

2012
IFT REPORT
&
TOP 25 LARGEST
PROPERTY OWNERS



BONNIE L. PAYTON - DIRECTOR

2012

KALAMAZOO COUNTY BOARD OF COMMISSIONERS

David C. Maturen - *Chairperson*
David R. Buskirk – *Vice Chairperson*
Carolyn Alford
Nasim Ansari
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Phil Stinchcomb
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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 IV</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 III</i>

PLANT REHABILITATION AND INDUSTRIAL DEVELOPMENT DISTRICTS ACT

During the 1974 session of the Legislature, several economic incentive laws were enacted to stimulate economic development and provide a more favorable business climate. Among these measures, Public Act 198, the Plant Rehabilitation and Industrial Development Districts Act, is considered one of the most significant. It is a unique piece of legislation that provides for liberal tax benefits to companies that modernize or expand obsolete facilities or build new plants in Michigan.

Effective use of the Act will benefit Michigan's economy through a higher volume of capital expenditures, a higher level of employment and an increase in tax collections resulting from an overall higher level of economic activity.

Under the provision of the Act, a local governmental unit (city, village or township), may establish plant rehabilitation districts and industrial development districts and offer industrial firms certain property tax incentives to encourage restoration or replacement of obsolete industrial facilities and to attract new plants or research and development laboratories.

The granting of property tax incentives under the Act is a local option left to the discretion of the legislative body of the local governmental unit, and it is triggered by the establishment of a district on behalf of the firm that requested it. Application forms are provided by the State Tax Commission and filed with the clerk of the local governmental unit, which has established the district where the plant is or will be located. A request for the establishment of an industrial development district or plant rehabilitation district encompassing the property must be filed with the clerk prior to the commencement of any improvements or to construction of the facility, or installation of machinery.

Once the district is established, the firm may apply for and be issued an Industrial Facilities Exemption Certificate, which entitles the facility to exemption from ad Valorem real and personal property taxes for a period up to 12 years. The local unit determines the number of years (1 to 12) for the abatement. The number of years cannot be extended during the life of the certificate or when it expires. In lieu of ad Valorem property tax, the firm will pay a specific tax known as the Industrial Facility Tax.

The Industrial Facility Tax for an obsolete facility which is being restored or replaced is determined exactly the same way as the ad Valorem property tax, except that the taxable value of the property is the amount of the taxable value of

the real and/or personal property for the tax year immediately preceding the effective date of the IFT exemption certificate. That amount is "frozen" until the exemption certificate expires, even though the restoration or replacement substantially increases the true cash value of the facility.

For a new plant or research and development laboratory being built, the Industrial Facility Tax is determined as the ad Valorem property tax, but instead of using the total mills levied on ad Valorem taxes, only half the millage rate is applied. The resulting tax is equal to 50 percent of the property tax which would otherwise be payable for up to the 12-year period. The local assessor is required to annually determine the value of each new facility for both real and personal property.

Land is specifically excluded from an IFT exemption and remains fully taxable on the ad Valorem roll.

The approval of applications for Industrial Facilities Exemption Certificates is a two-step process. Applications are filed, reviewed and approved locally, but are also subject to review by the State Tax Commission and the Department of Commerce. The State Tax Commission is ultimately responsible for final approval and issuance of Industrial Facilities Exemption Certificates.

The legislative body of the local governmental unit is required to make two specific findings before approving the application. First, it must find that the granting of the exemption certificate, considered together with other certificates previously granted, will not result in substantial impairment of the financial condition of any affected tax units. This find 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.

