

**2009
IFT REPORT
&
TOP 25 LARGEST
PROPERTY OWNERS**



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KALAMAZOO COUNTY BOARD OF COMMISSIONERS

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EQUALIZATION DEPARTMENT

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<i>Deyo A. Gregor</i>	<i>Appraiser III</i>
<i>Mark Schneemilch</i>	<i>Appraiser II</i>
<i>Kevin Harris</i>	<i>Appraiser II</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 formal 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.

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

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

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
2009 EQUIVALENT TAXABLE VALUE**

2009 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.		
ALAMO TWP	127,718,798	0	127,718,798	677,066	0	677,066	0	677,066	249,240	0	0	0	0	0	0	0	549,952	127,382,759
COMSTOCK TWP	516,263,279	0	516,263,279	16,657,113	0	16,657,113	0	16,657,113	0	0	0	0	0	0	0	0	7,976,177	516,615,659
COOPER TWP	277,616,657	0	277,616,657	0	0	0	0	0	0	0	0	0	0	0	0	0	145,148	277,471,509
OSHTEMO TWP	758,068,368	9,769,488	748,298,880	3,765,112	0	3,765,112	0	3,765,112	0	0	0	0	0	0	0	0	0	750,181,436
KALAMAZOO CITY	1,740,348,540	103,765,189	1,636,583,351	32,747,011	2,296,400	30,450,611	0	30,450,611	0	2,790,312	0	2,790,312	0	2,790,312	0	2,790,312	23,851,607	1,630,747,362
SCHOOLCRAFT TWP	276,232,343	3,309,275	272,923,068	13,592,731	0	13,592,731	0	13,592,731	0	0	0	0	0	0	0	0	76,900	279,642,534
TEXAS TOWNSHIP	717,283,754	2,273,848	715,009,906	6,089,500	0	6,089,500	0	6,089,500	0	0	0	0	0	0	0	0	0	718,054,656
PARCHMENT CITY	48,281,279	3,611,702	44,669,577	3,686,435	1,421,743	2,264,692	0	2,264,692	0	0	0	0	0	0	0	0	0	45,801,923
PORTAGE CITY	2,105,785,219	33,014,505	2,072,770,714	36,125,100	24,333,700	11,791,400	0	11,791,400	0	1,867,900	0	1,867,900	0	1,867,900	0	1,867,900	2,095,103	2,078,439,211
ALL OTHER UNITS	1,804,695,865	0	1,804,695,865	32,132,169	0	32,132,169	0	32,132,169	0	0	0	0	0	0	0	0	0	1,820,761,950

TOTAL COUNTY

8,372,294,102	155,744,007	8,216,550,095	145,472,237	28,051,843	117,420,394	249,240	4,658,212	0	4,658,212	34,694,887	8,245,098,999
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*Kalamazoo City Captured Ad Valorem allows County Law Enforcement levy (1.4491 mills X 103,765,189) to be collected.

Total EQ Taxable	8,245,098,999	6,1362	\$50,593,576
Millage rate does not include the Juv. Home Debt Millage			
*K-City TIFA-eligible	103,765,189	1.4491	\$150,366

Total 2009 Revenue	\$50,743,943
2008 Revenue	\$50,094,988
Per Cent Change	1.30%

**\$204,589,436 represents the equivalent taxable value granted to companies in Kalamazoo County or a contribution of \$1,255,402 to economic development growth in the community.

