



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

# ***2026 EQUALIZATION REPORT***

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Prepared by:

Genesee County Equalization Department

Mellissa K Hayduk, Director

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# 2026 GENESEE COUNTY BOARD OF COMMISSIONERS

District 1 - Delrico J. Loyd

District 2 - Charles H. Winfrey

District 3 - Gary L. Goetzinger

District 4 - Dr. Beverly Brown

District 5 - James Avery

District 6 - Shaun Shumaker

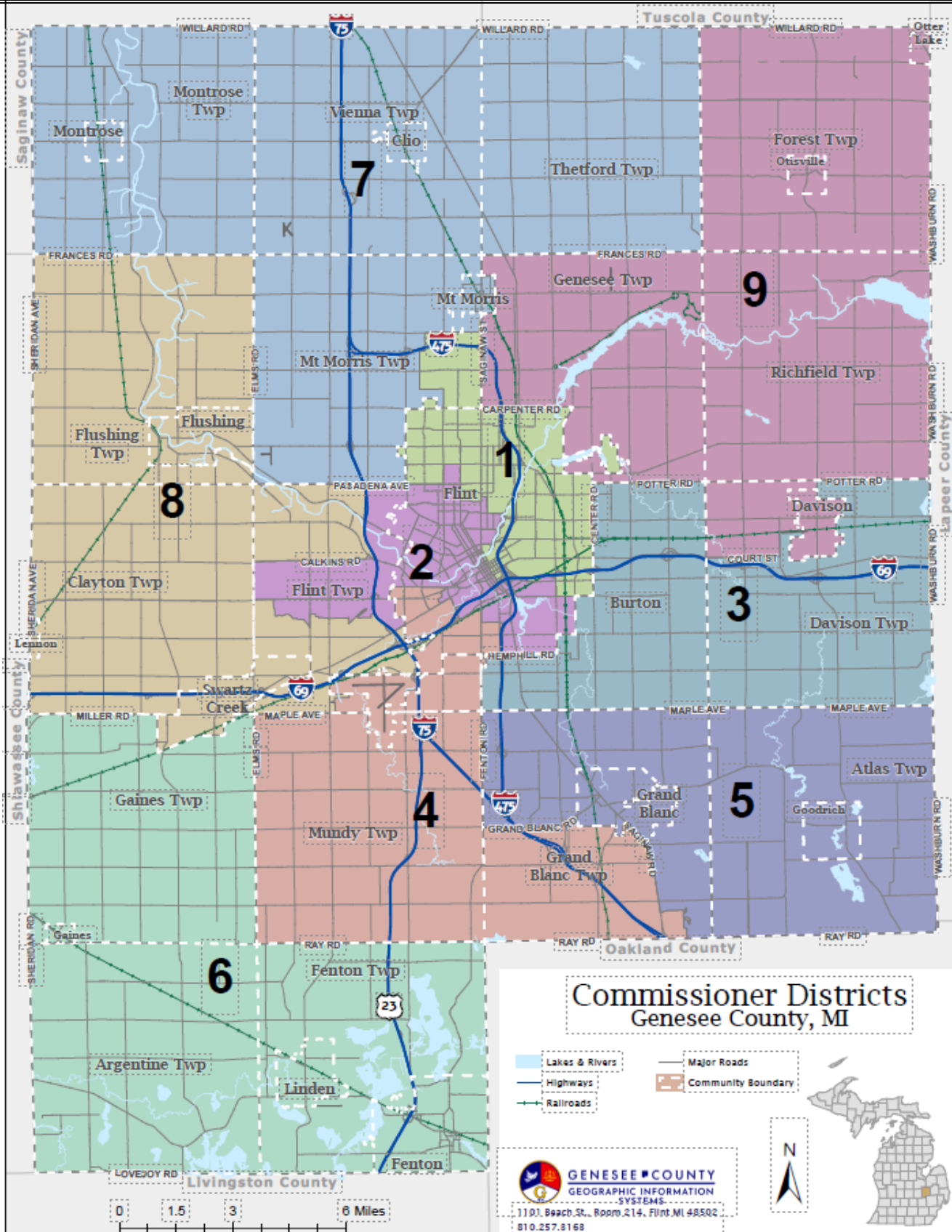
District 7 - Martin L. Cousineau

District 8 - Dale K. Weighill - Chairman

District 9 - Brian K. Flewelling

COUNTY ADMINISTRATOR  
Joshua Freeman

# COUNTY COMMISSIONER DISTRICTS



# LIST OF LOCAL UNITS

## CITIES

59	Burton
51	Clio
52	Davison
53	Fenton
54	Flint
55	Flushing
56	Grand Blanc
61	Linden
60	Montrose
57	Mt. Morris
58	Swartz Creek

## TOWNSHIPS

01	Argentine
02	Atlas
04	Clayton
05	Davison
06	Fenton
07	Flint
08	Flushing
09	Forest
10	Gaines
11	Genesee
12	Grand Blanc
13	Montrose
14	Mt. Morris
15	Mundy
16	Richfield
17	Thetford
18	Vienna

# 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

### 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



# GENESEE COUNTY

## EQUALIZATION DEPARTMENT

324 S SAGINAW ST-SUITE 8B, FLINT, MICHIGAN, 48502-1468

TELEPHONE (810) 257-3017 FAX (810) 768-7954

**DIRECTOR**

MELLISSA K. HAYDUK, MMAO (4), MCPPE

**TO:** Genesee County Board of Commissioners

**FROM:** Mellissa K. Hayduk, Equalization Director

**DATE:** April 15, 2026

**SUBJECT:** 2026 GENESEE COUNTY EQUALIZATION REPORT

The Genesee County Equalization Department has completed the annual review of the assessment rolls for the 11 Cities, 17 Townships and 5 Villages with the County.

The 2026 recommendation to the Board of Commissioners from the Equalization Department is submitted for your review and adoption. The total county equalized valuation **INCREASED 984,711,790 or +5.20%** from 2025 to 2026. Following is the breakdown of valuations and change by class:

	<u>2025 CEV</u>	<u>2026 CEV</u>	<u>CHANGE</u>	<u>% CHANGE</u>
Agricultural	306,711,700	357,896,700	+51,185,000	+16.69%
Commercial	2,922,806,490	3,017,754,586	+ 94,948,096	+ 3.25%
Industrial	414,996,700	432,841,800	+17,845,100	+ 4.30%
Residential	14,310,251,365	15,108,934,859	+ 798,683,494	+ 5.58%
Developmental	0	0	0	0
Personal Property	975,895,700	997,945,800	+22,050,100	+ 2.26%
<b>Total</b>	<b>18,930,661,955</b>	<b>19,915,373,745</b>	<b>+ 984,711,790</b>	<b>+ 5.20%</b>

Not included in these totals are properties that are part of any Special Act properties. Disabled Veterans Exemptions are now included in the Ad Valorem Assessed Value totals. As of 2026 March BOR 1,651 Veterans Exemptions were granted totaling \$226,003,600 CEV and \$163,402,635 Taxable Value.

