

**2008
IFT REPORT
&
TOP 25 LARGEST
PROPERTY OWNERS**



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EQUALIZATION DEPARTMENT

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<i>Mathew L. Hansen</i>	<i>Deputy Director III</i>
<i>Rhonda L. Hausermann</i>	<i>Administrative Assistant II</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 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 local 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 an Industrial Facilities Exemption Certificate that entitles the facility to exemption from ad Valorem real and personal property taxes for a period up to 12 years.

Upon receipt of the application, the clerk must send written notices to the local assessor and legislative body of each unit which levies ad valorem taxes in the local governmental unit which the facility is to be located, and provide an opportunity for a hearing at which the applicant may be present (M.C. L. 207.555)

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 and land improvements are specifically excluded from an IFT exemption and remain 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 of the facility, with the approval of the local governmental unit and the commission after an application and notice of 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
2008 EQUIVALENT TAXABLE VALUE**

2008 TAXABLE VALUE	TV Captured Ad Valorem	Non - Captured Ad Valorem	Total IFT		Non-Captured IFT		Ren Zone IFT		Captured IFT		Non-Captured IFT		TV Ren Zone		Equivalent Taxable Value
			New	Ad Valorem	New	Ad Valorem	New	Ad Valorem	New	Ad Valorem	New	Ad Valorem	New	Ad Valorem	
ALAMO TWP	123,300,753	0	123,300,753	768,593	0	768,593	269,551	0	0	0	0	0	552,528	122,997,746	
COMSTOCK TWP	503,697,581	0	503,697,581	16,249,500	0	16,249,500	0	0	0	0	0	0	7,089,633	504,732,698	
COOPER TWP	278,086,147	0	278,086,147	117,948	0	117,948	0	0	0	0	0	0	150,524	277,994,597	
OSHTMO TWP	751,969,600	7,584,285	744,385,315	4,242,066	0	4,242,066	0	0	0	0	0	0	0	746,506,348	
KALAMAZOO CITY	1,723,990,894	108,384,122	1,615,606,772	29,606,794	2,208,963	27,397,831	0	870,700	470,400	400,300	4,527,675	1,625,178,313	4,527,675	1,625,178,313	
SCHOOLCRAFT TWP	273,274,558	3,575,426	269,699,132	14,355,813	0	14,355,813	0	0	0	0	0	0	85,100	276,791,939	
TEXAS TOWNSHIP	692,793,783	2,033,752	690,760,031	6,260,000	0	6,260,000	0	0	0	0	0	0	0	693,890,031	
PARCHMENT CITY	49,317,173	9,247,867	40,069,306	3,143,935	0	3,143,935	0	0	0	0	0	0	0	40,069,306	
PORTAGE CITY	2,092,150,966	41,251,005	2,050,899,961	34,705,300	27,327,900	7,377,400	0	4,251,800	0	4,251,800	0	2,056,523,846	2,316,615	2,056,523,846	
ALL OTHER UNITS	1,776,850,793	0	1,776,850,793	33,428,271	0	33,428,271	0	0	0	0	0	0	0	1,793,564,929	

TOTAL COUNTY 8,265,432,248 172,076,457 8,093,355,791 142,878,220 32,680,798 110,197,422 269,551 5,122,500 470,400 4,652,100 14,722,075 8,138,249,752

*Kalamazoo City Captured Ad Valorem allows County Law Enforcement levy (1.4491 mills X 108,384,122) to be collected.

Total EQ Taxable 8,138,249,752 6,1362 \$49,937,928

Millage rate does not include the Juv. Home Debt Millage

***K-City TIFA-eligible** 108,384,122 1.4491 \$157,059

Total 2008 Revenue \$50,094,988
2007 Revenue \$48,252,920
Per Cent Change 3.82%

**\$203,744,107 represents the equivalent taxable value granted to companies in Kalamazoo County or a contribution of \$1,250,215 to economic development growth in the community.

