

Oceana County



EQUALIZATION REPORT

2024

Adopted April 9th, 2024 by Oceana County Board of Commissioners

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Appendix

L-4037 Assessment Roll Certification – BOC (Signed Copies on File)

L-4022 - Submitted to State Tax Commission (Signed Copies on File)

L-4023 - Submitted to State Tax Commission

Reports will be available on the Oceana County Equalization Webpage



Department of Equalization

EDWARD VANDERVRIES, DIRECTOR
100 S. State Street – P.O. Box 191
Hart, MI 49420
Phone 231-873-4609 Fax 231-873-0074

Monday, April 01, 2024

Oceana County Board of Commissioners
100 S. State Street
Hart, MI 49420

RE: 2024 Equalization Report

Commissioners,

The Oceana County Equalization Department has prepared the enclosed report of values within the 16 townships and 1 city in the county. The values shown are taken from the local governmental units 2024 assessment rolls and further equalized to correct any inequalities between units as is required by Section 211.34 of the Michigan Compiled Laws.

The values reflected in this report show a 15.74% increase in Equalized Value and a 8.85% increase in Taxable Value overall when compared to the 2023 values. (See page 1).

2024 Oceana County Equalized Value **\$ 2,588,942,132**
2024 Oceana County Taxable Value **\$ 1,612,157,463**

I would like to express my appreciation to the local supervisors and assessors for their cooperation in providing all information necessary to arrive at final totals. I would like to especially thank my staff for an excellent year of work that went into preparing this report.

Respectfully submitted,

Edward K. VanderVries – MMAO IV, PPE
Equalization Director

**2024
OCEANA COUNTY
BOARD OF COMMISSIONERS**

Tim Beggs	District 1
Phil Morse	District 2
Craig Hardy	District 3
Paul Erickson	District 4
Robert Walker, Chair	District 5

Tracy L. Byard, ICMA-CM

Administrator/Fiscal Officer

**2024 Oceana County
Equalization Department
Contractual Agreement**

V&V Assessing LLC

Equalization Director ----- Edward VanderVries
Deputy Equalization Director/Appraiser ----- Kathryn Wright
Field Appraiser ----- Nick Siegel
Equalization Clerk/Technician/Appraiser----- Vickie Warner
Equalization Clerk/Technician ----- Anna Malmquist
Equalization Clerk/Technician ----- Lori Hogston
Equalization Clerk/Technician ----- Julie Jackson

Personal and Real Property - TOTALS

Oceana COUNTY

The instructions for completing this form are on the reverse side of page 3.

03/31/2024 11:54AM

Statement of acreage and valuation in the year 2024 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Number of Acres Assessed	Total Real Property Valuations (Totals from pages 2 and 3)		Personal Property Valuations		Total Real Plus Personal Property	
	(Col. 1) Acres Hundredths	(Col. 2) Assessed Valuations	(Col. 3) Equalized Valuations	(Col. 4) Assessed Valuations	(Col. 5) Equalized Valuations	(Col. 6) Assessed Valuations	(Col. 7) Equalized Valuations
Benona Township	22,130.00	336,655,500	336,655,500	4,392,500	4,392,500	341,048,000	341,048,000
Claybanks Township	4,492.00	143,478,859	143,478,859	2,001,800	2,001,800	145,480,659	145,480,659
Colfax Township	3,681.00	59,619,000	59,619,000	4,877,100	4,877,100	64,496,100	64,496,100
Crystal Township	4,160.00	44,148,700	44,148,700	1,905,400	1,905,400	46,054,100	46,054,100
Elbridge Township	5,149.00	61,674,000	61,674,000	2,182,500	2,182,500	63,856,500	63,856,500
Ferry Township	3,611.00	62,115,000	62,115,000	1,661,500	1,661,500	63,776,500	63,776,500
Golden Township	3,435.00	415,124,200	415,124,200	5,940,100	5,940,100	421,064,300	421,064,300
Grant Township	3,105.00	141,959,600	141,959,600	9,126,573	9,126,573	151,086,173	151,086,173
Greenwood Township	3,643.00	65,935,800	65,935,800	1,839,800	1,839,800	67,775,600	67,775,600
Hart City	485.00	78,310,100	78,310,100	2,816,500	2,816,500	81,126,600	81,126,600
Hart Township	19,220.00	136,901,100	136,901,100	12,360,100	12,360,100	149,261,200	149,261,200
Leavitt Township	3,114.00	50,822,600	50,822,600	2,405,100	2,405,100	53,227,700	53,227,700
Newfield Township	3,285.00	129,719,700	129,719,700	3,591,200	3,591,200	133,310,900	133,310,900
Otto Township	2,020.00	46,186,700	46,186,700	3,779,600	3,779,600	49,966,300	49,966,300
Pentwater Township	146.00	468,756,600	468,756,600	4,105,600	4,105,600	472,862,200	472,862,200
Shelby Township	6,908.00	173,543,600	173,543,600	11,234,300	11,234,300	184,777,900	184,777,900
Weare Township	6,234.00	94,553,700	94,553,700	5,217,700	5,217,700	99,771,400	99,771,400
Totals for County	94,818.00	2,509,504,759	2,509,504,759	79,437,373	79,437,373	2,588,942,132	2,588,942,132

Equalized Valuations - REAL

Oceana **COUNTY**

The instructions for completing this form are on the reverse side of page 3.

Statement of acreage and valuation in the year 2024 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Real Property Equalized by County Board of Commissioners						
	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
Benona Township	23,095,700	3,709,700	29,600	309,820,500			336,655,500
Claybanks Township	28,164,300	535,400	41,500	114,737,659			143,478,859
Colfax Township	12,055,100	462,900	8,338,200	38,762,800			59,619,000
Crystal Township	14,773,100	156,600	325,100	28,893,900			44,148,700
Elbridge Township	25,845,200	169,800	287,400	35,371,600			61,674,000
Ferry Township	9,407,900	856,900	604,600	51,245,600			62,115,000
Golden Township	12,830,600	28,623,100	51,700	373,618,800			415,124,200
Grant Township	11,709,700	13,033,400	3,292,700	113,923,800			141,959,600
Greenwood Township	8,719,700	1,080,700	675,800	55,459,600			65,935,800
Hart City		23,884,600	9,580,400	44,845,100			78,310,100
Hart Township	29,442,500	3,181,800	13,958,400	90,318,400			136,901,100
Leavitt Township	16,240,900	2,020,200	366,200	32,195,300			50,822,600
Newfield Township	9,117,200	6,464,700	480,800	113,657,000			129,719,700
Otto Township	4,447,400	93,800	38,000	41,607,500			46,186,700
Pentwater Township		17,515,600	284,000	450,957,000			468,756,600
Shelby Township	20,720,800	28,450,300	6,515,800	117,856,700			173,543,600
Weare Township	22,268,100	6,191,700	567,500	65,526,400			94,553,700
Totals for County	248,838,200	136,431,200	45,437,700	2,078,797,659	0	0	2,509,504,759

Assessed Valuations - REAL

Oceana **COUNTY**

The instructions for completing this form are on the reverse side of page 3.

Statement of acreage and valuation in the year 2024 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Real Property Assessed Valuations Approved by Boards of Review						
	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
Benona Township	23,095,700	3,709,700	29,600	309,820,500			336,655,500
Claybanks Township	28,164,300	535,400	41,500	114,737,659			143,478,859
Colfax Township	12,055,100	462,900	8,338,200	38,762,800			59,619,000
Crystal Township	14,773,100	156,600	325,100	28,893,900			44,148,700
Elbridge Township	25,845,200	169,800	287,400	35,371,600			61,674,000
Ferry Township	9,407,900	856,900	604,600	51,245,600			62,115,000
Golden Township	12,830,600	28,623,100	51,700	373,618,800			415,124,200
Grant Township	11,709,700	13,033,400	3,292,700	113,923,800			141,959,600
Greenwood Township	8,719,700	1,080,700	675,800	55,459,600			65,935,800
Hart City		23,884,600	9,580,400	44,845,100			78,310,100
Hart Township	29,442,500	3,181,800	13,958,400	90,318,400			136,901,100
Leavitt Township	16,240,900	2,020,200	366,200	32,195,300			50,822,600
Newfield Township	9,117,200	6,464,700	480,800	113,657,000			129,719,700
Otto Township	4,447,400	93,800	38,000	41,607,500			46,186,700
Pentwater Township		17,515,600	284,000	450,957,000			468,756,600
Shelby Township	20,720,800	28,450,300	6,515,800	117,856,700			173,543,600
Weare Township	22,268,100	6,191,700	567,500	65,526,400			94,553,700
Totals for County	248,838,200	136,431,200	45,437,700	2,078,797,659	0	0	2,509,504,759

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF _____ COUNTY

WE HEREBY CERTIFY that section one column one is a true statement of the number of acres of land in each township and city in _____ County.

WE FURTHER CERTIFY that section one is a true statement of the value of real property and of the personal property in each township and city in _____ County in the year _____ as assessed and of the valuation of the real property and personal property in each township and city in said county as equalized by the Board of County Commissioners of said county.

WE FURTHER CERTIFY that section two is a true statement of the equalized valuations of real property classifications in each township and city in _____ County in the year _____ as determined by the Board of County Commissioners of said county.

WE FURTHER CERTIFY that section three is a true statement of the assessed valuations, approved by the Board of Review, of real property classifications in each township and city in _____ County in the year _____ as determined by the Board of County Commissioners of said county.

WE FURTHER CERTIFY that said statement does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1963; P.A. 198 of 1974; P.A. 255 of 1978; P.A. 385 of 1984; P.A. 224 of 1985; P.A. 147 of 1992 or Section 5 of Article IX of the Constitution of the State of Michigan.

These certifications are made on the _____ day of April _____, at a meeting of said board held pursuant to the provisions of MCL 209.1 - 209.8.

Signed this _____ day of _____, _____.

Chairperson of Board of Commissioners Equalization Director Clerk of Board of Commissioners

INSTRUCTIONS FOR COMPLETING THE 608 (L-4024) ASSESSED AND EQUALIZED VALUATIONS WORKSHEET

This form is due on or before the first Monday in May to the State Tax Commission (STC) (MCL 209.5 (2)) by attaching a signed L-4024 into the Michigan Equalization Gateway (MEG) filing cabinet and submitting the L-4024 form in the MEG county portal by following the instructions below.

The MEG system will autogenerate the L-4023 following the successful save and submission of all local uni L-4018 and L-4022AV forms by the county and the acceptance of those forms by Property Services Divisions (PSD) staff. MEG will auto-generate the L-4024 form upon the successful save and submission of the L-4023 form by the county and the acceptance of the L-4023 form by PSD staff. All data on the L-4024 is populated from the previously submitted L-4023, except for the number of acres. Counties must manually enter the assessable acreage for each local unit.

The county must review, in the MEG county portal the L-4024 valuation data for each local unit as well as the county totals. The county shall verify the valuation and acreage data in the MEG county portal then save the L-4024 in the L-4024 form module thereby creating an L-4024 PDF rendering. The county shall print this PDF rendering and present it to your County Board of Commissioners for signing during their equalization session.

MCL 209.5 requires the Equalization Director and the Chairperson and Clerk of the County Board of Commissioners to sign the L-4024. After signing, scan and upload the signed form to the filing cabinet in the MEG county portal. After the paper copy of the L-4024 has been signed, scanned and uploaded to the filing cabinet in MEG, submit the L-4024 in the MEG county portal. Once submitted, the L-4024 report will be locked in MEG. To make subsequent changes please contact the Property Services Division at equalization@michigan.gov.

2024 Oceana County
PERCENTAGE INCREASE IN SEV AND TAXABLE VALUES
BY YEAR

YEAR	EQUALIZED VALUE	% INCREASE	TAXABLE VALUE	% INCREASE	CPI
2024	2,588,942,132	15.74%	1,612,157,463	8.85%	1.051
2023	2,236,938,500	15.56%	1,481,115,387	7.71%	1.079
2022	1,935,742,918	4.75%	1,375,149,007	4.92%	1.033
2021	1,847,926,940	2.61%	1,310,623,765	2.80%	1.014
2020	1,800,968,872	5.39%	1,274,876,584	3.51%	1.019
2019	1,708,841,250	4.82%	1,231,703,501	2.53%	1.024
2018	1,630,229,932	-27.12%	1,201,336,093	-18.89%	1.021
2017	2,236,938,500	42.55%	1,481,115,387	26.94%	1.009
2016	1,569,191,959	1.04%	1,166,782,148	0.28%	1.003
2015	1,534,967,303	-5.26%	1,163,506,921	1.68%	1.016
2014	1,506,191,548	-12.49%	1,144,326,115	0.35%	1.016
2013	1,520,346,502	-15.99%	1,140,318,150	0.86%	0.997
2012	1,553,067,256	-15.30%	1,130,576,350	0.44%	1.027
2011	1,620,169,071	-5.87%	1,125,656,039	4.44%	1.017
2010	1,721,131,012	-4.90%	1,077,793,582	-0.88%	0.997
2009	1,809,773,604	-1.30%	1,087,370,765	0.52%	1.044
2008	1,833,574,173	5.87%	1,081,728,164	6.20%	1.023
2007	1,731,922,336	9.58%	1,018,566,194	8.00%	1.037
2006	1,580,534,815	12.64%	943,150,042	8.44%	1.033
2005	1,403,199,219	13.43%	869,756,639	7.32%	1.023
2004	1,237,084,425	10.06%	810,470,018	7.07%	1.023
2003	1,124,054,407	13.87%	756,921,620	6.98%	1.015
2002	987,123,456	13.60%	707,564,630	8.02%	1.032
2001	868,926,313	11.31%	655,011,647	6.33%	1.032
2000	780,630,879		615,995,225		1.019

2024 Oceana County AD VALOREM PROPERTY TOTALS

UNIT	2024		2024		2023	
	ASSESSED VALUE	VALUE ADJ.	EQUALIZED VALUE	% OF TOTAL	EQUALIZED VALUE	% OF CHANGE
TOWNSHIPS						
BENONA	341,048,000	-	341,048,000	13.17%	294,855,200	15.67%
CLAYBANKS	145,480,659	-	145,480,659	5.62%	139,558,800	4.24%
COLFAX	64,496,100	-	64,496,100	2.49%	57,678,000	11.82%
CRYSTAL	46,054,100	-	46,054,100	1.78%	41,140,200	11.94%
ELBRIDGE	63,856,500	-	63,856,500	2.47%	55,677,700	14.69%
FERRY	63,776,500	-	63,776,500	2.46%	57,557,100	10.81%
GOLDEN	421,064,300	-	421,064,300	16.26%	361,047,600	16.62%
GRANT	151,086,173	-	151,086,173	5.84%	122,248,800	23.59%
GREENWOOD	67,775,600	-	67,775,600	2.62%	57,294,400	18.29%
HART TWP	149,261,200	-	149,261,200	5.77%	129,198,000	15.53%
LEAVITT	53,227,700	-	53,227,700	2.06%	44,113,300	20.66%
NEWFIELD	133,310,900	-	133,310,900	5.15%	118,901,300	12.12%
OTTO	49,966,300	-	49,966,300	1.93%	40,924,000	22.10%
PENTWATER TWP	472,862,200	-	472,862,200	18.26%	392,260,200	20.55%
SHELBY TWP	184,777,900	-	184,777,900	7.14%	168,429,100	9.71%
WEARE	99,771,400	-	99,771,400	3.85%	85,543,600	16.63%
TOTAL TOWNSHIPS	2,507,815,532		2,507,815,532	96.87%	2,166,427,300	15.76%
CITIES						
HART CITY	81,126,600	-	81,126,600	3.13%	70,511,200	15.05%
TOTAL CITIES	81,126,600		81,126,600	3.13%	70,511,200	15.05%
TOTAL COUNTY	2,588,942,132	-	2,588,942,132	100.00%	2,236,938,500	15.74%

2024 Oceana County AGRICULTURAL REAL PROPERTY TOTALS

UNIT	ASSESSED VALUE	VALUE ADJ.	EQUALIZED VALUE	FACTOR	% OF TOTAL
TOWNSHIPS					
BENONA	23,095,700	-	23,095,700	1.0000	9.28%
CLAYBANKS	28,164,300	-	28,164,300	1.0000	11.32%
COLFAX	12,055,100	-	12,055,100	1.0000	4.84%
CRYSTAL	14,773,100	-	14,773,100	1.0000	5.94%
ELBRIDGE	25,845,200	-	25,845,200	1.0000	10.39%
FERRY	9,407,900	-	9,407,900	1.0000	3.78%
GOLDEN	12,830,600	-	12,830,600	1.0000	5.16%
GRANT	11,709,700	-	11,709,700	1.0000	4.71%
GREENWOOD	8,719,700	-	8,719,700	1.0000	3.50%
HART TWP	29,442,500	-	29,442,500	1.0000	11.83%
LEAVITT	16,240,900	-	16,240,900	1.0000	6.53%
NEWFIELD	9,117,200	-	9,117,200	1.0000	3.66%
OTTO	4,447,400	-	4,447,400	1.0000	1.79%
PENTWATER TWP	-	-	-	1.0000	0.00%
SHELBY TWP	20,720,800	-	20,720,800	1.0000	8.33%
WEARE	22,268,100	-	22,268,100	1.0000	8.95%
TOTAL TOWNSHIPS	248,838,200		248,838,200		100.00%
CITIES					
HART CITY	-	-	-	N/A	0.00%
TOTAL CITIES	-		-		0.00%
TOTAL COUNTY	248,838,200	-	248,838,200		100.00%

2024 Oceana County COMMERCIAL REAL PROPERTY TOTALS

UNIT	ASSESSED VALUE	VALUE ADJ.	EQUALIZED VALUE	FACTOR	% OF TOTAL
TOWNSHIPS					
BENONA	3,709,700	-	3,709,700	1.0000	2.72%
CLAYBANKS	535,400	-	535,400	1.0000	0.39%
COLFAX	462,900	-	462,900	1.0000	0.34%
CRYSTAL	156,600	-	156,600	1.0000	0.11%
ELBRIDGE	169,800	-	169,800	1.0000	0.12%
FERRY	856,900	-	856,900	1.0000	0.63%
GOLDEN	28,623,100	-	28,623,100	1.0000	20.98%
GRANT	13,033,400	-	13,033,400	1.0000	9.55%
GREENWOOD	1,080,700	-	1,080,700	1.0000	0.79%
HART TWP	3,181,800	-	3,181,800	1.0000	2.33%
LEAVITT	2,020,200	-	2,020,200	1.0000	1.48%
NEWFIELD	6,464,700	-	6,464,700	1.0000	4.74%
OTTO	93,800	-	93,800	1.0000	0.07%
PENTWATER TWP	17,515,600	-	17,515,600	1.0000	12.84%
SHELBY TWP	28,450,300	-	28,450,300	1.0000	20.85%
WEARE	6,191,700	-	6,191,700	1.0000	4.54%
TOTAL TOWNSHIPS	112,546,600	-	112,546,600	-	82.49%
CITIES					
HART CITY	23,884,600	-	23,884,600	1.0000	17.51%
TOTAL CITIES	23,884,600	-	23,884,600	-	17.51%
TOTAL COUNTY	136,431,200	-	136,431,200	-	100.00%

2024 Oceana County INDUSTRIAL REAL PROPERTY TOTALS

UNIT	ASSESSED VALUE	VALUE ADJ.	EQUALIZED VALUE	FACTOR	% OF TOTAL
TOWNSHIPS					
BENONA	29,600	-	29,600	1.0000	0.07%
CLAYBANKS	41,500	-	41,500	1.0000	0.09%
COLFAX	8,338,200	-	8,338,200	1.0000	18.35%
CRYSTAL	325,100	-	325,100	1.0000	0.72%
ELBRIDGE	287,400	-	287,400	1.0000	0.63%
FERRY	604,600	-	604,600	1.0000	1.33%
GOLDEN	51,700	-	51,700	1.0000	0.11%
GRANT	3,292,700	-	3,292,700	1.0000	7.25%
GREENWOOD	675,800	-	675,800	1.0000	1.49%
HART TWP	13,958,400	-	13,958,400	1.0000	30.72%
LEAVITT	366,200	-	366,200	1.0000	0.81%
NEWFIELD	480,800	-	480,800	1.0000	1.06%
OTTO	38,000	-	38,000	1.0000	0.08%
PENTWATER TWP	284,000	-	284,000	1.0000	0.63%
SHELBY TWP	6,515,800	-	6,515,800	1.0000	14.34%
WEARE	567,500	-	567,500	1.0000	1.25%
TOTAL TOWNSHIPS	35,857,300	-	35,857,300	-	78.92%
CITIES					
HART CITY	9,580,400	-	9,580,400	1.0000	21.08%
TOTAL CITIES	9,580,400	-	9,580,400	-	21.08%
TOTAL COUNTY	45,437,700	-	45,437,700	-	100.00%

2024 Oceana County

RESIDENTIAL REAL PROPERTY TOTALS

UNIT	VALUE			FACTOR	% OF TOTAL
	ASSESSED VALUE	ADJ.	EQUALIZED VALUE		
TOWNSHIPS					
BENONA	309,820,500	-	309,820,500	1.0000	14.90%
CLAYBANKS	114,737,659	-	114,737,659	1.0000	5.52%
COLFAX	38,762,800	-	38,762,800	1.0000	1.86%
CRYSTAL	28,893,900	-	28,893,900	1.0000	1.39%
ELBRIDGE	35,371,600	-	35,371,600	1.0000	1.70%
FERRY	51,245,600	-	51,245,600	1.0000	2.47%
GOLDEN	373,618,800	-	373,618,800	1.0000	17.97%
GRANT	113,923,800	-	113,923,800	1.0000	5.48%
GREENWOOD	55,459,600	-	55,459,600	1.0000	2.67%
HART TWP	90,318,400	-	90,318,400	1.0000	4.34%
LEAVITT	32,195,300	-	32,195,300	1.0000	1.55%
NEWFIELD	113,657,000	-	113,657,000	1.0000	5.47%
OTTO	41,607,500	-	41,607,500	1.0000	2.00%
PENTWATER TWP	450,957,000	-	450,957,000	1.0000	21.69%
SHELBY TWP	117,856,700	-	117,856,700	1.0000	5.67%
WEARE	65,526,400	-	65,526,400	1.0000	3.15%
TOTAL TOWNSHIPS	2,033,952,559		2,033,952,559		97.84%
CITIES					
HART CITY	44,845,100	-	44,845,100	1.0000	2.16%
TOTAL CITIES	44,845,100		44,845,100		2.16%
TOTAL COUNTY	2,078,797,659	-	2,078,797,659		100.00%

2024 Oceana County REAL PROPERTY TOTALS

UNIT	ASSESSED VALUE	VALUE ADJ.	EQUALIZED VALUE	% OF TOTAL
TOWNSHIPS				
BENONA	336,655,500	-	336,655,500	13.42%
CLAYBANKS	143,478,859	-	143,478,859	5.72%
COLFAX	59,619,000	-	59,619,000	2.38%
CRYSTAL	44,148,700	-	44,148,700	1.76%
ELBRIDGE	61,674,000	-	61,674,000	2.46%
FERRY	62,115,000	-	62,115,000	2.48%
GOLDEN	415,124,200	-	415,124,200	16.54%
GRANT	141,959,600	-	141,959,600	5.66%
GREENWOOD	65,935,800	-	65,935,800	2.63%
HART TWP	136,901,100	-	136,901,100	5.46%
LEAVITT	50,822,600	-	50,822,600	2.03%
NEWFIELD	129,719,700	-	129,719,700	5.17%
OTTO	46,186,700	-	46,186,700	1.84%
PENTWATER TWP	468,756,600	-	468,756,600	18.68%
SHELBY TWP	173,543,600	-	173,543,600	6.92%
WEARE	94,553,700	-	94,553,700	3.77%
TOTAL TOWNSHIPS	2,431,194,659		2,431,194,659	96.88%
CITIES				
HART CITY	78,310,100	-	78,310,100	3.12%
TOTAL CITIES	78,310,100		78,310,100	3.12%
TOTAL COUNTY	2,509,504,759		2,509,504,759	100.00%

2024 Oceana County COMMERCIAL PERSONAL PROPERTY TOTALS

UNIT	ASSESSED VALUE	VALUE ADJ.	EQUALIZED VALUE	FACTOR	% OF TOTAL
TOWNSHIPS					
BENONA	736,800	-	736,800	1.0000	6.51%
CLAYBANKS	113,300	-	113,300	1.0000	1.00%
COLFAX	-	-	-	1.0000	0.00%
CRYSTAL	24,200	-	24,200	1.0000	0.21%
ELBRIDGE	247,100	-	247,100	1.0000	2.18%
FERRY	217,000	-	217,000	1.0000	1.92%
GOLDEN	1,453,800	-	1,453,800	1.0000	12.84%
GRANT	1,707,100	-	1,707,100	1.0000	15.07%
GREENWOOD	14,400	-	14,400	1.0000	0.13%
HART TWP	1,547,500	-	1,547,500	1.0000	13.67%
LEAVITT	83,000	-	83,000	1.0000	0.73%
NEWFIELD	1,000	-	1,000	1.0000	0.01%
OTTO	-	-	-	1.0000	0.00%
PENTWATER TWP	532,900	-	532,900	1.0000	4.71%
SHELBY TWP	2,429,200	-	2,429,200	1.0000	21.45%
WEARE	229,900	-	229,900	1.0000	2.03%
TOTAL TOWNSHIPS	9,337,200	-	9,337,200	-	82.45%
CITIES					
HART CITY	1,986,900	-	1,986,900	1.0000	17.55%
TOTAL CITIES	1,986,900	-	1,986,900	-	17.55%
TOTAL COUNTY	11,324,100	-	11,324,100	-	100.00%

2024 Oceana County

INDUSTRIAL PERSONAL PROPERTY TOTALS

UNIT	ASSESSED VALUE	VALUE ADJ.	EQUALIZED VALUE	FACTOR	% OF TOTAL
TOWNSHIPS					
BENONA	-	-	-	1.0000	0.00%
CLAYBANKS	8,600	-	8,600	1.0000	0.27%
COLFAX	2,804,600	-	2,804,600	1.0000	88.22%
CRYSTAL	-	-	-	1.0000	0.00%
ELBRIDGE	-	-	-	1.0000	0.00%
FERRY	25,000	-	25,000	1.0000	0.79%
GOLDEN	-	-	-	1.0000	0.00%
GRANT	-	-	-	1.0000	0.00%
GREENWOOD	157,800	-	157,800	1.0000	4.96%
HART TWP	108,900	-	108,900	1.0000	3.43%
LEAVITT	-	-	-	1.0000	0.00%
NEWFIELD	-	-	-	1.0000	0.00%
OTTO	-	-	-	1.0000	0.00%
PENTWATER TWP	-	-	-	1.0000	0.00%
SHELBY TWP	74,300	-	74,300	1.0000	2.34%
WEARE	-	-	-	1.0000	0.00%
TOTAL TOWNSHIPS	3,179,200	-	3,179,200	-	100.00%
CITIES					
HART CITY	-	-	-	1.0000	0.00%
TOTAL CITIES	-	-	-	-	0.00%
TOTAL COUNTY	3,179,200	-	3,179,200	-	100.00%

2024 Oceana County

UTILITY PERSONAL PROPERTY TOTALS

UNIT	ASSESSED VALUE	VALUE ADJ.	EQUALIZED VALUE	FACTOR	% OF TOTAL
TOWNSHIPS					
BENONA	3,655,700	-	3,655,700	1.0000	5.63%
CLAYBANKS	1,879,900	-	1,879,900	1.0000	2.90%
COLFAX	2,072,500	-	2,072,500	1.0000	3.19%
CRYSTAL	1,881,200	-	1,881,200	1.0000	2.90%
ELBRIDGE	1,935,400	-	1,935,400	1.0000	2.98%
FERRY	1,419,500	-	1,419,500	1.0000	2.19%
GOLDEN	4,486,300	-	4,486,300	1.0000	6.91%
GRANT	7,419,473	-	7,419,473	1.0000	11.43%
GREENWOOD	1,667,600	-	1,667,600	1.0000	2.57%
HART TWP	10,703,700	-	10,703,700	1.0000	16.48%
LEAVITT	2,322,100	-	2,322,100	1.0000	3.58%
NEWFIELD	3,590,200	-	3,590,200	1.0000	5.53%
OTTO	3,779,600	-	3,779,600	1.0000	5.82%
PENTWATER TWP	3,572,700	-	3,572,700	1.0000	5.50%
SHELBY TWP	8,730,800	-	8,730,800	1.0000	13.45%
WEARE	4,987,800	-	4,987,800	1.0000	7.68%
TOTAL TOWNSHIPS	64,104,473	-	64,104,473	-	98.72%
CITIES					
HART CITY	829,600	-	829,600	1.0000	1.28%
TOTAL CITIES	829,600	-	829,600	-	1.28%
TOTAL COUNTY	64,934,073	-	64,934,073	-	100.00%

