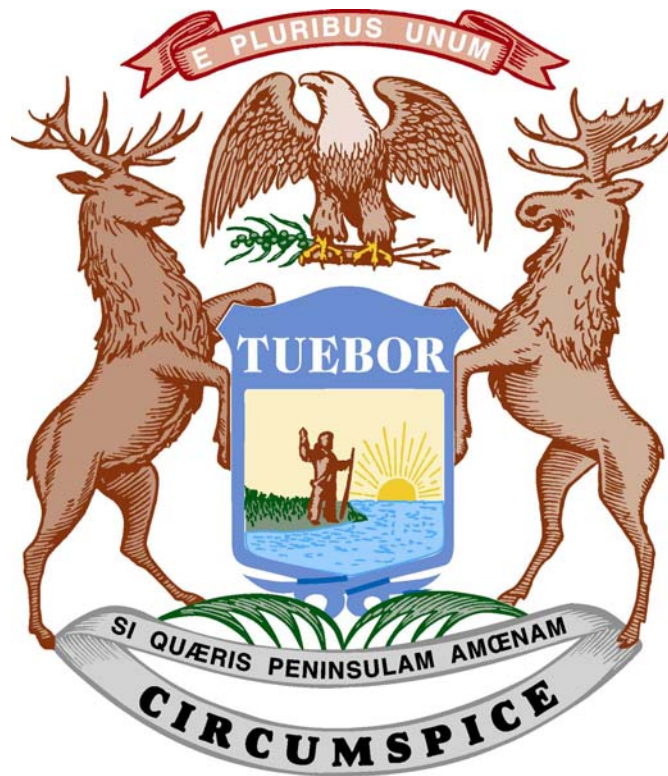


# **The Michigan Property Tax Real and Personal 2004 Statistical Update**



**Tax Analysis Division  
Bureau of Tax and Economic Policy  
Michigan Department of Treasury  
June 2006**

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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. Diane Burton of the Tax Analysis Division provided production and editorial assistance. Editorial assistance was also 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, 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 an ad valorem property tax. In addition, many local units levy special assessments on real property for specific public purposes, typically police and fire protection.

In 2004, total taxable value in Michigan was \$304.7 billion, up \$16.4 billion, or 5.7 percent from 2003. Real property taxable value totaled \$275.9 billion while personal property taxable value totaled \$28.8 billion. Real residential property is the largest class of property by taxable value at \$205.3 billion, comprising 67.4 percent of total real and personal taxable value.

Total real and personal SEV totaled \$392.6 billion, up \$23.1 billion, or 6.3 percent from 2003. The gap between SEV and taxable value has increased each year since 1995. Total real and personal SEV in 2004 is currently \$87.9 billion higher than total real and personal taxable value.

In 2003, total Michigan property tax collections were \$11.27 billion, up by 2.1 percent from 2002. Michigan ad valorem property taxes were 3.5 percent of total Michigan personal income. School finance reform (Proposal A) passed in 1994 significantly 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 a State Education Tax (SET) and nonhomestead property (second homes, rental homes, business property) is subject to an 18 mill local school operating tax subject to voter approval.

For FY 2004, Michigan ranked 15<sup>th</sup> nationally for state and local property taxes per person at \$1,186. The U.S. average was \$1,082. Michigan ranked 16<sup>th</sup> nationally for state and local property taxes as a percent of personal income at 3.71 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 86.9 percent of the total ad valorem property tax levy with personal property accounting for 13.1 percent in 2003. Residential property accounted for the biggest share of property taxes at 58.3 percent of the total. The next highest class is commercial, with real and personal commercial property taxes at 23.0 percent of the total 2003 ad valorem property tax levy.

While local school operating taxes have decreased, the share of local school debt taxes of the total property tax levy has increased from 6.8 percent in 1994 to 11.7 percent in 2003.

In 2003 the all property average millage rate was 39.00 mills, down from 40.17 million in 2002. Most of the decrease was due to the SET levy being decreased from 6 mills to 5 mills for 2003 only. The 2003 homestead rate was 31.52 mills while the 2003 nonhomestead rate was 50.06 mills.

Personal property comprised 9.4 percent of 2004 Michigan taxable value. Industrial personal property accounted for 38.6 percent of personal property taxable value; commercial personal property, 37.3 percent; and utility personal property 24.1 percent.

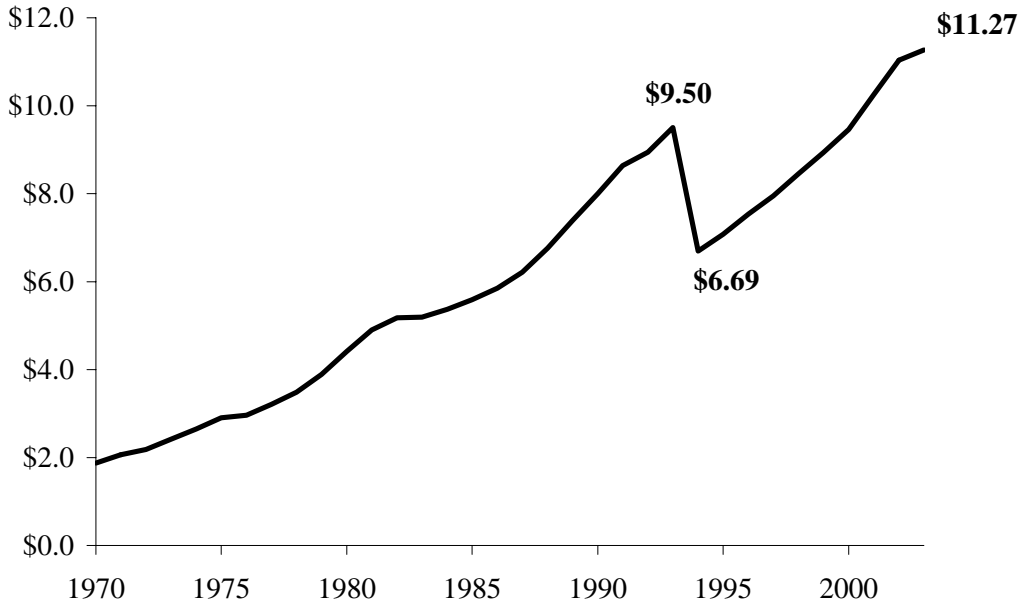
This report updates the data contained in “*The Michigan Property Tax, Real and Personal, 2003, May 2005*”. For a detailed discussion of Michigan’s property tax structure, please see the May 2005 report.

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

Year	Tax Levy		Inflation Adjusted Property Tax Levy		Property Taxes as Percent of Personal Income	
	Amount (Millions)	Percent Change	Amount (Millions)	Percent Change	Ratio	Percent Point Change
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	3.5	-0.1
		<b>Percent Change</b>		<b>Percent Change</b>	<b>Change</b>	<b>Percent Point Change</b>
1970-1979	2,015.1	107.5 %	539.4	11.4 %	-0.6	4.4 %
1980-1989	2,979.8	67.5	871.8	16.9	-0.2	-0.2
1990-1999	934.9	11.7	-769.2	-12.4	-1.3	-1.3
1995-2003	4,188.9	59.2	1,410.1	29.6	0.4	12.9

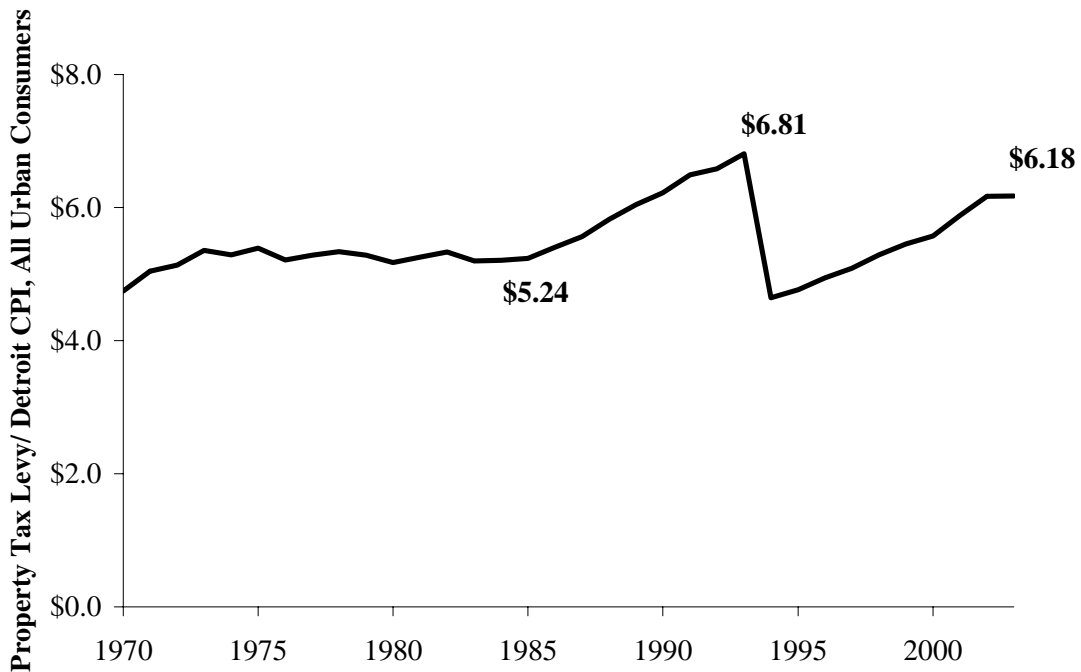
Sources: State Tax Commission and Tax Analysis Division, Michigan Department of Treasury.  
Bureau of Labor Statistics, U.S. Department of Labor. Bureau of Economic Analysis, U.S. Department of Commerce.  
Inflation-adjusted property tax levy equals property tax levy divided by the Detroit CPI (All Urban Consumers), 82-84 base year.

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



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

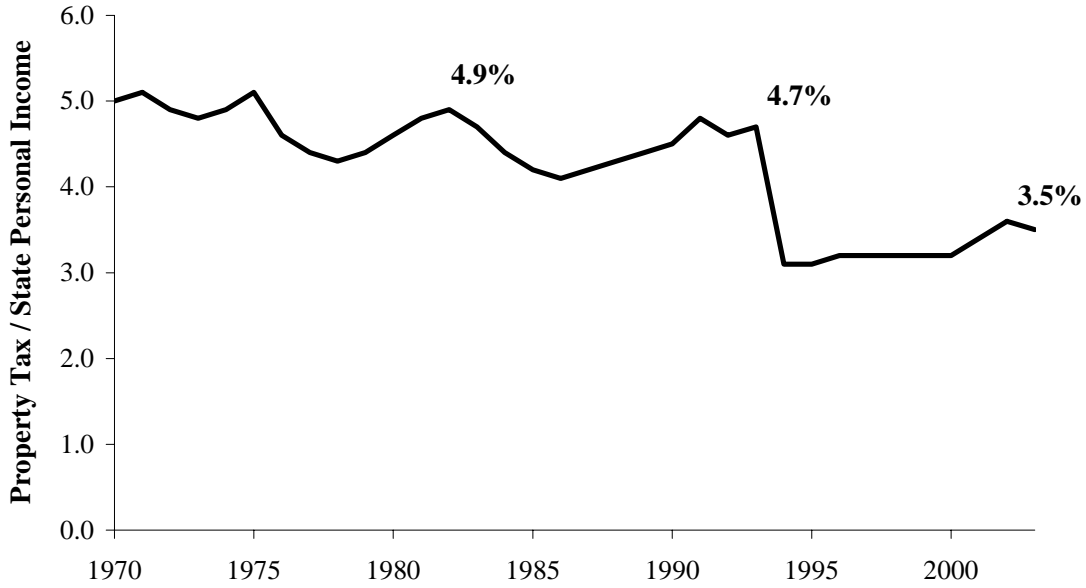
**Exhibit 3**  
**Inflation-Adjusted Property Taxes Near late-1980s Level**  
**Billions**



