



2025 Equalization Report

*Bay County
Equalization Department*

*Keegan Bengel
Equalization Director*

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**BAY COUNTY
EQUALIZATION DEPARTMENT**

James A. Barcia
County Executive

Keegan Bengel
Director
bengelk@baycountymi.gov

April 15, 2025

To: Bay County Board of Commissioners

From: Equalization Department

RE: 2025 Equalization Report

The Bay County Equalization Department has completed its review of the 2025 Assessment rolls of the fourteen (14) Townships and five (5) Cities of Bay County. The 2025 Bay County Equalization Report prepared by the Bay County Equalization Department is submitted for approval and adoption.

The recommended County Equalized Value for 2025 is \$5,338,793,405. This is a combination of \$5,027,639,240 of Real Property and \$311,154,165 of Personal Property.

Respectfully Submitted,

Keegan Bengel, MMAO (4)

Equalization Director

Local Assessors & Equalization Department

Assessment Jurisdiction

010 Bangor Township
020 Beaver Township
030 Frankenlust Township
040 Fraser Township
050 Garfield Township
060 Gibson Township
070 Hampton Township
080 Kawkawlin Township
090 Merritt Township
100 Monitor Township
110 Mt. Forest Township
120 Pinconning Township
130 Portsmouth Township
140 Williams Township
150 City of Auburn
160 City of Bay City
170 City of Essexville
180 City of Pinconning
190 City of Midland

Assessing Officer

Tod Fackler
Joan Fackler
Anissa Zaucha
Steve Coucke
Anissa Zaucha
Anissa Zaucha
Ronda Parks
David McArthur
Anissa Zaucha
Beth Patterson
Brandon Murphy
Brandon Murphy
Ronda Parks
Tod Fackler
Patti Peltier
Wade Slivik
Ronda Parks
Brandon Murphy
Kayla Ripley

Equalization Department

Jennifer Delorge, MCAO (2)
Tax Mapping & Legal Descriptions

Jeff Wenglikowski, MCAO (2)
Senior Appraiser

Keegan Bengel, MMAO (4)
Director

Personal and Real Property - TOTALS

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

Page 1 of 7**L-4024**Bay **COUNTY**

04/08/2025 05:56PM

Statement of acreage and valuation in the year 2025 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

| Township or City | Number of Acres Assessed | Total Real Property Valuations (Totals from pages 2 and 3) | | Personal Property Valuations | | Total Real Plus Personal Property | |
|--------------------------|------------------------------|---------------------------------------------------------------|----------------------------------|---------------------------------|----------------------------------|--------------------------------------|----------------------------------|
| | (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 |
| Auburn City | 524.30 | 83,165,550 | 83,165,550 | 2,193,200 | 2,193,200 | 85,358,750 | 85,358,750 |
| Bangor Township | 6,694.93 | 756,382,700 | 756,382,700 | 30,537,800 | 30,537,800 | 786,920,500 | 786,920,500 |
| Bay City | 5,107.50 | 976,524,200 | 976,524,200 | 59,950,700 | 59,950,700 | 1,036,474,900 | 1,036,474,900 |
| Beaver Township | 22,623.43 | 182,925,300 | 182,925,300 | 5,044,400 | 5,044,400 | 187,969,700 | 187,969,700 |
| Essexville City | 1,180.24 | 121,301,900 | 121,301,900 | 5,810,400 | 5,810,400 | 127,112,300 | 127,112,300 |
| Frankenlust Township | 14,181.43 | 257,606,023 | 257,606,023 | 8,414,500 | 8,414,500 | 266,020,523 | 266,020,523 |
| Fraser Township | 20,524.21 | 187,493,703 | 187,493,703 | 9,713,200 | 9,713,200 | 197,206,903 | 197,206,903 |
| Garfield Township | 22,862.14 | 116,717,100 | 116,717,100 | 2,716,600 | 2,716,600 | 119,433,700 | 119,433,700 |
| Gibson Township | 22,787.88 | 90,158,300 | 90,158,300 | 3,928,300 | 3,928,300 | 94,086,600 | 94,086,600 |
| Hampton Township | 17,073.77 | 445,881,300 | 445,881,300 | 56,265,400 | 56,265,400 | 502,146,700 | 502,146,700 |
| Kawkawlin Township | 21,219.97 | 291,885,600 | 291,885,600 | 14,630,300 | 14,630,300 | 306,515,900 | 306,515,900 |
| Merritt Township | 20,204.01 | 114,552,984 | 114,552,984 | 9,054,000 | 9,054,000 | 123,606,984 | 123,606,984 |
| Midland City | 233.55 | 7,914,700 | 7,914,700 | 562,000 | 562,000 | 8,476,700 | 8,476,700 |
| Monitor Township | 24,320.51 | 620,416,000 | 620,416,000 | 63,596,900 | 63,596,900 | 684,012,900 | 684,012,900 |
| Mount Forest Township | 23,040.53 | 94,976,700 | 94,976,700 | 3,390,240 | 3,390,240 | 98,366,940 | 98,366,940 |
| Pinconning City | 454.90 | 37,635,000 | 37,635,000 | 1,492,200 | 1,492,200 | 39,127,200 | 39,127,200 |
| Pinconning Township | 23,102.43 | 155,013,830 | 155,013,830 | 15,619,025 | 15,619,025 | 170,632,855 | 170,632,855 |
| Portsmouth Township | 12,425.87 | 173,163,300 | 173,163,300 | 6,444,500 | 6,444,500 | 179,607,800 | 179,607,800 |
| Totals for County | | | | | | | |

Bay COUNTY

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

Statement of acreage and valuation in the year 2025 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

| Township or City | Number of Acres Assessed | Total Real Property Valuations (Totals from pages 2 and 3) | | Personal Property Valuations | | Total Real Plus Personal Property | |
|-------------------|------------------------------|---------------------------------------------------------------|----------------------------------|---------------------------------|----------------------------------|-----------------------------------|----------------------------------|
| | (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 |
| Williams Township | 21,133.05 | 313,925,050 | 313,925,050 | 11,790,500 | 11,790,500 | 325,715,550 | 325,715,550 |
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| Totals for County | 279,694.65 | 5,027,639,240 | 5,027,639,240 | 311,154,165 | 311,154,165 | 5,338,793,405 | 5,338,793,405 |

Equalized Valuations - REALPage 3 of 7**L-4024**Bay **COUNTY**

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

Statement of acreage and valuation in the year 2025 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

| Township or City | Real Property Equalized by County Board of Commissioners | | | | | | |
|--------------------------|----------------------------------------------------------|------------------------|------------------------|-------------------------|----------------------------|---------------------------|---------------------------------|
| | (Col. 1) Agricultural | (Col. 2) Commercial | (Col. 3) Industrial | (Col. 4) Residential | (Col. 5) Timber-Cutover | (Col. 6) Developmental | (Col. 7) Total Real Property |
| Auburn City | | 13,124,300 | | 70,041,250 | | | 83,165,550 |
| Bangor Township | | 168,628,150 | 18,872,350 | 568,882,200 | | | 756,382,700 |
| Bay City | | 208,690,150 | 48,294,150 | 719,539,900 | | | 976,524,200 |
| Beaver Township | 55,969,350 | 2,515,550 | 760,500 | 123,679,900 | | | 182,925,300 |
| Essexville City | | 2,741,100 | 2,988,200 | 115,572,600 | | | 121,301,900 |
| Frankenlust Township | 32,988,315 | 19,207,258 | 831,550 | 204,578,900 | | | 257,606,023 |
| Fraser Township | 46,142,703 | 11,187,000 | 791,800 | 129,372,200 | | | 187,493,703 |
| Garfield Township | 38,370,950 | 1,347,950 | 510,300 | 76,487,900 | | | 116,717,100 |
| Gibson Township | 43,781,100 | 1,064,800 | 551,400 | 44,761,000 | | | 90,158,300 |
| Hampton Township | 39,087,600 | 84,737,900 | 17,256,400 | 304,799,400 | | | 445,881,300 |
| Kawkawlin Township | 46,822,000 | 18,583,100 | 3,544,600 | 222,935,900 | | | 291,885,600 |
| Merritt Township | 63,867,150 | 1,537,650 | 2,673,700 | 46,474,484 | | | 114,552,984 |
| Midland City | | 7,765,800 | 2,600 | 146,300 | | | 7,914,700 |
| Monitor Township | 67,330,500 | 49,654,300 | 38,837,600 | 464,593,600 | | | 620,416,000 |
| Mount Forest Township | 33,884,900 | 364,700 | 696,900 | 60,030,200 | | | 94,976,700 |
| Pinconning City | | 9,984,900 | 3,118,600 | 24,531,500 | | | 37,635,000 |
| Pinconning Township | 51,963,500 | 7,587,630 | 3,536,100 | 91,926,600 | | | 155,013,830 |
| Portsmouth Township | 36,082,000 | 5,863,900 | 3,476,100 | 127,741,300 | | | 173,163,300 |
| Totals for County | | | | | | | |

Equalized Valuations - REAL

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L-4024

Bay COUNTY

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

Statement of acreage and valuation in the year 2025 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

| Township or City | Real Property Equalized by County Board of Commissioners | | | | | | |
|-------------------|----------------------------------------------------------|------------------------|------------------------|-------------------------|----------------------------|---------------------------|---------------------------------|
| | (Col. 1) Agricultural | (Col. 2) Commercial | (Col. 3) Industrial | (Col. 4) Residential | (Col. 5) Timber-Cutover | (Col. 6) Developmental | (Col. 7) Total Real Property |
| Williams Township | 53,987,100 | 18,988,400 | 38,450,300 | 202,499,250 | | | 313,925,050 |
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| | | | | | | | |
| Totals for County | 610,277,168 | 633,574,538 | 185,193,150 | 3,598,594,384 | 0 | 0 | 5,027,639,240 |

Assessed Valuations - REALPage 5 of 7**L-4024**Bay **COUNTY**

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

Statement of acreage and valuation in the year 2025 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

| Township or City | Real Property Assessed Valuations Approved by Boards of Review | | | | | | |
|--------------------------|----------------------------------------------------------------|------------------------|------------------------|-------------------------|----------------------------|---------------------------|---------------------------------|
| | (Col. 1) Agricultural | (Col. 2) Commercial | (Col. 3) Industrial | (Col. 4) Residential | (Col. 5) Timber-Cutover | (Col. 6) Developmental | (Col. 7) Total Real Property |
| Auburn City | | 13,124,300 | | 70,041,250 | | | 83,165,550 |
| Bangor Township | | 168,628,150 | 18,872,350 | 568,882,200 | | | 756,382,700 |
| Bay City | | 208,690,150 | 48,294,150 | 719,539,900 | | | 976,524,200 |
| Beaver Township | 55,969,350 | 2,515,550 | 760,500 | 123,679,900 | | | 182,925,300 |
| Essexville City | | 2,741,100 | 2,988,200 | 115,572,600 | | | 121,301,900 |
| Frankenlust Township | 32,988,315 | 19,207,258 | 831,550 | 204,578,900 | | | 257,606,023 |
| Fraser Township | 46,142,703 | 11,187,000 | 791,800 | 129,372,200 | | | 187,493,703 |
| Garfield Township | 38,370,950 | 1,347,950 | 510,300 | 76,487,900 | | | 116,717,100 |
| Gibson Township | 43,781,100 | 1,064,800 | 551,400 | 44,761,000 | | | 90,158,300 |
| Hampton Township | 39,087,600 | 84,737,900 | 17,256,400 | 304,799,400 | | | 445,881,300 |
| Kawkawlin Township | 46,822,000 | 18,583,100 | 3,544,600 | 222,935,900 | | | 291,885,600 |
| Merritt Township | 63,867,150 | 1,537,650 | 2,673,700 | 46,474,484 | | | 114,552,984 |
| Midland City | | 7,765,800 | 2,600 | 146,300 | | | 7,914,700 |
| Monitor Township | 67,330,500 | 49,654,300 | 38,837,600 | 464,593,600 | | | 620,416,000 |
| Mount Forest Township | 33,884,900 | 364,700 | 696,900 | 60,030,200 | | | 94,976,700 |
| Pinconning City | | 9,984,900 | 3,118,600 | 24,531,500 | | | 37,635,000 |
| Pinconning Township | 51,963,500 | 7,587,630 | 3,536,100 | 91,926,600 | | | 155,013,830 |
| Portsmouth Township | 36,082,000 | 5,863,900 | 3,476,100 | 127,741,300 | | | 173,163,300 |
| Totals for County | | | | | | | |

Bay COUNTY

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

Statement of acreage and valuation in the year 2025 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

| Township or City | Real Property Assessed Valuations Approved by Boards of Review | | | | | | |
|-------------------|----------------------------------------------------------------|------------------------|------------------------|-------------------------|----------------------------|---------------------------|---------------------------------|
| | (Col. 1) Agricultural | (Col. 2) Commercial | (Col. 3) Industrial | (Col. 4) Residential | (Col. 5) Timber-Cutover | (Col. 6) Developmental | (Col. 7) Total Real Property |
| Williams Township | 53,987,100 | 18,988,400 | 38,450,300 | 202,499,250 | | | 313,925,050 |
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| Totals for County | 610,277,168 | 633,574,538 | 185,193,150 | 3,598,594,384 | 0 | 0 | 5,027,639,240 |

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.

Bay County
Previous and Current Values

| AGRICULTURAL | | | | | | | | |
|------------------|--------------------|----------------------|------------------------|------------------------|----------------|-----------------------|--------------------|----------------|
| Unit # | Unit Name | Number of Parcels | 2024 Assessed Value | 2025 Assessed Value | AV % Change | 2024 Taxable Value | 2025 Taxable Value | TV % Change |
| 010 | BANGOR | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 020 | BEAVER | 382 | 50,897,500 | 55,969,350 | 9.96% | 25,082,826 | 26,275,902 | 4.76% |
| 030 | FRANKENLUST | 232 | 31,731,550 | 32,988,315 | 3.96% | 16,726,456 | 17,212,840 | 2.91% |
| 040 | FRASER | 386 | 43,966,000 | 46,142,703 | 4.95% | 23,889,508 | 24,425,730 | 2.24% |
| 050 | GARFIELD | 279 | 37,199,000 | 38,370,950 | 3.15% | 13,580,815 | 14,123,665 | 4.00% |
| 060 | GIBSON | 288 | 37,196,910 | 43,781,100 | 17.70% | 13,751,209 | 14,475,927 | 5.27% |
| 070 | HAMPTON | 402 | 35,959,600 | 39,087,600 | 8.70% | 22,039,944 | 22,841,249 | 3.64% |
| 080 | KAWKAWLIN | 387 | 43,487,100 | 46,822,000 | 7.67% | 21,161,639 | 21,653,623 | 2.32% |
| 090 | MERRITT | 508 | 67,685,393 | 63,867,150 | -5.64% | 34,243,346 | 35,163,840 | 2.69% |
| 100 | MONITOR | 465 | 62,478,100 | 67,330,500 | 7.77% | 33,951,171 | 34,754,907 | 2.37% |
| 110 | MT FOREST | 228 | 30,770,815 | 33,884,900 | 10.12% | 13,740,786 | 14,277,083 | 3.90% |
| 120 | PINCONNING | 379 | 47,469,800 | 51,963,500 | 9.47% | 20,684,743 | 22,653,456 | 9.52% |
| 130 | PORTSMOUTH | 327 | 34,242,050 | 36,082,000 | 5.37% | 19,509,539 | 20,164,995 | 3.31% |
| 140 | WILLIAMS | 359 | 52,316,900 | 53,987,100 | 3.19% | 26,107,440 | 26,770,129 | 2.54% |
| 150 | CITY OF AUBURN | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 160 | CITY OF BAY CITY | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 170 | CITY OF ESSEXVILLE | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 180 | CITY OF PINCONNING | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 190 | CITY OF MIDLAND | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| Bay County Total | | 4,622 | 575,400,718 | 610,277,168 | 6.06% | 284,469,422 | 294,783,346 | 3.63% |

