470650	7355192
Athens	65763475	44082556	580400	8884800	12215719
Bedford	180130091	145755688	2387328	162816	31824259
Burlington	45027100	35307276	407000	191900	9120924
Clarence	74381260	51111062	309520	0	22960678
Clarendon	31269410	24384901	362800	27000	6494709
Convis	52152996	35806776	3201770	261140	12883310
Eckford	51674600	37632480	492200	3899200	9650720
Emmett	352154653	215915516	17084470	2666300	116488367
Fredonia	54265800	40691740	364500	1502300	11707260
Homer	56822854	39260324	680610	3996280	12885640
Lee	39011700	26509132	499100	0	12003468
Leroy	117944452	101414720	541937	163400	15824395
Marengo	67774122	49349848	4217640	162890	14043744
Marshall	123239621	94409677	2634126	13600	26182218
Newton	86344355	73388815	216300	0	12739240
Pennfield	202321350	146591774	3021100	194130	52514346
Sheridan	74001497	28610618	2135860	19602750	23652269
Tekonsha	42694225	30025707	774850	714600	11179068
Albion	108405692	43065904	3694425	12583400	49061963
Battle Creek	1461288450	617493762	55778864	231612083	556403741
Marshall	221280966	116555359	8675600	15850300	80199707
Springfield	81900434	27803683	4836746	1902847	47357158
Totals for County	3629245779	2053081202	113554096	307862386	1154748095

Print or Type Name of County Equalization Director	Signature	Date
Bonnie Payton, MMAO (4)	Bonnie Payton	April 12, 2011

2011 CALHOUN COUNTY EQUALIZATION VALUATIONS

JURISDICTION TOWNSHIP	ASSESSED VALUATION REAL	ASSESSED VALUATION PERSONAL	ASSESSED VALUATION TOTAL	EQUALIZED VALUATION REAL	EQUALIZED VALUATION PERSONAL	EQUALIZED VALUATION TOTAL	% TOTAL COUNTY
01 Albion	55,887,050	5,304,350	61,191,400	55,887,050	5,304,350	61,191,400	1.47%
02 Athens	74,245,250	13,346,750	87,592,000	74,245,250	13,346,750	87,592,000	2.10%
04 Bedford	198,610,850	7,260,441	205,871,291	198,610,850	7,260,441	205,871,291	4.93%
05 Burlington	66,332,185	2,337,000	68,669,185	66,332,185	2,337,000	68,669,185	1.64%
06 Clarence	95,819,700	2,130,760	97,950,460	95,819,700	2,130,760	97,950,460	2.35%
07 Clarendon	48,094,100	1,083,600	49,177,700	48,094,100	1,083,600	49,177,700	1.18%
08 Convis	63,329,800	5,424,593	68,754,393	63,329,800	5,424,593	68,754,393	1.65%
09 Eckford	70,801,700	5,460,500	76,262,200	70,801,700	5,460,500	76,262,200	1.83%
10 Emmett	354,937,742	28,904,930	383,842,672	354,937,742	28,904,930	383,842,672	9.19%
11 Fredonia	69,962,100	5,601,600	75,563,700	69,962,100	5,601,600	75,563,700	1.81%
12 Homer	75,431,900	7,016,290	82,448,190	75,431,900	7,016,290	82,448,190	1.97%
13 Lee	52,142,000	9,673,400	61,815,400	52,142,000	9,673,400	61,815,400	1.48%
14 Leroy	142,843,500	4,491,200	147,334,700	142,843,500	4,491,200	147,334,700	3.53%
15 Marengo	80,737,820	9,643,700	90,381,520	80,737,820	9,643,700	90,381,520	2.16%
16 Marshall	137,824,100	7,399,100	145,223,200	137,824,100	7,399,100	145,223,200	3.48%
17 Newton	102,458,824	6,413,000	108,871,824	102,458,824	6,413,000	108,871,824	2.61%
18 Pennfield	200,692,830	16,989,640	217,682,470	200,692,830	16,989,640	217,682,470	5.21%
19 Sheridan	61,169,750	29,238,070	90,407,820	61,169,750	29,238,070	90,407,820	2.16%
20 Tekonsha	60,727,450	2,941,800	63,669,250	60,727,450	2,941,800	63,669,250	1.52%
Total Townships	2,012,048,651	170,660,724	2,182,709,375	2,012,048,651	170,660,724	2,182,709,375	52.27%
51 Albion City	102,929,453	19,730,975	122,660,428	102,929,453	19,730,975	122,660,428	2.94%
52 Battle Creek City	1,222,151,995	323,617,488	1,545,769,483	1,222,151,995	323,617,488	1,545,769,483	37.02%
53 Marshall City	213,513,300	26,556,400	240,069,700	213,513,300	26,556,400	240,069,700	5.75%
54 Springfield City	75,719,913	9,099,830	84,819,743	75,719,913	9,099,830	84,819,743	2.03%
Total Cities	1,614,314,661	379,004,693	1,993,319,354	1,614,314,661	379,004,693	1,993,319,354	47.73%
Grand Total	**3,626,363,312**	**549,665,417**	**4,176,028,729**	**3,626,363,312**	**549,665,417**	**4,176,028,729**	**100.00%**

