

2021 Lake County Equalization Report

Presented April 14, 2021



Lake County Board of Commissioners

Robert Sanders – Vice Chairperson

Howard Lodholtz – Chairperson

Betty Dermeyer

Dawn Martin

Don Arquette

Christine Balulis

Len Todd

Lake County Administrator

Tobi Lake

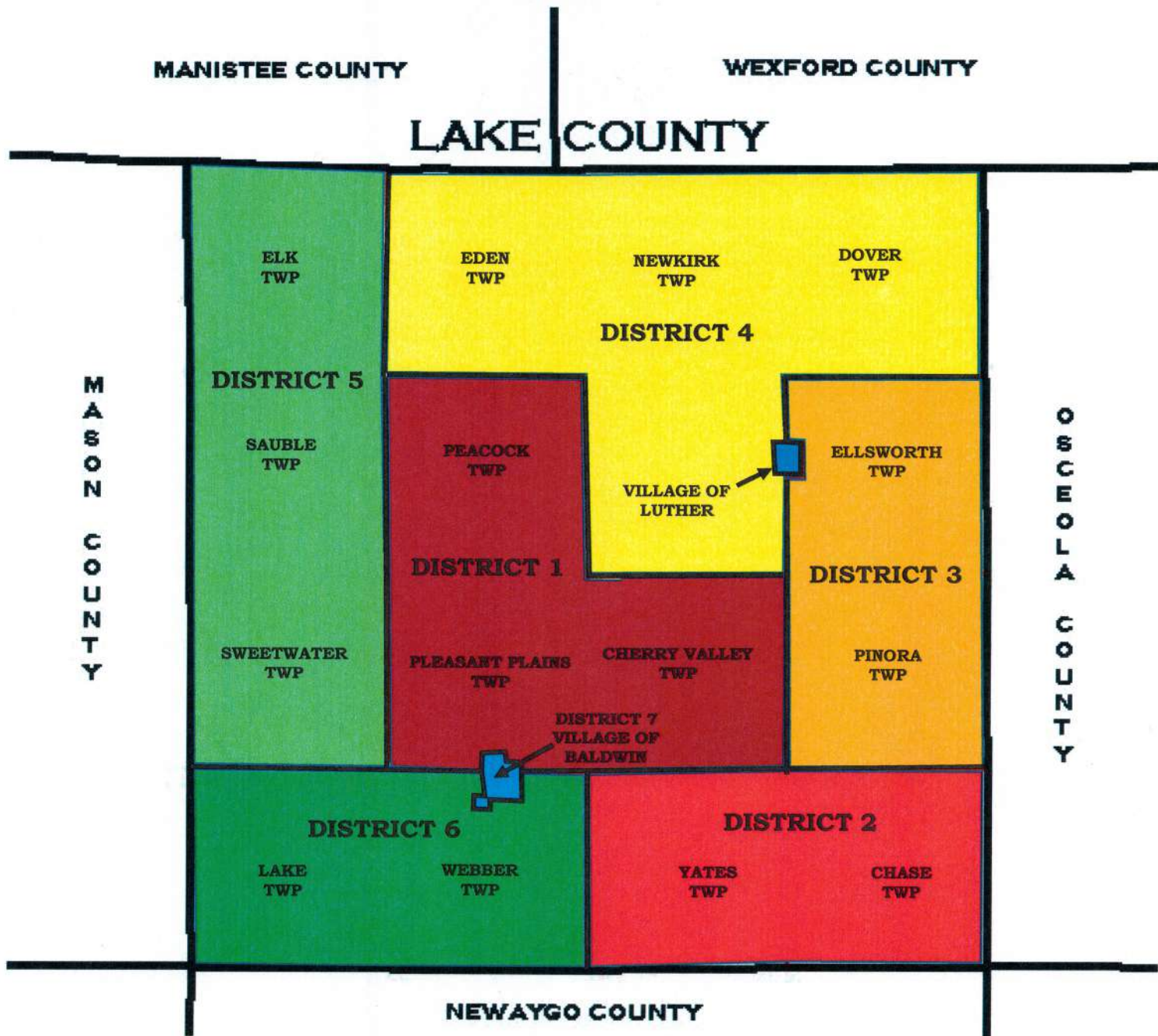
Department Of Equalization

Casey Guthrie – Director

Debbie Russell – Clerk/9-1-1 Numbering/Addressing

John Kovalcik – Appraiser/Mapping

Ginni Braddy – Clerk/Mapping



Lake County Board of Commissioners

District 1 Robert Sanders	District 2 Howard Lodholtz	District 3 Betty Dermeyer	District 4 & VOL Dawn Martin
District 5 Don Arquette	District 6 Christine Balulis	District 7 Len Todd	

