

2020  
IFT REPORT  
&  
TOP 25 LARGEST  
PROPERTY OWNERS



*MATHEW HANSEN - DIRECTOR*

**2020**

**KALAMAZOO COUNTY BOARD OF COMMISSIONERS**

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**EQUALIZATION DEPARTMENT**

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<i>Deyo A. Gregor</i>	<i>Deputy Director 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

**KALAMAZOO COUNTY  
2020 EQUIVALENT TAXABLE VALUE**

	2020 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	145,461,909	0	145,461,909	529,676	0	529,676	0	0	0	0	134,249	145,693,185
BRADY TWP	182,261,668	152,439	182,109,229	0	0	0	0	0	0	0	0	182,109,229
CHARLESTON TWP	104,909,052	0	104,909,052	0	0	0	0	0	0	0	0	104,909,052
CLIMAX TWP	78,454,068	0	78,454,068	0	0	0	0	0	0	0	0	78,454,068
COMSTOCK TWP	598,597,362	30,202,923	568,394,439	24,560,188	8,546,521	16,013,667	0	0	0	0	18,703,453	557,697,819
COOPER TWP	307,489,017	0	307,489,017	0	0	0	0	0	0	0	110,139	307,461,482
KALAMAZOO TWP	465,872,534	30,439	465,842,095	0	0	0	0	0	0	0	0	465,842,095
OSHEMO TWP	918,081,984	39,184,549	878,897,435	5,269,328	2,993,236	2,276,092	0	0	0	0	0	887,054,337
PAVILION TWP	224,873,833	0	224,873,833	7,064,099	0	7,064,099	0	0	0	0	0	228,405,883
PRAIRIE RONDE TWP	118,948,671	0	118,948,671	0	0	0	0	0	0	0	0	118,948,671
RICHLAND TWP	447,209,923	0	447,209,923	131,960	0	131,960	0	0	0	0	0	447,275,903
ROSS TWP	366,558,506	0	366,558,506	0	0	0	0	0	0	0	0	366,558,506
SCHOOLCRAFT TWP	347,296,743	4,144,398	343,152,345	11,582,959	190,600	11,392,359	0	0	0	0	738,235	348,139,690
TEXAS TOWNSHIP	949,185,473	11,866,643	937,318,830	0	0	0	0	0	0	0	0	937,318,830
WAKESHMA	71,510,026	0	71,510,026	0	0	0	0	0	0	0	0	71,510,026
GALESBURG CITY	29,454,477	0	29,454,477	776,173	0	776,173	0	0	0	0	0	29,842,564
KALAMAZOO CITY	1,667,203,026	47,583,088	1,619,619,938	11,085,166	0	11,085,166	0	2,390,012	0	2,390,012	227,425	1,627,438,821
PARCHMENT CITY	42,253,103	769,381	41,483,722	366,200	0	366,200	0	0	0	0	0	41,666,822
PORTAGE CITY	2,145,879,222	49,370,185	2,096,509,037	141,175,517	68,970,700	72,204,817	0	0	0	0	800,487	2,132,411,324
<b>TOTAL COUNTY</b>	<b>9,211,500,597</b>	<b>183,304,045</b>	<b>9,028,196,552</b>	<b>202,541,266</b>	<b>80,701,057</b>	<b>121,840,209</b>	<b>0</b>	<b>2,390,012</b>	<b>0</b>	<b>2,390,012</b>	<b>20,713,988</b>	<b>9,078,738,307</b>

**Total EQ Taxable** 9,078,738,307 6.5494 = \$59,460,289  
 Millage rate does not include the Juv. Home Debt Millage

\$236,395,480 represents the equivalent taxable value granted to companies in Kalamazoo County  
 or a contribution of \$1,548,249 to economic development growth in the community.