2009 SEV	9,463,789,245
Tax Base Lost Due to Proposal A	1,091,495,143
2009 TV	8,372,294,102
County Revenue Loss Due to Proposal A	\$6,697,632

**KALAMAZOO COUNTY
2009 IFT VALUES**

GOVERNMENTAL UNIT	2009 IFT TAXABLE VALUES
TOWNSHIPS:	
ALAMO	677,066
BRADY	0
CHARLESTON	796,800
CLIMAX	0
COMSTOCK	16,657,113
COOPER	0
KALAMAZOO	7,127,768
OSHTEMO	3,765,112
PAVILION	6,020,300
PRAIRIE RONDE	0
RICHLAND	17,714,401
ROSS	0
SCHOOLCRAFT	13,592,731
TEXAS	6,089,500
WAKESHMA	0
TOWNSHIP TOTAL:	72,440,791
CITIES:	
GALESBURG	472,900
KALAMAZOO	35,537,323
PARCHMENT	3,686,435
PORTAGE	37,993,000
CITY TOTAL:	77,689,658
COUNTY GRAND TOTAL:	<u>150,130,449</u>
(Includes IFT Captured & Ren Zones)	

**KALAMAZOO COUNTY
2009 IFT RECAP**

	IFT <u>ACT 198</u>	
<u>REHAB</u>	4,658,212	
<u>NEW</u>	117,171,154	
GRAND TOTAL	121,829,366	
<hr/>		
REHAB:	4,658,212 X 100.00% =	4,658,212
NEW:	117,171,154 X 50.00% =	58,585,577
TOTAL EQUIVALENT IFT TAXABLE VALUE		63,243,789

NOTE: The above totals do not include ren zones or captured values.

2009 INDUSTRIAL FACILITY TAX (IFT-Act 198)

Taxable Valuation - By School District

	REHAB		NEW	
	REAL	PERSONAL	REAL	PERSONAL
<u>39010 KALAMAZOO PUBLIC</u>				
KALAMAZOO TOWNSHIP	0	0	4,072,668	2,692,900
OSHTEMO TOWNSHIP	0	0	761,812	3,003,300
TEXAS TOWNSHIP	0	0	6,089,500	0
KALAMAZOO CITY	91,000	309,300	15,115,173	8,063,700
****KALAMAZOO PUBLIC TOTALS:	91,000	309,300	26,039,153	13,759,900
<u>39030 COMSTOCK COMMUNITY</u>				
COMSTOCK TOWNSHIP	0	0	4,710,143	848,691
PAVILION TOWNSHIP	0	0	4,217,900	1,802,400
KALAMAZOO CITY	2,390,012	0	2,897,523	2,101,900
****COMSTOCK COMMUNITY TOTALS:	2,390,012	0	11,825,566	4,752,991
<u>39050 GALESBURG-AUG. COMMUNITY</u>				
CHARLESTON TOWNSHIP	0	0	796,800	0
COMSTOCK TOWNSHIP	0	0	4,120,813	6,977,466
GALESBURG CITY	0	0	0	472,900
**** GALESBURG-AUG. COMMUNITY TOTALS:	0	0	4,917,613	7,450,366
<u>39130 PARCHMENT COMMUNITY</u>				
KALAMAZOO TOWNSHIP	0	0	172,400	189,800
PARCHMENT CITY	0	0	365,835	3,320,600
**** PARCHMENT COMMUNITY TOTALS:	0	0	538,235	3,510,400
<u>39140 PORTAGE PUBLIC</u>				
KALAMAZOO CITY	0	0	4,568,715	0
PORTAGE CITY	673,000	1,194,900	26,986,100	9,139,000
****PORTAGE PUBLIC TOTALS:	673,000	1,194,900	31,554,815	9,139,000
<u>39065 GULL LAKE COMMUNITY</u>				
RICHLAND TWP	0	0	17,041,851	672,550
**** GULL LAKE COMMUNITY TOTALS:	0	0	17,041,851	672,550
<u>39170 VICKSBURG COMMUNITY</u>				
SCHOOLCRAFT TOWNSHIP	0	0	2,463,875	863,200
****VICKSBURG COMMUNITY TOTALS:	0	0	2,463,875	863,200
<u>39160 SCHOOLCRAFT COMMUNITY</u>				
SCHOOLCRAFT TOWNSHIP	0	0	4,880,756	5,384,900
****SCHOOLCRAFT COMMUNITY TOTALS	0	0	4,880,756	5,384,900
<u>03020 OTSEGO COMMUNITY</u>				
ALAMO TOWNSHIP	0	0	414,378	234,111
****OTSEGO COMMUNITY TOTALS:	0	0	414,378	234,111
<u>03010 PLAINWELL COMMUNITY</u>				
ALAMO TOWNSHIP	0	0	0	28,577
****PLAINWELL COMMUNITY TOTALS:	0	0	0	28,577
KALAMAZOO COUNTY IFT TOTALS	3,154,012	1,504,200	99,676,242	45,795,995
(Includes IFT Captured & Ren Zones)				

