



# Tuscola County Equalization Report

**2024**

*(Preliminary Taxable Values Included)*

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## Tuscola County Assessing Officers

<u>Assessing Jurisdiction</u>	<u>Assessor of Record</u>
Akron Township	Nathan Hager, MMAO
Almer Township	Dara Hood, MCAO
Arbela Township	Dave McArthur, MAAO
Columbia Township	Dara Hood, MCAO
Dayton Township	Joan Fackler, MAAO
Denmark Township	Susan Jensen, MAAO
Elkland Township	Dave McArthur, MAAO
Ellington Township	Susan Jensen, MAAO
Elmwood Township	Dave McArthur, MAAO
Fairgrove Township	Deb Young, MCAO
Fremont Township	Joan Fackler, MAAO
Gilford Township	Susan Jensen, MAAO
Indianfields Township	Dave McArthur, MAAO
Juniata Township	Dave McArthur, MAAO
Kingston Township	Carrie Gilley, MCAO
Koylton Township	Nathan Hager, MMAO
Millington Township	Heather MacDermaid, MAAO
Novesta Township	Susan Jensen, MAAO
Tuscola Township	Tod Fackler, MAAO
Vassar Township	Lisa Shagena, MAAO
Watertown Township	Sherry Hickmott, MCAO
Wells Township	Susan Jensen, MAAO
Wisner Township	Nathan Hager, MMAO
City of Caro	Angie Daniels, MAAO
City of Vassar	Dave Kern, MMAO

## Message from the Department

The Equalization process is vital to guaranteeing that properties are assessed at 50% of market value as is required by Article IX, Section 3 of the Michigan Constitution of 1963. County Equalization serves as a check on assessments determined at the local level, ensuring they are fair and equitable across the County.

The responsibilities of County Equalization rest primarily with each County's Board of Commissioners. Recognizing the technical and difficult nature of equalization duties, the State, through the General Property Tax Act, requires each County to employ a certified Equalization Director to assist and advise the Board in fulfilling their duties.

In addition to the general purpose of ensuring fair and equitable assessments, statutory requirements of County Equalization include the collection and analysis of sales data, providing assessment assistance to local units, and providing the State Tax Commission with annual reports.

The Tuscola County Equalization Department through the efforts of the staff and with the cooperation of the various assessing officers of the County, has completed its review of the 2024 assessment rolls of the twenty-three (23) townships and two (2) cities of Tuscola County. The recommended County Equalized Value for 2024 is 3,739,115,272. The value is a combination of 3,261,655,465 real property and 477,459,807 personal property.

The 2024 Tuscola County Equalization Report prepared by the Tuscola County Equalization Department is submitted for approval and adoption. The department wishes to express appreciation to the Board of Commissioners, Tuscola County GIS Coordinator Cody Horton and assessing officers of the county for their cooperative efforts.

The Equalization Report will be located on the County website at the following address  
<http://www.tuscolacounty.org/equalization/>

