

2010
IFT REPORT
&
TOP 25 LARGEST
PROPERTY OWNERS



BONNIE L. PAYTON - DIRECTOR

2009-2010

KALAMAZOO COUNTY BOARD OF COMMISSIONERS

David R. Buskirk -Chairperson
Deb Buchholtz-Hiemstra -Vice Chair
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Nasim Ansari
Jeff Balkema
Robert Barnard
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Jeff Heppler
Brian Johnson
Dave Maturen
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John Nieuwenhuis
Michael Quinn
Timothy Rogowski (Effective 3/2/10)
John Taylor
Franklin Thompson
Jack Urban
John Zull

Peter Battani – County Administrator
John Faul – Deputy Administrator

EQUALIZATION DEPARTMENT

<i>Bonnie L. Payton</i>	<i>Director IV</i>
<i>Mathew L. Hansen</i>	<i>Deputy Director III</i>
<i>Rhonda L. Hausermann</i>	<i>Administrative Assistant II</i>
<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 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 are 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 Tax Exemption (IFT) – Public Act 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.
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 tax increment revenues and pledge the municipality 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 area.
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.

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, Twelve townships in Michigan have established or joined with a county to establish a brownfield redevelopment authority.

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
2010 EQUIVALENT TAXABLE VALUE**

REVISED
11/23/2010

2010 Taxable Value	TV Captured Ad Valorem		Non-Captured IFT		Captured IFT		Ren Zone IFT		Total IFT		Captured IFT		Non-Captured IFT		TV Ren Zone		Equivalent Taxable Value
	Ad Valorem	Ad Valorem	New	IFT	New	IFT	New	IFT	Rehab.	IFT	Rehab.	IFT	Rehab.	IFT	Ad Valorem	Ad Valorem	
ALAMO TWP	125,990,507	0	125,990,507	644,642	0	644,642	228,222	0	0	0	0	0	0	0	0	529,564	125,669,153
BRADY TWP	146,349,734	178,269	146,171,465	0	0	0	0	0	0	0	0	0	0	0	0	0	146,171,465
COMSTOCK TWP	518,891,341	0	518,891,341	12,528,220	0	12,528,220	0	0	0	0	0	0	0	0	0	16,256,540	508,898,911
COOPER TWP	274,494,387	0	274,494,387	0	0	0	0	0	0	0	0	0	0	0	0	138,707	274,355,680
KALAMAZOO TWP	454,003,763	250,000	453,753,763	6,772,330	0	6,772,330	0	0	0	0	0	0	0	0	0	0	457,139,928
OSHTIMO TWP	738,313,996	0	738,313,996	2,437,700	0	2,437,700	0	0	0	0	0	0	0	0	0	0	739,532,846
KALAMAZOO CITY	1,662,260,139	94,238,230	1,568,021,909	52,499,946	5,558,800	46,941,146	0	2,790,312	0	2,790,312	0	2,790,312	0	2,790,312	23,886,248	1,570,396,546	
SCHOOLCRAFT TWP	271,846,094	3,245,674	268,600,420	14,442,505	0	14,442,505	0	0	0	0	0	0	0	0	649,339	275,172,334	
TEXAS TOWNSHIP	692,210,647	2,536,239	689,674,408	5,820,400	0	5,820,400	0	0	0	0	0	0	0	0	0	0	692,584,608
PARCHMENT CITY	47,762,503	4,337,357	43,425,146	3,110,340	1,463,287	1,647,053	0	0	0	0	0	0	0	0	0	0	44,248,673
PORTAGE CITY	2,013,993,665	27,940,605	1,986,053,060	36,913,017	27,940,605	8,972,412	0	1,646,600	0	1,646,600	0	1,646,600	0	1,646,600	1,978,523	1,990,207,343	
ALL OTHER UNITS	1,163,421,545	0	1,163,421,545	21,071,249	0	21,071,249	0	285,750	0	285,750	0	285,750	0	285,750	0	0	1,174,242,920

TOTAL COUNTY 8,109,538,321 132,726,374 7,976,811,947 156,240,349 34,962,692 121,277,657 228,222 4,722,662 0 4,722,662 43,438,921 7,998,620,407

*Kalamazoo City Captured Ad Valorem allows County Law Enforcement levy (1.4491 mills X 94,238,230) to be collected.