Supervisors, Assessors, & Village Presidents
of
Lake County

<u>TOWNSHIP</u>	<u>SUPERVISOR</u>	<u>ASSESSOR</u>
Dover	Cathy May	Barnett Assessing
Newkirk	Gretchen Allan	Linda Monroe
Eden	Alfred Shaughnessy	Greg Barnett
Elk	Louis L. Fitz	Michael Beach
Sauble	Mary Ann Nugent	Molly Whetstone
Peacock	Mark Venema	Michael Beach
Ellsworth	Allen Dean	Linda Monroe
Pinora	Victoria Dennett	Molly Whetstone
Cherry Valley	George Supernois	Greg Barnett
Webber	Ernie Wogatzke	Barnett Assessing
Sweetwater	Paul Bigford	Greg Barnett
Lake	Don Britten	Barnett Assessing
Pleasant Plains	Kevin Braddy	Barnett Assessing
Yates	Marilyn Burns	Barnett Assessing
Chase	Kenneth Pollaski	Molly Whetstone
Village of Baldwin	Jim Truxton	Barnett Assessing
Village of Luther	Victor Lucas	Linda Monroe



Lake County Equalization Department
800 10th Street, Suite 230
Baldwin, MI 49304

TO:
Lake County Board of Commissioners

April 14, 2021

Re: 2021 Lake County Equalization Report

Honorable Commissioners,

After careful review of the 2021 Assessment Rolls for the fifteen (15) townships and two (2) villages of Lake County, the Lake County Equalization Department recommends the adoption of an equalized value of Real Property of \$825,241,400, and an equalized value of Personal Property of \$39,622,200, for a total equalized value of \$864,863,600, which represents an increase of \$59,071,600, or 7.33% from 2020.

The Consumer Price Index, or CPI, for 2021 is 1.4. With losses, adjustments, and additions, Lake County can expect a tentative taxable value of \$639,459,320. This is an increase of \$20,064,909, or 3.24% from 2020.

Valuation is compiled on the attached L-4024.

This is recommended in compliance with PA 125 of 1991.

Respectfully submitted,

Casey Guthrie

Casey Guthrie, MAAO
Lake County Equalization Director

CERTIFICATION OF **RECOMMENDED COUNTY EQUALIZED VALUATIONS** BY EQUALIZATION DIRECTOR

*This form is issued under the authority of MCL 211.48
Filing is mandatory.*

TO: State Tax Commission
FROM: Equalization Director of LAKE County
RE: State Assessor Certification of Preparer of the 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 **3** State Assessor Certification for this county.

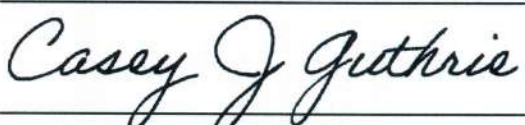
I am certified as a Level **3** State Certified Assessing Officer for this county.

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

Agricultural	<u>\$31,661,200</u>	Timber-Cutover	<u>N/C</u>
Commercial	<u>\$59,492,900</u>	Developmental	<u>N/C</u>
Industrial	<u>\$1,401,700</u>	Total Real Property	<u>\$825,241,400</u>
Residential	<u>\$732,685,600</u>	Personal Property	<u>\$39,622,200</u>
		Total Real and Personal Property	<u>\$864,863,600</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
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Personal and Real Property - TOTALS