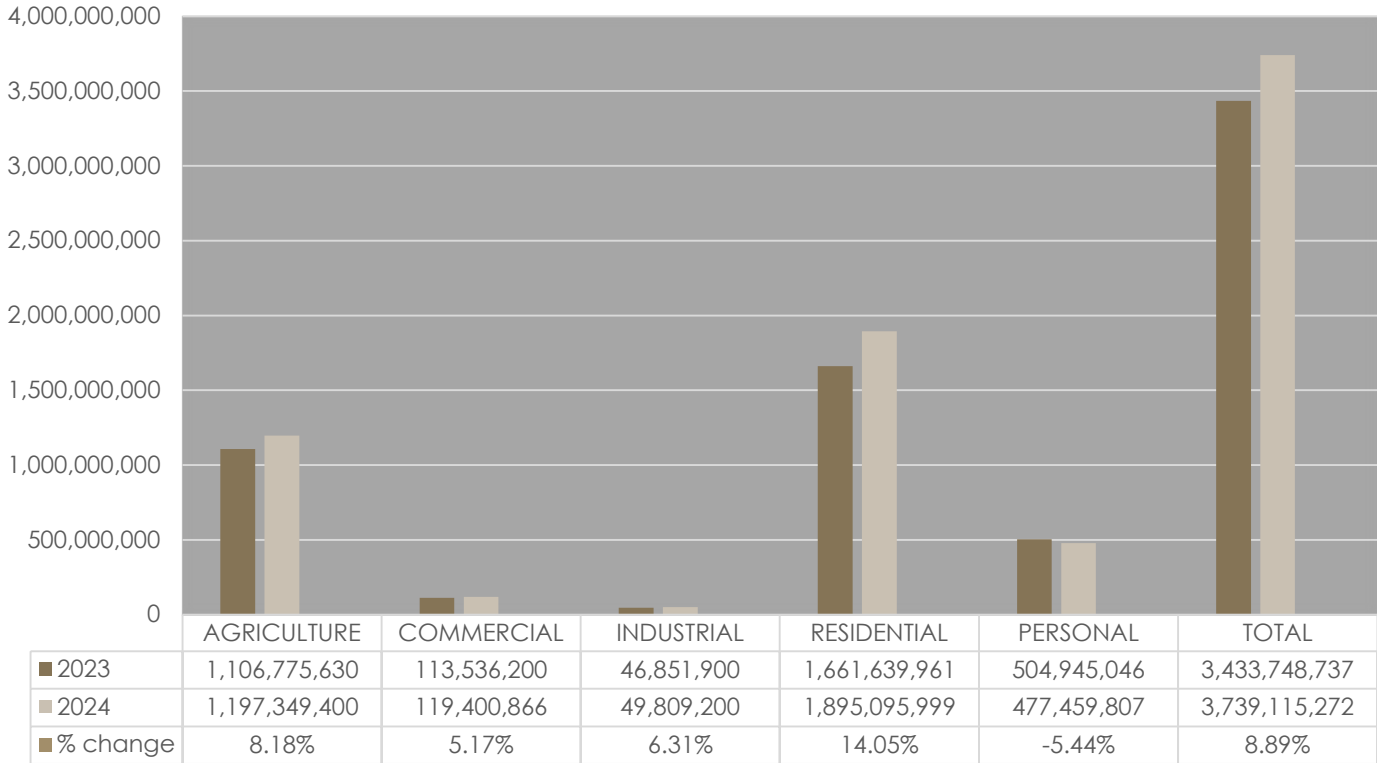
Presented By

Angie Daniels, MAAO  
Colleen Smith, MCAO  
Echo Torrez, MCAT

# Graphs and Charts

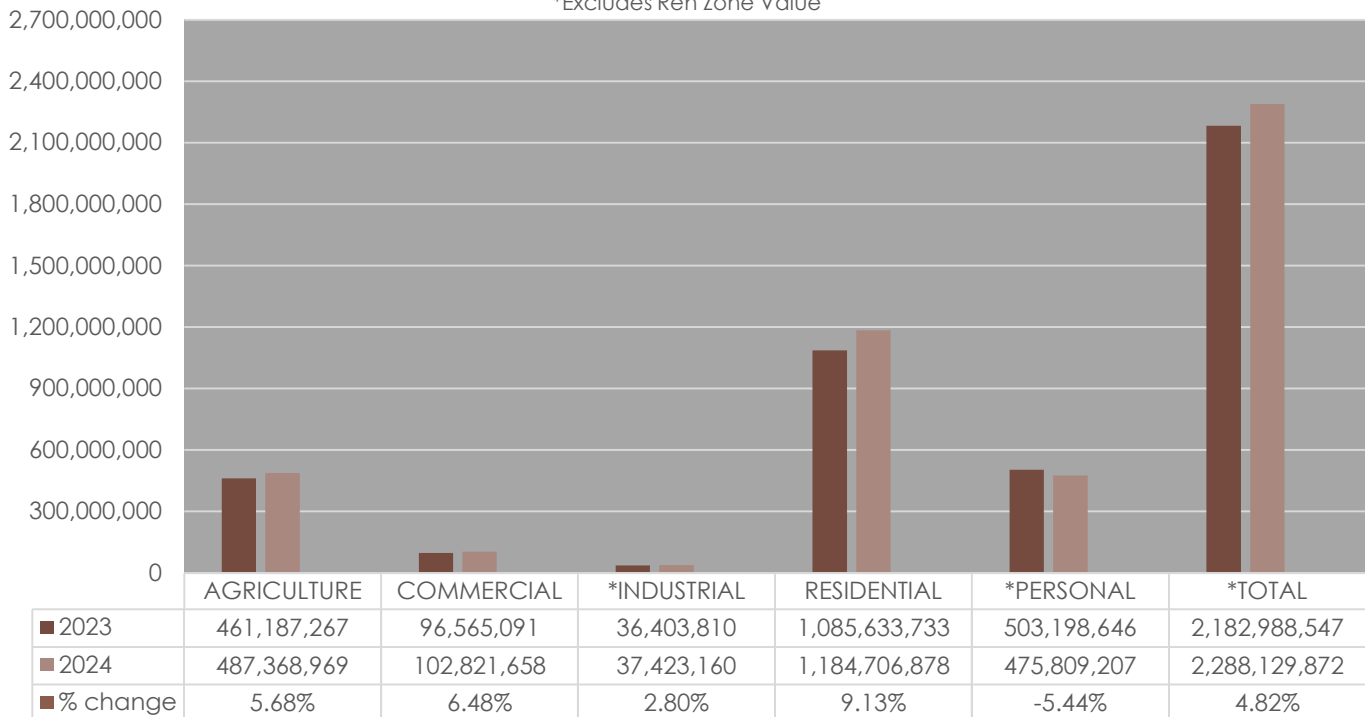
## Change in SEV by Class

\*Excludes Ren Zone Value

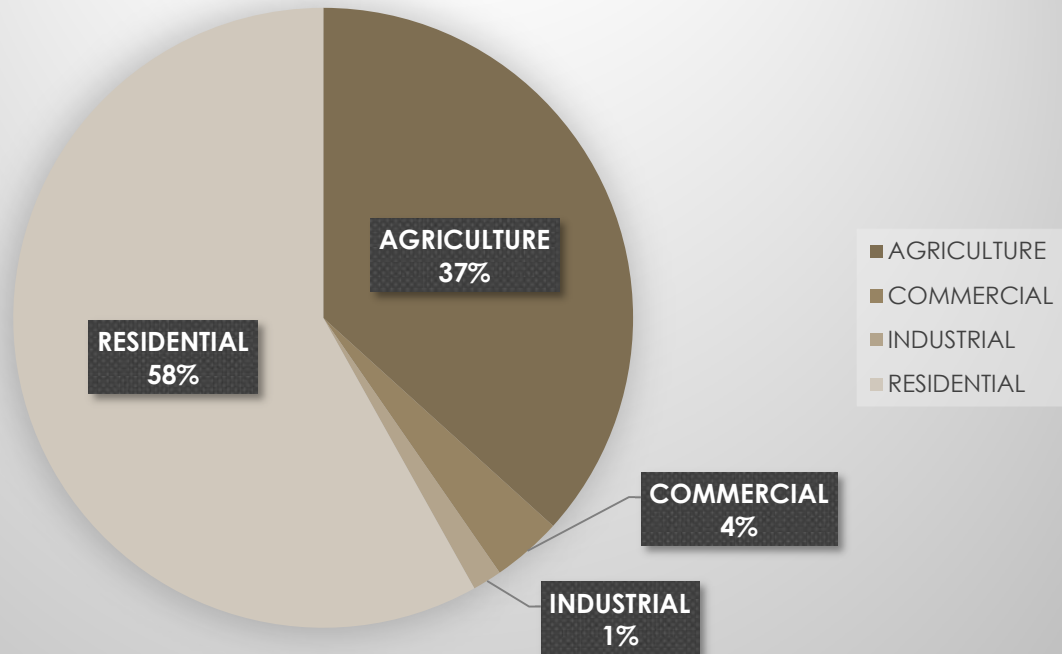


## Change in Taxable by Class

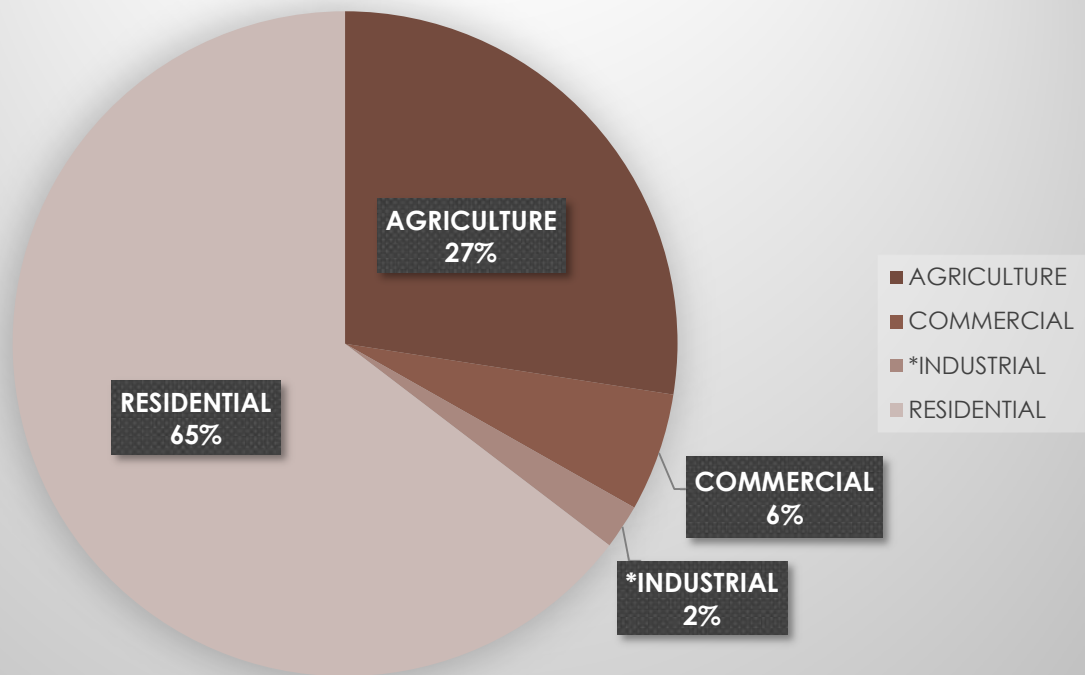
\*Excludes Ren Zone Value



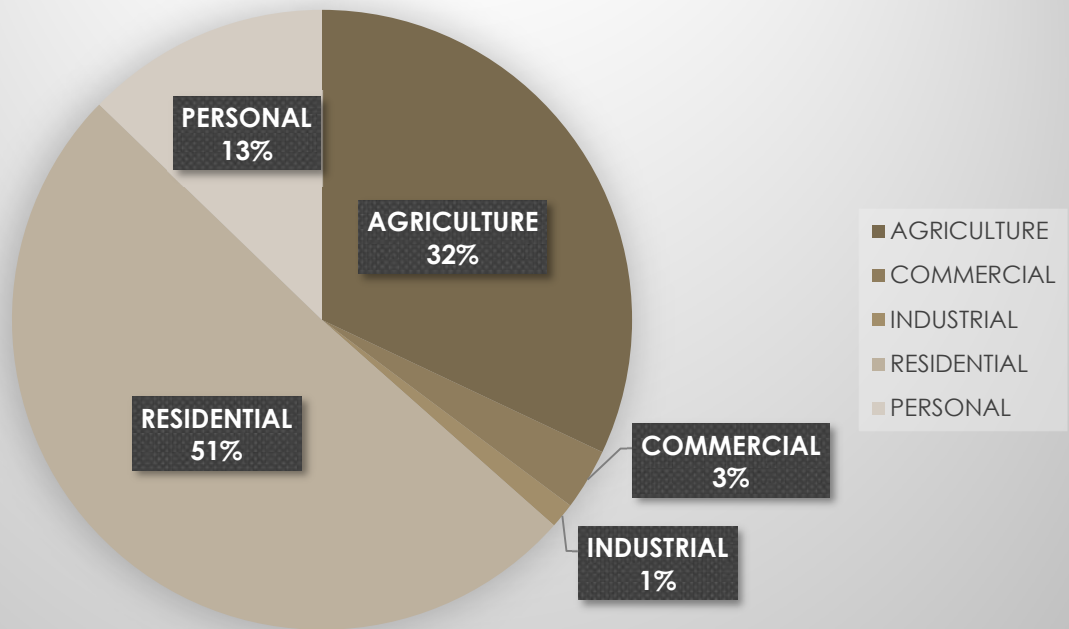
## Real Property by Class as % of 2024 SEV



