

The Special Population for this Report is 'Special Acts Parcels'

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	
Industrial	1	199,000	834,700	834,700	0	-180,700	816,400	816,400	0	319.45	
Residential	2	51,500	34,300	34,300	20,400	3,200	0	0	3,031	-33.40	
All: 74040	3	250,500	869,000	869,000	20,400	-177,500	816,400	816,400	3,031	246.91	

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	1	199,000	834,700	834,700	0	-180,700	816,400	816,400	0	319.45	
All: Industrial	1	199,000	834,700	834,700	0	-180,700	816,400	816,400	0	319.45	

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	2	51,500	34,300	34,300	20,400	3,200	0	0	3,031	-33.40	
All: Residential	2	51,500	34,300	34,300	20,400	3,200	0	0	3,031	-33.40	

Totals											
	Count	2025 Asmt	2026 Asmt	B.O.R	Loss	+/- Adj.	New	Additions	Losses	%Change	
Real	3	250,500	869,000	869,000	20,400	-177,500	816,400	816,400	3,031	246.91	
Real & Personal	3	250,500	869,000	869,000	20,400	-177,500	816,400	816,400	3,031	246.91	

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School(s): CAPAC COMMUNITY SCH DISTRICT

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

Totals for School District: 74040 CAPAC COMMUNITY SCH DISTRICT										
Property Class	Count	2025 SEV	Fin SEV	2026 SEV	2025 Tax	Fin Tax	2026 Tax	BOR Tax	2026 Cap	2026 MCAP
Industrial	1	199,000	199,000	834,700	195,786	195,786	834,700	834,700	1,017,472	1,017,472
Residential	2	51,500	51,500	34,300	11,732	11,732	8,935	8,935	8,935	8,935
All: 74040	3	250,500	250,500	869,000	207,518	207,518	843,635	843,635	1,026,407	1,026,407
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	1	199,000	199,000	834,700	195,786	195,786	834,700	834,700	1,017,472	1,017,472
All: Industrial	1	199,000	199,000	834,700	195,786	195,786	834,700	834,700	1,017,472	1,017,472
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	2	51,500	51,500	34,300	11,732	11,732	8,935	8,935	8,935	8,935
All: Residential	2	51,500	51,500	34,300	11,732	11,732	8,935	8,935	8,935	8,935
Totals										
	Count	2025 SEV	Fin SEV	2026 SEV	2025 Tax	Fin Tax	2026 Tax	BOR Tax	2026 Cap	2026 MCAP
Real	3	250,500	250,500	869,000	207,518	207,518	843,635	843,635	1,026,407	1,026,407
Real & Personal	3	250,500	250,500	869,000	207,518	207,518	843,635	843,635	1,026,407	1,026,407

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School(s): CAPAC COMMUNITY SCH DISTRICT

<<<<< PRE/MBT Percentage Times S.E.V. >>>>>

Totals for School District: 74040 CAPAC COMMUNITY SCH DISTRICT									
Property Class	Count	2025 ORIG PRE	2025 ORIG Non-PRE	Final PRE	Final Non-PRE	W/O Winter PRE	W/O Winter Non-PRE	2026 ORIG PRE	2026 ORIG Non-PRE
Industrial	0	0	199,000	0	199,000	0	199,000	0	834,700
Residential	2	51,500	0	51,500	0	51,500	0	34,300	0
All: 74040	2	51,500	199,000	51,500	199,000	51,500	199,000	34,300	834,700

Totals for Property Class: Industrial By School District									
School District	Count	2025 ORIG PRE	2025 ORIG Non-PRE	Final PRE	Final Non-PRE	W/O Winter PRE	W/O Winter Non-PRE	2026 ORIG PRE	2026 ORIG Non-PRE
74040	0	0	199,000	0	199,000	0	199,000	0	834,700
All: Industrial	0	0	199,000	0	199,000	0	199,000	0	834,700

