

**2006
IFT REPORT
&
TOP 25 LARGEST
PROPERTY OWNERS**



BONNIE L. PAYTON - DIRECTOR

KALAMAZOO COUNTY BOARD OF COMMISSIONERS

Robert Brink -Chairperson
David R. Buskirk -Vice Chair
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John Patrick Taylor
Franklin C. Thompson
Joe VanBruggen
John W. Zull

Don Gilmer – County Administrator
Peter Battani – Deputy Administrator

EQUALIZATION DEPARTMENT

<i>Bonnie L. Payton</i>	<i>Director IV</i>
<i>Mathew L. Hansen</i>	<i>Deputy Directory III</i>
<i>Rhonda L. Hausermann</i>	<i>Admin. Assist. II</i>
<i>Theresa L. Prude</i>	<i>Appraiser III</i>
<i>Nathan D. Brousseau</i>	<i>Appraiser III</i>
<i>Deyo A. Gregor</i>	<i>Appraiser III</i>

PLANT REHABILITATION AND INDUSTRIAL DEVELOPMENT DISTRICTS ACT

During the 1974 session of the Legislature, several economic incentive laws were enacted to stimulate economic development and provide a more favorable business climate. Among these measures, Public Act 198, the Plant Rehabilitation and Industrial Development Districts Act, is considered one of the most significant. It is a unique piece of legislation that provides for liberal tax benefits to companies that modernize or expand obsolete facilities or build new plants in Michigan.

Effective use of the Act will benefit Michigan's economy through a higher volume of capital expenditures, a higher level of employment and an increase in tax collections resulting from an overall higher level of economic activity.

Under the provision of the Act, a local governmental unit (city, village or township), may establish plant rehabilitation districts and industrial development districts and offer industrial firms certain property tax incentives to encourage restoration or replacement of obsolete industrial facilities and to attract new plants or research and development laboratories.

The granting of property tax incentives under the Act is a local option left to the discretion of the legislative body of the local governmental unit, and it is triggered by the establishment of a district on behalf of the firm that requested it. Application forms are provided by the State Tax Commission and filed with the clerk of the local governmental unit, which has established the district where the plant is or will be located. A request for the establishment of an industrial development district or plant rehabilitation district encompassing the property must be filed with the clerk prior to the commencement of any improvements or to construction of the facility, or installation of machinery.

Once the district is established, the firm may apply for and be issued an Industrial Facilities Exemption Certificate, which entitles the facility to exemption from ad Valorem real and personal property taxes for a period up to 12 years. The local unit determines the number of years (1 to 12) for the abatement. The number of years cannot be extended during the life of the certificate or when it expires. In lieu of ad Valorem property tax, the firm will pay a specific tax known as the Industrial Facility Tax.

The Industrial Facility Tax for an obsolete facility which is being restored or replaced is determined exactly the same way as the ad Valorem property tax, except that the taxable value of the property is the amount of the taxable value of the real and/or personal property for the tax year immediately preceding the effective date of the IFT exemption certificate. That amount is "frozen" until the exemption certificate expires, even though the restoration or replacement substantially increases the true cash value of the facility.

For a new plant or research and development laboratory being built, the Industrial Facility Tax is determined as the ad Valorem property tax, but instead of using the total mills levied on ad Valorem taxes, only half the millage rate is applied. The resulting tax is equal to 50 percent of the property tax which would otherwise be payable for up to the 12-year period. The local assessor

is required to annually determine the value of each new facility for both real and personal property.

Land is specifically excluded from an IFT exemption and remains fully taxable on the ad Valorem roll.

The approval of applications for Industrial Facilities Exemption Certificates is a two-step process. Applications are filed, reviewed and approved locally, but are also subject to review by the State Tax Commission and the Department of Commerce. The State Tax Commission is ultimately responsible for final approval and issuance of Industrial Facilities Exemption Certificates.

The legislative body of the local governmental unit is required to make two specific findings before approving the application. First, it must find that the granting of the exemption certificate, considered together with other certificates previously granted, will not result in substantial impairment of the financial condition of any affected tax units. This find must be included in the resolution approving the application.

A second provision applies only when granting an exemption certificate that would cause the total state equalized valuation of the property exempt under the Act to exceed 5 percent of the total state equalized valuation of the local governmental unit. When this happens, the State Tax Commission is required to obtain approval of the State Treasurer, and to make a finding similar to the previously made by the legislative body of the local governmental unit. This finding is to be included in the State order approving the Industrial Facilities Exemption Certificate.

An Industrial facilities exemption certificate may be transferred and assigned by the holder to a new owner or lessee of the facility with the approval of the local governmental unit and the commission after application is made by the new owner and notice and public hearing are held. When the facility is sold to a new owner, the property becomes uncapped for tax purposes just as it would if it was on the ad Valorem roll.

GLOSSARY OF INDUSTRIAL FACILITY TAX ABATEMENT TERMINOLOGY

Ad Valorem

According to value.

Assessment/Assessed Value (AV)

The official valuation of property for ad valorem taxation. In Michigan, the proportion of real and tangible personal property not exempt by law is assessed at 50% of true cash value. (Article IX, Constitution of Michigan, 1963).

