

The Special Population for this Report is 'Ad Valorem Minus Veteran Ex.'

School(s): CAPAC COMMUNITY SCH DISTRICT

<<<< Current Assessed Values >>>>

Totals for School District: 74040 CAPAC COMMUNITY SCH DISTRICT											
Property Class	Count	2025 Asmt	2026 Asmt	B.O.R	Loss	+/- Adj.	New	Additions	Losses	%Change	
Agricultural	700	124,222,700	141,939,600	141,911,700	1,070,500	17,142,300	1,617,200	403,300	1,189	14.24	
Commercial	121	15,734,800	17,752,400	17,670,300	767,000	1,617,000	1,085,500	535,800	287,650	12.30	
Industrial	24	6,977,100	8,534,500	8,534,500	0	1,557,100	300	300	0	22.32	
Residential	3696	419,774,836	453,017,900	452,853,485	1,912,465	29,988,400	5,002,714	3,547,560	414,969	7.88	
Com. Personal	228	2,597,700	2,837,900	2,929,915	262,100	0	594,315	598,415	273,600	12.79	
Ind. Personal	4	7,000	7,500	7,500	2,000	0	2,500	2,500	2,000	7.14	
Util. Personal	20	17,300,518	19,744,700	19,746,400	143,400	0	2,589,282	3,142,082	392,600	14.14	
Exempt	120	0	39,400	0	0	0	0	0	0	0.00	
All: 74040	4913	586,614,654	643,873,900	643,653,800	4,157,465	50,304,800	10,891,811	8,229,957	1,372,008	9.72	
Totals for Property Class: Agricultural By School District											
School District	Count	2025 Asmt	2026 Asmt	B.O.R	Loss	+/- Adj.	New	Additions	Losses	%Change	
74040	700	124,222,700	141,939,600	141,911,700	1,070,500	17,142,300	1,617,200	403,300	1,189	14.24	
All: Agricultural	700	124,222,700	141,939,600	141,911,700	1,070,500	17,142,300	1,617,200	403,300	1,189	14.24	
Totals for Property Class: Commercial By School District											
School District	Count	2025 Asmt	2026 Asmt	B.O.R	Loss	+/- Adj.	New	Additions	Losses	%Change	
74040	121	15,734,800	17,752,400	17,670,300	767,000	1,617,000	1,085,500	535,800	287,650	12.30	
All: Commercial	121	15,734,800	17,752,400	17,670,300	767,000	1,617,000	1,085,500	535,800	287,650	12.30	
Totals for Property Class: Industrial By School District											
School District	Count	2025 Asmt	2026 Asmt	B.O.R	Loss	+/- Adj.	New	Additions	Losses	%Change	
74040	24	6,977,100	8,534,500	8,534,500	0	1,557,100	300	300	0	22.32	
All: Industrial	24	6,977,100	8,534,500	8,534,500	0	1,557,100	300	300	0	22.32	
Totals for Property Class: Residential By School District											
School District	Count	2025 Asmt	2026 Asmt	B.O.R	Loss	+/- Adj.	New	Additions	Losses	%Change	
74040	3696	419,774,836	453,017,900	452,853,485	1,912,465	29,988,400	5,002,714	3,547,560	414,969	7.88	
All: Residential	3696	419,774,836	453,017,900	452,853,485	1,912,465	29,988,400	5,002,714	3,547,560	414,969	7.88	
Totals for Property Class: Com. Personal By School District											
School District	Count	2025 Asmt	2026 Asmt	B.O.R	Loss	+/- Adj.	New	Additions	Losses	%Change	
74040	228	2,597,700	2,837,900	2,929,915	262,100	0	594,315	598,415	273,600	12.79	
All: Com. Personal	228	2,597,700	2,837,900	2,929,915	262,100	0	594,315	598,415	273,600	12.79	
Totals for Property Class: Ind. Personal By School District											
School District	Count	2025 Asmt	2026 Asmt	B.O.R	Loss	+/- Adj.	New	Additions	Losses	%Change	
74040	4	7,000	7,500	7,500	2,000	0	2,500	2,500	2,000	7.14	
All: Ind. Personal	4	7,000	7,500	7,500	2,000	0	2,500	2,500	2,000	7.14	
Totals for Property Class: Util. Personal By School District											
School District	Count	2025 Asmt	2026 Asmt	B.O.R	Loss	+/- Adj.	New	Additions	Losses	%Change	
74040	20	17,300,518	19,744,700	19,746,400	143,400	0	2,589,282	3,142,082	392,600	14.14	
All: Util. Personal	20	17,300,518	19,744,700	19,746,400	143,400	0	2,589,282	3,142,082	392,600	14.14	
Totals for Property Class: Exempt By School District											
School District	Count	2025 Asmt	2026 Asmt	B.O.R	Loss	+/- Adj.	New	Additions	Losses	%Change	
74040	120	0	39,400	0	0	0	0	0	0	0.00	
All: Exempt	120	0	39,400	0	0	0	0	0	0	0.00	
Totals											
Count	2025 Asmt	2026 Asmt	B.O.R	Loss	+/- Adj.	New	Additions	Losses	%Change		
Real	4,541	566,709,436	621,244,400	620,969,985	3,749,965	50,304,800	7,705,714	4,486,960	703,808	9.57	
Personal	252	19,905,218	22,590,100	22,683,815	407,500	0	3,186,097	3,742,997	668,200	13.96	
Real & Personal	4,793	586,614,654	643,834,500	643,653,800	4,157,465	50,304,800	10,891,811	8,229,957	1,372,008	9.72	
Exempt	120	0	39,400	0	0	0	0	0	0	0.00	

