

Introduced by the Finance Committee of the:

INGHAM COUNTY BOARD OF COMMISSIONERS

**RESOLUTION TO ADOPT THE 2021 COUNTY EQUALIZATION REPORT
AS SUBMITTED WITH THE ACCOMPANYING STATEMENTS**

RESOLUTION #21 – 228

WHEREAS, the Equalization Department has examined the assessment rolls of the 16 townships and five cities within Ingham County to ascertain whether the real and personal property in the respective townships and cities has been equally and uniformly assessed; and

WHEREAS, based on its studies, the Equalization Department has presented to the Equalization Sub-Committee the 2021 Equalization data that equalizes the townships' and cities' valuations, by adding to or deducting from the valuations of the said taxable property in the 16 townships and five cities, an amount which represents the true cash value; and

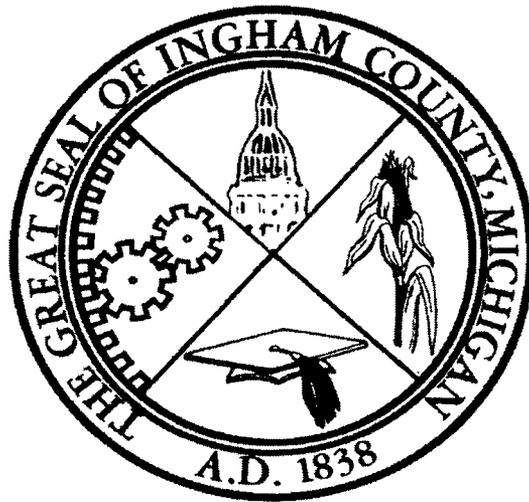
WHEREAS, the attached report is the result of the foregoing process.

THEREFORE BE IT RESOLVED, by the Board of Commissioners of the County of Ingham, that the accompanying statements be, and the same hereby are, approved and adopted by the Board of Commissioners of the County of Ingham as the equalized value of all taxable property, both real and personal, for each of the 16 townships and five cities in said County for real property values equalized at \$10,113,627,214 and personal property values equalized at \$680,452,313, for a total equalized value of real and personal property at \$10,794,079,527 pursuant to Section 211.34 MCL, 1948, as amended.

FINANCE: Yeas: Grebner, Tennis, Crenshaw, Polsdofer, Stivers, Schafer, Maiville

Nays: None **Absent:** None **Approved 04/21/2021**

**2021
INGHAM COUNTY
EQUALIZATION REPORT**



EQUALIZATION/TAX MAPPING DEPARTMENT STAFF

William E. Fowler, MMAO, PPE, Director
Barbara E. Gray, MCAT, Administrative Secretary
Mary A. Selover-Rider, MAAO, PPE, Real Property Appraiser
James T. MacKinnon, Tax Mapping/Deputy, GIS Analyst
Christopher Sabatini, Tax Mapping, GIS Technician

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COUNTY OF INGHAM ANALYSIS OF 2021 EQUALIZED VALUATIONS

This report has been prepared through the combined efforts of the staff of the Ingham County Equalization/Tax Mapping Department and with the concurrence of the Ingham County Board of Commissioners. Their cooperation , continued support and guidance is greatly appreciated.



William E. Fowler, MMAO, PPE, Director

Ingham County Board of Commissioners

Ingham County Equalization Sub-Committee

Commissioner Bryan Crenshaw, Chairperson
Commissioner Randy Maiville, Member
Commissioner Mark Grebner, Member

Ingham County Finance Committee

Commissioner Mark Grebner, Chairperson
Commissioner Todd Tennis, Vice-Chairperson
Commissioner Bryan Crenshaw Member
Commissioner Randy Maiville, Member
Commissioner Mark Polsdofer, Member
Commissioner Randy Schafer, Member
Commissioner Emily Stivers, Member

This report is available at eq.ingham.org

Introduced by the Finance Committee of the:

INGHAM COUNTY BOARD OF COMMISSIONERS

**RESOLUTION TO ADOPT THE 2021 COUNTY EQUALIZATION REPORT AS
SUBMITTED WITH THE ACCOMPANYING STATEMENTS**

WHEREAS, the Equalization Department has examined the assessment rolls of the 16 townships and five cities within Ingham County to ascertain whether the real and personal property in the respective townships and cities has been equally and uniformly assessed; and

WHEREAS, based on its studies, the Equalization Department has presented to the Equalization Sub-Committee the 2021 Equalization data that equalizes the townships' and cities' valuations, by adding to or deducting from the valuations of the said taxable property in the 16 townships and five cities, an amount which represents the true cash value; and

WHEREAS, the attached report is the result of the foregoing process.

THEREFORE BE IT RESOLVED, by the Board of Commissioners of the County of Ingham, that the accompanying statements be, and the same hereby are, approved and adopted by the Board of Commissioners of the County of Ingham as the equalized value of all taxable property, both real and personal, for each of the 16 townships and five cities in said County for real property values equalized at \$10,113,627,214 and personal property values equalized at \$680,452,313, for a total equalized value of real and personal property at \$10,794,079,527 pursuant to Section 211.34 MCL, 1948, as amended.

Certification of Recommended County Equalized Valuations by Equalization Director

This form is issued under the authority of MCL 211.148. Filing is mandatory.

TO: State Tax Commission
FROM: Equalization Director of Ingham County
RE: State Assessor Certification of Preparer of the required Recommended County Equalized Valuations for Ingham County for 2021

The Recommended County Equalized Valuation for the above referenced county and year were prepared under my direct supervision and control in my role as Equalization Director.

I am certified as an assessor at the level required for the county by Michigan Compiled Laws 211.10d and the rules of the State Tax Commission.

The State Tax Commission requires a MMAO State Assessor Certification for this county.

I am certified as a MMAO Certified Assessing Officer by the State Tax Commission.

The following are my total Recommended County Equalized Valuations for each separately equalized class of property in Ingham County:

Agricultural	<u>471,072,701</u>	Timber-Cutover	<u>0</u>
Commercial	<u>2,664,966,343</u>	Developmental	<u>2,583,100</u>
Industrial	<u>241,852,800</u>	Total Real Property	<u>10,113,627,214</u>
Residential	<u>6,733,152,270</u>	Personal Property	<u>680,452,313</u>
		Total Real and Personal Property	<u>10,794,079,527</u>

Please mail this form to the address below within fifteen days of submission of the Recommended County Equalized Valuations to the County Board of Commissioners.

Michigan Department of Treasury
Assessment and Certification Division
Local Assessment Review
P.O. Box 30790
Lansing, Michigan 48909

Signature of Equalization Director 	Date March 30, 2021
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2021
 INGHAM COUNTY
 ASSESSED AND EQUALIZED TOTALS

REAL AND PERSONAL PROPERTY

ASSESSMENT JURISDICTION	REAL		PERSONAL		TOTAL REAL & PERSONAL	
	ASSESSED	CEV	ASSESSED	CEV	ASSESSED	CEV
<u>Townships</u>						
Alaiedon	293,501,000	293,501,000	15,389,600	15,389,600	308,890,600	308,890,600
Aurelius	205,772,600	205,772,600	5,142,200	5,142,200	210,914,800	210,914,800
Bunker Hill	95,818,200	95,818,200	29,011,700	29,011,700	124,829,900	124,829,900
Delhi Charter	971,301,732	971,301,732	44,864,800	44,864,800	1,016,166,532	1,016,166,532
Ingham	119,031,992	119,031,992	5,596,200	5,596,200	124,628,192	124,628,192
Lansing Charter	354,968,200	354,968,200	25,460,400	25,460,400	380,428,600	380,428,600
Leroy	174,109,100	174,109,100	14,526,205	14,526,205	188,635,305	188,635,305
Leslie	117,955,189	117,955,189	24,997,578	24,997,578	142,952,767	142,952,767
Locke	128,103,600	128,103,600	3,623,450	3,623,450	131,727,050	131,727,050
Meridian Charter	2,176,335,900	2,176,335,900	70,840,500	70,840,500	2,247,176,400	2,247,176,400
Onondaga	135,588,000	135,588,000	9,843,100	9,843,100	145,431,100	145,431,100
Stockbridge	182,354,050	182,354,050	135,835,500	135,835,500	318,189,550	318,189,550
Vevay	179,165,250	179,165,250	12,696,800	12,696,800	191,862,050	191,862,050
Wheatfield	124,543,450	124,543,450	2,009,100	2,009,100	126,552,550	126,552,550
White Oak	86,412,300	86,412,300	27,855,400	27,855,400	114,267,700	114,267,700
Williamstown	327,732,021	327,732,021	9,697,200	9,697,200	337,429,221	337,429,221
Township Totals	5,672,692,584	5,672,692,584	437,389,733	437,389,733	6,110,082,317	6,110,082,317
<u>Cities</u>						
East Lansing	1,222,067,500	1,222,067,500	58,365,100	58,365,100	1,280,432,600	1,280,432,600
Lansing	2,749,385,100	2,749,385,100	160,952,200	160,952,200	2,910,337,300	2,910,337,300
Leslie	45,093,650	45,093,650	4,554,400	4,554,400	49,648,050	49,648,050
Mason	282,926,080	282,926,080	11,811,810	11,811,810	294,737,890	294,737,890
Williamston	141,462,300	141,462,300	7,379,070	7,379,070	148,841,370	148,841,370
City Totals	4,440,934,630	4,440,934,630	243,062,580	243,062,580	4,683,997,210	4,683,997,210
County Totals	10,113,627,214	10,113,627,214	680,452,313	680,452,313	10,794,079,527	10,794,079,527

