

2016
IFT REPORT
&
TOP 25 LARGEST
PROPERTY OWNERS



MATHEW HANSEN - DIRECTOR

2016

KALAMAZOO COUNTY BOARD OF COMMISSIONERS

John Taylor - Chairman
Jeff Heppler – Vice Chairman
John Gisler
Scott McGraw
Stephanie Moore
Larry Provancher
Julie Rogers
Michael Seals
Dale Shugars
Roger Tuinier
Kevin Wordelman

John M. Faul – Interim County Administrator

EQUALIZATION DEPARTMENT

<i>Mathew L. Hansen</i>	<i>Director MMAO (IV)</i>
<i>Deyo A. Gregor</i>	<i>Deputy Director MAAO (III)</i>
<i>Mark Schneemilch</i>	<i>Appraiser MAAO (III)</i>
<i>Nick Glascock</i>	<i>Appraiser MAAO (III)</i>
<i>Rhonda L. Hausermann</i>	<i>Assmt. Support Specialist MCAO (II)</i>

PLANT REHABILITATION AND INDUSTRIAL DEVELOPMENT DISTRICTS ACT

During the 1974 session of the Michigan 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.

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

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

Factor

One of two numbers that, when multiplied together, produce a given number.

Industrial Facilities 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

2016
KALAMAZOO COUNTY
ACT 198 IFT REPORT

CERT. #	S.D. #	EXP. 12/30		REHAB.	REHAB.	NEW	NEW
		REAL	PERS.	REAL	PERSONAL	REAL	PERSONAL
				(810, 902)	(910, 952)	(093, 099, 820, 901)	(830, 920, 951)
BRADY TWP.							
STEWART SOUTHERLAND	10-054	39170		2022			227,500
BRADY TWP. S.D.#39170 TOTALS:					0	0	227,500
COMSTOCK TWP.							
AIR FLOW EQUIPMENT INC	05-477	39030		2017		526,383	
SIGN ART INC	07-099	39030		2019	2013	233,769	4,570
AIR FLOW EQUIPMENT INC	08-112	39030		2020	2014	241,950	2,239
BURCHETT QUALITY TOOL LTD	12-484	39030			2018		27,000
HARK ORCHIDS	13-115	39030		2025		1,421,600	
GETMAN PROPERTIES LLC	13-367	39030		2025	2018	996,730	28,212
BURCHETT QUALITY TOOL LTD	13-191	39030			2019		42,000
GENERAL MILLS OPERATION LLC	14-141	39030		2026	2020	5,389,500	75,694
BELL'S BREWERY INC.	15-191	39030		2027		1,680,700	
COMSTOCK TWP. S.D.#39030 TOTALS:					0	0	179,715
BELL'S BREWERY INC.	05-478	39050		2017		218,000	
BELL'S BREWERY INC.	06-118	39050		2018		295,200	
BENTELER AUTO CORP	07-433	39050			2013		65,231
BENTELER AUTO CORP	07-438	39050			2013		11,961
BENTELER AUTO CORP	07-422	39050			2013		281,859
BELL'S BREWERY INC.	08-499	39050		2020	2016	354,000	474,970
BENTELER AUTO CORP	10-233	39050			2015		2,231,916
BELL'S BREWERY INC.	10-396	39050		2022	2016	293,600	55,821
BELL'S BREWERY INC.	11-462	39050		2023	2017	3,301,500	2,078,703
LANDSCAPE FORMS INC	11-349	39050			2017		103,246
BENTELER AUTO CORP	11-380	39050			2017		1,580,460
BENTELER AUTO CORP	13-105	39050			2019		243,765
BELL'S BREWERY INC.	14-139	39050		2024		2,345,700	
ASTIRA GROUP LLC	14-148	39050		2026		575,800	
COMSTOCK TWP. S.D.#39050 TOTALS:					0	0	7,127,932
****COMSTOCK TWP. TOTALS:					0	0	17,874,432
							7,307,647

