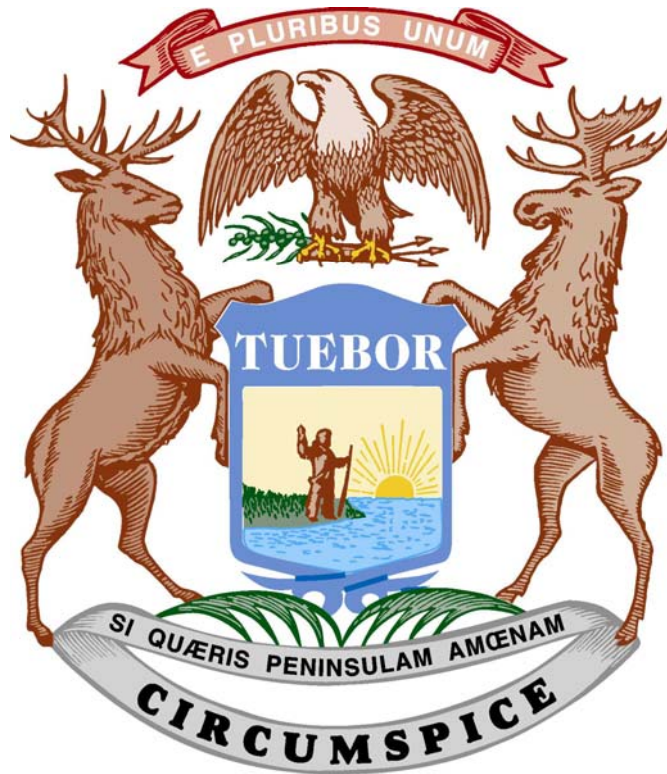
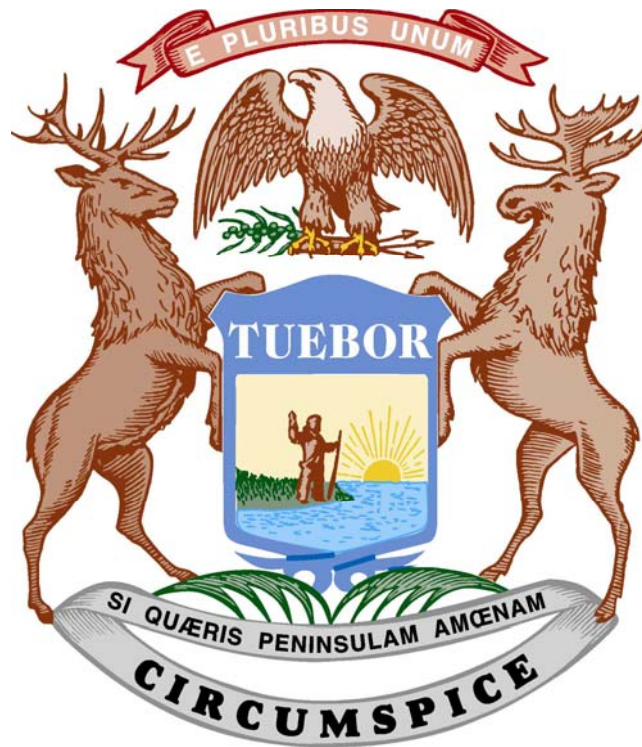


# **The Michigan Property Tax Real and Personal 2008 Statistical Update**



**Office of Revenue and Tax Analysis  
Michigan Department of Treasury  
September 2010**

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Michigan Department of Treasury  
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This report was prepared by Andrew Lockwood under the direction of Howard Heideman, Director, Tax Analysis Division, Michigan Department of Treasury. Editorial assistance was provided by Eric Krupka.

This report is available electronically at the Department of Treasury's Web site: <http://www.michigan.gov/treasury>.

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## SUMMARY

In 1893, the State of Michigan enacted the General Property Tax Act (Public Act 206 of 1893) as the main source of revenue for local governments. The basis of the general property tax is real and personal tangible property value that is not otherwise exempt. Beginning in 1995, the property tax base was changed from state equalized value (SEV, equal to 50 percent of true cash value) to taxable value. Unlike SEV, each year the taxable value of a property can increase by no more than five percent or the rate of inflation, whichever is less, until the property is transferred. The taxable value cap does not apply to additions or new construction.

Michigan statute and constitution provide for numerous property tax exemptions. These include property owned by religious and nonprofit organizations, educational institutions, government property, and certain agricultural property. Exempt personal property includes: inventories, non-business property, special tools, and air and water pollution control equipment. In addition, new personal property located in designated areas may be exempt from the general ad valorem property tax by local option. Homestead property (property used as a principal residence) is exempt from the 18-mill basic local school district operating tax.

The tables in this report focus on the general ad valorem property tax. For some property, taxpayers remit a specific tax in lieu of the general ad valorem property tax. Most telecommunications and railroad property is centrally assessed by the State, not locally assessed, and has a State public utility tax levied upon it, rather than the general ad valorem property tax. In addition, many local units levy special assessments on real property for specific public purposes, typically police and fire protection. This report excludes data on specific taxes, the state public utility tax, and special assessments.

In 2008, total taxable value in Michigan was \$363.2 billion, up \$5.0 billion, or 1.4 percent from 2007. Real property taxable value totaled \$334.5 billion while personal property taxable value totaled \$28.6 billion. Real residential property is the largest class of property by taxable value at \$252.2 billion, comprising 69.4 percent of total real and personal taxable value.

Total real and personal SEV totaled \$448.1 billion, down \$5.0 billion, or 1.1 percent from 2007. The 2008 decline in SEV reflected a decline in home property values and increased foreclosures. The 2008 decline was the first since 1976, which occurred because of the exemption of inventory. The gap between SEV and taxable value decreased in 2007 and 2008. Total real and personal SEV in 2008 is currently \$84.9 billion higher than total real and personal taxable value.

In calendar year 2008, total Michigan property tax collections were \$14.14 billion, down by 0.8 percent from 2007. Michigan ad valorem property taxes were 4.0 percent of total Michigan personal income. School finance reform (Proposal A) passed in 1994 has lowered the property tax burden. Other taxes were increased, notably the sales and use taxes to 6 percent, to allow for a decrease in school operating taxes. All property is subject to the SET (except beginning in 2008, industrial personal property) and certain nonhomestead property (second homes, rental homes, business property) to an 18 mill local school operating tax subject to voter approval.

For FY 2008, Michigan ranked 15<sup>th</sup> highest nationally for state and local property taxes per person at \$1,412. The U.S. average was \$1,343. Michigan ranked 11<sup>th</sup> highest nationally for state and local property taxes as a percent of personal income at 4.05 percent. The U.S. average for state and local property taxes as a percent of personal income was 3.38 percent.

Real property accounted for 92.1 percent of the total ad valorem property tax levy with personal property accounting for 7.9 percent in 2008. Residential property accounted for the biggest share of property taxes at 63.6 percent of the total. The next highest class is commercial, with real and personal commercial property taxes at 21.8 percent of the total 2008 ad valorem property tax levy.

Effective in calendar year 2008, a change in the treatment of commercial and industrial personal property was made. Industrial personal property is no longer subject to SET or the local school operating tax. Commercial personal property receives an exemption of 12 mills from the 18-mill local school operating tax. These exemptions reduced 2008 general ad valorem property taxes by an estimated \$390 million.

While local school operating taxes have decreased, the local school debt taxes' share of the total property tax levy has increased from 6.8 percent in 1994 to 12.0 percent in 2008.

In 2008, the all-property average millage rate was 38.94 mills, down from 39.89 mills in 2007. The new exemption for industrial and commercial personal property taxes was the main reason for the decline in the overall millage rate. The average 2008 homestead rate was 32.35 mills while the 2008 average nonhomestead rate was 51.06 mills.

Personal property comprised 7.9 percent of 2008 Michigan taxable value. Industrial personal property accounted for 38.8 percent of personal property taxable value; commercial personal property, 35.9 percent; and utility personal property 25.3 percent.

This report updates the data contained in "*The Michigan Property Tax, Real and Personal, 2003, May 2005*". For a detailed discussion of Michigan's property tax structure, please see the May 2005 report.

**Exhibit 1**  
**Ad Valorem Real and Personal Taxes**

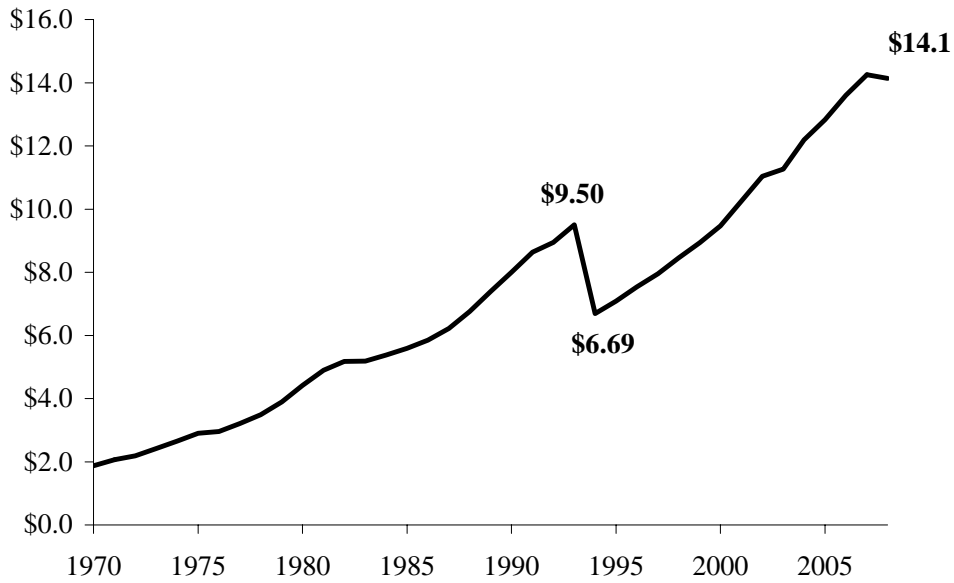
<u>Year</u>	<u>Tax Levy</u>		<u>Inflation Adjusted Property Tax Levy</u>		<u>Property Taxes as Percent of Personal Income</u>	
	<u>Amount (Millions)</u>	<u>Percent Change</u>	<u>Amount (Millions)</u>	<u>Percent Change</u>	<u>Ratio</u>	<u>Percent Point Change</u>
1970	\$1,874.3	12.9 %	\$4,745.0	6.3 %	5.0 %	0.4
1971	2,063.3	10.1	5,044.7	6.3	5.1	0.1
1972	2,183.2	5.8	5,137.0	1.8	4.9	-0.2
1973	2,420.4	10.9	5,354.9	4.2	4.8	-0.1
1974	2,649.6	9.5	5,288.6	-1.2	4.9	0.1
1975	2,903.9	9.6	5,387.6	1.9	5.1	0.2
1976	2,960.7	2.0	5,212.5	-3.2	4.6	-0.5
1977	3,207.1	8.3	5,283.5	1.4	4.4	-0.2
1978	3,484.9	8.7	5,336.7	1.0	4.3	-0.1
1979	3,889.4	11.6	5,284.5	-1.0	4.4	0.1
1980	4,411.4	13.4	5,171.6	-2.1	4.6	0.2
1981	4,898.4	11.0	5,255.8	1.6	4.8	0.2
1982	5,172.5	5.6	5,332.5	1.5	4.9	0.1
1983	5,187.3	0.3	5,197.7	-2.5	4.7	-0.2
1984	5,374.3	3.6	5,207.6	0.2	4.4	-0.3
1985	5,592.9	4.1	5,236.8	0.6	4.2	-0.2
1986	5,851.0	4.6	5,402.6	3.2	4.1	-0.1
1987	6,214.6	6.2	5,563.7	3.0	4.2	0.1
1988	6,761.1	8.8	5,823.5	4.7	4.3	0.1
1989	7,391.1	9.3	6,043.4	3.8	4.4	0.1
1990	7,998.5	8.2	6,219.7	2.9	4.5	0.1
1991	8,638.7	8.0	6,490.4	4.4	4.8	0.3
1992	8,941.7	3.5	6,579.6	1.4	4.6	-0.2
1993	9,500.6	6.3	6,805.6	3.4	4.7	0.1
1994	6,690.7	-29.6	4,646.3	-31.7	3.1	-1.6
1995	7,081.1	5.8	4,765.2	2.6	3.1	0.0
1996	7,536.1	6.4	4,941.7	3.7	3.2	0.1
1997	7,952.7	5.5	5,088.1	3.0	3.2	0.0
1998	8,449.6	6.2	5,287.6	3.9	3.2	0.0
1999	8,933.4	5.7	5,450.5	3.1	3.2	0.0
2000	9,462.3	5.9	5,572.6	2.2	3.2	0.0
2001	10,250.9	8.3	5,877.8	5.5	3.4	0.2
2002	11,033.3	7.6	6,167.3	4.9	3.6	0.2
2003	11,270.0	2.1	6,175.3	0.1	3.6	0.0
2004	12,190.2	8.2	6,575.1	6.5	3.8	0.2
2005	12,827.4	5.2	6,722.9	2.2	3.9	0.1
2006	13,598.1	6.0	6,916.6	2.9	4.1	0.2
2007	14,254.2	4.8	7,122.5	3.0	4.1	0.0
2008	14,143.5	-0.8	6,907.8	-3.0	4.0	-0.1
	<u>Change</u>	<u>Percent Change</u>	<u>Change</u>	<u>Percent Change</u>	<u>Change</u>	
1970-1979	2,015.1	107.5 %	539.4	11.4 %	-0.6	
1980-1989	2,979.8	67.5	871.8	16.9	-0.2	
1990-1999	934.9	11.7	-769.2	-12.4	-1.3	
1995-2008	7,062.4	99.7	2,142.6	45.0	0.9	

Sources: State Tax Commission and Office of Revenue and Tax Analysis, Michigan Department of Treasury.

Bureau of Labor Statistics, U.S. Department of Labor. Bureau of Economic Analysis, U.S. Department of Commerce.