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School(s): CAPAC COMMUNITY SCH DISTRICT

<<<< S.E.V., Taxable and Capped Values >>>>

Property Class	Count	2025 SEV	Fin SEV	2026 SEV	2025 Tax	Fin Tax	2026 Tax	BOR Tax	2026 Cap	2026 MCAP
Agricultural	700	124,222,700	124,222,700	141,911,700	63,355,063	62,860,988	64,961,979	64,961,979	64,716,956	64,716,956
Commercial	121	15,734,800	15,734,800	17,670,300	12,823,233	12,878,630	13,535,905	13,480,443	13,372,868	13,372,868
Industrial	24	6,977,100	6,977,100	8,534,500	5,954,575	5,954,575	6,115,635	6,115,635	6,115,635	6,115,635
Residential	3696	419,774,836	419,255,962	452,853,485	269,448,769	269,213,626	284,773,195	284,675,682	279,802,997	279,949,847
Com. Personal	228	2,597,700	2,677,100	2,929,915	2,597,700	2,677,100	2,837,900	2,929,915	2,837,900	2,929,915
Ind. Personal	4	7,000	7,000	7,500	7,000	7,000	7,500	7,500	7,500	7,500
Util. Personal	20	17,300,518	17,300,518	19,746,400	16,711,836	16,711,836	19,178,836	19,180,536	19,178,836	19,180,536
Exempt	120	0	0	0	0	0	39,400	0	39,400	0
All: 74040	4913	586,614,654	586,175,180	643,653,800	370,898,176	370,303,755	391,450,350	391,351,690	386,072,092	386,273,257
Totals for Property Class: Agricultural By School District										
School District	Count	2025 SEV	Fin SEV	2026 SEV	2025 Tax	Fin Tax	2026 Tax	BOR Tax	2026 Cap	2026 MCAP
74040	700	124,222,700	124,222,700	141,911,700	63,355,063	62,860,988	64,961,979	64,961,979	64,716,956	64,716,956
All: Agricultural	700	124,222,700	124,222,700	141,911,700	63,355,063	62,860,988	64,961,979	64,961,979	64,716,956	64,716,956
Totals for Property Class: Commercial By School District										
School District	Count	2025 SEV	Fin SEV	2026 SEV	2025 Tax	Fin Tax	2026 Tax	BOR Tax	2026 Cap	2026 MCAP
74040	121	15,734,800	15,734,800	17,670,300	12,823,233	12,878,630	13,535,905	13,480,443	13,372,868	13,372,868
All: Commercial	121	15,734,800	15,734,800	17,670,300	12,823,233	12,878,630	13,535,905	13,480,443	13,372,868	13,372,868
Totals for Property Class: Industrial By School District										
School District	Count	2025 SEV	Fin SEV	2026 SEV	2025 Tax	Fin Tax	2026 Tax	BOR Tax	2026 Cap	2026 MCAP
74040	24	6,977,100	6,977,100	8,534,500	5,954,575	5,954,575	6,115,635	6,115,635	6,115,635	6,115,635
All: Industrial	24	6,977,100	6,977,100	8,534,500	5,954,575	5,954,575	6,115,635	6,115,635	6,115,635	6,115,635