**KALAMAZOO COUNTY
12/30/09 IFT EXPIRATIONS**

Unit	Name	Cert. #	S.D. #	Rehab Real	Rehab Personal	New Real	New Personal
Comstock Twp.	Burchett Quality Tool	03-306	39030				84,495
	Premier Products	03-387	39030				0
	Benteler Auto Corporation	03-457	39050				3,237,215
Kalamazoo Twp.	Micro Machine	03-270	39010				40,200
	Mall City Containers Inc.	03-271	39130				182,200
	Mall City Containers Inc.	03-272	39130				7,600
Pavilion Twp.	Greenbay Packaging	97-017	39030			4,072,900	
	Greenbay Packaging	00-411	39030				188,500
Richland Twp.	Pfizer Inc.	03-066	39065				10,750
Schoolcraft Twp.	Summit Polymers	97-154	39170			413,353	
	Triple S Plastics	02-517	39170				427,500
	Triple S Plastics	02-518	39170				128,400
	Bridge Organics	03-225	39170				72,500
	Eimo Americas	03-226	39170				9,100
	Outerwear Company	97-098	39160			160,054	
	Concept Molds Inc.	97-356	39160			27,500	
	J. Rettenmaier USA	03-249	39160				103,100
Chem Link	03-245	39160				23,400	
Kalamazoo City	MacKenzies Bakery	95-498	39010			133,456	
	Sweet Manufacturin Company	03-124	39010				85,400
	Caron Precision	03-202	39030				144,700
Parchment City	Riverrun Press	03-393	39130				44,500
Portage City	Pfizer Inc.	97-398	39140	221,300			
	Interfibe Corporation	03-151	39140				134,100
	Mann & Hummel USA Inc.	05-500	39140				1,436,700
	Precision Printer Services	06-142	39140				11,300
	Avtech Laboratories Inc.	06-143	39140				1,022,500
	Stainless Fab. & Engineering	06-638	39140				86,500
2009 IFT Expiration Totals				221,300	0	4,807,263	7,396,165

