

2025 Annual Report



Michigan State Tax Commission

Adopted by the State Tax Commission February 24, 2026

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About the State Tax Commission

The State Tax Commission was created by Public Act 360 of 1927 and is charged with providing general supervision of the administration of the property tax laws of the State of Michigan. Appendix 1 provides a list of the Public Acts for which the Commission administers property tax related functions.

MCL 209.102 provides that the Commission is comprised of three members appointed by the Governor with the advice and consent of the Senate. Biographical information about the Commission members is included in Appendix 2.

Executive Order 2009-51 combined the State Tax Commission and the State Assessors Board into a new single entity. This provides for more efficient administration of property tax programs and easier ability for taxpayers, local units, and assessors to direct questions or concerns related to assessment administration.

Submission of this annual report is required under MCL 211.151.

State Tax Commission Duties and Responsibilities

Under MCL 209.104, the State Tax Commission has general supervision of the administration of the property tax laws of the State and renders assistance and give such advice and counsel to the assessing officers as the Commission deems necessary and essential to the proper administration of the laws governing assessments and the levying of taxes. Executive Order 2009-51 gave the Commission the responsibility for certification and education of assessors.

Following is a summary of the key components of the work of the Commission.

State Equalized Valuations

As required by MCL 209.1 – 209.8, the Commission reviews and approves the state equalized valuation for each of six separately equalized classifications of property for each of the 83 counties on an annual basis. The state equalized valuation is used in calculating the taxable valuations, which are the legal tax base for the levy of all authorized property taxes. The recommended state equalized valuations are prepared by staff after assembling, reviewing, and analyzing statistical projections, summaries, property descriptions, and other data received from each county equalization department. Each county must prepare and submit an annual equalization study for this purpose.

Assessment of State Assessed Properties

As required by MCL 207.1 – 207.21, the Commission annually adopts assessed and taxable valuations and prepares the tax roll for railroad, telephone, and railroad car line companies. The assets and properties of these entities may be located throughout the State and to provide one tax bill for each company, assessment is made at the state rather than the local level.

Omitted and Incorrectly Reported Property

Under MCL 211.154, the Commission receives, reviews, and processes notifications of omitted and incorrectly reported real or personal property for the purpose of placing these properties on the assessment rolls. Notifications of omitted or incorrectly reported real or personal property may be received from the local assessing officers or from individual taxpayers.

Valuation of DNR-Owned Lands

MCL 324.2150 provided that beginning in 2013, the property values for Department of Natural Resources, Payment in Lieu of Taxes (DNR PILT) property shall be the greater of the following: the prior value established which shall not increase by more than the CPI as defined in the Constitution or 5% whichever is less; or the taxable value calculated under MCL 211.27a. MCL 324.2150 also allows PILT to apply to special assessments and to base PILT on current millage rates. The valuations certified by the Commission include recreational lands, timberlands, state forest lands and similar lands purchased after 1933. The Commission does not place a valuation on swamp or tax reverted properties because a specific tax is paid on these lands.

Education and Certification of Assessing Officers and Technicians

Executive Order 2009-51 transferred responsibility for certification and education of assessors to the State Tax Commission. During 2025, the State Tax Commission continued offering programs for the Michigan Certified Assessing Technician (MCAT), Michigan Certified Assessing Officer (MCAO), Michigan Advanced Assessing Officer (MAAO) and Michigan Master Assessing Officer (MMAO) certifications.

Assessing Audit

MCL 211.150 provides for the general duties of the State Tax Commission to specifically include:

To have and exercise general supervision over the supervisors and other assessing officers of this state, and to take such measures as will secure the enforcement of the provisions of this act, to the end that all the properties of this state liable to assessment for taxation shall be placed upon the assessment rolls and assessed at that proportion of true cash value which the legislature from time to time shall provide pursuant to the provisions of article 9, section 3 of the constitution.

Additionally, MCL 211.10f indicates in part:

If a local assessing district does not have an assessment roll that has been certified by a qualified certified assessing officer, or if a certified assessor or a board of review for a local tax collecting unit is not in substantial compliance with the provisions of this act, the state tax commission shall assume jurisdiction over the assessment roll and provide for the preparation of a certified roll.

To meet these statutory requirements, the State Tax Commission has contracted with Reason Consulting to conduct audits as required by MCL 211.10g in all local units in the State. The current five-year cycle began in 2023.

In 2025 the Commission conducted 274 local unit reviews in 16 Counties. Of the 274 local units reviewed, 107 had perfect reviews. Twenty-three units were given a designation of non-compliance and will have an automatic follow-up review in 2026.

During 2025, there were 36 follow-up reviews conducted from the PA 660 Audit. Additionally, there were 13 follow-up reviews conducted from the previous AMAR reviews and of those follow-up reviews one will require another follow up review in 2026

Administrative Duties

A variety of duties are involved in the administration of property tax related functions of the Public Acts within the jurisdiction of the Commission (Appendix 1), including:

- Prepare, approve, process and issue various forms, applications, certificates, technical guidance bulletins, memoranda, instructional training materials, and manuals for dissemination to property owners, attorneys, county equalization directors, assessors, and other tax officials. Provide and assist in organizing formal training for these individuals.
- As provided by Public Act 660 of 2018 (MCL 211.10g), board of review members are required to receive training. The State Tax Commission policy is that board of review members must receive training at least once every two years by taking a course approved by the Commission. The three-hour Board of Review training is offered by the Department of Treasury and State Tax Commission approved external organizations and instructors.
- As provided by MCL 211.34c, in 2024 the Commission received 31 petitions of appeal of property classifications from property owners or local assessors.
- In 2010, the State Tax Commission created Advisory Committees to assist in the review and recommendation on critical assessment administration issues. These Committees include the Assessor Discipline Committee, and Education and Certification Committee, which continued to meet during 2025.
- Review complaints received regarding assessment practices in local assessing units. The Commission's adopted complaint process and procedure was designed to ensure equity, fairness, and due process for both the complaint filer and the assessor.
- Oversee and maintain direct involvement in any additional property tax matters as provided by statute.