<b>2020 SEV</b>	<b>11,375,115,409</b>	
<b>Tax Base Lost Due to Proposal A</b>	<b>2,163,614,812</b>	<b>County Revenue Loss Due to Proposal A</b>
<b>2020 TV</b>	<b>9,211,500,597</b>	<b>\$14,170,379</b>



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KALAMAZOO COUNTY  
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CERT. #	S.D. #	EXP. 12/30		REHAB.	REHAB.	NEW	NEW
		REAL	PERS.	REAL	PERSONAL	REAL	PERSONAL
				(810, 902)	(910, 952)	(093, 099, 305, 820, 901)	(830, 920, 951)
<b>ALAMO TWP.</b>							
SCHIERBEEK PROPERTIES LLC	17-127	03010	2029			529,676	
<b>ALAMO TWP. S.D.#39030 TOTALS:</b>				<b>0</b>	<b>0</b>	<b>529,676</b>	<b>0</b>
<b>COMSTOCK TWP.</b>							
AIR FLOW EQUIPMENT INC	08-112	39030	2020	2014		236,100	0
VELESCO PHARMACEUTICAL	09-361	39030		2015			47,752
HARK ORCHIDS LP	13-115	39030	2025	2019		1,365,600	0
GETMAN PROPERTIES LLC	13-367	39030	2025	2018		971,100	19,748
SIR KALAMAZOO LLC	14-141	39030	2026			4,995,600	
GENERAL MILLS OPERATIONS	14-141	39030		2020			49,218
LANDSCAPE FORMS INC.	15-210	39030	2027	2027		2,107,903	0
CONTRACTOR LEASING SVC LLC	18-193	39030	2030			353,083	
KALAMAZOO INDUSTRIES INC	19-011	39030	2031			28,200	
<b>COMSTOCK TWP. S.D.#39030 TOTALS:</b>				<b>0</b>	<b>0</b>	<b>10,057,586</b>	<b>116,718</b>
BENTELER AUTOMOTIVE CO	07-422	39050		2013			196,227
BENTELER AUTOMOTIVE CO	07-438	39050		2013			1,101
BELL'S BREWERY INC.	08-499	39050	2020	2016		170,274	0
BENTELER AUTOMOTIVE CO	10-233	39050		2015			1,350,704
BELL'S BREWERY INC.	10-396	39050	2022	2016		198,908	22,567
BELL'S BREWERY INC.	11-462	39050	2023	2017		2,983,500	1,460,173
BENTELER AUTOMOTIVE CO	11-380	39050		2017			1,070,047
BENTELER AUTOMOTIVE CO	13-105	39050		2019			170,636
KALAMAZOO OUTDOOR GOUR.	13-204	39050		2019			4,808
KALAMAZOO OUTDOOR GOUR.	13-206	39050		2019			80,393
BELL'S BREWERY INC	14-139	39050	2024	2020		1,196,306	0
ASTIRA GROUP LLC	14-148	39050	2026			562,100	
BELL'S BREWERY INC.	15-191	39050	2027	2021		2,973,340	0
IMPACT LABEL CORP	15-263	39050	2027	2021		446,300	0
TECNIQ INC	17-008	39050	2030	2024		1,498,500	0
<b>COMSTOCK TWP. S.D.#39050 TOTALS:</b>				<b>0</b>	<b>0</b>	<b>10,029,228</b>	<b>4,356,656</b>
<b>****COMSTOCK TWP. TOTALS:</b>				<b>0</b>	<b>0</b>	<b>20,086,814</b>	<b>4,473,374</b>

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OSHTEMO TWP.	CERT. #	S.D. #	EXP. 12/30		REHAB.	REHAB.	TAXABLE VALUE		
			REAL	PERS.	REAL	PERSONAL	NEW REAL	NEW PERSONAL	
MOPHIE LLC	14-187	39010	2026	2020			393,028	41,300	
T-SHIRT PRINTING PLUS INC	13-004	39010	2025				68,986		
PEDROLINI-SMITH LLC	15-231	39010	2027	2021			52,988	0	
ONE WAY PRODUCTS INC.	16-111	39010	2028	2022			1,131,090	14,500	
NATIONAL FLAVORS, LLC	17-173	39010	2029	2023			1,853,153	21,500	
SELECT PRODUCTS LTD	17-174	39010	2029	2023			1,677,883	14,900	
<b>****OSHTEMO TWP. TOTALS:</b>						<b>0</b>	<b>0</b>	<b>5,177,128</b>	<b>92,200</b>

PAVILION TWP.									
GREEN BAY PACKAGING	10-172	39030		2022				429,800	
GREEN BAY PACKAGING	12-228	39030		2024				225,300	
GREEN BAY PACKAGING	17-110	39030	2029				2,028,217		
SUMMIT POLYMERS, INC	17-088	39030	2029				4,380,782		
<b>****PAVILION TWP. TOTALS:</b>						<b>0</b>	<b>0</b>	<b>6,408,999</b>	<b>655,100</b>