Assessed Value (AV) times equalization factor = SEV

State Equalized Value (SEV) X 2 = 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
2012 EQUIVALENT TAXABLE VALUE**

	2012 Taxable Value Ad Valorem	TV Captured Ad Valorem	Non - Captured Ad Valorem	Total IFT New	Captured IFT New	Non-Captured IFT New	Ren Zone IFT New	Total IFT Rehab.	Captured IFT Rehab.	Non-Captured IFT Rehab.	TV Ren Zone Ad Valorem	Equivalent Taxable Value
ALAMO TWP	121,843,420	0	121,843,420	176,331	0	176,331	176,331	0	0	0	595,135	121,248,285
BRADY TWP	143,677,969	168,502	143,509,467	338,700	0	338,700	0	0	0	0	0	143,678,817
CHARLESTON TWP	104,451,574	0	104,451,574	1,397,700	0	1,397,700	0	216,500	0	216,500	0	105,366,924
CLIMAX TWP	65,385,117	0	65,385,117	0	0	0	0	0	0	0	0	65,385,117
COMSTOCK TWP	536,657,046	42,562,462	494,094,584	16,274,181	2,598,298	13,675,883	0	0	0	0	47,180,612	453,751,914
COOPER TWP	258,421,553	0	258,421,553	0	0	0	0	0	0	0	125,453	258,296,100
KALAMAZOO TWP	420,288,321	229,900	420,058,421	5,405,325	0	5,405,325	0	0	0	0	0	422,761,084
OSHTEMO TWP	718,949,940	5,496,113	713,453,827	2,255,000	0	2,255,000	0	0	0	0	0	714,581,327
PAVILION TWP	189,483,441	0	189,483,441	2,212,500	0	2,212,500	0	0	0	0	0	190,589,691
PRAIRIE RONDE TWP	94,826,982	0	94,826,982	0	0	0	0	0	0	0	0	94,826,982
RICHLAND TWP	357,079,003	0	357,079,003	17,319,724	0	17,319,724	0	0	0	0	0	365,738,865
ROSS TWP	291,057,241	0	291,057,241	0	0	0	0	0	0	0	0	291,057,241
SCHOOLCRAFT TWP	278,088,698	8,269,096	269,819,602	12,778,521	0	12,778,521	0	0	0	0	708,900	275,499,963
TEXAS TOWNSHIP	702,099,894	2,124,252	699,975,642	0	0	0	0	0	0	0	0	699,975,642
WAKESHMA	41,841,602	0	41,841,602	0	0	0	0	0	0	0	0	41,841,602
GALESBURG CITY	27,264,632	0	27,264,632	497,600	0	497,600	0	0	0	0	0	27,513,432
KALAMAZOO CITY	1,504,880,068	76,641,621	1,428,238,447	54,080,800	4,248,500	49,832,300	0	2,390,012	0	2,390,012	7,895,350	1,447,649,259
PARCHMENT CITY	45,478,360	3,927,806	41,550,554	2,110,609	1,356,694	753,915	0	0	0	0	0	41,927,512
PORTAGE CITY	2,000,519,788	25,531,366	1,974,988,422	29,542,000	16,456,000	13,086,000	0	125,900	0	125,900	2,141,806	1,979,515,516
TOTAL COUNTY	7,902,294,649	164,951,118	7,737,343,531	144,388,991	24,659,492	119,729,499	176,331	2,732,412	0	2,732,412	58,647,256	7,741,205,273

*Kalamazoo City Captured Ad Valorem allows County Law Enforcement levy (1.4491 mills X 76,641,621) to be collected.

Total EQ Taxable	7,741,205,273	6.1362	\$47,501,584
Millage rate does not include the Juv. Home Debt Millage			
*K-City TIFA-eligible	76,641,621	1.4491	\$111,061

Total 2012 Revenue	\$47,612,645
2011 Revenue	\$48,390,670
Per Cent Change	-1.61%

\$236,016,286 represents the equivalent taxable value granted to companies in Kalamazoo County or a contribution of \$1,448,243 to economic development growth in the community.

