

Equalization Report
2011
St. Clair County, Michigan



prepared by:

St. Clair County Equalization Department

Kenneth G. Hill, Director

ST. CLAIR COUNTY BOARD OF COMMISSIONERS

District 1	Steve Simasko	
District 2	Tim Ward	
District 3	Howard Heidemann	
District 4	Terry London	
District 5	Jeff Bohm	Chairman
District 6	Dave Rushing	
District 7	Bill Gratopp	

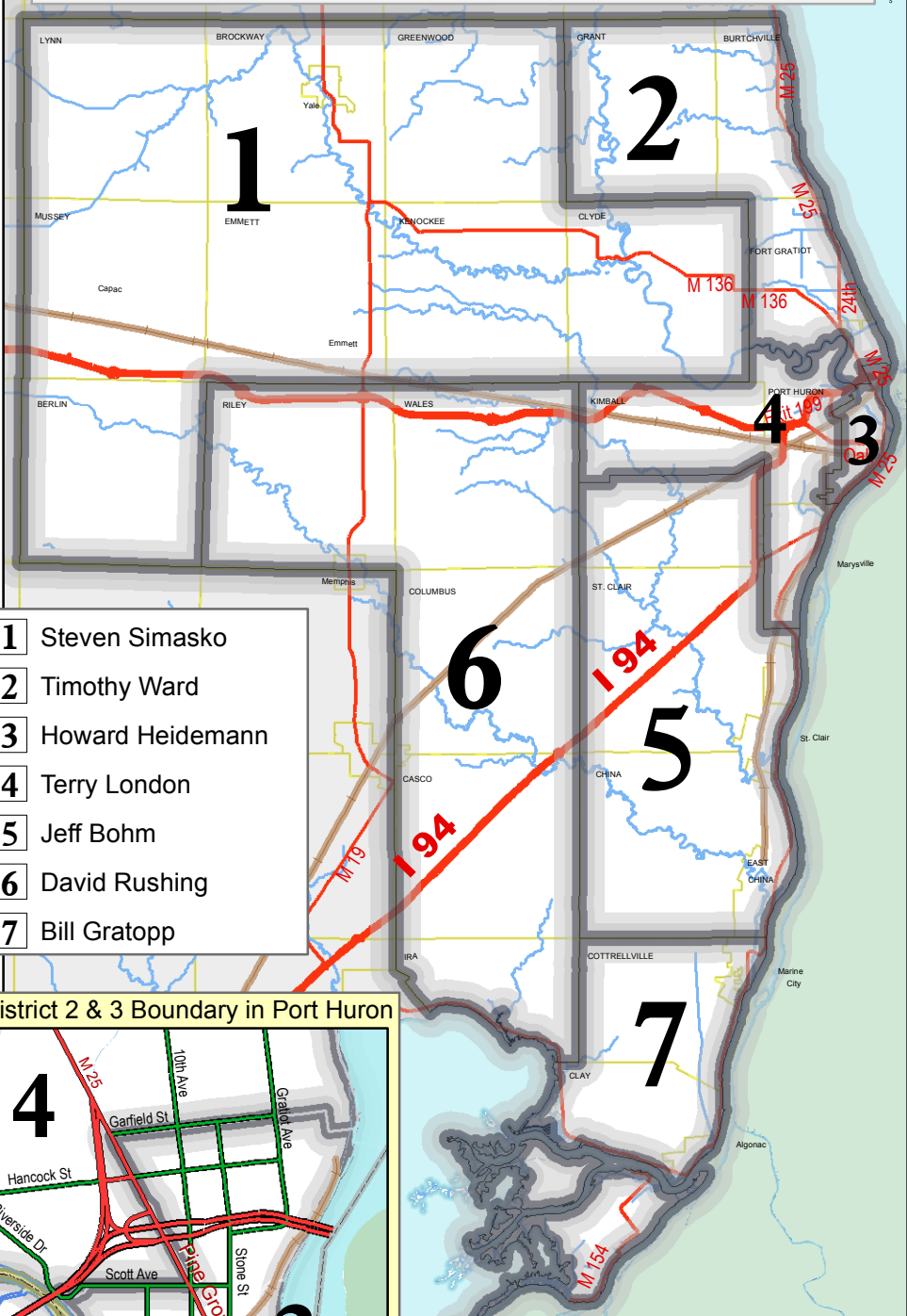
ADMINISTRATOR

Bill Kaufman

DEPARTMENT OF EQUALIZATION

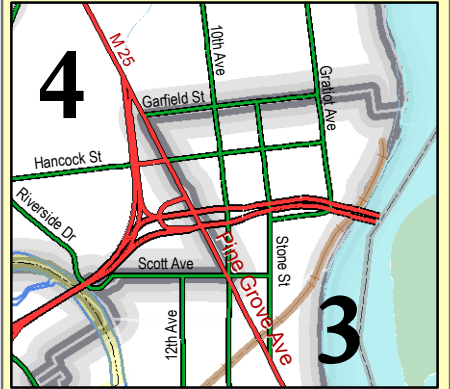
Kenneth Hill	- Director
Robin Bright	- Secretary
Dale Conger	- Appraiser
Janette Coon	- Appraiser
Jeannie Diaz	- Appraiser
Jeremy Dove	- Appraiser
Laurie Ebner	- Draftsperson
Wendy Loshaw	- Appraiser
Colleen Reed	- Appraiser
Kim Riedel	- Appraiser
Kristine Schlautmann	- Appraiser

2011-2011 Commissioner Districts



- 1** Steven Simasko
- 2** Timothy Ward
- 3** Howard Heidemann
- 4** Terry London
- 5** Jeff Bohm
- 6** David Rushing
- 7** Bill Gratopp

District 2 & 3 Boundary in Port Huron



Updated 04-11

CITIES

Algonac
Marine City
Marysville
Memphis
Richmond
St Clair
Port Huron
Yale

MANAGER

Karl Tomion
John Gabor
Jason Hami
Daniel Weaver (Mayor)
Jonathon Moore
Scott Adkins
Bruce Brown
John Osborn

ASSESSOR

SCC Equalization
SCC Equalization
Ann Ratliff
Debra Esper
Lynne Houston
Lynne Houston