**2021
INGHAM COUNTY
ASSESSED VALUATIONS BY CLASS**

REAL PROPERTY

ASSESSMENT JURISDICTION	AG	COM	IND	RES	DEV	TOTAL REAL ASSESSED
Townships						
Alaiedon	44,152,500	80,527,400	21,185,100	147,636,000	NC	293,501,000
Aurelius	38,996,500	1,268,300	262,300	165,245,500	NC	205,772,600
Bunker Hill	26,788,800	1,182,000	8,550	67,838,850	NC	95,818,200
Delhi Charter	8,647,600	191,527,100	18,320,500	752,806,532	NC	971,301,732
Ingham	27,625,900	1,961,500	NC	89,444,592	NC	119,031,992
Lansing Charter	NC	210,772,400	2,797,500	141,398,300	NC	354,968,200
Leroy	41,301,600	18,779,900	14,444,500	99,583,100	NC	174,109,100
Leslie	35,758,101	1,652,285	101,320	80,443,483	NC	117,955,189
Locke	51,927,000	637,300	1,309,200	74,230,100	NC	128,103,600
Meridian Charter	NC	490,322,400	4,481,000	1,681,532,500	NC	2,176,335,900
Onondaga	33,216,700	1,335,400	767,200	100,268,700	NC	135,588,000
Stockbridge	31,367,450	10,229,800	8,102,600	132,654,200	NC	182,354,050
Vevay	28,367,250	12,746,050	4,788,400	133,263,550	NC	179,165,250
Wheatfield	39,252,100	1,684,700	926,000	82,680,650	NC	124,543,450
White Oak	44,571,400	1,505,800	109,900	40,225,200	NC	86,412,300
Williamstown	19,099,800	10,281,888	1,498,000	295,270,733	1,581,600	327,732,021
Township Totals	471,072,701	1,036,414,223	79,102,070	4,084,521,990	1,581,600	5,672,692,584
Cities						
East Lansing	NC	509,185,100	890,800	711,991,600	NC	1,222,067,500
Lansing	NC	1,026,446,100	124,955,500	1,597,983,500	NC	2,749,385,100
Leslie	NC	8,049,450	2,649,750	34,394,450	NC	45,093,650
Mason	NC	57,157,870	25,570,180	200,198,030	NC	282,926,080
Williamston	NC	27,713,600	8,684,500	104,062,700	1,001,500	141,462,300
City Totals	0	1,628,552,120	162,750,730	2,648,630,280	1,001,500	4,440,934,630
County Totals	471,072,701	2,664,966,343	241,852,800	6,733,152,270	2,583,100	10,113,627,214

NC = None Classed

**2021
INGHAM COUNTY
EQUALIZED VALUATIONS BY CLASS**

REAL PROPERTY

ASSESSMENT JURISDICTION	AG	COM	IND	RES	DEV	TOTAL REAL CEV
Townships						
Alaiedon	44,152,500	80,527,400	21,185,100	147,636,000	NC	293,501,000
Aurelius	38,996,500	1,268,300	262,300	165,245,500	NC	205,772,600
Bunker Hill	26,788,800	1,182,000	8,550	67,838,850	NC	95,818,200
Delhi Charter	8,647,600	191,527,100	18,320,500	752,806,532	NC	971,301,732
Ingham	27,625,900	1,961,500	NC	89,444,592	NC	119,031,992
Lansing Charter	NC	210,772,400	2,797,500	141,398,300	NC	354,968,200
Leroy	41,301,600	18,779,900	14,444,500	99,583,100	0	174,109,100
Leslie	35,758,101	1,652,285	101,320	80,443,483	NC	117,955,189
Locke	51,927,000	637,300	1,309,200	74,230,100	NC	128,103,600
Meridian Charter	NC	490,322,400	4,481,000	1,681,532,500	NC	2,176,335,900
Onondaga	33,216,700	1,335,400	767,200	100,268,700	NC	135,588,000
Stockbridge	31,367,450	10,229,800	8,102,600	132,654,200	NC	182,354,050
Vevay	28,367,250	12,746,050	4,788,400	133,263,550	NC	179,165,250
Wheatfield	39,252,100	1,684,700	926,000	82,680,650	NC	124,543,450
White Oak	44,571,400	1,505,800	109,900	40,225,200	NC	86,412,300
Williamstown	19,099,800	10,281,888	1,498,000	295,270,733	1,581,600	327,732,021
Township Totals	471,072,701	1,036,414,223	79,102,070	4,084,521,990	1,581,600	5,672,692,584
Cities						
East Lansing	NC	509,185,100	890,800	711,991,600	NC	1,222,067,500
Lansing	NC	1,026,446,100	124,955,500	1,597,983,500	NC	2,749,385,100
Leslie	NC	8,049,450	2,649,750	34,394,450	NC	45,093,650
Mason	NC	57,157,870	25,570,180	200,198,030	NC	282,926,080
Williamston	NC	27,713,600	8,684,500	104,062,700	1,001,500	141,462,300
City Totals	0	1,628,552,120	162,750,730	2,648,630,280	1,001,500	4,440,934,630
County Totals	471,072,701	2,664,966,343	241,852,800	6,733,152,270	2,583,100	10,113,627,214

NC = None Classed

**2021
INGHAM COUNTY
ASSESSED VALUATIONS BY CLASS**

PERSONAL PROPERTY

ASSESSMENT JURISDICTION	COM	IND	RES	UTIL	TOTAL PERSONAL ASSESSED
<u>Townships</u>					
Alaiedon	8,958,300	880,300	NC	5,551,000	15,389,600
Aurelius	638,900	NC	NC	4,503,300	5,142,200
Bunker Hill	383,800	NC	NC	28,627,900	29,011,700
Delhi Charter	25,014,800	1,795,200	NC	18,054,800	44,864,800
Ingham	119,600	NC	NC	5,476,600	5,596,200
Lansing Charter	20,252,900	105,600	NC	5,101,900	25,460,400
Leroy	4,693,814	3,246,502	NC	6,585,889	14,526,205
Leslie	1,634,930	NC	NC	23,362,648	24,997,578
Locke	397,350	NC	NC	3,226,100	3,623,450
Meridian Charter	31,375,400	85,600	NC	39,379,500	70,840,500
Onondaga	229,500	6,867,500	NC	2,746,100	9,843,100
Stockbridge	651,900	7,100	NC	135,176,500	135,835,500
Vevay	1,986,600	109,950	NC	10,600,250	12,696,800
Wheatfield	331,700	2,500	NC	1,674,900	2,009,100
White Oak	467,200	NC	NC	27,388,200	27,855,400
Williamstown	1,133,800	217,900	NC	8,345,500	9,697,200
Township Totals	98,270,494	13,318,152	0	325,801,087	437,389,733
<u>Cities</u>					
East Lansing	39,533,100	1,217,300	NC	17,614,700	58,365,100
Lansing	92,411,200	21,618,500	NC	46,922,500	160,952,200
Leslie	495,400	2,557,800	NC	1,501,200	4,554,400
Mason	5,210,080	1,683,750	NC	4,917,980	11,811,810
Williamston	2,789,630	1,819,500	NC	2,769,940	7,379,070
City Totals	140,439,410	28,896,850	0	73,726,320	243,062,580
County Totals	238,709,904	42,215,002	0	399,527,407	680,452,313

