2023 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	127,291,155 133,617,850 71,445,266 116,730,775 40,094,373 84,710,384	14.35% 15.06% 8.05% 13.16% 4.52% 9.55%
Mitchell Township		Hawes Township DISTRICT 4	US 23 Shaw Rd. Harryes Township Poor Farm Rd.	HAWES HAYNES MIKADO MILLEN MITCHELL CITY/HARRISVILLE TOTAL	87,766,714 64,032,937 35,031,886 29,330,945 76,100,672 20,825,804 \$886,978,761	9.90% 7.22% 3.95% 3.31% 8.58% 2.35%
DISTRICT 5	Mille	Township	Harrisville Township City of Harrisville DISTRICT 2	ALCONA CALEDONIA CURTIS GREENBUSH GUSTIN HARRISVILLE HAWES	158,379,800 173,622,600 91,289,900 149,470,700 47,374,500 105,713,900 106,060,800	14.19% 15.55% 8.18% 13.39% 4.24% 9.47% 9.50%

2023

EQUALIZATION REPORT

Prepared by:

TROY SOMERS
Equalization Director

2023 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 2023 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 2023 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

Dave Jagst Carolyn Brummund

District 2 District 4
Craig Johnston 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 "2023"

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

AGRICULTURAL

UNIT	2023 BOARD OF REVIEW	RATIO	FACTOR	COUNTY EQUALIZED VALUE	TRUE CASH VALUE
ALCONA	1,508,500	49.92%	1.00000	1,508,500	\$3,022,040
CALEDONIA	6,136,400	49.81%	1.00000	6,136,400	\$12,320,181
CURTIS	4,233,300	49.74%	1.00000	4,233,300	\$8,510,637
GREENBUSH	1,217,900	49.37%	1.00000	1,217,900	\$2,466,923
GUSTIN	6,748,900	49.93%	1.00000	6,748,900	\$13,517,041
HARRISVILLE	9,778,100	49.98%	1.00000	9,778,100	\$19,563,649
HAWES	2,241,600	49.79%	1.00000	2,241,600	\$4,501,923
HAYNES	3,281,300	49.39%	1.00000	3,281,300	\$6,643,393
MIKADO	4,744,400	49.44%	1.00000	4,744,400	\$9,596,801
MILLEN	1,670,100	50.00%	1.00000	1,670,100	\$3,340,080
MITCHELL	2,503,000	50.00%	1.00000	2,503,000	\$5,006,065
CITY OF HARRISVILLE	N/A	0.00%	1.00000	N/A	N/A
COUNTY TOTAL	44,063,500	49.79%		44,063,500	\$88,506,134

COMMERCIAL

UNIT	2023 BOARD OF REVIEW	RATIO	FACTOR	COUNTY EQUALIZED VALUE	TRUE CASH VALUE
ALCONA	2,697,700	49.17%	1.00000	2,697,700	5,486,867
CALEDONIA	3,419,500	49.63%	1.00000	3,419,500	6,890,368
CURTIS	2,162,500	49.98%	1.00000	2,162,500	4,326,873
GREENBUSH	6,261,700	49.95%	1.00000	6,261,700	12,536,701
GUSTIN	4,035,700	49.38%	1.00000	3,727,800	8,173,208
HARRISVILLE	5,384,200	49.55%	1.00000	5,384,200	10,865,274
HAWES	2,403,900	49.91%	1.00000	2,403,900	4,816,341
HAYNES	229,100	49.58%	1.00000	229,100	462,102
MIKADO	571,400	49.72%	1.00000	571,400	1,149,137
MILLEN	437,300	49.81%	1.00000	437,300	877,869
MITCHELL	787,000	49.94%	1.00000	787,000	1,575,860
CITY OF HARRISVILLE	5,063,100	49.98%	1.00000	5,063,100	10,130,990
COUNTY TOTAL	33,453,100	49.73%		33,453,100	67,275,908