2009 ACT 198 IFT REPORT

						TAXABLE VALUE		
		EXP. 12/30	REHAB.	REHAB.				
CERT. #	S.D. #	REAL	PERS.	REAL	PERSONAL	REAL	NEW	PERSONAL
ALAMO TWP.								
	WOOD WORK SPECIALTIES	98-610	3020	2010	2010	414,378		13,448
FZ	JK MACHINING	98-611	3020		2010			28,620
FZ	JK MACHINING	99-760	3020		2012			54,052
FZ	JK MACHINING	01-425	3020		2013			137,991
ALAMO TWP. S.D.# 03020 TOTALS:						414,378		234,111
FZ	TRI-MATION INDUSTRIES	05-278	3010		2017			28,577
ALAMO TWP. S.D.# 03010 TOTALS:								28,577
**** ALAMO TWP. TOTALS:						414,378		262,688
CHARLESTON TWP.								
	EATON CORPORATION	08-459	39050	2020		796,800		
						796,800		
COMSTOCK TWP.								
	SIGN ART INC	97-580	39030	2009		361,119		
	KALAMAZOO FABRICATING	98-105	39030	2010		95,004		
	LANDSCAPE FORMS INC.	99-412	39030	2011		1,427,900		
	HYCORR MACHINE CORP.	01-302	39030	2013		433,468		
	INTERKAL INC	01-360	39030	2013		527,742		
	FLARE FITTINGS INC	01-421	39030	2013		106,696		
	BURCHETT QUALITY TOOL	03-306	39030		2009			84,495
	PREMIER PRODUCTS	03-387	39030		2009			0
	LANDSCAPE FORMS INC.	03-388	39030	2015		753,350		
	BURCHETT QUALITY TOOL	04-312	39030		2010			80,984
	PREMIER PRODUCTS	04-415	39030		2010			0
	FLARE FITTINGS INC	04-582	39030		2010			81,622
	BURCHETT QUALITY TOOL	05-399	39030		2011			176,428
	AIR FLOW EQUIPMENT INC	05-477	39030	2017	2011	476,794		26,688
	SIGN ART INC	07-099	39030	2019	2013	298,270		44,500
	BURCHETT QUALITY TOOL LTD	06-389	39030		2012			106,999
	AIR FLOW EQUIPMENT INC	08-112	39030	2020	2014	229,800		0
	BURCHETT QUALITY TOOL LTD	08-500	39030		2016			246,975
COMSTOCK TWP. S.D.#39030 TOTALS:						4,710,143		848,691
	BENTELER AUTO CORP	98-509	39050	2010		300,567		
	BENTELER AUTO CORP	98-511	39050	2010		1,835,352		
	BELL'S BREWERY INC.	02-171	39050	2014		735,393		
	BENTELER AUTO CORP	03-457	39050		2009			3,237,215
	GROSSER USA LLC	05-134	39050	2017	2011	172,051		22,078
	BELL'S BREWERY INC.	05-478	39050	2017	2011	281,358		176,705
	BENTELER AUTO CORP	05-152	39050		2011			230,377
	BENTELER AUTO CORP	05-154	39050		2011			1,407,770
	BELL'S BREWERY INC.	06-118	39050	2018	2012	346,292		388,667
	BENTELER AUTO CORP	06-189	39050		2012			36,695
	BENTELER AUTO CORP	07-433	39050		2013			148,570
	BENTELER AUTO CORP	07-438	39050		2013			216,440
	BENTELER AUTO CORP	07-422	39050		2013			730,506
	BELL'S BREWERY INC.	08-499	39050	2020	2016	449,800		382,443
COMSTOCK TWP. S.D.#39050 TOTALS:						4,120,813		6,977,466
****COMSTOCK TWP. TOTALS:						8,830,956		7,826,157

KALAMAZOO TWP.**TAXABLE VALUE**

MICRO MACHINE	03-270	39010		2009		40,200
MICRO MACHINE	04-028	39010		2010		17,000
MICRO MACHINE	04-326	39010		2010		82,000
FAIRWAY HOLDINGS LLC	05-020	39010	2017		301,468	
BUILDING RESTORATION INC.	05-052	39010	2017		186,800	
MICRO MACHINE	05-234	39010		2011		22,500
MICRO MACHINE	05-235	39010		2017		142,100
MICRO MACHINE	05-287	39010		2011		203,200
SUPERIOR PRECAST PRODUCTS	05-448	39010	2018	2012	229,900	67,800
KALSEC, INC	05-457	39010	2019	2013	3,354,500	2,102,800
BUILDING RESTORATION INC	07-255	39010		2013		15,300

KALAMAZOO TWP. S.D.#39010 TOTALS:**4,072,668 2,692,900**

TOTAL PLASTICS INC.	00-249	39130	2012		53,000	
MALL CITY CONTAINERS INC.	03-271	39130		2009		182,200
MALL CITY CONTAINERS INC.	03-272	39130	2015	2009	119,400	7,600

KALAMAZOO TWP. S.D.#39130 TOTALS:**172,400 189,800********KALAMAZOO TWP. TOTALS:****4,245,068 2,882,700****OSHTEMO TWP.**