Total EQ Taxable	7,998,620,407	6.1362	\$49,081,135
Millage rate does not include the Juv. Home Debt Millage			
*K-City TIFA-eligible	94,238,230	1.4491	\$136,561

Total 2010 Revenue	\$49,217,695
2009 Revenue	\$50,743,943
Per Cent Change	-3.01%

**\$193,760,752 represents the equivalent taxable value granted to companies in Kalamazoo County or a contribution of \$1,188,955 to economic development growth in the community.

2010 SEV 8,987,753,185
Tax Base Lost Due to Proposal A 878,214,864
2010 TV 8,109,538,321

County Revenue Loss Due to Proposal A \$5,388,902

**KALAMAZOO COUNTY
2010 IFT VALUES**

GOVERNMENTAL UNIT	2010 IFT TAXABLE VALUES
TOWNSHIPS:	
ALAMO	644,642
BRADY	0
CHARLESTON	1,166,859
CLIMAX	0
COMSTOCK	12,528,220
COOPER	0
KALAMAZOO	6,772,330
OSHTEMO	2,437,700
PAVILION	1,565,865
PRAIRIE RONDE	0
RICHLAND	18,209,075
ROSS	0
SCHOOLCRAFT	14,442,505
TEXAS	5,820,400
WAKESHMA	0
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TOWNSHIP TOTAL:	63,587,596
 CITIES:	
GALESBURG	415,200
KALAMAZOO	55,290,258
PARCHMENT	3,110,340
PORTAGE	38,559,617
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CITY TOTAL:	97,375,415
 COUNTY GRAND TOTAL:	
(Includes IFT Captured & Ren Zones)	<u>160,963,011</u>

**KALAMAZOO COUNTY
2010 IFT RECAP**

Revised 11/23/10

	IFT <u>ACT 198</u>	
<u>REHAB</u>	4,722,662	
<u>NEW</u>	121,049,435	
GRAND TOTAL	125,772,097	
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REHAB:	4,722,662 X 100.00% =	4,722,662
NEW:	121,049,435 X 50.00% =	60,524,718
TOTAL EQUIVALENT IFT TAXABLE VALUE		65,247,380

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

2010 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	4,060,448	2,367,000
OSHTEMO TOWNSHIP	0	0	752,600	1,685,100
TEXAS TOWNSHIP	0	0	5,820,400	0
KALAMAZOO CITY	91,000	309,300	19,026,522	21,887,500
****KALAMAZOO PUBLIC TOTALS:	91,000	309,300	29,659,970	25,939,600
<u>39030 COMSTOCK COMMUNITY</u>				
COMSTOCK TOWNSHIP	0	0	4,462,268	674,580
PAVILION TOWNSHIP	0	0	144,565	1,421,300
KALAMAZOO CITY	2,390,012	0	2,852,116	4,178,800
****COMSTOCK COMMUNITY TOTALS:	2,390,012	0	7,458,949	6,274,680
<u>39050 GALESBURG-AUG. COMMUNITY</u>				
CHARLESTON TOWNSHIP	285,750	0	881,109	0
COMSTOCK TOWNSHIP	0	0	4,079,112	3,312,260
GALESBURG CITY	0	0	0	415,200
**** GALESBURG-AUG. COMMUNITY TOTALS:	285,750	0	4,960,221	3,727,460
<u>39130 PARCHMENT COMMUNITY</u>				
KALAMAZOO TOWNSHIP	0	0	171,882	173,000
PARCHMENT CITY	0	0	262,540	2,847,800
**** PARCHMENT COMMUNITY TOTALS:	0	0	434,422	3,020,800
<u>39140 PORTAGE PUBLIC</u>				
KALAMAZOO CITY	0	0	4,555,008	0
PORTAGE CITY	451,700	1,194,900	25,302,317	11,610,700
****PORTAGE PUBLIC TOTALS:	451,700	1,194,900	29,857,325	11,610,700
<u>39065 GULL LAKE COMMUNITY</u>				
RICHLAND TWP	0	0	16,807,775	1,401,300
**** GULL LAKE COMMUNITY TOTALS:	0	0	16,807,775	1,401,300
<u>39170 VICKSBURG COMMUNITY</u>				
SCHOOLCRAFT TOWNSHIP	0	0	2,367,792	536,400
****VICKSBURG COMMUNITY TOTALS:	0	0	2,367,792	536,400
<u>39160 SCHOOLCRAFT COMMUNITY</u>				
SCHOOLCRAFT TOWNSHIP	0	0	6,417,213	5,121,100
****SCHOOLCRAFT COMMUNITY TOTALS	0	0	6,417,213	5,121,100
<u>03020 OTSEGO COMMUNITY</u>				
ALAMO TOWNSHIP	0	0	403,790	214,921
****OTSEGO COMMUNITY TOTALS:	0	0	403,790	214,921
<u>03010 PLAINWELL COMMUNITY</u>				
ALAMO TOWNSHIP	0	0	0	25,931
****PLAINWELL COMMUNITY TOTALS:	0	0	0	25,931
KALAMAZOO COUNTY IFT TOTALS	3,218,462	1,504,200	98,367,457	57,872,892
(Includes IFT Captured & Ren Zones)				