2008 SEV 9,688,818,821
Tax Base Lost Due to Proposal A 1,423,386,573
2008 TV 8,265,432,248
County Revenue Loss Due to Proposal A \$8,734,185

KALAMAZOO COUNTY
2008 IFT VALUES

GOVERNMENTAL UNIT	2007 IFT TAXABLE VALUES
TOWNSHIPS:	
ALAMO	768,593
BRADY	0
CHARLESTON	0
CLIMAX	0
COMSTOCK	16,249,500
COOPER	117,948
KALAMAZOO	8,535,774
OSHTEMO	4,242,066
PAVILION	5,852,381
PRAIRIE RONDE	0
RICHLAND	18,700,916
ROSS	0
SCHOOLCRAFT	14,355,813
TEXAS	6,260,000
WAKESHMA	0
TOWNSHIP TOTAL:	75,082,991
CITIES:	
GALESBURG	339,200
KALAMAZOO	30,477,494
PARCHMENT	3,143,935
PORTAGE	38,957,100
CITY TOTAL:	72,917,729
COUNTY GRAND TOTAL:	<u>148,000,720</u>
(Includes IFT Captured)	

**2008 INDUSTRIAL FACILITY TAX (IFT-Act 198)
Taxable Valuation - By School District**

	REHAB		NEW	
	REAL	PERSONAL	REAL	PERSONAL
39010 KALAMAZOO PUBLIC				
KALAMAZOO TOWNSHIP	0	0	3,940,274	3,058,300
OSHTEMO TOWNSHIP	0	0	1,064,766	3,177,300
TEXAS TOWNSHIP	0	0	6,260,000	0
KALAMAZOO CITY	91,000	779,700	12,646,218	8,014,100
*****KALAMAZOO PUBLIC TOTALS:	91,000	779,700	23,911,258	14,249,700
39030 COMSTOCK COMMUNITY				
COMSTOCK TOWNSHIP	0	0	4,351,700	725,400
PAVILION TOWNSHIP	0	0	4,624,481	1,227,900
KALAMAZOO CITY	0	0	2,851,812	1,718,500
*****COMSTOCK COMMUNITY TOTALS:	0	0	11,827,993	3,671,800
39050 GALESBURG-AUG. COMMUNITY				
COMSTOCK TOWNSHIP	0	0	3,516,300	7,656,100
GALESBURG CITY	0	0	0	339,200
***** GALESBURG-AUG. COMMUNITY TOTALS:	0	0	3,516,300	7,995,300
39130 PARCHMENT COMMUNITY				
KALAMAZOO TOWNSHIP	0	0	482,000	1,055,200
PARCHMENT CITY	0	0	365,835	2,778,100
***** PARCHMENT COMMUNITY TOTALS:	0	0	847,835	3,833,300
39140 PORTAGE PUBLIC				
KALAMAZOO CITY	0	0	4,376,164	0
PORTAGE CITY	1,808,600	2,443,200	25,932,700	8,772,600
*****PORTAGE PUBLIC TOTALS:	1,808,600	2,443,200	30,308,864	8,772,600
39065 GULL LAKE COMMUNITY				
RICHLAND TWP	0	0	16,928,016	1,772,900
***** GULL LAKE COMMUNITY TOTALS:	0	0	16,928,016	1,772,900
39170 VICKSBURG COMMUNITY				
SCHOOLCRAFT TOWNSHIP	0	0	2,868,891	1,600,300
*****VICKSBURG COMMUNITY TOTALS:	0	0	2,868,891	1,600,300
39160 SCHOOLCRAFT COMMUNITY				
SCHOOLCRAFT TOWNSHIP	0	0	4,861,322	5,025,300
*****SCHOOLCRAFT COMMUNITY TOTALS	0	0	4,861,322	5,025,300
03020 OTSEGO COMMUNITY				
ALAMO TOWNSHIP	0	0	400,477	252,797
*****OTSEGO COMMUNITY TOTALS:	0	0	400,477	252,797
03010 PLAINWELL COMMUNITY				
ALAMO TOWNSHIP	0	0	83,567	31,752
COOPER TOWNSHIP	0	0	117,948	0
*****PLAINWELL COMMUNITY TOTALS:	0	0	201,515	31,752
KALAMAZOO COUNTY IFT TOTALS	1,899,600	3,222,900	95,672,471	47,205,749
(Includes IFT Captured)				