With that said, I wish to personally thank my staff for another successful year. Their efforts and support are imperative in making this report possible. I also wish to extend my most sincere appreciation to the local assessing officers, Genesee County Board of Commissioners, GIS, and administrative staff for their joint efforts in this process.

Respectfully Submitted.

**RES-2026-0453**

TO THE HONORABLE CHAIRPERSON AND MEMBERS OF THE GENESEE COUNTY BOARD OF COMMISSIONERS, GENESEE COUNTY, MICHIGAN

LADIES AND GENTLEMEN:

WHEREAS, this Board of County Commissioners of Genesee County, Michigan, assisted by the Genesee County Equalization Department, has examined the assessment rolls of the several townships and cities of Genesee County and has ascertained whether the real and personal property in those respective townships and cities has been equally and uniformly assessed; and

WHEREAS, this Board has determined that the valuations that appear in the attached 2026 Genesee County Equalization Report are sums which represent true and equally and uniformly assessed values, equalized values indicated therein having been equalized uniformly at the same proportion of true cash value for both real and personal property.

NOW, THEREFORE, BE IT RESOLVED, that this Board, in an open and public meeting, does hereby determine the equalized values of both real and personal property in Genesee County to be those set forth in the attached 2026 Genesee County Equalization Report, said realty being separately equalized by class as required by law, and that this Board does hereby adopt said 2026 Genesee County Equalization Report.

BE IT FURTHER RESOLVED, that said report and the determinations represented therein and in this resolution are hereby entered and directed to be entered by the County Clerk/Register upon the records of this County and Board pursuant to section 34 of Act 206 of 1893, as amended, being MCL §211.34, as amended.

BE IT FURTHER RESOLVED, that the Chairperson, the Clerk of this Board, and the County Equalization Director are hereby authorized and directed to sign corresponding 2026 Michigan Department of Treasury forms (L-4024), for and on behalf of Genesee County.

Attachment

**Personal and Real Property - TOTALS**

Genesee COUNTY

The instructions for completing this form are on the reverse side of page 3.

04/13/2026 10:37AM

Statement of acreage and valuation in the year 2026 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Number of Acres Assessed	Total Real Property Valuations (Totals from pages 2 and 3)		Personal Property Valuations		Total Real Plus Personal Property	
	(Col. 1) Acres Hundredths	(Col. 2) Assessed Valuations	(Col. 3) Equalized Valuations	(Col. 4) Assessed Valuations	(Col. 5) Equalized Valuations	(Col. 6) Assessed Valuations	(Col. 7) Equalized Valuations
Argentine Township	23,287.00	574,896,125	574,896,125	7,354,000	7,354,000	582,250,125	582,250,125
Atlas Township	22,980.00	669,195,750	669,195,750	21,837,600	21,837,600	691,033,350	691,033,350
Burton City	14,991.00	1,196,526,400	1,196,526,400	75,330,900	75,330,900	1,271,857,300	1,271,857,300
Clayton Township	21,895.00	441,251,200	441,251,200	9,681,600	9,681,600	450,932,800	450,932,800
Clio City	703.00	77,905,400	77,905,400	4,278,500	4,278,500	82,183,900	82,183,900
Davison City	1,267.00	204,130,300	204,130,300	7,795,500	7,795,500	211,925,800	211,925,800
Davison Township	21,511.00	1,067,488,190	1,067,488,190	41,982,200	41,982,200	1,109,470,390	1,109,470,390
Fenton City	4,418.00	862,612,800	862,612,800	31,075,400	31,075,400	893,688,200	893,688,200
Fenton Township	17,546.00	1,846,180,600	1,846,180,600	26,026,100	26,026,100	1,872,206,700	1,872,206,700
Flint City	21,666.00	1,400,665,504	1,400,665,504	212,556,000	212,556,000	1,613,221,504	1,613,221,504
Flint Township	15,129.00	1,342,705,300	1,342,705,300	86,661,200	86,661,200	1,429,366,500	1,429,366,500
Flushing City	2,411.00	385,285,200	385,285,200	9,740,100	9,740,100	395,025,300	395,025,300
Flushing Township	20,288.00	557,317,510	557,317,510	11,485,400	11,485,400	568,802,910	568,802,910
Forest Township	23,133.00	272,238,600	272,238,600	11,490,500	11,490,500	283,729,100	283,729,100
Gaines Township	22,550.00	404,826,600	404,826,600	10,196,200	10,196,200	415,022,800	415,022,800
Genesee Township	19,338.00	636,568,100	636,568,100	59,053,400	59,053,400	695,621,500	695,621,500
Grand Blanc City	2,316.00	434,324,700	434,324,700	12,208,100	12,208,100	446,532,800	446,532,800
Grand Blanc Township	21,151.00	2,485,801,103	2,485,801,103	125,046,700	125,046,700	2,610,847,803	2,610,847,803
<b>Totals for County</b>							

Personal and Real Totals

**Personal and Real Property - TOTALS**

The instructions for completing this form are on the reverse side of page 3.

Genesee COUNTY

Statement of acreage and valuation in the year 2026 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Number of Acres Assessed	Total Real Property Valuations (Totals from pages 2 and 3)		Personal Property Valuations		Total Real Plus Personal Property	
	(Col. 1) Acres Hundredths	(Col. 2) Assessed Valuations	(Col. 3) Equalized Valuations	(Col. 4) Assessed Valuations	(Col. 5) Equalized Valuations	(Col. 6) Assessed Valuations	(Col. 7) Equalized Valuations
Linden City	1,538.00	231,844,900	231,844,900	5,553,300	5,553,300	237,398,200	237,398,200
Montrose City	625.00	50,511,900	50,511,900	1,745,300	1,745,300	52,257,200	52,257,200
Montrose Township	22,168.00	294,219,000	294,219,000	10,108,100	10,108,100	304,327,100	304,327,100
Mount Morris City	743.00	68,338,500	68,338,500	6,259,300	6,259,300	74,597,800	74,597,800
Mount Morris Township	20,259.00	618,901,300	618,901,300	42,883,600	42,883,600	661,784,900	661,784,900
Mundy Township	23,120.00	1,015,637,950	1,015,637,950	49,370,700	49,370,700	1,065,008,650	1,065,008,650
Richfield Township	23,265.00	498,809,800	498,809,800	36,163,800	36,163,800	534,973,600	534,973,600
Swartz Creek City	2,650.00	284,277,400	284,277,400	10,908,700	10,908,700	295,186,100	295,186,100
Thetford Township	22,168.00	320,974,013	320,974,013	41,566,200	41,566,200	362,540,213	362,540,213
Vienna Township	22,494.00	673,993,800	673,993,800	29,587,400	29,587,400	703,581,200	703,581,200
<b>Totals for County</b>	415,610.00	18,917,427,945	18,917,427,945	997,945,800	997,945,800	19,915,373,745	19,915,373,745

Personal and Real Totals

### Equalized Valuations - REAL

Genesee **COUNTY**

The instructions for completing this form are on the reverse side of page 3.