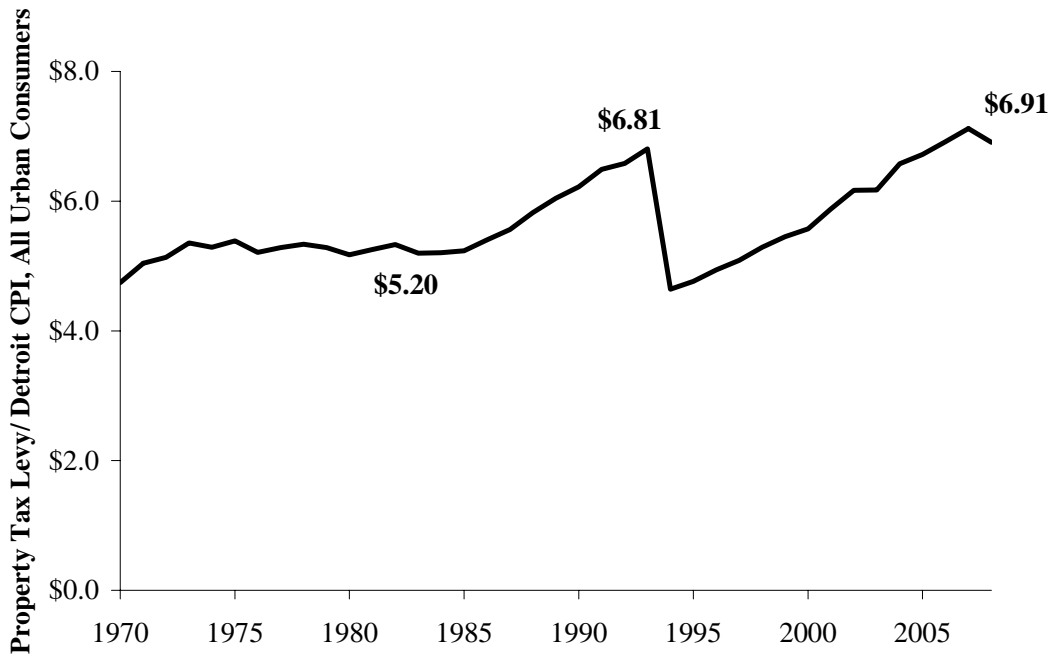
Inflation-adjusted property tax levy equals property tax levy divided by the Detroit CPI (All Urban Consumers), 82-84 base year.

**Exhibit 2**  
**Property Taxes Dropped Dramatically in 1994**  
**Billions**



Source: State Tax Commission and Office of Revenue and Tax Analysis, Michigan Department of Treasury.

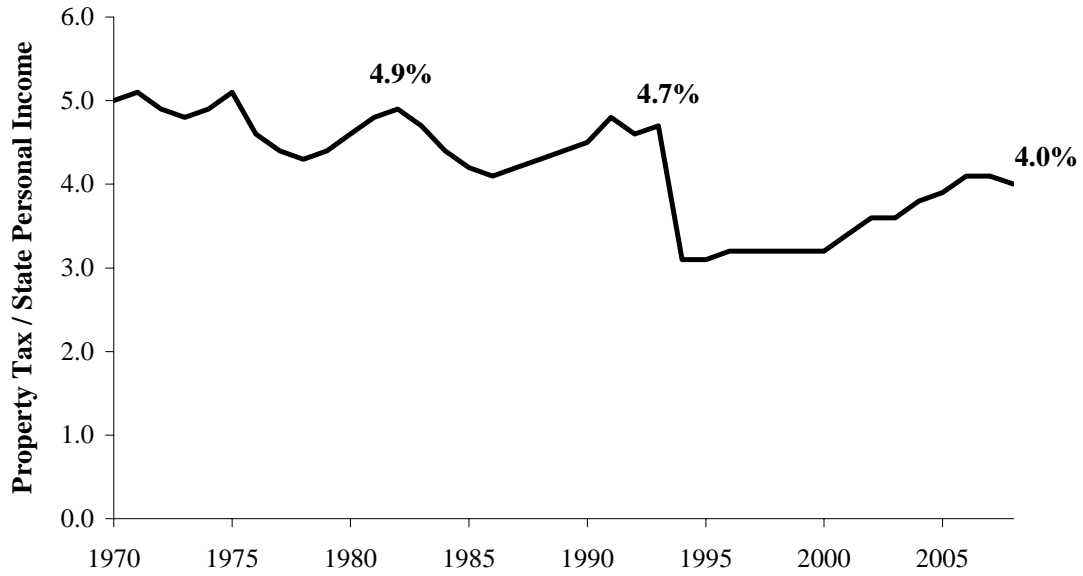
**Exhibit 3**  
**Inflation-Adjusted Property Taxes at Early-1990s Level**  
**Billions**



Source: State Tax Commission and Office of Revenue and Tax Analysis, Michigan Department of Treasury, and Bureau of Labor Statistics, U.S. Department of Labor

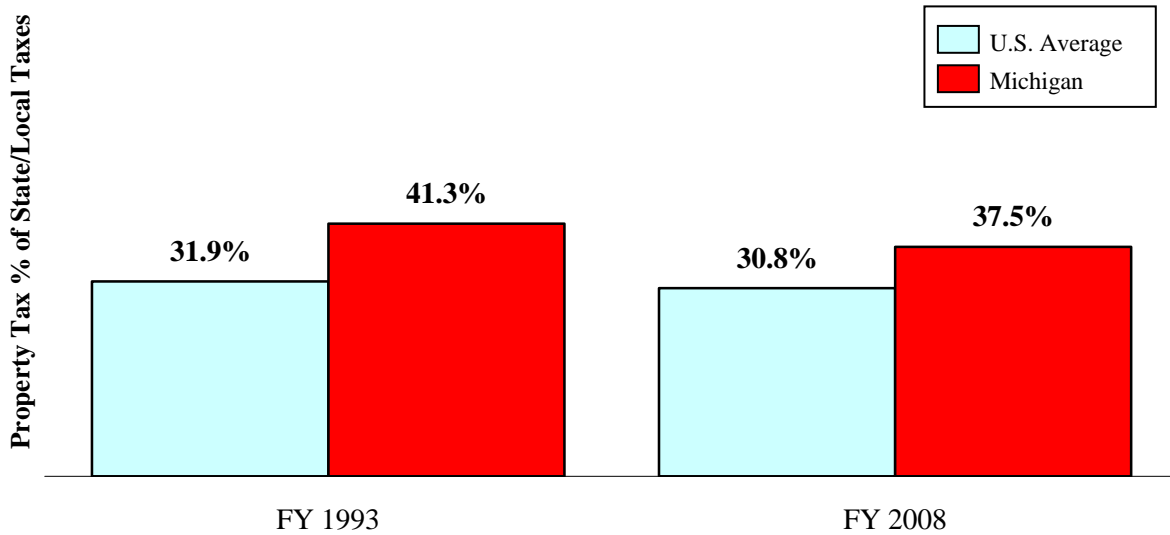


**Exhibit 4**  
**Property Tax as a Percent of Personal Income Down Sharply**



Source: State Tax Commission and Office of Revenue and Tax Analysis, Michigan Department of Treasury, and Bureau of Economic Analysis, U.S. Department of Commerce.

**Exhibit 5**  
**Michigan's Reliance on Property Taxes Falls**



Source: Bureau of Census, U.S. Dept. of Commerce.

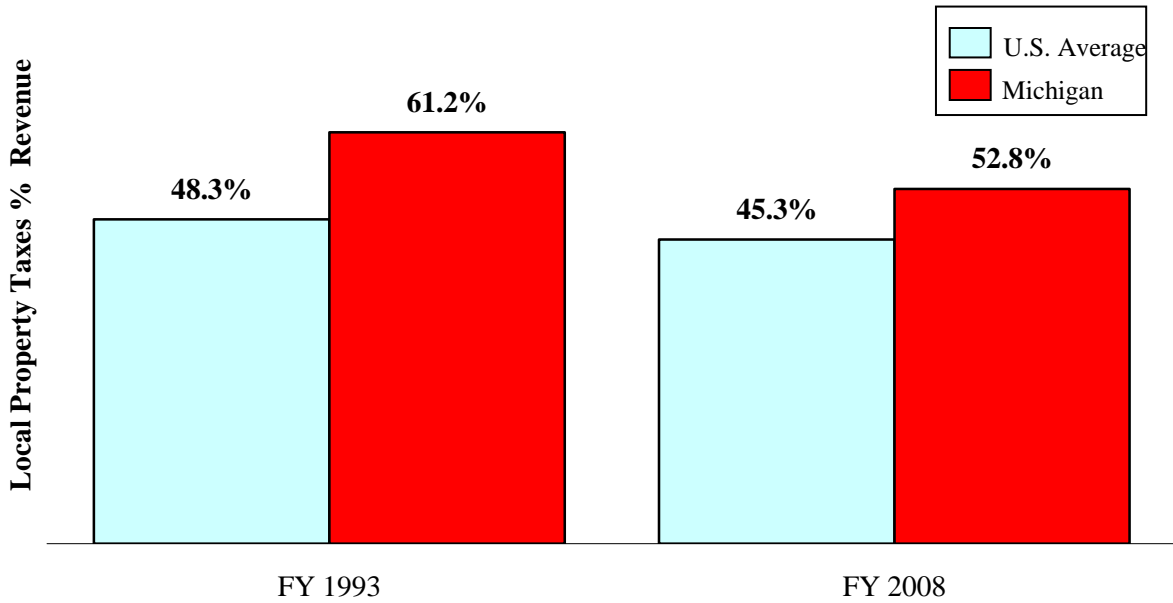
**Exhibit 6**  
**State and Local Property Tax Burden for FY 2008**  
**Per Person and Percent of Personal Income**

State	FY 2008	2008	FY 2008	Rank	FY 2008	FY 2008	Rank
	State & Local Property Taxes (thousands)		Population		State & Local Property Taxes Per Person	Personal Income (thousands)	
Alabama	\$2,305,795	4,677,464	\$493	50	\$156,965,750	1.47%	50
Alaska	\$1,068,390	688,125	\$1,553	13	29,128,500	3.67%	14
Arizona	\$6,704,621	6,499,377	\$1,032	34	222,344,750	3.02%	27
Arkansas	\$1,462,089	2,867,764	\$510	49	91,982,000	1.59%	49
California	\$52,758,875	36,580,371	\$1,442	14	1,595,912,000	3.31%	21
Colorado	\$6,130,312	4,935,213	\$1,242	22	210,341,000	2.91%	32
Connecticut	\$8,324,933	3,502,932	\$2,377	2	195,886,000	4.25%	7
Delaware	\$605,062	876,211	\$691	43	34,951,000	1.73%	46
Florida	\$30,260,538	18,423,878	\$1,642	10	719,425,000	4.21%	8
Georgia	\$10,219,678	9,697,838	\$1,054	33	335,550,250	3.05%	26
Hawaii	\$1,253,263	1,287,481	\$973	35	53,552,000	2.34%	41
Idaho	\$1,180,555	1,527,506	\$773	41	50,112,500	2.36%	40
Illinois	\$21,294,904	12,842,954	\$1,658	9	542,500,250	3.93%	12
Indiana	\$6,934,939	6,388,309	\$1,086	31	217,957,750	3.18%	22
Iowa	\$3,719,350	2,993,987	\$1,242	21	110,020,250	3.38%	19
Kansas	\$3,687,330	2,797,375	\$1,318	19	106,512,000	3.46%	18
Kentucky	\$2,779,552	4,287,931	\$648	45	134,992,750	2.06%	44
Louisiana	\$2,837,882	4,451,513	\$638	46	158,486,500	1.79%	45
Maine	\$2,157,216	1,319,691	\$1,635	11	47,118,500	4.58%	6
Maryland	\$6,611,158	5,658,655	\$1,168	28	268,907,750	2.46%	38
Massachusetts	\$11,664,990	6,543,595	\$1,783	8	329,168,750	3.54%	16
<b>Michigan</b>	<b>\$14,126,726</b>	<b>10,002,486</b>	<b>\$1,412</b>	<b>15</b>	<b>348,709,250</b>	<b>4.05%</b>	<b>11</b>
Minnesota	\$6,634,723	5,230,567	\$1,268	20	221,149,750	3.00%	28
Mississippi	\$2,299,453	2,940,212	\$782	40	88,593,750	2.60%	35
Missouri	\$5,480,147	5,956,335	\$920	37	212,302,500	2.58%	36
Montana	\$1,175,033	968,035	\$1,214	25	33,162,750	3.54%	17
Nebraska	\$2,485,283	1,781,949	\$1,395	16	68,959,000	3.60%	15
Nevada	\$3,215,685	2,615,772	\$1,229	24	107,476,500	2.99%	30
New Hampshire	\$3,057,145	1,321,872	\$2,313	4	56,953,250	5.37%	1
New Jersey	\$22,707,703	8,663,398	\$2,621	1	441,461,750	5.14%	2
New Mexico	\$1,124,094	1,986,763	\$566	48	65,198,250	1.72%	47
New York	\$39,068,724	19,467,789	\$2,007	5	934,457,000	4.18%	10
North Carolina	\$7,870,474	9,247,134	\$851	38	322,731,250	2.44%	39
North Dakota	\$740,022	641,421	\$1,154	29	24,721,750	2.99%	29
Ohio	\$13,572,615	11,528,072	\$1,177	27	410,432,500	3.31%	20
Oklahoma	\$2,112,601	3,644,025	\$580	47	127,938,500	1.65%	48
Oregon	\$4,257,253	3,782,991	\$1,125	30	136,177,000	3.13%	24
Pennsylvania	\$15,536,582	12,566,368	\$1,236	23	493,458,000	3.15%	23
Rhode Island	\$2,063,660	1,053,502	\$1,959	6	42,951,750	4.80%	5
South Carolina	\$4,299,365	4,503,280	\$955	36	144,522,750	2.97%	31
South Dakota	\$858,704	804,532	\$1,067	32	30,398,250	2.82%	33
Tennessee	\$4,669,642	6,240,456	\$748	42	215,738,000	2.16%	43
Texas	\$33,539,916	24,304,290	\$1,380	17	910,376,250	3.68%	13
Utah	\$2,218,041	2,727,343	\$813	39	86,606,500	2.56%	37
Vermont	\$1,177,064	621,049	\$1,895	7	23,752,500	4.96%	4
Virginia	\$10,569,062	7,795,424	\$1,356	18	339,074,250	3.12%	25
Washington	\$7,809,112	6,566,073	\$1,189	26	277,567,500	2.81%	34
West Virginia	\$1,237,603	1,814,873	\$682	44	55,947,750	2.21%	42
Wisconsin	\$8,829,539	5,627,610	\$1,569	12	210,300,000	4.20%	9
Wyoming	<u>\$1,259,936</u>	<u>532,981</u>	<u>\$2,364</u>	3	<u>25,245,750</u>	<u>4.99%</u>	3
U.S. Totals	407,957,339	303,784,772	\$1,343		12,068,179,250	3.38%	

Sources:

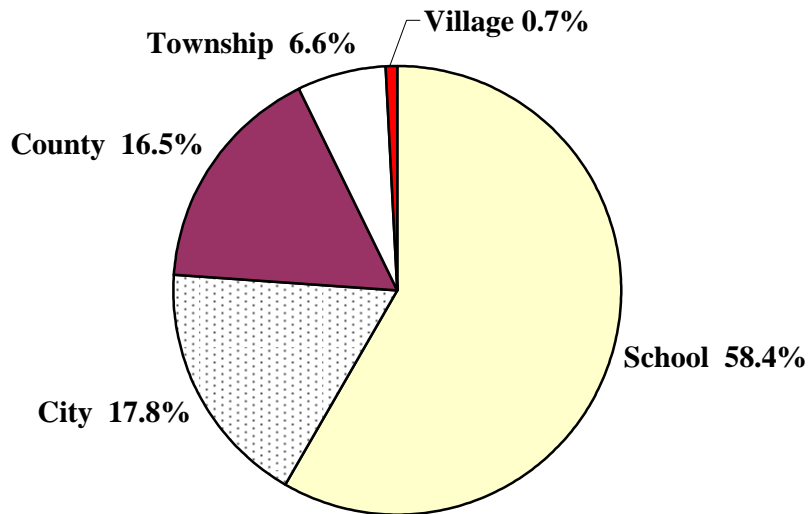
- 1) Tax data from Government Finances, Bureau of the Census, U.S. Department of Commerce
- 2) Population data from Bureau of the Census, December 2009
- 3) Personal income data from Bureau of Economic Analysis, U.S. Department of Commerce June 2010

**Exhibit 7**  
**Michigan's Local Government Reliance on Property Taxes**  
**Above the National Average**



Source: Bureau of Census, U.S. Department of Commerce.