Randall Fernandez
Tom Schlichting

TOWNSHIPS

Berlin
Brockway
Burtchville
Casco
China
Clay
Clyde
Columbus
Cottrellville
East China
Emmett
Fort Gratiot
Grant
Greenwood
Ira
Kenockee
Kimball
Lynn
Mussey
Port Huron
Riley
St Clair
Wales

SUPERVISOR

William Winn
William McMurtrie
Michael Appel
Karen Holk
Linda Schweihofner
Jay DeBoyer
Mike Marks
Rod McCue Jr.
Thomas Raymond
John Randolph
Pat Brozowski
Douglas Hannan
Bill Deater
Terry Gill
Robert McCoy
Pamela Powers
Rob Usakowski
Steve Kalbfleisch
Michael Lauwers
Robert Lewandowski
John Rhodes
Brian Mahaffy
Larry Thomson

ASSESSOR

Steve Coucke
Melissa Hayduk
Shelly Baumeister
Lynne Houston
Mark Miano
Barb Schutt
Mike Marks
Sue Hansman
Barb Schutt
Mark Miano
Vern Pearl
Melissa Hayduk
Sue Hansman
Phil Belcher
Pam Eames
Melissa Hayduk
Peggy Chambers
Sue Hansman
Doug Okorowski
Terry Sargent
Paula Zegelian
Debbie Rickert
Vern Pearl

VILLAGES

Emmett
Capac

PRESIDENT

Dick Pierce
Mark Klug

ASSESSOR

Vern Pearl
Doug Okorowski



COUNTY OF ST. CLAIR



Equalization Department
KENNETH HILL, Director

Jeff Bohm, Chairperson
St. Clair County Board of Commissioners

Dear Chairperson Bohm,

The St. Clair County Equalization Department has completed the annual review of the assessment rolls for the 8 Cities, 2 Villages and 23 Townships within the county.