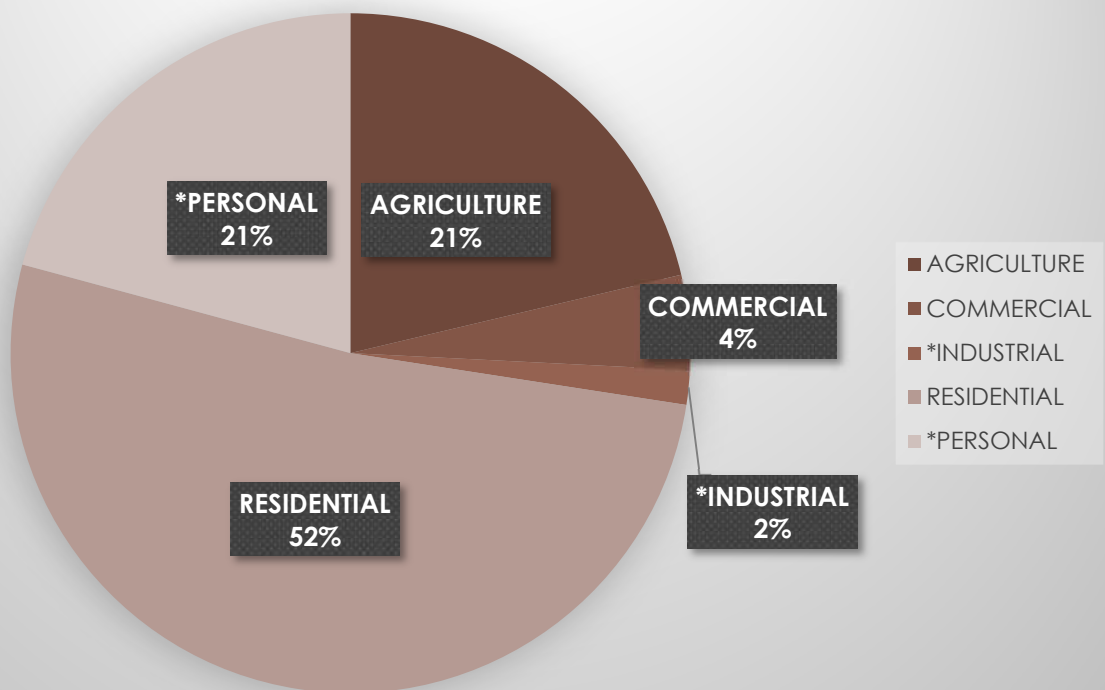
## Real Property by Class as % of 2024 Taxable



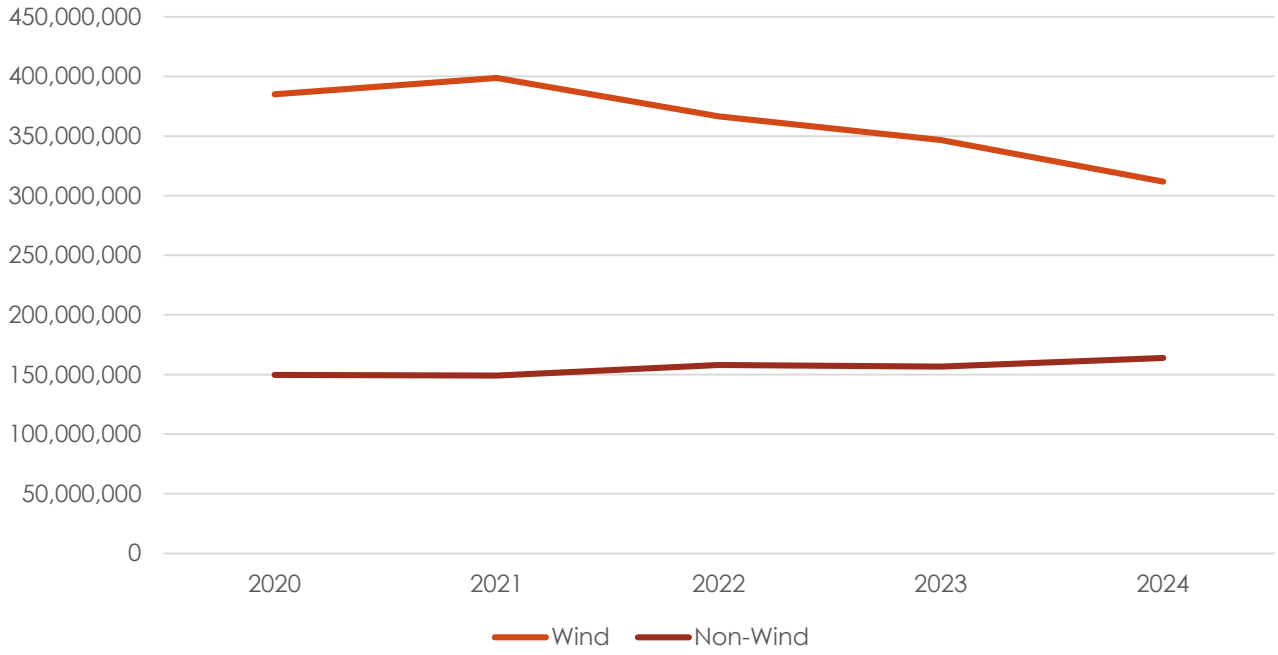
## All Property by Class as % of 2024 SEV



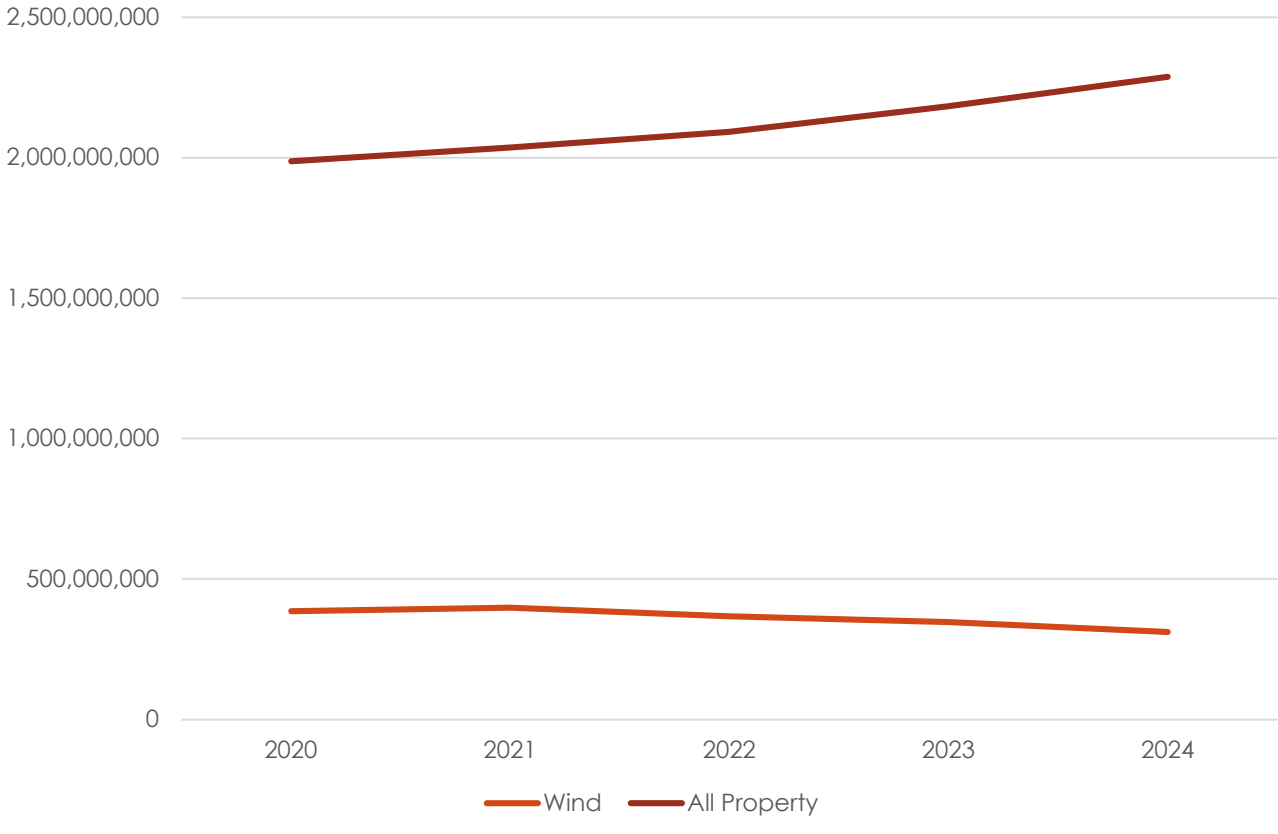
## All Property by Class as % of 2024 Taxable