2008 INDUSTRIAL FACILITY TAX (IFT-Act 198)
Taxable Valuation

	REHAB		NEW	
	REAL	PERSONAL	REAL	PERSONAL
TOWNSHIPS:				
ALAMO TOWNSHIP	0	0	484,044	284,549
BRADY TOWNSHIP	0	0	0	0
CHARLESTON TOWNSHIP	0	0	0	0
CLIMAX TOWNSHIP	0	0	0	0
COMSTOCK TOWNSHIP	0	0	7,868,000	8,381,500
COOPER TOWNSHIP	0	0	117,948	0
KALAMAZOO TOWNSHIP	0	0	4,422,274	4,113,500
OSHTEMO TOWNSHIP	0	0	1,064,766	3,177,300
PAVILION TOWNSHIP	0	0	4,624,481	1,227,900
PRAIRIE RONDE TOWNSHIP	0	0	0	0
RICHLAND TOWNSHIP	0	0	16,928,016	1,772,900
ROSS TOWNSHIP	0	0	0	0
SCHOOLCRAFT TOWNSHIP	0	0	7,730,213	6,625,600
TEXAS TOWNSHIP	0	0	6,260,000	0
WAKESHMA TOWNSHIP	0	0	0	0
TOWNSHIPS TOTALS:	0	0	49,499,742	25,583,249
CITIES:				
GALESBURG CITY	0	0	0	339,200
KALAMAZOO CITY	91,000	779,700	19,874,194	9,732,600
PARCHMENT CITY	0	0	365,835	2,778,100
PORTAGE CITY	1,808,600	2,443,200	25,932,700	8,772,600
CITIES TOTALS:	1,899,600	3,222,900	46,172,729	21,622,500
**GRAND TOTALS IFT:	1,899,600	3,222,900	95,672,471	47,205,749
REN ZONES				
ALAMO TOWNSHIP	0	0	0	269,551
TOTAL IFT REN ZONES:	0	0	0	269,551
TIFA/LDFA DISTRICTS				
KALAMAZOO CITY (*Real & Personal)	0	470,400	2,208,963	0
PARCHMENT CITY (*Real & Personal)	0	0	365,835	2,778,100
PORTAGE CITY (*Real & Personal)	0	0	22,329,900	4,998,000
TOTAL IFT CAPTURED:	0	470,400	24,904,698	7,776,100
***ACT 198 GRAND TOTALS:	1,899,600	2,752,500	70,767,773	39,160,098
(LESS "TOTAL IFT CAPTURED & REN ZONES")				

**KALAMAZOO COUNTY
12/30/08 IFT EXPIRATIONS**

Unit	Name	Cert. #	S.D. #	Rehab Real	Rehab Personal	New Real	New Personal
Alamo Twp.	TDA Buddy Inc.	96-175	03010			83,567	
Comstock Twp.	Bell's Brewery Inc.	02-171	39050				690,600
	Hycorr Machine Corp.	01-302	39030				600
Cooper Twp.	OIK Industries	96-012	03010			117,948	
Kalamazoo Twp.	Wellsaw	96-618	39130			100,000	
	Borroughs Acquisition	02-168	39130			209,600	402,400
	Mall City Containers	02-268	39130				442,500
Oshtemo Twp.	Precision Dial	96-044	39010			102,681	
	Woodsmiths	96-441	39010			214,458	
Schoolcraft Twp.	Summit Polymers	00-529	39170				
	Triple S Plastics	01-591	39170				292,700
	Triple S Plastics	01-592	39170				32,600
	Diversified Tech Inc.	02-175	39170				292,500
	Diversified Tech Inc.	02-180	39170				17,700
	J. Rettenmaier USA	02-258	39160				252,700
	Chem Link	02-267	39160				43,600
Kalamazoo City	The Herald Company	02-273	39010				314,200
	The Herald Company	02-164	39010		470,400		
	Fluid Process Equipment	02-296	39010				40,700
	Fabri-Kal Corporation	02-264	39030				220,300
	Caron Precision	02-265	39030				180,000
Parchment City	Riverrun Press	02-144	39130			100,000	4,700
Portage City	Pfizer Inc.	96-553	39140	1,135,600	1,248,300		
	Agio Imaging Inc.	02-218	39140				29,200
	Fema Corporation	02-514	39140				91,100
	Eliason Corporation	05-332	39140				21,500
	Agio Imaging Inc.	05-312	39140				116,800
	Mueller Plastics Corporation	05-331	39140				249,500
2008 IFT Expiration Totals				1,135,600	1,718,700	844,687	3,735,900