Totals for Property Class: Residential By School District									
School District	Count	2025 ORIG PRE	2025 ORIG Non-PRE	Final PRE	Final Non-PRE	W/O Winter PRE	W/O Winter Non-PRE	2026 ORIG PRE	2026 ORIG Non-PRE
74040	2	51,500	0	51,500	0	51,500	0	34,300	0
All: Residential	2	51,500	0	51,500	0	51,500	0	34,300	0

Totals									
	Count	2025 ORIG PRE	2025 ORIG Non-PRE	Final PRE	Final Non-PRE	W/O Winter PRE	W/O Winter Non-PRE	2026 ORIG PRE	2026 ORIG Non-PRE
Real	2	51,500	199,000	51,500	199,000	51,500	199,000	34,300	834,700
Real & Personal	2	51,500	199,000	51,500	199,000	51,500	199,000	34,300	834,700

The Special Population for this Report is 'Special Acts Parcels'

School(s): CAPAC COMMUNITY SCH DISTRICT

<<<< PRE/MBT Percentage Times Taxable >>>>

Totals for School District: 74040 CAPAC COMMUNITY SCH DISTRICT									
Property Class	Count	2025 ORIG PRE	2025 ORIG Non-PRE	Final PRE	Final Non-PRE	W/O Winter PRE	W/O Winter Non-PRE	2026 ORIG PRE	2026 ORIG Non-PRE
Industrial	0	0	195,786	0	195,786	0	195,786	0	834,700
Residential	2	11,732	0	11,732	0	11,732	0	8,935	0
All: 74040	2	11,732	195,786	11,732	195,786	11,732	195,786	8,935	834,700

Totals for Property Class: Industrial By School District									
School District	Count	2025 ORIG PRE	2025 ORIG Non-PRE	Final PRE	Final Non-PRE	W/O Winter PRE	W/O Winter Non-PRE	2026 ORIG PRE	2026 ORIG Non-PRE
74040	0	0	195,786	0	195,786	0	195,786	0	834,700
All: Industrial	0	0	195,786	0	195,786	0	195,786	0	834,700

Totals for Property Class: Residential By School District									
School District	Count	2025 ORIG PRE	2025 ORIG Non-PRE	Final PRE	Final Non-PRE	W/O Winter PRE	W/O Winter Non-PRE	2026 ORIG PRE	2026 ORIG Non-PRE
74040	2	11,732	0	11,732	0	11,732	0	8,935	0
All: Residential	2	11,732	0	11,732	0	11,732	0	8,935	0

Totals									
	Count	2025 ORIG PRE	2025 ORIG Non-PRE	Final PRE	Final Non-PRE	W/O Winter PRE	W/O Winter Non-PRE	2026 ORIG PRE	2026 ORIG Non-PRE
Real	2	11,732	195,786	11,732	195,786	11,732	195,786	8,935	834,700
Real & Personal	2	11,732	195,786	11,732	195,786	11,732	195,786	8,935	834,700

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Miscellaneous Totals/Statistics Report
The Special Population for this Report is 'Special Acts Parcels'
School(s): CAPAC COMMUNITY SCH DISTRICT
<<<<< DDA/LDFA Totals - CFT/IFT/REHAB Totals >>>>>

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DB: St Clair County 2026

***** CFT/IFT/REHAB Totals *****

		Count	SEV Value	Taxable Value
IFT - Post 1994 Rates	Real	4	834,700	834,700
IFT - Post 1994 Rates	Personal	3	0	0
IFT - Post 1994 Rates	Real & Personal	7	834,700	834,700

Miscellaneous Totals/Statistics Report
The Special Population for this Report is 'Special Acts Parcels'
School(s): CAPAC COMMUNITY SCH DISTRICT
<<<< Special Act Totals >>>>

***** Special Act Totals *****

		Count	SEV Value	Taxable Value
IFT - Post 1994 Rates	Real	4	834700	834700
IFT - Post 1994 Rates	Personal	3	0	0
IFT - Post 1994 Rates	Real & Personal	7	834700	834700
County Land Bank Sale	Real	1	7000	5823
County Land Bank Sale	Personal	0	0	0
County Land Bank Sale	Real & Personal	1	7000	5823
State Land Bank Sale	Real	1	27300	3112
State Land Bank Sale	Personal	0	0	0
State Land Bank Sale	Real & Personal	1	27300	3112

