

EQUALIZATION REPORT



2026



Saint Clair County, Michigan

Prepared by:

St. Clair County Equalization Department

Justin Sears, Director

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2026 ST. CLAIR COUNTY BOARD OF COMMISSIONERS

District 1 Steven Simasko Chairman

District 2 Kerry Ange

District 3 Lisa Beedon

District 4 Joi Torello

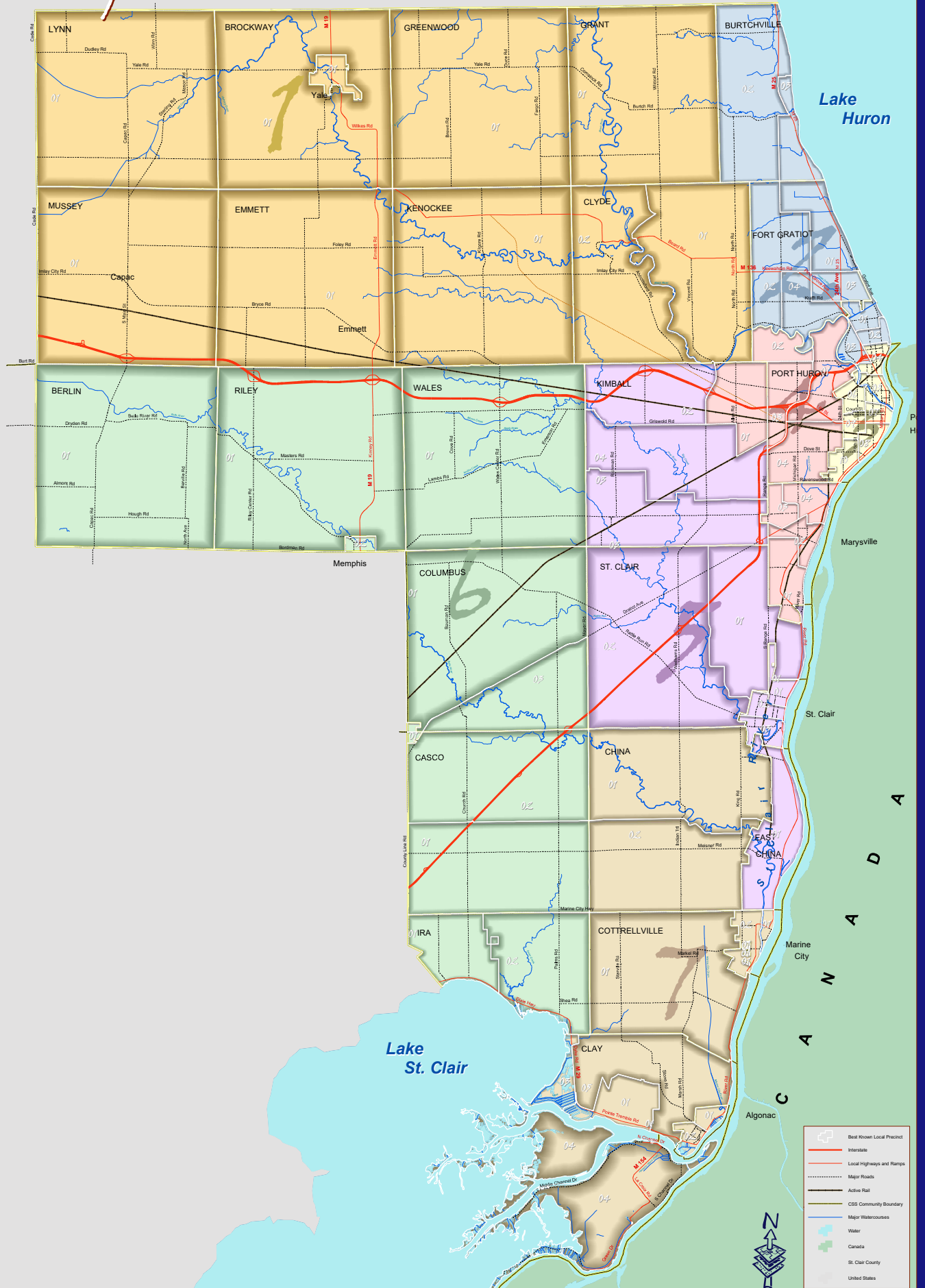
District 5 Paul Zeller

District 6 David Rushing

District 7 Dave Vandebossche

COUNTY ADMINISTRATOR
Thomas Hull

County Commissioner Districts



Updated 3-26

CITIES

Algonac
Marine City
Marysville
Memphis
Richmond
St Clair
Port Huron
Yale

MANAGER

Artie Bryson
Mike Reaves
Quentin Bishop
Tammy Wehrum
Jonathon Moore
Steve Duchane
James Freed
Lorrei Natke

ASSESSOR

SCC Equalization
SCC Equalization
Heather Stewart
Amber Dickerson-Janssens
Andrew Yankee
SCC Equalization
Angela Swoffer
Tom Schlichting

TOWNSHIPS

Berlin
Brockway
Burtchville
Casco
China
Clay
Clyde
Columbus
Cottrellville
East China
Emmett
Fort Gratiot
Grant
Greenwood
Ira
Kenockee
Kimball
Lynn
Mussey
Port Huron
Riley
St Clair
Wales

SUPERVISOR

William Winn
William McMurtrie
Michael Appel
Joseph Stevens
Linda Schwehofer
Roy Martin
Ernie Manoleas
Brad Smith
Greg Abbey
Verne Westrick
Mike Butler
Robert Montgomery
Bill Deater
Eric Krikorian
Jim Endres
Tod Molesworth
Rob Usakowski
Steve Kalbfleisch
Bruce Downey
Robert Lewandowski
Martin Cook
Brian Mahaffy
Elizabeth Masters

ASSESSOR

Steve Coucke
Elisha Messina
Shelly Baumeister
Shelly Baumeister
AAS – Christine Lucian
Bonny Campbell
Elisha Messina
AAS - Ses Cianferra
Barb Schutt
AAS – Jaime Barra
Elisha Messina
Steve Jones
Elisha Messina
AAS – Andrew Yankee
Shawn Biernat
Barb Cutcher
Shawn Biernat
Elisha Messina
Kerry Beauvais
SCC Equalization
Justin Prybylski
Elisha Messina
Carly Kimmen

VILLAGES

Emmett
Capac

PRESIDENT

Dick Pierce
Debra Hlubec

ASSESSOR

Elisha Messina
Kerry Beauvais



COUNTY OF ST. CLAIR



Equalization Department

JUSTIN SEARS, Director

Steven Simasko, Chairperson
St. Clair County Board of Commissioners

Dear Chairperson Simasko,

The St. Clair County Equalization Department has completed the annual review of the assessment rolls for the 8 Cities, 2 Villages and 23 Townships within the County.

