



**GENESEE COUNTY**  
**EQUALIZATION DEPARTMENT**

***2025 EQUALIZATION PRESENTATION***  
***Mellissa K Hayduk, Director***

April 23, 2025

# ***ABOUT THE EQUALIZATION DEPARTMENT***



**- 6 -**

# BACKGROUND

## THREE LEVELS OF PROPERTY TAX SYSTEM

- Local level
- County level
- State level

Same goal, fair equitable assessments at 50% of true cash value

# Equalization

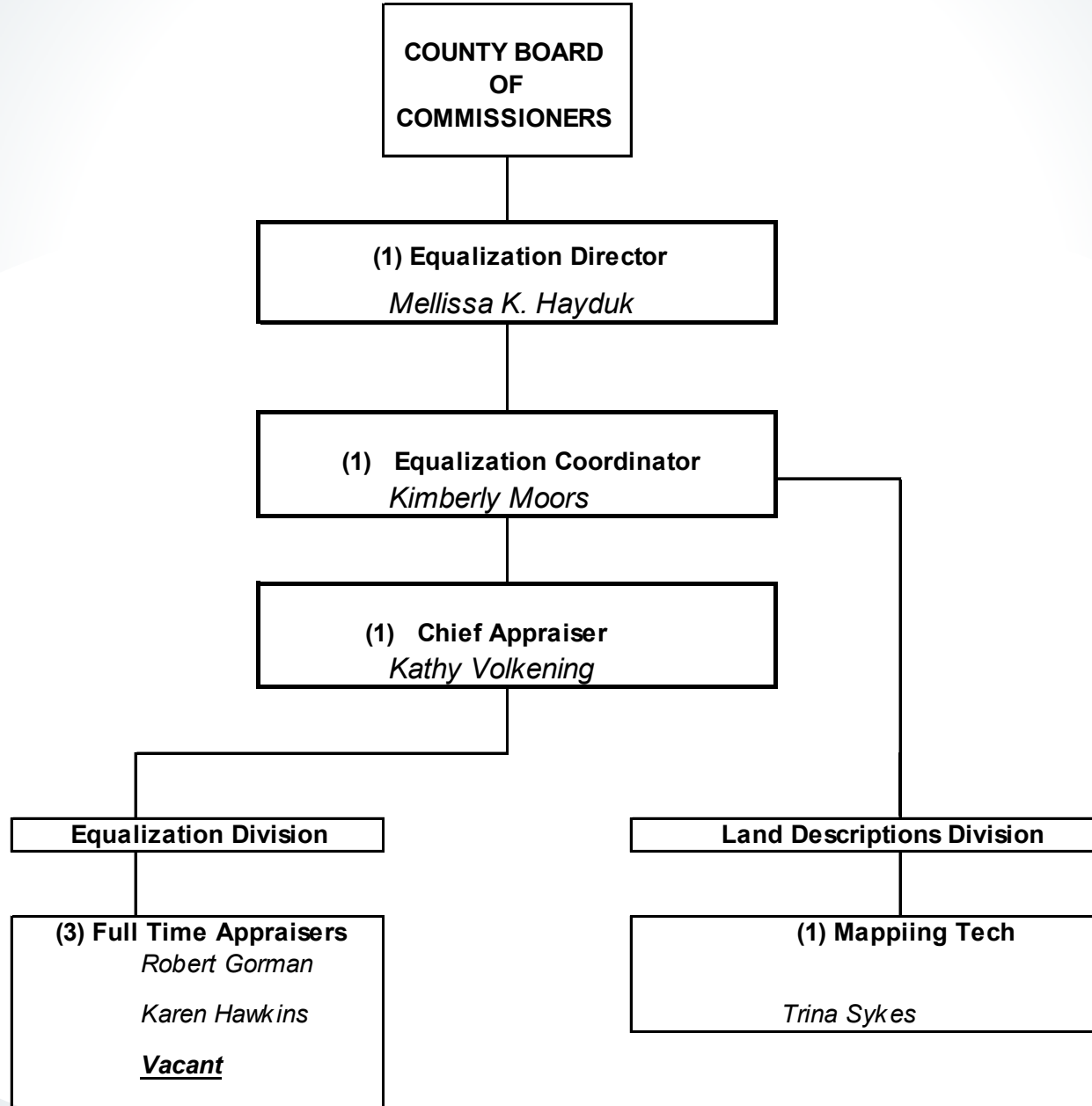
The Equalization Department has statutory and formal duties relating to the equalization process, millage rollbacks, apportionment, and taxable value reporting. The equalization process sets the property tax base for Genesee County and helps to ensure that property taxes are levied in a fair and equitable manner. A significant percent of Genesee County's General Fund Revenues are generated from property taxes.

The Equalization Department advises and assists the Board of Commissioners in equalizing property assessments on a county-wide basis. In conformance with state directives the Department conducts annual sales and appraisal studies. These studies are used to equalize assessed values for each class of property in each of the twenty-eight local units of government within Genesee County.

The Department assists local assessing officers in the discovery, listing and valuation of properties for tax purposes, and in the development and use of valuation standards and techniques for the assessment of property.

