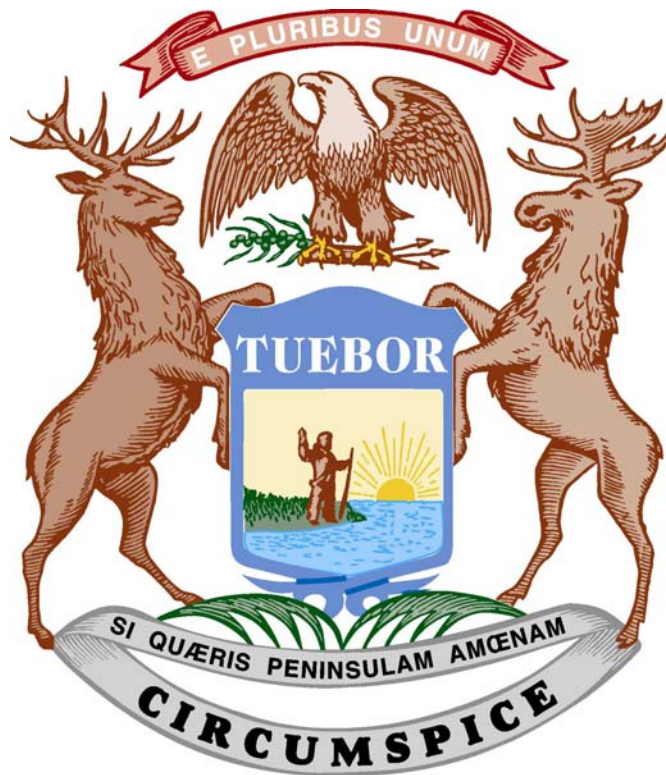
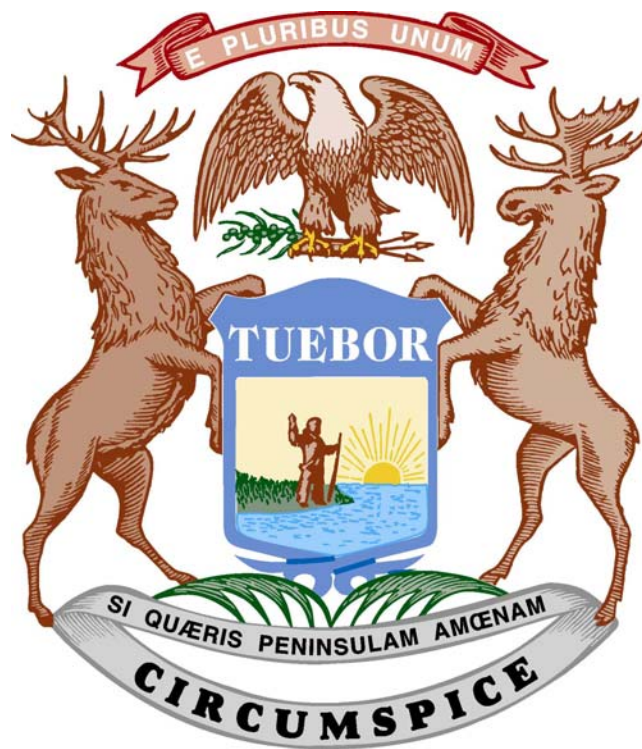


The Michigan Property Tax Real and Personal 2006 Statistical Update



Office of Revenue and Tax Analysis
Michigan Department of Treasury
October 2007

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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 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 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 2006, total taxable value in Michigan was \$340.5 billion, up \$18.7 billion, or 5.8 percent from 2005. Real property taxable value totaled \$311.9 billion while personal property taxable value totaled \$28.6 billion. Real residential property is the largest class of property by taxable value at \$235.4 billion, comprising 69.1 percent of total real and personal taxable value.

Total real and personal SEV totaled \$436.4 billion, up \$20.6 billion, or 5.0 percent from 2005. The gap between SEV and taxable value has increased each year since 1995. Total real and personal SEV in 2005 is currently \$95.9 billion higher than total real and personal taxable value.

In calendar year 2005, total Michigan property tax collections were \$12.83 billion, up by 5.2 percent from 2004. Michigan ad valorem property taxes were 4.0 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 the 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 2005, Michigan ranked 14th nationally for state and local property taxes per person at \$1,279. The U.S. average was \$1,130. Michigan ranked 13th nationally for state and local property taxes as a percent of personal income at 3.93 percent. The U.S. average for state and local property taxes as a percent of personal income was 3.36 percent. FY 2005 property taxes

include a temporary \$460 million increase in county property taxes from the phased-in shift to a July levy.

Real property accounted for 88.3 percent of the total ad valorem property tax levy with personal property accounting for 11.7 percent in 2005. Residential property accounted for the biggest share of property taxes at 60.4 percent of the total. The next highest class is commercial, with real and personal commercial property taxes at 22.1 percent of the total 2005 ad valorem property tax levy.

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 11.8 percent in 2005.

In 2005, the all property average millage rate was 39.88 mills, down from 40.00 mills in 2004. The average 2005 homestead rate was 32.60 mills while the 2005 average nonhomestead rate was 51.38 mills.

Personal property comprised 8.4 percent of 2006 Michigan taxable value. Industrial personal property accounted for 38.5 percent of personal property taxable value; commercial personal property, 37.1 percent; and utility personal property 24.3 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

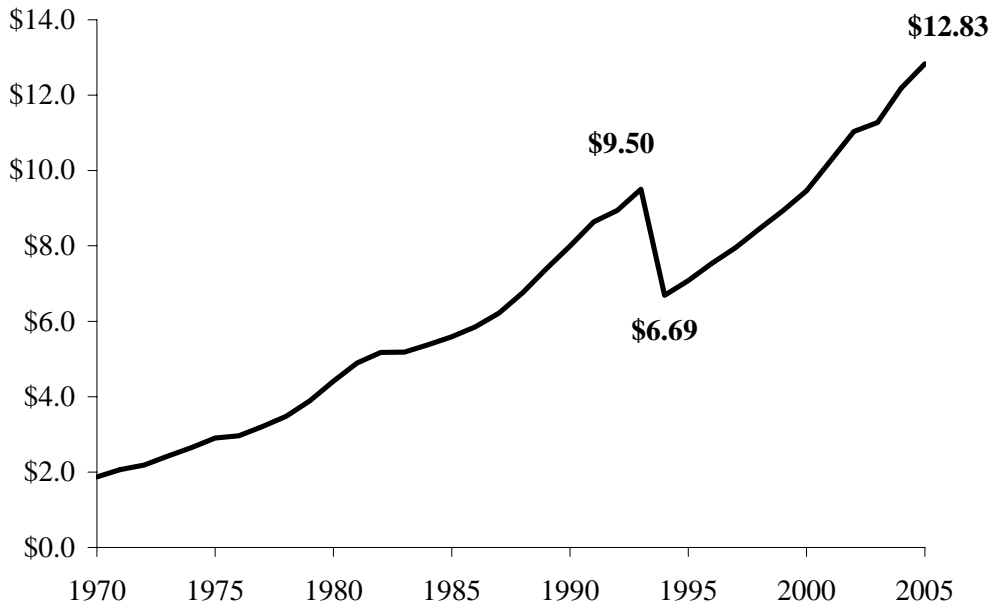
<u>Year</u>	<u>Tax Levy</u>		<u>Inflation Adjusted Property Tax Levy</u>		<u>Property Taxes as Percent of Personal Income</u>	
	<u>Amount (Millions)</u>	<u>Percent Change</u>	<u>Amount (Millions)</u>	<u>Percent Change</u>	<u>Ratio</u>	<u>Percent Point Change</u>
1970	\$1,874.3	12.9 %	\$4,745.0	6.3 %	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	4.0	0.2
	<u>Change</u>	<u>Percent Change</u>	<u>Change</u>	<u>Percent Change</u>	<u>Change</u>	<u>Percent Point Change</u>
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
1995-2005	5,746.3	81.1	1,957.7	41.1	0.9	29.0

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.

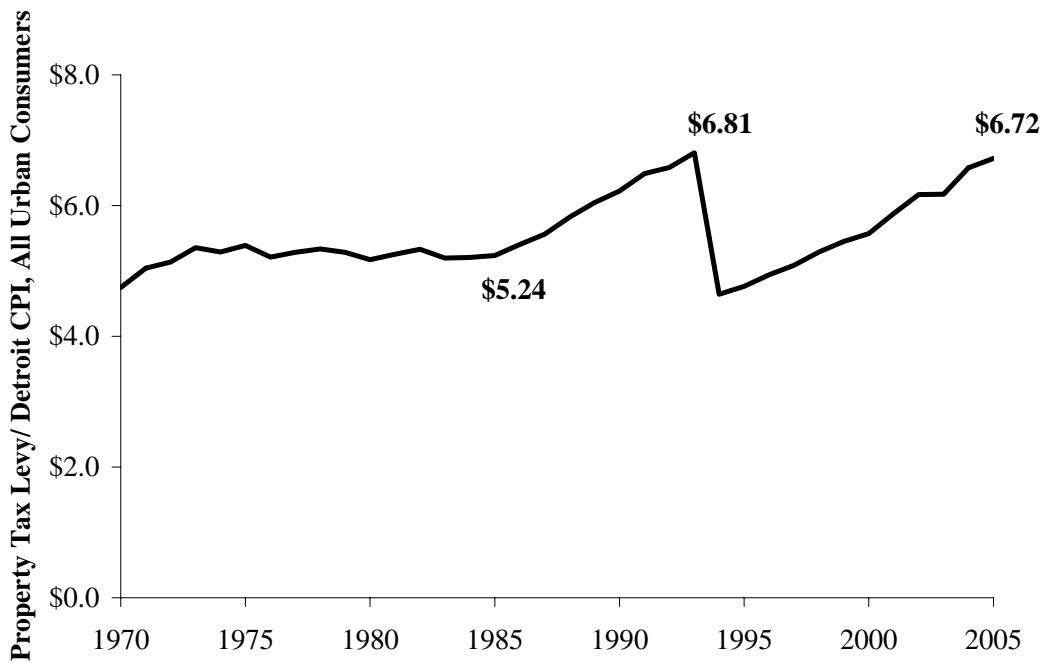
Inflation-adjusted property tax levy equals property tax levy divided by the Detroit CPI (All Urban Consumers), 82-84 base year.

Exhibit 2
Property Taxes Dropped Dramatically in 1994
Billions



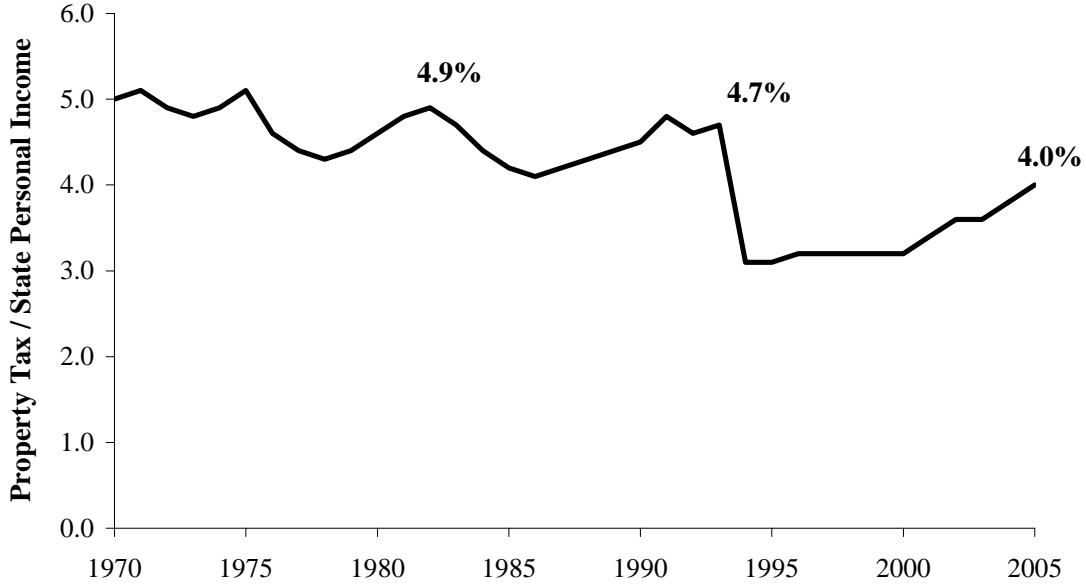
Source: State Tax Commission and Tax Analysis Division, Michigan Department of Treasury.