**KALAMAZOO COUNTY
12/30/2010 IFT EXPIRATIONS**

Unit	Name	Cert. #	S.D. #	Rehab Real	Rehab Personal	New Real	New Personal
Alamo Twp.	Wood Work Specialties	98-610	03020			403,790	12,630
	JK Machining	98-611	03020				26,235
Comstock Twp.	Kalamazoo Fabricating	98-105	39030			68,000	
	Burchett Quality Tool	04-312	39030				73,486
	Flare Fittings Inc.	04-582	39030				73,460
	Bentler Auto Corp.	98-509	39050			299,665	
	Bentler Auto Corp.	98-511	39050			1,824,600	
Kalamazoo Twp.	Micro Machine	04-028	39010				15,600
	Micro Machine	04-326	39130				74,400
Richland Twp.	Pfizer Inc.	04-220	39065				1,244,300
	Pfizer Inc.	04-222	39065				147,500
Schoolcraft Twp.	A & O Mold	97-207	39170			100,796	
	Precision Mold	97-623	39170			147,556	
	American Winding	97-625	39170			287,036	
	River City Plastics	98-272	39170			0	
	Kepeco Inc.	04-457	39170				34,700
	J Rettenmaier USA LP	97-520	39160			2,327,995	
	Command Electronics	98-414	39160			39,880	
	Craft Precision	98-524	39160			55,600	31,000
	Weber Specialties	04-097	39160				99,900
	J Rettenmaier USA LP	04-403	39160			149,550	137,900
Kalamazoo City	Graphic Packaging	98-421	39010		309,300		
	Megee Printing Inc.	04-306	39010				134,800
	Evergreen Packaging Inc.	04-307	39010				673,900
	Kalexsyn Inc.	07-567	39010				656,600
	Caron Precision	98-131	39030			42,073	
	High Grade Materials Co.	04-041					100,800
Parchment City	Fort James	98-647	39130				306,800
Portage City	Fema Corporation	04-299	39140				178,200
	Bowers Manufacturing	07-252	39140				224,300
	Pharmoptima LLC	07-550	39140				256,200
	Pharmoptima LLC	07-560	39140				194,100
12-30-2010 IFT Expiration Totals				0	309,300	5,274,751	4,657,946