## EQUALIZATION DEPARTMENT ORGANIZATION CHART

(All positions are funded through the General Fund)



# *Equalization Department Staff & Duties*

## COMMON PURPOSE, VALUES, AND PRIORITIES

### HEALTHY, LIVABLE, AND SAFE COMMUNITIES:

- We value providing exceptional service for all
- Promote environmental stewardship
- Communicate available resources and services to our residents
- Promote public health to create safer and healthier residents
- Promote safe communities

### EQUALIZATION:

- Working toward paperless office - PivotPoint, Scanners
- For easy access, most of our department reports are made available on our Equalization web page

### LONG TERM FINANCIAL STABILITY:

- Continue addressing legacy costs with a plan that values people while creating savings
- Embrace a lean management philosophy
- Ensure all policies are consistently followed by all county departments through accountability
- Data based decision making and planning

### EQUALIZATION:

- Focus energy on end goal of fair equitable assessments at 50% of true cash value
- Equalization provides annual reports to help assist in budgeting and revenue projections both internally and externally

# *Equalization Department Staff & Duties*

## COMMON PURPOSE, VALUES, AND PRIORITIES

### INCLUSIVE, COLLABORATIVE CULTURE:

- Expand the role of the county as a convener to enhance relationships that contribute to the growth of our community
- Bring diverse people and groups to the table
- Embrace diversity, equity and inclusion
- Demand transparency for our community

### EQUALIZATION:

- Work with agencies to provide transparency and equity throughout the equalization process

### COMMUNITY GROWTH:

- Raise wages of Genesee County residents
- Create a sense of place that retains and attracts young people to our county
- Collaborate with other agencies and entities to create economic growth
- Plan for the types of housing that will meet the needs of our community into the future

### EQUALIZATION:

- Collaborate with local units to help ensure accurate tax base for local taxing authorities

# *Equalization Department Staff & Duties*

## **EQUALIZATION COORDINATOR**

- Kimberly Moors (25-year employee)

**Oversees all Local Units database imports**

**Keeps Local Units in balance with county on a monthly basis**

**Monitors MTT Value in Contention Listings , etc.....**

**Works with Local Assessors – main contact person**



# Equalization Department Staff & Duties

## APPRAISERS

- Kathy Volkening, Chief Appraiser(7-year employee)
- Bob Gorman (24-year employee)
- Karen Hawkins (1-year employee)

Together they have inspected and valued over 1,300 Agricultural, Commercial and Industrial properties in 2024 for the 2025 Equalization Study .

# Equalization Department Staff & Duties

## LAND RECORDS

- **Trina Sykes (10-year employee - this department)**

Processes all land divisions/combinations for local units (except City of Flint) - over **1,200** in 2024

Reviews legal document descriptions for Register of Deeds and County Treasurer upon request – over **1,100** in 2024

Enters sale transfer documents in computer for Sales Study -  
over **15,000 +** for 2024 (includes deeds, PTA's, foreclosure docs...)

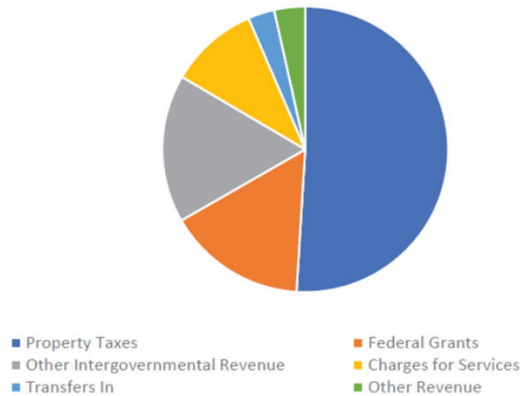
Maps information for department upon request

Assists customers at counter

# GENERAL FUND BUDGET

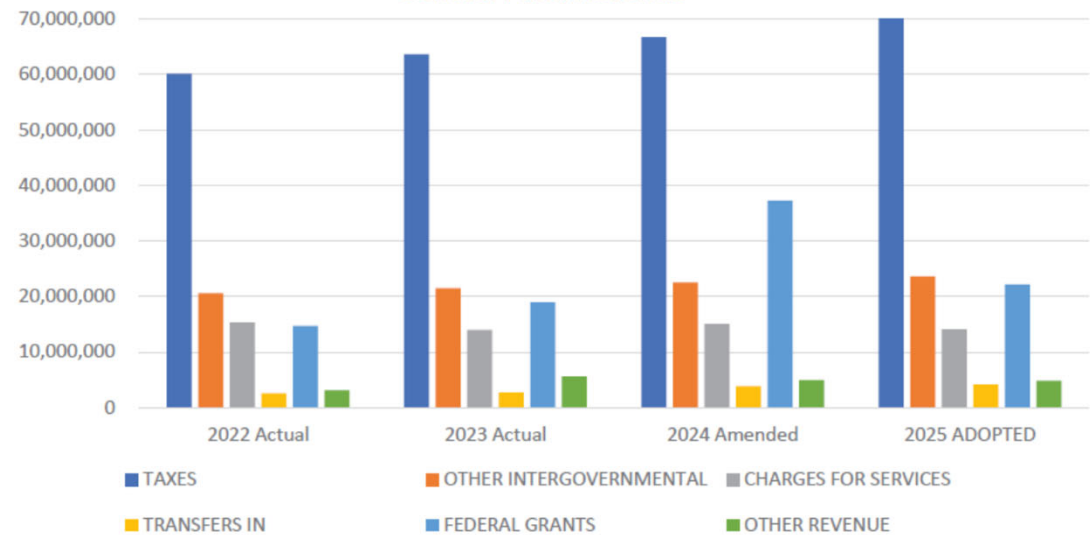
*The General Fund's main sources of revenue are Property Taxes.*

