

2011
IFT REPORT
&
TOP 25 LARGEST
PROPERTY OWNERS



BONNIE L. PAYTON - DIRECTOR

2011

KALAMAZOO COUNTY BOARD OF COMMISSIONERS

Deborah J. Buchholtz - Chairperson

David R. Buskirk – Vice Chairperson

Carolyn Alford

Nasim Ansari

Robert Barnard

John Gisler

Jeff Heppler

Brandt Iden

Brian Johnson

Dave Maturen

Ann Nieuwenhuis

Timothy Rogowski

Michael Seals

Phil Stinchcomb

John Taylor

Jack Urban

John Zull

Peter Battani – County Administrator

John Faul – Deputy Administrator

EQUALIZATION DEPARTMENT

Bonnie L. Payton

Mathew L. Hansen

Rhonda L. Hausermann

Deyo A. Gregor

Mark Schneemilch

Director IV

Deputy Director III

Administrative Assistant II

Appraiser III

Appraiser III

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
2011 EQUIVALENT TAXABLE VALUE**

	2011 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 Ad Valorem	Equivalent Taxable Value
				New	Rehab.	New	Rehab.	New	Rehab.	New	Rehab.	New	Rehab.		
ALAMO TWP	127,251,338	0	127,251,338	189,032	0	189,032	0	189,032	0	0	0	0	0	612,458	126,638,880
BRADY TWP	146,062,695	0	146,062,695	384,200	0	384,200	0	384,200	0	0	0	0	0	0	146,254,795
CLIMAX TWP	64,133,962	0	64,133,962	0	0	0	0	0	0	0	0	0	0	0	64,133,962
CHARLESTON TWP	105,775,634	0	105,775,634	896,087	0	896,087	0	896,087	0	251,200	0	251,200	0	0	106,474,878
COMSTOCK TWP	556,523,889	0	556,523,889	13,539,180	0	13,539,180	0	13,539,180	0	0	0	0	0	51,466,938	511,826,541
COOPER TWP	273,501,656	0	273,501,656	0	0	0	0	0	0	0	0	0	0	133,660	273,367,996
KALAMAZOO TWP	438,469,620	0	438,469,620	6,423,674	0	6,423,674	0	6,423,674	0	0	0	0	0	0	441,681,457
OSHTMO TWP	733,729,656	7,887,043	725,842,613	2,497,993	0	2,497,993	0	2,497,993	0	0	0	0	0	0	727,091,610
PAVILION TWP	186,102,623	0	186,102,623	2,344,100	0	2,344,100	0	2,344,100	0	0	0	0	0	0	187,274,673
PRAIRIE RONDE TWP	93,445,459	0	93,445,459	0	0	0	0	0	0	0	0	0	0	0	93,445,459
RICHLAND TWP	354,571,354	0	354,571,354	17,171,933	0	17,171,933	0	17,171,933	0	0	0	0	0	0	363,157,321
ROSS TWP	295,405,047	0	295,405,047	0	0	0	0	0	0	0	0	0	0	0	295,405,047
SCHOOLCRAFT TWP	276,183,364	3,571,148	272,612,216	13,160,694	0	13,160,694	0	13,160,694	0	0	0	0	0	724,700	278,467,863
TEXAS TOWNSHIP	706,457,221	2,503,343	703,953,878	3,600,000	0	3,600,000	0	3,600,000	0	0	0	0	0	0	705,753,878
WAKESHMA	41,358,207	0	41,358,207	0	0	0	0	0	0	0	0	0	0	0	41,358,207
GALESBURG CITY	27,828,046	0	27,828,048	371,500	0	371,500	0	371,500	0	0	0	0	0	0	28,013,798
KALAMAZOO CITY	1,620,740,454	87,067,678	1,533,672,776	54,634,443	4,334,600	50,299,843	0	2,481,012	0	2,481,012	0	2,481,012	23,393,219	1,537,910,491	
PARCHMENT CITY	46,875,601	3,890,360	42,985,241	2,603,663	1,316,967	1,286,696	0	0	0	0	0	0	0	0	43,628,569
PORTAGE CITY	1,962,229,463	25,825,454	1,936,404,009	30,724,600	18,037,000	12,687,600	0	1,646,600	0	1,646,600	0	1,646,600	1,902,804	1,942,491,605	
TOTAL COUNTY	8,056,645,291	130,745,026	7,925,900,265	148,541,099	23,688,567	124,852,532	189,032	4,378,812	0	4,378,812	0	4,378,812	78,233,779	7,914,377,050	