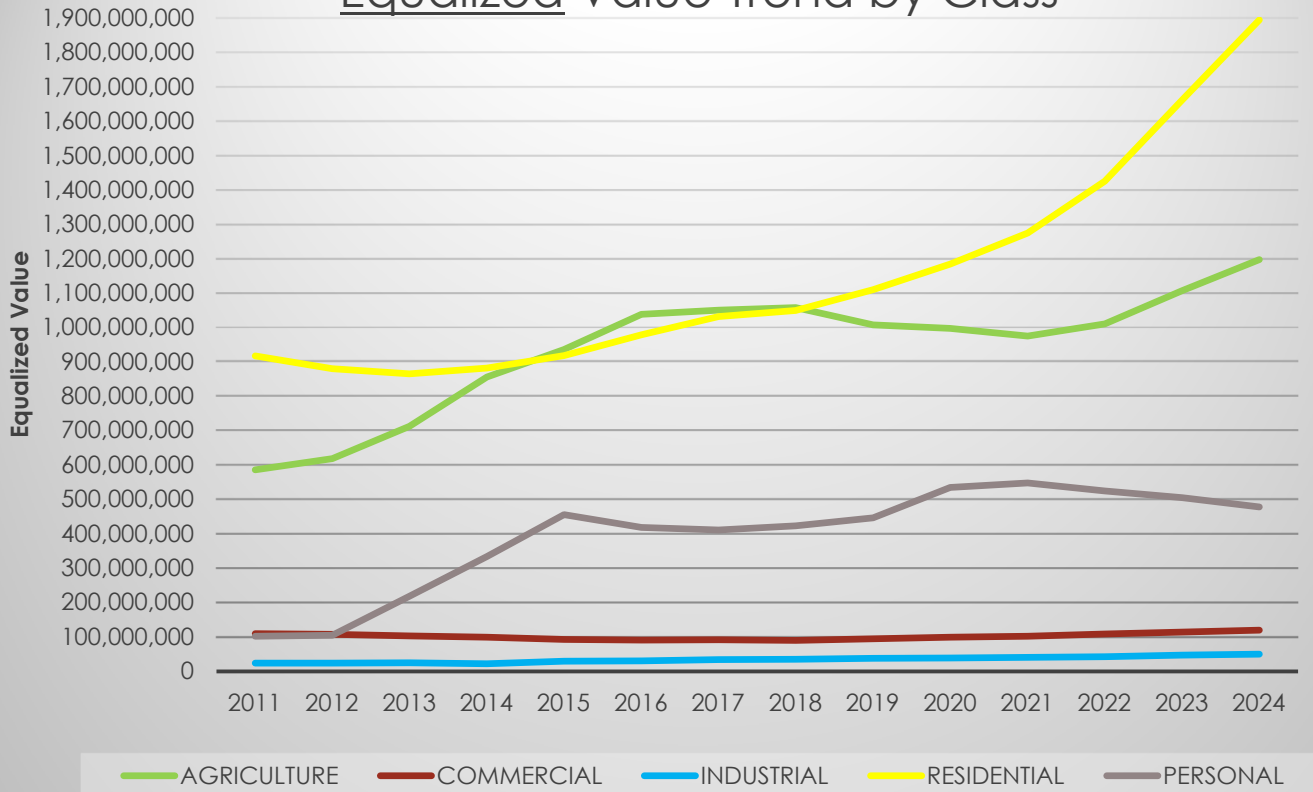
### Wind vs. Non-Wind Personal Property Taxable Values



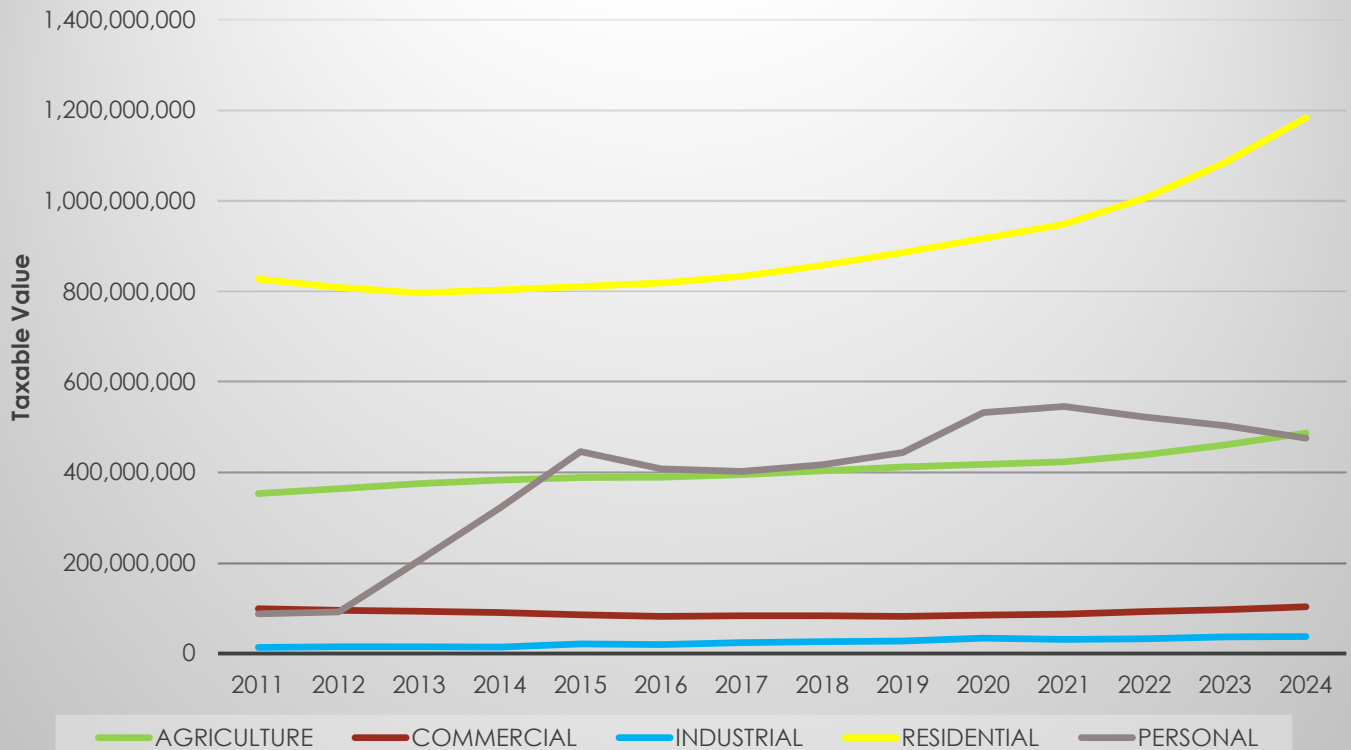
### Wind vs. All Property Taxable Values