The 2010 recommendation to the Board of Commissioners from the Equalization Department is submitted for your review and adoption.

Total State equalized Value for St. Clair County for 2010 was \$6,470,222,256

Total County Value equalized for St. Clair County for 2011 is \$6,135,443,344

For the 2011 year, the value represents a 5.17% county-wide decrease in value from 2010.

Not included in these totals are properties that are part of any Industrial Facility Tax Abatement or Michigan DNR properties.

Respectfully Submitted,

Kenneth G. Hill
Director, St Clair Co. Equalization Department

Certification of Recommended County Equalized Valuations by Equalization Director

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

TO: State Tax Commission

FROM: Equalization Director of _____ County

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

for _____ County for year _____.

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

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

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

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

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

equalized class of property in _____ County:

Agricultural _____	Timber-Cutover _____
Commercial _____	Developmental _____
Industrial _____	Total Real Property _____
Residential _____	Personal Property _____
	Total Real and Personal Property _____

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

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

Signature of Equalization Director	Date
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Grand Totals	Assessed Real	Equalized Real	% Real Total	Assessed Personal	Equalized Personal	Assessed % County	Equalized % County		
-- 01 CITY OF ALGONAC --									
Agricultural	0	50.00	0	1.000000					
Commercial	14,039,800	49.26	14,039,800	1.000000					
Industrial	54,600	49.75	54,600	1.000000					
Residential	85,192,425	49.29	85,192,425	1.000000					
Timber-Cutover	0	50.00	0	1.000000					
Developmental	0	50.00	0	1.000000					
Totals	99,286,825		99,286,825	3,434,500	50.00	3,434,500	102,721,325	102,721,325	1.67
-- 02 CITY OF MARINE CITY --									
Agricultural	0	50.00	0	1.000000					
Commercial	22,983,380	49.65	22,983,380	1.000000					
Industrial	9,598,000	49.87	9,598,000	1.000000					
Residential	67,967,550	49.32	67,967,550	1.000000					
Timber-Cutover	0	50.00	0	1.000000					
Developmental	0	50.00	0	1.000000					
Totals	100,548,930		100,548,930	9,015,600	50.00	9,015,600	109,564,530	109,564,530	1.79
-- 03 CITY OF MARYSVILLE --									
Agricultural	0	50.00	0	1.000000					
Commercial	51,505,300	49.63	51,505,300	1.000000					
Industrial	38,844,000	49.81	38,844,000	1.000000					
Residential	211,218,900	49.40	211,218,900	1.000000					
Timber-Cutover	0	50.00	0	1.000000					
Developmental	0	50.00	0	1.000000					
Totals	301,568,200		301,568,200	83,548,100	50.00	83,548,100	385,116,300	385,116,300	6.28
-- 04 CITY OF MEMPHIS --									
Agricultural	0	50.00	0	1.000000					
Commercial	1,438,420	53.12	1,353,856	0.941210					
Industrial	691,630	61.95	558,187	0.807060					
Residential	7,727,880	63.04	6,129,755	0.793200					
Timber-Cutover	0	50.00	0	1.000000					
Developmental	0	50.00	0	1.000000					
Totals	9,857,930		8,041,798	322,112	50.00	322,112	10,180,042	8,363,910	0.14