NC = None Classed

**2021
INGHAM COUNTY
EQUALIZED VALUATIONS BY CLASS**

PERSONAL PROPERTY

ASSESSMENT JURISDICTION	COM	IND	RES	UTIL	TOTAL PERSONAL CEV
<u>Townships</u>					
Alaiedon	8,958,300	880,300	NC	5,551,000	15,389,600
Aurelius	638,900	NC	NC	4,503,300	5,142,200
Bunker Hill	383,800	NC	NC	28,627,900	29,011,700
Delhi Charter	25,014,800	1,795,200	NC	18,054,800	44,864,800
Ingham	119,600	NC	NC	5,476,600	5,596,200
Lansing Charter	20,252,900	105,600	NC	5,101,900	25,460,400
Leroy	4,693,814	3,246,502	NC	6,585,889	14,526,205
Leslie	1,634,930	NC	NC	23,362,648	24,997,578
Locke	397,350	NC	NC	3,226,100	3,623,450
Meridian Charter	31,375,400	85,600	NC	39,379,500	70,840,500
Onondaga	229,500	6,867,500	NC	2,746,100	9,843,100
Stockbridge	651,900	7,100	NC	135,176,500	135,835,500
Vevay	1,986,600	109,950	NC	10,600,250	12,696,800
Wheatfield	331,700	2,500	NC	1,674,900	2,009,100
White Oak	467,200	NC	NC	27,388,200	27,855,400
Williamstown	1,133,800	217,900	NC	8,345,500	9,697,200
Township Totals	98,270,494	13,318,152	0	325,801,087	437,389,733
<u>Cities</u>					
East Lansing	39,533,100	1,217,300	NC	17,614,700	58,365,100
Lansing	92,411,200	21,618,500	NC	46,922,500	160,952,200
Leslie	495,400	2,557,800	NC	1,501,200	4,554,400
Mason	5,210,080	1,683,750	NC	4,917,980	11,811,810
Williamston	2,789,630	1,819,500	NC	2,769,940	7,379,070
City Totals	140,439,410	28,896,850	0	73,726,320	243,062,580
County Totals	238,709,904	42,215,002	0	399,527,407	680,452,313

NC = None Classed

**2021
INGHAM COUNTY
COMPARISON OF EQUALIZED VALUES**

REAL PROPERTY

ASSESSMENT JURISDICTION	2020 CEV	2021 CEV	DOLLAR CHANGE 2020-2021	% CHANGE
<u>Townships</u>				
Alaiedon	289,716,200	293,501,000	3,784,800	1.31%
Aurelius	198,227,900	205,772,600	7,544,700	3.81%
Bunker Hill	90,667,350	95,818,200	5,150,850	5.68%
Delhi Charter	914,149,475	971,301,732	57,152,257	6.25%
Ingham	111,408,544	119,031,992	7,623,448	6.84%
Lansing Charter	346,659,000	354,968,200	8,309,200	2.40%
Leroy	170,208,000	174,109,100	3,901,100	2.29%
Leslie	111,962,835	117,955,189	5,992,354	5.35%
Locke	121,141,900	128,103,600	6,961,700	5.75%
Meridian Charter	2,115,834,500	2,176,335,900	60,501,400	2.86%
Onondaga	125,213,300	135,588,000	10,374,700	8.29%
Stockbridge	176,693,950	182,354,050	5,660,100	3.20%
Vevay	162,794,600	179,165,250	16,370,650	10.06%
Wheatfield	120,576,200	124,543,450	3,967,250	3.29%
White Oak	81,526,100	86,412,300	4,886,200	5.99%
Williamstown	315,915,300	327,732,021	11,816,721	3.74%
Township Totals	5,452,695,154	5,672,692,584	219,997,430	4.03%
<u>Cities</u>				
East Lansing	1,159,128,916	1,222,067,500	62,938,584	5.43%
Lansing	2,548,743,876	2,749,385,100	200,641,224	7.87%
Leslie	41,498,100	45,093,650	3,595,550	8.66%
Mason	270,382,920	282,926,080	12,543,160	4.64%
Williamston	133,280,000	141,462,300	8,182,300	6.14%
City Totals	4,153,033,812	4,440,934,630	287,900,818	6.93%
County Totals	9,605,728,966	10,113,627,214	507,898,248	5.29%

**2021
INGHAM COUNTY
COMPARISON OF EQUALIZED VALUES**

PERSONAL PROPERTY

ASSESSMENT JURISDICTION	2020 CEV	2021 CEV	DOLLAR CHANGE 2019-2020	% CHANGE
<u>Townships</u>				
Alaiedon	14,476,800	15,389,600	912,800	6.31%
Aurelius	5,139,300	5,142,200	2,900	0.06%
Bunker Hill	28,706,800	29,011,700	304,900	1.06%
Delhi Charter	40,270,800	44,864,800	4,594,000	11.41%
Ingham	5,581,700	5,596,200	14,500	0.26%
Lansing Charter	25,282,100	25,460,400	178,300	0.71%
Leroy	13,147,658	14,526,205	1,378,547	10.49%
Leslie	25,179,378	24,997,578	(181,800)	-0.72%
Locke	3,647,250	3,623,450	(23,800)	-0.65%
Meridian Charter	67,315,700	70,840,500	3,524,800	5.24%
Onondaga	9,332,000	9,843,100	511,100	5.48%
Stockbridge	142,514,000	135,835,500	(6,678,500)	-4.69%
Vevay	13,119,550	12,696,800	(422,750)	-3.22%
Wheatfield	1,910,400	2,009,100	98,700	5.17%
White Oak	27,626,800	27,855,400	228,600	0.83%
Williamstown	10,368,100	9,697,200	(670,900)	-6.47%
Township Totals	433,618,336	437,389,733	3,771,397	0.87%
<u>Cities</u>				
East Lansing	63,959,500	58,365,100	(5,594,400)	-8.75%
Lansing	149,983,300	160,952,200	10,968,900	7.31%
Leslie	1,983,250	4,554,400	2,571,150	129.64%
Mason	12,301,590	11,811,810	(489,780)	-3.98%
Williamston	6,476,280	7,379,070	902,790	13.94%
City Totals	234,703,920	243,062,580	8,358,660	3.56%
County Totals	668,322,256	680,452,313	12,130,057	1.82%

**2021
INGHAM COUNTY
COMPARISON OF EQUALIZED VALUES**

REAL AND PERSONAL PROPERTY

ASSESSMENT JURISDICTION	2020 CEV	2021 CEV	DOLLAR CHANGE 2020-2021	% CHANGE
<u>Townships</u>				
Alaiedon	304,193,000	308,890,600	4,697,600	1.54%
Aurelius	203,367,200	210,914,800	7,547,600	3.71%
Bunker Hill	119,374,150	124,829,900	5,455,750	4.57%
Delhi Charter	954,420,275	1,016,166,532	61,746,257	6.47%
Ingham	116,990,244	124,628,192	7,637,948	6.53%
Lansing Charter	371,941,100	380,428,600	8,487,500	2.28%
Leroy	183,355,658	188,635,305	5,279,647	2.88%
Leslie	137,142,213	142,952,767	5,810,554	4.24%
Locke	124,789,150	131,727,050	6,937,900	5.56%
Meridian Charter	2,183,150,200	2,247,176,400	64,026,200	2.93%
Onondaga	134,545,300	145,431,100	10,885,800	8.09%
Stockbridge	319,207,950	318,189,550	(1,018,400)	-0.32%
Vevay	175,914,150	191,862,050	15,947,900	9.07%
Wheatfield	122,486,600	126,552,550	4,065,950	3.32%
White Oak	109,152,900	114,267,700	5,114,800	4.69%
Williamstown	326,283,400	337,429,221	11,145,821	3.42%
Township Totals	5,886,313,490	6,110,082,317	223,768,827	3.80%
<u>Cities</u>				
East Lansing	1,223,088,416	1,280,432,600	57,344,184	4.69%
Lansing	2,698,727,176	2,910,337,300	211,610,124	7.84%
Leslie	43,481,350	49,648,050	6,166,700	14.18%
Mason	282,684,510	294,737,890	12,053,380	4.26%
Williamston	139,756,280	148,841,370	9,085,090	6.50%
City Totals	4,387,737,732	4,683,997,210	296,259,478	6.75%
County Totals	10,274,051,222	10,794,079,527	520,028,305	5.06%