2025 Overview

State Tax Commission Meetings

As required by MCL 211.149, the State Tax Commission met in formal session nine times during calendar year 2025. The Commission held all nine meetings in person, with virtual access to the public. The Commission follows the requirements of the Open Meetings Act. The agenda and minutes for each meeting are on the Commission’s website at www.michigan.gov/statetaxcommission.

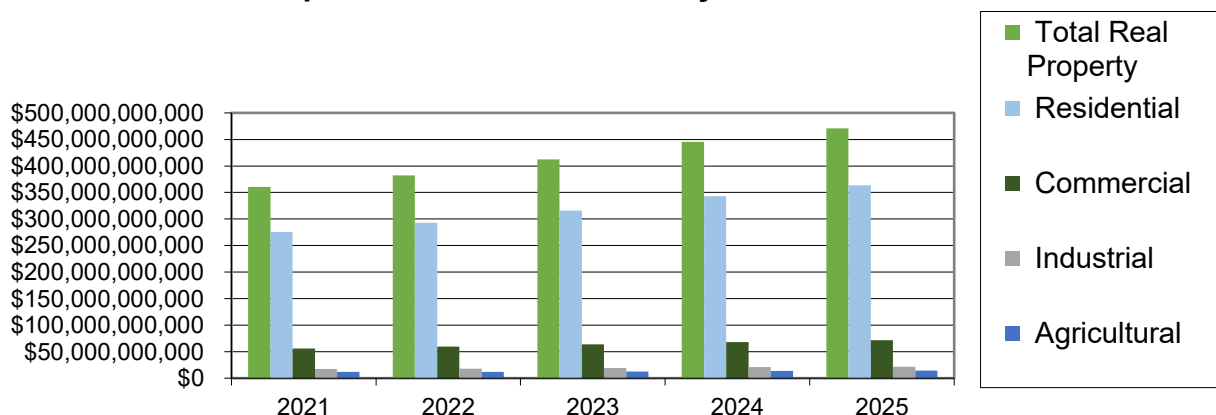
State Equalized Valuations

The State Tax Commission finalized and approved the 2025 state equalized valuations for each property classification by county on May 27, 2025, as required by MCL 209.4. Taxable values are based on the submitted Form 4046 *Taxable Valuations* which are due the fourth Monday in June. The total statewide summary is provided in the table below.

2025 State Equalized Valuation and Taxable Valuation Statewide Classification Summary

	State Equalized Valuation	Taxable Valuation
Agricultural	\$32,324,298,692	\$14,039,713,634
Commercial	\$94,868,592,486	\$71,513,000,733
Industrial	\$27,517,470,579	\$21,277,612,209
Residential	\$540,245,920,537	\$363,738,317,099
Timber-Cutover	\$143,872,516	\$86,554,283
Developmental	\$40,521,474	\$20,869,663
Total Real Property	\$695,140,676,284	\$470,676,067,621
Total Personal Property	\$37,794,411,403	\$37,614,402,198
Total Real & Personal Property	\$732,935,087,687	\$508,290,469,819

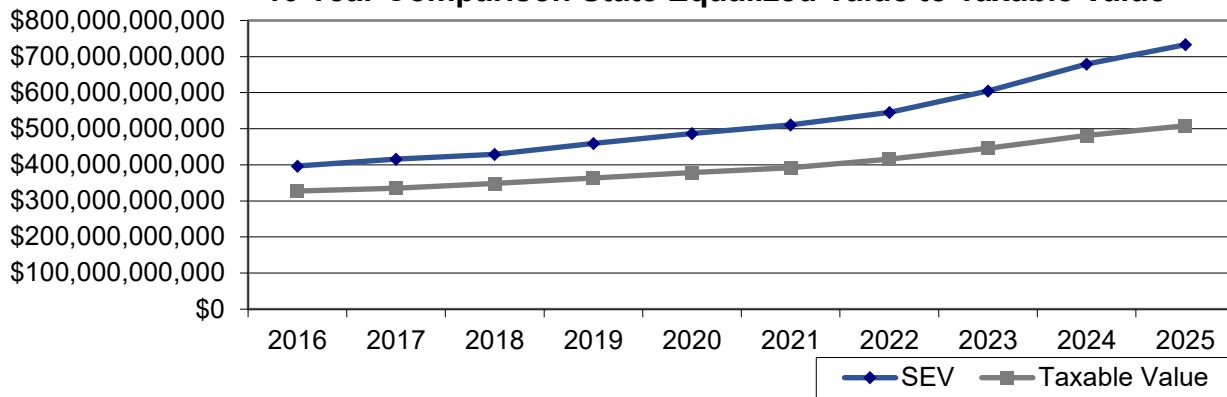
Taxable Value Compared to Statewide Total by Classification



Note: Total Taxable Valuations for the Timber-Cutover and Developmental classification are negligible as a percentage of the total of all classifications and do not appear on the graph.

Prior to 1994, property was assessed and taxed at 50 percent of its true cash value. Beginning in 1994, Proposal A established the concept of taxable valuation to provide for the levy of property taxes on a value which cannot increase from year to year by more than 5 percent, or the rate of inflation, whichever is less, until a transfer of ownership occurs.

10 Year Comparison State Equalized Value to Taxable Value



The following table provides the total statewide annual tax levy based on taxable valuation, submitted on Form 4626 *Assessing Officer's Report of Taxable Values* after the close of the March Board of Review, for the last five years.

Year	Form 4626 Taxable Valuation	Total Tax Levied
2021	\$391,916,248,304	\$16,524,953,736
2022	\$415,752,832,020	\$17,487,242,497
2023	\$445,766,380,939	\$18,771,362,956
2024	\$481,508,518,562	\$20,324,680,828
2025	\$508,209,417,346	Available Mid 2026

Assessment of State Assessed Properties

As required by MCL 207.1 - 207.21, the Commission adopts the assessed and taxable valuation of railroads, telephone companies and railroad car loaning companies. Appendix 5 provides a 5-year history of State Assessed Properties.