Grand Totals	Assessed		Equalized		% Real		Assessed		Equalized		Assessed		Equalized	
	Real		Real		Total		Personal		Personal		% County		% County	
-- 05 CITY OF RICHMOND --														
Agricultural	0	50.00	0	50.00	0	1.000000								
Commercial	32,200	49.93	32,200	49.93	32,200	1.000000								
Industrial	0	50.00	0	50.00	0	1.000000								
Residential	0	50.00	0	50.00	0	1.000000								
Timber-Cutover	0	50.00	0	50.00	0	1.000000								
Developmental	482,800	49.96	482,800	49.96	482,800	1.000000								
Totals	515,000		515,000				44,600	50.00	44,600	559,600	559,600	0.01		
-- 06 CITY OF PORT HURON --														
Agricultural	0	50.00	0	50.00	0	1.000000								
Commercial	149,017,400	49.23	149,017,400	49.23	149,017,400	1.000000								
Industrial	43,793,400	49.92	43,793,400	49.92	43,793,400	1.000000								
Residential	417,875,100	49.34	417,875,100	49.34	417,875,100	1.000000								
Timber-Cutover	0	50.00	0	50.00	0	1.000000								
Developmental	0	50.00	0	50.00	0	1.000000								
Totals	610,685,900		610,685,900				94,933,900	50.00	94,933,900	705,619,800	705,619,800	11.50		
-- 07 CITY OF ST. CLAIR --														
Agricultural	0	50.00	0	50.00	0	1.000000								
Commercial	27,494,400	49.38	27,494,400	49.38	27,494,400	1.000000								
Industrial	13,112,900	49.49	13,112,900	49.49	13,112,900	1.000000								
Residential	137,948,600	49.85	137,948,600	49.85	137,948,600	1.000000								
Timber-Cutover	0	50.00	0	50.00	0	1.000000								
Developmental	0	50.00	0	50.00	0	1.000000								
Totals	178,555,900		178,555,900				19,831,500	50.00	19,831,500	198,387,400	198,387,400	3.23		
-- 08 CITY OF YALE --														
Agricultural	164,514	50.00	164,514	50.00	164,514	1.000000								
Commercial	7,765,135	49.63	7,765,135	49.63	7,765,135	1.000000								
Industrial	1,491,140	49.73	1,491,140	49.73	1,491,140	1.000000								
Residential	20,773,765	49.17	20,773,765	49.17	20,773,765	1.000000								
Timber-Cutover	0	50.00	0	50.00	0	1.000000								
Developmental	0	50.00	0	50.00	0	1.000000								
Totals	30,194,554		30,194,554				3,725,495	50.00	3,725,495	33,920,049	33,920,049	0.55		

Grand Totals	Assessed Real	Equalized Real	% Real Total	Assessed Personal	Equalized Personal	Assessed % County	Equalized % County		
-- 09 BERLIN TOWNSHIP --									
Agricultural	27,863,800	49.95	27,863,800	1.000000					
Commercial	960,500	49.99	960,500	1.000000					
Industrial	51,500	49.96	51,500	1.000000					
Residential	88,296,725	49.96	88,296,725	1.000000					
Timber-Cutover	0	50.00	0	1.000000					
Developmental	0	50.00	0	1.000000					
Totals	117,172,525		117,172,525	4,711,700	50.00	4,711,700	121,884,225	121,884,225	1.99
-- 10 BROCKWAY TOWNSHIP --									
Agricultural	25,370,000	49.41	25,370,000	1.000000					
Commercial	3,704,900	49.85	3,704,900	1.000000					
Industrial	426,900	49.37	426,900	1.000000					
Residential	39,560,300	49.43	39,560,300	1.000000					
Timber-Cutover	0	50.00	0	1.000000					
Developmental	0	50.00	0	1.000000					
Totals	69,062,100		69,062,100	2,956,200	50.00	2,956,200	72,018,300	72,018,300	1.17
-- 11 BURTCHVILLE TOWNSHIP --									
Agricultural	7,285,100	49.59	7,285,100	1.000000					
Commercial	7,164,900	49.33	7,164,900	1.000000					
Industrial	162,200	49.68	162,200	1.000000					
Residential	120,052,100	49.54	120,052,100	1.000000					
Timber-Cutover	0	50.00	0	1.000000					
Developmental	0	50.00	0	1.000000					
Totals	134,664,300		134,664,300	3,055,000	50.00	3,055,000	137,719,300	137,719,300	2.24
-- 12 CASCO TOWNSHIP --									
Agricultural	23,630,178	49.47	23,630,178	1.000000					
Commercial	14,829,800	50.00	14,829,800	1.000000					
Industrial	7,897,200	50.00	7,897,200	1.000000					
Residential	105,934,700	50.00	105,934,700	1.000000					
Timber-Cutover	0	50.00	0	1.000000					
Developmental	0	50.00	0	1.000000					
Totals	152,291,878		152,291,878	15,697,400	50.00	15,697,400	167,989,278	167,989,278	2.74