2012SEV	8,487,575,311	
Tax Base Lost Due to Proposal A	585,280,662	County Revenue Loss Due to Proposal A
2012 TV	7,902,294,649	\$3,591,399

2012
KALAMAZOO COUNTY
IFT VALUES

GOVERNMENTAL UNIT	2012 TAXABLE VALUES
TOWNSHIPS:	
ALAMO	176,331
BRADY	338,700
CHARLESTON	1,614,200
CLIMAX	0
COMSTOCK	16,274,181
COOPER	0
KALAMAZOO	5,405,325
OSHTEMO	2,255,000
PAVILION	2,212,500
PRAIRIE RONDE	0
RICHLAND	17,319,724
ROSS	0
SCHOOLCRAFT	12,778,521
TEXAS	0
WAKESHMA	0
TOWNSHIP TOTAL:	58,374,482
CITIES:	
GALESBURG	497,600
KALAMAZOO	56,470,812
PARCHMENT	2,110,609
PORTAGE	29,667,900
CITY TOTAL:	88,746,921
COUNTY GRAND TOTAL:	<u>147,121,403</u>
(Includes IFT Captured & Ren Zones)	

**2012
KALAMAZOO COUNTY
IFT RECAP**

**IFT
ACT 198**

<u>REHAB</u>	2,732,412
<u>NEW</u>	110,477,802
GRAND TOTAL	113,210,214

REHAB:	2,732,412 X 100.00% =	2,732,412
NEW:	110,477,802 X 50.00% =	55,238,901
TOTAL EQUIVALENT IFT TAXABLE VALUE		57,971,313

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

2012
INDUSTRIAL FACILITY TAX (IFT-Act 198)
Taxable Valuation - By School District

	REHAB		NEW	
	REAL	PERSONAL	REAL	PERSONAL
39010 KALAMAZOO PUBLIC				
KALAMAZOO TOWNSHIP	0	0	3,493,125	1,739,800
OSHTEMO TOWNSHIP	0	0	770,000	1,485,000
TEXAS TOWNSHIP	0	0	0	0
KALAMAZOO CITY	0	0	16,179,300	20,402,100
****KALAMAZOO PUBLIC TOTALS:	0	0	20,442,425	23,626,900
39030 COMSTOCK COMMUNITY				
COMSTOCK TOWNSHIP	0	0	2,821,359	2,879,749
PAVILION TOWNSHIP	0	0	144,000	2,068,500
KALAMAZOO CITY	2,390,012	0	1,968,000	11,223,600
****COMSTOCK COMMUNITY TOTALS:	2,390,012	0	4,933,359	16,171,849
39050 GALESBURG-AUG. COMMUNITY				
CHARLESTON TOWNSHIP	216,500	0	900,100	497,600
COMSTOCK TOWNSHIP	0	0	4,133,300	6,439,773
GALESBURG CITY	0	0	0	497,600
**** GALESBURG-AUG. COMMUNITY TOTALS:	216,500	0	5,033,400	7,434,973
39130 PARCHMENT COMMUNITY				
KALAMAZOO TOWNSHIP	0	0	172,400	0
PARCHMENT CITY	0	0	134,909	1,975,700
**** PARCHMENT COMMUNITY TOTALS:	0	0	307,309	1,975,700
39140 PORTAGE PUBLIC				
KALAMAZOO CITY	0	0	4,307,800	0
PORTAGE CITY	0	125,900	18,551,300	10,990,700
****PORTAGE PUBLIC TOTALS:	0	125,900	22,859,100	10,990,700
39065 GULL LAKE COMMUNITY				
RICHLAND TWP	0	0	17,319,724	0
**** GULL LAKE COMMUNITY TOTALS:	0	0	17,319,724	0
39170 VICKSBURG COMMUNITY				
BRADY TOWNSHIP	0	0	0	338,700
SCHOOLCRAFT TOWNSHIP	0	0	1,203,316	362,900
****VICKSBURG COMMUNITY TOTALS:	0	0	1,203,316	701,600
39160 SCHOOLCRAFT COMMUNITY				
SCHOOLCRAFT TOWNSHIP	0	0	4,875,505	6,336,800
****SCHOOLCRAFT COMMUNITY TOTALS	0	0	4,875,505	6,336,800
03020 OTSEGO COMMUNITY				
ALAMO TOWNSHIP	0	0	0	152,517
****OTSEGO COMMUNITY TOTALS:	0	0	0	152,517
03010 PLAINWELL COMMUNITY				
ALAMO TOWNSHIP	0	0	0	23,814
****PLAINWELL COMMUNITY TOTALS:	0	0	0	23,814
KALAMAZOO COUNTY IFT TOTALS	2,606,512	125,900	76,974,138	67,414,853