RICHLAND TWP.									
JAMIESON I & JAMIESON II LLC.	16-118	39065	2022				131,960		
<b>****RICHLAND TWP. TOTALS:</b>						<b>0</b>	<b>0</b>	<b>131,960</b>	<b>0</b>

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SCHOOLCRAFT TWP.		CERT. #	S.D. #	EXP. 12/30		REHAB.	REHAB.	TAXABLE VALUE	
				REAL	PERS.	REAL	PERSONAL	NEW REAL	NEW PERSONAL
VV	BRIDGE ORGANICS CO	07-488	39170	2019	2013			74,400	0
VV	BRIDGE ORGANICS CO	09-268	39170	2021	2015			330,500	
VV	BRIDGE ORGANICS CO	10-230	39170		2016				94,600
VV	ACCRO-SEAL HOLDINGS INC	11-241	39170		2017				24,200
VV	SUMMIT POLYMERS INC	12-483	39170	2024	2018			449,379	230,700
	EIMO TECHNOLOGIES	13-266	39170	2025	2019			410,000	0
VV	VANELDEREN INC	15-018	39170	2027	2027			527,000	
VV	SUMMIT POLYMERS INC.	15-115	39170	2027				600,900	
VV	EIMO TECHNOLOGIES	16-003	39170	2027	2027			1,392,259	0
VV	MCM RESOURCES LLC	15-116	39170	2027				212,900	
<b>SCHOOLCRAFT TWP. S.D.#39170 TOTALS:</b>						<b>0</b>	<b>0</b>	<b>3,997,338</b>	<b>349,500</b>
VS	CRAFT PRECISION INC.	04-183	39160		2016				31,300
VS	CRAFT PRECISION INC.	06-190	39060		2018				21,900
VS	CHEM LINK INC	07-025	39160		2013				21,300
VS	NEW CONCEPT PRODUCTS	07-027	39160		2013				42,900
	J RETTENMAIER USA	07-383	39160	2019	2013			67,200	0
	VAN BEEK NUTRITION INC	08-058	39160	2020	2014			427,200	267,800
	KASTEN ENTERPRISES	08-059	39160	2020				107,395	
	J RETTENMAIER USA	08-265	39160	2021	2015			1,564,035	692,500
	J RETTENMAIER USA	10-161	39160	2022	2016			0	451,600
VS	CHEM LINK INC	11-098	39160		2017				74,300
	J RETTENMAIER USA	11-229	39160	2023	2017			955,491	188,300
VS	CRAFT PRECISION INC.	11-519	39160		2017				34,300
	J RETTENMAIER USA	12-200	39160		2018				40,800
	J RETTENMAIER USA	13-174	39160	2025	2019			872,500	0
VS	CRAFT PRECISION INC.	13-449	39160	2025	2019			372,000	0
	WEBER SPECIALTIES	14-155	39160	2026	2020			298,600	0
VS	CHEM LINK	14-393	39160	2028	2020			111,200	205,300
	J RETTENMAIER USA	16-075	39160	2028				56,200	
VS	D&D REALTY LLC	16-080	39160	2028				190,600	
	GMK SERVICES	18-070	39160	2030	2024			123,300	18,100
<b>SCHOOLCRAFT TWP. S.D.#39160 TOTALS:</b>						<b>0</b>	<b>0</b>	<b>5,145,721</b>	<b>2,090,400</b>
<b>****SCHOOLCRAFT TWP. TOTALS</b>						<b>0</b>	<b>0</b>	<b>9,143,059</b>	<b>2,439,900</b>

**GALESBURG CITY**

	SMITHS MACHINE & GRINDING	08-599	39050		2020				61,200
	SMITHS MACHINE & GRINDING	11-219	39050		2023				68,900
	SMITHS MACHINE & GRINDING	12-261	39050		2024				52,500
	SMITHS MACHINE & GRINDING	14-084	39050		2024				103,900
	PBS PARTNERS	14-088	39050	2026				81,700	
	SMITHS MACHINE & GRINDING	15-001	39050		2024				105,000
	SMITHS MACHINE & GRINDING	16-076	39050		2026				99,500
	CROOKSTON CHARLES AUGUSTI	18-172	39050	2025				203,473	
<b>****GALESBURG CITY TOTALS:</b>						<b>0</b>	<b>0</b>	<b>285,173</b>	<b>491,000</b>