Grand Totals	Assessed Real	Equalized Real	% Real Total	Assessed Personal	Equalized Personal	Assessed % County	Equalized % County		
-- 13 CHINA TOWNSHIP --									
Agricultural	36,344,400	49.22	36,344,400	1.000000					
Commercial	5,511,300	49.56	5,511,300	1.000000					
Industrial	255,918,100	50.00	255,918,100	1.000000					
Residential	97,287,800	49.95	97,287,800	1.000000					
Timber-Cutover	0	50.00	0	1.000000					
Developmental	0	50.00	0	1.000000					
Totals	395,061,600		395,061,600		70,626,600	50.00	70,626,600	465,688,200	465,688,200
									7.59
-- 14 CLAY TOWNSHIP --									
Agricultural	3,842,100	49.26	3,842,100	1.000000					
Commercial	27,434,100	49.78	27,434,100	1.000000					
Industrial	2,735,500	49.24	2,735,500	1.000000					
Residential	399,896,060	49.73	399,896,060	1.000000					
Timber-Cutover	0	50.00	0	1.000000					
Developmental	0	50.00	0	1.000000					
Totals	433,907,760		433,907,760		9,417,100	50.00	9,417,100	443,324,860	443,324,860
									7.23
-- 15 CLYDE TOWNSHIP --									
Agricultural	11,519,893	49.12	11,519,893	1.000000					
Commercial	2,779,100	50.00	2,779,100	1.000000					
Industrial	285,100	49.83	285,100	1.000000					
Residential	146,944,127	50.00	146,944,127	1.000000					
Timber-Cutover	0	50.00	0	1.000000					
Developmental	0	50.00	0	1.000000					
Totals	161,528,220		161,528,220		4,564,801	50.00	4,564,801	166,093,021	166,093,021
									2.71
-- 16 COLUMBUS TOWNSHIP --									
Agricultural	27,393,300	49.90	27,393,300	1.000000					
Commercial	5,642,600	49.25	5,642,600	1.000000					
Industrial	2,772,600	49.44	2,772,600	1.000000					
Residential	93,271,900	49.67	93,271,900	1.000000					
Timber-Cutover	0	50.00	0	1.000000					
Developmental	0	50.00	0	1.000000					
Totals	129,080,400		129,080,400		43,062,400	50.00	43,062,400	172,142,800	172,142,800
									2.81

Grand Totals	Assessed Real	Equalized Real	% Real Total	Assessed Personal	Equalized Personal	Assessed % County	Equalized % County		
-- 17 COTTRELLVILLE TOWNSHIP --									
Agricultural	13,695,900	49.76	13,695,900	1.000000					
Commercial	3,419,100	49.44	3,419,100	1.000000					
Industrial	3,364,500	49.76	3,364,500	1.000000					
Residential	102,066,500	49.22	102,066,500	1.000000					
Timber-Cutover	0	50.00	0	1.000000					
Developmental	0	50.00	0	1.000000					
Totals	122,546,000		122,546,000	6,477,300	50.00	6,477,300	129,023,300	129,023,300	2.10
-- 18 EAST CHINA TOWNSHIP --									
Agricultural	820,800	49.60	820,800	1.000000					
Commercial	9,871,300	49.21	9,871,300	1.000000					
Industrial	239,081,700	49.73	239,081,700	1.000000					
Residential	117,330,500	49.46	117,330,500	1.000000					
Timber-Cutover	0	50.00	0	1.000000					
Developmental	0	50.00	0	1.000000					
Totals	367,104,300		367,104,300	40,882,700	50.00	40,882,700	407,987,000	407,987,000	6.65
-- 19 EMMETT TOWNSHIP --									
Agricultural	23,535,800	49.80	23,535,800	1.000000					
Commercial	2,850,100	49.70	2,850,100	1.000000					
Industrial	11,200	49.26	11,200	1.000000					
Residential	60,458,000	49.92	60,458,000	1.000000					
Timber-Cutover	0	50.00	0	1.000000					
Developmental	0	50.00	0	1.000000					
Totals	86,855,100		86,855,100	3,096,800	50.00	3,096,800	89,951,900	89,951,900	1.47
-- 20 FORT GRATIOT TOWNSHIP --									
Agricultural	4,288,400	49.50	4,288,400	1.000000					
Commercial	142,772,000	49.13	142,772,000	1.000000					
Industrial	0	50.00	0	1.000000					
Residential	294,153,700	49.71	294,153,700	1.000000					
Timber-Cutover	0	50.00	0	1.000000					
Developmental	0	50.00	0	1.000000					
Totals	441,214,100		441,214,100	23,998,100	50.00	23,998,100	465,212,200	465,212,200	7.58

