ALCONA COUNTY 2021 TAXABLE VALUE COMPARED TO 2022 TAXABLE VALUE

	2021 TAXABLE VALUE	2022 TENTATIVE TAXABLE VALUE	% CHANGE
ALCONA	107,789,763	119,165,892	10.55%
CALEDONIA	121,042,128	125,764,374	3.90%
CURTIS	64,543,911	66,957,587	3.74%
GREENBUSH	104,065,939	109,173,607	4.91%
GUSTIN	36,980,795	38,069,163	2.94%
HARRISVILLE	75,269,355	78,902,229	4.83%
HAWES	78,595,609	82,537,336	5.02%
HAYNES	57,274,614	60,472,865	5.58%
MIKADO	31,660,218	32,976,478	4.16%
MILLEN	26,392,969	27,719,289	5.03%
MITCHELL	69,272,297	71,822,880	3.68%
CITY of HARRISVILLE	17,913,146	18,978,737	5.95%
TAXABLE CHANGE	790,800,744	832,540,437	5.28%

2022

EQUALIZATION REPORT

Prepared by:

TROY SOMERS
Equalization Director

2022 Equalization Motion

We hereby certify that the assessment rolls of the townships and city have been examined, and we find the rolls relatively equal as equalized.

We the Alcona County Board of Commissioners move to equalize the valuations of taxable property, by class in said County, for the year of 2022 in compliance with Sections 209.5 and 211.34 MCL of 1948 as amended, and in accordance with the assessment certificates.

THE HONORABLE MEMBERS OF THE BOARD OF COMMISSIONERS COUNTY OF ALCONA, MICHIGAN

HEREBY CERTIFY THAT THE ASSESSMENT ROLLS OF THE TOWNSHIPS AND CITY HAVE BEEN EXAMINED, AND WE FIND THE ROLLS RELATIVELY EQUAL AS EQUALIZED.

WE RECOMMEND THAT THE VALUATIONS BE EQUALIZED ON TAXABLE PROPERTY, BY CLASS, IN ALCONA COUNTY, FOR THE YEAR 2022 IN COMPLIANCE WITH SECTIONS 209.5 AND 211.34 MCL OF 1948 AS AMENDED, AND IN ACCORDANCE WITH THE ASSESSMENT CERTIFICATES.

ADAM BREGE
ALCONA COUNTY CHAIRPERSON OF
THE BOARD OF COMMISSIONERS

TROY M SOMERS EQUALIZATION DIRECTOR

Alcona County Board of Commissioners

District 1 District 3

Daniel Gauthier Carolyn Brummund

District 2 District 4
William Thompson Adam Brege

District 5 Terry Small

Department of Equalization

Troy M. Somers, Director Erin Mahalak, Senior Appraiser

Lauren Desonia, Office Manager/Appraiser

ASSESSING OFFICERS OF ALCONA COUNTY "2022"

ALCONA SARAH GOHL CALEDONIA **GARRY BOULDRY CURTIS** ALLEN BERG **GREENBUSH** NANCY SCHWICKERT **GUSTIN** THEODORE SOMERS HARRISVILLE RANDY THOMPSON HAWES RANDY THOMPSON **HAYNES** BECKY SCHROEDER MIKADO NANCY SCHWICKERT MILLEN RANDY THOMPSON MITCHELL RANDY THOMPSON CITY OF HARRISVILLE RANDY THOMPSON

AGRICULTURAL

UNIT	2022 BOARD OF REVIEW	RATIO	FACTOR	COUNTY EQUALIZED VALUE	TRUE CASH VALUE
ALCONA	1,468,100	49.23%	1.00000	1,468,100	\$2,985,205
CALEDONIA	5,270,600	49.53%	1.00000	5,270,600	\$10,640,483
CURTIS	3,721,700	49.52%	1.00000	3,721,700	\$7,515,036
GREENBUSH	1,088,900	49.87%	1.00000	1,088,900	\$2,183,323
GUSTIN	6,072,900	49.64%	1.00000	6,072,900	\$12,234,701
HARRISVILLE	8,717,600	49.78%	1.00000	8,717,600	\$17,512,293
HAWES	1,982,300	50.00%	1.00000	1,982,300	\$3,965,540
HAYNES	2,835,400	49.86%	1.00000	2,835,400	\$5,686,522
MIKADO	4,070,900	49.49%	1.00000	4,070,900	\$8,226,339
MILLEN	1,666,700	49.36%	1.00000	1,666,700	\$3,376,553
MITCHELL	2,311,300	49.99%	1.00000	2,311,300	\$4,623,123
CITY OF HARRISVILLE	N/A	0.00%	1.00000	N/A	N/A
COUNTY TOTAL	39,206,400	49.66%		39,206,400	\$78,944,104