2011 REAL - AGRICULTURAL

JURISDICTION	COUNT	ASSESSED VALUATION	ADJUSTMENT	FACTOR	RATIO	EQUALIZED VALUATION	PERCENT
TOWNSHIP							
01 Albion	263	30,593,250	0	1.000000000	50.00	30,593,250	7.18%
02 Athens	205	25,212,500	0	1.000000000	50.00	25,212,500	5.92%
04 Bedford	47	6,963,700	0	1.000000000	50.00	6,963,700	1.63%
05 Burlington	221	26,868,400	0	1.000000000	50.00	26,868,400	6.31%
06 Clarence	251	24,119,550	0	1.000000000	50.00	24,119,550	5.66%
07 Clarendon	229	24,377,400	0	1.000000000	50.00	24,377,400	5.72%
08 Convis	108	15,992,700	0	1.000000000	50.00	15,992,700	3.75%
09 Eckford	242	31,908,900	0	1.000000000	50.00	31,908,900	7.49%
10 Emmett	62	11,194,800	0	1.000000000	50.00	11,194,800	2.63%
11 Fredonia	236	30,380,300	0	1.000000000	50.00	30,380,300	7.13%
12 Homer	268	31,584,300	0	1.000000000	50.00	31,584,300	7.41%
13 Lee	243	32,464,000	0	1.000000000	50.00	32,464,000	7.62%
14 Leroy	121	19,239,050	0	1.000000000	50.00	19,239,050	4.51%
15 Marengo	203	25,335,250	0	1.000000000	50.00	25,335,250	5.95%
16 Marshall	143	22,250,900	0	1.000000000	50.00	22,250,900	5.22%
17 Newton	120	14,497,300	0	1.000000000	50.00	14,497,300	3.40%
18 Pennfield	58	6,893,060	0	1.000000000	50.00	6,893,060	1.62%
19 Sheridan	178	20,195,100	0	1.000000000	50.00	20,195,100	4.74%
20 Tekonsha	201	22,151,350	0	1.000000000	50.00	22,151,350	5.20%
Total Townships	3399	422,221,810	0	1.000000000	50.00	422,221,810	99.08%
CITIES							
51 Albion City	0	0	0	1.000000000	50.00	0	0.00%
52 Battle Creek City	32	3,914,601	0	1.000000000	50.00	3,914,601	0.92%
53 Marshall City	0	0	0	1.000000000	50.00	0	0.00%
54 Springfield City	0	0	0	1.000000000	50.00	0	0.00%
Total Cities	32	3,914,601	0	1.000000000	50.00	3,914,601	0.92%
TOTAL COUNTY	**3431**	**426,136,411**	**0**	1.000000000	50.00	**426,136,411**	**100.00%**