**KALAMAZOO COUNTY
2008 ACT 198 IFT REPORT**

						TAXABLE VALUE	
		EXP. 12/30		REHAB.	REHAB.	NEW	NEW
CERT. #	S.D. #	REAL	PERS.	REAL	PERSONAL	REAL	PERSONAL
ALAMO TWP.							
	WOOD WORK SPECIALTIES	98-610	03020	2010	2010	400,477	14,998
IZ	JK MACHINING	98-611	03020		2010		30,210
IZ	JK MACHINING	99-760	03020		2012		59,741
IZ	JK MACHINING	01-425	03020		2013		147,848
ALAMO TWP. S.D.# 03020 TOTALS:						400,477	252,797
IZ	TRI-MATION INDUSTRIES	05-278	03010		2017		31,752
	TDA BUDDY INC	96-175	03010	2008		83,567	
ALAMO TWP. S.D.# 03010 TOTALS:						83,567	31,752
**** ALAMO TWP. TOTALS:						484,044	284,549
COMSTOCK TWP.							
	SIGN ART INC	97-580	39030	2010		345,900	
	KALAMAZOO FABRICATING	98-105	39030	2010		91,000	
	LANDSCAPE FORMS INC.	99-412	39030	2011		1,427,900	
	HYCORR MACHINE CORP.	01-302	39030	2013	2008	415,200	600
	INTERKAL INC	01-360	39030	2013		505,500	
	FLARE FITTINGS INC	01-421	39030	2013		102,200	
	BURCHETT QUALITY TOOL	03-306	39030		2009		93,100
	PREMIER PRODUCTS	03-387	39030		2009		56,500
	LANDSCAPE FORMS INC.	03-388	39030	2015		721,600	
	BURCHETT QUALITY TOOL	04-312	39030		2010		90,000
	PREMIER PRODUCTS	04-415	39030		2010		46,000
	FLARE FITTINGS INC	04-582	39030		2010		91,000
	BURCHETT QUALITY TOOL	05-399	39030		2011		197,000
	AIR FLOW EQUIPMENT INC	05-477	39030	2017	2011	456,700	29,800
	SIGN ART INC	07-099	39030	2019	2013	285,700	
	BURCHETT QUALITY TOOL LTD	06-389	39030		2012		121,400
COMSTOCK TWP. S.D.#39030 TOTALS:						4,351,700	725,400
	BENTELE AUTO CORP	98-509	39050	2010		287,900	
	BENTELE AUTO CORP	98-511	39050	2010		1,758,000	
	BELL'S BREWERY INC.	02-171	39050	2014	2008	704,400	690,600
	BENTELE AUTO CORP	03-457	39050		2009		3,606,300
	GROSSER USA LLC	05-134	39050	2017	2011	164,800	24,700
	BELL'S BREWERY INC.	05-478	39050	2017	2011	269,500	202,500
	BENTELE AUTO CORP	05-152	39050		2011		257,300
	BENTELE AUTO CORP	05-154	39050		2011		1,567,500
	BELL'S BREWERY INC.	06-118	39050	2018	2012	331,700	440,900
	BENTELE AUTO CORP	06-189	39050		2012		41,600
	BENTELE AUTO CORP	07-433	39050		2013		174,000
	BENTELE AUTO CORP	07-438	39050		2013		242,600
	BENTELE AUTO CORP	07-422	39050		2013		408,100
COMSTOCK TWP. S.D.#39050 TOTALS:						3,516,300	7,656,100
****COMSTOCK TWP. TOTALS:						7,868,000	8,381,500