Statement of acreage and valuation in the year 2026 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Real Property Equalized by County Board of Commissioners						
	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
Linden City		28,246,700	36,500	203,561,700			231,844,900
Montrose City		8,241,600	19,900	42,250,400			50,511,900
Montrose Township	28,602,100	16,139,000	7,003,100	242,474,800			294,219,000
Mount Morris City		10,668,900	57,900	57,611,700			68,338,500
Mount Morris Township	15,197,200	131,226,700	12,425,100	460,052,300			618,901,300
Mundy Township	37,215,500	165,860,600	15,016,900	797,544,950			1,015,637,950
Richfield Township	16,723,200	32,503,100	4,279,500	445,304,000			498,809,800
Swartz Creek City		57,772,600	12,042,600	214,462,200			284,277,400
Thetford Township	36,402,100	14,105,836	3,729,900	266,736,177			320,974,013
Vienna Township	17,021,200	92,842,100	2,448,800	561,681,700			673,993,800
<b>Totals for County</b>	357,896,700	3,017,754,586	432,841,800	15,108,934,859	0	0	18,917,427,945

Real Property Equalized

### Equalized Valuations - REAL

Genesee COUNTY

The instructions for completing this form are on the reverse side of page 3.

Statement of acreage and valuation in the year 2026 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Real Property Equalized by County Board of Commissioners						
	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
Argentine Township	28,118,000	13,003,900	383,700	533,390,525			574,896,125
Atlas Township	4,345,700	22,882,100	5,025,300	636,942,650			669,195,750
Burton City		200,469,300	45,268,700	950,788,400			1,196,526,400
Clayton Township	41,847,900	25,647,100	458,400	373,297,800			441,251,200
Clio City		24,014,200	1,253,600	52,637,600			77,905,400
Davison City		38,614,700	3,583,200	161,932,400			204,130,300
Davison Township	15,154,000	195,076,400	6,407,200	850,850,590			1,067,488,190
Fenton City		271,900,600	33,981,100	556,731,100			862,612,800
Fenton Township	15,467,500	73,806,200	13,083,000	1,743,823,900			1,846,180,600
Flint City		299,655,150	136,452,900	964,557,454			1,400,665,504
Flint Township		514,164,700	16,494,900	812,045,700			1,342,705,300
Flushing City		36,425,600	352,500	348,507,100			385,285,200
Flushing Township	28,048,800	14,530,300	89,000	514,649,410			557,317,510
Forest Township	27,836,900	13,547,500	2,402,500	228,451,700			272,238,600
Gaines Township	38,603,200	4,934,300	37,700	361,251,400			404,826,600
Genesee Township	7,313,400	75,396,800	20,306,800	533,551,100			636,568,100
Grand Blanc City		92,161,800	2,758,500	339,404,400			434,324,700
Grand Blanc Township		543,916,800	87,442,600	1,854,441,703			2,485,801,103
<b>Totals for County</b>							

Real Property Equalized

**Assessed Valuations - REAL**

Genesee

**COUNTY**

The instructions for completing this form are on the reverse side of page 3.

Statement of acreage and valuation in the year 2026 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Real Property Assessed Valuations Approved by Boards of Review						
	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
Argentine Township	28,118,000	13,003,900	383,700	533,390,525			574,896,125
Atlas Township	4,345,700	22,882,100	5,025,300	636,942,650			669,195,750
Burton City		200,469,300	45,268,700	950,788,400			1,196,526,400
Clayton Township	41,847,900	25,647,100	458,400	373,297,800			441,251,200
Clio City		24,014,200	1,253,600	52,637,600			77,905,400
Davison City		38,614,700	3,583,200	161,932,400			204,130,300
Davison Township	15,154,000	195,076,400	6,407,200	850,850,590			1,067,488,190
Fenton City		271,900,600	33,981,100	556,731,100			862,612,800
Fenton Township	15,467,500	73,806,200	13,083,000	1,743,823,900			1,846,180,600
Flint City		299,655,150	136,452,900	964,557,454			1,400,665,504
Flint Township		514,164,700	16,494,900	812,045,700			1,342,705,300
Flushing City		36,425,600	352,500	348,507,100			385,285,200
Flushing Township	28,048,800	14,530,300	89,000	514,649,410			557,317,510
Forest Township	27,836,900	13,547,500	2,402,500	228,451,700			272,238,600
Gaines Township	38,603,200	4,934,300	37,700	361,251,400			404,826,600
Genesee Township	7,313,400	75,396,800	20,306,800	533,551,100			636,568,100
Grand Blanc City		92,161,800	2,758,500	339,404,400			434,324,700
Grand Blanc Township		543,916,800	87,442,600	1,854,441,703			2,485,801,103
<b>Totals for County</b>							

Real Property Assessed

**Assessed Valuations - REAL**

Genesee COUNTY

The instructions for completing this form are on the reverse side of page 3.

Statement of acreage and valuation in the year 2026 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Real Property Assessed Valuations Approved by Boards of Review						
	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
Linden City		28,246,700	36,500	203,561,700			231,844,900
Montrose City		8,241,600	19,900	42,250,400			50,511,900
Montrose Township	28,602,100	16,139,000	7,003,100	242,474,800			294,219,000
Mount Morris City		10,668,900	57,900	57,611,700			68,338,500
Mount Morris Township	15,197,200	131,226,700	12,425,100	460,052,300			618,901,300
Mundy Township	37,215,500	165,860,600	15,016,900	797,544,950			1,015,637,950
Richfield Township	16,723,200	32,503,100	4,279,500	445,304,000			498,809,800
Swartz Creek City		57,772,600	12,042,600	214,462,200			284,277,400
Thetford Township	36,402,100	14,105,836	3,729,900	266,736,177			320,974,013
Vienna Township	17,021,200	92,842,100	2,448,800	561,681,700			673,993,800
<b>Totals for County</b>	357,896,700	3,017,754,586	432,841,800	15,108,934,859	0	0	18,917,427,945

Real Property Assessed

**OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF Genesee COUNTY**

WE HEREBY CERTIFY that section one column one is a true statement of the number of acres of land in each township and city in Genesee County.

WE FURTHER CERTIFY that section one is a true statement of the value of real property and of the personal property in each township and city in Genesee County in the year 2026 as assessed and of the valuation of the real property and personal property in each township and city in said county as equalized by the Board of County Commissioners of said county.

WE FURTHER CERTIFY that section two is a true statement of the equalized valuations of real property classifications in each township and city in Genesee County in the year 2026 as determined by the Board of County Commissioners of said county.

WE FURTHER CERTIFY that section three is a true statement of the assessed valuations, approved by the Board of Review, of real property classifications in each township and city in Genesee County in the year 2026 as determined by the Board of County Commissioners of said county.

