



**GENESEE COUNTY DEPARTMENT OF EQUALIZATION**  
1101 BEACH STREET-SUITE 206, FLINT, MICHIGAN, 48502-1468  
TELEPHONE (810) 257-3017 FAX (810) 768-7954

Peggy L. Nolde, MMAO (4), CAE, PPE  
DIRECTOR

**TO:** Genesee County Board of Commissioners  
**FROM:** Peggy L. Nolde, Equalization Director  
**DATE:** April 12, 2011  
**SUBJECT:** 2011 GENESEE COUNTY EQUALIZATION REPORT

Attached please find the 2011 Genesee County Equalization Report. This report consists of six (6) pages listing each local unit of government within Genesee County and the corresponding assessed and county equalized valuations for each.

Page 1 of the report shows the total assessed and county equalized values of each governmental unit, individually stating total real property, total personal property, and combined valuations of both. Pages 2 and 3 show the assessed and county equalized values broken down by classification for all real property within each governmental unit. Page 4 shows the required adjustments needed for each property classification based on final board of review activity. Page 5 shows the multipliers to be applied against the assessed valuations in each classification of property to equalize. Page 6 shows the parcel count of each classification of property within each unit of government. This report indicates that all classifications of property within each unit of government will be equalized as assessed for the 2011 year.

The **L-4024** Report has been included as part of the 2011 Equalization Report. This report is generated from the State Tax Commission website after all values have been entered. The report has the same information as pages 1 – 3 of the above mentioned report and includes signature lines for the proper officials once county equalization has been finalized.

The total county equalized valuation decreased 848,106,716 or 7.85% from 2010 to 2011. Following is the breakdown of valuations and change by class:

	<u>2010 SEV</u>	<u>2011 SEV</u>	<u>CHANGE</u>	<u>% CHANGE</u>
Agricultural	190,606,490	186,995,800	-3,610,690	-1.89%
Commercial	2,248,063,780	2,084,884,453	-163,179,327	-7.26%
Industrial	421,919,001	322,095,800	-99,823,201	-23.66%
Residential	7,269,244,631	6,684,389,716	-584,854,915	-8.05%
Developmental	6,735,300	0	-6,735,300	-100%
Personal Property	662,343,083	672,439,800	+10,096,717	+ 1.52%
Total	10,798,912,285	9,950,805,569	-848,106,716	-7.85%

## GENESEE COUNTY BOARD OF COMMISSIONERS

## REPORT OF TOTAL REAL AND PERSONAL PROPERTY VALUATIONS

(as prepared by the)

## GENESEE COUNTY EQUALIZATION DEPARTMENT

ASSESSMENT JURISDICTION	REAL PROP. VALUATIONS		PERS. PROP. VALUATIONS		COMB'D PROP. VALUATIONS	
	<----- ASSESSED	-----> EQUALIZED	<----- ASSESSED	-----> EQUALIZED	<----- ASSESSED	-----> EQUALIZED
Townships:						
ARGENTINE	223,933,300	223,933,300	3,723,950	3,723,950	227,657,250	227,657,250
ATLAS	289,988,400	289,988,400	11,033,600	11,033,600	301,022,000	301,022,000
CLAYTON	215,890,000	215,890,000	6,001,100	6,001,100	221,891,100	221,891,100
DAVISON	512,581,009	512,581,009	19,765,800	19,765,800	532,346,809	532,346,809
FENTON	709,897,000	709,897,000	16,204,200	16,204,200	726,101,200	726,101,200
FLINT	889,674,200	889,674,200	81,726,200	81,726,200	971,400,400	971,400,400
FLUSHING	262,170,000	262,170,000	6,192,100	6,192,100	268,362,100	268,362,100
FOREST	118,438,400	118,438,400	15,872,000	15,872,000	134,310,400	134,310,400
GAINES	182,758,020	182,758,020	4,467,200	4,467,200	187,225,220	187,225,220
GENESEE	316,899,983	316,899,983	27,911,300	27,911,300	344,811,283	344,811,283
GRAND BLANC	1,087,580,300	1,087,580,300	78,581,200	78,581,200	1,166,161,500	1,166,161,500
MONTROSE	128,350,400	128,350,400	6,422,800	6,422,800	134,773,200	134,773,200
MT. MORRIS	327,049,200	327,049,200	23,962,700	23,962,700	351,011,900	351,011,900
MUNDY	473,502,834	473,502,834	27,946,100	27,946,100	501,448,934	501,448,934
RICHFIELD	212,762,200	212,762,200	13,199,900	13,199,900	225,962,100	225,962,100
THETFORD	155,590,800	155,590,800	12,834,600	12,834,600	168,425,400	168,425,400
VIENNA	339,868,700	339,868,700	16,996,500	16,996,500	356,865,200	356,865,200
CITIES:						
BURTON	573,952,420	573,952,420	57,883,400	57,883,400	631,835,820	631,835,820
CLIO	42,199,200	42,199,200	3,566,600	3,566,600	45,765,800	45,765,800
DAVISON	95,625,900	95,625,900	8,040,700	8,040,700	103,666,600	103,666,600
FENTON	385,862,703	385,862,703	30,443,850	30,443,850	416,306,553	416,306,553
FLINT	1,027,365,000	1,027,365,000	164,150,300	164,150,300	1,191,515,300	1,191,515,300
FLUSHING	184,008,300	184,008,300	6,904,400	6,904,400	190,912,700	190,912,700
GRAND BLANC	212,767,700	212,767,700	9,659,800	9,659,800	222,427,500	222,427,500
LINDEN	97,871,000	97,871,000	3,659,900	3,659,900	101,530,900	101,530,900
MONTROSE	25,460,600	25,460,600	1,344,100	1,344,100	26,804,700	26,804,700
MT. MORRIS	33,222,600	33,222,600	2,260,700	2,260,700	35,483,300	35,483,300
SWARTZ CREEK	153,095,600	153,095,600	11,684,800	11,684,800	164,780,400	164,780,400
	9,278,365,769	9,278,365,769	672,439,800	672,439,800	9,950,805,569	9,950,805,569