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



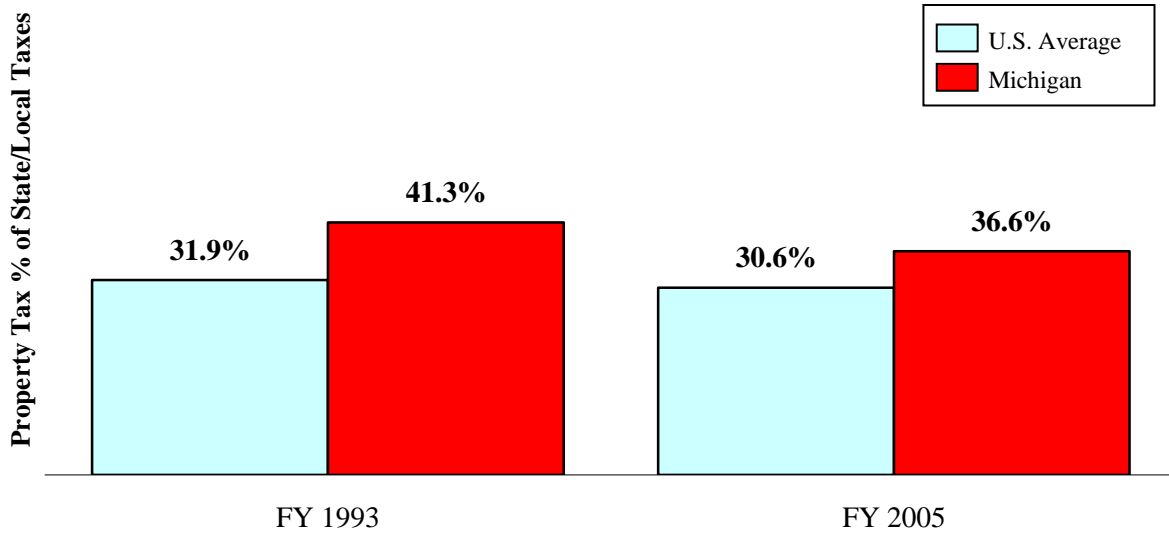
Source: State Tax Commission and Tax Analysis Division, Michigan Department of Treasury, and Bureau of Labor Statistics, U.S. Department of Labor

Exhibit 4
Property Tax as 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.

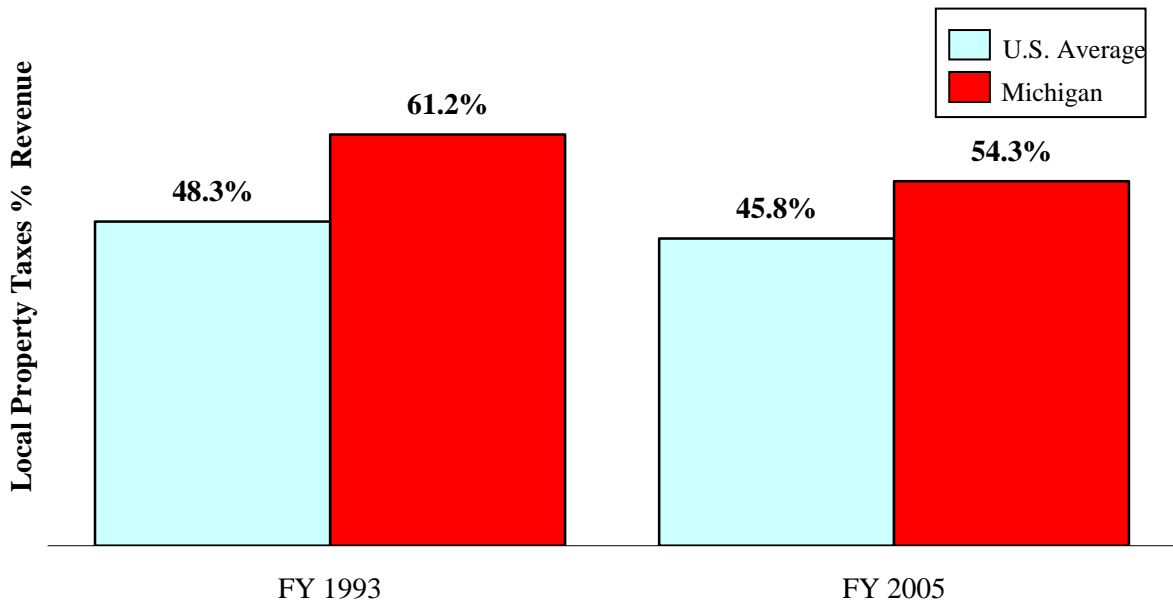
Exhibit 6
State and Local Property Tax Burden for FY 2005
Per Person and Percent of Personal Income

State	FY 2005	2005	FY 2005	Rank	FY 2005	FY 2005	Rank
	State & Local Property Taxes (thousands)		Population		State & Local Property Taxes Per Person	Personal Income (thousands)	
Alabama	\$1,792,320	4,548,327	\$394	50	\$132,724,750	1.35%	50
Alaska	\$892,307	663,253	\$1,345	12	22,935,750	3.89%	14
Arizona	\$5,126,076	5,953,007	\$861	35	171,142,750	3.00%	28
Arkansas	\$1,172,261	2,775,708	\$422	49	72,667,250	1.61%	48
California	\$34,058,299	36,154,147	\$942	32	1,301,152,250	2.62%	38
Colorado	\$4,940,398	4,663,295	\$1,059	23	169,876,000	2.91%	32
Connecticut	\$7,155,644	3,500,701	\$2,044	2	162,595,750	4.40%	8
Delaware	\$485,848	841,741	\$577	43	30,202,250	1.61%	49
Florida	\$20,389,149	17,768,191	\$1,148	17	584,216,500	3.49%	20
Georgia	\$8,214,542	9,132,553	\$899	33	273,348,500	3.01%	27
Hawaii	\$818,239	1,273,278	\$643	42	42,651,750	1.92%	45
Idaho	\$1,153,841	1,429,367	\$807	37	39,480,000	2.92%	31
Illinois	\$18,690,132	12,765,427	\$1,464	10	452,140,750	4.13%	11
Indiana	\$7,638,992	6,266,019	\$1,219	15	191,417,000	3.99%	12
Iowa	\$3,302,265	2,965,524	\$1,114	19	92,710,750	3.56%	18
Kansas	\$3,090,403	2,748,172	\$1,125	18	88,109,750	3.51%	19
Kentucky	\$2,246,867	4,172,608	\$538	46	114,879,750	1.96%	44
Louisiana	\$2,429,386	4,507,331	\$539	45	124,157,250	1.96%	43
Maine	\$2,151,968	1,318,220	\$1,632	8	40,022,250	5.38%	2
Maryland	\$5,594,371	5,589,599	\$1,001	27	227,527,750	2.46%	40
Massachusetts	\$10,341,126	6,433,367	\$1,607	9	273,644,250	3.78%	15
Michigan	\$12,918,887	10,100,833	\$1,279	14	329,011,000	3.93%	13
Minnesota	\$5,250,869	5,126,739	\$1,024	26	188,231,750	2.79%	33
Mississippi	\$1,967,447	2,908,496	\$676	40	71,241,250	2.76%	35
Missouri	\$4,695,477	5,797,703	\$810	36	177,149,500	2.65%	37
Montana	\$997,447	934,737	\$1,067	22	26,456,250	3.77%	16
Nebraska	\$2,101,827	1,758,163	\$1,195	16	57,476,750	3.66%	17
Nevada	\$2,320,774	2,412,301	\$962	30	83,252,250	2.79%	34
New Hampshire	\$2,650,326	1,306,819	\$2,028	3	48,426,250	5.47%	1
New Jersey	\$19,196,599	8,703,150	\$2,206	1	372,795,000	5.15%	4
New Mexico	\$863,071	1,925,985	\$448	48	52,260,750	1.65%	47
New York	\$34,149,967	19,315,721	\$1,768	4	750,489,000	4.55%	7
North Carolina	\$6,449,622	8,672,459	\$744	38	261,528,250	2.47%	39
North Dakota	\$619,912	634,605	\$977	29	19,175,000	3.23%	22
Ohio	\$11,973,971	11,470,685	\$1,044	25	359,549,250	3.33%	21
Oklahoma	\$1,718,634	3,543,442	\$485	47	103,176,250	1.67%	46
Oregon	\$3,562,960	3,638,871	\$979	28	114,262,500	3.12%	25
Pennsylvania	\$13,390,534	12,405,348	\$1,079	21	424,319,500	3.16%	24
Rhode Island	\$1,819,413	1,073,579	\$1,695	7	37,335,250	4.87%	5
South Carolina	\$3,738,818	4,246,933	\$880	34	116,992,500	3.20%	23
South Dakota	\$730,122	774,883	\$942	31	24,683,750	2.96%	30
Tennessee	\$3,894,418	5,955,745	\$654	41	179,344,500	2.17%	41
Texas	\$30,275,679	22,928,508	\$1,320	13	725,587,500	4.17%	10
Utah	\$1,792,451	2,490,334	\$720	39	65,606,250	2.73%	36
Vermont	\$1,056,355	622,387	\$1,697	6	19,978,000	5.29%	3
Virginia	\$8,390,045	7,564,327	\$1,109	20	275,706,250	3.04%	26
Washington	\$6,637,299	6,291,899	\$1,055	24	222,437,250	2.98%	29
West Virginia	\$1,008,409	1,814,083	\$556	44	46,924,500	2.15%	42
Wisconsin	\$7,796,015	5,527,644	\$1,410	11	180,705,750	4.31%	9
Wyoming	<u>\$890,710</u>	<u>508,798</u>	<u>\$1,751</u>	5	<u>18,332,500</u>	<u>4.86%</u>	6
U.S. Totals	334,542,492	295,925,012	\$1,130		9,960,037,500	3.36%	

Sources:

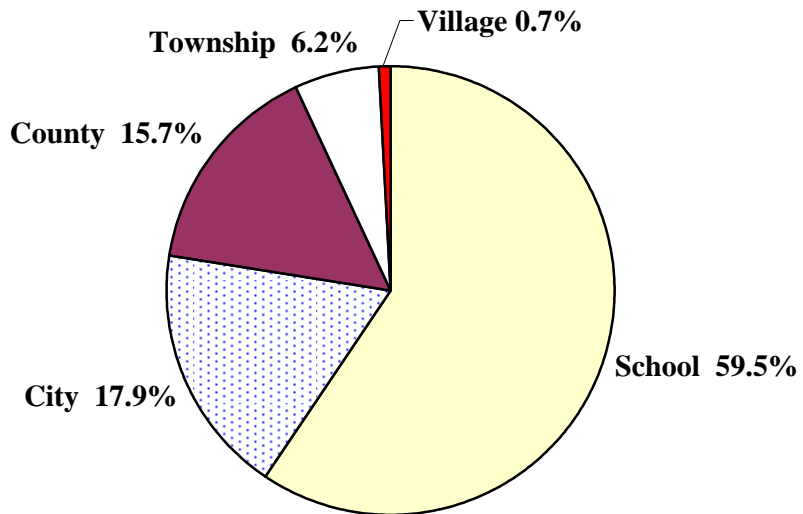
- 1) Tax data from Government Finances, Bureau of the Census, U.S. Department of Commerce
- 2) Population data from Bureau of the Census 12/22/06
- 3) Personal income data from Bureau of Economic Analysis, U.S. Department of Commerce 3/27/07

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



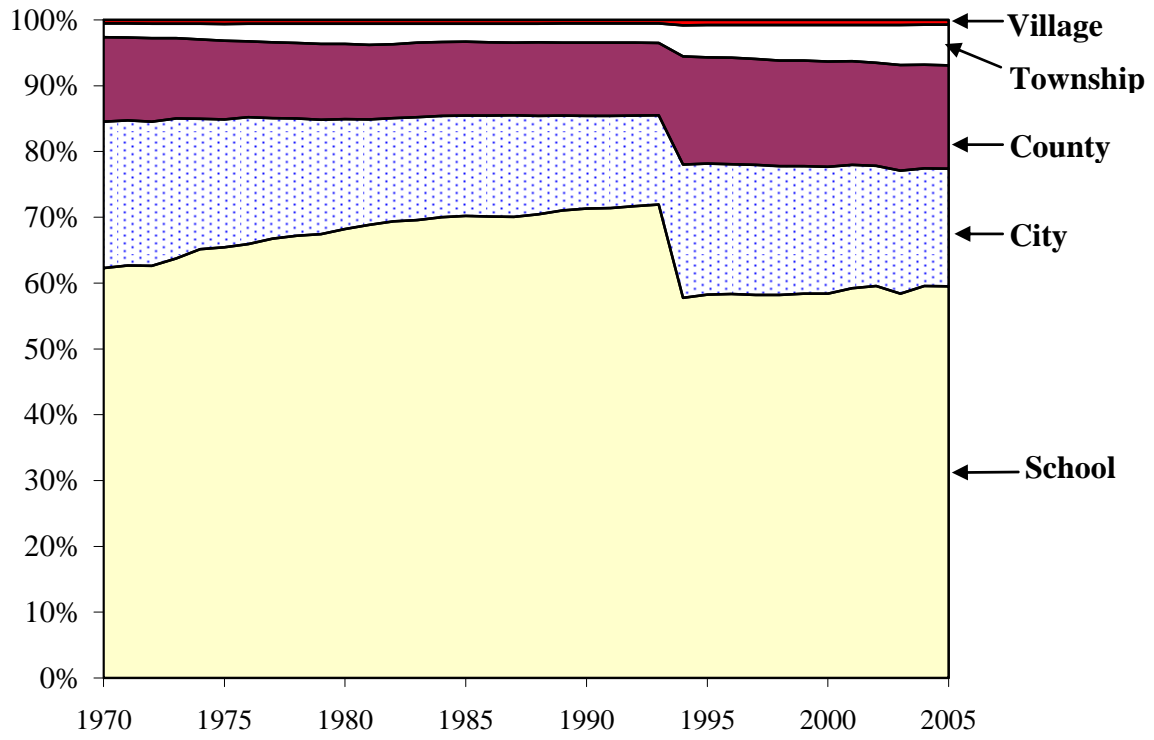
Source: Bureau of Census, U.S. Department of Commerce.

