

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

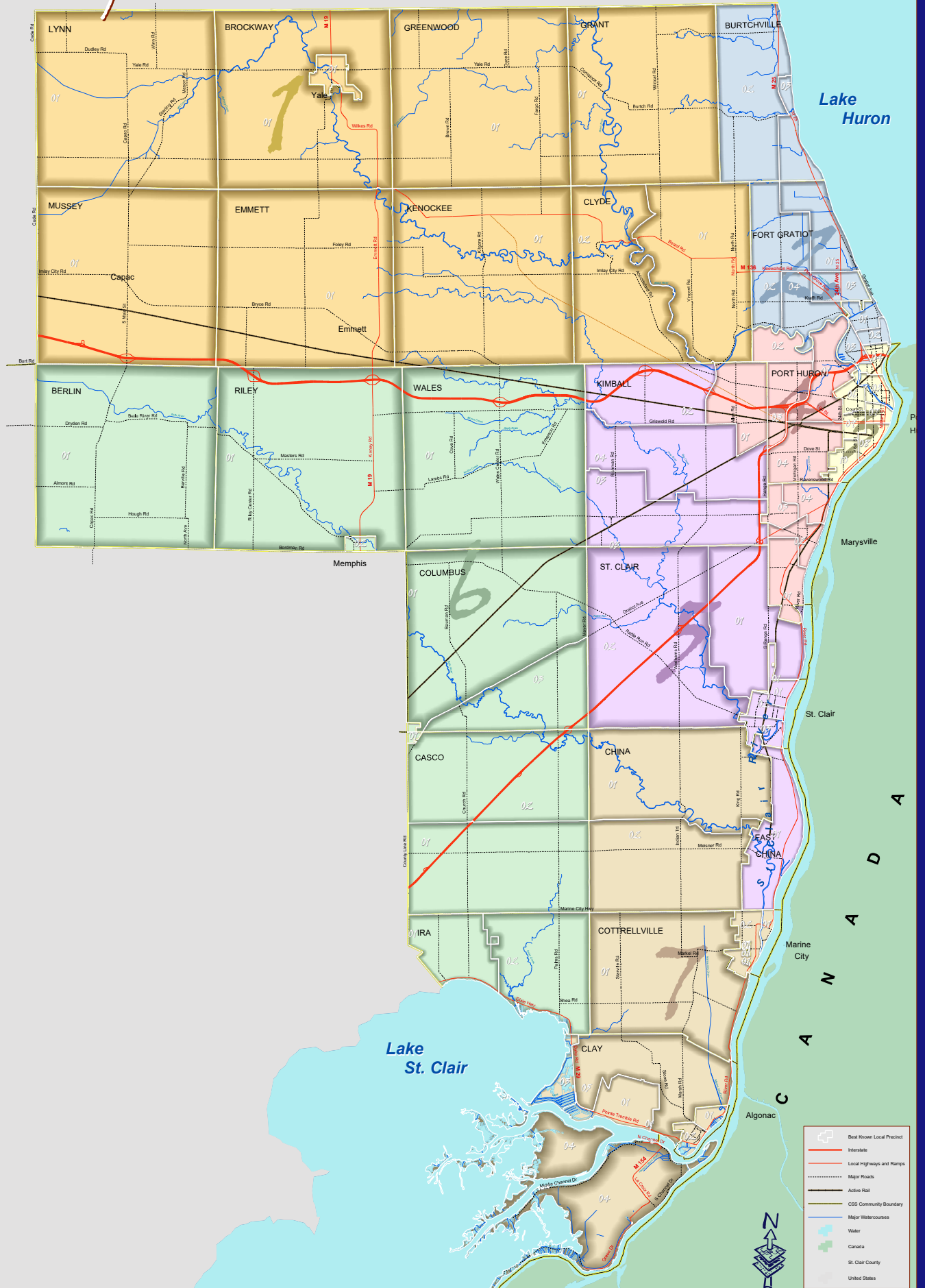
District 5 Paul Zeller

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:

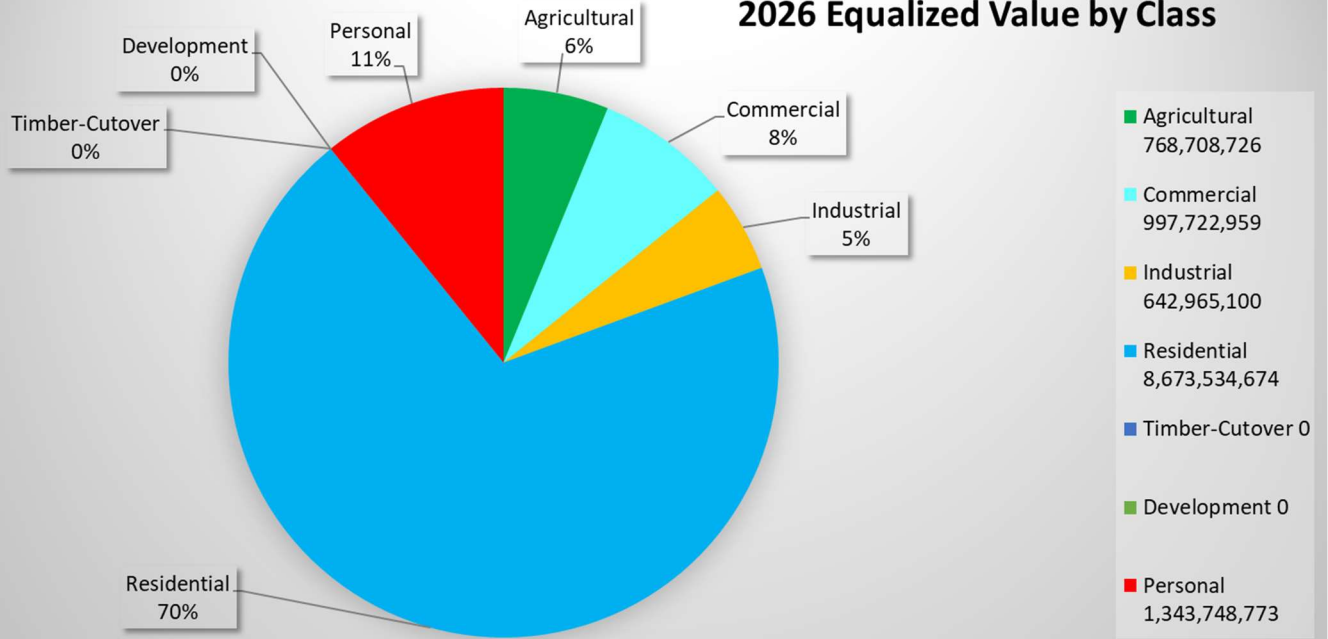
| | | | |
|--------------|----------------------|----------------------------------|-----------------------|
| Agricultural | <u>768,708,726</u> | Timber-Cutover | <u>0</u> |
| Commercial | <u>997,722,959</u> | Developmental | <u>0</u> |
| Industrial | <u>642,965,100</u> | Total Real Property | <u>11,082,931,459</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.