MARKETING TECHNOLOGY	04-353	39010	2014	2014	481,312	2,800,000
HARRISON PACKING CO	05-180	39010	2017	2011	280,500	203,300

******OSHTEMO TWP. TOTALS:****761,812 3,003,300****PAVILION TWP.**

GREEN BAY PACKAGING	97-017	39030	2009		4,072,900	
GREEN BAY PACKAGING	00-411	39030		2009		188,500
GREEN BAY PACKAGING	04-266	39030		2016		608,600
CARTEK INTERNATIONAL	05-322	39030	2017	2011	145,000	900
GREEN BAY PACKAGING	07-111	39030		2019		452,400
GREEN BAY PACKAGING	08-076	39030		2020		552,000

******PAVILION TWP. TOTALS:****4,217,900 1,802,400****RICHLAND TWP.**

PARKER HANNIFIN CORP	01-047	39065	2012		3,012,600	
PFIZER INC	03-066	39065	2015	2009	183,500	10,750
PFIZER INC	04-220	39065	2016	2010	11,219,090	580,450
PFIZER INC	04-221	39065	2016		1,147,000	
PFIZER INC	04-222	39065	2016	2010	1,479,661	81,350

******RICHLAND TWP. TOTALS:****17,041,851 672,550**

						TAXABLE VALUE	
						NEW	NEW
						REAL	PERSONAL
SCHOOLCRAFT TWP.	CERT. #	S.D. #	EXP. 12/30	REHAB.	REHAB.	REAL	PERSONAL
			REAL	PERS.	REAL	PERSONAL	
VV	SUMMIT POLYMERS	97-154	39170	2009		413,353	
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		0	
	TRIPLE S PLASTICS	99-021	39170	2011		320,000	
VV	RIVER CITY PLASTICS	99-690	39170	2011		0	
VV	A & O MOLD	00-515	39170	2012		31,700	
VV	SUMMIT POLYMERS	00-529	39170	2012		544,922	
	TRIPLE S PLASTICS	00-563	39170	2012		248,100	
VV	DIVERSIFIED TECH INC.	02-180	39170	2014		6,500	
	TRIPLE S PLASTICS	02-517	39170	2009			427,500
	TRIPLE S PLASTICS	02-518	39170	2009			128,400
VV	BRIDGE ORGANICS	03-225	39170	2009			72,500
VV	EIMO AMERICAS	03-226	39170	2009			9,100
VV	KEPCO INC.	04-457	39170	2016	2010	362,300	31,200
VV	DIVERSIFIED TECHNOLOGIES INC	05-384	39170	2011			20,100
VV	ACCRO-SEAL HOLDINGS LLC	06-479	39170	2012			33,100
VV	BRIDGE ORGANICS COMPANY	07-488	39170	2019	2013		141,300
SCHOOLCRAFT TWP. S.D.#39170 TOTALS:						2,463,875	863,200
	OUTERWARE COMPANY	97-098	39160	2009		160,054	
	CONCEPT MOLDS INC.	97-356	39160	2009		27,500	
	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	57,202	33,300
	WEBER SPECIALTIES CO.	99-762	39160	2012		368,400	
	CONCEPT MOLDS	00-064	39160	2012		220,200	
	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		85,200	
	J RETTENMAIER USA	03-249	39160	2015	2009	300,700	103,100
	WEBER SPECIALTIES CO.	04-097	39160	2010			110,100
VS	CRAFT PRECISION INC.	04-183	39160	2016	2016		72,600
	J RETTENMAIER USA	04-403	39160	2016	2010	150,000	152,700
	J RETTENMAIER USA	05-451	39160	2017	2011	458,000	655,100
VS	NEW CONCEPTS PRODUCTS	05-470	39160	2011			59,500
VS	NEW CONCEPTS PRODUCTS	06-100	39160	2012			56,900
VS	CRAFT PRECISION INC.	06-190	39160	2018	2018	56,600	57,900
VS	CHEM LINK	02-267	39160	2008			40,000
VS	CHEM LINK	03-245	39160	2009			23,400
VS	CHEM LINK	05-490	39160	2011			78,000
	J RETTENMAIER USA	06-275	39160	2018	2012		829,700
	J RETTENMAIER USA	07-383	39160	2019	2013	78,100	2,268,800
VS	CHEM LINK	07-025	39160	2013			55,800
	VAN BEEK NUTRITION INC	08-058	39160	2014			685,900
	KASTEN ENTERPRISES	08-059	39160	2020		90,500	
	J RETTENMAIER USA	08-265	39160	2014			102,100
SCHOOLCRAFT TWP. S.D.#39160 TOTALS:						4,880,756	5,384,900
****SCHOOLCRAFT TWP. TOTALS						7,344,631	6,248,100