WE FURTHER CERTIFY that said statement does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1963; P.A. 198 of 1974; P.A. 255 of 1978; P.A. 385 of 1984; P.A. 224 of 1985; P.A. 147 of 1992 or Section 5 of Article IX of the Constitution of the State of Michigan.

These certifications are made on the 15th day of April, 2026, at a meeting of said board held pursuant to the provisions of MCL 209.1 - 209.8.

Signed this 15th day of April, 2026

\_\_\_\_\_  
Chairperson of Board of Commissioners

\_\_\_\_\_  
Equalization Director

\_\_\_\_\_  
Clerk of Board of Commissioners

**INSTRUCTIONS FOR COMPLETING THE 608 (L-4024) ASSESSED AND EQUALIZED VALUATIONS WORKSHEET**

This form is due on or before the first Monday in May to the State Tax Commission (STC) (MCL 209.5 (2)) by attaching a signed L-4024 into the Michigan Equalization Gateway (MEG) filing cabinet and submitting the L-4024 form in the MEG county portal by following the instructions below.

The MEG system will autogenerate the L-4023 following the successful save and submission of all local units L-4018 and L-4022AV forms by the county and the acceptance of those forms by Property Services Divisions (PSD) staff. MEG will auto-generate the L-4024 form upon the successful save and submission of the L-4023 form by the county and the acceptance of the L-4023 form by PSD staff. All data on the L-4024 is populated from the previously submitted L-4023, except for the number of acres. Counties must manually enter the assessable acreage for each local unit.

The county must review, in the MEG county portal the L-4024 valuation data for each local unit as well as the county totals. The county shall verify the valuation and acreage data in the MEG county portal then save the L-4024 in the L-4024 form module thereby creating an L-4024 PDF rendering. The county shall print this PDF rendering and present it to your County Board of Commissioners for signing during their equalization session.

MCL 209.5 requires the Equalization Director and the Chairperson and Clerk of the County Board of Commissioners to sign the L-4024. After signing, scan and upload the signed form to the filing cabinet in the MEG county portal. After the paper copy of the L-4024 has been signed, scanned and uploaded to the filing cabinet in MEG, submit the L-4024 in the MEG county portal. Once submitted, the L-4024 report will be locked in MEG. To make subsequent changes please contact the Property Services Division at equalization@michigan.gov.

## CERTIFICATION OF RECOMMENDED COUNTY EQUALIZED VALUATIONS BY EQUALIZATION DIRECTOR

This form is issued under the authority of MCL 211.148  
Filing is mandatory

TO: State Tax Commission  
FROM: Equalization Director of GENESEE County  
RE: State Assessor Certification of Preparer of the required Recommended County Equalized Valuations

The Recommended County Equalized Valuations for the above referenced county and year were prepared under my direct supervision and control in my role as Equalization Director.

I am certified as an assessor at the level required for the county by Michigan Compiled Laws 211.10d and the rules of the State Tax Commission.


The State Tax Commission requires a Level MMAO State Assessor Certification for this county.  
I am certified as a Level MMAO State Certified Assessing Officer by the State Tax Commission.

The following are my total Recommended County Equalized Valuations for each separately equalized class of property in GENESEE County:

Agricultural	<u>357,896,700</u>	Timber-Cutover	<u>0</u>
Commercial	<u>3,017,754,586</u>	Developmental	<u>0</u>
Industrial	<u>432,841,800</u>	Total Real Property	<u>18,917,427,945</u>
Residential	<u>15,108,934,859</u>	Personal Property	<u>997,945,800</u>
		Total Real and Personal Property	<u>19,915,373,745</u>

Please mail this form to the address below within fifteen days of submission of the Recommended County Equalized Valuations to the County Board of Commissioners.

Michigan Department of Treasury  
Assessment and Certification Division  
Local Assessment Review  
P.O. Box 30790  
Lansing, Michigan 48909

Signature of Equalization Director 	Date 4/15/2026
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Assessment Unit	Assessed Real	Ratio	Equalized Real	Factor	Assessed Personal	Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
-- 01 ARGENTINE TOWNSHIP --										
Agricultural	28,118,000	49.86	28,118,000	1.000000						
Commercial	13,003,900	49.71	13,003,900	1.000000						
Industrial	383,700	49.64	383,700	1.000000						
Residential	533,390,525	49.45	533,390,525	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	574,896,125		574,896,125		7,354,000	50.00	7,354,000	582,250,125	582,250,125	2.92
-- 02 ATLAS TOWNSHIP --										
Agricultural	4,345,700	49.79	4,345,700	1.000000						
Commercial	22,882,100	49.79	22,882,100	1.000000						
Industrial	5,025,300	49.94	5,025,300	1.000000						
Residential	636,942,650	49.90	636,942,650	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	669,195,750		669,195,750		21,837,600	50.00	21,837,600	691,033,350	691,033,350	3.47
-- 04 CLAYTON TOWNSHIP --										
Agricultural	41,847,900	49.75	41,847,900	1.000000						
Commercial	25,647,100	49.80	25,647,100	1.000000						
Industrial	458,400	49.59	458,400	1.000000						
Residential	373,297,800	49.64	373,297,800	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	441,251,200		441,251,200		9,681,600	50.00	9,681,600	450,932,800	450,932,800	2.26
-- 05 DAVISON TOWNSHIP --										
Agricultural	15,154,000	49.74	15,154,000	1.000000						
Commercial	195,076,400	49.67	195,076,400	1.000000						
Industrial	6,407,200	49.81	6,407,200	1.000000						
Residential	850,850,590	49.80	850,850,590	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	1,067,488,190		1,067,488,190		41,982,200	50.00	41,982,200	1,109,470,390	1,109,470,390	5.57

Assessment Unit	Assessed Real	Ratio	Equalized Real	Factor	Assessed Personal	Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
-- 06 FENTON TOWNSHIP --										
Agricultural	15,467,500	49.95	15,467,500	1.000000						
Commercial	73,806,200	49.78	73,806,200	1.000000						
Industrial	13,083,000	49.76	13,083,000	1.000000						
Residential	1,743,823,900	49.28	1,743,823,900	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	1,846,180,600		1,846,180,600		26,026,100	50.00	26,026,100	1,872,206,700	1,872,206,700	9.40
-- 07 FLINT TOWNSHIP --										
Agricultural	0	50.00	0	1.000000						
Commercial	514,164,700	49.53	514,164,700	1.000000						
Industrial	16,494,900	49.83	16,494,900	1.000000						
Residential	812,045,700	49.56	812,045,700	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	1,342,705,300		1,342,705,300		86,661,200	50.00	86,661,200	1,429,366,500	1,429,366,500	7.18
-- 08 FLUSHING TOWNSHIP --										
Agricultural	28,048,800	49.55	28,048,800	1.000000						
Commercial	14,530,300	49.97	14,530,300	1.000000						
Industrial	89,000	49.88	89,000	1.000000						
Residential	514,649,410	49.65	514,649,410	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	557,317,510		557,317,510		11,485,400	50.00	11,485,400	568,802,910	568,802,910	2.86
-- 09 FOREST TOWNSHIP --										
Agricultural	27,836,900	49.89	27,836,900	1.000000						
Commercial	13,547,500	49.57	13,547,500	1.000000						
Industrial	2,402,500	49.65	2,402,500	1.000000						
Residential	228,451,700	49.87	228,451,700	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	272,238,600		272,238,600		11,490,500	50.00	11,490,500	283,729,100	283,729,100	1.42