2025 General Fund Revenue



**50.98%**

General Fund Revenue



\*Graphs from 2024-2025 Adopted Budget\*

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***GENESEE COUNTY  
ASSESSED VALUES - UP!!!!***

**6.06%**

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***GENESEE COUNTY  
TAXABLE VALUES - UP!!!***

***5.68%\****

***\*DISABLED VETERANS EXEMPTIONS ARE NOW INCLUDED IN THE AD VALOREM TAXABLE VALUE TOTALS.  
AS OF 2025 MARCH BOR 1,042 VETERANS EXEMPTIONS WERE GRANTED TOTALING \$101,146,641.***

***EXCITING NEWS!!!!!!***

***MAJOR  
NEW INVESTMENTS IN  
GENESEE COUNTY  
DURING 2024***

# RESIDENTIAL NEW VALUE

160+ Million Residential New Value for 2025

CODE	UNIT	RES ADDITION
01	Argentine	\$4,420,028
02	Atlas	\$4,639,512
04	Clayton	\$648,282
05	Davison Twp	\$3,690,042
06	Fenton Twp	\$22,107,744
07	Flint Twp	\$1,492,859
08	Flushing Twp	\$1,737,567
09	Forest	\$970,101
10	Gaines	\$1,338,443
11	Genesee	\$1,490,581
12	Grand Blanc Twp	\$11,016,874
13	Montrose	\$1,221,383
14	Mt. Morris Twp	\$1,333,222
15	Mundy	\$10,468,377
16	Richfield	\$2,054,223
17	Thetford	\$159,030
18	Vienna	\$2,310,435
59	Burton	\$6,438,050
51	Clio	\$109,239
52	Davison	\$1,253,200
53	Fenton	\$1,202,900
54	Flint	\$5,167,968
55	Flushing	\$406,140
56	Grand Blanc	\$287,600
61	Linden	\$940,000
60	Montrose	\$297,945
57	Mt. Morris	\$983,151
58	Swartz Creek	\$701,000
	<b>TOTAL RES TV ADDITIONS*</b>	<b>\$88,885,896</b>
*VET EXEMPTIONS NOT INCLUDED IN RES TV ADDITIONS		





# ***CONSUMERS ENERGY/MI ELECTRIC TRANSMISSION CO THROUGHOUT COUNTY***

Consumers Energy = 61+ Million Dollar

MI Electric Transmission Co = 10+ Million Dollar

## **New Personal Property Value for 2025**





# COMMERCIAL/INDUSTRIAL NEW VALUE HIGHLIGHTS

(Includes properties with significant new value for 2025)