COMMERCIAL

UNIT	2022 BOARD OF REVIEW	RATIO	FACTOR	COUNTY EQUALIZED VALUE	TRUE CASH VALUE
ALCONA	2,446,700	49.04%	1.00000	2,446,700	4,988,887
CALEDONIA	3,438,200	49.76%	1.00000	3,438,200	6,910,019
CURTIS	1,986,900	49.54%	1.00000	1,986,900	4,010,813
GREENBUSH	5,373,600	49.70%	1.00000	5,373,600	10,812,960
GUSTIN	3,727,800	49.07%	1.00000	3,727,800	7,596,987
HARRISVILLE	4,524,300	49.77%	1.00000	4,524,300	9,091,174
HAWES	2,013,200	50.00%	1.00000	2,013,200	4,026,230
HAYNES	220,700	49.42%	1.00000	220,700	446,594
MIKADO	559,400	49.74%	1.00000	559,400	1,124,647
MILLEN	393,900	49.97%	1.00000	393,900	788,311
MITCHELL	701,100	49.63%	1.00000	701,100	1,412,671
CITY OF HARRISVILLE	4,069,700	50.00%	1.00000	4,069,700	8,139,428
COUNTY TOTAL	29,455,500	49.62%		29,455,500	59,361,103

INDUSTRIAL

UNIT	2022 BOARD OF REVIEW	RATIO	FACTOR	COUNTY EQUALIZED VALUE	TRUE CASH VALUE
ALCONA	111,200	49.14%	1.00000	111,200	226,292
CALEDONIA	1,571,200	49.63%	1.00000	1,571,200	3,165,769
CURTIS	2,670,000	49.41%	1.00000	2,670,000	5,403,645
GREENBUSH	715,200	49.86%	1.00000	715,200	1,434,545
GUSTIN	5,398,700	49.67%	1.00000	5,398,700	10,869,723
HARRISVILLE	439,500	50.00%	1.00000	439,500	878,938
HAWES	210,300	49.50%	1.00000	210,300	424,883
HAYNES	N/A	0.00%	1.00000	N/A	N/A
MIKADO	N/A	0.00%	1.00000	N/A	N/A
MILLEN	N/A	0.00%	1.00000	N/A	N/A
MITCHELL	34,300	49.88%	1.00000	34,300	68,763
CITY OF HARRISVILLE	408,500	49.69%	1.00000	408,500	822,132
COUNTY TOTAL	11,558,900	49.62%		11,558,900	23,292,903

RESIDENTIAL

UNIT	2022 BOARD OF REVIEW	RATIO	FACTOR	COUNTY EQUALIZED VALUE	TRUE CASH VALUE
ALCONA	125,608,800	49.98%	1.00000	125,608,800	251,330,670
CALEDONIA	129,623,700	49.82%	1.00000	129,623,700	260,166,730
CURTIS	61,096,900	49.69%	1.00000	61,096,900	122,960,466
GREENBUSH	115,154,200	49.91%	1.00000	115,154,200	230,738,446
GUSTIN	22,924,900	49.98%	1.00000	22,924,900	45,864,616
HARRISVILLE	71,703,500	49.61%	1.00000	71,703,500	144,532,006
HAWES	89,701,700	49.78%	1.00000	89,701,700	180,186,936
HAYNES	69,452,300	49.70%	1.00000	69,452,300	139,738,672
MIKADO	32,625,100	49.92%	1.00000	32,625,100	65,358,693
MILLEN	28,181,300	50.00%	1.00000	28,181,300	56,360,434
MITCHELL	74,215,300	49.94%	1.00000	74,215,300	148,616,185
CITY of HARRISVILLE	15,201,300	50.00%	1.00000	15,201,300	30,400,747
COUNTY TOTAL	\$835,489,000	49.85%		\$835,489,000	\$1,676,102,483