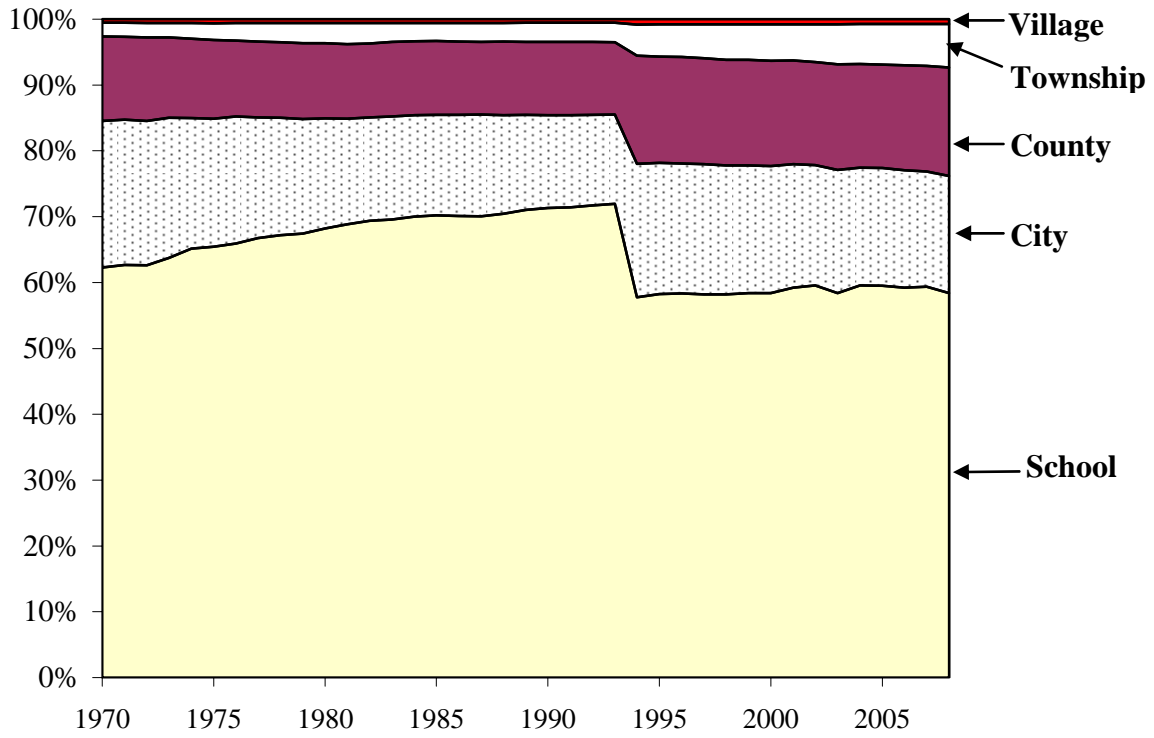
**Exhibit 8**  
**Nearly 60 Percent of CY 2008 Property Taxes for Schools**



Source: State Tax Commission.

Note: Schools include ISDs and community colleges.

### Exhibit 9 Schools' Share of Property Taxes Falls Sharply



Source: State Tax Commission and Office of Revenue and Tax Analysis, Michigan Department of Treasury.

Note: Schools include ISDs and community colleges.

**Exhibit 10**  
**Share of Michigan General Property Taxes, by Local Unit of Government**

<u>Year</u>	<u>School</u>	<u>City</u>	<u>County</u>	<u>Township</u>	<u>Village</u>	<u>Total</u>
1970	62.3 %	22.3 %	12.8 %	2.1 %	0.5 %	100.0 %
1971	62.7	22.1	12.6	2.1	0.5	
1972	62.6	21.9	12.7	2.2	0.6	
1973	63.8	21.3	12.2	2.2	0.6	
1974	65.1	19.8	12.1	2.4	0.6	
1975	65.4	19.4	12.0	2.6	0.6	
1976	65.9	19.3	11.5	2.7	0.6	
1977	66.8	18.3	11.5	2.8	0.6	
1978	67.2	17.8	11.5	2.9	0.6	
1979	67.4	17.4	11.5	3.1	0.6	
1980	68.2	16.7	11.4	3.0	0.6	
1981	68.8	16.1	11.3	3.2	0.6	
1982	69.4	15.7	11.2	3.1	0.6	
1983	69.6	15.6	11.4	2.9	0.6	
1984	70.0	15.4	11.2	2.8	0.6	
1985	70.2	15.3	11.2	2.8	0.6	
1986	70.1	15.4	11.1	2.8	0.6	
1987	70.0	15.5	11.1	2.9	0.6	
1988	70.4	15.0	11.2	2.8	0.6	
1989	71.0	14.4	11.1	2.9	0.6	
1990	71.3	14.1	11.2	2.9	0.5	
1991	71.4	14.0	11.1	2.9	0.5	
1992	71.7	13.8	11.1	2.9	0.5	
1993	72.0	13.6	11.0	3.0	0.5	
1994	57.8	20.3	16.4	4.7	0.8	
1995	58.2	19.9	16.1	4.9	0.8	
1996	58.4	19.7	16.2	4.9	0.8	
1997	58.2	19.8	16.1	5.1	0.8	
1998	58.2	19.6	16.0	5.4	0.8	
1999	58.4	19.4	16.0	5.4	0.8	
2000	58.4	19.3	16.0	5.6	0.8	
2001	59.2	18.8	15.7	5.5	0.8	
2002	59.5	18.3	15.6	5.8	0.8	
2003	58.4	18.7	16.1	6.1	0.8	
2004	59.6	17.9	15.7	6.1	0.7	
2005	59.5	17.9	15.7	6.2	0.7	
2006	59.2	17.8	15.9	6.3	0.7	
2007	59.4	17.5	16.0	6.4	0.7	
2008	58.4	17.8	16.5	6.6	0.7	

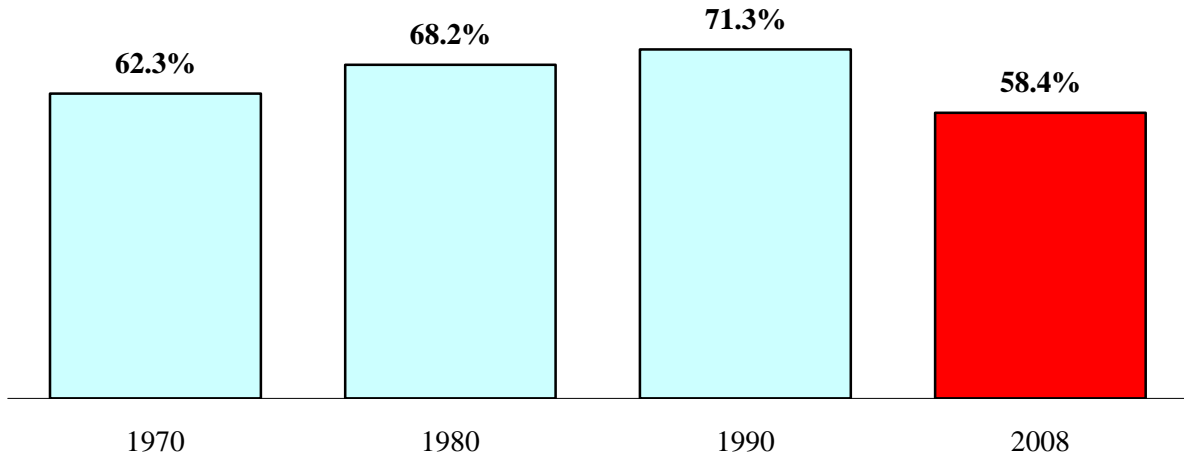
**Percentage Point Changes**

1970-79	5.1 %	-4.9 %	-1.3 %	1.0 %	0.1 %
1980-89	2.8	-2.3	-0.3	-0.1	0.0
1990-99	-12.9	5.3	4.8	2.5	0.3
1994-08	0.6	-2.5	0.1	1.9	-0.1
1970-08	-3.9 %	-4.5 %	3.7 %	4.5 %	0.2 %

Sources: State Tax Commission and Office of Revenue and Tax Analysis, Michigan Department of Treasury.

Note: Schools include ISDs and community colleges.

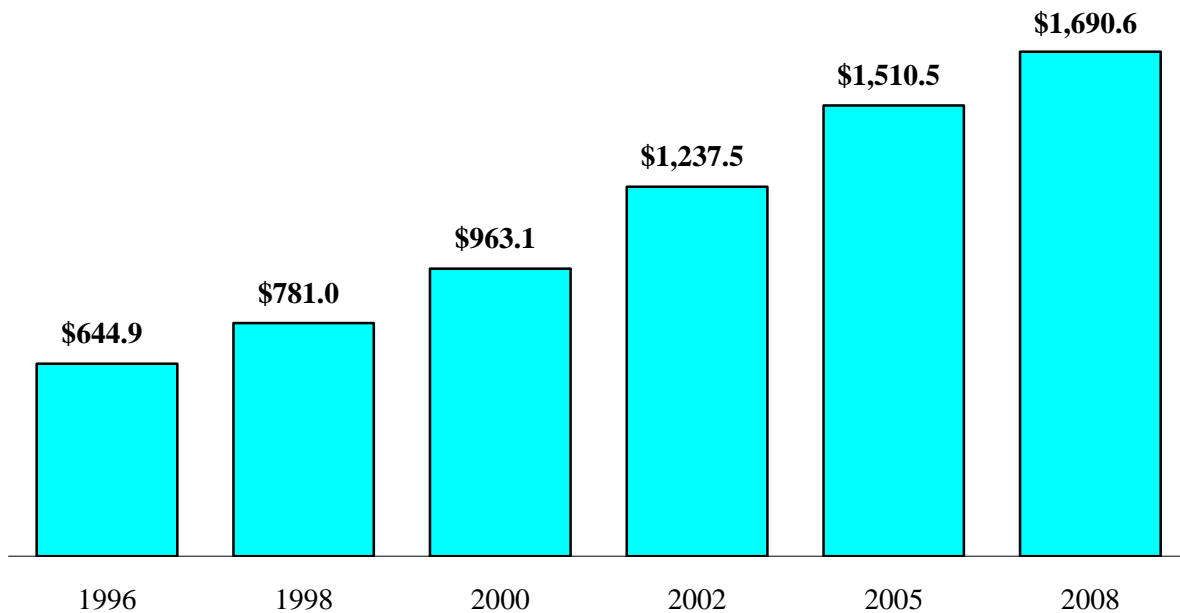
**Exhibit 11**  
**Schools' Share of Property Taxes Falls Since Proposal A**



Source: State Tax Commission.

Note: Schools include ISDs and community colleges.

**Exhibit 12**  
**School Debt Taxes Increase Over Time**  
**Annual Debt Millage Revenue**  
**(millions)**



Source: Office of Revenue and Tax Analysis, Michigan Department of Treasury, and Michigan Department of Education.

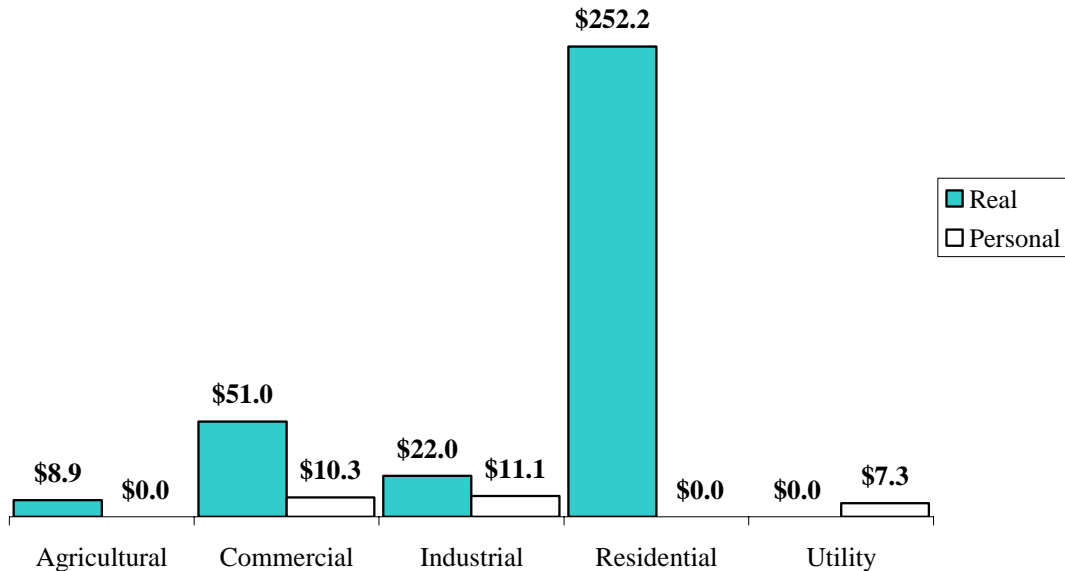
Note: Schools include ISDs and community colleges.