Capped Value

A mathematical formula used to determine taxable value and limit the increase in value used for the levy of property taxes. The formula is: Prior taxable value minus taxable value of losses multiplied by the least of 1.05 or the annual consumers price index (inflation rate) plus the taxable value of additions.

$$\text{Capped Value} = \text{Prior TV} - \text{losses} \times (1.05 \text{ or CPI}) + \text{additions.}$$

The capped value is then compared to the State Equalized Value of the property and the lesser of the two values becomes the taxable value.

Equalized Values

Assessed values after they have been multiplied by factors during equalization.

$$\text{Assessed Value (AV)} \times \text{equalization factor} = \text{SEV}$$

$$\text{State Equalized Value (SEV)} \times 2 = \text{True Cash Value (TCV)}$$

Factor

One of two numbers that, when multiplied together, produce a given number.

Industrial Facilities Exemption (PA 198 of 1974)

Economic incentive laws enacted to stimulate economic development and provide a more favorable business climate. Exemptions for rehabilitated and new facilities are granted at the local level and approved by the State Tax Commission for real and personal property, but not the land, which stays on the ad valorem roll. When an industrial property transfers ownership it becomes uncapped for tax purposes as do properties on the ad valorem roll. The effective date of the certificate will be the December 31 following the date of issuance and entitles the holder to exemption from property taxes (excluding land) for a period up to 12 years from completion of the facility, unless revoked.

Personal Property

Portable and tangible objects that are considered by the general public to be "personal". All property that is not classified as real estate. Movable items not permanently affixed to, and part of, the real estate.

Real Property

All interests, benefits, and rights inherent in the ownership of physical real estate; the bundle of rights with which the ownership of the real estate is endowed. These rights include:

1. The right to use.
2. The right to sell.
3. The right to lease or rent
4. The right to enter or leave (real property).
5. The right to give away.
6. The right to refuse to do any of these.

Specific Roll

An assessment roll of a special sort or kind. The IFT roll is a specific roll.

Tax Day

The taxable status of persons and real and personal property for a tax year shall be determined as of December 31 of the immediately preceding year. (MCL 211.2 (2)).

Tax Increment Financing

To promote economic development, three types of authorities with tax increment financing powers can be established: downtown development authorities, local development authorities and brownfield redevelopment authorities. The term TIFA generically refers to all authorities with tax increment financing powers. It is a method of financing public improvements, infrastructure or other activities within a designated area or district in a community. The term "tax increment" refers to the additional taxes received from private development and growth within the district as a result of the improvements. As industrial or commercial growth occurs in the district, the taxable value and property taxes increase. A tax increment financing authority "captures" from the local taxing units the additional ad valorem property tax revenue attributed to the increased taxable valuations. The authority uses the captured tax revenue to pay the cost of the completed or future improvements or to pay off bonds issued to finance the improvements.

Downtown Development Authorities (DDAs) are authorized to impose up to 2 mills ad valorem property tax and to issue bonds payable solely from tax increment revenues. Additionally, a municipality may issue bonds payable primarily from a DDA's tax increment revenues and pledge the municipality's full faith and credit to the bonds. PA 197 describes the procedures for creating a DDA and establishing downtown district boundaries. A unit must adopt a resolution of intent to create a DDA and hold a public hearing. Three requirements must be met:

1. It must be located in the municipality's downtown.
2. The DDA must be located in a district that is zoned and used principally for business.
3. There must be deteriorating property values due to dilapidation or vacancy.

Local Development Finance authorities encourage employment and economic growth. It authorizes cities, villages and urban township to establish authorities and create one or more LDFA districts. A LDFA must consist of property used primarily for manufacturing, agricultural processing, high-technology related business or electrical cogeneration. LDFAs can plan and finance a variety of public facilities projects such as streets, roads, bridges, rail lines, utility lines or pipelines, and sewer, water and drainage systems for eligible property, including a certified industrial park. There are currently eight townships in Michigan that have a LDFA, including one in Kalamazoo County's Schoolcraft Township.

Brownfield redevelopment authorities raise funds for environmental cleanups. A BRA is a major new tool for local governments to use to revitalize brownfields which are properties that have been abandoned, undeveloped or underutilized due to environmental contamination. The Act authorizes counties (with concurrence by resolution of the city, village or township where the proposed brownfield redevelopment zone would be located), cities, villages and townships to create the authority and implement plans for project to treat brownfield redevelopment zones, promote revitalization environmentally distressed areas, issue bonds, and use tax increment financing. Since September, 1996, 12 townships in Michigan have established or joined with a county to establish a brownfield redevelopment authority. Kalamazoo Township, Kalamazoo County, established a proactive approach to develop vacant and underutilized properties before they are removed from the tax rolls. The district includes the entire township because there may be properties that will qualify as a problem in the future.

Taxable Value

The lesser of the State Equalized Value or the capped value.