*Kalamazoo City Captured Ad Valorem allows County Law Enforcement levy (1.4491 mills X 87,067,678) to be collected.

Total EQ Taxable	7,914,377,050	6,1362	\$48,564,200
Millage rate does not include the Juv. Home Debt Millage			
*K-City TIFA-eligible	87,067,678	1.4491	\$126,170

Total 2011 Revenue	\$48,690,370
2010 Revenue	\$49,217,695
Per Cent Change	-1.07%

\$220,917,605 represents the equivalent taxable value granted to companies in Kalamazoo County or a contribution of \$1,355,595 to economic development growth in the community.

2011 SEV	8,829,083,907
Tax Base Lost Due to Proposal A	772,438,616
2011 TV	8,056,645,291
County Revenue Loss Due to Proposal A	\$4,739,838

2011
KALAMAZOO COUNTY
IFT VALUES

GOVERNMENTAL UNIT	2011 IFT TAXABLE VALUES
TOWNSHIPS:	
ALAMO	189,032
BRADY	0
CHARLESTON	0
CLIMAX	0
COMSTOCK	13,539,180
COOPER	0
KALAMAZOO	6,423,674
OSHTEMO	2,497,993
PAVILION	2,344,100
PRAIRIE RONDE	0
RICHLAND	17,171,933
ROSS	0
SCHOOLCRAFT	13,160,694
TEXAS	3,600,000
WAKESHMA	0
TOWNSHIP TOTAL:	58,926,606
CITIES:	
GALESBURG	371,500
KALAMAZOO	57,115,455
PARCHMENT	2,603,663
PORTAGE	32,371,200
CITY TOTAL:	92,461,818
COUNTY GRAND TOTAL:	<u>151,388,424</u>
(Includes IFT Captured & Ren Zones)	

**2011
KALAMAZOO COUNTY
IFT RECAP**

	<u>IFT</u>		
	<u>ACT 198</u>		
<u>REHAB</u>	4,378,812		
<u>NEW</u>	124,663,500		
GRAND TOTAL	129,042,312		
<hr/>			
REHAB:	4,378,812 X 100.00% =		4,378,812
NEW:	124,663,500 X 50.00% =		62,331,750
TOTAL EQUIVALENT IFT TAXABLE VALUE			66,710,562