| COMMERCIAL | | | | | | | | |
|------------------|--------------------|----------------------|------------------------|------------------------|----------------|-----------------------|--------------------|----------------|
| Unit # | Unit Name | Number of Parcels | 2024 Assessed Value | 2025 Assessed Value | AV % Change | 2024 Taxable Value | 2025 Taxable Value | TV % Change |
| 010 | BANGOR | 394 | 162,481,250 | 168,628,150 | 3.78% | 106,428,399 | 110,918,974 | 4.22% |
| 020 | BEAVER | 21 | 2,374,800 | 2,515,550 | 5.93% | 1,445,495 | 1,557,073 | 7.72% |
| 030 | FRANKENLUST | 88 | 17,880,000 | 19,207,258 | 7.42% | 15,821,642 | 16,819,445 | 6.31% |
| 040 | FRASER | 76 | 11,107,400 | 11,187,000 | 0.72% | 8,045,549 | 8,265,801 | 2.74% |
| 050 | GARFIELD | 19 | 1,300,050 | 1,347,950 | 3.68% | 897,704 | 924,109 | 2.94% |
| 060 | GIBSON | 12 | 954,800 | 1,064,800 | 11.52% | 839,354 | 880,866 | 4.95% |
| 070 | HAMPTON | 208 | 76,987,400 | 84,737,900 | 10.07% | 57,923,498 | 60,352,145 | 4.19% |
| 080 | KAWKAWLIN | 180 | 17,745,200 | 18,583,100 | 4.72% | 15,685,431 | 16,174,141 | 3.12% |
| 090 | MERRITT | 25 | 1,572,450 | 1,537,650 | -2.21% | 1,235,961 | 1,261,791 | 2.09% |
| 100 | MONITOR | 171 | 51,912,200 | 49,654,300 | -4.35% | 46,768,118 | 45,796,816 | -2.08% |
| 110 | MT FOREST | 7 | 372,700 | 364,700 | -2.15% | 185,426 | 191,172 | 3.10% |
| 120 | PINCONNING | 88 | 7,852,900 | 7,587,630 | -3.38% | 6,160,534 | 6,008,406 | -2.47% |
| 130 | PORTSMOUTH | 83 | 5,683,500 | 5,863,900 | 3.17% | 5,098,690 | 5,302,486 | 4.00% |
| 140 | WILLIAMS | 85 | 19,653,200 | 18,988,400 | -3.38% | 15,633,840 | 16,004,322 | 2.37% |
| 150 | CITY OF AUBURN | 107 | 12,288,800 | 13,124,300 | 6.80% | 10,347,893 | 10,932,129 | 5.65% |
| 160 | CITY OF BAY CITY | 1152 | 196,065,600 | 208,690,150 | 6.44% | 164,255,493 | 170,634,256 | 3.88% |
| 170 | CITY OF ESSEXVILLE | 62 | 2,520,400 | 2,741,100 | 8.76% | 1,884,403 | 2,041,020 | 8.31% |
| 180 | CITY OF PINCONNING | 105 | 8,762,800 | 9,984,900 | 13.95% | 7,604,909 | 7,850,570 | 3.23% |
| 190 | CITY OF MIDLAND | 27 | 6,910,200 | 7,765,800 | 12.38% | 4,672,820 | 4,730,765 | 1.24% |
| Bay County Total | | 2,910 | 604,425,650 | 633,574,538 | 4.82% | 470,935,159 | 486,646,287 | 3.34% |

Bay County
Previous and Current Values

| INDUSTRIAL | | | | | | | | |
|-------------------|--------------------|----------------------|------------------------|------------------------|----------------|-----------------------|--------------------|----------------|
| Unit # | Unit Name | Number of Parcels | 2024 Assessed Value | 2025 Assessed Value | AV % Change | 2024 Taxable Value | 2025 Taxable Value | TV % Change |
| 010 | BANGOR | 92 | 17,375,000 | 18,872,350 | 8.62% | 11,528,159 | 12,353,995 | 7.16% |
| 020 | BEAVER | 9 | 783,400 | 760,500 | -2.92% | 334,578 | 344,946 | 3.10% |
| 030 | FRANKENLUST | 11 | 805,950 | 831,550 | 3.18% | 327,028 | 337,160 | 3.10% |
| 040 | FRASER | 5 | 768,200 | 791,800 | 3.07% | 528,212 | 544,585 | 3.10% |
| 050 | GARFIELD | 6 | 466,350 | 510,300 | 9.42% | 148,368 | 152,963 | 3.10% |
| 060 | GIBSON | 7 | 503,800 | 551,400 | 9.45% | 142,630 | 147,048 | 3.10% |
| 070 | HAMPTON | 12 | 15,707,700 | 17,256,400 | 9.86% | 12,682,099 | 12,514,851 | -1.32% |
| 080 | KAWKAWLIN | 27 | 3,218,800 | 3,544,600 | N/A | 2,636,674 | 2,717,378 | 3.06% |
| 090 | MERRITT | 29 | 2,578,550 | 2,673,700 | 3.69% | 1,533,739 | 1,539,348 | 0.37% |
| 100 | MONITOR | 88 | 34,514,100 | 38,837,600 | N/A | 30,837,114 | 32,176,046 | 4.34% |
| 110 | MT FOREST | 11 | 658,100 | 696,900 | 5.90% | 230,529 | 237,670 | 3.10% |
| 120 | PINCONNING | 22 | 3,233,500 | 3,536,100 | 9.36% | 2,648,255 | 2,860,582 | 8.02% |
| 130 | PORTSMOUTH | 38 | 2,927,900 | 3,476,100 | N/A | 2,167,245 | 2,234,411 | 3.10% |
| 140 | WILLIAMS | 44 | 42,393,250 | 38,450,300 | -9.30% | 37,161,503 | 33,027,267 | -11.13% |
| 150 | CITY OF AUBURN | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 160 | CITY OF BAY CITY | 219 | 44,861,400 | 48,294,150 | 7.65% | 36,898,599 | 40,970,889 | 11.04% |
| 170 | CITY OF ESSEXVILLE | 22 | 3,025,900 | 2,988,200 | -1.25% | 2,699,440 | 2,682,333 | -0.63% |
| 180 | CITY OF PINCONNING | 11 | 2,854,200 | 3,118,600 | 9.26% | 2,634,549 | 2,734,245 | 3.78% |
| 190 | CITY OF MIDLAND | 1 | 2,400 | 2,600 | 8.33% | 2,400 | 2,474 | 3.08% |
| Bay County Total | | 654 | 176,678,500 | 185,193,150 | 4.82% | 145,141,121 | 147,578,191 | 1.68% |

| RESIDENTIAL | | | | | | | | |
|--------------------|--------------------|----------------------|------------------------|------------------------|----------------|-----------------------|--------------------|----------------|
| Unit # | Unit Name | Number of Parcels | 2024 Assessed Value | 2025 Assessed Value | AV % Change | 2024 Taxable Value | 2025 Taxable Value | TV % Change |
| 010 | BANGOR | 5612 | 508,893,550 | 568,882,200 | 11.79% | 381,370,850 | 399,661,696 | 4.80% |
| 020 | BEAVER | 1144 | 104,904,400 | 123,679,900 | 17.90% | 78,245,097 | 82,497,581 | 5.43% |
| 030 | FRANKENLUST | 1594 | 175,346,893 | 204,578,900 | 16.67% | 136,659,984 | 143,927,340 | 5.32% |
| 040 | FRASER | 1683 | 118,155,700 | 129,372,200 | 9.49% | 81,621,125 | 85,950,559 | 5.30% |
| 050 | GARFIELD | 823 | 66,919,900 | 76,487,900 | 14.30% | 42,662,892 | 44,900,009 | 5.24% |
| 060 | GIBSON | 570 | 35,544,527 | 44,761,000 | 25.93% | 21,581,744 | 22,990,375 | 6.53% |
| 070 | HAMPTON | 2840 | 271,595,700 | 304,799,400 | 12.23% | 200,631,335 | 210,512,954 | 4.93% |
| 080 | KAWKAWLIN | 2194 | 197,281,800 | 222,935,900 | 13.00% | 130,158,421 | 137,424,696 | 5.58% |
| 090 | MERRITT | 655 | 40,723,050 | 46,474,484 | 14.12% | 28,366,456 | 30,123,878 | 6.20% |
| 100 | MONITOR | 4197 | 431,944,208 | 464,593,600 | 7.56% | 326,280,251 | 341,575,042 | 4.69% |
| 110 | MT FOREST | 758 | 59,257,606 | 60,030,200 | 1.30% | 34,265,184 | 35,908,975 | 4.80% |
| 120 | PINCONNING | 1211 | 81,983,914 | 91,926,600 | 12.13% | 51,881,071 | 54,629,209 | 5.30% |
| 130 | PORTSMOUTH | 1446 | 118,297,300 | 127,741,300 | 7.98% | 85,875,389 | 89,769,484 | 4.53% |
| 140 | WILLIAMS | 1926 | 192,659,100 | 202,499,250 | 5.11% | 137,417,935 | 144,376,522 | 5.06% |
| 150 | CITY OF AUBURN | 772 | 62,528,300 | 70,041,250 | 12.02% | 49,687,232 | 52,098,872 | 4.85% |
| 160 | CITY OF BAY CITY | 12989 | 639,042,150 | 719,539,900 | 12.60% | 484,177,425 | 511,292,532 | 5.60% |
| 170 | CITY OF ESSEXVILLE | 1516 | 104,162,200 | 115,572,600 | 10.95% | 80,619,918 | 84,434,977 | 4.73% |
| 180 | CITY OF PINCONNING | 504 | 23,102,000 | 24,531,500 | 6.19% | 15,958,266 | 16,804,747 | 5.30% |
| 190 | CITY OF MIDLAND | 46 | 135,000 | 146,300 | 8.37% | 112,506 | 114,971 | 2.19% |
| Bay County Total | | 42,480 | 3,232,477,298 | 3,598,594,384 | 11.33% | 2,367,573,081 | 2,488,994,419 | 5.13% |

Bay County
Previous and Current Values

| DEVELOPMENTAL | | | | | | | | |
|------------------|--------------------|----------------------|------------------------|------------------------|----------------|-----------------------|--------------------|----------------|
| Unit # | Unit Name | Number of Parcels | 2024 Assessed Value | 2025 Assessed Value | AV % Change | 2024 Taxable Value | 2025 Taxable Value | TV % Change |
| 010 | BANGOR | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 020 | BEAVER | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 030 | FRANKENLUST | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 040 | FRASER | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 050 | GARFIELD | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 060 | GIBSON | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 070 | HAMPTON | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 080 | KAWKAWLIN | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 090 | MERRITT | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 100 | MONITOR | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 110 | MT FOREST | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 120 | PINCONNING | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 130 | PORTSMOUTH | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 140 | WILLIAMS | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 150 | CITY OF AUBURN | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 160 | CITY OF BAY CITY | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 170 | CITY OF ESSEXVILLE | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 180 | CITY OF PINCONNING | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 190 | CITY OF MIDLAND | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| Bay County Total | | 0 | 0 | 0 | N/A | 0 | 0 | N/A |

| AGRICULTURAL PERSONAL | | | | | | | | |
|-----------------------|--------------------|----------------------|------------------------|------------------------|----------------|-----------------------|--------------------|----------------|
| Unit # | Unit Name | Number of Parcels | 2024 Assessed Value | 2025 Assessed Value | AV % Change | 2024 Taxable Value | 2025 Taxable Value | TV % Change |
| 010 | BANGOR | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 020 | BEAVER | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 030 | FRANKENLUST | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 040 | FRASER | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 050 | GARFIELD | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 060 | GIBSON | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 070 | HAMPTON | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 080 | KAWKAWLIN | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 090 | MERRITT | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 100 | MONITOR | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 110 | MT FOREST | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 120 | PINCONNING | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 130 | PORTSMOUTH | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 140 | WILLIAMS | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 150 | CITY OF AUBURN | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 160 | CITY OF BAY CITY | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 170 | CITY OF ESSEXVILLE | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 180 | CITY OF PINCONNING | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 190 | CITY OF MIDLAND | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| Bay County Total | | 0 | 0 | 0 | N/A | 0 | 0 | N/A |

Bay County
Previous and Current Values

| COMMERCIAL PERSONAL | | | | | | | | |
|---------------------|--------------------|----------------------|------------------------|------------------------|----------------|-----------------------|--------------------|----------------|
| Unit # | Unit Name | Number of Parcels | 2024 Assessed Value | 2025 Assessed Value | AV % Change | 2024 Taxable Value | 2025 Taxable Value | TV % Change |
| 010 | BANGOR | 522 | 12,435,400 | 13,078,600 | 5.17% | 12,435,400 | 13,078,600 | 5.17% |
| 020 | BEAVER | 27 | 195,700 | 169,600 | -13.34% | 195,700 | 169,600 | -13.34% |
| 030 | FRANKENLUST | 121 | 2,091,100 | 2,209,600 | 5.67% | 2,091,100 | 2,209,600 | 5.67% |
| 040 | FRASER | 91 | 2,274,900 | 1,894,400 | -16.73% | 2,274,900 | 1,894,400 | -16.73% |
| 050 | GARFIELD | 32 | 89,700 | 96,850 | 7.97% | 89,700 | 96,850 | 7.97% |
| 060 | GIBSON | 36 | 347,700 | 699,000 | 101.04% | 347,700 | 699,000 | 101.04% |
| 070 | HAMPTON | 282 | 4,653,200 | 6,167,000 | N/A | 4,711,200 | 6,225,000 | 32.13% |
| 080 | KAWKAWLIN | 163 | 2,542,300 | 2,798,300 | 10.07% | 2,542,300 | 2,798,300 | 10.07% |
| 090 | MERRITT | 34 | 2,789,834 | 2,606,800 | -6.56% | 2,789,834 | 2,606,800 | -6.56% |
| 100 | MONITOR | 298 | 21,452,900 | 22,952,400 | 6.99% | 21,452,900 | 22,952,400 | 6.99% |
| 110 | MT FOREST | 15 | 345,700 | 358,540 | 3.71% | 345,700 | 358,540 | 3.71% |
| 120 | PINCONNING | 88 | 3,138,000 | 3,428,825 | 9.27% | 3,138,000 | 3,428,825 | 9.27% |
| 130 | PORTSMOUTH | 72 | 916,500 | 876,100 | -4.41% | 916,500 | 876,100 | -4.41% |
| 140 | WILLIAMS | 120 | 2,434,300 | 3,163,000 | 29.93% | 2,434,300 | 3,163,000 | 29.93% |
| 150 | CITY OF AUBURN | 95 | 511,900 | 499,000 | -2.52% | 511,900 | 499,000 | -2.52% |
| 160 | CITY OF BAY CITY | 1148 | 18,649,000 | 18,922,100 | 1.46% | 18,649,000 | 18,922,100 | 1.46% |
| 170 | CITY OF ESSEXVILLE | 58 | 324,100 | 361,800 | 11.63% | 324,100 | 361,800 | 11.63% |
| 180 | CITY OF PINCONNING | 111 | 789,800 | 671,500 | -14.98% | 789,800 | 671,500 | -14.98% |
| 190 | CITY OF MIDLAND | 12 | 4,900 | 113,000 | 2206.12% | 4,900 | 113,000 | 2206.12% |
| Bay County Total | | 3,325 | 75,986,934 | 81,066,415 | 6.68% | 76,044,934 | 81,124,415 | 6.68% |

| INDUSTRIAL PERSONAL | | | | | | | | |
|---------------------|--------------------|----------------------|------------------------|------------------------|----------------|-----------------------|--------------------|----------------|
| Unit # | Unit Name | Number of Parcels | 2024 Assessed Value | 2025 Assessed Value | AV % Change | 2024 Taxable Value | 2025 Taxable Value | TV % Change |
| 010 | BANGOR | 31 | 978,000 | 972,100 | -0.60% | 978,000 | 972,100 | -0.60% |
| 020 | BEAVER | 1 | 0 | 0 | N/A | 0 | 0 | N/A |
| 030 | FRANKENLUST | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 040 | FRASER | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 050 | GARFIELD | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 060 | GIBSON | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 070 | HAMPTON | 7 | 27,965,000 | 27,965,000 | 0.00% | 27,965,000 | 27,965,000 | 0.00% |
| 080 | KAWKAWLIN | 12 | 660,700 | 779,500 | 17.98% | 660,700 | 779,500 | 17.98% |
| 090 | MERRITT | 2 | 753,900 | 713,200 | N/A | 753,900 | 713,200 | -5.40% |
| 100 | MONITOR | 8 | 0 | 0 | N/A | 0 | 0 | N/A |
| 110 | MT FOREST | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 120 | PINCONNING | 1 | 368,700 | 476,300 | 29.18% | 368,700 | 476,300 | 29.18% |
| 130 | PORTSMOUTH | 2 | 0 | 0 | N/A | 0 | 0 | N/A |
| 140 | WILLIAMS | 13 | 3,700 | 3,700 | 0.00% | 3,700 | 3,700 | 0.00% |
| 150 | CITY OF AUBURN | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 160 | CITY OF BAY CITY | 62 | 7,384,600 | 9,188,800 | 24.43% | 7,384,600 | 9,188,800 | 24.43% |
| 170 | CITY OF ESSEXVILLE | 9 | 2,491,200 | 2,634,700 | 5.76% | 2,491,200 | 2,634,700 | 5.76% |
| 180 | CITY OF PINCONNING | 1 | 53,300 | 48,100 | -9.76% | 53,300 | 48,100 | -9.76% |
| 190 | CITY OF MIDLAND | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| Bay County Total | | 149 | 40,659,100 | 42,781,400 | 5.22% | 40,659,100 | 42,781,400 | 5.22% |