Totals for Property Class: Residential By School District										
School District	Count	2025 SEV	Fin SEV	2026 SEV	2025 Tax	Fin Tax	2026 Tax	BOR Tax	2026 Cap	2026 MCAP
74040	3696	419,774,836	419,255,962	452,853,485	269,448,769	269,213,626	284,773,195	284,675,682	279,802,997	279,949,847
All: Residential	3696	419,774,836	419,255,962	452,853,485	269,448,769	269,213,626	284,773,195	284,675,682	279,802,997	279,949,847
Totals for Property Class: Com. Personal By School District										
School District	Count	2025 SEV	Fin SEV	2026 SEV	2025 Tax	Fin Tax	2026 Tax	BOR Tax	2026 Cap	2026 MCAP
74040	228	2,597,700	2,677,100	2,929,915	2,597,700	2,677,100	2,837,900	2,929,915	2,837,900	2,929,915
All: Com. Personal	228	2,597,700	2,677,100	2,929,915	2,597,700	2,677,100	2,837,900	2,929,915	2,837,900	2,929,915
Totals for Property Class: Ind. Personal By School District										
School District	Count	2025 SEV	Fin SEV	2026 SEV	2025 Tax	Fin Tax	2026 Tax	BOR Tax	2026 Cap	2026 MCAP
74040	4	7,000	7,000	7,500	7,000	7,000	7,500	7,500	7,500	7,500
All: Ind. Personal	4	7,000	7,000	7,500	7,000	7,000	7,500	7,500	7,500	7,500
Totals for Property Class: Util. Personal By School District										
School District	Count	2025 SEV	Fin SEV	2026 SEV	2025 Tax	Fin Tax	2026 Tax	BOR Tax	2026 Cap	2026 MCAP
74040	20	17,300,518	17,300,518	19,746,400	16,711,836	16,711,836	19,178,836	19,180,536	19,178,836	19,180,536
All: Util. Personal	20	17,300,518	17,300,518	19,746,400	16,711,836	16,711,836	19,178,836	19,180,536	19,178,836	19,180,536
Totals for Property Class: Exempt By School District										
School District	Count	2025 SEV	Fin SEV	2026 SEV	2025 Tax	Fin Tax	2026 Tax	BOR Tax	2026 Cap	2026 MCAP
74040	120	0	0	0	0	0	39,400	0	39,400	0
All: Exempt	120	0	0	0	0	0	39,400	0	39,400	0
Totals										
Real	Count	2025 SEV	Fin SEV	2026 SEV	2025 Tax	Fin Tax	2026 Tax	BOR Tax	2026 Cap	2026 MCAP
Personal	4,541	566,709,436	566,190,562	620,969,985	351,581,640	350,907,819	369,386,714	369,233,739	364,008,456	364,155,306
Real & Personal	252	19,905,218	19,984,618	22,683,815	19,316,536	19,395,936	22,024,236	22,117,951	22,024,236	22,117,951
Exempt	4,793	586,614,654	586,175,180	643,653,800	370,898,176	370,303,755	391,410,950	391,351,690	386,032,692	386,273,257
	120	0	0	0	0	0	39,400	0	39,400	0