2011 REAL - COMMERCIAL

JURISDICTION	COUNT	ASSESSED VALUATION	ADJUSTMENT	FACTOR	RATIO	EQUALIZED VALUATION	PERCENT
TOWNSHIP							
01 Albion	13	1,052,500	0	1.000000000	50.00	1,052,500	0.18%
02 Athens	56	3,288,000	0	1.000000000	50.00	3,288,000	0.56%
04 Bedford	123	11,185,600	0	1.000000000	50.00	11,185,600	1.89%
05 Burlington	41	4,547,600	0	1.000000000	50.00	4,547,600	0.77%
06 Clarence	19	2,269,700	0	1.000000000	50.00	2,269,700	0.38%
07 Clarendon	9	2,154,100	0	1.000000000	50.00	2,154,100	0.36%
08 Convis	15	5,623,400	0	1.000000000	50.00	5,623,400	0.95%
09 Eckford	1	12,400	0	1.000000000	50.00	12,400	0.00%
10 Emmett	436	93,360,542	0	1.000000000	50.00	93,360,542	15.79%
11 Fredonia	13	2,970,500	0	1.000000000	50.00	2,970,500	0.50%
12 Homer	87	4,897,000	0	1.000000000	50.00	4,897,000	0.83%
13 Lee	1	20,500	0	1.000000000	50.00	20,500	0.00%
14 Leroy	51	5,993,700	0	1.000000000	50.00	5,993,700	1.01%
15 Marengo	39	5,653,830	0	1.000000000	50.00	5,653,830	0.96%
16 Marshall	71	11,725,800	0	1.000000000	50.00	11,725,800	1.98%
17 Newton	1	1,453,100	0	1.000000000	50.00	1,453,100	0.25%
18 Pennfield	139	20,737,740	0	1.000000000	50.00	20,737,740	3.51%
19 Sheridan	63	5,880,200	0	1.000000000	50.00	5,880,200	0.99%
20 Tekonsha	89	6,915,700	0	1.000000000	50.00	6,915,700	1.17%
Total Townships	1267	189,741,912	0	1.000000000	50.00	189,741,912	32.09%
CITIES							
51 Albion City	251	21,738,100	0	1.000000000	50.00	21,738,100	3.68%
52 Battle Creek City	1512	296,812,703	0	1.000000000	50.00	296,812,703	50.20%
53 Marshall City	321	48,670,900	0	1.000000000	50.00	48,670,900	8.23%
54 Springfield City	287	34,278,583	0	1.000000000	50.00	34,278,583	5.80%
Total Cities	2371	401,500,286	0	1.000000000	50.00	401,500,286	67.91%
Grand Total	**3638**	**591,242,198**	**0**	1.000000000	50.00	**591,242,198**	**100.00%**

2011 REAL - INDUSTRIAL

JURISDICTION	COUNT	ASSESSED VALUATION	ADJUSTMENT	FACTOR	RATIO	EQUALIZED VALUATION	PERCENT
TOWNSHIP							
01 Albion	6	3,018,050	0	1.000000000	50.00	3,018,050	1.66%
02 Athens	9	786,700	0	1.000000000	50.00	786,700	0.43%
04 Bedford	5	243,400	0	1.000000000	50.00	243,400	0.13%
05 Burlington	10	1,212,500	0	1.000000000	50.00	1,212,500	0.67%
06 Clarence	11	293,000	0	1.000000000	50.00	293,000	0.16%
07 Clarendon	3	416,500	0	1.000000000	50.00	416,500	0.23%
08 Convis	11	567,000	0	1.000000000	50.00	567,000	0.31%
09 Eckford	4	5,140,600	0	1.000000000	50.00	5,140,600	2.83%
10 Emmett	49	4,765,500	0	1.000000000	50.00	4,765,500	2.62%
11 Fredonia	5	206,100	0	1.000000000	50.00	206,100	0.11%
12 Homer	18	2,935,500	0	1.000000000	50.00	2,935,500	1.61%
13 Lee	15	570,500	0	1.000000000	50.00	570,500	0.31%
14 Leroy	4	90,000	0	1.000000000	50.00	90,000	0.05%
15 Marengo	4	119,300	0	1.000000000	50.00	119,300	0.07%
16 Marshall	6	838,900	0	1.000000000	50.00	838,900	0.46%
17 Newton	5	85,100	0	1.000000000	50.00	85,100	0.05%
18 Pennfield	58	2,073,730	0	1.000000000	50.00	2,073,730	1.14%
19 Sheridan	19	8,567,300	0	1.000000000	50.00	8,567,300	4.71%
20 Tekonsha	14	509,850	0	1.000000000	50.00	509,850	0.28%
Total Townships	256	32,439,530	0	1.000000000	50.00	32,439,530	17.84%
CITIES							
51 Albion City	43	10,259,100	0	1.000000000	50.00	10,259,100	5.64%
52 Battle Creek City	177	119,440,618	0	1.000000000	50.00	119,440,618	65.68%
53 Marshall City	79	13,892,500	0	1.000000000	50.00	13,892,500	7.64%
54 Springfield City	44	5,817,164	0	1.000000000	50.00	5,817,164	3.20%
Total Cities	343	149,409,382	0	1.000000000	50.00	149,409,382	82.16%
TOTAL COUNTY	**599**	**181,848,912**	**0**	1.000000000	50.00	**181,848,912**	**100.00%**