L-4024

LAKE COUNTY

Statement of acreage and valuation in the year 2021 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Number of Acres Assessed (Col. 1) Acres Hundredths	Total Real Property Valuations			Personal Property Valuations			Total Real Plus Personal Property	
		Assessed Valuations (Col. 2)	Equalized Valuations (Col. 3)	Assessed Valuations (Col. 4)	Equalized Valuations (Col. 5)	Assessed Valuations (Col. 6)	Equalized Valuations (Col. 7)		
DOVER TOWNSHIP	8,913.23	27,447,600	27,447,600	531,100	531,100	27,978,700	27,978,700	27,978,700	
NEWKIRK TOWNSHIP	17,382.98	35,970,800	35,970,800	3,645,900	3,645,900	39,616,700	39,616,700	39,616,700	
EDEN TOWNSHIP	9,248.34	32,136,800	32,136,800	1,930,050	1,930,050	34,066,850	34,066,850	34,066,850	
ELK TOWNSHIP	12,388.21	112,247,100	112,247,100	2,094,300	2,094,300	114,341,400	114,341,400	114,341,400	
SAUBLE TOWNSHIP	9,524.76	44,706,900	44,706,900	865,500	865,500	45,572,400	45,572,400	45,572,400	
PEACOCK TOWNSHIP	6,307.40	52,646,900	52,646,900	903,500	903,500	53,550,400	53,550,400	53,550,400	
ELLSWORTH TOWNSHIP	19,226.63	40,718,700	40,718,700	1,553,700	1,553,700	42,272,400	42,272,400	42,272,400	
PINORA TOWNSHIP	15,597.51	29,299,800	29,299,800	2,833,900	2,833,900	32,133,700	32,133,700	32,133,700	
CHERRY VALLEY TOWNSHIP	8,533.41	22,261,400	22,261,400	679,900	679,900	22,941,300	22,941,300	22,941,300	
WEBBER TOWNSHIP	9,049.72	86,654,100	86,654,100	4,322,050	4,322,050	90,976,150	90,976,150	90,976,150	
SWEETWATER TOWN	6,420.21	18,667,800	18,667,800	2,081,700	2,081,700	20,749,500	20,749,500	20,749,500	
LAKE TOWNSHIP	10,626.32	156,503,800	156,503,800	2,946,100	2,946,100	159,449,900	159,449,900	159,449,900	
PLEASANT PLAINS	9,841.39	76,482,400	76,482,400	5,232,550	5,232,550	81,714,950	81,714,950	81,714,950	
YATES TOWNSHIP	9,586.51	45,270,400	45,270,400	3,285,350	3,285,350	48,555,750	48,555,750	48,555,750	
CHASE TOWNSHIP	20,846.91	44,226,900	44,226,900	6,716,600	6,716,600	50,943,500	50,943,500	50,943,500	
Totals for County	173,493.51	825,241,400	825,241,400	39,622,200	39,622,200	864,863,600	864,863,600	864,863,600	

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF LAKE COUNTY

WE HEREBY CERTIFY that the foregoing is a true statement of the number of acres of land, the value of the real property and of the personal property, the aggregate valuation of the real property and personal property, the equalized and assessed valuations of real property classifications in each township and city in said county as equalized by the Board of Commissioners in April of the reporting year, at a meeting of said board held in pursuant to the provisions of sections 209.1 - 209.8, MCL. I further certify that said statement does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1963; P.A. 199 of 1974; P.A. 385 of 1994; P.A. 224 of 1995; P.A. 147 of 1992 or Section 5 of Article IX of the Constitution of the

Dated _____, 20__

Casey Guthrie
Equalization Director

Clerk of the Board of Commissioners

Chairperson of Board of Commissioners

Equalized Valuations - REAL

L-4024

LAKE County

Statement of acreage and valuation in the year 2021 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Real Property Equalized by County Board of Commissioners							
Township or City	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
DOVER TOWNSHIP	3,628,800	57,800	288,100	23,472,900	0	0	27,447,600
NEWKIRK TOWNSHIP	6,263,600	635,700	0	29,071,500	0	0	35,970,800
EDEN TOWNSHIP	0	1,495,900	52,800	30,588,100	0	0	32,136,800
ELK TOWNSHIP	751,600	620,000	151,100	110,724,400	0	0	112,247,100
SAUBLE TOWNSHIP	0	744,900	0	43,962,000	0	0	44,706,900
PEACOCK TOWNSHIP	0	1,420,400	0	51,226,500	0	0	52,646,900
ELLSWORTH TOWNS	3,958,000	153,300	0	36,607,400	0	0	40,718,700
PINORA TOWNSHIP	2,292,300	0	207,100	26,800,400	0	0	29,299,800
CHERRY VALLEY TO	605,800	0	19,500	21,636,100	0	0	22,261,400
WEBBER TOWNSHIP	0	39,169,800	534,800	46,949,500	0	0	86,654,100
SWEETWATER TOW	0	361,400	56,900	18,249,500	0	0	18,667,800
LAKE TOWNSHIP	2,924,700	1,548,300	0	152,030,800	0	0	156,503,800
PLEASANT PLAINS	0	10,657,300	91,400	65,733,700	0	0	76,482,400
YATES TOWNSHIP	88,000	636,800	0	44,545,600	0	0	45,270,400
CHASE TOWNSHIP	11,148,400	1,991,300	0	31,087,200	0	0	44,226,900
Total for County	31,661,200	59,492,900	1,401,700	732,685,600	0	0	825,241,400