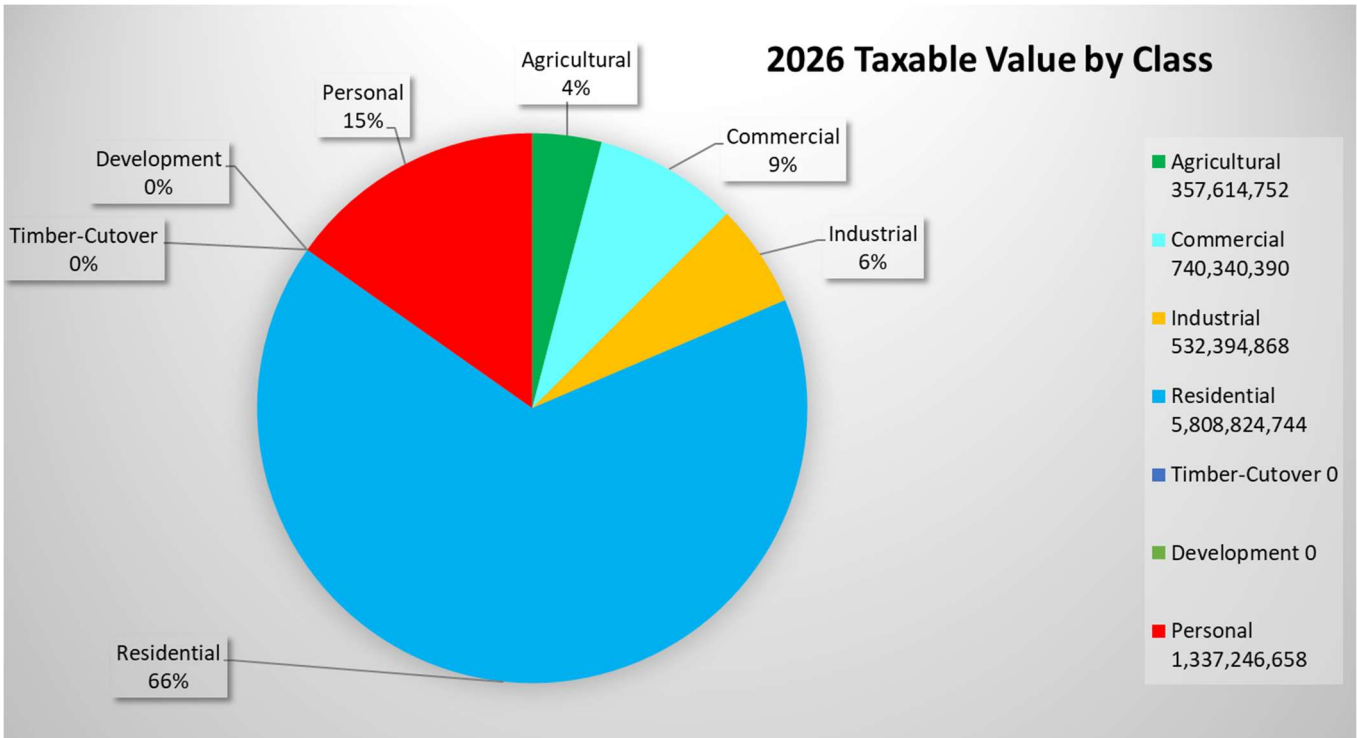
Michigan Department of Treasury
Assessment and Certification Division
Local Assessment Review
P.O. Box 30790
Lansing, Michigan 48909

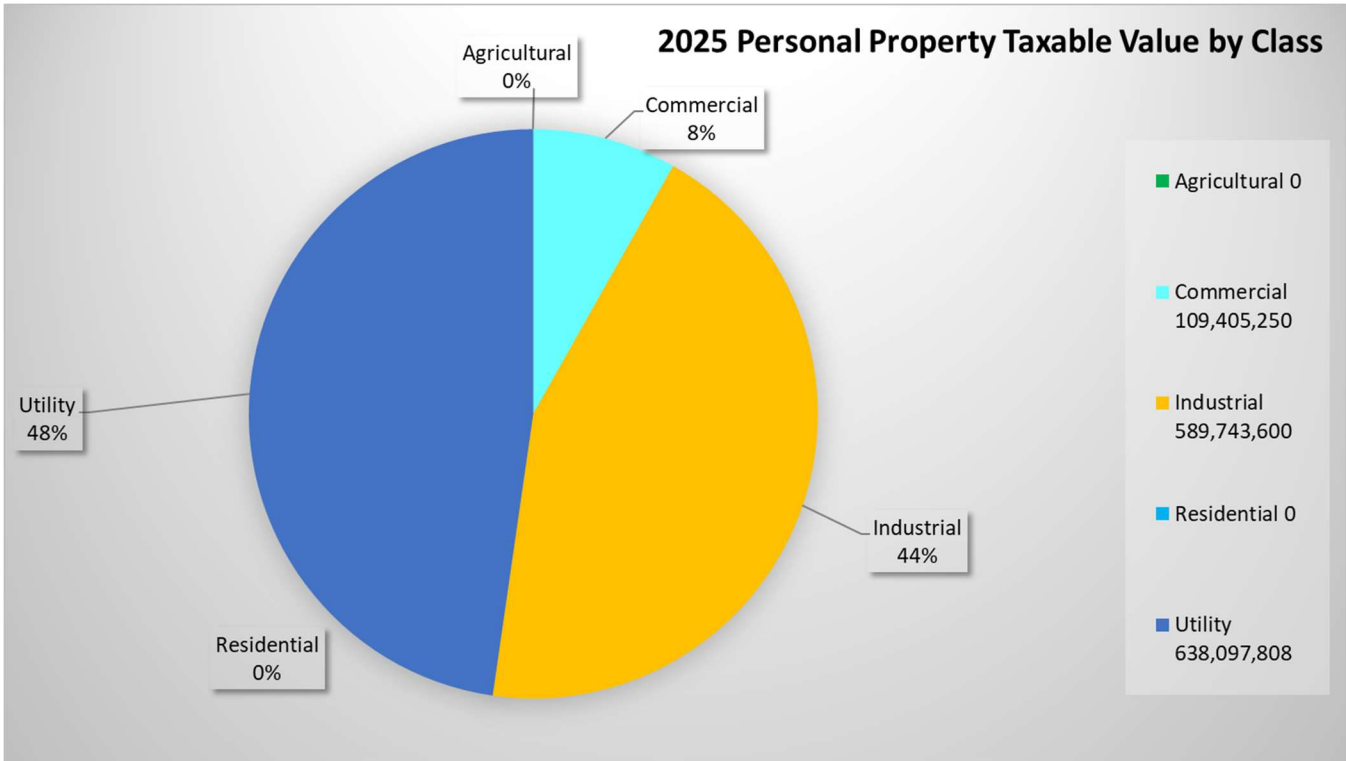
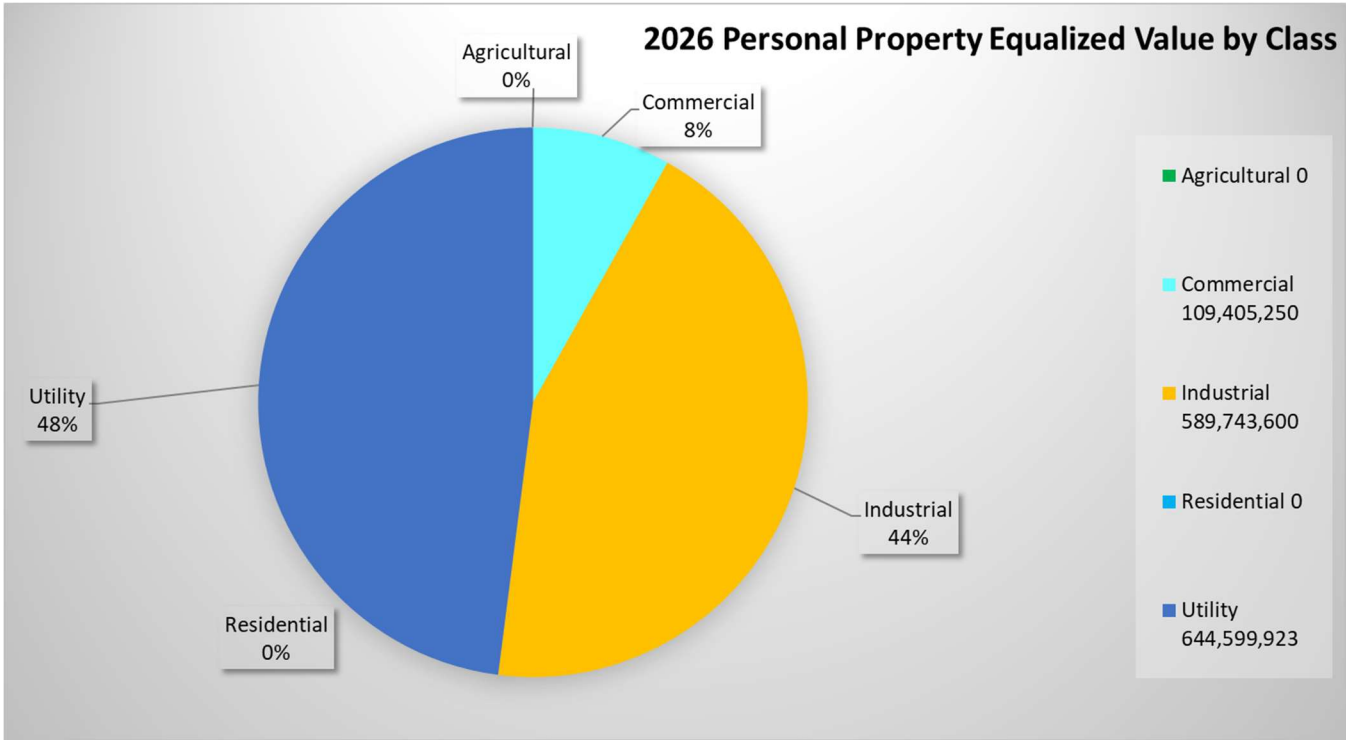
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|---|------------------|
| Signature of Equalization Director  | Date 4/9/2026 |
|---|------------------|

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 | 49.41 | 67,506,100 | 1.000000 | | | | | | |
| Industrial | 82,159,600 | 49.18 | 82,159,600 | 1.000000 | | | | | | |
| Residential | 477,016,500 | 49.60 | 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 | 49.51 | 1,759,200 | 1.000000 | | | | | | |
| Industrial | 826,100 | 49.30 | 826,100 | 1.000000 | | | | | | |
| Residential | 10,281,700 | 49.83 | 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 | 49.19 | 504,200 | 1.000000 | | | | | | |
| Industrial | 245,500 | 49.38 | 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 | 49.52 | 53,301,300 | 1.000000 | | | | | | |