**2021
INGHAM COUNTY
% OF TOTAL ASSESSED, EQUALIZED, AND TAXABLE VALUES**

REAL AND PERSONAL PROPERTY

ASSESSMENT JURISDICTION	TOTAL ASSESSED	% OF TOTAL ASSESSED	TOTAL CEV	% OF TOTAL CEV	TOTAL TAXABLE	% OF TOTAL TAXABLE
<u>Townships</u>						
Alaiedon	308,890,600	2.86	308,890,600	2.86	234,710,268	2.67
Aurelius	210,914,800	1.95	210,914,800	1.95	163,870,760	1.86
Bunker Hill	124,829,900	1.16	124,829,900	1.16	89,612,230	1.02
Delhi Charter	1,016,166,532	9.41	1,016,166,532	9.41	864,155,295	9.83
Ingham	124,628,192	1.15	124,628,192	1.15	86,596,430	0.99
Lansing Charter	380,428,600	3.52	380,428,600	3.52	329,699,263	3.75
Leroy	188,635,305	1.75	188,635,305	1.75	140,613,221	1.60
Leslie	142,952,767	1.32	142,952,767	1.32	103,124,106	1.17
Locke	131,727,050	1.22	131,727,050	1.22	83,350,286	0.95
Meridian Charter	2,247,176,400	20.82	2,247,176,400	20.82	1,914,507,053	21.78
Onondaga	145,431,100	1.35	145,431,100	1.35	95,006,328	1.08
Stockbridge	318,189,550	2.95	318,189,550	2.95	252,587,329	2.87
Vevay	191,862,050	1.78	191,862,050	1.78	143,508,475	1.63
Wheatfield	126,552,550	1.17	126,552,550	1.17	83,714,976	0.95
White Oak	114,267,700	1.06	114,267,700	1.06	79,152,615	0.90
Williamstown	337,429,221	3.13	337,429,221	3.13	272,124,518	3.10
Township Totals	6,110,082,317	56.61	6,110,082,317	56.61	4,936,333,153	56.16
<u>Cities</u>						
East Lansing	1,280,432,600	11.86	1,280,432,600	11.86	1,059,883,468	12.06
Lansing	2,910,337,300	26.96	2,910,337,300	26.96	2,381,776,295	27.10
Leslie	49,648,050	0.46	49,648,050	0.46	41,799,254	0.48
Mason	294,737,890	2.73	294,737,890	2.73	247,164,609	2.81
Williamston	148,841,370	1.38	148,841,370	1.38	122,488,062	1.39
City Totals	4,683,997,210	43.39	4,683,997,210	43.39	3,853,111,688	43.84
County Totals	10,794,079,527	100.00	10,794,079,527	100.00	8,789,444,841	100.00

TENTATIVE 2021 STARTING RATIOS & FACTORS

ASSESSMENT JURISDICTION		REAL PROPERTY					PERSONAL PROPERTY
		AG	COM	IND	RES	DEV	
<u>Townships</u>							
Alaiedon	'21 Tent Ratio	49.93	50.60	48.14	49.76	NC	50.00
	'21 Tent Factor	1.0000	0.9988	1.0386	1.0000	NC	1.0000
Aurelius	'21 Tent Ratio	52.25	48.47	43.01	47.20	NC	50.00
	'21 Tent Factor	0.9569	1.0316	1.1625	1.0593	NC	1.0000
Bunker Hill	'21 Tent Ratio	50.06	45.45	49.71	46.77	NC	50.00
	'21 Tent Factor	0.9988	1.1001	1.0000	1.0691	NC	1.0000
Delhi Charter	'21 Tent Ratio	50.14	47.86	49.52	47.31	NC	50.00
	'21 Tent Factor	0.9972	1.0447	1.0097	1.0569	NC	1.0000
Ingham	'21 Tent Ratio	47.81	52.37	NC	44.68	NC	50.00
	'21 Tent Factor	1.0458	0.9547	NC	1.1191	NC	1.0000
Lansing Charter	'21 Tent Ratio	NC	49.76	48.54	46.88	NC	50.00
	'21 Tent Factor	NC	1.0048	1.0301	1.0666	NC	1.0000
Leroy	'21 Tent Ratio	51.46	50.67	48.26	47.71	NC	50.00
	'21 Tent Factor	0.9716	0.9868	1.0361	1.0480	NC	1.0000
Leslie	'21 Tent Ratio	48.35	47.38	50.42	46.79	NC	50.00
	'21 Tent Factor	1.0341	1.0553	0.9917	1.0686	NC	1.0000
Locke	'21 Tent Ratio	50.19	58.07	56.21	44.63	NC	50.00
	'21 Tent Factor	0.9962	0.8610	0.8895	1.1203	NC	1.0000
Meridian Charter	'21 Tent Ratio	NC	50.31	47.23	47.93	NC	50.00
	'21 Tent Factor	NC	0.9938	1.0586	1.0432	NC	1.0000
Onondaga	'21 Tent Ratio	46.32	47.26	50.18	46.20	NC	50.00
	'21 Tent Factor	1.0794	1.0580	0.9964	1.0823	NC	1.0000
Stockbridge	'21 Tent Ratio	49.08	45.69	49.70	48.84	NC	50.00
	'21 Tent Factor	1.0187	1.0943	1.0060	1.0238	NC	1.0000
Vevay	'21 Tent Ratio	49.05	49.63	43.34	44.38	NC	50.00
	'21 Tent Factor	1.0194	1.0075	1.1537	1.1266	NC	1.0000
Wheatfield	'21 Tent Ratio	50.39	45.91	50.93	47.34	NC	50.00
	'21 Tent Factor	0.9923	1.0891	0.9817	1.0562	NC	1.0000
White Oak	'21 Tent Ratio	45.56	47.06	48.23	48.82	NC	50.00
	'21 Tent Factor	1.0975	1.0625	1.0367	1.0242	NC	1.0000
Williamstown	'21 Tent Ratio	50.53	46.59	45.56	48.36	49.80	50.00
	'21 Tent Factor	0.9895	1.0732	1.0975	1.0339	1.0040	1.0000
<u>Cities</u>							
East Lansing	'21 Tent Ratio	NC	49.05	46.32	47.09	NC	50.00
	'21 Tent Factor	NC	1.0194	1.0794	1.0618	NC	1.0000
Lansing	'21 Tent Ratio	NC	48.57	47.01	46.67	NC	50.00
	'21 Tent Factor	NC	1.0295	1.0636	1.0714	NC	1.0000
Leslie	'21 Tent Ratio	NC	48.31	48.71	45.40	NC	50.00
	'21 Tent Factor	NC	1.0350	1.0265	1.1013	NC	0.0000
Mason	'21 Tent Ratio	NC	49.64	49.72	47.15	NC	50.00
	'21 Tent Factor	NC	1.0073	1.0056	1.0604	NC	1.0000
Williamston	'21 Tent Ratio	NC	48.21	52.77	46.97	49.31	50.00
	'21 Tent Factor	NC	1.0371	0.9475	1.0645	1.0140	1.0000