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF LAKE COUNTY

WE HEREBY CERTIFY that the foregoing is a true statement of the number of acres of land, the value of the real property and of the personal property, the aggregate valuation of the real property and personal property, the equalized and assessed valuations of real property classifications in each township and city in said county as equalized by the Board of Commissioners in April of the reporting year, at a meeting of said board held in pursuant to the provisions of sections 209.1 - 209.8, MCL. I further certify that said statement does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1963; P.A. 199 of 1974; P.A. 385 of 1994; P.A. 224 of 1995; P.A. 147 of 1992 or Section 5 of Article IX of the Constitution of the

Dated _____, 20__

Casey J Guthrie
Equalization Director

Clerk of the Board of Commissioners

Chairperson of Board of Commissioners

Assessed Valuations - REAL

L-4024

LAKE County

Statement of acreage and valuation in the year 2021 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Real Property Assessed Valuations Approved by Boards of Review							
Township or City	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
DOVER TOWNSHIP	3,628,800	57,800	288,100	23,472,900	0	0	27,447,600
NEWKIRK TOWNSHIP	6,263,600	635,700	0	29,071,500	0	0	35,970,800
EDEN TOWNSHIP	0	1,495,900	52,800	30,588,100	0	0	32,136,800
ELK TOWNSHIP	751,600	620,000	151,100	110,724,400	0	0	112,247,100
SAUBLE TOWNSHIP	0	744,900	0	43,962,000	0	0	44,706,900
PEACOCK TOWNSHIP	0	1,420,400	0	51,226,500	0	0	52,646,900
ELLSWORTH TOWNSHIP	3,958,000	153,300	0	36,607,400	0	0	40,718,700
PINORA TOWNSHIP	2,292,300	0	207,100	26,800,400	0	0	29,299,800
CERRY VALLEY TOWNSHIP	605,800	0	19,500	21,636,100	0	0	22,261,400
WEBBER TOWNSHIP	0	39,169,800	534,800	46,949,500	0	0	86,654,100
SWEETWATER TOWN	0	361,400	56,900	18,249,500	0	0	18,667,800
LAKE TOWNSHIP	2,924,700	1,548,300	0	152,030,800	0	0	156,503,800
PLEASANT PLAINS	0	10,657,300	91,400	65,733,700	0	0	76,482,400
YATES TOWNSHIP	88,000	636,800	0	44,545,600	0	0	45,270,400
CHASE TOWNSHIP	11,148,400	1,991,300	0	31,087,200	0	0	44,226,900
Total for County	31,661,200	59,492,900	1,401,700	732,685,600	0	0	825,241,400

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF LAKE COUNTY

WE HEREBY CERTIFY that the foregoing is a true statement of the number of acres of land, the value of the real property and of the personal property, the aggregate valuation of the real property and personal property, the equalized and assessed valuations of real property classifications in each township and city in said county as equalized by the Board of Commissioners in April of the reporting year, at a meeting of said board held in pursuant to the provisions of sections 209.1 - 209.8, MCL. I further certify that said statement does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1963; P.A. 199 of 1974; P.A. 385 of 1994; P.A. 224 of 1995; P.A. 147 of 1992 or Section 5 of Article IX of the Constitution of the