**Exhibit 13**  
**School Bond Loan Data**  
**(millions of dollars)**

<b>Calendar Year</b>	<b>Local School Bond Propositions</b>		<b>Qualified Bond Issued</b>	
	<b>No. Passed</b>	<b>Amount</b>	<b>Issued</b>	<b>Outstanding Balance</b>
1991	39	\$710.7	\$892.6	\$3,146.8
1992	28	309.1	905.6	3,536.5
1993	24	216.9	1,342.3	3,818.4
1994	34	499.0	637.9	4,081.4
1995	84	1,251.6	1,323.2	5,001.3
1996	83	1,295.2	1,614.6	6,270.8
1997	64	1,351.0	1,606.0	7,296.3
1998	44	798.9	2,064.0	8,176.4
1999	56	958.2	1,232.0	8,758.6
2000	57	1,399.3	1,382.6	9,773.8
2001	67	1,318.4	2,220.7	11,214.7
2002	49	1,042.3	1,979.0	12,202.4
2003	26	987.5	1,907.7	12,865.6
2004	45	1,632.9	2,329.1	13,800.4
2005	23	569.1	2,944.9	13,506.1
2006	26	510.5	1,682.0	13,932.9
2007	32	709.8	1,439.2	14,033.0
2008	26	535.2	1,375.6	14,051.1
<b>Total, 1995-2008</b>	<b>682</b>	<b>\$14,359.8</b>	<b>\$25,100.5</b>	

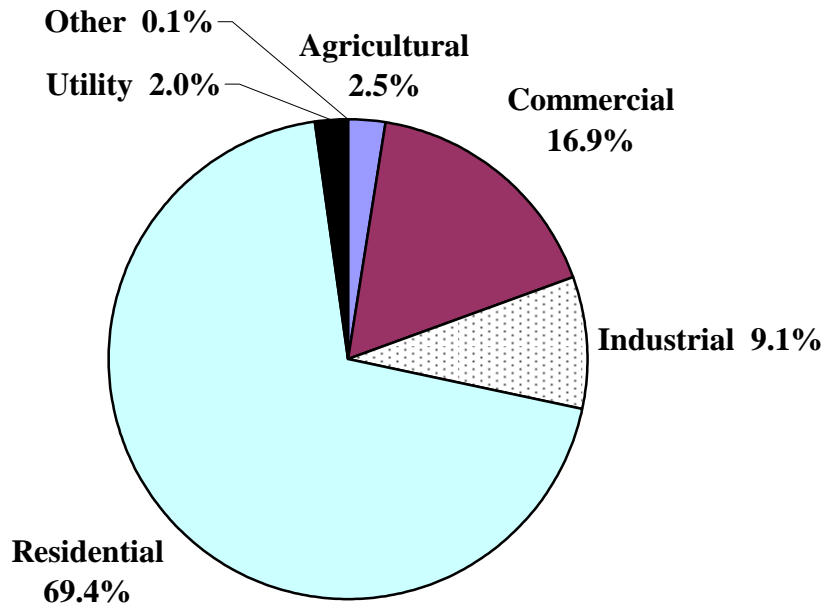
Sources: Municipal Advisory Council of Michigan.  
Michigan Department of Treasury, School Bond Loan Fund Program.

**Exhibit 14**  
**Residential Property Comprised Almost 70 Percent of Taxable Value, 2008**  
**(billions)**



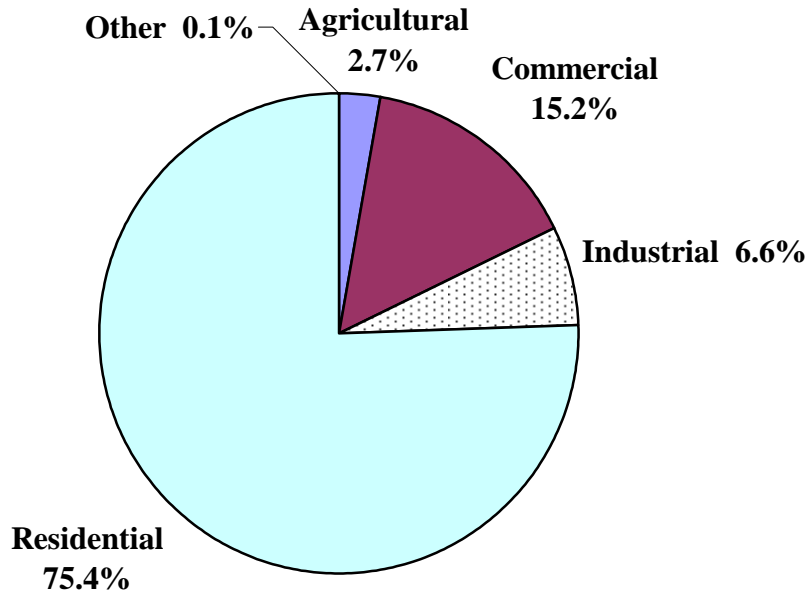
Source: State Tax Commission and Office of Revenue and Tax Analysis, Michigan Department of Treasury.

**Exhibit 15**  
**Real and Personal Property Taxable Value, 2008**



Source: State Tax Commission and Office of Revenue and Tax Analysis, Michigan Department of Treasury.

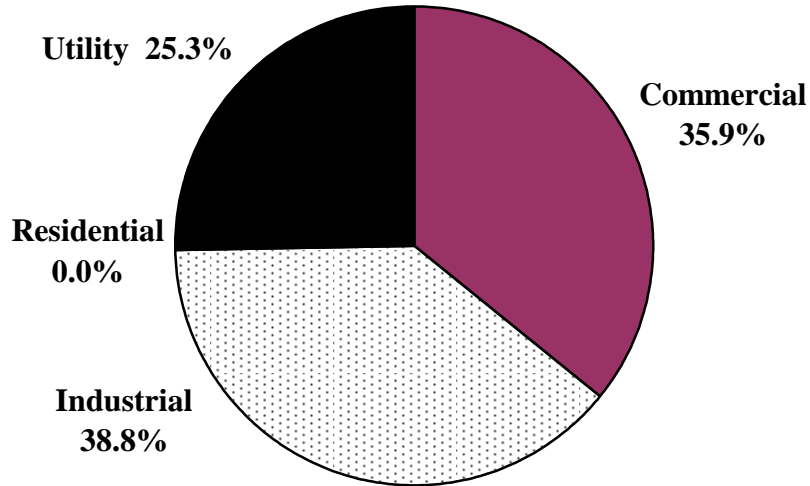
**Exhibit 16**  
**Real Property Taxable Value, 2008**



Source: State Tax Commission and Office of Revenue and Tax Analysis, Michigan Department of Treasury.

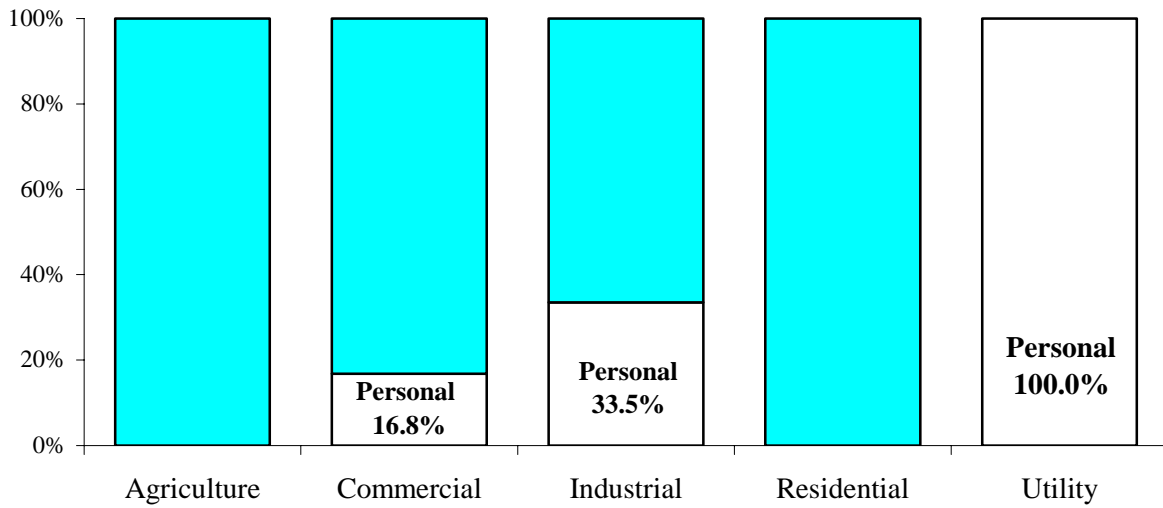


**Exhibit 17**  
**Personal Property Taxable Value, 2008**



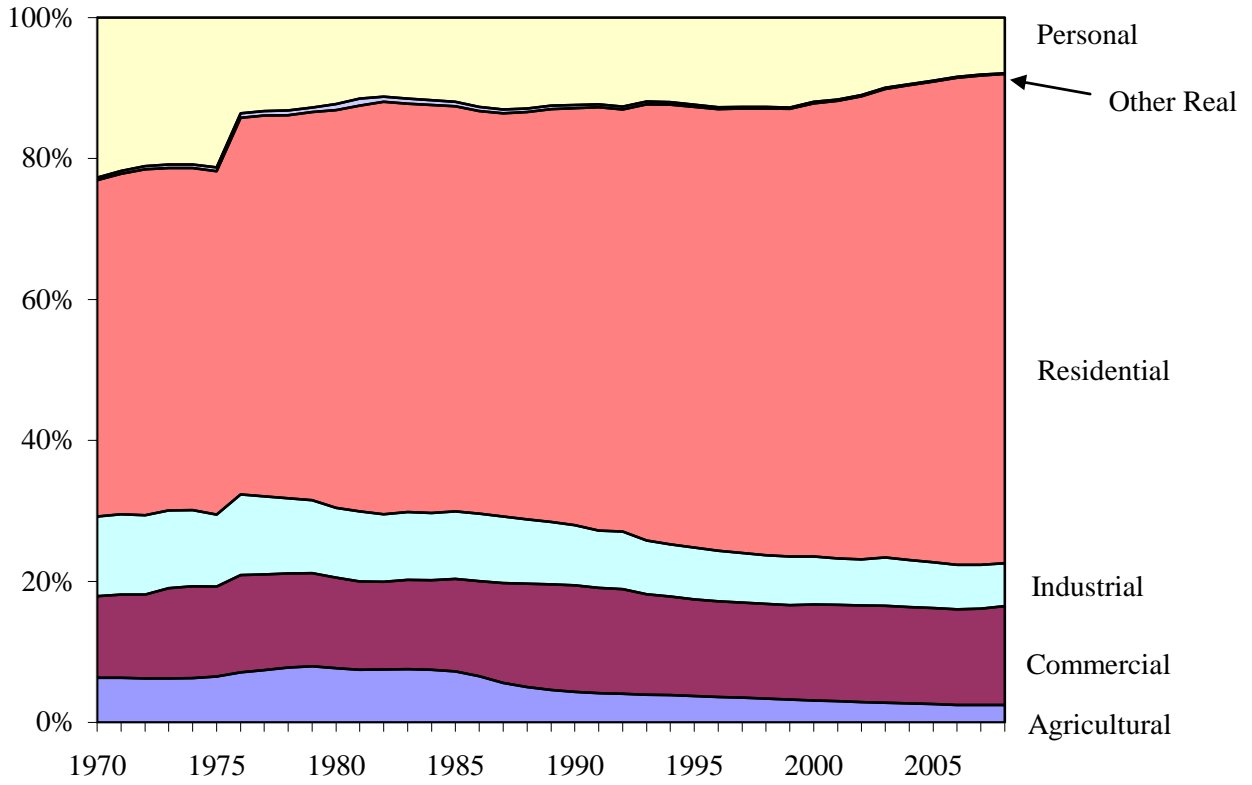
Source: State Tax Commission and Office of Revenue and Tax Analysis, Michigan Department of Treasury.

**Exhibit 18**  
**Personal Property Value as Percent of Total Value, 2008**



Source: State Tax Commission and Office of Revenue and Tax Analysis, Michigan Department of Treasury.

**Exhibit 19**  
**Residential Share Grows – Agricultural, Industrial Shares Decline –**  
**Share of SEV/Taxable Value**



Source: State Tax Commission, Office of Revenue and Tax Analysis, Department of Treasury

**Exhibit 20**  
**Taxable Value of Michigan Ad Valorem**  
**Real and Personal Property by Class**  
**2005-2008**  
**(millions)**

	2005					2006				
	Taxable Value			Personal		Taxable Value			Personal	
	<u>Real</u>	<u>Personal</u>	<u>Total</u>	<u>Percent</u>		<u>Real</u>	<u>Personal</u>	<u>Total</u>	<u>Percent</u>	
Agriculture	\$8,383.5	\$0.0	\$8,383.5	-	%	\$8,318.1	\$0.0	\$8,318.1	-	%
Timber Cutover	152.5	0.0	152.5	-		148.6	0.0	148.6	-	
Developmental	260.1	0.0	260.1	-		277.8	0.0	277.8	-	
Commercial	43,823.7	10,511.1	54,334.7	19.3		46,241.4	10,623.4	56,864.8	18.7	
Industrial	20,944.2	10,927.5	31,871.7	34.3		21,548.5	11,014.2	32,562.7	33.8	
Residential	219,514.9	3.7	219,518.6	0.0		235,415.3	1.2	235,416.5	0.0	
Utility	<u>0.0</u>	<u>7,338.0</u>	<u>7,338.0</u>	<u>100.0</u>		<u>0.0</u>	<u>6,957.2</u>	<u>6,957.2</u>	<u>100.0</u>	
Total	\$293,078.8	\$28,780.2	\$321,859.1	8.9	%	\$311,949.7	\$28,596.1	\$340,545.8	8.4	%

	2007					2008				
	Taxable Value			Personal		Taxable Value			Personal	
	<u>Real</u>	<u>Personal</u>	<u>Total</u>	<u>Percent</u>		<u>Real</u>	<u>Personal</u>	<u>Total</u>	<u>Percent</u>	
Agriculture	\$8,709.5	\$0.0	\$8,709.5	-	%	\$8,937.1	\$0.0	\$8,937.1	-	%
Timber Cutover	136.8	0.0	136.8	-		137.1	0.0	137.1	-	
Developmental	296.0	0.0	296.0	-		299.8	0.0	299.8	-	
Commercial	49,075.1	10,803.1	59,878.3	18.0		50,978.0	10,293.1	61,271.0	16.8	
Industrial	22,193.3	10,960.0	33,153.2	33.1		22,019.3	11,102.3	33,121.6	33.5	
Residential	248,796.2	0.1	248,796.3	0.0		252,177.0	0.0	252,177.1	0.0	
Utility	<u>0.0</u>	<u>7,195.8</u>	<u>7,195.8</u>	<u>100.0</u>		<u>0.0</u>	<u>7,251.9</u>	<u>7,251.9</u>	<u>100.0</u>	
Total	\$329,207.0	\$28,959.0	\$358,166.0	8.1	%	\$334,548.4	\$28,647.3	\$363,195.7	7.9	%

Sources: State Tax Commission and Office of Revenue and Tax Analysis, Michigan Department of Treasury.