KALAMAZOO COUNTY

2010 ACT 198 IFT REPORT

							TAXABLE VALUE	
		EXP. 12/30	REHAB.	REHAB.			NEW	NEW
CERT. #	S.D. #	REAL	PERS.	REAL	PERSONAL	REAL	PERSONAL	PERSONAL
ALAMO TWP.								
	WOOD WORK SPECIALTIES	98-610	03020	2010	2010		403,790	12,630
IZ	JK MACHINING	98-611	03020		2010			26,235
IZ	JK MACHINING	99-760	03020		2012			51,207
IZ	JK MACHINING	01-425	03020		2013			124,849
ALAMO TWP. S.D.# 03020 TOTALS:							403,790	214,921
IZ	TRI-MATION INDUSTRIES	05-278	03010		2017			25,931
ALAMO TWP. S.D.# 03010 TOTALS:								25,931
**** ALAMO TWP. TOTALS:							403,790	240,852
CHARLESTON TWP.								
	EATON CORPORATION	08-459	39050	2020			285,750	881,109
							285,750	881,109
COMSTOCK TWP.								
	SIGN ART INC	97-580	39030	2009			269,500	
	ENVIRODYNE TECHNOLOGIES	98-105	39030	2010			68,000	
	LANDSCAPE FORMS INC.	99-412	39030	2011			1,423,616	
	HYCORR MACHINE CORP.	01-302	39030	2013			425,700	
	INTERKAL INC	01-360	39030	2013			515,100	
	FLARE FITTINGS INC	01-421	39030	2013			104,100	
	LANDSCAPE FORMS INC.	03-388	39030	2015			751,089	
	BURCHETT QUALITY TOOL	04-312	39030		2010			73,486
	FLARE FITTINGS INC	04-582	39030		2010			73,460
	BURCHETT QUALITY TOOL	05-399	39030		2011			158,786
	AIR FLOW EQUIPMENT INC	05-477	39030	2017	2011		475,363	24,010
	SIGN ART INC	07-099	39030	2019	2013		211,300	22,543
	BURCHETT QUALITY TOOL LTD	06-389	39030		2012			95,135
	AIR FLOW EQUIPMENT INC	08-112	39030	2020	2014		218,500	4,682
	BURCHETT QUALITY TOOL LTD	08-500	39030		2016			210,900
	VELESCO PHARMAEUTICAL	09-361	39030		2015			11,578
COMSTOCK TWP. S.D.#39030 TOTALS:							4,462,268	674,580
	BENTELER AUTO CORP	98-509	39050	2010			299,665	
	BENTELER AUTO CORP	98-511	39050	2010			1,824,600	
	BELL'S BREWERY INC.	02-171	39050	2014			732,100	
	GROSSER USA LLC	05-134	39050	2017	2011		171,534	24,286
	BELL'S BREWERY INC.	05-478	39050	2017	2011		280,513	158,981
	BENTELER AUTO CORP	05-152	39050		2011			208,804
	BENTELER AUTO CORP	05-154	39050		2011			1,240,604
	BELL'S BREWERY INC.	06-118	39050	2018	2012		340,000	348,060
	BENTELER AUTO CORP	06-189	39050		2012			32,861
	BENTELER AUTO CORP	07-433	39050		2013			130,976
	BENTELER AUTO CORP	07-438	39050		2013			190,327
	BENTELER AUTO CORP	07-422	39050		2013			623,803
	BELL'S BREWERY INC.	08-499	39050	2020	2016		430,700	353,558
COMSTOCK TWP. S.D.#39050 TOTALS:							4,079,112	3,312,260
****COMSTOCK TWP. TOTALS:							8,541,380	3,986,840