The 2026 recommendation to the Board of Commissioners from the Equalization Department is submitted for your review and adoption.

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

Total County Value Equalized for St. Clair County for 2026 is 12,426,680,232

This represents an increase in value of **7.01%** from the year 2025 to the year 2026.

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

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

Respectfully Submitted,

Justin Sears
Director, St. Clair Co. Equalization Department

Resolution 2026-10

APPROVING THE 2026 ST CLAIR COUNTY EQUALIZATION REPORT

WHEREAS, the 2026 proposed starting ratios as required by State statutes were published in the local newspaper on or before the third Monday of February of this year; and

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

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

NOW, THEREFORE, BE IT RESOLVED, that in compliance with MCL 211.34, as amended, the St. Clair County Board of Commissioners does hereby agree to equalize the rolls according to the information found within the 2026 Equalization report.

BE IT FURTHER RESOLVED, the St. Clair County Board of Commissioners does hereby approve the St. Clair County Equalization Report for the year 2026, as on file with the County Clerk.

DATED: April 16, 2026

Reviewed and Approved as to form by:

ST. CLAIR COUNTY
BOARD OF COMMISSIONERS

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

CERTIFICATION OF RECOMMENDED COUNTY EQUALIZED VALUATIONS BY EQUALIZATION DIRECTOR

This form is issued under the authority of MCL 211.148
Filing is mandatory

TO: State Tax Commission
FROM: Equalization Director of ST. CLAIR County
RE: State Assessor Certification of Preparer of the required Recommended 2026 County Equalized Valuations

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

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

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

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

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

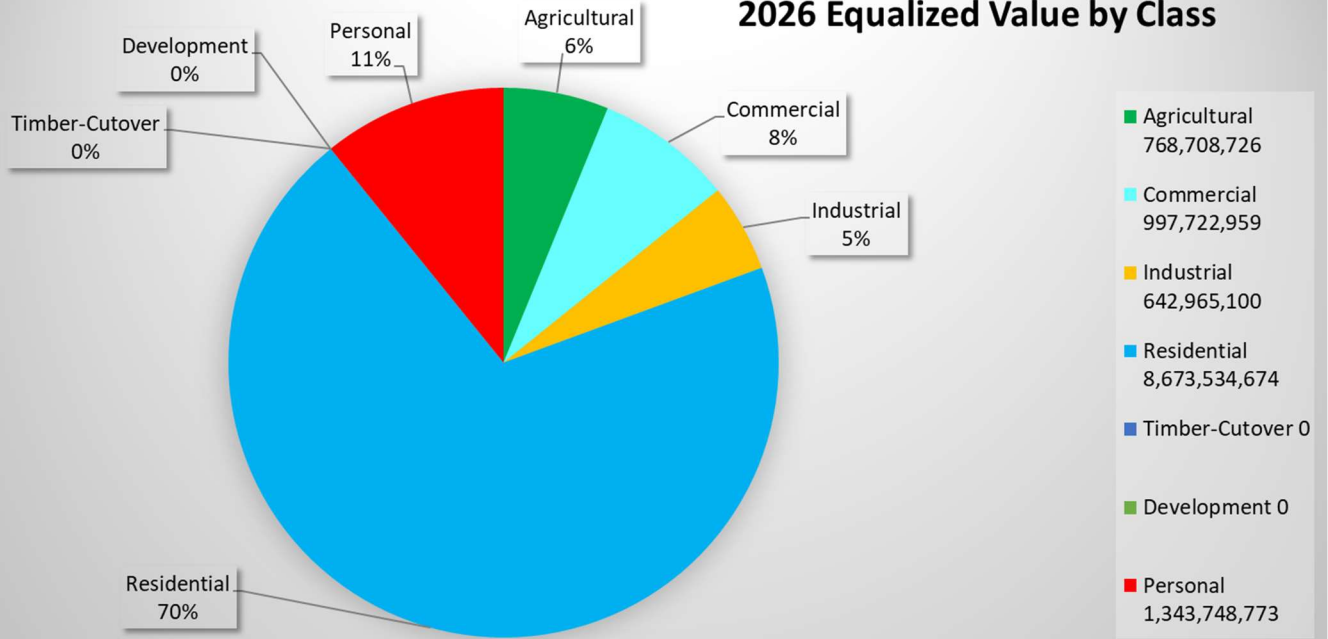
Agricultural	<u>768,708,726</u>	Timber-Cutover	<u>0</u>
Commercial	<u>997,722,959</u>	Developmental	<u>0</u>
Industrial	<u>642,965,100</u>	Total Real Property	<u>11,082,931,459</u>
Residential	<u>8,673,534,674</u>	Personal Property	<u>1,343,748,773</u>
		Total Real and Personal Property	<u>12,426,680,232</u>