Dated _____, 20__

Casey J Guthrie

Equalization Director

Clerk of the Board of Commissioners

Chairperson of Board of Commissioners



2021 Lake County Equalization Report

2021 Tentative Ratio's

Published February 11, 2021

<u>Township</u>	<u>Agricultural</u>		<u>Commercial</u>		<u>Industrial</u>		<u>Residential</u>		<u>Personal</u>	
	<u>Ratio</u>	<u>Factor</u>	<u>Ratio</u>	<u>Factor</u>	<u>Ratio</u>	<u>Factor</u>	<u>Ratio</u>	<u>Factor</u>	<u>Ratio</u>	<u>Factor</u>
Dover	48.75	1.02564	48.64	1.02796	49.71	1.00583	45.23	1.10546	50.00	1.00000
Newkirk	48.12	1.03907	49.07	1.01895	N/C	N/C	46.99	1.06405	50.00	1.00000
Eden	N/C	N/C	49.70	1.00604	46.91	1.06587	46.52	1.07481	50.00	1.00000
Elk	49.10	1.01833	48.45	1.03199	51.79	0.96544	48.50	1.01729	50.00	1.00000
Sauble	N/C	N/C	49.13	1.01771	N/C	N/C	45.14	1.10767	50.00	1.00000
Peacock	N/C	N/C	48.75	N/C	N/C	N/C	44.53	1.12284	50.00	1.00000
Ellsworth	49.44	1.01133	48.61	1.02564	N/C	N/C	40.66	1.22970	50.00	1.00000
Pinora	49.45	1.01112	N/C	N/C	49.14	1.01750	46.34	1.07898	50.00	1.00000
Cherry Valley	49.38	1.01256	50.00	1.00000	50.36	0.99285	46.06	1.08554	50.00	1.00000
Webber	N/C	N/C	49.95	1.00100	49.82	1.00361	41.97	1.19133	50.00	1.00000
Sweetwater	N/C	N/C	49.73	1.00543	51.15	0.97752	51.41	0.97257	50.00	1.00000
Lake	49.35	1.01317	49.56	1.00888	N/C	N/C	45.83	1.09099	50.00	1.00000
Pleasant Plains	N/C	N/C	49.75	1.00523	49.78	1.00442	45.90	1.08932	50.00	1.00000
Yates	49.53	1.00949	49.57	1.00867	N/C	N/C	49.80	1.00401	50.00	1.00000
Chase	49.39	1.01235	49.79	1.00422	51.04	0.97962	44.20	1.13122	50.00	1.00000





2021 Lake County Equalization Report

Agricultural Assessed Values by Township

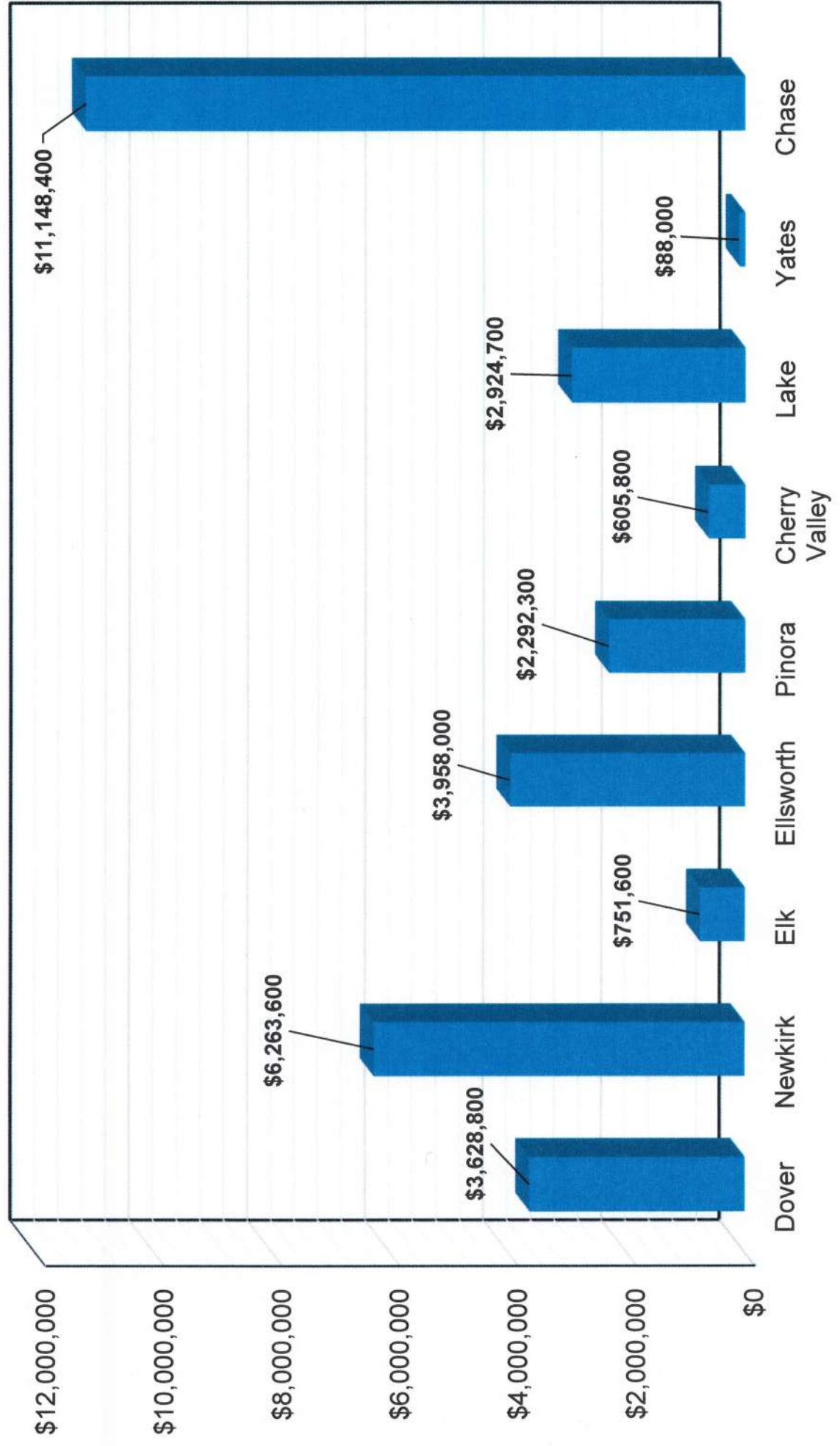
Township or Village	2021 Board of Review	Ending Ratio	Ending Factor	County Equalized Value	True Cash Value	% of Class
Dover	\$3,628,800	49.89%	1.0000	\$3,628,800	\$7,273,323	11.40%
Newkirk	\$6,263,600	49.65%	1.0000	\$6,263,600	\$12,614,746	19.77%
Elk	\$751,600	49.60%	1.0000	\$751,600	\$1,515,275	2.37%
Ellsworth	\$3,958,000	49.61%	1.0000	\$3,958,000	\$7,978,973	12.50%
Pinora	\$2,292,300	49.49%	1.0000	\$2,292,300	\$4,631,950	7.26%
Cherry Valley	\$605,800	49.82%	1.0000	\$605,800	\$1,216,071	1.91%
Lake	\$2,924,700	49.81%	1.0000	\$2,924,700	\$5,871,530	9.20%
Yates	\$88,000	49.82%	1.0000	\$88,000	\$176,647	0.28%
<u>Chase</u>	<u>\$11,148,400</u>	<u>49.46%</u>	<u>1.0000</u>	<u>\$11,148,400</u>	<u>\$22,538,280</u>	<u>35.32%</u>
	\$31,661,200	49.61%	1.0000	\$31,661,200	\$63,816,795	100.00%





