

EQUALIZATION REPORT



2021



Saint Clair County, Michigan

Prepared by:

St. Clair County Equalization Department

Justin Sears, Director

2021 ST. CLAIR COUNTY BOARD OF COMMISSIONERS

District 1 Greg McConnell

District 2 Jorja Baldwin

District 3 Lisa Beedon

District 4 Duke Dunn

District 5 Jeff Bohm Chairman

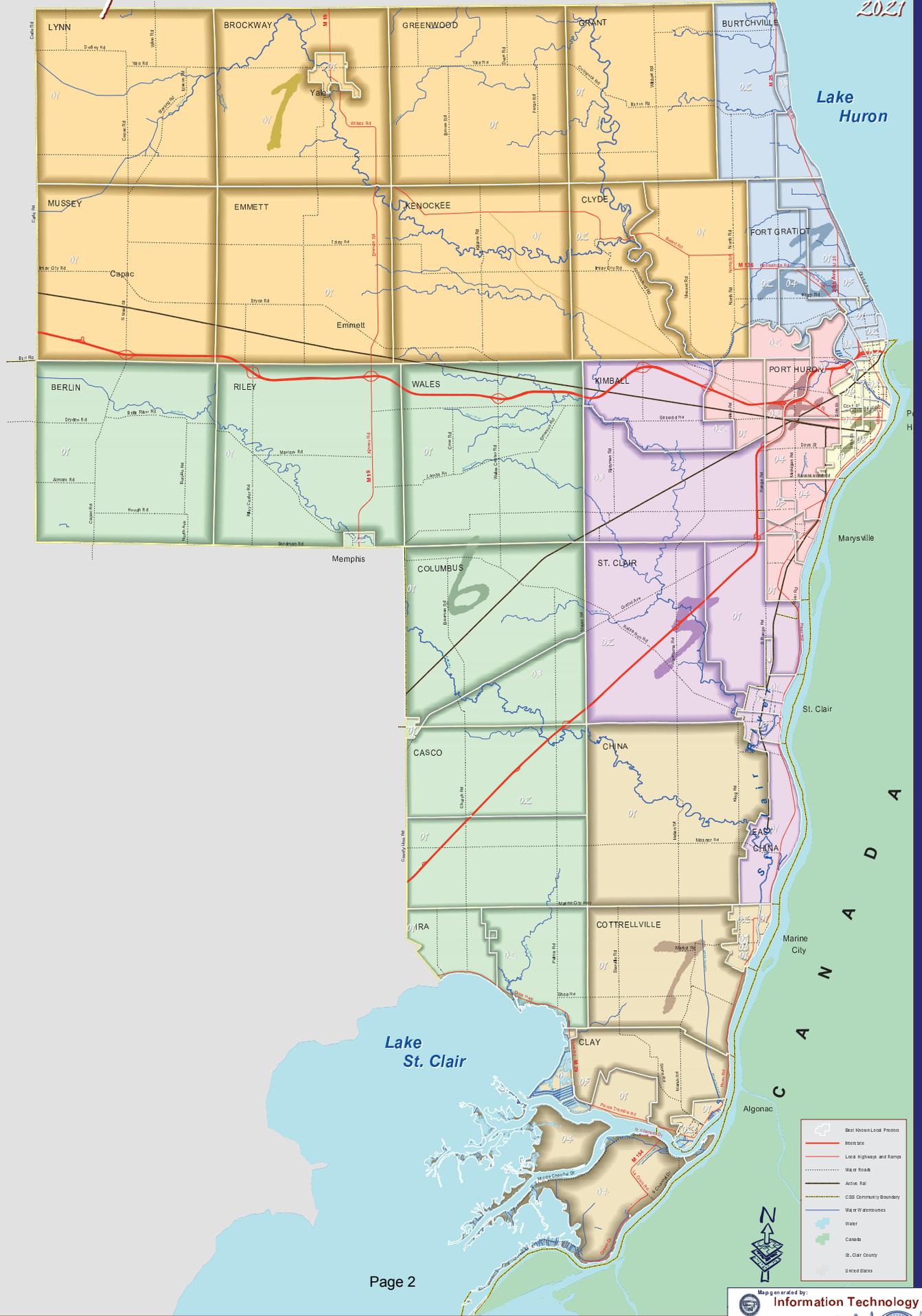
District 6 David Rushing

District 7 Dave Vandenbossche

COUNTY ADMINISTRATOR
Karry A. Hepting

County Commissioner Districts

2021



Updated 3/11/2021

CITIES

Algonac
Marine City
Marysville
Memphis
Richmond
St Clair
Port Huron
Yale

MANAGER

Denise Gerstenberg
Elaine Leven
Randy Fernandez
Kurt Marter
Jonathon Moore
Warren Rothe
James Freed
John Osborn