Assessment Unit	Assessed Real	Ratio	Equalized Real	Factor	Assessed Personal	Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
--- 10 GAINES TOWNSHIP ---										
Agricultural	38,603,200	49.94	38,603,200	1.000000						
Commercial	4,934,300	49.76	4,934,300	1.000000						
Industrial	37,700	49.90	37,700	1.000000						
Residential	361,251,400	49.70	361,251,400	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	404,826,600		404,826,600		10,196,200	50.00	10,196,200	415,022,800	415,022,800	2.08
-- 11 GENESEE TOWNSHIP --										
Agricultural	7,313,400	49.89	7,313,400	1.000000						
Commercial	75,396,800	49.89	75,396,800	1.000000						
Industrial	20,306,800	49.64	20,306,800	1.000000						
Residential	533,551,100	49.63	533,551,100	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	636,568,100		636,568,100		59,053,400	50.00	59,053,400	695,621,500	695,621,500	3.49
-- 12 GRAND BLANC TOWNSHIP --										
Agricultural	0	50.00	0	1.000000						
Commercial	543,916,800	49.01	543,916,800	1.000000						
Industrial	87,442,600	49.50	87,442,600	1.000000						
Residential	1,854,441,703	49.37	1,854,441,703	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	2,485,801,103		2,485,801,103		125,046,700	50.00	125,046,700	2,610,847,803	2,610,847,803	13.11
-- 13 MONTROSE TOWNSHIP --										
Agricultural	28,602,100	49.76	28,602,100	1.000000						
Commercial	16,139,000	49.89	16,139,000	1.000000						
Industrial	7,003,100	49.85	7,003,100	1.000000						
Residential	242,474,800	49.71	242,474,800	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	294,219,000		294,219,000		10,108,100	50.00	10,108,100	304,327,100	304,327,100	1.53

Assessment Unit	Assessed Real	Ratio	Equalized Real	Factor	Assessed Personal	Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
-- 14 MT MORRIS TOWNSHIP --										
Agricultural	15,197,200	49.93	15,197,200	1.000000						
Commercial	131,226,700	49.62	131,226,700	1.000000						
Industrial	12,425,100	49.91	12,425,100	1.000000						
Residential	460,052,300	49.76	460,052,300	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	618,901,300		618,901,300		42,883,600	50.00	42,883,600	661,784,900	661,784,900	3.32
-- 15 MUNDY TOWNSHIP --										
Agricultural	37,215,500	49.69	37,215,500	1.000000						
Commercial	165,860,600	49.64	165,860,600	1.000000						
Industrial	15,016,900	49.92	15,016,900	1.000000						
Residential	797,544,950	49.48	797,544,950	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	1,015,637,950		1,015,637,950		49,370,700	50.00	49,370,700	1,065,008,650	1,065,008,650	5.35
-- 16 RICHFIELD TOWNSHIP --										
Agricultural	16,723,200	49.96	16,723,200	1.000000						
Commercial	32,503,100	49.97	32,503,100	1.000000						
Industrial	4,279,500	49.99	4,279,500	1.000000						
Residential	445,304,000	49.98	445,304,000	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	498,809,800		498,809,800		36,163,800	50.00	36,163,800	534,973,600	534,973,600	2.69
-- 17 THETFORD TOWNSHIP --										
Agricultural	36,402,100	49.38	36,402,100	1.000000						
Commercial	14,105,836	49.52	14,105,836	1.000000						
Industrial	3,729,900	49.51	3,729,900	1.000000						
Residential	266,736,177	49.38	266,736,177	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	320,974,013		320,974,013		41,566,200	50.00	41,566,200	362,540,213	362,540,213	1.82

Assessment Unit	Assessed Real	Ratio	Equalized Real	Factor	Assessed Personal	Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
-- 18 VIENNA TOWNSHIP --										
Agricultural	17,021,200	49.95	17,021,200	1.000000						
Commercial	92,842,100	49.87	92,842,100	1.000000						
Industrial	2,448,800	49.93	2,448,800	1.000000						
Residential	561,681,700	49.88	561,681,700	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	673,993,800		673,993,800		29,587,400	50.00	29,587,400	703,581,200	703,581,200	3.53
-- 51 CITY OF CLIO --										
Agricultural	0	50.00	0	1.000000						
Commercial	24,014,200	49.90	24,014,200	1.000000						
Industrial	1,253,600	49.88	1,253,600	1.000000						
Residential	52,637,600	49.58	52,637,600	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	77,905,400		77,905,400		4,278,500	50.00	4,278,500	82,183,900	82,183,900	0.41
-- 52 CITY OF DAVISON --										
Agricultural	0	50.00	0	1.000000						
Commercial	38,614,700	49.56	38,614,700	1.000000						
Industrial	3,583,200	49.69	3,583,200	1.000000						
Residential	161,932,400	49.81	161,932,400	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	204,130,300		204,130,300		7,795,500	50.00	7,795,500	211,925,800	211,925,800	1.06
-- 53 CITY OF FENTON --										
Agricultural	0	50.00	0	1.000000						
Commercial	271,900,600	49.98	271,900,600	1.000000						
Industrial	33,981,100	49.76	33,981,100	1.000000						
Residential	556,731,100	49.92	556,731,100	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	862,612,800		862,612,800		31,075,400	50.00	31,075,400	893,688,200	893,688,200	4.49

Assessment Unit	Assessed Real	Ratio	Equalized Real	Factor	Assessed Personal	Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
-- 54 CITY OF FLINT --										
Agricultural	0	50.00	0	1.000000						
Commercial	299,655,150	49.81	299,655,150	1.000000						
Industrial	136,452,900	49.98	136,452,900	1.000000						
Residential	964,557,454	49.94	964,557,454	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	1,400,665,504		1,400,665,504		212,556,000	50.00	212,556,000	1,613,221,504	1,613,221,504	8.10
-- 55 CITY OF FLUSHING --										
Agricultural	0	50.00	0	1.000000						
Commercial	36,425,600	49.95	36,425,600	1.000000						
Industrial	352,500	49.54	352,500	1.000000						
Residential	348,507,100	49.84	348,507,100	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	385,285,200		385,285,200		9,740,100	50.00	9,740,100	395,025,300	395,025,300	1.98
-- 56 CITY OF GRAND BLANC --										
Agricultural	0	50.00	0	1.000000						
Commercial	92,161,800	49.91	92,161,800	1.000000						
Industrial	2,758,500	49.72	2,758,500	1.000000						
Residential	339,404,400	49.80	339,404,400	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	434,324,700		434,324,700		12,208,100	50.00	12,208,100	446,532,800	446,532,800	2.24
-- 57 CITY OF MT MORRIS --										
Agricultural	0	50.00	0	1.000000						
Commercial	10,668,900	49.54	10,668,900	1.000000						
Industrial	57,900	49.82	57,900	1.000000						
Residential	57,611,700	49.62	57,611,700	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	68,338,500		68,338,500		6,259,300	50.00	6,259,300	74,597,800	74,597,800	0.37