RESIDENTIAL

AVERAGE TRUE CASH VALUE OF ALL RESIDENTIAL CLASS PARCELS IN ALCONA COUNTY

TOWNSHIP	TRUE CASH VALUE	PARCEL COUNT	AVERAGE TRUE CASH VALUE	TAXABLE VALUE	AVERAGE TAXABLE VALUE
ALCONA	251,330,670	2,686	93,571	105,158,828	39,151
CALEDONIA	260,166,730	1,843	141,165	110,979,122	60,217
CURTIS	122,960,466	2,258	54,455	54,115,354	23,966
GREENBUSH	230,738,446	2,276	101,379	99,882,610	43,885
GUSTIN	45,864,616	644	71,218	21,088,577	32,746
HARRISVILLE	144,532,006	1,180	122,485	63,973,414	54,215
HAWES	180,186,936	1,948	92,498	75,666,611	38,843
HAYNES	139,738,672	1,017	137,403	56,192,573	55,253
MIKADO	65,358,693	916	71,352	27,240,883	29,739
MILLEN	56,360,434	815	69,154	24,806,979	30,438
MITCHELL	148,616,185	1,544	96,254	65,849,273	42,648
CITY of HARRISVILLE	30,400,747	287	105,926	13,915,786	48,487
COUNTY TOTAL	\$1,676,102,483	17,414	\$96,250	\$718,870,010	\$41,281

PERSONAL PROPERTY

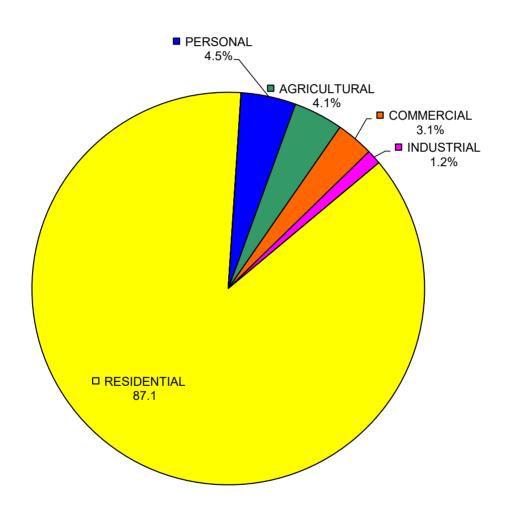
UNIT	2022 BOARD OF REVIEW	RATIO	FACTOR	COUNTY EQUALIZED VALUE	TRUE CASH VALUE
ALCONA	10,471,000	50.00%	1.00000	10,471,000	20,942,000
CALEDONIA	6,008,600	50.00%	1.00000	6,008,600	12,017,200
CURTIS	5,463,500	50.00%	1.00000	5,463,500	10,927,000
GREENBUSH	2,519,500	50.00%	1.00000	2,519,500	5,039,000
GUSTIN	3,050,600	50.00%	1.00000	3,050,600	6,101,200
HARRISVILLE	3,679,700	50.00%	1.00000	3,679,700	7,359,400
HAWES	3,160,400	50.00%	1.00000	3,160,400	6,320,800
HAYNES	1,776,200	50.00%	1.00000	1,776,200	3,552,400
MIKADO	1,856,900	50.00%	1.00000	1,856,900	371,800
MILLEN	1,204,100	50.00%	1.00000	1,204,100	2,408,200
MITCHELL	3,416,700	50.00%	1.00000	3,416,700	6,833,400
CITY of HARRISVILLE	675,200	50.00%	1.00000	675,200	1,350,400
COUNTY TOTAL	43,282,400	50.00%		43,282,400	86,564,800