	CERT. #	S.D. #	EXP. 12/30 REAL PERS.	REHAB. REAL	REHAB. PERSONAL	TAXABLE VALUE	
						NEW REAL	NEW PERSONAL
COOPER TWP.							
OIK INDUSTRIES	96-012	03010	2008			117,948	
****COOPER TWP. TOTALS:						117,948	0
KALAMAZOO TWP.							
MICRO MACHINE	03-270	39010		2009			49,600
MICRO MACHINE	04-028	39010		2010			18,800
MICRO MACHINE	04-326	39010		2010			91,200
FAIRWAY HOLDINGS LLC	05-020	39010	2017			288,763	
BUILDING RESTORATION INC.	05-052	39010	2017			186,800	
MICRO MACHINE	05-234	39010		2011			25,200
MICRO MACHINE	05-235	39010		2011			158,600
MICRO MACHINE	05-287	39010		2011			226,900
SUPERIOR PRECAST PRODUCTS	05-448	39010	2018	2012		229,900	76,000
KALSEC, INC	05-457	39010	2019	2013		3,234,811	2,394,500
BUILDING RESTORATION INC	07-255	39010		2013			17,500
KALAMAZOO TWP. S.D.#39010 TOTALS:						3,940,274	3,058,300
WELLSAW	96-618	39130	2008			100,000	
TOTAL PLASTICS INC.	00-249	39130	2012			53,000	
BORROUGHS ACQUISITION	02-168	39130	2008	2008		209,600	402,400
MALL CITY CONTAINERS INC.	02-268	39130		2008			442,500
MALL CITY CONTAINERS INC.	03-271	39130		2009			201,700
MALL CITY CONTAINERS INC.	03-272	39130	2015	2009		119,400	8,600
KALAMAZOO TWP. S.D.#39130 TOTALS:						482,000	1,055,200
****KALAMAZOO TWP. TOTALS:						4,422,274	4,113,500
OSHTEMO TWP.							
PRECISION DIAL	96-044	39010	2008			102,681	
WOODSMITHS	96-441	39010	2008			214,458	
MARKETING TECHNOLOGY	04-353	39010	2014	2014		461,027	2,800,000
HARRISON PACKING CO	05-180	39010	2017	2014		286,600	377,300
****OSHTEMO TWP. TOTALS:						1,064,766	3,177,300
PAVILION TWP.							
GREENBAY PACKAGING	97-017	39030	2009			4,465,405	
GREENBAY PACKAGING	00-411	39030		2009			211,600
GREENBAY PACKAGING	04-266	39030		2016			485,500
CARTEK INTERNATIONAL	05-322	39030	2017	2011		159,076	1,000
GREENBAY PACKAGING	07-111	39030		2019			529,800
****PAVILION TWP. TOTALS:						4,624,481	1,227,900
RICHLAND TWP.							
PARKER HANNIFIN CORP	01-047	39065	2012			3,095,800	
PFIZER INC	03-066	39065	2015	2009		560,201	12,150
PFIZER INC	04-220	39065	2016	2010		10,746,255	1,577,700
PFIZER INC	04-221	39065	2016			1,108,460	
PFIZER INC	04-222	39065	2016	2010		1,417,300	183,050
****RICHLAND TWP. TOTALS:						16,928,016	1,772,900