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

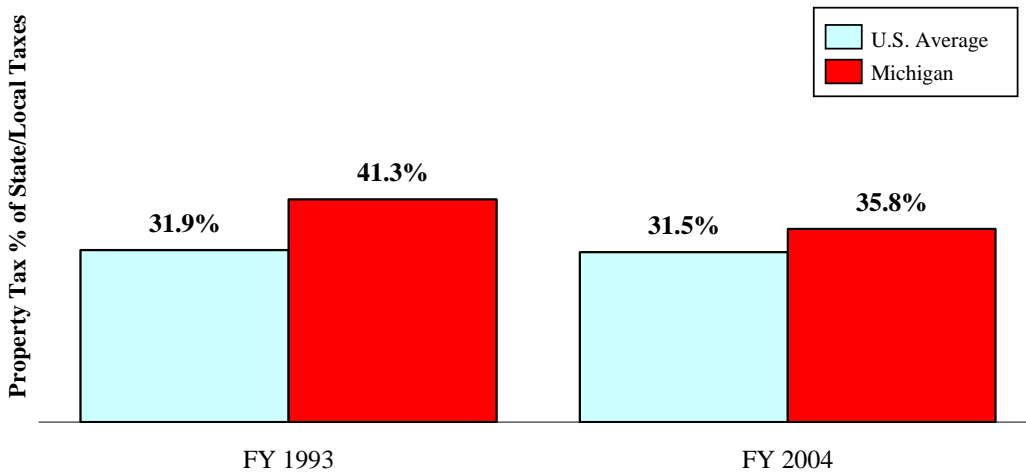


**Exhibit 4**  
**Property Tax a Percent of Personal Income Down Sharply**



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

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



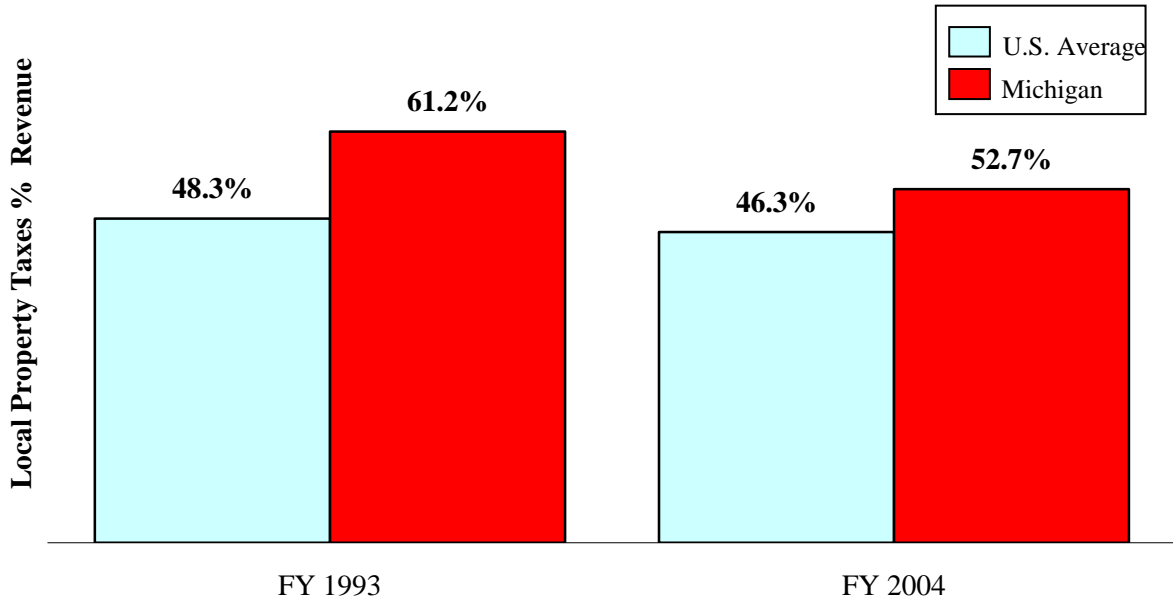
Source: Bureau of Census, U.S. Dept. of Commerce.

**Exhibit 6**  
**State and Local Property Tax Burden for FY 2004**  
**Per Person and Percent of Personal Income**

<u>State</u>	<u>FY 2004</u>	<u>FY 2004</u>	<u>FY 2004</u>	<u>FY 2004</u>	<u>FY 2004</u>	<u>FY 2004</u>	
	<u>State &amp; Local</u>	<u>2004</u>	<u>State &amp; Local</u>	<u>Rank</u>	<u>Personal</u>	<u>Total Tax</u>	
	<u>Taxes</u>	<u>Population</u>	<u>Taxes</u>		<u>Income</u>	<u>Revenue</u>	
	<u>(thousands)</u>		<u>Per Person</u>		<u>(thousands)</u>	<u>as a % of</u>	
						<u>Income</u>	<u>Rank</u>
Alabama	\$1,661,855	4,525,375	\$367	50	\$123,282,000	1.35%	50
Alaska	\$859,056	657,755	\$1,306	12	21,809,250	3.94%	12
Arizona	\$4,867,990	5,739,879	\$848	35	157,305,750	3.09%	27
Arkansas	\$1,100,938	2,750,000	\$400	49	68,616,250	1.60%	48
California	\$34,499,304	35,842,038	\$963	29	1,219,779,500	2.83%	35
Colorado	\$4,722,286	4,601,821	\$1,026	23	161,104,000	2.93%	32
Connecticut	\$6,801,676	3,498,966	\$1,944	2	152,908,750	4.45%	7
Delaware	\$453,198	830,069	\$546	43	28,570,000	1.59%	49
Florida	\$18,500,291	17,385,430	\$1,064	19	527,624,000	3.51%	19
Georgia	\$7,844,826	8,918,129	\$880	34	256,957,500	3.05%	29
Hawaii	\$720,798	1,262,124	\$571	42	39,365,750	1.83%	45
Idaho	\$1,084,470	1,395,140	\$777	36	35,952,250	3.02%	30
Illinois	\$17,888,828	12,712,016	\$1,407	9	434,235,250	4.12%	10
Indiana	\$6,073,538	6,226,537	\$975	26	183,407,750	3.31%	21
Iowa	\$3,188,869	2,952,904	\$1,080	18	87,974,000	3.62%	18
Kansas	\$3,246,616	2,733,697	\$1,188	14	82,551,250	3.93%	13
Kentucky	\$2,136,455	4,141,835	\$516	45	109,706,250	1.95%	43
Louisiana	\$2,263,204	4,506,685	\$502	46	119,454,000	1.89%	44
Maine	\$2,099,394	1,314,985	\$1,597	6	38,301,250	5.48%	2
Maryland	\$6,018,629	5,561,332	\$1,082	17	212,784,250	2.83%	34
Massachusetts	\$9,814,315	6,407,382	\$1,532	7	262,167,500	3.74%	15
<b>Michigan</b>	<b>\$11,978,654</b>	<b>10,104,206</b>	<b>\$1,186</b>	<b>15</b>	<b>322,580,500</b>	<b>3.71%</b>	<b>16</b>
Minnesota	\$4,920,174	5,096,546	\$965	27	178,196,000	2.76%	36
Mississippi	\$1,859,756	2,900,768	\$641	40	68,977,750	2.70%	37
Missouri	\$4,304,387	5,759,532	\$747	37	170,652,750	2.52%	39
Montana	\$958,779	926,920	\$1,034	20	24,762,000	3.87%	14
Nebraska	\$2,007,118	1,747,704	\$1,148	16	54,929,750	3.65%	17
Nevada	\$2,147,294	2,332,898	\$920	30	74,863,250	2.87%	33
New Hampshire	\$2,519,714	1,299,169	\$1,939	3	45,781,250	5.50%	1
New Jersey	\$18,229,254	8,685,166	\$2,099	1	350,410,750	5.20%	3
New Mexico	\$840,068	1,903,006	\$441	48	48,262,000	1.74%	46
New York	\$32,333,564	19,280,727	\$1,677	4	702,060,750	4.61%	6
North Carolina	\$6,093,170	8,540,468	\$713	38	241,649,250	2.52%	40
North Dakota	\$584,622	636,308	\$919	31	18,518,750	3.16%	24
Ohio	\$11,232,828	11,450,143	\$981	25	348,172,750	3.23%	23
Oklahoma	\$1,637,457	3,523,546	\$465	47	95,369,250	1.72%	47
Oregon	\$3,459,371	3,591,363	\$963	28	106,581,250	3.25%	22
Pennsylvania	\$12,518,226	12,394,471	\$1,010	24	401,209,500	3.12%	25
Rhode Island	\$1,759,134	1,079,916	\$1,629	5	35,828,000	4.91%	5
South Carolina	\$3,704,419	4,197,892	\$882	33	110,456,750	3.35%	20
South Dakota	\$705,183	770,621	\$915	32	22,818,000	3.09%	28
Tennessee	\$3,585,440	5,893,298	\$608	41	170,428,250	2.10%	42
Texas	\$28,176,329	22,471,549	\$1,254	13	675,109,083	4.17%	9
Utah	\$1,668,988	2,420,708	\$689	39	62,046,750	2.69%	38
Vermont	\$950,456	621,233	\$1,530	8	19,159,750	4.96%	4
Virginia	\$7,715,220	7,481,332	\$1,031	21	259,609,500	2.97%	31
Washington	\$6,386,346	6,207,046	\$1,029	22	206,136,000	3.10%	26
West Virginia	\$979,034	1,812,548	\$540	44	45,389,750	2.16%	41
Wisconsin	\$7,429,001	5,503,533	\$1,350	11	171,604,750	4.33%	8
Wyoming	\$683,963	505,887	\$1,352	10	16,750,000	4.08%	11
U.S. Totals	317,214,485	293,102,603	\$1,082		9,372,170,583	3.38%	

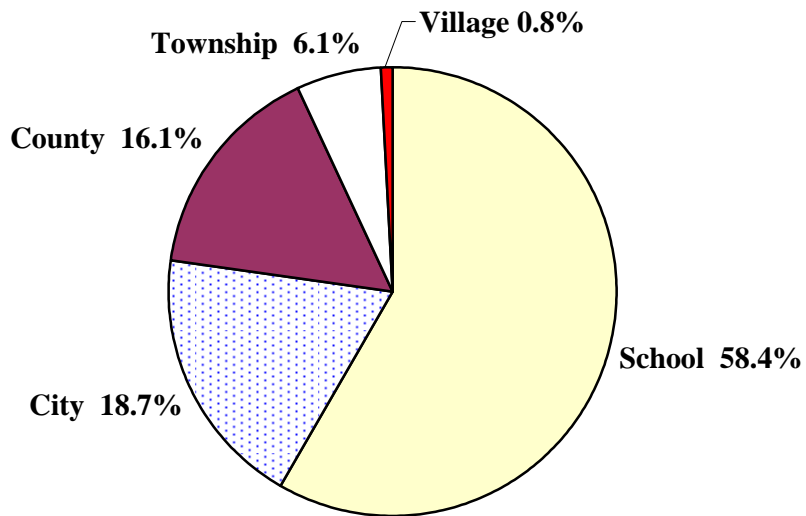
Sources: 1) Tax data from Government Finances, Bureau of Census, U.S. Department of Commerce.  
2) Population data from Bureau of the Census 12/22/05.  
3) Personal income data from Bureau of Economic Analysis, U.S. Department of Commerce 3/28/06

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



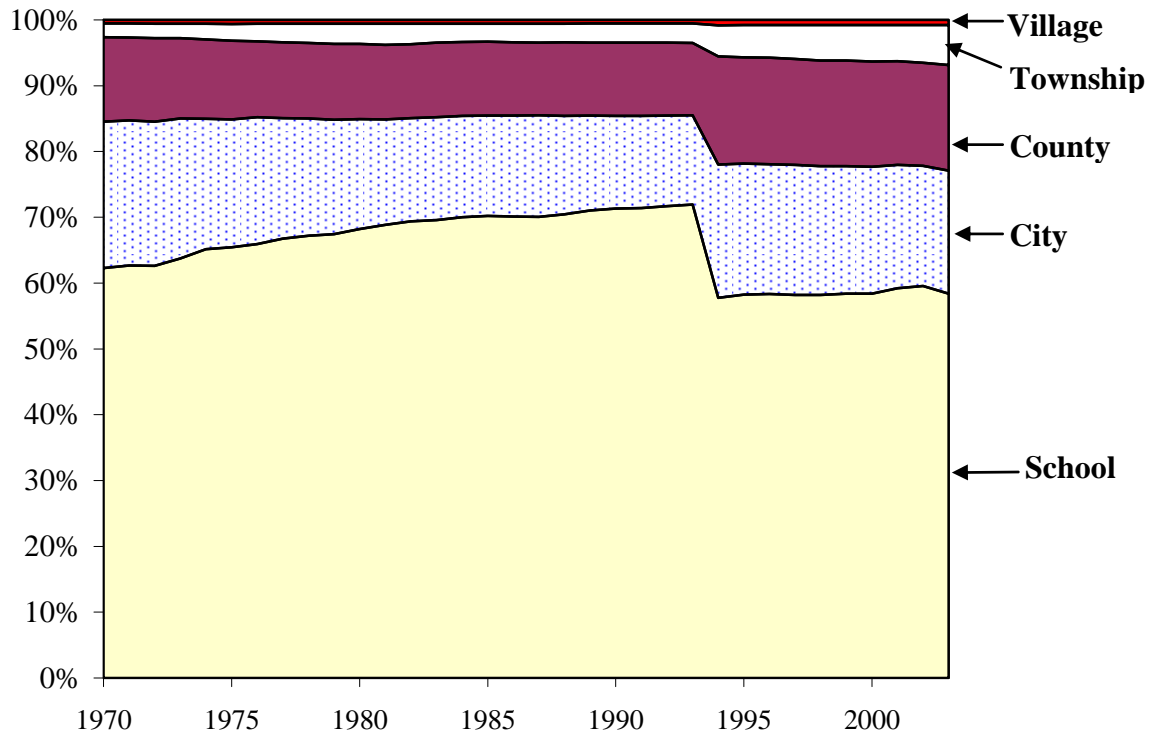
Source: Bureau of Census, U.S. Department of Commerce.

**Exhibit 8**  
**Most CY 2003 Property Taxes for Schools**



Source: State Tax Commission.