DETERMINATION OF PERCENT OF CHANGE BETWEEN RECOMMENDED COUNTY

EQUALIZED VALUES AND LAST YEAR'S STATE EQUALIZED VALUES

	2021	2022	% OF CHANGE	PERCENT OF COUNTY TOTAL 2021	PERCENT OF COUNTY TOTAL 2022
REAL PROPERTY	864,568,900	915,709,800	5.92%	95.96%	95.49%
PERSONAL PROPERTY	36,359,300	43,282,400	19.04%	4.04%	4.51%
COUNTY TOTAL	900,928,200	958,992,200	6.44%	100.00%	100.00%
AGRICULTURAL	35,991,900	39,206,400	8.93%	3.99%	4.09%
COMMERCIAL	28,894,300	29,455,500	1.94%	3.21%	3.07%
INDUSTRIAL	11,381,200	11,558,900	1.56%	1.26%	1.21%
RESIDENTIAL	788,301,500	835,489,000	5.99%	87.50%	87.12%
TIMBER CUTOVER	N/A	N/A	N/A	N/A	N/A
DEVELOPMENTAL	N/A	N/A	N/A	N/A	N/A
PERSONAL	36,359,300	43,282,400	19.04%	4.04%	4.51%

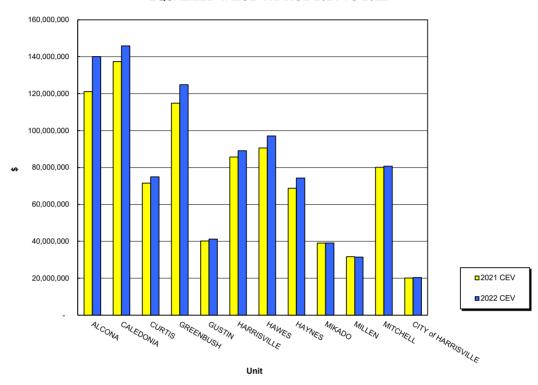
PERCENTAGE OF COUNTY BY CLASS

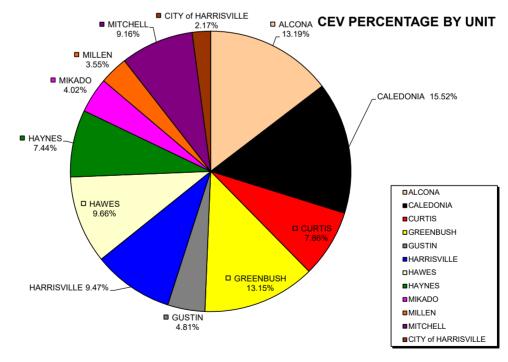


EQUALIZED VALUE CHANGE "2021" TO "2022"

UNIT	2021 C.E.V.	PERCENT OF CHANGE	2022 C.E.V.
ALCONA	121,071,000	15.72%	140,105,800
CALEDONIA	137,364,200	6.22%	145,912,300
CURTIS	71,538,000	4.75%	74,939,000
GREENBUSH	114,857,800	8.70%	124,851,400
GUSTIN	40,190,500	2.45%	41,174,900
HARRISVILLE	85,672,300	3.96%	89,064,600
HAWES	90,572,100	7.17%	97,067,900
HAYNES	68,731,900	8.08%	74,284,600
MIKADO	39,039,800	0.19%	39,112,300
MILLEN	31,665,900	-0.69%	31,446,000
MITCHELL	80,100,200	0.72%	80,678,700
CITY of HARRISVILLE	20,124,500	1.14%	20,354,700
COUNTY TOTAL	900,928,200	6.44%	958,992,200