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

2011
INDUSTRIAL FACILITY TAX (IFT-Act 198)
Taxable Valuation - By School District

	REHAB		NEW	
	REAL	PERSONAL	REAL	PERSONAL
39010 KALAMAZOO PUBLIC				
KALAMAZOO TOWNSHIP	0	0	4,129,474	2,121,800
OSHTEMO TOWNSHIP	0	0	765,393	1,732,600
TEXAS TOWNSHIP	0	0	3,600,000	0
KALAMAZOO CITY	91,000	0	17,506,100	24,231,900
****KALAMAZOO PUBLIC TOTALS:	91,000	0	26,000,967	28,086,300
39030 COMSTOCK COMMUNITY				
COMSTOCK TOWNSHIP	0	0	4,174,968	480,027
PAVILION TOWNSHIP	0	0	145,200	2,198,900
KALAMAZOO CITY	2,390,012	0	2,771,200	5,492,800
****COMSTOCK COMMUNITY TOTALS:	2,390,012	0	7,091,368	8,171,727
39050 GALESBURG-AUG. COMMUNITY				
CHARLESTON TOWNSHIP	251,200	0	896,087	0
COMSTOCK TOWNSHIP	0	0	2,211,700	6,672,485
GALESBURG CITY	0	0	0	371,500
**** GALESBURG-AUG. COMMUNITY TOTALS:	251,200	0	3,107,787	7,043,985
39130 PARCHMENT COMMUNITY				
KALAMAZOO TOWNSHIP	0	0	172,400	0
PARCHMENT CITY	0	0	253,763	2,349,900
**** PARCHMENT COMMUNITY TOTALS:	0	0	426,163	2,349,900
39140 PORTAGE PUBLIC				
KALAMAZOO CITY	0	0	4,632,443	0
PORTAGE CITY	451,700	1,194,900	19,596,000	11,128,600
****PORTAGE PUBLIC TOTALS:	451,700	1,194,900	24,228,443	11,128,600
39065 GULL LAKE COMMUNITY				
RICHLAND TWP	0	0	17,036,683	135,250
**** GULL LAKE COMMUNITY TOTALS:	0	0	17,036,683	135,250
39170 VICKSBURG COMMUNITY				
BRADY TOWNSHIP	0	0	384,200	0
SCHOOLCRAFT TOWNSHIP	0	0	2,090,908	406,000
****VICKSBURG COMMUNITY TOTALS:	0	0	2,475,108	406,000
39160 SCHOOLCRAFT COMMUNITY				
SCHOOLCRAFT TOWNSHIP	0	0	4,041,686	6,622,100
****SCHOOLCRAFT COMMUNITY TOTALS	0	0	4,041,686	6,622,100
03020 OTSEGO COMMUNITY				
ALAMO TOWNSHIP	0	0	0	165,218
****OTSEGO COMMUNITY TOTALS:	0	0	0	165,218
03010 PLAINWELL COMMUNITY				
ALAMO TOWNSHIP	0	0	0	23,814
****PLAINWELL COMMUNITY TOTALS:	0	0	0	23,814
KALAMAZOO COUNTY IFT TOTALS	3,183,912	1,194,900	84,408,205	64,132,894
(Includes IFT Captured & Ren Zones)				

KALAMAZOO COUNTY
12/30/2011 IFT EXPIRATIONS

Unit	Name	Cert. #	S.D. #	Rehab		New	
				Real	Personal	Real	Personal
Comstock Twp.	Landscape Forms Inc.	99-412	39030			1,427,900	
	Burchett Quality Tool	05-399	39030				144,083
	Air Flow Equipment Inc.	05-477	39030				21,775
	Bell's Brewery Inc.	05-478	39050				144,833
	Grosser USA LLC	05-134	39050				18,030
	Bentler Auto Corp.	05-152	39050				189,362
	Bentler Auto Corp.	05-154	39050				1,082,572
Kalamazoo Twp.	Micro Machine	05-234	39010				18,400
	Micro Machine	05-287	39010				165,900
Oshtemo Twp.	Harrison Packing Company	05-180					82,600
Richland Twp.	Pharmacia & Upjohn Company -2009	03-066	39065				1,400
	Pharmacia & Upjohn Company -2009	04-222	39065				133,850
Schoolcraft Twp.	Triple S Plastics	99-021	39170			308,964	
	J Rettenmaier USA LP - 2010	04-403	39160			150,000	
	J Rettenmaier USA LP	05-451	39160				535,100
	New Concepts Products	05-470	39160				48,600
Kalamazoo City	Wright Coating Company	98-730	39010			324,200	
	Perfection Bakeries Inc.	99-551	39010			535,100	
	Waber Tool & Engineering	05-485	39010				19,600
	Vision Packaging & Graphic	05-486	39010				94,300
	Parker Hannifin Corporation	05-491	39010				202,900
	Rieth-Riley Construction	05-492	39010				1,313,400
	Kalxsyn Inc. - 2010	07-567	39010				590,700
	Sweet Manufacturing	08-432	39010				124,300
	Kalxsyn Inc.	08-433	39010				99,900
	Wright Coating Company	08-434	39010				108,800
	Heco Incorporated	08-436	39010				52,800
	Impact Label Corporation	08-517	39010				24,300
	Schupan & Sons Incorporated	99-303	39030			795,700	
	Schupan Aluminum Sales	05-487	39030				99,900
	Davis Creek Meat & Seafood	05-489	39030				128,200
International Paper Company	08-435	39030				710,700	
Parchment City	Fort James - Epic Plant	99-689	39130			122,400	103,400
	Riverrun Press	05-171	39130				86,400
Portage City	Pharmacia & Upjohn Company	99-254	39140	351,100			
	Pharmacia & Upjohn Company	99-255	39140	42,200	227,600		
	Pharmacia & Upjohn Company	99-256	39140	58,400	81,800		
	Pharmacia & Upjohn Company	99-334	39140		759,600		
	Eliason Corp./Stryker Instruments	05-322	39140			201,600	
	Agio Imaging Incorporated	05-312	39140			57,800	
	Mann & Hummel USA Inc.	05-500	39140				1,035,900
12-30-2011 IFT Expiration Totals				451,700	1,069,000	3,923,664	7,382,005