2024 Oceana County PERSONAL PROPERTY TOTALS

UNIT	ASSESSED VALUE	VALUE ADJ.	EQUALIZED VALUE	FACTOR	% OF TOTAL
TOWNSHIPS					
BENONA	4,392,500	-	4,392,500	1.0000	5.53%
CLAYBANKS	2,001,800	-	2,001,800	1.0000	2.52%
COLFAX	4,877,100	-	4,877,100	1.0000	6.14%
CRYSTAL	1,905,400	-	1,905,400	1.0000	2.40%
ELBRIDGE	2,182,500	-	2,182,500	1.0000	2.75%
FERRY	1,661,500	-	1,661,500	1.0000	2.09%
GOLDEN	5,940,100	-	5,940,100	1.0000	7.48%
GRANT	9,126,573	-	9,126,573	1.0000	11.49%
GREENWOOD	1,839,800	-	1,839,800	1.0000	2.32%
HART TWP	12,360,100	-	12,360,100	1.0000	15.56%
LEAVITT	2,405,100	-	2,405,100	1.0000	3.03%
NEWFIELD	3,591,200	-	3,591,200	1.0000	4.52%
OTTO	3,779,600	-	3,779,600	1.0000	4.76%
PENTWATER TWP	4,105,600	-	4,105,600	1.0000	5.17%
SHELBY TWP	11,234,300	-	11,234,300	1.0000	14.14%
WEARE	5,217,700	-	5,217,700	1.0000	6.57%
TOTAL TOWNSHIPS	76,620,873	-	76,620,873	-	96.45%
CITIES					
HART CITY	2,816,500	-	2,816,500	1.0000	3.55%
TOTAL CITIES	2,816,500	-	2,816,500	-	3.55%
TOTAL COUNTY	79,437,373	-	79,437,373	-	100.00%

2024 Oceana County
LOCAL UNITS - TOWNSHIP & CITY
IN ORDER OF EQUALIZED VALUE

UNIT	2024		EQUALIZED VALUE	% OF TOTAL	2023	
	ASSESSED VALUE	VALUE ADJ.			EQUALIZED VALUE	% OF CHANGE
CRYSTAL	46,054,100	-	46,054,100	1.78%	41,140,200	11.94%
OTTO	49,966,300	-	49,966,300	1.93%	40,924,000	22.10%
LEAVITT	53,227,700	-	53,227,700	2.06%	44,113,300	20.66%
FERRY	63,776,500	-	63,776,500	2.46%	57,557,100	10.81%
ELBRIDGE	63,856,500	-	63,856,500	2.47%	55,677,700	14.69%
COLFAX	64,496,100	-	64,496,100	2.49%	57,678,000	11.82%
GREENWOOD	67,775,600	-	67,775,600	2.62%	57,294,400	18.29%
HART CITY	81,126,600	-	81,126,600	3.13%	70,511,200	15.05%
WEARE	99,771,400	-	99,771,400	3.85%	85,543,600	16.63%
NEWFIELD	133,310,900	-	133,310,900	5.15%	118,901,300	12.12%
CLAYBANKS	145,480,659	-	145,480,659	5.62%	139,558,800	4.24%
HART TWP	149,261,200	-	149,261,200	5.77%	129,198,000	15.53%
GRANT	151,086,173	-	151,086,173	5.84%	122,248,800	23.59%
SHELBY TWP	184,777,900	-	184,777,900	7.14%	168,429,100	9.71%
BENONA	341,048,000	-	341,048,000	13.17%	294,855,200	15.67%
GOLDEN	421,064,300	-	421,064,300	16.26%	361,047,600	16.62%
PENTWATER TWP	472,862,200	-	472,862,200	18.26%	392,260,200	20.55%
TOTAL COUNTY	2,588,942,132	-	2,588,942,132	100.00%	2,236,938,500	15.74%

2024 Oceana County							
LOCAL UNITS - TOWNSHIPS & CITY							
COUNTY EQUALIZED BY ASSESSING UNIT, CLASSIFICATION, & SCHOOL DISTRICT							
UNITS	AG	COMM	IND	RES	TOTAL REAL	PERSONAL	TOTAL EQUALIZED
Benona Township							
64080 Shelby	23,095,700	3,709,700	29,600	309,820,500	336,655,500	4,392,500	341,048,000
Total	23,095,700	3,709,700	29,600	309,820,500	336,655,500	4,392,500	341,048,000
Claybanks Township							
61180 Montague	23,823,600	0	41,500	106,840,359	130,705,459	1,269,600	131,975,059
64080 Shelby	4,340,700	535,400	0	7,897,300	12,773,400	732,200	13,505,600
Total	28,164,300	535,400	41,500	114,737,659	143,478,859	2,001,800	145,480,659
Colfax Township							
64090 Walkerville	12,055,100	462,900	8,338,200	38,762,800	59,619,000	4,877,100	64,496,100
Total	12,055,100	462,900	8,338,200	38,762,800	59,619,000	4,877,100	64,496,100
Crystal Township							
64040 Hart	1,755,600	0	56,900	3,549,200	5,361,700	309,600	5,671,300
64045 Hart-WSCC	12,382,800	156,600	268,200	22,600,000	35,407,600	1,546,500	36,954,100
64090 Walkerville	634,700	0	0	2,744,700	3,379,400	49,300	3,428,700
Total	14,773,100	156,600	325,100	28,893,900	44,148,700	1,905,400	46,054,100
Elbridge Township							
64040 Hart	25,588,200	169,800	287,400	33,616,500	59,661,900	2,171,900	61,833,800
64045 Hart-WSCC	257,000	0	0	1,755,100	2,012,100	10,600	2,022,700
Total	25,845,200	169,800	287,400	35,371,600	61,674,000	2,182,500	63,856,500
Ferry Township							
62060 Hesperia	281,800	319,200	0	1,877,800	2,478,800	55,700	2,534,500
64040 Hart	677,900	0	20,200	469,300	1,167,400	31,100	1,198,500
64080 Shelby	8,448,200	537,700	584,400	48,898,500	58,468,800	1,574,700	60,043,500
Total	9,407,900	856,900	604,600	51,245,600	62,115,000	1,661,500	63,776,500
Golden Township							
64040 Hart	12,571,100	28,623,100	51,700	366,505,700	407,751,600	5,881,600	413,633,200
64080 Shelby	259,500	0	0	7,113,100	7,372,600	58,500	7,431,100
Total	12,830,600	28,623,100	51,700	373,618,800	415,124,200	5,940,100	421,064,300
Grant Township							
61180 Montague	7,957,900	6,245,200	1,023,600	79,055,000	94,281,700	7,228,200	101,509,900
64080 Shelby	3,751,800	6,788,200	2,269,100	34,868,800	47,677,900	1,898,373	49,576,273
Total	11,709,700	13,033,400	3,292,700	113,923,800	141,959,600	9,126,573	151,086,173
Greenwood Township							
61120 Holton	1,144,300	0	136,000	7,420,100	8,700,400	369,800	9,070,200
62040 Fremont	4,944,500	911,500	319,700	16,330,500	22,506,200	668,200	23,174,400
62060 Hesperia	2,630,900	169,200	220,100	31,709,000	34,729,200	801,800	35,531,000
Total	8,719,700	1,080,700	675,800	55,459,600	65,935,800	1,839,800	67,775,600
Hart Township							
64040 Hart	29,117,200	3,181,800	8,338,900	90,152,500	130,790,400	12,258,800	143,049,200
64080 Shelby	325,300	0	5,619,500	165,900	6,110,700	101,300	6,212,000
Total	29,442,500	3,181,800	13,958,400	90,318,400	136,901,100	12,360,100	149,261,200
Leavitt Township							
62060 Hesperia	3,640,000	108,100	11,300	14,546,500	18,305,900	335,200	18,641,100
64040 Hart	1,489,900	0	40,000	972,000	2,501,900	51,800	2,553,700
64090 Walkerville	11,111,000	1,912,100	314,900	16,676,800	30,014,800	2,018,100	32,032,900
Total	16,240,900	2,020,200	366,200	32,195,300	50,822,600	2,405,100	53,227,700

2024 Oceana County							
LOCAL UNITS - TOWNSHIPS & CITY							
COUNTY EQUALIZED BY ASSESSING UNIT, CLASSIFICATION, & SCHOOL DISTRICT							
UNITS	AG	COMM	IND	RES	TOTAL REAL	PERSONAL	TOTAL EQUALIZED
Newfield Township							
62060 Hesperia	8,741,600	6,464,700	480,800	111,611,900	127,299,000	3,528,100	130,827,100
64080 Shelby	375,600	0	0	2,045,100	2,420,700	63,100	2,483,800
Total	9,117,200	6,464,700	480,800	113,657,000	129,719,700	3,591,200	133,310,900
Otto Township							
61120 Holton	0	0	0	1,540,800	1,540,800	23,300	1,564,100
61180 Montague	1,576,700	93,800	0	18,380,200	20,050,700	511,300	20,562,000
64080 Shelby	2,870,700	0	38,000	21,686,500	24,595,200	3,245,000	27,840,200
Total	4,447,400	93,800	38,000	41,607,500	46,186,700	3,779,600	49,966,300
Pentwater Township							
64070 Pentwater	0	17,515,600	284,000	450,957,000	468,756,600	4,105,600	472,862,200
Total	0	17,515,600	284,000	450,957,000	468,756,600	4,105,600	472,862,200
Shelby Township							
64040 Hart	382,300	0	0	1,452,100	1,834,400	191,900	2,026,300
64080 Shelby	20,338,500	28,450,300	6,515,800	116,404,600	171,709,200	11,042,400	182,751,600
Total	20,720,800	28,450,300	6,515,800	117,856,700	173,543,600	11,234,300	184,777,900
Weare Township							
53010 Mason CC	1,783,200	0	0	7,579,000	9,362,200	191,000	9,553,200
64040 Hart	1,573,300	0	0	2,444,900	4,018,200	62,700	4,080,900
64045 Hart-WSCC	7,793,900	377,900	19,400	10,036,300	18,227,500	338,700	18,566,200
64070 Pentwater	3,991,400	315,400	119,300	17,768,000	22,194,100	3,145,800	25,339,900
64075 Pentwater-WSCC	7,126,300	5,498,400	428,800	27,698,200	40,751,700	1,479,500	42,231,200
Total	22,268,100	6,191,700	567,500	65,526,400	94,553,700	5,217,700	99,771,400
Hart City							
64040 Hart	0	23,884,600	9,580,400	44,845,100	78,310,100	2,816,500	81,126,600
Total	0	23,884,600	9,580,400	44,845,100	78,310,100	2,816,500	81,126,600
COUNTY TOTAL	248,838,200	136,431,200	45,437,700	2,078,797,659	2,509,504,759	79,437,373	2,588,942,132

2024 Oceana County SCHOOL DISTRICTS

COUNTY EQUALIZED VALUE BY SCHOOL DISTRICT

DISTRICT/UNIT	AG	COMM	IND	RES	TOTAL REAL	PERSONAL	TOTAL EQUALIZED
53010 Mason CC							
Weare Township	1,783,200	0	0	7,579,000	9,362,200	191,000	9,553,200
SCHOOL TOTAL	1,783,200	0	0	7,579,000	9,362,200	191,000	9,553,200
61120 Holton							
Greenwood Township	1,144,300	0	136,000	7,420,100	8,700,400	369,800	9,070,200
Otto Township	0	0	0	1,540,800	1,540,800	23,300	1,564,100
SCHOOL TOTAL	1,144,300	0	136,000	8,960,900	10,241,200	393,100	10,634,300
61180 Montague							
Claybanks Township	23,823,600	0	41,500	106,840,359	130,705,459	1,269,600	131,975,059
Grant Township	7,957,900	6,245,200	1,023,600	79,055,000	94,281,700	7,228,200	101,509,900
Otto Township	1,576,700	93,800	0	18,380,200	20,050,700	511,300	20,562,000
SCHOOL TOTAL	33,358,200	6,339,000	1,065,100	204,275,559	245,037,859	9,009,100	254,046,959
62040 Fremont							
Greenwood Township	4,944,500	911,500	319,700	16,330,500	22,506,200	668,200	23,174,400
SCHOOL TOTAL	4,944,500	911,500	319,700	16,330,500	22,506,200	668,200	23,174,400
62060 Hesperia							
Ferry Township	281,800	319,200	0	1,877,800	2,478,800	55,700	2,534,500
Greenwood Township	2,630,900	169,200	220,100	31,709,000	34,729,200	801,800	35,531,000
Leavitt Township	3,640,000	108,100	11,300	14,546,500	18,305,900	335,200	18,641,100
Newfield Township	8,741,600	6,464,700	480,800	111,611,900	127,299,000	3,528,100	130,827,100
SCHOOL TOTAL	15,294,300	7,061,200	712,200	159,745,200	182,812,900	4,720,800	187,533,700
64040 Hart							
Crystal Township	1,755,600	0	56,900	3,549,200	5,361,700	309,600	5,671,300
Elbridge Township	25,588,200	169,800	287,400	33,616,500	59,661,900	2,171,900	61,833,800
Ferry Township	677,900	0	20,200	469,300	1,167,400	31,100	1,198,500
Golden Township	12,571,100	28,623,100	51,700	366,505,700	407,751,600	5,881,600	413,633,200
Hart Township	29,117,200	3,181,800	8,338,900	90,152,500	130,790,400	12,258,800	143,049,200
Leavitt Township	1,489,900	0	40,000	972,000	2,501,900	51,800	2,553,700
Shelby Township	382,300	0	0	1,452,100	1,834,400	191,900	2,026,300
Weare Township	1,573,300	0	0	2,444,900	4,018,200	62,700	4,080,900
Hart City	0	23,884,600	9,580,400	44,845,100	78,310,100	2,816,500	81,126,600
SCHOOL TOTAL	73,155,500	55,859,300	18,375,500	544,007,300	691,397,600	23,775,900	715,173,500
64045 Hart-WSCC							
Crystal Township	12,382,800	156,600	268,200	22,600,000	35,407,600	1,546,500	36,954,100
Elbridge Township	257,000	0	0	1,755,100	2,012,100	10,600	2,022,700
Weare Township	7,793,900	377,900	19,400	10,036,300	18,227,500	338,700	18,566,200
SCHOOL TOTAL	20,433,700	534,500	287,600	34,391,400	55,647,200	1,895,800	57,543,000
64070 Pentwater							
Pentwater Township	0	17,515,600	284,000	450,957,000	468,756,600	4,105,600	472,862,200
Weare Township	3,991,400	315,400	119,300	17,768,000	22,194,100	3,145,800	25,339,900
SCHOOL TOTAL	3,991,400	17,831,000	403,300	468,725,000	490,950,700	7,251,400	498,202,100
64075 Pentwater-WSCC							
Weare Township	7,126,300	5,498,400	428,800	27,698,200	40,751,700	1,479,500	42,231,200
SCHOOL TOTAL	7,126,300	5,498,400	428,800	27,698,200	40,751,700	1,479,500	42,231,200
64080 Shelby							
Benona Township	23,095,700	3,709,700	29,600	309,820,500	336,655,500	4,392,500	341,048,000
Claybanks Township	4,340,700	535,400	0	7,897,300	12,773,400	732,200	13,505,600
Ferry Township	8,448,200	537,700	584,400	48,898,500	58,468,800	1,574,700	60,043,500
Golden Township	259,500	0	0	7,113,100	7,372,600	58,500	7,431,100
Grant Township	3,751,800	6,788,200	2,269,100	34,868,800	47,677,900	1,898,373	49,576,273
Hart Township	325,300	0	5,619,500	165,900	6,110,700	101,300	6,212,000
Otto Township	2,870,700	0	38,000	21,686,500	24,595,200	3,245,000	27,840,200
Shelby Township	20,338,500	28,450,300	6,515,800	116,404,600	171,709,200	11,042,400	182,751,600
Newfield Township	375,600	0	0	2,045,100	2,420,700	63,100	2,483,800
SCHOOL TOTAL	63,806,000	40,021,300	15,056,400	548,900,300	667,784,000	23,108,073	690,892,073
64090 Walkerville							
Colfax Township	12,055,100	462,900	8,338,200	38,762,800	59,619,000	4,877,100	64,496,100
Crystal Township	634,700	0	0	2,744,700	3,379,400	49,300	3,428,700
Leavitt Township	11,111,000	1,912,100	314,900	16,676,800	30,014,800	2,018,100	32,032,900
SCHOOL TOTAL	23,800,800	2,375,000	8,653,100	58,184,300	93,013,200	6,944,500	99,957,700
GRAND TOTALS	248,838,200	136,431,200	45,437,700	2,078,797,659	2,509,504,759	79,437,373	2,588,942,132

2024 Oceana County
INTERMEDIATE SCHOOL DISTRICTS
COUNTY EQUALIZED VALUES BY DISTRICT

DISTRICT	REAL PROPERTY	PERSONAL PROPERTY	TOTAL
WEST SHORE INTERMEDIATE			
64040 Hart	691,397,600	23,775,900	715,173,500
64045 Hart-WSCC	55,647,200	1,895,800	57,543,000
53010 Mason CC	9,362,200	191,000	9,553,200
64070 Pentwater	490,950,700	7,251,400	498,202,100
64075 Pentwater-WSCC	40,751,700	1,479,500	42,231,200
64080 Shelby	667,784,000	23,108,073	690,892,073
64090 Walkerville	93,013,200	6,944,500	99,957,700
WEST SHORE TOTALS	2,048,906,600	64,646,173	2,113,552,773
MUSKEGON INTERMEDIATE			
61120 Holton	10,241,200	393,100	10,634,300
61180 Montague	245,037,859	9,009,100	254,046,959
MUSKEGON TOTALS	255,279,059	9,402,200	264,681,259
NEWAYGO INTERMEDIATE			
62040 Fremont	22,506,200	668,200	23,174,400
62060 Hesperia	182,812,900	4,720,800	187,533,700
NEWAYGO TOTALS	205,319,100	5,389,000	210,708,100
GRAND TOTAL	2,509,504,759	79,437,373	2,588,942,132

2024 Oceana County
LOCAL UNITS - TOWNSHIPS & CITY
TAXABLE VALUE BY UNIT, CLASSIFICATION, & SCHOOL DISTRICT

UNITS	AG	COMM	IND	RES	TOTAL REAL	PERSONAL	TOTAL TAXABLE
Benona Township							
64080 Shelby	12,468,908	3,103,814	9,045	191,473,532	207,055,299	4,392,500	211,447,799
Total	12,468,908	3,103,814	9,045	191,473,532	207,055,299	4,392,500	211,447,799
Claybanks Township							
61180 Montague	13,191,542	0	21,588	61,358,195	74,571,325	1,269,600	75,840,925
64080 Shelby	2,541,886	231,549	0	4,960,729	7,734,164	732,200	8,466,364
Total	15,733,428	231,549	21,588	66,318,924	82,305,489	2,001,800	84,307,289
Colfax Township							
64090 Walkerville	6,525,617	364,444	7,854,655	24,598,564	39,343,280	4,877,100	44,220,380
Total	6,525,617	364,444	7,854,655	24,598,564	39,343,280	4,877,100	44,220,380
Crystal Township							
64040 Hart	1,024,130	0	19,684	2,196,538	3,240,352	309,600	3,549,952
64045 Hart-WSCC	6,635,371	118,907	90,679	14,329,690	21,174,647	1,546,500	22,721,147
64090 Walkerville	302,454	0	0	1,642,570	1,945,024	49,300	1,994,324
Total	7,961,955	118,907	110,363	18,168,798	26,360,023	1,905,400	28,265,423
Elbridge Township							
64040 Hart	13,701,205	157,275	98,227	17,346,707	31,303,414	2,171,900	33,475,314
64045 Hart-WSCC	115,952	0	0	619,564	735,516	10,600	746,116
Total	13,817,157	157,275	98,227	17,966,271	32,038,930	2,182,500	34,221,430
Ferry Township							
62060 Hesperia	174,938	244,162	0	1,176,916	1,596,016	55,700	1,651,716
64040 Hart	371,872	0	7,138	290,893	669,903	31,100	701,003
64080 Shelby	4,586,513	304,074	240,555	31,105,818	36,236,960	1,574,700	37,811,660
Total	5,133,323	548,236	247,693	32,573,627	38,502,879	1,661,500	40,164,379
Golden Township							
64040 Hart	7,070,908	17,577,170	14,718	212,054,697	236,717,493	5,881,600	242,599,093
64080 Shelby	184,749	0	0	3,907,442	4,092,191	58,500	4,150,691
Total	7,255,657	17,577,170	14,718	215,962,139	240,809,684	5,940,100	246,749,784
Grant Township							
61180 Montague	5,230,177	4,069,065	974,912	47,163,030	57,437,184	7,228,200	64,665,384
64080 Shelby	2,391,499	4,506,485	1,520,610	20,941,228	29,359,822	1,898,373	31,258,195
Total	7,621,676	8,575,550	2,495,522	68,104,258	86,797,006	9,126,573	95,923,579
Greenwood Township							
61120 Holton	648,278	0	101,325	4,078,521	4,828,124	369,800	5,197,924
62040 Fremont	3,026,380	659,124	196,376	9,901,929	13,783,809	668,200	14,452,009
62060 Hesperia	1,524,266	104,967	87,205	17,955,305	19,671,743	801,800	20,473,543
Total	5,198,924	764,091	384,906	31,935,755	38,283,676	1,839,800	40,123,476
Hart Township							
64040 Hart	15,176,916	2,337,513	7,481,057	56,622,216	81,617,702	12,258,800	93,876,502
64080 Shelby	223,534	0	5,619,500	82,496	5,925,530	101,300	6,026,830
Total	15,400,450	2,337,513	13,100,557	56,704,712	87,543,232	12,360,100	99,903,332
Leavitt Township							
62060 Hesperia	1,964,551	102,086	10,584	8,657,383	10,734,604	335,200	11,069,804
64040 Hart	526,941	0	12,409	484,970	1,024,320	51,800	1,076,120
64090 Walkerville	5,960,825	1,483,581	114,401	9,583,258	17,142,065	2,018,100	19,160,165
Total	8,452,317	1,585,667	137,394	18,725,611	28,900,989	2,405,100	31,306,089

2024 Oceana County
LOCAL UNITS - TOWNSHIPS & CITY
TAXABLE VALUE BY UNIT, CLASSIFICATION, & SCHOOL DISTRICT

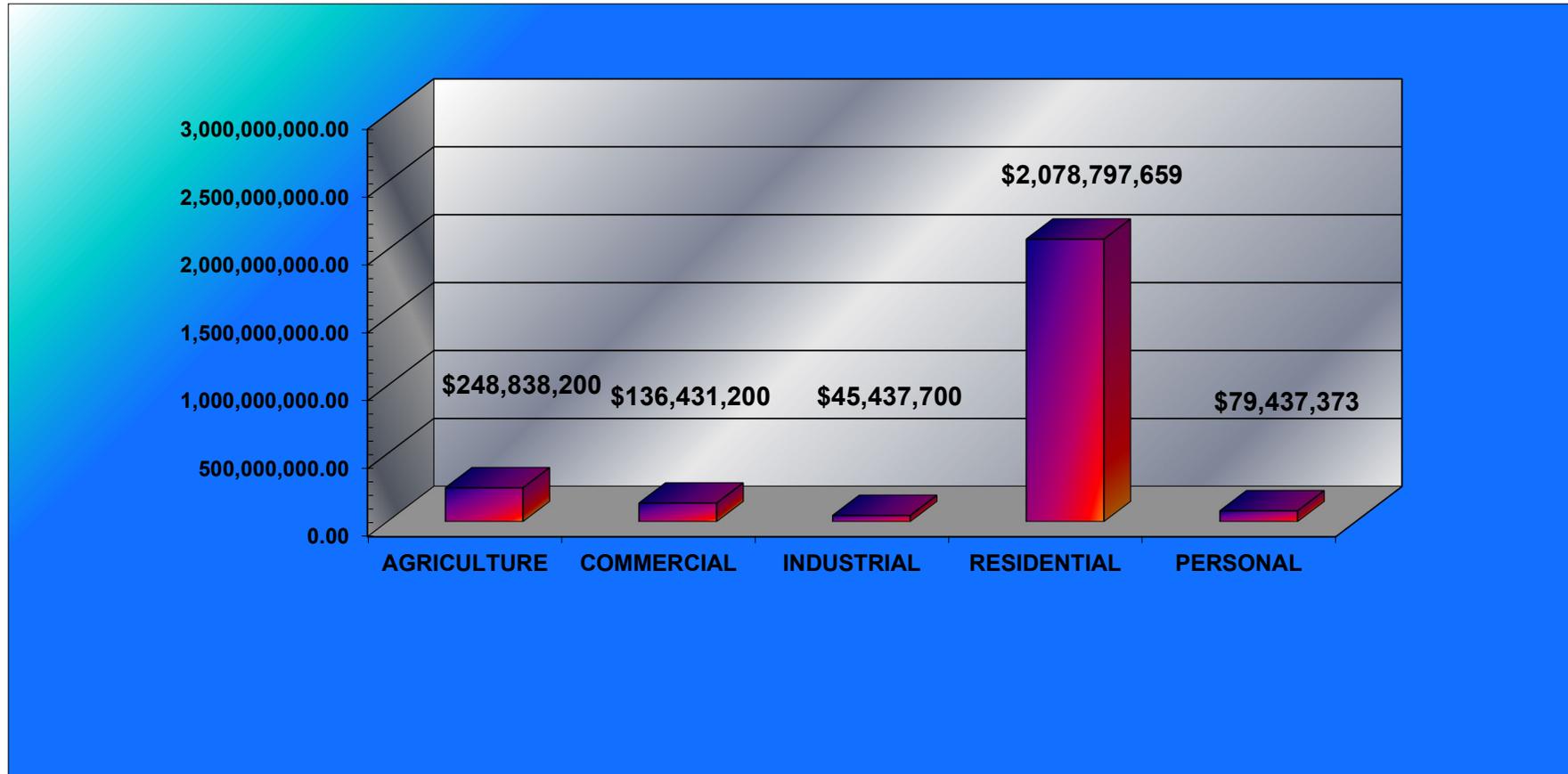
UNITS	AG	COMM	IND	RES	TOTAL REAL	PERSONAL	TOTAL TAXABLE
Newfield Township							
62060 Hesperia	5,089,005	5,161,278	270,103	70,265,478	80,785,864	3,528,100	84,313,964
64080 Shelby	98,792	0	0	1,223,490	1,322,282	63,100	1,385,382
Total	5,187,797	5,161,278	270,103	71,488,968	82,108,146	3,591,200	85,699,346
Otto Township							
61120 Holton	0	0	0	802,376	802,376	23,300	825,676
61180 Montague	789,697	66,054	0	10,993,906	11,849,657	511,300	12,360,957
64080 Shelby	1,610,361	0	25,541	13,468,240	15,104,142	3,245,000	18,349,142
Total	2,400,058	66,054	25,541	25,264,522	27,756,175	3,779,600	31,535,775
Pentwater Township							
64070 Pentwater	0	12,136,339	248,488	270,215,980	282,600,807	4,105,600	286,706,407
Total	0	12,136,339	248,488	270,215,980	282,600,807	4,105,600	286,706,407
Shelby Township							
64040 Hart	289,674	0	0	1,151,498	1,441,172	191,900	1,633,072
64080 Shelby	10,560,029	25,405,391	5,091,229	73,290,757	114,347,406	11,042,400	125,389,806
Total	10,849,703	25,405,391	5,091,229	74,442,255	115,788,578	11,234,300	127,022,878
Weare Township							
53010 Mason CC	730,370	0	0	5,124,367	5,854,737	191,000	6,045,737
64040 Hart	991,872	0	0	1,454,500	2,446,372	62,700	2,509,072
64045 Hart-WSCC	4,478,372	185,630	16,912	6,613,057	11,293,971	338,700	11,632,671
64070 Pentwater	2,310,924	229,228	31,554	11,151,038	13,722,744	3,145,800	16,868,544
64075 Pentwater-WSCC	3,708,085	4,332,170	141,506	17,842,541	26,024,302	1,479,500	27,503,802
Total	12,219,623	4,747,028	189,972	42,185,503	59,342,126	5,217,700	64,559,826
Hart City							
64040 Hart	0	19,119,276	8,705,818	29,358,677	57,183,771	2,816,500	60,000,271
Total	0	19,119,276	8,705,818	29,358,677	57,183,771	2,816,500	60,000,271
COUNTY TOTAL	136,226,593	101,999,582	39,005,819	1,255,488,096	1,532,720,090	79,437,373	1,612,157,463