NC = None Classed

FINAL 2021 RATIOS & FACTORS

ASSESSMENT JURISDICTION	REAL PROPERTY					PERSONAL PROPERTY	
	AG	COM	IND	RES	DEV		
<u>Townships</u>							
Alaiedon	'21 Final Ratio	49.90	49.96	49.50	49.63	NC	50.00
	'21 Final Factor	1.00000	1.00000	1.00000	1.00000	NC	1.00000
Aurelius	'21 Final Ratio	49.91	49.93	49.92	49.69	NC	50.00
	'21 Final Factor	1.00000	1.00000	1.00000	1.00000	NC	1.00000
Bunker Hill	'21 Final Ratio	49.92	49.72	50.00	49.95	NC	50.00
	'21 Final Factor	1.00000	1.00000	1.00000	1.00000	NC	1.00000
Delhi Charter	'21 Final Ratio	49.40	49.39	49.54	49.61	NC	50.00
	'21 Final Factor	1.00000	1.00000	1.00000	1.00000	NC	1.00000
Ingham	'21 Final Ratio	49.71	49.79	NC	49.37	NC	50.00
	'21 Final Factor	1.00000	1.00000	NC	1.00000	NC	1.00000
Lansing Charter	'21 Final Ratio	NC	49.67	49.81	49.90	NC	50.00
	'21 Final Factor	NC	1.00000	1.00000	1.00000	NC	1.00000
Leroy	'21 Final Ratio	49.77	49.38	49.04	49.07	NC	50.00
	'21 Final Factor	1.00000	1.00000	1.00000	1.00000	NC	1.00000
Leslie	'21 Final Ratio	49.69	49.69	49.69	49.69	NC	50.00
	'21 Final Factor	1.00000	1.00000	1.00000	1.00000	NC	1.00000
Locke	'21 Final Ratio	49.66	49.88	49.69	49.77	NC	50.00
	'21 Final Factor	1.00000	1.00000	1.00000	1.00000	NC	1.00000
Meridian Charter	'21 Final Ratio	NC	49.65	49.41	49.72	NC	50.00
	'21 Final Factor	NC	1.00000	1.00000	1.00000	NC	1.00000
Onondaga	'21 Final Ratio	49.87	49.83	49.80	49.83	NC	50.00
	'21 Final Factor	1.00000	1.00000	1.00000	1.00000	NC	1.00000
Stockbridge	'21 Final Ratio	49.79	49.82	49.99	49.95	NC	50.00
	'21 Final Factor	1.00000	1.00000	1.00000	1.00000	NC	1.00000
Vevay	'21 Final Ratio	49.60	49.75	49.89	49.97	NC	50.00
	'21 Final Factor	1.00000	1.00000	1.00000	1.00000	NC	1.00000
Wheatfield	'21 Final Ratio	49.96	49.87	50.00	49.67	NC	50.00
	'21 Final Factor	1.00000	1.00000	1.00000	1.00000	NC	1.00000
White Oak	'21 Final Ratio	49.78	49.69	49.68	49.82	NC	50.00
	'21 Final Factor	1.00000	1.00000	1.00000	1.00000	NC	1.00000
Williamstown	'21 Final Ratio	49.94	49.94	49.95	49.99	49.80	50.00
	'21 Final Factor	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000
<u>Cities</u>							
East Lansing	'21 Final Ratio	NC	49.56	49.72	49.61	NC	50.00
	'21 Final Factor	NC	1.00000	1.00000	1.00000	NC	1.00000
Lansing	'21 Final Ratio	NC	49.30	49.54	49.35	NC	50.00
	'21 Final Factor	NC	1.00000	1.00000	1.00000	NC	1.00000
Leslie	'21 Final Ratio	NC	49.89	49.93	49.67	NC	50.00
	'21 Final Factor	NC	1.00000	1.00000	1.00000	NC	1.00000
Mason	'21 Final Ratio	NC	49.92	49.94	49.95	NC	50.00
	'21 Final Factor	NC	1.00000	1.00000	1.00000	NC	1.00000
Williamston	'21 Final Ratio	NC	49.70	49.50	49.63	49.31	50.00
	'21 Final Factor	NC	1.00000	1.00000	1.00000	1.00000	1.00000

NC = None Classed

**2021
INGHAM COUNTY
101 AGRICULTURAL**

ASSESSMENT JURISDICTION	ASSESSED VALUE	ADDED OR DEDUCTED FOR EQUALIZATION	CEV	RATIO	FACTOR	% OF TOTAL CEV
<u>Townships</u>						
Alaiedon	44,152,500		44,152,500	49.90	1.00000	9.37276
Aurelius	38,996,500		38,996,500	49.91	1.00000	8.27823
Bunker Hill	26,788,800		26,788,800	49.92	1.00000	5.68677
Delhi Charter	8,647,600		8,647,600	49.40	1.00000	1.83573
Ingham	27,625,900		27,625,900	49.71	1.00000	5.86447
Lansing Charter	NC		NC	NC	NC	
Leroy	41,301,600		41,301,600	49.77	1.00000	8.76756
Leslie	35,758,101		35,758,101	49.69	1.00000	7.59078
Locke	51,927,000		51,927,000	49.66	1.00000	11.02314
Meridian Charter	NC		NC	NC	NC	
Onondaga	33,216,700		33,216,700	49.87	1.00000	7.05129
Stockbridge	31,367,450		31,367,450	49.79	1.00000	6.65873
Vevay	28,367,250		28,367,250	49.60	1.00000	6.02184
Wheatfield	39,252,100		39,252,100	49.96	1.00000	8.33249
White Oak	44,571,400		44,571,400	49.78	1.00000	9.46168
Williamstown	19,099,800		19,099,800	49.94	1.00000	4.05453
Township Totals	471,072,701	0	471,072,701			100.00000
<u>Cities</u>						
East Lansing	NC		NC	NC	NC	
Lansing	NC		NC	NC	NC	
Leslie	NC		NC	NC	NC	
Mason	NC		NC	NC	NC	
Williamston	NC		NC	NC	NC	
City Totals	0	0	0			0.00000
County Totals	471,072,701	0	471,072,701			100.00000

NC = None Classed

**2021
INGHAM COUNTY
201 COMMERCIAL**

ASSESSMENT JURISDICTION	ASSESSED VALUE	ADDED OR DEDUCTED FOR EQUALIZATION	CEV	RATIO	FACTOR	% OF TOTAL CEV
<u>Townships</u>						
Alaiedon	80,527,400		80,527,400	49.96	1.00000	3.02170
Aurelius	1,268,300		1,268,300	49.93	1.00000	0.04759
Bunker Hill	1,182,000		1,182,000	49.72	1.00000	0.04435
Delhi Charter	191,527,100		191,527,100	49.39	1.00000	7.18685
Ingham	1,961,500		1,961,500	49.79	1.00000	0.07360
Lansing Charter	210,772,400		210,772,400	49.67	1.00000	7.90901
Leroy	18,779,900		18,779,900	49.38	1.00000	0.70470
Leslie	1,652,285		1,652,285	49.69	1.00000	0.06200
Locke	637,300		637,300	49.88	1.00000	0.02391
Meridian Charter	490,322,400		490,322,400	49.65	1.00000	18.39882
Onondaga	1,335,400		1,335,400	49.83	1.00000	0.05011
Stockbridge	10,229,800		10,229,800	49.82	1.00000	0.38386
Vevay	12,746,050		12,746,050	49.75	1.00000	0.47828
Wheatfield	1,684,700		1,684,700	49.87	1.00000	0.06322
White Oak	1,505,800		1,505,800	49.69	1.00000	0.05650
Williamstown	10,281,888		10,281,888	49.94	1.00000	0.38582
Township Totals	1,036,414,223	0	1,036,414,223			38.89033
<u>Cities</u>						
East Lansing	509,185,100		509,185,100	49.56	1.00000	19.10662
Lansing	1,026,446,100		1,026,446,100	49.30	1.00000	38.51629
Leslie	8,049,450		8,049,450	49.89	1.00000	0.30205
Mason	57,157,870		57,157,870	49.92	1.00000	2.14479
Williamston	27,713,600		27,713,600	49.70	1.00000	1.03992
City Totals	1,628,552,120	0	1,628,552,120			61.10967
County Totals	2,664,966,343	0	2,664,966,343			100.00000

