

**2007
IFT REPORT
&
TOP 25 LARGEST
PROPERTY OWNERS**



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KALAMAZOO COUNTY BOARD OF COMMISSIONERS

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<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 finding 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
2007 EQUIVALENT TAXABLE VALUE**

2007 TAXABLE VALUE	TV Captured Ad Valorem		Non - Captured Ad Valorem		Total IFT		Captured IFT		Non-Captured IFT		Total IFT		Captured IFT		Non-Captured IFT		TV Ren Zone Ad Valorem		Equivalent Taxable Value
	Ad Valorem	Ad Valorem	Ad Valorem	Ad Valorem	New	Ren Zone IFT	New	New	New	New	Ren Zone IFT	Rehab.	Rehab.	Rehab.	Rehab.	Ad Valorem	Ad Valorem		
ALAMO TWP	119,839,560	0	119,839,560	0	747,530	258,389	0	747,530	0	258,389	0	0	0	0	0	609,428	119,474,703		
COMSTOCK TWP	489,766,030	0	489,766,030	0	17,436,900	0	0	17,436,900	0	0	0	0	0	0	0	6,788,373	491,696,107		
COOPER TWP	271,932,259	0	271,932,259	0	261,493	146,196	0	261,493	0	146,196	0	0	0	0	0	154,528	271,836,380		
OSHTMO TWP	704,374,996	4,420,139	699,954,857	0	4,265,497	0	0	4,265,497	0	0	0	0	0	0	0	0	702,087,606		
KALAMAZOO CITY	1,689,779,406	98,005,870	1,591,773,536	0	29,267,121	0	0	3,020,882	26,246,239	0	870,700	0	870,700	0	0	4,567,307	1,601,200,049		
SCHOOLCRAFT TWP	258,641,045	3,575,426	255,065,619	0	13,820,265	0	0	13,820,265	0	0	0	0	0	0	0	95,100	261,880,652		
TEXAS TOWNSHIP	660,087,965	1,919,756	658,168,209	0	7,449,000	0	0	7,449,000	0	0	0	0	0	0	0	0	661,892,709		
PARCHMENT CITY	48,029,552	8,583,654	39,445,898	0	3,342,700	0	0	3,342,700	0	0	0	0	0	0	0	0	39,445,898		
PORTAGE CITY	1,993,291,555	58,436,339	1,934,855,216	0	36,780,235	0	0	36,780,235	0	0	0	4,251,800	4,251,800	0	0	2,313,637	1,955,183,497		
ALL OTHER UNITS	1,714,931,851	0	1,714,931,851	0	41,750,651	0	0	41,750,651	0	0	0	0	0	0	0	0	1,735,807,177		

TOTAL COUNTY 7,950,674,219 174,941,184 7,775,733,035 155,121,392 6,363,582 148,757,810 404,585 5,122,500 5,122,500 14,528,373 7,840,503,778

*Kalamazoo City Captured Ad Valorem allows County Law Enforcement levy (1.4491 mills X 98,005,870) to be collected.

Total EQ Taxable 7,840,503,778 6.1362 \$48,110,899
 Millage rate does not include the Juv. Home Debt Millage

***K-City TIFA-eligible** 98,005,870 1.4491 \$142,020

Total 2007 Revenue \$48,252,920
 2006 Revenue \$46,044,391
 Per Cent Change 4.80%

**\$192,651,348 represents the equivalent taxable value granted to companies in Kalamazoo County or a contribution of \$1,182,147 to economic development growth in the community.

2007 SEV 9,411,054,325
 Tax Base Lost Due to Proposal A 1,460,380,106
 2007 TV 7,950,674,219

County Revenue Loss Due to Proposal A \$8,961,184

**KALAMAZOO COUNTY
2007 IFT VALUES**

GOVERNMENTAL UNIT	2007 IFT TAXABLE VALUES
TOWNSHIPS:	
ALAMO	747,530
BRADY	0
CHARLESTON	1,450,000
CLIMAX	0
COMSTOCK	17,436,900
COOPER	261,493
KALAMAZOO	6,987,271
OSHTEMO	4,265,497
PAVILION	5,290,910
PRAIRIE RONDE	0
RICHLAND	27,777,470
ROSS	0
SCHOOLCRAFT	13,820,265
TEXAS	7,449,000
WAKESHMA	0
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TOWNSHIP TOTAL:	85,486,336
CITIES:	
GALESBURG	245,000
KALAMAZOO	30,137,821
PARCHMENT	3,342,700
PORTAGE	41,032,035
<hr/>	
CITY TOTAL:	74,757,556
COUNTY GRAND TOTAL:	<u>160,243,892</u>
(Includes IFT Captured)	