2011 REAL - RESIDENTIAL

JURISDICTION	COUNT	ASSESSED VALUATION	ADJUSTMENT	FACTOR	RATIO	EQUALIZED VALUATION	PERCENT
TOWNSHIPS							
01 Albion	484	21,223,250	0	1.000000000	50.00	21,223,250	0.88%
02 Athens	965	44,958,050	0	1.000000000	50.00	44,958,050	1.85%
04 Bedford	4149	180,218,150	0	1.000000000	50.00	180,218,150	7.43%
05 Burlington	886	33,703,685	0	1.000000000	50.00	33,703,685	1.39%
06 Clarence	1335	69,137,450	0	1.000000000	50.00	69,137,450	2.85%
07 Clarendon	1255	21,146,100	0	1.000000000	50.00	21,146,100	0.87%
08 Convis	749	41,146,700	0	1.000000000	50.00	41,146,700	1.70%
09 Eckford	619	33,739,800	0	1.000000000	50.00	33,739,800	1.39%
10 Emmett	4722	244,476,200	0	1.000000000	50.00	244,476,200	10.08%
11 Fredonia	761	36,405,200	0	1.000000000	50.00	36,405,200	1.50%
12 Homer	971	36,015,100	0	1.000000000	50.00	36,015,100	1.49%
13 Lee	449	19,087,000	0	1.000000000	50.00	19,087,000	0.79%
14 Leroy	1791	117,520,750	0	1.000000000	50.00	117,520,750	4.85%
15 Marengo	903	49,629,440	0	1.000000000	50.00	49,629,440	2.05%
16 Marshall	1380	103,008,500	0	1.000000000	50.00	103,008,500	4.25%
17 Newton	1323	86,423,324	0	1.000000000	50.00	86,423,324	3.56%
18 Pennfield	3757	169,579,140	0	1.000000000	50.00	169,579,140	6.99%
19 Sheridan	830	26,527,150	0	1.000000000	50.00	26,527,150	1.09%
20 Tekonsha	800	31,150,550	0	1.000000000	50.00	31,150,550	1.28%
Total Townships	28129	1,365,095,539	0	1.000000000	50.00	1,365,095,539	56.30%
CITIES							
51 Albion City	2778	70,932,253	0	1.000000000	50.00	70,932,253	2.93%
52 Battle Creek City	19360	801,984,073	0	1.000000000	50.00	801,984,073	33.08%
53 Marshall City	2865	150,949,900	0	1.000000000	50.00	150,949,900	6.23%
54 Springfield City	1431	35,624,166	0	1.000000000	50.00	35,624,166	1.47%
Total Cities	26434	1,059,490,392	0	1.000000000	50.00	1,059,490,392	43.70%
TOTAL COUNTY	**54563**	**2,424,585,931**	**0**	1.000000000	50.00	**2,424,585,931**	**100.00%**