Assessment Unit	Assessed Real	Ratio	Equalized Real	Factor	Assessed Personal	Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
-- 58 CITY OF SWARTZ CREEK --										
Agricultural	0	50.00	0	1.000000						
Commercial	57,772,600	49.66	57,772,600	1.000000						
Industrial	12,042,600	49.86	12,042,600	1.000000						
Residential	214,462,200	49.86	214,462,200	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	284,277,400		284,277,400		10,908,700	50.00	10,908,700	295,186,100	295,186,100	1.48
-- 59 CITY OF BURTON --										
Agricultural	0	50.00	0	1.000000						
Commercial	200,469,300	49.82	200,469,300	1.000000						
Industrial	45,268,700	49.66	45,268,700	1.000000						
Residential	950,788,400	49.84	950,788,400	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	1,196,526,400		1,196,526,400		75,330,900	50.00	75,330,900	1,271,857,300	1,271,857,300	6.39
-- 60 CITY OF MONTROSE --										
Agricultural	0	50.00	0	1.000000						
Commercial	8,241,600	49.48	8,241,600	1.000000						
Industrial	19,900	49.72	19,900	1.000000						
Residential	42,250,400	49.59	42,250,400	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	50,511,900		50,511,900		1,745,300	50.00	1,745,300	52,257,200	52,257,200	0.26
-- 61 CITY OF LINDEN --										
Agricultural	0	50.00	0	1.000000						
Commercial	28,246,700	49.75	28,246,700	1.000000						
Industrial	36,500	49.79	36,500	1.000000						
Residential	203,561,700	49.93	203,561,700	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
Totals	231,844,900		231,844,900		5,553,300	50.00	5,553,300	237,398,200	237,398,200	1.19

Equalization Report  
GENESEE

Grand Totals	Assessed Real	Equalized Real	% Real Total	Assessed Personal	Equalized Personal	Assessed % County	Equalized % County	Assessed Total	Equalized Total
Agricultural	357,896,700	357,896,700	1.89			1.80	1.80		
Commercial	3,017,754,586	3,017,754,586	15.95			15.15	15.15		
Industrial	432,841,800	432,841,800	2.29			2.17	2.17		
Residential	15,108,934,859	15,108,934,859	79.87			75.87	75.87		
Timber-Cutover	0	0	0.00			0.00	0.00		
Developmental	0	0	0.00			0.00	0.00		
Personal				997,945,800	997,945,800	5.01	5.01		
	18,917,427,945	18,917,427,945	100.00	997,945,800	997,945,800	100.00	100.00	19,915,373,745	19,915,373,745

County: 25- GENESEE

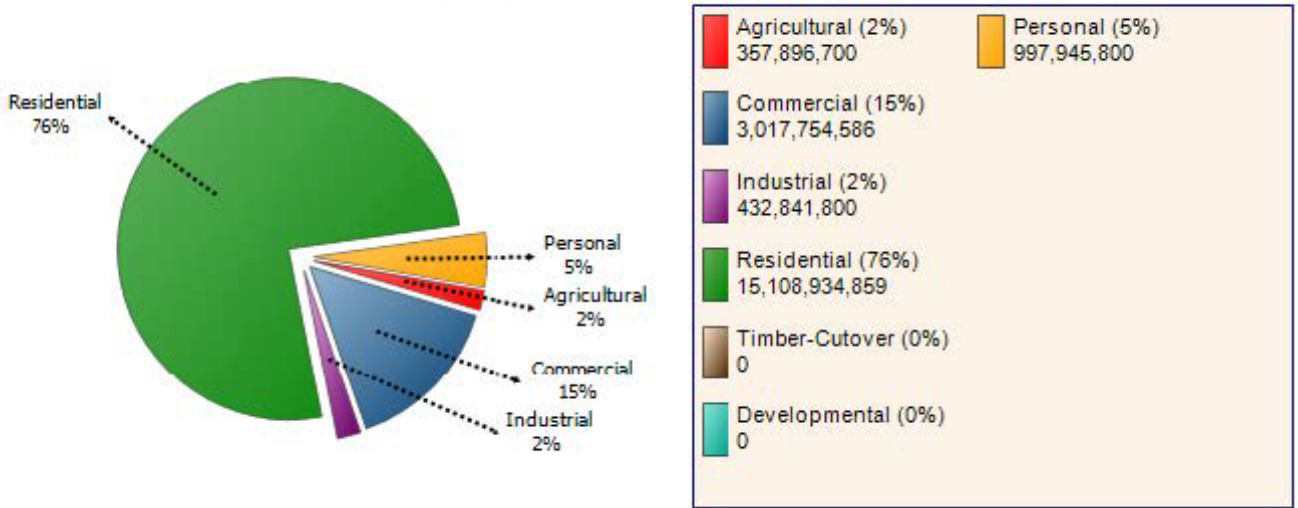
Governmental Unit	Real							Personal						Grand Total	
	Ag	Comm	Ind	Res	T-C	Dev	Total	Ag	Comm	Ind	Res	Util	Total		Exempt
ARGENTINE TOWNSHIP	115	54	2	3260	0	0	3431	0	91	0	0	3	94	55	3580
ATLAS TOWNSHIP	21	99	42	3407	0	0	3569	0	226	4	0	8	238	61	3868
CLAYTON TOWNSHIP	242	91	11	2979	0	0	3323	0	113	2	0	8	123	87	3533
DAVISON TOWNSHIP	88	239	39	6385	0	0	6751	0	413	3	0	9	425	60	7236
FENTON TOWNSHIP	64	230	20	7988	0	0	8302	0	320	7	0	4	331	96	8729
FLINT TOWNSHIP	0	1163	68	10111	0	0	11342	0	1736	14	0	6	1756	529	13627
FLUSHING TOWNSHIP	159	40	4	4055	0	0	4258	0	100	1	0	5	106	39	4403
FOREST TOWNSHIP	166	86	28	1962	0	0	2242	0	118	4	0	11	133	54	2429
GAINES TOWNSHIP	196	42	2	2949	0	0	3189	0	60	0	0	4	64	57	3310
GENESEE TOWNSHIP	47	379	116	7420	0	0	7962	0	380	12	0	15	407	367	8736
GRAND BLANC TOWNSHIP	0	579	115	13260	0	0	13954	0	951	42	0	4	997	182	15133
MONTROSE TOWNSHIP	194	50	22	2478	0	0	2744	0	108	2	0	3	113	31	2888
MT MORRIS TOWNSHIP	87	640	63	9014	0	0	9804	0	577	6	0	12	595	950	11349
MUNDY TOWNSHIP	129	293	70	6372	0	0	6864	0	592	9	0	5	606	107	7577
RICHFIELD TOWNSHIP	82	92	37	3712	0	0	3923	0	188	6	0	10	204	75	4202
THETFORD TOWNSHIP	190	81	32	2686	0	0	2989	0	105	2	0	20	127	33	3149
VIENNA TOWNSHIP	94	280	42	5332	0	0	5748	0	354	8	0	10	372	66	6186
CITY OF CLIO	0	129	8	684	0	0	821	0	147	3	0	3	153	69	1043
CITY OF DAVISON	0	125	18	1517	0	0	1660	0	230	6	0	2	238	75	1973
CITY OF FENTON	0	406	59	4204	0	0	4669	0	779	29	0	2	810	286	5765
CITY OF FLINT	0	2013	341	34412	0	0	36766	0	1836	80	0	13	1929	15946	54641
CITY OF FLUSHING	0	162	10	3161	0	0	3333	0	242	2	0	1	245	85	3663
CITY OF GRAND BLANC	0	206	5	2374	0	0	2585	0	450	2	0	1	453	85	3123
CITY OF MT MORRIS	0	104	4	1102	0	0	1210	0	95	0	0	5	100	73	1383
CITY OF SWARTZ CREEK	0	154	10	2313	0	0	2477	0	246	1	0	1	248	94	2819
CITY OF BURTON	0	715	203	12962	0	0	13880	0	903	34	0	12	949	251	15080
CITY OF MONTROSE	0	68	2	590	0	0	660	0	57	0	0	1	58	45	763
CITY OF LINDEN	0	92	2	1670	0	0	1764	0	165	0	0	1	166	31	1961
<b>Totals</b>	<b>1874</b>	<b>8612</b>	<b>1375</b>	<b>158359</b>	<b>0</b>	<b>0</b>	<b>170220</b>	<b>0</b>	<b>11582</b>	<b>279</b>	<b>0</b>	<b>179</b>	<b>12040</b>	<b>19889</b>	<b>202149</b>