| Industrial | 25,037,000 | 49.57 | 25,037,000 | 1.000000 | | | | | | |
| Residential | 297,401,800 | 49.83 | 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 | 49.89 | 275,100 | 1.000000 | | | | | | |
| Commercial | 12,769,900 | 49.59 | 12,769,900 | 1.000000 | | | | | | |
| Industrial | 2,237,000 | 49.73 | 2,237,000 | 1.000000 | | | | | | |
| Residential | 51,625,700 | 49.82 | 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 | 49.92 | 41,301,200 | 1.000000 | | | | | | |
| Commercial | 1,561,800 | 49.80 | 1,561,800 | 1.000000 | | | | | | |
| Industrial | 136,800 | 49.81 | 136,800 | 1.000000 | | | | | | |
| Residential | 214,744,300 | 49.79 | 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 | 49.98 | 51,939,406 | 1.000000 | | | | | | |
| Commercial | 5,030,000 | 49.89 | 5,030,000 | 1.000000 | | | | | | |
| Industrial | 1,068,200 | 49.76 | 1,068,200 | 1.000000 | | | | | | |
| Residential | 98,235,603 | 49.85 | 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 | 49.37 | 43,379,000 | 1.000000 | | | | | | |
| Commercial | 23,301,700 | 49.60 | 23,301,700 | 1.000000 | | | | | | |
