

EQUALIZATION REPORT



2025



Saint Clair County, Michigan

Prepared by:

St. Clair County Equalization Department

Justin Sears, Director

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2025 ST. CLAIR COUNTY BOARD OF COMMISSIONERS

District 1 Steven Simasko Chairman

District 2 Jorja Baldwin

District 3 Lisa Beedon

District 4 Joi Torello

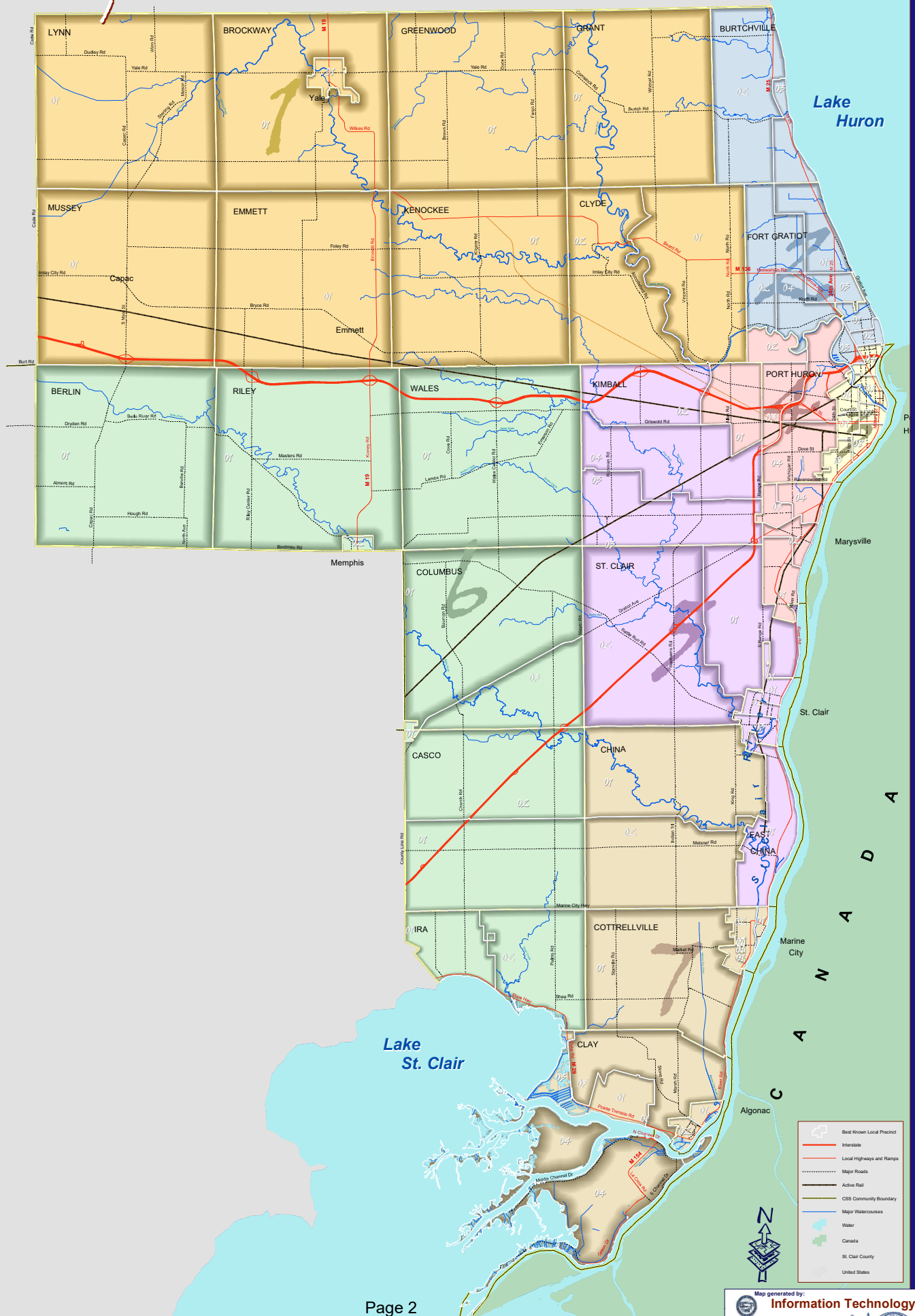
District 5 Robert Fielitz

District 6 David Rushing

District 7 Dave Vandenbossche

COUNTY ADMINISTRATOR
Karry A. Hepting

County Commissioner Districts



Updated 4/2/25

CITIES

Algonac
Marine City
Marysville
Memphis
Richmond
St Clair
Port Huron
Yale

MANAGER

Denice Gerstenberg
Michael Reaves
Randy Fernandez
Tammy Wehrum
Jonathon Moore
Quentin Bishop
James Freed
Lorrelei Natke

ASSESSOR

SCC Equalization
SCC Equalization
Heather Stewart
Amber Dickerson-Janssens
Mitchell Elrod
SCC Equalization
Angela Swoffer
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
Joseph Stevens
Linda Schwehofer
Paul Cassidy
Ernie Manoleas
Brad Smith
Greg Abbey
Verne Westrick
Mike Butler
Rob Montgomery
Bill Deater
Eric Krikorian
Jim Endres
Tod Molesworth
Rob Usakowski
Steve Kalbfleisch
Bruce Downey
Robert Lewandowski
Martin Cook
Brian Mahaffy
Elizabeth Masters

ASSESSOR

Steve Coucke
Elisha Messina
Shelly Baumeister
Shelly Baumeister
AAS – Jaime Barra
Chari Lawton
Elisha Messina
AAS - Ses Cianferra
Barb Schutt
AAS – Jaime Barra
Elisha Messina
Steve Jones
Elisha Messina
AAS – Andrew Yankee
Shawn Biernat
Barb Cutcher
Shawn Biernat
Elisha Messina
Kerry Beauvais
SCC Equalization
Steve Coucke
Elisha Messina
Carly Kimmen

VILLAGES

Emmett
Capac

PRESIDENT

Dick Pierce
Debra Hlubic

ASSESSOR

Elisha Messina
Kerry Beauvais



COUNTY OF ST. CLAIR



Equalization Department

JUSTIN SEARS, Director

Steven Simasko, Chairperson
St. Clair County Board of Commissioners

Dear Chairperson Simasko,

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 2025 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 2024 was 11,029,732,207

Total County Value Equalized for St. Clair County for 2025 is 11,612,570,293

This represents an increase in value of **5.28%** from the year 2024 to the year 2025.