GENESEE COUNTY  
Percent Change - 2025 to 2026  
Includes New, Loss and Adjustment  
By Local Unit

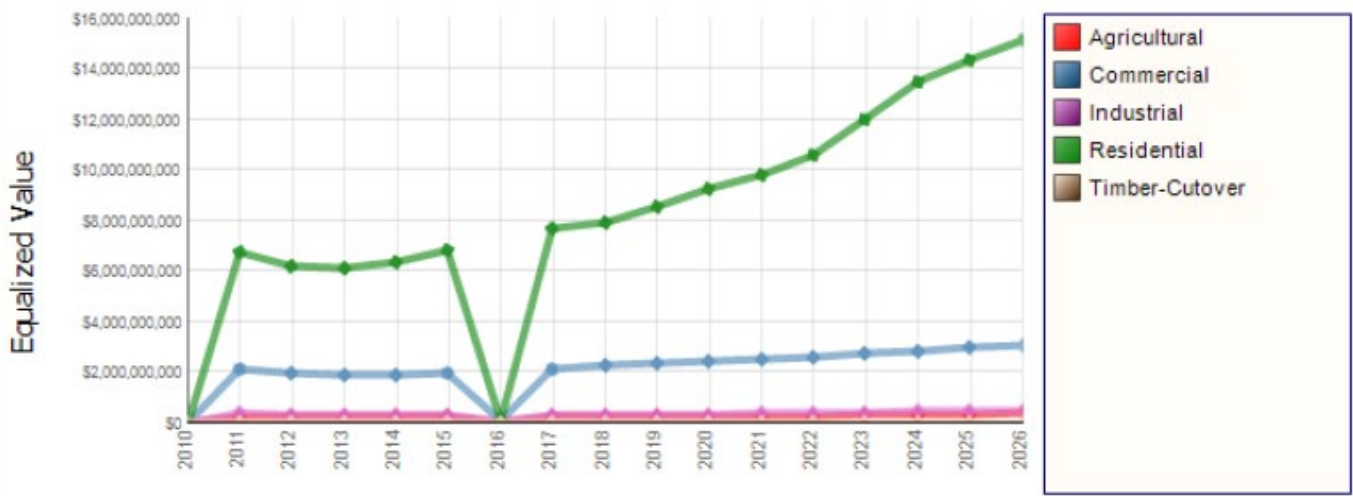
<u>Unit</u>	<u>2025 Equalized Value</u>	<u>2026 Equalized Value</u>	<u>C.E.V. % Change</u>	<u>Unit</u>	<u>2025 Taxable Value</u>	<u>2026 Taxable Value</u>	<u>Taxable % Change</u>
CITY OF MT MORRIS	67,731,500	74,597,800	10.14%	MUNDY TOWNSHIP	731,347,099	785,636,324	7.42%
GAINES TOWNSHIP	382,516,600	415,022,800	8.50%	FENTON TOWNSHIP	1,291,641,580	1,375,088,087	6.46%
MUNDY TOWNSHIP	981,590,800	1,065,008,650	8.50%	CITY OF FENTON	615,336,574	648,498,804	5.39%
FOREST TOWNSHIP	261,711,200	283,729,100	8.41%	ARGENTINE TOWNSHIP	360,508,425	379,740,629	5.33%
CITY OF CLIO	76,178,400	82,183,900	7.88%	GAINES TOWNSHIP	267,610,903	281,623,715	5.24%
MONTROSE TOWNSHIP	282,340,100	304,327,100	7.79%	FOREST TOWNSHIP	175,857,034	184,999,970	5.20%
CITY OF DAVISON	196,787,600	211,925,800	7.69%	MONTROSE TOWNSHIP	186,178,170	195,707,423	5.12%
CITY OF MONTROSE	48,586,600	52,257,200	7.55%	DAVISON TOWNSHIP	767,558,245	806,682,600	5.10%
DAVISON TOWNSHIP	1,036,933,214	1,109,470,390	7.00%	GENESEE TOWNSHIP	451,250,327	474,112,632	5.07%
CLAYTON TOWNSHIP	421,527,500	450,932,800	6.98%	CITY OF DAVISON	147,563,151	155,047,682	5.07%
FENTON TOWNSHIP	1,756,290,000	1,872,206,700	6.60%	CITY OF LINDEN	162,553,579	170,403,400	4.83%
CITY OF FLINT	1,516,628,584	1,613,221,504	6.37%	CITY OF SWARTZ CREEK	205,049,598	214,765,905	4.74%
MT MORRIS TOWNSHIP	624,334,400	661,784,900	6.00%	VIENNA TOWNSHIP	484,663,465	506,739,354	4.55%
FLUSHING TOWNSHIP	537,975,700	568,802,910	5.73%	FLUSHING TOWNSHIP	401,775,748	419,917,210	4.52%
ARGENTINE TOWNSHIP	552,015,800	582,250,125	5.48%	CITY OF MONTROSE	35,311,266	36,906,174	4.52%
CITY OF BURTON	1,207,054,100	1,271,857,300	5.37%	CLAYTON TOWNSHIP	293,250,340	306,438,345	4.50%
RICHFIELD TOWNSHIP	509,227,100	534,973,600	5.06%	RICHFIELD TOWNSHIP	349,223,119	364,891,106	4.49%
VIENNA TOWNSHIP	670,076,300	703,581,200	5.00%	CITY OF BURTON	836,881,291	874,091,917	4.45%
GENESEE TOWNSHIP	663,643,800	695,621,500	4.82%	CITY OF FLUSHING	263,024,671	274,040,250	4.19%
CITY OF FENTON	857,176,100	893,688,200	4.26%	CITY OF GRAND BLANC	318,142,714	331,376,322	4.16%
CITY OF SWARTZ CREEK	283,337,600	295,186,100	4.18%	CITY OF CLIO	57,771,217	60,150,293	4.12%
FLINT TOWNSHIP	1,373,435,200	1,429,366,500	4.07%	ATLAS TOWNSHIP	480,322,801	499,828,609	4.06%
THETFORD TOWNSHIP	349,649,300	362,540,213	3.69%	CITY OF FLINT	1,055,175,591	1,096,416,606	3.91%
CITY OF FLUSHING	381,883,900	395,025,300	3.44%	CITY OF MT MORRIS	46,144,149	47,892,710	3.79%
ATLAS TOWNSHIP	670,455,490	691,033,350	3.07%	MT MORRIS TOWNSHIP	434,366,067	450,268,277	3.66%
CITY OF LINDEN	231,118,800	237,398,200	2.72%	FLINT TOWNSHIP	1,035,131,652	1,069,875,796	3.36%
CITY OF GRAND BLANC	436,232,600	446,532,800	2.36%	GRAND BLANC TOWNSHIP	1,914,948,420	1,970,447,913	2.90%
GRAND BLANC TOWNSHIP	2,554,223,667	2,610,847,803	2.22%	THETFORD TOWNSHIP	251,866,024	254,693,480	1.12%