Exhibit 8
Most CY 2005 Property Taxes for Schools



Source: State Tax Commission.

Exhibit 9
Schools' Share of Property Taxes Falls Sharply



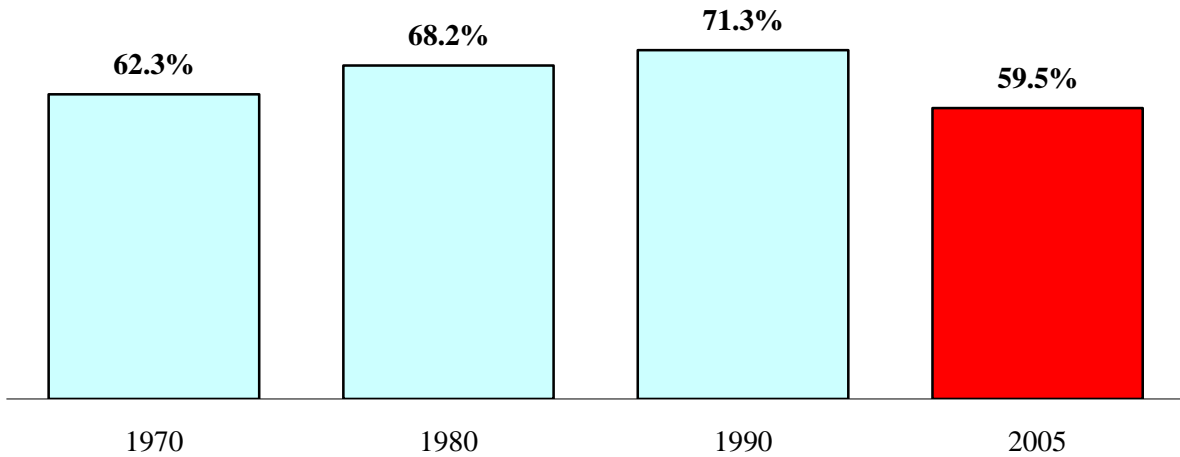
Source: State Tax Commission and Tax Analysis Division, Michigan Department of Treasury.

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	
2004	59.6	17.9	15.7	6.1	0.7	
2005	59.5	17.9	15.7	6.2	0.7	
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	
1994-05	1.7	-2.4	-0.7	1.5	-0.1	
1970-05	-2.8 %	-4.4 %	2.9 %	4.1 %	0.2 %	

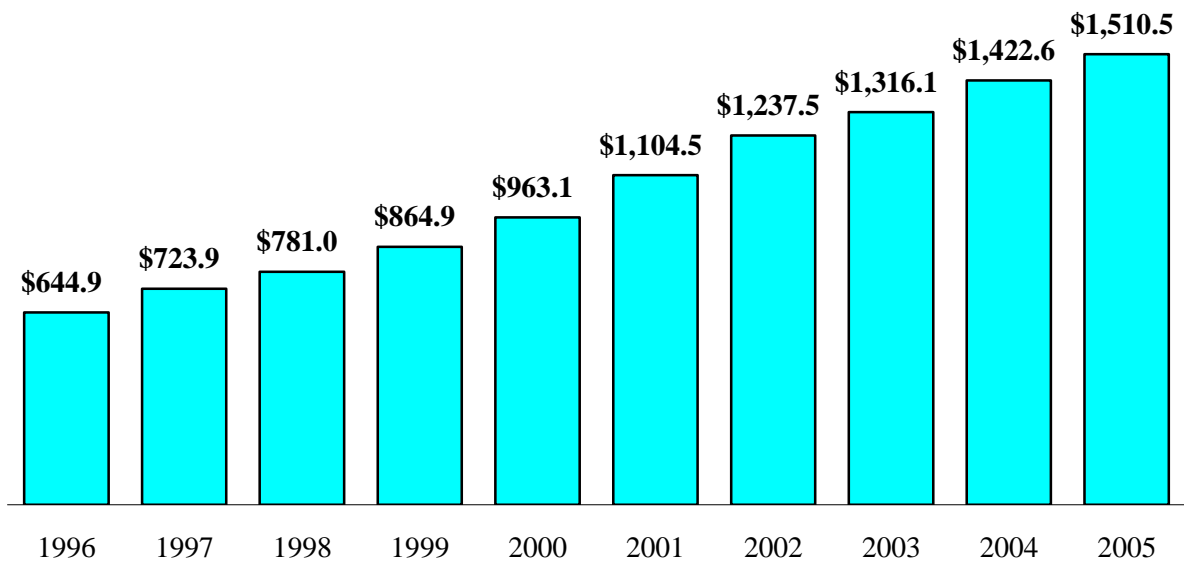
Source: State Tax Commission and Tax Analysis Division, Michigan Department of Treasury.

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



Source: State Tax Commission.

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



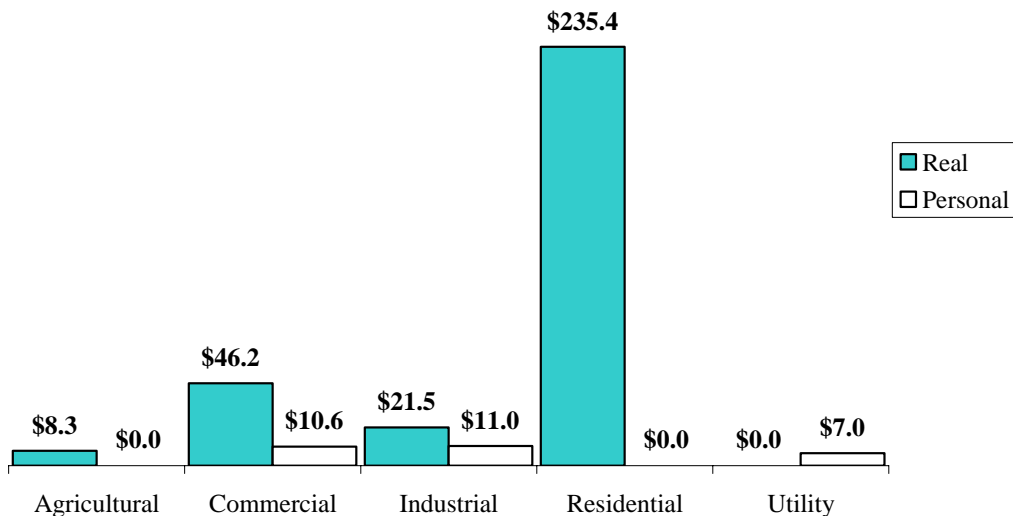
Source: Tax Analysis Division, Michigan Department of Treasury, and Michigan Department of Education.

Exhibit 13
School Bond Loan Data
(millions of dollars)

Calendar Year	Local School Bond Propositions		Qualified Bond Issued	
	No. Passed	Amount	Issued	Outstanding Balance
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
Total, 1995-2005	598	\$12,604.2	\$20,603.7	
Total, 1984-2004	916	\$16,074.8	\$26,048.3	

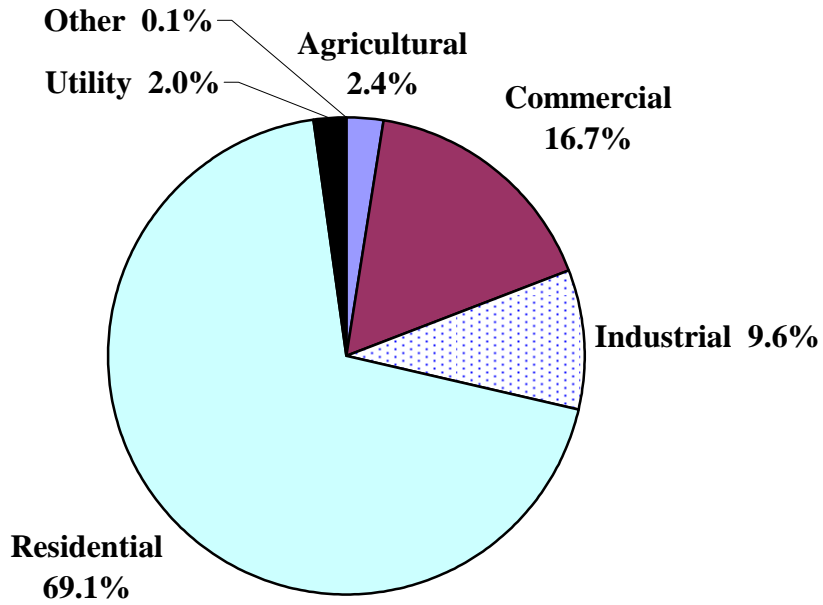
Sources: Municipal Advisory Council of Michigan.
Michigan Department of Treasury, School Bond Loan Fund Program.

Exhibit 14
Residential Property Comprised Majority of Taxable Value, 2006
(billions)



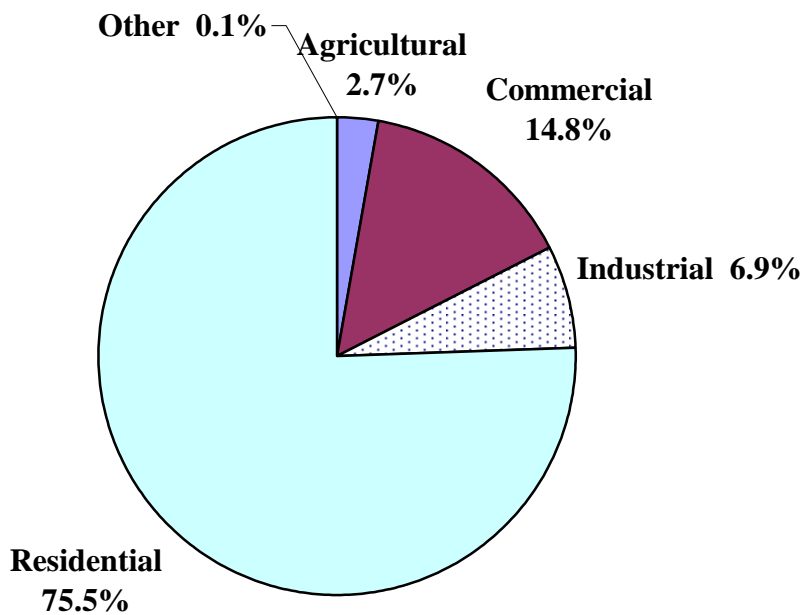
Source: State Tax Commission and Tax Analysis Division, Michigan Department of Treasury.

Exhibit 15
Real and Personal Property Taxable Value, 2006



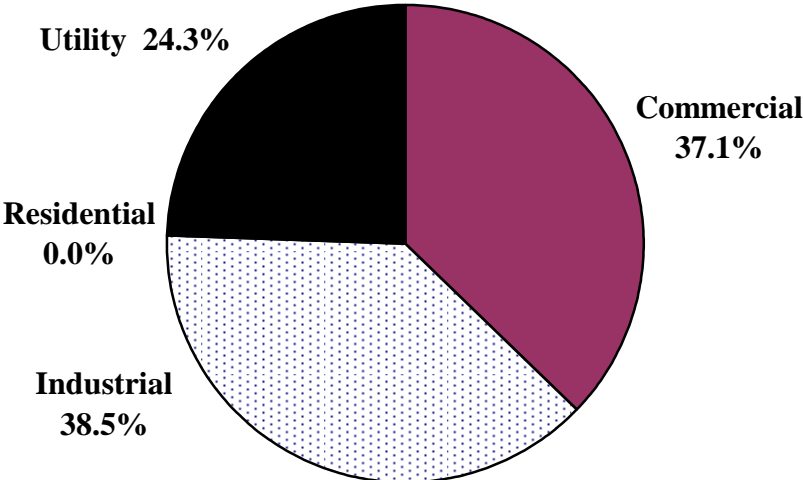
Source: State Tax Commission and Tax Analysis Division, Michigan Department of Treasury.