2016
ACT 198 IFT REPORT

KALAMAZOO TWP.	CERT. #	S.D. #	EXP. 12/30		REHAB.	REHAB.	TAXABLE VALUE	
			REAL	PERS.	REAL	PERSONAL	NEW REAL	NEW PERSONAL
FAIRWAY HOLDINGS INC	05-020	39010	2017				124,800	
KALSEC, INC.	05-457	39010	2019	2013			3,091,446	1,066,800
SUPERIOR PRECAST PRODUCTS	05-448	39010	2018				235,604	
BUILDING RESTORATION INC	05-052	39010	2018				176,728	
BUILDING RESTORATION INC	07-255	39010		2013				8,200
MICRO MACHINE CO. LLC	09-115	39010		2015				6,900
MICRO MACHINE CO. LLC	11-199	39010		2017				97,400
KALAMAZOO TWP. S.D.#39010 TOTALS:					0	0	3,628,578	1,179,300
MALL CITY CONTAINERS INC.	03-272	39130	2015				119,400	
KALAMAZOO TWP. S.D.#39130 TOTALS:					0	0	119,400	0
****KALAMAZOO TWP. TOTALS:					0	0	3,747,978	1,179,300
OSHTEMO TWP.								
HARRISON PACKING CO	05-180	39010	2017				272,200	
MOPHIE LLC	14-187	39010	2026				635,600	
T-SHIRT PRINTING PLUS INC	13-004	39010	2025				150,100	
PEDROLINI-SMITH LLC	15-231	39010	2027				64,000	
MOPHIE LLC	14-187	39010		2020				76,300
****OSHTEMO TWP. TOTALS:					0	0	1,121,900	76,300
PAVILION TWP.								
GREEN BAY PACKAGING	04-266	39030		2016				131,200
CARTEK INTERNATIONAL	05-322	39030	2017				138,900	
GREEN BAY PACKAGING	07-111	39030		2019				224,500
GREEN BAY PACKAGING	08-076	39030		2020				273,600
GREEN BAY PACKAGING	10-172	39030		2022				588,200
GREEN BAY PACKAGING	12-228	39030		2024				289,700
****PAVILION TWP. TOTALS:					0	0	138,900	1,507,200
RICHLAND TWP.								
ZOETIS	04-220	39065	2016				12,015,500	
ZOETIS	04-221	39065	2016				1,146,800	
ZOETIS	04-222	39065	2016				1,424,400	
****RICHLAND TWP. TOTALS:					0	0	14,586,700	0

2016 ACT 198 IFT REPORT

SCHOOLCRAFT TWP.	CERT. #	S.D. #	EXP. 12/30		REHAB.	REHAB.	TAXABLE VALUE	
			REAL	PERS.	REAL	PERSONAL	NEW REAL	NEW PERSONAL
VV	KEPCO INC.	04-457	39170	2016			346,436	
VV	BRIDGE ORGANICS COMPANY	07-488	39170	2019	2013		75,525	74,300
VV	BRIDGE ORGANICS COMPANY	09-268	39170	2021	2015		332,293	158,600
VV	BRIDGE ORGANICS COMPANY	10-230	39170		2016			128,800
VV	ACCRO-SEAL HOLDINGS INC	11-241	39170		2017			36,500
VV	SUMMIT POLYMERS INC	12-483	39170	2024			668,800	
	EIMO TECHNOLOGIES	13-266	39170	2025	2019		410,000	688,800
	EIMO TECHNOLOGIES	14-305	39170		2020			333,600
VV	MLC RESEARCH & DEVELOPMEN	15-018	39170	2027			822,500	
VV	SUMMIT POLYMERS INC.	15-115	39170	2027			991,500	
VV	EIMO TECHNOLOGIES	16-003	39170	2028			2,328,200	
SCHOOLCRAFT TWP. S.D.#39170 TOTALS:							5,975,254	1,420,600
	J RETTENMAIER USA	03-249	39160	2015			314,813	
	J RETTENMAIER USA	04-403	39160	2016			150,000	
	J RETTENMAIER USA	05-451	39160	2017			458,000	
VS	CRAFT PRECISION INC.	06-190	39160	2018	2018		56,468	28,400
	J RETTENMAIER USA	07-383	39160	2019	2013		67,501	1,119,500
VS	CHEM LINK	07-025	39160		2013			27,900
VS	NEW CONCEPT	07-027	39160		2013			58,200
	VAN BEEK NUTRITION INC	08-058	39160	2020	2014		455,963	362,200
	KASTEN ENTERPRISES	08-059	39160	2020			99,908	
	J RETTENMAIER USA	08-265	39160	2021	2015		1,493,366	1,184,300
	J RETTENMAIER USA	10-161	39160		2016			637,200
	J RETTENMAIER USA	11-229	39160	2023	2017		1,248,944	267,700
VS	CHEM LINK	11-098	39160		2017			101,300
VS	CRAFT PRECISION INC.	11-519	39160		2017			48,800
	J RETTENMAIER USA	12-200	39160		2018			58,300
VS	CRAFT PRECISION INC.	13-449	39160	2025			378,600	
VS	CHEM LINK	14-393	39160	2028	2020		166,600	93,100
SCHOOLCRAFT TWP. S.D.#39160 TOTALS:							4,890,163	3,986,900
****SCHOOLCRAFT TWP. TOTALS							10,865,417	5,407,500
GALESBURG CITY								
	SMITHS MACHINE	04-500	39050		2016			24,200
	SMITHS MACHINE	05-427	39050		2017			23,100
	SMITHS MACHINE	06-208	39050		2018			55,800
	SMITHS MACHINE	07-444	39050		2019			54,500
	SMITHS MACHINE	08-599	39050		2020			83,000
	SMITHS MACHINE	11-219	39050		2023			97,900
	SMITHS MACHINE	12-261	39050		2024			75,000
	SMITHS MACHINE	14-084	39050		2024			154,700
	SMITHS MACHINE	15-001	39050	2026	2024		81,700	173,000
****GALESBURG CITY TOTALS:							81,700	741,200