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

With that said, I wish to personally thank my staff for another successful year. Their efforts and support are imperative to making this report possible. I also wish to extend my most sincere appreciation to the local assessing officers, St. Clair County Board of Commissioners, IT, GIS, and administrative staff for their joint efforts in this process.

Respectfully Submitted,

Justin Sears
Director, St. Clair Co. Equalization Department

Resolution 2025-12

APPROVING THE 2025 ST CLAIR COUNTY EQUALIZATION REPORT

WHEREAS, the 2025 proposed starting ratios as required by State statutes were published in the local newspaper on or before the third Monday of February of this year; and

WHEREAS, the final assessment rolls of the various units, finally approved by the local Boards of Review, have been analyzed and reviewed by the Equalization Department; and

WHEREAS, the Director of the St. Clair County Equalization Department certifies and recommends the adoption of the Equalized valuation of Real and Personal property found in the enclosed report;

NOW, THEREFORE, BE IT RESOLVED, that in compliance with MCL 211.34, as amended, the St. Clair County Board of Commissioners does hereby agree to equalize the rolls according to the information found within the 2025 Equalization report.

BE IT FURTHER RESOLVED, the St. Clair County Board of Commissioners does hereby approve the St. Clair County Equalization Report for the year 2025, as on file with the County Clerk.

DATED: April 17, 2025

Reviewed and Approved as to form by:

ST. CLAIR COUNTY
BOARD OF COMMISSIONERS

Gary A. Fletcher
County Corporation Counsel
1411 Third Street Suite F
Port Huron, MI 48060

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

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

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

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

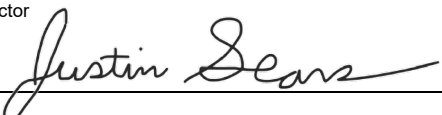
I am certified as a Level MMAO State Certified Assessing Officer by the State Tax Commission.

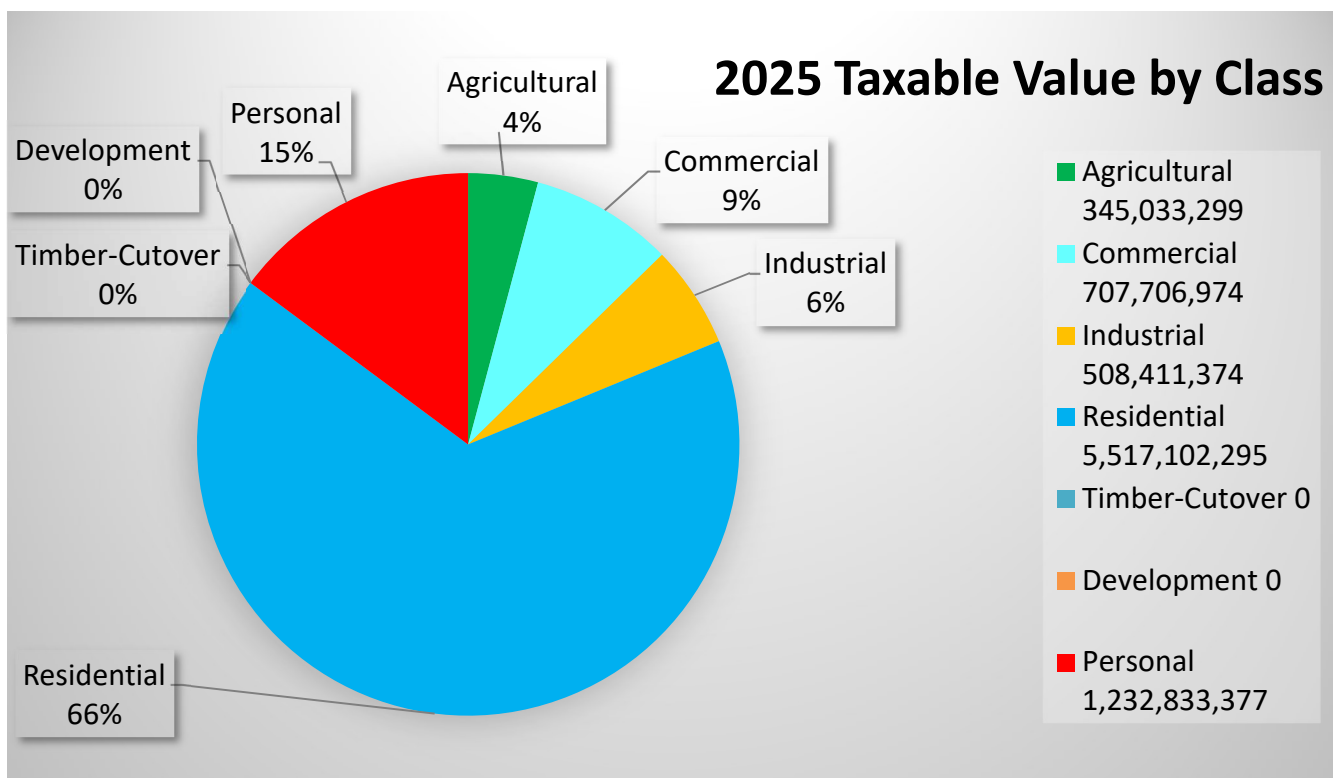
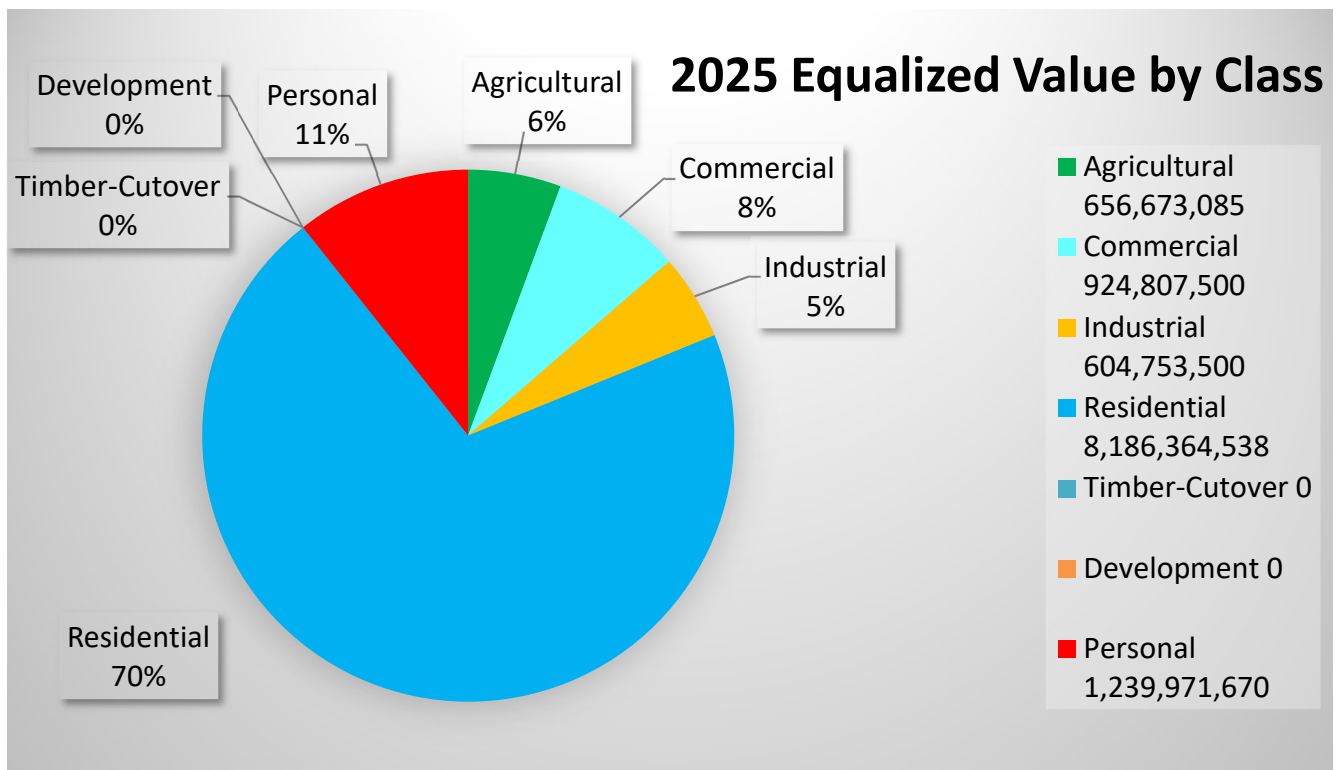
The following are my total Recommended County Equalized Valuations for each separately equalized class of property in ST. CLAIR County:

Agricultural	<u>656,673,085</u>	Timber-Cutover	<u>0</u>
Commercial	<u>924,807,500</u>	Developmental	<u>0</u>
Industrial	<u>604,753,500</u>	Total Real Property	<u>10,372,598,623</u>
Residential	<u>8,186,364,538</u>	Personal Property	<u>1,239,971,670</u>
		Total Real and Personal Property	<u>11,612,570,293</u>

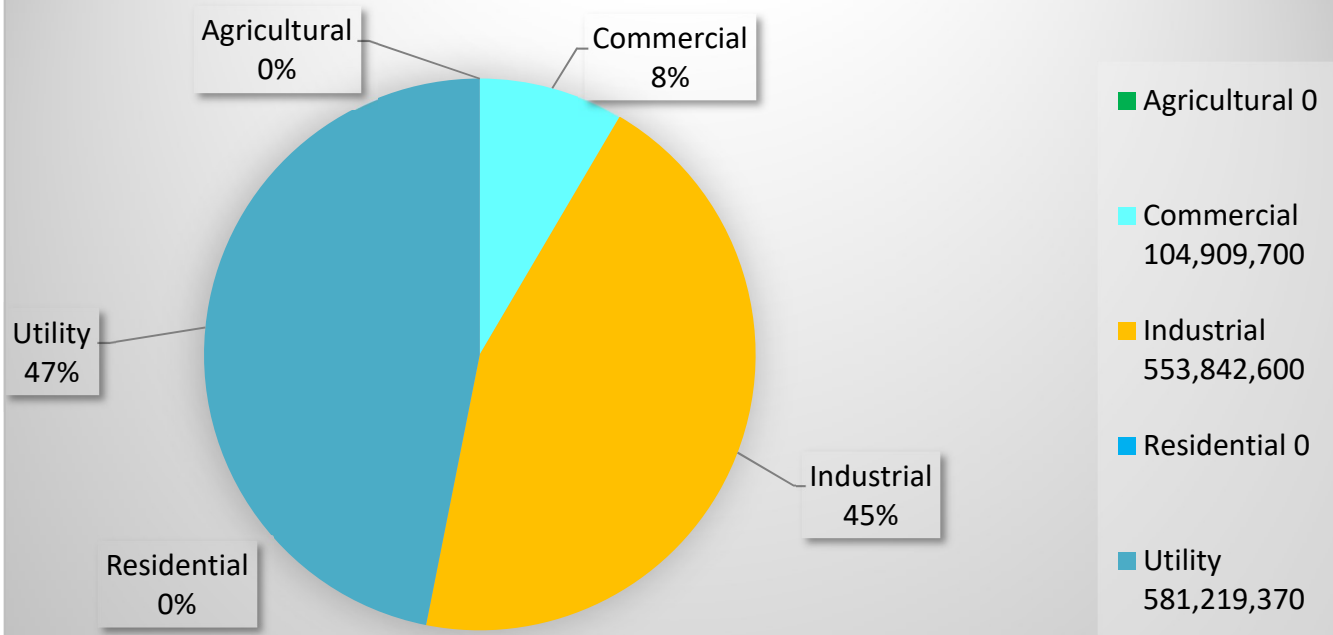
Please mail this form to the address below within fifteen days of submission of the Recommended County Equalized Valuations to the County Board of Commissioners.