					TAXABLE VALUE	
KALAMAZOO TWP.						
MICRO MACHINE	04-028	39010		2010		15,600
MICRO MACHINE	04-326	39010		2010		74,400
FAIRWAY HOLDINGS LLC	05-020	39010	2017		300,563	
BUILDING RESTORATION INC.	05-052	39010	2018		186,239	
MICRO MACHINE	05-234	39010		2011		20,300
MICRO MACHINE	05-235	39010		2017		127,900
MICRO MACHINE	05-287	39010		2011		182,800
SUPERIOR PRECAST PRODUCTS	05-448	39010	2018	2012	229,210	60,900
KALSEC, INC	05-457	39010	2019	2013	3,344,436	1,859,800
BUILDING RESTORATION INC	07-255	39010		2013		13,700
MICRO MACHINE	09-115	39010		2015		11,600
KALAMAZOO TWP. S.D.#39010 TOTALS:					4,060,448	2,367,000
TOTAL PLASTICS INC.	00-249	39130		2012	52,841	
MALL CITY CONTAINERS INC.	03-271	39130		2009		166,300
MALL CITY CONTAINERS INC.	03-272	39130	2015	2009	119,041	6,700
KALAMAZOO TWP. S.D.#39130 TOTALS:					171,882	173,000
****KALAMAZOO TWP. TOTALS:					4,232,330	2,540,000
OSHTEMO TWP.						
MARKETING TECHNOLOGY	04-353	39010	2014	2014	477,200	1,377,200
HARRISON PACKING CO	05-180	39010	2017	2011	275,400	307,900
****OSHTEMO TWP. TOTALS:					752,600	1,685,100
PAVILION TWP.						
GREEN BAY PACKAGING	04-266	39030		2016		537,300
CARTEK INTERNATIONAL	05-322	39030	2017	2011	144,565	800
GREEN BAY PACKAGING	07-111	39030		2019		398,800
GREEN BAY PACKAGING	08-076	39030		2020		484,400
****PAVILION TWP. TOTALS:					144,565	1,421,300
RICHLAND TWP.						
PARKER HANNIFIN CORP	01-047	39065		2012	3,003,562	
PHARMCIA & UPJOHN COMPANY	03-066	39065		2009		9,500
PFIZER INC	04-220	39065	2016	2010	11,185,432	1,244,300
PFIZER INC	04-221	39065		2016	1,143,559	
PFIZER INC	04-222	39065	2016	2010	1,475,222	147,500
****RICHLAND TWP. TOTALS:					16,807,775	1,401,300

SCHOOLCRAFT TWP.	CERT. #	S.D. #	EXP. 12/30	REAL	REHAB. PERS.	REHAB. REAL	REHAB. PERSONAL	TAXABLE VALUE	
								NEW REAL	NEW PERSONAL
VV	A & O MOLD	97-207	39170	2010				100,796	
VV	PRECISION MOLD	97-623	39170	2010				147,556	
VV	AMERICAN WINDING	97-625	39170	2010				287,036	
	TRIPLE S PLASTICS	99-021	39170	2011				303,800	
VV	A & O MOLD	00-515	39170	2012				31,604	
VV	SUMMIT POLYMERS	00-529	39170	2012				530,100	
	TRIPLE S PLASTICS	00-563	39170	2012				228,500	
VV	DIVERSIFIED TECH INC.	02-180	39170	2014				6,000	
VV	KEPCO INC.	04-457	39170	2016	2010			338,500	34,700
VV	DIVERSIFIED TECHNOLOGIES INC	05-384	39170		2011				18,100
VV	ACCRO-SEAL HOLDINGS LLC	06-479	39170		2012				29,700
VV	BRIDGE ORGANICS COMPANY	07-488	39170	2019	2013			73,500	123,800
VV	BRIDGE ORGANICS COMPANY	09-268	39170	2021	2015			320,400	330,100
SCHOOLCRAFT TWP. S.D.#39170 TOTALS:								2,367,792	536,400
	J RETTENMAIER USA LP	97-520	39160	2010				2,327,995	
	COMMAND ELECTRONICS	98-414	39160	2010				39,880	
VS	CRAFT PRECISION INC.	98-524	39160	2010	2010			55,600	31,000
	WEBER SPECIALTIES CO.	99-762	39160	2012				367,294	
	CONCEPT MOLDS	00-064	39160	2012				210,000	
	COMMAND ELECTRONICS INC.	00-483	39160	2012				402,090	
	J RETTENMAIER USA	01-255	39160	2013				49,850	
	J RETTENMAIER USA	02-258	39160	2014				78,800	
	J RETTENMAIER USA	03-249	39160	2015				284,300	
	WEBER SPECIALTIES CO.	04-097	39160		2010				99,900
VS	CRAFT PRECISION INC.	04-183	39160		2016				66,000
	J RETTENMAIER USA	04-403	39160	2010	2010			149,550	137,900
	J RETTENMAIER USA	05-451	39160	2017	2011			456,626	589,500
VS	NEW CONCEPTS PRODUCTS	05-470	39160		2011				53,500
VS	NEW CONCEPTS PRODUCTS	06-100	39160		2012				50,900
VS	CRAFT PRECISION INC.	06-190	39160	2018	2018			53,900	50,900
	J RETTENMAIER USA	06-275	39160		2012				743,000
	J RETTENMAIER USA	07-383	39160	2019	2013			65,000	2,023,900
VS	CHEM LINK	07-025	39160		2013				49,200
	CHEM LINK	07-027	39160		2013				105,300
	VAN BEEK NUTRITION INC	08-058	39160	2020	2014			432,700	606,600
	KASTEN ENTERPRISES	08-059	39160	2020				90,228	
	J RETTENMAIER USA	08-265	39160	2021	2015			1,353,400	513,500
SCHOOLCRAFT TWP. S.D.#39160 TOTALS:								6,417,213	5,121,100
****SCHOOLCRAFT TWP. TOTALS								8,785,005	5,657,500