ASSESSOR

SCC Equalization
SCC Equalization
Ann Ratliff
Jamie Barra
Colleen Cargo
SCC Equalization
Ryan Porte
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
Patricia Allagreen
John Golan
Art Bryson
Ernie Manoleas
Bruce Christy
Mary Agnes Simons
Brian Rausch
Mike Butler
Robert Crawford
Bill Deater
Doug Nowicki
Jim Endres
Todd Molesworth
Rob Usakowski
Steve Kalbfleisch
Michael Lauwers
Robert Lewandowski
Al Titus
Mike Boulier
Elizabeth Masters

ASSESSOR

Steve Coucke
Heather Stewart
Shelly Baumeister
Shelly Baumeister
AAS – Jaime Barra
Chari Lawton
Elisha Messina
AAS – Ses Cianferra
Barb Schutt
AAS – Jaime Barra
Vern Pearl
Lisa Shagena
Elisha Messina
AAS – Jaime Barra
Roxanne Reeder
Heather Stewart
Kelly Timm
Heather Stewart
Doug Okorowski
SCC Equalization
Steve Coucke
Heather Stewart
Carly Kimmen

VILLAGES

Emmett
Capac

PRESIDENT

Dick Pierce
John Grzyb

ASSESSOR

Vern Pearl
Doug Okorowski



COUNTY OF ST. CLAIR



Equalization Department

JUSTIN SEARS, Director

Jeff Bohm, Chairperson
St. Clair County Board of Commissioners

Dear Chairperson Bohm,

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 2021 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 2020 was 8,226,415,787

Total County Value Equalized for St. Clair County for 2021 is 8,641,855,260

This represents an increase in value of 5.05% from the year 2020 to the year 2021.

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

Due to COVID-19, additional efforts from all parties were once again required this year in order to complete the equalization process. I wish to personally thank my staff for their extra efforts and additional support, which was imperative in 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 21-05

APPROVING THE 2021 ST CLAIR COUNTY EQUALIZATION REPORT

WHEREAS, the 2021 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 2021 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 2021, as on file with the County Clerk.

DATED: April 15, 2021

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 County Equalized Valuations
For the County of : St. Clair for the year of 2021

The Recommended County Equalization 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 Board.

The State Tax Commission requires a MAOA (3) State Assessors Certification for this county.

I am certified as a MAOA (4) State Certified Assessing Officer by the State Tax Commission.