2012
KALAMAZOO COUNTY
ACT 198 IFT REPORT

	CERT. #	S.D. #	EXP. 12/30 REAL PERS.	REHAB. REAL	REHAB. PERSONAL	NEW REAL	NEW PERSONAL
ALAMO TWP.							
FZ	JK MACHINING	99-760	03020	2012			44,095
FZ	JK MACHINING	01-425	03020	2013			108,422
ALAMO TWP. S.D.# 03020 TOTALS:						0	152,517
FZ	TRI-MATION INDUSTRIES	05-278	03010	2017			23,814
ALAMO TWP. S.D.# 03010 TOTALS:							23,814
**** ALAMO TWP. TOTALS:						0	176,331
BRADY TWP.							
	STEWART SOUTHERLAND	10-054	39170	2022			338,700
BRADY TWP. S.D.#39170 TOTALS:							338,700
CHARLESTON TWP.							
	EATON CORPORATION	08-459	39050	2020	2020	216,500	900,100
						216,500	497,600
						900,100	497,600
COMSTOCK TWP.							
	HYCORR MACHINE CORP.	01-302	39030	2013		444,625	
	INTERKAL INC	01-360	39030	2013		538,123	
	FLARE FITTINGS INC	01-421	39030	2013		108,727	
	LANDSCAPE FORMS INC.	03-388	39030	2015		784,481	
	AIR FLOW EQUIPMENT INC	05-477	39030	2017		496,496	
	SIGN ART INC	07-099	39030	2019	2013	220,694	19,035
	BURCHETT QUALITY TOOL LTD	06-389	39030	2012			76,895
	AIR FLOW EQUIPMENT INC	08-112	39030	2020	2014	228,213	3,596
	BURCHETT QUALITY TOOL LTD	08-500	39030	2016			166,500
	VELESCO PHARMAEUTICAL	09-361	39030	2015			15,425
*	MANN+HUMMEL USA INC	11-463	39030	2017			2,598,298
COMSTOCK TWP. S.D.#39030 TOTALS:						2,821,359	2,879,749
	BELL'S BREWERY INC.	02-171	39050	2014		700,300	
	BELL'S BREWERY INC.	05-478	39050	2017		262,900	
	GROSSER USA LLC	05-134	39050	2017		153,700	
	BELL'S BREWERY INC.	06-118	39050	2018	2012	323,900	284,249
	BENTELER AUTO CORP	06-189	39050	2012			26,837
	BENTELER AUTO CORP	07-433	39050	2013			64,187
	BENTELER AUTO CORP	07-438	39050	2013			7,033
	BENTELER AUTO CORP	07-422	39050	2013			343,868
	BELL'S BREWERY INC.	08-499	39050	2020	2016	406,600	679,723
	BENTELER AUTO CORP	10-233	39050	2015			2,745,242
	BELL'S BREWERY INC.	10-396	39050	2022	2016	290,500	99,104
	BELL'S BREWERY INC.	11-462	39050	2023	2017	1,995,400	889,034
	LANDSCAPE FORMS INC	11-349	39050	2017			170,165
	BENTELER AUTO CORP	11-380	39050	2017			1,130,331
COMSTOCK TWP. S.D.#39050 TOTALS:						4,133,300	6,439,773
****COMSTOCK TWP. TOTALS:						6,954,659	9,319,522