## Equalized Value Trend by Class



## Taxable Value Trend by Class



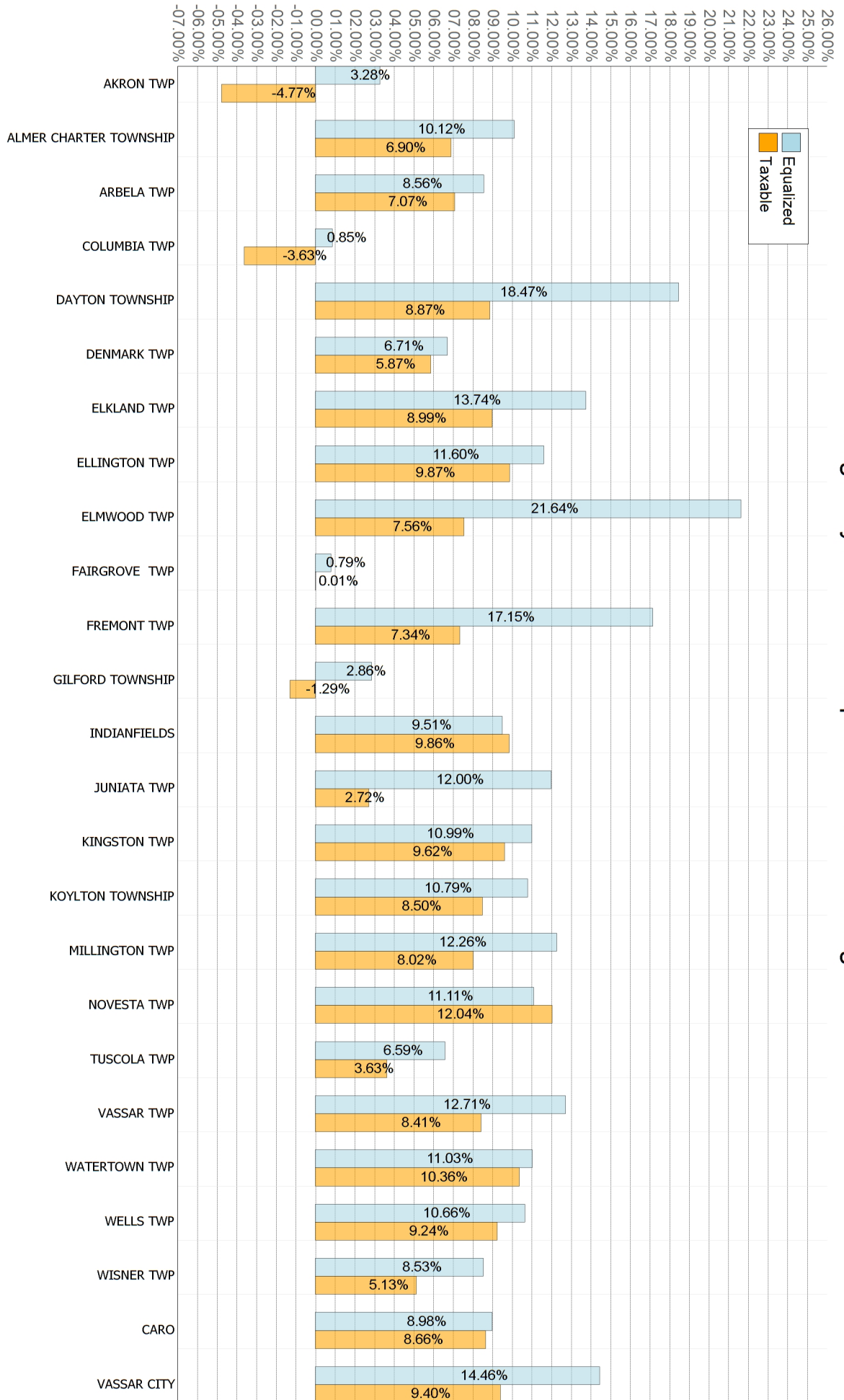


**TUSCOLA COUNTY**  
**Percent Change - 2023 to 2024**  
**Includes New, Loss and Adjustment**  
**By Local Unit**

Unit	2023 Equalized Value	2024 Equalized Value	C.E.V. % Change	2023 Taxable Value	2024 Taxable Value	Taxable % Change
<b>TOWNSHIPS</b>						
AKRON TWP	228,910,250	235,175,400	2.74%	147,312,054	139,497,645	-5.30%
ALMER CHARTER TOWNSH	129,808,200	142,944,500	10.12%	72,796,145	77,821,539	6.90%
ARBELA TWP	143,185,350	155,439,850	8.56%	83,719,606	89,639,770	7.07%
COLUMBIA TWP	224,136,300	223,764,900	-0.17%	166,265,499	158,598,516	-4.61%
DAYTON TOWNSHIP	114,478,186	135,623,500	18.47%	65,160,841	70,938,814	8.87%
DENMARK TWP	191,836,600	203,647,700	6.16%	120,001,949	126,532,745	5.44%
ELKLAND TWP	174,562,100	196,159,200	12.37%	108,535,893	117,630,162	8.38%
ELLINGTON TWP	84,389,800	94,182,600	11.60%	47,910,956	52,638,852	9.87%
ELMWOOD TWP	89,176,200	107,503,800	20.55%	46,912,995	50,463,702	7.57%
FAIRGROVE TWP	212,862,800	214,588,800	0.81%	148,584,967	147,931,027	-0.44%
FREMONT TWP	144,043,530	166,853,900	15.84%	92,581,449	99,653,259	7.64%
GILFORD TOWNSHIP	184,678,400	189,958,500	2.86%	129,877,923	128,203,482	-1.29%
INDIANFIELDS	103,243,500	113,060,466	9.51%	72,159,313	79,273,727	9.86%
JUNIATA TWP	137,615,300	154,127,400	12.00%	90,774,758	93,248,336	2.72%
KINGSTON TWP	89,101,956	98,602,044	10.66%	46,610,499	51,211,655	9.87%
KOYLTON TOWNSHIP	104,225,675	115,364,700	10.69%	57,359,453	62,116,521	8.29%
MILLINGTON TWP	208,974,000	234,463,200	12.20%	135,304,851	146,385,099	8.19%
NOVESTA TWP	84,528,100	93,915,500	11.11%	46,682,866	52,304,234	12.04%
TUSCOLA TWP	162,161,250	172,840,750	6.59%	98,242,980	101,810,707	3.63%
VASSAR TWP	158,234,040	178,344,029	12.71%	107,407,599	116,444,206	8.41%
WATERTOWN TWP	109,363,450	121,422,140	11.03%	66,475,942	73,362,274	10.36%
WELLS TWP	87,631,600	96,970,200	10.66%	54,771,034	59,833,182	9.24%
WISNER TWP	67,360,400	73,106,050	8.53%	33,372,738	35,083,136	5.13%
<b>CITIES</b>						
CARO	127,649,850	139,113,143	8.98%	95,961,609	104,269,406	8.66%

Unit	2023 Equalized Value	2024 Equalized Value	C.E.V. % Change	2023 Taxable Value	2024 Taxable Value	Taxable % Change
<b>CITIES</b>						
VASSAR CITY	71,591,900	81,943,000	14.46%	55,485,727	60,699,909	9.40%
<b>VILLAGES</b>						
AKRON VILLAGE 001	7,919,700	9,428,300	19.05%	5,123,436	5,668,655	10.64%
AKRON VILLAGE 010	4,657,900	4,630,600	-0.59%	2,845,033	2,950,831	3.72%
CASS CITY 007	79,074,400	92,336,300	16.77%	61,592,351	67,793,801	10.07%
FAIRGROVE VILLAGE 010	15,426,800	15,575,100	0.96%	8,444,323	9,013,306	6.74%
GAGETOWN 009	5,024,400	7,081,500	40.94%	4,033,969	4,335,423	7.47%
KINGSTON VILLAGE 015	7,828,566	8,984,548	14.77%	5,564,571	5,982,034	7.50%
KINGSTON VILLAGE 016	1,898,100	2,214,800	16.69%	1,512,003	1,756,329	16.16%
MAYVILLE 011	25,534,000	31,800,100	24.54%	18,875,453	19,988,898	5.90%
MILLINGTON VILLAGE 017	30,413,200	34,271,900	12.69%	21,975,024	23,509,432	6.98%
REESE 006	45,630,100	49,757,500	9.05%	34,217,620	36,743,493	7.38%
UNIONVILLE 004	13,679,300	16,074,600	17.51%	9,959,923	11,227,858	12.73%