Unit	Owner	Property Address	Class	Project	New to Taxable Value
CLAYTON TWP	M21 STORAGE LLC	2011 S SHERIDAN RD	201	NEW COMMERCIAL FOR 2025 - MINI STORAGE	\$264,200
DAVISON TWP	DAVISON RETAIL	8079 LAPEER	201	NEW COMMERCIAL FOR 2025 - MULTI TENNANT RETAIL	\$804,100
FENTON TWP	HANKS HOLDINGS	1220 THOMPSON RD	201	NEW COMMERCIAL FOR 2025 - DOG DAYCARE	\$446,700
FLINT TWP	AK DEVELOPMENT CORUNNA ROAD LLC	4383 CORUNNA RD	201	NEW COMMERCIAL FOR 2025 - STARBUCKS	\$335,700
FLINT TWP	HOME DEPOT USA INC	4543 CONTINENTAL DR	201	NEW COMMERCIAL FOR 2025 - HOME DEPOT WAREHOUSE (IFT)	\$4,303,000
FLUSHING TWP	8464 MT MORRIS RD, LLC	8464 W MT MORRIS RD	201	NEW COMMERCIAL FOR 2025 - SUNOCO GAS STATION	\$362,400
FLUSHING TWP	WOLGAST ACQUISITION CORPORATION	7029 W MT MORRIS RD	201	NEW COMMERCIAL FOR 2025 - FAMILY DOLLAR	\$439,900
GENESEE TWP	DG ZULU (MULTI) 1 LLC	4571 E STANLEY RD	201	NEW COMMERCIAL FOR 2025 - DOLLAR GENERAL	\$515,800
GRAND BLANC TWP	GRAND SUMMIT GROUP, INC	1113 E GRAND BLANC RD	201	NEW COMMERCIAL FOR 2025 - APARTMENTS	\$2,836,500
GRAND BLANC TWP	WISEMAN REALTY, LLC	8420 N HOLLY RD	201	NEW COMMERCIAL FOR 2025 - TOYOTA SHOWROOM	\$1,132,500
GRAND BLANC TWP	HOLLY MI INDUSTRIAL, LLC	10456 N HOLLY RD	301	NEW INDUSTRIAL FOR 2025 - ADDITION	\$2,051,100
GRAND BLANC TWP	O'SULLIVAN PROPERTIES, LLC	9300 ENTERPRISE WAY	301	NEW INDUSTRIAL FOR 2025 - (IFT) (WAS PRTL COMPLETE ON 2024 ROLL)	\$6,896,995
MUNDY TWP	LAG FLINT LLC	2219 HILL RD	201	NEW COMMERCIAL FOR 2025 - LAFONTAINE LINCOLN	\$2,231,000
MUNDY TWP	LAG FLINT LLC	2229 HILL RD	201	NEW COMMERCIAL FOR 2025- LAFONTAINE FORD	\$3,923,900
MUNDY TWP	COSTCO WHOLESALE CORPORATION	6200 LAFONTAINE WAY	201	NEW COMMERCIAL FOR 2025 - COSTCO WHOLESALE & GAS STATION	\$5,707,600
RICHFIELD TWP	SQFT PROPERTIES LLC	3360 N STATE RD	201	NEW COMMERCIAL FOR 2025 - MINI STORAGE	\$954,600
DAVISON CITY	DAVRE, LLC	815 N STATE RD	201	NEW COMMERCIAL FOR 2025 - OFFICE (PARTIAL COMPLETE)	\$761,600
FENTON CITY	OWENS INVESTMENT ASSOCIATES LLC	3900 OWEN RD	201	NEW COMMERCIAL FOR 2025 - GREENWAY CARWASH	\$715,500
FENTON CITY	OWEN ROAD FENTON LLC	3325 OWEN RD	201	NEW COMMERCIAL FOR 2025 - GAS STATION	\$686,500
FENTON CITY	HB RE HOLDCO LLC	113 MILL ST	201	NEW COMMERCIAL FOR 2025 - MIXED USE (PARTIAL COMPLETE)	\$256,500
FLINT CITY	CLARK COMMONS III LDHA LLC	1425 N SAGINAW ST	201	NEW COMMERCIAL FOR 2025 - APARTMENTS (PARTIAL COMPLETE)	\$640,700
FLINT CITY	GENERAL MOTORS	3248 VAN SLYKE RD	301	NEW INDUSTRIAL FOR 2025 - ADDITION	\$2,899,100
FLINT CITY	FLINT COMMERCE CENTER 1 LLC	2201 INDUSTRIAL	301	NEW INDUSTRIAL FOR 2025 - (BUILDING 1) (WAS PRTL COMPLET ON 2024 ROLL)	\$3,261,200
FLINT CITY	HWD ON SECOND INC	529 HARRISON ST	201	NEW COMMERCIAL FOR 2025 - NEW OFFICE (PARTIAL COMPLETE)	\$1,225,700
FLINT CITY	HWD HARRISON INC	719 HARRISON ST	201	NEW COMMERCIAL FOR 2025 - MIXED USE (PARTIAL COMPLETE)	\$4,742,800
GRAND BLANC CITY	GRAND BLANC MARKETPLACE LLC	12720 S SAGINAW ST	201	NEW COMMERCIAL FOR 2025 (WAS PRTL COMPLETE ON 2024 ROLL)	\$652,400
GRAND BLANC CITY	THE GARDEN BUILDING OF GRAND BLANC	210 REID RD	201	NEW COMMERCIAL FOR 2025 - MIXED USE (CRA)	\$2,352,100
LINDEN CITY	EXCHANGERIGHT NET-LEASED PORTFOLIO	495 W BROAD ST	201	NEW COMMERCIAL FOR 2025 - DOLLAR TREE	\$438,000
<b>GRAND TOTAL</b>					<b>\$51,838,095</b>



CLAYTON TWP - 2011 S SHERIDAN RD



DAVISON TWP - 8079 LAPEER



FENTON TWP - 1220 THOMPSON RD



FLINT TWP- 4383 CORUNNA RD



FLINT TWP - 4543 CONTINENTAL DR



FLUSHING TWP - 8464 W MT MORRIS RD



FLUSHING TWP - 7029 W MT MORRIS RD



GENESEE TWP - 4571 E STANLEY RD



GRAND BLANC TWP - 1113 E GRAND BLANC RD



GRAND BLANC TWP - 8420 N HOLLY RD



GRAND BLANC TWP - 10456 N HOLLY RD



GRAND BLANC TWP - 9300 ENTERPRISE WAY



MUNDY TWP- 2219 HILL RD



MUNDY TWP – 2229 HILL RD



MUNDY TWP – 6200 LAFONTAINE WAY



MUNDY TWP – 6200 LAFONTAINE WAY



RICHFIELD TWP – 3360 N STATE RD



DAVISON CITY – 815 N STATE RD





FENTON CITY – 3900 OWEN RD



FENTON CITY – 3325 OWEN RD



FENTON CITY – 113 MILL ST



FLINT CITY – 1425 N SAGINAW ST



FLINT CITY – 3248 3248 VAN SLYKE RD



FLINT CITY – 2201 INDUSTRIAL



FLINT CITY – 529 HARRISON ST



FLINT CITY – 719 HARRISON ST



GRAND BLANC CITY – 12720 S SAGINAW ST



GRAND BLANC CITY – 210 REID  
RD



LINDEN CITY – 495 W BROAD ST

# ***GENESEE COUNTY HISTORICAL INFORMATION***

***2016 - 2025  
BY CLASSIFICATION  
OF PROPERTY***

# AGRICULTURAL *PROPERTY HISTORY*

## *2016 - 2025*

YEAR	SEV	TV
2016	189,030,200	128,575,582
2017	193,997,600	129,780,959
2018	198,390,700	131,623,455
2019	208,183,150	135,649,981
2020	218,131,014	139,124,501
2021	223,560,462	142,165,551
2022	222,765,300	143,236,258
2023	247,922,000	151,054,922
2024	289,509,480	169,861,770
2025	306,711,700	175,861,912