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

	REHAB		NEW	
	REAL	PERSONAL	REAL	PERSONAL
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KALAMAZOO TOWNSHIP	0	0	3,493,125	1,739,800
OSHTEMO TOWNSHIP	0	0	770,000	1,485,000
TEXAS TOWNSHIP	0	0	0	0
KALAMAZOO CITY	0	0	16,179,300	20,402,100
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PAVILION TOWNSHIP	0	0	144,000	2,068,500
KALAMAZOO CITY	2,390,012	0	1,968,000	11,223,600
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GALESBURG CITY	0	0	0	497,600
**** GALESBURG-AUG. COMMUNITY TOTALS:	216,500	0	5,033,400	7,434,973
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KALAMAZOO TOWNSHIP	0	0	172,400	0
PARCHMENT CITY	0	0	134,909	1,975,700
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PORTAGE CITY	0	125,900	18,551,300	10,990,700
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BRADY TOWNSHIP	0	0	0	338,700
SCHOOLCRAFT TOWNSHIP	0	0	1,203,316	362,900
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(Includes IFT Captured & Ren Zones)				

2012
KALAMAZOO COUNTY
IFT VALUES

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CHARLESTON	1,614,200
CLIMAX	0
COMSTOCK	16,274,181
COOPER	0
KALAMAZOO	5,405,325
OSHTEMO	2,255,000
PAVILION	2,212,500
PRAIRIE RONDE	0
RICHLAND	17,319,724
ROSS	0
SCHOOLCRAFT	12,778,521
TEXAS	0
WAKESHMA	0
TOWNSHIP TOTAL:	58,374,482
CITIES:	
GALESBURG	497,600
KALAMAZOO	56,470,812
PARCHMENT	2,110,609
PORTAGE	29,667,900
CITY TOTAL:	88,746,921
COUNTY GRAND TOTAL:	<u>147,121,403</u>
(Includes IFT Captured & Ren Zones)	

2012
ACT 198 IFT REPORT

	CERT. #	S.D. #	EXP. 12/30		REHAB.	REHAB.	TAXABLE VALUE	
			REAL	PERS.	REAL	PERSONAL	NEW REAL	NEW PERSONAL
KALAMAZOO TWP.								
KALSEC, INC	05-457	39010	2019	2013			3,493,125	1,502,000
BUILDING RESTORATION INC	07-255	39010		2013				11,200
MICRO MACHINE	09-115	39010		2015				9,200
MICRO MACHINE	10-084	39010		2016				66,400
MICRO MACHINE	11-199	39010		2017				151,000
KALAMAZOO TWP. S.D.#39010 TOTALS:							3,493,125	1,739,800
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	
****KALAMAZOO TWP. TOTALS:							3,665,525	1,739,800
OSHTEMO TWP.								
MARKETING TECHNOLOGY	04-353	39010	2014	2014			490,800	1,485,000
HARRISON PACKING CO	05-180	39010		2017			279,200	
****OSHTEMO TWP. TOTALS:							770,000	1,485,000
PAVILION TWP.								
GREEN BAY PACKAGING	04-266	39030		2016				440,500
CARTEK INTERNATIONAL	05-322	39030		2017			144,000	
GREEN BAY PACKAGING	07-111	39030		2019				319,000
GREEN BAY PACKAGING	08-076	39030		2020				389,200
GREEN BAY PACKAGING	10-172	39030		2022				919,800
****PAVILION TWP. TOTALS:							144,000	2,068,500
RICHLAND TWP.								
PARKER HANNIFIN CORP	01-047	39065		2012			2,983,400	
PFIZER INC	04-220	39065		2016			11,682,724	
PFIZER INC	04-221	39065		2016			1,142,100	
PFIZER INC	04-222	39065		2016			1,511,500	
****RICHLAND TWP. TOTALS:							17,319,724	