	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			6,089,500	
****TEXAS TWP. TOTALS						6,089,500	
GALESBURG CITY							
SMITHS MACHINE	04-500	39050	2016				42,100
SMITHS MACHINE	05-427	39050	2017				42,000
SMITHS MACHINE	06-208	39050	2018				103,900
SMITHS MACHINE	07-444	39050	2019				109,100
SMITHS MACHINE	08-599	39050	2020				175,800
****GALESBURG CITY TOTALS:						472,900	

	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				133,456	
GRAPHIC PACKAGING CORP.	98-421	39010		2010		309,300		
WRIGHT COATING COMPANY	98-730	39010	2011				338,666	
PERFECTION BAKERIES INC.	99-551	39010	2011				626,068	
RICHARD ALLEN SCIENTIFIC	01-101	39010	2013				3,892,600	
STEEL SUPPLY AND ENG.	01-332	39010	2013		91,000			
ONE WAY PRODUCTS	01-477	39010	2013				414,000	
* THE HERALD COMPANY	02-073	39010	2014				2,296,400	
FLUID PROCESS EQUIPMENT	02-264	39010	2014				750,741	
SWEET MANUFACTURING CO	03-124	39010		2009				85,400
MEGEE PRINTING INC.	04-306	39010		2010				136,000
INTERNATION PAPER CO.	04-307	39010		2010				744,300
WABER TOOL & ENGINEERING	05-485	39010		2011				23,500
VISION PACKAGING & GRAPHIC	05-486	39010		2011				113,200
CHECKER MOTORS CORP	05-488	39010		2011				269,400
PARKER HANNIFIN CORP	05-491	39010		2011				246,700
AGGREGATE INDUSTRIES	05-492	39010	2017	2011			389,610	1,610,000
SOIL & MATERIALS ENGINEERS	06-123	39010	2018	2012			429,400	7,800
SWEET MANUFACTURING CO	06-124	39010	2018	2012			116,732	10,900
CYTEC INDUSTRIES, INC	06-125	39010	2018	2012			2,078,100	1,772,200
K.C. EAGER LIMITED LLC	06-371	39010	2018	2012			932,900	84,300
FLOWSERVE FSD CORP	06-510	39010		2012				215,300
KALEXSYN INC	07-568	39010	2019				1,530,200	
CONSORT CORP	07-377	39010		2013				61,400
GRAPHIC PACKAGING INTERNAT	07-378	39010		2013				1,001,600
AUNT MILLIE'S	07-379	39010		2013				410,200
SWEET MANUFACTURING	07-380	39010		2013				130,400
KALEXSYN INC	07-567	39010		2010				739,000
SWEET MANUFACTURING	08-432	39010		2011				110,600
* KALEXSYN INC	08-433	39010		2011				132,700
WRIGHT COATING COMPANY	08-434	39010		2011				72,300
HECO INC	08-436	39010	2014	2011			43,900	64,200
GRAPHIC PACKAGING MI INC	08-437	39010	2014				1,142,400	
IMPACT LABEL CORP	08-517	39010		2011				22,300
KALAMAZOO CITY S.D.#39010 TOTALS:					91,000	309,300	15,115,173	8,063,700
CARON PRECISION	98-131	39030	2010				42,200	
SCHUPAN & SONS INC.	99-303	39030	2011				882,200	
SCHUPAN & SONS INC.	01-262	39030	2013				353,300	
CARON PRECISION	03-202	39030	2015	2009			121,605	144,700
HIGH GRADE MATERIALS CO	04-041	39030	2016	2010			179,418	111,200
SCHUPAN ALUMINUM SALES	05-487	39030		2011				123,600
DAVIS CREEK MEAT & SEAFOOD	05-489	39030	2017	2011			1,318,800	158,800
FABRI-KAL CORP	06-370	39030		2012				603,600
INTERNATIONAL PAPER CO	08-435	39030		2011				960,000
FABRI-KAL CORP	08-438	39030	2014		2390012			
KALAMAZOO CITY S.D.#39030 TOTALS:					2,390,012	0	2,897,523	2,101,900
STRYKER CORP	05-401	39140	2017				4,568,715	
KALAMAZOO CITY S.D.#39140 TOTALS:					0	0	4,568,715	0
****KALAMAZOO CITY TOTALS:					2,481,012	309,300	22,581,411	10,165,600