**Exhibit 21**  
**Statewide Taxable Value and SEV by Class of Property**  
**2000-2008**

**Michigan Taxable Value**

<u>Year</u>	<u>Agriculture</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Residential</u>	<u>Other Real</u>	<u>Total Real</u>	<u>Personal</u>	<u>Total Real &amp; Personal</u>
2000	7,464,131,975	32,803,392,665	16,340,045,165	154,838,574,448	506,218,455	211,952,362,708	28,764,821,221	240,717,183,929
2001	7,685,747,400	35,302,959,948	17,011,716,807	167,456,216,312	495,207,172	227,951,847,639	29,938,045,126	257,889,892,765
2002	7,910,624,969	37,625,005,929	18,082,510,606	180,641,155,820	492,991,992	244,752,289,316	30,288,573,661	275,040,862,977
2003	8,025,165,638	39,673,211,156	19,689,070,248	191,724,452,369	486,080,066	259,597,979,477	28,661,686,664	288,259,666,141
2004	8,187,227,815	41,568,134,188	20,403,101,673	205,347,396,782	418,103,392	275,923,963,850	28,773,492,460	304,697,456,310
2005	8,383,477,970	43,823,673,918	20,944,247,274	219,514,861,235	412,540,863	293,078,801,260	28,780,249,167	321,859,050,427
2006	8,318,089,411	46,241,418,568	21,548,522,986	235,415,312,805	426,363,187	311,949,706,957	28,596,054,092	340,545,761,049
2007	8,709,496,551	49,075,109,720	22,193,254,919	248,796,215,888	432,878,812	329,206,955,890	28,959,025,226	358,165,981,116
2008	8,937,131,620	50,977,967,234	22,019,304,087	252,177,036,720	436,920,446	334,548,360,107	28,647,312,034	363,195,672,141

**Michigan State Equalized Value**

<u>Year</u>	<u>Agriculture</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Residential</u>	<u>Other Real</u>	<u>Total Real</u>	<u>Personal</u>	<u>Total Real &amp; Personal</u>
2000	10,704,606,830	37,747,704,809	17,496,791,093	188,828,676,626	815,959,950	255,593,739,308	28,833,098,307	284,426,837,615
2001	11,884,000,757	42,041,985,038	18,529,852,114	209,546,590,808	844,312,395	282,846,741,112	30,049,296,715	312,896,037,827
2002	13,382,059,973	46,474,850,866	20,553,734,463	231,990,810,111	942,964,009	313,344,419,422	30,370,832,298	343,715,251,720
2003	14,490,357,406	50,419,526,422	22,918,860,554	251,936,860,990	1,015,134,265	340,780,739,637	28,744,557,690	369,525,297,327
2004	15,898,969,406	53,021,398,105	23,776,959,348	270,087,361,385	914,305,835	363,698,994,079	28,923,135,084	392,622,129,163
2005	17,079,396,204	56,219,954,715	24,824,342,675	287,801,333,413	980,091,883	386,905,118,890	28,891,772,515	415,796,891,405
2006	16,624,024,168	59,155,491,285	25,387,479,560	305,585,093,273	1,032,254,787	407,784,343,073	28,636,911,872	436,421,254,945
2007	17,653,875,255	61,995,642,365	25,813,944,008	317,605,998,910	1,014,130,857	424,083,591,395	29,025,118,279	453,108,709,674
2008	18,369,467,555	63,509,675,879	25,230,786,539	311,300,442,322	1,015,521,010	419,425,893,305	28,713,647,396	448,139,540,701

**Ratio of Taxable Value to State Equalized Value**

<u>Year</u>	<u>Agriculture</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Residential</u>	<u>Other Real</u>	<u>Total Real</u>	<u>Personal</u>	<u>Total Real &amp; Personal</u>
2000	69.7%	86.9%	93.4%	82.0%	62.0%	82.9%	99.8%	84.6%
2001	64.7%	84.0%	91.8%	79.9%	58.7%	80.6%	99.6%	82.4%
2002	59.1%	81.0%	88.0%	77.9%	52.3%	78.1%	99.7%	80.0%
2003	55.4%	78.7%	85.9%	76.1%	47.9%	76.2%	99.7%	78.0%
2004	51.5%	78.4%	85.8%	76.0%	45.7%	75.9%	99.5%	77.6%
2005	49.1%	78.0%	84.4%	76.3%	42.1%	75.7%	99.6%	77.4%
2006	50.0%	78.2%	84.9%	77.0%	41.3%	76.5%	99.9%	78.0%
2007	49.3%	79.2%	86.0%	78.3%	42.7%	77.6%	99.8%	79.0%
2008	48.7%	80.3%	87.3%	81.0%	43.0%	79.8%	99.8%	81.0%

**Exhibit 22**  
**Real and Personal Taxable Value, 2008**  
**By County**

<u>County Name</u>	<u>Real Property Taxable Value</u>	<u>Personal Property Taxable Value</u>	<u>Total Real and Personal Taxable Value</u>	<u>Percent of Statewide Total</u>
Alcona	725,270,511	29,158,086	\$754,428,597	0.2%
Alger	295,746,679	24,747,885	\$320,494,564	0.1%
Allegan	3,899,753,601	344,412,914	\$4,244,166,515	1.2%
Alpena	846,966,570	79,234,273	\$926,200,843	0.3%
Antrim	1,673,397,116	79,540,650	\$1,752,937,766	0.5%
Arenac	516,262,155	29,743,466	\$546,005,621	0.2%
Baraga	193,220,599	21,234,121	\$214,454,720	0.1%
Barry	1,817,597,123	83,673,285	\$1,901,270,408	0.5%
Bay	2,805,817,755	259,493,903	\$3,065,311,658	0.8%
Benzie	1,032,083,458	31,586,100	\$1,063,669,558	0.3%
Berrien	6,208,459,735	399,966,549	\$6,608,426,284	1.8%
Branch	1,180,604,768	120,809,925	\$1,301,414,693	0.4%
Calhoun	3,186,949,993	505,844,083	\$3,692,794,076	1.0%
Cass	1,636,332,337	102,854,669	\$1,739,187,006	0.5%
Charlevoix	1,952,206,082	106,918,367	\$2,059,124,449	0.6%
Cheboygan	1,302,637,637	44,982,372	\$1,347,620,009	0.4%
Chippewa	919,007,021	57,111,142	\$976,118,163	0.3%
Clare	903,244,626	105,241,162	\$1,008,485,788	0.3%
Clinton	2,385,417,607	120,862,691	\$2,506,280,298	0.7%
Crawford	522,755,869	54,523,814	\$577,279,683	0.2%
Delta	912,039,029	165,801,106	\$1,077,840,135	0.3%
Dickinson	723,042,152	168,492,474	\$891,534,626	0.2%
Eaton	3,245,044,909	250,847,448	\$3,495,892,357	1.0%
Emmet	2,702,066,085	101,765,839	\$2,803,831,924	0.8%
Genesee	11,021,115,918	807,958,414	\$11,829,074,332	3.3%
Gladwin	909,341,671	34,083,954	\$943,425,625	0.3%
Gogebic	397,424,759	57,885,218	\$455,309,977	0.1%
Grand Traverse	4,073,419,826	251,468,812	\$4,324,888,638	1.2%
Gratiot	815,764,988	75,405,806	\$891,170,794	0.2%
Hillsdale	1,252,490,499	100,573,515	\$1,353,064,014	0.4%
Houghton	636,113,281	45,163,674	\$681,276,955	0.2%
Huron	1,516,327,543	92,599,070	\$1,608,926,613	0.4%
Ingham	7,493,640,509	495,043,868	\$7,988,684,377	2.2%
Ionia	1,438,552,531	111,585,415	\$1,550,137,946	0.4%
Iosco	1,080,413,631	59,555,180	\$1,139,968,811	0.3%
Iron	376,349,244	55,081,947	\$431,431,191	0.1%
Isabella	1,478,003,791	118,591,124	\$1,596,594,915	0.4%
Jackson	4,164,985,159	366,925,205	\$4,531,910,364	1.2%
Kalamazoo	7,389,620,442	875,811,806	\$8,265,432,248	2.3%
Kalkaska	628,275,862	116,562,282	\$744,838,144	0.2%
Kent	19,872,300,600	1,882,507,356	\$21,754,807,956	6.0%
Keweenaw	114,667,166	3,144,992	\$117,812,158	0.0%
Lake	473,202,072	15,864,089	\$489,066,161	0.1%

**Exhibit 22 – Continued**

<u>County Name</u>	<u>Real Property</u>	<u>Personal Property</u>	<u>Total</u>	<u>Percent of</u>
	<u>Taxable Value</u>	<u>Taxable Value</u>	<u>Real and Personal</u> <u>Taxable Value</u>	<u>Statewide</u> <u>Total</u>
Lapeer	3,006,521,150	189,229,952	\$3,195,751,102	0.9%
Leelanau	2,225,179,556	41,269,878	\$2,266,449,434	0.6%
Lenawee	3,151,965,358	265,678,145	\$3,417,643,503	0.9%
Livingston	8,333,172,717	492,578,433	\$8,825,751,150	2.4%
Luce	167,637,045	11,339,561	\$178,976,606	0.0%
Mackinac	794,934,239	92,800,350	\$887,734,589	0.2%
Macomb	29,334,586,109	2,603,347,049	\$31,937,933,158	8.8%
Manistee	959,498,420	107,829,664	\$1,067,328,084	0.3%
Marquette	1,664,339,147	118,879,771	\$1,783,218,918	0.5%
Mason	1,393,047,826	92,621,239	\$1,485,669,065	0.4%
Mecosta	1,152,904,335	115,081,444	\$1,267,985,779	0.3%
Menominee	559,278,285	55,780,347	\$615,058,632	0.2%
Midland	2,816,362,468	477,799,150	\$3,294,161,618	0.9%
Missaukee	476,316,001	46,044,013	\$522,360,014	0.1%
Monroe	5,787,797,927	496,161,996	\$6,283,959,923	1.7%
Montcalm	1,574,575,918	137,200,310	\$1,711,776,228	0.5%
Montmorency	418,958,021	62,034,145	\$480,992,166	0.1%
Muskegon	4,232,562,222	414,243,338	\$4,646,805,560	1.3%
Newaygo	1,301,438,528	97,200,808	\$1,398,639,336	0.4%
Oakland	60,761,690,153	3,984,286,183	\$64,745,976,336	17.8%
Oceana	1,013,059,953	68,668,211	\$1,081,728,164	0.3%
Ogemaw	770,070,627	52,736,563	\$822,807,190	0.2%
Ontonagon	207,606,688	31,877,908	\$239,484,596	0.1%
Osceola	583,842,829	94,368,155	\$678,210,984	0.2%
Oscoda	352,238,968	26,149,834	\$378,388,802	0.1%
Otsego	1,073,262,216	192,411,010	\$1,265,673,226	0.3%
Ottawa	9,294,069,948	604,615,243	\$9,898,685,191	2.7%
Presque Isle	600,795,581	39,835,051	\$640,630,632	0.2%
Roscommon	1,306,948,524	40,609,045	\$1,347,557,569	0.4%
Saginaw	4,834,144,809	474,762,869	\$5,308,907,678	1.5%
Saint Clair	6,036,250,177	572,425,778	\$6,608,675,955	1.8%
Saint Joseph	1,597,532,092	219,601,435	\$1,817,133,527	0.5%
Sanilac	1,361,511,858	73,437,625	\$1,434,949,483	0.4%
Schoolcraft	274,431,510	59,327,822	\$333,759,332	0.1%
Shiawassee	1,751,643,747	93,624,402	\$1,845,268,149	0.5%
Tuscola	1,355,952,484	102,692,885	\$1,458,645,369	0.4%
Van Buren	2,615,946,788	278,172,965	\$2,894,119,753	0.8%
Washtenaw	14,422,764,983	1,227,323,818	\$15,650,088,801	4.3%
Wayne	47,356,844,306	5,562,061,827	\$52,918,906,133	14.6%
Wexford	<u>908,743,685</u>	<u>76,545,761</u>	<u>\$985,289,446</u>	<u>0.3%</u>
Michigan Total	\$334,548,360,107	\$28,647,312,034	\$363,195,672,141	100.0%

Source: State Tax Commission

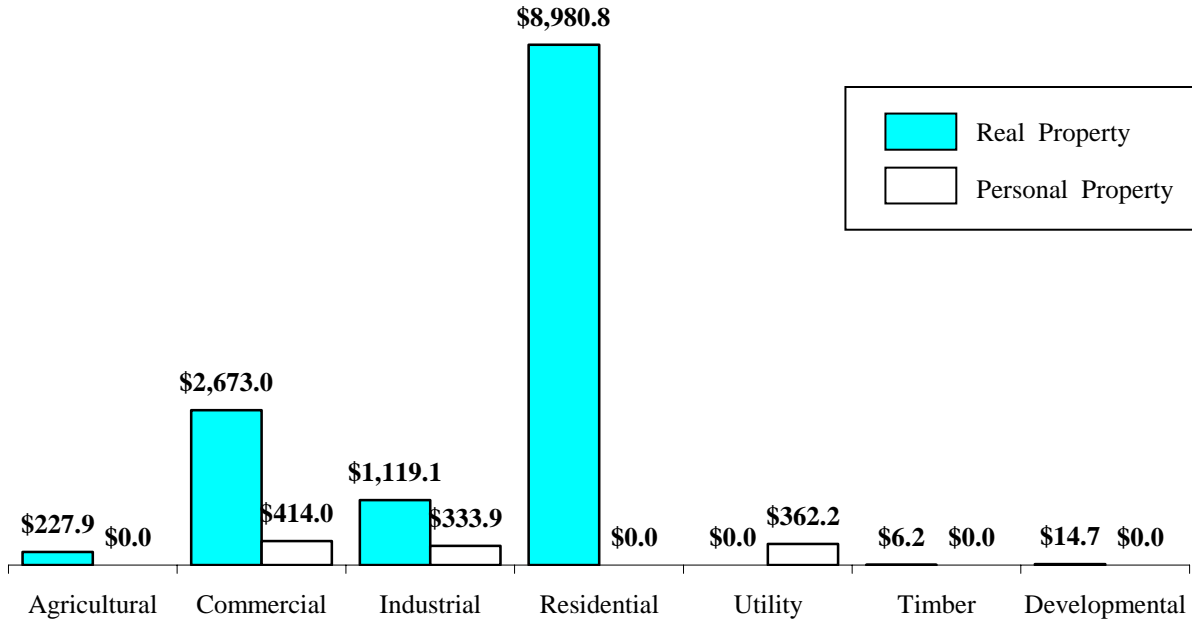
**Exhibit 23**  
**Property Tax Levies, 2008**  
(millions)

<u>Property Class</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>	<u>Share</u>
Agricultural	\$227.9	\$0.0	\$227.9	1.6 %
Commercial	2,673.0	414.0	3,087.0	21.8
Industrial	1,119.1	333.9	1,453.0	10.3
Residential	8,980.8	0.0	8,980.8	63.6
Utility Personal	0.0	362.2	362.2	2.6
Timber Cutover	6.2	0.0	6.2	0.0
Developmental	14.7	0.0	14.7	0.1
<b>Total</b>	<b>\$13,021.7</b>	<b>\$1,110.1</b>	<b>\$14,131.8</b>	<b>100.0 %</b>

Source: State Tax Commission and Office of Revenue and Tax Analysis, Michigan Department of Treasury.