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SCHOOLCRAFT TWP.	CERT. #	S.D. #	EXP. 12/30		REHAB.	REHAB.	TAXABLE VALUE	
			REAL	PERS.	REAL	PERSONAL	NEW REAL	NEW PERSONAL
TRIPLE S PLASTICS	00-563	39170	2012				238,658	
VV KEPCO INC.	04-457	39170	2016				353,548	
VV ACCRO-SEAL HOLDINGS LLC	06-479	39170		2012				25,600
VV BRIDGE ORGANICS COMPANY	07-488	39170	2019	2013			76,767	101,100
VV BRIDGE ORGANICS COMPANY	09-268	39170	2021	2015			334,643	236,200
VV BRIDGE ORGANICS COMPANY	10-230	39170		2016			199,700	
SCHOOLCRAFT TWP. S.D.#39170 TOTALS:							1,203,316	362,900
WEBER SPECIALTIES CO.	99-762	39160	2012				368,400	
CONCEPT MOLDS	00-064	39160	2012				219,336	
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				82,302	
J RETTENMAIER USA	03-249	39160	2015				296,939	
VS CRAFT PRECISION INC.	04-183	39160		2016				55,800
J RETTENMAIER USA	04-403	39160	2016				150,000	
J RETTENMAIER USA	05-451	39160	2017				458,000	
VS NEW CONCEPTS PRODUCTS	06-100	39160	2012					41,600
VS CRAFT PRECISION INC.	06-190	39160	2018	2018			56,296	40,800
J RETTENMAIER USA	06-275	39160	2012					445,000
J RETTENMAIER USA	07-383	39160	2019	2013			67,889	1,601,300
VS CHEM LINK	07-025	39160	2013					39,700
CHEM LINK	07-027	39160	2013					83,100
VAN BEEK NUTRITION INC	08-058	39160	2020	2014			451,936	525,300
KASTEN ENTERPRISES	08-059	39160	2020				94,238	
J RETTENMAIER USA	08-265	39160	2021	2015			1,413,569	1,847,300
J RETTENMAIER USA	10-161	39160	2016					1,039,500
J RETTENMAIER USA	11-229	39160	2023	2017			763,300	418,200
CHEM LINK	11-098	39160	2017					157,400
CRAFT PRECISION INC.	11-519	39160	2017					41,800
SCHOOLCRAFT TWP. S.D.#39160 TOTALS:							4,875,505	6,336,800
****SCHOOLCRAFT TWP. TOTALS							6,078,821	6,699,700

GALESBURG CITY

SMITHS MACHINE	04-500	39050	2016				32,800
SMITHS MACHINE	05-427	39050	2017				31,500
SMITHS MACHINE	06-208	39050	2018				76,000
SMITHS MACHINE	07-444	39050	2019				77,500
SMITHS MACHINE	08-599	39050	2020				118,500
SMITHS MACHINE	11-219	39050	2023				161,300