2024 Oceana County SCHOOL DISTRICTS TAXABLE VALUE BY SCHOOL DISTRICT							
DISTRICT/UNIT	AG	COMM	IND	RES	TOTAL REAL	PERSONAL	TOTAL TAXABLE
53010 Mason CC							
Weare Township	730,370	0	0	5,124,367	5,854,737	191,000	6,045,737
SCHOOL TOTAL	730,370	0	0	5,124,367	5,854,737	191,000	6,045,737
61120 Holton							
Greenwood Township	648,278	0	101,325	4,078,521	4,828,124	369,800	5,197,924
Otto Township	0	0	0	802,376	802,376	23,300	825,676
SCHOOL TOTAL	648,278	0	101,325	4,880,897	5,630,500	393,100	6,023,600
61180 Montague							
Claybanks Township	13,191,542	0	21,588	61,358,195	74,571,325	1,269,600	75,840,925
Grant Township	5,230,177	4,069,065	974,912	47,163,030	57,437,184	7,228,200	64,665,384
Otto Township	789,697	66,054	0	10,993,906	11,849,657	511,300	12,360,957
SCHOOL TOTAL	19,211,416	4,135,119	996,500	119,515,131	143,858,166	9,009,100	152,867,266
62040 Fremont							
Greenwood Township	3,026,380	659,124	196,376	9,901,929	13,783,809	668,200	14,452,009
SCHOOL TOTAL	3,026,380	659,124	196,376	9,901,929	13,783,809	668,200	14,452,009
62060 Hesperia							
Ferry Township	174,938	244,162	0	1,176,916	1,596,016	55,700	1,651,716
Greenwood Township	1,524,266	104,967	87,205	17,955,305	19,671,743	801,800	20,473,543
Leavitt Township	1,964,551	102,086	10,584	8,657,383	10,734,604	335,200	11,069,804
Newfield Township	5,089,005	5,161,278	270,103	70,265,478	80,785,864	3,528,100	84,313,964
SCHOOL TOTAL	8,752,760	5,612,493	367,892	98,055,082	112,788,227	4,720,800	117,509,027
64040 Hart							
Crystal Township	1,024,130	0	19,684	2,196,538	3,240,352	309,600	3,549,952
Elbridge Township	13,701,205	157,275	98,227	17,346,707	31,303,414	2,171,900	33,475,314
Ferry Township	371,872	0	7,138	290,893	669,903	31,100	701,003
Golden Township	7,070,908	17,577,170	14,718	212,054,697	236,717,493	5,881,600	242,599,093
Hart Township	15,176,916	2,337,513	7,481,057	56,622,216	81,617,702	12,258,800	93,876,502
Leavitt Township	526,941	0	12,409	484,970	1,024,320	51,800	1,076,120
Shelby Township	289,674	0	0	1,151,498	1,441,172	191,900	1,633,072
Weare Township	991,872	0	0	1,454,500	2,446,372	62,700	2,509,072
Hart City	0	19,119,276	8,705,818	29,358,677	57,183,771	2,816,500	60,000,271
SCHOOL TOTAL	39,153,518	39,191,234	16,339,051	320,960,696	415,644,499	23,775,900	439,420,399
64045 Hart-WSCC							
Crystal Township	6,635,371	118,907	90,679	14,329,690	21,174,647	1,546,500	22,721,147
Elbridge Township	115,952	0	0	619,564	735,516	10,600	746,116
Weare Township	4,478,372	185,630	16,912	6,613,057	11,293,971	338,700	11,632,671
SCHOOL TOTAL	11,229,695	304,537	107,591	21,562,311	33,204,134	1,895,800	35,099,934
64070 Pentwater							
Pentwater Township	0	12,136,339	248,488	270,215,980	282,600,807	4,105,600	286,706,407
Weare Township	2,310,924	229,228	31,554	11,151,038	13,722,744	3,145,800	16,868,544
SCHOOL TOTAL	2,310,924	12,365,567	280,042	281,367,018	296,323,551	7,251,400	303,574,951
64075 Pentwater-WSCC							
Weare Township	3,708,085	4,332,170	141,506	17,842,541	26,024,302	1,479,500	27,503,802
SCHOOL TOTAL	3,708,085	4,332,170	141,506	17,842,541	26,024,302	1,479,500	27,503,802
64080 Shelby							
Benona Township	12,468,908	3,103,814	9,045	191,473,532	207,055,299	4,392,500	211,447,799
Claybanks Township	2,541,886	231,549	0	4,960,729	7,734,164	732,200	8,466,364
Ferry Township	4,586,513	304,074	240,555	31,105,818	36,236,960	1,574,700	37,811,660
Golden Township	184,749	0	0	3,907,442	4,092,191	58,500	4,150,691
Grant Township	2,391,499	4,506,485	1,520,610	20,941,228	29,359,822	1,898,373	31,258,195
Hart Township	223,534	0	5,619,500	82,496	5,925,530	101,300	6,026,830
Newfield Township	98,792	0	0	1,223,490	1,322,282	63,100	1,385,382
Otto Township	1,610,361	0	25,541	13,468,240	15,104,142	3,245,000	18,349,142
Shelby Township	10,560,029	25,405,391	5,091,229	73,290,757	114,347,406	11,042,400	125,389,806
SCHOOL TOTAL	34,666,271	33,551,313	12,506,480	340,453,732	421,177,796	23,108,073	444,285,869
64090 Walkerville							
Colfax Township	6,525,617	364,444	7,854,655	24,598,564	39,343,280	4,877,100	44,220,380
Crystal Township	302,454	0	0	1,642,570	1,945,024	49,300	1,994,324
Leavitt Township	5,960,825	1,483,581	114,401	9,583,258	17,142,065	2,018,100	19,160,165
SCHOOL TOTAL	6,525,617	1,848,025	7,969,056	35,824,392	58,430,369	6,944,500	65,374,869
GRAND TOTALS	129,963,314	101,999,582	39,005,819	1,255,488,096	1,532,720,090	79,437,373	1,612,157,463

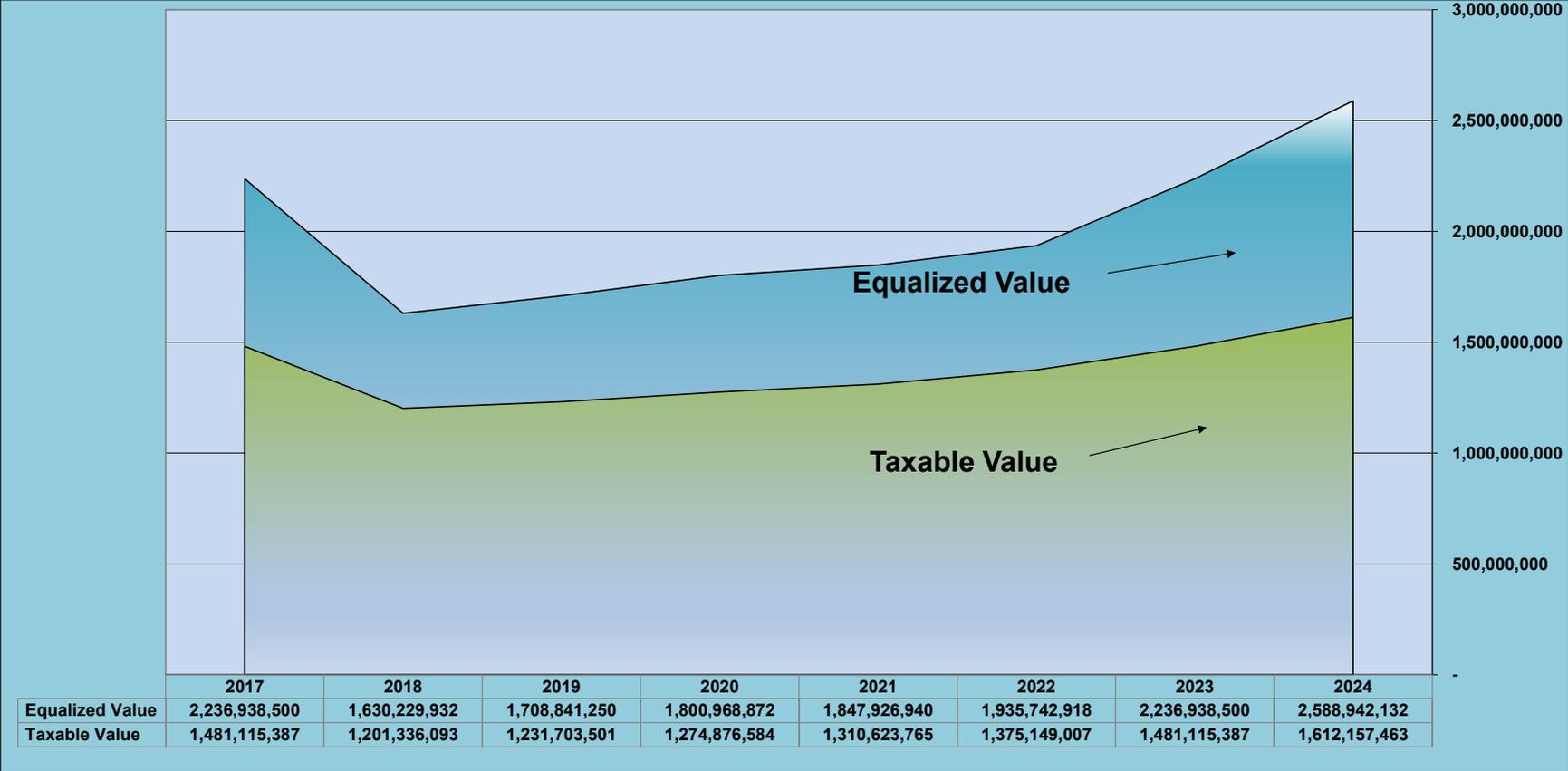
**2024 Oceana County
INTERMEDIATE SCHOOL DISTRICTS
TAXABLE VALUE BY DISTRICT**

DISTRICT	REAL PROPERTY	PERSONAL PROPERTY	TOTAL
WEST SHORE INTERMEDIATE			
64040 Hart	415,644,499	23,775,900	439,420,399
64045 Hart-WSCC	33,204,134	1,895,800	35,099,934
53010 Mason CC	5,854,737	191,000	6,045,737
64070 Pentwater	296,323,551	7,251,400	303,574,951
64075 Pentwater-WSCC	26,024,302	1,479,500	27,503,802
64080 Shelby	421,177,796	23,108,073	444,285,869
64090 Walkerville	58,430,369	6,944,500	65,374,869
WEST SHORE TOTALS	1,256,659,388	64,646,173	1,321,305,561
MUSKEGON INTERMEDIATE			
61120 Holton	5,630,500	393,100	6,023,600
61180 Montague	143,858,166	9,009,100	152,867,266
MUSKEGON TOTALS	149,488,666	9,402,200	158,890,866
NEWAYGO INTERMEDIATE			
62040 Fremont	13,783,809	668,200	14,452,009
62060 Hesperia	112,788,227	4,720,800	117,509,027
NEWAYGO TOTALS	126,572,036	5,389,000	131,961,036
GRAND TOTAL			
	1,532,720,090	79,437,373	1,612,157,463

2024 OCEANA COUNTY EQUALIZED VALUE BY CLASS



2024 OCEANA COUNTY SEV-TAXABLE VALUE CAPPED VALUE DIFFERENCE



State Tax Commission Assessment Roll Certification (County Board of Commissioners, CBC)

This form is issued under the authority of the General Property Tax Act, P.A. 206 of 1893, MCL 211.34. Attach original copy to the assessment roll with copies provided to the local unit and county clerk.

PART 1: ASSESSOR AND LOCAL UNIT INFORMATION
(When complete, this form is to be filed with the local unit of government)

Assessing Officer Name BARBIE EATON	Certification Number R-9278	Certification Level (MCAO, MAAO, MMAO) MAAO - Michigan Advanced Assessing Officer	Tax Year 2024
Local Unit of Government Name PENTWATER TOWNSHIP STC 14	City or Township Township	County Name OCEANA	

PART 2: CBC ASSESSED VALUE AS EQUALIZED - AD VALOREM

ADDING OR DEDUCTING	THE SUM OF	FROM OR TO	PROPERTY CLASS	GIVING ASSESSED VALUE AS EQUALIZED
	0		Real Agriculture	0
	0		Real Commercial	17,515,600
	0		Real Industrial	284,000
	0		Real Residential	450,957,000
	0		Real Timber Cutover	0
	0		Real Developmental	0
			TOTAL REAL PROPERTY	468,756,600
			TOTAL PERSONAL PROPERTY	4,105,600
			TOTAL REAL & PERSONAL PROPERTY	472,862,200

PART 3: COUNTY BOARD OF COMMISSIONERS CERTIFICATION

We hereby certify that the information contained within this County Board of Commissioners Assessment Roll Certification is true and accurate to the best of our knowledge, information and belief. We further certify that the County Board of Commissioners have examined the Assessment Roll of the above mentioned local unit of government and have determined the equalized valuations of the taxable Ad-Valorem and Special Act property to be accurate.

Chairperson of the County Board of Commissioners Signature	Date
Clerk of the County Board of Commissioners Signature	Date

State Tax Commission Assessment Roll Certification (County Board of Commissioners, CBC)

This form is issued under the authority of the General Property Tax Act, P.A. 206 of 1893, MCL 211.34. Attach original copy to the assessment roll with copies provided to the local unit and county clerk.

PART 1: ASSESSOR AND LOCAL UNIT INFORMATION
(When complete, this form is to be filed with the local unit of government)

Assessing Officer Name BARBIE EATON	Certification Number R-9278	Certification Level (MCAO, MAAO, MMAO) MAAO - Michigan Advanced Assessing Officer	Tax Year 2024
Local Unit of Government Name WEARE TOWNSHIP STC 16	City or Township Township	County Name OCEANA	

PART 2: CBC ASSESSED VALUE AS EQUALIZED - AD VALOREM

ADDING OR DEDUCTING	THE SUM OF	FROM OR TO	PROPERTY CLASS	GIVING ASSESSED VALUE AS EQUALIZED
	0		Real Agriculture	22,268,100
	0		Real Commercial	6,191,700
	0		Real Industrial	567,500
	0		Real Residential	65,526,400
	0		Real Timber Cutover	0
	0		Real Developmental	0
			TOTAL REAL PROPERTY	94,553,700
			TOTAL PERSONAL PROPERTY	5,217,700
			TOTAL REAL & PERSONAL PROPERTY	99,771,400

PART 3: COUNTY BOARD OF COMMISSIONERS CERTIFICATION

We hereby certify that the information contained within this County Board of Commissioners Assessment Roll Certification is true and accurate to the best of our knowledge, information and belief. We further certify that the County Board of Commissioners have examined the Assessment Roll of the above mentioned local unit of government and have determined the equalized valuations of the taxable Ad-Valorem and Special Act property to be accurate.

Chairperson of the County Board of Commissioners Signature	Date
Clerk of the County Board of Commissioners Signature	Date

State Tax Commission Assessment Roll Certification (County Board of Commissioners, CBC)

This form is issued under the authority of the General Property Tax Act, P.A. 206 of 1893, MCL 211.34. Attach original copy to the assessment roll with copies provided to the local unit and county clerk.

PART 1: ASSESSOR AND LOCAL UNIT INFORMATION
(When complete, this form is to be filed with the local unit of government)

Assessing Officer Name JARED LITWILLER	Certification Number R-9446	Certification Level (MCAO, MAAO, MMAO) MCAO - Michigan Certified Assessing Officer	Tax Year 2024
Local Unit of Government Name CRYSTAL TOWNSHIP STC 4	City or Township Township	County Name OCEANA	

PART 2: CBC ASSESSED VALUE AS EQUALIZED - AD VALOREM

ADDING OR DEDUCTING	THE SUM OF	FROM OR TO	PROPERTY CLASS	GIVING ASSESSED VALUE AS EQUALIZED
	0		Real Agriculture	14,773,100
	0		Real Commercial	156,600
	0		Real Industrial	325,100
	0		Real Residential	28,893,900
	0		Real Timber Cutover	0
	0		Real Developmental	0
			TOTAL REAL PROPERTY	44,148,700
			TOTAL PERSONAL PROPERTY	1,905,400
			TOTAL REAL & PERSONAL PROPERTY	46,054,100

PART 3: COUNTY BOARD OF COMMISSIONERS CERTIFICATION

We hereby certify that the information contained within this County Board of Commissioners Assessment Roll Certification is true and accurate to the best of our knowledge, information and belief. We further certify that the County Board of Commissioners have examined the Assessment Roll of the above mentioned local unit of government and have determined the equalized valuations of the taxable Ad-Valorem and Special Act property to be accurate.

Chairperson of the County Board of Commissioners Signature	Date
Clerk of the County Board of Commissioners Signature	Date

State Tax Commission Assessment Roll Certification (County Board of Commissioners, CBC)

This form is issued under the authority of the General Property Tax Act, P.A. 206 of 1893, MCL 211.34. Attach original copy to the assessment roll with copies provided to the local unit and county clerk.

PART 1: ASSESSOR AND LOCAL UNIT INFORMATION
(When complete, this form is to be filed with the local unit of government)

Assessing Officer Name BARBARA C. EATON	Certification Number R-9278	Certification Level (MCAO, MAAO, MMAO) MAAO - Michigan Advanced Assessing Officer	Tax Year 2024
Local Unit of Government Name COLFAX TOWNSHIP STC 3	City or Township Township	County Name OCEANA	

PART 2: CBC ASSESSED VALUE AS EQUALIZED - AD VALOREM

ADDING OR DEDUCTING	THE SUM OF	FROM OR TO	PROPERTY CLASS	GIVING ASSESSED VALUE AS EQUALIZED
	0		Real Agriculture	12,055,100
	0		Real Commercial	462,900
	0		Real Industrial	8,338,200
	0		Real Residential	38,762,800
	0		Real Timber Cutover	0
	0		Real Developmental	0
			TOTAL REAL PROPERTY	59,619,000
			TOTAL PERSONAL PROPERTY	4,877,100
			TOTAL REAL & PERSONAL PROPERTY	64,496,100

PART 3: COUNTY BOARD OF COMMISSIONERS CERTIFICATION

We hereby certify that the information contained within this County Board of Commissioners Assessment Roll Certification is true and accurate to the best of our knowledge, information and belief. We further certify that the County Board of Commissioners have examined the Assessment Roll of the above mentioned local unit of government and have determined the equalized valuations of the taxable Ad-Valorem and Special Act property to be accurate.

Chairperson of the County Board of Commissioners Signature	Date
Clerk of the County Board of Commissioners Signature	Date

State Tax Commission Assessment Roll Certification (County Board of Commissioners, CBC)

This form is issued under the authority of the General Property Tax Act, P.A. 206 of 1893, MCL 211.34. Attach original copy to the assessment roll with copies provided to the local unit and county clerk.

PART 1: ASSESSOR AND LOCAL UNIT INFORMATION
(When complete, this form is to be filed with the local unit of government)

Assessing Officer Name BARBIE EATON	Certification Number R-9278	Certification Level (MCAO, MAAO, MMAO) MAAO - Michigan Advanced Assessing Officer	Tax Year 2024
Local Unit of Government Name GOLDEN TOWNSHIP STC 7	City or Township Township	County Name OCEANA	

PART 2: CBC ASSESSED VALUE AS EQUALIZED - AD VALOREM

ADDING OR DEDUCTING	THE SUM OF	FROM OR TO	PROPERTY CLASS	GIVING ASSESSED VALUE AS EQUALIZED
	0		Real Agriculture	12,830,600
	0		Real Commercial	28,623,100
	0		Real Industrial	51,700
	0		Real Residential	373,618,800
	0		Real Timber Cutover	0
	0		Real Developmental	0
			TOTAL REAL PROPERTY	415,124,200
			TOTAL PERSONAL PROPERTY	5,940,100
			TOTAL REAL & PERSONAL PROPERTY	421,064,300

PART 3: COUNTY BOARD OF COMMISSIONERS CERTIFICATION

We hereby certify that the information contained within this County Board of Commissioners Assessment Roll Certification is true and accurate to the best of our knowledge, information and belief. We further certify that the County Board of Commissioners have examined the Assessment Roll of the above mentioned local unit of government and have determined the equalized valuations of the taxable Ad-Valorem and Special Act property to be accurate.

Chairperson of the County Board of Commissioners Signature	Date
Clerk of the County Board of Commissioners Signature	Date

State Tax Commission Assessment Roll Certification (County Board of Commissioners, CBC)

This form is issued under the authority of the General Property Tax Act, P.A. 206 of 1893, MCL 211.34. Attach original copy to the assessment roll with copies provided to the local unit and county clerk.

PART 1: ASSESSOR AND LOCAL UNIT INFORMATION
(When complete, this form is to be filed with the local unit of government)

Assessing Officer Name DANIEL KIRWIN	Certification Number R-5067	Certification Level (MCAO, MAAO, MMAO) MAAO - Michigan Advanced Assessing Officer	Tax Year 2024
Local Unit of Government Name HART TOWNSHIP STC 10	City or Township Township	County Name OCEANA	

PART 2: CBC ASSESSED VALUE AS EQUALIZED - AD VALOREM

ADDING OR DEDUCTING	THE SUM OF	FROM OR TO	PROPERTY CLASS	GIVING ASSESSED VALUE AS EQUALIZED
	0		Real Agriculture	29,442,500
	0		Real Commercial	3,181,800
	0		Real Industrial	13,958,400
	0		Real Residential	90,318,400
	0		Real Timber Cutover	0
	0		Real Developmental	0
			TOTAL REAL PROPERTY	136,901,100
			TOTAL PERSONAL PROPERTY	12,360,100
			TOTAL REAL & PERSONAL PROPERTY	149,261,200

PART 3: COUNTY BOARD OF COMMISSIONERS CERTIFICATION

We hereby certify that the information contained within this County Board of Commissioners Assessment Roll Certification is true and accurate to the best of our knowledge, information and belief. We further certify that the County Board of Commissioners have examined the Assessment Roll of the above mentioned local unit of government and have determined the equalized valuations of the taxable Ad-Valorem and Special Act property to be accurate.

Chairperson of the County Board of Commissioners Signature	Date
Clerk of the County Board of Commissioners Signature	Date

State Tax Commission Assessment Roll Certification (County Board of Commissioners, CBC)

This form is issued under the authority of the General Property Tax Act, P.A. 206 of 1893, MCL 211.34. Attach original copy to the assessment roll with copies provided to the local unit and county clerk.

PART 1: ASSESSOR AND LOCAL UNIT INFORMATION
(When complete, this form is to be filed with the local unit of government)

Assessing Officer Name AMANDA TOOMEY	Certification Number R-9553	Certification Level (MCAO, MAAO, MMAO) MCAO - Michigan Certified Assessing Officer	Tax Year 2024
Local Unit of Government Name ELBRIDGE TOWNSHIP STC 5	City or Township Township	County Name OCEANA	

PART 2: CBC ASSESSED VALUE AS EQUALIZED - AD VALOREM

ADDING OR DEDUCTING	THE SUM OF	FROM OR TO	PROPERTY CLASS	GIVING ASSESSED VALUE AS EQUALIZED
	0		Real Agriculture	25,845,200
	0		Real Commercial	169,800
	0		Real Industrial	287,400
	0		Real Residential	35,371,600
	0		Real Timber Cutover	0
	0		Real Developmental	0
			TOTAL REAL PROPERTY	61,674,000
			TOTAL PERSONAL PROPERTY	2,182,500
			TOTAL REAL & PERSONAL PROPERTY	63,856,500

PART 3: COUNTY BOARD OF COMMISSIONERS CERTIFICATION

We hereby certify that the information contained within this County Board of Commissioners Assessment Roll Certification is true and accurate to the best of our knowledge, information and belief. We further certify that the County Board of Commissioners have examined the Assessment Roll of the above mentioned local unit of government and have determined the equalized valuations of the taxable Ad-Valorem and Special Act property to be accurate.

Chairperson of the County Board of Commissioners Signature	Date
Clerk of the County Board of Commissioners Signature	Date

State Tax Commission Assessment Roll Certification (County Board of Commissioners, CBC)

This form is issued under the authority of the General Property Tax Act, P.A. 206 of 1893, MCL 211.34. Attach original copy to the assessment roll with copies provided to the local unit and county clerk.

PART 1: ASSESSOR AND LOCAL UNIT INFORMATION
(When complete, this form is to be filed with the local unit of government)

Assessing Officer Name DANIEL KIRWIN	Certification Number R-5067	Certification Level (MCAO, MAAO, MMAO) MAAO - Michigan Advanced Assessing Officer	Tax Year 2024
Local Unit of Government Name LEAVITT TOWNSHIP STC 11	City or Township Township	County Name OCEANA	

PART 2: CBC ASSESSED VALUE AS EQUALIZED - AD VALOREM

ADDING OR DEDUCTING	THE SUM OF	FROM OR TO	PROPERTY CLASS	GIVING ASSESSED VALUE AS EQUALIZED
	0		Real Agriculture	16,240,900
	0		Real Commercial	2,020,200
	0		Real Industrial	366,200
	0		Real Residential	32,195,300
	0		Real Timber Cutover	0
	0		Real Developmental	0
			TOTAL REAL PROPERTY	50,822,600
			TOTAL PERSONAL PROPERTY	2,405,100
			TOTAL REAL & PERSONAL PROPERTY	53,227,700

PART 3: COUNTY BOARD OF COMMISSIONERS CERTIFICATION

We hereby certify that the information contained within this County Board of Commissioners Assessment Roll Certification is true and accurate to the best of our knowledge, information and belief. We further certify that the County Board of Commissioners have examined the Assessment Roll of the above mentioned local unit of government and have determined the equalized valuations of the taxable Ad-Valorem and Special Act property to be accurate.

Chairperson of the County Board of Commissioners Signature	Date
Clerk of the County Board of Commissioners Signature	Date

State Tax Commission Assessment Roll Certification (County Board of Commissioners, CBC)

This form is issued under the authority of the General Property Tax Act, P.A. 206 of 1893, MCL 211.34. Attach original copy to the assessment roll with copies provided to the local unit and county clerk.

PART 1: ASSESSOR AND LOCAL UNIT INFORMATION
(When complete, this form is to be filed with the local unit of government)

Assessing Officer Name MICHAEL BEACH	Certification Number R-8385	Certification Level (MCAO, MAAO, MMAO) MAAO - Michigan Advanced Assessing Officer	Tax Year 2024
Local Unit of Government Name BENONA TOWNSHIP STC 1	City or Township Township	County Name OCEANA	

PART 2: CBC ASSESSED VALUE AS EQUALIZED - AD VALOREM

ADDING OR DEDUCTING	THE SUM OF	FROM OR TO	PROPERTY CLASS	GIVING ASSESSED VALUE AS EQUALIZED
	0		Real Agriculture	23,095,700
	0		Real Commercial	3,709,700
	0		Real Industrial	29,600
	0		Real Residential	309,820,500
	0		Real Timber Cutover	0
	0		Real Developmental	0
			TOTAL REAL PROPERTY	336,655,500
			TOTAL PERSONAL PROPERTY	4,392,500
			TOTAL REAL & PERSONAL PROPERTY	341,048,000

PART 3: COUNTY BOARD OF COMMISSIONERS CERTIFICATION

We hereby certify that the information contained within this County Board of Commissioners Assessment Roll Certification is true and accurate to the best of our knowledge, information and belief. We further certify that the County Board of Commissioners have examined the Assessment Roll of the above mentioned local unit of government and have determined the equalized valuations of the taxable Ad-Valorem and Special Act property to be accurate.

Chairperson of the County Board of Commissioners Signature	Date
Clerk of the County Board of Commissioners Signature	Date

State Tax Commission Assessment Roll Certification (County Board of Commissioners, CBC)

This form is issued under the authority of the General Property Tax Act, P.A. 206 of 1893, MCL 211.34. Attach original copy to the assessment roll with copies provided to the local unit and county clerk.

PART 1: ASSESSOR AND LOCAL UNIT INFORMATION
(When complete, this form is to be filed with the local unit of government)

Assessing Officer Name BARBARA EATON	Certification Number R-9278	Certification Level (MCAO, MAAO, MMAO) MAAO - Michigan Advanced Assessing Officer	Tax Year 2024
Local Unit of Government Name SHELBY TOWNSHIP STC 15	City or Township Township	County Name OCEANA	

PART 2: CBC ASSESSED VALUE AS EQUALIZED - AD VALOREM

ADDING OR DEDUCTING	THE SUM OF	FROM OR TO	PROPERTY CLASS	GIVING ASSESSED VALUE AS EQUALIZED
	0		Real Agriculture	20,720,800
	0		Real Commercial	28,450,300
	0		Real Industrial	6,515,800
	0		Real Residential	117,856,700
	0		Real Timber Cutover	0
	0		Real Developmental	0
			TOTAL REAL PROPERTY	173,543,600
			TOTAL PERSONAL PROPERTY	11,234,300
			TOTAL REAL & PERSONAL PROPERTY	184,777,900

PART 3: COUNTY BOARD OF COMMISSIONERS CERTIFICATION

We hereby certify that the information contained within this County Board of Commissioners Assessment Roll Certification is true and accurate to the best of our knowledge, information and belief. We further certify that the County Board of Commissioners have examined the Assessment Roll of the above mentioned local unit of government and have determined the equalized valuations of the taxable Ad-Valorem and Special Act property to be accurate.

Chairperson of the County Board of Commissioners Signature	Date
Clerk of the County Board of Commissioners Signature	Date

State Tax Commission Assessment Roll Certification (County Board of Commissioners, CBC)

This form is issued under the authority of the General Property Tax Act, P.A. 206 of 1893, MCL 211.34. Attach original copy to the assessment roll with copies provided to the local unit and county clerk.