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KALAMAZOO CITY:	CERT. #	S.D. #	EXP. 12/30		REHAB.	REHAB.	TAXABLE VALUE	
			REAL	PERS.	REAL	PERSONAL	NEW REAL	NEW PERSONAL
WRIGHT COATING CO, INC	08-434	39010		2014				43,400
HECO, INC.	08-436	39010	2020	2014			50,032	0
GRAPHIC PACKAGING	08-437	39010	2020	2020			1,678,394	3,234,100
R H CROSS ENTERPRISES INC	10-375	39010	2022	2016			55,535	0
GRAPHIC PACKAGING	12-544	39010		2016				325,900
NEWELL RUBERMAID INC.	13-471	39010	2025				1,335,205	
NEWELL RUBERMAID INC.	17-197	39010	2029				671,700	
<b>KALAMAZOO CITY S.D.#39010 TOTALS:</b>							<b>3,790,866</b>	<b>3,603,400</b>
FABRI-KAL CORPORATION	08-438	39030	2020		2,390,012			
FABRI-KAL CORPORATION	09-383	39030		2017				0
FABRI-KAL CORPORATION	10-373	39030		2014				370,300
FABRI-KAL CORPORATION	11-408	39030		2015				2,799,500
SCHUPAN & SONS, INC	12-254	39030		2015				151,900
SCHUPAN & SONS, INC	19-106	39030	2025				369,200	
<b>KALAMAZOO CITY S.D.#39030 TOTALS:</b>					<b>2,390,012</b>	<b>0</b>	<b>369,200</b>	<b>3,321,700</b>
<b>****KALAMAZOO CITY TOTALS:</b>					<b>2,390,012</b>	<b>0</b>	<b>4,160,066</b>	<b>6,925,100</b>
<b>PARCHMENT CITY</b>								
RIVERRUN PRESS	10-426	39130		2017				98,200
RIVERRUN PRESS	15-247	39130	2025				268,000	
<b>**** PARCHMENT CITY TOTALS:</b>					<b>0</b>	<b>0</b>	<b>268,000</b>	<b>98,200</b>
<b>PORTAGE CITY</b>								
FEMA CORPORATION	08-053	39140	2020	2014			472,227	29,200
STRYKER INSTRUMENTS	09-278	39140		2018				49,200
MANN & HUMMEL USA INC	12-499	39140	2021				1,144,744	
MANN & HUMMEL USA INC	14-196	39140	2023	2020			825,800	0
KENCO LOGISTIC SERVICES	15-005	39140	2024				6,010,512	
PHARMACIA & UPJOHN CO.	16-139	39140	2028				16,654,434	
PHARMACIA & UPJOHN CO.	17-058	39140	2029				28,241,500	
STRYKER CORPORATION	17-062	39140	2029	2023			70,851,900	0
FEMA CORPORATION	17-147	39140	2023				684,200	
STRYKER CORPORATION	18-095	39140	2032				16,013,600	
	19-100	39140	2031				198,200	
<b>****PORTAGE CITY TOTALS:</b>					<b>0</b>	<b>0</b>	<b>141,097,117</b>	<b>78,400</b>

**2020**  
**INDUSTRIAL FACILITY TAX (IFT-Act 198)**  
**Taxable Valuation**

	REHAB		NEW	
	REAL	PERSONAL	REAL	PERSONAL
<b>TOWNSHIPS:</b>				
ALAMO TOWNSHIP	0	0	529,676	0
BRADY TOWNSHIP	0	0	0	0
CHARLESTON TOWNSHIP	0	0	0	0
CLIMAX TOWNSHIP	0	0	0	0
COMSTOCK TOWNSHIP	0	0	20,086,814	4,473,374
COOPER TOWNSHIP	0	0	0	0
KALAMAZOO TOWNSHIP	0	0	0	0
OSHTEMO TOWNSHIP	0	0	5,177,128	92,200
PAVILION TOWNSHIP	0	0	6,408,999	655,100
PRAIRIE RONDE TOWNSHIP	0	0	0	0
RICHLAND TOWNSHIP	0	0	131,960	0
ROSS TOWNSHIP	0	0	0	0
SCHOOLCRAFT TOWNSHIP	0	0	9,143,059	2,439,900
TEXAS TOWNSHIP	0	0	0	0
WAKESHMA TOWNSHIP	0	0	0	0
<b>TOWNSHIPS TOTALS:</b>	<b>0</b>	<b>0</b>	<b>41,477,636</b>	<b>7,660,574</b>
<b>CITIES:</b>				
GALESBURG CITY	0	0	285,173	491,000
KALAMAZOO CITY	2,390,012	0	4,160,066	6,925,100
PARCHMENT CITY	0	0	268,000	98,200
PORTAGE CITY	0	0	141,097,117	78,400
<b>CITIES TOTALS:</b>	<b>2,390,012</b>	<b>0</b>	<b>145,810,356</b>	<b>7,592,700</b>
<b>**GRAND TOTALS IFT:</b>	<b>2,390,012</b>	<b>0</b>	<b>187,287,992</b>	<b>15,253,274</b>