INDUSTRIAL

UNIT	2023 BOARD OF REVIEW	RATIO	FACTOR	COUNTY EQUALIZED VALUE	TRUE CASH VALUE
ALCONA	141,500	49.65%	1.00000	141,500	284,982
CALEDONIA	1,632,000	49.73%	1.00000	1,632,000	3,281,432
CURTIS	3,359,200	49.62%	1.00000	3,359,200	6,769,777
GREENBUSH	1,058,500	49.73%	1.00000	1,058,500	2,128,329
GUSTIN	6,107,800	49.54%	1.00000	6,107,800	12,328,614
HARRISVILLE	563,700	49.83%	1.00000	563,700	1,131,274
HAWES	252,600	49.82%	1.00000	252,600	506,991
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	41,000	49.92%	1.00000	41,000	82,135
CITY OF HARRISVILLE	489,700	49.89%	1.00000	489,700	981,499
COUNTY TOTAL	13,646,000	49.65%		13,646,000	27,486,097

RESIDENTIAL

UNIT	2023 BOARD OF REVIEW	RATIO	FACTOR	COUNTY EQUALIZED VALUE	TRUE CASH VALUE
ALCONA	142,042,900	49.81%	1.00000	142,042,900	285,185,882
CALEDONIA	156,305,200	49.90%	1.00000	156,305,200	313,239,805
CURTIS	75,961,500	49.79%	1.00000	75,961,500	152,577,242
GREENBUSH	138,542,800	49.41%	1.00000	138,542,800	280,380,827
GUSTIN	27,407,100	49.86%	1.00000	27,407,100	54,955,179
HARRISVILLE	86,310,700	49.67%	1.00000	86,310,700	173,777,796
HAWES	97,911,700	49.59%	1.00000	97,911,700	197,442,135
HAYNES	85,878,500	49.17%	1.00000	85,878,500	174,651,742
MIKADO	38,952,300	49.52%	1.00000	38,952,300	78,661,599
MILLEN	31,054,900	49.96%	1.00000	31,054,900	62,156,744
MITCHELL	81,580,700	50.00%	1.00000	81,580,700	163,177,275
CITY of HARRISVILLE	17,632,100	49.98%	1.00000	17,632,100	35,276,377
COUNTY TOTAL	\$979,580,400	49.69%		\$979,580,400	\$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	285,185,882	2,671	106,771	111,585,199	41,777
CALEDONIA	313,239,805	1,849	169,410	118,617,416	64,152
CURTIS	152,577,242	2,260	67,512	58,085,568	25,702
GREENBUSH	280,380,827	2,293	122,277	116,730,775	50,907
GUSTIN	54,955,179	648	84,807	22,408,623	34,581
HARRISVILLE	173,777,796	1,182	147,020	84,710,384	71,667
HAWES	197,442,135	1,952	101,149	87,766,714	44,962
HAYNES	174,651,742	1,013	172,410	64,032,937	63,211
MIKADO	78,661,599	914	86,063	35,031,886	38,328
MILLEN	62,156,744	818	75,986	26,378,621	32,248
MITCHELL	148,616,185	1,535	96,818	69,880,653	45,525
CITY of HARRISVILLE	35,276,377	287	122,914	14,964,864	52,142

PERSONAL PROPERTY

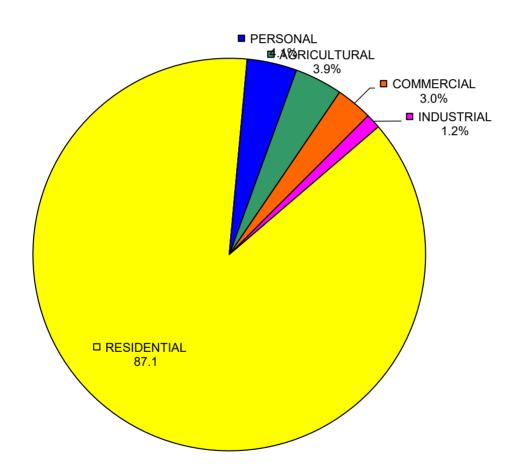
UNIT	2023 BOARD OF REVIEW	RATIO	FACTOR	COUNTY EQUALIZED VALUE	TRUE CASH VALUE
ALCONA	11,989,200	50.00%	1.00000	11,989,200	23,978,400
CALEDONIA	6,129,500	50.00%	1.00000	6,129,500	12,259,000
CURTIS	5,573,400	50.00%	1.00000	5,573,400	11,146,800
GREENBUSH	2,389,800	50.00%	1.00000	2,389,800	4,779,600
GUSTIN	3,075,000	50.00%	1.00000	3,075,000	6,150,000
HARRISVILLE	3,677,200	50.00%	1.00000	3,677,200	7,354,400
HAWES	3,251,000	50.00%	1.00000	3,251,000	6,502,000
HAYNES	1,770,600	50.00%	1.00000	1,770,600	3,541,200
MIKADO	1,961,100	50.00%	1.00000	1,961,100	3,922,200
MILLEN	1,166,600	50.00%	1.00000	1,166,600	2,333,200
MITCHELL	3,528,600	50.00%	1.00000	3,528,600	7,057,200
CITY of HARRISVILLE	1,188,100	50.00%	1.00000	1,188,100	23,760,200
COUNTY TOTAL	45,700,100	50.00%		45,700,100	112,784,200