Exhibit 16
Real Property Taxable Value, 2006



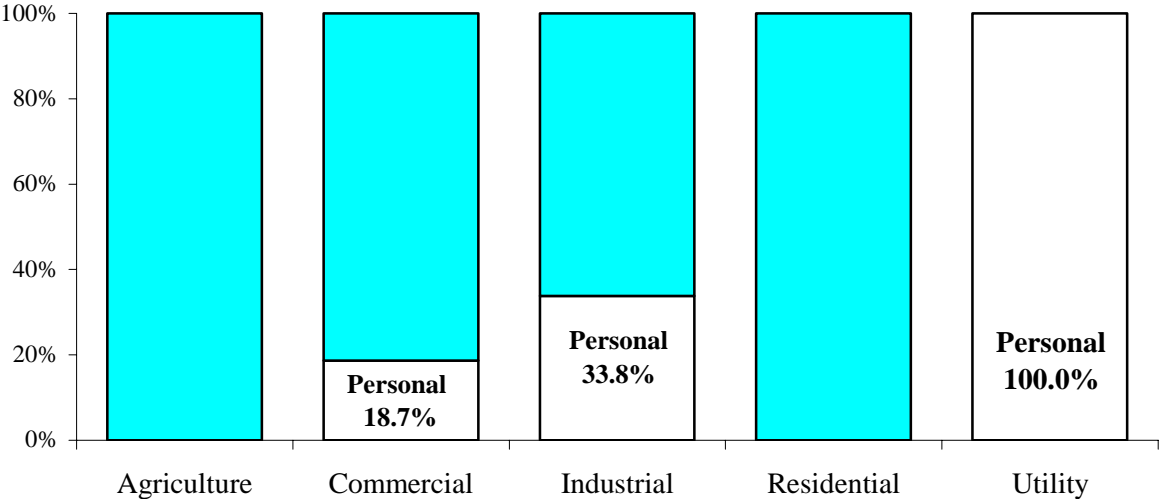
Source: State Tax Commission and Tax Analysis Division, Michigan Department of Treasury.

**Exhibit 17
Personal Property Taxable Value, 2006**



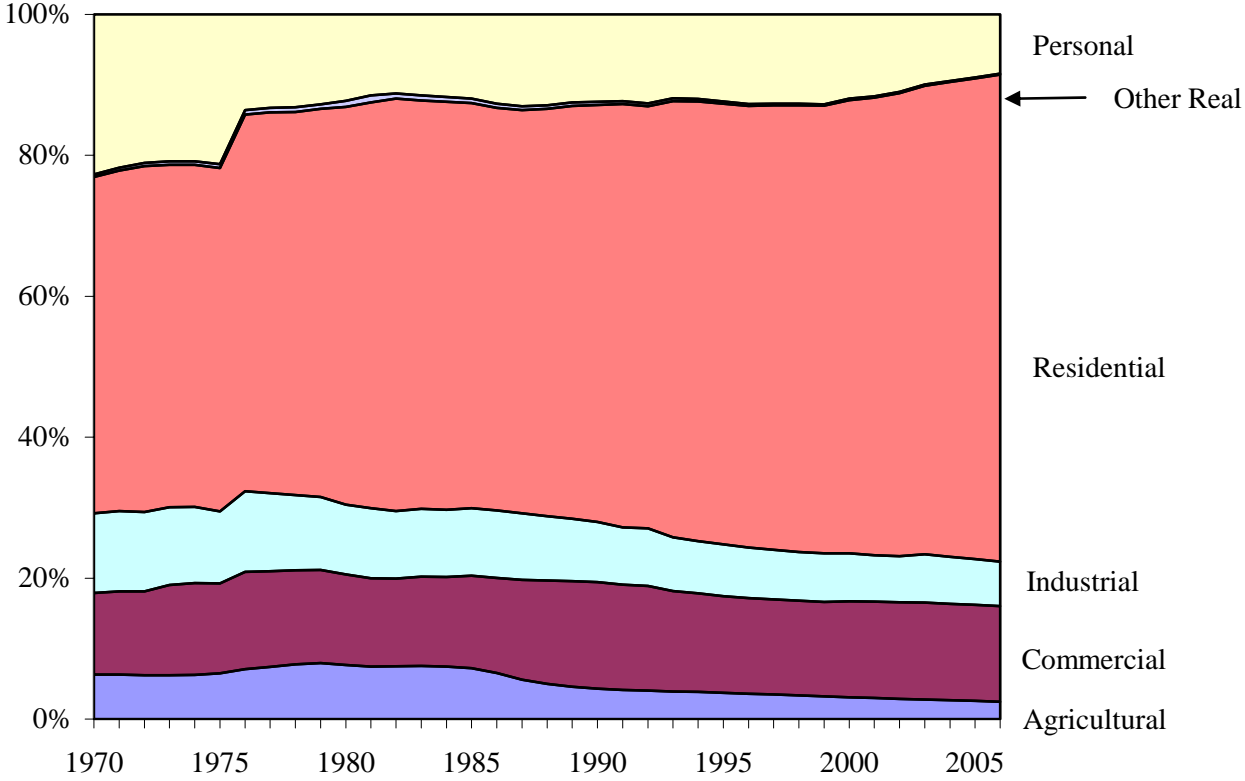
Source: State Tax Commission and Tax Analysis Division, Michigan Department of Treasury.

**Exhibit 18
Personal Property Value as Percent of Total Value, 2006**



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
2003-2006
(millions)

	2003					2004				
	Taxable Value			Personal		Taxable Value			Personal	
	Real	Personal	Total	Percent		Real	Personal	Total	Percent	
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	%

	2005					2006				
	Taxable Value			Personal		Taxable Value			Personal	
	Real	Personal	Total	Percent		Real	Personal	Total	Percent	
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	%

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

Exhibit 21
Statewide Taxable Value and SEV by Class of Property
2000-2006

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 & 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

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 & 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

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 & 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%

Source: Michigan State Tax Commission

Exhibit 22
Real and Personal Taxable Value, 2006
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	\$661,810,588	\$25,491,152	\$687,301,740	0.2%
Alger	\$262,253,946	\$24,829,248	\$287,083,194	0.1%
Allegan	\$3,525,123,499	\$344,089,395	\$3,869,212,894	1.1%
Alpena	\$777,101,273	\$90,251,389	\$867,352,662	0.3%
Antrim	\$1,520,106,403	\$72,994,595	\$1,593,100,998	0.5%
Arenac	\$479,878,302	\$28,649,257	\$508,527,559	0.1%
Baraga	\$170,104,797	\$18,156,696	\$188,261,493	0.1%
Barry	\$1,625,788,953	\$82,036,194	\$1,707,825,147	0.5%
Bay	\$2,632,784,765	\$253,079,041	\$2,885,863,806	0.8%
Benzie	\$916,440,760	\$27,172,913	\$943,613,673	0.3%
Berrien	\$5,412,264,751	\$430,147,344	\$5,842,412,095	1.7%
Branch	\$1,068,192,981	\$108,350,430	\$1,176,543,411	0.3%
Calhoun	\$2,947,158,501	\$523,724,906	\$3,470,883,407	1.0%
Cass	\$1,446,728,446	\$96,016,290	\$1,542,744,736	0.5%
Charlevoix	\$1,754,449,143	\$111,617,688	\$1,866,066,831	0.5%
Cheboygan	\$1,179,246,844	\$44,270,477	\$1,223,517,321	0.4%
Chippewa	\$842,174,730	\$55,037,634	\$897,212,364	0.3%
Clare	\$819,722,281	\$102,443,103	\$922,165,384	0.3%
Clinton	\$2,141,810,556	\$114,951,563	\$2,256,762,119	0.7%
Crawford	\$487,775,738	\$55,239,522	\$543,015,260	0.2%
Delta	\$831,284,819	\$169,964,498	\$1,001,249,317	0.3%
Dickinson	\$660,068,381	\$165,646,751	\$825,715,132	0.2%
Eaton	\$3,005,450,074	\$224,095,836	\$3,229,545,910	0.9%
Emmet	\$2,451,172,254	\$108,270,750	\$2,559,443,004	0.8%
Genesee	\$10,445,086,788	\$875,861,401	\$11,320,948,189	3.3%
Gladwin	\$827,697,774	\$33,872,846	\$861,570,620	0.3%
Gogebic	\$349,832,669	\$57,383,204	\$407,215,873	0.1%
Grand Traverse	\$3,625,531,493	\$255,544,051	\$3,881,075,544	1.1%
Gratiot	\$740,699,749	\$73,131,517	\$813,831,266	0.2%
Hillsdale	\$1,154,402,952	\$95,942,663	\$1,250,345,615	0.4%
Houghton	\$559,905,035	\$42,722,051	\$602,627,086	0.2%
Huron	\$1,396,114,397	\$76,550,929	\$1,472,665,326	0.4%
Ingham	\$6,983,022,909	\$539,154,777	\$7,522,177,686	2.2%
Ionia	\$1,293,211,335	\$101,178,067	\$1,394,389,402	0.4%
Iosco	\$989,474,127	\$58,363,650	\$1,047,837,777	0.3%
Iron	\$335,540,772	\$49,792,790	\$385,333,562	0.1%
Isabella	\$1,301,548,493	\$108,426,989	\$1,409,975,482	0.4%
Jackson	\$3,849,704,968	\$370,865,922	\$4,220,570,890	1.2%
Kalamazoo	\$6,752,352,735	\$794,369,182	\$7,546,721,917	2.2%
Kalkaska	\$569,970,200	\$110,160,817	\$680,131,017	0.2%
Kent	\$18,409,764,228	\$1,813,723,346	\$20,223,487,574	5.9%
Keweenaw	\$93,456,258	\$3,215,633	\$96,671,891	0.0%
Lake	\$435,989,547	\$13,049,927	\$449,039,474	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	\$2,805,000,602	\$184,700,780	\$2,989,701,382	0.9%
Leelanau	\$1,957,940,967	\$38,660,631	\$1,996,601,598	0.6%
Lenawee	\$2,879,584,054	\$221,560,374	\$3,101,144,428	0.9%
Livingston	\$7,893,852,846	\$454,649,200	\$8,348,502,046	2.5%
Luce	\$151,643,922	\$11,730,318	\$163,374,240	0.0%
Mackinac	\$717,327,296	\$83,697,595	\$801,024,891	0.2%
Macomb	\$27,761,033,214	\$2,612,885,145	\$30,373,918,359	8.9%
Manistee	\$852,368,264	\$108,773,119	\$961,141,383	0.3%
Marquette	\$1,469,957,368	\$119,569,551	\$1,589,526,919	0.5%
Mason	\$1,221,260,815	\$88,434,356	\$1,309,695,171	0.4%
Mecosta	\$1,036,656,088	\$98,159,600	\$1,134,815,688	0.3%
Menominee	\$491,090,829	\$54,788,850	\$545,879,679	0.2%
Midland	\$3,165,787,945	\$451,252,750	\$3,617,040,695	1.1%
Missaukee	\$427,896,608	\$43,581,002	\$471,477,610	0.1%
Monroe	\$5,397,481,460	\$490,623,384	\$5,888,104,844	1.7%
Montcalm	\$1,441,127,322	\$133,269,949	\$1,574,397,271	0.5%
Montmorency	\$378,461,864	\$58,125,833	\$436,587,697	0.1%
Muskegon	\$3,860,396,203	\$377,305,027	\$4,237,701,230	1.2%
Newaygo	\$1,176,356,196	\$84,853,264	\$1,261,209,460	0.4%
Oakland	\$57,986,152,765	\$4,147,262,470	\$62,133,415,235	18.2%
Oceana	\$891,540,987	\$51,609,055	\$943,150,042	0.3%
Ogemaw	\$701,356,573	\$52,837,717	\$754,194,290	0.2%
Ontonagon	\$180,529,790	\$26,823,217	\$207,353,007	0.1%
Osceola	\$532,705,586	\$93,293,483	\$625,999,069	0.2%
Oscoda	\$317,745,270	\$24,267,288	\$342,012,558	0.1%
Otsego	\$999,095,516	\$179,414,298	\$1,178,509,814	0.3%
Ottawa	\$8,421,910,038	\$605,184,272	\$9,027,094,310	2.7%
Presque Isle	\$537,167,944	\$37,045,780	\$574,213,724	0.2%
Roscommon	\$1,183,424,687	\$41,082,167	\$1,224,506,854	0.4%
Saginaw	\$4,556,024,098	\$483,979,172	\$5,040,003,270	1.5%
Saint Clair	\$5,630,190,368	\$543,511,429	\$6,173,701,797	1.8%
Saint Joseph	\$1,437,263,437	\$201,613,643	\$1,638,877,080	0.5%
Sanilac	\$1,258,012,742	\$72,939,249	\$1,330,951,991	0.4%
Schoolcraft	\$245,976,632	\$53,682,708	\$299,659,340	0.1%
Shiawassee	\$1,617,458,636	\$92,717,186	\$1,710,175,822	0.5%
Tuscola	\$1,250,531,181	\$101,347,575	\$1,351,878,756	0.4%
Van Buren	\$2,290,279,021	\$304,203,650	\$2,594,482,671	0.8%
Washtenaw	\$13,546,131,223	\$1,083,611,184	\$14,629,742,407	4.3%
Wayne	\$44,720,095,758	\$5,852,263,246	\$50,572,359,004	14.9%
Wexford	\$828,691,628	\$80,908,141	\$909,599,769	0.3%
Michigan Total	\$311,949,706,957	\$28,596,054,092	\$340,545,761,049	100.0%