EQUALIZED VALUE CHANGE 2021 TO 2022

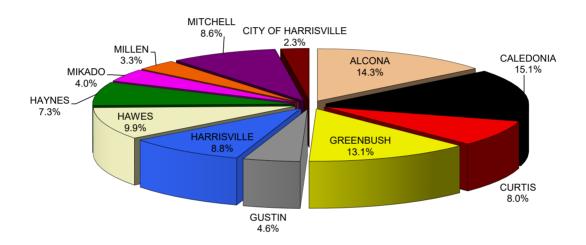




2022 C.E.V. AND TENTATIVE TAXABLE VALUE PER UNIT

	2022	2022	
UNIT	C.E.V.	TENTATIVE TAXABLE VALUE	DIFFERENCE
ALCONA	140,105,800	119,165,892	85.05%
CALEDONIA	145,912,300	125,764,374	86.19%
CURTIS	74,939,000	66,957,587	89.35%
GREENBUSH	124,851,400	109,173,607	87.44%
GUSTIN	41,174,900	38,069,163	92.46%
HARRISVILLE	89,064,600	78,902,229	88.59%
HAWES	97,067,900	82,537,336	85.03%
HAYNES	74,284,600	60,472,865	81.41%
MIKADO	39,112,300	32,976,478	84.31%
MILLEN	31,446,000	27,719,289	88.15%
MITCHELL	80,678,700	71,822,880	89.02%
CITY OF HARRISVILLE	20,354,700	18,978,737	93.24%
COUNTY TOTAL % Increase over last year	958,992,200	\$832,540,437	86.81%
% Decrease over last year	-1.009%	-1.006%	

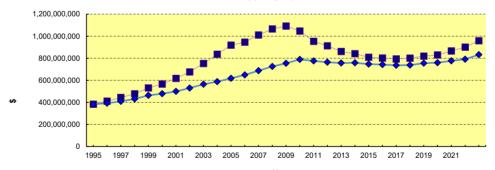
PERCENTAGE BY TOWNSHIP TAXABLE VALUE



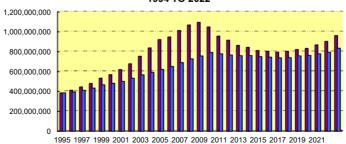
ALCONA COUNTY SEV to TAXABLE VALUE

Year	<u>SEV</u>	SEV %	<u>Taxable</u>	<u>T V %</u>
1994	383,920,086		383,920,086	
1995	411,386,792	7.15%	392,644,091	2.27%
1996	443,722,157	7.86%	409,823,233	4.38%
1997	477,761,351	7.67%	431,340,130	5.25%
1998	531,262,613	11.20%	463,853,403	7.54%
1999	566,423,989	6.62%	478,932,265	3.25%
2000	617,876,433	9.08%	499,238,511	4.24%
2001	675,870,054	9.39%	530,335,947	6.23%
2002	752,292,494	11.31%	564,256,303	6.40%
2003	835,861,388	11.11%	587,890,165	4.19%
2004	918,789,467	9.92%	618,563,922	5.22%
2005	946,034,324	2.97%	648,837,601	4.89%
2006	1,010,506,899	6.82%	687,301,740	5.93%
2007	1,065,283,800	5.42%	725,131,678	5.50%
2008	1,092,172,972	2.52%	754,428,597	4.04%
2009	1,046,408,400	-4.19%	789,183,253	4.61%
2010	953,608,789	-8.87%	776,047,857	-1.66%
2011	912,319,178	-4.33%	764,073,098	-1.54%
2012	861,070,100	-5.62%	756,697,995	-0.97%
2013	841,377,700	-2.29%	758,426,124	0.23%
2014	809,157,500	-3.83%	747,342,710	-1.46%
2015	801,827,300	-0.91%	742,912,153	-0.59%
2016	793,314,700	-1.06%	735,967,064	-0.93%
2017	801,206,900	0.99%	737,873,652	0.26%
2018	819,404,500	2.27%	754,999,635	2.32%
2019	829,439,800	1.22%	759,673,050	0.62%
2020	865,934,400	4.40%	776,663,653	2.24%
2021	900,928,200	4.04%	790,800,744	1.82%
2022	958,992,200	6.44%	832,540,437	5.28%

COUNTY SEV COMPARED TO TAXABLE VALUE 1994 TO 2022



COUNTY SEV COMPARED TO TAXABLE VALUE 1994 TO 2022

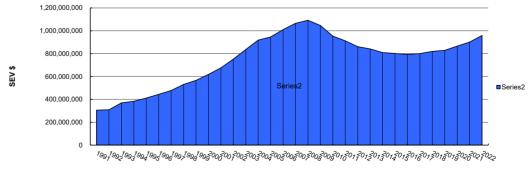


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EQUALIZED VALUE CHANGE 1990 TO 2022