| Industrial | 11,788,100 | 49.94 | 11,788,100 | 1.000000 | | | | | | |
| Residential | 254,679,300 | 49.47 | 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 | 49.55 | 57,642,300 | 1.000000 | | | | | | |
| Commercial | 8,050,800 | 49.53 | 8,050,800 | 1.000000 | | | | | | |
| Industrial | 54,994,700 | 49.34 | 54,994,700 | 1.000000 | | | | | | |
| Residential | 245,259,285 | 49.96 | 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 | 49.29 | 58,680,000 | 1.000000 | | | | | | |
| Commercial | 8,857,400 | 49.13 | 8,857,400 | 1.000000 | | | | | | |
| Industrial | 6,925,500 | 49.91 | 6,925,500 | 1.000000 | | | | | | |
| Residential | 249,941,352 | 49.34 | 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 | 50.04 | 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 | 49.74 | 6,860,700 | 1.000000 | | | | | | |
| Commercial | 187,147,900 | 49.77 | 187,147,900 | 1.000000 | | | | | | |
| Industrial | 166,800 | 49.79 | 166,800 | 1.000000 | | | | | | |
| Residential | 621,746,227 | 49.95 | 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 | 49.76 | 34,534,000 | 1.000000 | | | | | | |
| Commercial | 1,893,400 | 49.68 | 1,893,400 | 1.000000 | | | | | | |
| Industrial | 2,451,900 | 49.86 | 2,451,900 | 1.000000 | | | | | | |
| Residential | 96,431,800 | 49.93 | 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 | 49.48 | 50,008,100 | 1.000000 | | | | | | |
| Commercial | 46,600 | 49.60 | 46,600 | 1.000000 | | | | | | |
| Industrial | 42,717,000 | 49.75 | 42,717,000 | 1.000000 | | | | | | |
| Residential | 75,437,200 | 49.50 | 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 | 49.98 | 18,850,000 | 1.000000 | | | | | | |
| Commercial | 28,189,800 | 49.50 | 28,189,800 | 1.000000 | | | | | | |
| Industrial | 26,028,700 | 49.51 | 26,028,700 | 1.000000 | | | | | | |
| Residential | 303,453,900 | 49.49 | 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 | 49.91 | 51,755,420 | 1.000000 | | | | | | |
| Commercial | 1,270,100 | 49.81 | 1,270,100 | 1.000000 | | | | | | |
| Industrial | 2,027,700 | 49.92 | 2,027,700 | 1.000000 | | | | | | |
| Residential | 134,430,600 | 49.74 | 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 | 49.35 | 16,160,300 | 1.000000 | | | | | | |