	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			5,820,400	

****TEXAS TWP. TOTALS

5,820,400

GALESBURG CITY

SMITHS MACHINE	04-500	39050	2016				38,200
SMITHS MACHINE	05-427	39050	2017				37,800
SMITHS MACHINE	06-208	39050	2018				93,000
SMITHS MACHINE	07-444	39050	2019				96,100
SMITHS MACHINE	08-599	39050	2020				150,100

****GALESBURG CITY TOTALS:

415,200

	CERT. #	S.D. #	EXP. 12/30 REAL PERS.	REHAB. REAL	REHAB. PERSONAL	TAXABLE VALUE		
						NEW REAL	NEW PERSONAL	
KALAMAZOO CITY:								
GRAPHIC PACKAGING CORP.	98-421	39010	2010		309,300			
WRIGHT COATING COMPANY	98-730	39010	2011			337,650		
PERFECTION BAKERIES INC.	99-551	39010	2011			555,300		
FRANKLIN INVENTMENT LLC	01-101	39010	2013			3,880,922		
STEEL SUPPLY AND ENG.	01-332	39010	2013	91,000				
ONE WAY PRODUCTS	01-477	39010	2013			389,700		
* THE HERALD COMPANY	02-073	39010	2014			1,038,700		
FLUID PROCESS EQUIPMENT	02-264	39010	2014			748,488		
MEGEE PRINTING INC.	04-306	39010	2010				134,800	
EVERGREEN PACKAGING INC	04-307	39010	2010				673,900	
WABER TOOL & ENGINEERING	05-485	39010	2011				21,300	
VISION PACKAGING & GRAPHIC	05-486	39010	2011				102,700	
PARKER HANNIFIN CORP	05-491	39010	2011				221,400	
RIETH-RILEY CONSTRUCTION	05-492	39010	2017 2011			388,441	1,448,400	
SOIL & MATERIALS ENGINEERS	06-123	39010	2018 2012			428,111	5,600	
SWEET MANUFACTURING CO	06-124	39010	2018 2012			113,200	16,300	
CYTEC INDUSTRIES, INC	06-125	39010	2018 2012			2,052,700	1,563,000	
K.C. EAGER LIMITED LLC	06-371	39010	2018 2012			974,801	74,200	
FLOWSERVE FSD CORP	06-510	39010	2012				192,800	
KALEXSYN INC	07-568	39010	2019			1,525,609		
CONSORT CORP	07-377	39010	2013				54,200	
GRAPHIC PACKAGING INTERNAT	07-378	39010	2013				855,300	
AUNT MILLIE'S	07-379	39010	2013				80,400	
SWEET MANUFACTURING	07-380	39010	2013				171,600	
KALEXSYN INC	07-567	39010	2010				656,600	
SWEET MANUFACTURING	08-432	39010	2011				124,300	
* KALEXSYN INC	08-433	39010	2011				113,400	
WRIGHT COATING COMPANY	08-434	39010	2011				81,000	
HECO INC	08-436	39010	2014 2011			50,400	61,000	
GRAPHIC PACKAGING MI INC	08-437	39010	2014 2014			2,022,400	5,431,800	
IMPACT LABEL CORP	08-517	39010	2011				27,300	
PFIZER INC	09-384	39010	2015			4,520,100	9,776,200	
KALAMAZOO CITY S.D.#39010 TOTALS:					91,000	309,300	19,026,522	21,887,500
CARON PRECISION	98-130	39030	2010			42,073		
SCHUPAN & SONS INC.	99-303	39030	2011			865,000		
SZR LLC	01-262	39030	2013			346,200		
CARON PRECISION	03-202	39030	2015			111,000		
HIGH GRADE MATERIALS CO	04-041	39030	2016 2010			173,000	100,800	
SCHUPAN ALUMINUM SALES	05-487	39030	2011				110,600	
DAVIS CREEK MEAT & SEAFOOD	05-489	39030	2017 2011			1,314,843	142,000	
FABRI-KAL CORP	06-370	39030	2012				540,600	
INTERNATIONAL PAPER CO	08-435	39030	2011				806,200	
FABRI-KAL CORP	08-438	39030	2014	2,390,012				
FABRI-KAL CORP	09-383	39030	2013				2,478,600	
KALAMAZOO CITY S.D.#39030 TOTALS:					2,390,012	0	2,852,116	4,178,800
STRYKER CORP	05-401	39140	2017			4,555,008		
KALAMAZOO CITY S.D.#39140 TOTALS:					0	0	4,555,008	0
****KALAMAZOO CITY TOTALS:					2,481,012	309,300	26,433,646	26,066,300