							TAXABLE VALUE	
			EXP. 12/30	REHAB.	REHAB.	NEW	NEW	
CERT. #	S.D. #	REAL PERS.	REAL	PERSONAL	REAL	PERSONAL		
SCHOOLCRAFT TWP.								
VV	SUMMIT POLYMERS	97-154	39170	2009		395,932		
VV	A & O MOLD	97-207	39170	2010		101,100		
VV	PRECISION MOLD	97-623	39170	2010		148,000		
VV	AMERICAN WINDING	97-625	39170	2010		287,900		
VV	RIVER CITY PLASTICS	98-272	39170	2010		178,405		
	TRIPLE S PLASTICS	99-021	39170	2011		342,398		
VV	RIVER CITY PLASTICS	99-690	39170	2011		167,300		
VV	A & O MOLD	00-515	39170	2012		31,700		
VV	SUMMIT POLYMERS	00-529	39170	2012	2008	521,956	292,700	
	TRIPLE S PLASTICS	00-563	39170	2012		275,000		
	TRIPLE S PLASTICS	01-591	39170		2008		32,600	
	TRIPLE S PLASTICS	01-592	39170		2008		292,500	
VV	DIVERSIFIED TECH INC.	02-180	39170	2014	2008	7,300	17,700	
	TRIPLE S PLASTICS	02-517	39170		2009		487,600	
	TRIPLE S PLASTICS	02-518	39170		2009		140,100	
VV	BRIDGE ORGANICS	03-225	39170		2009		78,900	
VV	EIMO AMERICAS	03-226	39170		2009		10,100	
VV	KEPCO INC.	04-457	39170	2016	2010	411,900	27,800	
VV	DIVERSIFIED TECHNOLOGIES INC	05-384	39170		2011		22,400	
VV	ACCRO-SEAL HOLDINGS LLC	06-479	39170		2012		37,600	
VV	BRIDGE ORGANICS COMPANY	07-488	39170	2019	2013		160,300	
SCHOOLCRAFT TWP. S.D.#39170 TOTALS:						2,868,891	1,600,300	
	OUTERWARE COMPANY	97-098	39160	2009		153,309		
	CONCEPT MOLDS INC.	97-356	39160	2009		26,802		
	J RETTENMAIER USA LP	97-520	39160	2010		2,335,000		
	COMMAND ELECTRONICS	98-414	39160	2010		40,000		
VS	CRAFT PRECISION INC.	98-524	39160	2010	2010	54,792	36,000	
	WEBER SPECIALTIES CO.	99-762	39160	2012		368,400		
	CONCEPT MOLDS	00-064	39160	2012		248,100		
	COMMAND ELECTRONICS INC.	00-483	39160	2012		403,300		
	J RETTENMAIER USA	01-255	39160	2013		50,000		
	J RETTENMAIER USA	02-258	39160	2014	2008	96,544	252,700	
	J RETTENMAIER USA	03-249	39160	2015	2009	337,800	110,600	
	WEBER SPECIALTIES CO.	04-097	39160		2010		122,300	
VS	CRAFT PRECISION INC.	04-183	39160		2016		80,600	
	J RETTENMAIER USA	04-403	39160	2016	2010	150,000	125,900	
	J RETTENMAIER USA	05-451	39160	2017	2011	458,000	777,800	
VS	NEW CONCEPTS PRODUCTS	05-470	39160		2011		66,400	
VS	NEW CONCEPTS PRODUCTS	06-100	39160		2012		64,500	
VS	CRAFT PRECISION INC.	06-190	39160	2018	2018	61,175	68,100	
VS	CHEM LINK	02-267	39160		2008		43,600	
VS	CHEM LINK	03-245	39160		2009		25,800	
VS	CHEM LINK	05-490	39160		2011		87,100	
	J RETTENMAIER USA	06-275	39160	2018	2012		936,900	
	J RETTENMAIER USA	07-383	39160	2019	2013	78,100	2,227,000	
SCHOOLCRAFT TWP. S.D.#39160 TOTALS:						4,861,322	5,025,300	
****SCHOOLCRAFT TWP. TOTALS						7,730,213	6,625,600	

	CERT. #	S.D. #	EXP. 12/30 REAL PERS.	REHAB. REAL	REHAB. PERSONAL	TAXABLE VALUE	
						NEW REAL	NEW PERSONAL
TEXAS TWP							
DANA CORP	99-476	39010	2012			6,260,000	
****TEXAS TWP. TOTALS						6,260,000	

GALESBURG CITY							
SMITHS MACHINE	04-500	39050	2016				46,800
SMITHS MACHINE	05-427	39050	2017				46,900
SMITHS MACHINE	06-208	39050	2012				117,800
SMITHS MACHINE	07-444	39050	2019				127,700
****GALESBURG CITY TOTALS:						339,200	