2016
ACT 198 IFT REPORT

KALAMAZOO CITY:	CERT. #	S.D. #	EXP. 12/30		REHAB.	REHAB.	TAXABLE VALUE		
			REAL	PERS.	REAL	PERSONAL	NEW REAL	NEW PERSONAL	
RIETH-RILEY CONSTRUCTION	05-492A	39010	2017				164,779		
AGGREGATE INDUSTRIES	05-492	39010	2017				178,128		
SOIL & MATERIALS ENGINEERS	06-123	39010	2018				412,300		
SWEET MANUFACTURING CO	06-124	39010	2018				105,400		
CYTEC INDUSTRIES, INC	06-125	39010	2018				1,676,300		
K.C. EAGER LIMITED LLC	06-371	39010	2018				918,500		
KALEXSYN INC	07-568	39010	2019				1,473,600		
CONSORT CORP	07-377	39010		2013				30,700	
GRAPHIC PACKAGING INTERNAT	07-378	39010		2013				472,700	
AUNT MILLIE'S	07-379	39010		2013				25,200	
SWEET MANUFACTURING	07-380	39010		2013				65,200	
KALEXSYN INC	07-567	39010		2013				270,400	
SWEET MANUFACTURING	08-432	39010		2014				47,200	
KALEXSYN INC	08-433	39010		2014				58,800	
WRIGHT COATING COMPANY	08-434	39010		2014				60,000	
HECO INC	08-436	39010	2020	2014			48,404	32,900	
GRAPHIC PACKAGING MI INC	08-437	39010	2020	2020			1,788,600	5,253,800	
IMPACT LABEL CORP	08-517	39010		2014				12,400	
PARKER HANNIFIN CORP	10-372	39010		2016				843,200	
PARKER HANNIFIN CORP	10-374	39010		2016				354,200	
R H CROSS ENTERPRISES INC	10-375	39010	2022				54,976		
FLOWSERVE US INC.	12-166	39010		2015				218,000	
GRAPHIC PACKAGING MI INC	12-544	39010		2016				2,101,200	
NEWELL RUBERMAID	13-471	39010	2025				1,253,300		
DIMPLEX THERMAL SOLUTIONS	13-503	39010	2019				313,776		
KALAMAZOO CITY S.D.#39010 TOTALS:						0	0	8,388,063	9,845,900
HIGH GRADE MATERIALS CO	04-041	39030	2016				159,000		
DAVIS CREEK MEAT & SEAFOOD	05-489	39030	2017				1,219,400		
FABRI-KAL CORP	08-438	39030	2020		2,390,012				
FABRI-KAL CORP	09-383	39030		2017				1,240,400	
FABRI-KAL CORP	10-373	39030	2016	2014			117,800	688,200	
FABRI-KAL CORP	11-408	39030	2017	2015			56,200	3,990,100	
SZR LLC	12-254	39030	2018				242,900		
SCHUPAN & SONS INC	12-254	39030		2015				223,900	
KALAMAZOO CITY S.D.#39030 TOTALS:						2,390,012	0	1,795,300	6,142,600
STRYKER CORP	05-401	39140	2017				4,304,400		
KALAMAZOO CITY S.D.#39140 TOTALS:						0	0	4,304,400	0
****KALAMAZOO CITY TOTALS:						2,390,012	0	14,487,763	15,988,500