Source: State Tax Commission

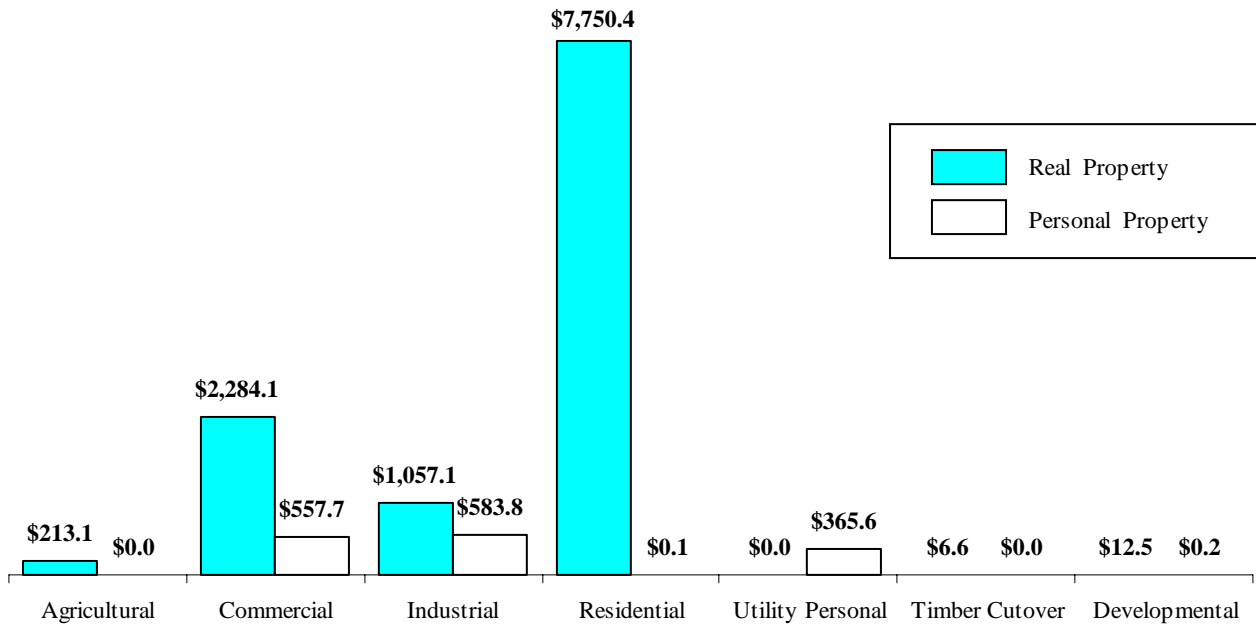
Exhibit 23
Property Tax Levies, 2005
(millions)

<u>Property Class</u>	<u>Real</u>	<u>Personal</u>	<u>Total</u>	<u>Share</u>
Agricultural	\$213.1	\$0.0	\$213.1	1.7 %
Commercial	2,284.1	557.7	2,841.8	22.1
Industrial	1,057.1	583.8	1,640.9	12.8
Residential	7,750.4	0.1	7,750.5	60.4
Utility Personal	0.0	365.6	365.6	2.8
Timber Cutover	6.6	0.0	6.6	0.1
Developmental	12.5	0.2	12.7	0.1
Total	\$11,323.8	\$1,507.5	\$12,831.4	100.0 %

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 *2005 Ad Valorem Property Tax Levy Report* and *2005 Commercial, Industrial and Utility Property Tax Report* that are based on December 1, 2005 values.

Exhibit 24
Residential Property Comprised Majority of Property Taxes, 2005
(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
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
Average					31.6%	40.8%	9.2% pts

Source: State Tax Commission.

Exhibit 26
Estimated 2005 Property Tax Levy by Property Classification
Real and Personal Property

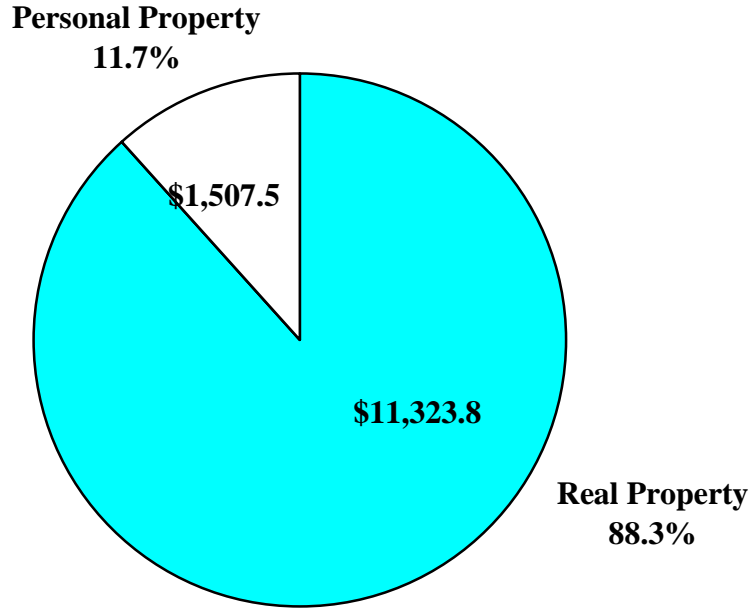
	Share of Property Tax Levy on Real and Personal Property				
	<u>Agricultural</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Residential</u>	<u>Utility</u>
Alcona	2.4%	6.0%	3.9%	85.5%	2.2%
Alger	0.8%	15.3%	10.7%	69.7%	3.6%
Allegan	5.7%	15.7%	14.6%	60.7%	3.0%
Alpena	5.2%	20.0%	12.5%	55.1%	4.2%
Antrim	1.7%	10.1%	1.9%	84.5%	1.8%
Arenac	7.2%	12.9%	3.7%	72.9%	3.3%
Baraga	1.9%	10.4%	12.6%	60.5%	7.2%
Barry	5.2%	12.6%	4.1%	75.1%	2.8%
Bay	4.8%	20.2%	18.5%	53.6%	2.9%
Benzie	1.0%	10.1%	1.2%	86.0%	1.6%
Berrien	2.5%	17.8%	15.5%	61.2%	2.9%
Branch	11.8%	22.7%	9.3%	53.5%	2.7%
Calhoun	3.2%	20.9%	17.6%	54.7%	3.5%
Cass	8.6%	9.0%	5.5%	71.8%	5.1%
Charlevoix	1.1%	11.3%	6.3%	78.9%	2.2%
Cheboygan	1.3%	19.1%	1.3%	74.9%	2.3%
Chippewa	2.3%	24.4%	3.6%	66.3%	3.3%
Clare	2.6%	13.3%	2.0%	70.6%	11.5%
Clinton	6.5%	17.4%	4.5%	67.9%	2.5%
Crawford	0.8%	14.1%	14.1%	65.3%	5.4%
Delta	1.2%	18.6%	16.4%	57.5%	6.2%
Dickinson	0.9%	21.1%	26.3%	46.0%	4.7%
Eaton	3.5%	27.2%	9.1%	57.9%	1.8%
Emmet	0.9%	16.0%	1.9%	79.2%	1.7%
Genesee	0.7%	26.6%	10.3%	59.7%	2.7%
Gladwin	3.6%	8.1%	2.9%	82.7%	2.7%
Gogebic	0.4%	16.9%	2.8%	65.1%	12.4%
Grand Traverse	1.1%	30.8%	4.6%	61.6%	1.9%
Gratiot	18.0%	17.9%	8.7%	48.8%	6.5%
Hillsdale	12.3%	14.0%	12.6%	58.4%	2.7%
Houghton	1.9%	23.2%	2.1%	66.5%	4.4%
Huron	22.2%	13.0%	7.3%	54.8%	2.6%
Ingham	1.4%	35.4%	4.4%	56.9%	1.8%
Ionia	10.6%	15.9%	7.5%	62.7%	3.0%
Iosco	1.8%	14.1%	5.7%	75.3%	2.6%
Iron	1.0%	12.1%	8.7%	60.0%	13.1%
Isabella	6.6%	30.8%	4.5%	53.8%	3.8%
Jackson	3.2%	19.8%	11.7%	60.7%	4.0%
Kalamazoo	0.9%	29.0%	15.7%	52.4%	2.0%
Kalkaska	2.1%	12.7%	2.9%	66.5%	15.6%
Kent	0.6%	27.2%	15.9%	54.2%	2.2%
Keweenaw	5.2%	7.3%	0.2%	84.5%	2.0%

Exhibit 26 – Continued

	Share of Property Tax Levy on Real and Personal Property				
	<u>Agricultural</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Residential</u>	<u>Utility</u>
Lake	2.9%	12.6%	0.3%	80.9%	2.3%
Lapeer	5.5%	13.8%	6.0%	69.8%	4.1%
Leelanau	3.1%	9.5%	0.3%	85.7%	1.4%
Lenawee	8.0%	19.1%	7.7%	61.8%	3.1%
Livingston	1.2%	16.6%	9.2%	70.1%	3.0%
Luce	2.0%	15.2%	5.3%	76.2%	1.1%
Mackinac	0.8%	24.1%	2.2%	63.6%	8.5%
Macomb	0.2%	18.6%	16.1%	62.9%	2.1%
Manistee	1.7%	13.5%	11.5%	67.3%	6.0%
Marquette	0.5%	24.6%	10.6%	59.2%	3.8%
Mason	2.7%	15.8%	28.0%	51.2%	2.3%
Mecosta	5.8%	18.7%	6.2%	63.6%	5.6%
Menominee	5.4%	13.7%	12.3%	63.8%	4.1%
Midland	1.4%	12.5%	42.8%	41.4%	1.9%
Missaukee	9.7%	7.7%	5.3%	68.4%	8.9%
Monroe	2.9%	15.5%	29.5%	46.9%	4.7%
Montcalm	8.9%	16.3%	9.9%	59.4%	5.5%
Montmorency	2.3%	7.5%	13.8%	73.8%	2.6%
Muskegon	1.2%	22.4%	12.7%	60.9%	2.7%
Newaygo	5.5%	14.3%	8.6%	67.8%	3.8%
Oakland	0.1%	24.9%	10.1%	63.4%	1.4%
Oceana	7.1%	10.1%	4.6%	75.7%	2.4%
Ogemaw	3.6%	16.9%	3.6%	71.6%	4.3%
Ontonagon	4.6%	10.0%	18.8%	53.5%	5.9%
Osceola	7.3%	9.5%	16.6%	58.9%	7.6%
Oscoda	1.7%	11.6%	3.4%	78.0%	3.6%
Otsego	1.7%	29.2%	5.4%	53.0%	10.7%
Ottawa	2.2%	20.0%	15.3%	60.3%	2.0%
Presque Isle	5.3%	8.9%	8.0%	73.0%	2.4%
Roscommon	0.6%	13.1%	0.7%	83.4%	2.2%
Saginaw	4.4%	28.0%	8.9%	55.8%	2.7%
Saint Clair	3.1%	15.4%	21.8%	54.0%	5.6%
Saint Joseph	6.9%	17.7%	17.7%	53.3%	4.3%
Sanilac	18.7%	12.7%	5.8%	59.5%	3.1%
Schoolcraft	1.1%	14.0%	10.6%	60.5%	12.9%
Shiawassee	8.8%	18.4%	4.6%	65.2%	2.9%
Tuscola	19.6%	12.7%	4.8%	58.4%	4.3%
Van Buren	5.2%	12.9%	12.0%	62.8%	7.1%
Washtenaw	1.0%	25.4%	10.1%	61.1%	2.1%
Wayne	0.0%	22.8%	15.8%	57.6%	3.7%
Wexford	<u>2.2%</u>	<u>20.8%</u>	<u>10.8%</u>	<u>62.7%</u>	<u>3.5%</u>
State Total	1.7%	22.1%	12.8%	60.4%	2.8%

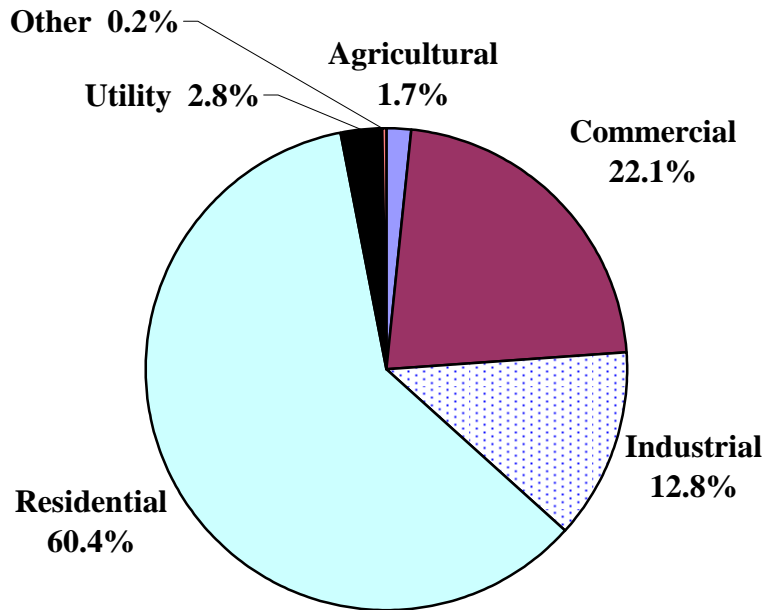
Source: State Tax Commission and Tax Analysis Division, Michigan Department of Treasury.