2011
KALAMAZOO COUNTY
ACT 198 IFT REPORT

				EXP. 12/30		REHAB.		REHAB.		TAXABLE VALUE	
ALAMO TWP.		CERT. #	S.D. #	REAL	PERS.	REAL	PERSONAL	NEW	NEW	REAL	PERSONAL
IZ	JK MACHINING	99-760	03020		2012						46,940
IZ	JK MACHINING	01-425	03020		2013						118,278
ALAMO TWP. S.D.# 03020 TOTALS:										0	165,218
IZ	TRI-MATION INDUSTRIES	05-278	03010		2017						23,814
ALAMO TWP. S.D.# 03010 TOTALS:											23,814
**** ALAMO TWP. TOTALS:										0	189,032
BRADY TWP.											
	STEWART SOUTHERLAND	10-054	39170	2022						384,200	
BRADY TWP. S.D.#39170 TOTALS:										384,200	
CHARLESTON TWP.											
	EATON CORPORATION	08-459	39050	2020		251,200		896,087			
CHARLESTON TWP. S.D.#39050 TOTALS:										251,200	896,087
COMSTOCK TWP.											
	LANDSCAPE FORMS INC.	99-412	39030	2011				1,427,900			
	HYCORR MACHINE CORP.	01-302	39030	2013				432,936			
	INTERKAL INC	01-360	39030	2013				523,856			
	FLARE FITTINGS INC	01-421	39030	2013				105,869			
	LANDSCAPE FORMS INC.	03-388	39030	2015				763,857			
	BURCHETT QUALITY TOOL	05-399	39030	2011						144,083	
	AIR FLOW EQUIPMENT INC	05-477	39030	2017	2011			483,444		21,775	
	SIGN ART INC	07-099	39030	2019	2013			214,892		20,674	
	BURCHETT QUALITY TOOL LTD	06-389	39030		2012					85,572	
	AIR FLOW EQUIPMENT INC	08-112	39030	2020	2014			222,214		4,139	
	BURCHETT QUALITY TOOL LTD	08-500	39030		2016					185,925	
	VELESCO PHARMAEUTICAL	09-361	39030		2015					17,859	
COMSTOCK TWP. S.D.#39030 TOTALS:										4,174,968	480,027
	BELL'S BREWERY INC.	02-171	39050	2014				725,600			
	BELL'S BREWERY INC.	05-478	39050	2017	2011			270,800		144,833	
	GROSSER USA LLC	05-134	39050	2017	2011			159,000		18,030	
	BENTELER AUTO CORP	05-152	39050		2011					189,362	
	BENTELER AUTO CORP	05-154	39050		2011					1,082,572	
	BELL'S BREWERY INC.	06-118	39050	2018	2012			332,900		313,254	
	BENTELER AUTO CORP	06-189	39050		2012					29,575	
	BENTELER AUTO CORP	07-433	39050		2013					117,292	
	BENTELER AUTO CORP	07-438	39050		2013					167,281	
	BENTELER AUTO CORP	07-422	39050		2013					549,931	
	BELL'S BREWERY INC.	08-499	39050	2020	2016			422,100		759,889	
	BENTELER AUTO CORP	10-233	39050		2015					3,186,351	
	BELL'S BREWERY INC.	10-396	39050	2022	2016			301,300		114,115	
COMSTOCK TWP. S.D.#39050 TOTALS:										2,211,700	6,672,485
****COMSTOCK TWP. TOTALS:										6,386,668	7,152,512