- VA Village of Augusta
- VS Village of Schoolcraft
- VV Village of Vicksburg

**KALAMAZOO COUNTY
2006 EQUIVALENT TAXABLE VALUE**

2006 TAXABLE VALUE	TV Captured Ad Valorem		Non - Captured Ad Valorem		Total IFT		Captured IFT		Non-Captured IFT		Ren Zone IFT		Total IFT		Captured IFT		Non-Captured IFT		TV Ren Zone Ad Valorem		Equivalent Taxable Value
	New	Rehab.	New	Rehab.	New	Rehab.	New	Rehab.	New	Rehab.	New	Rehab.	New	Rehab.	New	Rehab.	New	Rehab.	Ad Valorem	Value	
ALAMO TWP	113,170,738	0	113,170,738	0	769,416	282,890	769,416	0	769,416	0	282,890	0	0	0	0	0	0	0	0	0	113,414,001
COMSTOCK TWP	468,315,296	0	468,315,296	0	17,719,399	0	17,719,399	0	17,719,399	0	0	0	0	0	0	0	0	0	0	6,893,232	470,281,764
COOPER TWP	256,398,708	0	256,398,708	0	817,374	0	817,374	0	817,374	0	0	0	0	0	0	0	0	0	0	128,367	256,679,028
KALAMAZOO CITY	1,618,601,218	85,864,456	1,532,736,762	3,029,241	22,307,728	19,278,487	19,278,487	0	19,278,487	0	870,700	0	870,700	0	870,700	0	0	0	3,925,833	1,539,320,873	
SCHOOLCRAFT TWP	244,677,334	2,222,754	242,454,580	0	15,192,491	0	15,192,491	0	15,192,491	0	0	0	0	0	0	0	0	0	106,800	249,944,026	
TEXAS TOWNSHIP	608,357,139	1,927,721	606,429,418	0	7,453,000	0	7,453,000	0	7,453,000	0	0	0	0	0	0	0	0	0	0	0	610,155,918
PARCHMENT CITY	47,460,647	9,198,678	38,261,969	1,735,700	1,735,700	0	1,735,700	0	1,735,700	0	0	0	0	0	0	0	0	0	0	0	38,261,969
PORTAGE CITY	1,909,187,673	18,088,977	1,891,098,696	29,013,188	29,013,188	0	29,013,188	0	29,013,188	0	4,251,800	0	4,251,800	0	4,251,800	0	0	0	2,138,466	1,907,718,624	
ALL OTHER UNITS	2,280,553,164	0	2,280,553,164	0	35,154,355	0	35,154,355	0	35,154,355	0	0	0	0	0	0	0	0	0	0	0	2,298,130,342

TOTAL COUNTY 7,546,721,917 117,302,586 7,429,419,331 130,162,651 4,764,941 125,397,710 282,890 5,122,500 5,122,500 13,192,698 7,483,906,543

*Kalamazoo City Captured Ad Valorem allows County Law Enforcement levy (1.4491 mills X 85,864,456) to be collected.

Total EQ Taxable	7,483,906,543	6,1362	\$45,922,747
*K-City TIFA-eligible	85,864,456	1,4491	\$124,426

Total 2006 Revenue	\$46,047,174
2005 Revenue	\$43,536,160
Per Cent Change	5.77%

**\$119,685,057 Represents the captured equivalent taxable value granted to companies in Kalamazoo County or a contribution of \$734,411 to economic development growth in the community.

2006 SEV 8,997,222,049
Tax Base Lost Due to Proposal A 1,450,500,132
2006 TV 7,546,721,917

County Revenue Loss Due to Proposal A
\$8,900,558.91

**KALAMAZOO COUNTY
2006 IFT VALUES**

GOVERNMENTAL UNIT	2006 IFT TAXABLE VALUES
TOWNSHIPS:	
ALAMO	769,416
BRADY	0
CHARLESTON	1,450,000
CLIMAX	0
COMSTOCK	17,719,399
COOPER	817,374
KALAMAZOO	4,586,900
OSHTEMO	4,416,713
PAVILION	5,227,468
PRAIRIE RONDE	0
RICHLAND	18,895,774
ROSS	452,800
SCHOOLCRAFT	15,192,491
TEXAS	7,453,000
WAKESHMA	0
TOWNSHIP TOTAL:	76,981,335
CITIES:	
GALESBURG	124,700
KALAMAZOO	23,178,428
PARCHMENT	1,735,700
PORTAGE	33,264,988
CITY TOTAL:	58,303,816
COUNTY GRAND TOTAL:	<u>135,285,151</u>
(Includes IFT Captured)	