**KALAMAZOO COUNTY
2009 TOP 25 LARGEST PROPERTY OWNERS**

		Ad Valorem Total Taxable	IFT/TV Rehab	IFT *Eq TV New	TOTAL ** EQ TAX
1	Pfizer/Pharmacia	\$506,947,393	\$4,251,800	\$15,605,116	\$519,001,751
2	Consumers Energy Co.	\$114,458,940			\$114,458,940
3	Stryker Corp.	\$59,916,131		\$25,202,200	\$72,517,231
4	Greenleaf/Catalyst Dev. Co.	\$40,646,044			\$40,646,044
5	Target	\$30,354,227			\$30,354,227
6	Meijer/Goodwill	\$29,044,710			\$29,044,710
7	Graphic Packaging	\$25,202,300	\$309,300	\$2,144,000	\$26,583,600
8	Edward Rose	\$25,159,083			\$25,159,083
9	Copper Beech Townhomes	\$24,609,386			\$24,609,386
10	Benteler Auto Corp.	\$19,101,828		\$8,489,784	\$23,346,720
	Top 10 Sub-Total	\$875,440,042	\$4,561,100	\$51,441,100	\$905,721,692
11	Connecticut Gen'l Life Ins.	\$22,956,214			\$22,956,214
12	Bronson Medical	\$20,410,341			\$20,410,341
13	National City Bank	\$19,639,785			\$19,639,785
14	Wal-Mart	\$15,807,012			\$15,807,012
15	Parker Hannifin Corporation	\$13,793,450		\$3,259,300	\$15,423,100
16	J Rettenmaier USA LP	\$11,317,500		\$7,568,500	\$15,101,750
17	Occidental Development	\$14,310,300			\$14,310,300
18	Kalsec, Inc.	\$11,474,838		\$5,457,300	\$14,203,488
19	Westmain 2000 LLC	\$13,391,584			\$13,391,584
20	Cytec Industries	\$11,379,682		\$3,850,300	\$13,304,832
	Top 20 Sub-Total	\$1,029,920,748	\$4,561,100	\$71,576,500	\$1,070,270,098
21	Eaton Corporation	\$12,604,039		\$796,800	\$13,002,439
22	Smith, James S. Soley	\$12,550,400			\$12,550,400
23	Dana Corp.	\$9,289,500		\$6,089,500	\$12,334,250
24	Lifecare Inc.	\$11,822,200			\$11,822,200
25	American Greetings Corp.	\$11,238,836			\$11,238,836
	GRAND TOTAL	\$1,087,425,723	\$4,561,100	\$78,462,800	\$1,131,218,223

* 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.