2016
ACT 198 IFT REPORT

PARCHMENT CITY	CERT. #	S.D. #	EXP. 12/30		REHAB.	REHAB.	TAXABLE VALUE		
			REAL	PERS.	REAL	PERSONAL	NEW REAL	NEW PERSONAL	
GEORGIA-PACIFIC CORP.	06-627	39130		2018				634,000	
GEORGIA-PACIFIC CORP.	06-628	39130		2018				231,800	
RIVERRUN PRESS	07-643	39130		2013				9,700	
RIVERRUN PRESS	08-454	39130		2020				313,800	
RIVERRUN PRESS	10-426	39130		2017				139,500	
RIVERRUN PRESS	15-247	39130		2025			268,000		
**** PARCHMENT CITY TOTALS:						0	0	268,000	1,328,800

PORTAGE CITY	CERT. #	S.D. #	EXP. 12/30	REAL	PERS.	REHAB. REAL	REHAB. PERSONAL	NEW REAL	NEW PERSONAL
FEMA CORPORATION	04-299	39140	2016					194,400	
STRYKER INSTRUMENTS	04-583	39140	2016	2016				4,625,700	267,800
STRYKER MEDICAL	04-584	39140	2016	2016				8,715,100	13,800
STRYKER INSTRUMENTS	06-264	39140	2018	2018				1,010,300	159,100
STRYKER INSTRUMENTS	06-490	39140	2019	2019				78,800	113,900
FEMA CORPORATION	08-053	39140	2020					439,300	
MANN & HUMMEL USA INC	09-357	39140		2015					1,946,700
STRYKER INSTRUMENTS	09-278	39140		2018					216,700
MANN & HUMMEL USA INC	11-463	39140		2017					2,260,600
FEMA CORPORATION	12-316	39140	2018					736,600	
MANN & HUMMEL USA INC	12-499	39140	2021					1,317,700	
BOWERS MANUFACTURING	13-002	39140	2019	2016				571,200	187,600
STRYKER CORPORATION	13-052	39140	2019					2,110,100	
MANN & HUMMEL USA INC	13-077	39140		2019					1,079,900
SUMMIT POLYMERS INC.	13-078	39140	2019					557,214	
SUMMIT POLYMERS INC.	13-401	39140	2019					1,058,076	
KWNCO LOGISTIC SERVICES	15-005	39140	2024					5,591,400	
****PORTAGE CITY TOTALS:						0	0	27,005,890	6,246,100

**2016
INDUSTRIAL FACILITY TAX (IFT-Act 198)
Taxable Valuation**

	REHAB		NEW	
	REAL	PERSONAL	REAL	PERSONAL
TOWNSHIPS:				
ALAMO TOWNSHIP	0	0	0	0
BRADY TOWNSHIP	0	0	0	227,500
CHARLESTON TOWNSHIP	0	0	0	0
CLIMAX TOWNSHIP	0	0	0	0
COMSTOCK TOWNSHIP	0	0	17,874,432	7,307,647
COOPER TOWNSHIP	0	0	0	0
KALAMAZOO TOWNSHIP	0	0	3,747,978	1,179,300
OSHTEMO TOWNSHIP	0	0	1,121,900	76,300
PAVILION TOWNSHIP	0	0	138,900	1,507,200
PRAIRIE RONDE TOWNSHIP	0	0	0	0
RICHLAND TOWNSHIP	0	0	14,586,700	0
ROSS TOWNSHIP	0	0	0	0
SCHOOLCRAFT TOWNSHIP	0	0	10,865,417	5,407,500
TEXAS TOWNSHIP	0	0	0	0
WAKESHMA TOWNSHIP	0	0	0	0
TOWNSHIPS TOTALS:	0	0	48,335,327	15,705,447