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

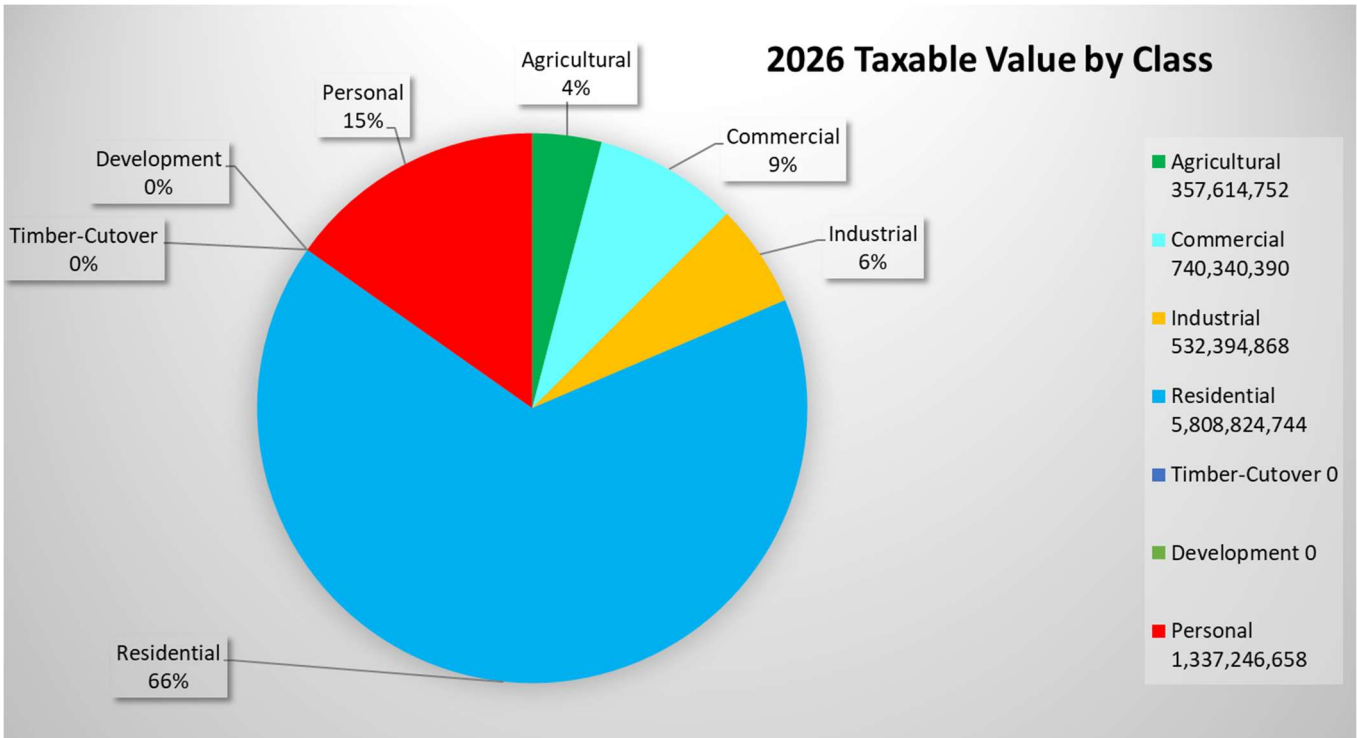
Michigan Department of Treasury
Assessment and Certification Division
Local Assessment Review
P.O. Box 30790
Lansing, Michigan 48909