| Commercial | 58,403,800 | 49.24 | 58,403,800 | 1.000000 | | | | | | |
| Industrial | 10,726,500 | 49.35 | 10,726,500 | 1.000000 | | | | | | |
| Residential | 429,573,700 | 49.96 | 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 | 49.83 | 58,624,100 | 1.000000 | | | | | | |
| Commercial | 86,400 | 49.65 | 86,400 | 1.000000 | | | | | | |
| Industrial | 1,303,200 | 49.46 | 1,303,200 | 1.000000 | | | | | | |
| Residential | 65,695,135 | 49.96 | 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 | 49.74 | 49,300,000 | 1.000000 | | | | | | |
| Commercial | 16,109,600 | 49.89 | 16,109,600 | 1.000000 | | | | | | |
| Industrial | 7,570,400 | 49.53 | 7,570,400 | 1.000000 | | | | | | |
| Residential | 184,797,900 | 49.63 | 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 | 49.43 | 104,440,500 | 1.000000 | | | | | | |
| Industrial | 16,975,100 | 49.79 | 16,975,100 | 1.000000 | | | | | | |
| Residential | 366,197,200 | 49.53 | 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 | 49.95 | 31,205,300 | 1.000000 | | | | | | |
| Commercial | 33,558,800 | 49.48 | 33,558,800 | 1.000000 | | | | | | |