Exhibit 27
Ad Valorem Property Taxes, 2005
(millions)



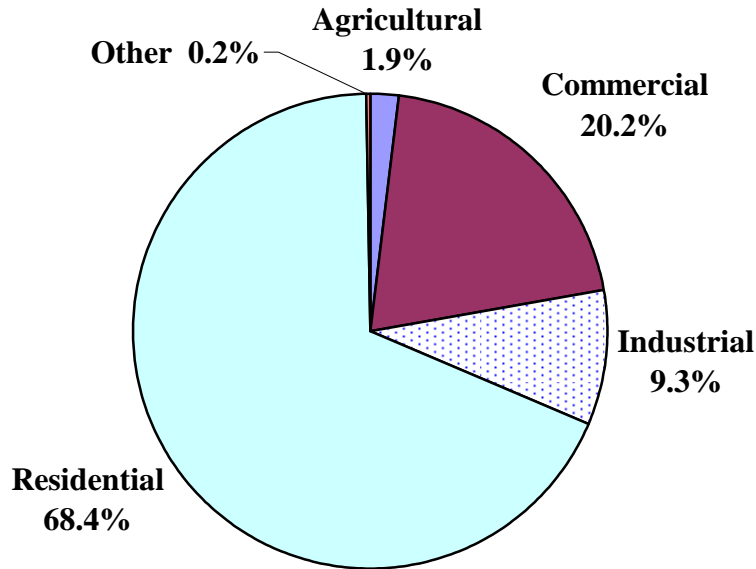
Source: State Tax Commission and Tax Analysis Division, Michigan Department of Treasury

Exhibit 28
Ad Valorem Property Taxes, Real and Personal, 2005



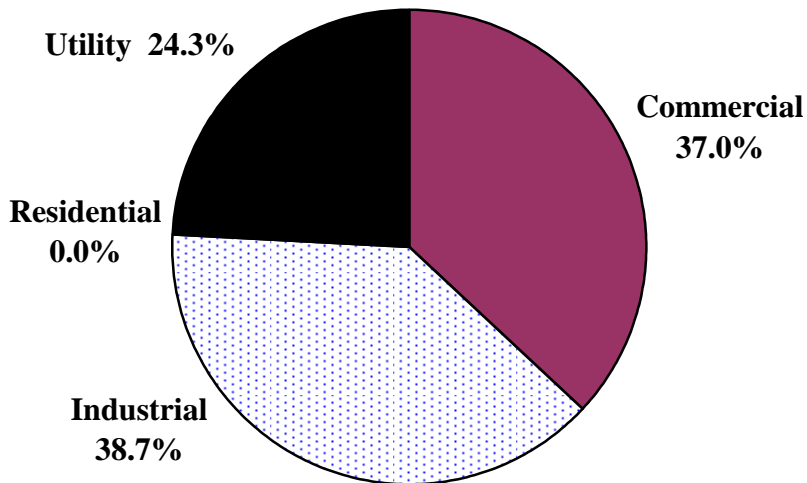
Source: State Tax Commission and Tax Analysis Division, Michigan Department of Treasury.

Exhibit 29
Ad Valorem Real Property Taxes, 2005



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

Exhibit 30
Ad Valorem Personal Property Taxes, 2005



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

Exhibit 31
2005 Real and Personal Property Taxes by County
(dollars in thousands)

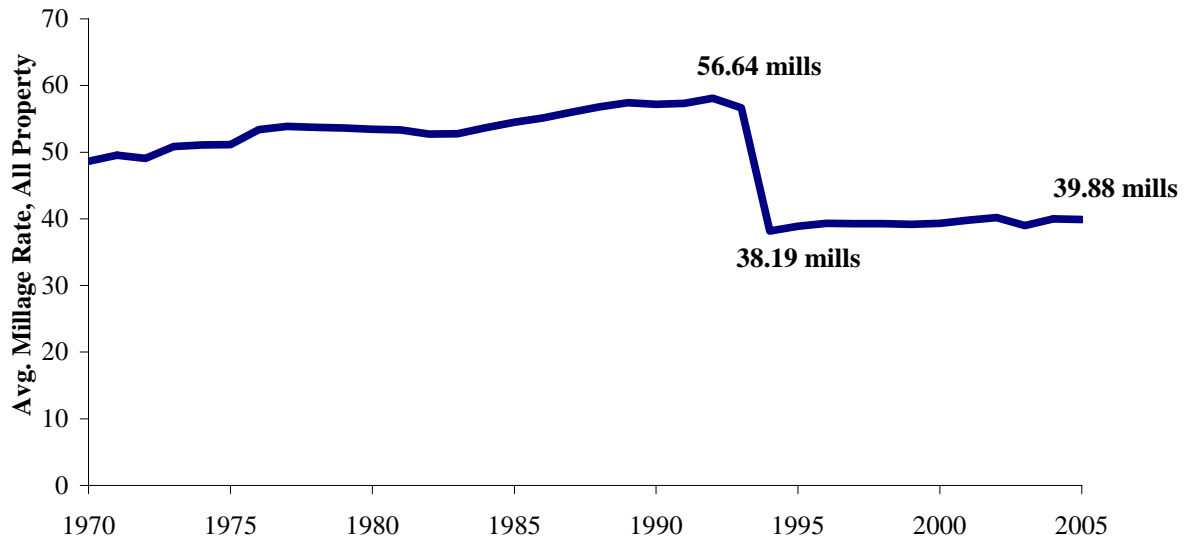
<u>County</u>	<u>CIU Property</u>	<u>CIU Share</u>	<u>All Property</u>	<u>State Share</u>
Alcona	2,298	12.1%	19,002	0.1%
Alger	2,785	29.5	9,434	0.1
Allegan	44,019	33.3	132,016	1.0
Alpena	10,654	36.7	29,068	0.2
Antrim	6,531	13.7	47,629	0.4
Arenac	3,601	20.0	18,029	0.1
Baraga	2,543	30.7	8,277	0.1
Barry	10,150	19.4	52,349	0.4
Bay	45,228	41.4	109,290	0.9
Benzie	3,562	13.0	27,427	0.2
Berrien	63,848	36.3	175,820	1.4
Branch	14,467	34.7	41,736	0.3
Calhoun	60,367	41.8	144,516	1.1
Cass	8,972	19.6	45,723	0.4
Charlevoix	12,434	19.7	62,965	0.5
Cheboygan	8,100	22.8	35,514	0.3
Chippewa	9,819	31.4	31,315	0.2
Clare	7,450	26.8	27,792	0.2
Clinton	18,414	24.4	75,346	0.6
Crawford	6,292	33.7	18,650	0.1
Delta	15,292	41.3	37,060	0.3
Dickinson	17,667	52.2	33,854	0.3
Eaton	46,076	38.1	120,775	0.9
Emmet	16,751	19.6	85,272	0.7
Genesee	160,716	39.4	407,676	3.2
Gladwin	3,567	13.6	26,204	0.2
Gogebic	5,563	32.2	17,281	0.1
Grand Traverse	47,041	37.4	125,919	1.0
Gratiot	8,728	33.0	26,419	0.2
Hillsdale	11,167	29.3	38,133	0.3
Houghton	7,151	29.7	24,041	0.2
Huron	11,102	22.9	48,435	0.4
Ingham	151,458	41.6	364,030	2.8
Ionia	11,252	26.5	42,500	0.3
Iosco	6,725	22.2	30,233	0.2
Iron	5,246	34.1	15,380	0.1
Isabella	19,758	39.1	50,532	0.4
Jackson	49,636	35.3	140,575	1.1
Kalamazoo	139,852	46.6	299,854	2.3
Kalkaska	6,975	31.3	22,289	0.2
Kent	322,347	45.0	715,727	5.6
Keweenaw	318	9.5	3,344	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	2,539	15.2%	16,702	0.1%
Lapeer	18,862	24.0	78,630	0.6
Leelanau	5,443	11.2	48,612	0.4
Lenawee	31,311	30.0	104,323	0.8
Livingston	65,585	28.7	228,638	1.8
Luce	1,058	21.6	4,900	0.0
Mackinac	8,562	34.9	24,508	0.2
Macomb	398,437	36.7	1,084,570	8.5
Manistee	10,806	30.9	34,932	0.3
Marquette	21,473	39.0	55,104	0.4
Mason	21,784	46.1	47,268	0.4
Mecosta	11,512	30.6	37,674	0.3
Menominee	5,537	30.2	18,340	0.1
Midland	75,114	57.2	131,264	1.0
Missaukee	3,376	21.9	15,382	0.1
Monroe	98,418	49.8	197,633	1.5
Montcalm	15,288	30.9	49,406	0.4
Montmorency	3,317	23.9	13,884	0.1
Muskegon	61,148	37.8	161,805	1.3
Newaygo	12,412	26.6	46,635	0.4
Oakland	864,529	36.4	2,375,781	18.5
Oceana	5,292	16.8	31,574	0.2
Ogemaw	5,862	24.8	23,661	0.2
Ontonagon	3,034	35.3	8,605	0.1
Osceola	7,323	33.8	21,673	0.2
Oscoda	1,890	18.7	10,129	0.1
Otsego	17,658	45.3	38,986	0.3
Ottawa	106,702	37.4	285,423	2.2
Presque Isle	3,315	19.3	17,157	0.1
Roscommon	5,622	15.9	35,284	0.3
Saginaw	64,836	39.6	163,802	1.3
Saint Clair	89,549	43.0	208,217	1.6
Saint Joseph	22,132	39.0	56,706	0.4
Sanilac	8,356	21.6	38,753	0.3
Schoolcraft	3,521	37.5	9,377	0.1
Shiawassee	13,444	25.9	51,984	0.4
Tuscola	9,308	21.8	42,757	0.3
Van Buren	26,412	30.8	85,861	0.7
Washtenaw	229,053	37.5	610,423	4.8
Wayne	1,047,043	42.1	2,489,065	19.4
Wexford	12,095	35.0	34,522	0.3
State Total	\$4,824,878	37.6%	\$12,827,379	100.0%

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⁽¹⁾

<u>Purpose</u>	<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>
County	6.22	6.27	6.28	6.27	6.26	6.29	6.27	6.29	6.30
Township	3.36	3.56	3.68	4.09	4.06	4.26	4.31	4.38	4.36
City	15.45	15.75	15.95	16.36	16.28	16.15	16.19	16.12	16.39
Village	<u>11.94</u>	<u>12.13</u>	<u>12.34</u>	<u>12.20</u>	<u>12.17</u>	<u>12.09</u>	<u>11.92</u>	<u>11.66</u>	<u>11.53</u>
Total Non-School	15.89	16.13	16.23	16.37	16.22	16.25	16.23	16.17	16.15
Local School Operating	33.91	9.26	9.26	8.41	8.27	8.02	8.00	7.88	7.78
Local School Debt ⁽²⁾	2.54	2.56	3.03	4.01	4.28	4.59	4.64	4.68	4.71
ISD/Comm College ⁽³⁾	4.30	4.24	4.36	4.51	5.01	5.31	5.22	5.27	5.24
State Education Tax (SET)	0.00	6.00	6.00	6.00	6.00	6.00	5.00	6.00	6.00
Total School	<u>40.75</u>	<u>22.06</u>	<u>22.65</u>	<u>22.95</u>	<u>23.56</u>	<u>23.92</u>	<u>22.77</u>	<u>23.83</u>	<u>23.73</u>
TOTAL MILLS	56.64	38.19	38.88	39.32	39.78	40.17	39.00	40.00	39.88
Local School Operating and SET	33.91	15.26	15.26	14.41	14.27	14.02	13.00	13.88	13.78

(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: 1993-2004 county, township, city, village mills; 1993, 1995-2005 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>	<u>2004</u>	<u>2005</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	40.00	39.88
Homestead	NA	30.22	31.00	31.36	31.36	31.43	31.40	31.54	32.12	32.60	31.52	32.70	32.60
Nonhomestead	NA	48.17	48.79	49.54	49.63	49.68	49.76	50.10	50.72	51.00	50.06	51.20	51.38

Sources: State Tax Commission: All Property Rates, 1993, 1995-2005.