2011
ACT 198 IFT REPORT

	CERT. #	S.D. #	EXP. 12/30		REHAB.	REHAB.	TAXABLE VALUE	
			REAL	PERS.	REAL	PERSONAL	NEW REAL	NEW PERSONAL
KALAMAZOO TWP.								
FAIRWAY HOLDINGS LLC	05-020	39010	2017				305,672	
BUILDING RESTORATION INC.	05-052	39010	2018				189,405	
MICRO MACHINE	05-234	39010		2011				18,400
MICRO MACHINE	05-235	39010		2017				116,000
MICRO MACHINE	05-287	39010		2011				165,900
SUPERIOR PRECAST PRODUCTS	05-448	39010	2018	2012			233,106	55,200
KALSEC, INC	05-457	39010	2019	2013			3,401,291	1,666,000
BUILDING RESTORATION INC	07-255	39010		2013				12,300
MICRO MACHINE	09-115	39010		2015				10,300
MICRO MACHINE	10-084	39010		2016				77,700
KALAMAZOO TWP. S.D.#39010 TOTALS:							4,129,474	2,121,800
TOTAL PLASTICS INC.	00-249	39130	2012				53,000	
MALL CITY CONTAINERS INC.	03-272	39130	2015				119,400	
KALAMAZOO TWP. S.D.#39130 TOTALS:							172,400	0
****KALAMAZOO TWP. TOTALS:							4,301,874	2,121,800
OSHTEMO TWP.								
MARKETING TECHNOLOGY	04-353	39010	2014	2014			485,312	1,650,000
HARRISON PACKING CO	05-180	39010	2017	2011			280,081	82,600
****OSHTEMO TWP. TOTALS:							765,393	1,732,600
PAVILION TWP.								
GREEN BAY PACKAGING	04-266	39030		2016				480,400
CARTEK INTERNATIONAL	05-322	39030	2017	2011			145,200	
GREEN BAY PACKAGING	07-111	39030		2019				357,100
GREEN BAY PACKAGING	08-076	39030		2020				432,800
GREEN BAY PACKAGING	10-172	39030		2022				928,600
****PAVILION TWP. TOTALS:							145,200	2,198,900
RICHLAND TWP.								
PARKER HANNIFIN CORP	01-047	39065	2012				2,997,800	
PHARMACIA & UPJOHN COMPAN\	03-066	39065		2009				1,400
PHARMACIA & UPJOHN COMPAN\	04-220	39065	2016				11,375,584	
PHARMACIA & UPJOHN COMPAN\	04-221	39065	2016				1,162,999	
PHARMACIA & UPJOHN COMPAN\	04-222	39065	2016	2010			1,500,300	133,850
****RICHLAND TWP. TOTALS:							17,036,683	135,250