2021 Lake County Equalization Report

Agricultural Assessed Values by Township





2021 Lake County Equalization Report



Commercial Assessed Values by Township

Township or Village	2021 Board of Review	Ending Ratio	Ending Factor	County Equalized Value	True Cash Value	% of Class
Dover	\$57,800	49.76%	1.0000	\$57,800	\$116,156	0.10%
Newkirk	\$635,700	49.65%	1.0000	\$635,700	\$1,273,079	1.07%
Eden	\$1,495,900	49.95%	1.0000	\$1,495,900	\$2,994,989	2.51%
Elk	\$620,000	49.53%	1.0000	\$620,000	\$1,251,732	1.05%
Sauble	\$744,900	49.45%	1.0000	\$744,900	\$1,506,412	1.26%
Peacock	\$1,420,200	49.56%	1.0000	\$1,420,200	\$2,866,261	2.40%
Ellsworth	\$153,300	49.79%	1.0000	\$153,300	\$307,903	0.26%
Webber	\$39,169,800	49.94%	1.0000	\$39,169,800	\$78,440,669	65.77%
Sweetwater	\$361,400	49.81%	1.0000	\$361,400	\$725,593	0.61%
Lake	\$1,548,300	49.94%	1.0000	\$1,548,300	\$3,100,484	2.60%
Pleasant Plains	\$10,657,300	49.85%	1.0000	\$10,657,300	\$21,379,704	17.93%
Yates	\$636,800	49.71%	1.0000	\$636,800	\$1,281,000	1.07%
Chase	\$1,991,300	49.46%	1.0000	\$1,991,300	\$4,026,241	3.38%
TOTALS	\$59,492,900	49.61%	1.0000	\$59,492,900	\$119,270,223	100.00%