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

497,600

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KALAMAZOO CITY:	CERT. #	S.D. #	EXP. 12/30		REHAB.	REHAB.	TAXABLE VALUE			
			REAL	PERS.	REAL	PERSONAL	NEW REAL	NEW PERSONAL		
FRANKLIN INVENTMENT LLC	01-101	39010	2013				3,787,500			
ONE WAY PRODUCTS	01-477	39010	2013				281,200			
FLUID PROCESS EQUIPMENT	02-264	39010	2014				728,600			
RIETH-RILEY CONSTRUCTION	05-492A	39010	2017				158,300			
AGGREGATE INDUSTRIES	05-492	39010	2017				171,100			
SOIL & MATERIALS ENGINEERS	06-123	39010	2018	2012			418,900	4,600		
SWEET MANUFACTURING CO	06-124	39010	2018	2012			106,500	16,300		
CYTEC INDUSTRIES, INC	06-125	39010	2018	2012			1,867,800	1,261,200		
K.C. EAGER LIMITED LLC	06-371	39010	2018	2012			952,300	57,800		
FLOWSERVE FSD CORP	06-510	39010	2012					157,500		
KALEXSYN INC	07-568	39010	2019				1,494,600			
CONSORT CORP	07-377	39010		2013				43,700		
GRAPHIC PACKAGING INTERNAT	07-378	39010		2013				675,000		
AUNT MILLIE'S	07-379	39010		2013				64,800		
SWEET MANUFACTURING	07-380	39010		2013				171,600		
KALEXSYN INC	07-567	39010		2013				536,200		
SWEET MANUFACTURING	08-432	39010		2014				124,300		
* KALEXSYN INC	08-433	39010		2014				89,500		
WRIGHT COATING COMPANY	08-434	39010		2014				94,600		
HECO INC	08-436	39010	2020	2014			46,700	47,100		
GRAPHIC PACKAGING MI INC	08-437	39010	2020	2020			1,863,600	8,100,700		
IMPACT LABEL CORP	08-517	39010		2014				22,100		
PFIZER INC	09-384	39010	2015	2012			4,248,500	7,349,500		
PARKER HANNIFIN CORP	10-372	39010		2013				1,045,500		
PARKER HANNIFIN CORP	10-374	39010		2013				523,800		
R H CROSS ENTERPRISES INC	10-375	39010	2016	2013			53,700	16,300		
KALAMAZOO CITY S.D.#39010 TOTALS:							0	0	16,179,300	20,402,100
SZR LLC	01-262	39030	2013				160,300			
CARON PRECISION	03-202	39030	2015				102,800			
HIGH GRADE MATERIALS CO	04-041	39030	2016				158,300			
DAVIS CREEK MEAT & SEAFOOD	05-489	39030	2017				1,245,200			
FABRI-KAL CORP	06-370	39030		2012				34,300		
INTERNATIONAL PAPER CO	08-435	39030		2014				636,500		
FABRI-KAL CORP	08-438	39030	2020		2,390,012					
FABRI-KAL CORP	09-383	39030		2013				1,831,800		
FABRI-KAL CORP	10-373	39030	2016	2014			122,700	1,959,200		
MOSSBERG PRECISION DIA.	10-370	39030	2017	2013			122,700	194,400		
FABRI-KAL CORP	11-408	39030	2017	2015			56,000	6,567,400		
KALAMAZOO CITY S.D.#39030 TOTALS:							2,390,012	0	1,968,000	11,223,600
STRYKER CORP	05-401	39140	2017				4,307,800			
KALAMAZOO CITY S.D.#39140 TOTALS:							0	0	4,307,800	0
****KALAMAZOO CITY TOTALS:							2,390,012	0	22,455,100	31,625,700

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PARCHMENT CITY	CERT. #	S.D. #	EXP. 12/30		REHAB.	REHAB.	TAXABLE VALUE	
			REAL	PERS.	REAL	PERSONAL	NEW REAL	NEW PERSONAL
* RIVERRUN PRESS	02-417	39130		2014				234,200
* RIVERRUN PRESS	05-171	39130		2011				78,900
* GEORGIA-PACIFIC CORP.	06-627	39130		2018				864,700
* GEORGIA-PACIFIC CORP.	06-628	39130		2018				333,600
* RIVERRUN PRESS	06-676	39130	2012				134,909	
* RIVERRUN PRESS	07-643	39130		2013				13,800
* RIVERRUN PRESS	08-454	39130		2020				450,500