**INCREASE    5.94%    17,202,220 SEV**

# COMMERCIAL PROPERTY HISTORY

## 2016 - 2025

YEAR	SEV	TV
2016	1,992,401,900	1,674,914,805
2017	2,072,265,800	1,677,687,876
2018	2,213,493,500	1,750,015,434
2019	2,336,372,064	1,804,498,660
2020	2,423,356,600	1,867,827,453
2021	2,457,020,912	1,912,064,682
2022	2,511,833,558	1,981,704,643
2023	2,690,820,580	2,123,747,971
2024	2,805,349.325	2,209,721,912
2025	2,922,806,490	2,319,585,151,
<b>INCREASE</b>	<b>4.19%</b>	<b>117,457,165 SEV</b>



# ***INDUSTRIAL PROPERTY HISTORY***

## ***2016 - 2025***

**YEAR**

**SEV**

**TV**

2016	266,410,900	229,771,378
2017	271,068,300	228,927,663
2018	282,128,100	241,420,233
2019	289,946,200	246,323,978
2020	303,773,500	260,554,980
2021	314,352,200	271,583,544
2022	326,477,800	283,316,748
2023	358,189,800	310,075,054
2024	394,676,900	335,176,033
2025	414,996,700	349,768,582

**INCREASE    5.15%    20,319,800 SEV**

# ***RESIDENTIAL PROPERTY HISTORY***

## ***2016 - 2025***

**YEAR**

**SEV**

**TV**

2016

7,212,330,002

6,124,892,467

2017

7,655,357,447

6,303,093,066

2018

7,891,455,704

6,546,846,222

2019

8,504,602,416

6,855,004,613

2020

9,178,759,910

7,139,268,840

2021

9,753,282,619

7,428,699,185

2022

10,510,124,685

7,896,994,632

2023

11,932,827,686

8,527,544,848

2024

13,444,606,640

9,259,240,102

2025

14,310,251,365

9,799,915,303

**INCREASE**

**6.44%**

**865,644,725 SEV**

# ***PERSONAL PROPERTY HISTORY***

## ***2016 - 2025***

**YEAR**

**SEV**

**TV**

2016

614,128,000

614,091,473

2017

628,382,344

622,575,959

2018

654,376,300

648,802,294

2019

696,460,185

691,095,528

2020

776,228,000

771,406,041

2021

834,456,899

829,828,364

2022

843,078,800

838,355,529

2023

859,781,800

859,817,062

2024

914,827,497