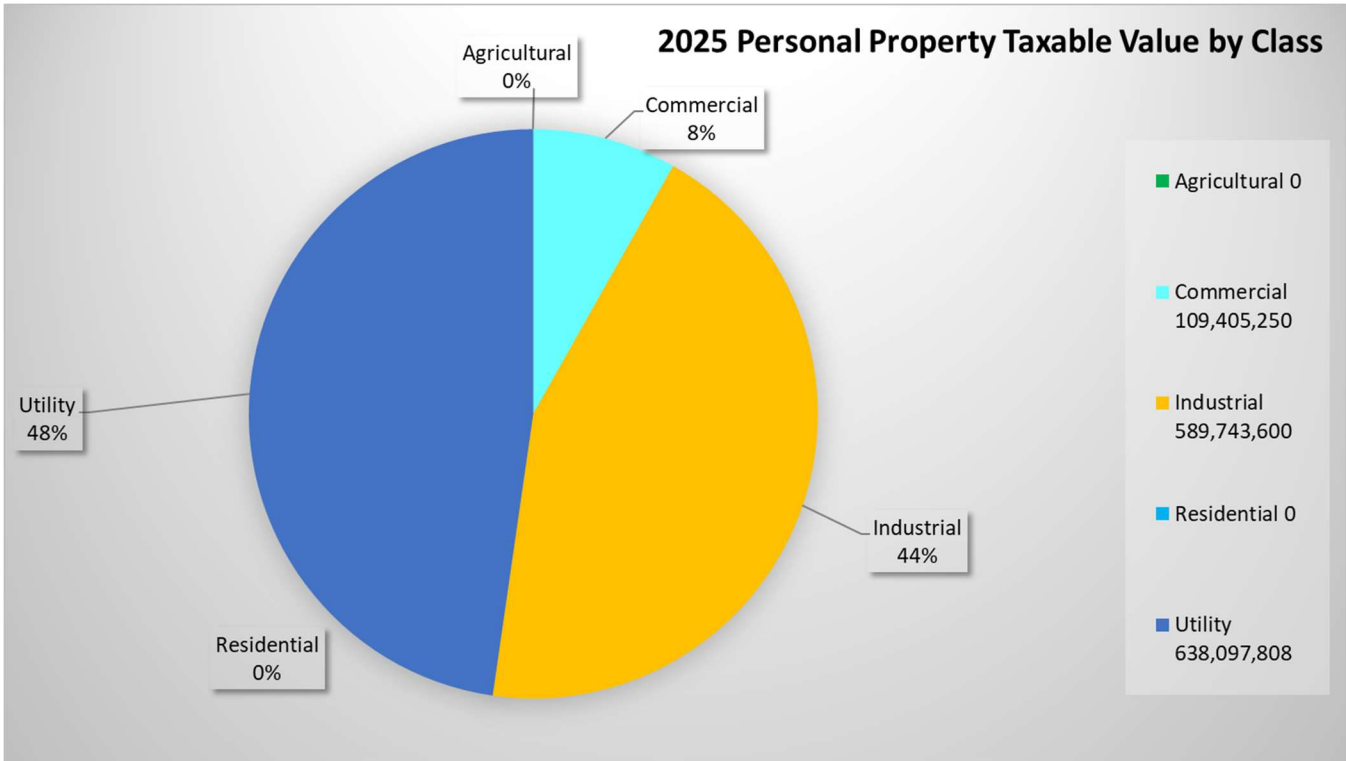
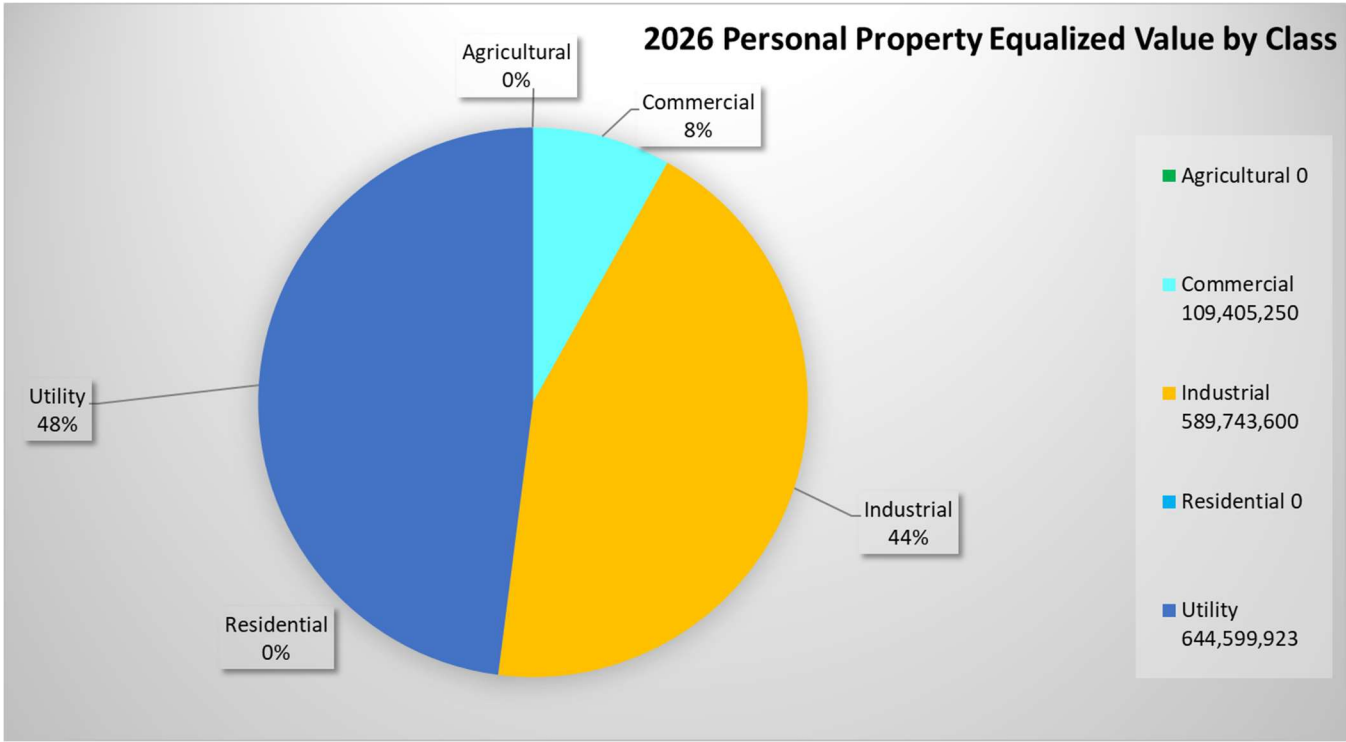
Signature of Equalization Director 	Date 4/9/2026
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2026 Equalized Value by Class



2026 Taxable Value by Class





Assessment Unit	Assessed Real	Ratio	Equalized Real	Factor	Assessed Personal	Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
-- 01 CITY OF ALGONAC --										
Agricultural	0	50.00	0	1.000000						
Commercial	20,094,200	49.53	20,094,200	1.000000						
Industrial	55,200	49.48	55,200	1.000000						
Residential	209,298,900	49.95	209,298,900	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	229,448,300		229,448,300		5,467,300	50.00	5,467,300	234,915,600	234,915,600	1.89
-- 02 CITY OF MARINE CITY --										
Agricultural	0	50.00	0	1.000000						
Commercial	36,098,300	49.91	36,098,300	1.000000						
Industrial	15,593,300	49.52	15,593,300	1.000000						
Residential	165,742,400	49.75	165,742,400	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	217,434,000		217,434,000		7,140,200	50.00	7,140,200	224,574,200	224,574,200	1.81
-- 03 CITY OF MARYSVILLE --										
Agricultural	0	50.00	0	1.000000						
Commercial	67,506,100	49.63	67,506,100	1.000000						
Industrial	82,159,600	49.42	82,159,600	1.000000						
Residential	477,016,500	49.50	477,016,500	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	626,682,200		626,682,200		80,819,500	50.00	80,819,500	707,501,700	707,501,700	5.69
-- 04 CITY OF MEMPHIS --										
Agricultural	0	50.00	0	1.000000						
Commercial	1,759,200	49.06	1,759,200	1.000000						
Industrial	826,100	49.63	826,100	1.000000						
Residential	10,281,700	49.29	10,281,700	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	12,867,000		12,867,000		259,301	50.00	259,301	13,126,301	13,126,301	0.11