## GENESEE COUNTY BOARD OF COMMISSIONERS

## REPORT OF ASSESSED VALUATIONS ---- REAL PROPERTY

(as prepared by the)

## GENESEE COUNTY EQUALIZATION DEPARTMENT

ASSESSMENT JURISDICTION	REAL PROPERTY VALUATIONS BY CLASSIFICATION					COMBINED REAL PROP. VALUES
	AGR.	COM.	IND.	RES.	DEV.	
Townships:						
ARGENTINE	24,902,700	7,713,600	469,100	190,847,900	0	223,933,300
ATLAS	1,960,700	10,599,400	3,529,000	273,899,300	0	289,988,400
CLAYTON	20,744,200	19,456,500	738,000	174,951,300	0	215,890,000
DAVISON	8,402,700	126,354,040	3,433,200	374,391,069	0	512,581,009
FENTON	0	33,342,000	6,295,700	670,259,300	0	709,897,000
FLINT	0	453,793,000	13,355,300	422,525,900	0	889,674,200
FLUSHING	15,859,300	10,254,200	66,200	235,990,300	0	262,170,000
FOREST	14,456,300	6,783,900	1,769,700	95,428,500	0	118,438,400
GAINES	17,704,900	3,236,900	97,900	161,718,320	0	182,758,020
GENESEE	4,802,200	62,785,646	15,008,500	234,303,637	0	316,899,983
GRAND BLANC	0	242,762,400	56,681,200	788,136,700	0	1,087,580,300
MONTROSE	17,458,200	11,215,700	3,428,700	96,247,800	0	128,350,400
MT. MORRIS	8,179,900	103,224,900	3,723,900	211,920,500	0	327,049,200
MUNDY	20,914,700	114,629,664	12,822,400	325,136,070	0	473,502,834
RICHFIELD	7,765,800	23,647,600	3,045,400	178,303,400	0	212,762,200
THETFORD	15,709,600	10,052,300	6,696,800	123,132,100	0	155,590,800
VIENNA	8,134,600	74,139,500	1,873,500	255,721,100	0	339,868,700
CITIES:						
BURTON	0	156,337,600	31,708,300	385,906,520	0	573,952,420
CLIO	0	16,575,700	1,102,100	24,521,400	0	42,199,200
DAVISON	0	28,752,600	2,677,700	64,195,600	0	95,625,900
FENTON	0	182,314,003	26,474,500	177,074,200	0	385,862,703
FLINT	0	226,538,600	105,979,900	694,846,500	0	1,027,365,000
FLUSHING	0	27,746,200	413,000	155,849,100	0	184,008,300
GRAND BLANC	0	61,733,700	3,175,800	147,858,200	0	212,767,700
LINDEN	0	19,340,900	30,500	78,499,600	0	97,871,000
MONTROSE	0	5,309,200	19,700	20,131,700	0	25,460,600
MT. MORRIS	0	8,567,400	75,200	24,580,000	0	33,222,600
SWARTZ CREEK	0	37,677,300	17,404,600	98,013,700	0	153,095,600
	186,995,800	2,084,884,453	322,095,800	6,684,389,716	0	9,278,365,769

## GENESEE COUNTY BOARD OF COMMISSIONERS

## REPORT OF EQUALIZED VALUATIONS ---- REAL PROPERTY

(as prepared by the)