YEAR	STATE EQUALIZED VALUE	PERCENT OF CHANGE
IEAR	STATE EQUALIZED VALUE	TERCENT OF CHANGE
1991	306,090,182	#REF!
1992	309,405,900	1.08%
1993	369,613,792	19.46%
1994	383,920,086	3.87%
1995	411,386,792	7.15%
1996	443,722,157	7.86%
1997	477,761,351	7.67%
1998	531,262,613	11.20%
1999	566,423,989	6.62%
2000	617,876,433	9.08%
2001	675,870,054	9.39%
2002	752,292,494	11.31%
2003	835,861,388	11.11%
2004	918,789,467	9.92%
2005	946,034,324	2.97%
2006	1,010,506,899	6.82%
2007	1,065,283,800	5.42%
2008	1,092,172,972	2.52%
2009	1,046,408,400	-4.19%
2010	953,608,789	-8.87%
2011	912,319,178	-4.33%
2012	861,070,100	-5.62%
2013	841,377,700	-2.29%
2014	809,157,500	-3.83%
2015	801,827,300	-0.91%
2016	793,314,700	-1.06%
2017	801,206,900	0.99%
2018	819,404,500	2.27%
2019	829,439,800	1.22%
2020	865,934,400	4.40%
2021	900,928,200	4.04%
2022	958,992,200	6.44%

ALCONA COUNTY GROWTH CHART

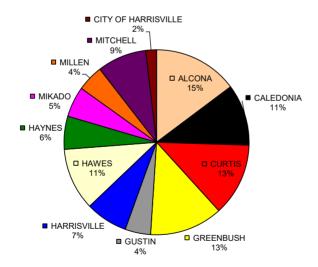


1991 to 2022

TOWNSHIP	REAL PARCELS	PERSONAL PARCELS	EXEMPT PARCELS	TAXABLE PARCELS	TAX BILLS	TOTAL PARCELS
ALCONA	2,728	38	94	2,766	2,751	2,860
CALEDONIA	1,987	80	28	2,067	2,007	2,095
CURTIS	2,356	56	85	2,412	2,369	2,497
GREENBUSH	2,361	63	55	2,424	2,357	2,479
GUSTIN	825	72	68	897	845	965
HARRISVILLE	1,364	70	32	1,434	1,354	1,466
HAWES	2,015	53	59	2,068	2,024	2,127
HAYNES	1,068	20	20	1,088	1,066	1,108
MIKADO	989	43	77	1,032	993	1,109
MILLEN	849	20	83	869	846	952
MITCHELL	1,593	43	85	1,636	1,598	1,721
CITY OF HARRISVILLE	348	62	45	410	359	455
COUNTY TOTAL	18,483	620	731	19,103	18,569	19,834

VILLAGE OF LINCOLN	REAL PARCELS	PERSONAL PARCELS	EXEMPT PARCELS	TAXABLE PARCELS	TAX BILLS	TOTAL PARCELS
GUSTIN	136	50	39	186	154	225
HAWES	168	14	15	182	171	197
VILLAGE TOTAL	304	64	54	368	325	422

COUNTY PARCEL COUNT BY TWP



Real Property Excepted from the Ad Valorem Tax Roll

Act 513 PILT DNR Roll

	2022 STC	STC	STC	STC	
UNIT	ASSIGNED VALUE	RATIO	FACTOR	TRUE CASH VALUE	TAXABLE VALUE
ALCONA (8)	\$6,671,900	50.00%	1.00000	\$13,343,800	\$2,333,267
CALEDONIA (2)	\$377,400	50.00%	1.00000	\$754,800	\$237,951
HARRISVILLE (5)	\$592,500	50.00%	1.00000	\$1,185,000	\$161,929
HAWES (4)	\$5,351,400	50.00%	1.00000	\$10,702,800	\$346,771
CITY OF HARRISVILLE (4)	\$1,472,500	50.00%	1.00000	\$2,945,000	\$696,486
COUNTY TOTAL	\$14,465,700	50.00%		\$28,931,400	\$3,776,404