**2006 INDUSTRIAL FACILITY TAX (IFT-Act 198)
Taxable Valuation - BY SCHOOL DISTRICT**

	REHAB		NEW	
	REAL	PERSONAL	REAL	PERSONAL
01 KALAMAZOO PUBLIC				
KALAMAZOO TOWNSHIP	0	0	967,000	1,475,700
OSHTOMO TOWNSHIP	0	0	1,601,213	2,815,500
TEXAS TOWNSHIP	0	0	7,453,000	0
KALAMAZOO CITY	91,000	779,700	9,962,128	6,909,000
*****KALAMAZOO PUBLIC TOTALS:	91,000	779,700	19,983,341	11,200,200
32 COMSTOCK COMMUNITY				
COMSTOCK TOWNSHIP	0	0	4,951,317	1,088,200
PAVILION TOWNSHIP	0	0	4,362,368	865,100
KALAMAZOO CITY	0	0	2,899,800	2,103,500
*****COMSTOCK COMMUNITY TOTALS:	0	0	12,213,485	4,056,800
33 GALESBURG-AUG. COMMUNITY				
CHARLESTON TOWNSHIP	0	0	1,450,000	0
COMSTOCK TOWNSHIP	0	0	3,790,982	7,888,900
ROSS TOWNSHIP	0	0	135,700	317,100
GALESBURG CITY	0	0	0	124,700
***** GALESBURG-AUG. COMMUNITY TOTALS:	0	0	5,376,682	8,330,700
40 PARCHMENT COMMUNITY				
COOPER TOWNSHIP	0	0	0	159,486
KALAMAZOO TOWNSHIP	0	0	482,000	1,662,200
PARCHMENT CITY	0	0	222,400	1,513,300
***** PARCHMENT COMMUNITY TOTALS:	0	0	704,400	3,334,986
45 PORTAGE PUBLIC				
KALAMAZOO CITY	0	0	433,300	0
PORTAGE CITY	1,808,600	2,443,200	21,974,788	7,038,400
*****PORTAGE PUBLIC TOTALS:	1,808,600	2,443,200	22,408,088	7,038,400
48 GULL LAKE COMMUNITY				
RICHLAND TWP	0	0	16,567,524	2,328,250
***** GULL LAKE COMMUNITY TOTALS:	0	0	16,567,524	2,328,250
49 VICKSBURG COMMUNITY				
SCHOOLCRAFT TOWNSHIP	0	0	2,983,338	3,278,200
*****VICKSBURG COMMUNITY TOTALS:	0	0	2,983,338	3,278,200
50 SCHOOLCRAFT COMMUNITY				
SCHOOLCRAFT TOWNSHIP	0	0	5,771,853	3,159,100
*****SCHOOLCRAFT COMMUNITY TOTALS	0	0	5,771,853	3,159,100
63 OTSEGO COMMUNITY				
ALAMO TOWNSHIP	0	0	389,959	300,535
*****OTSEGO COMMUNITY TOTALS:	0	0	389,959	300,535
73 PLAINWELL COMMUNITY				
ALAMO TOWNSHIP	0	0	78,922	0
COOPER TOWNSHIP	0	0	111,184	546,704
*****PLAINWELL COMMUNITY TOTALS:	0	0	190,106	546,704
KALAMAZOO COUNTY IFT TOTALS	1,899,600	3,222,900	86,588,776	43,573,875
(Includes IFT Captured)				

**2006 INDUSTRIAL FACILITY TAX (IFT-Act 198)
Taxable Valuation**

	REHAB		NEW	
	REAL	PERSONAL	REAL	PERSONAL
TOWNSHIPS:				
ALAMO TOWNSHIP	0	0	468,881	300,535
BRADY TOWNSHIP	0	0	0	0
CHARLESTON TOWNSHIP	0	0	1,450,000	0
CLIMAX TOWNSHIP	0	0	0	0
COMSTOCK TOWNSHIP	0	0	8,742,299	8,977,100
COOPER TOWNSHIP	0	0	111,184	706,190
KALAMAZOO TOWNSHIP	0	0	1,449,000	3,137,900
OSHTEMO TOWNSHIP	0	0	1,601,213	2,815,500
PAVILION TOWNSHIP	0	0	4,362,368	865,100
PRAIRIE RONDE TOWNSHIP	0	0	0	0
RICHLAND TOWNSHIP	0	0	16,567,524	2,328,250
ROSS TOWNSHIP	0	0	135,700	317,100
SCHOOLCRAFT TOWNSHIP	0	0	8,755,191	6,437,300
TEXAS TOWNSHIP	0	0	7,453,000	0
WAKESHMA TOWNSHIP	0	0	0	0
TOWNSHIPS TOTALS:	0	0	51,096,360	25,884,975
CITIES:				
GALESBURG CITY	0	0	0	124,700
KALAMAZOO CITY	91,000	779,700	13,295,228	9,012,500
PARCHMENT CITY	0	0	222,400	1,513,300
PORTAGE CITY	1,808,600	2,443,200	21,974,788	7,038,400
CITIES TOTALS:	1,899,600	3,222,900	35,492,416	17,688,900
**GRAND TOTALS IFT:	1,899,600	3,222,900	86,588,776	43,573,875
TIFA/LDFA DISTRICTS				
KALAMAZOO CITY	0	0	3,029,241	0
PARCHMENT CITY	0	0	222,400	1,513,300
TOTAL IFT CAPTURED:	0	0	3,251,641	1,513,300
*****ACT 198 GRAND TOTALS:	1,899,600	3,222,900	83,337,135	42,060,575
(LESS "TOTAL IFT CAPTURED")				

**KALAMAZOO COUNTY
12/30/06 IFT EXPIRATIONS**

Unit	Name	Cert. #	S.D. #	Rehab Real	Rehab Personal	New Real	New Personal
Comstock Twp.	Burchett Quality Tool	00-620	32				76,900
Cooper Twp.	Packerland Packing Co.	00-564	73				546,704
Kalamazoo Twp.	Precision Polymer	94-603	1			204,000	
	Colson Caster Corp.	94-606	1			445,400	
	Checker Motors Corp.	00-251	1				492,800
	Micro Machine	00-539	1				61,300
	Micro Machine	01-284	1				57,800
	Mall City Containers	00-069	40				199,700
	Total Plastics Inc.	00-249	40				160,700
Oshemo Twp.	Kazoo Inc.	94-247	1			453,383	
Ross Twp.	Knappen Milling Co.	93-645	33			135,700	317,100
Schoolcraft Twp.	A & O Mold	00-515	49				181,800
	Triple S Plastics	00-562	49				
	Triple S Plastics	00-563	49				186,600
	Weber Specialties	94-030	50			156,500	
	Command Electronics	94-095	50			43,386	
	Craft Precision Inc.	94-600	50				41,900
	Weber Specialties	99-762	50				53,300
	Kalamazoo Chuck Mfg.	99-785	50				44,100
	Concept Molds	00-064	50				131,200
	Command Electronics	00-483	50				97,900
Kalamazoo City	Arvco Container	93-650	1			400,155	
	Stafford Smith Inc.	94-433	1			122,400	
	R. L. Gooch Holdings, LLC	00-364	1				6,500
	Ritsemma Grinding Company	00-365	1				22,300
	Beckan Industries Inc.	00-366	1				55,400
	International Paper Co.	99-781	32				986,700
Portage City	Pharmacia & Upjohn Co.	94-001	45			4,625,900	274,900
	Stryker Corporation	00-013	45			1,114,400	
2006 IFT Expiration Totals				0	0	7,701,224	3,995,604