## GENESEE COUNTY EQUALIZATION DEPARTMENT

ASSESSMENT JURISDICTION	REAL PROPERTY VALUATIONS BY CLASSIFICATION					COMBINED REAL PROP. VALUES
	AGR.	COM.	IND.	RES.	DEV.	
Townships:						
ARGENTINE	24,902,700	7,713,600	469,100	190,847,900	0	223,933,300
ATLAS	1,960,700	10,599,400	3,529,000	273,899,300	0	289,988,400
CLAYTON	20,744,200	19,456,500	738,000	174,951,300	0	215,890,000
DAVISON	8,402,700	126,354,040	3,433,200	374,391,069	0	512,581,009
FENTON	0	33,342,000	6,295,700	670,259,300	0	709,897,000
FLINT		453,793,000	13,355,300	422,525,900	0	889,674,200
FLUSHING	15,859,300	10,254,200	66,200	235,990,300	0	262,170,000
FOREST	14,456,300	6,783,900	1,769,700	95,428,500	0	118,438,400
GAINES	17,704,900	3,236,900	97,900	161,718,320	0	182,758,020
GENESEE	4,802,200	62,785,646	15,008,500	234,303,637	0	316,899,983
GRAND BLANC		242,762,400	56,681,200	788,136,700	0	1,087,580,300
MONTROSE	17,458,200	11,215,700	3,428,700	96,247,800	0	128,350,400
MT. MORRIS	8,179,900	103,224,900	3,723,900	211,920,500	0	327,049,200
MUNDY	20,914,700	114,629,664	12,822,400	325,136,070	0	473,502,834
RICHFIELD	7,765,800	23,647,600	3,045,400	178,303,400	0	212,762,200
THETFORD	15,709,600	10,052,300	6,696,800	123,132,100	0	155,590,800
VIENNA	8,134,600	74,139,500	1,873,500	255,721,100	0	339,868,700
CITIES:						
BURTON		156,337,600	31,708,300	385,906,520	0	573,952,420
CLIO		16,575,700	1,102,100	24,521,400	0	42,199,200
DAVISON		28,752,600	2,677,700	64,195,600	0	95,625,900
FENTON		182,314,003	26,474,500	177,074,200	0	385,862,703
FLINT		226,538,600	105,979,900	694,846,500	0	1,027,365,000
FLUSHING		27,746,200	413,000	155,849,100	0	184,008,300
GRAND BLANC		61,733,700	3,175,800	147,858,200	0	212,767,700
LINDEN		19,340,900	30,500	78,499,600	0	97,871,000
MONTROSE		5,309,200	19,700	20,131,700	0	25,460,600
MT. MORRIS		8,567,400	75,200	24,580,000	0	33,222,600
SWARTZ CREEK		37,677,300	17,404,600	98,013,700	0	153,095,600
	186,995,800	2,084,884,453	322,095,800	6,684,389,716	0	9,278,365,769

REPORT OF ADJUSTMENTS ---- ASSESSED TO EQUALIZED VALUATIONS

(as prepared by the)

GENESEE COUNTY EQUALIZATION DEPARTMENT

ASSESSMENT JURISDICTION	REAL PROPERTY CLASSIFICATION					PERSONAL PROPERTY CLASS.
	AGR.	COM.	IND.	RES.	DEV.	

Townships:

ARGENTINE	0	0	0	0	0	0
ATLAS	0	0	0	0	0	0
CLAYTON	0	0	0	0	0	0
DAVISON	0	0	0	0	0	0
FENTON	0	0	0	0	0	0
FLINT	0	0	0	0	0	0
FLUSHING	0	0	0	0	0	0
FOREST	0	0	0	0	0	0
GAINES	0	0	0	0	0	0
GENESEE	0	0	0	0	0	0
GRAND BLANC	0	0	0	0	0	0
MONTROSE	0	0	0	0	0	0
MT. MORRIS	0	0	0	0	0	0
MUNDY	0	0	0	0	0	0
RICHFIELD	0	0	0	0	0	0
THETFORD	0	0	0	0	0	0
VIENNA	0	0	0	0	0	0

CITIES:

BURTON	0	0	0	0	0	0
CLIO	0	0	0	0	0	0
DAVISON	0	0	0	0	0	0
FENTON	0	0	0	0	0	0
FLINT	0	0	0	0	0	0
FLUSHING	0	0	0	0	0	0
GRAND BLANC	0	0	0	0	0	0
LINDEN	0	0	0	0	0	0
MONTROSE	0	0	0	0	0	0
MT. MORRIS	0	0	0	0	0	0
SWARTZ CREEK	0	0	0	0	0	0

	0	0	0	0	0	0
--	---	---	---	---	---	---

## GENESEE COUNTY BOARD OF COMMISSIONERS

PAGE: 5 OF 6

## REPORT OF MULTIPLIERS ---- ASSESSED TO EQUALIZED VALUATIONS

(as prepared by the)

## GENESEE COUNTY EQUALIZATION DEPARTMENT

ASSESSMENT JURISDICTION	REAL PROPERTY CLASSIFICATION					PERSONAL PROPERTY CLASS.
	AGR.	COM.	IND.	RES.	DEV.	