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



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

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

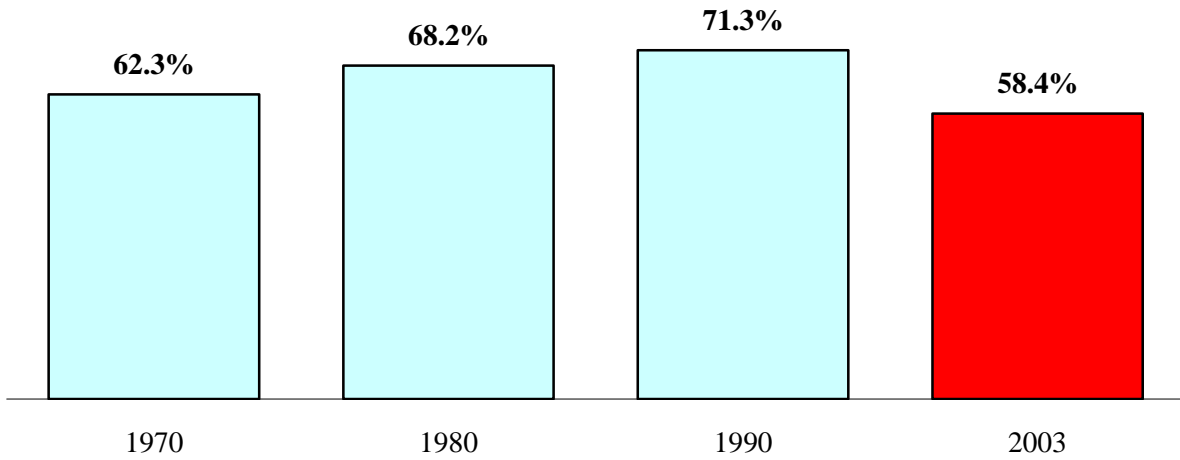
<u>Year</u>	<u>School</u>	<u>City</u>	<u>County</u>	<u>Township</u>	<u>Village</u>	<u>Total</u>
1970	62.3 %	22.3 %	12.8 %	2.1 %	0.5 %	100.0 %
1971	62.7	22.1	12.6	2.1	0.5	
1972	62.6	21.9	12.7	2.2	0.6	
1973	63.8	21.3	12.2	2.2	0.6	
1974	65.1	19.8	12.1	2.4	0.6	
1975	65.4	19.4	12.0	2.6	0.6	
1976	65.9	19.3	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	

**Annual Average 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
1994-03	0.6	-1.6	-0.3	1.4	0.0
1970-03	-3.9 %	-3.6 %	3.3 %	4.0 %	0.3 %

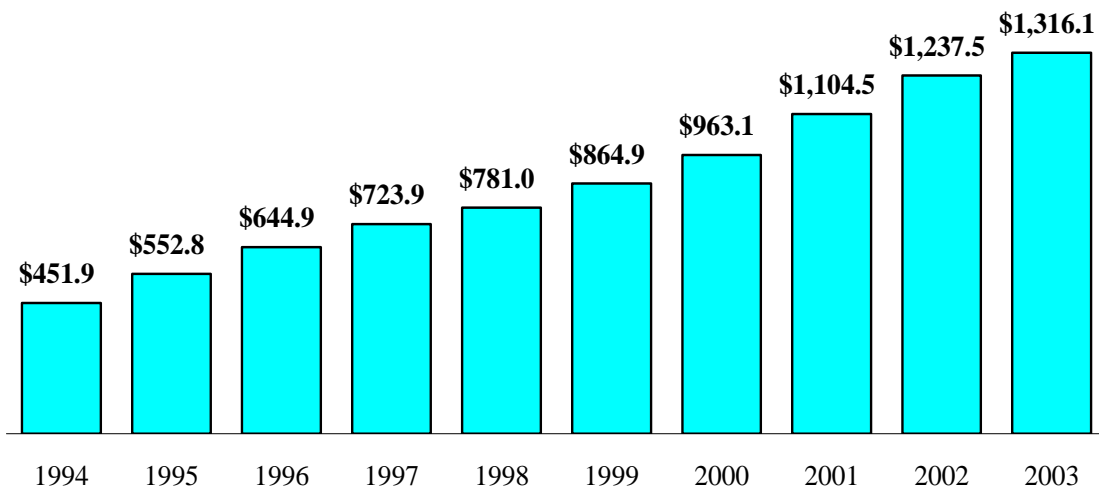
Source: State Tax Commission and Tax Analysis Division, Michigan Department of Treasury

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



Source: State Tax Commission.

**Exhibit 12**  
**School Debt Taxes Up Dramatically –**  
**Annual Debt Millage Revenue**  
**(millions)**



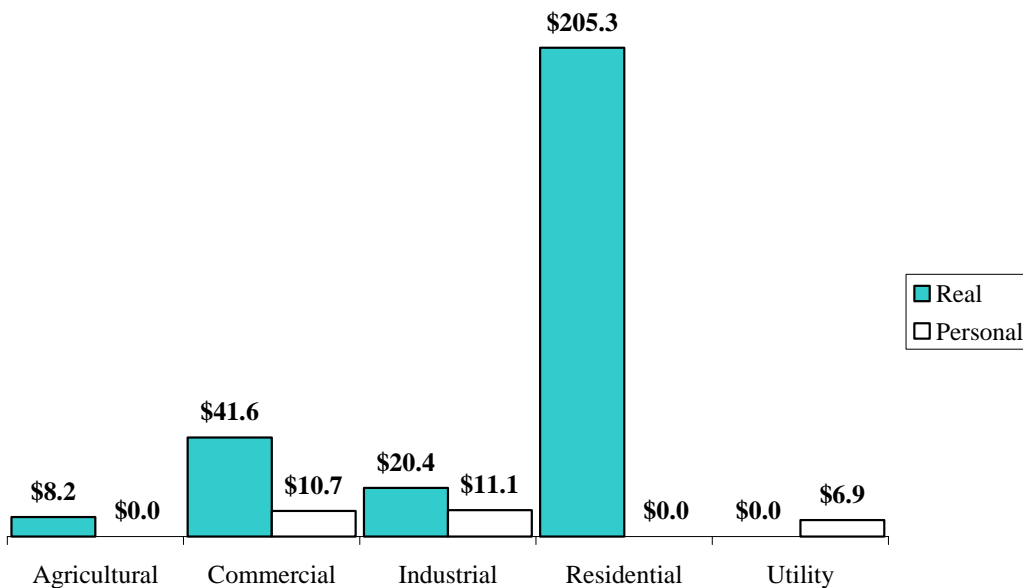
Source: Tax Analysis Division, Michigan Department of Treasury, and Michigan Department of Education.

**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
Total, 1995-2003	530	\$10,402.2	\$15,329.7	
Total, 1984-2003	848	\$13,872.8	\$20,774.3	

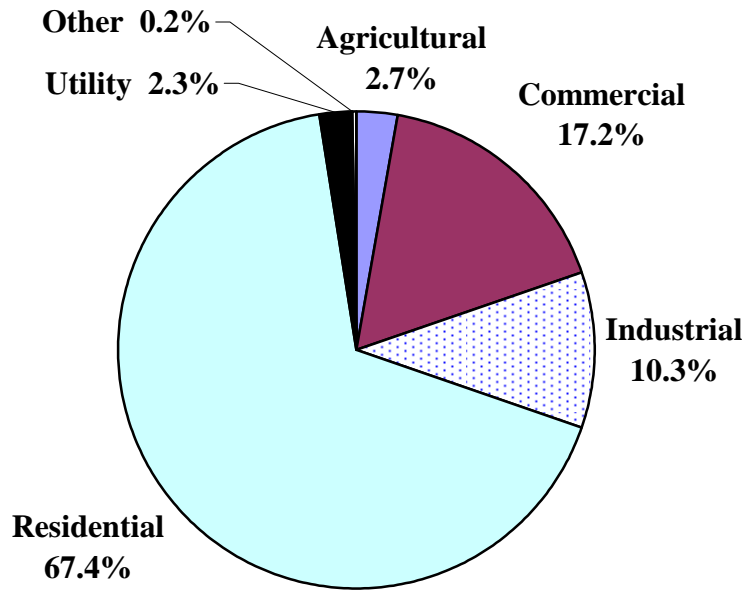
Sources: Municipal Advisory Council of Michigan.  
Michigan Department of Treasury, School Bond Loan Fund Program.

**Exhibit 14**  
**Residential Property Comprised Majority of Taxable Value, 2004**  
(billions)



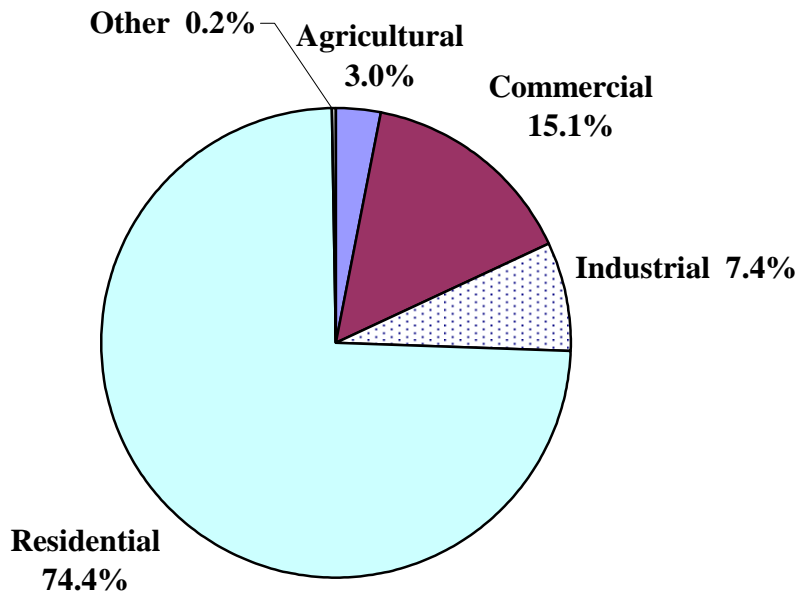
Source: State Tax Commission and Tax Analysis Division, Michigan Department of Treasury.

**Exhibit 15**  
**Real and Personal Property Taxable Value, 2004**



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

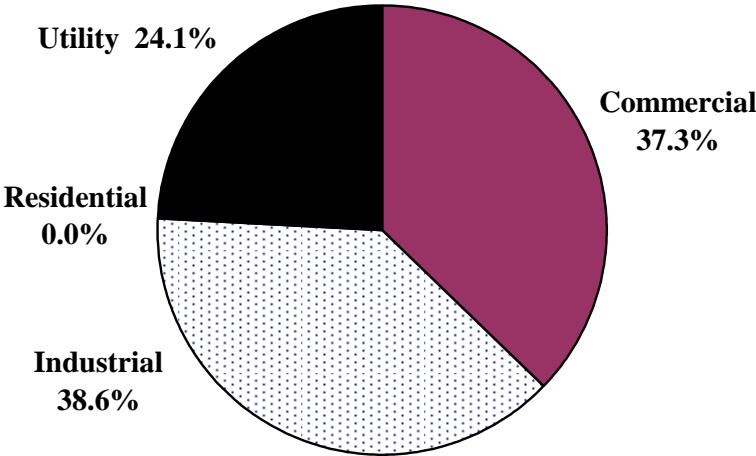
**Exhibit 16**  
**Real Property Taxable Value, 2004**



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

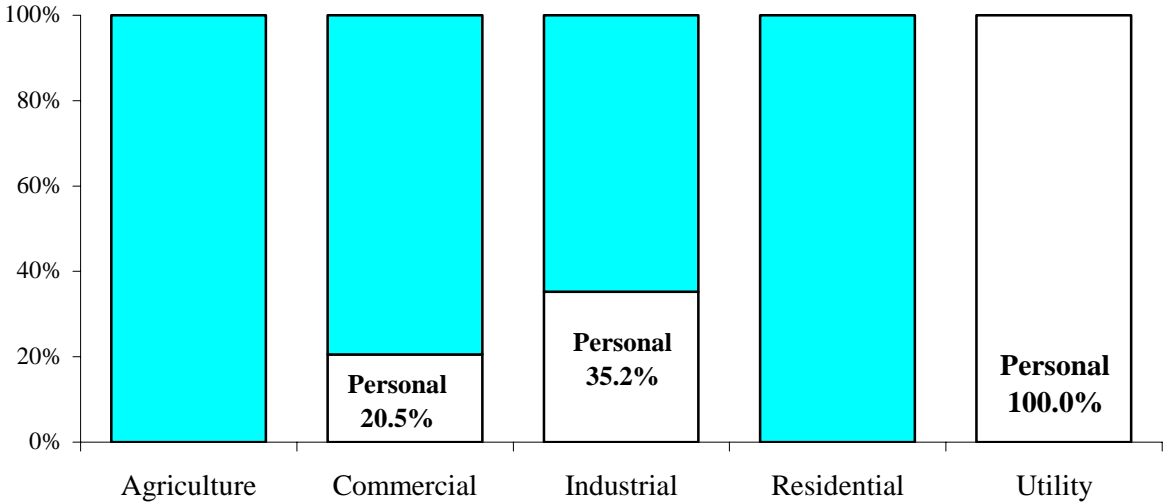


**Exhibit 17  
Personal Property Taxable Value, 2004**



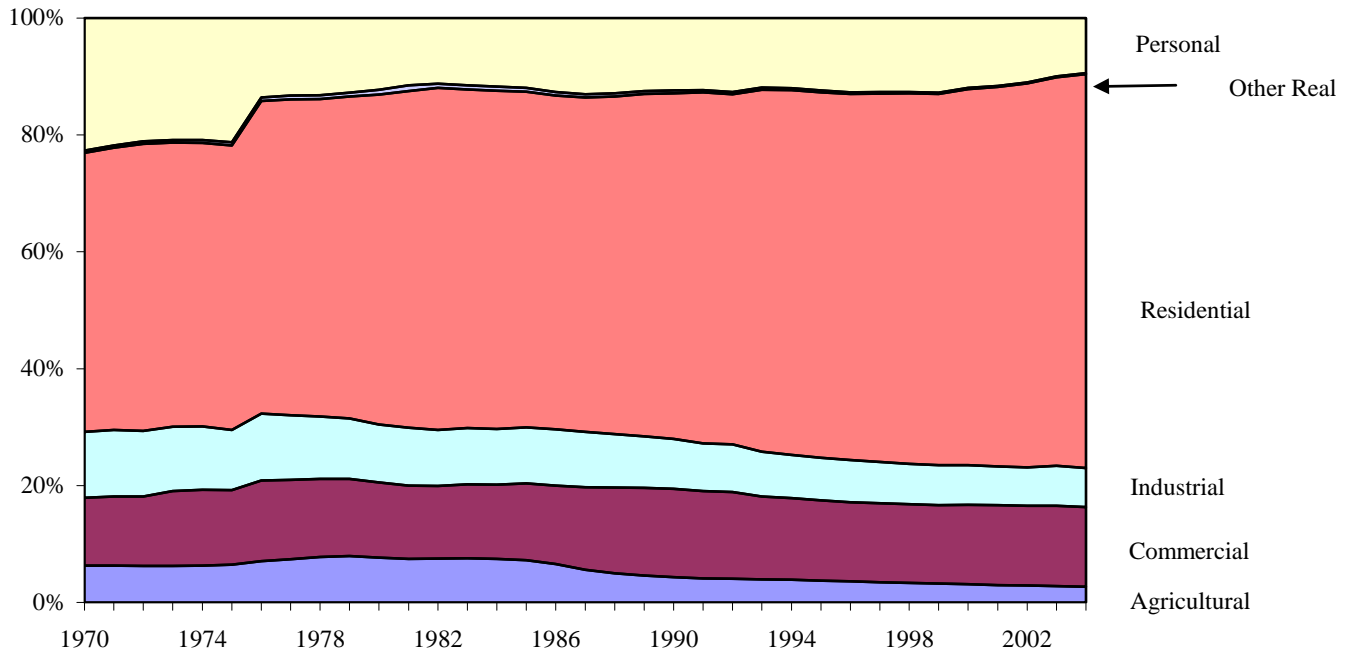
Source: State Tax Commission and Tax Analysis Division, Michigan Department of Treasury.