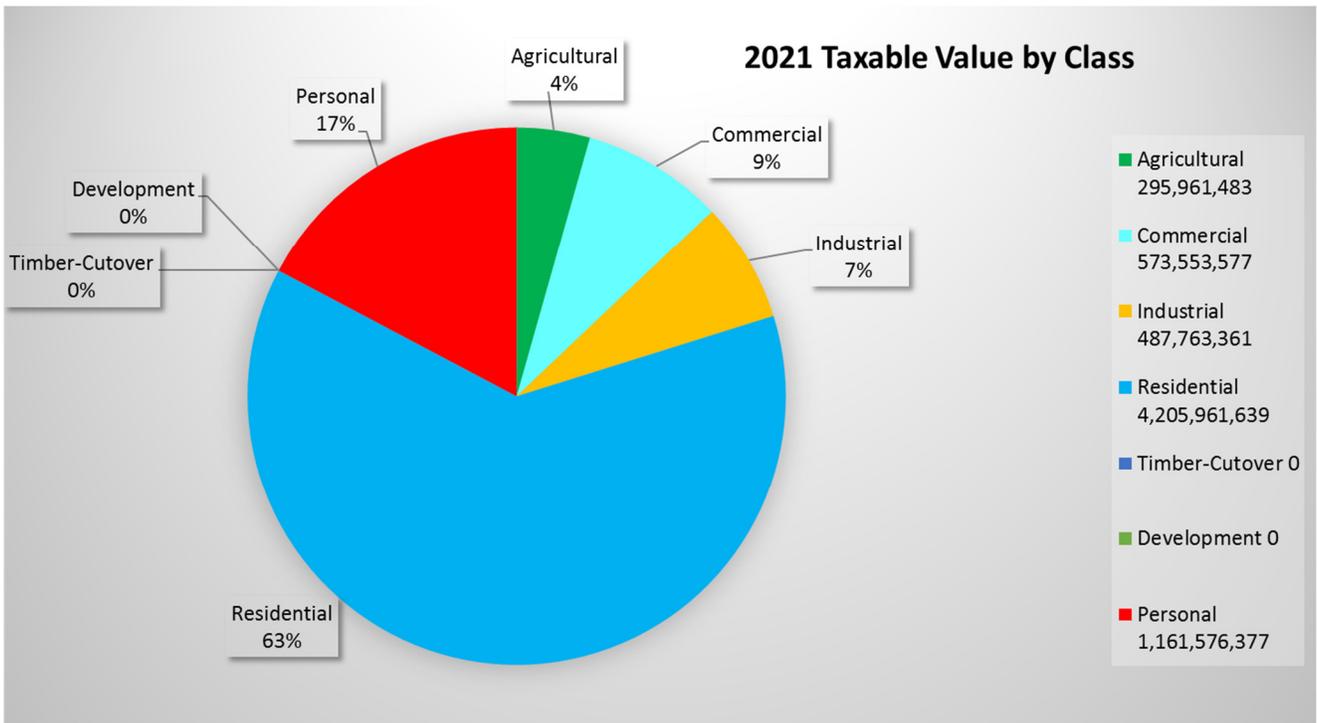
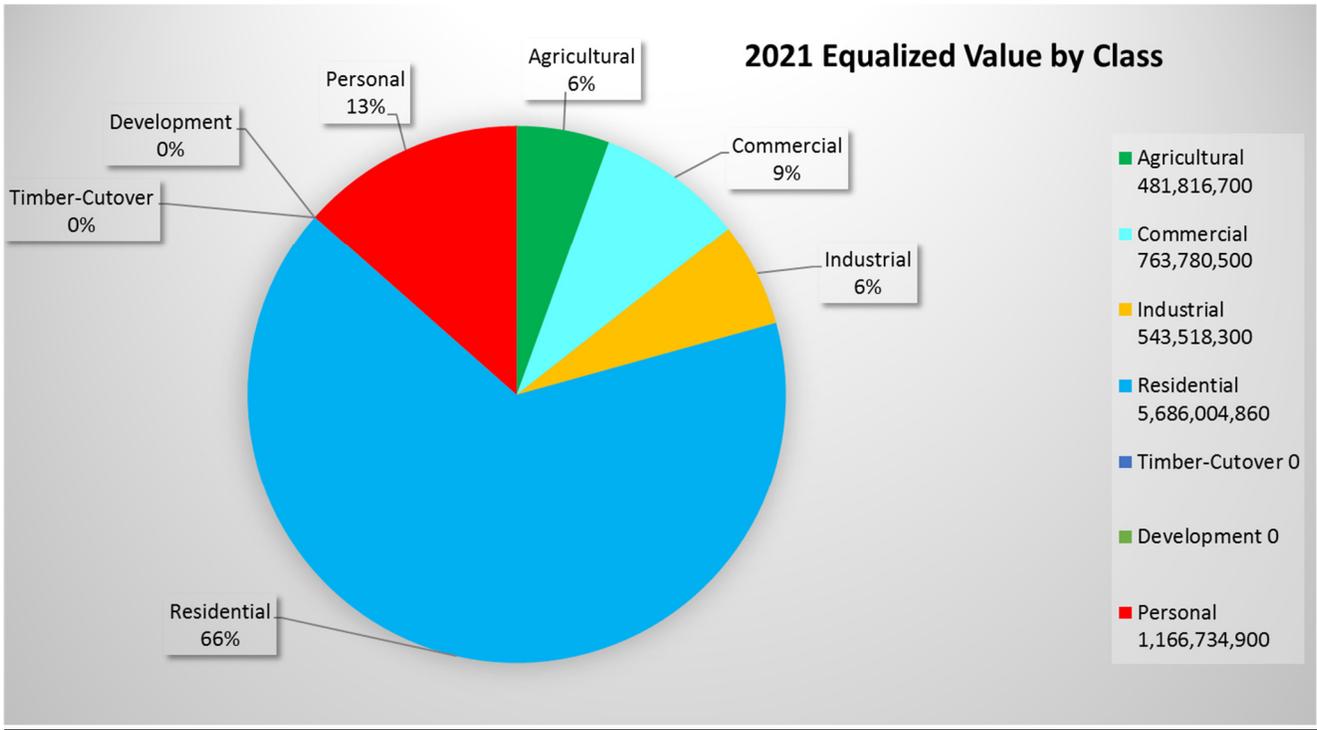
The following are my total Recommended County Equalized Valuations for each separately equalized class of property in St Clair County.

Agricultural	481,816,700	Timber-cutover	N/A
Commercial	763,780,500	Developmental	N/A
Industrial	543,518,300	Total Real Property	7,475,120,360
Residential	5,686,004,860	Total Personal Property	1,166,734,900
		Total Real and Personal Property	8,641,855,260

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

Assessment and Certification Division
Local Assessment Review
P.O. Box 30470
Lansing, Michigan 48909-7971