Bay County
Previous and Current Values

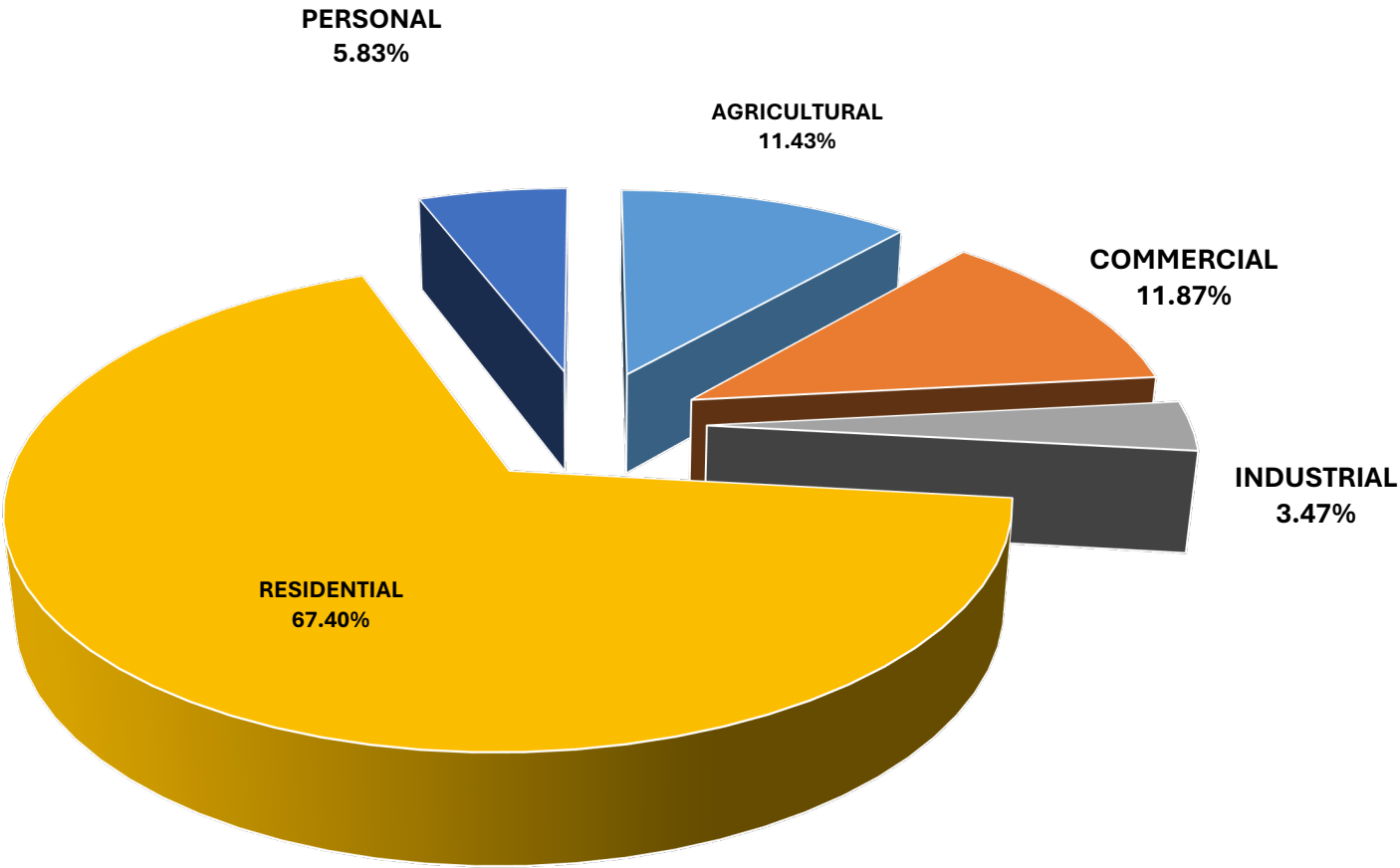
| RESIDENTIAL PERSONAL | | | | | | | | |
|----------------------|--------------------|----------------------|------------------------|------------------------|----------------|-----------------------|--------------------|----------------|
| Unit # | Unit Name | Number of Parcels | 2024 Assessed Value | 2025 Assessed Value | AV % Change | 2024 Taxable Value | 2025 Taxable Value | TV % Change |
| 010 | BANGOR | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 020 | BEAVER | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 030 | FRANKENLUST | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 040 | FRASER | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 050 | GARFIELD | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 060 | GIBSON | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 070 | HAMPTON | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 080 | KAWKAWLIN | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 090 | MERRITT | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 100 | MONITOR | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 110 | MT FOREST | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 120 | PINCONNING | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 130 | PORTSMOUTH | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 140 | WILLIAMS | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 150 | CITY OF AUBURN | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 160 | CITY OF BAY CITY | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 170 | CITY OF ESSEXVILLE | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 180 | CITY OF PINCONNING | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| 190 | CITY OF MIDLAND | 0 | 0 | 0 | N/A | 0 | 0 | N/A |
| Bay County Total | | 0 | 0 | 0 | N/A | 0 | 0 | N/A |

| UTILITY PERSONAL | | | | | | | | |
|------------------|--------------------|----------------------|------------------------|------------------------|----------------|-----------------------|--------------------|----------------|
| Unit # | Unit Name | Number of Parcels | 2024 Assessed Value | 2025 Assessed Value | AV % Change | 2024 Taxable Value | 2025 Taxable Value | TV % Change |
| 010 | BANGOR | 9 | 14,813,900 | 16,487,100 | 11.29% | 14,813,900 | 16,487,100 | 11.29% |
| 020 | BEAVER | 3 | 4,686,903 | 4,874,800 | 4.01% | 4,686,903 | 4,874,800 | 4.01% |
| 030 | FRANKENLUST | 4 | 5,428,450 | 6,204,900 | 14.30% | 5,187,302 | 5,965,840 | 15.01% |
| 040 | FRASER | 4 | 7,549,100 | 7,818,800 | 3.57% | 7,362,607 | 7,645,019 | 3.84% |
| 050 | GARFIELD | 2 | 2,571,050 | 2,619,750 | 1.89% | 2,528,180 | 2,593,871 | 2.60% |
| 060 | GIBSON | 7 | 3,150,200 | 3,229,300 | 2.51% | 2,968,623 | 3,052,216 | 2.82% |
| 070 | HAMPTON | 10 | 22,864,300 | 22,133,400 | -3.20% | 22,864,300 | 22,133,400 | -3.20% |
| 080 | KAWKAWLIN | 14 | 10,721,500 | 11,052,500 | 3.09% | 10,278,010 | 10,601,265 | 3.15% |
| 090 | MERRITT | 8 | 4,947,700 | 5,734,000 | 15.89% | 4,595,075 | 5,385,878 | 17.21% |
| 100 | MONITOR | 7 | 40,630,500 | 40,644,500 | 0.03% | 40,255,141 | 40,644,500 | 0.97% |
| 110 | MT FOREST | 4 | 1,837,400 | 3,031,700 | 65.00% | 1,837,400 | 3,031,700 | 65.00% |
| 120 | PINCONNING | 6 | 10,893,700 | 11,713,900 | 7.53% | 10,893,700 | 11,713,900 | 7.53% |
| 130 | PORTSMOUTH | 4 | 5,441,100 | 5,568,400 | 2.34% | 4,737,092 | 4,877,912 | 2.97% |
| 140 | WILLIAMS | 5 | 8,320,050 | 8,623,800 | 3.65% | 8,320,050 | 8,623,800 | 3.65% |
| 150 | CITY OF AUBURN | 2 | 1,636,600 | 1,694,200 | 3.52% | 1,636,600 | 1,694,200 | 3.52% |
| 160 | CITY OF BAY CITY | 6 | 27,930,250 | 31,839,800 | 14.00% | 27,930,250 | 31,839,800 | 14.00% |
| 170 | CITY OF ESSEXVILLE | 3 | 2,866,900 | 2,813,900 | -1.85% | 2,866,900 | 2,813,900 | -1.85% |
| 180 | CITY OF PINCONNING | 1 | 728,400 | 772,600 | 6.07% | 728,400 | 772,600 | 6.07% |
| 190 | CITY OF MIDLAND | 1 | 385,700 | 449,000 | 16.41% | 385,700 | 449,000 | 16.41% |
| Bay County Total | | 100 | 177,403,703 | 187,306,350 | 5.58% | 174,876,133 | 185,200,701 | 5.90% |

Bay County
Previous and Current Values

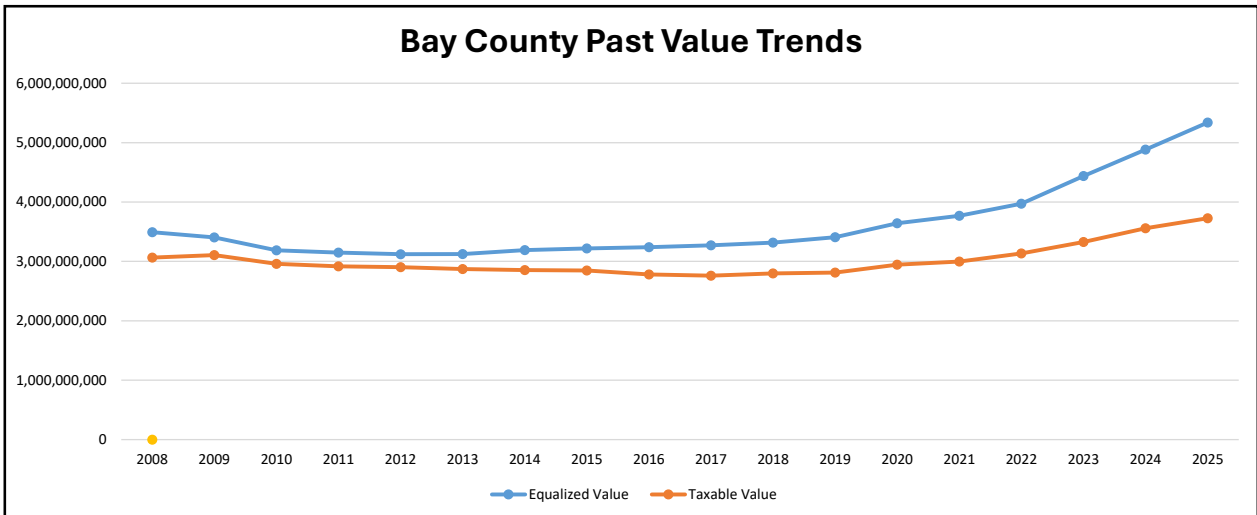
| Unit # | Unit Name | Number of Parcels | 2024 Assessed Value | Total Values | | 2024 Taxable Value | 2025 Taxable Value | TV % Change |
|------------------|--------------------|----------------------|------------------------|------------------------|----------------|-----------------------|--------------------|----------------|
| | | | | 2025 Assessed Value | AV % Change | | | |
| 010 | BANGOR | 6,660 | 716,977,100 | 786,920,500 | 9.76% | 527,554,708 | 553,472,465 | 4.91% |
| 020 | BEAVER | 1,587 | 163,842,703 | 187,969,700 | 14.73% | 109,990,599 | 115,719,902 | 5.21% |
| 030 | FRANKENLUST | 2,050 | 233,283,943 | 266,020,523 | 14.03% | 176,813,512 | 186,472,225 | 5.46% |
| 040 | FRASER | 2,245 | 183,821,300 | 197,206,903 | 7.28% | 123,721,901 | 128,726,094 | 4.04% |
| 050 | GARFIELD | 1,161 | 108,546,050 | 119,433,700 | 10.03% | 59,907,659 | 62,791,467 | 4.81% |
| 060 | GIBSON | 920 | 77,697,937 | 94,086,600 | 21.09% | 39,631,260 | 42,245,432 | 6.60% |
| 070 | HAMPTON | 3,761 | 455,732,900 | 502,146,700 | 10.18% | 348,817,376 | 362,544,599 | 3.94% |
| 080 | KAWKAWLIN | 2,977 | 275,657,400 | 306,515,900 | 11.19% | 183,123,175 | 192,148,903 | 4.93% |
| 090 | MERRITT | 1,261 | 121,050,877 | 123,606,984 | 2.11% | 73,518,311 | 76,794,735 | 4.46% |
| 100 | MONITOR | 5,234 | 642,932,008 | 684,012,900 | 6.39% | 499,544,695 | 517,899,711 | 3.67% |
| 110 | MT FOREST | 1,023 | 93,242,321 | 98,366,940 | 5.50% | 50,605,025 | 54,005,140 | 6.72% |
| 120 | PINCONNING | 1,795 | 154,940,514 | 170,632,855 | 10.13% | 95,775,003 | 101,770,678 | 6.26% |
| 130 | PORTSMOUTH | 1,972 | 167,508,350 | 179,607,800 | 7.22% | 118,304,455 | 123,215,388 | 4.15% |
| 140 | WILLIAMS | 2,552 | 317,780,500 | 325,715,550 | 2.50% | 227,078,768 | 231,968,740 | 2.15% |
| 150 | CITY OF AUBURN | 976 | 76,965,600 | 85,358,750 | 10.91% | 62,183,625 | 65,224,201 | 4.89% |
| 160 | CITY OF BAY CITY | 15,576 | 933,933,000 | 1,036,474,900 | 10.98% | 739,295,367 | 782,848,377 | 5.89% |
| 170 | CITY OF ESSEXVILLE | 1,670 | 115,390,700 | 127,112,300 | 10.16% | 90,885,961 | 94,968,730 | 4.49% |
| 180 | CITY OF PINCONNING | 733 | 36,290,500 | 39,127,200 | 7.82% | 27,769,224 | 28,881,762 | 4.01% |
| 190 | CITY OF MIDLAND | 87 | 7,438,200 | 8,476,700 | 13.96% | 5,178,326 | 5,410,210 | 4.48% |
| Bay County Total | | 54,240 | 4,883,031,903 | 5,338,793,405 | 9.33% | 3,559,698,950 | 3,727,108,759 | 4.70% |

**Bay County Equalized Value
Segmented by Property Class**



Bay County Past Value Trends

| Year | Equalized Value | % Change | Taxable Value | % Change |
|------|-----------------|-----------|---------------|-----------|
| 2008 | 3,493,256,286 | Base Year | 3,065,311,658 | Base Year |
| 2009 | 3,405,043,404 | -2.53% | 3,105,175,515 | 1.30% |
| 2010 | 3,186,569,603 | -6.42% | 2,958,552,650 | -4.72% |
| 2011 | 3,149,205,876 | -1.17% | 2,916,647,488 | -1.42% |
| 2012 | 3,122,001,314 | -0.86% | 2,901,967,896 | -0.50% |
| 2013 | 3,122,878,288 | 0.03% | 2,870,408,411 | -1.09% |
| 2014 | 3,191,992,772 | 2.21% | 2,853,948,154 | -0.57% |
| 2015 | 3,217,301,156 | 0.79% | 2,847,034,923 | -0.24% |
| 2016 | 3,240,875,362 | 0.73% | 2,781,650,950 | -2.30% |
| 2017 | 3,269,885,174 | 0.90% | 2,760,381,937 | -0.76% |
| 2018 | 3,315,567,832 | 1.40% | 2,797,648,685 | 1.35% |
| 2019 | 3,408,075,691 | 2.79% | 2,812,091,092 | 0.52% |
| 2020 | 3,641,836,075 | 6.86% | 2,946,153,607 | 4.77% |
| 2021 | 3,769,332,477 | 3.50% | 2,999,644,472 | 1.82% |
| 2022 | 3,972,052,687 | 5.38% | 3,133,133,979 | 4.45% |
| 2023 | 4,437,716,787 | 11.72% | 3,327,395,672 | 6.20% |
| 2024 | 4,882,960,853 | 10.03% | 3,559,698,950 | 6.98% |
| 2025 | 5,338,793,405 | 9.34% | 3,727,108,759 | 4.70% |