CITIES:				
GALESBURG CITY	0	0	81,700	741,200
KALAMAZOO CITY	2,390,012	0	14,487,763	15,988,500
PARCHMENT CITY	0	0	268,000	1,328,800
PORTAGE CITY	0	0	27,005,890	6,246,100
CITIES TOTALS:	2,390,012	0	41,843,353	24,304,600
**GRAND TOTALS IFT:	2,390,012	0	90,178,680	40,010,047

REN ZONES				
COMSTOCK TWP	0	0	1,421,600	0
TOTAL IFT REN ZONES:	0	0	1,421,600	0

TIFA/LDFA CAPTURED VALUE	REHAB		NEW	
COMSTOCK Twp. (*Real & Personal)	0	0	6,886,794	0
KALAMAZOO CITY (*Real & Personal)	0	0	16,505,307	0
PORTAGE CITY (*Real & Personal)	0	0	12,861,400	0
TOTAL IFT CAPTURED:	0	0	36,253,501	0

2016
INDUSTRIAL FACILITY TAX (IFT-Act 198)
Taxable Valuation - By School District

	REHAB		NEW	
	REAL	PERSONAL	REAL	PERSONAL
39010 KALAMAZOO PUBLIC				
KALAMAZOO TOWNSHIP	0	0	3,628,578	1,179,300
OSHTEMO TOWNSHIP	0	0	1,121,900	76,300
KALAMAZOO CITY	0	0	8,388,063	9,845,900
*****KALAMAZOO PUBLIC TOTALS:	0	0	13,138,541	11,101,500
39030 COMSTOCK COMMUNITY				
COMSTOCK TOWNSHIP	0	0	10,490,632	179,715
PAVILION TOWNSHIP	0	0	138,900	1,507,200
KALAMAZOO CITY	2,390,012	0	1,795,300	6,142,600
*****COMSTOCK COMMUNITY TOTALS:	2,390,012	0	12,424,832	7,829,515
39050 GALESBURG-AUG. COMMUNITY				
COMSTOCK TOWNSHIP	0	0	7,383,800	7,127,932
GALESBURG CITY	0	0	81,700	741,200
**** GALESBURG-AUG. COMMUNITY TOTALS:	0	0	7,465,500	7,869,132
39130 PARCHMENT COMMUNITY				
KALAMAZOO TOWNSHIP	0	0	119,400	0
PARCHMENT CITY	0	0	268,000	1,328,800
**** PARCHMENT COMMUNITY TOTALS:	0	0	387,400	1,328,800
39140 PORTAGE PUBLIC				
KALAMAZOO CITY	0	0	4,304,400	0
PORTAGE CITY	0	0	27,005,890	6,246,100
*****PORTAGE PUBLIC TOTALS:	0	0	31,310,290	6,246,100
39065 GULL LAKE COMMUNITY				
RICHLAND TWP	0	0	14,586,700	0
***** GULL LAKE COMMUNITY TOTALS:	0	0	14,586,700	0
39170 VICKSBURG COMMUNITY				
BRADY TOWNSHIP	0	0	0	227,500
SCHOOLCRAFT TOWNSHIP	0	0	5,975,254	1,420,600
*****VICKSBURG COMMUNITY TOTALS:	0	0	5,975,254	1,648,100
39160 SCHOOLCRAFT COMMUNITY				
SCHOOLCRAFT TOWNSHIP	0	0	4,890,163	3,986,900
*****SCHOOLCRAFT COMMUNITY TOTALS	0	0	4,890,163	3,986,900
KALAMAZOO COUNTY IFT TOTALS	2,390,012	0	90,178,680	40,010,047
(Includes IFT Captured & Ren Zones)				