PART 1: ASSESSOR AND LOCAL UNIT INFORMATION
(When complete, this form is to be filed with the local unit of government)

Assessing Officer Name MICHAEL BEACH	Certification Number R-8385	Certification Level (MCAO, MAAO, MMAO) MAAO - Michigan Advanced Assessing Officer	Tax Year 2024
Local Unit of Government Name FERRY TOWNSHIP STC 6	City or Township Township	County Name OCEANA	

PART 2: CBC ASSESSED VALUE AS EQUALIZED - AD VALOREM

ADDING OR DEDUCTING	THE SUM OF	FROM OR TO	PROPERTY CLASS	GIVING ASSESSED VALUE AS EQUALIZED
	0		Real Agriculture	9,407,900
	0		Real Commercial	856,900
	0		Real Industrial	604,600
	0		Real Residential	51,245,600
	0		Real Timber Cutover	0
	0		Real Developmental	0
			TOTAL REAL PROPERTY	62,115,000
			TOTAL PERSONAL PROPERTY	1,661,500
			TOTAL REAL & PERSONAL PROPERTY	63,776,500

PART 3: COUNTY BOARD OF COMMISSIONERS CERTIFICATION

We hereby certify that the information contained within this County Board of Commissioners Assessment Roll Certification is true and accurate to the best of our knowledge, information and belief. We further certify that the County Board of Commissioners have examined the Assessment Roll of the above mentioned local unit of government and have determined the equalized valuations of the taxable Ad-Valorem and Special Act property to be accurate.

Chairperson of the County Board of Commissioners Signature	Date
Clerk of the County Board of Commissioners Signature	Date

State Tax Commission Assessment Roll Certification (County Board of Commissioners, CBC)

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PART 1: ASSESSOR AND LOCAL UNIT INFORMATION
(When complete, this form is to be filed with the local unit of government)

Assessing Officer Name BARBARA C EATON	Certification Number R-9278	Certification Level (MCAO, MAAO, MMAO) MAAO - Michigan Advanced Assessing Officer	Tax Year 2024
Local Unit of Government Name NEWFIELD TOWNSHIP STC 12	City or Township Township	County Name OCEANA	

PART 2: CBC ASSESSED VALUE AS EQUALIZED - AD VALOREM

ADDING OR DEDUCTING	THE SUM OF	FROM OR TO	PROPERTY CLASS	GIVING ASSESSED VALUE AS EQUALIZED
	0		Real Agriculture	9,117,200
	0		Real Commercial	6,464,700
	0		Real Industrial	480,800
	0		Real Residential	113,657,000
	0		Real Timber Cutover	0
	0		Real Developmental	0
			TOTAL REAL PROPERTY	129,719,700
			TOTAL PERSONAL PROPERTY	3,591,200
			TOTAL REAL & PERSONAL PROPERTY	133,310,900

PART 3: COUNTY BOARD OF COMMISSIONERS CERTIFICATION

We hereby certify that the information contained within this County Board of Commissioners Assessment Roll Certification is true and accurate to the best of our knowledge, information and belief. We further certify that the County Board of Commissioners have examined the Assessment Roll of the above mentioned local unit of government and have determined the equalized valuations of the taxable Ad-Valorem and Special Act property to be accurate.

Chairperson of the County Board of Commissioners Signature	Date
Clerk of the County Board of Commissioners Signature	Date

State Tax Commission Assessment Roll Certification (County Board of Commissioners, CBC)

This form is issued under the authority of the General Property Tax Act, P.A. 206 of 1893, MCL 211.34. Attach original copy to the assessment roll with copies provided to the local unit and county clerk.

PART 1: ASSESSOR AND LOCAL UNIT INFORMATION
(When complete, this form is to be filed with the local unit of government)

Assessing Officer Name SARA BIZON	Certification Number R-9678	Certification Level (MCAO, MAAO, MMAO) MCAO - Michigan Certified Assessing Officer	Tax Year 2024
Local Unit of Government Name CLAYBANKS TOWNSHIP STC 2	City or Township Township	County Name OCEANA	

PART 2: CBC ASSESSED VALUE AS EQUALIZED - AD VALOREM

ADDING OR DEDUCTING	THE SUM OF	FROM OR TO	PROPERTY CLASS	GIVING ASSESSED VALUE AS EQUALIZED
	0		Real Agriculture	28,164,300
	0		Real Commercial	535,400
	0		Real Industrial	41,500
	0		Real Residential	114,737,659
	0		Real Timber Cutover	0
	0		Real Developmental	0
			TOTAL REAL PROPERTY	143,478,859
			TOTAL PERSONAL PROPERTY	2,001,800
			TOTAL REAL & PERSONAL PROPERTY	145,480,659

PART 3: COUNTY BOARD OF COMMISSIONERS CERTIFICATION

We hereby certify that the information contained within this County Board of Commissioners Assessment Roll Certification is true and accurate to the best of our knowledge, information and belief. We further certify that the County Board of Commissioners have examined the Assessment Roll of the above mentioned local unit of government and have determined the equalized valuations of the taxable Ad-Valorem and Special Act property to be accurate.

Chairperson of the County Board of Commissioners Signature	Date
Clerk of the County Board of Commissioners Signature	Date

State Tax Commission Assessment Roll Certification (County Board of Commissioners, CBC)

This form is issued under the authority of the General Property Tax Act, P.A. 206 of 1893, MCL 211.34. Attach original copy to the assessment roll with copies provided to the local unit and county clerk.

PART 1: ASSESSOR AND LOCAL UNIT INFORMATION
(When complete, this form is to be filed with the local unit of government)

Assessing Officer Name ROGER SCHMIDT	Certification Number R-9225	Certification Level (MCAO, MAAO, MMAO) MAAO - Michigan Advanced Assessing Officer	Tax Year 2024
Local Unit of Government Name GRANT TOWNSHIP STC 8	City or Township Township	County Name OCEANA	

PART 2: CBC ASSESSED VALUE AS EQUALIZED - AD VALOREM

ADDING OR DEDUCTING	THE SUM OF	FROM OR TO	PROPERTY CLASS	GIVING ASSESSED VALUE AS EQUALIZED
	0		Real Agriculture	11,709,700
	0		Real Commercial	13,033,400
	0		Real Industrial	3,292,700
	0		Real Residential	113,923,800
	0		Real Timber Cutover	0
	0		Real Developmental	0
			TOTAL REAL PROPERTY	141,959,600
			TOTAL PERSONAL PROPERTY	9,126,573
			TOTAL REAL & PERSONAL PROPERTY	151,086,173

PART 3: COUNTY BOARD OF COMMISSIONERS CERTIFICATION

We hereby certify that the information contained within this County Board of Commissioners Assessment Roll Certification is true and accurate to the best of our knowledge, information and belief. We further certify that the County Board of Commissioners have examined the Assessment Roll of the above mentioned local unit of government and have determined the equalized valuations of the taxable Ad-Valorem and Special Act property to be accurate.

Chairperson of the County Board of Commissioners Signature	Date
Clerk of the County Board of Commissioners Signature	Date

State Tax Commission Assessment Roll Certification (County Board of Commissioners, CBC)

This form is issued under the authority of the General Property Tax Act, P.A. 206 of 1893, MCL 211.34. Attach original copy to the assessment roll with copies provided to the local unit and county clerk.

PART 1: ASSESSOR AND LOCAL UNIT INFORMATION
(When complete, this form is to be filed with the local unit of government)

Assessing Officer Name DANIEL KIRWIN	Certification Number R-5067	Certification Level (MCAO, MAAO, MMAO) MAAO - Michigan Advanced Assessing Officer	Tax Year 2024
Local Unit of Government Name OTTO TOWNSHIP STC 13	City or Township Township	County Name OCEANA	

PART 2: CBC ASSESSED VALUE AS EQUALIZED - AD VALOREM

ADDING OR DEDUCTING	THE SUM OF	FROM OR TO	PROPERTY CLASS	GIVING ASSESSED VALUE AS EQUALIZED
	0		Real Agriculture	4,447,400
	0		Real Commercial	93,800
	0		Real Industrial	38,000
	0		Real Residential	41,607,500
	0		Real Timber Cutover	0
	0		Real Developmental	0
			TOTAL REAL PROPERTY	46,186,700
			TOTAL PERSONAL PROPERTY	3,779,600
			TOTAL REAL & PERSONAL PROPERTY	49,966,300

PART 3: COUNTY BOARD OF COMMISSIONERS CERTIFICATION

We hereby certify that the information contained within this County Board of Commissioners Assessment Roll Certification is true and accurate to the best of our knowledge, information and belief. We further certify that the County Board of Commissioners have examined the Assessment Roll of the above mentioned local unit of government and have determined the equalized valuations of the taxable Ad-Valorem and Special Act property to be accurate.

Chairperson of the County Board of Commissioners Signature	Date
Clerk of the County Board of Commissioners Signature	Date

State Tax Commission Assessment Roll Certification (County Board of Commissioners, CBC)

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PART 1: ASSESSOR AND LOCAL UNIT INFORMATION
(When complete, this form is to be filed with the local unit of government)

Assessing Officer Name MARILYN BOWMAN	Certification Number R-5984	Certification Level (MCAO, MAAO, MMAO) MAAO - Michigan Advanced Assessing Officer	Tax Year 2024
Local Unit of Government Name GREENWOOD TOWNSHIP STC 9	City or Township Township	County Name OCEANA	

PART 2: CBC ASSESSED VALUE AS EQUALIZED - AD VALOREM

ADDING OR DEDUCTING	THE SUM OF	FROM OR TO	PROPERTY CLASS	GIVING ASSESSED VALUE AS EQUALIZED
	0		Real Agriculture	8,719,700
	0		Real Commercial	1,080,700
	0		Real Industrial	675,800
	0		Real Residential	55,459,600
	0		Real Timber Cutover	0
	0		Real Developmental	0
			TOTAL REAL PROPERTY	65,935,800
			TOTAL PERSONAL PROPERTY	1,839,800
			TOTAL REAL & PERSONAL PROPERTY	67,775,600

PART 3: COUNTY BOARD OF COMMISSIONERS CERTIFICATION

We hereby certify that the information contained within this County Board of Commissioners Assessment Roll Certification is true and accurate to the best of our knowledge, information and belief. We further certify that the County Board of Commissioners have examined the Assessment Roll of the above mentioned local unit of government and have determined the equalized valuations of the taxable Ad-Valorem and Special Act property to be accurate.

Chairperson of the County Board of Commissioners Signature	Date
Clerk of the County Board of Commissioners Signature	Date

State Tax Commission Assessment Roll Certification (County Board of Commissioners, CBC)

This form is issued under the authority of the General Property Tax Act, P.A. 206 of 1893, MCL 211.34. Attach original copy to the assessment roll with copies provided to the local unit and county clerk.

PART 1: ASSESSOR AND LOCAL UNIT INFORMATION
(When complete, this form is to be filed with the local unit of government)

Assessing Officer Name EDWARD VANDERVRIES	Certification Number R-7530	Certification Level (MCAO, MAAO, MMAO) MMAO - Michigan Master Assessing Officer	Tax Year 2024
Local Unit of Government Name CITY OF HART STC 51	City or Township City	County Name OCEANA	

PART 2: CBC ASSESSED VALUE AS EQUALIZED - AD VALOREM

ADDING OR DEDUCTING	THE SUM OF	FROM OR TO	PROPERTY CLASS	GIVING ASSESSED VALUE AS EQUALIZED
	0		Real Agriculture	0
	0		Real Commercial	23,884,600
	0		Real Industrial	9,580,400
	0		Real Residential	44,845,100
	0		Real Timber Cutover	0
	0		Real Developmental	0
			TOTAL REAL PROPERTY	78,310,100
			TOTAL PERSONAL PROPERTY	2,816,500
			TOTAL REAL & PERSONAL PROPERTY	81,126,600

PART 3: COUNTY BOARD OF COMMISSIONERS CERTIFICATION

We hereby certify that the information contained within this County Board of Commissioners Assessment Roll Certification is true and accurate to the best of our knowledge, information and belief. We further certify that the County Board of Commissioners have examined the Assessment Roll of the above mentioned local unit of government and have determined the equalized valuations of the taxable Ad-Valorem and Special Act property to be accurate.

Chairperson of the County Board of Commissioners Signature	Date
Clerk of the County Board of Commissioners Signature	Date

2024 REPORT OF ASSESSMENT ROLL CHANGES AND CLASSIFICATION

Assessing officers are required to report the total assessed value for each class of property and the assessment roll changes for each class of property for County and State Equalization. This form is issued under authority of P.A. 206 of 1893. This report shall be signed by the assessing officer and filed with the State Tax Commission and the County Equalization Department immediately following adjournment of the Board of review - Administrative Rule 209.26(6b). **REPORT ONLY ASSESSED VALUES ON THIS FORM.**

COUNTY OCEANA CITY OR TOWNSHIP PENTWATER TOWNSHIP STC 14

REAL PROPERTY	Parcel Count	2023 Board of Review	Loss	(+ / -) Adjustment	New	2024 Board of Review	Does Not Cross Foot (*)
100 Agricultural	0	0	0	0	0	0	
200 Commercial	99	15,059,600	69,000	2,376,600	148,400	17,515,600	
300 Industrial	2	281,400	0	2,600	0	284,000	
400 Residential	2,766	373,039,300	765,500	72,174,800	6,508,400	450,957,000	
500 Timber - Cutover	0	0	0	0	0	0	
600 Developmental	0	0	0	0	0	0	
800 TOTAL REAL	2,867	388,380,300	834,500	74,554,000	6,656,800	468,756,600	
PERSONAL PROPERTY	Parcel Count	2023 Board of Review	Loss	(+ / -) Adjustment	New	2024 Board of Review	Does Not Cross Foot (*)
150 Agricultural	0	0	0	0	0	0	
250 Commercial	96	402,800	16,300	0	146,400	532,900	
350 Industrial	1	0	0	0	0	0	
450 Residential	0	0	0	0	0	0	
550 Utility	7	3,477,100	4,100	0	99,700	3,572,700	
850 TOTAL PERSONAL	104	3,879,900	20,400	0	246,100	4,105,600	
TOTAL REAL & PERSONAL	2,971	392,260,200	854,900	74,554,000	6,902,900	472,862,200	
CERTIFICATION							
Assessor Printed Name BARBIE EATON					Certificate Number R-9278		
Assessor Officer Signature					Date 04/01/2024		

The completed form must be signed by the local unit assessor who is the assessor of record with the State Tax Commission and submitted in the Michigan Equalization Gateway (MEG) Local Unit Portal.

Email the completed form with the assessor of record signature to Equalization@michigan.gov

The assessor must submit the first copy of the completed form to the County Equalization Department. The form is to be reviewed and approved by County Equalization.

If there are errors found by County Equalization, the errors are to be corrected and a revised copy is to be immediately submitted to the State Tax Commission.

The assessor of record must retain a copy of the completed form.

If after submitting the completed form to the State Tax Commission and County Equalization, the assessor of record discovers there are errors within the form, the assessor of record shall correct the form and submit the revised copy to the County Equalization Department. The revised form must be identified as a revised copy. Once the revised copy is reviewed and approved by County Equalization, the revised copy must be immediately submitted to the State Tax Commission.

2024 REPORT OF ASSESSMENT ROLL CHANGES AND CLASSIFICATION

Assessing officers are required to report the total assessed value for each class of property and the assessment roll changes for each class of property for County and State Equalization. This form is issued under authority of P.A. 206 of 1893. This report shall be signed by the assessing officer and filed with the State Tax Commission and the County Equalization Department immediately following adjournment of the Board of review - Administrative Rule 209.26(6b). **REPORT ONLY ASSESSED VALUES ON THIS FORM.**

COUNTY OCEANA CITY OR TOWNSHIP WEARE TOWNSHIP STC 16

REAL PROPERTY	Parcel Count	2023 Board of Review	Loss	(+ / -) Adjustment	New	2024 Board of Review	Does Not Cross Foot (*)
100 Agricultural	219	20,928,800	143,600	1,088,400	394,500	22,268,100	
200 Commercial	45	4,886,400	115,500	528,500	892,300	6,191,700	
300 Industrial	11	451,800	0	115,700	0	567,500	
400 Residential	795	54,012,700	740,500	10,720,400	1,533,800	65,526,400	
500 Timber - Cutover	0	0	0	0	0	0	
600 Developmental	0	0	0	0	0	0	
800 TOTAL REAL	1,070	80,279,700	999,600	12,453,000	2,820,600	94,553,700	
PERSONAL PROPERTY	Parcel Count	2023 Board of Review	Loss	(+ / -) Adjustment	New	2024 Board of Review	Does Not Cross Foot (*)
150 Agricultural	0	0	0	0	0	0	
250 Commercial	42	238,000	113,200	0	105,100	229,900	
350 Industrial	0	0	0	0	0	0	
450 Residential	0	0	0	0	0	0	
550 Utility	15	5,025,900	179,400	0	141,300	4,987,800	
850 TOTAL PERSONAL	57	5,263,900	292,600	0	246,400	5,217,700	
TOTAL REAL & PERSONAL	1,127	85,543,600	1,292,200	12,453,000	3,067,000	99,771,400	
CERTIFICATION							
Assessor Printed Name NANCY VANDERVEST					Certificate Number R-6253		
Assessor Officer Signature					Date 04/01/2024		

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2024 REPORT OF ASSESSMENT ROLL CHANGES AND CLASSIFICATION

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COUNTY OCEANA CITY OR TOWNSHIP CRYSTAL TOWNSHIP STC 4

REAL PROPERTY	Parcel Count	2023 Board of Review	Loss	(+ / -) Adjustment	New	2024 Board of Review	Does Not Cross Foot (*)
100 Agricultural	143	14,365,400	169,500	336,100	241,100	14,773,100	
200 Commercial	3	124,100	0	32,500	0	156,600	
300 Industrial	8	349,700	0	-24,600	0	325,100	
400 Residential	455	24,390,700	369,400	4,227,200	645,400	28,893,900	
500 Timber - Cutover	0	0	0	0	0	0	
600 Developmental	0	0	0	0	0	0	
800 TOTAL REAL	609	39,229,900	538,900	4,571,200	886,500	44,148,700	
PERSONAL PROPERTY	Parcel Count	2023 Board of Review	Loss	(+ / -) Adjustment	New	2024 Board of Review	Does Not Cross Foot (*)
150 Agricultural	0	0	0	0	0	0	
250 Commercial	13	21,500	0	0	2,700	24,200	
350 Industrial	0	0	0	0	0	0	
450 Residential	0	0	0	0	0	0	
550 Utility	5	1,888,800	53,100	0	45,500	1,881,200	
850 TOTAL PERSONAL	18	1,910,300	53,100	0	48,200	1,905,400	
TOTAL REAL & PERSONAL	627	41,140,200	592,000	4,571,200	934,700	46,054,100	
CERTIFICATION							
Assessor Printed Name JARED LITWILLER					Certificate Number R-9446		
Assessor Officer Signature					Date 04/01/2024		

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COUNTY OCEANA CITY OR TOWNSHIP COLFAX TOWNSHIP STC 3

REAL PROPERTY	Parcel Count	2023 Board of Review	Loss	(+ / -) Adjustment	New	2024 Board of Review	Does Not Cross Foot (*)
100 Agricultural	97	11,047,900	0	851,200	156,000	12,055,100	
200 Commercial	3	338,100	0	59,100	65,700	462,900	
300 Industrial	5	7,562,200	0	776,000	0	8,338,200	
400 Residential	630	33,930,000	658,400	4,153,400	1,337,800	38,762,800	
500 Timber - Cutover	0	0	0	0	0	0	
600 Developmental	0	0	0	0	0	0	
800 TOTAL REAL	735	52,878,200	658,400	5,839,700	1,559,500	59,619,000	
PERSONAL PROPERTY	Parcel Count	2023 Board of Review	Loss	(+ / -) Adjustment	New	2024 Board of Review	Does Not Cross Foot (*)
150 Agricultural	0	0	0	0	0	0	
250 Commercial	7	0	0	0	0	0	
350 Industrial	3	2,697,400	15,600	0	122,800	2,804,600	
450 Residential	0	0	0	0	0	0	
550 Utility	3	2,102,400	76,200	0	46,300	2,072,500	
850 TOTAL PERSONAL	13	4,799,800	91,800	0	169,100	4,877,100	
TOTAL REAL & PERSONAL	748	57,678,000	750,200	5,839,700	1,728,600	64,496,100	
CERTIFICATION							
Assessor Printed Name BARBARA C. EATON					Certificate Number R-9278		
Assessor Officer Signature					Date 04/01/2024		

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COUNTY OCEANA CITY OR TOWNSHIP GOLDEN TOWNSHIP STC 7

REAL PROPERTY	Parcel Count	2023 Board of Review	Loss	(+ / -) Adjustment	New	2024 Board of Review	Does Not Cross Foot (*)
100 Agricultural	174	12,081,500	409,700	707,600	451,200	12,830,600	
200 Commercial	131	24,982,000	55,700	3,428,200	268,600	28,623,100	
300 Industrial	1	44,300	0	7,400	0	51,700	
400 Residential	3,042	318,048,700	1,222,600	49,604,600	7,188,100	373,618,800	
500 Timber - Cutover	0	0	0	0	0	0	
600 Developmental	0	0	0	0	0	0	
800 TOTAL REAL	3,348	355,156,500	1,688,000	53,747,800	7,907,900	415,124,200	
PERSONAL PROPERTY	Parcel Count	2023 Board of Review	Loss	(+ / -) Adjustment	New	2024 Board of Review	Does Not Cross Foot (*)
150 Agricultural	0	0	0	0	0	0	
250 Commercial	87	1,273,600	341,200	0	521,400	1,453,800	
350 Industrial	2	0	0	0	0	0	
450 Residential	0	0	0	0	0	0	
550 Utility	8	4,617,500	270,400	0	139,200	4,486,300	
850 TOTAL PERSONAL	97	5,891,100	611,600	0	660,600	5,940,100	
TOTAL REAL & PERSONAL	3,445	361,047,600	2,299,600	53,747,800	8,568,500	421,064,300	
CERTIFICATION							
Assessor Printed Name BARBIE EATON					Certificate Number R-9278		
Assessor Officer Signature					Date 04/01/2024		

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COUNTY OCEANA CITY OR TOWNSHIP HART TOWNSHIP STC 10

REAL PROPERTY	Parcel Count	2023 Board of Review	Loss	(+ / -) Adjustment	New	2024 Board of Review	Does Not Cross Foot (*)
100 Agricultural	318	25,922,500	853,500	3,189,050	1,184,450	29,442,500	
200 Commercial	39	2,775,200	0	359,000	47,600	3,181,800	
300 Industrial	26	13,500,700	0	457,700	0	13,958,400	
400 Residential	999	75,107,000	173,300	13,970,900	1,413,800	90,318,400	
500 Timber - Cutover	0	0	0	0	0	0	
600 Developmental	0	0	0	0	0	0	
800 TOTAL REAL	1,382	117,305,400	1,026,800	17,976,650	2,645,850	136,901,100	
PERSONAL PROPERTY	Parcel Count	2023 Board of Review	Loss	(+ / -) Adjustment	New	2024 Board of Review	Does Not Cross Foot (*)
150 Agricultural	0	0	0	0	0	0	
250 Commercial	48	1,456,400	52,900	0	144,000	1,547,500	
350 Industrial	5	347,500	238,600	0	0	108,900	
450 Residential	0	0	0	0	0	0	
550 Utility	9	10,088,700	142,500	0	757,500	10,703,700	
850 TOTAL PERSONAL	62	11,892,600	434,000	0	901,500	12,360,100	
TOTAL REAL & PERSONAL	1,444	129,198,000	1,460,800	17,976,650	3,547,350	149,261,200	
CERTIFICATION							
Assessor Printed Name DANIEL KIRWIN					Certificate Number R-5067		
Assessor Officer Signature					Date 04/01/2024		

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COUNTY OCEANA CITY OR TOWNSHIP ELBRIDGE TOWNSHIP STC 5

REAL PROPERTY	Parcel Count	2023 Board of Review	Loss	(+ / -) Adjustment	New	2024 Board of Review	Does Not Cross Foot (*)
100 Agricultural	303	23,275,800	181,500	1,698,500	1,052,400	25,845,200	
200 Commercial	4	243,100	92,600	19,300	0	169,800	
300 Industrial	10	339,700	0	-52,300	0	287,400	
400 Residential	490	29,635,600	787,500	5,606,100	917,400	35,371,600	
500 Timber - Cutover	0	0	0	0	0	0	
600 Developmental	0	0	0	0	0	0	
800 TOTAL REAL	807	53,494,200	1,061,600	7,271,600	1,969,800	61,674,000	
PERSONAL PROPERTY	Parcel Count	2023 Board of Review	Loss	(+ / -) Adjustment	New	2024 Board of Review	Does Not Cross Foot (*)
150 Agricultural	0	0	0	0	0	0	
250 Commercial	7	261,800	14,700	0	0	247,100	
350 Industrial	0	0	0	0	0	0	
450 Residential	0	0	0	0	0	0	
550 Utility	4	1,921,700	43,900	0	57,600	1,935,400	
850 TOTAL PERSONAL	11	2,183,500	58,600	0	57,600	2,182,500	
TOTAL REAL & PERSONAL	818	55,677,700	1,120,200	7,271,600	2,027,400	63,856,500	
CERTIFICATION							
Assessor Printed Name AMANDA TOOMEY					Certificate Number R-9553		
Assessor Officer Signature					Date 04/01/2024		

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COUNTY OCEANA CITY OR TOWNSHIP LEAVITT TOWNSHIP STC 11

REAL PROPERTY	Parcel Count	2023 Board of Review	Loss	(+ / -) Adjustment	New	2024 Board of Review	Does Not Cross Foot (*)
100 Agricultural	146	14,434,300	151,000	1,805,800	151,800	16,240,900	
200 Commercial	22	1,847,500	0	167,400	5,300	2,020,200	
300 Industrial	11	368,800	0	-2,600	0	366,200	
400 Residential	525	24,882,600	117,600	6,671,900	758,400	32,195,300	
500 Timber - Cutover	0	0	0	0	0	0	
600 Developmental	0	0	0	0	0	0	
800 TOTAL REAL	704	41,533,200	268,600	8,642,500	915,500	50,822,600	
PERSONAL PROPERTY	Parcel Count	2023 Board of Review	Loss	(+ / -) Adjustment	New	2024 Board of Review	Does Not Cross Foot (*)
150 Agricultural	0	0	0	0	0	0	
250 Commercial	31	217,200	134,200	0	0	83,000	
350 Industrial	0	0	0	0	0	0	
450 Residential	0	0	0	0	0	0	
550 Utility	13	2,362,900	85,800	0	45,000	2,322,100	
850 TOTAL PERSONAL	44	2,580,100	220,000	0	45,000	2,405,100	
TOTAL REAL & PERSONAL	748	44,113,300	488,600	8,642,500	960,500	53,227,700	
CERTIFICATION							
Assessor Printed Name DANIEL KIRWIN					Certificate Number R-5067		
Assessor Officer Signature					Date 04/01/2024		

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COUNTY OCEANA CITY OR TOWNSHIP BENONA TOWNSHIP STC 1

REAL PROPERTY	Parcel Count	2023 Board of Review	Loss	(+ / -) Adjustment	New	2024 Board of Review	Does Not Cross Foot (*)
100 Agricultural	253	22,635,500	504,200	591,500	372,900	23,095,700	
200 Commercial	21	2,950,400	0	186,100	573,200	3,709,700	
300 Industrial	1	27,800	0	1,800	0	29,600	
400 Residential	2,100	266,100,800	603,400	37,413,865	6,909,235	309,820,500	
500 Timber - Cutover	0	0	0	0	0	0	
600 Developmental	0	0	0	0	0	0	
800 TOTAL REAL	2,375	291,714,500	1,107,600	38,193,265	7,855,335	336,655,500	
PERSONAL PROPERTY	Parcel Count	2023 Board of Review	Loss	(+ / -) Adjustment	New	2024 Board of Review	Does Not Cross Foot (*)
150 Agricultural	0	0	0	0	0	0	
250 Commercial	54	338,500	71,500	0	469,800	736,800	
350 Industrial	0	0	0	0	0	0	
450 Residential	0	0	0	0	0	0	
550 Utility	7	2,802,200	2,600	0	856,100	3,655,700	
850 TOTAL PERSONAL	61	3,140,700	74,100	0	1,325,900	4,392,500	
TOTAL REAL & PERSONAL	2,436	294,855,200	1,181,700	38,193,265	9,181,235	341,048,000	
CERTIFICATION							
Assessor Printed Name MICHAEL BEACH					Certificate Number R-8385		
Assessor Officer Signature					Date 04/01/2024		