Value Trends in Terms of Tax Dollars

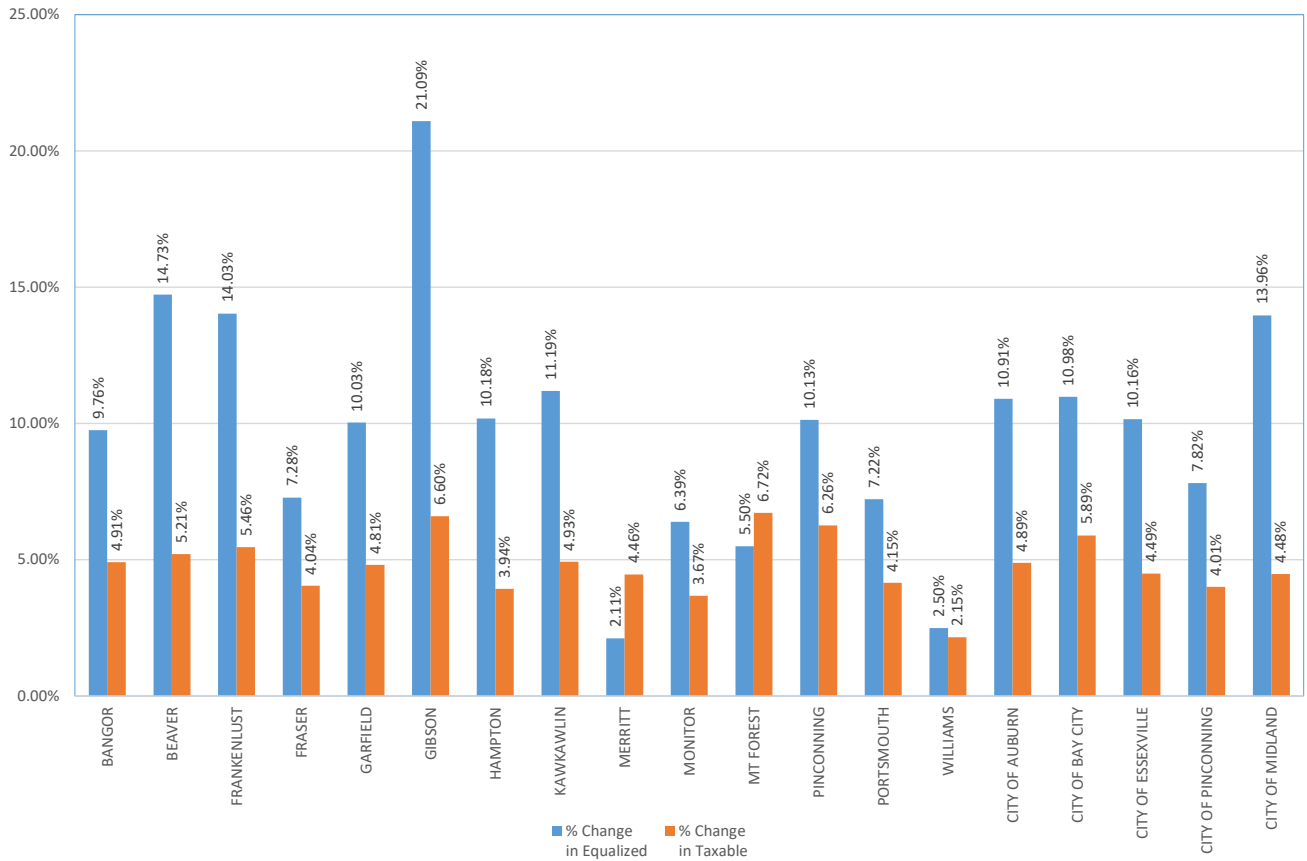
| | | | 5.7078 | 1.7445 | 0.55 | 0.85 | 0.7476 | 0.0948 | 1.05 | 0.0996 | 0.0996 | 0.9969 | 0.7 | 0.35 |
|------|---------------|------|-------------------|--------------|------------------|----------------|-----------------------|-------------------------|---------------------|------------|------------------------|-----------------------|----------------|--------------|
| Year | Taxable Value | Year | Operating millage | Library | Mosquito Control | Senior Citizen | Medical Care Facility | Historical Preservation | 911/County Dispatch | Veterans | Forest Sustain Program | Medical Care Facility | Animal Service | Pool |
| 2008 | 3,065,311.658 | 2008 | 17,496,185.88 | 5,347,436.19 | 1,685,921.41 | 2,605,514.91 | 2,291,627.00 | 290,591.55 | 3,218,577.24 | 305,305.04 | 305,305.04 | 3,055,809.19 | 2,145,718.16 | |
| 2009 | 3,105,175.515 | 2009 | 17,723,720.80 | 5,416,978.69 | 1,707,846.53 | 2,639,399.19 | 2,321,429.22 | 294,370.64 | 3,260,434.29 | 309,275.48 | 309,275.48 | 3,095,549.47 | 2,173,622.86 | |
| 2010 | 2,958,552.650 | 2010 | 16,886,826.82 | 5,161,195.10 | 1,627,203.96 | 2,514,769.75 | 2,211,813.96 | 280,470.79 | 3,106,480.28 | 294,671.84 | 294,671.84 | 2,949,381.14 | 2,070,986.86 | |
| 2011 | 2,916,647.488 | 2011 | 16,647,640.53 | 5,088,091.54 | 1,604,156.12 | 2,479,150.36 | 2,180,485.66 | 276,498.18 | 3,062,479.86 | 290,498.09 | 290,498.09 | 2,907,605.88 | 2,041,653.24 | |
| 2012 | 2,901,967.896 | 2012 | 16,563,852.36 | 5,062,482.99 | 1,596,082.34 | 2,466,672.71 | 2,169,511.20 | 275,106.56 | 3,047,066.29 | 289,036.00 | 289,036.00 | 2,892,971.80 | 2,031,377.53 | |
| 2013 | 2,870,408.411 | 2013 | 16,383,717.13 | 5,007,427.47 | 1,578,724.63 | 2,439,847.15 | 2,145,917.33 | 272,114.72 | 3,013,928.83 | 285,892.68 | 285,892.68 | 2,861,510.14 | 2,009,285.89 | |
| 2014 | 2,853,948.154 | 2014 | 16,289,765.27 | 4,978,712.55 | 1,569,671.48 | 2,425,855.93 | 2,133,611.64 | 270,554.28 | 2,996,645.56 | 284,253.24 | 284,253.24 | 2,845,100.91 | 1,997,763.71 | |
| 2015 | 2,847,034.923 | 2015 | 16,250,305.93 | 4,966,652.42 | 1,565,869.21 | 2,419,979.68 | 2,128,443.31 | 269,898.91 | 2,989,386.67 | 283,564.68 | 283,564.68 | 2,838,209.11 | 1,992,924.45 | |
| 2016 | 2,781,650.950 | 2016 | 15,877,107.29 | 4,852,590.08 | 1,529,908.02 | 2,364,403.31 | 2,079,562.25 | 263,700.51 | 2,920,733.50 | 277,052.43 | 277,052.43 | 2,773,027.83 | 1,947,155.67 | |
| 2017 | 2,760,381.937 | 2017 | 15,755,708.02 | 4,815,486.29 | 1,518,210.07 | 2,346,324.65 | 2,063,661.54 | 261,684.21 | 2,898,401.03 | 274,934.04 | 274,934.04 | 2,751,824.75 | 1,932,267.36 | |
| 2018 | 2,797,648.685 | 2018 | 15,968,419.16 | 4,880,498.13 | 1,538,706.78 | 2,378,001.38 | 2,091,522.16 | 265,217.10 | 2,937,531.12 | 278,645.81 | 278,645.81 | 2,788,975.97 | 1,958,354.08 | |
| 2019 | 2,812,091.092 | 2019 | 16,050,853.53 | 4,905,692.91 | 1,546,650.10 | 2,390,277.43 | 2,102,319.30 | 266,586.24 | 2,952,695.65 | 280,084.27 | 280,084.27 | 2,803,373.61 | 1,968,463.76 | |
| 2020 | 2,946,153.607 | 2020 | 16,816,055.56 | 5,139,564.97 | 1,620,384.48 | 2,504,230.57 | 2,202,544.44 | 279,295.36 | 3,093,461.29 | 293,436.90 | 293,436.90 | 2,937,020.53 | 2,062,307.52 | |
| 2021 | 2,999,644.472 | 2021 | 17,121,370.72 | 5,232,879.78 | 1,649,804.46 | 2,549,697.80 | 2,242,534.21 | 284,366.30 | 3,149,626.70 | 298,764.59 | 298,764.59 | 2,990,345.57 | 2,099,751.13 | |
| 2022 | 3,133,133.979 | 2022 | 17,883,302.13 | 5,465,752.23 | 1,723,223.69 | 2,663,163.88 | 2,342,330.96 | 297,021.10 | 3,289,790.68 | 312,060.14 | 312,060.14 | 3,123,421.26 | 2,193,193.79 | |
| 2023 | 3,327,395.672 | 2023 | 18,992,109.02 | 5,804,641.75 | 1,830,067.62 | 2,828,286.32 | 2,487,561.00 | 315,437.11 | 3,493,765.46 | 331,408.61 | 331,408.61 | 3,317,080.75 | 2,329,176.97 | |
| 2024 | 3,559,698.950 | 2024 | 20,318,049.67 | 6,209,894.82 | 1,957,834.42 | 3,025,744.11 | 2,661,230.94 | 337,459.46 | 3,737,683.90 | 354,546.02 | 354,546.02 | 3,548,663.88 | 2,491,789.27 | |
| 2025 | 3,727,108,759 | 2025 | 21,273,591.37 | 6,501,941.23 | 2,049,909.82 | 3,168,042.45 | 2,786,386.51 | 353,329.91 | 3,913,464.20 | 371,220.03 | 371,220.03 | 3,715,554.72 | 2,608,976.13 | 1,304,488.07 |

Projected Operating Dollar Gain for 2025 = 955,541.71

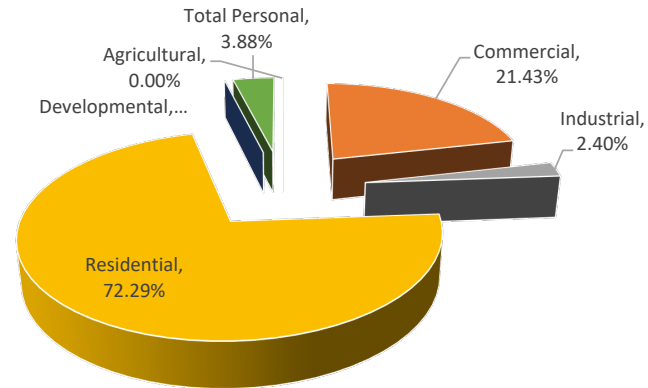
Bay County Percentage Change in SEV and Taxable Value 2024 - 2025

| Unit of Gov't | 2024 Assessed Value | 2025 Assessed Value | % Change in Equalized | 2024 Taxable Value | 2025 Taxable Value | % Change in Taxable |
|--------------------|----------------------|----------------------|-----------------------|----------------------|----------------------|---------------------|
| BANGOR | 716,977,100 | 786,920,500 | 9.76% | 527,554,708 | 553,472,465 | 4.91% |
| BEAVER | 163,842,703 | 187,969,700 | 14.73% | 109,990,599 | 115,719,902 | 5.21% |
| FRANKENLUST | 233,283,943 | 266,020,523 | 14.03% | 176,813,512 | 186,472,225 | 5.46% |
| FRASER | 183,821,300 | 197,206,903 | 7.28% | 123,721,901 | 128,726,094 | 4.04% |
| GARFIELD | 108,546,050 | 119,433,700 | 10.03% | 59,907,659 | 62,791,467 | 4.81% |
| GIBSON | 77,697,937 | 94,086,600 | 21.09% | 39,631,260 | 42,245,432 | 6.60% |
| HAMPTON | 455,732,900 | 502,146,700 | 10.18% | 348,817,376 | 362,544,599 | 3.94% |
| KAWKAWLIN | 275,657,400 | 306,515,900 | 11.19% | 183,123,175 | 192,148,903 | 4.93% |
| MERRITT | 121,050,877 | 123,606,984 | 2.11% | 73,518,311 | 76,794,735 | 4.46% |
| MONITOR | 642,932,008 | 684,012,900 | 6.39% | 499,544,695 | 517,899,711 | 3.67% |
| MT FOREST | 93,242,321 | 98,366,940 | 5.50% | 50,605,025 | 54,005,140 | 6.72% |
| PINCONNING | 154,940,514 | 170,632,855 | 10.13% | 95,775,003 | 101,770,678 | 6.26% |
| PORTSMOUTH | 167,508,350 | 179,607,800 | 7.22% | 118,304,455 | 123,215,388 | 4.15% |
| WILLIAMS | 317,780,500 | 325,715,550 | 2.50% | 227,078,768 | 231,968,740 | 2.15% |
| CITY OF AUBURN | 76,965,600 | 85,358,750 | 10.91% | 62,183,625 | 65,224,201 | 4.89% |
| CITY OF BAY CITY | 933,933,000 | 1,036,474,900 | 10.98% | 739,295,367 | 782,848,377 | 5.89% |
| CITY OF ESSEXVILLE | 115,390,700 | 127,112,300 | 10.16% | 90,885,961 | 94,968,730 | 4.49% |
| CITY OF PINCONNING | 36,290,500 | 39,127,200 | 7.82% | 27,769,224 | 28,881,762 | 4.01% |
| CITY OF MIDLAND | 7,438,200 | 8,476,700 | 13.96% | 5,178,326 | 5,410,210 | 4.48% |
| BAY COUNTY | 4,883,031,903 | 5,338,793,405 | 9.33% | 3,559,698,950 | 3,727,108,759 | 4.70% |

Local Unit Change in SEV and Taxable Value

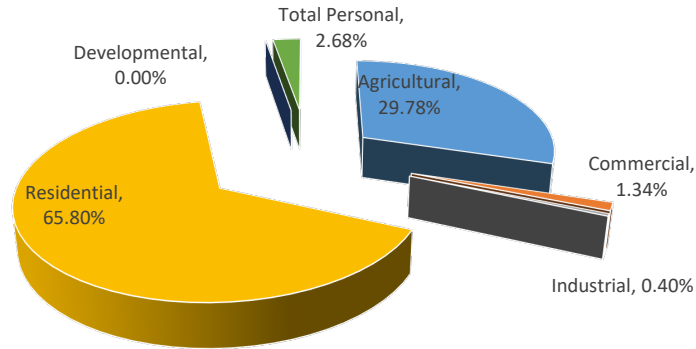


Bay County
Bangor Township
Summary of Recommended
County Equalized Values and Trends