2007 INDUSTRIAL FACILITY TAX (IFT-Act 198)
Taxable Valuation - By School District

	REHAB		NEW	
	REAL	PERSONAL	REAL	PERSONAL
01 KALAMAZOO PUBLIC				
KALAMAZOO TOWNSHIP	0	0	3,158,971	2,179,700
OSHTEMO TOWNSHIP	0	0	1,190,297	3,075,200
TEXAS TOWNSHIP	0	0	7,449,000	0
KALAMAZOO CITY	91,000	779,700	12,139,328	7,759,900
*****KALAMAZOO PUBLIC TOTALS:	91,000	779,700	23,937,596	13,014,800
32 COMSTOCK COMMUNITY				
COMSTOCK TOWNSHIP	0	0	4,738,000	1,029,300
PAVILION TOWNSHIP	0	0	4,520,510	770,400
KALAMAZOO CITY	0	0	2,869,861	2,231,400
*****COMSTOCK COMMUNITY TOTALS:	0	0	12,128,371	4,031,100
33 GALESBURG-AUG. COMMUNITY				
CHARLESTON TOWNSHIP	0	0	1,450,000	0
COMSTOCK TOWNSHIP	0	0	3,562,000	8,107,600
GALESBURG CITY	0	0	0	245,000
***** GALESBURG-AUG. COMMUNITY TOTALS:	0	0	5,012,000	8,352,600
40 PARCHMENT COMMUNITY				
COOPER TOWNSHIP	0	0	0	146,196
KALAMAZOO TOWNSHIP	0	0	482,000	1,166,600
PARCHMENT CITY	0	0	222,400	3,120,300
***** PARCHMENT COMMUNITY TOTALS:	0	0	704,400	4,433,096
45 PORTAGE PUBLIC				
KALAMAZOO CITY	0	0	4,266,632	0
PORTAGE CITY	1,808,600	2,443,200	25,788,357	10,991,878
*****PORTAGE PUBLIC TOTALS:	1,808,600	2,443,200	30,054,989	10,991,878
48 GULL LAKE COMMUNITY				
RICHLAND TWP	0	0	17,180,520	10,596,950
***** GULL LAKE COMMUNITY TOTALS:	0	0	17,180,520	10,596,950
49 VICKSBURG COMMUNITY				
SCHOOLCRAFT TOWNSHIP	0	0	3,043,158	2,600,900
*****VICKSBURG COMMUNITY TOTALS:	0	0	3,043,158	2,600,900
50 SCHOOLCRAFT COMMUNITY				
SCHOOLCRAFT TOWNSHIP	0	0	5,669,707	2,506,500
*****SCHOOLCRAFT COMMUNITY TOTALS	0	0	5,669,707	2,506,500
63 OTSEGO COMMUNITY				
ALAMO TOWNSHIP	0	0	391,474	274,367
*****OTSEGO COMMUNITY TOTALS:	0	0	391,474	274,367
73 PLAINWELL COMMUNITY				
ALAMO TOWNSHIP	0	0	81,689	0
COOPER TOWNSHIP	0	0	115,297	0
*****PLAINWELL COMMUNITY TOTALS:	0	0	196,986	0
KALAMAZOO COUNTY IFT TOTALS	1,899,600	3,222,900	98,319,201	56,802,191
(Includes IFT Captured)				

