

Taxable Valuations, Saint Clair County

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L-4046

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

Statement of taxable valuation in the year 2025. 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
Berlin	20,720,524	1,133,490	122,934	134,157,240	0	0	156,134,188
Brockway	18,994,760	3,792,892	647,167	58,052,101	0	0	81,486,920
Burtchville	5,499,839	6,126,618	174,246	172,818,679	0	0	184,619,382
Casco	20,504,276	17,433,093	4,379,331	156,010,380	0	0	198,327,080
China	28,176,636	5,728,381	53,105,004	165,485,185	0	0	252,495,206
Clay	2,394,768	31,043,767	2,052,262	615,426,479	0	0	650,917,276
Clyde	7,960,466	4,077,144	344,928	208,033,935	0	0	220,416,473
Columbus	27,064,543	6,346,653	3,407,806	148,900,428	0	0	185,719,430
Cottrellville	15,438,475	3,169,218	2,051,471	162,286,742	0	0	182,945,906
East China	565,632	10,853,814	219,653,076	190,360,901	0	0	421,433,423
Emmett	17,746,657	3,131,525	30,202	88,703,655	0	0	109,612,039
Fort Gratiot	3,483,653	134,774,758	115,328	412,699,094	0	0	551,072,833
Grant	15,570,339	1,530,136	1,691,487	64,078,274	0	0	82,870,236
Greenwood	19,103,144	43,809	33,175,024	38,780,629	0	0	91,102,606
Ira	9,485,742	22,693,560	17,742,177	195,465,757	0	0	245,387,236
Kenockee	21,215,489	807,144	856,580	81,766,783	0	0	104,645,996
Kimball	9,783,800	38,202,904	7,178,845	281,494,320	0	0	336,659,869
Lynn	20,354,725	197,022	280,195	39,296,980	0	0	60,128,922
Mussey	22,695,679	11,646,504	5,694,983	108,067,685	0	0	148,104,851
Port Huron	0	70,600,756	10,230,198	236,296,776	0	0	317,127,730
Riley	26,306,071	2,866,865	684,682	135,967,180	0	0	165,824,798
Saint Clair	18,290,727	17,042,497	3,957,824	362,744,705	0	0	402,035,753
Wales	13,491,633	3,092,259	1,035,237	126,475,786	0	0	144,094,915
Marine City	0	25,406,499	10,851,359	96,825,100	0	0	133,082,958
Marysville	0	46,897,228	65,021,432	309,057,358	0	0	420,976,018
Memphis	0	1,228,642	458,027	7,784,556	0	0	9,471,225
Port Huron	0	176,324,249	42,631,844	554,389,883	0	0	773,345,976
St. Clair	0	36,089,754	19,168,379	202,226,618	0	0	257,484,751
Yale	185,721	9,964,077	1,552,042	31,837,888	0	0	43,539,728
Algonac	0	15,148,078	46,564	131,611,198	0	0	146,805,840

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
Richmond	0	313,638	70,740	0	0	0	384,378
Total for County	345,033,299	707,706,974	508,411,374	5,517,102,295	0	0	7,078,253,942
<p>INSTRUCTIONS: This form is used to report total Taxable Valuations, by classification, 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</p> <p>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)</p>				<p>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.</p> <p>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.</p> <p>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 column 17.</p>			