| Industrial | 5,916,300 | 49.88 | 5,916,300 | 1.000000 | | | | | | |
| Residential | 534,063,500 | 49.71 | 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 |

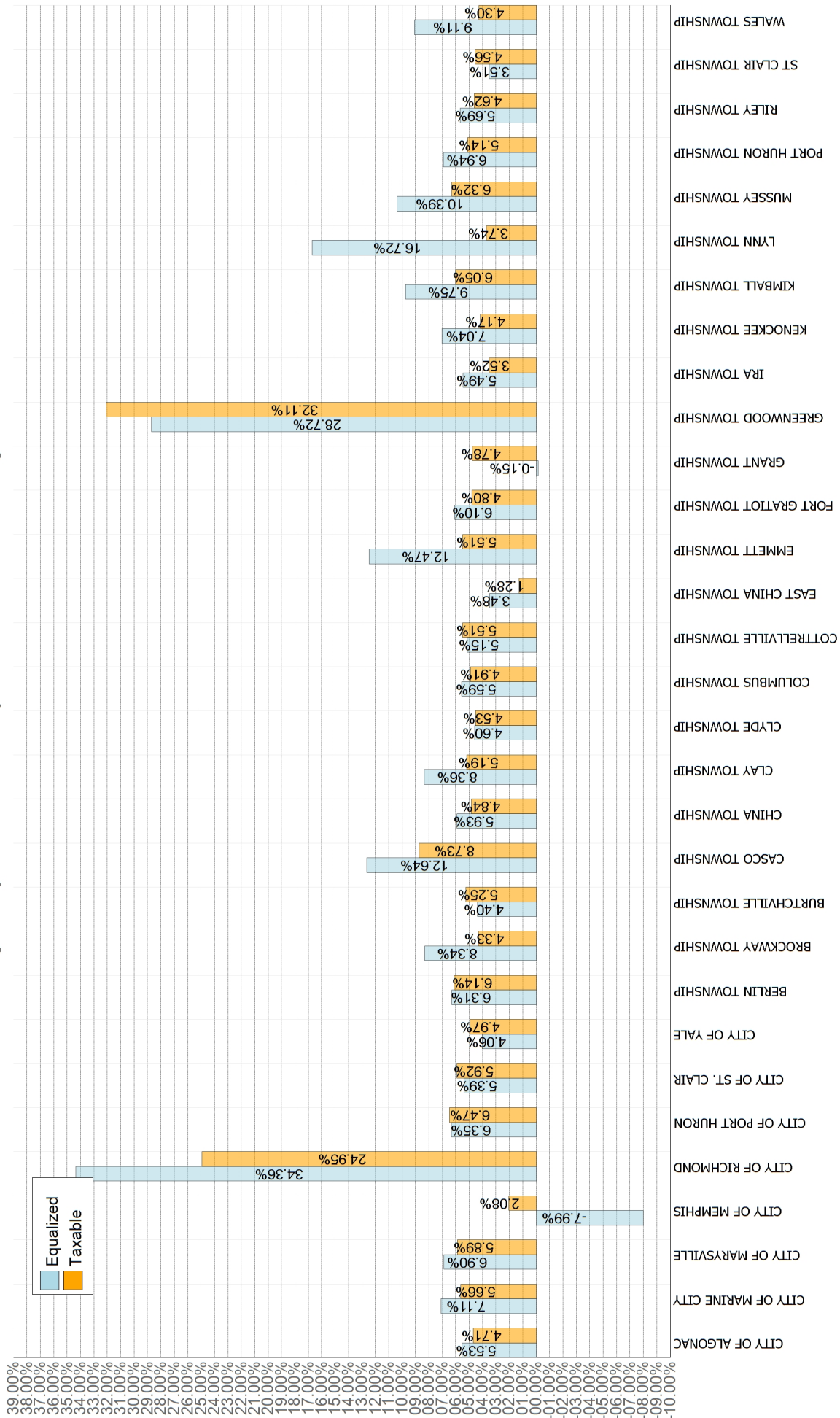
| Grand Totals | Assessed | | Equalized | | % Real | | Assessed | | Equalized | | Assessed | | Equalized | |
|----------------|----------------|----------------|----------------|--------|---------------|---------------|---------------|--------|---------------|---------------|----------|----------------|-----------|----------------|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

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

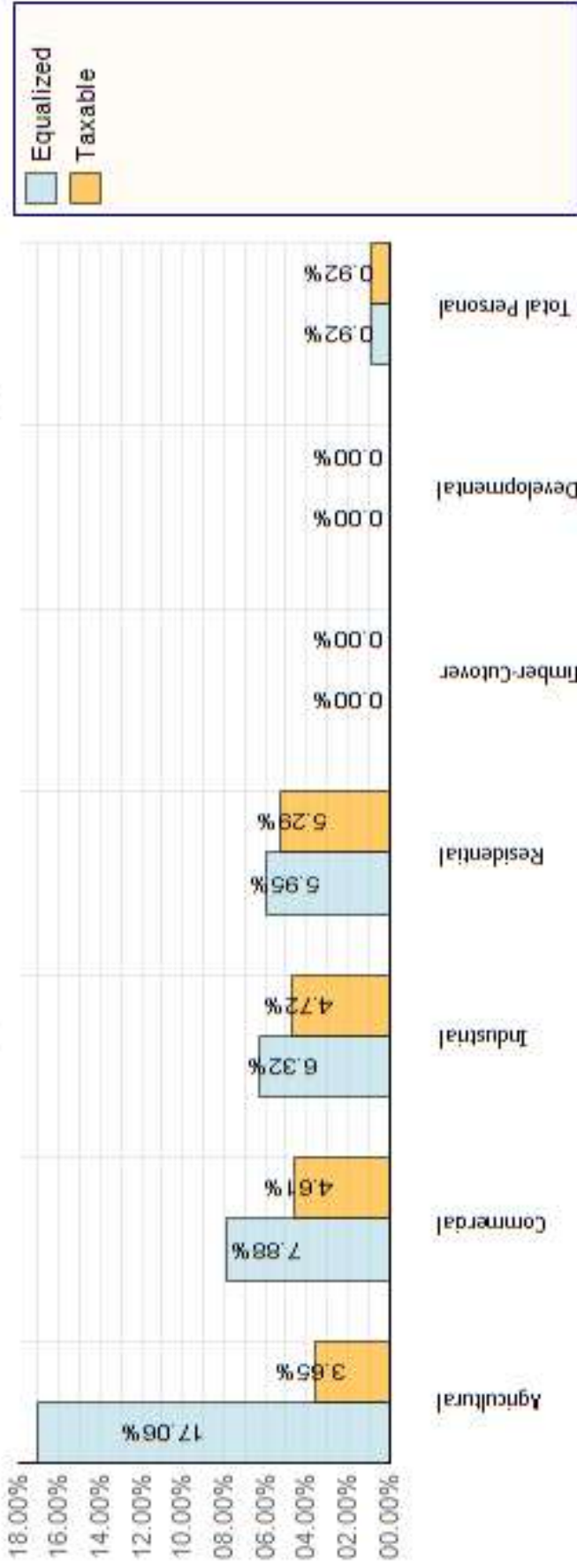
| Unit | 2025 Equalized Value | 2026 Equalized Value | C.E.V. % Change | 2025 Taxable Value | 2026 Taxable Value | Taxable % Change |
|------------------------|----------------------|----------------------|-----------------|--------------------|--------------------|------------------|
| TOWNSHIPS | | | | | | |
| 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