Omitted and Incorrectly Reported Property

The Commission acted on 400 petitions regarding omitted or incorrectly reported real and personal property in 2025. Petitions are received from local assessors or individual taxpayers. The following table indicates the total number of petitions acted upon by the Commission in each of the last five years.

Petition Type	2021	2022	2023	2024	2025
NonConcurrence	277	298	123	204	130
Concurrence	581	526	261	355	270
Total	858	824	384	559	400

Note: Non-Concurrence = property owner/taxpayer did not agree with the local assessor
 Concurrence = property owner/taxpayer agreed with local assessor

Classification Appeals

In 2025 the Commission received 54 petitions of appeal of property classifications from property owners or local assessors as provided by MCL 211.34c. The following table indicates the total number of classification appeals received by the Commission in each of the last five years.

Year	Number of Classification Appeals Received
2021	5
2022	20
2023	31
2024	31
2025	54

Exemption Certificate Programs

In 2025, the Commission received and reviewed applications for the statutory exemption programs listed in the table below. The table indicates the total number of exemption certificates granted by the Commission in each of the last five years.

5 Year Summary of Exemption Certificates Granted

Type of Certificate	2021	2022	2023	2024	2025
Air Pollution Control Exemptions	5	0	1	1	4
Attainable Housing Exemptions	NA	NA	0	0	5
Charitable Nonprofit Housing Exemptions	21	45	61	66	59
Commercial Rehabilitation	27	27	25	47	41
Industrial Facility Exemptions	96	134	110	99	67
Neighborhood Enterprise Zone New & Rehab	122	100	118	129	107
New Personal Property Exemptions	6	4	3	1	4
Obsolete Property Rehabilitation	36	45	39	36	40
Residential Housing Exemptions	NA	NA	0	0	2
Solar Energy Facility Exemptions	NA	NA	0	2	13
Water Pollution Control Exemptions	41	21	34	23	27
Total	333	331	391	404	369

Certification and Education of Assessors and Technicians

During 2025, the STC continued to offer assessor education and certification training programs throughout the State. The Michigan Certified Assessing Technician (MCAT) Program was offered by both outside organizations and the State at various times and locations throughout the State. The program continues to be very successful with 181 new MCAT's certified in 2025.

The Michigan Certified Assessing Officer (MCAO) program was modified and updated beginning with the January 2024 program and has now seen one full year of graduates, increasing last year's total. The MCAO now consists of 10 chapters including updated text and assignments. The classroom sessions are held weekly in a virtual format. The exams are in person, and

locations are assigned based on student preference. There are three sessions of the MCAO program. The first begins in January, the second in May or June, and the third in September. Through these programs, there were 110 new MCAO's certified during 2025.

The Michigan Advanced Assessing Officer (MAAO) STC Program is a one-year online/lecture hybrid. Individuals who have held their MCAO certification for one year may enter the MAAO Program. The program consists of seven individually tested chapters along with a USPAP lecture. The MAAO Program was offered in April and October 2025. In addition, the STC offered sixteen self-paced MAAO program related courses. There were 43 new MAAO's certified during 2025.

The Michigan Master Assessing Officer (MMAO) STC Program is a comprehensive one-year program. Individuals who have held their MAAO certification for one year may enter the MMAO Program. The program begins with four six-week classes offered in an online/hybrid format: Advanced Market, Advanced Income, Advanced Depreciation & Highest and Best Use and Final Reconciliation. Students have their first of two exams at the end of 24 weeks and write an appraisal report. Students have one retake opportunity for both exams and must achieve 75% to pass. In addition, students must achieve 75% on the appraisal report and are allowed a one-time resubmission for final grading. Currently the October 2025 Program is in progress with 21 students enrolled. There were 17 new MMAO's certified in 2025.

During 2025, the Commission continued to offer online education classes through their Moodle classroom. The Commission offered a total of six online courses. Over 1,000 assessors signed up for one or more courses and a total of 1,948 certificates were issued for completed courses.

As of December 31, 2025 the State Tax Commission oversees a total of 1,992 individuals certified through their certification programs – 514 Michigan Certified Assessing Technicians (MCAT), 607 Michigan Certified Assessing Officers (MCAO), 711 Michigan Advanced Assessing Officers (MAAO), and 160 Michigan Master Assessing Officers (MMAO).

Committees

The following is a summary of each of the Committee's work and new program development during 2025:

- **Assessor Discipline Advisory Committee:** The State Tax Commission's Complaint Process Regarding Assessment Administration Practices provides for an informal hearing before the Assessor Discipline Advisory Committee when there is potential misfeasance, malfeasance, and/or nonfeasance of duties. Assessor Discipline Advisory Committee Members – Laurie Spencer, Megan VanHoose, and Tony Meygaard - met in July 2025 to conduct informal hearings. A total of six assessing officers and technicians appeared before the Assessor Discipline Advisory Committee in 2025 to address issues such as complaints, education program concerns, significant deficiencies in the Assessing Audit Program, and reappearances following completion of education and training mandated by the State Tax Commission. After the informal hearings, the Committee made recommendations to the State Tax Commission for consideration at their meeting on October 14, 2025.

- **Education and Certification Advisory Committee:** Education and Certification Committee Members – Charles Ericson, Heath Gorney, Melissa Hayduk, Evan Johnson, Amanda Marshall, Paula Moore and Heather Stewart. The Committee continued its work on assessor education matters by reviewing and making recommendations regarding the continuing education requirements for assessors. Additionally, the Committee reviewed and made recommendations concerning the certification level requirements for cities, townships, and counties, as well as the criteria for requesting a waiver of those requirements.
- **CAMA Data Standards Committee:** CAMA Data Standards Committee Members – Peggy Nolde, Kelly Crull, Stacey Bassi, Tony Meygaard, Matt Woolford, Emily Selph, William Griffin, Brian Busscher, Phil Wall, Jim Elrod, Amanda Marshall, Amy DeHaan and Paula Moore - met both virtually and in person throughout 2025. The Committee continued to explore, review, and make recommendations to the Commission regarding the best practices in CAMA Data Standards to be utilized in Michigan to ensure uniform and equitable assessment administration.