NC = None Classed

**2021
INGHAM COUNTY
301 INDUSTRIAL**

ASSESSMENT JURISDICTION	ASSESSED VALUE	ADDED OR DEDUCTED FOR EQUALIZATION	CEV	RATIO	FACTOR	% OF TOTAL CEV
<u>Townships</u>						
Alaiedon	21,185,100		21,185,100	49.50	1.00000	8.75950
Aurelius	262,300		262,300	49.92	1.00000	0.10845
Bunker Hill	8,550		8,550	50.00	1.00000	0.00354
Delhi Charter	18,320,500		18,320,500	49.54	1.00000	7.57506
Ingham	NC		NC	NC	NC	
Lansing Charter	2,797,500		2,797,500	49.81	1.00000	1.15670
Leroy	14,444,500		14,444,500	49.04	1.00000	5.97243
Leslie	101,320		101,320	49.69	1.00000	0.04189
Locke	1,309,200		1,309,200	49.69	1.00000	0.54132
Meridian Charter	4,481,000		4,481,000	49.41	1.00000	1.85278
Onondaga	767,200		767,200	49.80	1.00000	0.31722
Stockbridge	8,102,600		8,102,600	49.99	1.00000	3.35022
Vevay	4,788,400		4,788,400	49.89	1.00000	1.97988
Wheatfield	926,000		926,000	50.00	1.00000	0.38288
White Oak	109,900		109,900	49.68	1.00000	0.04544
Williamstown	1,498,000		1,498,000	49.95	1.00000	0.61939
Township Totals	79,102,070	0	79,102,070			32.70670
<u>Cities</u>						
East Lansing	890,800		890,800	49.72	1.00000	0.36832
Lansing	124,955,500		124,955,500	49.54	1.00000	51.66593
Leslie	2,649,750		2,649,750	49.93	1.00000	1.09560
Mason	25,570,180		25,570,180	49.94	1.00000	10.57262
Williamston	8,684,500		8,684,500	49.50	1.00000	3.59082
City Totals	162,750,730	0	162,750,730			67.29330
County Totals	241,852,800	0	241,852,800			100.00000

NC = None Classed

**2021
INGHAM COUNTY
401 RESIDENTIAL**

ASSESSMENT JURISDICTION	ASSESSED VALUE	ADDED OR DEDUCTED FOR EQUALIZATION	CEV	RATIO	FACTOR	% OF TOTAL CEV
<u>Townships</u>						
Alaiedon	147,636,000		147,636,000	49.63	1.00000	2.19267
Aurelius	165,245,500		165,245,500	49.69	1.00000	2.45421
Bunker Hill	67,838,850		67,838,850	49.95	1.00000	1.00753
Delhi Charter	752,806,532		752,806,532	49.61	1.00000	11.18060
Ingham	89,444,592		89,444,592	49.37	1.00000	1.32842
Lansing Charter	141,398,300		141,398,300	49.90	1.00000	2.10003
Leroy	99,583,100		99,583,100	49.07	1.00000	1.47900
Leslie	80,443,483		80,443,483	49.69	1.00000	1.19474
Locke	74,230,100		74,230,100	49.77	1.00000	1.10246
Meridian Charter	1,681,532,500		1,681,532,500	49.72	1.00000	24.97393
Onondaga	100,268,700		100,268,700	49.83	1.00000	1.48918
Stockbridge	132,654,200		132,654,200	49.95	1.00000	1.97016
Vevay	133,263,550		133,263,550	49.97	1.00000	1.97921
Wheatfield	82,680,650		82,680,650	49.67	1.00000	1.22796
White Oak	40,225,200		40,225,200	49.82	1.00000	0.59742
Williamstown	295,270,733		295,270,733	49.99	1.00000	4.38533
Township Totals	4,084,521,990	0	4,084,521,990			60.66285
<u>Cities</u>						
East Lansing	711,991,600		711,991,600	49.61	1.00000	10.57442
Lansing	1,597,983,500		1,597,983,500	49.35	1.00000	23.73307
Leslie	34,394,450		34,394,450	49.67	1.00000	0.51082
Mason	200,198,030		200,198,030	49.95	1.00000	2.97332
Williamston	104,062,700		104,062,700	49.63	1.00000	1.54553
City Totals	2,648,630,280	0	2,648,630,280			39.33715
County Totals	6,733,152,270	0	6,733,152,270			100.00000

NC = None Classed

**2021
INGHAM COUNTY
601 DEVELOPMENTAL**

ASSESSMENT JURISDICTION	ASSESSED VALUE	ADDED OR DEDUCTED FOR EQUALIZATION	CEV	RATIO	FACTOR	% OF TOTAL CEV
<u>Townships</u>						
Alaiedon	NC		NC	NC	NC	
Aurelius	NC		NC	NC	NC	
Bunker Hill	NC		NC	NC	NC	
Delhi Charter	NC		NC	NC	NC	
Ingham	NC		NC	NC	NC	
Lansing Charter	NC		NC	NC	NC	
Leroy	NC		0	NC	NC	
Leslie	NC		NC	NC	NC	
Locke	NC		NC	NC	NC	
Meridian Charter	NC		NC	NC	NC	
Onondaga	NC		NC	NC	NC	
Stockbridge	NC		NC	NC	NC	
Vevay	NC		NC	NC	NC	
Wheatfield	NC		NC	NC	NC	
White Oak	NC		NC	NC	NC	
Williamstown	1,581,600		1,581,600	49.80	1.00000	61.22876
Township Totals	1,581,600	0	1,581,600			61.22876
<u>Cities</u>						
East Lansing	NC		NC	NC	NC	
Lansing	NC		NC	NC	NC	
Leslie	NC		NC	NC	NC	
Mason	NC		NC	NC	NC	
Williamston	1,001,500		1,001,500	49.31	1.00000	38.77124
City Totals	1,001,500	0	1,001,500			38.77124
County Totals	2,583,100	0	2,583,100			100.00000

NC = None Classed

**2021
INGHAM COUNTY
PERSONAL PROPERTY**

ASSESSMENT JURISDICTION	ASSESSED VALUE	ADDED OR DEDUCTED FOR EQUALIZATION	CEV	RATIO	FACTOR	% OF TOTAL CEV
<u>Townships</u>						
Alaiedon	15,389,600		15,389,600	50.00	1.00000	2.26167
Aurelius	5,142,200		5,142,200	50.00	1.00000	0.75570
Bunker Hill	29,011,700		29,011,700	50.00	1.00000	4.26359
Delhi Charter	44,864,800		44,864,800	50.00	1.00000	6.59338
Ingham	5,596,200		5,596,200	50.00	1.00000	0.82242
Lansing Charter	25,460,400		25,460,400	50.00	1.00000	3.74169
Leroy	14,526,205		14,526,205	50.00	1.00000	2.13479
Leslie	24,997,578		24,997,578	50.00	1.00000	3.67367
Locke	3,623,450		3,623,450	50.00	1.00000	0.53251
Meridian Charter	70,840,500		70,840,500	50.00	1.00000	10.41080
Onondaga	9,843,100		9,843,100	50.00	1.00000	1.44655
Stockbridge	135,835,500		135,835,500	50.00	1.00000	19.96253
Vevay	12,696,800		12,696,800	50.00	1.00000	1.86594
Wheatfield	2,009,100		2,009,100	50.00	1.00000	0.29526
White Oak	27,855,400		27,855,400	50.00	1.00000	4.09366
Williamstown	9,697,200		9,697,200	50.00	1.00000	1.42511
Township Totals	437,389,733	0	437,389,733			64.27926
<u>Cities</u>						
East Lansing	58,365,100		58,365,100	50.00	1.00000	8.57740
Lansing	160,952,200		160,952,200	50.00	1.00000	23.65371
Leslie	4,554,400		4,554,400	50.00	1.00000	0.66932
Mason	11,811,810		11,811,810	50.00	1.00000	1.73588
Williamston	7,379,070		7,379,070	50.00	1.00000	1.08444
City Totals	243,062,580	0	243,062,580			35.72074
County Totals	680,452,313	0	680,452,313			100.00000