**2007 INDUSTRIAL FACILITY TAX (IFT-Act 198)
Taxable Valuation**

	REHAB		NEW	
	REAL	PERSONAL	REAL	PERSONAL
TOWNSHIPS:				
ALAMO TOWNSHIP	0	0	473,163	274,367
BRADY TOWNSHIP	0	0	0	0
CHARLESTON TOWNSHIP	0	0	1,450,000	0
CLIMAX TOWNSHIP	0	0	0	0
COMSTOCK TOWNSHIP	0	0	8,300,000	9,136,900
COOPER TOWNSHIP	0	0	115,297	146,196
KALAMAZOO TOWNSHIP	0	0	3,640,971	3,346,300
OSHTEMO TOWNSHIP	0	0	1,190,297	3,075,200
PAVILION TOWNSHIP	0	0	4,520,510	770,400
PRAIRIE RONDE TOWNSHIP	0	0	0	0
RICHLAND TOWNSHIP	0	0	17,180,520	10,596,950
ROSS TOWNSHIP	0	0	0	0
SCHOOLCRAFT TOWNSHIP	0	0	8,712,865	5,107,400
TEXAS TOWNSHIP	0	0	7,449,000	0
WAKESHMA TOWNSHIP	0	0	0	0
TOWNSHIPS TOTALS:	0	0	53,032,623	32,453,713
CITIES:				
GALESBURG CITY	0	0	0	245,000
KALAMAZOO CITY	91,000	779,700	19,275,821	9,991,300
PARCHMENT CITY	0	0	222,400	3,120,300
PORTAGE CITY	1,808,600	2,443,200	25,788,357	10,991,878
CITIES TOTALS:	1,899,600	3,222,900	45,286,578	24,348,478
**GRAND TOTALS IFT:	1,899,600	3,222,900	98,319,201	56,802,191
TIFA/LDFA DISTRICTS				
KALAMAZOO CITY (*Real Only)	0	0	3,020,882	0
PARCHMENT CITY(*Real & Personal)	0	0	222,400	3,120,300
TOTAL IFT CAPTURED:	0	0	3,243,282	3,120,300
***ACT 198 GRAND TOTALS:	1,899,600	3,222,900	95,075,919	53,681,891
(LESS "TOTAL IFT CAPTURED")				

**KALAMAZOO COUNTY
12/30/07 IFT EXPIRATIONS**

Unit	Name	Cert. #	S.D. #	Rehab Real	Rehab Personal	New Real	New Personal
Charleston Twp.	Eaton Corporation	95-101	33			1,450,000	
Comstock Twp.	Premier Products	95-109	32			526,600	
	Burchett Quality Tool	01-079	32				67,400
	Hycorr Machine Corp.	01-302	32				700
	InterKal Inc.	01-360	32			529,500	
	Flare Fittings Inc.	01-421	32				700
	Benteler Auto Corp.	00-699	33				447,800
Cooper Twp.	Oakes Carton Company	95-547	40				146,196
Kalamazoo Twp	Checker Motors Corp.	00-251	1				437,200
	Micro Machine	01-284	1				53,100
Oshtemo Twp.	Intersource Recovery Sys.	95-548	1			146,006	
	Precision Dial	01-063	1				19,400
Richland Twp.	Parker Hannifin Corp.	01-047	48				360,200
Schoolcraft Twp.	Triple S Plastics	96-157	49			180,800	
	Concept Molds	95-244	50			149,016	
	Advanced Plastics Corp.	95-748	50			149,300	
	Advanced Plastics Corp.	00-399	50			566,300	
	J. Rettenmaier USA	01-255	50				301,900
Kalamazoo City	Glass Masters Control	95-496	1			232,500	
	Perfection Bakeries	00-729	1				785,100
	Richard Allen Scientific	01-101	1				122,500
	Bryant Printing	01-163	1				14,500
	Flowserve FSD Corp.	01-300	1				330,400
	Steel Supply & Engineering	01-333	1				96,600
	One Way Products	01-477	1				15,900
	Schupan & Sons Inc.	01-262	32				197,500
Portage City	Idea Design & Product Dev.	00-715	45			255,700	
	James Larson	00-716	45			253,557	
	Bowers Manufacturing	01-034	45			776,300	
	Interfibe Corporation	01-086	45			55,800	
	Summit Polymers	04-585	45				1,040,100
2007 IFT Expiration Totals				0	0	5,271,379	4,437,196