Signature of Equalization Director		Date	April 15, 2021
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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	14,195,200	49.51	14,195,200	1.000000						
Industrial	43,500	49.13	43,500	1.000000						
Residential	135,069,700	49.85	135,069,700	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	149,308,400		149,308,400		3,506,500	50.00	3,506,500	152,814,900	152,814,900	1.77
-- 02 CITY OF MARINE CITY --										
Agricultural	0	50.00	0	1.000000						
Commercial	24,812,300	49.44	24,812,300	1.000000						
Industrial	10,494,600	49.78	10,494,600	1.000000						
Residential	109,593,500	49.77	109,593,500	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	144,900,400		144,900,400		6,446,800	50.00	6,446,800	151,347,200	151,347,200	1.75
-- 03 CITY OF MARYSVILLE --										
Agricultural	0	50.00	0	1.000000						
Commercial	50,292,900	49.65	50,292,900	1.000000						
Industrial	59,975,000	49.88	59,975,000	1.000000						
Residential	308,626,600	50.00	308,626,600	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	418,894,500		418,894,500		69,920,700	50.00	69,920,700	488,815,200	488,815,200	5.66
-- 04 CITY OF MEMPHIS --										
Agricultural	0	50.00	0	1.000000						
Commercial	1,313,100	49.87	1,313,100	1.000000						
Industrial	507,600	49.82	507,600	1.000000						
Residential	7,779,800	49.97	7,779,800	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	9,600,500		9,600,500		309,000	50.00	309,000	9,909,500	9,909,500	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	325,400	49.86	325,400	1.000000						
Industrial	161,100	49.69	161,100	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	486,500		486,500		43,500	50.00	43,500	530,000	530,000	0.01
-- 06 CITY OF PORT HURON --										
Agricultural	0	50.00	0	1.000000						
Commercial	186,795,200	49.34	186,795,200	1.000000						
Industrial	45,116,200	49.98	45,116,200	1.000000						
Residential	546,903,900	49.96	546,903,900	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	778,815,300		778,815,300		54,365,900	50.00	54,365,900	833,181,200	833,181,200	9.64
-- 07 CITY OF ST. CLAIR --										
Agricultural	0	50.00	0	1.000000						
Commercial	32,386,200	49.46	32,386,200	1.000000						
Industrial	14,745,000	49.98	14,745,000	1.000000						
Residential	199,656,100	49.84	199,656,100	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	246,787,300		246,787,300		20,492,000	50.00	20,492,000	267,279,300	267,279,300	3.09
-- 08 CITY OF YALE --										
Agricultural	168,300	49.89	168,300	1.000000						
Commercial	10,694,800	49.58	10,694,800	1.000000						
Industrial	1,453,000	49.35	1,453,000	1.000000						
Residential	30,764,100	49.73	30,764,100	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	43,080,200		43,080,200		2,924,700	50.00	2,924,700	46,004,900	46,004,900	0.53

Assessment Unit	Assessed Real	Ratio	Equalized Real	Factor	Assessed Personal	Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
-- 09 BERLIN TOWNSHIP --										
Agricultural	30,317,800	49.79	30,317,800	1.000000						
Commercial	1,306,400	49.95	1,306,400	1.000000						
Industrial	48,500	49.74	48,500	1.000000						
Residential	141,525,638	49.73	141,525,638	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	173,198,338		173,198,338		4,710,100	50.00	4,710,100	177,908,438	177,908,438	2.06
-- 10 BROCKWAY TOWNSHIP --										
Agricultural	29,990,100	49.48	29,990,100	1.000000						
Commercial	3,195,900	49.19	3,195,900	1.000000						
Industrial	716,200	49.66	716,200	1.000000						
Residential	58,124,600	49.70	58,124,600	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	92,026,800		92,026,800		3,047,200	50.00	3,047,200	95,074,000	95,074,000	1.10
-- 11 BURTCVILLE TOWNSHIP --										
Agricultural	9,000,200	49.48	9,000,200	1.000000						
Commercial	6,311,200	49.35	6,311,200	1.000000						
Industrial	194,300	49.51	194,300	1.000000						
Residential	170,672,800	49.83	170,672,800	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	186,178,500		186,178,500		3,879,500	50.00	3,879,500	190,058,000	190,058,000	2.20
-- 12 CASCO TOWNSHIP --										
Agricultural	24,779,900	49.74	24,779,900	1.000000						
Commercial	18,975,000	49.87	18,975,000	1.000000						
Industrial	7,442,200	49.75	7,442,200	1.000000						
Residential	166,247,800	49.74	166,247,800	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	217,444,900		217,444,900		21,603,700	50.00	21,603,700	239,048,600	239,048,600	2.77

Assessment Unit	Assessed Real	Ratio	Equalized Real	Factor	Assessed Personal	Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
-- 13 CHINA TOWNSHIP --										
Agricultural	37,858,100	49.29	37,858,100	1.000000						
Commercial	5,830,800	49.89	5,830,800	1.000000						
Industrial	80,543,900	49.79	80,543,900	1.000000						
Residential	158,032,500	49.50	158,032,500	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	282,265,300		282,265,300		307,768,100	50.00	307,768,100	590,033,400	590,033,400	6.83
-- 14 CLAY TOWNSHIP --										
Agricultural	3,648,000	49.81	3,648,000	1.000000						
Commercial	33,010,000	49.86	33,010,000	1.000000						
Industrial	3,290,700	49.82	3,290,700	1.000000						
Residential	680,386,582	49.59	680,386,582	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	720,335,282		720,335,282		11,527,900	50.00	11,527,900	731,863,182	731,863,182	8.47
-- 15 CLYDE TOWNSHIP --										
Agricultural	12,728,700	49.89	12,728,700	1.000000						
Commercial	4,736,400	49.95	4,736,400	1.000000						
Industrial	377,700	49.86	377,700	1.000000						
Residential	214,278,100	49.94	214,278,100	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	232,120,900		232,120,900		10,348,600	50.00	10,348,600	242,469,500	242,469,500	2.81
-- 16 COLUMBUS TOWNSHIP --										
Agricultural	27,129,200	49.86	27,129,200	1.000000						
Commercial	6,614,900	49.97	6,614,900	1.000000						
Industrial	3,925,000	49.70	3,925,000	1.000000						
Residential	169,594,600	49.31	169,594,600	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	207,263,700		207,263,700		70,562,900	50.00	70,562,900	277,826,600	277,826,600	3.21