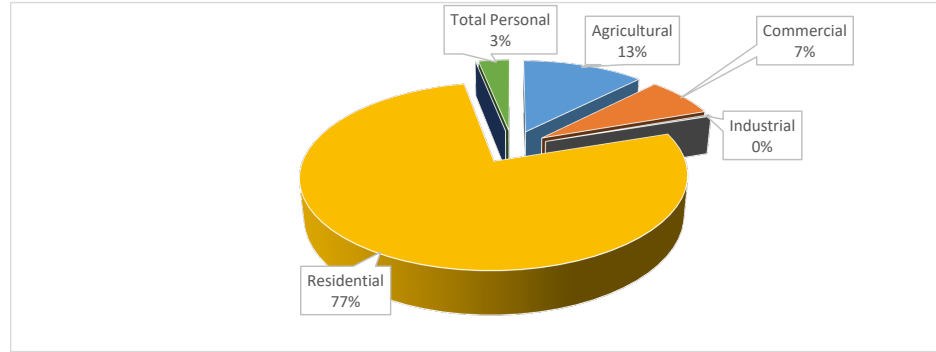
| ASSESSED VALUE INFORMATION | | | | | | | | TAXABLE VALUE INFORMATION | | |
|----------------------------|--------------|----------------------------|----------------------|---------------------|-----------------------------|-------------------------------|-----------------------------|---------------------------|----------------------|-------------------------------|
| Class | Parcel Count | 2024 State Equalized Value | 2025 Assessed Value | Equalization Factor | 2025 County Equalized Value | Percent Change from Last Year | Percent of Local Unit Total | 2024 Taxable Value | 2025 Taxable Value | Percent Change from Last Year |
| Real Property | | | | | | | | | | |
| Agricultural | 0 | \$0 | \$0 | 1.00000 | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Commercial | 394 | \$162,481,250 | \$168,628,150 | 1.00000 | \$168,628,150 | 3.78% | 21.43% | \$106,428,399 | \$110,918,974 | 4.22% |
| Industrial | 92 | \$17,375,000 | \$18,872,350 | 1.00000 | \$18,872,350 | 8.62% | 2.40% | \$11,528,159 | \$12,353,995 | 7.16% |
| Residential | 5612 | \$508,893,550 | \$568,882,200 | 1.00000 | \$568,882,200 | 11.79% | 72.29% | \$381,370,850 | \$399,661,696 | 4.80% |
| Developmental | 0 | \$0 | \$0 | NA | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Total Real | 6098 | \$688,749,800 | \$756,382,700 | | \$756,382,700 | 9.82% | 96.12% | \$499,327,408 | \$522,934,665 | 4.73% |
| Personal Property | | | | | | | | | | |
| Agricultural | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Commercial | 522 | \$12,435,400 | \$13,078,600 | 1.00000 | \$13,078,600 | 5.17% | 1.66% | \$12,435,400 | \$13,078,600 | 5.17% |
| Industrial | 31 | \$978,000 | \$972,100 | 1.00000 | \$972,100 | -0.60% | 0.12% | \$978,000 | \$972,100 | -0.60% |
| Residential | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Utility | 9 | \$14,813,900 | \$16,487,100 | 1.00000 | \$16,487,100 | 11.29% | 2.10% | \$14,813,900 | \$16,487,100 | 11.29% |
| Total Personal | 562 | \$28,227,300 | \$30,537,800 | | \$30,537,800 | 8.19% | 3.88% | \$28,227,300 | \$30,537,800 | 8.19% |
| Exempt | | | | | | | | | | |
| Grand Total | 6660 | \$716,977,100 | \$786,920,500 | | \$786,920,500 | 9.76% | | \$527,554,708 | \$553,472,465 | 4.91% |

**Bay County
Beaver Township
Summary of Recommended
County Equalized Values and Trends**



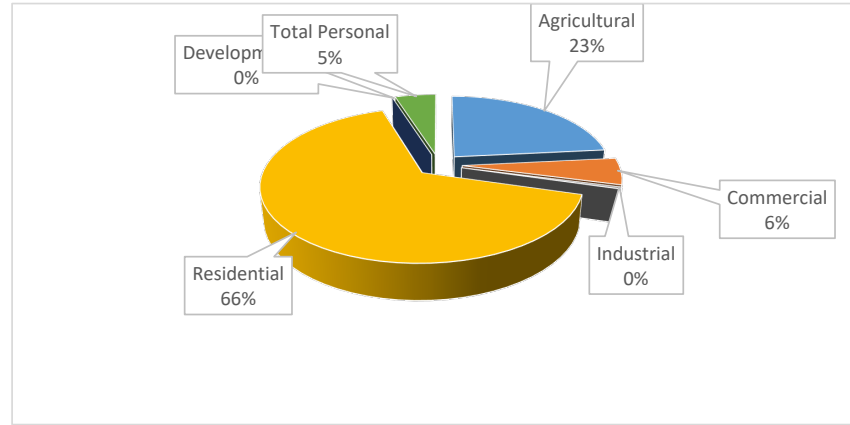
| | | ASSESSED VALUE INFORMATION | | | | | | TAXABLE VALUE INFORMATION | | |
|--------------------------|--------------|----------------------------|----------------------|---------------------|----------------------|-----------------------|------------------|---------------------------|----------------------|-----------------------|
| | | 2024 | | | 2025 County | Percent | Percent of | | | Percent |
| Class | Parcel Count | State Equalized Value | 2025 Assessed Value | Equalization Factor | Equalized Value | Change from Last Year | Local Unit Total | 2024 Taxable Value | 2025 Taxable Value | Change from Last Year |
| Real Property | | | | | | | | | | |
| Agricultural | 382 | \$50,897,500 | \$55,969,350 | 1.00000 | \$55,969,350 | 9.96% | 29.78% | \$25,082,826 | \$26,275,902 | 4.76% |
| Commercial | 21 | \$2,374,800 | \$2,515,550 | 1.00000 | \$2,515,550 | 5.93% | 1.34% | \$1,445,495 | \$1,557,073 | 7.72% |
| Industrial | 9 | \$783,400 | \$760,500 | 1.00000 | \$760,500 | -2.92% | 0.40% | \$334,578 | \$344,946 | 3.10% |
| Residential | 1144 | \$104,904,400 | \$123,679,900 | 1.00000 | \$123,679,900 | 17.90% | 65.80% | \$78,245,097 | \$82,497,581 | 5.43% |
| Developmental | 0 | \$0 | \$0 | NA | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Total Real | 1556 | \$158,960,100 | \$182,925,300 | | \$182,925,300 | 15.08% | 97.32% | \$105,107,996 | \$110,675,502 | 5.30% |
| Personal Property | | | | | | | | | | |
| Agricultural | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Commercial | 27 | \$195,700 | \$169,600 | 1.00000 | \$169,600 | -13.34% | 0.09% | \$195,700 | \$169,600 | -13.34% |
| Industrial | 1 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Residential | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Utility | 3 | \$4,686,903 | \$4,874,800 | 1.00000 | \$4,874,800 | 4.01% | 2.59% | \$4,686,903 | \$4,874,800 | 4.01% |
| Total Personal | 31 | \$4,882,603 | \$5,044,400 | | \$5,044,400 | 3.31% | 2.68% | \$4,882,603 | \$5,044,400 | 3.31% |
| exempt | | | | | | | | | | |
| Grand Total | 1587 | \$163,842,703 | \$187,969,700 | | \$187,969,700 | 14.73% | | \$109,990,599 | \$115,719,902 | 5.21% |

**Bay County
Frankenlust Township
Summary of Recommended
County Equalized Values and Trends**



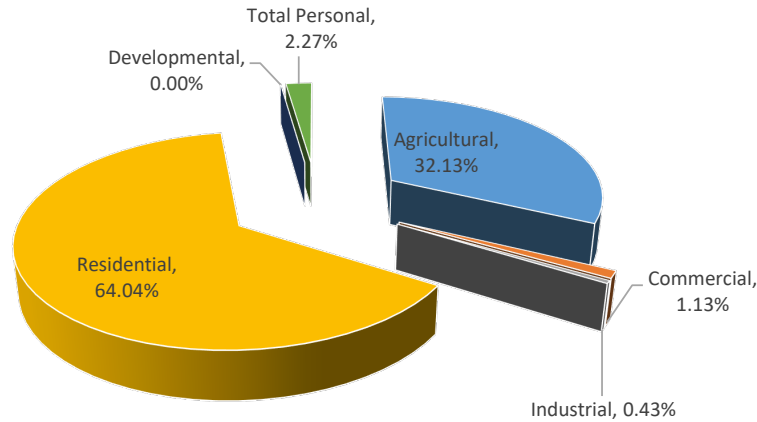
| | | ASSESSED VALUE INFORMATION | | | | | | TAXABLE VALUE INFORMATION | | |
|--------------------------|--------------|----------------------------|----------------------|---------------------|-----------------------------|-------------------------------|-----------------------------|---------------------------|----------------------|-------------------------------|
| Class | Parcel Count | 2024 State Equalized Value | 2025 Assessed Value | Equalization Factor | 2025 County Equalized Value | Percent Change from Last Year | Percent of Local Unit Total | 2024 Taxable Value | 2025 Taxable Value | Percent Change from Last Year |
| Real Property | | | | | | | | | | |
| Agricultural | 232 | \$31,731,550 | \$32,988,315 | 1.00000 | \$32,988,315 | 3.96% | 12.40% | \$16,726,456 | \$17,212,840 | 2.91% |
| Commercial | 88 | \$17,880,000 | \$19,207,258 | 1.00000 | \$19,207,258 | 7.42% | 7.22% | \$15,821,642 | \$16,819,445 | 6.31% |
| Industrial | 11 | \$805,950 | \$831,550 | 1.00000 | \$831,550 | 3.18% | 0.31% | \$327,028 | \$337,160 | 3.10% |
| Residential | 1594 | \$175,346,893 | \$204,578,900 | 1.00000 | \$204,578,900 | 16.67% | 76.90% | \$136,659,984 | \$143,927,340 | 5.32% |
| Developmental | 0 | \$0 | \$0 | NA | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Total Real | 1925 | \$225,764,393 | \$257,606,023 | | \$257,606,023 | 14.10% | 96.84% | \$169,535,110 | \$178,296,785 | 5.17% |
| Personal Property | | | | | | | | | | |
| Agricultural | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Commercial | 121 | \$2,091,100 | \$2,209,600 | 1.00000 | \$2,209,600 | 5.67% | 0.83% | \$2,091,100 | \$2,209,600 | 5.67% |
| Industrial | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Residential | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Utility | 4 | \$5,428,450 | \$6,204,900 | 1.00000 | \$6,204,900 | 14.30% | 2.33% | \$5,187,302 | \$5,965,840 | 15.01% |
| Total Personal | 125 | \$7,519,550 | \$8,414,500 | | \$8,414,500 | 11.90% | 3.16% | \$7,278,402 | \$8,175,440 | 12.32% |
| exempt | | | | | | | | | | |
| Grand Total | 2050 | \$233,283,943 | \$266,020,523 | | \$266,020,523 | 14.03% | | \$176,813,512 | \$186,472,225 | 5.46% |

**Bay County
Fraser Township
Summary of Recommended
County Equalized Values and Trends**



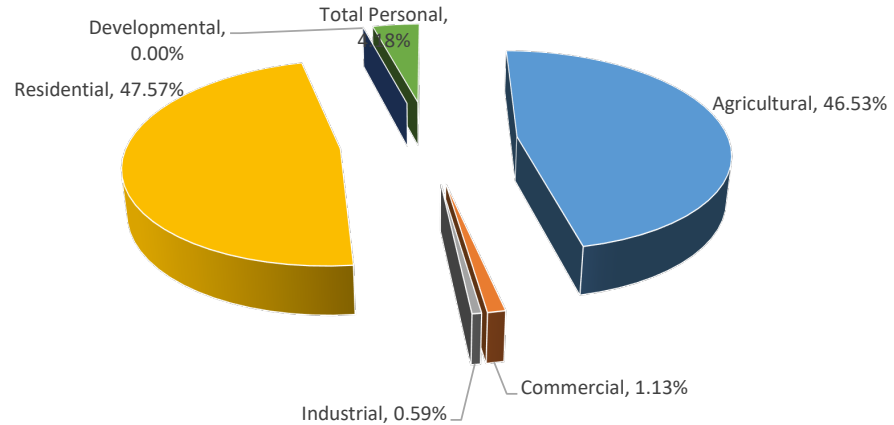
| ASSESSED VALUE INFORMATION | | | | | | | | TAXABLE VALUE INFORMATION | | |
|----------------------------|----------------------|-------------------------------|----------------------|---------------------|-----------------------------|-------------------------------|-----------------------------|---------------------------|----------------------|-------------------------------|
| Class | 2024 Parcel Count | 2024 State Equalized Value | 2025 Assessed Value | Equalization Factor | 2025 County Equalized Value | Percent Change from Last Year | Percent of Local Unit Total | 2024 Taxable Value | 2025 Taxable Value | Percent Change from Last Year |
| Real Property | | | | | | | | | | |
| Agricultural | 386 | \$43,966,000 | \$46,142,703 | 1.00000 | \$46,142,703 | 4.95% | 23.40% | \$23,889,508 | \$24,425,730 | 2.24% |
| Commercial | 76 | \$11,107,400 | \$11,187,000 | 1.00000 | \$11,187,000 | 0.72% | 5.67% | \$8,045,549 | \$8,265,801 | 2.74% |
| Industrial | 5 | \$768,200 | \$791,800 | 1.00000 | \$791,800 | 3.07% | 0.40% | \$528,212 | \$544,585 | 3.10% |
| Residential | 1683 | \$118,155,700 | \$129,372,200 | 1.00000 | \$129,372,200 | 9.49% | 65.60% | \$81,621,125 | \$85,950,559 | 5.30% |
| Developmental | 0 | \$0 | \$0 | NA | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Total Real | 2150 | \$173,997,300 | \$187,493,703 | | \$187,493,703 | 7.76% | 95.07% | \$114,084,394 | \$119,186,675 | 4.47% |
| Personal Property | | | | | | | | | | |
| Agricultural | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Commercial | 91 | \$2,274,900 | \$1,894,400 | 1.00000 | \$1,894,400 | -16.73% | 0.96% | \$2,274,900 | \$1,894,400 | -16.73% |
| Industrial | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Residential | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Utility | 4 | \$7,549,100 | \$7,818,800 | 1.00000 | \$7,818,800 | 3.57% | 3.96% | \$7,362,607 | \$7,645,019 | 3.84% |
| Total Personal | 95 | \$9,824,000 | \$9,713,200 | | \$9,713,200 | -1.13% | 4.93% | \$9,637,507 | \$9,539,419 | -1.02% |
| exempt | | | | | | | | | | |
| Grand Total | 2245 | \$183,821,300 | \$197,206,903 | | \$197,206,903 | 7.28% | | \$123,721,901 | \$128,726,094 | 4.04% |

**Bay County
Garfield Township
Summary of Recommended
County Equalized Values and Trends**



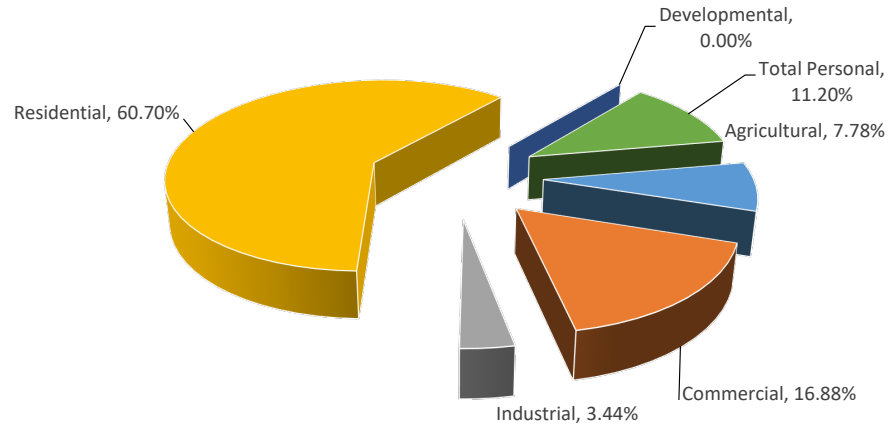
| ASSESSED VALUE INFORMATION | | | | | | | | TAXABLE VALUE INFORMATION | | |
|----------------------------|-------------------------|----------------------------------|------------------------|------------------------|-----------------------------------|-------------------------------------|-----------------------------------|---------------------------|--------------------------|-------------------------------------|
| Class | 2024 Parcel Count | 2024 State Equalized Value | 2025 Assessed Value | Equalization Factor | 2025 County Equalized Value | Percent Change from Last Year | Percent of Local Unit Total | 2024 Taxable Value | 2025 Taxable Value | Percent Change from Last Year |
| Real Property | | | | | | | | | | |
| Agricultural | 279 | \$37,199,000 | \$38,370,950 | 1.00000 | \$38,370,950 | 3.15% | 32.13% | \$13,580,815 | \$14,123,665 | 4.00% |
| Commercial | 19 | \$1,300,050 | \$1,347,950 | 1.00000 | \$1,347,950 | 3.68% | 1.13% | \$897,704 | \$924,109 | 2.94% |
| Industrial | 6 | \$466,350 | \$510,300 | 1.00000 | \$510,300 | 9.42% | 0.43% | \$148,368 | \$152,963 | 3.10% |
| Residential | 823 | \$66,919,900 | \$76,487,900 | 1.00000 | \$76,487,900 | 14.30% | 64.04% | \$42,662,892 | \$44,900,009 | 5.24% |
| Developmental | 0 | \$0 | \$0 | NA | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Total Real | 1127 | \$105,885,300 | \$116,717,100 | | \$116,717,100 | 10.23% | 97.73% | \$57,289,779 | \$60,100,746 | 4.91% |
| Personal Property | | | | | | | | | | |
| Agricultural | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Commercial | 32 | \$89,700 | \$96,850 | 1.00000 | \$96,850 | 7.97% | 0.08% | \$89,700 | \$96,850 | 7.97% |
| Industrial | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Residential | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Utility | 2 | \$2,571,050 | \$2,619,750 | 1.00000 | \$2,619,750 | 1.89% | 2.19% | \$2,528,180 | \$2,593,871 | 2.60% |
| Total Personal | 34 | \$2,660,750 | \$2,716,600 | | \$2,716,600 | 2.10% | 2.27% | \$2,617,880 | \$2,690,721 | 2.78% |
| exempt | | | | | | | | | | |
| Grand Total | 1161 | \$108,546,050 | \$119,433,700 | | \$119,433,700 | 10.03% | | \$59,907,659 | \$62,791,467 | 4.81% |