KALAMAZOO COUNTY 2007 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			391,474	15,978
RZ JK MACHINING	98-611	63		2010				33,390
RZ JK MACHINING	99-760	63		2012				64,009
RZ JK MACHINING	01-425	63		2013				160,990
ALAMO TWP. S.D.# 63 TOTALS:							391,474	274,367
TDA BUDDY INC	96-175	73	2008				81,689	
ALAMO TWP. S.D.# 73 TOTALS:							81,689	
**** ALAMO TWP. TOTALS:							473,163	274,367
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				526,600	
SIGN ART INC	97-580	32	2010				367,400	
KALAMAZOO FABRICATING	98-105	32	2010				96,200	
LANDSCAPE FORMS INC.	99-412	32	2011				1,427,900	
BURCHETT QUALITY TOOL	01-079	32		2007				67,400
HYCORR MACHINE CORP.	01-302	32	2013	2007			436,700	700
INTERKAL INC	01-360	32	2007				529,500	
FLARE FITTINGS INC	01-421	32	2013	2007			106,500	700
BURCHETT QUALITY TOOL	03-306	32		2009				103,500
PREMIER PRODUCTS	03-387	32		2009				63,600
LANDSCAPE FORMS INC.	03-388	32	2015				761,200	
BURCHETT QUALITY TOOL	04-312	32		2010				100,500
PREMIER PRODUCTS	04-415	32		2010				190,500
FLARE FITTINGS INC	04-582	32		2010				102,900
BURCHETT QUALITY TOOL	05-399	32		2011				223,500
AIR FLOW EQUIPMENT INC	05-477	32	2017	2011			486,000	33,900
BURCHETT QUALITY TOOL LTD	06-389	32		2012				142,100
COMSTOCK TWP. S.D.#32 TOTALS:							4,738,000	1,029,300
BENTELER AUTO CORP	98-509	33	2010				305,900	
BENTELER AUTO CORP	98-511	33	2010				1,869,600	
BENTELER AUTO CORP	00-699	33		2007				447,800
BELL'S BREWERY INC.	02-171	33	2014	2008			744,600	762,400
BENTELER AUTO CORP	03-457	33		2009				4,051,900
GROSSER USA LLC	05-134	33	2017	2011			173,800	28,000
BELL'S BREWERY INC.	05-478	33	2017	2011			281,800	234,900
BENTELER AUTO CORP	05-152	33		2011				291,800
BENTELER AUTO CORP	05-154	33		2011				1,774,500
BELL'S BREWERY INC.	06-118	33	2018	2012			186,300	516,300
COMSTOCK TWP. S.D.#33 TOTALS:							3,562,000	8,107,600
****COMSTOCK TWP. TOTALS:							8,300,000	9,136,900

					TAXABLE VALUE	
		EXP. 12/30	REHAB.	REHAB.	NEW	NEW
CERT. #	S.D. #	REAL	PERS.	REAL	PERSONAL	PERSONAL
COOPER TWP.						
IZ	OAKES CARTON CO.	95-547	40	2007		146,196
COOPER TWP. S.D.#40 TOTALS:					0	146,196
IZ	OIK INDUSTRIES	96-012	73	2008	115,297	
COOPER TWP. S.D.#73 TOTALS:					115,297	0
****COOPER TWP. TOTALS:					115,297	146,196

KALAMAZOO TWP.						
	CHECKER MOTORS CORP.	00-251	01	2007		437,200
	MICRO MACHINE	01-284	01	2007		53,100
	MICRO MACHINE	03-270	01	2009		54,700
	MICRO MACHINE	04-028	01	2010		20,800
	MICRO MACHINE	04-326	01	2010		101,800
	FAIRWAY HOLDINGS LLC	05-020	01	2017	282,271	
	BUILDING RESTORATION INC.	05-052	01	2017	192,000	
	MICRO MACHINE	05-234	01	2011		28,600
	MICRO MACHINE	05-235	01	2011		179,900
	MICRO MACHINE	05-287	01	2011		257,300
	SUPERIOR PRECAST PRODUCTS	05-448	01	2018	229,000	86,800
	KALSEC, INC	05-457	01	2019	2,455,700	959,500
KALAMAZOO TWP. S.D.#1 TOTALS:					3,158,971	2,179,700
	WELLSAW	96-618	40	2008	100,000	
	TOTAL PLASTICS INC.	00-249	40	2012	53,000	
	BORROUGHS ACQUISITION	02-168	40	2008	209,600	443,500
	MALL CITY CONTAINERS INC.	02-268	40	2008		487,700
	MALL CITY CONTAINERS INC.	03-271	40	2009		225,500
	MALL CITY CONTAINERS INC.	03-272	40	2015	119,400	9,900
KALAMAZOO TWP. S.D.#40 TOTALS:					482,000	1,166,600
****KALAMAZOO TWP. TOTALS:					3,640,971	3,346,300