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COUNTY OCEANA CITY OR TOWNSHIP SHELBY TOWNSHIP STC 15

REAL PROPERTY	Parcel Count	2023 Board of Review	Loss	(+ / -) Adjustment	New	2024 Board of Review	Does Not Cross Foot (*)
100 Agricultural	254	20,103,700	492,700	813,200	296,600	20,720,800	
200 Commercial	159	27,338,200	183,100	691,500	603,700	28,450,300	
300 Industrial	39	5,695,500	33,800	806,900	47,200	6,515,800	
400 Residential	1,721	106,059,500	785,400	9,946,800	2,635,800	117,856,700	
500 Timber - Cutover	0	0	0	0	0	0	
600 Developmental	0	0	0	0	0	0	
800 TOTAL REAL	2,173	159,196,900	1,495,000	12,258,400	3,583,300	173,543,600	
PERSONAL PROPERTY	Parcel Count	2023 Board of Review	Loss	(+ / -) Adjustment	New	2024 Board of Review	Does Not Cross Foot (*)
150 Agricultural	0	0	0	0	0	0	
250 Commercial	126	2,136,600	137,000	0	429,600	2,429,200	
350 Industrial	6	208,500	134,200	0	0	74,300	
450 Residential	0	0	0	0	0	0	
550 Utility	13	6,887,100	197,400	0	2,041,100	8,730,800	
850 TOTAL PERSONAL	145	9,232,200	468,600	0	2,470,700	11,234,300	
TOTAL REAL & PERSONAL	2,318	168,429,100	1,963,600	12,258,400	6,054,000	184,777,900	
CERTIFICATION							
Assessor Printed Name BARBARA EATON					Certificate Number R-9278		
Assessor Officer Signature					Date 04/01/2024		

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2024 REPORT OF ASSESSMENT ROLL CHANGES AND CLASSIFICATION

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COUNTY OCEANA CITY OR TOWNSHIP FERRY TOWNSHIP STC 6

REAL PROPERTY	Parcel Count	2023 Board of Review	Loss	(+ / -) Adjustment	New	2024 Board of Review	Does Not Cross Foot (*)
100 Agricultural	107	8,772,300	0	515,700	119,900	9,407,900	
200 Commercial	11	847,300	0	9,600	0	856,900	
300 Industrial	12	589,600	0	-9,300	24,300	604,600	
400 Residential	859	45,863,100	453,900	4,539,400	1,297,000	51,245,600	
500 Timber - Cutover	0	0	0	0	0	0	
600 Developmental	0	0	0	0	0	0	
800 TOTAL REAL	989	56,072,300	453,900	5,055,400	1,441,200	62,115,000	
PERSONAL PROPERTY	Parcel Count	2023 Board of Review	Loss	(+ / -) Adjustment	New	2024 Board of Review	Does Not Cross Foot (*)
150 Agricultural	0	0	0	0	0	0	
250 Commercial	14	180,000	0	0	37,000	217,000	
350 Industrial	3	25,000	0	0	0	25,000	
450 Residential	0	0	0	0	0	0	
550 Utility	7	1,279,800	5,500	0	145,200	1,419,500	
850 TOTAL PERSONAL	24	1,484,800	5,500	0	182,200	1,661,500	
TOTAL REAL & PERSONAL	1,013	57,557,100	459,400	5,055,400	1,623,400	63,776,500	
CERTIFICATION							
Assessor Printed Name MICHAEL BEACH					Certificate Number R-8385		
Assessor Officer Signature					Date 04/01/2024		

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COUNTY OCEANA CITY OR TOWNSHIP NEWFIELD TOWNSHIP STC 12

REAL PROPERTY	Parcel Count	2023 Board of Review	Loss	(+ / -) Adjustment	New	2024 Board of Review	Does Not Cross Foot (*)
100 Agricultural	119	9,093,000	8,500	-65,900	98,600	9,117,200	
200 Commercial	68	6,102,000	42,400	227,300	177,800	6,464,700	
300 Industrial	6	504,400	0	-23,600	0	480,800	
400 Residential	1,728	99,969,500	544,800	12,164,700	2,067,600	113,657,000	
500 Timber - Cutover	0	0	0	0	0	0	
600 Developmental	0	0	0	0	0	0	
800 TOTAL REAL	1,921	115,668,900	595,700	12,302,500	2,344,000	129,719,700	
PERSONAL PROPERTY	Parcel Count	2023 Board of Review	Loss	(+ / -) Adjustment	New	2024 Board of Review	Does Not Cross Foot (*)
150 Agricultural	0	0	0	0	0	0	
250 Commercial	53	52,000	51,000	0	0	1,000	
350 Industrial	1	0	0	0	0	0	
450 Residential	0	0	0	0	0	0	
550 Utility	10	3,180,400	56,200	0	466,000	3,590,200	
850 TOTAL PERSONAL	64	3,232,400	107,200	0	466,000	3,591,200	
TOTAL REAL & PERSONAL	1,985	118,901,300	702,900	12,302,500	2,810,000	133,310,900	
CERTIFICATION							
Assessor Printed Name BARBARA C EATON					Certificate Number R-9278		
Assessor Officer Signature					Date 04/01/2024		

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2024 REPORT OF ASSESSMENT ROLL CHANGES AND CLASSIFICATION

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COUNTY OCEANA CITY OR TOWNSHIP CLAYBANKS TOWNSHIP STC 2

REAL PROPERTY	Parcel Count	2023 Board of Review	Loss	(+ / -) Adjustment	New	2024 Board of Review	Does Not Cross Foot (*)
100 Agricultural	274	26,302,700	2,700	1,598,100	266,200	28,164,300	
200 Commercial	3	452,200	0	83,200	0	535,400	
300 Industrial	1	31,600	0	9,900	0	41,500	
400 Residential	676	111,146,500	13,775	1,943,034	1,661,900	114,737,659	
500 Timber - Cutover	0	0	0	0	0	0	
600 Developmental	0	0	0	0	0	0	
800 TOTAL REAL	954	137,933,000	16,475	3,634,234	1,928,100	143,478,859	
PERSONAL PROPERTY	Parcel Count	2023 Board of Review	Loss	(+ / -) Adjustment	New	2024 Board of Review	Does Not Cross Foot (*)
150 Agricultural	0	0	0	0	0	0	
250 Commercial	13	114,100	800	0	0	113,300	
350 Industrial	3	8,600	0	0	0	8,600	
450 Residential	0	0	0	0	0	0	
550 Utility	5	1,503,100	18,000	0	394,800	1,879,900	
850 TOTAL PERSONAL	21	1,625,800	18,800	0	394,800	2,001,800	
TOTAL REAL & PERSONAL	975	139,558,800	35,275	3,634,234	2,322,900	145,480,659	
CERTIFICATION							
Assessor Printed Name SARA BIZON					Certificate Number R-9678		
Assessor Officer Signature					Date 04/01/2024		

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COUNTY OCEANA CITY OR TOWNSHIP GRANT TOWNSHIP STC 8

REAL PROPERTY	Parcel Count	2023 Board of Review	Loss	(+ / -) Adjustment	New	2024 Board of Review	Does Not Cross Foot (*)
100 Agricultural	162	10,500,300	549,200	1,033,500	725,100	11,709,700	
200 Commercial	91	10,383,900	75,500	2,020,429	704,571	13,033,400	
300 Industrial	14	3,068,400	0	196,200	28,100	3,292,700	
400 Residential	1,654	90,335,500	1,102,800	19,933,700	4,757,400	113,923,800	
500 Timber - Cutover	0	0	0	0	0	0	
600 Developmental	0	0	0	0	0	0	
800 TOTAL REAL	1,921	114,288,100	1,727,500	23,183,829	6,215,171	141,959,600	
PERSONAL PROPERTY	Parcel Count	2023 Board of Review	Loss	(+ / -) Adjustment	New	2024 Board of Review	Does Not Cross Foot (*)
150 Agricultural	0	0	0	0	0	0	
250 Commercial	78	1,802,900	297,900	0	202,100	1,707,100	
350 Industrial	4	0	0	0	0	0	
450 Residential	0	0	0	0	0	0	
550 Utility	14	6,157,800	200,000	0	1,461,673	7,419,473	
850 TOTAL PERSONAL	96	7,960,700	497,900	0	1,663,773	9,126,573	
TOTAL REAL & PERSONAL	2,017	122,248,800	2,225,400	23,183,829	7,878,944	151,086,173	
CERTIFICATION							
Assessor Printed Name ROGER SCHMIDT					Certificate Number R-9225		
Assessor Officer Signature					Date 04/01/2024		

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COUNTY OCEANA CITY OR TOWNSHIP OTTO TOWNSHIP STC 13

REAL PROPERTY	Parcel Count	2023 Board of Review	Loss	(+ / -) Adjustment	New	2024 Board of Review	Does Not Cross Foot (*)
100 Agricultural	53	3,920,800	0	383,200	143,400	4,447,400	
200 Commercial	1	72,900	0	20,900	0	93,800	
300 Industrial	1	13,500	0	11,400	13,100	38,000	
400 Residential	747	33,754,100	0	6,628,600	1,224,800	41,607,500	
500 Timber - Cutover	0	0	0	0	0	0	
600 Developmental	0	0	0	0	0	0	
800 TOTAL REAL	802	37,761,300	0	7,044,100	1,381,300	46,186,700	
PERSONAL PROPERTY	Parcel Count	2023 Board of Review	Loss	(+ / -) Adjustment	New	2024 Board of Review	Does Not Cross Foot (*)
150 Agricultural	0	0	0	0	0	0	
250 Commercial	7	0	0	0	0	0	
350 Industrial	0	0	0	0	0	0	
450 Residential	0	0	0	0	0	0	
550 Utility	7	3,162,700	4,800	0	621,700	3,779,600	
850 TOTAL PERSONAL	14	3,162,700	4,800	0	621,700	3,779,600	
TOTAL REAL & PERSONAL	816	40,924,000	4,800	7,044,100	2,003,000	49,966,300	
CERTIFICATION							
Assessor Printed Name DANIEL KIRWIN					Certificate Number R-5067		
Assessor Officer Signature					Date 04/01/2024		

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COUNTY OCEANA CITY OR TOWNSHIP GREENWOOD TOWNSHIP STC 9

REAL PROPERTY	Parcel Count	2023 Board of Review	Loss	(+ / -) Adjustment	New	2024 Board of Review	Does Not Cross Foot (*)
100 Agricultural	69	8,941,100	400,300	-240,200	419,100	8,719,700	
200 Commercial	5	862,200	0	218,500	0	1,080,700	
300 Industrial	11	633,400	0	42,400	0	675,800	
400 Residential	718	45,166,300	380,500	9,013,600	1,660,200	55,459,600	
500 Timber - Cutover	0	0	0	0	0	0	
600 Developmental	0	0	0	0	0	0	
800 TOTAL REAL	803	55,603,000	780,800	9,034,300	2,079,300	65,935,800	
PERSONAL PROPERTY	Parcel Count	2023 Board of Review	Loss	(+ / -) Adjustment	New	2024 Board of Review	Does Not Cross Foot (*)
150 Agricultural	0	0	0	0	0	0	
250 Commercial	12	20,700	6,300	0	0	14,400	
350 Industrial	3	157,800	0	0	0	157,800	
450 Residential	0	0	0	0	0	0	
550 Utility	9	1,512,900	21,800	0	176,500	1,667,600	
850 TOTAL PERSONAL	24	1,691,400	28,100	0	176,500	1,839,800	
TOTAL REAL & PERSONAL	827	57,294,400	808,900	9,034,300	2,255,800	67,775,600	
CERTIFICATION							
Assessor Printed Name MARILYN BOWMAN					Certificate Number R-5984		
Assessor Officer Signature					Date 04/01/2024		

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COUNTY OCEANA CITY OR TOWNSHIP CITY OF HART STC 51

REAL PROPERTY	Parcel Count	2023 Board of Review	Loss	(+ / -) Adjustment	New	2024 Board of Review	Does Not Cross Foot (*)
100 Agricultural	0	0	0	0	0	0	
200 Commercial	149	22,401,900	402,600	1,285,400	599,900	23,884,600	
300 Industrial	28	8,282,600	14,000	236,800	1,075,000	9,580,400	
400 Residential	670	37,163,200	147,900	6,598,000	1,231,800	44,845,100	
500 Timber - Cutover	0	0	0	0	0	0	
600 Developmental	0	0	0	0	0	0	
800 TOTAL REAL	847	67,847,700	564,500	8,120,200	2,906,700	78,310,100	
PERSONAL PROPERTY	Parcel Count	2023 Board of Review	Loss	(+ / -) Adjustment	New	2024 Board of Review	Does Not Cross Foot (*)
150 Agricultural	0	0	0	0	0	0	
250 Commercial	184	1,822,500	134,600	0	299,000	1,986,900	
350 Industrial	4	0	0	0	0	0	
450 Residential	0	0	0	0	0	0	
550 Utility	3	841,000	33,800	0	22,400	829,600	
850 TOTAL PERSONAL	191	2,663,500	168,400	0	321,400	2,816,500	
TOTAL REAL & PERSONAL	1,038	70,511,200	732,900	8,120,200	3,228,100	81,126,600	

CERTIFICATION	
Assessor Printed Name EDWARD VANDERVRIES	Certificate Number R-7530
Assessor Officer Signature	Date 04/01/2024

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Analysis for Equalized Valuation

Issued under authority of Public Act 206 of 1893.

INSERT THE CORRECT CODE IN THE REMARKS FIELD OF THE APPROPRIATE CLASSIFICATION AS NECESSARY			
Real Property Codes:		Personal Property Codes:	
AS: Appraisal Study	ES: Estimated (L-4023)	AU: Audit	CS: County Study
NW: New Class	RA: Complete Reappraisal	ES: Estimated (L-4023)	NW: New Class
S1: One Year Study	S2: Two Year Study	RV: Record Verification	

County No. 640000	County Name Oceana County	City or Township No.	City or Township Name	Year 2024
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Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks
100					
101	Agricultural	2,672	232,325,600	46.82%	496,226,542
102	Loss		3,866,400	46.75%	8,271,136
103			228,459,200	46.82%	487,955,406
104	Adjustment		+14,305,750		
105			242,764,950	49.75%	487,955,406
106	New		6,073,250	49.76%	12,205,403
107				0	
108	Total Agricultural	2,691	248,838,200	49.75%	500,160,809
109	Computed 50% of TCV Real Agriculture				Equalization Factor
	Recommended CEV Real Agriculture				
200					
201	Commercial	831	121,667,000	45.19%	269,220,059
202	Loss		1,036,400	45.86%	2,260,050
203			120,630,600	45.19%	266,960,009
204	Adjustment		+11,713,529		
205			132,344,129	49.57%	266,960,009
206	New		4,087,071	49.59%	8,241,460
207				0	
208	Total Commercial	854	136,431,200	49.58%	275,201,469
209	Computed 50% of TCV Real Commercial				Equalization Factor
	Recommended CEV Real Commercial				
300					
301	Industrial	186	41,745,400	46.85%	89,108,259
302	Loss		47,800	44.65%	107,046
303			41,697,600	46.85%	89,001,213
304	Adjustment		+2,552,400		
305			44,250,000	49.72%	89,001,213
306	New		1,187,700	49.86%	2,381,931
307				0	
308	Total Industrial	187	45,437,700	49.72%	91,383,144
309	Computed 50% of TCV Real Industrial				Equalization Factor
	Recommended CEV Real Industrial				
809	Computed 50% of TCV, Total 6 Classes Real				
	Recommended CEV, Total 6 Classes Real				
859	Computed 50% of TCV, Total Personal Property				
	Recommended CEV, Total Personal Property				

County No. 640000	County Name Oceana County	City or Township No.	City or Township Name	Year 2024
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Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks
400					
401	Residential	20,558	1,768,605,100	42.87%	4,125,172,782
402	Loss		8,867,275	42.55%	20,837,432
403			1,759,737,825	42.88%	4,104,335,350
404	Adjustment		+275,310,999		
405			2,035,048,824	49.58%	4,104,335,350
406	New		43,748,835	49.58%	88,245,132
407				0	
408	Total Residential	20,575	2,078,797,659	49.58%	4,192,580,482
409	Computed 50% of TCV Real Residential			Equalization Factor	
	Recommended CEV Real Residential				
500					
501	Timber-Cutover	0	0	0.00%	0
502	Loss		0	0.00%	0
503			0	0.00%	0
504	Adjustment		+0		
505			0	0.00%	0
506	New		0	0.00%	0
507				0	
508	Total Timber-C.O.	0	0	0.00%	0
509	Computed 50% of TCV Real Timber-C.O.			Equalization Factor	
	Recommended CEV Real Timber-C.O.				
600					
601	Developmental	0	0	0.00%	0
602	Loss		0	0.00%	0
603			0	0.00%	0
604	Adjustment		+0		
605			0	0.00%	0
606	New		0	0.00%	0
607				0	
608	Total Develop.	0	0	0.00%	0
609	Computed 50% of TCV Real Develop.			Equalization Factor	
	Recommended CEV Real Developmental				

Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Factor
800	Total Real (Sum of lines '08)	24,307	2,509,504,759	49.60%	5,059,325,904

County No. 640000	County Name Oceana County	City or Township No.	City or Township Name	Year 2024
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	Personal Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks
150						
151	Agricultural	0	0	0.00%	0	
152	Loss		0	0.00%	0	
153			0	0.00%	0	
154	Adjustment		+0			
155			0	0.00%	0	
156	New		0	0.00%	0	
157					0	
158	Total Agricultural	0	0	0.00%	0	
250						
251	Commercial	869	10,338,600	50.00%	20,677,200	
252	Loss		1,371,600	50.00%	2,743,200	
253			8,967,000	50.00%	17,934,000	
254	Adjustment		+0			
255			8,967,000	50.00%	17,934,000	
256	New		2,357,100	50.00%	4,714,200	
257					0	
258	Total Commercial	873	11,324,100	50.00%	22,648,200	
350						
351	Industrial	34	3,444,800	50.00%	6,889,600	
352	Loss		388,400	50.00%	776,800	
353			3,056,400	50.00%	6,112,800	
354	Adjustment		+0			
355			3,056,400	50.00%	6,112,800	
356	New		122,800	50.00%	245,600	
357					0	
358	Total Industrial	36	3,179,200	50.00%	6,358,400	
450						
451	Residential	0	0	0.00%	0	
452	Loss		0	0.00%	0	
453			0	0.00%	0	
454	Adjustment		+0			
455			0	0.00%	0	
456	New		0	0.00%	0	
457					0	
458	Total Residential	0	0	0.00%	0	
550						
551	Utility	139	58,812,000	50.00%	117,624,000	
552	Loss		1,395,500	50.00%	2,791,000	
553			57,416,500	50.00%	114,833,000	
554	Adjustment		+0			
555			57,416,500	50.00%	114,833,000	
556	New		7,517,573	50.00%	15,035,146	
557					0	
558	Total Utility	139	64,934,073	50.00%	129,868,146	
	Personal Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Factor
850	Total Personal (Sum of lines '58)	1,048	79,437,373	50.00%	158,874,746	

Analysis for Equalized Valuation

Issued under authority of Public Act 206 of 1893.

INSERT THE CORRECT CODE IN THE REMARKS FIELD OF THE APPROPRIATE CLASSIFICATION AS NECESSARY			
Real Property Codes:		Personal Property Codes:	
AS: Appraisal Study	ES: Estimated (L-4023)	AU: Audit	CS: County Study
NW: New Class	RA: Complete Reappraisal	ES: Estimated (L-4023)	NW: New Class
S1: One Year Study	S2: Two Year Study	RV: Record Verification	

County No. 640000	County Name Oceana County	City or Township No. 641010	City or Township Name Benona Township	Year 2024
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Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks	
100						
101	Agricultural	254	22,635,500	48.64%	46,536,801	AS
102	Loss		504,200	48.64%	1,036,595	
103			22,131,300	48.64%	45,500,206	
104	Adjustment		+591,500			
105			22,722,800	49.94%	45,500,206	
106	New		372,900	49.94%	746,696	
107					0	
108	Total Agricultural	253	23,095,700	49.94%	46,246,902	
109	Computed 50% of TCV Real Agriculture		23,123,451		Equalization Factor	1.00000
	Recommended CEV Real Agriculture		23,095,700			
200						
201	Commercial	19	2,950,400	46.56%	6,336,770	AS
202	Loss		0	46.56%	0	
203			2,950,400	46.56%	6,336,770	
204	Adjustment		+186,100			
205			3,136,500	49.50%	6,336,770	
206	New		573,200	49.50%	1,157,980	
207					0	
208	Total Commercial	21	3,709,700	49.50%	7,494,750	
209	Computed 50% of TCV Real Commercial		3,747,375		Equalization Factor	1.00000
	Recommended CEV Real Commercial		3,709,700			
300						
301	Industrial	1	27,800	46.80%	59,406	AS
302	Loss		0	46.80%	0	
303			27,800	46.80%	59,406	
304	Adjustment		+1,800			
305			29,600	49.83%	59,406	
306	New		0	49.83%	0	
307					0	
308	Total Industrial	1	29,600	49.83%	59,406	
309	Computed 50% of TCV Real Industrial		29,703		Equalization Factor	1.00000
	Recommended CEV Real Industrial		29,600			
809	Computed 50% of TCV, Total 6 Classes Real		341,270,516			
	Recommended CEV, Total 6 Classes Real		336,655,500			
859	Computed 50% of TCV, Total Personal Property		4,392,500			
	Recommended CEV, Total Personal Property		4,392,500			

County No. 640000	County Name Oceana County	City or Township No. 641010	City or Township Name Benona Township	Year 2024
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Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks	
400						
401	Residential	2,096	266,100,800	43.19%	616,116,694	SS
402	Loss		603,400	43.19%	1,397,083	
403			265,497,400	43.19%	614,719,611	
404	Adjustment		+37,413,865			
405			302,911,265	49.28%	614,719,611	
406	New		6,909,235	49.28%	14,020,363	
407					0	
408	Total Residential	2,100	309,820,500	49.28%	628,739,974	
409	Computed 50% of TCV Real Residential		314,369,987		Equalization Factor	1.00000
	Recommended CEV Real Residential		309,820,500			
500						
501	Timber-Cutover	0	0	0.00%	0	NC
502	Loss		0	0.00%	0	
503			0	0.00%	0	
504	Adjustment		+0			
505			0	50.00%	0	
506	New		0	50.00%	0	
507					0	
508	Total Timber-C.O.	0	0	0.00%	0	
509	Computed 50% of TCV Real Timber-C.O.		0		Equalization Factor	0.00000
	Recommended CEV Real Timber-C.O.		0			
600						
601	Developmental	0	0	0.00%	0	NC
602	Loss		0	0.00%	0	
603			0	0.00%	0	
604	Adjustment		+0			
605			0	50.00%	0	
606	New		0	50.00%	0	
607					0	
608	Total Develop.	0	0	0.00%	0	
609	Computed 50% of TCV Real Develop.		0		Equalization Factor	0.00000
	Recommended CEV Real Developmental		0			

Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Factor	
800	Total Real (Sum of lines '08)	2,375	336,655,500	49.32%	682,541,032	1.00000

County No. 640000	County Name Oceana County	City or Township No. 641010	City or Township Name Benona Township	Year 2024
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Personal Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks	
150						
151	Agricultural	0	0	0.00%	0	NC
152	Loss	0	0	0.00%	0	
153		0	0	0.00%	0	
154	Adjustment	+0				
155		0	50.00%	0		
156	New	0	50.00%	0		
157				0		
158	Total Agricultural	0	0	0.00%	0	
250						
251	Commercial	54	338,500	50.00%	677,000	RV
252	Loss		71,500	50.00%	143,000	
253			267,000	50.00%	534,000	
254	Adjustment		+0			
255			267,000	50.00%	534,000	
256	New		469,800	50.00%	939,600	
257					0	
258	Total Commercial	54	736,800	50.00%	1,473,600	
350						
351	Industrial	0	0	0.00%	0	RV
352	Loss		0	0.00%	0	
353			0	0.00%	0	
354	Adjustment		+0			
355			0	50.00%	0	
356	New		0	50.00%	0	
357					0	
358	Total Industrial	0	0	0.00%	0	
450						
451	Residential	0	0	0.00%	0	NC
452	Loss		0	0.00%	0	
453			0	0.00%	0	
454	Adjustment		+0			
455			0	50.00%	0	
456	New		0	50.00%	0	
457					0	
458	Total Residential	0	0	0.00%	0	
550						
551	Utility	7	2,802,200	50.00%	5,604,400	RV
552	Loss		2,600	50.00%	5,200	
553			2,799,600	50.00%	5,599,200	
554	Adjustment		+0			
555			2,799,600	50.00%	5,599,200	
556	New		856,100	50.00%	1,712,200	
557					0	
558	Total Utility	7	3,655,700	50.00%	7,311,400	
Personal Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Factor	
850	Total Personal (Sum of lines '58)	61	4,392,500	50.00%	8,785,000	1.00000

Analysis for Equalized Valuation

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INSERT THE CORRECT CODE IN THE REMARKS FIELD OF THE APPROPRIATE CLASSIFICATION AS NECESSARY			
Real Property Codes:		Personal Property Codes:	
AS: Appraisal Study	ES: Estimated (L-4023)	AU: Audit	CS: County Study
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S1: One Year Study	S2: Two Year Study	RV: Record Verification	

County No. 640000	County Name Oceana County	City or Township No. 641020	City or Township Name Claybanks Township	Year 2024
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	Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks
100						
101	Agricultural	275	26,302,700	46.85%	56,142,369	AS
102	Loss		2,700	46.85%	5,763	
103			26,300,000	46.85%	56,136,606	
104	Adjustment		+1,598,100			
105			27,898,100	49.70%	56,136,606	
106	New		266,200	49.70%	535,614	
107					0	
108	Total Agricultural	274	28,164,300	49.70%	56,672,220	
109	Computed 50% of TCV Real Agriculture		28,336,110		Equalization Factor	1.00000
	Recommended CEV Real Agriculture		28,164,300			
200						
201	Commercial	3	452,200	42.12%	1,073,636	AS
202	Loss		0	42.12%	0	
203			452,200	42.12%	1,073,636	
204	Adjustment		+83,200			
205			535,400	49.87%	1,073,636	
206	New		0	49.87%	0	
207					0	
208	Total Commercial	3	535,400	49.87%	1,073,636	
209	Computed 50% of TCV Real Commercial		536,818		Equalization Factor	1.00000
	Recommended CEV Real Commercial		535,400			
300						
301	Industrial	1	31,600	37.88%	83,427	AS
302	Loss		0	37.88%	0	
303			31,600	37.88%	83,427	
304	Adjustment		+9,900			
305			41,500	49.74%	83,427	
306	New		0	49.74%	0	
307					0	
308	Total Industrial	1	41,500	49.74%	83,427	
309	Computed 50% of TCV Real Industrial		41,714		Equalization Factor	1.00000
	Recommended CEV Real Industrial		41,500			
809	Computed 50% of TCV, Total 6 Classes Real		144,359,151			
	Recommended CEV, Total 6 Classes Real		143,478,859			
859	Computed 50% of TCV, Total Personal Property		2,001,800			
	Recommended CEV, Total Personal Property		2,001,800			

County No. 640000	County Name Oceana County	City or Township No. 641020	City or Township Name Claybanks Township	Year 2024
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Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks
400					
401 Residential	675	111,146,500	48.84%	227,572,686	SS
402 Loss		13,775	48.84%	28,204	
403		111,132,725	48.84%	227,544,482	
404 Adjustment		+1,943,034			
405		113,075,759	49.69%	227,544,482	
406 New		1,661,900	49.69%	3,344,536	
407				0	
408 Total Residential	676	114,737,659	49.69%	230,889,018	
409 Computed 50% of TCV Real Residential		115,444,509		Equalization Factor	1.00000
	Recommended CEV Real Residential	114,737,659			
500					
501 Timber-Cutover	0	0	0.00%	0	NC
502 Loss		0	0.00%	0	
503		0	0.00%	0	
504 Adjustment		+0			
505		0	50.00%	0	
506 New		0	50.00%	0	
507				0	
508 Total Timber-C.O.	0	0	0.00%	0	
509 Computed 50% of TCV Real Timber-C.O.		0		Equalization Factor	0.00000
	Recommended CEV Real Timber-C.O.	0			
600					
601 Developmental	0	0	0.00%	0	NC
602 Loss		0	0.00%	0	
603		0	0.00%	0	
604 Adjustment		+0			
605		0	50.00%	0	
606 New		0	50.00%	0	
607				0	
608 Total Develop.	0	0	0.00%	0	
609 Computed 50% of TCV Real Develop.		0		Equalization Factor	0.00000
	Recommended CEV Real Developmental	0			

Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Factor
800 Total Real (Sum of lines '08)	954	143,478,859	49.70%	288,718,301	1.00000