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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
Berlin	0	314,200	0	0	9,797,500	10,111,700
Brockway	0	223,900	0	0	3,235,773	3,459,673
Burtchville	0	299,800	0	0	4,404,100	4,703,900
Casco	0	2,421,300	600	0	31,472,367	33,894,267
China	0	2,221,100	173,176,700	0	61,409,007	236,806,807
Clay	0	3,477,500	21,700	0	12,609,700	16,108,900
Clyde	0	1,622,000	110,200	0	9,385,400	11,117,600
Columbus	0	1,181,000	8,090,500	0	66,757,497	76,028,997
Cottrellville	0	1,117,300	0	0	7,781,400	8,898,700
East China	0	949,700	233,205,100	0	37,445,366	271,600,166
Emmett	0	160,800	0	0	4,486,442	4,647,242
Fort Gratiot	0	18,656,900	0	0	11,094,400	29,751,300
Grant	0	78,000	546,000	0	8,376,500	9,000,500
Greenwood	0	708,500	69,941,800	0	23,818,000	94,468,300
Ira	0	977,900	57,781,700	0	17,509,100	76,268,700
Kenockee	0	61,100	12,500	0	11,448,321	11,521,921
Kimball	0	7,137,200	603,300	0	18,199,500	25,940,000
Lynn	0	0	0	0	6,694,388	6,694,388
Mussey	0	2,321,600	7,000	0	8,773,800	11,102,400
Port Huron	0	10,610,500	307,800	0	14,367,800	25,286,100
Riley	0	720,900	152,000	0	5,760,400	6,633,300
Saint Clair	0	3,568,700	3,300	0	57,087,749	60,659,749
Wales	0	640,400	0	0	23,813,667	24,454,067
Marine City	0	2,178,400	559,900	0	3,979,500	6,717,800
Marysville	0	16,847,400	3,688,900	0	56,046,500	76,582,800
Memphis	0	6,200	0	0	272,400	278,600
Port Huron	0	21,768,800	4,213,100	0	36,155,400	62,137,300
St. Clair	0	3,035,800	674,300	0	15,426,500	19,136,600

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
Yale	0	648,000	746,200	0	2,342,700	3,736,900
Algonac	0	954,800	0	0	4,076,900	5,031,700
Richmond	0	0	0	0	53,000	53,000
Total for County	0	104,909,700	553,842,600	0	574,081,077	1,232,833,377

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Statement of taxable valuation in the year 2025. 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 Tax- able Valuations except Commercial and Industrial
Berlin	166,245,888	143,829,558	314,200	0	22,102,130
Brockway	84,946,593	68,856,732	223,900	0	15,865,961
Burtchville	189,323,282	135,197,074	299,800	0	53,826,408
Casco	232,221,347	165,147,401	2,421,300	600	64,652,046
China	489,302,013	180,828,144	2,221,100	173,176,700	133,076,069
Clay	667,026,176	422,206,930	3,477,500	21,700	241,320,046
Clyde	231,534,073	201,166,447	1,622,000	110,200	28,635,426
Columbus	261,748,427	162,721,790	1,181,000	8,090,500	89,755,137
Cottrellville	191,844,606	154,913,249	1,117,300	0	35,814,057
East China	693,033,589	171,830,462	949,700	233,205,100	287,048,327
Emmett	114,259,281	98,889,850	160,800	0	15,208,631
Fort Gratiot	580,824,133	369,369,363	18,656,900	0	192,797,870
Grant	91,870,736	74,753,978	78,000	546,000	16,492,758
Greenwood	185,570,906	53,210,514	708,500	69,941,800	61,710,092
Ira	321,655,936	173,067,412	977,900	57,781,700	89,828,924
Kenockee	116,167,917	96,739,476	61,100	12,500	19,354,841
Kimball	362,599,869	262,533,765	7,137,200	603,300	92,325,604
Lynn	66,823,310	52,648,765	0	0	14,174,545
Mussey	159,207,251	118,040,336	2,321,600	7,000	38,838,315
Port Huron	342,413,830	212,968,227	10,610,500	307,800	118,527,303
Riley	172,458,098	151,133,519	720,900	152,000	20,451,679
Saint Clair	462,695,502	348,821,834	3,568,700	3,300	110,301,668
Wales	168,548,982	128,129,149	640,400	0	39,779,433
Marine City	139,800,758	77,564,887	2,178,400	559,900	59,497,571
Marysville	497,558,818	285,385,856	16,847,400	3,688,900	191,636,662
Memphis	9,749,825	6,964,910	6,200	0	2,778,715
Port Huron	835,483,276	425,502,111	21,768,800	4,213,100	383,999,265

(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 Tax- able Valuations except Commercial and Industrial
St. Clair	276,621,351	177,777,189	3,035,800	674,300	95,134,062
Yale	47,276,628	28,028,748	648,000	746,200	17,853,680
Algonac	151,837,540	107,802,354	954,800	0	43,080,386
Richmond	437,378	180,234	0	0	257,144
Totals for County	8,311,087,319	5,056,210,264	104,909,700	553,842,600	2,596,124,755

Print or Type Name of County Equalization Director Justin Sears	Signature 	Date 6/23/2025
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