Administrative Duties

1. The Commission issued 17 Bulletins in 2025, several of which are annual updates of prior bulletins to correspond to the current year. Appendix 6 provides a complete list of the 2025 Commission Bulletins.
2. Under specific circumstances provided for in the General Property Tax Act, the Commission is statutorily required to assume jurisdiction of the assessment roll of a local unit as provided by MCL 211.10(f). In 2025, the Commission assumed jurisdiction over the roll for zero local units due to the absence of a properly certified assessor, and for three local units where the deficiencies identified in the PA 660 Audit were not corrected within the specified timeframe.
3. On October 15, 2019, the State Tax Commission and Department of Treasury launched the online certification renewal system using MiSUITE. This system replaced the paper-based system for assessors to provide proof of completion of their continuing education requirements and to pay their renewal fee. This system allows all assessors to log their continuing education hours, update personal and assessor of record information, pay renewal fees online (a print and pay by mail option is also available) and print their certificate. Assessors began logging continuing education hours for their 2027 renewal beginning on November 1, 2025.
4. In 2025, the Commission received 26 complaints. Of these, 6 were referred to the Assessor Discipline Advisory Committee, 9 are still under investigatory review, and 17 were dismissed.

APPENDIX 1

Public Acts under State Tax Commission Jurisdiction

The State Tax Commission administers Public Act 206 of 1893, the General Property Tax Act, as amended, and administers related functions as follows:

1. Air Pollution Control Exemptions – Public Act 451 of 1994, Part 59
2. Alternative State Essential Services Assessment – Public Act 93 of 2014
3. Appraisal of Department of Natural Resources Properties – Public Act 451 of 1994, Part 21
4. Assessment Roll Audit – Property Assessing Reform – Public Act 660 of 2018
5. Attainable Housing Facility Exemptions – Public Act 236 of 2022
6. Charitable Nonprofit Housing Exemptions – Public Act 612 of 2006, as amended
7. Commercial Facility Exemptions – Public Act 255 of 1978
8. Commercial Rehabilitation Exemptions – Public Act 210 of 2005, as amended
9. Computerized Assessment Rolls – Public Act 25 of 2016
10. Computerized Tax Rolls – Public Act 140 of 2015, as amended
11. Farmland and Open Space Exemptions – Public Act 451 of 1994, Part 361
12. Industrial Facility Exemptions – Public Act 198 of 1974
13. Multiple Housing Exemptions – Public Act 438 of 1976
14. Neighborhood Enterprise Zones – Public Act 147 of 1992
15. New Personal Property Exemptions – Public Act 328 of 1998
16. Obsolete Property Rehabilitation – Public Act 146 of 2000
17. Omitted or Incorrectly Reports Property – Public Act 206 of 1893, which includes MCL 211.154
18. Personal property Examiner Certification – Public Act 40 of 1969
19. Property Classification – Public Act 206 of 1893, which includes MCL 211.34c
20. Qualified Heavy Equipment Rental Personal Property Specific Tax – Public Act 35 of 2022
21. Railroad Abandoned Right of Way and Adjacent Land Sales – Public Act 295 of 1976
22. Recodified Tax Increment Financing – Public Act 57 of 2018
23. Renaissance Zones – Public Act 376 of 1996
24. Residential Housing Facility Exemptions – Public Act 237 of 2022
25. Review of Appraisals of Tax-Reverted State Lands – Public Act 451 of 1994, Part 511
26. Solar, Wind, and Water Energy Exemptions – Public Act 135 of 1976
27. State Assessed Properties and Average Tax Rate – Public Act 282 of 1905
28. State Essential Services Assessment Act – Public Act 92 of 2014
29. State Revenue Sharing Program – Public Act 140 of 1971
30. Technology Park Districts – Public Act 385 of 1984
31. Water Pollution Control Exemptions – Public Act 451 of 1994, Part 37

APPENDIX 2

State Tax Commission Members

Peggy L. Nolde

Peggy L. Nolde was reappointed Chairperson to the State Tax Commission in December 2022 for a term ending December 27, 2026. Ms. Nolde is a Michigan Master Assessing Officer (MMAO) and is a member of the International Association of Assessing Officers, where she holds the Certified Assessment Evaluator (CAE) designation. Ms. Nolde is the former Equalization Director for Genesee County, past president of the Southeast Chapter of the Michigan Assessors Association and the Tri-County Assessors Association. Ms. Nolde served as the assessor for the Charter Township of Grand Blanc, an appraiser for the City of Flint, assessor for the Charter Township of Mundy and the City of Fenton.

W. Howard Morris

W. Howard Morris was reappointed to the State Tax Commission in December 2025 for a term ending December 27, 2029. Mr. Morris has 30 years of professional accounting and financial experience and is the president and CIO of the Prairie & Tireman Group in Detroit. He is a former emergency financial manager of the Inkster Public School District, former CFO of the Detroit Public School District, and former president of WILMOCO Capital Management. Morris is a CPA, a chartered financial analyst, a personal financial specialist, and a chartered global management accountant. He received a Bachelor of Business Administration from Northwood University and an MBA from the Wharton School of the University of Pennsylvania.

Nancy Quarles

Nancy Quarles was appointed to the State Tax Commission in June 2025 for a term ending December 2028. Dr. Quarles brings a wealth of experience to her new role. She is a former Michigan State Representative, where she served as vice chair of the Tax Policy Committee. Her background includes time as an Oakland County Commissioner, and most recently, as the immediate past chair of the Oakland County Democratic Party. Academically, Dr. Quarles holds a PH.D. in public administration and public affairs from Western Michigan University.