Note: Above figures are estimates based on fourth Monday in May taxable value figures. Thus, total differs slightly from STC publication *2008 Ad Valorem Property Tax Levy Report* and *2008 Commercial, Industrial and Utility Property Tax Report* that are based on December 1, 2008 values.

**Exhibit 24**  
**Residential Property Comprised Over 60 Percent of Property Taxes, 2008**  
**(millions)**



Source: State Tax Commission and Office of Revenue and Tax Analysis, Michigan Department of Treasury.

**Exhibit 25**  
**Commercial, Industrial, Utility (CIU) Property Share of Taxable Value and Tax Levy**  
**(millions)**

<u>Year</u>	<u>CIU Property</u>		<u>All Property</u>		<u>CIU Share</u>		<u>Difference</u>
	<u>Value</u>	<u>Taxes</u>	<u>Value</u>	<u>Taxes</u>	<u>Value</u>	<u>Taxes</u>	
1995	\$60,471	\$3,012	\$182,125	\$7,081	33.2%	42.5%	9.3% pts
1996	63,957	3,252	191,681	7,536	33.4	43.2	9.8
1997	67,176	3,393	202,616	7,953	33.2	42.7	9.5
1998	70,871	3,569	215,179	8,450	32.9	42.2	9.3
1999	75,114	3,788	228,096	8,933	32.9	42.4	9.5
2000	77,681	3,948	240,647	9,462	32.3	41.7	9.4
2001	81,909	4,211	257,712	10,251	31.8	41.1	9.3
2002	85,400	4,444	274,652	11,033	31.1	40.3	9.2
2003	88,628	4,513	288,957	11,270	30.7	40.0	9.4
2004	90,651	4,685	304,716	12,190	29.7	38.4	8.7
2005	93,305	4,825	321,653	12,827	29.0	37.6	8.6
2006	96,193	4,992	340,334	13,598	28.3	36.7	8.4
2007	99,697	5,169	357,298	14,254	27.9	36.3	8.4
2008	101,674	4,920	363,225	14,144	28.0	34.8	6.8
Average					30.6%	39.4%	8.8% pts



**Exhibit 26**  
**Estimated 2008 Property Tax Levy by Property Classification**  
**Real and Personal Property**

	<b>Share of Property Tax Levy on Real and Personal Property</b>				
	<b><u>Agricultural</u></b>	<b><u>Commercial</u></b>	<b><u>Industrial</u></b>	<b><u>Residential</u></b>	<b><u>Utility</u></b>
Alcona	2.9%	5.6%	2.5%	86.4%	2.6%
Alger	0.8%	15.1%	6.3%	74.4%	3.4%
Allegan	5.3%	15.1%	10.9%	65.9%	2.8%
Alpena	5.7%	20.1%	8.9%	61.5%	3.8%
Antrim	1.9%	7.6%	1.4%	85.3%	3.8%
Arenac	7.2%	12.5%	2.9%	73.9%	3.5%
Baraga	1.5%	11.1%	13.5%	67.0%	6.8%
Barry	4.6%	10.3%	5.5%	76.9%	2.6%
Bay	4.6%	19.6%	16.3%	56.8%	2.6%
Benzie	0.9%	9.7%	0.8%	87.1%	1.6%
Berrien	2.5%	16.9%	14.4%	63.9%	2.3%
Branch	11.6%	21.8%	7.7%	56.4%	2.5%
Calhoun	3.0%	21.4%	14.2%	57.8%	3.6%
Cass	8.6%	8.0%	4.4%	74.6%	4.4%
Charlevoix	1.1%	10.5%	3.7%	82.4%	2.3%
Cheboygan	1.3%	18.0%	0.9%	77.8%	2.0%
Chippewa	2.1%	22.5%	3.1%	69.1%	3.2%
Clare	2.8%	12.7%	2.6%	72.5%	9.4%
Clinton	6.0%	19.1%	3.3%	69.1%	2.5%
Crawford	0.0%	13.7%	9.4%	71.6%	5.3%
Delta	1.4%	19.2%	9.5%	64.2%	5.7%
Dickinson	0.9%	22.2%	19.5%	52.2%	5.2%
Eaton	3.2%	26.0%	8.8%	60.3%	1.7%
Emmet	0.7%	15.6%	1.1%	81.1%	1.6%
Genesee	0.6%	26.5%	7.1%	63.4%	2.4%
Gladwin	3.7%	8.0%	2.0%	83.7%	2.6%
Gogebic	0.1%	16.2%	3.5%	70.7%	9.6%
Grand Traverse	0.9%	28.9%	3.3%	65.2%	1.7%
Gratiot	17.7%	18.3%	6.9%	51.0%	6.1%
Hillsdale	13.4%	13.2%	7.7%	63.0%	2.7%
Houghton	0.9%	22.8%	1.6%	70.7%	4.1%
Huron	22.2%	12.7%	6.3%	54.8%	3.9%
Ingham	1.3%	32.7%	3.6%	60.7%	1.7%
Ionia	10.4%	17.0%	5.7%	63.5%	3.4%
Iosco	2.0%	13.5%	3.6%	78.6%	2.3%
Iron	1.5%	11.7%	10.1%	63.8%	12.9%
Isabella	6.6%	32.0%	3.6%	54.5%	3.3%
Jackson	3.0%	20.8%	9.8%	62.2%	4.2%
Kalamazoo	0.9%	28.5%	12.6%	56.1%	1.9%
Kalkaska	1.3%	11.3%	2.5%	69.5%	15.4%
Kent	0.6%	28.6%	12.2%	56.8%	1.8%
Keweenaw	0.0%	6.8%	0.0%	91.4%	1.8%

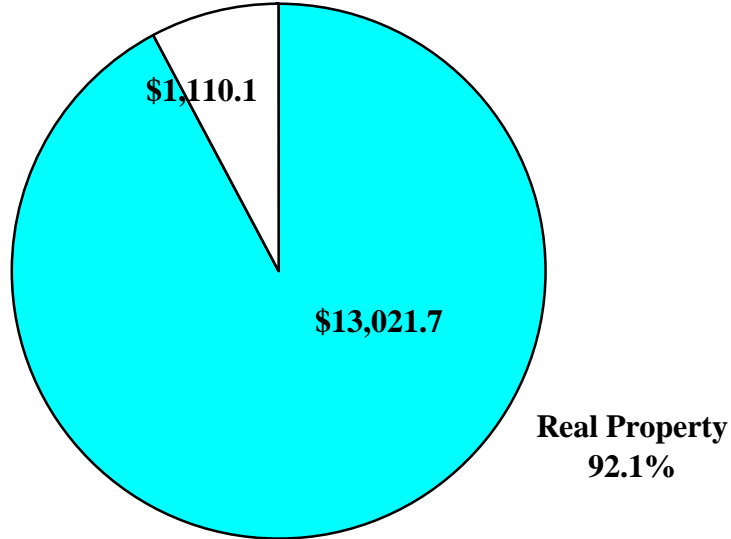
**Exhibit 26 – Continued**

	<b>Share of Property Tax Levy on Real and Personal Property</b>				
	<b><u>Agricultural</u></b>	<b><u>Commercial</u></b>	<b><u>Industrial</u></b>	<b><u>Residential</u></b>	<b><u>Utility</u></b>
Lake	2.7%	10.1%	0.3%	84.0%	2.9%
Lapeer	5.2%	13.8%	5.1%	71.6%	4.4%
Leelanau	2.8%	9.1%	0.3%	86.5%	1.3%
Lenawee	7.9%	19.8%	6.2%	63.4%	2.7%
Livingston	1.0%	17.0%	7.3%	71.6%	3.0%
Luce	1.0%	15.5%	5.2%	77.0%	1.3%
Mackinac	0.8%	21.8%	2.1%	67.4%	8.0%
Macomb	0.2%	19.3%	12.8%	65.5%	2.2%
Manistee	1.9%	12.6%	8.8%	72.2%	4.4%
Marquette	0.2%	23.8%	9.1%	63.6%	3.3%
Mason	2.4%	14.7%	26.2%	54.3%	2.4%
Mecosta	5.8%	19.1%	5.3%	64.7%	5.1%
Menominee	5.1%	15.2%	9.3%	64.8%	5.5%
Midland	1.7%	16.0%	26.3%	53.6%	2.5%
Missaukee	9.0%	7.6%	4.5%	70.6%	8.3%
Monroe	2.8%	17.1%	25.9%	50.3%	4.0%
Montcalm	7.8%	17.2%	8.8%	60.7%	5.6%
Montmorency	1.7%	6.8%	2.8%	78.2%	10.5%
Muskegon	1.1%	23.0%	9.9%	63.5%	2.5%
Newaygo	5.4%	13.0%	6.3%	71.2%	4.1%
Oakland	0.1%	24.2%	8.9%	65.5%	1.4%
Oceana	7.2%	10.0%	3.7%	76.4%	2.8%
Ogemaw	3.6%	16.0%	2.6%	73.8%	4.0%
Ontonagon	1.9%	9.4%	16.4%	65.6%	6.6%
Osceola	8.3%	9.2%	11.8%	63.2%	7.6%
Oscoda	1.8%	10.5%	1.9%	82.0%	3.8%
Otsego	1.6%	25.5%	5.2%	55.2%	12.6%
Ottawa	2.0%	19.7%	13.5%	62.9%	1.9%
Presque Isle	5.8%	7.9%	5.2%	78.4%	2.6%
Roscommon	0.2%	12.3%	0.3%	84.9%	2.2%
Saginaw	4.3%	27.9%	6.3%	58.6%	3.0%
Saint Clair	2.9%	15.1%	20.0%	56.9%	5.1%
Saint Joseph	7.1%	16.3%	15.2%	57.5%	3.9%
Sanilac	19.1%	13.9%	3.5%	59.8%	3.7%
Schoolcraft	0.7%	12.7%	7.1%	66.8%	12.7%
Shiawassee	8.3%	17.7%	3.3%	67.7%	3.0%
Tuscola	18.5%	13.4%	3.8%	58.8%	5.5%
Van Buren	4.4%	12.0%	15.8%	60.4%	7.4%
Washtenaw	0.9%	26.2%	8.4%	62.2%	2.2%
Wayne	0.0%	23.7%	13.2%	60.5%	2.5%
Wexford	<u>1.8%</u>	<u>19.9%</u>	<u>8.8%</u>	<u>66.5%</u>	<u>3.0%</u>
State Total	1.6%	21.8%	10.3%	63.6%	2.6%

Source: State Tax Commission and Office of Revenue and Tax Analysis, Michigan Department of Treasury.

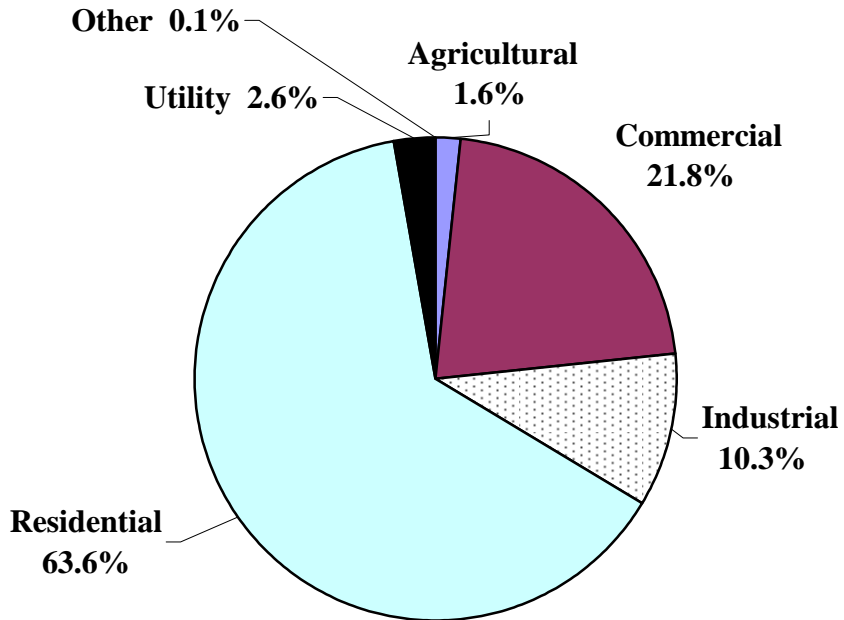
**Exhibit 27**  
**Ad Valorem Property Taxes, 2008**  
**(millions)**

**Personal Property 7.9%**



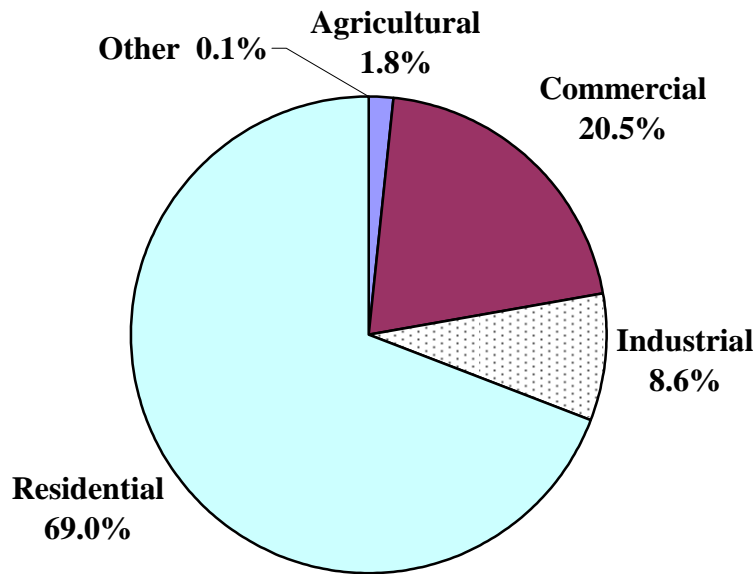
Source: State Tax Commission and Office of Revenue and Tax Analysis, Michigan Department of Treasury

**Exhibit 28**  
**Ad Valorem Property Taxes, Real and Personal, 2008**



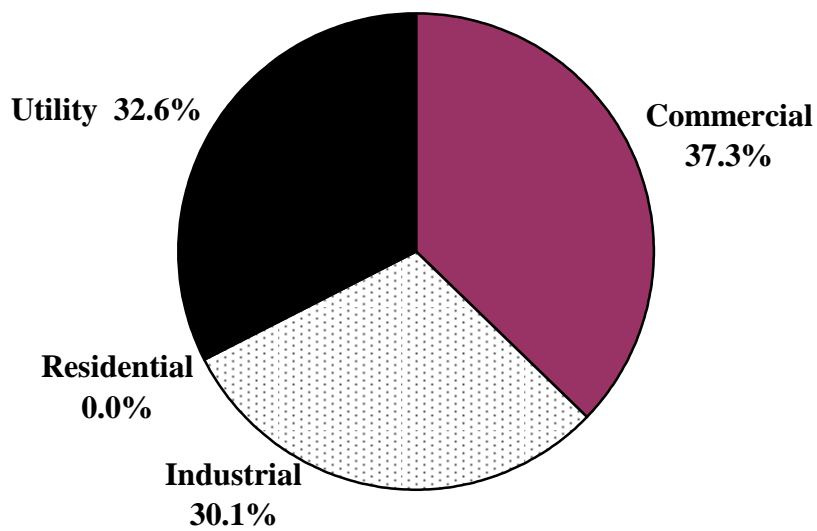
Source: State Tax Commission and Office of Revenue and Tax Analysis, Michigan Department of Treasury.