2011
ACT 198 IFT REPORT

SCHOOLCRAFT TWP.	CERT. #	S.D. #	EXP. 12/30		REHAB.	REHAB.	TAXABLE VALUE	
			REAL	PERS.	REAL	PERSONAL	NEW REAL	NEW PERSONAL
	TRIPLE S PLASTICS	99-021	39170	2011			308,964	
VV	A & O MOLD	00-515	39170	2012			31,700	
VV	SUMMIT POLYMERS	00-529	39170	2012			539,111	
	TRIPLE S PLASTICS	00-563	39170	2012			232,384	
VV	KEPCO INC.	04-457	39170	2016			344,254	
VV	ACCRO-SEAL HOLDINGS LLC	06-479	39170		2012			26,700
VV	BRIDGE ORGANICS COMPANY	07-488	39170	2019	2013		74,749	111,400
VV	BRIDGE ORGANICS COMPANY	09-268	39170	2021	2015		325,846	267,900
VV	BRIDGE ORGANICS COMPANY	10-230	39170		2016		233,900	
SCHOOLCRAFT TWP. S.D.#39170 TOTALS:							2,090,908	406,000
	WEBER SPECIALTIES CO.	99-762	39160	2012			368,400	
	CONCEPT MOLDS	00-064	39160	2012			213,570	
	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			80,139	
	J RETTENMAIER USA	03-249	39160	2015			289,133	
VS	CRAFT PRECISION INC.	04-183	39160		2016			60,700
	J RETTENMAIER USA	04-403	39160	2010			150,000	
	J RETTENMAIER USA	05-451	39160	2017	2011		458,000	535,100
VS	NEW CONCEPTS PRODUCTS	05-470	39160		2011			48,600
VS	NEW CONCEPTS PRODUCTS	06-100	39160		2012			45,800
VS	CRAFT PRECISION INC.	06-190	39160	2018	2018		54,816	45,400
	J RETTENMAIER USA	06-275	39160		2012			490,800
	J RETTENMAIER USA	07-383	39160	2019	2013		66,105	1,787,600
VS	CHEM LINK	07-025	39160		2013			44,100
	CHEM LINK	07-027	39160		2013			92,800
	VAN BEEK NUTRITION INC	08-058	39160	2020	2014		440,055	588,800
	KASTEN ENTERPRISES	08-059	39160	2020			91,761	
	J RETTENMAIER USA	08-265	39160	2021	2015		1,376,407	2,149,500
	J RETTENMAIER USA	10-161	39160		2016			732,900
SCHOOLCRAFT TWP. S.D.#39160 TOTALS:							4,041,686	6,622,100
****SCHOOLCRAFT TWP. TOTALS							6,132,594	7,028,100

TEXAS TWP

DANA CORP	99-476	39010	2012			3,600,000	
-----------	--------	-------	------	--	--	-----------	--

******TEXAS TWP. TOTALS**

3,600,000

GALESBURG CITY

SMITHS MACHINE	04-500	39050		2016			35,100
SMITHS MACHINE	05-427	39050		2017			34,300
SMITHS MACHINE	06-208	39050		2018			83,700
SMITHS MACHINE	07-444	39050		2019			86,100
SMITHS MACHINE	08-599	39050		2020			132,300