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

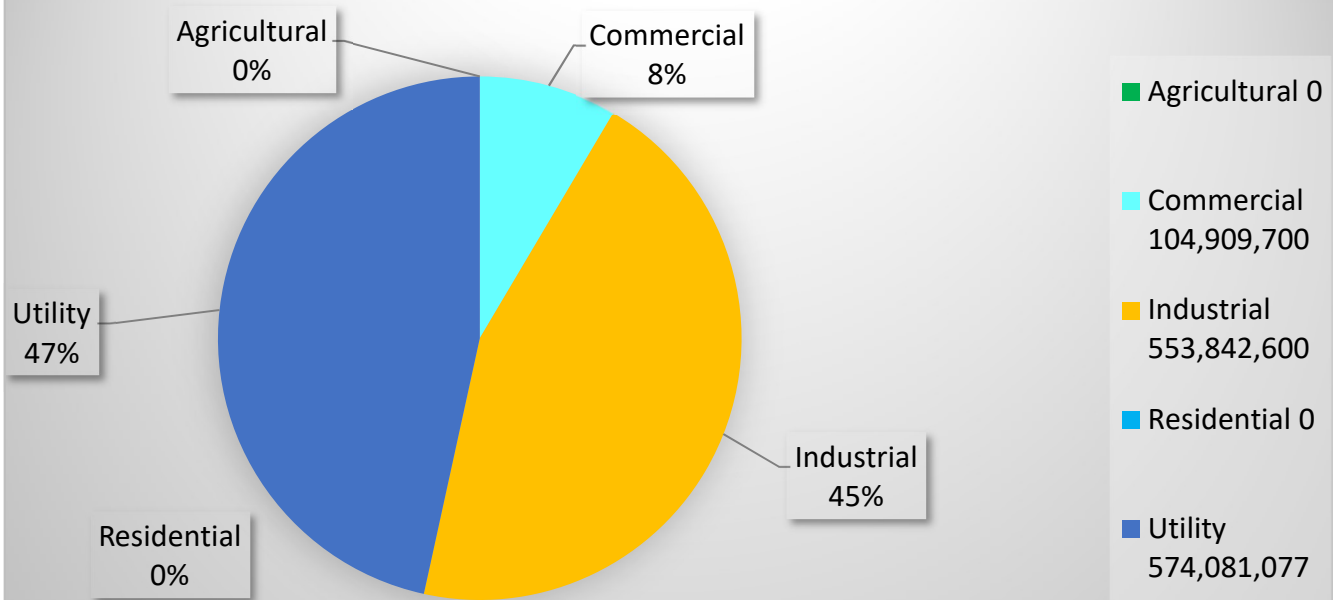
Signature of Equalization Director 	Date 4/7/2025
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2025 Personal Property Equalized Value by Class



2025 Personal Property Taxable Value by Class



Assessment Unit	Assessed Real	Ratio	Equalized Real	Factor	Assessed Personal	Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
-- 01 CITY OF ALGONAC --										
Agricultural	0	50.00	0	1.000000						
Commercial	18,168,400	49.82	18,168,400	1.000000						
Industrial	50,300	49.65	50,300	1.000000						
Residential	199,354,100	49.93	199,354,100	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	217,572,800		217,572,800		5,031,700	50.00	5,031,700	222,604,500	222,604,500	1.92
-- 02 CITY OF MARINE CITY --										
Agricultural	0	50.00	0	1.000000						
Commercial	31,519,100	49.95	31,519,100	1.000000						
Industrial	15,466,900	49.52	15,466,900	1.000000						
Residential	155,967,400	49.57	155,967,400	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	202,953,400		202,953,400		6,717,800	50.00	6,717,800	209,671,200	209,671,200	1.81
-- 03 CITY OF MARYSVILLE --										
Agricultural	0	50.00	0	1.000000						
Commercial	59,285,700	49.41	59,285,700	1.000000						
Industrial	79,423,300	49.18	79,423,300	1.000000						
Residential	446,513,500	49.60	446,513,500	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	585,222,500		585,222,500		76,582,800	50.00	76,582,800	661,805,300	661,805,300	5.70
-- 04 CITY OF MEMPHIS --										
Agricultural	0	50.00	0	1.000000						
Commercial	1,705,200	49.51	1,705,200	1.000000						
Industrial	721,200	49.30	721,200	1.000000						
Residential	11,561,500	49.83	11,561,500	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	13,987,900		13,987,900		278,600	50.00	278,600	14,266,500	14,266,500	0.12