APPENDIX 3

2025 State Equalized Valuations by County and Classification

County	Agricultural	Commercial	Industrial	Residential	Timber-Cutover	Developmental	Total Real Property	Total Personal Property	Total Real and Personal
Alcona	\$53,196,000	\$42,095,500	\$15,886,700	\$1,314,461,800	\$0	\$0	\$1,425,640,000	\$40,567,700	\$1,466,207,700
Alger	\$15,343,300	\$71,770,048	\$12,989,000	\$680,343,154	\$0	\$0	\$780,445,502	\$29,984,784	\$810,430,286
Allegan	\$1,246,057,900	\$876,315,005	\$467,286,000	\$8,807,897,150	\$0	\$3,987,100	\$11,401,543,155	\$497,181,533	\$11,898,724,688
Alpena	\$124,652,600	\$161,112,500	\$51,558,200	\$1,384,767,100	\$0	\$0	\$1,722,090,400	\$105,172,779	\$1,827,263,179
Antrim	\$151,145,200	\$181,152,800	\$12,492,000	\$4,587,309,950	\$0	\$0	\$4,932,099,950	\$102,997,730	\$5,035,097,680
Arenac	\$147,537,900	\$60,020,000	\$12,065,300	\$884,798,710	\$0	\$0	\$1,104,421,910	\$68,410,900	\$1,172,832,810
Baraga	\$15,556,461	\$24,264,982	\$26,437,677	\$404,713,895	\$16,862,337	\$0	\$487,835,352	\$75,535,724	\$563,371,076
Barry	\$539,671,050	\$206,935,200	\$73,188,700	\$4,240,205,821	\$0	\$0	\$5,060,000,771	\$134,561,500	\$5,194,562,271
Bay	\$610,277,168	\$633,574,538	\$185,193,150	\$3,598,594,384	\$0	\$0	\$5,027,639,240	\$311,154,165	\$5,338,793,405
Benzie	\$41,103,600	\$154,123,000	\$15,503,800	\$3,132,443,170	\$0	\$0	\$3,343,173,570	\$63,654,100	\$3,406,827,670
Berrien	\$708,683,700	\$1,174,614,032	\$1,356,419,900	\$11,824,130,796	\$0	\$0	\$15,063,848,428	\$66,556,355	\$12,729,704,783
Branch	\$910,913,958	\$309,927,075	\$67,475,999	\$1,975,821,369	\$0	\$0	\$3,264,138,401	\$319,159,643	\$3,583,298,044
Calhoun	\$638,293,686	\$807,362,263	\$299,459,686	\$4,565,976,612	\$0	\$0	\$6,311,112,547	\$773,070,713	\$7,084,183,260
Cass	\$720,994,000	\$144,105,600	\$69,221,100	\$3,888,541,847	\$0	\$0	\$4,822,862,547	\$317,733,508	\$5,140,596,055
Charlevoix	\$98,853,900	\$316,465,727	\$80,455,800	\$5,033,580,411	\$0	\$6,777,600	\$5,536,133,438	\$101,268,500	\$5,637,401,938
Cheboygan	\$50,092,500	\$245,389,950	\$12,185,100	\$2,929,139,808	\$0	\$0	\$3,236,807,358	\$102,839,596	\$3,339,646,954
Chippewa	\$68,475,100	\$254,524,199	\$33,097,900	\$1,717,668,136	\$0	\$0	\$2,073,765,335	\$88,451,359	\$2,162,216,694
Clare	\$142,426,946	\$132,412,633	\$23,697,485	\$1,787,179,766	\$0	\$0	\$2,085,716,830	\$227,165,490	\$2,312,882,320
Clinton	\$1,001,724,450	\$594,331,111	\$84,399,350	\$3,923,160,181	\$0	\$0	\$5,603,615,092	\$247,994,209	\$5,851,609,301
Crawford	\$23,500	\$79,583,600	\$116,023,700	\$1,010,648,050	\$0	\$0	\$1,206,278,850	\$66,371,300	\$1,272,650,150
Delta	\$57,522,800	\$210,577,000	\$25,780,200	\$1,713,340,281	\$0	\$0	\$2,007,220,281	\$208,402,642	\$2,215,622,923
Dickinson	\$23,838,300	\$219,599,769	\$71,416,800	\$1,132,455,785	\$15,662,200	\$0	\$1,462,972,854	\$124,552,650	\$1,587,525,504
Eaton	\$657,313,599	\$981,131,024	\$333,691,585	\$4,415,954,866	\$0	\$9,198,800	\$6,397,289,874	\$355,918,610	\$6,753,208,484
Emmet	\$80,915,000	\$619,491,800	\$19,543,845	\$6,447,572,665	\$0	\$0	\$7,167,523,310	\$191,887,600	\$7,359,410,910
Genesee	\$306,711,700	\$2,922,806,490	\$414,996,700	\$14,310,251,365	\$0	\$0	\$17,954,766,255	\$975,895,700	\$18,930,661,955
Gladwin	\$145,616,500	\$77,970,600	\$14,462,400	\$1,677,324,595	\$0	\$0	\$1,915,374,095	\$98,814,100	\$2,014,188,195
Gogebic	\$1,828,468	\$68,842,148	\$16,014,014	\$834,857,017	\$22,711,087	\$0	\$944,252,734	\$133,671,658	\$1,077,924,392
Grand Traverse	\$212,039,500	\$2,092,532,400	\$144,794,500	\$10,262,145,700	\$0	\$0	\$12,711,512,100	\$364,794,977	\$13,076,307,077
Gratiot	\$1,136,239,100	\$161,514,600	\$63,397,100	\$1,095,840,063	\$0	\$0	\$2,456,990,863	\$739,849,703	\$3,196,840,566
Hillsdale	\$857,117,390	\$155,598,050	\$58,660,530	\$2,024,762,757	\$0	\$0	\$3,096,138,727	\$209,556,865	\$3,305,695,592
Houghton	\$19,902,055	\$271,761,795	\$27,280,943	\$1,616,022,092	\$16,423,773	\$2,683,874	\$1,954,074,532	\$87,804,968	\$2,041,879,500
Huron	\$2,245,150,900	\$173,328,700	\$72,415,200	\$1,984,833,141	\$0	\$0	\$4,475,727,941	\$673,741,400	\$5,149,469,341
Ingham	\$564,361,727	\$3,240,210,539	\$339,058,194	\$9,523,095,808	\$0	\$0	\$13,666,726,268	\$831,527,055	\$14,498,253,323
Ionia	\$858,212,800	\$190,433,300	\$56,800,800	\$2,517,965,000	\$0	\$0	\$3,623,411,900	\$149,866,700	\$3,773,278,600
Iosco	\$80,291,700	\$197,752,400	\$51,730,400	\$1,873,250,150	\$0	\$0	\$2,203,024,650	\$105,732,650	\$2,308,757,300
Iron	\$23,864,402	\$62,767,181	\$61,143,984	\$814,673,113	\$27,937,198	\$0	\$990,385,878	\$100,205,184	\$1,090,591,062
Isabella	\$604,188,650	\$602,417,325	\$54,315,100	\$1,968,641,916	\$0	\$0	\$3,229,562,991	\$495,224,200	\$3,724,787,191
Jackson	\$554,079,123	\$876,095,788	\$230,540,339	\$6,628,782,708	\$0	\$0	\$8,289,497,958	\$693,377,566	\$8,982,875,524
Kalamazoo	\$403,497,500	\$2,781,238,400	\$681,144,120	\$11,889,290,755	\$0	\$0	\$15,755,170,775	\$764,381,474	\$16,519,552,249
Kalkaska	\$47,587,800	\$93,668,500	\$11,985,000	\$1,565,325,942	\$0	\$0	\$1,718,567,242	\$135,241,393	\$1,853,808,635
Kent	\$618,320,200	\$9,939,087,091	\$2,724,572,652	\$36,570,449,189	\$0	\$11,952,500	\$49,864,381,632	\$1,930,723,945	\$51,795,105,577
Keweenaw	\$0	\$16,572,256	\$374,267	\$322,477,573	\$4,006,541	\$0	\$343,430,637	\$12,994,771	\$356,425,408
Lake	\$42,739,300	\$63,598,900	\$1,854,800	\$1,288,156,200	\$0	\$0	\$1,396,349,200	\$46,037,700	\$1,442,386,900
Lapeer	\$668,022,085	\$398,652,921	\$123,776,000	\$4,946,549,528	\$0	\$0	\$61,370,000,534	\$279,548,503	\$6,416,549,037
Leelanau	\$268,932,348	\$318,572,051	\$15,484,760	\$6,825,905,877	\$0	\$150,000	\$7,429,045,036	\$81,872,364	\$7,510,917,400
Lenawee	\$1,190,578,100	\$528,043,400	\$111,903,000	\$4,470,019,006	\$0	\$0	\$6,300,543,506	\$371,831,686	\$6,672,375,192
Livingston	\$362,809,390	\$1,817,865,643	\$567,055,913	\$14,931,087,278	\$0	\$5,156,500	\$17,683,974,724	\$713,081,694	\$18,397,056,418