Arranged by Local Unit Equalized Value Change



**Tuscola County**  
**2024 Top 10 List - Ad Valorem Only**  
 County-Wide

**Top 10 Owners by Equalized Value**

Owner's Name	Real	Personal	Total
1 Consumers Energy Company	2,923,500	144,010,341	146,933,841
2 Pegasus Wind LLC	69,100	91,237,700	91,306,800
3 DTE Electric Company	1,478,200	66,710,629	68,188,829
4 International Transmission Co	1,440,200	46,222,674	47,662,874
5 Tuscola Bay Wind LLC	n/a	45,048,600	45,048,600
6 Tuscola Wind II LLC	n/a	29,401,800	29,401,800
7 Russell Family Land Co LLC	15,005,100	n/a	15,005,100
8 Thumb Electric Co-Op	506,900	9,306,697	9,813,597
9 Sylvester Land LLC	9,150,100	n/a	9,150,100
10 Poet Biorefining - Caro LLC	8,318,200	0	8,318,200
<b>Total</b>	<b>38,891,300</b>	<b>431,938,441</b>	<b>470,829,741</b>
County-wide Equalized Value	3,261,655,465	477,459,807	3,739,115,272
Percentage of County Total	1.19%	90.47%	12.59%

**Top 10 Owners by Taxable Value**

Owner's Name	Real	Personal	Total
1 Consumers Energy Company	1,366,467	144,010,341	145,376,808
2 Pegasus Wind LLC	35,889	91,237,700	91,273,589
3 DTE Electric Company	1,114,534	66,710,629	67,825,163
4 International Transmission Co	782,973	46,222,674	47,005,647
5 Tuscola Bay Wind LLC	n/a	45,048,600	45,048,600
6 Tuscola Wind II LLC	n/a	29,401,800	29,401,800
7 Tuscola Bay Wind II LLC	25,217	12,964,900	12,990,117
8 Thumb Electric Co-Op	415,287	9,306,697	9,721,984
9 POET Biorefining Caro	8,256,210	n/a	8,256,210
10 Dairy Farmer's of America Inc	5,811,433	1,650,600	7,462,033
<b>Total</b>	<b>17,808,010</b>	<b>446,553,941</b>	<b>464,361,951</b>
County-wide Taxable Value	1,818,132,098	477,459,807	2,295,591,905
Percentage of County Total	0.98%	93.53%	<b>20.23%</b>

**Personal and Real Property - TOTALS**  
The instructions for completing this form are on the reverse side of page 3.

Tuscola

**COUNTY**

Statement of acreage and valuation in the year 2024 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Number of Acres Assessed (Col. 1) Acres Hundredths	Total Real Property Valuations (Totals from pages 2 and 3)		Personal Property Valuations		Total Real Plus Personal Property	
		Assessed Valuations (Col. 2)	Equalized Valuations (Col. 3)	Assessed Valuations (Col. 4)	Equalized Valuations (Col. 5)	Assessed Valuations (Col. 6)	Equalized Valuations (Col. 7)
Akron Township	31,966.00	172,906,500	172,906,500	62,268,900	62,268,900	235,175,400	235,175,400
Almer Township	21,491.00	139,278,600	139,278,600	3,665,900	3,665,900	142,944,500	142,944,500
Arbela Township	22,321.00	151,049,250	151,049,250	4,390,600	4,390,600	155,439,850	155,439,850
Caro City	1,752.00	132,476,100	132,476,100	6,637,043	6,637,043	139,113,143	139,113,143
Columbia Township	22,680.00	126,464,400	126,464,400	97,300,500	97,300,500	223,764,900	223,764,900
Dayton Township	22,915.00	133,119,700	133,119,700	2,503,800	2,503,800	135,623,500	135,623,500
Denmark Township	22,338.00	188,680,100	188,680,100	14,967,600	14,967,600	203,647,700	203,647,700
Elkland Township	22,000.00	185,587,900	185,587,900	10,571,300	10,571,300	196,159,200	196,159,200
Ellington Township	23,800.00	91,949,600	91,949,600	2,233,000	2,233,000	94,182,600	94,182,600
Elmwood Township	22,961.00	104,872,400	104,872,400	2,631,400	2,631,400	107,503,800	107,503,800
Fairgrove Township	22,808.00	129,718,000	129,718,000	84,870,800	84,870,800	214,588,800	214,588,800
Fremont Township	22,359.00	160,855,800	160,855,800	5,998,100	5,998,100	166,853,900	166,853,900
Gilford Township	21,529.00	114,516,600	114,516,600	75,441,900	75,441,900	189,958,500	189,958,500
Indianfields Township	19,243.00	105,038,266	105,038,266	8,022,200	8,022,200	113,060,466	113,060,466
Juniata Township	22,661.00	118,609,500	118,609,500	35,517,900	35,517,900	154,127,400	154,127,400
Kingston Township	22,267.00	95,577,600	95,577,600	3,024,444	3,024,444	98,602,044	98,602,044
Koylton Township	22,618.00	112,281,900	112,281,900	3,082,800	3,082,800	115,364,700	115,364,700
Millington Township	22,284.00	228,369,300	228,369,300	6,093,900	6,093,900	234,463,200	234,463,200
<b>Totals for County</b>							

Tuscola                      COUNTY

Statement of acreage and valuation in the year  2024  made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Number of Acres Assessed (Col. 1) Acres Hundredths	Total Real Property Valuations (Totals from pages 2 and 3)		Personal Property Valuations		Total Real Plus Personal Property	
		(Col. 2) Assessed Valuations	(Col. 3) Equalized Valuations	(Col. 4) Assessed Valuations	(Col. 5) Equalized Valuations	(Col. 6) Assessed Valuations	(Col. 7) Equalized Valuations
Novesta Township	22,651.00	91,443,300	91,443,300	2,472,200	2,472,200	93,915,500	93,915,500
Tuscola Township	20,287.00	158,018,400	158,018,400	14,822,350	14,822,350	172,840,750	172,840,750
Vassar City	1,267.00	74,446,900	74,446,900	7,496,100	7,496,100	81,943,000	81,943,000
Vassar Township	22,938.00	168,782,299	168,782,299	9,561,730	9,561,730	178,344,029	178,344,029
Watertown Township	22,416.00	113,833,500	113,833,500	7,588,640	7,588,640	121,422,140	121,422,140
Wells Township	20,948.00	94,206,900	94,206,900	2,763,300	2,763,300	96,970,200	96,970,200
Wisner Township	11,935.00	69,572,650	69,572,650	3,533,400	3,533,400	73,106,050	73,106,050
<b>Totals for County</b>	512,435.00	3,261,655,465	3,261,655,465	477,459,807	477,459,807	3,739,115,272	3,739,115,272

Personal and Real Totals

**Equalized Valuations - REAL**

Tuscola COUNTY

The instructions for completing this form are on the reverse side of page 3.

Statement of acreage and valuation in the year 2024 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
Akron Township	115,981,200	836,300	3,041,200	53,047,800			172,906,500
Almer Township	68,728,800	7,336,300		63,213,500			139,278,600
Arbela Township	42,550,700	1,529,900	599,800	106,368,850			151,049,250
Caro City		37,634,400	10,470,300	84,371,400			132,476,100
Columbia Township	94,218,300	1,157,700	387,100	30,701,300			126,464,400
Dayton Township	44,702,500	457,700		87,959,500			133,119,700
Denmark Township	88,759,900	5,433,300	2,243,800	92,243,100			188,680,100
Elkland Township	63,726,000	13,436,200	9,897,000	98,528,700			185,587,900
Ellington Township	32,887,100	581,300		58,481,200			91,949,600
Elmwood Township	73,034,400	436,300	211,400	31,190,300			104,872,400
Fairgrove Township	85,881,200	879,900	771,300	42,185,600			129,718,000
Fremont Township	28,174,600	8,344,500	780,700	123,556,000			160,855,800
Gilford Township	91,878,000	475,100	558,800	21,604,700			114,516,600
Indianfields Township	9,556,600	11,084,966	1,620,300	82,776,400			105,038,266
Juniata Township	42,485,200	863,800	47,300	75,213,200			118,609,500
Kingston Township	37,683,400	879,700	227,000	56,787,500			95,577,600
Koylton Township	31,734,600	858,800	55,600	79,632,900			112,281,900
Millington Township	34,243,300	6,832,900	3,277,800	184,015,300			228,369,300
<b>Totals for County</b>							

**Equalized Valuations - REAL**

Tuscola COUNTY

The instructions for completing this form are on the reverse side of page 3.