2011 REAL - DEVELOPMENTAL

JURISDICTION	COUNT	ASSESSED VALUATION	ADJUSTMENT	FACTOR	RATIO	EQUALIZED VALUATION	PERCENT
TOWNSHIPS							
01 Albion	0	0	0	1.000000000	50.00	0	0.00%
02 Athens	0	0	0	1.000000000	50.00	0	0.00%
04 Bedford	0	0	0	1.000000000	50.00	0	0.00%
05 Burlington	0	0	0	1.000000000	50.00	0	0.00%
06 Clarence	0	0	0	1.000000000	50.00	0	0.00%
07 Clarendon	0	0	0	1.000000000	50.00	0	0.00%
08 Convis	0	0	0	1.000000000	50.00	0	0.00%
09 Eckford	0	0	0	1.000000000	50.00	0	0.00%
10 Emmett	9	1,140,700	0	1.000000000	50.00	1,140,700	44.74%
11 Fredonia	0	0	0	1.000000000	50.00	0	0.00%
12 Homer	0	0	0	1.000000000	50.00	0	0.00%
13 Lee	0	0	0	1.000000000	50.00	0	0.00%
14 Leroy	0	0	0	1.000000000	50.00	0	0.00%
15 Marengo	0	0	0	1.000000000	50.00	0	0.00%
16 Marshall	0	0	0	1.000000000	50.00	0	0.00%
17 Newton	0	0	0	1.000000000	50.00	0	0.00%
18 Pennfield	15	1,409,160	0	1.000000000	50.00	1,409,160	55.26%
19 Sheridan	0	0	0	1.000000000	50.00	0	0.00%
20 Tekonsha	0	0	0	1.000000000	50.00	0	0.00%
Total Townships	24	2,549,860	0	1.000000000	50.00	2,549,860	100.00%
CITIES							
51 Albion City	0	0	0	1.000000000	50.00	0	0.00%
52 Battle Creek City	0	0	0	1.000000000	50.00	0	0.00%
53 Marshall City	0	0	0	1.000000000	50.00	0	0.00%
54 Springfield City	0	0	0	1.000000000	50.00	0	0.00%
Total Cities	-	0	0	1.000000000	50.00	0	0.00%
TOTAL COUNTY	**24**	**2,549,860**	**0**	1.000000000	50.00	**2,549,860**	**100.00%**

2011 REAL PROPERTY SUMMARY

JURISDICTION	COUNT	ASSESSED VALUATION	ADJUSTMENT	FACTOR	RATIO	EQUALIZED VALUATION	PERCENT
TOWNSHIPS							
01 Albion	766	55,887,050	0	1.000000000	50.00	55,887,050	1.54%
02 Athens	1,235	74,245,250	0	1.000000000	50.00	74,245,250	2.05%
04 Bedford	4,324	198,610,850	0	1.000000000	50.00	198,610,850	5.48%
05 Burlington	1,158	66,332,185	0	1.000000000	50.00	66,332,185	1.83%
06 Clarence	1,616	95,819,700	0	1.000000000	50.00	95,819,700	2.64%
07 Clarendon	1,496	48,094,100	0	1.000000000	50.00	48,094,100	1.33%
08 Convis	883	63,329,800	0	1.000000000	50.00	63,329,800	1.75%
09 Eckford	866	70,801,700	0	1.000000000	50.00	70,801,700	1.95%
10 Emmett	5,278	354,937,742	0	1.000000000	50.00	354,937,742	9.79%
11 Fredonia	1,015	69,962,100	0	1.000000000	50.00	69,962,100	1.93%
12 Homer	1,344	75,431,900	0	1.000000000	50.00	75,431,900	2.08%
13 Lee	708	52,142,000	0	1.000000000	50.00	52,142,000	1.44%
14 Leroy	1,967	142,843,500	0	1.000000000	50.00	142,843,500	3.94%
15 Marengo	1,149	80,737,820	0	1.000000000	50.00	80,737,820	2.23%
16 Marshall	1,600	137,824,100	0	1.000000000	50.00	137,824,100	3.80%
17 Newton	1,449	102,458,824	0	1.000000000	50.00	102,458,824	2.83%
18 Pennfield	4,027	200,692,830	0	1.000000000	50.00	200,692,830	5.53%
19 Sheridan	1,090	61,169,750	0	1.000000000	50.00	61,169,750	1.69%
20 Tekonsha	1,104	60,727,450	0	1.000000000	50.00	60,727,450	1.67%
Total Townships	33,075	2,012,048,651	0	1.000000000	50.00	2,012,048,651	55.48%
CITIES							
51 Albion City	3,072	102,929,453	0	1.000000000	50.00	102,929,453	2.84%
52 Battle Creek City	21,081	1,222,151,995	0	1.000000000	50.00	1,222,151,995	33.70%
53 Marshall City	3,265	213,513,300	0	1.000000000	50.00	213,513,300	5.89%
54 Springfield City	1,762	75,719,913	0	1.000000000	50.00	75,719,913	2.09%
Total Cities	29,180	1,614,314,661	0	1.000000000	50.00	1,614,314,661	44.52%
TOTAL COUNTY:	**62,255**	**3,626,363,312**	**0**	1.000000000	50.00	**3,626,363,312**	**100.00%**