OSHTEMO TWP.						
	INTERSOURCE RECOVERY SYS	95-548	01	2007	146,006	
	PRECISION DIAL	96-044	01	2008	100,373	
	WOODSMITHS	96-441	01	2008	209,637	
	PRECISION DIAL	01-063	01	2007		19,400
	MARKETING TECHNOLOGY	04-353	01	2014	450,662	2,800,000
	HARRISON PACKING CO	05-180	01	2017	283,619	255,800
****OSHTEMO TWP. TOTALS:					1,190,297	3,075,200

PAVILION TWP.						
	GREENBAY PACKAGING	97-017	32	2009	4,365,010	
	GREEN BAY PACKING	00-411	32	2009		226,800
	GREEN BAY PACKING	04-266	32	2016		542,500
	CARTEK INTERNATIONAL	05-322	32	2017	155,500	1,100
****PAVILION TWP. TOTALS:					4,520,510	770,400

	CERT. #	S.D. #	EXP. 12/30		REHAB.	REHAB.	TAXABLE VALUE	
			REAL	PERS.	REAL	PERSONAL	NEW	NEW
					REAL	PERSONAL	REAL	PERSONAL
RICHLAND TWP.								
PARKER HANNIFIN CORP	01-047	48	2012	2007			3,659,290	360,200
PFIZER INC	03-066	48	2015	2009			547,607	41,750
PFIZER INC	04-220	48	2016	2010			10,504,649	10,193,850
PFIZER INC	04-221	48	2016				1,083,539	
PFIZER INC	04-222	48	2016	2010			1,385,435	1,150
***RICHLAND TWP. TOTALS:							17,180,520	10,596,950

SCHOOLCRAFT TWP.								
VV	TRIPLE S PLASTICS	96-157	49	2007			180,800	
VV	SUMMIT POLYMERS	97-154	49	2009			387,031	
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			174,394	
	TRIPLE S PLASTICS	99-021	49	2011			334,700	
VV	RIVER CITY PLASTICS	99-690	49	2011			179,428	
VV	A & O MOLD	00-515	49	2012			31,700	166,300
VV	SUMMIT POLYMERS	00-529	49	2012	2008		510,221	314,700
	TRIPLE S PLASTICS	00-563	49	2012			275,000	
	TRIPLE S PLASTICS	01-591	49		2008			36,600
	TRIPLE S PLASTICS	01-592	49		2008			378,800
VV	DIVERSIFIED TECH INC.	02-175	49		2008			29,200
VV	DIVERSIFIED TECH INC.	02-180	49	2014	2008		7,300	18,700
	TRIPLE S PLASTICS	02-517	49		2009			1,305,800
	TRIPLE S PLASTICS	02-518	49		2009			154,600
VV	BRIDGE ORGANICS	03-225	49		2009			87,000
VV	EIMO AMERICAS	03-226	49		2009			11,200
VV	KEPCO INC.	04-457	49	2016	2010		425,584	28,600
VV	DIVERSIFIED TECHNOLOGIES INC	05-384	49		2011			25,400
VV	ACCRO-SEAL HOLDINGS LLC	06-479	49		2012			44,000
SCHOOLCRAFT TWP. S.D.#49 TOTALS:							3,043,158	2,600,900
	CONCEPT MOLDS INC.	95-244	50	2007			149,016	
VS	ADVANCED PLASTICS CORP.	95-748	50	2007			149,300	
	OUTERWARE COMPANY	97-098	50	2009			149,863	
	CONCEPT MOLDS INC.	97-356	50	2009			26,200	
	J RETTENMAIER USA LP	97-520	50	2010			2,335,000	