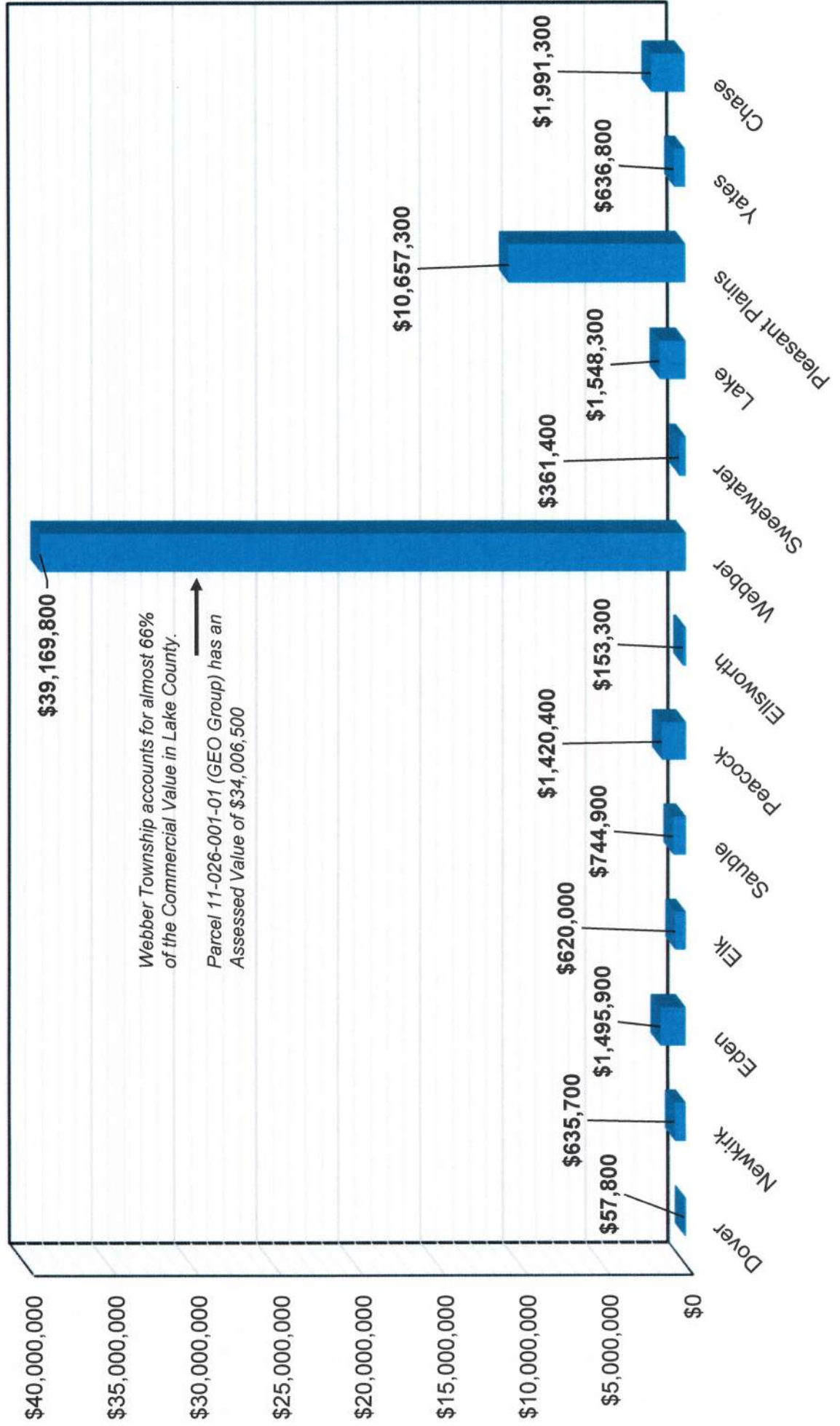
LAKE COUNTY
MICHIGAN

2021 Lake County Equalization Report



LAKE COUNTY
MICHIGAN

Commercial Assessed Values by Township





LAKE COUNTY
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2021 Lake County Equalization Report



LAKE COUNTY
MICHIGAN

Industrial Assessed Values by Township

Township or Village	2021 Board of Review	Ending Ratio	Ending Factor	County Equalized Value	True Cash Value	% of Class
Dover	\$288,100	49.81%	1.0000	\$288,100	\$578,388	20.55%
Eden	\$52,800	49.53%	1.0000	\$52,800	\$106,594	3.79%
Elk	\$151,100	49.71%	1.0000	\$151,100	\$303,936	10.80%
Pinora	\$207,100	49.98%	1.0000	\$207,100	\$414,359	14.72%
Cherry Valley	\$19,500	49.85%	1.0000	\$19,500	\$39,119	1.39%
Webber	\$534,800	49.76%	1.0000	\$534,800	\$1,074,669	38.18%
Sweetwater	\$56,900	49.58%	1.0000	\$56,900	\$114,760	4.08%
<u>Pleasant Plains</u>	<u>\$91,400</u>	<u>49.95%</u>	<u>1.0000</u>	<u>\$91,400</u>	<u>\$183,000</u>	<u>6.50%</u>
TOTALS	\$1,401,700	49.61%	1.0000	\$1,401,700	\$2,814,825	TOTALS