DETERMINATION OF PERCENT OF CHANGE BETWEEN RECOMMENDED COUNTY

EQUALIZED VALUES AND LAST YEAR'S STATE EQUALIZED VALUES

	2022	2023	% OF CHANGE	PERCENT OF COUNTY TOTAL 2022	PERCENT OF COUNTY TOTAL 2023
REAL PROPERTY	915,709,800	1,070,743,000	16.93%	95.49%	95.91%
PERSONAL PROPERTY	43,282,400	45,700,100	5.59%	4.51%	4.09%
COUNTY TOTAL	958,992,200	1,116,443,100	16.42%	100.00%	100.00%
	, ,				
AGRICULTURAL	39,206,400	44,063,500	12.39%	4.09%	3.95%
COMMERCIAL	29,455,500	33,453,100	13.57%	3.07%	3.00%
INDUSTRIAL	11,558,900	13,646,000	18.06%	1.21%	1.22%
RESIDENTIAL	835,489,000	979,580,400	17.25%	87.12%	87.74%
TIMBER CUTOVER	N/A	N/A	N/A	N/A	N/A
DEVELOPMENTAL	N/A	N/A	N/A	N/A	N/A
PERSONAL	43,282,400	45,700,100	5.59%	4.51%	4.09%

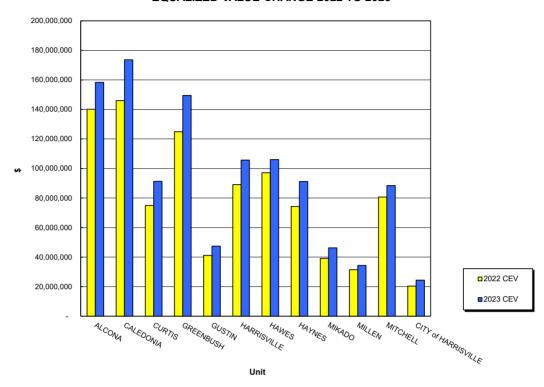
PERCENTAGE OF COUNTY BY CLASS

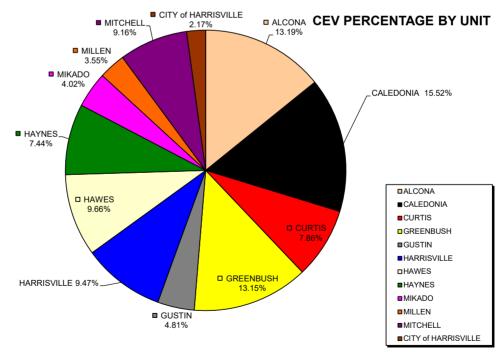


EQUALIZED VALUE CHANGE "2022" TO "2023"

UNIT	2022 C.E.V.	PERCENT OF CHANGE	2023 C.E.V.
ALCONA	140,105,800	13.04%	158,379,800
CALEDONIA	145,912,300	18.99%	173,622,600
CURTIS	74,939,000	21.82%	91,289,900
GREENBUSH	124,851,400	19.72%	149,470,700
GUSTIN	41,174,900	15.06%	47,374,500
HARRISVILLE	89,064,600	18.69%	105,713,900
HAWES	97,067,900	9.26%	106,060,800
HAYNES	74,284,600	22.72%	91,159,500
MIKADO	39,112,300	18.20%	46,229,200
MILLEN	31,446,000	9.17%	34,328,900
MITCHELL	80,678,700	9.62%	88,440,300
CITY of HARRISVILLE	20,354,700	19.74%	24,373,000
COUNTY TOTAL	958,992,200	16.42%	1,116,443,100