Assessment Unit	Assessed Real	Ratio	Equalized Real	Factor	Assessed Personal	Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
-- 05 CITY OF RICHMOND --										
Agricultural	0	50.00	0	1.000000						
Commercial	504,200	49.78	504,200	1.000000						
Industrial	245,500	49.40	245,500	1.000000						
Residential	0	50.00	0	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	749,700		749,700		82,000	50.00	82,000	831,700	831,700	0.01
-- 06 CITY OF PORT HURON --										
Agricultural	0	50.00	0	1.000000						
Commercial	225,092,059	49.26	225,092,059	1.000000						
Industrial	59,388,300	49.91	59,388,300	1.000000						
Residential	901,128,814	49.64	901,128,814	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	1,185,609,173		1,185,609,173		75,418,300	50.00	75,418,300	1,261,027,473	1,261,027,473	10.15
-- 07 CITY OF ST. CLAIR --										
Agricultural	0	50.00	0	1.000000						
Commercial	53,301,300	49.73	53,301,300	1.000000						
Industrial	25,037,000	49.97	25,037,000	1.000000						
Residential	297,401,800	49.63	297,401,800	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	375,740,100		375,740,100		22,000,000	50.00	22,000,000	397,740,100	397,740,100	3.20
-- 08 CITY OF YALE --										
Agricultural	275,100	49.87	275,100	1.000000						
Commercial	12,769,900	49.73	12,769,900	1.000000						
Industrial	2,237,000	49.39	2,237,000	1.000000						
Residential	51,625,700	49.53	51,625,700	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	66,907,700		66,907,700		3,309,600	50.00	3,309,600	70,217,300	70,217,300	0.57

Assessment Unit	Assessed Real	Ratio	Equalized Real	Factor	Assessed Personal	Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
-- 09 BERLIN TOWNSHIP --										
Agricultural	41,301,200	49.86	41,301,200	1.000000						
Commercial	1,561,800	49.83	1,561,800	1.000000						
Industrial	136,800	49.90	136,800	1.000000						
Residential	214,744,300	49.63	214,744,300	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	257,744,100		257,744,100		10,630,500	50.00	10,630,500	268,374,600	268,374,600	2.16
-- 10 BROCKWAY TOWNSHIP --										
Agricultural	51,939,406	49.95	51,939,406	1.000000						
Commercial	5,030,000	49.82	5,030,000	1.000000						
Industrial	1,068,200	49.91	1,068,200	1.000000						
Residential	98,235,603	49.99	98,235,603	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	156,273,209		156,273,209		3,875,400	50.00	3,875,400	160,148,609	160,148,609	1.29
-- 11 BURTCVILLE TOWNSHIP --										
Agricultural	11,217,300	49.78	11,217,300	1.000000						
Commercial	9,183,000	49.63	9,183,000	1.000000						
Industrial	358,000	49.97	358,000	1.000000						
Residential	289,737,000	49.48	289,737,000	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	310,495,300		310,495,300		5,239,700	50.00	5,239,700	315,735,000	315,735,000	2.54
-- 12 CASCO TOWNSHIP --										
Agricultural	43,379,000	49.90	43,379,000	1.000000						
Commercial	23,301,700	49.74	23,301,700	1.000000						
Industrial	11,788,100	49.68	11,788,100	1.000000						
Residential	254,679,300	49.50	254,679,300	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	333,148,100		333,148,100		45,448,300	50.00	45,448,300	378,596,400	378,596,400	3.05

Assessment Unit	Assessed Real	Ratio	Equalized Real	Factor	Assessed Personal	Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
-- 13 CHINA TOWNSHIP --										
Agricultural	57,642,300	49.60	57,642,300	1.000000						
Commercial	8,050,800	49.46	8,050,800	1.000000						
Industrial	54,994,700	49.20	54,994,700	1.000000						
Residential	245,259,285	49.74	245,259,285	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	365,947,085		365,947,085		251,741,400	50.00	251,741,400	617,688,485	617,688,485	4.97
-- 14 CLAY TOWNSHIP --										
Agricultural	4,642,300	49.56	4,642,300	1.000000						
Commercial	54,778,200	49.83	54,778,200	1.000000						
Industrial	2,929,400	49.69	2,929,400	1.000000						
Residential	976,494,350	49.72	976,494,350	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	1,038,844,250		1,038,844,250		16,414,600	50.00	16,414,600	1,055,258,850	1,055,258,850	8.49
-- 15 CLYDE TOWNSHIP --										
Agricultural	19,113,500	49.99	19,113,500	1.000000						
Commercial	5,893,900	49.86	5,893,900	1.000000						
Industrial	413,900	49.67	413,900	1.000000						
Residential	316,875,508	49.86	316,875,508	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	342,296,808		342,296,808		12,305,900	50.00	12,305,900	354,602,708	354,602,708	2.85
-- 16 COLUMBUS TOWNSHIP --										
Agricultural	58,680,000	49.37	58,680,000	1.000000						
Commercial	8,857,400	49.37	8,857,400	1.000000						
Industrial	6,925,500	49.29	6,925,500	1.000000						
Residential	249,941,352	49.42	249,941,352	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	324,404,252		324,404,252		80,906,200	50.00	80,906,200	405,310,452	405,310,452	3.26

Assessment Unit	Assessed Real	Ratio	Equalized Real	Factor	Assessed Personal	Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
-- 17 COTTRELLVILLE TOWNSHIP --										
Agricultural	30,106,800	49.85	30,106,800	1.000000						
Commercial	4,598,000	49.88	4,598,000	1.000000						
Industrial	3,181,900	49.87	3,181,900	1.000000						
Residential	235,205,900	49.83	235,205,900	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	273,092,600		273,092,600		10,612,000	50.00	10,612,000	283,704,600	283,704,600	2.28
-- 18 EAST CHINA TOWNSHIP --										
Agricultural	875,700	49.48	875,700	1.000000						
Commercial	14,065,100	49.87	14,065,100	1.000000						
Industrial	256,362,400	49.07	256,362,400	1.000000						
Residential	282,913,600	49.65	282,913,600	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	554,216,800		554,216,800		264,598,900	50.00	264,598,900	818,815,700	818,815,700	6.59
-- 19 EMMETT TOWNSHIP --										
Agricultural	47,256,100	49.86	47,256,100	1.000000						
Commercial	4,675,100	49.99	4,675,100	1.000000						
Industrial	53,400	49.55	53,400	1.000000						
Residential	155,112,550	49.92	155,112,550	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	207,097,150		207,097,150		6,311,815	50.00	6,311,815	213,408,965	213,408,965	1.72
-- 20 FORT GRATIOT TOWNSHIP --										
Agricultural	6,860,700	49.90	6,860,700	1.000000						
Commercial	187,147,900	49.97	187,147,900	1.000000						
Industrial	166,800	49.78	166,800	1.000000						
Residential	621,746,227	49.86	621,746,227	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	815,921,627		815,921,627		29,689,600	50.00	29,689,600	845,611,227	845,611,227	6.80