Statement of acreage and valuation in the year 2024 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
Novesta Township	41,294,600	953,400		49,195,300			91,443,300
Tuscola Township	66,983,600	3,912,700	2,065,100	85,057,000			158,018,400
Vassar City	184,500	10,080,000	6,591,600	57,590,800			74,446,900
Vassar Township	10,674,600	4,131,600	5,027,100	148,948,999			168,782,299
Watertown Township	22,826,500	299,200	1,513,300	89,194,500			113,833,500
Wells Township	21,909,400	372,600	422,700	71,502,200			94,206,900
Wisner Township	47,250,400	592,300		21,729,950			69,572,650
<b>Totals for County</b>	1,197,349,400	119,400,866	49,809,200	1,895,095,999	0	0	3,261,655,465

Real Property Equalized



**Assessed Valuations - REAL**

Tuscola COUNTY

The instructions for completing this form are on the reverse side of page 3.

Statement of acreage and valuation in the year 2024 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
Akron Township	115,981,200	836,300	3,041,200	53,047,800			172,906,500
Almer Township	68,728,800	7,336,300		63,213,500			139,278,600
Arbela Township	42,550,700	1,529,900	599,800	106,368,850			151,049,250
Caro City		37,634,400	10,470,300	84,371,400			132,476,100
Columbia Township	94,218,300	1,157,700	387,100	30,701,300			126,464,400
Dayton Township	44,702,500	457,700		87,959,500			133,119,700
Denmark Township	88,759,900	5,433,300	2,243,800	92,243,100			188,680,100
Elkland Township	63,726,000	13,436,200	9,897,000	98,528,700			185,587,900
Ellington Township	32,887,100	581,300		58,481,200			91,949,600
Elmwood Township	73,034,400	436,300	211,400	31,190,300			104,872,400
Fairgrove Township	85,881,200	879,900	771,300	42,185,600			129,718,000
Fremont Township	28,174,600	8,344,500	780,700	123,556,000			160,855,800
Gilford Township	91,878,000	475,100	558,800	21,604,700			114,516,600
Indianfields Township	9,556,600	11,084,966	1,620,300	82,776,400			105,038,266
Juniata Township	42,485,200	863,800	47,300	75,213,200			118,609,500
Kingston Township	37,683,400	879,700	227,000	56,787,500			95,577,600
Koylton Township	31,734,600	858,800	55,600	79,632,900			112,281,900
Millington Township	34,243,300	6,832,900	3,277,800	184,015,300			228,369,300
<b>Totals for County</b>							

**Assessed Valuations - REAL**

Tuscola COUNTY

The instructions for completing this form are on the reverse side of page 3.

Statement of acreage and valuation in the year 2024 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
Novesta Township	41,294,600	953,400		49,195,300			91,443,300
Tuscola Township	66,983,600	3,912,700	2,065,100	85,057,000			158,018,400
Vassar City	184,500	10,080,000	6,591,600	57,590,800			74,446,900
Vassar Township	10,674,600	4,131,600	5,027,100	148,948,999			168,782,299
Watertown Township	22,826,500	299,200	1,513,300	89,194,500			113,833,500
Wells Township	21,909,400	372,600	422,700	71,502,200			94,206,900
Wisner Township	47,250,400	592,300		21,729,950			69,572,650
<b>Totals for County</b>	1,197,349,400	119,400,866	49,809,200	1,895,095,999	0	0	3,261,655,465

Real Property Assessed

**OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF \_\_\_\_\_ COUNTY**

WE HEREBY CERTIFY that section one column one is a true statement of the number of acres of land in each township and city in \_\_\_\_\_ County.

WE FURTHER CERTIFY that section one is a true statement of the value of real property and of the personal property in each township and city in \_\_\_\_\_ County in the year \_\_\_\_\_ as assessed and of the valuation of the real property and personal property in each township and city in said county as equalized by the Board of County Commissioners of said county.

WE FURTHER CERTIFY that section two is a true statement of the equalized valuations of real property classifications in each township and city in \_\_\_\_\_ County in the year \_\_\_\_\_ as determined by the Board of County Commissioners of said county.

WE FURTHER CERTIFY that section three is a true statement of the assessed valuations, approved by the Board of Review, of real property classifications in each township and city in \_\_\_\_\_ County in the year \_\_\_\_\_ as determined by the Board of County Commissioners of said county.

WE FURTHER CERTIFY that said statement does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1963; P.A. 198 of 1974; P.A. 255 of 1978; P.A. 385 of 1984; P.A. 224 of 1985; P.A. 147 of 1992 or Section 5 of Article IX of the Constitution of the State of Michigan.

These certifications are made on the \_\_\_\_\_ day of April \_\_\_\_\_, at a meeting of said board held pursuant to the provisions of MCL 209.1 - 209.8.

Signed this \_\_\_\_\_ day of \_\_\_\_\_.

Chairperson of Board of Commissioners

Equalization Director

Clerk of Board of Commissioners

**INSTRUCTIONS FOR COMPLETING THE 608 (L-4024) ASSESSED AND EQUALIZED VALUATIONS WORKSHEET**

This form is due on or before the first Monday in May to the State Tax Commission (STC) (MCL 209.5 (2)) by attaching a signed L-4024 into the Michigan Equalization Gateway (MEG) filing cabinet and submitting the L-4024 form in the MEG county portal by following the instructions below.

The MEG system will autogenerate the L-4023 following the successful save and submission of all local uni L-4018 and L-4022AV forms by the county and the acceptance of those forms by Property Services Divisions (PSD) staff. MEG will auto-generate the L-4024 form upon the successful save and submission of the L-4023 form by the county and the acceptance of the L-4023 form by PSD staff. All data on the L-4024 is populated from the previously submitted L-4023, except for the number of acres. Counties must manually enter the assessable acreage for each local unit.

The county must review, in the MEG county portal the L-4024 valuation data for each local unit as well as the county totals. The county shall verify the valuation and acreage data in the MEG county portal then save the L-4024 in the L-4024 form module thereby creating an L-4024 PDF rendering. The county shall print this PDF rendering and present it to your County Board of Commissioners for signing during their equalization session.

MCL 209.5 requires the Equalization Director and the Chairperson and Clerk of the County Board of Commissioners to sign the L-4024. After signing, scan and upload the signed form to the filing cabinet in the MEG county portal. After the paper copy of the L-4024 has been signed, scanned and uploaded to the filing cabinet in MEG, submit the L-4024 in the MEG county portal. Once submitted, the L-4024 report will be locked in MEG. To make subsequent changes please contact the Property Services Division at equalization@michigan.gov.

County: 79 TUSCOLA

Governmental Unit	Real				Personal				Grand						
	Ag	Comm	Ind	Res	T-C	Dev	Total	Ag	Comm	Ind	Res	Util	Total	Exempt	Total
AKRON TWP	553	24	10	886	0	0	1473	0	54	56	0	15	125	63	1661
ALMER CHARTER TOWNSHIP	379	56	0	842	0	0	1277	0	62	2	0	8	72	48	1397
ARBELIA TWP	298	22	8	1245	0	0	1573	0	26	1	0	10	37	13	1623
COLUMBIA TWP	471	47	10	504	0	0	1032	0	36	73	0	26	135	48	1215
DAYTON TOWNSHIP	278	12	0	1895	0	0	2185	0	26	0	0	4	30	51	2266
DENMARK TWP	396	94	31	1092	0	0	1613	0	94	4	0	15	113	85	1811
ELKLAND TWP	340	190	17	1461	0	0	2008	0	156	16	0	9	181	95	2284
ELLINGTON TWP	228	5	0	663	0	0	896	0	18	2	0	8	28	16	940
ELMWOOD TWP	356	23	10	538	0	0	927	0	32	1	0	11	44	28	999
FAIRGROVE TWP	402	32	13	695	0	0	1142	0	42	67	0	18	127	53	1322
FREMONT TWP	176	97	7	1605	0	0	1885	0	122	0	0	8	130	114	2129
GILFORD TOWNSHIP	433	12	4	279	0	0	728	0	10	85	0	13	108	6	842
INDIANFIELDS	50	86	12	1123	0	0	1271	0	71	3	0	4	78	110	1459
JUNIATA TWP	222	13	1	799	0	0	1035	0	23	24	0	20	67	60	1162
KINGSTON TWP	246	26	13	792	0	0	1077	0	28	0	0	11	39	27	1143
KOYLTON TOWNSHIP	216	20	1	916	0	0	1153	0	30	0	0	7	37	33	1223
MILLINGTON TWP	206	125	23	2023	0	0	2377	0	125	6	0	5	136	62	2575
NOVESTA TWP	273	18	0	733	0	0	1024	0	33	0	0	3	36	22	1082
TUSCOLA TWP	394	48	20	958	0	0	1420	0	51	4	0	10	65	25	1510
VASSAR TWP	67	46	50	1842	0	0	2005	0	47	3	0	9	59	24	2088
WATERTOWN TWP	167	10	10	1122	0	0	1309	0	24	6	0	8	38	27	1374
WELLS TWP	193	8	7	998	0	0	1206	0	18	4	0	7	29	20	1255
WISNER TWP	217	16	0	402	0	0	635	0	55	1	0	3	59	17	711
CARO	0	273	19	1426	0	0	1718	0	312	12	0	4	328	197	2243
VASSAR CITY	3	131	13	920	0	0	1067	0	119	6	0	3	128	132	1327
Totals	6564	1434	279	25759	0	0	34036	0	1614	376	0	239	2229	1376	37641

### Taxable Valuations, Tuscola County

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

Statement of taxable valuation in the year 2024. File this form with the State Tax Commission on or before the fourth Monday in June.