Assessment Unit	Assessed Real	Ratio	Equalized Real	Factor	Assessed Personal	Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
-- 17 COTTRELLVILLE TOWNSHIP --										
Agricultural	16,039,500	49.89	16,039,500	1.000000						
Commercial	3,094,700	49.82	3,094,700	1.000000						
Industrial	2,116,200	49.91	2,116,200	1.000000						
Residential	158,910,800	49.92	158,910,800	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	180,161,200		180,161,200		7,526,400	50.00	7,526,400	187,687,600	187,687,600	2.17
-- 18 EAST CHINA TOWNSHIP --										
Agricultural	824,900	49.50	824,900	1.000000						
Commercial	10,574,400	49.64	10,574,400	1.000000						
Industrial	188,118,900	49.89	188,118,900	1.000000						
Residential	185,049,300	49.56	185,049,300	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	384,567,500		384,567,500		239,250,900	50.00	239,250,900	623,818,400	623,818,400	7.22
-- 19 EMMETT TOWNSHIP --										
Agricultural	23,785,400	49.94	23,785,400	1.000000						
Commercial	3,535,500	49.88	3,535,500	1.000000						
Industrial	38,700	49.96	38,700	1.000000						
Residential	97,914,200	49.58	97,914,200	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	125,273,800		125,273,800		5,234,200	50.00	5,234,200	130,508,000	130,508,000	1.51
-- 20 FORT GRATIOT TOWNSHIP --										
Agricultural	6,084,800	49.71	6,084,800	1.000000						
Commercial	163,862,400	49.86	163,862,400	1.000000						
Industrial	131,100	49.73	131,100	1.000000						
Residential	418,873,800	49.94	418,873,800	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	588,952,100		588,952,100		24,429,000	50.00	24,429,000	613,381,100	613,381,100	7.10

Assessment Unit	Assessed Real	Ratio	Equalized Real	Factor	Assessed Personal	Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
-- 21 GRANT TOWNSHIP --										
Agricultural	25,790,600	49.95	25,790,600	1.000000						
Commercial	1,236,900	49.71	1,236,900	1.000000						
Industrial	1,758,000	49.44	1,758,000	1.000000						
Residential	63,950,490	49.96	63,950,490	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	92,735,990		92,735,990		6,064,600	50.00	6,064,600	98,800,590	98,800,590	1.14
-- 22 GREENWOOD TOWNSHIP --										
Agricultural	31,724,900	49.63	31,724,900	1.000000						
Commercial	61,300	49.56	61,300	1.000000						
Industrial	77,807,800	49.77	77,807,800	1.000000						
Residential	45,329,700	49.76	45,329,700	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	154,923,700		154,923,700		36,736,000	50.00	36,736,000	191,659,700	191,659,700	2.22
-- 23 IRA TOWNSHIP --										
Agricultural	10,924,000	49.85	10,924,000	1.000000						
Commercial	20,860,900	49.91	20,860,900	1.000000						
Industrial	12,933,000	49.81	12,933,000	1.000000						
Residential	220,844,800	49.65	220,844,800	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	265,562,700		265,562,700		87,976,000	50.00	87,976,000	353,538,700	353,538,700	4.09
-- 24 KENOCKEE TOWNSHIP --										
Agricultural	28,486,400	49.75	28,486,400	1.000000						
Commercial	1,099,600	49.90	1,099,600	1.000000						
Industrial	1,126,900	49.62	1,126,900	1.000000						
Residential	86,254,200	49.82	86,254,200	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	116,967,100		116,967,100		14,038,000	50.00	14,038,000	131,005,100	131,005,100	1.52

Assessment Unit	Assessed Real	Ratio	Equalized Real	Factor	Assessed Personal	Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
-- 25 KIMBALL TOWNSHIP --										
Agricultural	11,322,400	49.44	11,322,400	1.000000						
Commercial	44,990,200	49.85	44,990,200	1.000000						
Industrial	8,069,600	49.96	8,069,600	1.000000						
Residential	287,901,750	49.95	287,901,750	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	352,283,950		352,283,950		24,777,300	50.00	24,777,300	377,061,250	377,061,250	4.36
-- 26 LYNN TOWNSHIP --										
Agricultural	36,917,900	49.48	36,917,900	1.000000						
Commercial	185,500	49.90	185,500	1.000000						
Industrial	650,900	49.21	650,900	1.000000						
Residential	40,464,900	49.64	40,464,900	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	78,219,200		78,219,200		5,710,300	50.00	5,710,300	83,929,500	83,929,500	0.97
-- 27 MUSSEY TOWNSHIP --										
Agricultural	32,807,500	49.84	32,807,500	1.000000						
Commercial	12,855,100	49.83	12,855,100	1.000000						
Industrial	5,309,600	49.76	5,309,600	1.000000						
Residential	117,793,500	49.91	117,793,500	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	168,765,700		168,765,700		11,573,300	50.00	11,573,300	180,339,000	180,339,000	2.09
-- 28 PORT HURON TOWNSHIP --										
Agricultural	0	50.00	0	1.000000						
Commercial	75,044,400	49.12	75,044,400	1.000000						
Industrial	9,536,100	49.57	9,536,100	1.000000						
Residential	241,331,500	49.93	241,331,500	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	325,912,000		325,912,000		20,329,700	50.00	20,329,700	346,241,700	346,241,700	4.01