	CERT. #	S.D. #	EXP. 12/30 REAL PERS.	REHAB. REAL	REHAB. PERSONAL	TAXABLE VALUE		
						NEW REAL	NEW PERSONAL	
KALAMAZOO CITY:								
MACKENZIES BAKERY	95-498	39010	2009			127,832		
GRAPHIC PACKAGING CORP.	98-421	39010	2010		309,300			
WRIGHT COATING COMPANY	98-730	39010	2010			324,393		
PERFECTION BAKERIES INC.	99-551	39010	2011			599,682		
RICHARD ALLEN SCIENTIFIC	01-101	39010	2013			3,757,042		
STEEL SUPPLY AND ENG.	01-332	39010	2013	91,000				
ONE WAY PRODUCTS	01-477	39010	2013			408,700		
* THE HERALD COMPANY	02-073	39010	2014	2008		2,208,963	314,200	
* THE HERALD COMPANY	02-164	39010	2008		470,400			
FLUID PROCESS EQUIPMENT	02-264	39010	2014			719,101		
FLUID PROCESS EQUIPMENT	02-296	39010	2008				40,700	
SWEET MANUFACTURING CO	03-124	39010	2009				104,600	
MEGEE PRINTING INC.	04-306	39010	2010				182,300	
INTERNATION PAPER CO.	04-307	39010	2010				828,100	
WABER TOOL & ENGINEERING	05-485	39010	2011				21,900	
VISION PACKAGING & GRAPHIC	05-486	39010	2011				125,800	
CHECKER MOTORS CORP	05-488	39010	2011				300,800	
PARKER HANNIFIN CORP	05-491	39010	2011				276,800	
AGGREGATE INDUSTRIES	05-492	39010	2017	2011		373,190	1,640,200	
SOIL & MATERIALS ENGINEERS	06-123	39010	2018	2012		413,701	89,400	
SWEET MANUFACTURING CO	06-124	39010	2018	2012		111,813	14,500	
CYTEC INDUSTRIES, INC	06-125	39010	2018	2012		1,138,701	2,085,500	
K.C. EAGER LIMITED LLC	06-371	39010	2018	2012		932,900	98,400	
FLOWSERVE FSD CORP	06-510	39010	2012				244,300	
KALEXSYN INC	07-568	39010	2019			1,530,200		
CONSORT CORP	07-377	39010	2013				71,900	
GRAPHIC PACKAGING INTERNAT	07-378	39010	2013				524,000	
AUNT MILLIE'S	07-379	39010	2013				480,400	
SWEET MANUFACTURING	07-380	39010	2013				171,600	
KALEXSYN INC	07-567	39010	2010				398,700	
KALAMAZOO CITY S.D.#39010 TOTALS:					91,000	779,700	12,646,218	8,014,100
CARON PRECISION	98-131	39030	2010			43,175		
SCHUPAN & SONS INC.	99-303	39030	2011			870,400		
SCHUPAN & SONS INC.	01-262	39030	2013			348,600		
FABRI-KAL CORP	02-264	39030	2008				220,300	
CARON PRECISION	02-265	39030	2008				180,000	
CARON PRECISION	03-202	39030	2015	2009		116,480	159,500	
HIGH GRADE MATERIALS CO	04-041	39030	2016	2010		171,857	123,300	
SCHUPAN ALUMINUM SALES	05-487	39030	2011				139,200	
DAVIS CREEK MEAT & SEAFOOD	05-489	39030	2017	2011		1,301,300	177,100	
FABRI-KAL CORP	06-370	39030	2012				719,100	
KALAMAZOO CITY S.D.#39030 TOTALS:					0	0	2,851,812	1,718,500
STRYKER CORP	05-401	39140	2017			4,376,164		
KALAMAZOO CITY S.D.#39140 TOTALS:					0	0	4,376,164	0
****KALAMAZOO CITY TOTALS:					91,000	779,700	19,874,194	9,732,600

						TAXABLE VALUE			
						REHAB.	REHAB.	NEW	NEW
						REAL	PERSONAL	REAL	PERSONAL
						REAL	PERSONAL	REAL	PERSONAL
PARCHMENT CITY									
*	FORT JAMES	98-647	39130		2010				569,800
*	FORT JAMES CORP-EPIC PLANT	99-689	39130	2011	2011			122,400	142,100
*	RIVERRUN PRESS	02-144	39130	2008	2008			100,000	4,700
*	RIVERRUN PRESS	02-417	39130		2014				332,800
*	RIVERRUN PRESS	03-393	39130		2009				49,300
*	RIVERRUN PRESS	05-171	39130		2011				119,000
*	GEORGIA-PACIFIC CORP.	06-627	39130		2012				1,308,200
*	GEORGIA-PACIFIC CORP.	06-628	39130		2012				143,500
*	RIVERRUN PRESS	06-676	39130	2012				143,435	
*	RIVERRUN PRESS	07-643	39130		2013				22,700
*	PANOPLATE LITHOGRAPHS INC	07-659	39130		2013				86,000
**** PARCHMENT CITY TOTALS:								365,835	2,778,100