NC = None Classed

2021
INGHAM COUNTY
COMPARISON OF EQUALIZED VALUES

REAL AND PERSONAL PROPERTY

REAL PROPERTY		2016	2017	2018	2019	2020	2021
AG	CEV	354,114,791	401,850,007	403,958,200	418,868,955	467,302,938	471,072,701
	\$ Change	6,069,600	47,735,216	2,108,193	14,910,755	48,433,983	3,769,763
	% Change	1.74%	13.48%	0.52%	3.69%	11.56%	0.81%
	% of Total CEV	4.2%	4.6%	4.5%	4.4%	4.5%	4.4%
COM	CEV	1,962,315,154	2,003,706,995	2,118,791,829	2,305,359,227	2,535,914,964	2,664,966,343
	\$ Change	103,337,655	41,391,841	115,084,834	186,567,398	230,555,737	129,051,379
	% Change	5.56%	2.11%	5.74%	8.81%	10.00%	5.60%
	% of Total CEV	23.5%	22.9%	23.5%	24.0%	24.7%	24.7%
IND	CEV	177,507,210	182,009,478	198,365,290	209,257,265	220,250,974	241,852,800
	\$ Change	3,226,130	4,502,268	16,355,812	10,891,975	10,993,709	21,601,826
	% Change	1.85%	2.54%	8.99%	5.49%	5.25%	10.32%
	% of Total CEV	2.1%	2.1%	2.2%	2.2%	2.1%	2.2%
RES	CEV	5,198,244,033	5,476,303,415	5,627,095,246	6,004,564,278	6,379,509,090	6,733,152,270
	\$ Change	275,278,253	278,059,382	150,791,831	377,469,032	374,944,812	353,643,180
	% Change	5.59%	5.35%	2.75%	6.71%	6.24%	5.89%
	% of Total CEV	62.3%	62.6%	62.3%	62.5%	62.1%	62.4%
DEV	CEV	3,447,840	3,345,815	3,291,600	3,101,400	2,751,000	2,583,100
	\$ Change	(48,030)	(102,025)	(54,215)	(190,200)	(350,400)	(167,900)
	% Change	-1.37%	-2.96%	-1.62%	-5.78%	-11.30%	-5.41%
	% of Total CEV	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
TOTAL REAL	CEV	7,695,629,028	8,067,215,710	8,351,502,165	8,941,151,125	9,605,728,966	10,113,627,214
	\$ Change	387,863,608	371,586,682	284,286,455	589,648,960	664,577,841	507,898,248
	% Change	5.31%	4.83%	3.52%	7.06%	7.43%	5.68%
	% of Total CEV	92.2%	92.2%	92.5%	93.0%	93.5%	93.7%
PERSONAL PROPERTY		2016	2017	2018	2019	2020	2021
	CEV	652,769,929	685,292,075	678,075,893	671,281,104	668,322,256	680,452,313
	\$ Change	(2,160,545)	32,522,146	(7,216,182)	(6,794,789)	(2,958,848)	12,130,057
	% Change	-0.33%	4.98%	-1.05%	-1.00%	-0.44%	1.81%
	% of Total CEV	7.8%	7.8%	7.5%	7.0%	6.5%	6.3%
TOTAL REAL & PERSONAL PROPERTY		2016	2017	2018	2019	2020	2021
	CEV	8,348,398,957	8,752,507,785	9,029,578,058	9,612,432,229	10,274,051,222	10,794,079,527
	\$ Change	385,703,063	404,108,828	277,070,273	582,854,171	661,618,993	520,028,305
	% Change	4.84%	4.84%	3.17%	6.45%	6.88%	5.06%

2021
INGHAM COUNTY
COMPARISON OF TAXABLE VALUES

REAL AND PERSONAL PROPERTY

REAL PROPERTY		2016	2017	2018	2019	2020	2021
AG	Taxable	183,248,040	185,969,400	189,529,324	196,083,620	199,412,634	203,739,603
	\$ Change	688,139	2,721,360	3,559,924	6,554,296	3,329,014	4,326,969
	% Change	0.38%	1.49%	1.91%	3.46%	1.70%	2.17%
	% of Total Taxable	2.5%	2.5%	2.4%	2.4%	2.4%	2.3%
COM	Taxable	1,719,873,349	1,759,637,541	1,829,670,079	1,914,043,334	2,046,717,102	2,192,177,976
	\$ Change	37,605,057	39,764,192	70,032,538	84,373,255	132,673,768	278,134,642
	% Change	2.24%	2.31%	3.98%	4.61%	6.93%	14.53%
	% of Total Taxable	23.3%	23.2%	23.4%	23.6%	24.2%	24.9%
IND	Taxable	158,610,525	161,996,644	172,498,520	180,875,494	192,409,233	202,561,476
	\$ Change	3,262,268	3,386,119	10,501,876	8,376,974	11,533,739	21,685,982
	% Change	2.10%	2.13%	6.48%	4.86%	6.38%	11.99%
	% of Total Taxable	2.1%	2.1%	2.2%	2.2%	2.3%	2.3%
RES	Taxable	4,670,090,323	4,786,124,894	4,958,645,675	5,158,564,470	5,337,772,497	5,508,969,117
	\$ Change	67,600,114	116,034,571	172,520,781	199,918,795	179,208,027	350,404,647
	% Change	1.47%	2.48%	3.60%	4.03%	3.47%	6.79%
	% of Total Taxable	63.2%	63.1%	63.3%	63.5%	63.2%	62.7%
DEV	Taxable	2,175,701	2,122,038	2,157,167	2,088,856	1,652,941	1,583,176
	\$ Change	(43,493)	(53,663)	35,129	(68,311)	(435,915)	(505,680)
	% Change	-1.96%	-2.47%	1.66%	-3.17%	-20.87%	-24.21%
	% of Total Taxable	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
TOTAL REAL	Taxable	6,733,997,938	6,895,850,517	7,152,500,765	7,451,655,774	7,777,964,407	8,109,031,348
	\$ Change	109,112,085	161,852,579	256,650,248	299,155,009	326,308,633	657,375,574
	% Change	1.65%	2.40%	3.72%	4.18%	4.38%	8.82%
	% of Total Taxable	91.2%	91.0%	91.3%	91.7%	92.1%	92.3%
PERSONAL PROPERTY		2016	2017	2018	2019	2020	2021
	Taxable	652,546,720	685,057,568	677,923,895	671,231,602	669,083,706	680,413,493
	\$ Change	(287,919)	32,510,848	(7,133,673)	(6,692,293)	(2,147,896)	9,181,891
	% Change	-0.04%	4.98%	-1.04%	-0.99%	-0.32%	1.37%
	% of Total Taxable	8.8%	9.0%	8.7%	8.3%	7.9%	7.7%
TOTAL REAL & PERSONAL PROPERTY		2016	2017	2018	2019	2020	2021
	Taxable	7,386,544,658	7,580,908,085	7,830,424,660	8,122,887,376	8,447,048,113	8,789,444,841
	\$ Change	108,824,166	194,363,427	249,516,575	292,462,716	324,160,737	666,557,465
	% Change	1.50%	2.63%	3.29%	3.73%	3.99%	7.89%