Assessment Unit	Assessed Real	Ratio	Equalized Real	Factor	Assessed Personal	Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
-- 29 RILEY TOWNSHIP --										
Agricultural	34,545,100	49.95	34,545,100	1.000000						
Commercial	3,957,900	49.93	3,957,900	1.000000						
Industrial	834,100	49.93	834,100	1.000000						
Residential	148,649,700	49.67	148,649,700	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	187,986,800		187,986,800		5,021,300	50.00	5,021,300	193,008,100	193,008,100	2.23
-- 30 ST. CLAIR TOWNSHIP --										
Agricultural	26,800,600	49.45	26,800,600	1.000000						
Commercial	18,735,500	49.27	18,735,500	1.000000						
Industrial	4,847,000	49.81	4,847,000	1.000000						
Residential	350,035,500	49.19	350,035,500	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	400,418,600		400,418,600		59,155,200	50.00	59,155,200	459,573,800	459,573,800	5.32
-- 31 WALES TOWNSHIP --										
Agricultural	20,142,400	49.89	20,142,400	1.000000						
Commercial	2,890,500	49.64	2,890,500	1.000000						
Industrial	1,205,900	49.74	1,205,900	1.000000						
Residential	125,444,400	49.93	125,444,400	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	149,683,200		149,683,200		27,455,600	50.00	27,455,600	177,138,800	177,138,800	2.05

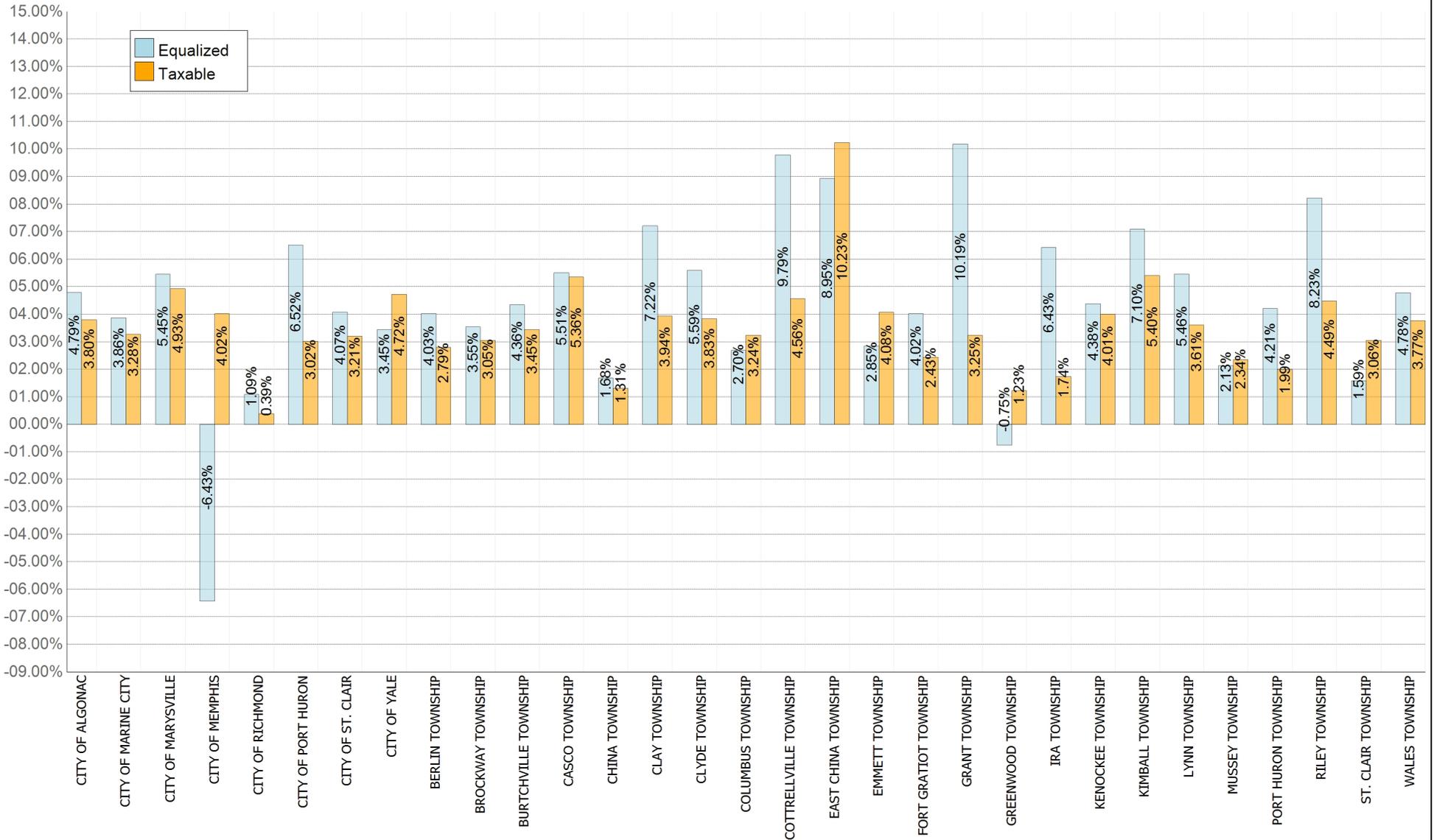
Grand Totals	Assessed Real	Equalized Real	% Real Total	Assessed Personal	Equalized Personal	Assessed % County	Equalized % County	Assessed Total	Equalized Total
Agricultural	481,816,700	481,816,700	6.45			5.58	5.58		
Commercial	763,780,500	763,780,500	10.22			8.84	8.84		
Industrial	543,518,300	543,518,300	7.27			6.29	6.29		
Residential	5,686,004,860	5,686,004,860	76.07			65.80	65.80		
Timber-Cutover	0	0	0.00			0.00	0.00		
Developmental	0	0	0.00			0.00	0.00		
Personal				1,166,734,900	1,166,734,900	13.50	13.50		
	7,475,120,360	7,475,120,360	100.00	1,166,734,900	1,166,734,900	100.00	100.00	8,641,855,260	8,641,855,260