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

371,500

2011
ACT 198 IFT REPORT

KALAMAZOO CITY:	CERT. #	S.D. #	EXP. 12/30		REHAB.	REHAB.	TAXABLE VALUE	
			REAL	PERS.	REAL	PERSONAL	NEW REAL	NEW PERSONAL
WRIGHT COATING COMPANY	98-730	39010	2011				324,200	
PERFECTION BAKERIES INC.	99-551	39010	2011				535,100	
FRANKLIN INVENTMENT LLC	01-101	39010	2013				3,801,300	
STEEL SUPPLY AND ENG.	01-332	39010	2013		91,000			
ONE WAY PRODUCTS	01-477	39010	2013				372,600	
FLUID PROCESS EQUIPMENT	02-264	39010	2014				741,000	
WABER TOOL & ENGINEERING	05-485	39010	2011					19,600
VISION PACKAGING & GRAPHIC	05-486	39010	2011					94,300
PARKER HANNIFIN CORP	05-491	39010	2011					202,900
RIETH-RILEY CONSTRUCTION	05-492	39010	2017	2011			376,600	1,313,400
SOIL & MATERIALS ENGINEERS	06-123	39010	2018	2012			423,300	5,000
SWEET MANUFACTURING CO	06-124	39010	2018	2012			109,200	16,300
CYTEC INDUSTRIES, INC	06-125	39010	2018	2012			2,003,100	1,400,300
K.C. EAGER LIMITED LLC	06-371	39010	2018	2012			969,600	64,800
FLOWSERVE FSD CORP	06-510	39010	2012					173,600
KALEXSYN INC	07-568	39010	2019				1,493,600	
CONSORT CORP	07-377	39010	2013					48,500
GRAPHIC PACKAGING INTERNAT	07-378	39010	2013					754,000
AUNT MILLIE'S	07-379	39010	2013					72,000
SWEET MANUFACTURING	07-380	39010	2013					171,600
KALEXSYN INC	07-567	39010	2010					590,700
SWEET MANUFACTURING	08-432	39010	2011					124,300
KALEXSYN INC	08-433	39010	2011					99,900
WRIGHT COATING COMPANY	08-434	39010	2011					108,800
HECO INC	08-436	39010	2014	2011			48,200	52,800
GRAPHIC PACKAGING MI INC	08-437	39010	2014	2014			1,920,500	8,884,400
IMPACT LABEL CORP	08-517	39010	2011					24,300
* PFIZER INC (R CV)	09-384	39010	2015				4,334,600	8,345,400
PARKER HANNIFIN CORP	10-372	39010	2013					1,077,400
PARKER HANNIFIN CORP	10-374	39010	2013					579,000
R H CROSS ENTERPRISES INC	10-375	39010	2016	2013			53,200	8,600
KALAMAZOO CITY S.D.#39010 TOTALS:					91,000	0	17,506,100	24,231,900
SCHUPAN & SONS INC.	99-303	39030	2011				795,700	
SZR LLC	01-262	39030	2013				314,100	
CARON PRECISION	03-202	39030	2015				103,700	
HIGH GRADE MATERIALS CO	04-041	39030	2016				169,700	
SCHUPAN ALUMINUM SALES	05-487	39030	2011					99,900
DAVIS CREEK MEAT & SEAFOOD	05-489	39030	2017	2011			1,271,500	128,200
FABRI-KAL CORP	06-370	39030	2012					486,500
INTERNATIONAL PAPER CO	08-435	39030	2011					710,700
FABRI-KAL CORP	08-438	39030	2014		2,390,012			
FABRI-KAL CORP	09-383	39030	2013					2,129,000
FABRI-KAL CORP	10-373	39030	2016	2014			126,500	1,938,500
KALAMAZOO CITY S.D.#39030 TOTALS:					2,390,012	0	2,771,200	5,492,800
STRYKER CORP	05-401	39140	2017				4,632,443	
KALAMAZOO CITY S.D.#39140 TOTALS:					0	0	4,632,443	0
****KALAMAZOO CITY TOTALS:					2,481,012	0	24,909,743	29,724,700

2011
ACT 198 IFT REPORT

PARCHMENT CITY	CERT. #	S.D. #	EXP. 12/30		REHAB.	REHAB.	TAXABLE VALUE	
			REAL	PERS.	REAL	PERSONAL	NEW REAL	NEW PERSONAL
* FORT JAMES CORP-EPIC PLANT	99-689	39130	2011	2011			122,400	103,400
* RIVERRUN PRESS	02-417	39130		2014				258,800
* RIVERRUN PRESS	05-171	39130		2011				86,400
* GEORGIA-PACIFIC CORP.	06-627	39130		2018				953,300
* GEORGIA-PACIFIC CORP.	06-628	39130		2018				370,700
* RIVERRUN PRESS	06-676	39130	2012				131,363	
* RIVERRUN PRESS	07-643	39130		2013				15,300
* PANOPLATE LITHOGRAPHS INC	07-659	39130		2013				58,000
* RIVERRUN PRESS	08-454	39130		2020				504,000