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School(s): CAPAC COMMUNITY SCH DISTRICT

<<<<< DDA/LDFA Totals - CFT/IFT/REHAB Totals >>>>>

***** DDA/LDFA Totals *****

DDA/LDFA	Count	Base Value	Current Assessed	Current Taxable	Current Captured	Final Assessed	Final Taxable	Final Captured
0	50	0	849,300	452,229	0	672,000	440,343	0
TIFA DISTRICT #1	123	1,564,868	5,628,900	4,050,875	2,486,007	5,109,300	3,737,755	2,172,887
DDA DISTRICT	31	0	1,500	1,500	1,500	1,000	1,000	1,000

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School(s): CAPAC COMMUNITY SCH DISTRICT

<<<< Special Act Totals >>>>

***** DDA/LDFA Totals *****

DDA/LDFA	Count	Base Value	Current Assessed	Current Taxable	Current Captured	Final Assessed	Final Taxable	Final Captured
0	50	0	849,300	452,229	0	672,000	440,343	0
TIFA DISTRICT #1	123	1,564,868	5,628,900	4,050,875	2,486,007	5,109,300	3,737,755	2,172,887
DDA DISTRICT	31	0	1,500	1,500	1,500	1,000	1,000	1,000

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School(s): CAPAC COMMUNITY SCH DISTRICT

<<<< Top 20 Statistics >>>>

***** Top 20 S.E.V.s *****

40-034-1001-002	KEIHIN MICHIGAN MANUFACTURING LLC	\$	4,129,900
27-999-0025-001	DTE ELECTRIC COMPANY	\$	3,597,300
27-999-0047-000	MID MICHIGAN GAS STORAGE CO	\$	3,186,000
26-020-1002-000	KONING DONALD J TRUST	\$	1,897,100
27-999-0019-001	SEMCO ENERGY INC	\$	1,863,200
29-999-0005-000	DETROIT EDISON COMPANY	\$	1,824,400
19-999-0003-050	DTE ELECTRIC COMPANY	\$	1,822,600
09-999-0006-000	DTE ELECTRIC COMP	\$	1,588,800
40-033-3003-001	LOVES TRAVEL STOPS & COUNTRY STORES	\$	1,532,800
40-999-0025-000	DTE ELECTRIC COMPANY	\$	1,474,100
26-999-0009-000	MID MICHIGAN GAS STORAGE CO	\$	1,433,800
26-999-0002-000	DTE ENERGY COMPANY	\$	1,158,500
27-016-2004-001	SHBBT MEADOWS INC	\$	1,075,000
27-023-4001-100	JKM PROPERTY MANAGEMENT LLC	\$	1,011,000
26-025-4001-000	DELIA JESSE G	\$	985,700
27-028-1002-000	SC CAPAC LLC	\$	866,900
26-034-1001-000	BRYANT LAND DEVELOPMENT LLC	\$	841,900
26-032-3001-000	STUEVER DALE ROBERT	\$	782,500
27-999-0086-000	MILLER BROACH	\$	775,000
26-031-4001-010	CLARK RICHARD A TRUST	\$	747,200