Assessment Unit	Assessed Real	Ratio	Equalized Real	Factor	Assessed Personal	Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
-- 21 GRANT TOWNSHIP --										
Agricultural	34,534,000	49.69	34,534,000	1.000000						
Commercial	1,893,400	49.66	1,893,400	1.000000						
Industrial	2,451,900	49.52	2,451,900	1.000000						
Residential	96,431,800	49.71	96,431,800	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	135,311,100		135,311,100		9,670,000	50.00	9,670,000	144,981,100	144,981,100	1.17
-- 22 GREENWOOD TOWNSHIP --										
Agricultural	50,008,100	49.09	50,008,100	1.000000						
Commercial	46,600	49.12	46,600	1.000000						
Industrial	42,717,000	49.17	42,717,000	1.000000						
Residential	75,437,200	49.78	75,437,200	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	168,208,900		168,208,900		142,046,100	50.00	142,046,100	310,255,000	310,255,000	2.50
-- 23 IRA TOWNSHIP --										
Agricultural	18,850,000	49.27	18,850,000	1.000000						
Commercial	28,189,800	49.22	28,189,800	1.000000						
Industrial	26,028,700	49.84	26,028,700	1.000000						
Residential	303,453,900	49.61	303,453,900	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	376,522,400		376,522,400		77,076,200	50.00	77,076,200	453,598,600	453,598,600	3.65
-- 24 KENOCKEE TOWNSHIP --										
Agricultural	51,755,420	49.10	51,755,420	1.000000						
Commercial	1,270,100	49.65	1,270,100	1.000000						
Industrial	2,027,700	49.55	2,027,700	1.000000						
Residential	134,430,600	49.69	134,430,600	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	189,483,820		189,483,820		14,554,400	50.00	14,554,400	204,038,220	204,038,220	1.64

Assessment Unit	Assessed Real	Ratio	Equalized Real	Factor	Assessed Personal	Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
-- 25 KIMBALL TOWNSHIP --										
Agricultural	16,160,300	49.76	16,160,300	1.000000						
Commercial	58,403,800	49.53	58,403,800	1.000000						
Industrial	10,726,500	49.88	10,726,500	1.000000						
Residential	429,573,700	49.91	429,573,700	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	514,864,300		514,864,300		26,771,700	50.00	26,771,700	541,636,000	541,636,000	4.36
-- 26 LYNN TOWNSHIP --										
Agricultural	58,624,100	49.84	58,624,100	1.000000						
Commercial	86,400	49.59	86,400	1.000000						
Industrial	1,303,200	49.76	1,303,200	1.000000						
Residential	65,695,135	49.99	65,695,135	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	125,708,835		125,708,835		7,689,600	50.00	7,689,600	133,398,435	133,398,435	1.07
-- 27 MUSSEY TOWNSHIP --										
Agricultural	49,300,000	49.82	49,300,000	1.000000						
Commercial	16,109,600	49.60	16,109,600	1.000000						
Industrial	7,570,400	49.59	7,570,400	1.000000						
Residential	184,797,900	49.80	184,797,900	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	257,777,900		257,777,900		13,467,500	50.00	13,467,500	271,245,400	271,245,400	2.18
-- 28 FORT HURON TOWNSHIP --										
Agricultural	0	50.00	0	1.000000						
Commercial	104,440,500	49.82	104,440,500	1.000000						
Industrial	16,975,100	49.23	16,975,100	1.000000						
Residential	366,197,200	49.96	366,197,200	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	487,612,800		487,612,800		26,223,800	50.00	26,223,800	513,836,600	513,836,600	4.13

Assessment Unit	Assessed Real	Ratio	Equalized Real	Factor	Assessed Personal	Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
-- 29 RILEY TOWNSHIP --										
Agricultural	51,647,900	49.85	51,647,900	1.000000						
Commercial	4,754,100	49.96	4,754,100	1.000000						
Industrial	1,265,700	49.76	1,265,700	1.000000						
Residential	222,982,850	49.76	222,982,850	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	280,650,550		280,650,550		6,993,900	50.00	6,993,900	287,644,450	287,644,450	2.31
-- 30 ST CLAIR TOWNSHIP --										
Agricultural	31,205,300	49.45	31,205,300	1.000000						
Commercial	33,558,800	49.68	33,558,800	1.000000						
Industrial	5,916,300	49.95	5,916,300	1.000000						
Residential	534,063,500	49.86	534,063,500	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	604,743,900		604,743,900		61,763,557	50.00	61,763,557	666,507,457	666,507,457	5.36
-- 31 WALES TOWNSHIP --										
Agricultural	33,334,200	49.85	33,334,200	1.000000						
Commercial	4,701,700	49.93	4,701,700	1.000000						
Industrial	2,061,500	49.94	2,061,500	1.000000						
Residential	207,030,100	49.94	207,030,100	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	247,127,500		247,127,500		25,221,500	50.00	25,221,500	272,349,000	272,349,000	2.19