914,215,834

2025

975,895,700

975,322,272

**INCREASE    6.68%    61,068,203 SEV**

# GENESEE COUNTY TOTAL AD VALOREM VALUES *2016 - 2025*

**YEAR**

**SEV**

**TV**

2016

10,274,301,002

8,772,245,705

2017

10,821,071,491

8,962,065,523

2018

11,239,844,304

9,318,707,638

2019

12,035,564,015

9,732,572,760

2020

12,900,249,024

10,178,181,815

2021

13,582,673,092

10,584,341,326

2022

14,414,280,143

11,143,607,810

2023

16,089,541,866

11,972,239,857

2024

17,848,969,842

12,888,215,651

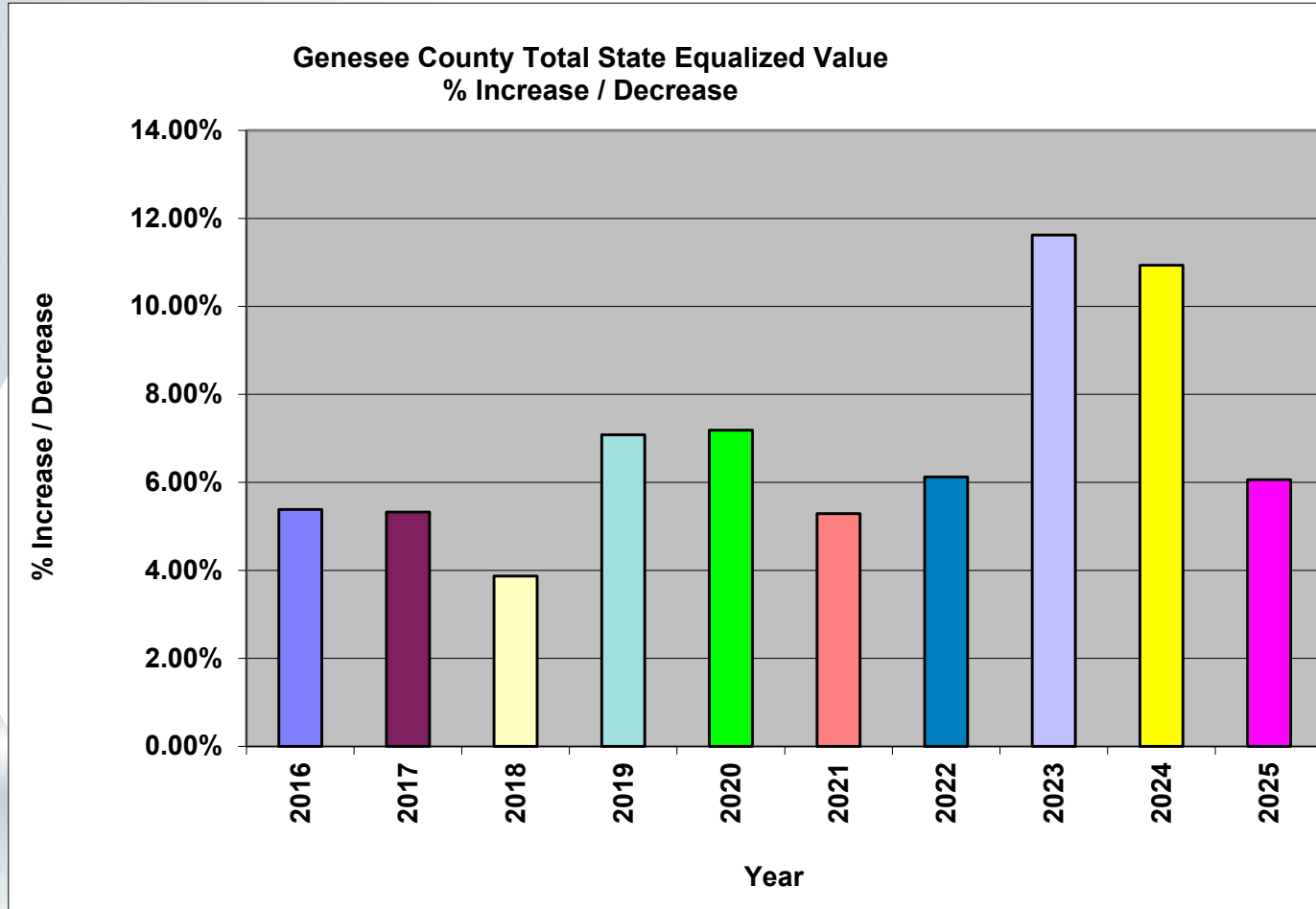
2025

18,930,661,955

13,620,453,220

**INCREASE 6.06% 1,081,692,113 SEV**

# History of State Equalized Value Increase / Decrease 2016 - 2025



2025	6.06%
2024	10.94%
2023	11.62%
2022	6.12%
2021	5.29%
2020	7.18%
2019	7.08%
2018	3.87%
2017	5.32%
2016	5.38%

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## GENESEE COUNTY UNITS

### SEV RANKING

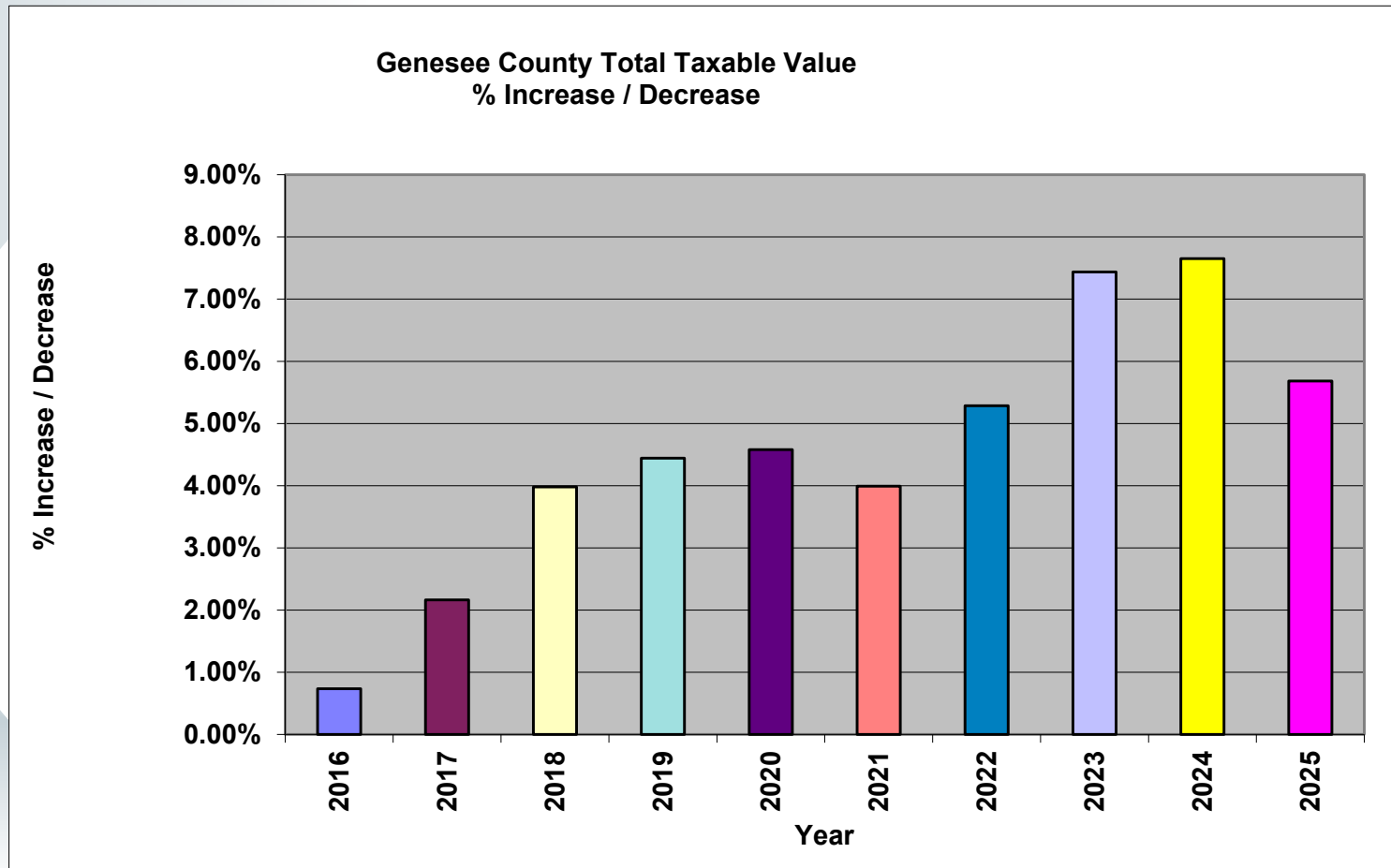
1	Grand Blanc Twp.	2,554,223,667	15	Richfield Twp.	509,227,100
2	Fenton Twp.	1,756,290,000	16	City of Grand Blanc	436,232,600
3	City of Flint	1,516,628,584	17	Clayton Twp.	421,527,500
4	Flint Twp.	1,373,435,200	18	Gaines Twp.	382,516,600
5	City of Burton	1,207,054,100	19	City of Flushing	381,883,900
6	Davison Twp.	1,036,933,214	20	Thetford Twp.	349,649,300
7	Mundy Twp.	981,590,800	21	City of Swartz Creek	283,337,600
8	City of Fenton	857,176,100	22	Montrose Twp.	282,340,100
9	Atlas Twp.	670,455,490	23	Forest Twp.	261,711,200
10	Vienna Twp.	670,076,300	24	City of Linden	231,118,800
11	Genesee Twp.	663,643,800	25	City of Davison	196,787,600
12	Mt. Morris Twp.	624,334,400	26	City of Clio	76,178,400
13	Argentine Twp.	552,015,800	27	City of Mt. Morris	67,731,500
14	Flushing Twp.	537,975,700	28	City of Montrose	48,586,600