**Exhibit 29**  
**Ad Valorem Real Property Taxes, 2008**



Source: State Tax Commission and Office of Revenue and Tax Analysis, Michigan Department of Treasury.

**Exhibit 30**  
**Ad Valorem Personal Property Taxes, 2008**



Source: State Tax Commission and Office of Revenue and Tax Analysis, Michigan Department of Treasury.

**Exhibit 31**  
**2008 Real and Personal Property Taxes by County**  
**(dollars in thousands)**

<u>County</u>	<u>CIU*</u> <u>Property</u>	<u>CIU*</u> <u>Share</u>	<u>All</u> <u>Property</u>	<u>State</u> <u>Share</u>
Alcona	2,302	10.4%	22,103	0.2%
Alger	2,679	24.9	10,775	0.1
Allegan	43,370	28.5	152,209	1.1
Alpena	9,897	31.9	31,056	0.2
Antrim	6,217	11.5	54,126	0.4
Arenac	3,691	18.4	20,090	0.1
Baraga	2,733	28.7	9,536	0.1
Barry	10,234	16.9	60,657	0.4
Bay	45,944	38.2	120,145	0.8
Benzie	3,902	11.7	33,280	0.2
Berrien	68,702	32.7	210,365	1.5
Branch	14,511	31.1	46,676	0.3
Calhoun	62,356	38.8	160,843	1.1
Cass	9,096	17.0	53,656	0.4
Charlevoix	12,222	16.5	73,980	0.5
Cheboygan	8,784	20.4	42,968	0.3
Chippewa	10,086	28.7	35,169	0.2
Clare	7,781	24.4	31,931	0.2
Clinton	21,998	24.2	90,724	0.6
Crawford	5,732	28.2	20,302	0.1
Delta	13,150	34.1	38,558	0.3
Dickinson	16,346	46.4	35,215	0.2
Eaton	50,116	36.4	137,631	1.0
Emmet	18,031	18.1	99,542	0.7
Genesee	163,970	35.6	460,111	3.3
Gladwin	3,778	12.3	30,698	0.2
Gogebic	5,548	28.4	19,545	0.1
Grand Traverse	50,091	33.9	147,843	1.0
Gratiot	8,947	29.7	30,160	0.2
Hillsdale	10,224	24.1	42,402	0.3
Houghton	7,776	27.3	28,518	0.2
Huron	11,875	21.6	54,982	0.4
Ingham	155,985	37.9	411,308	2.9
Ionia	12,730	25.1	50,674	0.4
Iosco	6,317	18.7	33,777	0.2
Iron	5,574	31.5	17,695	0.1
Isabella	23,797	38.3	62,073	0.4
Jackson	49,740	31.7	156,809	1.1
Kalamazoo	147,619	42.7	345,763	2.4
Kalkaska	6,927	28.0	24,729	0.2
Kent	334,587	42.1	795,366	5.6
Keweenaw	322	8.6	3,752	0.0

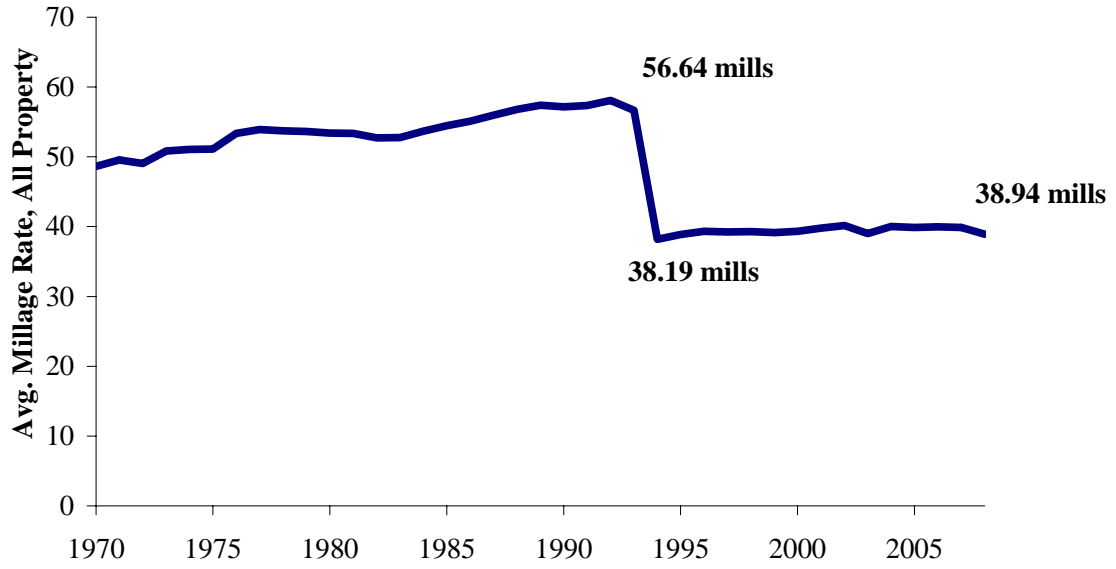
### Exhibit 31 – Continued

<u>County</u>	<u>CIU*</u> <u>Property</u>	<u>CIU*</u> <u>Share</u>	<u>All</u> <u>Property</u>	<u>State</u> <u>Share</u>
Lake	2,235	11.3%	19,822	0.1%
Lapeer	19,446	22.6	85,951	0.6
Leelanau	6,300	10.2	61,699	0.4
Lenawee	32,099	27.7	115,727	0.8
Livingston	68,171	27.0	252,501	1.8
Luce	924	17.8	5,191	0.0
Mackinac	9,061	31.7	28,554	0.2
Macomb	400,390	34.0	1,178,969	8.3
Manistee	10,743	26.5	40,539	0.3
Marquette	22,857	35.4	64,578	0.5
Mason	23,965	43.0	55,793	0.4
Mecosta	12,886	28.8	44,737	0.3
Menominee	6,503	29.9	21,766	0.2
Midland	53,778	44.9	119,712	0.8
Missaukee	3,480	20.1	17,314	0.1
Monroe	98,662	46.4	212,820	1.5
Montcalm	15,390	27.3	56,432	0.4
Montmorency	3,149	20.8	15,166	0.1
Muskegon	64,530	35.3	182,984	1.3
Newaygo	12,446	23.4	53,283	0.4
Oakland	882,762	34.6	2,548,303	18.0
Oceana	5,762	14.9	38,543	0.3
Ogemaw	5,894	22.3	26,426	0.2
Ontonagon	2,972	30.1	9,874	0.1
Osceola	6,481	27.4	23,663	0.2
Oscoda	1,926	16.0	12,072	0.1
Otsego	18,046	42.8	42,135	0.3
Ottawa	115,814	34.7	334,152	2.4
Presque Isle	3,069	15.3	20,046	0.1
Roscommon	6,180	14.6	42,374	0.3
Saginaw	63,934	36.6	174,831	1.2
Saint Clair	91,244	40.0	228,274	1.6
Saint Joseph	23,708	35.4	66,972	0.5
Sanilac	8,702	20.0	43,488	0.3
Schoolcraft	3,916	33.4	11,707	0.1
Shiawassee	14,173	23.5	60,346	0.4
Tuscola	10,425	21.7	48,086	0.3
Van Buren	33,915	31.0	109,337	0.8
Washtenaw	251,495	36.7	685,632	4.8
Wayne	1,034,536	39.2	2,637,173	18.6
Wexford	12,202	31.4	38,813	0.3
<b>State Total</b>	<b>\$4,919,858</b>	<b>34.8%</b>	<b>\$14,143,524</b>	<b>100.0%</b>

\*CIU = Commercial, Industrial, Utility property

Source: State Tax Commission.

**Exhibit 32**  
**Property Tax Cut Due to Lower Millage Rates**



Source: State Tax Commission.

**Exhibit 33**  
**Average Statewide Millage Rates, All Property<sup>(1)</sup>**

<b><u>Purpose</u></b>	<b><u>1993</u></b>	<b><u>1994</u></b>	<b><u>1995</u></b>	<b><u>1998</u></b>	<b><u>2000</u></b>	<b><u>2002</u></b>	<b><u>2005</u></b>	<b><u>2008</u></b>
County	6.22	6.27	6.28	6.30	6.27	6.29	6.30	6.42
Township	3.36	3.56	3.68	4.02	4.09	4.26	4.36	4.47
City	15.45	15.75	15.95	16.23	16.36	16.15	16.39	16.29
Village	<u>11.94</u>	<u>12.13</u>	<u>12.34</u>	<u>12.22</u>	<u>12.20</u>	<u>12.09</u>	<u>11.53</u>	<u>11.24</u>
Total Non-School	<b>15.89</b>	<b>16.13</b>	<b>16.23</b>	<b>16.41</b>	<b>16.37</b>	<b>16.25</b>	<b>16.15</b>	<b>16.20</b>
Local School Operating	33.91	9.26	9.26	8.74	8.41	8.02	7.78	6.81
Local School Debt <sup>(2)</sup>	2.54	2.56	3.03	3.63	4.01	4.59	4.71	4.61
ISD/Comm College <sup>(3)</sup>	4.30	4.24	4.36	4.48	4.51	5.31	5.24	5.32
State Education Tax (SET)	0.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Total School	<u>40.75</u>	<u>22.06</u>	<u>22.65</u>	<u>22.86</u>	<u>22.95</u>	<u>23.92</u>	<u>23.73</u>	<u>22.74</u>
<b>TOTAL MILLS</b>	<b>56.64</b>	<b>38.19</b>	<b>38.88</b>	<b>39.27</b>	<b>39.32</b>	<b>40.17</b>	<b>39.88</b>	<b>38.94</b>
Local School Operating and SET	33.91	15.26	15.26	14.74	14.41	14.02	13.78	12.81

(1) Does not include special assessments.

(2) Includes sinking fund mills for all years. Includes 1993 building and site mills.

(3) Includes intermediate school district and community college debt mills.

Sources: State Tax Commission & Office of Revenue and Tax Analysis, Michigan Department of Treasury.



**Exhibit 34**  
**Estimated Statewide Average Millage Rates**

	<u>1993</u>	<u>1994</u>	<u>1995</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2008</u>
All Property	56.64	38.19	38.88	39.32	39.78	40.17	39.00	40.00	39.88	38.94
Homestead	NA	30.22	31.00	31.54	32.12	32.60	31.52	32.70	32.60	32.35
Nonhomestead	NA	48.17	48.79	50.10	50.72	51.00	50.06	51.20	51.38	51.06

Sources: State Tax Commission & Office of Revenue and Tax Analysis.

**Exhibit 35**  
**Average Millage Rates by County**  
**Pre- and Post-Proposal A**

<u>County</u>	<u>1993 Rate</u>	<u>2008 Rates</u>		<u>Homestead Difference</u>		<u>Other Nonhmstd Difference</u>	
		<u>Homestead</u>	<u>Other Non-homestead</u>	<u>Mills</u>	<u>Percent</u>	<u>Mills</u>	<u>Percent</u>
Alcona	31.32	18.49	36.77	-12.83	-41.0%	5.45	17.4%
Alger	51.46	25.26	43.05	-26.20	-50.9	-8.41	-16.3
Allegan	52.40	29.17	48.86	-23.23	-44.3	-3.54	-6.7
Alpena	47.42	26.44	45.41	-20.98	-44.2	-2.01	-4.2
Antrim	37.45	21.82	38.92	-15.63	-41.7	1.47	3.9
Arenac	43.26	28.44	47.49	-14.82	-34.3	4.23	9.8
Baraga	54.21	35.43	51.68	-18.78	-34.7	-2.53	-4.7
Barry	52.13	27.48	46.62	-24.65	-47.3	-5.51	-10.6
Bay	57.24	33.07	52.19	-24.17	-42.2	-5.05	-8.8
Benzie	38.90	21.97	39.37	-16.93	-43.5	0.47	1.2
Berrien	42.61	25.50	39.76	-17.11	-40.2	-2.85	-6.7
Branch	56.78	28.32	49.26	-28.46	-50.1	-7.52	-13.2
Calhoun	65.35	36.74	58.43	-28.61	-43.8	-6.92	-10.6
Cass	49.93	24.61	42.83	-25.32	-50.7	-7.10	-14.2
Charlevoix	43.57	25.21	43.76	-18.36	-42.1	0.19	0.4
Cheboygan	40.30	21.05	39.90	-19.25	-47.8	-0.40	-1.0
Chippewa	49.15	27.30	45.08	-21.85	-44.5	-4.07	-8.3
Clare	46.04	22.25	40.86	-23.79	-51.7	-5.18	-11.2
Clinton	57.56	31.93	52.15	-25.63	-44.5	-5.41	-9.4
Crawford	43.54	24.64	43.66	-18.90	-43.4	0.12	0.3
Delta	55.65	30.43	48.64	-25.22	-45.3	-7.01	-12.6
Dickinson	57.48	33.90	50.93	-23.58	-41.0	-6.55	-11.4
Eaton	59.83	33.21	53.47	-26.62	-44.5	-6.36	-10.6
Emmet	36.77	25.34	41.99	-11.43	-31.1	5.22	14.2
Genesee	61.59	32.23	52.33	-29.36	-47.7	-9.26	-15.0
Gladwin	48.70	24.48	42.62	-24.22	-49.7	-6.08	-12.5
Gogebic	55.64	34.85	50.52	-20.79	-37.4	-5.12	-9.2
Grand Traverse	48.44	26.19	44.98	-22.25	-45.9	-3.46	-7.1
Gratiot	54.37	28.44	51.02	-25.93	-47.7	-3.35	-6.2
Hillsdale	50.95	24.93	46.17	-26.02	-51.1	-4.78	-9.4
Houghton	55.17	34.39	52.06	-20.78	-37.7	-3.11	-5.6
Huron	44.36	27.67	45.41	-16.69	-37.6	1.05	2.4
Ingham	72.27	44.25	64.08	-28.02	-38.8	-8.19	-11.3
Ionia	53.80	27.92	48.00	-25.88	-48.1	-5.80	-10.8
Iosco	39.48	20.91	38.49	-18.57	-47.0	-0.99	-2.5
Iron	57.55	31.54	47.12	-26.01	-45.2	-10.43	-18.1
Isabella	53.43	30.45	51.40	-22.98	-43.0	-2.03	-3.8
Jackson	59.42	29.05	49.93	-30.37	-51.1	-9.49	-16.0
Kalamazoo	62.00	34.19	56.91	-27.81	-44.9	-5.09	-8.2
Kalkaska	41.89	22.90	41.49	-18.99	-45.3	-0.40	-0.9
Kent	54.76	30.59	48.85	-24.17	-44.1	-5.91	-10.8
Keweenaw	38.40	23.16	35.55	-15.24	-39.7	-2.85	-7.4