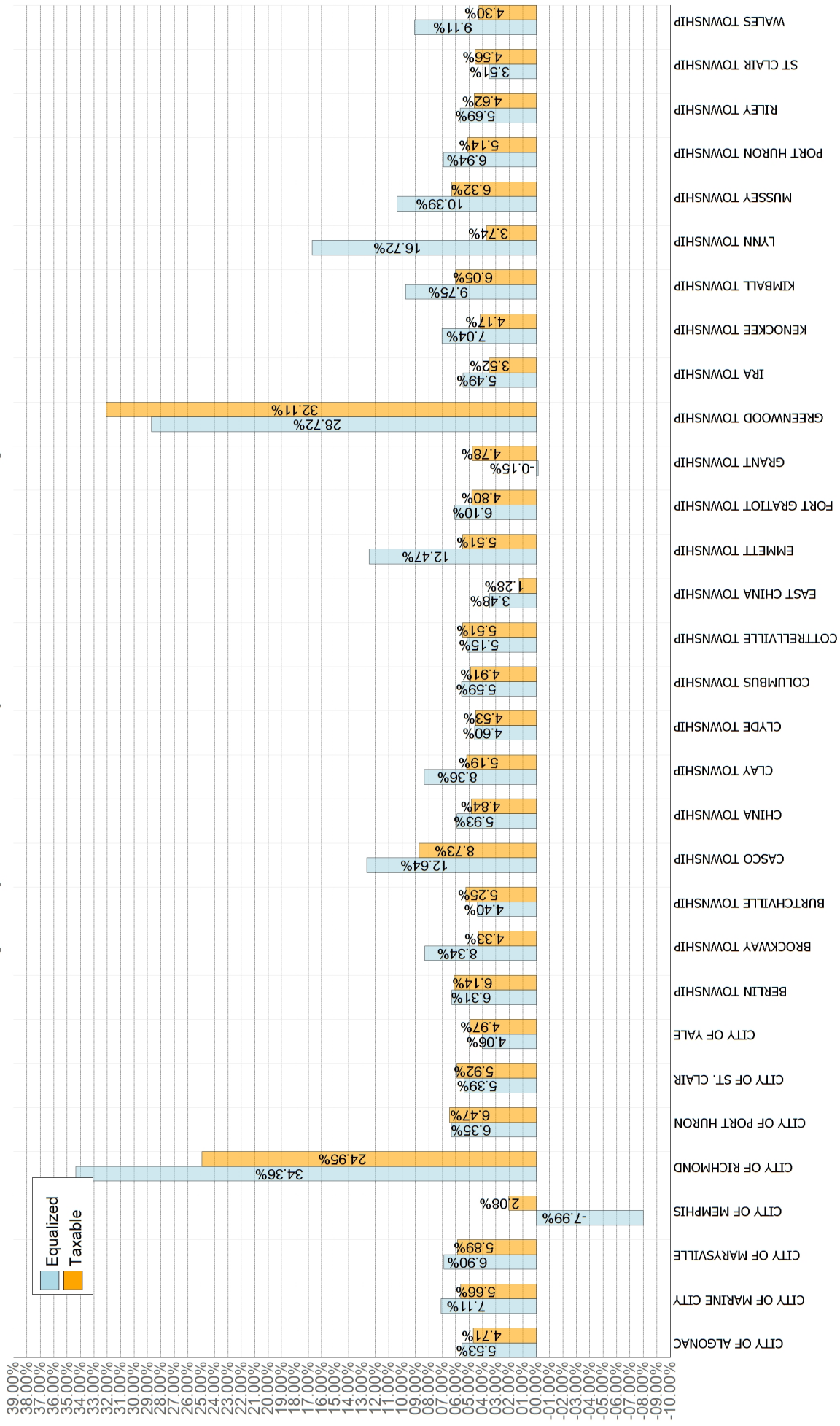
Grand Totals	Assessed		Equalized		% Real		Assessed		Equalized		Assessed		Equalized	
	Real	Total	Real	Total	Real	Total	Personal	Total	Personal	Total	Personal	Total	Personal	Total
Agricultural	768,708,726	768,708,726	768,708,726	768,708,726	6.94	6.94					6.19	6.19		
Commercial	997,722,959	997,722,959	997,722,959	997,722,959	9.00	9.00					8.03	8.03		
Industrial	642,965,100	642,965,100	642,965,100	642,965,100	5.80	5.80					5.17	5.17		
Residential	8,673,534,674	8,673,534,674	8,673,534,674	8,673,534,674	78.26	78.26					69.80	69.80		
Timber-Cutover	0	0	0	0	0.00	0.00					0.00	0.00		
Developmental	0	0	0	0	0.00	0.00					0.00	0.00		
Personal							1,343,748,773	1,343,748,773	1,343,748,773	1,343,748,773	10.81	10.81		
	11,082,931,459	11,082,931,459	11,082,931,459	11,082,931,459	100.00	100.00	1,343,748,773	1,343,748,773	1,343,748,773	100.00	100.00	12,426,680,232	12,426,680,232	12,426,680,232

ST. CLAIR COUNTY
Percent Change - 2025 to 2026
Includes New, Loss and Adjustment
By Local Unit