ST. CLAIR COUNTY
Percent Change - 2020 to 2021
Includes New, Loss and Adjustment
By Local Unit

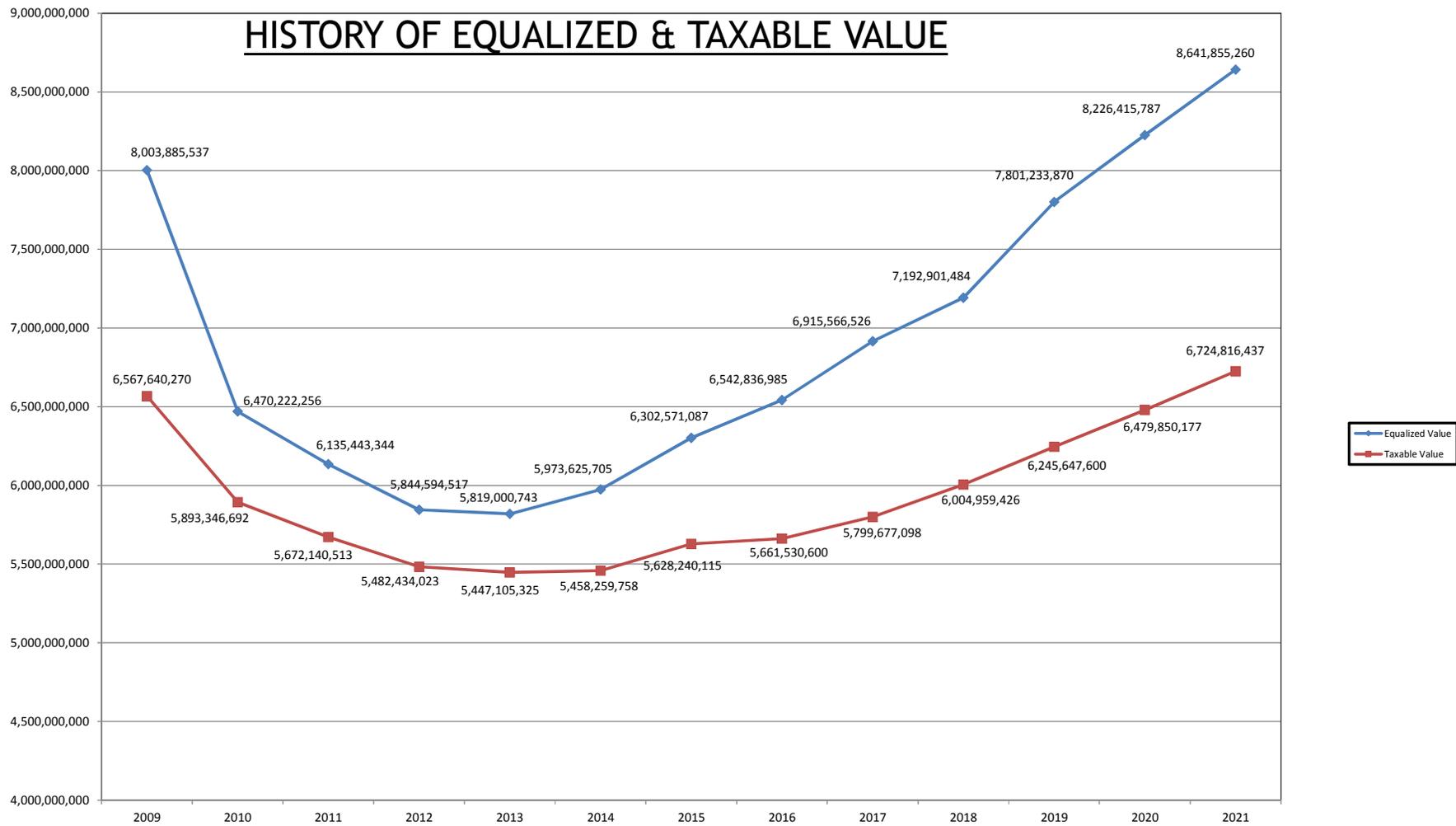
Unit	2020 Equalized Value	2021 Equalized Value	C.E.V. % Change	2020 Taxable Value	2021 Taxable Value	Taxable % Change
TOWNSHIPS						
BERLIN TOWNSHIP	171,014,500	177,908,438	4.03%	121,634,530	125,029,027	2.79%
BROCKWAY TOWNSHIP	91,815,900	95,074,000	3.55%	64,091,602	66,046,783	3.05%
BURTCHVILLE TOWNSHIP	182,122,900	190,058,000	4.36%	140,447,995	145,288,443	3.45%
CASCO TOWNSHIP	226,574,700	239,048,600	5.51%	167,470,750	176,444,902	5.36%
CHINA TOWNSHIP	580,297,625	590,033,400	1.68%	534,536,846	541,525,634	1.31%
CLAY TOWNSHIP	682,609,328	731,863,182	7.22%	497,205,930	516,796,128	3.94%
CLYDE TOWNSHIP	229,637,424	242,469,500	5.59%	174,703,703	181,396,112	3.83%
COLUMBUS TOWNSHIP	270,525,800	277,826,600	2.70%	208,225,609	214,978,275	3.24%
COTTRELLVILLE TOWNSHIP	170,951,300	187,687,600	9.79%	138,652,871	144,979,226	4.56%
EAST CHINA TOWNSHIP	572,589,850	623,818,400	8.95%	514,356,261	566,971,337	10.23%
EMMETT TOWNSHIP	127,261,900	130,508,000	2.55%	83,454,634	86,939,418	4.18%
FORT GRATIOT TOWNSHIP	589,683,900	613,381,100	4.02%	446,254,206	457,109,157	2.43%
GRANT TOWNSHIP	89,664,600	98,800,590	10.19%	67,693,659	69,892,016	3.25%
GREENWOOD TOWNSHIP	193,105,400	191,659,700	-0.75%	158,259,104	160,208,807	1.23%
IRA TOWNSHIP	332,193,545	353,538,700	6.43%	271,465,879	276,199,796	1.74%
KENOCKEE TOWNSHIP	125,508,200	131,005,100	4.38%	88,445,404	91,996,132	4.01%