**** PARCHMENT CITY TOTALS:

134,909 1,975,700

PORTAGE CITY

PHARMACIA & UPJOHN CO	00-046	39140		2012		125,900		
INTERFIBE CORP	03-151	39140	2015				21,600	
FEMA CORPORATION	04-299	39140	2016				210,200	
* STRYKER CORP.	04-583	39140	2016	2016			4,916,300	1,080,200
* STRYKER CORP.	04-584	39140	2016	2016			9,375,800	1,751,800
MANN & HUMMEL USA INC	05-500	39140		2009				935,700
PRECISION PRINTER SERVICES	06-142	39140	2012				246,300	
AVTECH LABORATORIES, INC	06-143	39140	2012				1,180,400	
* STRYKER INSTRUMENTS	06-264	39140	2018	2018			1,010,300	252,000
STRYKER INSTRUMENTS	06-490	39140	2019	2019			83,800	180,800
BOWERS MANUFACTURING	07-252	39140	2013				104,600	
PHARMOPTIMA LLC	07-550	39140	2013				221,100	
FEMA CORPORATION	08-053	39140	2020	2020			487,800	595,300
ELIASON CORP	08-601	39140	2014				460,700	
SUMMIT POLYMERS INC	09-041	39140		2012				73,600
SUMMIT POLYMERS INC	09-042	39140		2012				154,800
MANN & HUMMEL USA INC	09-357	39140		2015				5,519,800
STRYKER INSTRUMENTS	09-278	39140	2015	2015			232,400	446,700

****PORTAGE CITY TOTALS:

0 125,900 18,551,300 10,990,700

**KALAMAZOO COUNTY
2012 TOP 25 LARGEST PROPERTY OWNERS**

	Ad Valorem Total Taxable	IFT/TV Rehab	IFT *Eq TV New	Total ** EQ Tax
1 Pfizer, Pharmacia & Upjohn	\$478,606,677	\$125,900	\$25,934,324	\$491,699,739
2 Consumers Energy Co.	\$130,534,614			\$130,534,614
3 Stryker Corp.	\$65,675,400		\$23,637,900	\$77,494,350
4 Graphic Packaging	\$39,945,900		\$10,639,300	\$45,265,550
5 Kaiser Aluminum	\$32,615,974			\$32,615,974
6 Target Corporation	\$28,202,765			\$28,202,765
7 Meijer/Goodwill	\$26,331,107			\$26,331,107
8 Catalyst Development Co.	\$25,247,883			\$25,247,883
9 Connecticut Gen'l Life Ins Co	\$23,904,890			\$23,904,890
10 Edward Rose Development	\$22,438,046			\$22,438,046
Top 10 Sub-Total	\$873,503,256			\$903,734,918
11 Fabri-kal Corporation	\$14,759,931	\$2,390,012	\$10,571,400	\$22,435,643
12 J Rettenmaier USA	\$15,944,299		\$8,633,299	\$20,260,949
13 Mann+ Hummel	\$15,398,190		\$9,053,798	\$19,925,089
14 Copper Beech Townhomes	\$19,181,336			\$19,181,336
15 Bronson Medical	\$19,083,746			\$19,083,746
16 PNC, National City, First of A.r	\$17,567,360			\$17,567,360
17 Parker Hannifin Corp.	\$14,512,500		\$4,552,700	\$16,788,850
18 Bell's Brewery Inc.	\$11,924,785		\$5,931,710	\$14,890,640
19 Charter Communications	\$14,480,065			\$14,480,065
20 Benteler Automotive Corp.	\$11,434,339		\$4,317,498	\$13,593,088
Top 20 Sub-Total	\$1,027,789,807			\$1,081,941,684
21 Westmain 2000 LLC	\$13,514,718			\$13,514,718
22 Eaton Corporation	\$12,393,246	\$216,500	\$1,397,700	\$13,308,596
23 Kalsec, Inc.	\$10,400,294		\$4,995,125	\$12,897,857
24 Occidental Development	\$12,647,700			\$12,647,700
25 Sunrise IV Bronson Place	\$10,962,954			\$10,962,954
GRAND TOTAL	\$1,087,708,719			\$1,145,273,508

* 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.