**** PARCHMENT CITY TOTALS:

253,763 2,349,900

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				22,600	
FEMA CORPORATION	04-299	39140	2016				219,600	
* STRYKER CORP. (R&P CV)	04-583	39140	2016	2016			5,134,500	1,198,400
* STRYKER CORP. (R&P CV)	04-584	39140	2016	2016			9,770,600	1,933,500
ELIASON CORP/STRYKER INSTRL	05-332	39140	2011				201,600	
AGIO IMAGING INC	05-312	39140	2011				57,800	
MANN & HUMMEL USA INC	05-500	39140		2009				1,035,500
PRECISION PRINTER SERVICES	06-142	39140	2012				257,600	
AVTECH LABORATORIES, INC	06-143	39140	2012				1,257,100	
STRYKER INSTRUMENTS	06-264	39140	2018	2018			1,010,300	280,800
STRYKER INSTRUMENTS	06-490	39140	2019	2019			87,500	207,700
BOWERS MANUFACTURING	07-252	39140	2013				104,600	
PHARMOPTIMA LLC	07-550	39140	2013				231,000	
FEMA CORPORATION	08-053	39140	2020	2020			512,700	674,700
ELIASON CORP	08-601	39140	2014				484,200	
SUMMIT POLYMERS INC	09-041	39140		2012				82,200
SUMMIT POLYMERS INC	09-042	39140		2012				167,300
MANN & HUMMEL USA INC	09-357	39140		2015				5,025,500
STRYKER INSTRUMENTS	09-278	39140	2015	2015			244,300	523,000

****PORTAGE CITY TOTALS:

451,700 1,194,900 19,596,000 11,128,600

**2011
KALAMAZOO COUNTY
TOP 25 LARGEST PROPERTY OWNERS**

	Ad Valorem Total Taxable	IFT/TV Rehab	IFT *Eq TV New	TOTAL ** EQ TAX
1 Pharmacia & Upjohn	\$449,130,566	\$6,185,400	\$12,222,625	\$467,538,591
2 Consumers Energy Co	\$94,263,867			\$94,263,867
3 Meyer C Weiner	\$50,035,902			\$50,035,902
4 Target/Marshall Fields	\$49,030,894			\$49,030,894
5 Edward Rose	\$48,439,516			\$48,439,516
6 Fort James/Graphic	\$35,098,727	\$309,300	\$601,550	\$36,009,577
7 Meijer/Goodwill	\$29,737,438			\$29,737,438
8 National City Bank	\$25,752,665			\$25,752,665
9 Stryker Corp	\$23,617,485	\$565,400	\$1,120,194	\$25,303,079
10 Portfolio One (Crossroads)	\$19,685,451			\$19,685,451
Top 10 Sub-Total	\$824,792,511	\$7,060,100	\$13,944,369	\$845,796,980
11 Bronson Medical	\$18,380,765			\$18,380,765
12 Joseph Gesmundo	\$17,459,610			\$17,459,610
13 Greenleaf Holdings	\$15,388,187			\$15,388,187
14 Woodbridge LTD	\$14,435,334			\$14,435,334
15 Lageoc (Hollenbeck)	\$13,690,099			\$13,690,099
16 American Greetings	\$10,373,854		\$2,302,100	\$12,675,954
17 Charter/Cablevision	\$12,528,136			\$12,528,136
18 TVO Candlewyck LLC	\$12,375,381			\$12,375,381
19 Benteler Auto	\$5,622,653		\$6,670,310	\$12,292,963
20 James Smith (Drake Pond)	\$12,242,189			\$12,242,189
Top 20 Sub-Total	\$957,288,719	\$7,060,100	\$22,916,779	\$987,265,598
21 Borgess Medical Center	\$11,570,099			\$11,570,099
22 Wal-Mart	\$11,463,825			\$11,463,825
23 Parker Hannifin Corp	\$8,539,400		\$2,126,296	\$10,665,696
24 Mann & Hummel	\$9,352,924		\$1,040,500	\$10,393,424
25 Summit Polymers	\$8,209,078		\$1,225,950	\$9,435,028
GRAND TOTAL	\$1,006,424,045	\$7,060,100	\$27,309,525	\$1,040,793,670

* 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.