**Bay County
Gibson Township
Summary of Recommended
County Equalized Values and Trends**



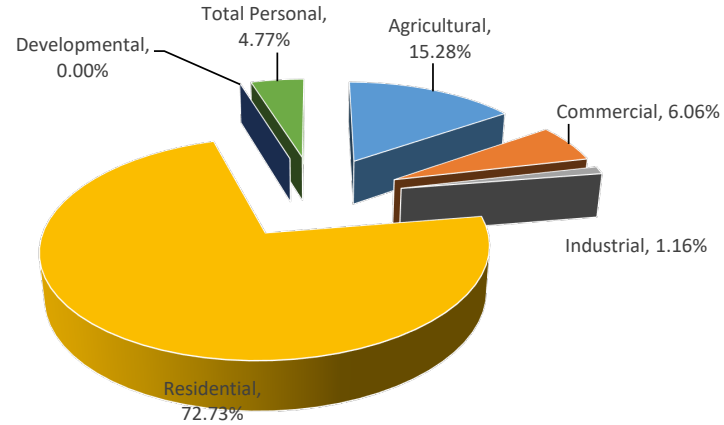
| ASSESSED VALUE INFORMATION | | | | | | | | TAXABLE VALUE INFORMATION | | |
|----------------------------|----------------------|-------------------------------|---------------------|---------------------|-----------------------------|-------------------------------|-----------------------------|---------------------------|---------------------|-------------------------------|
| Class | 2024 Parcel Count | 2024 State Equalized Value | 2025 Assessed Value | Equalization Factor | 2025 County Equalized Value | Percent Change from Last Year | Percent of Local Unit Total | 2024 Taxable Value | 2025 Taxable Value | Percent Change from Last Year |
| Real Property | | | | | | | | | | |
| Agricultural | 288 | \$37,196,910 | \$43,781,100 | 1.00000 | \$43,781,100 | 17.70% | 46.53% | \$13,751,209 | \$14,475,927 | 5.27% |
| Commercial | 12 | \$954,800 | \$1,064,800 | 1.00000 | \$1,064,800 | 11.52% | 1.13% | \$839,354 | \$880,866 | 4.95% |
| Industrial | 7 | \$503,800 | \$551,400 | 1.00000 | \$551,400 | 9.45% | 0.59% | \$142,630 | \$147,048 | 3.10% |
| Residential | 570 | \$35,544,527 | \$44,761,000 | 1.00000 | \$44,761,000 | 25.93% | 47.57% | \$21,581,744 | \$22,990,375 | 6.53% |
| Developmental | 0 | \$0 | \$0 | NA | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Total Real | 877 | \$74,200,037 | \$90,158,300 | | \$90,158,300 | 21.51% | 95.82% | \$36,314,937 | \$38,494,216 | 6.00% |
| Personal Property | | | | | | | | | | |
| Agricultural | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Commercial | 36 | \$347,700 | \$699,000 | 1.00000 | \$699,000 | 101.04% | 0.74% | \$347,700 | \$699,000 | 101.04% |
| Industrial | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Residential | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Utility | 7 | \$3,150,200 | \$3,229,300 | 1.00000 | \$3,229,300 | 2.51% | 3.43% | \$2,968,623 | \$3,052,216 | 2.82% |
| Total Personal | 43 | \$3,497,900 | \$3,928,300 | | \$3,928,300 | 12.30% | 4.18% | \$3,316,323 | \$3,751,216 | 13.11% |
| exempt | | | | | | | | | | |
| Grand Total | 920 | \$77,697,937 | \$94,086,600 | | \$94,086,600 | 21.09% | | \$39,631,260 | \$42,245,432 | 6.60% |

**Bay County
Hampton Township
Summary of Recommended
County Equalized Values and Trends**



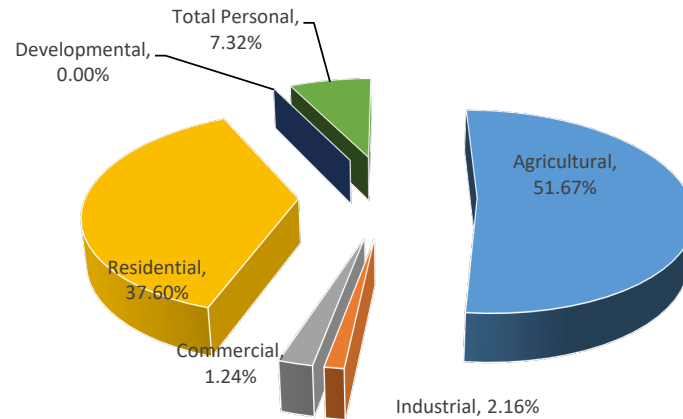
| ASSESSED VALUE INFORMATION | | | | | | | | TAXABLE VALUE INFORMATION | | |
|----------------------------|--------------|----------------------------|----------------------|---------------------|-----------------------------|-------------------------------|-----------------------------|---------------------------|----------------------|-------------------------------|
| Class | Parcel Count | 2024 State Equalized Value | 2025 Assessed Value | Equalization Factor | 2025 County Equalized Value | Percent Change from Last Year | Percent of Local Unit Total | 2024 Taxable Value | 2025 Taxable Value | Percent Change from Last Year |
| Real Property | | | | | | | | | | |
| Agricultural | 402 | \$35,959,600 | \$39,087,600 | 1.00000 | \$39,087,600 | 8.70% | 7.78% | \$22,039,944 | \$22,841,249 | 3.64% |
| Commercial | 208 | \$76,987,400 | \$84,737,900 | 1.00000 | \$84,737,900 | 10.07% | 16.88% | \$57,923,498 | \$60,352,145 | 4.19% |
| Industrial | 12 | \$15,707,700 | \$17,256,400 | 1.00000 | \$17,256,400 | 9.86% | 3.44% | \$12,682,099 | \$12,514,851 | -1.32% |
| Residential | 2840 | \$271,595,700 | \$304,799,400 | 1.00000 | \$304,799,400 | 12.23% | 60.70% | \$200,631,335 | \$210,512,954 | 4.93% |
| Developmental | 0 | \$0 | \$0 | NA | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Total Real | 3462 | \$400,250,400 | \$445,881,300 | | \$445,881,300 | 11.40% | 88.80% | \$293,276,876 | \$306,221,199 | 4.41% |
| Personal Property | | | | | | | | | | |
| Agricultural | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Commercial | 282 | \$4,653,200 | \$6,167,000 | 1.00000 | \$6,167,000 | 32.53% | 1.23% | \$4,711,200 | \$6,225,000 | 32.13% |
| Industrial | 7 | \$27,965,000 | \$27,965,000 | 1.00000 | \$27,965,000 | 0.00% | 5.57% | \$27,965,000 | \$27,965,000 | 0.00% |
| Residential | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Utility | 10 | \$22,864,300 | \$22,133,400 | 1.00000 | \$22,133,400 | -3.20% | 4.41% | \$22,864,300 | \$22,133,400 | -3.20% |
| Total Personal | 299 | \$55,482,500 | \$56,265,400 | | \$56,265,400 | 1.41% | 11.20% | \$55,540,500 | \$56,323,400 | 1.41% |
| exempt | | | | | | | | | | |
| Grand Total | 3761 | \$455,732,900 | \$502,146,700 | | \$502,146,700 | 10.18% | | \$348,817,376 | \$362,544,599 | 3.94% |

**Bay County
Kawkawlin Township
Summary of Recommended
County Equalized Values and Trends**



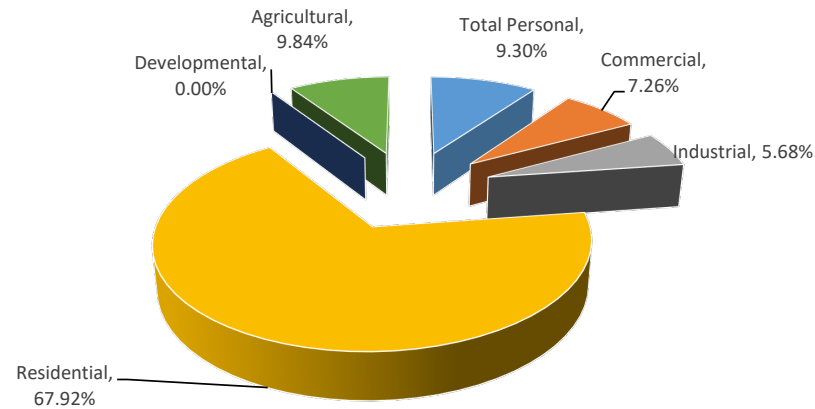
| ASSESSED VALUE INFORMATION | | | | | | | | TAXABLE VALUE INFORMATION | | |
|----------------------------|--------------|----------------------------|----------------------|---------------------|-----------------------------|-------------------------------|-----------------------------|---------------------------|----------------------|-------------------------------|
| Class | Parcel Count | 2024 State Equalized Value | 2025 Assessed Value | Equalization Factor | 2025 County Equalized Value | Percent Change from Last Year | Percent of Local Unit Total | 2024 Taxable Value | 2025 Taxable Value | Percent Change from Last Year |
| Real Property | | | | | | | | | | |
| Agricultural | 387 | \$43,487,100 | \$46,822,000 | 1.00000 | \$46,822,000 | 7.67% | 15.28% | \$21,161,639 | \$21,653,623 | 2.32% |
| Commercial | 180 | \$17,745,200 | \$18,583,100 | 1.00000 | \$18,583,100 | 4.72% | 6.06% | \$15,685,431 | \$16,174,141 | 3.12% |
| Industrial | 27 | \$3,218,800 | \$3,544,600 | 1.00000 | \$3,544,600 | 10.12% | 1.16% | \$2,636,674 | \$2,717,378 | 3.06% |
| Residential | 2194 | \$197,281,800 | \$222,935,900 | 1.00000 | \$222,935,900 | 13.00% | 72.73% | \$130,158,421 | \$137,424,696 | 5.58% |
| Developmental | 0 | \$0 | \$0 | NA | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Total Real | 2788 | \$261,732,900 | \$291,885,600 | | \$291,885,600 | 11.52% | 95.23% | \$169,642,165 | \$177,969,838 | 4.91% |
| Personal Property | | | | | | | | | | |
| Agricultural | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Commercial | 163 | \$2,542,300 | \$2,798,300 | 1.00000 | \$2,798,300 | 10.07% | 0.91% | \$2,542,300 | \$2,798,300 | 10.07% |
| Industrial | 12 | \$660,700 | \$779,500 | 1.00000 | \$779,500 | 17.98% | 0.25% | \$660,700 | \$779,500 | 17.98% |
| Residential | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Utility | 14 | \$10,721,500 | \$11,052,500 | 1.00000 | \$11,052,500 | 3.09% | 3.61% | \$10,278,010 | \$10,601,265 | 3.15% |
| Total Personal | 189 | \$13,924,500 | \$14,630,300 | | \$14,630,300 | 5.07% | 4.77% | \$13,481,010 | \$14,179,065 | 5.18% |
| exempt | | | | | | | | | | |
| Grand Total | 2977 | \$275,657,400 | \$306,515,900 | | \$306,515,900 | 11.19% | | \$183,123,175 | \$192,148,903 | 4.93% |

**Bay County
Merritt Township**
Summary of Recommended
County Equalized Values and Trends



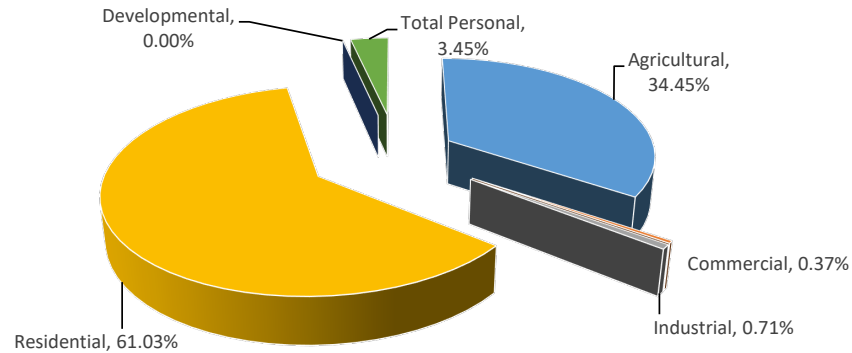
| ASSESSED VALUE INFORMATION | | | | | | | | TAXABLE VALUE INFORMATION | | |
|----------------------------|--------------|----------------------------|----------------------|---------------------|-----------------------------|-------------------------------|-----------------------------|---------------------------|---------------------|-------------------------------|
| Class | Parcel Count | 2024 State Equalized Value | 2025 Assessed Value | Equalization Factor | 2025 County Equalized Value | Percent Change from Last Year | Percent of Local Unit Total | 2024 Taxable Value | 2025 Taxable Value | Percent Change from Last Year |
| Real Property | | | | | | | | | | |
| Agricultural | 508 | \$67,685,393 | \$63,867,150 | 1.00000 | \$63,867,150 | -5.64% | 51.67% | \$34,243,346 | \$35,163,840 | 2.69% |
| Commercial | 25 | \$1,572,450 | \$1,537,650 | 1.00000 | \$1,537,650 | -2.21% | 1.24% | \$1,235,961 | \$1,261,791 | 2.09% |
| Industrial | 29 | \$2,578,550 | \$2,673,700 | NA | \$2,673,700 | 3.69% | 2.16% | \$1,533,739 | \$1,539,348 | 0.37% |
| Residential | 655 | \$40,723,050 | \$46,474,484 | 1.00000 | \$46,474,484 | 14.12% | 37.60% | \$28,366,456 | \$30,123,878 | 6.20% |
| Developmental | 0 | \$0 | \$0 | NA | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Total Real | 1217 | \$112,559,443 | \$114,552,984 | | \$114,552,984 | 1.77% | 92.68% | \$65,379,502 | \$68,088,857 | 4.14% |
| Personal Property | | | | | | | | | | |
| Agricultural | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Commercial | 34 | \$2,789,834 | \$2,606,800 | 1.00000 | \$2,606,800 | -6.56% | 2.11% | \$2,789,834 | \$2,606,800 | -6.56% |
| Industrial | 2 | \$753,900 | \$713,200 | 1.00000 | \$713,200 | -5.40% | 0.58% | \$753,900 | \$713,200 | -5.40% |
| Residential | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Utility | 8 | \$4,947,700 | \$5,734,000 | 1.00000 | \$5,734,000 | 15.89% | 4.64% | \$4,595,075 | \$5,385,878 | 17.21% |
| Total Personal | 44 | \$8,491,434 | \$9,054,000 | | \$9,054,000 | 6.63% | 7.32% | \$8,138,809 | \$8,705,878 | 6.97% |
| exempt | | | | | | | | | | |
| Grand Total | 1261 | \$121,050,877 | \$123,606,984 | | \$123,606,984 | 2.11% | | \$73,518,311 | \$76,794,735 | 4.46% |

Bay County
Monitor Township
Summary of Recommended
County Equalized Values and Trends