					TAXABLE VALUE					
					EXP. 12/30	REHAB.	REHAB.	NEW	NEW	
					CERT. #	S.D. #	REAL	PERSONAL	REAL	PERSONAL
KALAMAZOO CITY CONT:										
	PERFECTION BAKERIES INC.	00-729	01		2007					785,100
	RICHARD ALLEN SCIENTIFIC	01-101	01	2013	2007			3,672,573		122,500
	BRYANT PRINTING	01-163	01		2007					14,500
	FLOWSERVE FSD CORP	01-300	01		2007					330,400
	STEEL SUPPLY AND ENG.	01-332	01	2013		91,000				
	STEEL SUPPLY AND ENG.	01-333	01		2007					96,600
	ONE WAY PRODUCTS	01-477	01	2013	2007			441,800		15,900
*	THE HERALD COMPANY	02-073	01	2014	2008			2,159,300		349,700
	THE HERALD COMPANY	02-164	01		2008		470,400			
*	PFIZER INC	02-217	01		2014			861,582		
	FLUID PROCESS EQUIPMENT	02-264	01		2014			702,934		
	FLUID PROCESS EQUIPMENT	02-296	01		2008					45,600
	SWEET MANUFACTURING CO	03-124	01		2009					104,600
	MEGEE PRINTING INC.	04-306	01		2010					289,600
	INTERNATION PAPER CO.	04-307	01		2010					928,600
	WABER TOOL & ENGINEERING	05-485	01		2011					106,600
	VISION PACKAGING & GRAPHIC	05-486	01		2011					140,600
	CHECKER MOTORS CORP	05-488	01		2011					341,200
	PARKER HANNIFIN CORP	05-491	01		2011					318,600
	AGGREGATE INDUSTRIES	05-492	01	2017	2011			364,800		1,860,600
	SOIL & MATERIALS ENGINEERS	06-123	01	2018	2012			404,400		10,600
	SWEET MANUFACTURING CO	06-124	01	2018	2012			109,300		14,500
	CYTEC INDUSTRIES, INC	06-125	01	2018	2012			1,113,100		1,380,900
	K.C. EAGER LIMITED LLC	06-371	01	2018	2012			951,200		115,700
	FLOWSERVE FSD CORP	06-510	01		2012					387,500
KALAMAZOO CITY S.D.#01 TOTALS:							91,000	779,700	12,139,328	7,759,900
	CARON PRECISION	98-131	32		2010			42,205		
	SCHUPAN & SONS INC.	99-303	32		2011			871,300		
	SCHUPAN & SONS INC.	01-262	32	2013	2007			378,400		197,500
	FABRI-KAL CORP	02-264	32		2008					243,000
	CARON PRECISION	02-265	32		2008					198,400
	CARON PRECISION	03-202	32	2015	2009			113,862		177,200
	HIGH GRADE MATERIALS CO	04-041	32	2016	2010			167,994		110,200
	SCHUPAN ALUMINUM SALES	05-487	32		2011					159,700
	DAVIS CREEK MEAT & SEAFOOD	05-489	32	2017	2011			1,296,100		303,300
	FABRI-KAL CORP	06-370	32		2012					842,100
KALAMAZOO CITY S.D.#32 TOTALS:							0	0	2,869,861	2,231,400
	STRYKER CORP	05-401	45		2017			4,266,632		
KALAMAZOO CITY S.D.#45 TOTALS:							0	0	4,266,632	0
****KALAMAZOO CITY TOTALS:							91,000	779,700	19,275,821	9,991,300
PARCHMENT CITY										
*	FORT JAMES	98-647	40		2010					566,100
*	FORT JAMES CORP-EPIC PLANT	99-689	40	2011	2011			122,400		271,600
*	RIVERRUN PRESS	02-144	40	2008	2008			100,000		5,300
*	RIVERRUN PRESS	02-417	40		2014					369,800
*	RIVERRUN PRESS	03-393	40		2009					55,000
*	RIVERRUN PRESS	05-171	40		2011					135,600
*	GEORGIA-PACIFIC CORP.	06-627	40		2012					1,573,400
*	GEORGIA-PACIFIC CORP.	06-628	40		2012					143,500
**** PARCHMENT CITY TOTALS:									222,400	3,120,300