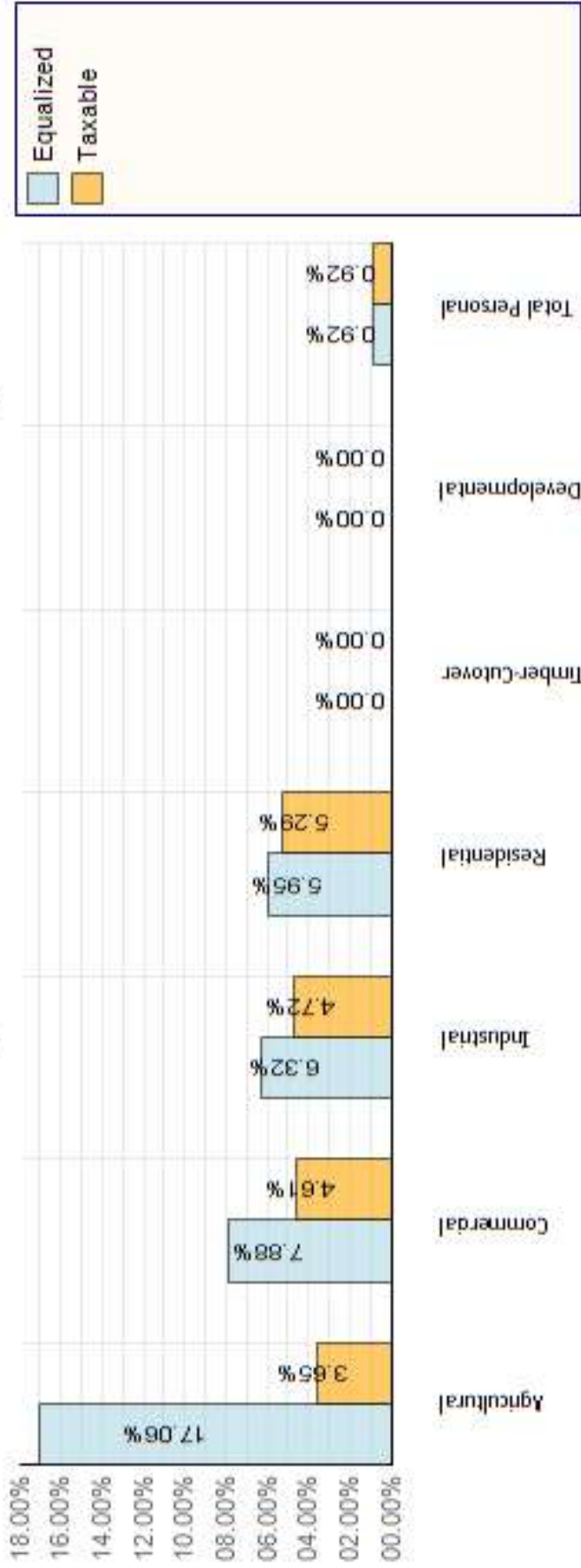
Unit	2025 Equalized Value	2026 Equalized Value	C.E.V. % Change	2025 Taxable Value	2026 Taxable Value	Taxable % Change
TOWNSHIPS						
BERLIN TOWNSHIP	252,437,635	268,374,600	6.31%	166,245,888	176,455,051	6.14%
BROCKWAY TOWNSHIP	147,815,700	160,148,609	8.34%	84,946,593	88,628,650	4.33%
BURTCVILLE TOWNSHIP	302,425,100	315,735,000	4.40%	189,323,282	199,260,159	5.25%
CASCO TOWNSHIP	336,107,300	378,596,400	12.64%	232,221,347	252,499,704	8.73%
CHINA TOWNSHIP	583,116,300	617,688,485	5.93%	489,302,013	512,996,465	4.84%
CLAY TOWNSHIP	973,858,132	1,055,258,850	8.36%	667,026,176	701,675,559	5.19%
CLYDE TOWNSHIP	338,996,817	354,602,708	4.60%	231,534,073	242,029,748	4.53%
COLUMBUS TOWNSHIP	383,851,532	405,310,452	5.59%	261,748,427	274,590,417	4.91%
COTTRELLVILLE TOWNSHIP	269,818,000	283,704,600	5.15%	191,844,606	202,413,074	5.51%
EAST CHINA TOWNSHIP	791,245,800	818,815,700	3.48%	693,033,589	701,878,977	1.28%
EMMETT TOWNSHIP	189,753,297	213,408,965	12.47%	114,259,281	120,552,057	5.51%
FORT GRATIOT TOWNSHIP	796,976,500	845,611,227	6.10%	580,824,133	608,679,180	4.80%
GRANT TOWNSHIP	145,197,900	144,981,100	-0.15%	91,870,736	96,259,638	4.78%
GREENWOOD TOWNSHIP	241,021,700	310,255,000	28.72%	185,570,906	245,157,748	32.11%
IRA TOWNSHIP	429,988,700	453,598,600	5.49%	321,655,936	332,972,815	3.52%
KENOCKEE TOWNSHIP	190,613,124	204,038,220	7.04%	116,167,917	121,008,408	4.17%
KIMBALL TOWNSHIP	493,537,300	541,636,000	9.75%	362,599,869	384,520,787	6.05%
LYNN TOWNSHIP	114,288,770	133,398,435	16.72%	66,823,310	69,320,010	3.74%
MUSSEY TOWNSHIP	245,719,436	271,245,400	10.39%	159,207,251	169,262,150	6.32%
PORT HURON TOWNSHIP	480,501,800	513,836,600	6.94%	342,413,830	359,996,943	5.14%
RILEY TOWNSHIP	272,152,600	287,644,450	5.69%	172,458,098	180,433,566	4.62%
ST CLAIR TOWNSHIP	643,932,850	666,507,457	3.51%	462,695,502	483,798,464	4.56%
WALES TOWNSHIP	249,619,600	272,349,000	9.11%	168,548,982	175,792,737	4.30%
CITIES						
CITY OF ALGONAC	222,604,500	234,915,600	5.53%	151,837,540	158,987,954	4.71%

Unit	2025 Equalized Value	2026 Equalized Value	C.E.V. % Change	2025 Taxable Value	2026 Taxable Value	Taxable % Change
CITIES						
CITY OF MARINE CITY	209,671,200	224,574,200	7.11%	139,800,758	147,708,896	5.66%
CITY OF MARYSVILLE	661,805,300	707,501,700	6.90%	497,558,818	526,851,880	5.89%
CITY OF MEMPHIS	14,266,500	13,126,301	-7.99%	9,749,825	9,952,199	2.08%
CITY OF RICHMOND	619,000	831,700	34.36%	437,378	546,521	24.95%
CITY OF PORT HURON	1,185,750,800	1,261,027,473	6.35%	835,462,408	889,558,532	6.47%
CITY OF ST. CLAIR	377,398,800	397,740,100	5.39%	276,621,351	293,008,947	5.92%
CITY OF YALE	67,478,300	70,217,300	4.06%	47,276,628	49,624,176	4.97%
VILLAGES						
VILLAGE OF CAPAC	71,248,300	80,275,700	12.67%	48,383,839	51,439,869	6.32%
VILLAGE OF EMMETT	15,869,500	17,345,500	9.30%	9,600,080	10,245,605	6.72%

Arranged by Local Unit Equalized Value Change



Percent change in Value from 2025 to 2026 by Class



HISTORY OF EQUALIZED & TAXABLE VALUE