Assessment Unit	Assessed Real	Ratio	Equalized Real	Factor	Assessed Personal	Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
-- 05 CITY OF RICHMOND --										
Agricultural	0	50.00	0	1.000000						
Commercial	379,100	49.19	379,100	1.000000						
Industrial	186,900	49.38	186,900	1.000000						
Residential	0	50.00	0	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	566,000		566,000		53,000	50.00	53,000	619,000	619,000	0.01
-- 06 CITY OF PORT HURON --										
Agricultural	0	50.00	0	1.000000						
Commercial	219,906,100	49.26	219,906,100	1.000000						
Industrial	59,944,100	49.39	59,944,100	1.000000						
Residential	843,763,300	49.30	843,763,300	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	1,123,613,500		1,123,613,500		62,137,300	50.00	62,137,300	1,185,750,800	1,185,750,800	10.21
-- 07 CITY OF ST. CLAIR --										
Agricultural	0	50.00	0	1.000000						
Commercial	47,932,300	49.52	47,932,300	1.000000						
Industrial	25,299,400	49.57	25,299,400	1.000000						
Residential	285,030,500	49.83	285,030,500	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	358,262,200		358,262,200		19,136,600	50.00	19,136,600	377,398,800	377,398,800	3.25
-- 08 CITY OF YALE --										
Agricultural	199,900	49.89	199,900	1.000000						
Commercial	12,029,600	49.59	12,029,600	1.000000						
Industrial	2,185,200	49.73	2,185,200	1.000000						
Residential	49,326,700	49.82	49,326,700	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	63,741,400		63,741,400		3,736,900	50.00	3,736,900	67,478,300	67,478,300	0.58

Assessment Unit	Assessed Real	Ratio	Equalized Real	Factor	Assessed Personal	Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
-- 09 BERLIN TOWNSHIP --										
Agricultural	41,228,835	49.92	41,228,835	1.000000						
Commercial	1,383,100	49.80	1,383,100	1.000000						
Industrial	194,300	49.81	194,300	1.000000						
Residential	199,519,700	49.79	199,519,700	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	242,325,935		242,325,935		10,111,700	50.00	10,111,700	252,437,635	252,437,635	2.17
-- 10 BROCKWAY TOWNSHIP --										
Agricultural	41,754,800	49.98	41,754,800	1.000000						
Commercial	4,585,100	49.89	4,585,100	1.000000						
Industrial	978,300	49.76	978,300	1.000000						
Residential	96,889,200	49.85	96,889,200	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	144,207,400		144,207,400		3,608,300	50.00	3,608,300	147,815,700	147,815,700	1.27
-- 11 BURTCVILLE TOWNSHIP --										
Agricultural	11,061,500	49.76	11,061,500	1.000000						
Commercial	7,410,800	49.89	7,410,800	1.000000						
Industrial	369,900	49.82	369,900	1.000000						
Residential	278,879,000	49.61	278,879,000	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	297,721,200		297,721,200		4,703,900	50.00	4,703,900	302,425,100	302,425,100	2.60
-- 12 CASCO TOWNSHIP --										
Agricultural	35,049,400	49.37	35,049,400	1.000000						
Commercial	23,191,500	49.60	23,191,500	1.000000						
Industrial	9,520,000	49.94	9,520,000	1.000000						
Residential	234,374,600	49.47	234,374,600	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	302,135,500		302,135,500		33,971,800	50.00	33,971,800	336,107,300	336,107,300	2.89

Assessment Unit	Assessed Real	Ratio	Equalized Real	Factor	Assessed Personal	Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
-- 13 CHINA TOWNSHIP --										
Agricultural	48,696,600	49.55	48,696,600	1.000000						
Commercial	7,462,000	49.53	7,462,000	1.000000						
Industrial	54,702,200	49.34	54,702,200	1.000000						
Residential	234,629,700	49.96	234,629,700	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	345,490,500		345,490,500		237,625,800	50.00	237,625,800	583,116,300	583,116,300	5.02
-- 14 CLAY TOWNSHIP --										
Agricultural	4,008,400	49.86	4,008,400	1.000000						
Commercial	43,153,700	49.78	43,153,700	1.000000						
Industrial	2,834,900	49.88	2,834,900	1.000000						
Residential	907,752,232	49.71	907,752,232	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	957,749,232		957,749,232		16,108,900	50.00	16,108,900	973,858,132	973,858,132	8.39
-- 15 CLYDE TOWNSHIP --										
Agricultural	16,804,800	49.83	16,804,800	1.000000						
Commercial	5,907,700	49.43	5,907,700	1.000000						
Industrial	346,900	49.80	346,900	1.000000						
Residential	304,819,817	49.93	304,819,817	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	327,879,217		327,879,217		11,117,600	50.00	11,117,600	338,996,817	338,996,817	2.92
-- 16 COLUMBUS TOWNSHIP --										
Agricultural	47,620,900	49.29	47,620,900	1.000000						
Commercial	8,308,000	49.13	8,308,000	1.000000						
Industrial	5,868,600	49.91	5,868,600	1.000000						
Residential	245,750,132	49.34	245,750,132	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	307,547,632		307,547,632		76,303,900	50.00	76,303,900	383,851,532	383,851,532	3.31

Assessment Unit	Assessed Real	Ratio	Equalized Real	Factor	Assessed Personal	Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
-- 17 COTTRELLVILLE TOWNSHIP --										
Agricultural	24,232,400	49.96	24,232,400	1.000000						
Commercial	3,537,400	49.91	3,537,400	1.000000						
Industrial	2,607,500	49.90	2,607,500	1.000000						
Residential	230,542,000	49.89	230,542,000	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	260,919,300		260,919,300		8,898,700	50.00	8,898,700	269,818,000	269,818,000	2.32
-- 18 EAST CHINA TOWNSHIP --										
Agricultural	696,400	49.84	696,400	1.000000						
Commercial	13,320,000	49.76	13,320,000	1.000000						
Industrial	241,779,900	49.84	241,779,900	1.000000						
Residential	263,297,900	49.48	263,297,900	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	519,094,200		519,094,200		272,151,600	50.00	272,151,600	791,245,800	791,245,800	6.81
-- 19 EMMETT TOWNSHIP --										
Agricultural	36,020,300	49.85	36,020,300	1.000000						
Commercial	4,414,200	49.79	4,414,200	1.000000						
Industrial	48,500	49.53	48,500	1.000000						
Residential	143,052,397	49.98	143,052,397	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	183,535,397		183,535,397		6,217,900	50.00	6,217,900	189,753,297	189,753,297	1.63
-- 20 FORT GRATIOT TOWNSHIP --										
Agricultural	6,580,200	49.74	6,580,200	1.000000						
Commercial	179,151,500	49.77	179,151,500	1.000000						
Industrial	140,900	49.79	140,900	1.000000						
Residential	581,352,600	49.95	581,352,600	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	767,225,200		767,225,200		29,751,300	50.00	29,751,300	796,976,500	796,976,500	6.86