**KALAMAZOO COUNTY
2006 ACT 198 IFT REPORT**

	CERT. #	S.D. #	EXP. 12/30		REHAB.	REHAB.	TAXABLE VALUE	
			REAL	PERS.	REAL	PERSONAL	NEW REAL	NEW PERSONAL
ALAMO TWP.								
WOOD WORK SPECIALTIES	98-610	63	2010	2010			389,959	17,645
FZ JK MACHINING	98-611	63		2010				35,775
FZ JK MACHINING	99-760	63		2012				69,698
FZ JK MACHINING	01-425	63		2013				177,417
ALAMO TWP. S.D.# 63 TOTALS:							389,959	300,535
TDA BUDDY INC	96-175	73	2008				78,922	
ALAMO TWP. S.D.# 73 TOTALS:							78,922	
**** ALAMO TWP. TOTALS:							468,881	300,535
CHARLESTON TWP.								
EATON CORP.	95-101	33	2007				1,450,000	
****CHARLESTON TWP. TOTALS:							1,450,000	
COMSTOCK TWP.								
PREMIER PRODUCTS	95-109	32	2007				521,829	
SIGN ART INC.	97-580	32	2010				401,940	
KALAMAZOO FABRICATING	98-105	32	2010				104,790	
LANDSCAPE FORMS INC.	99-412	32	2011				1,427,900	
BURCHETT QUALITY TOOL	00-620	32		2006				76,900
BURCHETT QUALITY TOOL	01-079	32		2007				74,300
HYCORR MACHINE CORP.	01-302	32	2013	2007			480,000	800
INTERKAL INC.	01-360	32	2007				556,400	
FLARE FITTINGS INC	01-421	32	2013	2007			114,600	700
BURCHETT QUALITY TOOL	03-306	32		2009				115,500
PREMIER PRODUCTS	03-387	32		2009				71,100
LANDSCAPE FORMS INC.	03-388	32	2015				800,058	
BURCHETT QUALITY TOOL	04-312	32		2010				114,000
PREMIER PRODUCTS	04-415	32		2010				216,700
FLARE FITTINGS INC	04-582	32		2010				119,700
BURCHETT QUALITY TOOL	05-399	32		2011				261,700
AIR FLOW EQUIPMENT INC	05-477	32	2017	2011			543,800	36,800
COMSTOCK TWP. S.D.#32 TOTALS:							4,951,317	1,088,200
BENTELE AUTO CORP	98-509	33	2010				393,882	
BENTELE AUTO CORP	98-511	33	2010				2,071,700	
BENTELE AUTO CORP	00-699	33		2007				498,500
BELL'S BREWERY INC.	02-171	33	2014	2008			824,400	848,000
BENTELE AUTO CORP	03-457	33		2009				3,988,400
GROSSER USA LLC	05-134	33	2017	2011			194,100	32,700
BELL'S BREWERY INC.	05-478	33	2017	2011			306,900	273,200
BENTELE AUTO CORP	05-154	33		2011				1,906,400
BENTELE AUTO CORP	05-152	33		2011				341,700
COMSTOCK TWP. S.D.#33 TOTALS:							3,790,982	7,888,900
****COMSTOCK TWP. TOTALS:							8,742,299	8,977,100

	CERT. #	S.D. #	EXP. 12/30	REAL	PERS.	REHAB. REAL	REHAB. PERSONAL	TAXABLE VALUE	
								NEW REAL	NEW PERSONAL
COOPER TWP.									
OAKES CARTON CO.	95-547	40		2007					159,486
COOPER TWP. S.D.#40 TOTALS:									159,486
ORNAMENTAL IRON	96-012	73	2008					111,184	
PACKERLAND PACKING CO.	00-564	73	2006						546,704
COOPER TWP. S.D.#73 TOTALS:								111,184	546,704
****COOPER TWP. TOTALS:								111,184	706,190

KALAMAZOO TWP.

PRECISION POLYMER	94-603	01	2006					204,000	
COLSON CASTER CORP.	94-606	01	2006					445,400	
CHECKER MOTORS CORP.	00-251	01	2006						492,800
MICRO MACHINE	00-539	01	2006						61,300
MICRO MACHINE	01-284	01	2006						57,800
MICRO MACHINE	03-270	01	2009						60,700
MICHIGAN MATERIAL HANDLERS	03-276	01	2009	2009				9,900	118,900
MICRO MACHINE	04-028	01	2010						23,300
MICRO MACHINE	04-326	01	2010						115,500
FAIRWAY HOLDINGS LLC	05-020	01	2017					272,200	
BUILDING RESTORATION INC.	05-052	01	2017					35,500	
MICRO MACHINE	05-234	01	2011						33,400
MICRO MACHINE	05-235	01	2011						210,700
MICRO MACHINE	05-287	01	2011						301,300
KALAMAZOO TWP. S.D.#1 TOTALS:								967,000	1,475,700
WELLSAW	96-618	40	2008					100,000	
MALL CITY CONTAINERS INC.	00-069	40	2006						199,700
TOTAL PLASTICS INC.	00-249	40	2012	2006				53,000	160,700
BORROUGHS ACQUISITION	02-168	40	2008	2008				209,600	493,000
MALL CITY CONTAINERS INC.	02-268	40	2008						541,800
MALL CITY CONTAINERS INC.	03-271	40	2009						255,700
MALL CITY CONTAINERS INC.	03-272	40	2015	2009				119,400	11,300
KALAMAZOO TWP. S.D.#40 TOTALS:								482,000	1,662,200
****KALAMAZOO TWP. TOTALS:								1,449,000	3,137,900