EQUALIZED VALUE CHANGE 2022 TO 2023

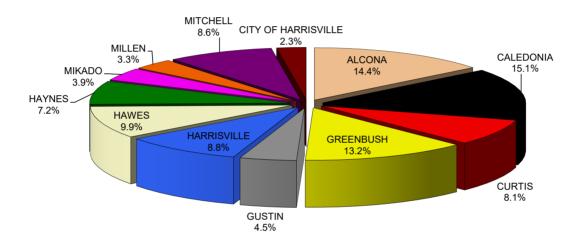




2023 C.E.V. AND TENTATIVE TAXABLE VALUE PER UNIT

	2023	2023	
UNIT	C.E.V.	TENTATIVE TAXABLE VALUE	DIFFERENCE
ALCONA	158,379,800	127,291,155	80.37%
CALEDONIA	173,622,600	133,617,850	76.96%
CURTIS	91,289,900	71,445,266	78.26%
GREENBUSH	149,470,700	116,730,775	78.10%
GUSTIN	47,374,500	40,094,373	84.63%
HARRISVILLE	105,713,900	84,710,384	80.13%
HAWES	106,060,800	87,766,714	82.75%
HAYNES	91,159,500	64,032,937	70.24%
MIKADO	46,229,200	35,031,886	75.78%
MILLEN	34,328,900	29,330,945	85.44%
MITCHELL	88,440,300	76,100,672	86.05%
CITY OF HARRISVILLE	24,373,000	20,825,804	85.45%
COUNTY TOTAL	1,116,443,100	\$886,978,761	79.45%
% Increase over last year % Decrease over last year	-1.009%	-1.006%	

PERCENTAGE BY TOWNSHIP TAXABLE VALUE



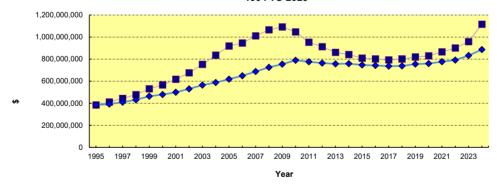
ALCONA COUNTY 2021 TAXABLE VALUE COMPARED TO 2022 TAXABLE VALUE

	2022	2023 TENTATIVE	%
	TAXABLE VALUE	TAXABLE VALUE	CHANGE
ALCONA	119,165,892	127,291,155	6.82%
CALEDONIA	125,764,374	133,617,850	6.24%
CURTIS	66,957,587	71,445,266	6.70%
GREENBUSH	109,173,607	116,730,775	6.92%
GUSTIN	38,069,163	40,094,373	5.32%
HARRISVILLE	78,902,229	84,710,384	7.36%
HAWES	82,537,336	87,766,714	6.34%
HAYNES	60,472,865	64,032,937	5.89%
MIKADO	32,976,478	35,031,886	6.23%
MILLEN	27,719,289	29,330,945	5.81%
MITCHELL	71,822,880	76,100,672	5.96%
CITY of HARRISVILLE	18,978,737	20,825,804	9.73%
TAXABLE CHANGE	832,540,437	886,978,761	6.54%

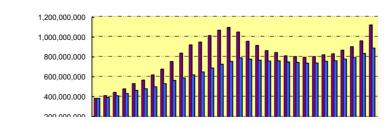
ALCONA COUNTY SEV to TAXABLE VALUE

Year	SEV	SEV %	<u>Taxable</u>	T V %
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%
2023	1,116,443,100	16.42%	886,978,761	6.54%

COUNTY SEV COMPARED TO TAXABLE VALUE 1994 TO 2023



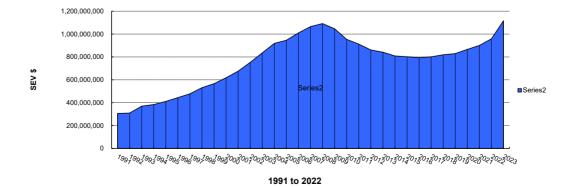
COUNTY SEV COMPARED TO TAXABLE VALUE 1994 TO 2023



EQUALIZED VALUE CHANGE 1990 TO 2023

YEAR	STATE EQUALIZED VALUE	PERCENT OF CHANGE
1991	306,090,182	#REF!
1991	309,405,900	#RET! 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%
2023	1,116,443,100	16.42%