Assessment Unit	Assessed Real	Ratio	Equalized Real	Factor	Assessed Personal	Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
-- 21 GRANT TOWNSHIP --										
Agricultural	33,389,200	49.76	33,389,200	1.000000						
Commercial	1,780,100	49.68	1,780,100	1.000000						
Industrial	2,321,300	49.86	2,321,300	1.000000						
Residential	98,706,800	49.93	98,706,800	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	136,197,400		136,197,400		9,000,500	50.00	9,000,500	145,197,900	145,197,900	1.25
-- 22 GREENWOOD TOWNSHIP --										
Agricultural	40,902,200	49.48	40,902,200	1.000000						
Commercial	44,900	49.60	44,900	1.000000						
Industrial	33,756,300	49.75	33,756,300	1.000000						
Residential	71,850,000	49.50	71,850,000	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	146,553,400		146,553,400		94,468,300	50.00	94,468,300	241,021,700	241,021,700	2.08
-- 23 IRA TOWNSHIP --										
Agricultural	15,996,200	49.98	15,996,200	1.000000						
Commercial	27,189,900	49.50	27,189,900	1.000000						
Industrial	24,238,000	49.51	24,238,000	1.000000						
Residential	286,295,900	49.49	286,295,900	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	353,720,000		353,720,000		76,268,700	50.00	76,268,700	429,988,700	429,988,700	3.70
-- 24 KENOCKEE TOWNSHIP --										
Agricultural	38,472,000	49.91	38,472,000	1.000000						
Commercial	1,124,300	49.81	1,124,300	1.000000						
Industrial	1,700,200	49.92	1,700,200	1.000000						
Residential	135,135,724	49.74	135,135,724	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	176,432,224		176,432,224		14,180,900	50.00	14,180,900	190,613,124	190,613,124	1.64

Assessment Unit	Assessed Real	Ratio	Equalized Real	Factor	Assessed Personal	Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
-- 25 KIMBALL TOWNSHIP --										
Agricultural	14,604,800	49.35	14,604,800	1.000000						
Commercial	51,646,400	49.24	51,646,400	1.000000						
Industrial	9,533,100	49.35	9,533,100	1.000000						
Residential	391,813,000	49.96	391,813,000	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	467,597,300		467,597,300		25,940,000	50.00	25,940,000	493,537,300	493,537,300	4.25
-- 26 LYNN TOWNSHIP --										
Agricultural	44,151,500	49.83	44,151,500	1.000000						
Commercial	240,500	49.65	240,500	1.000000						
Industrial	944,200	49.46	944,200	1.000000						
Residential	61,669,500	49.96	61,669,500	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	107,005,700		107,005,700		7,283,070	50.00	7,283,070	114,288,770	114,288,770	0.98
-- 27 MUSSEY TOWNSHIP --										
Agricultural	44,816,300	49.74	44,816,300	1.000000						
Commercial	14,106,300	49.89	14,106,300	1.000000						
Industrial	6,243,800	49.53	6,243,800	1.000000						
Residential	169,450,636	49.63	169,450,636	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	234,617,036		234,617,036		11,102,400	50.00	11,102,400	245,719,436	245,719,436	2.12
-- 28 PORT HURON TOWNSHIP --										
Agricultural	0	50.00	0	1.000000						
Commercial	95,590,500	49.43	95,590,500	1.000000						
Industrial	14,867,200	49.79	14,867,200	1.000000						
Residential	344,758,000	49.53	344,758,000	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	455,215,700		455,215,700		25,286,100	50.00	25,286,100	480,501,800	480,501,800	4.14

Assessment Unit	Assessed Real	Ratio	Equalized Real	Factor	Assessed Personal	Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
-- 29 RILEY TOWNSHIP --										
Agricultural	50,159,850	49.35	50,159,850	1.000000						
Commercial	4,756,700	49.63	4,756,700	1.000000						
Industrial	1,114,500	49.74	1,114,500	1.000000						
Residential	209,488,250	49.75	209,488,250	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	265,519,300		265,519,300		6,633,300	50.00	6,633,300	272,152,600	272,152,600	2.34
-- 30 ST CLAIR TOWNSHIP --										
Agricultural	29,235,600	49.95	29,235,600	1.000000						
Commercial	31,420,900	49.48	31,420,900	1.000000						
Industrial	5,419,400	49.88	5,419,400	1.000000						
Residential	516,842,550	49.71	516,842,550	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	582,918,450		582,918,450		61,014,400	50.00	61,014,400	643,932,850	643,932,850	5.55
-- 31 WALES TOWNSHIP --										
Agricultural	30,991,000	49.71	30,991,000	1.000000						
Commercial	4,156,500	49.99	4,156,500	1.000000						
Industrial	1,946,300	49.67	1,946,300	1.000000						
Residential	187,977,900	49.97	187,977,900	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	225,071,700		225,071,700		24,547,900	50.00	24,547,900	249,619,600	249,619,600	2.15