OSHTEMO TWP.

KAZOO INC.	94-247	01	2006					453,383	
INTERSOURCE RECOVERY SYS	95-548	01	2007					140,797	
PRECISION DIAL	96-044	01	2008					96,792	
WOODSMITHS	96-441	01	2008					202,158	
PRECISION DIAL	01-063	01	2007						15,500
MARKETING TECHNOLOGY	04-353	01	2014					434,583	2,800,000
HARRISON PACKING CO	05-180	01	2017					273,500	
****OSHTEMO TWP. TOTALS:								1,601,213	2,815,500

PAVILION TWP.

GREENBAY PACKAGING	97-017	32	2009					4,209,268	
GREEN BAY PACKING	00-411	32	2009						247,900
GREEN BAY PACKING	04-266	32	2016						615,900
CARTEK INTERNATIONAL	05-322	32	2017	2011				153,100	1,300
****PAVILION TWP. TOTALS:								4,362,368	865,100

	CERT. #	S.D. #	EXP. 12/30		REHAB. REAL	REHAB. PERSONAL	TAXABLE VALUE	
			REAL	PERS.			NEW REAL	NEW PERSONAL
RICHLAND TWP.								
PARKER HANNIFIN CORP	01-047	48	2012	2007			3,528,728	410,800
PHARMACIA & UPJOHN CO	03-066	48	2015	2009			528,069	13,450
PHARMACIA & UPJOHN CO	04-220	48	2016	2010			10,129,845	1,902,650
PHARMACIA & UPJOHN CO	04-221	48	2016				1,044,879	
PHARMACIA & UPJOHN CO	04-222	48	2016	2010			1,336,003	1,350
****RICHLAND TWP. TOTALS:							16,567,524	2,328,250

ROSS TWP.								
VA KNAPPEN MILLING CO.	93-645	33	2006	2006			135,700	317,100
****ROSS TWP. TOTALS:							135,700	317,100

SCHOOLCRAFT TWP.								
VV TRIPLE S PLASTICS	96-157	49	2007				180,800	
VV SUMMIT POLYMERS	97-154	49	2009				373,222	
VV A & O MOLD	97-207	49	2010				101,100	
VV PRECISION MOLD	97-623	49	2010				148,000	
VV AMERICAN WINDING	97-625	49	2010				287,900	
VV RIVER CITY PLASTICS	98-272	49	2010				168,172	
TRIPLE S PLASTICS	99-021	49	2011				334,700	
VV RIVER CITY PLASTICS	99-690	49	2011				173,027	
VV A & O MOLD	00-515	49	2012	2006			31,700	181,800
VV SUMMIT POLYMERS	00-529	49	2012	2008			492,017	343,500
TRIPLE S PLASTICS	00-562	49		2006				186,600
TRIPLE S PLASTICS	00-563	49	2012	2006			275,000	119,000
TRIPLE S PLASTICS	01-591	49		2008				41,600
TRIPLE S PLASTICS	01-592	49		2008				516,400
VV DIVERSIFIED TECH INC.	02-175	49		2008				29,200
VV DIVERSIFIED TECH INC.	02-180	49	2014	2008			7,300	20,600
TRIPLE S PLASTICS	02-517	49		2009				1,500,700
TRIPLE S PLASTICS	02-518	49		2009				172,100
VV BRIDGE ORGANICS	03-225	49		2009				96,600
VV EIMO AMERICAS	03-226	49		2009				12,500
VV KEPCO INC.	04-457	49	2016	2010			410,400	27,800
VV DIVERSIFIED TECHNOLOGIES INC	05-384	50		2011				29,800
SCHOOLCRAFT TWP. S.D.#49 TOTALS:							2,983,338	3,278,200

WEBER SPECIALITIES	94-030	50	2006				156,500	
COMMAND ELECTRONICS	94-095	50	2006				43,386	
VS CRAFT PRECISION INC.	94-600	50		2006				41,900
CONCEPT MOLDS INC.	95-244	50	2007				143,700	
VS ADVANCED PLASTICS CORP.	95-748	50	2007				149,300	
OUTERWARE COMPANY	97-098	50	2009				144,516	
CONCEPT MOLDS INC.	97-356	50	2009				26,200	
RETENMAIER	97-520	50	2010				2,335,000	