***** Top 20 Taxable Values *****

27-999-0025-001	DTE ELECTRIC COMPANY	\$	3,597,300
40-034-1001-002	KEIHIN MICHIGAN MANUFACTURING LLC	\$	3,470,438
27-999-0047-000	MID MICHIGAN GAS STORAGE CO	\$	3,186,000
27-999-0019-001	SEMCO ENERGY INC	\$	1,863,200
29-999-0005-000	DETROIT EDISON COMPANY	\$	1,824,400
19-999-0003-050	DTE ELECTRIC COMPANY	\$	1,822,600
09-999-0006-000	DTE ELECTRIC COMP	\$	1,588,800
40-999-0025-000	DTE ELECTRIC COMPANY	\$	1,474,100
40-033-3003-001	LOVES TRAVEL STOPS & COUNTRY STORES	\$	1,208,574
26-999-0002-000	DTE ENERGY COMPANY	\$	1,158,500
27-016-2004-001	SHBBT MEADOWS INC	\$	1,075,000
27-023-4001-100	JKM PROPERTY MANAGEMENT LLC	\$	943,504
26-999-0009-000	MID MICHIGAN GAS STORAGE CO	\$	867,936
26-020-1002-000	KONING DONALD J TRUST	\$	818,877
27-999-0086-000	MILLER BROACH	\$	775,000
40-750-0099-000	SR HUNTERS CROSSING LLC	\$	688,279
40-999-0170-000	LOVE'S TRAVEL STOPS & COUNTRY STORE	\$	630,900
27-028-1002-000	SC CAPAC LLC	\$	611,477
26-025-4001-000	DELIA JESSE G	\$	534,441
09-999-0012-000	GREAT LAKES GAS TRANS	\$	531,300

***** Top 20 Owners by Taxable Value *****

DTE ELECTRIC COMPANY	has	6,894,000	Taxable Value in 3 Parcel(s)
MID MICHIGAN GAS STORAGE CO	has	4,159,366	Taxable Value in 4 Parcel(s)
KEIHIN MICHIGAN MANUFACTURING LLC	has	3,470,438	Taxable Value in 1 Parcel(s)
SEMCO ENERGY INC	has	1,900,200	Taxable Value in 2 Parcel(s)
DETROIT EDISON COMPANY	has	1,824,400	Taxable Value in 1 Parcel(s)
DTE ELECTRIC COMP	has	1,588,800	Taxable Value in 1 Parcel(s)
KONING DONALD J TRUST	has	1,460,290	Taxable Value in 8 Parcel(s)
LOVES TRAVEL STOPS & COUNTRY STORES	has	1,208,574	Taxable Value in 3 Parcel(s)
DTE ENERGY COMPANY	has	1,158,500	Taxable Value in 1 Parcel(s)
SHBBT MEADOWS INC	has	1,075,000	Taxable Value in 1 Parcel(s)
JKM PROPERTY MANAGEMENT LLC	has	943,504	Taxable Value in 1 Parcel(s)
SR HUNTERS CROSSING LLC	has	934,476	Taxable Value in 5 Parcel(s)
THEISEN FARM LLC	has	855,601	Taxable Value in 5 Parcel(s)

School(s): CAPAC COMMUNITY SCH DISTRICT

<<<< Top 20 Statistics >>>>

BRYANT LAND DEVELOPMENT LLC	has	823,487	Taxable Value in 4 Parcel(s)
TOSCH BARBARA	has	792,339	Taxable Value in 6 Parcel(s)
TOSCH RAY/BARBARA TRUST	has	788,201	Taxable Value in 11 Parcel(s)
MILLER BROACH	has	775,000	Taxable Value in 1 Parcel(s)
PARKS RONALD G TRUST	has	759,596	Taxable Value in 9 Parcel(s)
CONSUMERS POWER	has	748,900	Taxable Value in 2 Parcel(s)
BLUMERICH FARMS	has	717,805	Taxable Value in 9 Parcel(s)