**Exhibit 18  
Personal Property Value as Percent of Total Value, 2004**



Source: State Tax Commission, Tax Analysis Division, Department of Treasury.

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



Source: State Tax Commission, Tax Analysis Division, Department of Treasury

**Exhibit 20**  
**Taxable Value of Michigan Ad Valorem**  
**Real and Personal Property by Class**  
**2001-2004**  
**(millions)**

	<b>2001</b>					<b>2002</b>				
	<b>Taxable Value</b>			<b>Personal</b>		<b>Taxable Value</b>			<b>Personal</b>	
	<b>Real</b>	<b>Personal</b>	<b>Total</b>	<b>Percent</b>		<b>Real</b>	<b>Personal</b>	<b>Total</b>	<b>Percent</b>	
Agriculture	\$7,685.7	\$0.5	\$7,686.2	0.0	%	\$7,910.6	\$0.5	\$7,911.1	0.0	%
Timber Cutover	184.7	0.0	184.7	-		151.6	0.0	151.6	-	
Developmental	310.5	0.0	310.5	-		341.4	0.0	341.4	-	
Commercial	35,303.0	10,637.1	45,940.0	23.2		37,625.0	11,041.6	48,666.6	22.7	
Industrial	17,011.7	11,570.5	28,582.2	40.5		18,082.5	11,419.2	29,501.7	38.7	
Residential	167,456.2	194.6	167,650.8	0.1		180,641.2	201.7	180,842.8	0.1	
Utility	<u>0.0</u>	<u>7,535.4</u>	<u>7,535.4</u>	<u>100.0</u>		<u>0.0</u>	<u>7,625.6</u>	<u>7,625.6</u>	<u>100.0</u>	
Total	\$227,951.8	\$29,938.0	\$257,889.9	11.6	%	\$244,752.3	\$30,288.6	\$275,040.9	11.0	%
	<b>2003</b>					<b>2004</b>				
	<b>Taxable Value</b>			<b>Personal</b>		<b>Taxable Value</b>			<b>Personal</b>	
	<b>Real</b>	<b>Personal</b>	<b>Total</b>	<b>Percent</b>		<b>Real</b>	<b>Personal</b>	<b>Total</b>	<b>Percent</b>	
Agriculture	\$8,025.2	\$0.0	\$8,025.2	-	%	\$8,187.2	\$0.0	\$8,187.2	-	%
Timber Cutover	149.2	0.0	149.2	-		149.9	0.0	149.9	-	
Developmental	336.9	0.0	336.9	-		268.2	0.0	268.2	-	
Commercial	39,673.2	10,700.8	50,374.0	21.2		41,568.1	10,742.5	52,310.6	20.5	
Industrial	19,689.1	11,052.4	30,741.4	36.0		20,403.1	11,095.5	31,498.6	35.2	
Residential	191,724.5	4.6	191,729.0	0.0		205,347.4	4.6	205,352.0	0.0	
Utility	<u>0.0</u>	<u>6,904.0</u>	<u>6,904.0</u>	<u>100.0</u>		<u>0.0</u>	<u>6,930.9</u>	<u>6,930.9</u>	<u>100.0</u>	
Total	\$259,598.0	\$28,661.7	\$288,259.7	9.9	%	\$275,924.0	\$28,773.5	\$304,697.5	9.4	%

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

**Exhibit 21**  
**Statewide Taxable Value and SEV by Class of Property**  
**1995-2004**

**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>
1995	6,772,340,174	25,090,256,525	13,369,455,314	114,130,278,690	600,961,686	159,963,292,389	22,566,395,577	182,529,687,966
1996	6,886,644,243	26,020,863,515	13,783,807,105	120,193,852,842	543,749,711	167,428,917,416	24,347,933,549	191,776,850,965
1997	7,049,764,809	27,350,534,023	14,319,968,643	127,861,808,955	523,790,218	177,105,866,648	25,673,269,459	202,779,136,107
1998	7,231,720,846	28,935,085,319	14,877,078,650	136,440,825,049	488,005,705	187,972,715,569	27,269,419,183	215,242,134,752
1999	7,334,070,027	30,616,828,483	15,680,530,909	144,918,791,677	496,009,363	199,046,230,459	29,062,608,390	228,108,838,849
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

**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>
1995	7,025,495,741	25,507,399,601	13,460,660,268	117,188,134,392	646,799,250	163,828,489,252	22,566,395,577	186,394,884,829
1996	7,435,695,481	26,883,408,611	13,994,870,592	127,044,516,355	634,638,231	175,993,129,270	24,347,933,549	200,341,062,819
1997	8,086,317,160	28,796,350,519	14,619,079,321	138,923,304,960	624,455,887	191,049,507,847	25,695,828,338	216,745,336,185
1998	8,862,077,578	31,168,447,882	15,283,082,298	154,188,734,247	629,865,773	210,132,207,778	27,283,762,904	237,415,970,682
1999	9,746,360,963	34,175,427,581	16,480,050,259	170,817,572,582	692,089,570	231,911,500,955	29,090,658,508	261,002,159,463
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

**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>
1995	96.4%	98.4%	99.3%	97.4%	92.9%	97.6%	100.0%	97.9%
1996	92.6%	96.8%	98.5%	94.6%	85.7%	95.1%	100.0%	95.7%
1997	87.2%	95.0%	98.0%	92.0%	83.9%	92.7%	99.9%	93.6%
1998	81.6%	92.8%	97.3%	88.5%	77.5%	89.5%	99.9%	90.7%
1999	75.2%	89.6%	95.1%	84.8%	71.7%	85.8%	99.9%	87.4%
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%

Source: Michigan State Tax Commission.

**Exhibit 22**  
**Real and Personal Taxable Value, 2004**  
**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	\$591,946,259	\$26,707,663	\$618,653,922	0.2%
Alger	\$226,471,920	\$23,264,549	\$249,736,469	0.1%
Allegan	\$3,060,970,299	\$346,643,287	\$3,407,613,586	1.1%
Alpena	\$703,808,108	\$87,521,329	\$791,329,437	0.3%
Antrim	\$1,322,674,266	\$68,191,896	\$1,390,866,162	0.5%
Arenac	\$426,428,605	\$27,958,835	\$454,387,440	0.1%
Baraga	\$159,314,003	\$16,693,170	\$176,007,173	0.1%
Barry	\$1,428,440,091	\$84,227,785	\$1,512,667,876	0.5%
Bay	\$2,404,470,410	\$247,528,252	\$2,651,998,662	0.9%
Benzie	\$781,654,261	\$24,284,023	\$805,938,284	0.3%
Berrien	\$4,698,014,398	\$393,418,891	\$5,091,433,289	1.7%
Branch	\$948,196,752	\$112,081,931	\$1,060,278,683	0.3%
Calhoun	\$2,692,723,416	\$535,689,538	\$3,228,412,954	1.1%
Cass	\$1,273,996,929	\$91,563,393	\$1,365,560,322	0.4%
Charlevoix	\$1,487,735,764	\$99,285,617	\$1,587,021,381	0.5%
Cheboygan	\$1,029,724,920	\$43,217,681	\$1,072,942,601	0.4%
Chippewa	\$753,860,124	\$48,789,636	\$802,649,760	0.3%
Clare	\$718,617,013	\$97,892,591	\$816,509,604	0.3%
Clinton	\$1,814,690,290	\$106,590,821	\$1,921,281,111	0.6%
Crawford	\$436,617,713	\$51,742,666	\$488,360,379	0.2%
Delta	\$743,024,284	\$171,989,933	\$915,014,217	0.3%
Dickinson	\$607,585,638	\$169,296,809	\$776,882,447	0.3%
Eaton	\$2,658,767,956	\$210,053,187	\$2,868,821,143	0.9%
Emmet	\$2,158,352,936	\$101,516,568	\$2,259,869,504	0.7%
Genesee	\$9,200,060,814	\$908,022,829	\$10,108,083,643	3.3%
Gladwin	\$722,778,615	\$31,631,605	\$754,410,220	0.2%
Gogebic	\$308,969,337	\$57,099,470	\$366,068,807	0.1%
Grand Traverse	\$3,080,921,301	\$241,376,040	\$3,322,297,341	1.1%
Gratiot	\$671,906,323	\$74,283,654	\$746,189,977	0.2%
Hillsdale	\$1,031,692,034	\$98,074,568	\$1,129,766,602	0.4%
Houghton	\$495,020,342	\$38,110,475	\$533,130,817	0.2%
Huron	\$1,283,675,805	\$70,708,544	\$1,354,384,349	0.4%
Ingham	\$6,261,742,099	\$586,121,357	\$6,847,863,456	2.2%
Ionia	\$1,117,945,769	\$91,881,882	\$1,209,827,651	0.4%
Iosco	\$877,685,000	\$57,701,326	\$935,386,326	0.3%
Iron	\$290,189,229	\$49,364,898	\$339,554,127	0.1%
Isabella	\$1,124,009,177	\$100,681,076	\$1,224,690,253	0.4%
Jackson	\$3,431,310,020	\$359,248,440	\$3,790,558,460	1.2%
Kalamazoo	\$5,967,870,415	\$789,646,044	\$6,757,516,459	2.2%
Kalkaska	\$498,718,413	\$115,660,190	\$614,378,603	0.2%
Kent	\$16,205,098,572	\$1,810,275,296	\$18,015,373,868	5.9%
Keweenaw	\$89,523,127	\$4,444,038	\$93,967,165	0.0%
Lake	\$383,302,501	\$11,362,374	\$394,664,875	0.1%

## Exhibit 22 – Continued

<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>
Lapeer	\$2,463,706,456	\$169,103,295	\$2,632,809,751	0.9%
Leelanau	\$1,662,518,746	\$38,410,800	\$1,700,929,546	0.6%
Lenawee	\$2,557,198,766	\$222,505,655	\$2,779,704,421	0.9%
Livingston	\$6,700,355,210	\$455,256,783	\$7,155,611,993	2.3%
Luce	\$136,259,500	\$9,143,681	\$145,403,181	0.0%
Mackinac	\$643,081,441	\$76,590,672	\$719,672,113	0.2%
Macomb	\$24,343,427,708	\$2,637,102,660	\$26,980,530,368	8.9%
Manistee	\$741,118,255	\$97,651,706	\$838,769,961	0.3%
Marquette	\$1,295,497,089	\$106,112,211	\$1,401,609,300	0.5%
Mason	\$1,092,673,927	\$84,948,818	\$1,177,622,745	0.4%
Mecosta	\$903,949,670	\$98,148,251	\$1,002,097,921	0.3%
Menominee	\$437,521,566	\$41,680,051	\$479,201,617	0.2%
Midland	\$2,951,037,865	\$465,249,139	\$3,416,287,004	1.1%
Missaukee	\$377,742,368	\$43,042,185	\$420,784,553	0.1%
Monroe	\$4,861,599,514	\$472,777,857	\$5,334,377,371	1.8%
Montcalm	\$1,312,018,815	\$132,134,771	\$1,444,153,586	0.5%
Montmorency	\$340,266,297	\$60,379,146	\$400,645,443	0.1%
Muskegon	\$3,424,985,645	\$370,576,086	\$3,795,561,731	1.2%
Newaygo	\$1,030,242,791	\$81,775,997	\$1,112,018,788	0.4%
Oakland	\$51,536,330,497	\$4,450,160,375	\$55,986,490,872	18.4%
Oceana	\$767,209,637	\$43,260,381	\$810,470,018	0.3%
Ogemaw	\$618,747,069	\$46,744,841	\$665,491,910	0.2%
Ontonagon	\$164,986,554	\$24,622,341	\$189,608,895	0.1%
Osceola	\$468,279,464	\$98,371,027	\$566,650,491	0.2%
Oscoda	\$278,855,517	\$22,230,857	\$301,086,374	0.1%
Otsego	\$899,572,423	\$183,454,981	\$1,083,027,404	0.4%
Ottawa	\$7,407,788,600	\$610,078,223	\$8,017,866,823	2.6%
Presque Isle	\$471,764,965	\$35,268,545	\$507,033,510	0.2%
Roscommon	\$1,052,575,826	\$37,521,338	\$1,090,097,164	0.4%
Saginaw	\$4,131,500,466	\$490,422,033	\$4,621,922,499	1.5%
Saint Clair	\$5,038,752,339	\$532,341,135	\$5,571,093,474	1.8%
Saint Joseph	\$1,285,813,243	\$189,497,682	\$1,475,310,925	0.5%
Sanilac	\$1,128,801,547	\$63,604,849	\$1,192,406,396	0.4%
Schoolcraft	\$216,643,985	\$44,726,493	\$261,370,478	0.1%
Shiawassee	\$1,431,426,324	\$92,675,873	\$1,524,102,197	0.5%
Tuscola	\$1,134,820,216	\$77,334,680	\$1,212,154,896	0.4%
Van Buren	\$2,005,105,475	\$291,055,916	\$2,296,161,391	0.8%
Washtenaw	\$11,725,222,796	\$1,095,809,971	\$12,821,032,767	4.2%
Wayne	\$39,996,824,536	\$5,921,105,201	\$45,917,929,737	15.1%
Wexford	<u>\$717,235,494</u>	<u>\$78,771,797</u>	<u>\$796,007,291</u>	<u>0.3%</u>
Michigan Total	\$275,923,963,850	\$28,773,492,460	\$304,697,456,310	100.0%