County	Agricultural	Commercial	Industrial	Residential	Timber-Cutover	Developmental	Total Real Property	Total Personal Property	Total Real and Personal
Luce	\$7,136,100	\$26,722,575	\$4,207,500	\$318,967,430	\$1,139,400	\$0	\$358,173,005	\$10,647,446	\$368,820,451
Mackinac	\$17,545,869	\$337,968,270	\$29,977,240	\$1,397,027,349	\$911,100	\$0	\$1,783,429,828	\$192,768,377	\$1,976,198,205
Macomb	\$256,365,838	\$6,991,229,750	\$3,446,078,320	\$43,122,853,472	\$0	\$0	\$53,816,527,380	\$2,118,029,296	\$55,934,556,676
Manistee	\$52,568,700	\$143,464,400	\$37,312,100	\$2,152,654,731	\$0	\$0	\$2,385,999,931	\$128,424,100	\$2,514,424,031
Marquette	\$14,242,850	\$749,690,708	\$78,302,400	\$3,824,331,069	\$12,894,400	\$0	\$4,679,461,427	\$364,966,103	\$5,044,427,530
Mason	\$139,181,400	\$209,572,000	\$606,749,000	\$2,408,015,000	\$0	\$0	\$3,363,517,400	\$335,678,300	\$3,699,195,700
Mecosta	\$310,111,500	\$237,896,700	\$83,638,307	\$2,224,545,427	\$0	\$0	\$2,855,691,934	\$116,098,100	\$2,971,790,034
Menominee	\$163,183,800	\$105,355,800	\$74,970,200	\$1,213,942,743	\$0	\$0	\$1,557,452,543	\$85,354,915	\$1,642,807,458
Midland	\$250,205,550	\$745,154,000	\$360,153,900	\$3,871,616,480	\$0	\$0	\$5,227,129,930	\$564,618,210	\$5,791,748,140
Missaukee	\$206,330,700	\$75,678,300	\$17,294,700	\$1,029,154,481	\$0	\$0	\$1,328,458,181	\$106,749,900	\$1,435,208,081
Monroe	\$715,748,165	\$1,070,199,789	\$438,305,500	\$6,991,174,781	\$0	\$0	\$9,215,428,335	\$1,154,636,577	\$10,370,064,912
Montcalm	\$632,064,100	\$260,557,800	\$70,418,300	\$3,032,200,545	\$0	\$61,500	\$3,995,855,845	\$342,712,635	\$4,338,568,480
Montmorency	\$30,194,800	\$41,033,200	\$9,481,300	\$949,649,989	\$0	\$0	\$1,030,359,289	\$39,671,500	\$1,070,030,789
Muskegon	\$189,345,589	\$949,268,800	\$280,290,600	\$8,214,041,800	\$0	\$0	\$9,632,946,789	\$518,994,500	\$10,151,941,289
Newaygo	\$316,983,900	\$172,086,000	\$76,545,700	\$2,893,935,680	\$0	\$0	\$3,459,551,280	\$158,358,700	\$3,617,909,980
Oakland	\$108,681,250	\$17,334,053,232	\$3,772,266,210	\$88,175,652,913	\$0	\$0	\$109,390,653,605	\$4,012,012,164	\$113,402,665,769
Oceana	\$281,372,800	\$147,849,900	\$49,818,200	\$2,281,996,157	\$0	\$0	\$2,761,037,057	\$92,694,458	\$2,853,731,515
Ogemaw	\$131,394,258	\$146,763,000	\$15,697,400	\$1,393,643,374	\$0	\$0	\$1,687,498,032	\$89,844,924	\$1,777,342,956
Ontonagon	\$15,499,750	\$23,355,350	\$43,742,500	\$411,054,112	\$25,324,480	\$0	\$518,976,192	\$32,344,874	\$551,321,066
Osceola	\$201,661,500	\$63,623,800	\$51,491,600	\$1,204,399,650	\$0	\$0	\$1,521,176,550	\$121,394,335	\$1,642,570,885
Oscoda	\$19,811,600	\$32,983,900	\$17,464,600	\$684,879,055	\$0	\$0	\$755,139,155	\$66,322,100	\$821,461,255
Otsego	\$69,734,000	\$307,463,900	\$38,327,300	\$1,879,619,593	\$0	\$0	\$2,295,144,793	\$312,540,378	\$2,607,685,171
Ottawa	\$1,044,571,930	\$3,091,959,600	\$1,548,939,000	\$19,632,008,177	\$0	\$0	\$25,317,478,707	\$900,778,353	\$26,218,257,060
Presque Isle	\$102,867,600	\$44,958,700	\$29,618,600	\$11,890,931,077	\$0	\$0	\$1,358,375,977	\$137,240,050	\$1,495,616,027
Roscommon	\$7,201,100	\$150,486,700	\$3,005,400	\$2,850,759,900	\$0	\$0	\$3,011,453,100	\$72,538,700	\$3,083,991,800
Saginaw	\$1,008,447,200	\$1,430,423,720	\$272,369,100	\$5,944,079,414	\$0	\$0	\$8,655,319,434	\$652,369,030	\$9,307,688,464
Saint Clair	\$656,673,085	\$924,807,500	\$604,753,500	\$8,186,364,538	\$0	\$0	\$10,372,598,623	\$1,239,971,670	\$11,612,570,293
Saint Joseph	\$931,522,326	\$294,037,700	\$225,560,800	\$2,895,870,209	\$0	\$0	\$4,346,991,035	\$331,497,612	\$4,678,488,647
Sanilac	\$1,727,780,256	\$158,637,799	\$41,559,288	\$1,921,570,442	\$0	\$0	\$3,849,547,785	\$225,860,557	\$4,075,408,342
Schoolcraft	\$9,220,000	\$40,837,600	\$14,908,700	\$613,210,383	\$0	\$0	\$678,176,683	\$58,572,704	\$736,749,387
Shiawassee	\$774,428,330	\$291,870,120	\$66,781,750	\$2,512,681,990	\$0	\$0	\$3,645,762,190	\$342,768,797	\$2,988,530,987
Tuscola	\$1,255,788,300	\$121,293,903	\$50,199,900	\$1,977,238,035	\$0	\$0	\$3,404,520,138	\$465,934,252	\$3,870,454,390
Van Buren	\$581,149,775	\$353,333,100	\$150,967,700	\$5,107,893,940	\$0	\$0	\$6,193,344,515	\$648,629,400	\$6,841,973,915
Washtenaw	\$678,872,163	\$6,751,130,447	\$685,103,340	\$23,525,491,758	\$0	\$0	\$31,640,597,708	\$1,326,838,117	\$32,967,435,825
Wayne	\$34,199,100	\$15,270,049,789	\$4,833,173,831	\$61,141,270,759	\$0	\$0	\$81,278,693,479	\$5,099,650,323	\$86,378,343,802
Wexford	\$65,510,152	\$220,564,500	\$78,767,000	\$1,739,281,604	\$0	\$0	\$2,104,123,256	\$111,230,600	\$2,215,353,856
Grand Total	\$32,324,298,692	\$94,868,592,486	\$27,517,470,579	\$540,245,920,537	\$143,872,516	\$40,521,474	\$695,140,676,284	\$37,794,411,403	\$732,935,087,687