Grand Totals	Assessed Real	Equalized Real	% Real Total	Assessed Personal	Equalized Personal	Assessed % County	Equalized % County		
-- 21 GRANT TOWNSHIP --									
Agricultural	18,133,800	49.34	18,133,800	1.000000					
Commercial	1,516,300	49.97	1,516,300	1.000000					
Industrial	682,500	49.87	682,500	1.000000					
Residential	41,861,500	49.59	41,861,500	1.000000					
Timber-Cutover	0	50.00	0	1.000000					
Developmental	0	50.00	0	1.000000					
Totals	62,194,100		62,194,100	3,896,900	49.09	3,896,900	66,091,000	66,091,000	1.08
-- 22 GREENWOOD TOWNSHIP --									
Agricultural	24,828,150	49.88	24,828,150	1.000000					
Commercial	64,700	49.88	64,700	1.000000					
Industrial	63,798,200	50.00	63,798,200	1.000000					
Residential	29,879,667	49.70	29,879,667	1.000000					
Timber-Cutover	0	50.00	0	1.000000					
Developmental	0	50.00	0	1.000000					
Totals	118,570,717		118,570,717	20,841,300	50.00	20,841,300	139,412,017	139,412,017	2.27
-- 23 IRA TOWNSHIP --									
Agricultural	9,435,300	49.93	9,435,300	1.000000					
Commercial	21,044,696	49.52	21,044,696	1.000000					
Industrial	9,746,400	49.81	9,746,400	1.000000					
Residential	127,847,428	49.80	127,847,428	1.000000					
Timber-Cutover	0	50.00	0	1.000000					
Developmental	0	50.00	0	1.000000					
Totals	168,073,824		168,073,824	15,836,600	50.00	15,836,600	183,910,424	183,910,424	3.00
-- 24 KENOCKEE TOWNSHIP --									
Agricultural	21,695,000	50.00	21,695,000	1.000000					
Commercial	1,100,900	50.00	1,100,900	1.000000					
Industrial	679,800	50.00	679,800	1.000000					
Residential	55,625,633	50.00	55,625,633	1.000000					
Timber-Cutover	0	50.00	0	1.000000					
Developmental	0	50.00	0	1.000000					
Totals	79,101,333		79,101,333	5,069,100	50.00	5,069,100	84,170,433	84,170,433	1.37