Source: State Tax Commission

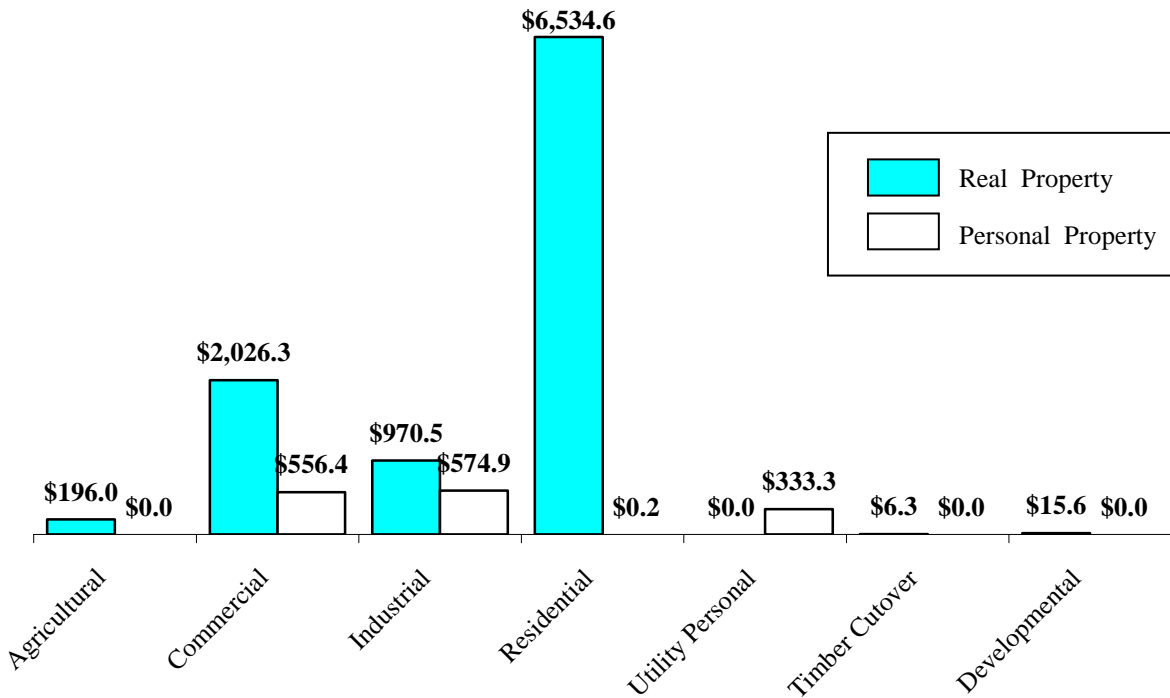
**Exhibit 23**  
**Property Tax Levies, 2003**  
**(millions)**

<u>Property Class</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>	<u>Share</u>	
Agricultural	\$196.0	\$0.0	\$196.0	1.7	%
Commercial	2,026.3	556.4	2,582.6	23.0	
Industrial	970.5	574.9	1,545.4	13.8	
Residential	6,534.6	0.2	6,534.8	58.3	
Utility Personal	0.0	333.3	333.3	3.0	
Timber Cutover	6.3	0.0	6.3	0.1	
Developmental	<u>15.6</u>	<u>0.0</u>	<u>15.6</u>	<u>0.1</u>	
<b>Total</b>	<b>\$9,749.3</b>	<b>\$1,464.7</b>	<b>\$11,214.0</b>	<b>100.0</b>	<b>%</b>

Source: State Tax Commission and Tax Analysis Division, 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 *2003 Ad Valorem Property Tax Levy Report* and *2003 Commercial, Industrial and Utility Property Tax Report* that are based on December 1, 2003 values.

**Exhibit 24**  
**Residential Property Comprised Majority of Property Taxes, 2003**  
(millions)



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

**Exhibit 25**  
**Commercial, Industrial, Utility 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
Average					32.2%	41.6%	9.4% pts

Source: State Tax Commission.



**Exhibit 26**  
**Estimated 2003 Property Tax Levy by Property Classification**  
**Real and Personal Property**

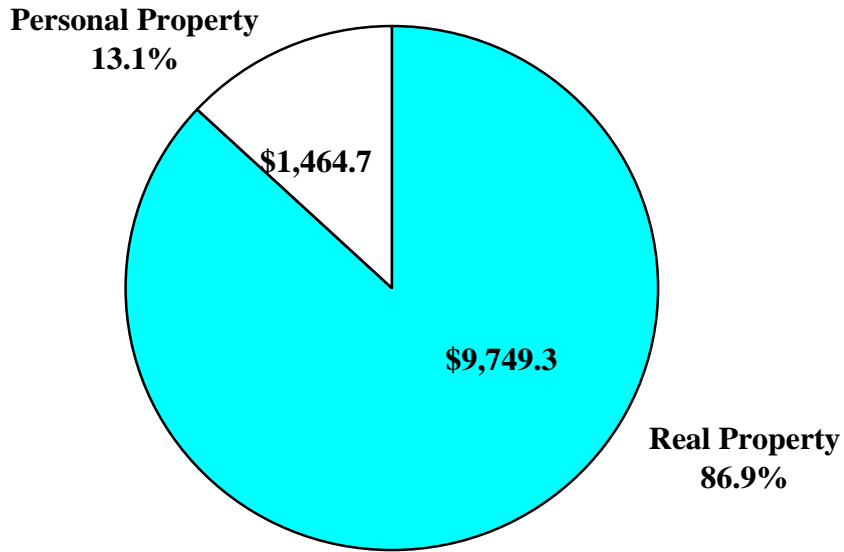
	<b>Share of Property Tax Levy on Real and Personal Property</b>				
	<b><u>Agricultural</u></b>	<b><u>Commercial</u></b>	<b><u>Industrial</u></b>	<b><u>Residential</u></b>	<b><u>Utility</u></b>
Alcona	2.4%	5.9%	5.3%	84.0%	2.5%
Alger	0.7%	16.7%	12.1%	66.8%	3.8%
Allegan	6.2%	16.5%	16.1%	57.8%	3.3%
Alpena	5.4%	20.9%	12.4%	54.6%	4.5%
Antrim	2.2%	10.9%	2.2%	83.1%	1.6%
Arenac	7.7%	13.3%	4.2%	71.1%	3.9%
Baraga	1.9%	11.2%	13.9%	60.5%	6.9%
Barry	6.1%	12.3%	4.9%	73.5%	3.3%
Bay	5.0%	20.8%	19.2%	52.0%	3.0%
Benzie	1.2%	10.9%	1.4%	84.8%	1.7%
Berrien	2.6%	17.0%	15.9%	61.5%	3.1%
Branch	11.7%	24.2%	10.5%	50.9%	2.8%
Calhoun	3.1%	22.7%	20.7%	49.4%	4.1%
Cass	9.4%	9.6%	6.3%	69.1%	5.6%
Charlevoix	1.2%	11.6%	7.1%	77.1%	2.6%
Cheboygan	1.4%	20.0%	1.5%	73.8%	2.5%
Chippewa	2.3%	25.5%	4.1%	65.2%	2.8%
Clare	2.7%	14.3%	1.9%	69.2%	12.3%
Clinton	7.4%	17.7%	4.5%	66.8%	2.8%
Crawford	0.8%	13.9%	16.1%	63.6%	5.4%
Delta	1.2%	18.6%	17.9%	55.1%	7.1%
Dickinson	1.0%	21.6%	22.8%	48.4%	5.4%
Eaton	3.6%	28.0%	10.5%	55.6%	2.0%
Emmet	0.9%	16.6%	1.9%	78.7%	1.8%
Genesee	0.8%	27.7%	11.1%	57.5%	3.1%
Gladwin	3.7%	8.8%	2.7%	82.0%	2.9%
Gogebic	0.5%	18.1%	3.2%	63.2%	13.6%
Grand Traverse	1.3%	31.1%	5.4%	60.0%	2.2%
Gratiot	19.0%	18.1%	10.6%	46.1%	6.7%
Hillsdale	12.6%	14.5%	14.0%	56.5%	2.7%
Houghton	2.0%	24.5%	2.1%	66.0%	3.9%
Huron	23.2%	12.8%	7.9%	53.5%	2.6%
Ingham	1.4%	35.8%	5.1%	55.7%	2.0%
Ionia	11.1%	16.8%	7.5%	61.4%	3.1%
Iosco	1.8%	13.7%	6.5%	74.8%	2.7%
Iron	1.1%	13.1%	9.5%	57.2%	15.0%
Isabella	6.8%	30.8%	4.5%	53.7%	4.1%
Jackson	3.4%	20.1%	13.2%	58.3%	4.8%
Kalamazoo	1.0%	29.1%	17.0%	50.5%	2.5%
Kalkaska	2.9%	13.2%	3.3%	62.0%	18.6%
Kent	0.6%	28.3%	17.7%	51.3%	2.2%
Keweenaw	2.3%	11.4%	0.2%	84.7%	2.3%

## 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	3.0%	13.8%	0.2%	79.5%	2.2%
Lapeer	6.0%	14.2%	6.5%	68.5%	4.7%
Leelanau	4.4%	10.3%	0.4%	83.6%	1.4%
Lenawee	8.5%	19.3%	9.0%	59.9%	3.3%
Livingston	1.3%	16.7%	9.6%	68.8%	3.7%
Luce	2.2%	15.4%	5.3%	75.8%	1.2%
Mackinac	1.0%	25.2%	2.6%	61.7%	8.9%
Macomb	0.2%	19.4%	17.3%	60.7%	2.4%
Manistee	2.0%	13.7%	13.9%	64.5%	6.1%
Marquette	0.5%	24.0%	11.4%	57.7%	4.0%
Mason	2.7%	15.8%	30.4%	49.1%	2.1%
Mecosta	6.1%	18.4%	6.9%	62.6%	6.1%
Menominee	5.4%	14.8%	13.5%	62.2%	3.8%
Midland	1.2%	12.2%	46.0%	38.7%	1.9%
Missaukee	11.5%	7.7%	6.0%	65.1%	9.9%
Monroe	2.9%	15.6%	34.6%	42.7%	4.2%
Montcalm	9.3%	17.0%	11.4%	57.2%	5.5%
Montmorency	2.3%	7.2%	15.8%	71.8%	2.7%
Muskegon	1.2%	23.5%	13.9%	59.1%	2.7%
Newaygo	5.7%	14.0%	9.4%	67.0%	3.9%
Oakland	0.1%	26.2%	10.6%	61.2%	1.8%
Oceana	7.4%	10.8%	4.4%	75.2%	2.3%
Ogemaw	3.9%	15.3%	4.1%	72.0%	4.7%
Ontonagon	5.0%	10.5%	20.4%	52.8%	6.2%
Osceola	8.2%	9.6%	18.8%	55.3%	8.3%
Oscoda	1.8%	11.7%	3.5%	77.5%	3.9%
Otsego	1.6%	29.6%	5.0%	50.7%	13.0%
Ottawa	2.3%	20.8%	16.7%	57.7%	2.5%
Presque Isle	5.7%	9.6%	8.9%	71.1%	2.6%
Roscommon	0.7%	13.3%	0.4%	83.6%	2.1%
Saginaw	4.7%	28.8%	10.3%	52.4%	3.7%
Saint Clair	3.3%	15.1%	23.8%	51.9%	5.9%
Saint Joseph	7.1%	18.5%	18.4%	51.6%	4.5%
Sanilac	19.4%	13.4%	5.6%	58.4%	3.1%
Schoolcraft	1.2%	16.0%	11.4%	59.3%	11.4%
Shiawassee	9.4%	18.9%	5.3%	63.4%	3.3%
Tuscola	20.9%	13.4%	5.1%	56.1%	4.5%
Van Buren	5.2%	12.9%	12.7%	63.2%	6.1%
Washtenaw	1.1%	26.6%	11.1%	58.8%	2.2%
Wayne	0.0%	23.8%	15.9%	53.9%	3.1%
Wexford	2.8%	22.0%	12.1%	60.1%	3.3%

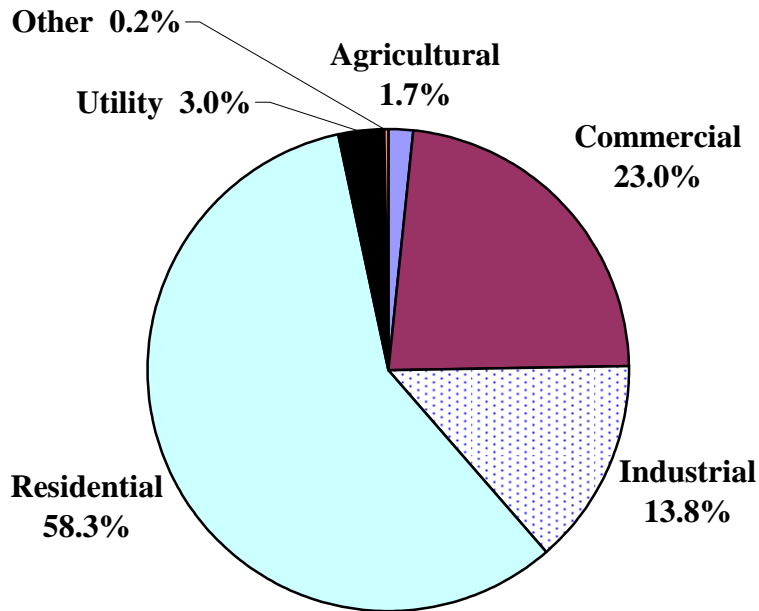
Source: State Tax Commission and Tax Analysis Division, Michigan Department of Treasury.