**2020
INGHAM COUNTY
PARCEL COUNT AND EQUALIZED VALUATIONS BY CLASS
REAL AND PERSONAL PROPERTY**

ASSESSMENT JURISDICTION	REAL								PERSONAL		TOTALS					
	AG	COM	IND	RES	DEV	TOTAL REAL	TOTAL PERSONAL	PCL CT	CEV							
Townships																
Alaiedon	210	44,152,500	180	80,527,400	4	21,185,100	1,264	147,636,000	0	NC	1,658	293,501,000	359	15,389,600	2,017	308,890,600
Aurelius	299	38,996,500	7	1,268,300	4	262,300	1,744	165,245,500	0	NC	2,054	205,772,600	62	5,142,200	2,116	210,914,800
Bunker Hill	177	26,788,800	10	1,182,000	2	8,550	895	67,838,850	0	NC	1,084	95,818,200	46	29,011,700	1,130	124,829,900
Delhi Charter	65	8,647,600	495	191,527,100	31	18,320,500	9,532	752,806,532	0	NC	10,123	971,301,732	820	44,864,800	10,943	1,016,166,532
Ingham	236	27,625,900	34	1,961,500	0	NC	1,004	89,444,592	0	NC	1,274	119,031,992	56	5,596,200	1,330	124,628,192
Lansing Charter	0	NC	561	210,772,400	22	2,797,500	2,549	141,398,300	0	NC	3,132	354,968,200	651	25,460,400	3,783	380,428,600
Leroy	267	41,301,600	85	18,779,900	32	14,444,500	1,203	99,583,100	0	0	1,587	174,109,100	153	14,526,205	1,740	188,635,305
Leslie	293	35,758,101	19	1,652,285	13	101,320	1,047	80,443,483	0	NC	1,372	117,955,189	65	24,997,578	1,437	142,952,767
Locke	336	51,927,000	6	637,300	7	1,309,200	659	74,230,100	0	NC	1,008	128,103,600	38	3,623,450	1,046	131,727,050
Meridian Charter	0	NC	670	490,322,400	41	4,481,000	13,227	1,681,532,500	0	NC	13,938	2,176,335,900	1,706	70,840,500	15,644	2,247,176,400
Onondaga	215	33,216,700	13	1,335,400	6	767,200	1,229	100,268,700	0	NC	1,463	135,588,000	75	9,843,100	1,538	145,431,100
Stockbridge	245	31,367,450	94	10,229,800	19	8,102,600	1,618	132,654,200	0	NC	1,976	182,354,050	128,135	835,500	2,104	318,189,550
Vevay	198	28,367,250	85	12,746,050	18	4,788,400	1,285	133,263,550	0	NC	1,586	179,165,250	78	12,696,800	1,664	191,862,050
Wheatfield	199	39,252,100	11	1,684,700	3	926,000	673	82,680,650	0	NC	886	124,543,450	70	2,009,100	956	126,552,550
White Oak	292	44,571,400	4	1,505,800	3	109,900	502	40,225,200	0	NC	801	86,412,300	36	27,855,400	837	114,267,700
Williamstown	90	19,099,800	52	10,281,888	12	1,498,000	2,104	295,270,733	15	1,581,600	2,273	327,732,021	140	9,697,200	2,413	337,429,221
Township Totals	3,122	471,072,701	2,326	1,036,414,223	217	79,102,070	40,535	4,084,521,990	15	1,581,600	46,215	5,672,692,584	4,483	437,389,733	50,698	6,110,082,317
Cities																
East Lansing	0	NC	631	509,185,100	8	890,800	6,447	711,991,600	0	NC	7,086	1,222,067,500	1,384	58,365,100	8,470	1,280,432,600
Lansing	0	NC	2,502	1,026,446,100	469	124,955,500	36,156	1,597,983,500	0	NC	39,127	2,749,385,100	2,924	160,952,200	42,051	2,910,337,300
Leslie	0	NC	73	8,049,450	17	2,649,750	666	34,394,450	0	NC	756	45,093,650	101	4,554,400	857	49,648,050
Mason	0	NC	227	57,157,870	48	25,570,180	2,946	200,198,030	0	NC	3,221	282,926,080	407	11,811,810	3,628	294,737,890
Williamston	0	NC	154	27,713,600	18	8,684,500	1,269	104,062,700	4	1,001,500	1,445	141,462,300	221	7,379,070	1,666	148,841,370
City Totals	0	-	3,587	1,628,552,120	560	162,750,730	47,484	2,648,630,280	4	1,001,500	51,635	4,440,934,630	5,037	243,062,580	56,672	4,683,997,210
County Totals	3,122	471,072,701	5,913	2,664,966,343	777	241,852,800	88,019	6,733,152,270	19	2,583,100	97,850	10,113,627,214	9,520	680,452,313	107,370	10,794,079,527

NC = None Classed

**2021
INGHAM COUNTY
PARCEL COUNT AND TAXABLE VALUATIONS BY CLASS
REAL AND PERSONAL PROPERTY**

ASSESSMENT JURISDICTION	REAL										PERSONAL		TOTALS			
	AG		COM		IND		RES		DEV		TOTAL REAL		TOTAL PERSONAL		PCL CT	TAXABLE
Townships																
Alaiedon	210	18,650,484	180	71,841,843	4	10,867,268	1,264	117,961,073	0	NC	1,658	219,320,668	359	15,389,600	2,017	234,710,268
Aurelius	299	17,724,579	7	918,150	4	212,492	1,744	139,873,339	0	NC	2,054	158,728,560	62	5,142,200	2,116	163,870,760
Bunker Hill	177	11,349,378	10	1,010,598	2	6,028	895	48,234,526	0	NC	1,084	60,600,530	46	29,011,700	1,130	89,612,230
Delhi Charter	65	3,332,502	495	166,337,432	31	17,292,742	9,532	632,366,639	0	NC	10,123	819,329,315	820	44,825,980	10,943	864,155,295
Ingham	236	11,665,086	34	1,656,706	0	NC	1,004	67,678,438	0	NC	1,274	81,000,230	56	5,596,200	1,330	86,596,430
Lansing Charter	0	NC	561	188,147,557	22	2,014,279	2,549	114,077,027	0	NC	3,132	304,238,863	651	25,460,400	3,783	329,699,263
Leroy	267	20,016,499	85	15,389,353	32	13,455,022	1,203	77,226,142	0	NC	1,587	126,087,016	153	14,526,205	1,740	140,613,221
Leslie	293	13,963,339	19	1,255,412	13	31,318	1,047	62,876,459	0	NC	1,372	78,126,528	65	24,997,578	1,437	103,124,106
Locke	336	24,369,038	6	526,902	7	1,224,229	659	53,606,667	0	NC	1,008	79,726,836	38	3,623,450	1,046	83,350,286
Mendian Charter	0	NC	670	412,320,112	41	3,757,071	13,227	1,427,589,370	0	NC	13,938	1,843,666,553	1,706	70,840,500	15,644	1,914,507,053
Onondaga	215	12,598,596	13	931,967	6	524,651	1,229	71,108,014	0	NC	1,463	85,163,228	75	9,843,100	1,538	95,006,328
Stockbridge	245	13,542,598	94	8,045,327	19	4,099,926	1,618	91,063,978	0	NC	1,976	116,751,829	128	135,835,500	2,104	252,587,329
Vevay	198	12,859,265	85	10,756,719	18	4,038,551	1,285	103,157,140	0	NC	1,586	130,811,675	78	12,696,800	1,664	143,508,475
Wheatfield	199	14,966,347	11	1,339,703	3	742,681	673	64,657,145	0	NC	886	81,705,876	70	2,009,100	956	83,714,976
White Oak	292	18,698,436	4	1,445,293	3	85,969	502	31,067,517	0	NC	801	51,297,215	36	27,855,400	837	79,152,615
Williamstown	90	10,003,456	52	7,812,934	12	1,075,554	2,104	242,416,857	15	1,118,517	2,273	262,427,318	140	9,697,200	2,413	272,124,518
Township Totals	3,122	203,739,603	2,326	889,736,008	217	59,427,781	40,535	3,344,960,331	15	1,118,517	46,215	4,498,982,240	4,483	437,350,913	50,698	4,936,333,153
Cities																
East Lansing	0	NC	631	418,222,731	8	600,461	6,447	582,695,176	0	NC	7,086	1,001,518,368	1,384	58,365,100	8,470	1,059,883,468
Lansing	0	NC	2,502	803,212,409	469	109,445,939	36,156	1,308,165,747	0	NC	39,127	2,220,824,095	2,924	160,952,200	42,051	2,381,776,295
Leslie	0	NC	73	6,983,298	17	2,590,835	666	27,670,721	0	0	756	37,244,854	101	4,554,400	857	41,799,254
Mason	0	NC	227	50,011,145	48	22,740,428	2,946	162,601,226	0	NC	3,221	235,352,799	407	11,811,810	3,628	247,164,609
Williamston	0	NC	154	24,012,385	18	7,756,032	1,269	82,875,916	4	464,659	1,445	115,108,992	221	7,379,070	1,666	122,488,062
City Totals	0	-	3,587	1,302,441,968	560	143,133,695	47,484	2,164,008,786	4	464,659	51,635	3,610,049,108	5,037	243,062,580	56,672	3,853,111,688
County Totals	3,122	203,739,603	5,913	2,192,177,976	777	202,561,476	88,019	5,508,969,117	19	1,583,176	97,850	8,109,031,348	9,520	680,413,493	107,370	8,789,444,841

NC = None Classed