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

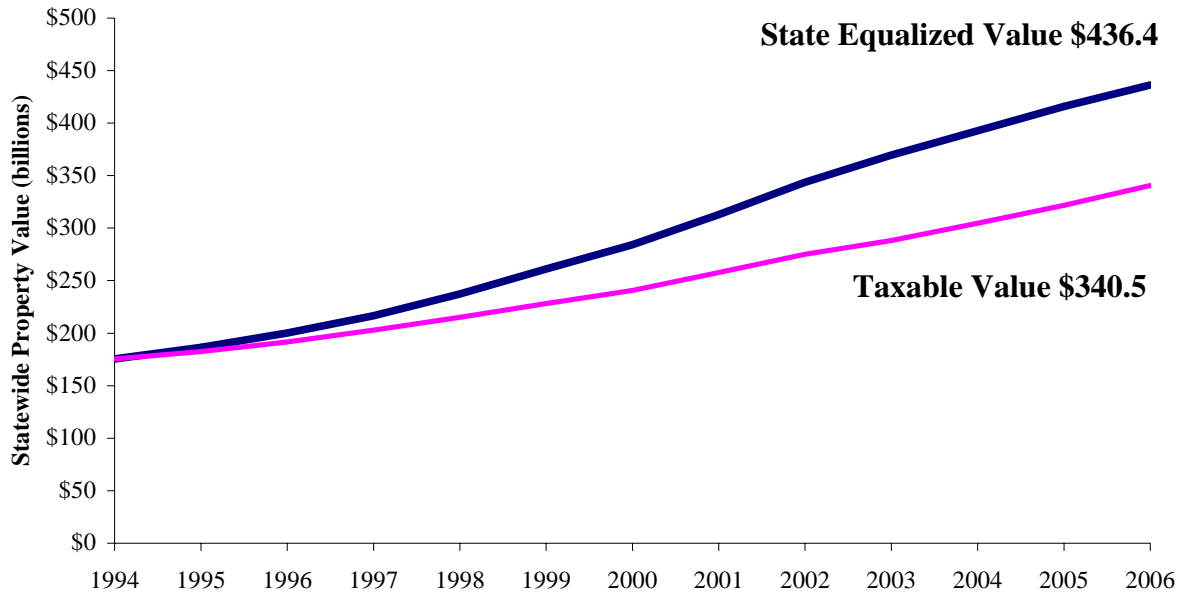
<u>County</u>	<u>1993</u> <u>Rate</u>	<u>2005 Rates</u>		<u>Homestead Difference</u>		<u>Nonhomestead Difference</u>	
		<u>Homestead</u>	<u>Non-</u> <u>homestead</u>	<u>Mills</u>	<u>Percent</u>	<u>Mills</u>	<u>Percent</u>
Alcona	31.32	18.62	36.72	-12.70	-40.5%	5.40	17.2%
Alger	51.46	25.75	44.21	-25.71	-50.0	-7.25	-14.1
Allegan	52.40	28.65	49.05	-23.75	-45.3	-3.35	-6.4
Alpena	47.42	26.95	46.36	-20.47	-43.2	-1.06	-2.2
Antrim	37.45	22.14	39.93	-15.31	-40.9	2.48	6.6
Arenac	43.26	28.60	48.41	-14.66	-33.9	5.15	11.9
Baraga	54.21	37.39	52.32	-16.82	-31.0	-1.89	-3.5
Barry	52.13	27.14	47.19	-24.99	-47.9	-4.94	-9.5
Bay	57.24	32.21	52.05	-25.03	-43.7	-5.19	-9.1
Benzie	38.90	21.75	39.51	-17.15	-44.1	0.61	1.6
Berrien	42.61	25.29	40.63	-17.32	-40.6	-1.98	-4.7
Branch	56.78	28.59	50.96	-28.19	-49.6	-5.82	-10.3
Calhoun	65.35	36.26	57.37	-29.09	-44.5	-7.98	-12.2
Cass	49.93	25.00	44.00	-24.93	-49.9	-5.93	-11.9
Charlevoix	43.57	26.09	45.00	-17.48	-40.1	1.43	3.3
Cheboygan	40.30	20.36	39.14	-19.94	-49.5	-1.16	-2.9
Chippewa	49.15	27.27	45.78	-21.88	-44.5	-3.37	-6.9
Clare	46.04	22.73	40.92	-23.31	-50.6	-5.12	-11.1
Clinton	57.56	31.63	51.73	-25.93	-45.1	-5.83	-10.1
Crawford	43.54	24.40	43.36	-19.14	-44.0	-0.18	-0.4
Delta	55.65	30.78	47.39	-24.87	-44.7	-8.26	-14.8
Dickinson	57.48	33.75	49.74	-23.73	-41.3	-7.74	-13.5
Eaton	59.83	32.84	52.69	-26.99	-45.1	-7.14	-11.9
Emmet	36.77	25.02	42.03	-11.75	-32.0	5.26	14.3
Genesee	61.59	30.61	50.85	-30.98	-50.3	-10.74	-17.4
Gladwin	48.70	24.17	42.80	-24.53	-50.4	-5.90	-12.1
Gogebic	55.64	35.31	50.56	-20.33	-36.5	-5.08	-9.1
Grand Traverse	48.44	26.47	45.78	-21.97	-45.4	-2.66	-5.5
Gratiot	54.37	27.32	51.25	-27.05	-49.7	-3.12	-5.7
Hillsdale	50.95	24.10	45.90	-26.85	-52.7	-5.05	-9.9
Houghton	55.17	34.63	52.97	-20.54	-37.2	-2.20	-4.0
Huron	44.36	27.41	46.01	-16.95	-38.2	1.65	3.7
Ingham	72.27	42.48	62.05	-29.79	-41.2	-10.22	-14.1
Ionia	53.80	27.39	48.27	-26.41	-49.1	-5.53	-10.3
Iosco	39.48	21.21	38.93	-18.27	-46.3	-0.55	-1.4
Iron	57.55	33.36	48.24	-24.19	-42.0	-9.31	-16.2
Isabella	53.43	29.13	51.23	-24.30	-45.5	-2.20	-4.1
Jackson	59.42	28.83	49.62	-30.59	-51.5	-9.80	-16.5
Kalamazoo	62.00	32.72	55.35	-29.28	-47.2	-6.65	-10.7
Kalkaska	41.89	23.72	41.61	-18.17	-43.4	-0.28	-0.7
Kent	54.76	30.45	48.56	-24.31	-44.4	-6.20	-11.3
Keweenaw	38.40	26.56	38.26	-11.84	-30.8	-0.14	-0.4

Exhibit 35 -- Continued

<u>County</u>	<u>1993 Rate</u>	<u>2005 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	28.14	44.90	-18.31	-39.4%	-1.55	-3.3%
Lapeer	50.21	22.75	44.14	-27.46	-54.7	-6.07	-12.1
Leelanau	27.99	19.17	32.89	-8.82	-31.5	4.90	17.5
Lenawee	56.58	29.06	49.11	-27.52	-48.6	-7.47	-13.2
Livingston	52.56	24.05	44.13	-28.51	-54.2	-8.43	-16.0
Luce	45.07	21.83	38.94	-23.24	-51.6	-6.13	-13.6
Mackinac	33.71	22.11	36.12	-11.60	-34.4	2.41	7.1
Macomb	59.79	32.02	50.36	-27.77	-46.4	-9.43	-15.8
Manistee	48.28	29.07	47.20	-19.21	-39.8	-1.08	-2.2
Marquette	51.88	28.10	46.85	-23.78	-45.8	-5.03	-9.7
Mason	43.11	27.66	45.23	-15.45	-35.8	2.12	4.9
Mecosta	48.59	26.16	46.14	-22.43	-46.2	-2.45	-5.0
Menominee	57.02	27.84	47.78	-29.18	-51.2	-9.24	-16.2
Midland	46.96	28.45	46.22	-18.51	-39.4	-0.74	-1.6
Missaukee	47.12	26.34	44.34	-20.78	-44.1	-2.78	-5.9
Monroe	49.25	26.17	48.17	-23.08	-46.9	-1.08	-2.2
Montcalm	52.06	27.24	48.64	-24.82	-47.7	-3.42	-6.6
Montmorency	36.97	21.73	39.40	-15.24	-41.2	2.43	6.6
Muskegon	58.23	32.35	52.97	-25.88	-44.4	-5.26	-9.0
Newaygo	53.55	31.29	51.36	-22.26	-41.6	-2.19	-4.1
Oakland	55.17	35.03	50.44	-20.14	-36.5	-4.73	-8.6
Oceana	46.01	29.36	46.49	-16.65	-36.2	0.48	1.1
Ogemaw	42.63	23.37	42.29	-19.26	-45.2	-0.34	-0.8
Ontonagon	54.16	32.86	49.44	-21.30	-39.3	-4.72	-8.7
Osceola	50.42	26.72	46.92	-23.70	-47.0	-3.50	-6.9
Oscoda	40.06	21.17	39.45	-18.89	-47.1	-0.61	-1.5
Otsego	38.67	22.15	43.01	-16.52	-42.7	4.34	11.2
Ottawa	49.06	26.61	45.63	-22.45	-45.8	-3.43	-7.0
Presque Isle	39.95	22.10	39.88	-17.85	-44.7	-0.07	-0.2
Roscommon	40.65	20.12	37.74	-20.53	-50.5	-2.91	-7.2
Saginaw	54.34	27.09	47.32	-27.25	-50.2	-7.02	-12.9
Saint Clair	50.34	27.23	46.69	-23.11	-45.9	-3.65	-7.2
Saint Joseph	52.07	27.33	49.05	-24.74	-47.5	-3.02	-5.8
Sanilac	47.79	24.52	44.89	-23.27	-48.7	-2.90	-6.1
Schoolcraft	52.24	21.53	39.86	-30.71	-58.8	-12.38	-23.7
Shiawassee	53.29	27.42	48.64	-25.87	-48.5	-4.65	-8.7
Tuscola	52.53	29.01	52.20	-23.52	-44.8	-0.33	-0.6
Van Buren	53.25	31.75	50.06	-21.50	-40.4	-3.19	-6.0
Washtenaw	59.97	37.97	55.32	-22.00	-36.7	-4.65	-7.8
Wayne	67.77	42.09	65.23	-25.68	-37.9	-2.54	-3.7
Wexford	56.78	31.35	51.19	-25.43	-44.8	-5.59	-9.8
State Average	56.64	32.60	51.38	-24.04	-42.4%	-5.26	-9.3%

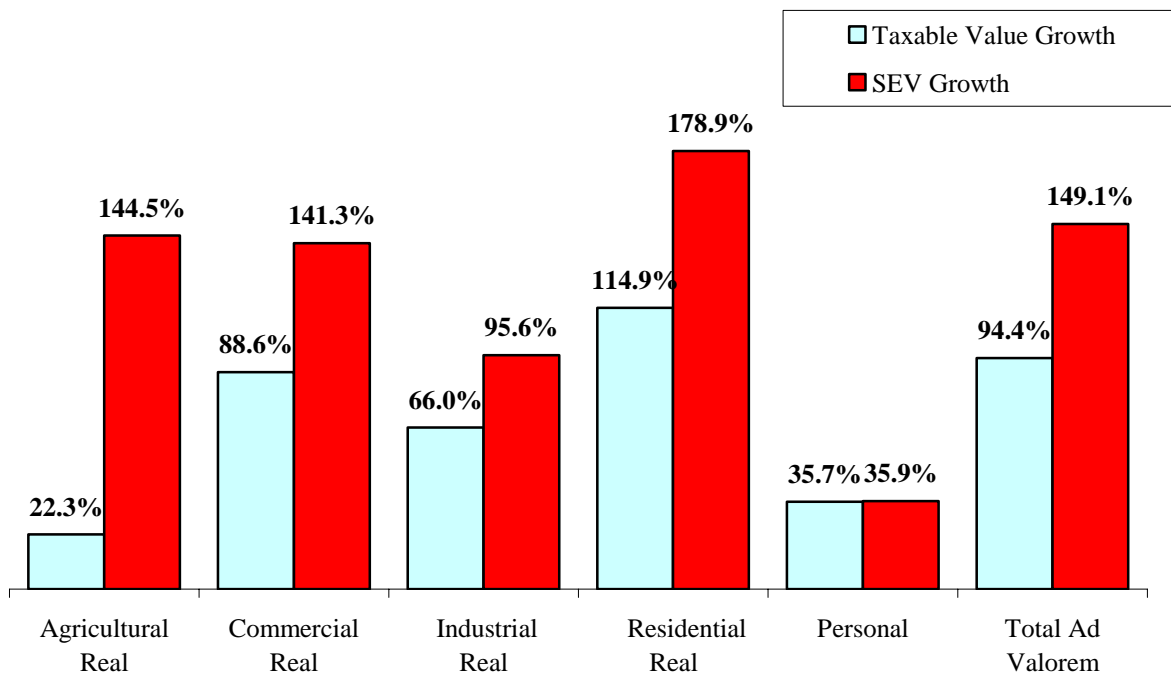
Source: 1993 average millage rates from State Tax Commission; 2005 average millage rates from Tax Analysis Division, Michigan Department of Treasury.