**Exhibit 27**  
**Ad Valorem Property Taxes, 2003**  
**(millions)**



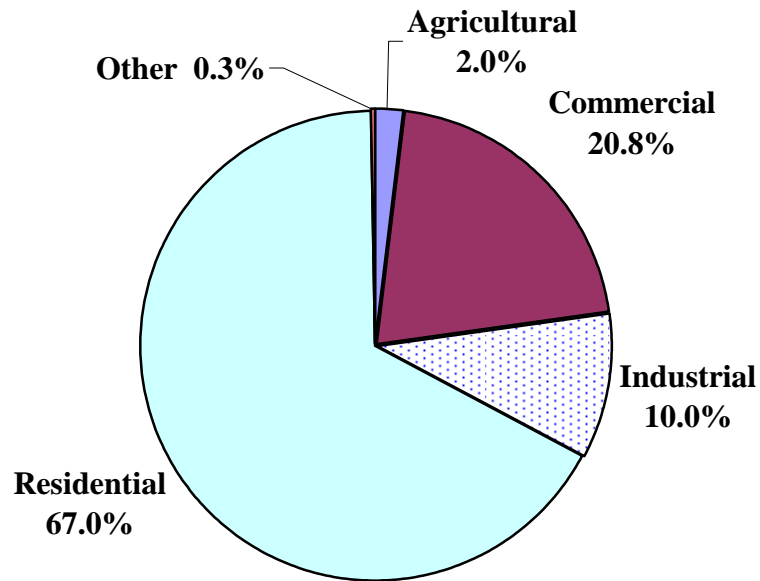
Source: State Tax Commission and Tax Analysis Division, Michigan Department of Treasury

**Exhibit 28**  
**Ad Valorem Property Taxes, Real and Personal, 2003**



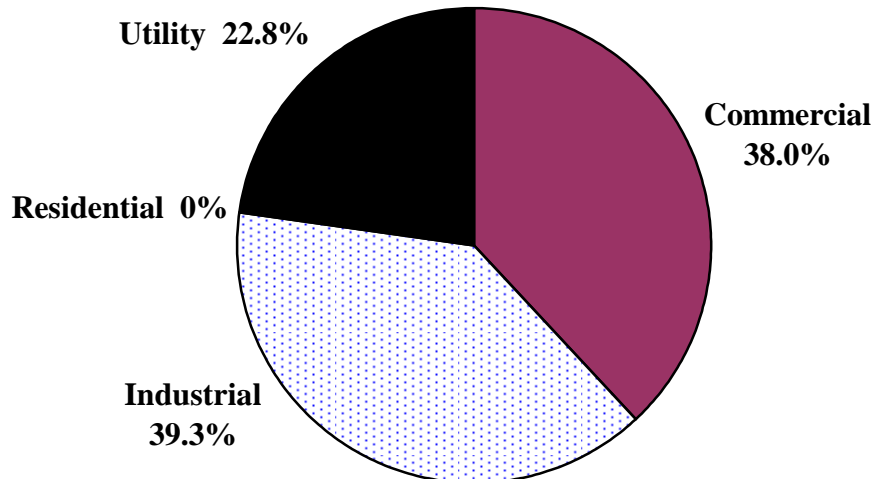
Source: State Tax Commission and Tax Analysis Division, Michigan Department of Treasury.

**Exhibit 29**  
**Ad Valorem Real Property Taxes, 2003**



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

**Exhibit 30**  
**Ad Valorem Personal Property Taxes, 2003**



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

**Exhibit 31**  
**2003 Real and Personal Property Taxes by County**  
**(dollars in thousands)**

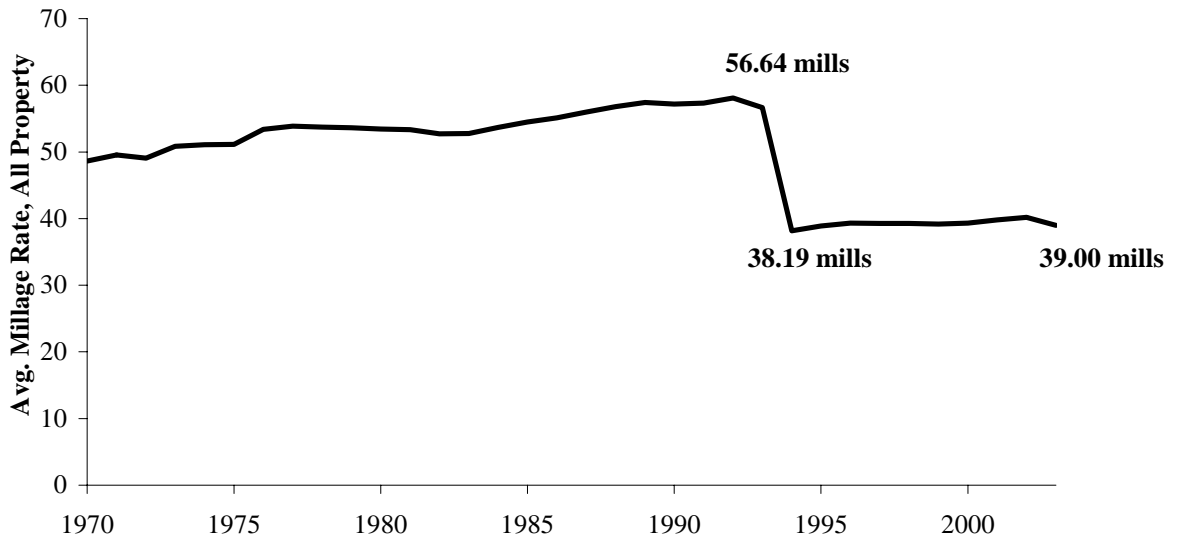
<u>County</u>	<u>CIU Property</u>	<u>CIU Share</u>	<u>All Property</u>	<u>State Share</u>
Alcona	2,303	13.6%	16,971	0.2%
Alger	2,715	32.5	8,351	0.1
Allegan	41,437	35.9	115,547	1.0
Alpena	9,802	37.7	26,002	0.2
Antrim	5,817	14.7	39,650	0.4
Arenac	3,290	21.3	15,477	0.1
Baraga	2,411	31.9	7,547	0.1
Barry	9,065	20.3	44,650	0.4
Bay	43,173	43.0	100,519	0.9
Benzie	3,213	14.0	23,030	0.2
Berrien	54,264	35.7	151,810	1.3
Branch	14,079	37.4	37,645	0.3
Calhoun	64,196	47.4	135,560	1.2
Cass	8,351	21.5	38,885	0.3
Charlevoix	11,125	21.3	52,242	0.5
Cheboygan	7,343	24.0	30,656	0.3
Chippewa	8,957	32.4	27,606	0.2
Clare	6,798	28.1	24,151	0.2
Clinton	14,986	24.9	60,183	0.5
Crawford	5,508	35.3	15,584	0.1
Delta	14,442	43.7	33,045	0.3
Dickinson	14,315	49.7	28,791	0.3
Eaton	42,776	40.5	105,630	0.9
Emmet	14,817	20.2	73,297	0.7
Genesee	147,021	41.6	353,206	3.1
Gladwin	3,277	14.3	22,853	0.2
Gogebic	5,296	34.7	15,240	0.1
Grand Traverse	40,653	38.6	105,254	0.9
Gratiot	7,740	34.8	22,253	0.2
Hillsdale	10,277	30.8	33,356	0.3
Houghton	6,362	30.5	20,843	0.2
Huron	10,011	23.3	42,938	0.4
Ingham	138,423	42.9	322,892	2.9
Ionia	9,988	27.4	36,509	0.3
Iosco	6,004	22.7	26,396	0.2
Iron	5,044	37.4	13,496	0.1
Isabella	17,176	39.2	43,841	0.4
Jackson	45,894	37.5	122,381	1.1
Kalamazoo	124,867	48.5	257,681	2.3
Kalkaska	6,577	35.0	18,806	0.2
Kent	292,058	48.0	608,774	5.4
Keweenaw	364	13.1	2,773	0.0

### Exhibit 31 – Continued

<u>County</u>	<u>CIU Property</u>	<u>CIU Share</u>	<u>All Property</u>	<u>State Share</u>
Lake	2,338	16.2%	14,460	0.1%
Lapeer	16,882	25.2	66,996	0.6
Leelanau	4,846	12.1	40,176	0.4
Lenawee	28,005	31.4	89,063	0.8
Livingston	57,429	29.9	192,239	1.7
Luce	926	21.8	4,245	0.0
Mackinac	7,824	36.6	21,379	0.2
Macomb	368,129	38.9	945,439	8.4
Manistee	10,325	33.6	30,743	0.3
Marquette	19,606	40.5	48,383	0.4
Mason	19,758	48.2	41,013	0.4
Mecosta	10,307	31.3	32,893	0.3
Menominee	5,203	32.0	16,245	0.1
Midland	80,132	60.0	133,520	1.2
Missaukee	3,065	23.5	13,060	0.1
Monroe	96,222	54.2	177,378	1.6
Montcalm	13,886	32.1	43,224	0.4
Montmorency	3,191	25.8	12,358	0.1
Muskegon	56,114	39.7	141,259	1.3
Newaygo	10,812	27.2	39,730	0.4
Oakland	804,932	38.4	2,094,215	18.6
Oceana	4,658	17.1	27,274	0.2
Ogemaw	4,878	24.1	20,278	0.2
Ontonagon	2,771	36.8	7,526	0.1
Osceola	6,972	36.6	19,048	0.2
Oscoda	1,700	19.0	8,936	0.1
Otsego	16,252	47.6	34,111	0.3
Ottawa	98,516	39.9	246,684	2.2
Presque Isle	3,090	20.9	14,754	0.1
Roscommon	4,758	15.7	30,215	0.3
Saginaw	61,641	42.6	144,587	1.3
Saint Clair	81,636	44.8	182,064	1.6
Saint Joseph	20,644	41.3	50,006	0.4
Sanilac	7,726	22.2	34,840	0.3
Schoolcraft	3,108	38.6	8,049	0.1
Shiawassee	12,480	27.2	45,896	0.4
Tuscola	8,420	23.0	36,643	0.3
Van Buren	23,749	30.9	76,948	0.7
Washtenaw	205,045	39.8	515,052	4.6
Wayne	1,032,056	45.7	2,256,797	20.0
Wexford	11,113	37.1	29,925	0.3
<b>State Total</b>	<b>\$4,513,364</b>	<b>40.0%</b>	<b>\$11,269,974</b>	<b>100.0%</b>

Source: State Tax Commission.

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



Source: State Tax Commission and Tax Analysis Division.

**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>1996</u></b>	<b><u>1997</u></b>	<b><u>1998</u></b>	<b><u>1999</u></b>	<b><u>2000</u></b>	<b><u>2001</u></b>	<b><u>2002</u></b>	<b><u>2003</u></b>
County	6.22	6.27	6.28	6.36	6.32	6.30	6.28	6.27	6.26	6.29	6.27
Township	3.36	3.56	3.68	3.74	3.87	4.02	3.99	4.09	4.06	4.26	4.31
City	15.45	15.75	15.95	16.06	16.18	16.23	16.17	16.36	16.28	16.15	16.19
Village	<u>11.94</u>	<u>12.13</u>	<u>12.34</u>	<u>12.54</u>	<u>12.57</u>	<u>12.22</u>	<u>12.37</u>	<u>12.20</u>	<u>12.17</u>	<u>12.09</u>	<u>11.92</u>
Total Non-School	<b>15.89</b>	<b>16.13</b>	<b>16.23</b>	<b>16.37</b>	<b>16.40</b>	<b>16.41</b>	<b>16.30</b>	<b>16.37</b>	<b>16.22</b>	<b>16.25</b>	<b>16.23</b>
Local School Operating	33.91	9.26	9.26	9.28	8.79	8.74	8.59	8.41	8.27	8.02	8.00
Local School Debt <sup>(2)</sup>	2.54	2.56	3.03	3.27	3.57	3.63	3.80	4.01	4.28	4.59	4.64
ISD/Comm College <sup>(3)</sup>	4.30	4.24	4.36	4.40	4.48	4.48	4.47	4.51	5.01	5.31	5.22
State Education Tax (SET)	0.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	5.00
Total School	<u>40.75</u>	<u>22.06</u>	<u>22.65</u>	<u>22.95</u>	<u>22.85</u>	<u>22.86</u>	<u>22.86</u>	<u>22.95</u>	<u>23.56</u>	<u>23.92</u>	<u>22.77</u>
<b>TOTAL MILLS</b>	<b>56.64</b>	<b>38.19</b>	<b>38.88</b>	<b>39.32</b>	<b>39.25</b>	<b>39.27</b>	<b>39.16</b>	<b>39.32</b>	<b>39.78</b>	<b>40.17</b>	<b>39.00</b>
Local School Operating and SET	33.91	15.26	15.26	15.28	14.79	14.74	14.59	14.41	14.27	14.02	13.00

(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.