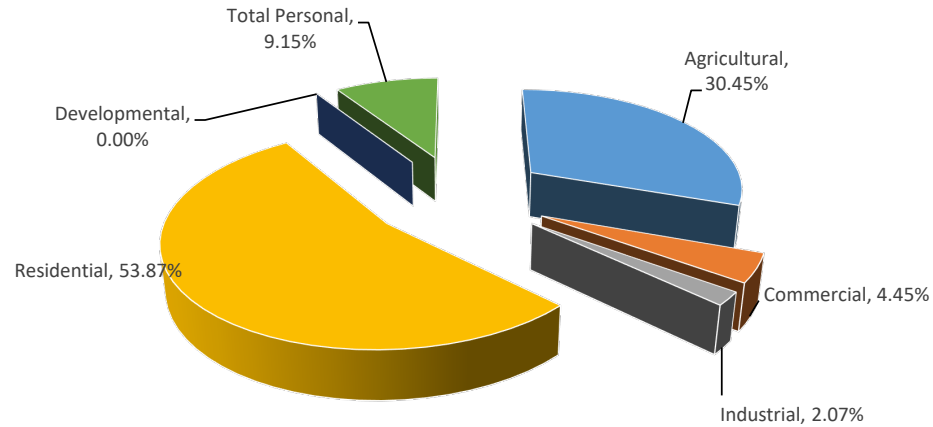
| ASSESSED VALUE INFORMATION | | | | | | | | TAXABLE VALUE INFORMATION | | |
|----------------------------|--------------|----------------------------|----------------------|---------------------|-----------------------------|-------------------------------|-----------------------------|---------------------------|----------------------|-------------------------------|
| Class | Parcel Count | 2024 State Equalized Value | 2025 Assessed Value | Equalization Factor | 2025 County Equalized Value | Percent Change from Last Year | Percent of Local Unit Total | 2024 Taxable Value | 2025 Taxable Value | Percent Change from Last Year |
| Real Property | | | | | | | | | | |
| Agricultural | 465 | \$62,478,100 | \$67,330,500 | 1.00000 | \$67,330,500 | 7.77% | 9.84% | \$33,951,171 | \$34,754,907 | 2.37% |
| Commercial | 171 | \$51,912,200 | \$49,654,300 | 1.00000 | \$49,654,300 | -4.35% | 7.26% | \$46,768,118 | \$45,796,816 | -2.08% |
| Industrial | 88 | \$34,514,100 | \$38,837,600 | 1.00000 | \$38,837,600 | 12.53% | 5.68% | \$30,837,114 | \$32,176,046 | 4.34% |
| Residential | 4197 | \$431,944,208 | \$464,593,600 | 1.00000 | \$464,593,600 | 7.56% | 67.92% | \$326,280,251 | \$341,575,042 | 4.69% |
| Developmental | 0 | \$0 | \$0 | NA | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Total Real | 4921 | \$580,848,608 | \$620,416,000 | | \$620,416,000 | 6.81% | 90.70% | \$437,836,654 | \$454,302,811 | 3.76% |
| Personal Property | | | | | | | | | | |
| Agricultural | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Commercial | 298 | \$21,452,900 | \$22,952,400 | 1.00000 | \$22,952,400 | 6.99% | 3.36% | \$21,452,900 | \$22,952,400 | 6.99% |
| Industrial | 8 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Residential | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Utility | 7 | \$40,630,500 | \$40,644,500 | 1.00000 | \$40,644,500 | 0.03% | 5.94% | \$40,255,141 | \$40,644,500 | 0.97% |
| Total Personal | 313 | \$62,083,400 | \$63,596,900 | | \$63,596,900 | 2.44% | 9.30% | \$61,708,041 | \$63,596,900 | 3.06% |
| exempt | | | | | | | | | | |
| Grand Total | 5234 | \$642,932,008 | \$684,012,900 | | \$684,012,900 | 6.39% | | \$499,544,695 | \$517,899,711 | 3.67% |

**Bay County
Mt. Forest Township
Summary of Recommended
County Equalized Values and Trends**



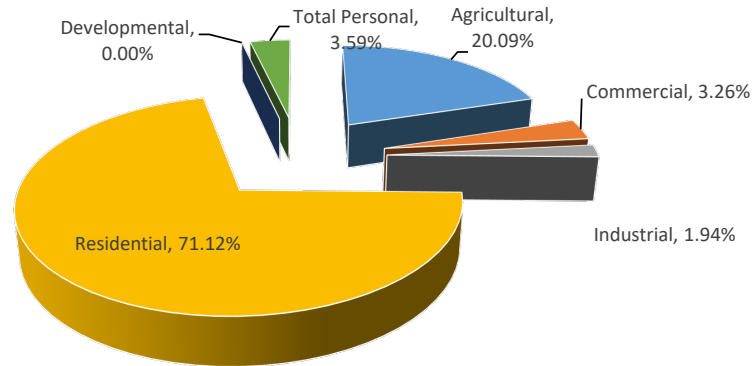
| ASSESSED VALUE INFORMATION | | | | | | | | TAXABLE VALUE INFORMATION | | |
|----------------------------|----------------------|-------------------------------|---------------------|---------------------|-----------------------------|-------------------------------|-----------------------------|---------------------------|---------------------|-------------------------------|
| Class | 2024 Parcel Count | 2024 State Equalized Value | 2025 Assessed Value | Equalization Factor | 2025 County Equalized Value | Percent Change from Last Year | Percent of Local Unit Total | 2024 Taxable Value | 2025 Taxable Value | Percent Change from Last Year |
| Real Property | | | | | | | | | | |
| Agricultural | 228 | \$30,770,815 | \$33,884,900 | 1.00000 | \$33,884,900 | 10.12% | 34.45% | \$13,740,786 | \$14,277,083 | 3.90% |
| Commercial | 7 | \$372,700 | \$364,700 | 1.00000 | \$364,700 | -2.15% | 0.37% | \$185,426 | \$191,172 | 3.10% |
| Industrial | 11 | \$658,100 | \$696,900 | 1.00000 | \$696,900 | 5.90% | 0.71% | \$230,529 | \$237,670 | 3.10% |
| Residential | 758 | \$59,257,606 | \$60,030,200 | 1.00000 | \$60,030,200 | 1.30% | 61.03% | \$34,265,184 | \$35,908,975 | 4.80% |
| Developmental | 0 | \$0 | \$0 | NA | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Total Real | 1004 | \$91,059,221 | \$94,976,700 | | \$94,976,700 | 4.30% | 96.55% | \$48,421,925 | \$50,614,900 | 4.53% |
| Personal Property | | | | | | | | | | |
| Agricultural | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Commercial | 15 | \$345,700 | \$358,540 | 1.00000 | \$358,540 | 3.71% | 0.36% | \$345,700 | \$358,540 | 3.71% |
| Industrial | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Residential | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Utility | 4 | \$1,837,400 | \$3,031,700 | 1.00000 | \$3,031,700 | 65.00% | 3.08% | \$1,837,400 | \$3,031,700 | 65.00% |
| Total Personal | 19 | \$2,183,100 | \$3,390,240 | | \$3,390,240 | 55.29% | 3.45% | \$2,183,100 | \$3,390,240 | 55.29% |
| exempt | | | | | | | | | | |
| Grand Total | 1023 | \$93,242,321 | \$98,366,940 | | \$98,366,940 | 5.50% | | \$50,605,025 | \$54,005,140 | 6.72% |

**Bay County
Pinconning Township
Summary of Recommended
County Equalized Values and Trends**



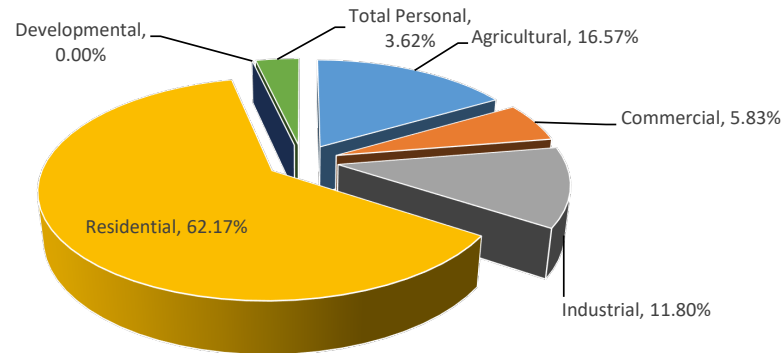
| ASSESSED VALUE INFORMATION | | | | | | | | TAXABLE VALUE INFORMATION | | |
|----------------------------|----------------------|-------------------------------|----------------------|---------------------|-----------------------------|-------------------------------|-----------------------------|---------------------------|----------------------|-------------------------------|
| Class | 2024 Parcel Count | 2024 State Equalized Value | 2025 Assessed Value | Equalization Factor | 2025 County Equalized Value | Percent Change from Last Year | Percent of Local Unit Total | 2024 Taxable Value | 2025 Taxable Value | Percent Change from Last Year |
| Real Property | | | | | | | | | | |
| Agricultural | 379 | \$47,469,800 | \$51,963,500 | 1.00000 | \$51,963,500 | 9.47% | 30.45% | \$20,684,743 | \$22,653,456 | 9.52% |
| Commercial | 88 | \$7,852,900 | \$7,587,630 | 1.00000 | \$7,587,630 | -3.38% | 4.45% | \$6,160,534 | \$6,008,406 | -2.47% |
| Industrial | 22 | \$3,233,500 | \$3,536,100 | 1.00000 | \$3,536,100 | 9.36% | 2.07% | \$2,648,255 | \$2,860,582 | 8.02% |
| Residential | 1211 | \$81,983,914 | \$91,926,600 | 1.00000 | \$91,926,600 | 12.13% | 53.87% | \$51,881,071 | \$54,629,209 | 5.30% |
| Developmental | 0 | \$0 | \$0 | NA | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Total Real | 1700 | \$140,540,114 | \$155,013,830 | | \$155,013,830 | 10.30% | 90.85% | \$81,374,603 | \$86,151,653 | 5.87% |
| Personal Property | | | | | | | | | | |
| Agricultural | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Commercial | 88 | \$3,138,000 | \$3,428,825 | 1.00000 | \$3,428,825 | 9.27% | 2.01% | \$3,138,000 | \$3,428,825 | 9.27% |
| Industrial | 1 | \$368,700 | \$476,300 | 1.00000 | \$476,300 | 29.18% | 0.28% | \$368,700 | \$476,300 | 29.18% |
| Residential | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Utility | 6 | \$10,893,700 | \$11,713,900 | 1.00000 | \$11,713,900 | 7.53% | 6.86% | \$10,893,700 | \$11,713,900 | 7.53% |
| Total Personal | 95 | \$14,400,400 | \$15,619,025 | | \$15,619,025 | 8.46% | 9.15% | \$14,400,400 | \$15,619,025 | 8.46% |
| exempt | | | | | | | | | | |
| Grand Total | 1795 | \$154,940,514 | \$170,632,855 | | \$170,632,855 | 10.13% | | \$95,775,003 | \$101,770,678 | 6.26% |

**Bay County
Portsmouth Township
Summary of Recommended
County Equalized Values and Trends**



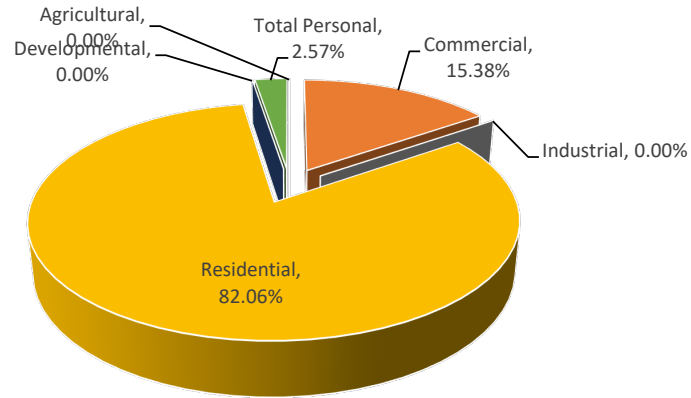
| | | ASSESSED VALUE INFORMATION | | | | | | TAXABLE VALUE INFORMATION | | |
|--------------------------|--------------|----------------------------|----------------------|---------------------|-----------------------------|-------------------------------|-----------------------------|---------------------------|----------------------|-------------------------------|
| Class | Parcel Count | 2024 State Equalized Value | 2025 Assessed Value | Equalization Factor | 2025 County Equalized Value | Percent Change from Last Year | Percent of Local Unit Total | 2024 Taxable Value | 2025 Taxable Value | Percent Change from Last Year |
| Real Property | | | | | | | | | | |
| Agricultural | 327 | \$34,242,050 | \$36,082,000 | 1.00000 | \$36,082,000 | 5.37% | 20.09% | \$19,509,539 | \$20,154,995 | 3.31% |
| Commercial | 83 | \$5,683,500 | \$5,863,900 | 1.00000 | \$5,863,900 | 3.17% | 3.26% | \$5,098,690 | \$5,302,486 | 4.00% |
| Industrial | 38 | \$2,927,900 | \$3,476,100 | 1.00000 | \$3,476,100 | 18.72% | 1.94% | \$2,167,245 | \$2,234,411 | 3.10% |
| Residential | 1446 | \$118,297,300 | \$127,741,300 | 1.00000 | \$127,741,300 | 7.98% | 71.12% | \$85,875,389 | \$89,769,484 | 4.53% |
| Developmental | 0 | \$0 | \$0 | NA | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Total Real | 1894 | \$161,150,750 | \$173,163,300 | | \$173,163,300 | 7.45% | 96.41% | \$112,650,863 | \$117,461,376 | 4.27% |
| Personal Property | | | | | | | | | | |
| Agricultural | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Commercial | 72 | \$916,500 | \$876,100 | 1.00000 | \$876,100 | -4.41% | 0.49% | \$916,500 | \$876,100 | -4.41% |
| Industrial | 2 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Residential | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Utility | 4 | \$5,441,100 | \$5,568,400 | 1.00000 | \$5,568,400 | 2.34% | 3.10% | \$4,737,092 | \$4,877,912 | 2.97% |
| Total Personal | 78 | \$6,357,600 | \$6,444,500 | | \$6,444,500 | 1.37% | 3.59% | \$5,653,592 | \$5,754,012 | 1.78% |
| exempt | | | | | | | | | | |
| Grand Total | 1972 | \$167,508,350 | \$179,607,800 | | \$179,607,800 | 7.22% | | \$118,304,455 | \$123,215,388 | 4.15% |

Bay County
Williams Township
Summary of Recommended
County Equalized Values and Trends



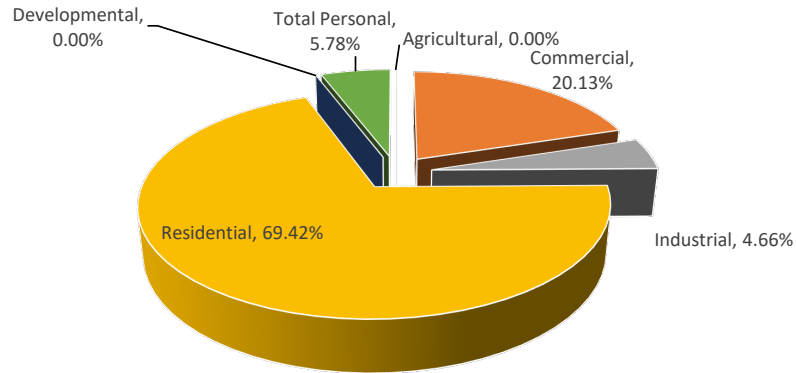
| ASSESSED VALUE INFORMATION | | | | | | | | TAXABLE VALUE INFORMATION | | |
|----------------------------|--------------|----------------------------|----------------------|---------------------|-----------------------------|-------------------------------|-----------------------------|---------------------------|----------------------|-------------------------------|
| Class | Parcel Count | 2024 State Equalized Value | 2025 Assessed Value | Equalization Factor | 2025 County Equalized Value | Percent Change from Last Year | Percent of Local Unit Total | 2024 Taxable Value | 2025 Taxable Value | Percent Change from Last Year |
| Real Property | | | | | | | | | | |
| Agricultural | 359 | \$52,316,900 | \$53,987,100 | 1.00000 | \$53,987,100 | 3.19% | 16.57% | \$26,107,440 | \$26,770,129 | 2.54% |
| Commercial | 85 | \$19,653,200 | \$18,988,400 | 1.00000 | \$18,988,400 | -3.38% | 5.83% | \$15,633,840 | \$16,004,322 | 2.37% |
| Industrial | 44 | \$42,393,250 | \$38,450,300 | 1.00000 | \$38,450,300 | -9.30% | 11.80% | \$37,161,503 | \$33,027,267 | -11.13% |
| Residential | 1926 | \$192,659,100 | \$202,499,250 | 1.00000 | \$202,499,250 | 5.11% | 62.17% | \$137,417,935 | \$144,376,522 | 5.06% |
| Developmental | 0 | \$0 | \$0 | NA | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Total Real | 2414 | \$307,022,450 | \$313,925,050 | | \$313,925,050 | 2.25% | 96.38% | \$216,320,718 | \$220,178,240 | 1.78% |
| Personal Property | | | | | | | | | | |
| Agricultural | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Commercial | 120 | \$2,434,300 | \$3,163,000 | 1.00000 | \$3,163,000 | 29.93% | 0.97% | \$2,434,300 | \$3,163,000 | 29.93% |
| Industrial | 13 | \$3,700 | \$3,700 | 1.00000 | \$3,700 | 0.00% | 0.00% | \$3,700 | \$3,700 | 0.00% |
| Residential | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Utility | 5 | \$8,320,050 | \$8,623,800 | 1.00000 | \$8,623,800 | 3.65% | 2.65% | \$8,320,050 | \$8,623,800 | 3.65% |
| Total Personal | 138 | \$10,758,050 | \$11,790,500 | | \$11,790,500 | 9.60% | 3.62% | \$10,758,050 | \$11,790,500 | 9.60% |
| exempt | | | | | | | | | | |
| Grand Total | 2552 | \$317,780,500 | \$325,715,550 | | \$325,715,550 | 2.50% | | \$227,078,768 | \$231,968,740 | 2.15% |