2011 PERSONAL - COMMERCIAL

JURISDICTION	COUNT	ASSESSED VALUATION	ADJUSTMENT	FACTOR	RATIO	EQUALIZED VALUATION	PERCENT
TOWNSHIPS							
01 Albion	30	656,950	0	1.000000000	50.00	656,950	0.58%
02 Athens	97	580,400	0	1.000000000	50.00	580,400	0.51%
04 Bedford	183	2,387,328	0	1.000000000	50.00	2,387,328	2.10%
05 Burlington	36	407,000	0	1.000000000	50.00	407,000	0.36%
06 Clarence	30	309,520	0	1.000000000	50.00	309,520	0.27%
07 Clarendon	33	362,800	0	1.000000000	50.00	362,800	0.32%
08 Convis	48	3,201,770	0	1.000000000	50.00	3,201,770	2.82%
09 Eckford	19	492,200	0	1.000000000	50.00	492,200	0.43%
10 Emmett	590	17,084,470	0	1.000000000	50.00	17,084,470	15.03%
11 Fredonia	43	364,500	0	1.000000000	50.00	364,500	0.32%
12 Homer	69	680,610	0	1.000000000	50.00	680,610	0.60%
13 Lee	18	499,100	0	1.000000000	50.00	499,100	0.44%
14 Leroy	117	587,400	0	1.000000000	50.00	587,400	0.52%
15 Marengo	110	4,217,640	0	1.000000000	50.00	4,217,640	3.71%
16 Marshall	142	2,638,400	0	1.000000000	50.00	2,638,400	2.32%
17 Newton	51	216,300	0	1.000000000	50.00	216,300	0.19%
18 Pennfield	172	3,021,100	0	1.000000000	50.00	3,021,100	2.66%
19 Sheridan	100	2,135,860	0	1.000000000	50.00	2,135,860	1.88%
20 Tekonsha	132	774,850	0	1.000000000	50.00	774,850	0.68%
Total Townships	2,020	40,618,198	0	1.000000000	50.00	40,618,198	35.72%
CITIES							
51 Albion City	359	3,699,075	0	1.000000000	50.00	3,699,075	3.25%
52 Battle Creek City	1709	55,836,555	0	1.000000000	50.00	55,836,555	49.11%
53 Marshall City	580	8,675,600	0	1.000000000	50.00	8,675,600	7.63%
54 Springfield City	199	4,875,990	0	1.000000000	50.00	4,875,990	4.29%
Total Cities	2,847	73,087,220	0	1.000000000	50.00	73,087,220	64.28%
TOTAL COUNTY	**4,867**	**113,705,418**	**0**	1.000000000	50.00	**113,705,418**	**100.00%**

2011 PERSONAL - INDUSTRIAL

JURISDICTION	COUNT	ASSESSED VALUATION	ADJUSTMENT	FACTOR	RATIO	EQUALIZED VALUATION	PERCENT
TOWNSHIPS							
01 Albion	12	3,470,650	0	1.000000000	50.00	3,470,650	1.13%
02 Athens	1	8,884,800	0	1.000000000	50.00	8,884,800	2.89%
04 Bedford	3	162,816	0	1.000000000	50.00	162,816	0.05%
05 Burlington	3	191,900	0	1.000000000	50.00	191,900	0.06%
06 Clarence	0	0	0	1.000000000	50.00	0	0.00%
07 Clarendon	2	27,000	0	1.000000000	50.00	27,000	0.01%
08 Convis	1	261,140	0	1.000000000	50.00	261,140	0.08%
09 Eckford	1	3,899,200	0	1.000000000	50.00	3,899,200	1.27%
10 Emmett	10	2,666,300	0	1.000000000	50.00	2,666,300	0.87%
11 Fredonia	3	1,502,300	0	1.000000000	50.00	1,502,300	0.49%
12 Homer	5	3,996,280	0	1.000000000	50.00	3,996,280	1.30%
13 Lee	0	0	0	1.000000000	50.00	0	0.00%
14 Leroy	2	163,400	0	1.000000000	50.00	163,400	0.05%
15 Marengo	2	162,890	0	1.000000000	50.00	162,890	0.05%
16 Marshall	2	13,600	0	1.000000000	50.00	13,600	0.00%
17 Newton	0	0	0	1.000000000	50.00	0	0.00%
18 Pennfield	5	194,130	0	1.000000000	50.00	194,130	0.06%
19 Sheridan	5	19,602,750	0	1.000000000	50.00	19,602,750	6.37%
20 Tekonsha	9	714,600	0	1.000000000	50.00	714,600	0.23%
Total Townships	66	45,913,756	0	1.000000000	50.00	45,913,756	14.91%
CITIES							
51 Albion City	21	12,583,400	0	1.000000000	50.00	12,583,400	4.09%
52 Battle Creek City	75	231,612,083	0	1.000000000	50.00	231,612,083	75.23%
53 Marshall City	40	15,850,300	0	1.000000000	50.00	15,850,300	5.15%
54 Springfield City	14	1,902,847	0	1.000000000	50.00	1,902,847	0.62%
Total Cities	150	261,948,630	0	1.000000000	50.00	261,948,630	85.09%
TOTAL COUNTY	**216**	**307,862,386**	**0**	1.000000000	50.00	**307,862,386**	**100.00%**