						TAXABLE VALUE	
						NEW	NEW
						REAL	PERSONAL
		EXP. 12/30	REHAB.	REHAB.			
CERT. #	S.D. #	REAL	PERS.	REAL	PERSONAL		
SCHOOLCRAFT TWP. CONT:							
		98-414	50	2010		40,000	
VS		98-524	50	2010	2010	51,650	42,700
		99-762	50	2012	2006	368,400	53,300
		99-785	50		2006		44,100
		00-064	50	2012	2006	253,085	131,200
VS		00-399	50	2007	2007	566,300	
		00-483	50	2012	2006	403,300	97,900
		01-255	50	2013	2007	50,000	332,900
		02-258	50	2014	2008	91,007	308,400
		03-249	50	2015	2009	341,509	149,900
		04-097	50		2010		154,900
VS		04-183	50		2016		102,900
		04-403	50	2016	2010	150,000	144,800
		05-451	50	2017	2011	458,000	1,452,900
VS		05-470	50		2011		101,300
SCHOOLCRAFT TWP. S.D.#50 TOTALS:						5,771,853	3,159,100
****SCHOOLCRAFT TWP. TOTALS						8,755,191	6,437,300

TEXAS TWP

DANA CORP	99-476	01	2012			7,453,000	
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******TEXAS TWP. TOTALS**

7,453,000

GALESBURG CITY

SMITHS MACHINE	04-500	33		2016			62,400
SMITHS MACHINE	05-427	33		2017			62,300

******GALESBURG CITY TOTALS:**

124,700

KALAMAZOO CITY

ARVCO CONTAINER	93-650	01	2006			400,155	
STAFFORD SMITH INC.	94-433	01	2006			122,400	
GLASS MASTERS CONTROLS	95-496	01	2007			227,941	
MACKENZIES BAKERY	97-622	01	2009			120,500	
GRAPHIC PACKAGING CORP.	98-421	01		2010	309,300		
WRIGHT COATING COMPANY	98-730	01	2010			322,400	
PERFECTION BAKERIES INC.	99-551	01	2011			605,100	
R.L. GOOCH HOLDINGS, L.L.C.	00-364	01	2012	2006		94,100	6,500

					TAXABLE VALUE					
					EXP. 12/30	REHAB.	REHAB.	NEW	NEW	
					CERT. #	S.D. #	REAL	PERS.	REAL	PERSONAL
					REAL	PERSONAL	REAL	PERSONAL	REAL	PERSONAL
KALAMAZOO CITY CONT:										
	RITSEMA GRINDING CO	00-365	01		2006					22,300
	BECKAN INDUSTRIES INC	00-366	01		2006					55,400
	PERFECTION BAKERIES INC.	00-729	01		2007					865,000
	RICHARD ALLEN SCIENTIFIC	01-101	01	2013	2007			3,541,537		137,900
	BRYANT PRINTING	01-163	01		2007					26,500
	FLOWSERVE FSD CORP	01-300	01		2007					370,100
	STEEL SUPPLY AND ENG.	01-332	01	2013		91,000				
	STEEL SUPPLY AND ENG.	01-333	01		2007					107,500
	ONE WAY PRODUCTS	01-477	01	2013	2007			446,900		17,500
*	THE HERALD COMPANY	02-073	01	2014	2008			2,198,400		390,800
	THE HERALD COMPANY	02-164	01		2008		470,400			
*	PHARMACIA	02-217	01	2014				830,841		
	CHEM LINK	02-267	01		2008					53,400
	FLUID PROCESS EQUIPMENT	02-296	01	2014	2008			677,854		51,800
	SWEET MANUFACTURING CO	03-124	01	2015						116,800
	CHEM LINK	03-245	01		2009					32,000
	MEGEE PRINTING INC.	04-306	01		2010					328,500
	INTERNATION PAPER CO.	04-307	01		2010					972,400
	WABER TOOL & ENGINEERING	05-485	01		2011					106,600
	VISION PACKAGING & GRAPHIC	05-486	01		2011					159,700
	CHECKER MOTORS CORP	05-488	01		2011					399,600
	CHEM LINK	05-490	01		2011					115,700
	PARKER HANNIFIN CORP	05-491	01		2011					394,200
	AGGREGATE INDUSTRIES	05-492	01	2017	2011			374,000		2,178,800
	KALAMAZOO CITY S.D.#01 TOTALS:					91,000	779,700	9,962,128		6,909,000
	CARON PRECISION	98-130	32	2010				40,700		
	SCHUPAN & SONS INC.	99-303	32	2011				885,900		
	INTERNATIONAL PAPER CO.	99-781	32		2006					986,700
	SCHUPAN & SONS INC.	01-262	32	2013	2007			384,800		115,400
	FABRI-KAL CORP	02-264	32		2008					270,100
	CARON PRECISION	02-265	32		2008					220,400
	CARON PRECISION	03-202	32	2015	2009			109,800		197,900
	HIGH GRADE MATERIALS CO	04-041	32	2016	2010			162,000		124,100
	SCHUPAN ALUMINUM SALES	05-487	32		2011					188,900
	DAVIS CREEK MEATS	05-489	32	2011	2011			1,316,600		
	KALAMAZOO CITY S.D.#32 TOTALS:					0	0	2,899,800		2,103,500
	STRYKER CORP	05-401	45	2017				433,300		
	KALAMAZOO CITY S.D.#32 TOTALS:					0	0	433,300		0
	****KALAMAZOO CITY TOTALS:					91,000	779,700	13,295,228		9,012,500
PARCHMENT CITY										
*	FORT JAMES	98-647	40		2010					618,000
*	FORT JAMES CORP-EPIC PLANT	99-689	40	2011	2011			122,400		291,900
*	RIVERRUN PRESS	02-144	40	2008	2008			100,000		6,000
*	RIVERRUN PRESS	02-417	40		2014					376,100
*	RIVERRUN PRESS	03-393	40		2009					61,900
*	RIVERRUN PRESS	05-171	40		2011					159,400
	**** PARCHMENT CITY TOTALS:							222,400		1,513,300