Grand Totals	Assessed Real	Equalized Real	% Real Total	Assessed Personal	Equalized Personal	Assessed % County	Equalized % County		
-- 25 KIMBALL TOWNSHIP --									
Agricultural	9,296,400	49.72	9,296,400	1.000000					
Commercial	38,164,000	49.49	38,164,000	1.000000					
Industrial	5,973,800	49.93	5,973,800	1.000000					
Residential	218,986,000	49.47	218,986,000	1.000000					
Timber-Cutover	0	50.00	0	1.000000					
Developmental	1,068,100	49.80	1,068,100	1.000000					
Totals	273,488,300		273,488,300	17,948,900	50.00	17,948,900	291,437,200	291,437,200	4.75
-- 26 LYNN TOWNSHIP --									
Agricultural	27,671,100	49.52	27,671,100	1.000000					
Commercial	197,100	49.58	197,100	1.000000					
Industrial	435,200	49.71	435,200	1.000000					
Residential	29,203,100	49.02	29,203,100	1.000000					
Timber-Cutover	0	50.00	0	1.000000					
Developmental	0	50.00	0	1.000000					
Totals	57,506,500		57,506,500	2,884,700	48.93	2,884,700	60,391,200	60,391,200	0.98
-- 27 MUSSEY TOWNSHIP --									
Agricultural	24,651,200	49.41	24,651,200	1.000000					
Commercial	11,631,300	49.58	11,631,300	1.000000					
Industrial	1,753,500	49.82	1,753,500	1.000000					
Residential	82,676,300	49.62	82,676,300	1.000000					
Timber-Cutover	0	50.00	0	1.000000					
Developmental	0	50.00	0	1.000000					
Totals	120,712,300		120,712,300	14,263,100	50.00	14,263,100	134,975,400	134,975,400	2.20
-- 28 PORT HURON TOWNSHIP --									
Agricultural	0	50.00	0	1.000000					
Commercial	62,184,000	49.48	62,184,000	1.000000					
Industrial	8,289,100	49.99	8,289,100	1.000000					
Residential	166,649,800	49.27	166,649,800	1.000000					
Timber-Cutover	0	50.00	0	1.000000					
Developmental	0	50.00	0	1.000000					
Totals	237,122,900		237,122,900	22,942,400	50.00	22,942,400	260,065,300	260,065,300	4.24

Grand Totals	Assessed Real	Equalized Real	% Real Total	Assessed Personal	Equalized Personal	Assessed % County	Equalized % County		
-- 29 RILEY TOWNSHIP --									
Agricultural	26,794,700	49.21	26,794,700	1.000000					
Commercial	2,933,100	49.80	2,933,100	1.000000					
Industrial	202,700	49.96	202,700	1.000000					
Residential	87,553,400	49.71	87,553,400	1.000000					
Timber-Cutover	0	50.00	0	1.000000					
Developmental	0	50.00	0	1.000000					
Totals	117,483,900		117,483,900	4,137,100	50.00	4,137,100	121,621,000	121,621,000	1.98
-- 30 ST. CLAIR TOWNSHIP --									
Agricultural	37,311,410	49.16	37,311,410	1.000000					
Commercial	10,806,200	49.83	10,806,200	1.000000					
Industrial	5,185,100	49.93	5,185,100	1.000000					
Residential	216,960,362	49.07	216,960,362	1.000000					
Timber-Cutover	0	50.00	0	1.000000					
Developmental	0	50.00	0	1.000000					
Totals	270,263,072		270,263,072	19,731,100	50.00	19,731,100	289,994,172	289,994,172	4.73
-- 31 WALES TOWNSHIP --									
Agricultural	27,543,200	50.00	27,543,200	1.000000					
Commercial	2,783,400	49.99	2,783,400	1.000000					
Industrial	680,100	49.95	680,100	1.000000					
Residential	79,686,500	49.86	79,686,500	1.000000					
Timber-Cutover	0	50.00	0	1.000000					
Developmental	0	50.00	0	1.000000					
Totals	110,693,200		110,693,200	9,394,700	50.00	9,394,700	120,087,900	120,087,900	1.96

Equalization Report
ST. CLAIR

Grand Totals	Assessed Real	Equalized Real	% Real Total	Assessed Personal	Equalized Personal	Assessed % County	Equalized % County
Agricultural	433,114,445	433,114,445	7.80			7.06	7.06
Commercial	653,641,431	653,556,867	11.76			10.65	10.65
Industrial	717,718,570	717,585,127	12.92			11.69	11.70
Residential	3,750,886,322	3,749,288,197	67.49			61.12	61.11
Timber-Cutover	0	0	0.00			0.00	0.00
Developmental	1,550,900	1,550,900	0.03			0.03	0.03
Personal				580,347,808	580,347,808	9.46	9.46
	5,556,911,668	5,555,095,536	100.00	580,347,808	580,347,808	100.00	100.00