2016
KALAMAZOO COUNTY
IFT VALUES

GOVERNMENTAL UNIT	2016 TAXABLE VALUES
TOWNSHIPS:	
ALAMO	0
BRADY	227,500
CHARLESTON	0
CLIMAX	0
COMSTOCK	25,182,079
COOPER	0
KALAMAZOO	4,927,278
OSHTEMO	1,198,200
PAVILION	1,646,100
PRAIRIE RONDE	0
RICHLAND	14,586,700
ROSS	0
SCHOOLCRAFT	16,272,917
TEXAS	0
WAKESHMA	0
<hr/>	
TOWNSHIP TOTAL:	64,040,774
 CITIES:	
GALESBURG	822,900
KALAMAZOO	32,866,275
PARCHMENT	1,596,800
PORTAGE	33,251,990
<hr/>	
CITY TOTAL:	68,537,965
 COUNTY GRAND TOTAL:	
(Includes IFT Captured & Ren Zones)	<u>132,578,739</u>

**2016
KALAMAZOO COUNTY
IFT RECAP**

**IFT
ACT 198**

<u>REHAB</u>	2,390,012
<u>NEW</u>	92,513,626
GRAND TOTAL	94,903,638

REHAB:	2,390,012 X 100.00% =	2,390,012
NEW:	92,513,626 X 50.00% =	46,256,813
TOTAL EQUIVALENT IFT TAXABLE VALUE		48,646,825

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

**KALAMAZOO COUNTY
2016 TOP 25 LARGEST PROPERTY OWNERS**

		Ad Valorem Total Taxable	IFT/TV Rehab	IFT New	Total ** EQ Tax
1	Pfizer, Pharmacia & Upjohn	\$184,678,753			\$184,678,753
2	Consumers Energy Co.	\$164,833,788			\$164,833,788
3	Zoetis	\$92,566,572		\$14,586,700	\$99,859,922
4	Edward Rose/ Occidental	\$43,571,373			\$43,571,373
5	Stryker Corp.	\$29,271,101		\$21,615,700	\$40,078,951
6	Enbridge Energy	\$26,212,339			\$26,212,339
7	General Growth	\$25,343,990			\$25,343,990
8	Meijer/Goodwill Co.	\$23,993,635			\$23,993,635
9	Kaiser Aluminum	\$23,420,781			\$23,420,781
10	Catalyst Development	\$22,853,107			\$22,853,107
	Top 10 Sub-Total	\$636,745,439			\$654,846,639
11	Target	\$21,875,240			\$21,875,240
12	Bronson	\$21,066,758			\$21,066,758
13	19 Props, LLC	\$17,016,268			\$17,016,268
14	Michigan Electric Transmission	\$16,083,209			\$16,083,209
15	PNC, Nat'l City & First of America	\$15,353,291			\$15,353,291
16	Copper Beech Townhomes	\$13,977,609			\$13,977,609
17	DFG Maple Hill, LLC	\$12,059,499			\$12,059,499
18	Bell's Brewery Inc./Bell's Properties	\$6,328,243		\$11,098,194	\$11,877,340
19	Menards, Inc.	\$11,713,924			\$11,713,924
20	Fountains Bronson Place	\$11,663,900			\$11,663,900
	Top 20 Sub-Total	\$783,883,380			\$807,533,677
21	MIMG LXVI Drakes Pond, LLC	\$11,575,500			\$11,575,500
22	Mann+ Hummel Automotive Inc.	\$7,462,306		\$6,604,900	\$10,764,756
23	Lifecare	\$10,719,195			\$10,719,195
24	Graphic Packaging	\$5,548,295		\$9,616,300	\$10,356,445
25	Southland Mall, LTD	\$9,968,063			\$9,968,063
	GRAND TOTAL	\$829,156,739			\$860,917,636

* Edward Rose affiliates include Occidental Development, Audrey Homes, Walnut Trail apartments, Gull Road apartments and Newport Village Apartments.

** Includes the taxable value of ad valorem, IFT Rehab and IFT Eq New.
Eq TV is 1/2 the taxable value of the IFT's to allow for the effect of 50% of the millage rate being applied to the new facility tax abatements.

Taxable values captured by TIFA are included in the totals.

This listing is an estimate compiled from information furnished to the Equalization Department by the Townships and Cities of Kalamazoo County.