Source: 1993-2003 county, township, city, village mills; 1993, 1995-2003 total school and total mills: State Tax Commission.

Other mills from Tax Analysis Division, Michigan Department of Treasury.



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

	<u>1993</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>
All Property	56.64	38.19	38.88	39.32	39.25	39.27	39.16	39.32	39.78	40.17	39.00
Homestead	NA	30.22	31.00	31.36	31.36	31.43	31.40	31.54	32.12	32.60	31.52
Nonhomestead	NA	48.17	48.79	49.54	49.63	49.68	49.76	50.10	50.72	51.00	50.06

Sources: State Tax Commission: All Property Rates, 1993, 1995-2003.  
Tax Analysis Division: 1994 all property rate and homestead and nonhomestead rate estimates.

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

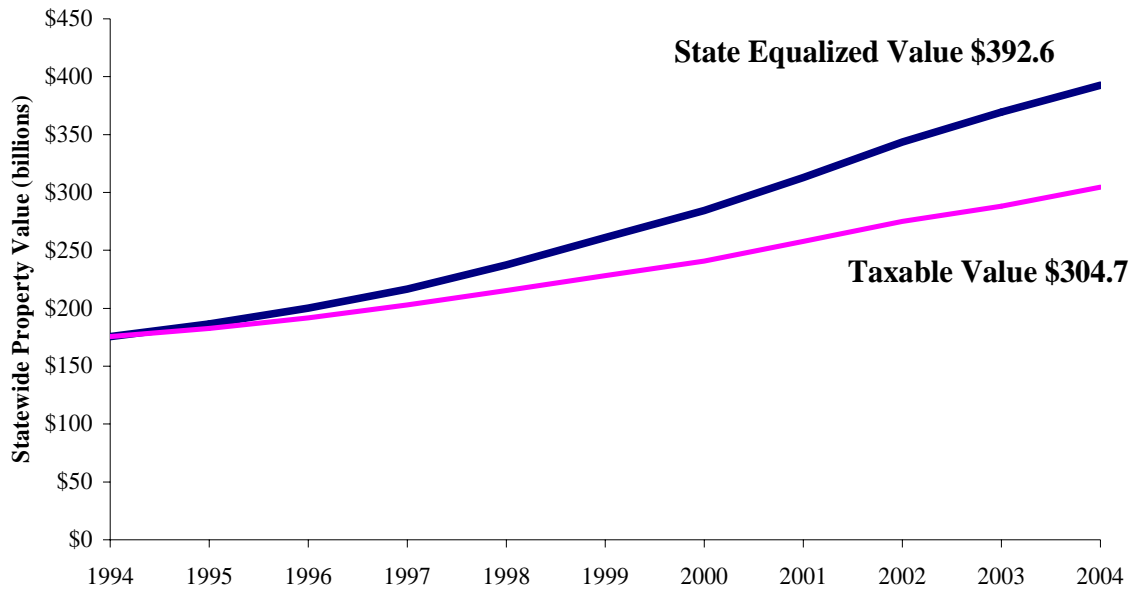
<u>County</u>	<u>1993</u> <u>Rate</u>	<u>2003 Rates</u>		<u>Homestead</u> <u>Difference</u>		<u>Nonhomestead</u> <u>Difference</u>	
		<u>Homestead</u>	<u>Non-</u> <u>homestead</u>	<u>Mills</u>	<u>Percent</u>	<u>Mills</u>	<u>Percent</u>
Alcona	31.32	17.85	35.89	-13.47	-43.0%	4.57	14.6%
Alger	51.46	25.96	44.41	-25.50	-49.6	-7.05	-13.7
Allegan	52.40	28.27	48.75	-24.13	-46.0	-3.65	-7.0
Alpena	47.42	26.36	45.91	-21.06	-44.4	-1.51	-3.2
Antrim	37.45	21.00	39.00	-16.45	-43.9	1.55	4.1
Arenac	43.26	26.76	46.16	-16.50	-38.2	2.90	6.7
Baraga	54.21	36.54	51.21	-17.67	-32.6	-3.00	-5.5
Barry	52.13	26.25	46.17	-25.88	-49.6	-5.96	-11.4
Bay	57.24	32.01	51.74	-25.23	-44.1	-5.50	-9.6
Benzie	38.90	21.46	39.08	-17.44	-44.8	0.18	0.5
Berrien	42.61	24.46	39.40	-18.15	-42.6	-3.21	-7.5
Branch	56.78	27.72	50.25	-29.06	-51.2	-6.53	-11.5
Calhoun	65.35	34.31	55.73	-31.04	-47.5	-9.62	-14.7
Cass	49.93	23.53	42.69	-26.40	-52.9	-7.24	-14.5
Charlevoix	43.57	24.02	42.84	-19.55	-44.9	-0.73	-1.7
Cheboygan	40.30	19.85	38.95	-20.45	-50.7	-1.35	-3.4
Chippewa	49.15	26.80	45.44	-22.35	-45.5	-3.71	-7.5
Clare	46.04	21.62	40.12	-24.42	-53.0	-5.92	-12.8
Clinton	57.56	29.88	49.83	-27.68	-48.1	-7.73	-13.4
Crawford	43.54	22.45	41.44	-21.09	-48.4	-2.10	-4.8
Delta	55.65	29.35	45.67	-26.30	-47.3	-9.98	-17.9
Dickinson	57.48	32.70	49.40	-24.78	-43.1	-8.08	-14.1
Eaton	59.83	31.78	51.44	-28.05	-46.9	-8.39	-14.0
Emmet	36.77	24.19	41.12	-12.58	-34.2	4.35	11.8
Genesee	61.59	29.14	49.55	-32.45	-52.7	-12.04	-19.5
Gladwin	48.70	24.05	42.39	-24.65	-50.6	-6.31	-13.0
Gogebic	55.64	34.56	50.14	-21.08	-37.9	-5.50	-9.9
Grand Traverse	48.44	25.60	44.91	-22.84	-47.2	-3.53	-7.3
Gratiot	54.37	24.89	47.99	-29.48	-54.2	-6.38	-11.7
Hillsdale	50.95	23.40	45.27	-27.55	-54.1	-5.68	-11.1
Houghton	55.17	33.20	51.52	-21.97	-39.8	-3.65	-6.6
Huron	44.36	26.63	45.25	-17.73	-40.0	0.89	2.0
Ingham	72.27	41.68	60.99	-30.59	-42.3	-11.28	-15.6
Ionia	53.80	26.75	47.62	-27.05	-50.3	-6.18	-11.5
Iosco	39.48	20.40	37.98	-19.08	-48.3	-1.50	-3.8
Iron	57.55	32.57	48.02	-24.98	-43.4	-9.53	-16.6
Isabella	53.43	29.05	51.59	-24.38	-45.6	-1.84	-3.4
Jackson	59.42	27.70	48.32	-31.72	-53.4	-11.10	-18.7
Kalamazoo	62.00	30.80	53.38	-31.20	-50.3	-8.62	-13.9
Kalkaska	41.89	22.42	40.03	-19.47	-46.5	-1.86	-4.4
Kent	54.76	27.96	46.15	-26.80	-48.9	-8.61	-15.7
Keweenaw	38.40	25.48	36.68	-12.92	-33.6	-1.72	-4.5

### Exhibit 35 – Continued

<u>County</u>	<u>1993 Rate</u>	<u>2003 Rates</u>		<u>Homestead Difference</u>		<u>Nonhomestead Difference</u>	
		<u>Homestead</u>	<u>Non- homestead</u>	<u>Mills</u>	<u>Percent</u>	<u>Mills</u>	<u>Percent</u>
Lake	46.45	27.39	44.68	-19.06	-41.0%	-1.77	-3.8%
Lapeer	50.21	21.87	42.91	-28.34	-56.4	-7.30	-14.5
Leelanau	27.99	18.66	32.29	-9.33	-33.3	4.30	15.4
Lenawee	56.58	27.55	46.97	-29.03	-51.3	-9.61	-17.0
Livingston	52.56	23.52	43.64	-29.04	-55.3	-8.92	-17.0
Luce	45.07	21.52	38.81	-23.55	-52.2	-6.26	-13.9
Mackinac	33.71	21.50	35.37	-12.21	-36.2	1.66	4.9
Macomb	59.79	30.90	49.15	-28.89	-48.3	-10.64	-17.8
Manistee	48.28	28.72	47.21	-19.56	-40.5	-1.07	-2.2
Marquette	51.88	27.11	45.90	-24.77	-47.7	-5.98	-11.5
Mason	43.11	26.44	43.62	-16.67	-38.7	0.51	1.2
Mecosta	48.59	25.60	45.72	-22.99	-47.3	-2.87	-5.9
Menominee	57.02	27.15	47.54	-29.87	-52.4	-9.48	-16.6
Midland	46.96	29.97	48.71	-16.99	-36.2	1.75	3.7
Missaukee	47.12	25.04	43.12	-22.08	-46.9	-4.00	-8.5
Monroe	49.25	25.04	46.79	-24.21	-49.2	-2.46	-5.0
Montcalm	52.06	26.59	48.18	-25.47	-48.9	-3.88	-7.4
Montmorency	36.97	21.51	39.03	-15.46	-41.8	2.06	5.6
Muskegon	58.23	30.88	51.57	-27.35	-47.0	-6.66	-11.4
Newaygo	53.55	30.58	50.50	-22.97	-42.9	-3.05	-5.7
Oakland	55.17	34.03	48.79	-21.14	-38.3	-6.38	-11.6
Oceana	46.01	28.41	45.80	-17.60	-38.3	-0.21	-0.5
Ogemaw	42.63	22.91	41.69	-19.72	-46.3	-0.94	-2.2
Ontonagon	54.16	31.83	48.59	-22.33	-41.2	-5.57	-10.3
Osceola	50.42	25.39	45.10	-25.03	-49.7	-5.32	-10.6
Oscoda	40.06	20.49	38.55	-19.57	-48.8	-1.51	-3.8
Otsego	38.67	20.59	41.07	-18.08	-46.8	2.40	6.2
Ottawa	49.06	25.52	44.59	-23.54	-48.0	-4.47	-9.1
Presque Isle	39.95	21.50	38.97	-18.45	-46.2	-0.98	-2.5
Roscommon	40.65	19.42	37.08	-21.23	-52.2	-3.57	-8.8
Saginaw	54.34	25.97	45.37	-28.37	-52.2	-8.97	-16.5
Saint Clair	50.34	26.39	45.68	-23.95	-47.6	-4.66	-9.3
Saint Joseph	52.07	26.17	48.33	-25.90	-49.7	-3.74	-7.2
Sanilac	47.79	24.42	44.57	-23.37	-48.9	-3.22	-6.7
Schoolcraft	52.24	21.07	39.66	-31.17	-59.7	-12.58	-24.1
Shiawassee	53.29	26.75	47.54	-26.54	-49.8	-5.75	-10.8
Tuscola	52.53	27.05	50.06	-25.48	-48.5	-2.47	-4.7
Van Buren	53.25	30.99	49.83	-22.26	-41.8	-3.42	-6.4
Washtenaw	59.97	36.11	53.58	-23.86	-39.8	-6.39	-10.7
Wayne	67.77	41.58	63.61	-26.19	-38.7	-4.16	-6.1
Wexford	56.78	30.70	50.52	-26.08	-45.9	-6.26	-11.0
<b>State Average</b>	<b>56.64</b>	<b>31.52</b>	<b>50.06</b>	<b>-25.12</b>	<b>-44.4%</b>	<b>-6.58</b>	<b>-11.6%</b>

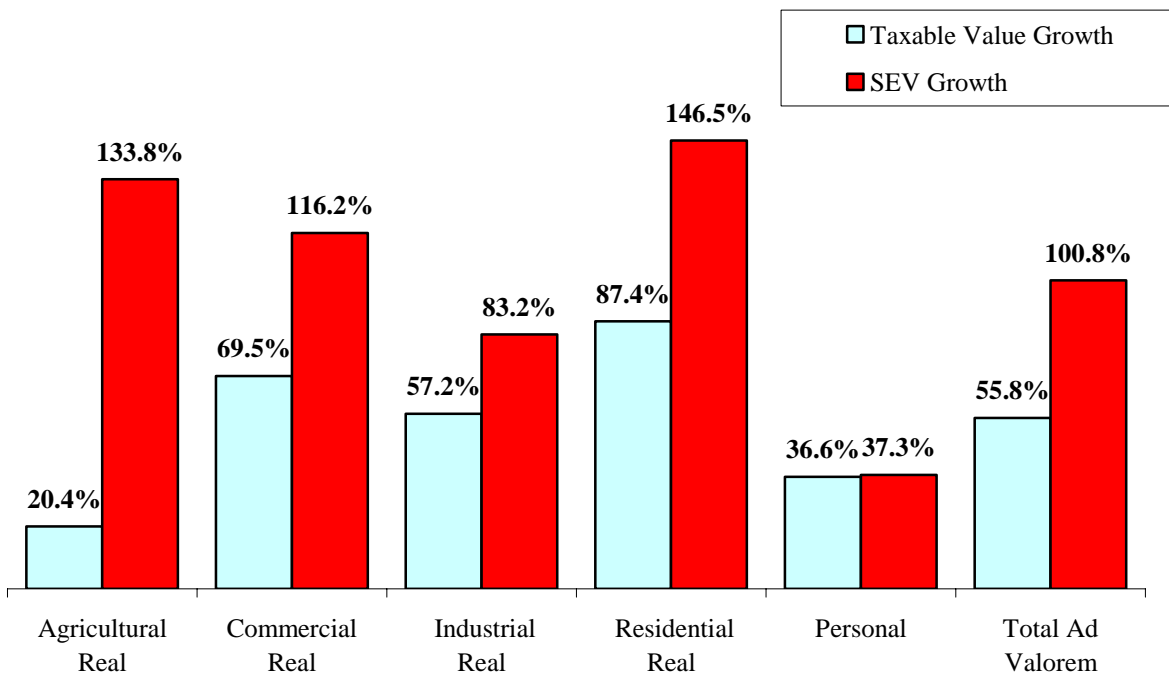
Source: 1993 average millage rates from State Tax Commission; 2003 average millage rates from Tax Analysis Division, Michigan Department of Treasury