Real Property							
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
Akron	45,559,061	804,431	2,980,843	27,884,410	0	0	77,228,745
Almer	24,947,494	6,537,335	0	42,670,810	0	0	74,155,639
Arbela	21,439,040	1,172,360	100,708	62,537,062	0	0	85,249,170
Columbia	39,033,523	1,024,805	339,369	20,900,319	0	0	61,298,016
Dayton	17,142,424	358,639	0	50,933,951	0	0	68,435,014
Denmark	39,515,223	4,847,115	1,943,696	65,259,111	0	0	111,565,145
Elkland	22,346,867	12,486,340	9,197,541	63,028,114	0	0	107,058,862
Ellington	12,892,267	529,641	0	36,983,944	0	0	50,405,852
Elmwood	25,577,973	363,763	129,508	21,761,058	0	0	47,832,302
Fairgrove	35,839,240	745,787	631,555	25,843,645	0	0	63,060,227
Fremont	12,112,044	6,594,453	728,237	74,220,425	0	0	93,655,159
Gifford	38,583,610	390,394	535,347	13,252,231	0	0	52,761,582
Indianfields	3,738,314	9,534,679	1,398,787	56,579,747	0	0	71,251,527
Juniata	15,940,558	822,511	16,306	40,951,061	0	0	57,730,436
Kingston	14,086,844	768,061	59,492	33,272,814	0	0	48,187,211
Koylton	13,116,150	810,120	52,640	45,054,811	0	0	59,033,721
Millington	15,672,501	5,952,398	2,928,436	115,737,864	0	0	140,291,199
Novesta	17,598,967	759,024	0	31,474,043	0	0	49,832,034
Tuscola	27,239,972	3,710,337	1,548,328	54,489,720	0	0	86,988,357
Vassar	5,338,677	3,772,490	4,457,717	93,313,592	0	0	106,882,476
Watertown	10,782,583	276,805	750,582	53,963,664	0	0	65,773,634
Wells	11,068,022	275,221	354,706	45,371,933	0	0	57,069,882
Wisner	17,684,218	536,184	0	13,329,334	0	0	31,549,736
Caro	0	31,012,748	9,856,729	56,762,866	0	0	97,632,363
Vassar City	113,397	8,736,017	5,224,066	39,130,329	0	0	53,203,809
<b>Totals for County</b>	<b>487,368,969</b>	<b>102,821,658</b>	<b>43,234,593</b>	<b>1,184,706,878</b>	<b>0</b>	<b>0</b>	<b>1,818,132,098</b>

## Taxable Valuations, Tuscola County

L-4046

Issued under the General Property Tax Act, Section 211.1.27d. Filing is mandatory.

Statement of taxable valuation in the year 2024. File this form with the State Tax Commission on or before the fourth Monday in June.

Personal Property						
Township or City	(Col. 8) Agricultural	(Col. 9) Commercial	(Col. 10) Industrial	(Col. 11) Residential	(Col. 12) Utility	(Col. 13) Total Personal Property
Akron	0	430,100	34,116,700	0	27,722,100	62,268,900
Almer	0	585,000	0	0	3,080,900	3,665,900
Arbela	0	0	0	0	4,390,600	4,390,600
Columbia	0	38,700	86,224,000	0	11,037,800	97,300,500
Dayton	0	144,400	0	0	2,359,400	2,503,800
Denmark	0	568,800	0	0	14,388,800	14,967,600
Elkland	0	2,725,900	1,828,800	0	6,016,600	10,571,300
Ellington	0	7,900	0	0	2,225,100	2,233,000
Elmwood	0	197,900	0	0	2,433,500	2,631,400
Fairgrove	0	479,200	63,864,600	0	20,527,000	84,870,800
Fremont	0	1,173,300	0	0	4,824,800	5,998,100
Gifford	0	0	60,059,700	0	15,382,200	75,441,900
Indianfields	0	569,200	0	0	7,453,000	8,022,200
Juniata	0	186,200	29,350,100	0	5,981,600	35,517,900
Kingston	0	35,054	0	0	2,989,390	3,024,444
Koylton	0	516,700	0	0	2,566,100	3,082,800
Millington	0	1,009,200	507,300	0	4,577,400	6,093,900
Novesta	0	144,000	0	0	2,328,200	2,472,200
Tuscola	0	840,800	800,900	0	13,180,650	14,822,350
Vassar	0	957,550	37,810	0	8,566,370	9,561,730
Watertown	0	73,460	7,060	0	7,508,120	7,588,640
Wells	0	55,700	1,047,700	0	1,659,900	2,763,300
Wisner	0	80,500	635,700	0	2,817,200	3,533,400
Cairo	0	3,769,989	0	0	2,867,054	6,637,043
Vassar City	0	2,840,300	0	0	4,655,800	7,496,100
<b>Totals for County</b>	<b>0</b>	<b>17,429,853</b>	<b>278,480,370</b>	<b>0</b>	<b>181,549,584</b>	<b>477,459,807</b>

# Taxable Valuations, Tuscola County

L-4046

Issued under the General Property Tax Act, Section 211.1-27d. Filing is mandatory.

Statement of taxable valuation in the year 2024. File this form with the State Tax Commission on or before the fourth Monday in June.

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 Commercial and Industrial
Akron	139,497,645	65,075,114	430,100	34,116,700	39,875,731
Almer	77,821,539	62,794,417	585,000	0	14,442,122
Arbela	89,639,770	76,725,393	0	0	12,914,377
Columbia	158,598,516	57,977,599	38,700	86,224,000	14,358,217
Dayton	70,938,814	49,349,493	144,400	0	21,444,921
Denmark	126,532,745	99,297,846	568,800	0	26,666,099
Elkland	117,630,162	75,619,693	2,725,900	1,828,800	37,455,769
Ellington	52,638,852	43,855,995	7,900	0	8,774,957
Elmwood	50,463,702	44,699,617	197,900	0	5,566,185
Fairgrove	147,931,027	58,051,588	479,200	63,864,600	25,535,669
Fremont	99,653,259	74,058,754	1,173,300	0	24,421,205
Gifford	128,203,482	50,472,520	0	60,059,700	17,671,262
Indianfields	79,273,727	54,078,322	569,200	0	24,626,205
Juniatla	93,248,336	51,387,694	186,200	29,350,100	12,324,342
Kingston	51,211,655	39,314,284	35,054	0	11,862,317
Koylton	62,116,521	45,552,733	516,700	0	16,047,088
Millington	146,385,099	115,100,039	1,009,200	507,300	29,768,560
Novesta	52,304,234	42,162,540	144,000	0	9,997,694
Tuscola	101,810,707	77,181,910	840,800	800,900	22,987,097
Vassar	116,444,206	84,639,990	957,550	37,810	30,808,856
Watertown	73,362,274	55,652,695	73,460	7,060	17,629,059
Wells	59,833,182	44,192,357	55,700	1,047,700	14,537,425
Wisner	35,083,136	27,315,132	80,500	635,700	7,051,804
Caro	104,269,406	46,095,688	3,769,989	0	54,403,729
Vassar City	60,699,909	33,909,606	2,840,300	0	23,950,003
<b>Totals for County</b>	<b>2,295,591,905</b>	<b>1,474,560,989</b>	<b>17,429,853</b>	<b>278,480,370</b>	<b>525,120,693</b>