# EQUALIZED VALUES BY CLASS - GRAPHS

## Equalized Value by Class

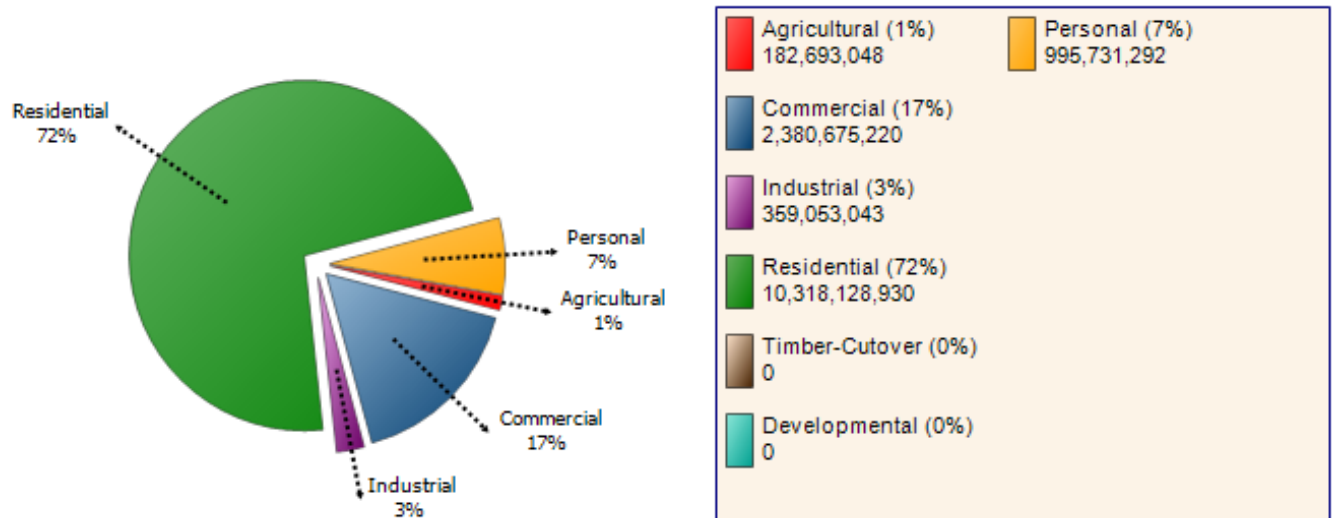


## Equalized Value Trend By Class

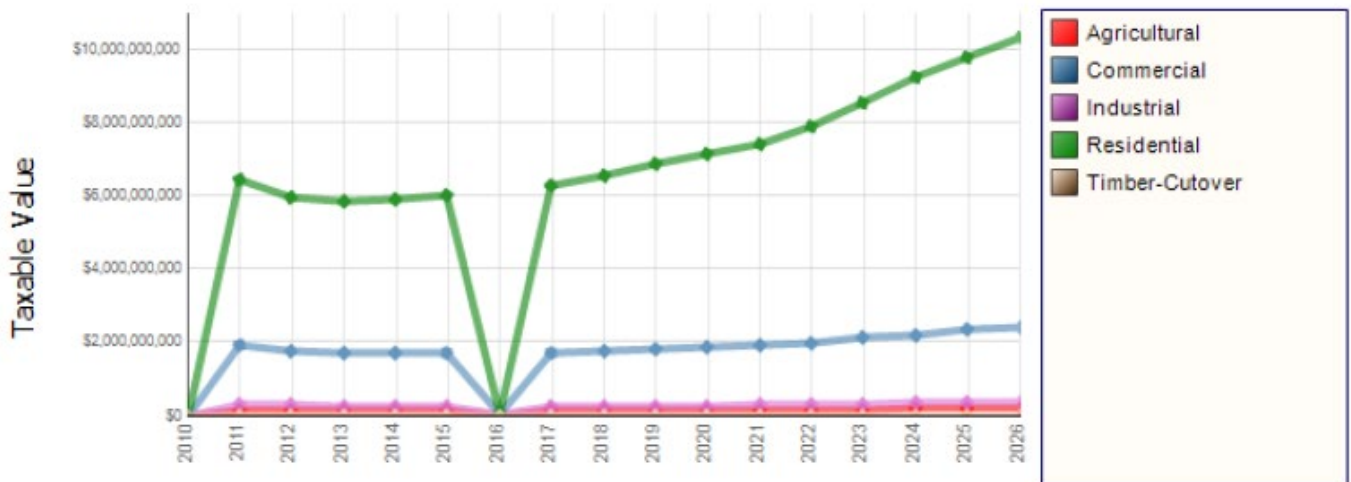


# TAXABLE VALUES BY CLASS - GRAPHS

## Taxable Value by Class



## Taxable Value Trend By Class



# EQUALIZED & TAXABLE VALUES BY CLASS - GRAPHS

Percent change in Value from 2025 to 2026 by Class