	CERT. #	S.D. #	EXP. 12/30		REHAB.	REHAB.	TAXABLE VALUE	
			REAL	PERS.	REAL	PERSONAL	NEW REAL	NEW PERSONAL
PORTAGE CITY								
PHARMACIA & UPJOHN CO.	94-001	45	2006	2006			4,625,900	274,900
PHARMACIA & UPJOHN CO.	96-553	45	2008	2008	1,135,600	1,248,300		
PHARMACIA & UPJOHN CO.	97-398	45	2009		221,300			
PHARMACIA & UPJOHN CO.	99-254	45	2011		351,100			
PHARMACIA & UPJOHN CO.	99-255	45	2011	2011	42,200	227,600		
PHARMACIA & UPJOHN CO.	99-256	45	2011	2011	58,400	81,800		
PHARMACIA & UPJOHN CO.	99-334	45		2011		759,600		
STRYKER CORP.	00-013	45	2006				1,114,400	
JAMES LARSON	00-716	45	2007				244,511	
PHARMACIA & UPJOHN CO.	00-046	45		2012		125,900		
IDEA DESIGN & PRODUCT DEV	00-715	45	2007				246,577	
BOWERS MANUFACTURING	01-034	45	2007				776,300	
INTERFIBE CORP	01-086	45	2007				55,800	
AGIO IMAGING INC	02-218	45		2008				152,400
FEMA CORPORATION	02-514	45		2008				113,300
INTERFIBE CORP	03-151	45	2015	2009			32,300	167,200
FEMA CORPORATION	04-299	45	2016	2010			250,000	277,300
STRYKER CORP.	04-583	45	2016	2016			3,992,300	1,623,800
STRYKER CORP.	04-584	45	2016	2016			10,296,000	2,408,900
SUMMIT POLYMERS	04-585	45		2007				1,672,900
ELIASON CORP	05-332	45	2011	2008			258,200	27,100
AGIO IMAGING INC	05-312	45	2011	2008			82,500	147,900
MANN & HUMMEL USA INC	05-500	45		2009				124,100
MUELLER PLASTICS CORP INC	05-331	45		2008				48,600
****PORTAGE CITY TOTALS:					1,808,600	2,443,200	21,974,788	7,038,400

**KALAMAZOO COUNTY
2006 TOP 25 LARGEST PROPERTY OWNERS**

	Ad Valorem Total Taxable	IFT/TV Rehab	IFT *Eq TV New	TOTAL ** EQ TAX
1 Pfizer	\$412,391,066	\$4,251,800	\$10,343,944	\$426,986,810
2 Consumers Energy Co	\$101,689,710			\$101,689,710
3 Stryker Corp.	\$28,385,159		\$9,934,350	\$38,319,509
4 Target	\$35,283,001			\$35,283,001
5 Meijer/Goodwill	\$31,025,136			\$31,025,136
6 Greenleaf	\$29,126,555			\$29,126,555
7 Graphic Packaging	\$25,517,113	\$309,300		\$25,826,413
8 Edward Rose	\$21,035,146			\$21,035,146
9 Bronson Medical	\$21,013,267			\$21,013,267
10 Connecticut Gen'l Life Ins.	\$20,727,429			\$20,727,429
Top 10 Sub-Total	\$726,193,582	\$4,561,100	\$20,278,294	\$751,032,976
11 National City Bank	\$17,851,543			\$17,851,543
12 Mann+Hummel Automotive	\$16,657,374		\$62,050	\$16,719,424
13 Benteler Automotive Corp.	\$11,373,170		\$4,600,291	\$15,973,461
14 Borgess Hospital	\$14,632,484			\$14,632,484
15 Occidental Development	\$13,866,751			\$13,866,751
16 Wal-Mart	\$13,174,934			\$13,174,934
17 American Greetings Corp.	\$13,006,861			\$13,006,861
18 Smith, James S. Soley	\$12,937,042			\$12,937,042
19 Summit Polymers	\$10,090,697		\$1,440,820	\$11,531,517
20 Westmain 2000 LLC	\$11,398,162			\$11,398,162
Top 20 Sub-Total	\$861,182,600	\$4,561,100	\$26,381,454	\$892,125,154
21 Charter Communications	\$10,785,655			\$10,785,655
22 Eaton Corporation	\$9,330,913		\$1,450,000	\$10,780,913
23 Lageoc LTD	\$10,690,755			\$10,690,755
24 Cytec Industries	\$10,669,613			\$10,669,613
25 Croyden Avenue Assoc.	\$10,267,682			\$10,267,682
GRAND TOTAL	\$912,927,218	\$4,561,100	\$27,831,454	\$945,319,772

* Eq TV is 1/2 the taxable value to allow for the effect of 50% of the millage rate being applied to the new facility tax abatements.

** Includes the taxable value of ad valorem, IFT Rehab and IFT Eq New.

Taxable values captured by TIFA are included in the totals.

THIS LISTING IS AN ESTIMATE AS COMPILED FROM INFORMATION FURNISHED TO THE EQUALIZATION DEPARTMENT BY THE VARIOUS UNITS OF GOVERNMENT.