KIMBALL TOWNSHIP	352,071,665	377,061,250	7.10%	271,833,432	286,509,296	5.40%
LYNN TOWNSHIP	79,581,900	83,929,500	5.46%	50,870,342	52,705,826	3.61%
MUSSEY TOWNSHIP	177,476,000	180,339,000	1.61%	123,845,180	126,542,499	2.18%
PORT HURON TOWNSHIP	332,255,950	346,241,700	4.21%	263,366,408	268,601,875	1.99%
RILEY TOWNSHIP	178,333,100	193,008,100	8.23%	125,935,785	131,584,453	4.49%
ST. CLAIR TOWNSHIP	452,402,600	459,573,800	1.59%	356,901,227	367,821,118	3.06%
WALES TOWNSHIP	169,057,500	177,138,800	4.78%	131,573,987	136,537,110	3.77%
CITIES						
CITY OF ALGONAC	145,828,400	152,814,900	4.79%	110,314,396	114,507,897	3.80%

Unit	2020 Equalized Value	2021 Equalized Value	C.E.V. % Change	2020 Taxable Value	2021 Taxable Value	Taxable % Change
CITIES						
CITY OF MARINE CITY	145,719,300	151,347,200	3.86%	103,815,949	107,220,031	3.28%
CITY OF MARYSVILLE	463,531,900	488,815,200	5.45%	379,886,083	398,604,208	4.93%
CITY OF MEMPHIS	10,590,400	9,909,500	-6.43%	7,415,849	7,713,663	4.02%
CITY OF RICHMOND	524,300	530,000	1.09%	374,629	376,086	0.39%
CITY OF PORT HURON	782,186,400	833,181,200	6.52%	631,760,412	650,862,608	3.02%
CITY OF ST. CLAIR	256,828,800	267,279,300	4.07%	211,288,984	218,065,304	3.21%
CITY OF YALE	44,470,700	46,004,900	3.45%	33,768,531	35,363,270	4.72%
VILLAGES						
VILLAGE OF CAPAC	53,290,100	55,353,900	3.87%	38,474,197	39,582,888	2.88%
VILLAGE OF EMMETT	10,191,700	10,865,300	6.61%	7,162,467	7,370,842	2.91%

Arranged by Local Unit Equalized Value Change



HISTORY OF EQUALIZED & TAXABLE VALUE



Percent change in Value from 2020 to 2021 by Class