					TAXABLE VALUE			
					REHAB.	REHAB.	NEW	NEW
					REAL	PERSONAL	REAL	PERSONAL
					EXP. 12/30			
					REAL PERS.			
					CERT. #	S.D. #		
PARCHMENT CITY								
*	FORT JAMES	98-647	39130		2010			306,800
*	FORT JAMES CORP-EPIC PLANT	99-689	39130	2011	2011		122,032	110,800
*	RIVERRUN PRESS	02-417	39130		2014			277,300
*	RIVERRUN PRESS	05-171	39130		2011			95,400
*	GEORGIA-PACIFIC CORP.	06-627	39130		2018			1,059,500
*	GEORGIA-PACIFIC CORP.	06-628	39130		2018			413,900
*	RIVERRUN PRESS	06-676	39130	2012			140,508	
*	RIVERRUN PRESS	07-643	39130		2013			17,100
*	PANOPLATE LITHOGRAPHS INC	07-659	39130		2013			64,700
*	RIVERRUN PRESS	08-454	39130		2020			502,300

**** PARCHMENT CITY TOTALS:

262,540 2,847,800

PORTAGE CITY

	PHARMACIA & UPJOHN CO	99-254	39140	2011			351,100	
	PHARMACIA & UPJOHN CO	99-255	39140	2011	2011		42,200	227,600
	PHARMACIA & UPJOHN CO	99-256	39140	2011	2011		58,400	81,800
	PHARMACIA & UPJOHN CO	99-334	39140		2011			759,600
	PHARMACIA & UPJOHN CO	00-046	39140		2012			125,900
	INTERFIBE CORP	03-151	39140		2015			29,900
	FEMA CORPORATION	04-299	39140	2016	2010		260,217	178,200
*	STRYKER CORP.	04-583	39140	2016	2016		6,771,000	1,346,200
*	STRYKER CORP.	04-584	39140	2016	2016		12,551,300	1,990,300
	ELIASON CORP/STRYKER INSTR	05-332	39140		2011			239,000
	AGIO IMAGING INC	05-312	39140		2011			72,200
	MANN & HUMMEL USA INC	05-500	39140		2009			1,275,800
	PRECISION PRINTER SERVICES	06-142	39140		2012			321,500
	AVTECH LABORATORIES, INC	06-143	39140		2012			1,621,500
*	STRYKER INSTRUMENTS	06-264	39140	2018	2018		1,076,900	337,600
	STRYKER INSTRUMENTS	06-490	39140	2019	2019			115,700
	BOWERS MANUFACTURING	07-252	39140	2013	2010			323,500
	PHARMOPTIMA LLC	07-550	39140	2013	2010			305,400
	PHARMOPTIMA LLC	07-560	39140		2010			194,100
	FEMA CORPORATION	08-053	39140	2020	2020			667,300
	ELIASON CORP	08-601	39140		2014			667,700
	SUMMIT POLYMERS INC	09-041	39140		2012			93,200
	SUMMIT POLYMERS INC	09-042	39140		2012			181,700
	MANN & HUMMEL USA INC	09-357	39140		2015			3,909,400