County No. 640000	County Name Oceana County	City or Township No. 641020	City or Township Name Claybanks Township	Year 2024
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	Personal Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks
150						
151	Agricultural	0	0	0.00%	0	NC
152	Loss		0	0.00%	0	
153			0	0.00%	0	
154	Adjustment		+0			
155			0	50.00%	0	
156	New		0	50.00%	0	
157					0	
158	Total Agricultural	0	0	0.00%	0	
250						
251	Commercial	13	114,100	50.00%	228,200	RV
252	Loss		800	50.00%	1,600	
253			113,300	50.00%	226,600	
254	Adjustment		+0			
255			113,300	50.00%	226,600	
256	New		0	50.00%	0	
257					0	
258	Total Commercial	13	113,300	50.00%	226,600	
350						
351	Industrial	3	8,600	50.00%	17,200	RV
352	Loss		0	50.00%	0	
353			8,600	50.00%	17,200	
354	Adjustment		+0			
355			8,600	50.00%	17,200	
356	New		0	50.00%	0	
357					0	
358	Total Industrial	3	8,600	50.00%	17,200	
450						
451	Residential	0	0	0.00%	0	NC
452	Loss		0	0.00%	0	
453			0	0.00%	0	
454	Adjustment		+0			
455			0	50.00%	0	
456	New		0	50.00%	0	
457					0	
458	Total Residential	0	0	0.00%	0	
550						
551	Utility	5	1,503,100	50.00%	3,006,200	RV
552	Loss		18,000	50.00%	36,000	
553			1,485,100	50.00%	2,970,200	
554	Adjustment		+0			
555			1,485,100	50.00%	2,970,200	
556	New		394,800	50.00%	789,600	
557					0	
558	Total Utility	5	1,879,900	50.00%	3,759,800	
	Personal Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Factor
850	Total Personal (Sum of lines '58)	21	2,001,800	50.00%	4,003,600	1.00000

Analysis for Equalized Valuation

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S1: One Year Study	S2: Two Year Study	RV: Record Verification	

County No. 640000	County Name Oceana County	City or Township No. 641030	City or Township Name Colfax Township	Year 2024
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	Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks
100						
101	Agricultural	95	11,047,900	46.22%	23,902,856	AS
102	Loss		0	46.22%	0	
103			11,047,900	46.22%	23,902,856	
104	Adjustment		+851,200			
105			11,899,100	49.78%	23,902,856	
106	New		156,000	49.78%	313,379	
107					0	
108	Total Agricultural	97	12,055,100	49.78%	24,216,235	
109	Computed 50% of TCV Real Agriculture		12,108,118		Equalization Factor	1.00000
	Recommended CEV Real Agriculture		12,055,100			
200						
201	Commercial	3	338,100	42.37%	797,970	AS
202	Loss		0	42.37%	0	
203			338,100	42.37%	797,970	
204	Adjustment		+59,100			
205			397,200	49.78%	797,970	
206	New		65,700	49.78%	131,981	
207					0	
208	Total Commercial	3	462,900	49.78%	929,951	
209	Computed 50% of TCV Real Commercial		464,976		Equalization Factor	1.00000
	Recommended CEV Real Commercial		462,900			
300						
301	Industrial	5	7,562,200	45.06%	16,782,075	AS
302	Loss		0	45.06%	0	
303			7,562,200	45.06%	16,782,075	
304	Adjustment		+776,000			
305			8,338,200	49.69%	16,782,075	
306	New		0	49.69%	0	
307					0	
308	Total Industrial	5	8,338,200	49.69%	16,782,075	
309	Computed 50% of TCV Real Industrial		8,391,038		Equalization Factor	1.00000
	Recommended CEV Real Industrial		8,338,200			
809	Computed 50% of TCV, Total 6 Classes Real		60,088,649			
	Recommended CEV, Total 6 Classes Real		59,619,000			
859	Computed 50% of TCV, Total Personal Property		4,877,100			
	Recommended CEV, Total Personal Property		4,877,100			

County No. 640000	County Name Oceana County	City or Township No. 641030	City or Township Name Colfax Township	Year 2024
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Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks	
400						
401	Residential	631	33,930,000	44.04%	77,043,597	SS
402	Loss		658,400	44.04%	1,495,005	
403			33,271,600	44.04%	75,548,592	
404	Adjustment		+4,153,400			
405			37,425,000	49.54%	75,548,592	
406	New		1,337,800	49.54%	2,700,444	
407					0	
408	Total Residential	630	38,762,800	49.54%	78,249,036	
409	Computed 50% of TCV Real Residential		39,124,518		Equalization Factor	1.00000
	Recommended CEV Real Residential		38,762,800			
500						
501	Timber-Cutover	0	0	0.00%	0	NC
502	Loss		0	0.00%	0	
503			0	0.00%	0	
504	Adjustment		+0			
505			0	50.00%	0	
506	New		0	50.00%	0	
507					0	
508	Total Timber-C.O.	0	0	0.00%	0	
509	Computed 50% of TCV Real Timber-C.O.		0		Equalization Factor	0.00000
	Recommended CEV Real Timber-C.O.		0			
600						
601	Developmental	0	0	0.00%	0	NC
602	Loss		0	0.00%	0	
603			0	0.00%	0	
604	Adjustment		+0			
605			0	50.00%	0	
606	New		0	50.00%	0	
607					0	
608	Total Develop.	0	0	0.00%	0	
609	Computed 50% of TCV Real Develop.		0		Equalization Factor	0.00000
	Recommended CEV Real Developmental		0			

Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Factor	
800	Total Real (Sum of lines '08)	735	59,619,000	49.61%	120,177,297	1.00000

County No. 640000	County Name Oceana County	City or Township No. 641030	City or Township Name Colfax Township	Year 2024
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Personal Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks	
150						
151	Agricultural	0	0	0.00%	0	NC
152	Loss	0	0	0.00%	0	
153		0	0	0.00%	0	
154	Adjustment	+0				
155		0	50.00%	0		
156	New	0	50.00%	0		
157				0		
158	Total Agricultural	0	0	0.00%	0	
250						
251	Commercial	7	0	0.00%	0	RV
252	Loss	0	0	0.00%	0	
253		0	0	0.00%	0	
254	Adjustment	+0				
255		0	50.00%	0		
256	New	0	50.00%	0		
257				0		
258	Total Commercial	7	0	0.00%	0	
350						
351	Industrial	3	2,697,400	50.00%	5,394,800	RV
352	Loss	15,600	15,600	50.00%	31,200	
353		2,681,800	2,681,800	50.00%	5,363,600	
354	Adjustment	+0				
355		2,681,800	2,681,800	50.00%	5,363,600	
356	New	122,800	122,800	50.00%	245,600	
357				0		
358	Total Industrial	3	2,804,600	50.00%	5,609,200	
450						
451	Residential	0	0	0.00%	0	NC
452	Loss	0	0	0.00%	0	
453		0	0	0.00%	0	
454	Adjustment	+0				
455		0	50.00%	0		
456	New	0	50.00%	0		
457				0		
458	Total Residential	0	0	0.00%	0	
550						
551	Utility	3	2,102,400	50.00%	4,204,800	RV
552	Loss	76,200	76,200	50.00%	152,400	
553		2,026,200	2,026,200	50.00%	4,052,400	
554	Adjustment	+0				
555		2,026,200	2,026,200	50.00%	4,052,400	
556	New	46,300	46,300	50.00%	92,600	
557				0		
558	Total Utility	3	2,072,500	50.00%	4,145,000	
Personal Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Factor	
850	Total Personal (Sum of lines '58)	13	4,877,100	50.00%	9,754,200	1.00000

Analysis for Equalized Valuation

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NW: New Class	RA: Complete Reappraisal	ES: Estimated (L-4023)	NW: New Class
S1: One Year Study	S2: Two Year Study	RV: Record Verification	

County No. 640000	County Name Oceana County	City or Township No. 641040	City or Township Name Crystal Township	Year 2024
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	Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks
100						
101	Agricultural	141	14,365,400	48.78%	29,449,364	AS
102	Loss		169,500	48.78%	347,478	
103			14,195,900	48.78%	29,101,886	
104	Adjustment		+336,100			
105			14,532,000	49.93%	29,101,886	
106	New		241,100	49.93%	482,876	
107					0	
108	Total Agricultural	143	14,773,100	49.93%	29,584,762	
109	Computed 50% of TCV Real Agriculture		14,792,381		Equalization Factor	1.00000
	Recommended CEV Real Agriculture		14,773,100			
200						
201	Commercial	3	124,100	39.22%	316,425	AS
202	Loss		0	39.22%	0	
203			124,100	39.22%	316,425	
204	Adjustment		+32,500			
205			156,600	49.49%	316,425	
206	New		0	49.49%	0	
207					0	
208	Total Commercial	3	156,600	49.49%	316,425	
209	Computed 50% of TCV Real Commercial		158,213		Equalization Factor	1.00000
	Recommended CEV Real Commercial		156,600			
300						
301	Industrial	8	349,700	53.61%	652,320	AS
302	Loss		0	53.61%	0	
303			349,700	53.61%	652,320	
304	Adjustment		-24,600			
305			325,100	49.84%	652,320	
306	New		0	49.84%	0	
307					0	
308	Total Industrial	8	325,100	49.84%	652,320	
309	Computed 50% of TCV Real Industrial		326,160		Equalization Factor	1.00000
	Recommended CEV Real Industrial		325,100			
809	Computed 50% of TCV, Total 6 Classes Real		44,223,624			
	Recommended CEV, Total 6 Classes Real		44,148,700			
859	Computed 50% of TCV, Total Personal Property		1,905,400			
	Recommended CEV, Total Personal Property		1,905,400			

County No. 640000	County Name Oceana County	City or Township No. 641040	City or Township Name Crystal Township	Year 2024
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Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks
400					
401 Residential	454	24,390,700	42.44%	57,471,018	SS
402 Loss		369,400	42.44%	870,405	
403		24,021,300	42.44%	56,600,613	
404 Adjustment		+4,227,200			
405		28,248,500	49.91%	56,600,613	
406 New		645,400	49.91%	1,293,128	
407				0	
408 Total Residential	455	28,893,900	49.91%	57,893,741	
409 Computed 50% of TCV Real Residential		28,946,871		Equalization Factor	1.00000
	Recommended CEV Real Residential	28,893,900			
500					
501 Timber-Cutover	0	0	0.00%	0	NC
502 Loss		0	0.00%	0	
503		0	0.00%	0	
504 Adjustment		+0			
505		0	50.00%	0	
506 New		0	50.00%	0	
507				0	
508 Total Timber-C.O.	0	0	0.00%	0	
509 Computed 50% of TCV Real Timber-C.O.		0		Equalization Factor	0.00000
	Recommended CEV Real Timber-C.O.	0			
600					
601 Developmental	0	0	0.00%	0	NC
602 Loss		0	0.00%	0	
603		0	0.00%	0	
604 Adjustment		+0			
605		0	50.00%	0	
606 New		0	50.00%	0	
607				0	
608 Total Develop.	0	0	0.00%	0	
609 Computed 50% of TCV Real Develop.		0		Equalization Factor	0.00000
	Recommended CEV Real Developmental	0			

Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Factor
800 Total Real (Sum of lines '08)	609	44,148,700	49.92%	88,447,248	1.00000

County No. 640000	County Name Oceana County	City or Township No. 641040	City or Township Name Crystal Township	Year 2024
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Personal Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks	
150						
151	Agricultural	0	0	0.00%	0	NC
152	Loss	0	0	0.00%	0	
153		0	0	0.00%	0	
154	Adjustment	+0				
155		0	50.00%	0		
156	New	0	50.00%	0		
157				0		
158	Total Agricultural	0	0	0.00%	0	
250						
251	Commercial	14	21,500	50.00%	43,000	RV
252	Loss	0	0	50.00%	0	
253		21,500	50.00%	43,000		
254	Adjustment	+0				
255		21,500	50.00%	43,000		
256	New	2,700	50.00%	5,400		
257				0		
258	Total Commercial	14	24,200	50.00%	48,400	
350						
351	Industrial	0	0	0.00%	0	RV
352	Loss	0	0	0.00%	0	
353		0	0	0.00%	0	
354	Adjustment	+0				
355		0	50.00%	0		
356	New	0	50.00%	0		
357				0		
358	Total Industrial	0	0	0.00%	0	
450						
451	Residential	0	0	0.00%	0	NC
452	Loss	0	0	0.00%	0	
453		0	0	0.00%	0	
454	Adjustment	+0				
455		0	50.00%	0		
456	New	0	50.00%	0		
457				0		
458	Total Residential	0	0	0.00%	0	
550						
551	Utility	5	1,888,800	50.00%	3,777,600	RV
552	Loss	53,100	50.00%	106,200		
553		1,835,700	50.00%	3,671,400		
554	Adjustment	+0				
555		1,835,700	50.00%	3,671,400		
556	New	45,500	50.00%	91,000		
557				0		
558	Total Utility	5	1,881,200	50.00%	3,762,400	
Personal Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Factor	
850	Total Personal (Sum of lines '58)	19	1,905,400	50.00%	3,810,800	1.00000

Analysis for Equalized Valuation

Issued under authority of Public Act 206 of 1893.

INSERT THE CORRECT CODE IN THE REMARKS FIELD OF THE APPROPRIATE CLASSIFICATION AS NECESSARY			
Real Property Codes:		Personal Property Codes:	
AS: Appraisal Study	ES: Estimated (L-4023)	AU: Audit	CS: County Study
NW: New Class	RA: Complete Reappraisal	ES: Estimated (L-4023)	NW: New Class
S1: One Year Study	S2: Two Year Study	RV: Record Verification	

County No. 640000	County Name Oceana County	City or Township No. 641050	City or Township Name Elbridge Township	Year 2024
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	Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks
100						
101	Agricultural	298	23,275,800	46.06%	50,533,652	AS
102	Loss		181,500	46.06%	394,051	
103			23,094,300	46.06%	50,139,601	
104	Adjustment		+1,698,500			
105			24,792,800	49.45%	50,139,601	
106	New		1,052,400	49.45%	2,128,210	
107					0	
108	Total Agricultural	303	25,845,200	49.45%	52,267,811	
109	Computed 50% of TCV Real Agriculture		26,133,906		Equalization Factor	1.00000
	Recommended CEV Real Agriculture		25,845,200			
200						
201	Commercial	5	243,100	44.17%	550,418	AS
202	Loss		92,600	44.17%	209,645	
203			150,500	44.17%	340,773	
204	Adjustment		+19,300			
205			169,800	49.83%	340,773	
206	New		0	49.83%	0	
207					0	
208	Total Commercial	4	169,800	49.83%	340,773	
209	Computed 50% of TCV Real Commercial		170,387		Equalization Factor	1.00000
	Recommended CEV Real Commercial		169,800			
300						
301	Industrial	10	339,700	58.83%	577,448	AS
302	Loss		0	58.83%	0	
303			339,700	58.83%	577,448	
304	Adjustment		-52,300			
305			287,400	49.77%	577,448	
306	New		0	49.77%	0	
307					0	
308	Total Industrial	10	287,400	49.77%	577,448	
309	Computed 50% of TCV Real Industrial		288,724		Equalization Factor	1.00000
	Recommended CEV Real Industrial		287,400			
809	Computed 50% of TCV, Total 6 Classes Real		62,052,973			
	Recommended CEV, Total 6 Classes Real		61,674,000			
859	Computed 50% of TCV, Total Personal Property		2,182,500			
	Recommended CEV, Total Personal Property		2,182,500			

County No. 640000	County Name Oceana County	City or Township No. 641050	City or Township Name Elbridge Township	Year 2024
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Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks
400					
401 Residential	492	29,635,600	41.76%	70,966,475	SS
402 Loss		787,500	41.76%	1,885,776	
403		28,848,100	41.76%	69,080,699	
404 Adjustment		+5,606,100			
405		34,454,200	49.88%	69,080,699	
406 New		917,400	49.88%	1,839,214	
407				0	
408 Total Residential	490	35,371,600	49.88%	70,919,913	
409 Computed 50% of TCV Real Residential		35,459,957		Equalization Factor	1.00000
	Recommended CEV Real Residential	35,371,600			
500					
501 Timber-Cutover	0	0	0.00%	0	NC
502 Loss		0	0.00%	0	
503		0	0.00%	0	
504 Adjustment		+0			
505		0	50.00%	0	
506 New		0	50.00%	0	
507				0	
508 Total Timber-C.O.	0	0	0.00%	0	
509 Computed 50% of TCV Real Timber-C.O.		0		Equalization Factor	0.00000
	Recommended CEV Real Timber-C.O.	0			
600					
601 Developmental	0	0	0.00%	0	NC
602 Loss		0	0.00%	0	
603		0	0.00%	0	
604 Adjustment		+0			
605		0	50.00%	0	
606 New		0	50.00%	0	
607				0	
608 Total Develop.	0	0	0.00%	0	
609 Computed 50% of TCV Real Develop.		0		Equalization Factor	0.00000
	Recommended CEV Real Developmental	0			

Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Factor
800 Total Real (Sum of lines '08)	807	61,674,000	49.69%	124,105,945	1.00000

County No. 640000	County Name Oceana County	City or Township No. 641050	City or Township Name Elbridge Township	Year 2024
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Personal Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks	
150						
151	Agricultural	0	0	0.00%	0	NC
152	Loss	0	0	0.00%	0	
153		0	0	0.00%	0	
154	Adjustment	+0				
155		0	50.00%	0		
156	New	0	50.00%	0		
157				0		
158	Total Agricultural	0	0	0.00%	0	
250						
251	Commercial	8	261,800	50.00%	523,600	RV
252	Loss		14,700	50.00%	29,400	
253			247,100	50.00%	494,200	
254	Adjustment		+0			
255			247,100	50.00%	494,200	
256	New		0	50.00%	0	
257				0		
258	Total Commercial	7	247,100	50.00%	494,200	
350						
351	Industrial	0	0	0.00%	0	RV
352	Loss		0	0.00%	0	
353			0	0.00%	0	
354	Adjustment		+0			
355			0	50.00%	0	
356	New		0	50.00%	0	
357				0		
358	Total Industrial	0	0	0.00%	0	
450						
451	Residential	0	0	0.00%	0	NC
452	Loss		0	0.00%	0	
453			0	0.00%	0	
454	Adjustment		+0			
455			0	50.00%	0	
456	New		0	50.00%	0	
457				0		
458	Total Residential	0	0	0.00%	0	
550						
551	Utility	4	1,921,700	50.00%	3,843,400	RV
552	Loss		43,900	50.00%	87,800	
553			1,877,800	50.00%	3,755,600	
554	Adjustment		+0			
555			1,877,800	50.00%	3,755,600	
556	New		57,600	50.00%	115,200	
557					0	
558	Total Utility	4	1,935,400	50.00%	3,870,800	
Personal Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Factor	
850	Total Personal (Sum of lines '58)	11	2,182,500	50.00%	4,365,000	1.00000

Analysis for Equalized Valuation

Issued under authority of Public Act 206 of 1893.

INSERT THE CORRECT CODE IN THE REMARKS FIELD OF THE APPROPRIATE CLASSIFICATION AS NECESSARY			
Real Property Codes:		Personal Property Codes:	
AS: Appraisal Study	ES: Estimated (L-4023)	AU: Audit	CS: County Study
NW: New Class	RA: Complete Reappraisal	ES: Estimated (L-4023)	NW: New Class
S1: One Year Study	S2: Two Year Study	RV: Record Verification	

County No. 640000	County Name Oceana County	City or Township No. 641060	City or Township Name Ferry Township	Year 2024
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	Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks
100						
101	Agricultural	107	8,772,300	47.04%	18,648,597	AS
102	Loss		0	47.04%	0	
103			8,772,300	47.04%	18,648,597	
104	Adjustment		+515,700			
105			9,288,000	49.81%	18,648,597	
106	New		119,900	49.81%	240,715	
107					0	
108	Total Agricultural	107	9,407,900	49.81%	18,889,312	
109	Computed 50% of TCV Real Agriculture		9,444,656		Equalization Factor	1.00000
	Recommended CEV Real Agriculture		9,407,900			
200						
201	Commercial	11	847,300	49.14%	1,724,257	AS
202	Loss		0	49.14%	0	
203			847,300	49.14%	1,724,257	
204	Adjustment		+9,600			
205			856,900	49.70%	1,724,257	
206	New		0	49.70%	0	
207					0	
208	Total Commercial	11	856,900	49.70%	1,724,257	
209	Computed 50% of TCV Real Commercial		862,129		Equalization Factor	1.00000
	Recommended CEV Real Commercial		856,900			
300						
301	Industrial	12	589,600	50.37%	1,170,621	AS
302	Loss		0	50.37%	0	
303			589,600	50.37%	1,170,621	
304	Adjustment		-9,300			
305			580,300	49.57%	1,170,621	
306	New		24,300	49.57%	49,022	
307					0	
308	Total Industrial	12	604,600	49.57%	1,219,643	
309	Computed 50% of TCV Real Industrial		609,822		Equalization Factor	1.00000
	Recommended CEV Real Industrial		604,600			
809	Computed 50% of TCV, Total 6 Classes Real		62,247,858			
	Recommended CEV, Total 6 Classes Real		62,115,000			
859	Computed 50% of TCV, Total Personal Property		1,661,500			
	Recommended CEV, Total Personal Property		1,661,500			

County No. 640000	County Name Oceana County	City or Township No. 641060	City or Township Name Ferry Township	Year 2024
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Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks
400					
401 Residential	858	45,863,100	45.38%	101,064,566	SS
402 Loss		453,900	45.38%	1,000,220	
403		45,409,200	45.38%	100,064,346	
404 Adjustment		+4,539,400			
405		49,948,600	49.92%	100,064,346	
406 New		1,297,000	49.92%	2,598,157	
407				0	
408 Total Residential	859	51,245,600	49.92%	102,662,503	
409 Computed 50% of TCV Real Residential		51,331,252		Equalization Factor	1.00000
	Recommended CEV Real Residential	51,245,600			
500					
501 Timber-Cutover	0	0	0.00%	0	NC
502 Loss		0	0.00%	0	
503		0	0.00%	0	
504 Adjustment		+0			
505		0	50.00%	0	
506 New		0	50.00%	0	
507				0	
508 Total Timber-C.O.	0	0	0.00%	0	
509 Computed 50% of TCV Real Timber-C.O.		0		Equalization Factor	0.00000
	Recommended CEV Real Timber-C.O.	0			
600					
601 Developmental	0	0	0.00%	0	NC
602 Loss		0	0.00%	0	
603		0	0.00%	0	
604 Adjustment		+0			
605		0	50.00%	0	
606 New		0	50.00%	0	
607				0	
608 Total Develop.	0	0	0.00%	0	
609 Computed 50% of TCV Real Develop.		0		Equalization Factor	0.00000
	Recommended CEV Real Developmental	0			

Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Factor
800 Total Real (Sum of lines '08)	989	62,115,000	49.89%	124,495,715	1.00000

County No. 640000	County Name Oceana County	City or Township No. 641060	City or Township Name Ferry Township	Year 2024
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	Personal Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks
150						
151	Agricultural	0	0	0.00%	0	NC
152	Loss		0	0.00%	0	
153			0	0.00%	0	
154	Adjustment		+0			
155			0	50.00%	0	
156	New		0	50.00%	0	
157					0	
158	Total Agricultural	0	0	0.00%	0	
250						
251	Commercial	15	180,000	50.00%	360,000	RV
252	Loss		0	50.00%	0	
253			180,000	50.00%	360,000	
254	Adjustment		+0			
255			180,000	50.00%	360,000	
256	New		37,000	50.00%	74,000	
257					0	
258	Total Commercial	14	217,000	50.00%	434,000	
350						
351	Industrial	3	25,000	50.00%	50,000	RV
352	Loss		0	50.00%	0	
353			25,000	50.00%	50,000	
354	Adjustment		+0			
355			25,000	50.00%	50,000	
356	New		0	50.00%	0	
357					0	
358	Total Industrial	3	25,000	50.00%	50,000	
450						
451	Residential	0	0	0.00%	0	NC
452	Loss		0	0.00%	0	
453			0	0.00%	0	
454	Adjustment		+0			
455			0	50.00%	0	
456	New		0	50.00%	0	
457					0	
458	Total Residential	0	0	0.00%	0	
550						
551	Utility	7	1,279,800	50.00%	2,559,600	RV
552	Loss		5,500	50.00%	11,000	
553			1,274,300	50.00%	2,548,600	
554	Adjustment		+0			
555			1,274,300	50.00%	2,548,600	
556	New		145,200	50.00%	290,400	
557					0	
558	Total Utility	7	1,419,500	50.00%	2,839,000	
	Personal Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Factor
850	Total Personal (Sum of lines '58)	24	1,661,500	50.00%	3,323,000	1.00000

Analysis for Equalized Valuation

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Real Property Codes:		Personal Property Codes:	
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S1: One Year Study	S2: Two Year Study	RV: Record Verification	

County No. 640000	County Name Oceana County	City or Township No. 641070	City or Township Name Golden Township	Year 2024
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	Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks
100						
101	Agricultural	172	12,081,500	47.04%	25,683,461	AS
102	Loss		409,700	47.04%	870,961	
103			11,671,800	47.04%	24,812,500	
104	Adjustment		+707,600			
105			12,379,400	49.89%	24,812,500	
106	New		451,200	49.89%	904,390	
107					0	
108	Total Agricultural	174	12,830,600	49.89%	25,716,890	
109	Computed 50% of TCV Real Agriculture		12,858,445		Equalization Factor	1.00000
	Recommended CEV Real Agriculture		12,830,600			
200						
201	Commercial	130	24,982,000	43.34%	57,641,901	AS
202	Loss		55,700	43.34%	128,519	
203			24,926,300	43.34%	57,513,382	
204	Adjustment		+3,428,200			
205			28,354,500	49.30%	57,513,382	
206	New		268,600	49.30%	544,828	
207					0	
208	Total Commercial	131	28,623,100	49.30%	58,058,210	
209	Computed 50% of TCV Real Commercial		29,029,105		Equalization Factor	1.00000
	Recommended CEV Real Commercial		28,623,100			
300						
301	Industrial	1	44,300	42.81%	103,487	AS
302	Loss		0	42.81%	0	
303			44,300	42.81%	103,487	
304	Adjustment		+7,400			
305			51,700	49.96%	103,487	
306	New		0	49.96%	0	
307					0	
308	Total Industrial	1	51,700	49.96%	103,487	
309	Computed 50% of TCV Real Industrial		51,744		Equalization Factor	1.00000
	Recommended CEV Real Industrial		51,700			
809	Computed 50% of TCV, Total 6 Classes Real		420,562,153			
	Recommended CEV, Total 6 Classes Real		415,124,200			
859	Computed 50% of TCV, Total Personal Property		5,940,100			
	Recommended CEV, Total Personal Property		5,940,100			

County No. 640000	County Name Oceana County	City or Township No. 641070	City or Township Name Golden Township	Year 2024
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Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks
400					
401 Residential	3,049	318,048,700	42.66%	745,543,132	SS
402 Loss		1,222,600	42.66%	2,865,917	
403		316,826,100	42.66%	742,677,215	
404 Adjustment		+49,604,600			
405		366,430,700	49.34%	742,677,215	
406 New		7,188,100	49.34%	14,568,504	
407				0	
408 Total Residential	3,042	373,618,800	49.34%	757,245,719	
409 Computed 50% of TCV Real Residential		378,622,860		Equalization Factor	1.00000
	Recommended CEV Real Residential	373,618,800			
500					
501 Timber-Cutover	0	0	0.00%	0	NC
502 Loss		0	0.00%	0	
503		0	0.00%	0	
504 Adjustment		+0			
505		0	50.00%	0	
506 New		0	50.00%	0	
507				0	
508 Total Timber-C.O.	0	0	0.00%	0	
509 Computed 50% of TCV Real Timber-C.O.		0		Equalization Factor	0.00000
	Recommended CEV Real Timber-C.O.	0			
600					
601 Developmental	0	0	0.00%	0	NC
602 Loss		0	0.00%	0	
603		0	0.00%	0	
604 Adjustment		+0			
605		0	50.00%	0	
606 New		0	50.00%	0	
607				0	
608 Total Develop.	0	0	0.00%	0	
609 Computed 50% of TCV Real Develop.		0		Equalization Factor	0.00000
	Recommended CEV Real Developmental	0			

Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Factor
800 Total Real (Sum of lines '08)	3,348	415,124,200	49.35%	841,124,306	1.00000

County No. 640000	County Name Oceana County	City or Township No. 641070	City or Township Name Golden Township	Year 2024
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Personal Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks	
150						
151	Agricultural	0	0	0.00%	0	NC
152	Loss	0	0	0.00%	0	
153		0	0	0.00%	0	
154	Adjustment	+0				
155		0	50.00%	0		
156	New	0	50.00%	0		
157				0		
158	Total Agricultural	0	0	0.00%	0	
250						
251	Commercial	85	1,273,600	50.00%	2,547,200	RV
252	Loss		341,200	50.00%	682,400	
253			932,400	50.00%	1,864,800	
254	Adjustment		+0			
255			932,400	50.00%	1,864,800	
256	New		521,400	50.00%	1,042,800	
257					0	
258	Total Commercial	87	1,453,800	50.00%	2,907,600	
350						
351	Industrial	2	0	0.00%	0	RV
352	Loss		0	0.00%	0	
353			0	0.00%	0	
354	Adjustment		+0			
355			0	50.00%	0	
356	New		0	50.00%	0	
357					0	
358	Total Industrial	2	0	0.00%	0	
450						
451	Residential	0	0	0.00%	0	NC
452	Loss		0	0.00%	0	
453			0	0.00%	0	
454	Adjustment		+0			
455			0	50.00%	0	
456	New		0	50.00%	0	
457					0	
458	Total Residential	0	0	0.00%	0	
550						
551	Utility	8	4,617,500	50.00%	9,235,000	RV
552	Loss		270,400	50.00%	540,800	
553			4,347,100	50.00%	8,694,200	
554	Adjustment		+0			
555			4,347,100	50.00%	8,694,200	
556	New		139,200	50.00%	278,400	
557					0	
558	Total Utility	8	4,486,300	50.00%	8,972,600	
Personal Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Factor	
850	Total Personal (Sum of lines '58)	97	5,940,100	50.00%	11,880,200	1.00000

Analysis for Equalized Valuation

Issued under authority of Public Act 206 of 1893.