## Exhibit 35 -- Continued

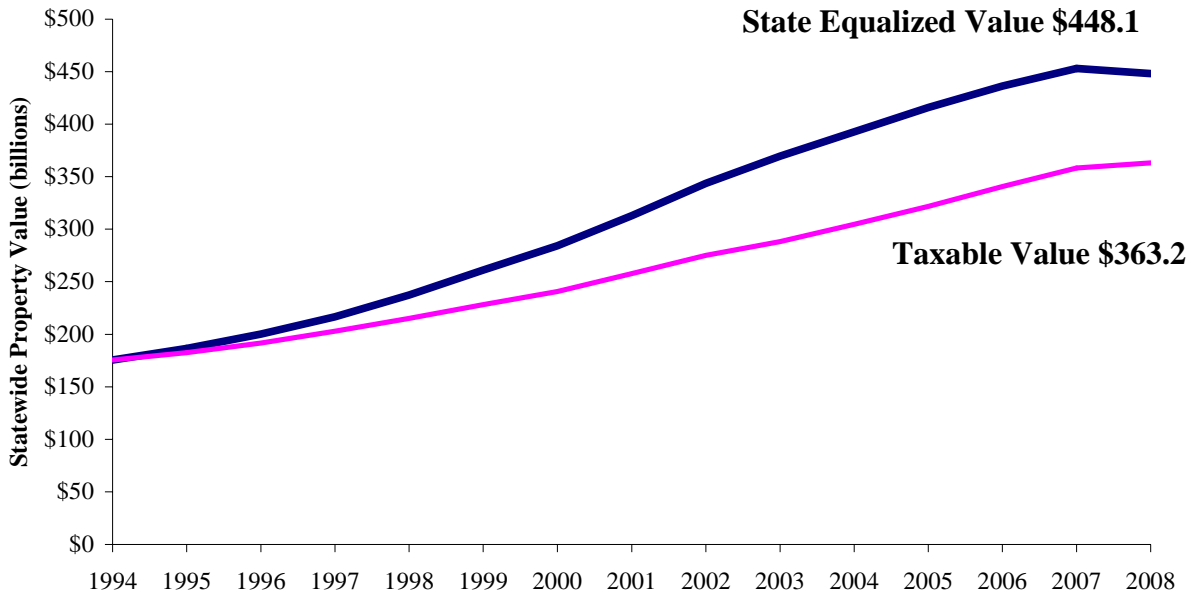
<u>County</u>	<u>1993 Rate</u>	<u>2008 Rates</u>		<u>Homestead Difference</u>		<u>Other Nonhmstd Difference</u>	
		<u>Homestead</u>	<u>Other Non- homestead</u>	<u>Mills</u>	<u>Percent</u>	<u>Mills</u>	<u>Percent</u>
Lake	46.45	29.11	46.06	-17.34	-37.3%	-0.39	-0.8%
Lapeer	50.21	22.29	42.94	-27.92	-55.6	-7.27	-14.5
Leelanau	27.99	20.04	33.42	-7.95	-28.4	5.43	19.4
Lenawee	56.58	28.73	47.95	-27.85	-49.2	-8.63	-15.3
Livingston	52.56	23.78	43.71	-28.78	-54.7	-8.85	-16.8
Luce	45.07	20.38	36.53	-24.69	-54.8	-8.54	-18.9
Mackinac	33.71	22.52	36.70	-11.19	-33.2	2.99	8.9
Macomb	59.79	31.88	50.69	-27.91	-46.7	-9.10	-15.2
Manistee	48.28	28.96	47.19	-19.32	-40.0	-1.09	-2.3
Marquette	51.88	28.13	46.56	-23.75	-45.8	-5.32	-10.3
Mason	43.11	27.80	44.76	-15.31	-35.5	1.65	3.8
Mecosta	48.59	26.87	46.35	-21.72	-44.7	-2.24	-4.6
Menominee	57.02	27.58	46.04	-29.44	-51.6	-10.98	-19.3
Midland	46.96	30.17	49.20	-16.79	-35.8	2.24	4.8
Missaukee	47.12	25.29	43.37	-21.83	-46.3	-3.75	-7.9
Monroe	49.25	25.81	47.06	-23.44	-47.6	-2.19	-4.4
Montcalm	52.06	27.38	48.00	-24.68	-47.4	-4.06	-7.8
Montmorency	36.97	21.07	38.93	-15.90	-43.0	1.96	5.3
Muskegon	58.23	32.53	52.54	-25.70	-44.1	-5.69	-9.8
Newaygo	53.55	30.64	49.99	-22.91	-42.8	-3.56	-6.6
Oakland	55.17	34.37	49.85	-20.80	-37.7	-5.32	-9.6
Oceana	46.01	29.28	45.34	-16.73	-36.4	-0.67	-1.4
Ogemaw	42.63	22.83	41.44	-19.80	-46.4	-1.19	-2.8
Ontonagon	54.16	31.30	49.25	-22.86	-42.2	-4.91	-9.1
Osceola	50.42	27.19	45.69	-23.23	-46.1	-4.73	-9.4
Oscoda	40.06	21.08	39.11	-18.98	-47.4	-0.95	-2.4
Otsego	38.67	21.36	41.93	-17.31	-44.8	3.26	8.4
Ottawa	49.06	27.67	46.32	-21.39	-43.6	-2.74	-5.6
Presque Isle	39.95	22.60	40.15	-17.35	-43.4	0.20	0.5
Roscommon	40.65	20.96	38.88	-19.69	-48.4	-1.77	-4.4
Saginaw	54.34	26.99	46.75	-27.35	-50.3	-7.59	-14.0
Saint Clair	50.34	27.48	46.37	-22.86	-45.4	-3.97	-7.9
Saint Joseph	52.07	29.31	50.47	-22.76	-43.7	-1.60	-3.1
Sanilac	47.79	24.48	43.50	-23.31	-48.8	-4.29	-9.0
Schoolcraft	52.24	24.64	42.02	-27.60	-52.8	-10.22	-19.6
Shiawassee	53.29	28.20	48.22	-25.09	-47.1	-5.07	-9.5
Tuscola	52.53	28.54	51.94	-23.99	-45.7	-0.59	-1.1
Van Buren	53.25	31.28	50.13	-21.97	-41.3	-3.12	-5.9
Washtenaw	59.97	37.62	55.56	-22.35	-37.3	-4.41	-7.3
Wayne	67.77	40.84	65.16	-26.93	-39.7	-2.61	-3.9
Wexford	56.78	31.37	50.47	-25.41	-44.8	-6.31	-11.1
<b>State Average</b>	<b>56.64</b>	<b>32.35</b>	<b>51.06</b>	<b>-24.29</b>	<b>-42.9%</b>	<b>-5.58</b>	<b>-9.9%</b>

Note: Commercial personal property tax rate is 6 mills more than homestead/PRE rate.

Industrial personal property tax rate is 6 mills less than homestead/PRE rate.

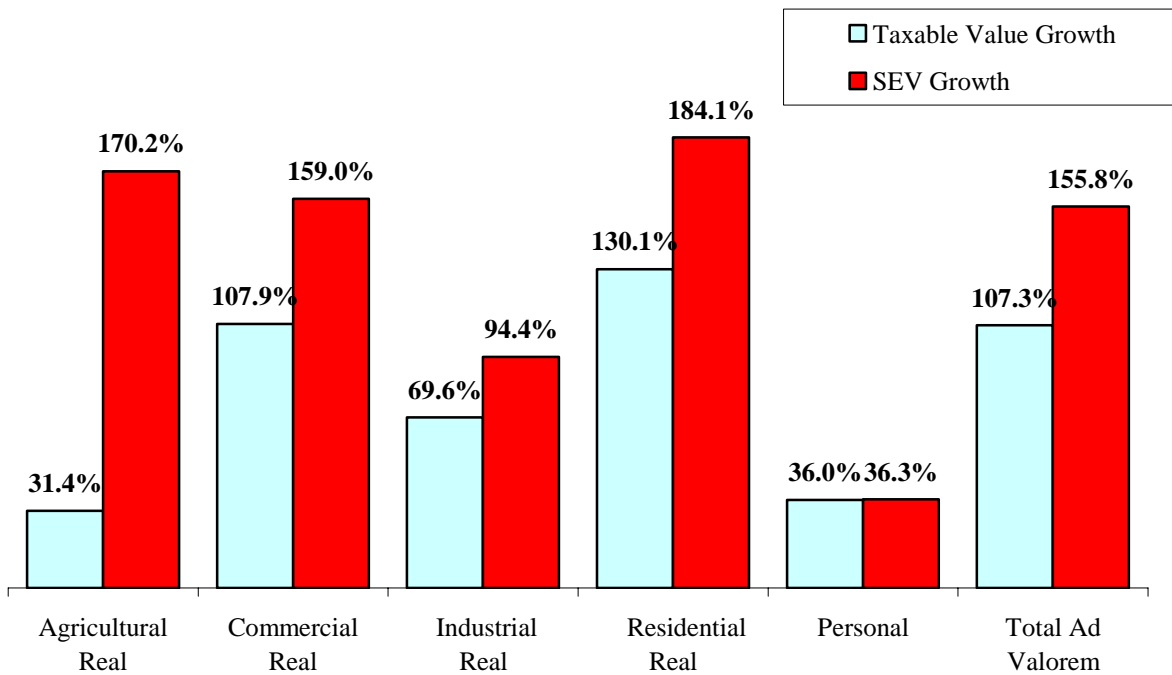
Source: 1993 average millage rates from State Tax Commission; 2008 average millage rates from Office of Revenue and Tax Analysis, Michigan Department of Treasury.

**Exhibit 36**  
**Gap Between SEV and Taxable Value Decreasing**



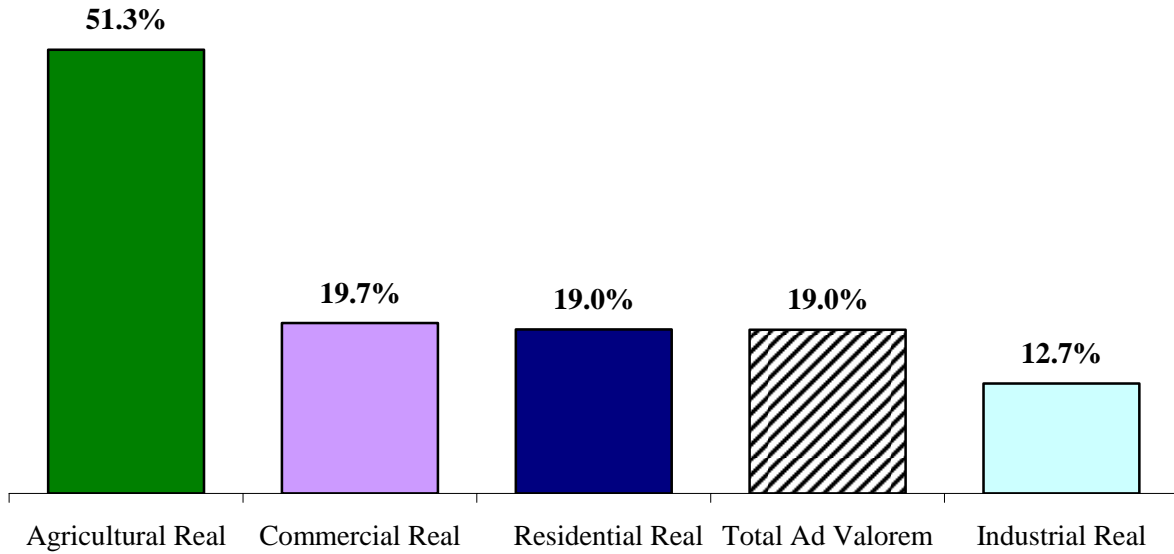
Source: State Tax Commission and Office of Revenue and Tax Analysis, Michigan Department of Treasury.

**Exhibit 37**  
**Taxable Value and SEV Growth**  
**Cumulative Growth, 1994 – 2008**



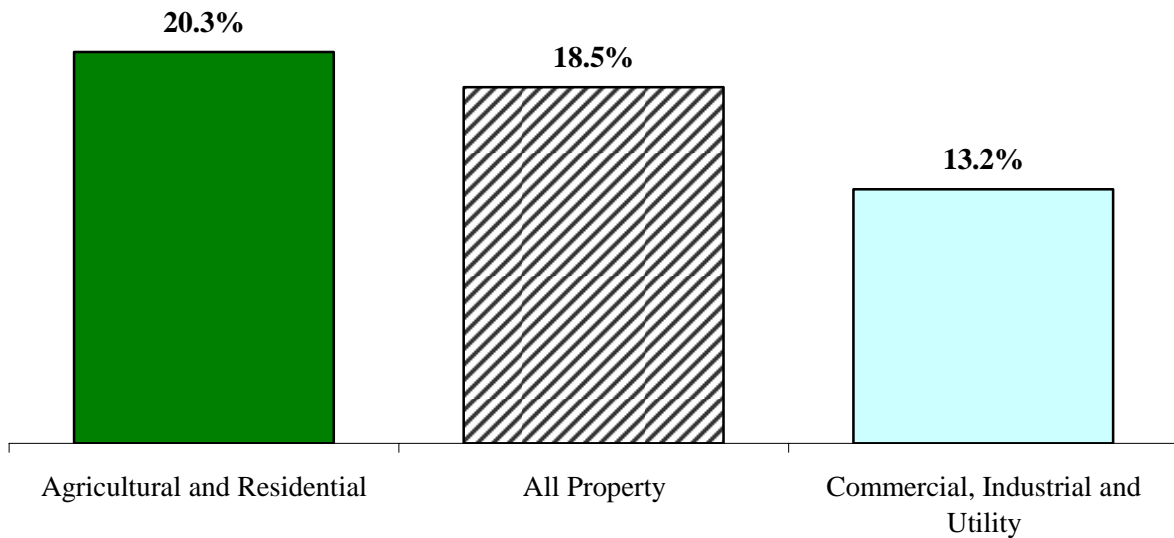
Source: State Tax Commission and Office of Revenue and Tax Analysis, Michigan Department of Treasury.

**Exhibit 38**  
**Percent Difference, Taxable Value and SEV**  
**2008**



Source: State Tax Commission and Office of Revenue and Tax Analysis, Michigan Department of Treasury.

**Exhibit 39**  
**Taxable Value Cap Percentage Property Tax Savings, 2008**



Source: State Tax Commission and Office of Revenue and Tax Analysis, Michigan Department of Treasury.