	CERT. #	S.D. #	EXP. 12/30		REHAB.	REHAB.	TAXABLE VALUE	
			REAL	PERS.	REAL	PERSONAL	NEW REAL	NEW PERSONAL
PORTAGE CITY								
PFIZER INC	96-553	45	2008	2008	1,135,600		1,248,300	
PFIZER INC	97-398	45	2009		221,300			
PFIZER INC	99-254	45	2011		351,100			
PFIZER INC	99-255	45	2011	2011	42,200		227,600	
PFIZER INC	99-256	45	2011	2011	58,400		81,800	
PFIZER INC	99-334	45		2011			759,600	
PFIZER INC	00-046	45		2012			125,900	
IDEA DESIGN & PRODUCT DEV	00-715	45	2007				255,700	
JAMES LARSON	00-716	45	2007				253,557	
BOWERS MANUFACTURING	01-034	45	2007				776,300	
INTERFIBE CORP	01-086	45	2007				55,800	
AGIO IMAGING INC	02-218	45		2008				137,500
FEMA CORPORATION	02-514	45		2008				101,100
INTERFIBE CORP	03-151	45	2015	2009			32,300	149,200
FEMA CORPORATION	04-299	45	2016	2010			250,000	244,300
STRYKER CORP.	04-583	45	2016	2016			7,315,600	2,988,600
STRYKER CORP.	04-584	45	2016	2016			13,599,300	3,259,900
SUMMIT POLYMERS	04-585	45		2007				1,040,100
ELIASON CORP	05-332	45	2011	2008			258,200	23,800
AGIO IMAGING INC	05-312	45	2011	2008			82,500	130,400
MANN & HUMMEL USA INC	05-500	45		2009				1,872,100
MUELLER PLASTICS CORP INC	05-331	45		2008				292,300
PRECISION PRINTER SERVICES	06-142	45	2012	2009			347,100	15,800
AVTECH LABORATORIES, INC	06-143	45	2012	2009			1,398,400	171,600
STRYKER INSTRUMENTS	06-264	45	2018	2018			1,163,600	321,678
STRYKER INSTRUMENTS	06-490	45		2019				125,000
STAINLESS FAB. & ENGINEERING	06-638	45		2009				118,500
****PORTAGE CITY TOTALS:					1,808,600	2,443,200	25,788,357	10,991,878

**KALAMAZOO COUNTY
2007 TOP 25 LARGEST PROPERTY OWNERS**

		Ad Valorem Total Taxable	IFT/TV Rehab	IFT *Eq TV New	TOTAL ** EQ TAX
1	Pfizer/Pharmacia	\$456,600,159	\$4,252,100	\$12,309,781	\$473,162,040
2	Consumers Energy Co.	\$104,758,871			\$104,758,871
3	Stryker Corp.	\$61,633,244		\$16,520,155	\$78,153,399
4	Meijer/Goodwill	\$32,005,106			\$32,005,106
5	Target	\$31,647,159			\$31,647,159
6	Greenleaf/Catalyst Dev. Co.	\$30,409,685			\$30,409,685
7	Graphic Packaging	\$24,171,152	\$309,300		\$24,480,452
8	Benteler Auto Corp.	\$19,946,700		\$4,370,750	\$24,317,450
9	Edward Rose	\$21,677,915			\$21,677,915
10	Connecticut Gen'l Life Ins.	\$21,494,343			\$21,494,343
Top 10 Sub-Total		\$804,344,334	\$4,561,400	\$33,200,686	\$842,106,420
11	Bronson Medical	\$21,149,835			\$21,149,835
12	National City Bank	\$19,271,207			\$19,271,207
13	Parker Hannifin Corporation	\$14,033,928		\$2,169,045	\$16,202,973
14	Wal-Mart	\$14,535,200			\$14,535,200
15	Dana Corp.	\$10,448,400		\$3,724,500	\$14,172,900
16	Occidental Development	\$14,001,940			\$14,001,940
17	Summit Polymers	\$12,312,968		\$1,126,026	\$13,438,994
18	Smith, James S. Soley	\$12,922,911			\$12,922,911
19	Mann+Hummel Automotive	\$11,054,761		\$936,050	\$11,990,811
20	Westmain 2000 LLC	\$11,926,593			\$11,926,593
Top 20 Sub-Total		\$946,002,077	\$4,561,400	\$41,156,307	\$991,719,784
21	J Rettenmaier USA LP	\$9,131,933		\$2,759,659	\$11,891,592
22	American Greetings Corp.	\$11,416,613			\$11,416,613
23	Cytec Industries	\$9,919,989		\$1,247,000	\$11,166,989
24	Eaton Corporation	\$10,363,520		\$725,000	\$11,088,520
25	Croyden Avenue Assoc.	\$10,616,605			\$10,616,605
GRAND TOTAL		\$997,450,737	\$4,561,400	\$45,887,966	\$1,047,900,103

* 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.