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



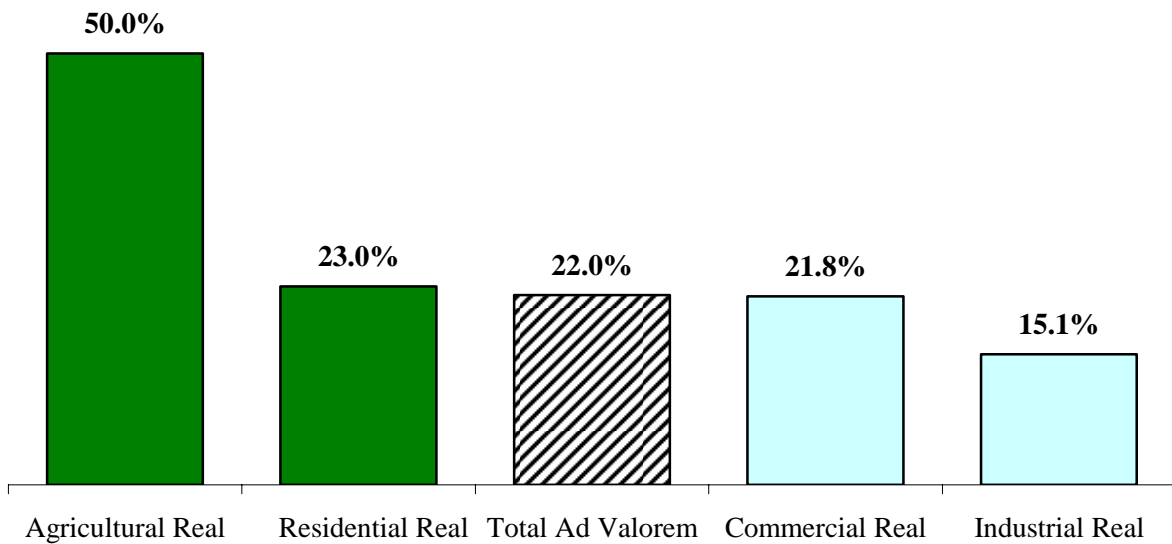
Source: State Tax Commission and Tax Analysis Division, Michigan Department of Treasury.

**Exhibit 37
Taxable Value and SEV Growth
Cumulative Growth, 1994 – 2006**



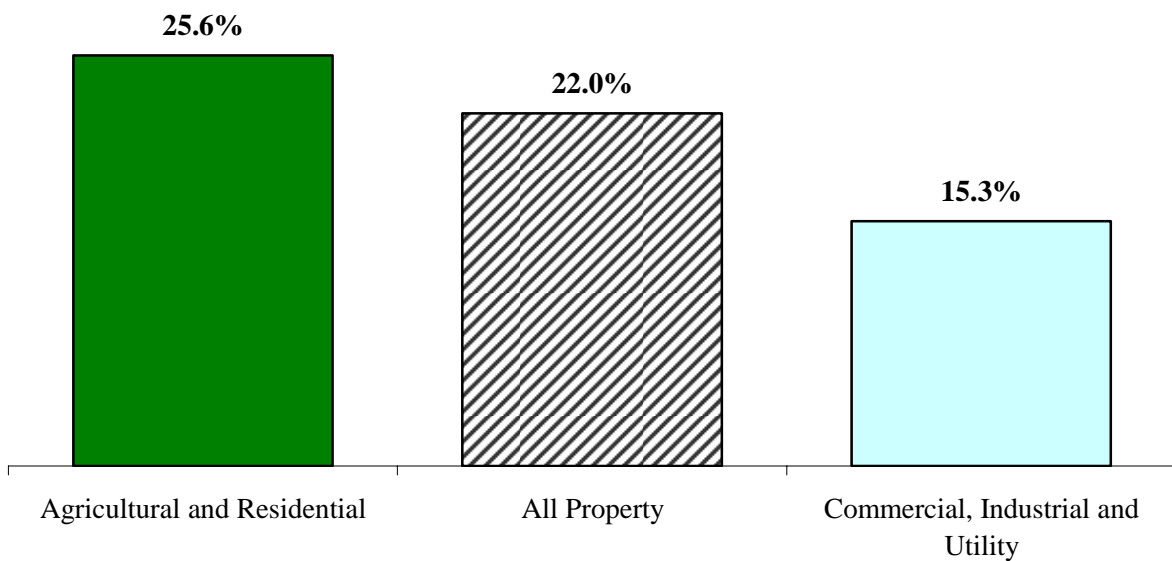
Source: State Tax Commission and Tax Analysis Division, Michigan Department of Treasury.

Exhibit 38
Percent Difference, Taxable Value and SEV
2006



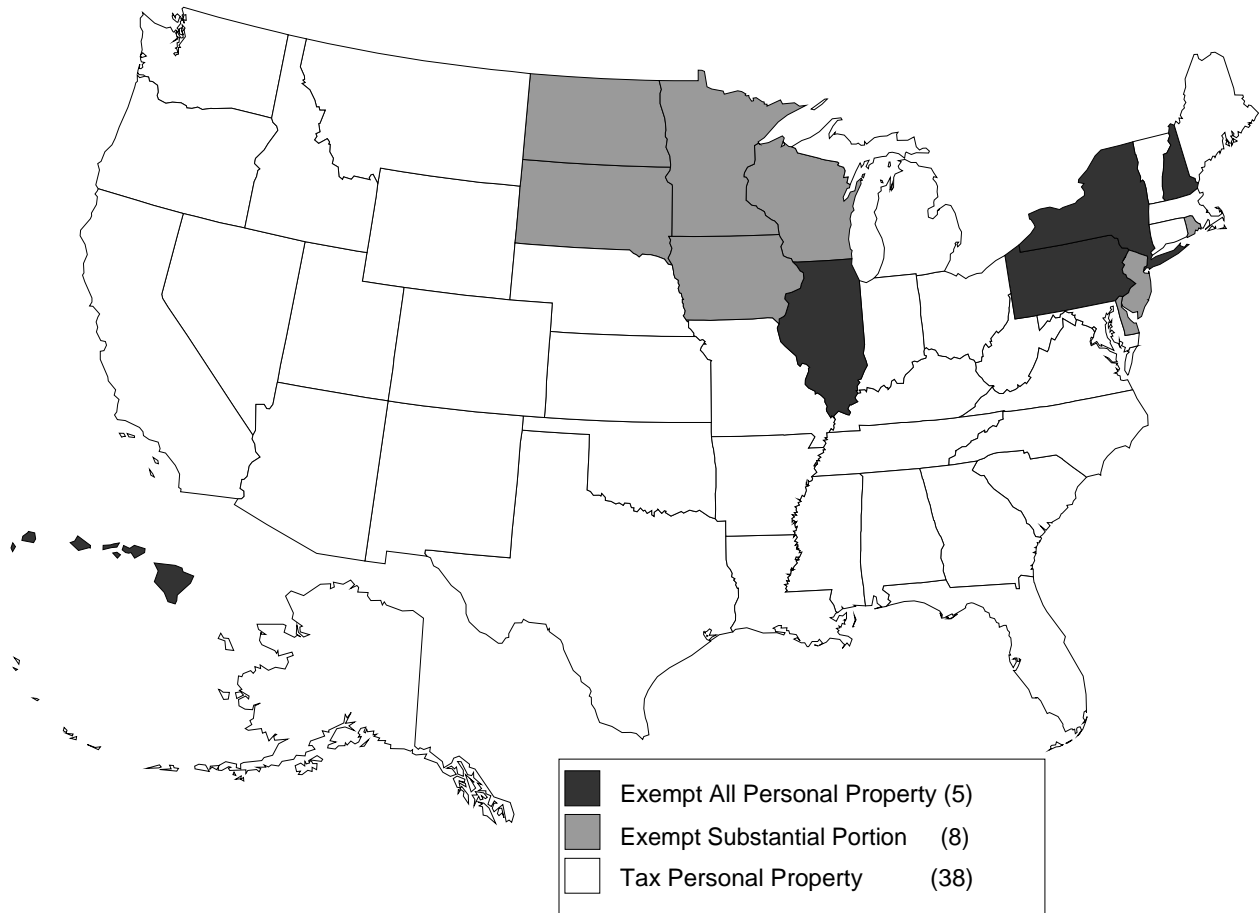
Source: State Tax Commission and Tax Analysis Division, Michigan Department of Treasury.

Exhibit 39
Taxable Value Cap Percentage Property Tax Savings, 2005



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

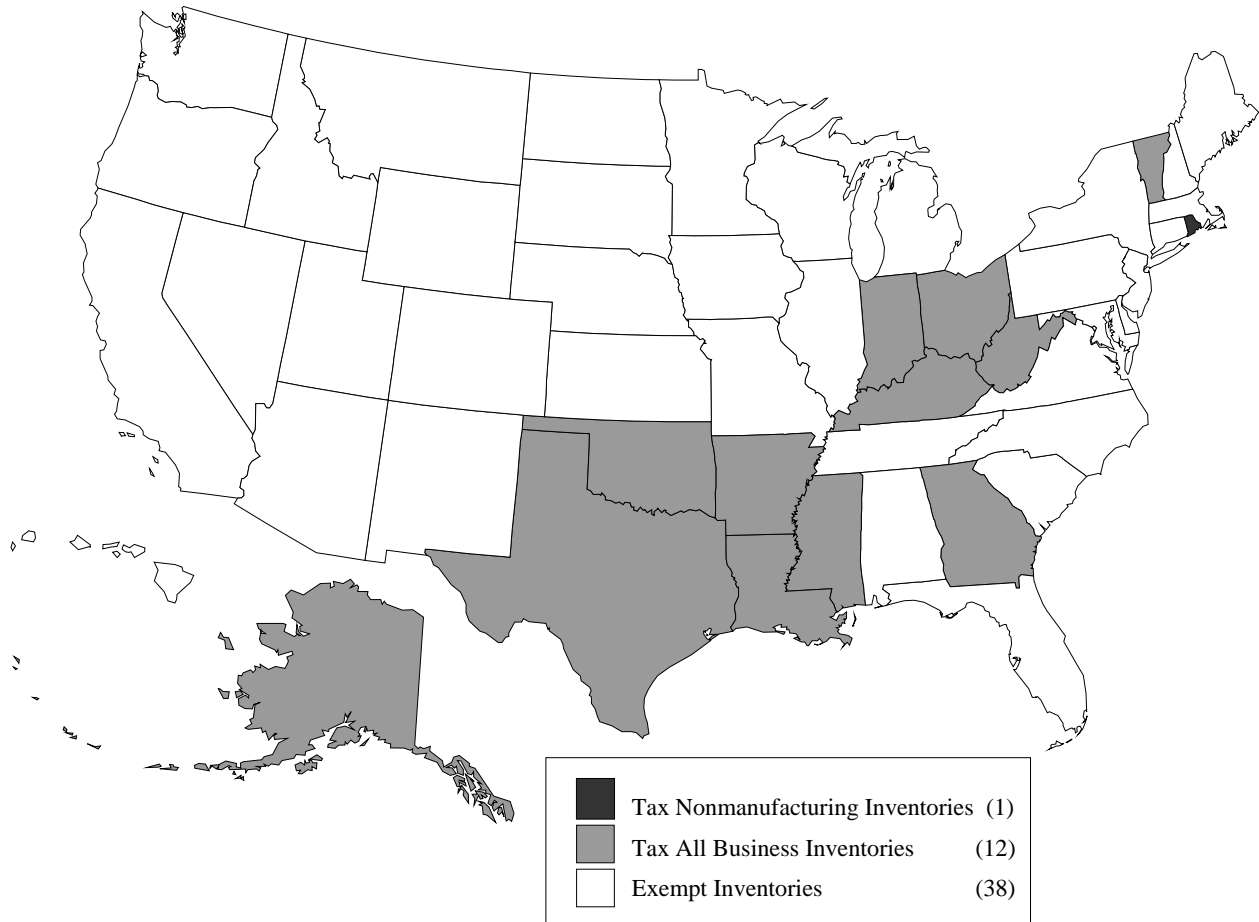
Exhibit 40
Thirty-Seven States and District of Columbia Tax Personal Property



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.