Commercial Forest Reserve Act

	2022	#	DNR	
UNIT 2017-2022	ACERAGE TOTAL	OF PARCELS	SPECIFIC TAX ESTIMATE	
HARRISVILLE	79.25	1	\$1.35 Per Acre	
COUNTY TOTAL	79.25		\$106.98	Estimated

Industrial Facilities Tax

UNIT	2022 Assessed	RATIO	FACTOR	TRUE CASH VALUE	TAXABLE VALUE
CURTIS (1)	93,100	50.00%	1.0000	\$95,200	\$49,170
GREENBUSH (1)	171,700	50.00%	1.0000	\$360,200	\$171,700

	2022 ASSESSED -	BOARD OF REVIEW	
UNIT	REAL	PERSONAL	TOTAL
ALCONA	129,634,800	10,471,000	140,105,800
CALEDONIA	139,903,700	6,008,600	145,912,300
CURTIS	69,475,500	5,463,500	74,939,000
GREENBUSH	122,331,900	2,519,500	124,851,400
GUSTIN	38,124,300	3,050,600	41,174,900
HARRISVILLE	85,384,900	3,679,700	89,064,600
HAWES	93,907,500	3,160,400	97,067,900
HAYNES	72,508,400	1,776,200	74,284,600
MIKADO	37,255,400	1,856,900	39,112,300
MILLEN	30,241,900	1,204,100	31,446,000
MITCHELL	77,262,000	3,416,700	80,678,700
CITY OF HARRISVILLE	19,679,500	675,200	20,354,700
COUNTY TOTAL	915,709,800	43,282,400	958,992,200

	2022 COUNTY EQ	UALIZED VALUE	
UNIT	REAL	PERSONAL	TOTAL
ALCONA	129,634,800	10,471,000	140,105,800
CALEDONIA	139,903,700	6,008,600	145,912,300
CURTIS	69,475,500	5,463,500	74,939,000
GREENBUSH	122,331,900	2,519,500	124,851,400
GUSTIN	38,124,300	3,050,600	41,174,900
HARRISVILLE	85,384,900	3,679,700	89,064,600
HAWES	93,907,500	3,160,400	97,067,900
HAYNES	72,508,400	1,776,200	74,284,600
MIKADO	37,255,400	1,856,900	39,112,300
MILLEN	30,241,900	1,204,100	31,446,000
MITCHELL	77,262,000	3,416,700	80,678,700
CITY OF HARRISVILLE =	19,679,500	675,200	20,354,700
COUNTY TOTAL	915,709,800	43,282,400	958,992,200

2020 ALCONA COUNTY MAP OF EQUALIZATION TOTALS BY COMMISSIONER DISTRICTS

% OF TOTAL TAXABLE VALUE

% OF TOTAL C.E.V.

	Caledonia Township	DISTRICT 1	Alcona Township	ALCONA CALEDONIA CURTIS GREENBUSH GUSTIN HARRISVILLE	119,165,892 125,764,374 66,957,587 109,173,607 38,069,163 78,902,229	14.31% 15.11% 8.04% 13.11% 4.57% 9.48%
Mitchell Township		Hawes Township DISTRICT 4	US 23 Shaw Rd. Hanyes Township Poor Farm Rd.	HAWES HAYNES MIKADO MILLEN MITCHELL CITY/HARRISVILLE TOTAL	82,537,336 60,472,865 32,976,478 27,719,289 71,822,880 18,978,737 \$832,540,437	9.91% 7.26% 3.96% 3.33% 8.63% 2.28%
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DISTRIC	Mille Town	Township	Harrisville Township City of Harrisville DISTRICT 2	ALCONA CALEDONIA CURTIS GREENBUSH GUSTIN HARRISVILLE HAWES	140,105,800 145,912,300 74,939,000 124,851,400 41,174,900 89,064,600 97,067,900	14.61% 15.22% 7.81% 13.02% 4.29% 9.29% 10.12%