INSERT THE CORRECT CODE IN THE REMARKS FIELD OF THE APPROPRIATE CLASSIFICATION AS NECESSARY			
Real Property Codes:		Personal Property Codes:	
AS: Appraisal Study	ES: Estimated (L-4023)	AU: Audit	CS: County Study
NW: New Class	RA: Complete Reappraisal	ES: Estimated (L-4023)	NW: New Class
S1: One Year Study	S2: Two Year Study	RV: Record Verification	

County No. 640000	County Name Oceana County	City or Township No. 641080	City or Township Name Grant Township	Year 2024
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	Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks
100						
101	Agricultural	159	10,500,300	45.13%	23,266,785	AS
102	Loss		549,200	45.13%	1,216,929	
103			9,951,100	45.13%	22,049,856	
104	Adjustment		+1,033,500			
105			10,984,600	49.82%	22,049,856	
106	New		725,100	49.82%	1,455,440	
107					0	
108	Total Agricultural	162	11,709,700	49.82%	23,505,296	
109	Computed 50% of TCV Real Agriculture		11,752,648		Equalization Factor	1.00000
	Recommended CEV Real Agriculture		11,709,700			
200						
201	Commercial	92	10,383,900	41.06%	25,289,576	AS
202	Loss		75,500	41.06%	183,877	
203			10,308,400	41.06%	25,105,699	
204	Adjustment		+2,020,429			
205			12,328,829	49.11%	25,105,699	
206	New		704,571	49.11%	1,434,679	
207					0	
208	Total Commercial	91	13,033,400	49.11%	26,540,378	
209	Computed 50% of TCV Real Commercial		13,270,189		Equalization Factor	1.00000
	Recommended CEV Real Commercial		13,033,400			
300						
301	Industrial	13	3,068,400	46.61%	6,583,137	AS
302	Loss		0	46.61%	0	
303			3,068,400	46.61%	6,583,137	
304	Adjustment		+196,200			
305			3,264,600	49.59%	6,583,137	
306	New		28,100	49.59%	56,665	
307					0	
308	Total Industrial	14	3,292,700	49.59%	6,639,802	
309	Computed 50% of TCV Real Industrial		3,319,901		Equalization Factor	1.00000
	Recommended CEV Real Industrial		3,292,700			
809	Computed 50% of TCV, Total 6 Classes Real		142,996,209			
	Recommended CEV, Total 6 Classes Real		141,959,600			
859	Computed 50% of TCV, Total Personal Property		9,126,573			
	Recommended CEV, Total Personal Property		9,126,573			

County No. 640000	County Name Oceana County	City or Township No. 641080	City or Township Name Grant Township	Year 2024
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Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks
400					
401 Residential	1,655	90,335,500	40.61%	222,446,442	SS
402 Loss		1,102,800	40.61%	2,715,587	
403		89,232,700	40.61%	219,730,855	
404 Adjustment		+19,933,700			
405		109,166,400	49.68%	219,730,855	
406 New		4,757,400	49.68%	9,576,087	
407				0	
408 Total Residential	1,654	113,923,800	49.68%	229,306,942	
409 Computed 50% of TCV Real Residential		114,653,471		Equalization Factor	1.00000
	Recommended CEV Real Residential	113,923,800			
500					
501 Timber-Cutover	0	0	0.00%	0	NC
502 Loss		0	0.00%	0	
503		0	0.00%	0	
504 Adjustment		+0			
505		0	50.00%	0	
506 New		0	50.00%	0	
507				0	
508 Total Timber-C.O.	0	0	0.00%	0	
509 Computed 50% of TCV Real Timber-C.O.		0		Equalization Factor	0.00000
	Recommended CEV Real Timber-C.O.	0			
600					
601 Developmental	0	0	0.00%	0	NC
602 Loss		0	0.00%	0	
603		0	0.00%	0	
604 Adjustment		+0			
605		0	50.00%	0	
606 New		0	50.00%	0	
607				0	
608 Total Develop.	0	0	0.00%	0	
609 Computed 50% of TCV Real Develop.		0		Equalization Factor	0.00000
	Recommended CEV Real Developmental	0			

Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Factor
800 Total Real (Sum of lines '08)	1,921	141,959,600	49.64%	285,992,418	1.00000

County No. 640000	County Name Oceana County	City or Township No. 641080	City or Township Name Grant Township	Year 2024
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Personal Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks	
150						
151	Agricultural	0	0	0.00%	0	NC
152	Loss	0	0	0.00%	0	
153		0	0	0.00%	0	
154	Adjustment	+0				
155		0	50.00%	0		
156	New	0	50.00%	0		
157				0		
158	Total Agricultural	0	0	0.00%	0	
250						
251	Commercial	74	1,802,900	50.00%	3,605,800	RV
252	Loss		297,900	50.00%	595,800	
253			1,505,000	50.00%	3,010,000	
254	Adjustment		+0			
255			1,505,000	50.00%	3,010,000	
256	New		202,100	50.00%	404,200	
257					0	
258	Total Commercial	78	1,707,100	50.00%	3,414,200	
350						
351	Industrial	4	0	0.00%	0	RV
352	Loss		0	0.00%	0	
353			0	0.00%	0	
354	Adjustment		+0			
355			0	50.00%	0	
356	New		0	50.00%	0	
357					0	
358	Total Industrial	4	0	0.00%	0	
450						
451	Residential	0	0	0.00%	0	NC
452	Loss		0	0.00%	0	
453			0	0.00%	0	
454	Adjustment		+0			
455			0	50.00%	0	
456	New		0	50.00%	0	
457					0	
458	Total Residential	0	0	0.00%	0	
550						
551	Utility	14	6,157,800	50.00%	12,315,600	RV
552	Loss		200,000	50.00%	400,000	
553			5,957,800	50.00%	11,915,600	
554	Adjustment		+0			
555			5,957,800	50.00%	11,915,600	
556	New		1,461,673	50.00%	2,923,346	
557					0	
558	Total Utility	14	7,419,473	50.00%	14,838,946	
Personal Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Factor	
850	Total Personal (Sum of lines '58)	96	9,126,573	50.00%	18,253,146	1.00000

Analysis for Equalized Valuation

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Real Property Codes:		Personal Property Codes:	
AS: Appraisal Study	ES: Estimated (L-4023)	AU: Audit	CS: County Study
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S1: One Year Study	S2: Two Year Study	RV: Record Verification	

County No. 640000	County Name Oceana County	City or Township No. 641090	City or Township Name Greenwood Township	Year 2024
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Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks	
100						
101	Agricultural	67	8,941,100	51.32%	17,422,253	AS
102	Loss		400,300	51.32%	780,008	
103			8,540,800	51.32%	16,642,245	
104	Adjustment		-240,200			
105			8,300,600	49.88%	16,642,245	
106	New		419,100	49.88%	840,217	
107					0	
108	Total Agricultural	69	8,719,700	49.88%	17,482,462	
109	Computed 50% of TCV Real Agriculture		8,741,231		Equalization Factor	1.00000
	Recommended CEV Real Agriculture		8,719,700			
200						
201	Commercial	5	862,200	39.77%	2,167,966	AS
202	Loss		0	39.77%	0	
203			862,200	39.77%	2,167,966	
204	Adjustment		+218,500			
205			1,080,700	49.85%	2,167,966	
206	New		0	49.85%	0	
207					0	
208	Total Commercial	5	1,080,700	49.85%	2,167,966	
209	Computed 50% of TCV Real Commercial		1,083,983		Equalization Factor	1.00000
	Recommended CEV Real Commercial		1,080,700			
300						
301	Industrial	11	633,400	46.77%	1,354,152	AS
302	Loss		0	46.77%	0	
303			633,400	46.77%	1,354,152	
304	Adjustment		+42,400			
305			675,800	49.91%	1,354,152	
306	New		0	49.91%	0	
307					0	
308	Total Industrial	11	675,800	49.91%	1,354,152	
309	Computed 50% of TCV Real Industrial		677,076		Equalization Factor	1.00000
	Recommended CEV Real Industrial		675,800			
809	Computed 50% of TCV, Total 6 Classes Real		66,180,012			
	Recommended CEV, Total 6 Classes Real		65,935,800			
859	Computed 50% of TCV, Total Personal Property		1,839,800			
	Recommended CEV, Total Personal Property		1,839,800			

County No. 640000	County Name Oceana County	City or Township No. 641090	City or Township Name Greenwood Township	Year 2024
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Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks
400					
401 Residential	717	45,166,300	41.46%	108,939,460	SS
402 Loss		380,500	41.46%	917,752	
403		44,785,800	41.46%	108,021,708	
404 Adjustment		+9,013,600			
405		53,799,400	49.80%	108,021,708	
406 New		1,660,200	49.80%	3,333,735	
407				0	
408 Total Residential	718	55,459,600	49.80%	111,355,443	
409 Computed 50% of TCV Real Residential		55,677,722		Equalization Factor	1.00000
	Recommended CEV Real Residential	55,459,600			
500					
501 Timber-Cutover	0	0	0.00%	0	NC
502 Loss		0	0.00%	0	
503		0	0.00%	0	
504 Adjustment		+0			
505		0	50.00%	0	
506 New		0	50.00%	0	
507				0	
508 Total Timber-C.O.	0	0	0.00%	0	
509 Computed 50% of TCV Real Timber-C.O.		0		Equalization Factor	0.00000
	Recommended CEV Real Timber-C.O.	0			
600					
601 Developmental	0	0	0.00%	0	NC
602 Loss		0	0.00%	0	
603		0	0.00%	0	
604 Adjustment		+0			
605		0	50.00%	0	
606 New		0	50.00%	0	
607				0	
608 Total Develop.	0	0	0.00%	0	
609 Computed 50% of TCV Real Develop.		0		Equalization Factor	0.00000
	Recommended CEV Real Developmental	0			

Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Factor
800 Total Real (Sum of lines '08)	803	65,935,800	49.82%	132,360,023	1.00000

County No. 640000	County Name Oceana County	City or Township No. 641090	City or Township Name Greenwood Township	Year 2024
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Personal Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks	
150						
151	Agricultural	0	0	0.00%	0	NC
152	Loss	0	0	0.00%	0	
153		0	0	0.00%	0	
154	Adjustment	+0				
155		0	50.00%	0		
156	New	0	50.00%	0		
157				0		
158	Total Agricultural	0	0	0.00%	0	
250						
251	Commercial	12	20,700	50.00%	41,400	RV
252	Loss		6,300	50.00%	12,600	
253			14,400	50.00%	28,800	
254	Adjustment		+0			
255			14,400	50.00%	28,800	
256	New		0	50.00%	0	
257				0		
258	Total Commercial	12	14,400	50.00%	28,800	
350						
351	Industrial	3	157,800	50.00%	315,600	RV
352	Loss		0	50.00%	0	
353			157,800	50.00%	315,600	
354	Adjustment		+0			
355			157,800	50.00%	315,600	
356	New		0	50.00%	0	
357				0		
358	Total Industrial	3	157,800	50.00%	315,600	
450						
451	Residential	0	0	0.00%	0	NC
452	Loss		0	0.00%	0	
453			0	0.00%	0	
454	Adjustment		+0			
455			0	50.00%	0	
456	New		0	50.00%	0	
457				0		
458	Total Residential	0	0	0.00%	0	
550						
551	Utility	9	1,512,900	50.00%	3,025,800	RV
552	Loss		21,800	50.00%	43,600	
553			1,491,100	50.00%	2,982,200	
554	Adjustment		+0			
555			1,491,100	50.00%	2,982,200	
556	New		176,500	50.00%	353,000	
557					0	
558	Total Utility	9	1,667,600	50.00%	3,335,200	
Personal Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Factor	
850	Total Personal (Sum of lines '58)	24	1,839,800	50.00%	3,679,600	1.00000

Analysis for Equalized Valuation

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S1: One Year Study	S2: Two Year Study	RV: Record Verification	

County No. 640000	County Name Oceana County	City or Township No. 642010	City or Township Name Hart City	Year 2024
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	Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks
100						
101	Agricultural	0	0	0.00%	0	NC
102	Loss		0	0.00%	0	
103			0	0.00%	0	
104	Adjustment		+0			
105			0	50.00%	0	
106	New		0	50.00%	0	
107					0	
108	Total Agricultural	0	0	0.00%	0	
109	Computed 50% of TCV Real Agriculture		0		Equalization Factor	0.00000
	Recommended CEV Real Agriculture		0			
200						
201	Commercial	150	22,401,900	47.23%	47,431,505	AS
202	Loss		402,600	47.23%	852,424	
203			21,999,300	47.23%	46,579,081	
204	Adjustment		+1,285,400			
205			23,284,700	49.99%	46,579,081	
206	New		599,900	49.99%	1,200,040	
207					0	
208	Total Commercial	149	23,884,600	49.99%	47,779,121	
209	Computed 50% of TCV Real Commercial		23,889,561		Equalization Factor	1.00000
	Recommended CEV Real Commercial		23,884,600			
300						
301	Industrial	28	8,282,600	48.51%	17,074,005	AS
302	Loss		14,000	48.51%	28,860	
303			8,268,600	48.51%	17,045,145	
304	Adjustment		+236,800			
305			8,505,400	49.90%	17,045,145	
306	New		1,075,000	49.90%	2,154,309	
307					0	
308	Total Industrial	28	9,580,400	49.90%	19,199,454	
309	Computed 50% of TCV Real Industrial		9,599,727		Equalization Factor	1.00000
	Recommended CEV Real Industrial		9,580,400			
809	Computed 50% of TCV, Total 6 Classes Real		78,681,246			
	Recommended CEV, Total 6 Classes Real		78,310,100			
859	Computed 50% of TCV, Total Personal Property		2,816,500			
	Recommended CEV, Total Personal Property		2,816,500			

County No. 640000	County Name Oceana County	City or Township No. 642010	City or Township Name Hart City	Year 2024
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Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks
400					
401 Residential	665	37,163,200	42.11%	88,252,672	SS
402 Loss		147,900	42.11%	351,223	
403		37,015,300	42.11%	87,901,449	
404 Adjustment		+6,598,000			
405		43,613,300	49.62%	87,901,449	
406 New		1,231,800	49.62%	2,482,467	
407				0	
408 Total Residential	670	44,845,100	49.62%	90,383,916	
409 Computed 50% of TCV Real Residential		45,191,958		Equalization Factor	1.00000
	Recommended CEV Real Residential	44,845,100			
500					
501 Timber-Cutover	0	0	0.00%	0	NC
502 Loss		0	0.00%	0	
503		0	0.00%	0	
504 Adjustment		+0			
505		0	50.00%	0	
506 New		0	50.00%	0	
507				0	
508 Total Timber-C.O.	0	0	0.00%	0	
509 Computed 50% of TCV Real Timber-C.O.		0		Equalization Factor	0.00000
	Recommended CEV Real Timber-C.O.	0			
600					
601 Developmental	0	0	0.00%	0	NC
602 Loss		0	0.00%	0	
603		0	0.00%	0	
604 Adjustment		+0			
605		0	50.00%	0	
606 New		0	50.00%	0	
607				0	
608 Total Develop.	0	0	0.00%	0	
609 Computed 50% of TCV Real Develop.		0		Equalization Factor	0.00000
	Recommended CEV Real Developmental	0			

Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Factor
800 Total Real (Sum of lines '08)	847	78,310,100	49.76%	157,362,491	1.00000

County No. 640000	County Name Oceana County	City or Township No. 642010	City or Township Name Hart City	Year 2024
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Personal Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks	
150						
151	Agricultural	0	0	0.00%	0	NC
152	Loss	0	0	0.00%	0	
153		0	0	0.00%	0	
154	Adjustment	+0				
155		0	50.00%	0		
156	New	0	50.00%	0		
157				0		
158	Total Agricultural	0	0	0.00%	0	
250						
251	Commercial	181	1,822,500	50.00%	3,645,000	RV
252	Loss		134,600	50.00%	269,200	
253			1,687,900	50.00%	3,375,800	
254	Adjustment		+0			
255			1,687,900	50.00%	3,375,800	
256	New		299,000	50.00%	598,000	
257					0	
258	Total Commercial	184	1,986,900	50.00%	3,973,800	
350						
351	Industrial	4	0	0.00%	0	RV
352	Loss		0	0.00%	0	
353			0	0.00%	0	
354	Adjustment		+0			
355			0	50.00%	0	
356	New		0	50.00%	0	
357					0	
358	Total Industrial	4	0	0.00%	0	
450						
451	Residential	0	0	0.00%	0	NC
452	Loss		0	0.00%	0	
453			0	0.00%	0	
454	Adjustment		+0			
455			0	50.00%	0	
456	New		0	50.00%	0	
457					0	
458	Total Residential	0	0	0.00%	0	
550						
551	Utility	3	841,000	50.00%	1,682,000	RV
552	Loss		33,800	50.00%	67,600	
553			807,200	50.00%	1,614,400	
554	Adjustment		+0			
555			807,200	50.00%	1,614,400	
556	New		22,400	50.00%	44,800	
557					0	
558	Total Utility	3	829,600	50.00%	1,659,200	
Personal Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Factor	
850	Total Personal (Sum of lines '58)	191	2,816,500	50.00%	5,633,000	1.00000

Analysis for Equalized Valuation

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County No. 640000	County Name Oceana County	City or Township No. 641100	City or Township Name Hart Township	Year 2024
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	Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks
100						
101	Agricultural	312	25,922,500	44.32%	58,489,395	AS
102	Loss		853,500	44.32%	1,925,767	
103			25,069,000	44.32%	56,563,628	
104	Adjustment		+3,189,050			
105			28,258,050	49.96%	56,563,628	
106	New		1,184,450	49.96%	2,370,797	
107					0	
108	Total Agricultural	318	29,442,500	49.96%	58,934,425	
109	Computed 50% of TCV Real Agriculture		29,467,213		Equalization Factor	1.00000
	Recommended CEV Real Agriculture		29,442,500			
200						
201	Commercial	39	2,775,200	43.87%	6,325,963	AS
202	Loss		0	43.87%	0	
203			2,775,200	43.87%	6,325,963	
204	Adjustment		+359,000			
205			3,134,200	49.55%	6,325,963	
206	New		47,600	49.55%	96,065	
207					0	
208	Total Commercial	39	3,181,800	49.55%	6,422,028	
209	Computed 50% of TCV Real Commercial		3,211,014		Equalization Factor	1.00000
	Recommended CEV Real Commercial		3,181,800			
300						
301	Industrial	26	13,500,700	48.15%	28,038,837	AS
302	Loss		0	48.15%	0	
303			13,500,700	48.15%	28,038,837	
304	Adjustment		+457,700			
305			13,958,400	49.78%	28,038,837	
306	New		0	49.78%	0	
307					0	
308	Total Industrial	26	13,958,400	49.78%	28,038,837	
309	Computed 50% of TCV Real Industrial		14,019,419		Equalization Factor	1.00000
	Recommended CEV Real Industrial		13,958,400			
809	Computed 50% of TCV, Total 6 Classes Real		137,539,383			
	Recommended CEV, Total 6 Classes Real		136,901,100			
859	Computed 50% of TCV, Total Personal Property		12,360,100			
	Recommended CEV, Total Personal Property		12,360,100			

County No. 640000	County Name Oceana County	City or Township No. 641100	City or Township Name Hart Township	Year 2024
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Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks
400					
401 Residential	997	75,107,000	41.90%	179,252,983	SS
402 Loss		173,300	41.90%	413,604	
403		74,933,700	41.90%	178,839,379	
404 Adjustment		+13,970,900			
405		88,904,600	49.71%	178,839,379	
406 New		1,413,800	49.71%	2,844,096	
407				0	
408 Total Residential	999	90,318,400	49.71%	181,683,475	
409 Computed 50% of TCV Real Residential		90,841,738		Equalization Factor	1.00000
	Recommended CEV Real Residential	90,318,400			
500					
501 Timber-Cutover	0	0	0.00%	0	NC
502 Loss		0	0.00%	0	
503		0	0.00%	0	
504 Adjustment		+0			
505		0	50.00%	0	
506 New		0	50.00%	0	
507				0	
508 Total Timber-C.O.	0	0	0.00%	0	
509 Computed 50% of TCV Real Timber-C.O.		0		Equalization Factor	0.00000
	Recommended CEV Real Timber-C.O.	0			
600					
601 Developmental	0	0	0.00%	0	NC
602 Loss		0	0.00%	0	
603		0	0.00%	0	
604 Adjustment		+0			
605		0	50.00%	0	
606 New		0	50.00%	0	
607				0	
608 Total Develop.	0	0	0.00%	0	
609 Computed 50% of TCV Real Develop.		0		Equalization Factor	0.00000
	Recommended CEV Real Developmental	0			

Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Factor
800 Total Real (Sum of lines '08)	1,382	136,901,100	49.77%	275,078,765	1.00000

County No. 640000	County Name Oceana County	City or Township No. 641100	City or Township Name Hart Township	Year 2024
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	Personal Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks
150						
151	Agricultural	0	0	0.00%	0	NC
152	Loss		0	0.00%	0	
153			0	0.00%	0	
154	Adjustment		+0			
155			0	50.00%	0	
156	New		0	50.00%	0	
157					0	
158	Total Agricultural	0	0	0.00%	0	
250						
251	Commercial	52	1,456,400	50.00%	2,912,800	RV
252	Loss		52,900	50.00%	105,800	
253			1,403,500	50.00%	2,807,000	
254	Adjustment		+0			
255			1,403,500	50.00%	2,807,000	
256	New		144,000	50.00%	288,000	
257					0	
258	Total Commercial	48	1,547,500	50.00%	3,095,000	
350						
351	Industrial	5	347,500	50.00%	695,000	RV
352	Loss		238,600	50.00%	477,200	
353			108,900	50.00%	217,800	
354	Adjustment		+0			
355			108,900	50.00%	217,800	
356	New		0	50.00%	0	
357					0	
358	Total Industrial	6	108,900	50.00%	217,800	
450						
451	Residential	0	0	0.00%	0	NC
452	Loss		0	0.00%	0	
453			0	0.00%	0	
454	Adjustment		+0			
455			0	50.00%	0	
456	New		0	50.00%	0	
457					0	
458	Total Residential	0	0	0.00%	0	
550						
551	Utility	9	10,088,700	50.00%	20,177,400	RV
552	Loss		142,500	50.00%	285,000	
553			9,946,200	50.00%	19,892,400	
554	Adjustment		+0			
555			9,946,200	50.00%	19,892,400	
556	New		757,500	50.00%	1,515,000	
557					0	
558	Total Utility	9	10,703,700	50.00%	21,407,400	
	Personal Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Factor
850	Total Personal (Sum of lines '58)	63	12,360,100	50.00%	24,720,200	1.00000

Analysis for Equalized Valuation

Issued under authority of Public Act 206 of 1893.

INSERT THE CORRECT CODE IN THE REMARKS FIELD OF THE APPROPRIATE CLASSIFICATION AS NECESSARY			
Real Property Codes:		Personal Property Codes:	
AS: Appraisal Study	ES: Estimated (L-4023)	AU: Audit	CS: County Study
NW: New Class	RA: Complete Reappraisal	ES: Estimated (L-4023)	NW: New Class
S1: One Year Study	S2: Two Year Study	RV: Record Verification	

County No. 640000	County Name Oceana County	City or Township No. 641110	City or Township Name Leavitt Township	Year 2024
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	Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks
100						
101	Agricultural	146	14,434,300	44.23%	32,634,637	AS
102	Loss		151,000	44.23%	341,397	
103			14,283,300	44.23%	32,293,240	
104	Adjustment		+1,805,800			
105			16,089,100	49.82%	32,293,240	
106	New		151,800	49.82%	304,697	
107					0	
108	Total Agricultural	146	16,240,900	49.82%	32,597,937	
109	Computed 50% of TCV Real Agriculture		16,298,969		Equalization Factor	1.00000
	Recommended CEV Real Agriculture		16,240,900			
200						
201	Commercial	22	1,847,500	45.62%	4,049,759	AS
202	Loss		0	45.62%	0	
203			1,847,500	45.62%	4,049,759	
204	Adjustment		+167,400			
205			2,014,900	49.75%	4,049,759	
206	New		5,300	49.75%	10,653	
207					0	
208	Total Commercial	22	2,020,200	49.75%	4,060,412	
209	Computed 50% of TCV Real Commercial		2,030,206		Equalization Factor	1.00000
	Recommended CEV Real Commercial		2,020,200			
300						
301	Industrial	11	368,800	50.18%	734,954	AS
302	Loss		0	50.18%	0	
303			368,800	50.18%	734,954	
304	Adjustment		-2,600			
305			366,200	49.83%	734,954	
306	New		0	49.83%	0	
307					0	
308	Total Industrial	11	366,200	49.83%	734,954	
309	Computed 50% of TCV Real Industrial		367,477		Equalization Factor	1.00000
	Recommended CEV Real Industrial		366,200			
809	Computed 50% of TCV, Total 6 Classes Real		51,237,618			
	Recommended CEV, Total 6 Classes Real		50,822,600			
859	Computed 50% of TCV, Total Personal Property		2,405,100			
	Recommended CEV, Total Personal Property		2,405,100			

County No. 640000	County Name Oceana County	City or Township No. 641110	City or Township Name Leavitt Township	Year 2024
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Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks	
400						
401	Residential	517	24,882,600	38.97%	63,850,654	SS
402	Loss		117,600	38.97%	301,771	
403			24,765,000	38.97%	63,548,883	
404	Adjustment		+6,671,900			
405			31,436,900	49.47%	63,548,883	
406	New		758,400	49.47%	1,533,050	
407					0	
408	Total Residential	525	32,195,300	49.47%	65,081,933	
409	Computed 50% of TCV Real Residential		32,540,967		Equalization Factor	1.00000
	Recommended CEV Real Residential		32,195,300			
500						
501	Timber-Cutover	0	0	0.00%	0	NC
502	Loss		0	0.00%	0	
503			0	0.00%	0	
504	Adjustment		+0			
505			0	50.00%	0	
506	New		0	50.00%	0	
507					0	
508	Total Timber-C.O.	0	0	0.00%	0	
509	Computed 50% of TCV Real Timber-C.O.		0		Equalization Factor	0.00000
	Recommended CEV Real Timber-C.O.		0			
600						
601	Developmental	0	0	0.00%	0	NC
602	Loss		0	0.00%	0	
603			0	0.00%	0	
604	Adjustment		+0			
605			0	50.00%	0	
606	New		0	50.00%	0	
607					0	
608	Total Develop.	0	0	0.00%	0	
609	Computed 50% of TCV Real Develop.		0		Equalization Factor	0.00000
	Recommended CEV Real Developmental		0			

Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Factor	
800	Total Real (Sum of lines '08)	704	50,822,600	49.60%	102,475,236	1.00000

County No. 640000	County Name Oceana County	City or Township No. 641110	City or Township Name Leavitt Township	Year 2024
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Personal Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks	
150						
151	Agricultural	0	0	0.00%	0	RV
152	Loss	0	0	0.00%	0	
153		0	0	0.00%	0	
154	Adjustment	+0				
155		0	50.00%	0		
156	New	0	50.00%	0		
157				0		
158	Total Agricultural	0	0	0.00%	0	
250						
251	Commercial	31	217,200	50.00%	434,400	RV
252	Loss		134,200	50.00%	268,400	
253			83,000	50.00%	166,000	
254	Adjustment		+0			
255			83,000	50.00%	166,000	
256	New		0	50.00%	0	
257				0		
258	Total Commercial	31	83,000	50.00%	166,000	
350						
351	Industrial	0	0	0.00%	0	RV
352	Loss		0	0.00%	0	
353			0	0.00%	0	
354	Adjustment		+0			
355			0	50.00%	0	
356	New		0	50.00%	0	
357				0		
358	Total Industrial	0	0	0.00%	0	
450						
451	Residential	0	0	0.00%	0	NC
452	Loss		0	0.00%	0	
453			0	0.00%	0	
454	Adjustment		+0			
455			0	50.00%	0	
456	New		0	50.00%	0	
457				0		
458	Total Residential	0	0	0.00%	0	
550						
551	Utility	13	2,362,900	50.00%	4,725,800	RV
552	Loss		85,800	50.00%	171,600	
553			2,277,100	50.00%	4,554,200	
554	Adjustment		+0			
555			2,277,100	50.00%	4,554,200	
556	New		45,000	50.00%	90,000	
557				0		
558	Total Utility	13	2,322,100	50.00%	4,644,200	
Personal Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Factor	
850	Total Personal (Sum of lines '58)	44	2,405,100	50.00%	4,810,200	1.00000

Analysis for Equalized Valuation

Issued under authority of Public Act 206 of 1893.