# 2025

## SEV RANKING BY % CHANGED

Unit	2024 SEV	2025 SEV	Difference	%
City of Flint	1,385,708,597	1,516,628,584	130,919,987	9.45%
City of Davison	181,309,300	196,787,600	15,478,300	8.54%
Mt. Morris Twp.	575,545,600	624,334,400	48,788,800	8.48%
City of Mt. Morris	62,669,700	67,731,500	5,061,800	8.08%
Genesee Twp.	614,362,900	663,643,800	49,280,900	8.02%
Mundy Twp.	909,904,125	981,590,800	71,686,675	7.88%
Vienna Twp.	623,884,200	670,076,300	46,192,100	7.40%
City of Flushing	356,938,500	381,883,900	24,945,400	6.99%
Grand Blanc Twp.	2,395,740,350	2,554,223,667	158,483,317	6.62%
City of Linden	217,504,500	231,118,800	13,614,300	6.26%
City of Fenton	809,090,300	857,176,100	48,085,800	5.94%
Fenton Twp.	1,660,194,900	1,756,290,000	96,095,100	5.79%
Davison Twp.	981,422,935	1,036,933,214	55,510,279	5.66%
Richfield Twp.	483,030,600	509,227,100	26,196,500	5.42%
Forest Twp.	248,975,100	261,711,200	12,736,100	5.12%
City of Grand Blanc	415,999,700	436,232,600	20,232,900	4.86%
Clayton Twp.	402,404,700	421,527,500	19,122,800	4.75%
Montrose Twp.	269,612,500	282,340,100	12,727,600	4.72%
Flushing Twp.	513,987,245	537,975,700	23,988,455	4.67%
Atlas Twp.	640,688,850	670,455,490	29,766,640	4.65%
City of Burton	1,153,542,800	1,207,054,100	53,511,300	4.64%
Gaines Twp.	365,935,400	382,516,600	16,581,200	4.53%
Flint Twp.	1,314,996,600	1,373,435,200	58,438,600	4.44%
Argentine Twp.	530,152,600	552,015,800	21,863,200	4.12%
City of Swartz Creek	272,488,400	283,337,600	10,849,200	3.98%
City of Montrose	47,101,300	48,586,600	1,485,300	3.15%
City of Clio	73,969,200	76,178,400	2,209,200	2.99%
Thetford Twp.	341,808,940	349,649,300	7,840,360	2.29%

# History of Taxable Value Increase / Decrease 2016 - 2025



2025	5.68%
2024	7.65%
2023	7.44%
2022	5.28%
2021	3.99%
2020	4.58%
2019	4.44%
2018	3.98%
2017	2.16%
2016	0.73%



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## GENESEE COUNTY UNITS TAXABLE VALUE RANKING

1	Grand Blanc Twp.	1,914,948,420	15	Richfield Twp.	349,223,119
2	Fenton Twp.	1,291,641,580	16	City of Grand Blanc	318,142,714
3	City of Flint	1,055,175,591	17	Clayton Twp.	293,250,340
4	Flint Twp.	1,035,131,652	18	Gaines Twp.	267,610,903
5	City of Burton	836,881,291	19	City of Flushing	263,024,671
6	Davison Twp.	767,558,245	20	Thetford Twp.	251,866,024
7	Mundy Twp.	731,347,099	21	City of Swartz Creek	205,049,598
8	City of Fenton	615,336,574	22	Montrose Twp.	186,178,170
9	Vienna Twp.	484,663,465	23	Forest Twp.	175,857,034
10	Atlas Twp.	480,322,801	24	City of Linden	162,553,579
11	Genesee Twp.	451,250,327	25	City of Davison	147,563,151
12	Mt. Morris Twp.	434,366,067	26	City of Clio	57,771,217
13	Flushing Twp.	401,775,748	27	City of Mt. Morris	46,144,149
14	Argentine Twp.	360,508,425	28	City of Montrose	35,311,266