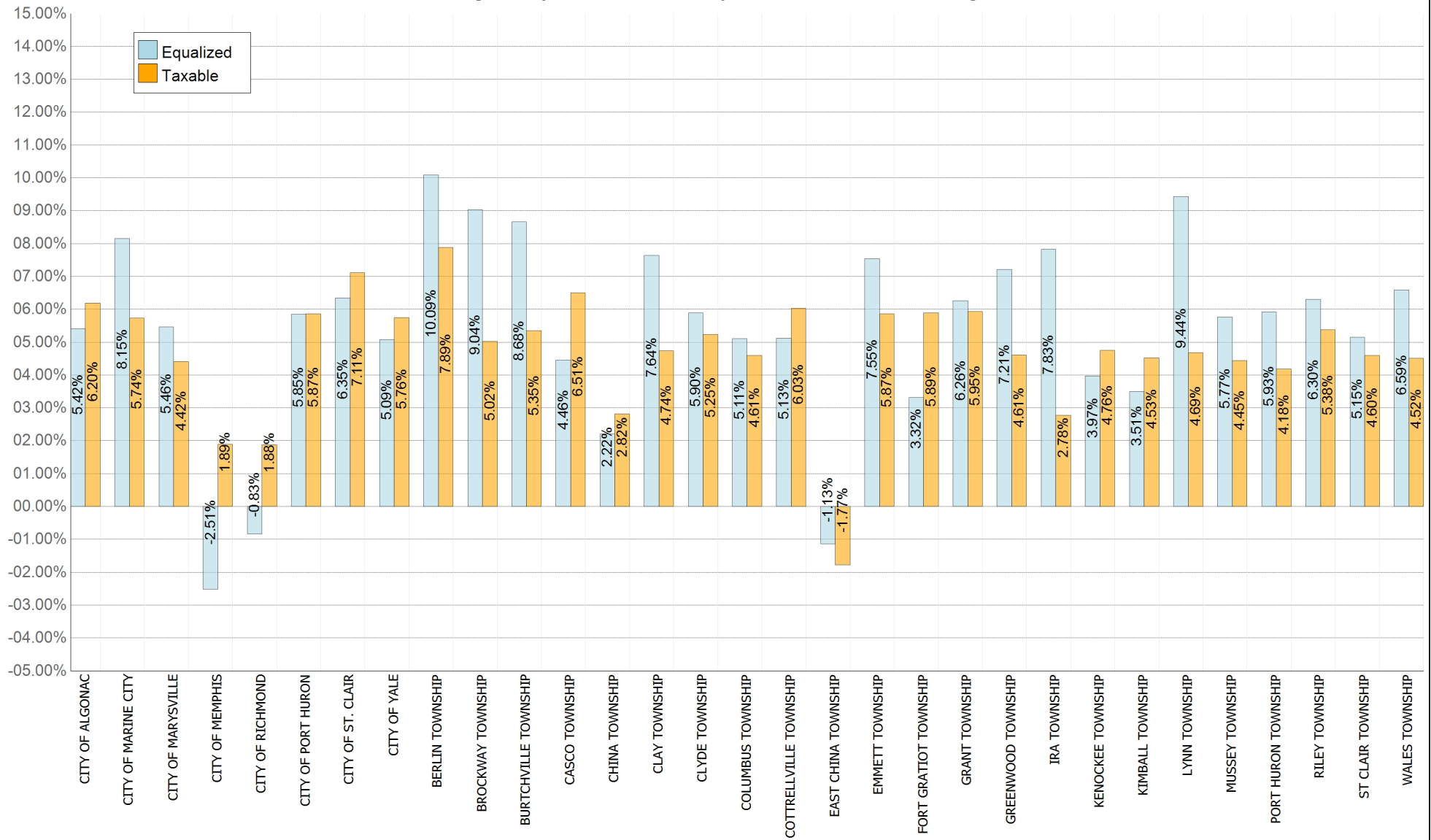
Grand Totals	Assessed Real	Equalized Real	% Real Total	Assessed Personal	Equalized Personal	Assessed % County	Equalized % County	Assessed Total	Equalized Total
Agricultural	656,673,085	656,673,085	6.33			5.65	5.65		
Commercial	924,807,500	924,807,500	8.92			7.96	7.96		
Industrial	604,753,500	604,753,500	5.83			5.21	5.21		
Residential	8,186,364,538	8,186,364,538	78.92			70.50	70.50		
Timber-Cutover	0	0	0.00			0.00	0.00		
Developmental	0	0	0.00			0.00	0.00		
Personal				1,239,971,670	1,239,971,670	10.68	10.68		
	10,372,598,623	10,372,598,623	100.00	1,239,971,670	1,239,971,670	100.00	100.00	11,612,570,293	11,612,570,293

ST. CLAIR COUNTY
Percent Change - 2024 to 2025
Includes New, Loss and Adjustment
By Local Unit