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Real Property Codes:		Personal Property Codes:	
AS: Appraisal Study	ES: Estimated (L-4023)	AU: Audit	CS: County Study
NW: New Class	RA: Complete Reappraisal	ES: Estimated (L-4023)	NW: New Class
S1: One Year Study	S2: Two Year Study	RV: Record Verification	

County No. 640000	County Name Oceana County	City or Township No. 641120	City or Township Name Newfield Township	Year 2024
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	Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks
100						
101	Agricultural	120	9,093,000	50.15%	18,131,605	AS
102	Loss		8,500	50.15%	16,949	
103			9,084,500	50.15%	18,114,656	
104	Adjustment		-65,900			
105			9,018,600	49.79%	18,114,656	
106	New		98,600	49.79%	198,032	
107					0	
108	Total Agricultural	119	9,117,200	49.79%	18,312,688	
109	Computed 50% of TCV Real Agriculture		9,156,344		Equalization Factor	1.00000
	Recommended CEV Real Agriculture		9,117,200			
200						
201	Commercial	67	6,102,000	48.16%	12,670,266	AS
202	Loss		42,400	48.16%	88,040	
203			6,059,600	48.16%	12,582,226	
204	Adjustment		+227,300			
205			6,286,900	49.97%	12,582,226	
206	New		177,800	49.97%	355,813	
207					0	
208	Total Commercial	68	6,464,700	49.97%	12,938,039	
209	Computed 50% of TCV Real Commercial		6,469,020		Equalization Factor	1.00000
	Recommended CEV Real Commercial		6,464,700			
300						
301	Industrial	6	504,400	52.42%	962,228	AS
302	Loss		0	52.42%	0	
303			504,400	52.42%	962,228	
304	Adjustment		-23,600			
305			480,800	49.97%	962,228	
306	New		0	49.97%	0	
307					0	
308	Total Industrial	6	480,800	49.97%	962,228	
309	Computed 50% of TCV Real Industrial		481,114		Equalization Factor	1.00000
	Recommended CEV Real Industrial		480,800			
809	Computed 50% of TCV, Total 6 Classes Real		131,234,879			
	Recommended CEV, Total 6 Classes Real		129,719,700			
859	Computed 50% of TCV, Total Personal Property		3,591,200			
	Recommended CEV, Total Personal Property		3,591,200			

County No. 640000	County Name Oceana County	City or Township No. 641120	City or Township Name Newfield Township	Year 2024
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Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks
400					
401 Residential	1,727	99,969,500	43.98%	227,306,730	SS
402 Loss		544,800	43.98%	1,238,745	
403		99,424,700	43.98%	226,067,985	
404 Adjustment		+12,164,700			
405		111,589,400	49.36%	226,067,985	
406 New		2,067,600	49.36%	4,188,817	
407				0	
408 Total Residential	1,728	113,657,000	49.36%	230,256,802	
409 Computed 50% of TCV Real Residential		115,128,401		Equalization Factor	1.00000
	Recommended CEV Real Residential	113,657,000			
500					
501 Timber-Cutover	0	0	0.00%	0	NC
502 Loss		0	0.00%	0	
503		0	0.00%	0	
504 Adjustment		+0			
505		0	50.00%	0	
506 New		0	50.00%	0	
507				0	
508 Total Timber-C.O.	0	0	0.00%	0	
509 Computed 50% of TCV Real Timber-C.O.		0		Equalization Factor	0.00000
	Recommended CEV Real Timber-C.O.	0			
600					
601 Developmental	0	0	0.00%	0	NC
602 Loss		0	0.00%	0	
603		0	0.00%	0	
604 Adjustment		+0			
605		0	50.00%	0	
606 New		0	50.00%	0	
607				0	
608 Total Develop.	0	0	0.00%	0	
609 Computed 50% of TCV Real Develop.		0		Equalization Factor	0.00000
	Recommended CEV Real Developmental	0			

Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Factor
800 Total Real (Sum of lines '08)	1,921	129,719,700	49.42%	262,469,757	1.00000

County No. 640000	County Name Oceana County	City or Township No. 641120	City or Township Name Newfield Township	Year 2024
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Personal Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks	
150						
151	Agricultural	0	0	0.00%	0	NC
152	Loss		0	0.00%	0	
153			0	0.00%	0	
154	Adjustment		+0			
155			0	50.00%	0	
156	New		0	50.00%	0	
157				0		
158	Total Agricultural	0	0	0.00%	0	
250						
251	Commercial	52	52,000	50.00%	104,000	RV
252	Loss		51,000	50.00%	102,000	
253			1,000	50.00%	2,000	
254	Adjustment		+0			
255			1,000	50.00%	2,000	
256	New		0	50.00%	0	
257				0		
258	Total Commercial	53	1,000	50.00%	2,000	
350						
351	Industrial	1	0	0.00%	0	RV
352	Loss		0	0.00%	0	
353			0	0.00%	0	
354	Adjustment		+0			
355			0	50.00%	0	
356	New		0	50.00%	0	
357				0		
358	Total Industrial	1	0	0.00%	0	
450						
451	Residential	0	0	0.00%	0	NC
452	Loss		0	0.00%	0	
453			0	0.00%	0	
454	Adjustment		+0			
455			0	50.00%	0	
456	New		0	50.00%	0	
457				0		
458	Total Residential	0	0	0.00%	0	
550						
551	Utility	10	3,180,400	50.00%	6,360,800	RV
552	Loss		56,200	50.00%	112,400	
553			3,124,200	50.00%	6,248,400	
554	Adjustment		+0			
555			3,124,200	50.00%	6,248,400	
556	New		466,000	50.00%	932,000	
557					0	
558	Total Utility	10	3,590,200	50.00%	7,180,400	
Personal Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Factor	
850	Total Personal (Sum of lines '58)	64	3,591,200	50.00%	7,182,400	1.00000

Analysis for Equalized Valuation

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INSERT THE CORRECT CODE IN THE REMARKS FIELD OF THE APPROPRIATE CLASSIFICATION AS NECESSARY			
Real Property Codes:		Personal Property Codes:	
AS: Appraisal Study	ES: Estimated (L-4023)	AU: Audit	CS: County Study
NW: New Class	RA: Complete Reappraisal	ES: Estimated (L-4023)	NW: New Class
S1: One Year Study	S2: Two Year Study	RV: Record Verification	

County No. 640000	County Name Oceana County	City or Township No. 641130	City or Township Name Otto Township	Year 2024
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Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks	
100						
101	Agricultural	53	3,920,800	45.41%	8,634,222	AS
102	Loss		0	45.41%	0	
103			3,920,800	45.41%	8,634,222	
104	Adjustment		+383,200			
105			4,304,000	49.85%	8,634,222	
106	New		143,400	49.85%	287,663	
107					0	
108	Total Agricultural	53	4,447,400	49.85%	8,921,885	
109	Computed 50% of TCV Real Agriculture		4,460,943		Equalization Factor	1.00000
	Recommended CEV Real Agriculture		4,447,400			
200						
201	Commercial	1	72,900	38.72%	188,259	AS
202	Loss		0	38.72%	0	
203			72,900	38.72%	188,259	
204	Adjustment		+20,900			
205			93,800	49.82%	188,259	
206	New		0	49.82%	0	
207					0	
208	Total Commercial	1	93,800	49.82%	188,259	
209	Computed 50% of TCV Real Commercial		94,130		Equalization Factor	1.00000
	Recommended CEV Real Commercial		93,800			
300						
301	Industrial	1	13,500	26.93%	50,122	AS
302	Loss		0	26.93%	0	
303			13,500	26.93%	50,122	
304	Adjustment		+11,400			
305			24,900	49.68%	50,122	
306	New		13,100	49.68%	26,369	
307					0	
308	Total Industrial	1	38,000	49.68%	76,491	
309	Computed 50% of TCV Real Industrial		38,246		Equalization Factor	1.00000
	Recommended CEV Real Industrial		38,000			
809	Computed 50% of TCV, Total 6 Classes Real		46,333,452			
	Recommended CEV, Total 6 Classes Real		46,186,700			
859	Computed 50% of TCV, Total Personal Property		3,779,600			
	Recommended CEV, Total Personal Property		3,779,600			

County No. 640000	County Name Oceana County	City or Township No. 641130	City or Township Name Otto Township	Year 2024
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Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks	
400						
401	Residential	747	33,754,100	41.66%	81,022,804	SS
402	Loss		0	41.66%	0	
403			33,754,100	41.66%	81,022,804	
404	Adjustment		+6,628,600			
405			40,382,700	49.84%	81,022,804	
406	New		1,224,800	49.84%	2,457,464	
407					0	
408	Total Residential	747	41,607,500	49.84%	83,480,268	
409	Computed 50% of TCV Real Residential		41,740,134		Equalization Factor	1.00000
	Recommended CEV Real Residential		41,607,500			
500						
501	Timber-Cutover	0	0	0.00%	0	NC
502	Loss		0	0.00%	0	
503			0	0.00%	0	
504	Adjustment		+0			
505			0	50.00%	0	
506	New		0	50.00%	0	
507					0	
508	Total Timber-C.O.	0	0	0.00%	0	
509	Computed 50% of TCV Real Timber-C.O.		0		Equalization Factor	0.00000
	Recommended CEV Real Timber-C.O.		0			
600						
601	Developmental	0	0	0.00%	0	NC
602	Loss		0	0.00%	0	
603			0	0.00%	0	
604	Adjustment		+0			
605			0	50.00%	0	
606	New		0	50.00%	0	
607					0	
608	Total Develop.	0	0	0.00%	0	
609	Computed 50% of TCV Real Develop.		0		Equalization Factor	0.00000
	Recommended CEV Real Developmental		0			

Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Factor	
800	Total Real (Sum of lines '08)	802	46,186,700	49.84%	92,666,903	1.00000

County No. 640000	County Name Oceana County	City or Township No. 641130	City or Township Name Otto Township	Year 2024
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Personal Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks	
150						
151	Agricultural	0	0	0.00%	0	NC
152	Loss	0	0	0.00%	0	
153		0	0	0.00%	0	
154	Adjustment	+0				
155		0	50.00%	0		
156	New	0	50.00%	0		
157				0		
158	Total Agricultural	0	0	0.00%	0	
250						
251	Commercial	8	0	0.00%	0	RV
252	Loss	0	0	0.00%	0	
253		0	0	0.00%	0	
254	Adjustment	+0				
255		0	50.00%	0		
256	New	0	50.00%	0		
257				0		
258	Total Commercial	7	0	0.00%	0	
350						
351	Industrial	0	0	0.00%	0	RV
352	Loss	0	0	0.00%	0	
353		0	0	0.00%	0	
354	Adjustment	+0				
355		0	50.00%	0		
356	New	0	50.00%	0		
357				0		
358	Total Industrial	0	0	0.00%	0	
450						
451	Residential	0	0	0.00%	0	NC
452	Loss	0	0	0.00%	0	
453		0	0	0.00%	0	
454	Adjustment	+0				
455		0	50.00%	0		
456	New	0	50.00%	0		
457				0		
458	Total Residential	0	0	0.00%	0	
550						
551	Utility	7	3,162,700	50.00%	6,325,400	RV
552	Loss		4,800	50.00%	9,600	
553			3,157,900	50.00%	6,315,800	
554	Adjustment		+0			
555			3,157,900	50.00%	6,315,800	
556	New		621,700	50.00%	1,243,400	
557					0	
558	Total Utility	7	3,779,600	50.00%	7,559,200	
Personal Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Factor	
850	Total Personal (Sum of lines '58)	14	3,779,600	50.00%	7,559,200	1.00000

Analysis for Equalized Valuation

Issued under authority of Public Act 206 of 1893.

INSERT THE CORRECT CODE IN THE REMARKS FIELD OF THE APPROPRIATE CLASSIFICATION AS NECESSARY			
Real Property Codes:		Personal Property Codes:	
AS: Appraisal Study	ES: Estimated (L-4023)	AU: Audit	CS: County Study
NW: New Class	RA: Complete Reappraisal	ES: Estimated (L-4023)	NW: New Class
S1: One Year Study	S2: Two Year Study	RV: Record Verification	

County No. 640000	County Name Oceana County	City or Township No. 641140	City or Township Name Pentwater Township	Year 2024
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	Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks
100						
101	Agricultural	0	0	0.00%	0	NC
102	Loss		0	0.00%	0	
103			0	0.00%	0	
104	Adjustment		+0			
105			0	50.00%	0	
106	New		0	50.00%	0	
107					0	
108	Total Agricultural	0	0	0.00%	0	
109	Computed 50% of TCV Real Agriculture		0		Equalization Factor	0.00000
	Recommended CEV Real Agriculture		0			
200						
201	Commercial	98	15,059,600	42.41%	35,509,550	AS
202	Loss		69,000	42.41%	162,697	
203			14,990,600	42.41%	35,346,853	
204	Adjustment		+2,376,600			
205			17,367,200	49.13%	35,346,853	
206	New		148,400	49.13%	302,056	
207					0	
208	Total Commercial	99	17,515,600	49.13%	35,648,909	
209	Computed 50% of TCV Real Commercial		17,824,455		Equalization Factor	1.00000
	Recommended CEV Real Commercial		17,515,600			
300						
301	Industrial	2	281,400	49.30%	570,817	AS
302	Loss		0	49.30%	0	
303			281,400	49.30%	570,817	
304	Adjustment		+2,600			
305			284,000	49.75%	570,817	
306	New		0	49.75%	0	
307					0	
308	Total Industrial	2	284,000	49.75%	570,817	
309	Computed 50% of TCV Real Industrial		285,409		Equalization Factor	1.00000
	Recommended CEV Real Industrial		284,000			
809	Computed 50% of TCV, Total 6 Classes Real		470,258,643			
	Recommended CEV, Total 6 Classes Real		468,756,600			
859	Computed 50% of TCV, Total Personal Property		4,105,600			
	Recommended CEV, Total Personal Property		4,105,600			

County No. 640000	County Name Oceana County	City or Township No. 641140	City or Township Name Pentwater Township	Year 2024
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Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks	
400						
401	Residential	2,760	373,039,300	41.77%	893,079,483	SS
402	Loss		765,500	41.77%	1,832,655	
403			372,273,800	41.77%	891,246,828	
404	Adjustment		+72,174,800			
405			444,448,600	49.87%	891,246,828	
406	New		6,508,400	49.87%	13,050,732	
407					0	
408	Total Residential	2,766	450,957,000	49.87%	904,297,560	
409	Computed 50% of TCV Real Residential		452,148,780		Equalization Factor	1.00000
	Recommended CEV Real Residential		450,957,000			
500						
501	Timber-Cutover	0	0	0.00%	0	NC
502	Loss		0	0.00%	0	
503			0	0.00%	0	
504	Adjustment		+0			
505			0	50.00%	0	
506	New		0	50.00%	0	
507					0	
508	Total Timber-C.O.	0	0	0.00%	0	
509	Computed 50% of TCV Real Timber-C.O.		0		Equalization Factor	0.00000
	Recommended CEV Real Timber-C.O.		0			
600						
601	Developmental	0	0	0.00%	0	NC
602	Loss		0	0.00%	0	
603			0	0.00%	0	
604	Adjustment		+0			
605			0	50.00%	0	
606	New		0	50.00%	0	
607					0	
608	Total Develop.	0	0	0.00%	0	
609	Computed 50% of TCV Real Develop.		0		Equalization Factor	0.00000
	Recommended CEV Real Developmental		0			

Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Factor	
800	Total Real (Sum of lines '08)	2,867	468,756,600	49.84%	940,517,286	1.00000

County No. 640000	County Name Oceana County	City or Township No. 641140	City or Township Name Pentwater Township	Year 2024
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Personal Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks	
150						
151	Agricultural	0	0	0.00%	0	NC
152	Loss	0	0	0.00%	0	
153		0	0	0.00%	0	
154	Adjustment	+0				
155		0	50.00%	0		
156	New	0	50.00%	0		
157				0		
158	Total Agricultural	0	0	0.00%	0	
250						
251	Commercial	97	402,800	50.00%	805,600	RV
252	Loss		16,300	50.00%	32,600	
253			386,500	50.00%	773,000	
254	Adjustment		+0			
255			386,500	50.00%	773,000	
256	New		146,400	50.00%	292,800	
257					0	
258	Total Commercial	96	532,900	50.00%	1,065,800	
350						
351	Industrial	0	0	0.00%	0	RV
352	Loss		0	0.00%	0	
353			0	0.00%	0	
354	Adjustment		+0			
355			0	50.00%	0	
356	New		0	50.00%	0	
357					0	
358	Total Industrial	1	0	0.00%	0	
450						
451	Residential	0	0	0.00%	0	NC
452	Loss		0	0.00%	0	
453			0	0.00%	0	
454	Adjustment		+0			
455			0	50.00%	0	
456	New		0	50.00%	0	
457					0	
458	Total Residential	0	0	0.00%	0	
550						
551	Utility	7	3,477,100	50.00%	6,954,200	RV
552	Loss		4,100	50.00%	8,200	
553			3,473,000	50.00%	6,946,000	
554	Adjustment		+0			
555			3,473,000	50.00%	6,946,000	
556	New		99,700	50.00%	199,400	
557					0	
558	Total Utility	7	3,572,700	50.00%	7,145,400	
Personal Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Factor	
850	Total Personal (Sum of lines '58)	104	4,105,600	50.00%	8,211,200	1.00000

Analysis for Equalized Valuation

Issued under authority of Public Act 206 of 1893.

INSERT THE CORRECT CODE IN THE REMARKS FIELD OF THE APPROPRIATE CLASSIFICATION AS NECESSARY			
Real Property Codes:		Personal Property Codes:	
AS: Appraisal Study	ES: Estimated (L-4023)	AU: Audit	CS: County Study
NW: New Class	RA: Complete Reappraisal	ES: Estimated (L-4023)	NW: New Class
S1: One Year Study	S2: Two Year Study	RV: Record Verification	

County No. 640000	County Name Oceana County	City or Township No. 641150	City or Township Name Shelby Township	Year 2024
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	Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks
100						
101	Agricultural	255	20,103,700	47.94%	41,935,127	AS
102	Loss		492,700	47.94%	1,027,743	
103			19,611,000	47.94%	40,907,384	
104	Adjustment		+813,200			
105			20,424,200	49.93%	40,907,384	
106	New		296,600	49.93%	594,032	
107					0	
108	Total Agricultural	254	20,720,800	49.93%	41,501,416	
109	Computed 50% of TCV Real Agriculture		20,750,708		Equalization Factor	1.00000
	Recommended CEV Real Agriculture		20,720,800			
200						
201	Commercial	157	27,338,200	48.63%	56,216,739	AS
202	Loss		183,100	48.63%	376,517	
203			27,155,100	48.63%	55,840,222	
204	Adjustment		+691,500			
205			27,846,600	49.87%	55,840,222	
206	New		603,700	49.87%	1,210,547	
207					0	
208	Total Commercial	159	28,450,300	49.87%	57,050,769	
209	Computed 50% of TCV Real Commercial		28,525,385		Equalization Factor	1.00000
	Recommended CEV Real Commercial		28,450,300			
300						
301	Industrial	39	5,695,500	43.23%	13,174,879	AS
302	Loss		33,800	43.23%	78,186	
303			5,661,700	43.23%	13,096,693	
304	Adjustment		+806,900			
305			6,468,600	49.39%	13,096,693	
306	New		47,200	49.39%	95,566	
307					0	
308	Total Industrial	39	6,515,800	49.39%	13,192,259	
309	Computed 50% of TCV Real Industrial		6,596,130		Equalization Factor	1.00000
	Recommended CEV Real Industrial		6,515,800			
809	Computed 50% of TCV, Total 6 Classes Real		175,359,832			
	Recommended CEV, Total 6 Classes Real		173,543,600			
859	Computed 50% of TCV, Total Personal Property		11,234,300			
	Recommended CEV, Total Personal Property		11,234,300			

County No. 640000	County Name Oceana County	City or Township No. 641150	City or Township Name Shelby Township	Year 2024
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Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks	
400						
401	Residential	1,725	106,059,500	45.06%	235,373,946	SS
402	Loss		785,400	45.06%	1,743,009	
403			105,274,100	45.06%	233,630,937	
404	Adjustment		+9,946,800			
405			115,220,900	49.32%	233,630,937	
406	New		2,635,800	49.32%	5,344,282	
407					0	
408	Total Residential	1,721	117,856,700	49.32%	238,975,219	
409	Computed 50% of TCV Real Residential		119,487,610		Equalization Factor	1.00000
	Recommended CEV Real Residential		117,856,700			
500						
501	Timber-Cutover	0	0	0.00%	0	NC
502	Loss		0	0.00%	0	
503			0	0.00%	0	
504	Adjustment		+0			
505			0	50.00%	0	
506	New		0	50.00%	0	
507					0	
508	Total Timber-C.O.	0	0	0.00%	0	
509	Computed 50% of TCV Real Timber-C.O.		0		Equalization Factor	0.00000
	Recommended CEV Real Timber-C.O.		0			
600						
601	Developmental	0	0	0.00%	0	NC
602	Loss		0	0.00%	0	
603			0	0.00%	0	
604	Adjustment		+0			
605			0	50.00%	0	
606	New		0	50.00%	0	
607					0	
608	Total Develop.	0	0	0.00%	0	
609	Computed 50% of TCV Real Develop.		0		Equalization Factor	0.00000
	Recommended CEV Real Developmental		0			

Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Factor	
800	Total Real (Sum of lines '08)	2,173	173,543,600	49.48%	350,719,663	1.00000

County No. 640000	County Name Oceana County	City or Township No. 641150	City or Township Name Shelby Township	Year 2024
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	Personal Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks
150						
151	Agricultural	0	0	0.00%	0	NC
152	Loss		0	0.00%	0	
153			0	0.00%	0	
154	Adjustment		+0			
155			0	50.00%	0	
156	New		0	50.00%	0	
157					0	
158	Total Agricultural	0	0	0.00%	0	
250						
251	Commercial	125	2,136,600	50.00%	4,273,200	RV
252	Loss		137,000	50.00%	274,000	
253			1,999,600	50.00%	3,999,200	
254	Adjustment		+0			
255			1,999,600	50.00%	3,999,200	
256	New		429,600	50.00%	859,200	
257					0	
258	Total Commercial	126	2,429,200	50.00%	4,858,400	
350						
351	Industrial	6	208,500	50.00%	417,000	RV
352	Loss		134,200	50.00%	268,400	
353			74,300	50.00%	148,600	
354	Adjustment		+0			
355			74,300	50.00%	148,600	
356	New		0	50.00%	0	
357					0	
358	Total Industrial	6	74,300	50.00%	148,600	
450						
451	Residential	0	0	0.00%	0	NC
452	Loss		0	0.00%	0	
453			0	0.00%	0	
454	Adjustment		+0			
455			0	50.00%	0	
456	New		0	50.00%	0	
457					0	
458	Total Residential	0	0	0.00%	0	
550						
551	Utility	13	6,887,100	50.00%	13,774,200	RV
552	Loss		197,400	50.00%	394,800	
553			6,689,700	50.00%	13,379,400	
554	Adjustment		+0			
555			6,689,700	50.00%	13,379,400	
556	New		2,041,100	50.00%	4,082,200	
557					0	
558	Total Utility	13	8,730,800	50.00%	17,461,600	
	Personal Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Factor
850	Total Personal (Sum of lines '58)	145	11,234,300	50.00%	22,468,600	1.00000

Analysis for Equalized Valuation

Issued under authority of Public Act 206 of 1893.

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Real Property Codes:		Personal Property Codes:	
AS: Appraisal Study	ES: Estimated (L-4023)	AU: Audit	CS: County Study
NW: New Class	RA: Complete Reappraisal	ES: Estimated (L-4023)	NW: New Class
S1: One Year Study	S2: Two Year Study	RV: Record Verification	

County No. 640000	County Name Oceana County	City or Township No. 641160	City or Township Name Weare Township	Year 2024
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	Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks
100						
101	Agricultural	218	20,928,800	46.70%	44,815,418	AS
102	Loss		143,600	46.70%	307,495	
103			20,785,200	46.70%	44,507,923	
104	Adjustment		+1,088,400			
105			21,873,600	49.15%	44,507,923	
106	New		394,500	49.15%	802,645	
107					0	
108	Total Agricultural	219	22,268,100	49.15%	45,310,568	
109	Computed 50% of TCV Real Agriculture		22,655,284		Equalization Factor	1.00000
	Recommended CEV Real Agriculture		22,268,100			
200						
201	Commercial	26	4,886,400	44.71%	10,929,099	AS
202	Loss		115,500	44.71%	258,331	
203			4,770,900	44.71%	10,670,768	
204	Adjustment		+528,500			
205			5,299,400	49.66%	10,670,768	
206	New		892,300	49.66%	1,796,818	
207					0	
208	Total Commercial	45	6,191,700	49.66%	12,467,586	
209	Computed 50% of TCV Real Commercial		6,233,793		Equalization Factor	1.00000
	Recommended CEV Real Commercial		6,191,700			
300						
301	Industrial	11	451,800	39.76%	1,136,344	AS
302	Loss		0	39.76%	0	
303			451,800	39.76%	1,136,344	
304	Adjustment		+115,700			
305			567,500	49.94%	1,136,344	
306	New		0	49.94%	0	
307					0	
308	Total Industrial	11	567,500	49.94%	1,136,344	
309	Computed 50% of TCV Real Industrial		568,172		Equalization Factor	1.00000
	Recommended CEV Real Industrial		567,500			
809	Computed 50% of TCV, Total 6 Classes Real		95,036,759			
	Recommended CEV, Total 6 Classes Real		94,553,700			
859	Computed 50% of TCV, Total Personal Property		5,217,700			
	Recommended CEV, Total Personal Property		5,217,700			

County No. 640000	County Name Oceana County	City or Township No. 641160	City or Township Name Weare Township	Year 2024
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Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks
400					
401 Residential	793	54,012,700	41.59%	129,869,440	SS
402 Loss		740,500	41.59%	1,780,476	
403		53,272,200	41.59%	128,088,964	
404 Adjustment		+10,720,400			
405		63,992,600	49.96%	128,088,964	
406 New		1,533,800	49.96%	3,070,056	
407				0	
408 Total Residential	795	65,526,400	49.96%	131,159,020	
409 Computed 50% of TCV Real Residential		65,579,510		Equalization Factor	1.00000
	Recommended CEV Real Residential	65,526,400			
500					
501 Timber-Cutover	0	0	0.00%	0	NC
502 Loss		0	0.00%	0	
503		0	0.00%	0	
504 Adjustment		+0			
505		0	50.00%	0	
506 New		0	50.00%	0	
507				0	
508 Total Timber-C.O.	0	0	0.00%	0	
509 Computed 50% of TCV Real Timber-C.O.		0		Equalization Factor	0.00000
	Recommended CEV Real Timber-C.O.	0			
600					
601 Developmental	0	0	0.00%	0	NC
602 Loss		0	0.00%	0	
603		0	0.00%	0	
604 Adjustment		+0			
605		0	50.00%	0	
606 New		0	50.00%	0	
607				0	
608 Total Develop.	0	0	0.00%	0	
609 Computed 50% of TCV Real Develop.		0		Equalization Factor	0.00000
	Recommended CEV Real Developmental	0			

Real Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Factor
800 Total Real (Sum of lines '08)	1,070	94,553,700	49.75%	190,073,518	1.00000

County No. 640000	County Name Oceana County	City or Township No. 641160	City or Township Name Weare Township	Year 2024
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	Personal Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Remarks
150						
151	Agricultural	0	0	0.00%	0	NC
152	Loss		0	0.00%	0	
153			0	0.00%	0	
154	Adjustment		+0			
155			0	50.00%	0	
156	New		0	50.00%	0	
157					0	
158	Total Agricultural	0	0	0.00%	0	
250						
251	Commercial	41	238,000	50.00%	476,000	RV
252	Loss		113,200	50.00%	226,400	
253			124,800	50.00%	249,600	
254	Adjustment		+0			
255			124,800	50.00%	249,600	
256	New		105,100	50.00%	210,200	
257					0	
258	Total Commercial	42	229,900	50.00%	459,800	
350						
351	Industrial	0	0	0.00%	0	RV
352	Loss		0	0.00%	0	
353			0	0.00%	0	
354	Adjustment		+0			
355			0	50.00%	0	
356	New		0	50.00%	0	
357					0	
358	Total Industrial	0	0	0.00%	0	
450						
451	Residential	0	0	0.00%	0	NC
452	Loss		0	0.00%	0	
453			0	0.00%	0	
454	Adjustment		+0			
455			0	50.00%	0	
456	New		0	50.00%	0	
457					0	
458	Total Residential	0	0	0.00%	0	
550						
551	Utility	15	5,025,900	50.00%	10,051,800	RV
552	Loss		179,400	50.00%	358,800	
553			4,846,500	50.00%	9,693,000	
554	Adjustment		+0			
555			4,846,500	50.00%	9,693,000	
556	New		141,300	50.00%	282,600	
557					0	
558	Total Utility	15	4,987,800	50.00%	9,975,600	
	Personal Property	Number of Parcels	Assessed Value	% Ratio	True Cash Value	Factor
850	Total Personal (Sum of lines '58)	57	5,217,700	50.00%	10,435,400	1.00000