	STRYKER INSTRUMENTS	09-278	39140	2015	2015			687,500

****PORTAGE CITY TOTALS:

451,700 1,194,900 25,302,317 11,610,700

**KALAMAZOO COUNTY
2010 TOP 25 LARGEST PROPERTY OWNERS**

		Ad Valorem Total Taxable	IFT Rehab Taxable Value	IFT New Taxable Value	TOTAL EQ TV*
1	Pfizer/Pharmacia	\$458,833,546	\$1,646,600	\$29,501,813	\$475,231,053
2	Consumers Energy Co.	\$118,425,890			\$118,425,890
3	Stryker Corp.	\$59,021,493		\$30,184,508	\$74,113,747
4	Graphic Packaging	\$31,207,437	\$309,300	\$8,309,500	\$35,671,487
5	Greenleaf/Catalyst Dev. Co.	\$34,895,552			\$34,895,552
6	Meijer/Goodwill	\$30,102,489			\$30,102,489
7	Target	\$29,661,765			\$29,661,765
8	Edward Rose	\$23,684,165			\$23,684,165
9	Connecticut Gen'l Life Ins.	\$22,887,344			\$22,887,344
10	Benteler Auto Corp.	\$20,405,263		\$4,551,640	\$22,681,083
	Top 10 Sub-Total	\$829,124,944	\$1,955,900	\$72,547,461	\$867,354,575
11	Bronson Medical	\$21,388,381			\$21,388,381
12	Copper Beech Townhomes	\$18,912,312			\$18,912,312
13	J Rettenmaier USA LP	\$12,624,040		\$8,773,321	\$17,010,701
14	National City Bank	\$16,634,241			\$16,634,241
15	Parker Hannifin Corporation	\$15,012,205		\$3,224,962	\$16,624,686
16	Mann+Hummel Automotive	\$12,289,500		\$5,185,200	\$14,882,100
17	Wal-Mart	\$14,714,573			\$14,714,573
18	Kalsec, Inc.	\$11,107,138		\$5,204,236	\$13,709,256
19	Occidental Development	\$13,664,951			\$13,664,951
20	Westmain 2000 LLC	\$12,939,447			\$12,939,447
	Top 20 Sub-Total	\$978,411,732	\$1,955,900	\$94,935,180	\$1,027,835,222
21	Eaton Corporation	\$12,163,309			\$12,163,309
22	Cytec Industries	\$10,042,978		\$3,615,700	\$11,850,828
23	Charter Communications	\$11,624,781			\$11,624,781
24	American Greetings Corp.	\$11,336,800			\$11,336,800
25	Summit Polymers	\$10,156,409		\$805,000	\$10,558,909
	GRAND TOTAL	\$1,033,736,009	\$1,955,900	\$99,355,880	\$1,085,369,849

* Includes the Ad Valorem Taxable Value, IFT Rehab Taxable Value and 1/2 IFT New Taxable Value.

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.