***** Top 20 Owners by S.E.V. Value *****

DTE ELECTRIC COMPANY	has	6,894,000	S.E.V. Value in 3 Parcel(s)
MID MICHIGAN GAS STORAGE CO	has	5,159,600	S.E.V. Value in 4 Parcel(s)
KEIHIN MICHIGAN MANUFACTURING LLC	has	4,129,900	S.E.V. Value in 1 Parcel(s)
KONING DONALD J TRUST	has	3,408,400	S.E.V. Value in 8 Parcel(s)
DEER PARK LAND DEVELOPMENT	has	2,228,200	S.E.V. Value in 64 Parcel(s)
SEMCO ENERGY INC	has	1,900,200	S.E.V. Value in 2 Parcel(s)
DETROIT EDISON COMPANY	has	1,824,400	S.E.V. Value in 1 Parcel(s)
INTERNATIONAL TRANSMISSION CO	has	1,636,800	S.E.V. Value in 13 Parcel(s)
PARKS RONALD G TRUST	has	1,597,300	S.E.V. Value in 9 Parcel(s)
TOSCH RAY/BARBARA TRUST	has	1,597,300	S.E.V. Value in 11 Parcel(s)
DTE ELECTRIC COMP	has	1,588,800	S.E.V. Value in 1 Parcel(s)
TOSCH BARBARA	has	1,577,100	S.E.V. Value in 6 Parcel(s)
BRYANT LAND DEVELOPMENT LLC	has	1,542,100	S.E.V. Value in 4 Parcel(s)
LOVES TRAVEL STOPS & COUNTRY STORES	has	1,532,800	S.E.V. Value in 3 Parcel(s)
STUEVER DALE ROBERT	has	1,358,500	S.E.V. Value in 4 Parcel(s)
THEISEN FARM LLC	has	1,316,100	S.E.V. Value in 5 Parcel(s)
FERGUSON ALVIN D/DEBORAH J TRUST	has	1,285,700	S.E.V. Value in 4 Parcel(s)
BLUMERICH FARMS	has	1,170,900	S.E.V. Value in 9 Parcel(s)
DTE ENERGY COMPANY	has	1,158,500	S.E.V. Value in 1 Parcel(s)
DELIA JESSE G	has	1,105,600	S.E.V. Value in 3 Parcel(s)

***** Top 20 Owners by Acreage *****

KONING DONALD J TRUST	has	1,169.00	Total Acres in 8 Parcel(s)
PARKS RONALD G TRUST	has	586.22	Total Acres in 9 Parcel(s)
TOSCH BARBARA	has	527.29	Total Acres in 6 Parcel(s)
FERGUSON ALVIN D/DEBORAH J TRUST	has	513.01	Total Acres in 4 Parcel(s)
TOSCH RAY/BARBARA TRUST	has	477.30	Total Acres in 11 Parcel(s)
MI DEPT OF TRANSPORTATION	has	466.50	Total Acres in 29 Parcel(s)
STUEVER DALE ROBERT	has	437.07	Total Acres in 4 Parcel(s)
BRYANT LAND DEVELOPMENT LLC	has	434.19	Total Acres in 4 Parcel(s)
INTERNATIONAL TRANSMISSION CO	has	422.83	Total Acres in 13 Parcel(s)
THEISEN FARM LLC	has	394.77	Total Acres in 5 Parcel(s)
MI HWY COMM HGH & TRANS	has	379.14	Total Acres in 5 Parcel(s)
BLUMERICH FARMS	has	374.71	Total Acres in 9 Parcel(s)
STUEVER DALE R	has	334.32	Total Acres in 3 Parcel(s)
LAUWERS MICHAEL, LAUWERS STACEY	has	326.91	Total Acres in 3 Parcel(s)
YANUSKA RICHARD L TRUST	has	321.05	Total Acres in 3 Parcel(s)
CHAMBERLIN RICHARD A/SHARON M TRUST	has	319.58	Total Acres in 5 Parcel(s)
KONING DAVID B/CHERI L	has	317.44	Total Acres in 3 Parcel(s)
KONING BARBARA A TRUST	has	314.04	Total Acres in 3 Parcel(s)
STUEVER DUANE K	has	279.50	Total Acres in 3 Parcel(s)
KOGELMANN ENTERPRISES LLC	has	277.50	Total Acres in 3 Parcel(s)