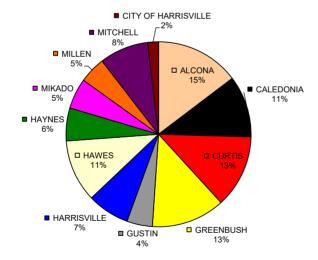
ALCONA COUNTY GROWTH CHART



	REAL	PERSONAL	EXEMPT	TAXABLE	TOTAL
TOWNSHIP	PARCELS	PARCELS	PARCELS	PARCELS	PARCELS
ALCONA	2,712	41	95	2,753	2,848
CALEDONIA	1,995	77	28	2,072	2,100
CURTIS	2,360	54	84	2,414	2,498
GREENBUSH	2,375	63	60	2,438	2,498
GUSTIN	827	72	67	899	966
HARRISVILLE	1,367	72	31	1,439	1,470
HAWES	2,018	54	59	2,072	2,131
HAYNES	1,064	20	20	1,084	1,104
MIKADO	987	39	77	1,026	1,103
MILLEN	852	20	82	872	954
MITCHELL	1,584	44	85	1,628	1,713
CITY OF HARRISVILLE	349	64	47	413	460
COUNTY TOTAL	18,490	620	735	19,110	19,845

VILLAGE OF LINCOLN	REAL PARCELS	PERSONAL PARCELS	EXEMPT PARCELS	TAXABLE PARCELS	TOTAL PARCELS
GUSTIN	135	50	39	185	224
HAWES	168	13	15	181	196
VILLAGE TOTAL	303	63	54	366	420

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	\$2,449,928
CALEDONIA (2)	\$377,400	50.00%	1.00000	\$754,800	\$249,847
HARRISVILLE (5)	\$634,000	50.00%	1.00000	\$1,268,000	\$170,024
HAWES (4)	\$5,839,600	50.00%	1.00000	\$11,679,200	\$364,107
CITY OF HARRISVILLE (4)	\$1,594,700	50.00%	1.00000	\$3,189,400	\$731,309
COUNTY TOTAL	\$15,117,600	50.00%		\$30,235,200	\$3,965,215

Commercial Forest Reserve Act

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

Industrial Facilities Tax

	2022			TRUE CASH	TAXABLE
UNIT	Assessed Value	RATIO	FACTOR	VALUE	VALUE
CURTIS (1)	99,600	50.00%	1.0000	\$199,200	\$51,628

2023 ASSESSED - BOARD OF REVIEW							
UNIT	REAL	PERSONAL	TOTAL				
ALCONA	146,390,600	11,989,200	158,379,800				
CALEDONIA	167,493,100	6,129,500	173,622,600				
CURTIS	85,716,500	5,573,400	91,289,900				
GREENBUSH	147,080,900	2,389,800	149,470,700				
GUSTIN	44,299,500	3,075,000	47,374,500				
HARRISVILLE	102,036,700	3,677,200	105,713,900				
HAWES	102,809,800	3,251,000	106,060,800				
HAYNES	89,388,900	1,770,600	91,159,500				
MIKADO	44,268,100	1,961,100	46,229,200				
MILLEN	33,162,300	1,166,600	34,328,900				
MITCHELL	84,911,700	3,528,600	88,440,300				
CITY OF HARRISVILLE =	23,184,900	1,188,100	24,373,000				
COUNTY TOTAL	1,070,743,000	45,700,100	1,116,443,100				

2023 COUNTY EQUALIZED VALUE								
UNIT	REAL	PERSONAL	TOTAL					
ALCONA	146,390,600	11,989,200	158,379,800					
CALEDONIA	167,493,100	6,129,500	173,622,600					
CURTIS	85,716,500	5,573,400	91,289,900					
GREENBUSH	147,080,900	2,389,800	149,470,700					
GUSTIN	44,299,500	3,075,000	47,374,500					
HARRISVILLE	102,036,700	3,677,200	105,713,900					
HAWES	102,809,800	3,251,000	106,060,800					
HAYNES	89,388,900	1,770,600	91,159,500					
MIKADO	44,268,100	1,961,100	46,229,200					
MILLEN	33,162,300	1,166,600	34,328,900					
MITCHELL	84,911,700	3,528,600	88,440,300					
CITY OF HARRISVILLE =	23,184,900	1,188,100	24,373,000					
COUNTY TOTAL	1,070,743,000	45,700,100	1,116,443,100					