APPENDIX 4

5 Year Summary of State-Wide State Equalized Valuation and Taxable Valuation by Classification

State-Wide Equalized and Taxable Valuations for 2025

	State Equalized Valuation	Taxable Valuation
Agricultural	\$32,324,298,692	\$14,039,713,634
Commercial	\$94,868,592,486	\$71,513,000,733
Industrial	\$27,517,470,579	\$21,277,612,209
Residential	\$540,245,920,537	\$363,738,317,099
Timber-Cutover	\$143,872,516	\$86,554,283
Developmental	\$40,521,474	\$20,869,663
Total Real Property	\$695,140,676,284	\$470,676,067,621
Total Personal Property	\$37,794,411,403	\$37,614,402,198
Total Real and Personal Property	\$732,935,087,687	\$508,290,469,819

State-Wide Equalized and Taxable Valuations for 2024

	State Equalized Valuation	Taxable Valuation
Agricultural	\$29,723,875,110	\$13,471,154,015
Commercial	\$89,879,000,583	\$68,122,080,248
Industrial	\$26,098,124,614	\$20,679,464,773
Residential	\$497,228,918,165	\$343,207,300,172
Timber-Cutover	\$156,879,570	\$93,600,521
Developmental	\$50,356,176	\$25,580,376
Total Real Property	\$643,137,154,218	\$445,599,180,105
Total Personal Property	\$36,036,273,734	\$35,824,924,542
Total Real and Personal Property	\$679,173,427,952	\$481,424,104,647