PORTAGE CITY									
	PFIZER INC	96-553	39140	2008	2008	1,135,600	1,248,300		
	PFIZER INC	97-398	39140	2009		221,300			
	PFIZER INC	99-254	39140	2011		351,100			
	PFIZER INC	99-255	39140	2011	2011	42,200	227,600		
	PFIZER INC	99-256	39140	2011	2011	58,400	81,800		
	PFIZER INC	99-334	39140		2011		759,600		
	PFIZER INC	00-046	39140		2012		125,900		
	AGIO IMAGING INC	02-218	39140		2008				29,200
	FEMA CORPORATION	02-514	39140		2008				91,100
	INTERFIBE CORP	03-151	39140	2015	2009			32,300	134,100
	FEMA CORPORATION	04-299	39140	2016	2010			250,000	218,600
*	STRYKER CORP.	04-583	39140	2016	2016			7,316,700	1,727,400
*	STRYKER CORP.	04-584	39140	2016	2016			13,849,600	2,813,600
	ELIASON CORP	05-332	39140	2011	2008			258,200	21,500
	AGIO IMAGING INC	05-312	39140	2011	2008			82,500	116,800
	MANN & HUMMEL USA INC	05-500	39140		2009				1,636,000
	MUELLER PLASTICS CORP INC	05-331	39140		2008				249,500
	PRECISION PRINTER SERVICES	06-142	39140	2012	2009			354,500	16,900
	AVTECH LABORATORIES, INC	06-143	39140	2012	2009			1,809,800	422,100
*	STRYKER INSTRUMENTS	06-264	39140	2018	2018			1,163,600	457,000
	STRYKER INSTRUMENTS	06-490	39140	2019	2019			125,000	312,300
	STAINLESS FAB. & ENGINEERING	06-638	39140		2009				101,200
	BOWERS MANUFACTURING	07-252	39140	2013	2010			360,500	296,300
	PHARMOPTIMA LLC	07-550	39140	2013	2010			330,000	129,000
****PORTAGE CITY TOTALS:						1,808,600	2,443,200	25,932,700	8,772,600

**KALAMAZOO COUNTY
2008 TOP 25 LARGEST PROPERTY OWNERS**

		Ad Valorem Total Taxable	IFT/TV Rehab	IFT *Eq TV New	TOTAL ** EQ TAX
1	Pfizer/Pharmacia	\$506,657,589	\$4,251,800	\$15,605,116	\$518,711,947
2	Consumers Energy Co.	\$108,749,410			\$108,749,410
3	Stryker Corp.	\$62,321,653		\$32,141,364	\$78,392,335
4	Greenleaf/Catalyst Dev. Co.	\$37,718,397			\$37,718,397
5	Target	\$31,370,777			\$31,370,777
6	Meijer/Goodwill	\$30,469,232			\$30,469,232
7	Graphic Packaging	\$23,406,396	\$309,300	\$524,000	\$23,977,696
8	Benteler Auto Corp.	\$19,035,000		\$8,343,300	\$23,206,650
9	Edward Rose	\$23,165,846			\$23,165,846
10	Bronson Medical	\$22,032,982			\$22,032,982
Top 10 Sub-Total		\$864,927,282	\$4,561,100	\$56,613,780	\$897,795,272
11	Connecticut Gen'l Life Ins.	\$21,988,712			\$21,988,712
12	Copper Beech Townhomes	\$21,987,596			\$21,987,596
13	National City Bank	\$18,528,424			\$18,528,424
14	Wal-Mart	\$16,381,495			\$16,381,495
15	J Rettenmaier USA LP	\$11,520,535		\$7,936,344	\$15,488,707
16	Parker Hannifin Corporation	\$13,365,900		\$3,372,600	\$15,052,200
17	Kalsec, Inc.	\$11,618,464		\$5,629,311	\$14,433,120
18	Occidental Development	\$14,244,447			\$14,244,447
19	Eaton Corporation	\$13,162,727			\$13,162,727
20	Smith, James S. Soley	\$12,642,700			\$12,642,700
Top 20 Sub-Total		\$1,020,368,282	\$4,561,100	\$73,552,035	\$1,061,705,400
21	Dana Corp.	\$9,377,500		\$6,260,000	\$12,507,500
22	Westmain 2000 LLC	\$12,431,403			\$12,431,403
23	Cytec Industries	\$10,673,576		\$3,224,201	\$12,285,677
24	Summit Polymers	\$10,880,127		\$1,210,588	\$11,485,421
25	Mann+Hummel Automotive	\$10,502,027		\$1,636,000	\$11,320,027
GRAND TOTAL		\$1,074,232,915	\$4,561,100	\$85,882,824	\$1,121,735,427

* 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.