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### TV RANKING BY % CHANGED

Unit	2024 TV	2025 TV	Difference	%
City of Mt. Morris	41,946,859	46,144,149	4,197,290	10.01%
City of Flint	969,273,616	1,055,175,591	85,901,975	8.86%
Mundy Twp.	673,254,224	731,347,099	58,092,875	8.63%
Genesee Twp.	420,968,116	451,250,327	30,282,211	7.19%
City of Linden	152,751,423	162,553,579	9,802,156	6.42%
Fenton Twp.	1,214,626,193	1,291,641,580	77,015,387	6.34%
Grand Blanc Twp.	1,808,692,848	1,914,948,420	106,255,572	5.87%
City of Clio	54,699,538	57,771,217	3,071,679	5.62%
City of Davison	139,747,546	147,563,151	7,815,605	5.59%
City of Burton	793,318,714	836,881,291	43,562,577	5.49%
Argentine Twp.	342,000,692	360,508,425	18,507,733	5.41%
Vienna Twp.	459,826,304	484,663,465	24,837,161	5.40%
Atlas Twp.	456,786,614	480,322,801	23,536,187	5.15%
Clayton Twp.	279,451,881	293,250,340	13,798,459	4.94%
Flushing Twp.	382,983,027	401,775,748	18,792,721	4.91%
City of Fenton	586,709,418	615,336,574	28,627,156	4.88%
Mt. Morris Twp.	414,429,194	434,366,067	19,936,873	4.81%
City of Grand Blanc	303,957,083	318,142,714	14,185,631	4.67%
Gaines Twp.	255,917,081	267,610,903	11,693,822	4.57%
City of Flushing	251,562,788	263,024,671	11,461,883	4.56%
Davison Twp.	734,333,484	767,558,245	33,224,761	4.52%
Forest Twp.	168,422,875	175,857,034	7,434,159	4.41%
Flint Twp.	991,684,224	1,035,131,652	43,447,428	4.38%
City of Swartz Creek	196,535,558	205,049,598	8,514,040	4.33%
Montrose Twp.	178,581,168	186,178,170	7,597,002	4.25%
Richfield Twp.	336,575,214	349,223,119	12,647,905	3.76%
City of Montrose	34,041,838	35,311,266	1,269,428	3.73%
Thetford Twp.	245,138,131	251,866,024	6,727,893	2.74%

**2 0 2 5**  
**Grand Total TV's > 500 Million**  
**--Including Specific Rolls--**

<u>Unit</u>	<u>Total</u>	<u>IFT</u>	<u>CFT</u>	<u>LB 5/50</u>	<u>COM REHAB</u>	<u>OPRA</u>	<u>DNR</u>	<u>GRAND TOTAL</u>
Grand Blanc Twp.	1,914,948,420	22,023,321	0	434,646	0	0	0	1,937,406,387
Fenton Twp.	1,291,641,580	10,588,200	0	0	0	0	825,778	1,303,055,558
City of Flint	1,055,175,591	29,166,546	0	19,781,233	0	15,638,657	0	1,119,762,027
Flint Twp.	1,035,131,652	12,222,913	0	2,405,429	1,579,051	0	0	1,051,339,045
City of Burton	836,881,291	19,593,551	0	463,508	731,000	0	0	857,669,350
Davison Twp.	767,558,245	4,095,333	0	0	0	0	0	771,653,578
Mundy Twp.	731,347,099	0	0	732,448	0	0	0	732,079,547
City of Fenton	615,336,574	661,546	0	123,800	0	0	0	616,121,920

# INFLATION RATE MULTIPLIER

Inflation Rate Multiplier (IRM)

2025 = 1.031      (3.1%)

Taxable Value increase for 2025

The CPI applied to the taxable value calculation is the IRM or 5%, whichever is less.

# City of Flint - 2 0 2 5

Property valuations are UP  
**9.45%**

Taxable Value UP ALSO  
**8.86%**

# MTT ESTIMATED VALUATION IN CONTENTION

## Full Claims Appeals

### As of 12/30/2024

<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>
Amount TV Contention	Amount TV Contention	Amount TV Contention	Amount TV Contention
\$ 12,066,554	\$3,548,371	\$1,438,108	\$0
<b>Total Estimated Taxable Value in Contention:</b>			<b>\$17,053,033</b>

2012 – Total Estimated Taxable Value in Contention was OVER 280 MILLION

# ***MTT APPEALS***

**Anticipate SAME number of  
MTT Appeals for 2025**

# ***LAND BANK SALES ON 5/50 ROLL***

**2024 Taxable Value = 27,082,544**

**2025 Taxable Value = 29,521,930**

**INCREASE OF \$2,439,386 (9.01%)**

**IN TAXABLE VALUE FOR 2025**



# ***SEV & TAXABLE VALUE***

***FOR 2026***

***SEV  
Estimate  
Continue to  
Increase***

***Taxable Values  
Estimate  
Continue to  
Increase***