TIFA/LDFA/BRA CAPTURED VALUE	REHAB	NEW
COMSTOCK Twp. (*Real & Personal)	0	8,546,521
KALAMAZOO CITY (*Real & Personal)	0	0
PORTAGE CITY (*Real & Personal)	0	68,970,700
<b>TOTAL IFT CAPTURED:</b>	<b>0</b>	<b>77,517,221</b>

**2020**  
**INDUSTRIAL FACILITY TAX (IFT-Act 198)**  
**Taxable Valuation - By School District**

	REHAB		NEW	
	REAL	PERSONAL	REAL	PERSONAL
<b><u>03010 PLAINWELL COMMUNITY</u></b>				
ALAMO TOWNSHIP	0	0	529,676	0
<b>**** PLAINWELL COMMUNITY TOTALS:</b>	<b>0</b>	<b>0</b>	<b>529,676</b>	<b>0</b>
<b><u>39010 KALAMAZOO PUBLIC</u></b>				
OSHTEMO TOWNSHIP	0	0	5,177,128	92,200
KALAMAZOO CITY	0	0	3,790,866	3,603,400
<b>****KALAMAZOO PUBLIC TOTALS:</b>	<b>0</b>	<b>0</b>	<b>8,967,994</b>	<b>3,695,600</b>
<b><u>39030 COMSTOCK COMMUNITY</u></b>				
COMSTOCK TOWNSHIP	0	0	10,057,586	116,718
PAVILION TOWNSHIP	0	0	6,408,999	655,100
KALAMAZOO CITY	2,390,012	0	369,200	3,321,700
<b>****COMSTOCK COMMUNITY TOTALS:</b>	<b>2,390,012</b>	<b>0</b>	<b>16,835,785</b>	<b>4,093,518</b>
<b><u>39050 GALESBURG-AUG. COMMUNITY</u></b>				
COMSTOCK TOWNSHIP	0	0	10,029,228	4,356,656
GALESBURG CITY	0	0	285,173	491,000
<b>**** GALESBURG-AUG. COMMUNITY TOTALS:</b>	<b>0</b>	<b>0</b>	<b>10,314,401</b>	<b>4,847,656</b>
<b><u>39130 PARCHMENT COMMUNITY</u></b>				
PARCHMENT CITY	0	0	268,000	98,200
<b>**** PARCHMENT COMMUNITY TOTALS:</b>	<b>0</b>	<b>0</b>	<b>268,000</b>	<b>98,200</b>
<b><u>39140 PORTAGE PUBLIC</u></b>				
PORTAGE CITY	0	0	141,097,117	78,400
<b>****PORTAGE PUBLIC TOTALS:</b>	<b>0</b>	<b>0</b>	<b>141,097,117</b>	<b>78,400</b>
<b><u>39065 GULL LAKE COMMUNITY</u></b>				
RICHLAND TWP	0	0	131,960	0
<b>**** GULL LAKE COMMUNITY TOTALS:</b>	<b>0</b>	<b>0</b>	<b>131,960</b>	<b>0</b>
<b><u>39170 VICKSBURG COMMUNITY</u></b>				
SCHOOLCRAFT TOWNSHIP	0	0	3,997,338	349,500
<b>****VICKSBURG COMMUNITY TOTALS:</b>	<b>0</b>	<b>0</b>	<b>3,997,338</b>	<b>349,500</b>
<b><u>39160 SCHOOLCRAFT COMMUNITY</u></b>				
SCHOOLCRAFT TOWNSHIP	0	0	5,145,721	2,090,400
<b>****SCHOOLCRAFT COMMUNITY TOTALS</b>	<b>0</b>	<b>0</b>	<b>5,145,721</b>	<b>2,090,400</b>
<b>KALAMAZOO COUNTY IFT TOTALS</b>	<b>2,390,012</b>	<b>0</b>	<b>187,287,992</b>	<b>15,253,274</b>
(Includes IFT Captured & Ren Zones)				