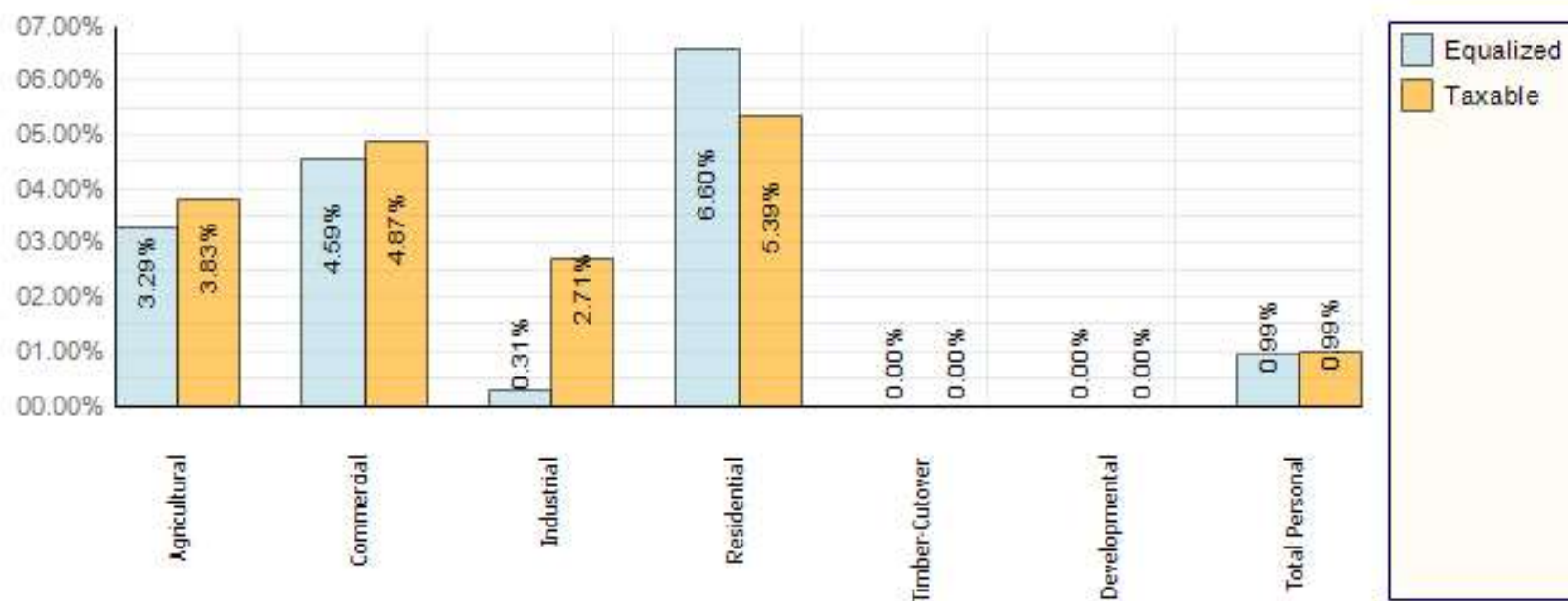
Unit	2024 Equalized Value	2025 Equalized Value	C.E.V. % Change	2024 Taxable Value	2025 Taxable Value	Taxable % Change
TOWNSHIPS						
BERLIN TOWNSHIP	229,298,578	252,437,635	10.09%	154,093,349	166,245,888	7.89%
BROCKWAY TOWNSHIP	135,564,600	147,815,700	9.04%	80,884,599	84,946,593	5.02%
BURTCHVILLE TOWNSHIP	278,282,100	302,425,100	8.68%	179,702,250	189,323,282	5.35%
CASCO TOWNSHIP	321,748,800	336,107,300	4.46%	218,033,959	232,221,347	6.51%
CHINA TOWNSHIP	570,474,753	583,116,300	2.22%	475,883,698	489,302,013	2.82%
CLAY TOWNSHIP	904,699,495	973,858,132	7.64%	636,852,375	667,026,176	4.74%
CLYDE TOWNSHIP	320,114,525	338,996,817	5.90%	219,995,088	231,534,073	5.25%
COLUMBUS TOWNSHIP	365,183,300	383,851,532	5.11%	250,220,940	261,748,427	4.61%
COTTRELLVILLE TOWNSHIP	256,641,400	269,818,000	5.13%	180,930,639	191,844,606	6.03%
EAST CHINA TOWNSHIP	800,275,738	791,245,800	-1.13%	705,490,385	693,033,589	-1.77%
EMMETT TOWNSHIP	191,196,400	205,622,797	7.55%	116,997,238	123,859,361	5.87%
FORT GRATIOT TOWNSHIP	771,369,360	796,976,500	3.32%	548,517,950	580,824,133	5.89%
GRANT TOWNSHIP	136,644,559	145,197,900	6.26%	86,714,925	91,870,736	5.95%
GREENWOOD TOWNSHIP	224,806,100	241,021,700	7.21%	177,389,508	185,570,906	4.61%
IRA TOWNSHIP	398,750,500	429,988,700	7.83%	312,955,499	321,655,936	2.78%
KENOCKEE TOWNSHIP	183,335,744	190,613,124	3.97%	110,890,284	116,167,917	4.76%
KIMBALL TOWNSHIP	476,785,850	493,537,300	3.51%	346,895,760	362,599,869	4.53%
LYNN TOWNSHIP	104,434,800	114,288,770	9.44%	63,828,096	66,823,310	4.69%
MUSSEY TOWNSHIP	299,683,400	316,967,736	5.77%	198,745,134	207,591,090	4.45%
PORT HURON TOWNSHIP	453,612,900	480,501,800	5.93%	328,661,885	342,413,830	4.18%
RILEY TOWNSHIP	256,012,005	272,152,600	6.30%	163,656,845	172,458,098	5.38%
ST CLAIR TOWNSHIP	612,390,500	643,932,850	5.15%	442,336,266	462,695,502	4.60%
WALES TOWNSHIP	234,190,200	249,619,600	6.59%	161,256,539	168,548,982	4.52%
CITIES						
CITY OF ALGONAC	211,165,000	222,604,500	5.42%	142,973,618	151,837,540	6.20%

Unit	2024 Equalized Value	2025 Equalized Value	C.E.V. % Change	2024 Taxable Value	2025 Taxable Value	Taxable % Change
CITIES						
CITY OF MARINE CITY	193,867,400	209,671,200	8.15%	132,207,612	139,800,758	5.74%
CITY OF MARYSVILLE	627,526,400	661,805,300	5.46%	476,487,020	497,558,818	4.42%
CITY OF MEMPHIS	14,633,900	14,266,500	-2.51%	9,568,698	9,749,825	1.89%
CITY OF RICHMOND	624,200	619,000	-0.83%	429,309	437,378	1.88%
CITY OF PORT HURON	1,120,202,500	1,185,750,800	5.85%	789,178,996	835,483,276	5.87%
CITY OF ST. CLAIR	354,863,400	377,398,800	6.35%	258,249,727	276,621,351	7.11%
CITY OF YALE	64,208,800	67,478,300	5.09%	44,701,973	47,276,628	5.76%
VILLAGES						
VILLAGE OF CAPAC	68,163,000	71,248,300	4.53%	46,748,124	48,383,839	3.50%
VILLAGE OF EMMETT	14,692,000	15,869,500	8.01%	8,932,472	9,600,080	7.47%

Arranged by Local Unit Equalized Value Change



Percent change in Value from 2024 to 2025 by Class



HISTORY OF EQUALIZED & TAXABLE VALUE