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<<<<< Top 20 Statistics >>>>>

***** Top 10 S.E.V.s *****

40-900-1001-102	AXIOM ENGINEERED SYSTEMS, LLC	\$	834,700
40-750-0067-000	HANSEN TROY, HANSEN SUSAN	\$	27,300
40-750-0065-000	HANSEN TROY, HANSEN SUSAN	\$	7,000
27-900-4001-100	JMK PROPERTY MANAGEMENT LLC	\$	0
40-750-0066-000	HANSEN TROY, HANSEN SUSAN	\$	0
40-900-1001-002	KEIHIN MICHIGAN MANUFACTURING,LLC	\$	0
40-900-1001-003	KEIHIN MICHIGAN MANUFACTURING,LLC	\$	0
40-901-1001-002	KEIHIN MICHIGAN MANUFACTURING,LLC	\$	0
40-901-1001-003	KEIHIN MICHIGAN MANUFACTURING LLC	\$	0
40-901-1001-004	KEIHIN MICHIGAN MANUFACTURING LLC	\$	0

***** Top 10 Taxable Values *****

40-900-1001-102	AXIOM ENGINEERED SYSTEMS, LLC	\$	834,700
40-750-0065-000	HANSEN TROY, HANSEN SUSAN	\$	5,823
40-750-0067-000	HANSEN TROY, HANSEN SUSAN	\$	3,112
27-900-4001-100	JMK PROPERTY MANAGEMENT LLC	\$	0
40-750-0066-000	HANSEN TROY, HANSEN SUSAN	\$	0
40-900-1001-002	KEIHIN MICHIGAN MANUFACTURING,LLC	\$	0
40-900-1001-003	KEIHIN MICHIGAN MANUFACTURING,LLC	\$	0
40-901-1001-002	KEIHIN MICHIGAN MANUFACTURING,LLC	\$	0
40-901-1001-003	KEIHIN MICHIGAN MANUFACTURING LLC	\$	0
40-901-1001-004	KEIHIN MICHIGAN MANUFACTURING LLC	\$	0

***** Top 5 Owners by Taxable Value *****

AXIOM ENGINEERED SYSTEMS, LLC	has	834,700	Taxable Value in 1 Parcel(s)
HANSEN TROY, HANSEN SUSAN	has	8,935	Taxable Value in 3 Parcel(s)
KEIHIN MICHIGAN MANUFACTURING LLC	has	0	Taxable Value in 2 Parcel(s)
KEIHIN MICHIGAN MANUFACTURING,LLC	has	0	Taxable Value in 3 Parcel(s)
JMK PROPERTY MANAGEMENT LLC	has	0	Taxable Value in 1 Parcel(s)

***** Top 5 Owners by S.E.V. Value *****

AXIOM ENGINEERED SYSTEMS, LLC	has	834,700	S.E.V. Value in 1 Parcel(s)
HANSEN TROY, HANSEN SUSAN	has	34,300	S.E.V. Value in 3 Parcel(s)
JMK PROPERTY MANAGEMENT LLC	has	0	S.E.V. Value in 1 Parcel(s)
KEIHIN MICHIGAN MANUFACTURING,LLC	has	0	S.E.V. Value in 3 Parcel(s)
KEIHIN MICHIGAN MANUFACTURING LLC	has	0	S.E.V. Value in 2 Parcel(s)

***** Top 5 Owners by Acreage *****

HANSEN TROY, HANSEN SUSAN	has	2.49	Total Acres in 3 Parcel(s)
JMK PROPERTY MANAGEMENT LLC	has	0.00	Total Acres in 1 Parcel(s)
KEIHIN MICHIGAN MANUFACTURING,LLC	has	0.00	Total Acres in 3 Parcel(s)
AXIOM ENGINEERED SYSTEMS, LLC	has	0.00	Total Acres in 1 Parcel(s)
KEIHIN MICHIGAN MANUFACTURING LLC	has	0.00	Total Acres in 2 Parcel(s)