## Townships:

ARGENTINE	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000
ATLAS	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000
CLAYTON	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000
DAVISON	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000
FENTON		1.00000	1.00000	1.00000	1.00000	1.00000
FLINT		1.00000	1.00000	1.00000	1.00000	1.00000
FLUSHING	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000
FOREST	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000
GAINES	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000
GENESEE	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000
GRAND BLANC		1.00000	1.00000	1.00000	1.00000	1.00000
MONTROSE	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000
MT. MORRIS	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000
MUNDY	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000
RICHFIELD	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000
THETFORD	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000
VIENNA	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000

## CITIES:

BURTON		1.00000	1.00000	1.00000	1.00000	1.00000
CLIO		1.00000	1.00000	1.00000	1.00000	1.00000
DAVISON		1.00000	1.00000	1.00000	1.00000	1.00000
FENTON		1.00000	1.00000	1.00000	1.00000	1.00000
FLINT		1.00000	1.00000	1.00000	1.00000	1.00000
FLUSHING		1.00000	1.00000	1.00000	1.00000	1.00000
GRAND BLANC		1.00000	1.00000	1.00000	1.00000	1.00000
LINDEN		1.00000	1.00000	1.00000	1.00000	1.00000
MONTROSE		1.00000	1.00000	1.00000	1.00000	1.00000
MT. MORRIS		1.00000	1.00000	1.00000	1.00000	1.00000
SWARTZ CREEK		1.00000	1.00000	1.00000	1.00000	1.00000

## GENESEE COUNTY BOARD OF COMMISSIONERS

## REPORT OF PARCEL COUNT BY CLASS

(as prepared by the)

## GENESEE COUNTY EQUALIZATION DEPARTMENT

ASSESSMENT JURISDICTION	AGR.	COM.	IND.	RES.	DEV.	EXE.	TOTAL REAL	TOTAL PERS.	TOTAL REAL & PERS.
Townships:									
ARGENTINE	188	46	3	3,222	0	69	3,528	82	3,610
ATLAS	14	92	40	3,408	0	60	3,614	257	3,871
CLAYTON	196	93	18	3,051	0	36	3,394	202	3,596
DAVISON	69	241	35	6,304	0	48	6,697	386	7,083
FENTON	0	167	16	7,818	0	137	8,138	304	8,442
FLINT	0	1,233	61	10,384	0	374	12,052	1,979	14,031
FLUSHING	156	43	4	4,093	0	42	4,338	89	4,427
FOREST	166	84	26	2,096	0	76	2,448	125	2,573
GAINES	170	42	4	2,950	0	74	3,240	51	3,291
GENESEE	52	377	103	10,829	0	430	11,791	487	12,278
GRAND BLANC	0	602	128	13,158	0	278	14,166	861	15,027
MONTROSE	214	53	13	2,472	0	36	2,788	127	2,915
MT. MORRIS	87	664	48	9,428	0	669	10,896	722	11,618
MUNDY	93	289	73	6,833	0	127	7,415	577	7,992
RICHFIELD	74	95	36	3,915	0	70	4,190	175	4,365
THETFORD	175	62	32	2,892	0	28	3,189	122	3,311
VIENNA	64	291	46	5,280	0	114	5,795	482	6,277
CITIES:									
BURTON	0	771	187	12,390	0	466	13,814	1,149	14,963
CLIO	0	130	9	698	0	56	893	168	1,061
DAVISON	0	126	16	1,519	0	78	1,739	256	1,995
FENTON	0	394	57	4,140	0	257	4,848	657	5,505
FLINT	0	3,768	530	52,898	0	0	57,196	2,076	59,272
FLUSHING	0	162	10	3,165	0	103	3,440	240	3,680
GRAND BLANC	0	197	5	2,387	0	104	2,693	402	3,095
LINDEN	0	99	2	1,649	0	30	1,780	134	1,914
MONTROSE	0	69	2	610	0	50	731	77	808
MT. MORRIS	0	112	4	1,128	0	106	1,350	119	1,469
SWARTZ CREEK	0	148	10	2,320	0	77	2,555	289	2,844
TOTALS	1,718	10,450	1,518	181,037	0	3,995	198,718	12,595	211,313