2011 PERSONAL - RESIDENTIAL

JURISDICTION	COUNT	ASSESSED VALUATION	ADJUSTMENT	FACTOR	RATIO	EQUALIZED VALUATION	PERCENT
TOWNSHIPS							
01 Albion	0	0	0	1.000000000	50.00	0	0.00%
02 Athens	0	0	0	1.000000000	50.00	0	0.00%
04 Bedford	0	0	0	1.000000000	50.00	0	0.00%
05 Burlington	0	0	0	1.000000000	50.00	0	0.00%
06 Clarence	2	16,200	0	1.000000000	50.00	16,200	100.00%
07 Clarendon	0	0	0	1.000000000	50.00	0	0.00%
08 Convis	0	0	0	1.000000000	50.00	0	0.00%
09 Eckford	0	0	0	1.000000000	50.00	0	0.00%
10 Emmett	0	0	0	1.000000000	50.00	0	0.00%
11 Fredonia	0	0	0	1.000000000	50.00	0	0.00%
12 Homer	0	0	0	1.000000000	50.00	0	0.00%
13 Lee	0	0	0	1.000000000	50.00	0	0.00%
14 Leroy	0	0	0	1.000000000	50.00	0	0.00%
15 Marengo	0	0	0	1.000000000	50.00	0	0.00%
16 Marshall	0	0	0	1.000000000	50.00	0	0.00%
17 Newton	0	0	0	1.000000000	50.00	0	0.00%
18 Pennfield	0	0	0	1.000000000	50.00	0	0.00%
19 Sheridan	0	0	0	1.000000000	50.00	0	0.00%
20 Tekonsha	0	0	0	1.000000000	50.00	0	0.00%
Total Townships	2	16,200	0	1.000000000	50.00	16,200	100.00%
CITIES							
51 Albion City	0	0	0	1.000000000	50.00	0	0.00%
52 Battle Creek City	0	0	0	1.000000000	50.00	0	0.00%
53 Marshall City	0	0	0	1.000000000	50.00	0	0.00%
54 Springfield City	0	0	0	1.000000000	50.00	0	0.00%
Total Cities	-	0	0	1.000000000	50.00	0	0.00%
TOTAL COUNTY	**2**	**16,200**	**0**	1.000000000	50.00	**16,200**	**100.00%**