**Bay County
City of Auburn**
Summary of Recommended
County Equalized Values and Trends



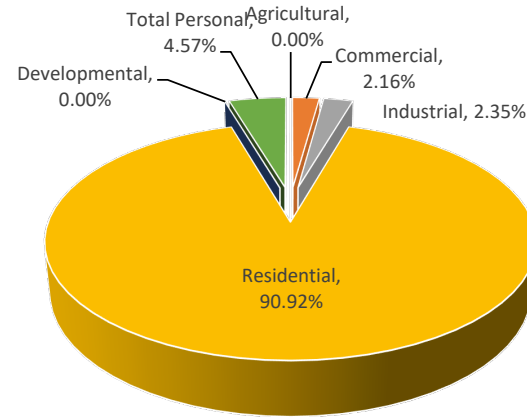
| ASSESSED VALUE INFORMATION | | | | | | | | TAXABLE VALUE INFORMATION | | |
|----------------------------|-------------------------|----------------------------------|------------------------|------------------------|-----------------------------------|-------------------------------------|-----------------------------------|---------------------------|--------------------------|-------------------------------------|
| Class | 2024 Parcel Count | 2024 State Equalized Value | 2025 Assessed Value | Equalization Factor | 2025 County Equalized Value | Percent Change from Last Year | Percent of Local Unit Total | 2024 Taxable Value | 2025 Taxable Value | Percent Change from Last Year |
| Real Property | | | | | | | | | | |
| Agricultural | 0 | \$0 | \$0 | 1.00000 | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Commercial | 107 | \$12,288,800 | \$13,124,300 | 1.00000 | \$13,124,300 | 6.80% | 15.38% | \$10,347,893 | \$10,932,129 | 5.65% |
| Industrial | 0 | \$0 | \$0 | 1.00000 | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Residential | 772 | \$62,528,300 | \$70,041,250 | 1.00000 | \$70,041,250 | 12.02% | 82.06% | \$49,687,232 | \$52,098,872 | 4.85% |
| Developmental | 0 | \$0 | \$0 | NA | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Total Real | 879 | \$74,817,100 | \$83,165,550 | | \$83,165,550 | 11.16% | 97.43% | \$60,035,125 | \$63,031,001 | 4.99% |
| Personal Property | | | | | | | | | | |
| Agricultural | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Commercial | 95 | \$511,900 | \$499,000 | 1.00000 | \$499,000 | -2.52% | 0.58% | \$511,900 | \$499,000 | -2.52% |
| Industrial | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Residential | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Utility | 2 | \$1,636,600 | \$1,694,200 | 1.00000 | \$1,694,200 | 3.52% | 1.98% | \$1,636,600 | \$1,694,200 | 3.52% |
| Total Personal | 97 | \$2,148,500 | \$2,193,200 | | \$2,193,200 | 2.08% | 2.57% | \$2,148,500 | \$2,193,200 | 2.08% |
| exempt | | | | | | | | | | |
| Grand Total | 976 | \$76,965,600 | \$85,358,750 | | \$85,358,750 | 10.91% | | \$62,183,625 | \$65,224,201 | 4.89% |

Bay County
City of Bay City
Summary of Recommended
County Equalized Values and Trends



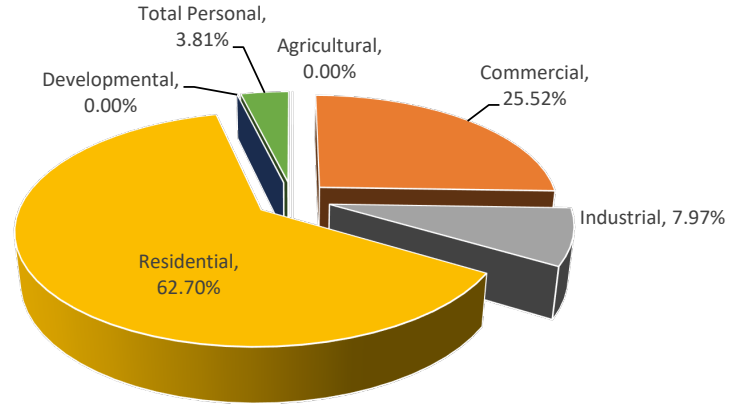
| ASSESSED VALUE INFORMATION | | | | | | | | | TAXABLE VALUE INFORMATION | | |
|----------------------------|----------------------|-------------------------------|------------------------|---------------------|-----------------------------|-------------------------------|-----------------------------|--|---------------------------|----------------------|-------------------------------|
| Class | 2024 Parcel Count | 2024 State Equalized Value | 2025 Assessed Value | Equalization Factor | 2025 County Equalized Value | Percent Change from Last Year | Percent of Local Unit Total | | 2024 Taxable Value | 2025 Taxable Value | Percent Change from Last Year |
| Real Property | | | | | | | | | | | |
| Agricultural | 0 | \$0 | \$0 | 1.00000 | \$0 | 0% | 0% | | \$0 | \$0 | 0% |
| Commercial | 1152 | \$196,065,600 | \$208,690,150 | 1.00000 | \$208,690,150 | 6.44% | 20.13% | | \$164,255,493 | \$170,634,256 | 3.88% |
| Industrial | 219 | \$44,861,400 | \$48,294,150 | NA | \$48,294,150 | 7.65% | 4.66% | | \$36,898,599 | \$40,970,889 | 11.04% |
| Residential | 12989 | \$639,042,150 | \$719,539,900 | 1.00000 | \$719,539,900 | 12.60% | 69.42% | | \$484,177,425 | \$511,292,532 | 5.60% |
| Developmental | 0 | \$0 | \$0 | NA | \$0 | 0% | 0% | | \$0 | \$0 | 0% |
| Total Real | 14360 | \$879,969,150 | \$976,524,200 | | \$976,524,200 | 10.97% | 94.22% | | \$685,331,517 | \$722,897,677 | 5.48% |
| Personal Property | | | | | | | | | | | |
| Agricultural | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | | \$0 | \$0 | 0% |
| Commercial | 1148 | \$18,649,000 | \$18,922,100 | 1.00000 | \$18,922,100 | 1.46% | 1.83% | | \$18,649,000 | \$18,922,100 | 1.46% |
| Industrial | 62 | \$7,384,600 | \$9,188,800 | 1.00000 | \$9,188,800 | 24.43% | 0.89% | | \$7,384,600 | \$9,188,800 | 24.43% |
| Residential | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | | \$0 | \$0 | 0% |
| Utility | 6 | \$27,930,250 | \$31,839,800 | 1.00000 | \$31,839,800 | 14.00% | 3.07% | | \$27,930,250 | \$31,839,800 | 14.00% |
| Total Personal | 1216 | \$53,963,850 | \$59,950,700 | | \$59,950,700 | 11.09% | 5.78% | | \$53,963,850 | \$59,950,700 | 11.09% |
| exempt | | | | | | | | | | | |
| Grand Total | 15576 | \$933,933,000 | \$1,036,474,900 | | \$1,036,474,900 | 10.98% | | | \$739,295,367 | \$782,848,377 | 5.89% |

Bay County
City of Essexville
Summary of Recommended
County Equalized Values and Trends



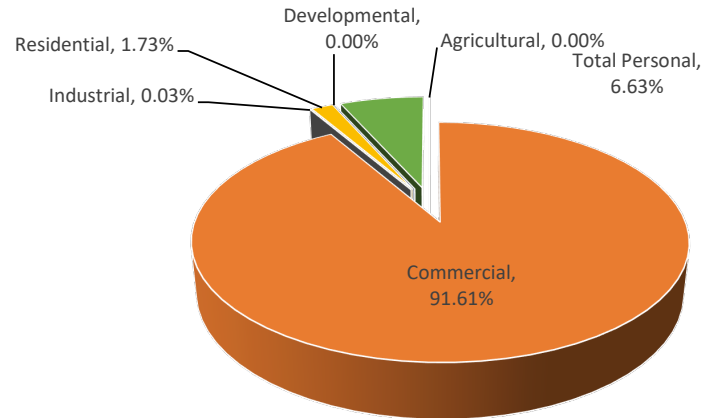
| ASSESSED VALUE INFORMATION | | | | | | | | TAXABLE VALUE INFORMATION | | |
|----------------------------|----------------------|-------------------------------|----------------------|---------------------|-----------------------------|-------------------------------|------------------------|---------------------------|---------------------|-------------------------------|
| Class | 2024 Parcel Count | 2024 State Equalized Value | 2025 Assessed Value | Equalization Factor | 2025 County Equalized Value | Percent Change from Last Year | Percent of Local Total | 2024 Taxable Value | 2025 Taxable Value | Percent Change from Last Year |
| Real Property | | | | | | | | | | |
| Agricultural | 0 | \$0 | \$0 | NA | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Commercial | 62 | \$2,520,400 | \$2,741,100 | 1.00000 | \$2,741,100 | 8.76% | 2.16% | \$1,884,403 | \$2,041,020 | 8.31% |
| Industrial | 22 | \$3,025,900 | \$2,988,200 | 1.00000 | \$2,988,200 | -1.25% | 2.35% | \$2,699,440 | \$2,682,333 | -0.63% |
| Residential | 1516 | \$104,162,200 | \$115,572,600 | 1.00000 | \$115,572,600 | 10.95% | 90.92% | \$80,619,918 | \$84,434,977 | 4.73% |
| Developmental | 0 | \$0 | \$0 | NA | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Total Real | 1600 | \$109,708,500 | \$121,301,900 | | \$121,301,900 | 10.57% | 95.43% | \$85,203,761 | \$89,158,330 | 4.64% |
| Personal Property | | | | | | | | | | |
| Agricultural | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Commercial | 58 | \$324,100 | \$361,800 | 1.00000 | \$361,800 | 11.63% | 0.28% | \$324,100 | \$361,800 | 11.63% |
| Industrial | 9 | \$2,491,200 | \$2,634,700 | 1.00000 | \$2,634,700 | 5.76% | 2.07% | \$2,491,200 | \$2,634,700 | 5.76% |
| Residential | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Utility | 3 | \$2,866,900 | \$2,813,900 | 1.00000 | \$2,813,900 | -1.85% | 2.21% | \$2,866,900 | \$2,813,900 | -1.85% |
| Total Personal | 70 | \$5,682,200 | \$5,810,400 | | \$5,810,400 | 2.26% | 4.57% | \$5,682,200 | \$5,810,400 | 2.26% |
| exempt | | | | | | | | | | |
| Grand Total | 1670 | \$115,390,700 | \$127,112,300 | | \$127,112,300 | 10.16% | | \$90,885,961 | \$94,968,730 | 4.49% |

**Bay County
City of Pinconning
Summary of Recommended
County Equalized Values and Trends**



| ASSESSED VALUE INFORMATION | | | | | | | | TAXABLE VALUE INFORMATION | | |
|----------------------------|----------------------|-------------------------------|---------------------|---------------------|-----------------------------|-------------------------------|-----------------------------|---------------------------|---------------------|-------------------------------|
| Class | 2024 Parcel Count | 2024 State Equalized Value | 2025 Assessed Value | Equalization Factor | 2025 County Equalized Value | Percent Change from Last Year | Percent of Local Unit Total | 2024 Taxable Value | 2025 Taxable Value | Percent Change from Last Year |
| Real Property | | | | | | | | | | |
| Agricultural | 0 | \$0 | \$0 | 1.00000 | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Commercial | 105 | \$8,762,800 | \$9,984,900 | 1.00000 | \$9,984,900 | 13.95% | 25.52% | \$7,604,909 | \$7,850,570 | 3.23% |
| Industrial | 11 | \$2,854,200 | \$3,118,600 | 1.00000 | \$3,118,600 | 9.26% | 7.97% | \$2,634,549 | \$2,734,245 | 3.78% |
| Residential | 504 | \$23,102,000 | \$24,531,500 | 1.00000 | \$24,531,500 | 6.19% | 62.70% | \$15,958,266 | \$16,804,747 | 5.30% |
| Developmental | 0 | \$0 | \$0 | NA | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Total Real | 620 | \$34,719,000 | \$37,635,000 | | \$37,635,000 | 8.40% | 96.19% | \$26,197,724 | \$27,389,562 | 4.55% |
| Personal Property | | | | | | | | | | |
| Agricultural | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Commercial | 111 | \$789,800 | \$671,500 | 1.00000 | \$671,500 | -14.98% | 1.72% | \$789,800 | \$671,500 | -14.98% |
| Industrial | 1 | \$53,300 | \$48,100 | 1.00000 | \$48,100 | -9.76% | 0.12% | \$53,300 | \$48,100 | -9.76% |
| Residential | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Utility | 1 | \$728,400 | \$772,600 | 1.00000 | \$772,600 | 6.07% | 1.97% | \$728,400 | \$772,600 | 6.07% |
| Total Personal | 113 | \$1,571,500 | \$1,492,200 | | \$1,492,200 | -5.05% | 3.81% | \$1,571,500 | \$1,492,200 | -5.05% |
| exempt | | | | | | | | | | |
| Grand Total | 733 | \$36,290,500 | \$39,127,200 | | \$39,127,200 | 7.82% | | \$27,769,224 | \$28,881,762 | 4.01% |

**Bay County
City of Midland
Summary of Recommended
County Equalized Values and Trends**



| ASSESSED VALUE INFORMATION | | | | | | | | TAXABLE VALUE INFORMATION | | |
|----------------------------|----------------------|-------------------------------|---------------------|---------------------|-----------------------------|-------------------------------|-----------------------------|---------------------------|--------------------|-------------------------------|
| Class | 2024 Parcel Count | 2024 State Equalized Value | 2025 Assessed Value | Equalization Factor | 2025 County Equalized Value | Percent Change from Last Year | Percent of Local Unit Total | 2024 Taxable Value | 2025 Taxable Value | Percent Change from Last Year |
| Real Property | | | | | | | | | | |
| Agricultural | 0 | \$0 | \$0 | NA | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Commercial | 27 | \$6,910,200 | \$7,765,800 | 1.00000 | \$7,765,800 | 12.38% | 91.61% | \$4,672,820 | \$4,730,765 | 1.24% |
| Industrial | 1 | \$2,400 | \$2,600 | 1.00000 | \$2,600 | 8.33% | 0.03% | \$2,400 | \$2,474 | 3.08% |
| Residential | 46 | \$135,000 | \$146,300 | 1.00000 | \$146,300 | 8.37% | 1.73% | \$112,506 | \$114,971 | 2.19% |
| Developmental | 0 | \$0 | \$0 | NA | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Total Real | 74 | \$7,047,600 | \$7,914,700 | | \$7,914,700 | 12.30% | 93.37% | \$4,787,726 | \$4,848,210 | 1.26% |
| Personal Property | | | | | | | | | | |
| Agricultural | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Commercial | 12 | \$4,900 | \$113,000 | 1.00000 | \$113,000 | 2206.12% | 1.33% | \$4,900 | \$113,000 | 2206.12% |
| Industrial | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Residential | 0 | \$0 | \$0 | N/A | \$0 | 0% | 0% | \$0 | \$0 | 0% |
| Utility | 1 | \$385,700 | \$449,000 | 1.00000 | \$449,000 | 16.41% | 5.30% | \$385,700 | \$449,000 | 16.41% |
| Total Personal | 13 | \$390,600 | \$562,000 | | \$562,000 | 43.88% | 6.63% | \$390,600 | \$562,000 | 43.88% |
| exempt | | | | | | | | | | |
| Grand Total | 87 | \$7,438,200 | \$8,476,700 | | \$8,476,700 | 13.96% | | \$5,178,326 | \$5,410,210 | 4.48% |