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



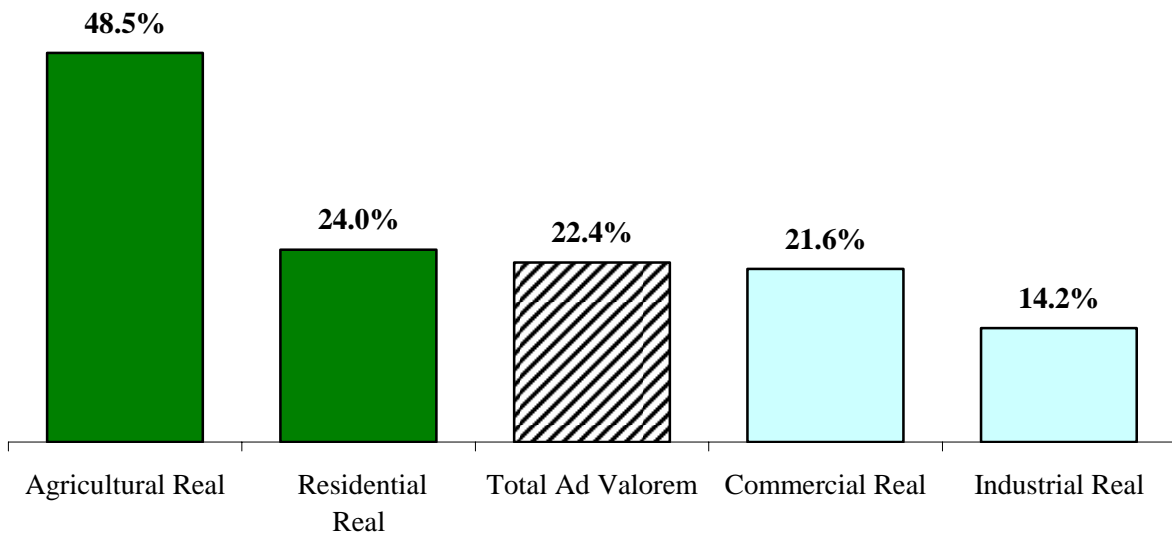
Source: State Tax Commission and Tax Analysis Division, Michigan Department of Treasury.

**Exhibit 37**  
**Taxable Value and SEV Growth**  
**Cumulative Growth, 1994 – 2004**



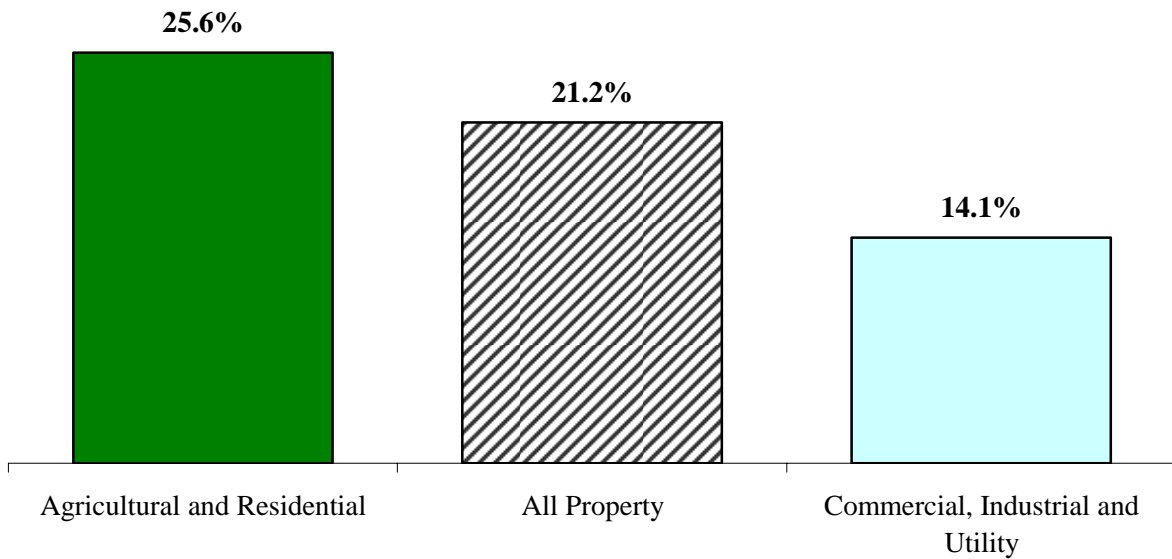
Source: State Tax Commission and Tax Analysis Division, Michigan Department of Treasury.

**Exhibit 38**  
**Percent Difference, Taxable Value and SEV**  
**2004**



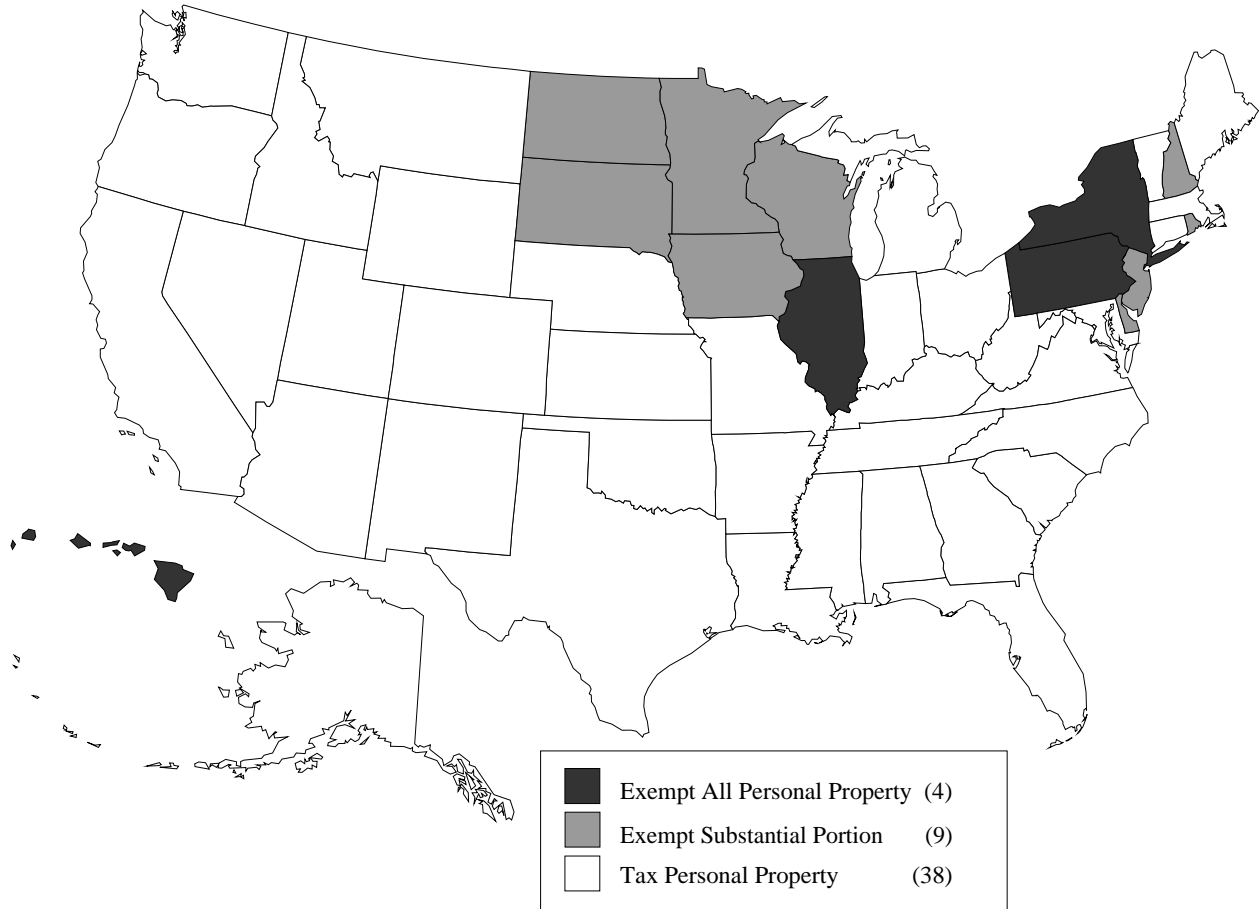
Source: State Tax Commission and Tax Analysis Division, Michigan Department of Treasury.

**Exhibit 39**  
**Taxable Value Cap Percentage Property Tax Savings, 2003**



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

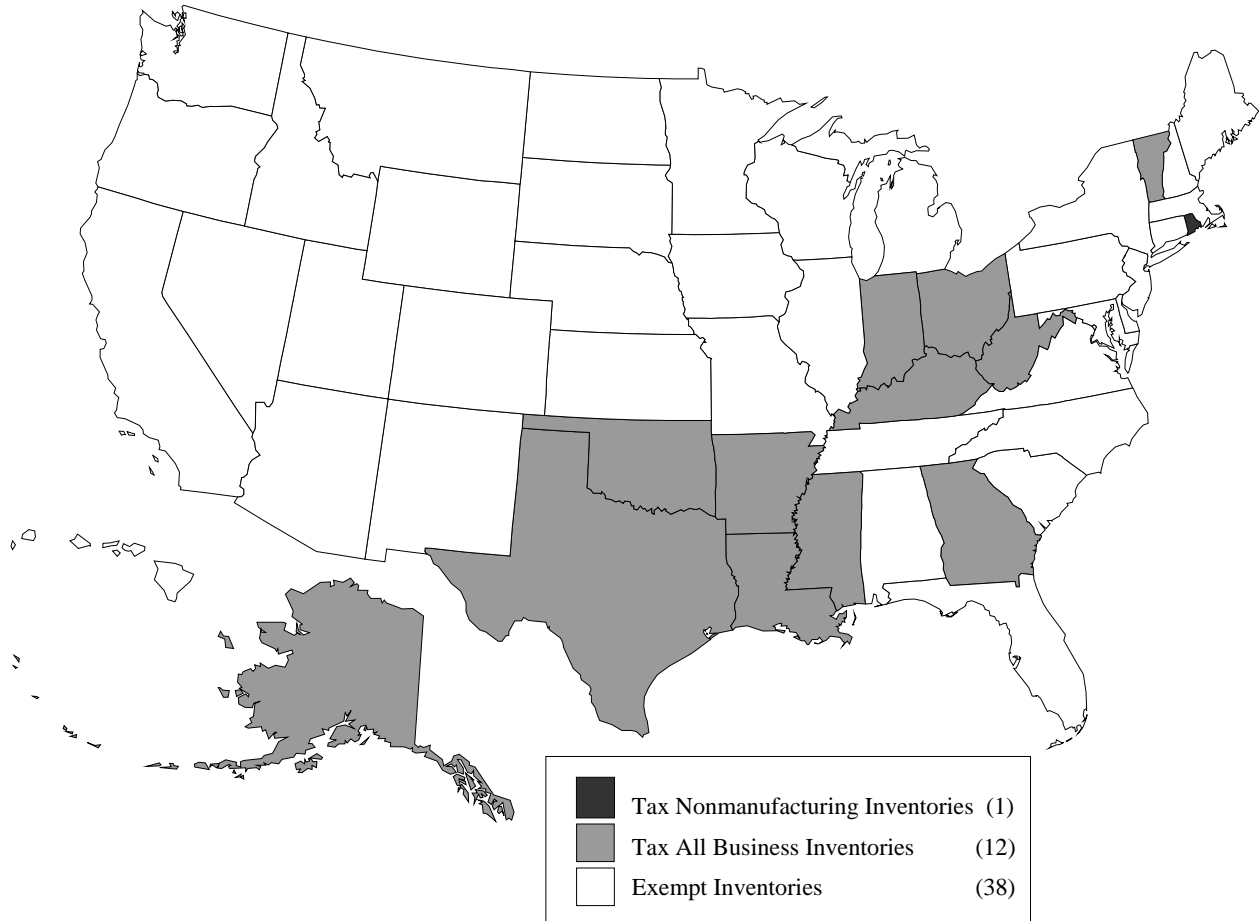
**Exhibit 40**  
**Thirty-Seven States and District of Columbia Tax Personal Property**



Note: Ohio passed legislation to phase-out its personal property tax by 2009

Source: Commerce Clearing House. Totals include District of Columbia

**Exhibit 41**  
**Twelve States Tax Inventory Personal Property**



Note: Ohio passed legislation to phase-out its personal property tax by 2009

Source: Commerce Clearing House. Totals include District of Columbia.