2011 PERSONAL - UTILITY

JURISDICTION	COUNT	ASSESSED VALUATION	ADJUSTMENT	FACTOR	RATIO	EQUALIZED VALUATION	PERCENT
TOWNSHIPS							
01 Albion	7	1,176,750	0	1.000000000	50.00	1,176,750	0.92%
02 Athens	7	3,881,550	0	1.000000000	50.00	3,881,550	3.03%
04 Bedford	12	4,710,297	0	1.000000000	50.00	4,710,297	3.68%
05 Burlington	8	1,738,100	0	1.000000000	50.00	1,738,100	1.36%
06 Clarence	12	1,805,040	0	1.000000000	50.00	1,805,040	1.41%
07 Clarendon	4	693,800	0	1.000000000	50.00	693,800	0.54%
08 Convis	20	1,961,683	0	1.000000000	50.00	1,961,683	1.53%
09 Eckford	11	1,069,100	0	1.000000000	50.00	1,069,100	0.83%
10 Emmett	9	9,154,160	0	1.000000000	50.00	9,154,160	7.15%
11 Fredonia	13	3,734,800	0	1.000000000	50.00	3,734,800	2.92%
12 Homer	6	2,339,400	0	1.000000000	50.00	2,339,400	1.83%
13 Lee	27	9,174,300	0	1.000000000	50.00	9,174,300	7.16%
14 Leroy	11	3,740,400	0	1.000000000	50.00	3,740,400	2.92%
15 Marengo	17	5,263,170	0	1.000000000	50.00	5,263,170	4.11%
16 Marshall	10	4,747,100	0	1.000000000	50.00	4,747,100	3.71%
17 Newton	11	6,196,700	0	1.000000000	50.00	6,196,700	4.84%
18 Pennfield	9	13,774,410	0	1.000000000	50.00	13,774,410	10.75%
19 Sheridan	13	7,499,460	0	1.000000000	50.00	7,499,460	5.86%
20 Tekonsha	9	1,452,350	0	1.000000000	50.00	1,452,350	1.13%
Total Townships	216	84,112,570	0	1.000000000	50.00	84,112,570	65.67%
CITIES							
51 Albion City	4	3,448,500	0	1.000000000	50.00	3,448,500	2.69%
52 Battle Creek City	21	36,168,850	0	1.000000000	50.00	36,168,850	28.24%
53 Marshall City	8	2,030,500	0	1.000000000	50.00	2,030,500	1.59%
54 Springfield City	2	2,320,993	0	1.000000000	50.00	2,320,993	1.81%
Total Cities	35	43,968,843	0	1.000000000	50.00	43,968,843	34.33%
TOTAL COUNTY	**251**	**128,081,413**	**0**	1.000000000	50.00	**128,081,413**	**100.00%**

2011 PERSONAL PROPERTY SUMMARY

JURISDICTION	COUNT	ASSESSED VALUATION	ADJUSTMENT	FACTOR	RATIO	EQUALIZED VALUATION	PERCENT
TOWNSHIPS							
01 Albion	49	5,304,350	0	1.000000000	50.00	5,304,350	0.97%
02 Athens	105	13,346,750	0	1.000000000	50.00	13,346,750	2.43%
04 Bedford	198	7,260,441	0	1.000000000	50.00	7,260,441	1.32%
05 Burlington	47	2,337,000	0	1.000000000	50.00	2,337,000	0.43%
06 Clarence	44	2,130,760	0	1.000000000	50.00	2,130,760	0.39%
07 Clarendon	39	1,083,600	0	1.000000000	50.00	1,083,600	0.20%
08 Convis	69	5,424,593	0	1.000000000	50.00	5,424,593	0.99%
09 Eckford	31	5,460,500	0	1.000000000	50.00	5,460,500	0.99%
10 Emmett	609	28,904,930	0	1.000000000	50.00	28,904,930	5.26%
11 Fredonia	59	5,601,600	0	1.000000000	50.00	5,601,600	1.02%
12 Homer	80	7,016,290	0	1.000000000	50.00	7,016,290	1.28%
13 Lee	45	9,673,400	0	1.000000000	50.00	9,673,400	1.76%
14 Leroy	130	4,491,200	0	1.000000000	50.00	4,491,200	0.82%
15 Marengo	129	9,643,700	0	1.000000000	50.00	9,643,700	1.75%
16 Marshall	154	7,399,100	0	1.000000000	50.00	7,399,100	1.35%
17 Newton	62	6,413,000	0	1.000000000	50.00	6,413,000	1.17%
18 Pennfield	186	16,989,640	0	1.000000000	50.00	16,989,640	3.09%
19 Sheridan	118	29,238,070	0	1.000000000	50.00	29,238,070	5.32%
20 Tekonsha	150	2,941,800	0	1.000000000	50.00	2,941,800	0.54%
Total Townships	2,304	170,660,724	0	1.000000000	50.00	170,660,724	31.05%
CITIES							
51 Albion City	384	19,730,975	0	1.000000000	50.00	19,730,975	3.59%
52 Battle Creek City	1,805	323,617,488	0	1.000000000	50.00	323,617,488	58.88%
53 Marshall City	628	26,556,400	0	1.000000000	50.00	26,556,400	4.83%
54 Springfield City	215	9,099,830	0	1.000000000	50.00	9,099,830	1.66%
Total Cities	3,032	379,004,693	0	1.000000000	50.00	379,004,693	68.95%
TOTAL COUNTY	**5,336**	**549,665,417**	**0**	1.000000000	50.00	**549,665,417**	**100.00%**