State-Wide Equalized and Taxable Valuations for 2023

	State Equalized Valuation	Taxable Valuation
Agricultural	\$27,139,092,826	\$12,702,614,623
Commercial	\$83,596,181,696	\$63,826,109,880
Industrial	\$23,958,115,141	\$19,324,251,393
Residential	\$435,537,603,073	\$316,068,354,432
Timber-Cutover	\$197,890,427	\$118,165,433
Developmental	\$72,741,137	\$40,133,715
Total Real Property	\$570,501,624,300	\$412,079,629,476
Total Personal Property	\$33,845,042,115	\$33,780,648,398
Total Real and Personal Property	\$604,346,666,415	\$445,860,277,874

State-Wide Equalized and Taxable Valuations for 2022

	State Equalized Valuation	Taxable Valuation
Agricultural	\$25,476,646,978	\$12,047,841,325
Commercial	\$77,162,293,616	\$59,546,460,263
Industrial	\$22,004,880,324	\$17,842,156,257

Residential	\$387,275,059,205	\$292,665,321,569
Timber-Cutover	\$206,707,351	\$117,265,697
Developmental	\$76,526,874	\$43,238,965
Total Real Property	\$512,202,114,348	\$382,262,284,076
Total Personal Property	\$33,559,227,962	\$33,485,594,304
Total Real and Personal Property	\$545,761,342,310	\$415,747,878,380

State-Wide Equalized and Taxable Valuations for 2021

	State Equalized Valuation	Taxable Valuation
Agricultural	\$24,725,862,338	\$11,625,898,883
Commercial	\$72,011,183,737	\$55,981,093,039
Industrial	\$20,909,443,109	\$17,140,870,482
Residential	\$360,665,143,888	\$275,332,797,858
Timber-Cutover	\$204,444,022	\$110,426,886
Developmental	\$71,249,020	\$37,650,889
Total Real Property	\$478,587,326,114	\$360,228,738,037
Total Personal Property	\$32,020,646,613	\$31,984,204,617
Total Real and Personal Property	\$510,607,972,727	\$392,212,942,654

APPENDIX 5

5 Year Summary of State Assessed Properties

Summary of State Assessed Properties for 2025					
	Final Taxable Valuation	State Average Tax Rate	Gross Tax	Credits	Net Tax
Railroad Companies	\$1,055,457,066	0.05416	\$57,128,150	\$56,709,264	\$418,886
Telephone Companies	\$1,752,045,150	0.05416	\$86,118,465	\$33,805,698	\$52,312,767
Car Loaning Companies	\$168,567,000	0.5416	\$9,013,608	\$5,408,766	\$3,604,842
Totals	\$2,976,069,216		\$152,260,222	\$95,923,727	\$56,336,495
Summary of State Assessed Properties for 2024					
	Final Taxable Valuation	State Average Tax Rate	Gross Tax	Credits	Net Tax
Railroad Companies	\$987,775,221	0.05392	\$53,260,840	\$52,168,828	\$1,092,012
Telephone Companies	\$1,402,163,450	0.05392	\$74,604,653	\$30,043,475	\$45,651,179
Car Loaning Companies	\$168,038,100	0.05392	\$9,060,614	\$6,473,835	\$2,586,779
Totals	\$2,557,976,771		\$137,926,107	\$88,686,138	\$49,239,969
Summary of State Assessed Properties for 2023					
	Final Taxable Valuation	State Average Tax Rate	Gross Tax	Credits	Net Tax
Railroad Companies	\$915,914,234	0.05327	\$48,790,751	\$48,235,958	\$554,793
Telephone Companies	\$1,294,486,250	0.05327	\$68,940,417	\$31,083,512	\$37,856,905
Car Loaning Companies	\$163,002,500	0.05327	\$8,667,880	\$5,943,260	\$2,734,621
Totals	\$2,373,402,984		\$126,409,049	\$85,262,730	\$41,146,319
Summary of State Assessed Properties for 2022					
	Final Taxable Valuation	State Average Tax Rate	Gross Tax	Credits	Net Tax
Railroad Companies	\$850,517,346	0.05362	\$45,607,740	\$45,205,013	\$399,727
Telephone Companies	\$1,210,522,950	0.05362	\$64,500,519	\$29,467,977	\$35,032,543
Car Loaning Companies	\$147,390,250	0.05362	\$7,788,664	\$5,471,852	\$2,316,812
Totals	\$2,208,430,546		\$117,893,924	\$80,144,843	\$37,749,081
Summary of State Assessed Properties for 2021					
	Final Taxable Valuation	State Average Tax Rate	Gross Tax	Credits	Net Tax
Railroad Companies	\$822,111,844	0.05376	\$44,196,733	\$44,046,604	\$150,128
Telephone Companies	\$1,133,324,950	0.05376	\$60,927,549	\$28,464,299	\$32,463,251
Car Loaning Companies	\$143,682,450	0.05376	\$7,575,039	\$4,567,032	\$3,008,007
Totals	\$2,099,119,244		\$112,699,321	\$77,077,935	\$35,621,386

* Available credits for railroad companies are for track and right-of-way maintenance and railcar maintenance as provided in MCL 207.13(2), MCL 207.13a(5)(b)(ii), and MCL 207.13a (5)(b)(i)

APPENDIX 6

2025 State Tax Commission Bulletins

Number	Title
2025-01	4 th Quarter Certified Interest Rates
2025-02	Millage Requests and Rollbacks
2025-03	County Multipliers for 2025 Assessor's Manual
2025-04	1 st Quarter Certified Interest Rates
2025-05	Interest Rates on Michigan Tax Tribunal Judgments
2025-06	Random Week for Qualified Business
2025-07	Assessor Certification
2025-08	Assessor Certification Level Requirements
2025-09	2 nd Quarter Certified Interest Rates
2025-10	Property Tax Appeal Procedures for 2026
2025-11	Property Tax and Equalization Calendar for 2026
2025-12	3 rd Quarter Certified Interest Rates
2025-13	Interest Rates on Michigan Tax Tribunal Judgments
2025-14	Inflation Rate Multiplier for 2026
2025-15	Procedural Changes for the 2026 Assessment Year
2025-16	2026 Boards of Review
2025-17	MCL 211.7u Poverty Exemption