2020  
KALAMAZOO COUNTY  
IFT VALUES

GOVERNMENTAL UNIT	2020 TAXABLE VALUES
<b>TOWNSHIPS:</b>	
ALAMO	529,676
BRADY	0
CHARLESTON	0
CLIMAX	0
COMSTOCK	24,560,188
COOPER	0
KALAMAZOO	0
OSHTEMO	5,269,328
PAVILION	7,064,099
PRAIRIE RONDE	0
RICHLAND	131,960
ROSS	0
SCHOOLCRAFT	11,582,959
TEXAS	0
WAKESHMA	0
<b>TOWNSHIP TOTAL:</b>	49,138,210
<b>CITIES:</b>	
GALESBURG	776,173
KALAMAZOO	13,475,178
PARCHMENT	366,200
PORTAGE	141,175,517
<b>CITY TOTAL:</b>	155,793,068
<b>COUNTY GRAND TOTAL:</b>	<b><u>204,931,278</u></b>
(Includes IFT Captured & Ren Zones)	

**2020  
KALAMAZOO COUNTY  
IFT RECAP**

**IFT  
ACT 198**

<b><u>REHAB</u></b>	2,390,012
<b><u>NEW</u></b>	125,024,045
<b>GRAND TOTAL</b>	127,414,057

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REHAB:	2,390,012 X 100.00% =	2,390,012
NEW:	125,024,045 X 50.00% =	62,512,023
<b>TOTAL EQUIVALENT IFT TAXABLE VALUE</b>		<b>64,902,035</b>

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



**KALAMAZOO COUNTY  
2020 TOP 25 LARGEST PROPERTY OWNERS**

		Ad Valorem Total Taxable	IFT/TV Rehab	IFT New	Total ** EQ Tax
1	Consumers Energy Co.	\$225,921,334			\$225,921,334
2	Pfizer, Pharmacia & Upjohn	\$137,394,487		\$44,895,934	\$159,842,454
3	Stryker Corp.	\$51,076,135		\$87,112,900	\$94,632,585
4	Zoetis	\$60,755,034			\$60,755,034
5	Edward Rose / Audrey Homes / Etc.	\$47,545,157			\$47,545,157
6	BPR FIN I Subco, LLC	\$36,829,162			\$36,829,162
7	Michigan Electric Transmission	\$32,647,056			\$32,647,056
8	19 Props, LLC etal	\$32,440,164			\$32,440,164
9	Enbridge Energy	\$27,865,143			\$27,865,143
10	Catalyst Development	\$24,791,731			\$24,791,731
	<b>Top 10 Sub-Total</b>	<b>\$677,265,403</b>			<b>\$743,269,820</b>
11	Meijer/Goodwill Co.	\$24,615,533			\$24,615,533
12	Target	\$22,585,815			\$22,585,815
13	MIMG LXVI Drakes Pond, LLC / Etc.	\$20,479,158			\$20,479,158
14	Bronson Properties Corp.	\$18,942,396			\$18,942,396
15	Meadows of Perrysburg LLC	\$17,848,500			\$17,848,500
16	Kaiser Aluminum	\$16,162,904			\$16,162,904
17	Lifecare	\$15,944,599			\$15,944,599
18	PNC, Nat'l City & First of America	\$15,869,250			\$15,869,250
19	Knollwood Loft LLC	\$15,657,482			\$15,657,482
20	Coopers Landing	\$15,428,605			\$15,428,605
	<b>Top 20 Sub-Total</b>	<b>\$860,799,645</b>			<b>\$926,804,062</b>
21	Freg the View/Vista Assoc. LLC	\$14,110,230			\$14,110,230
22	AEP	\$13,155,600			\$13,155,600
23	DFG Maple Hill, LLC	\$13,056,771			\$13,056,771
24	Fountains Bronson Place	\$12,199,251			\$12,199,251
25	Graphic Packaging / Spur	\$8,876,786		\$5,238,394	\$11,495,983
	<b>GRAND TOTAL</b>	<b>\$922,198,283</b>			<b>\$990,821,897</b>

\* 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.