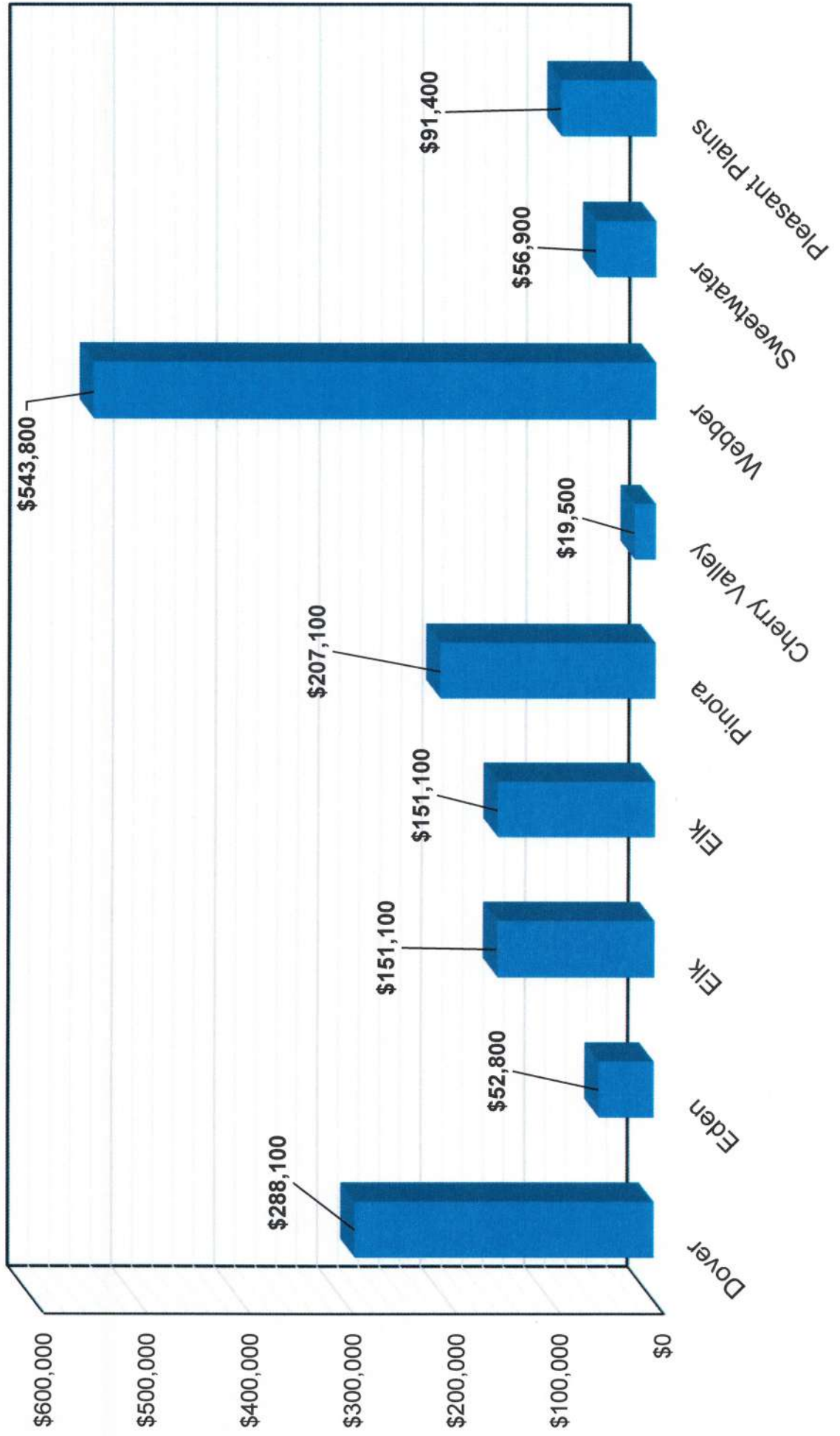
LAKE COUNTY
MICHIGAN

2021 Lake County Equalization Report



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Industrial Assessed Values by Township





LAKE COUNTY
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2021 Lake County Equalization Report



LAKE COUNTY
MICHIGAN

Residential Assessed Values by Township

Township or Village	2021 Board of Review	Ending Ratio	Ending Factor	County Equalized Value	True Cash Value	% of Class
Dover	\$23,472,900	49.92%	1.0000	\$23,472,900	\$47,019,243	3.19%
Newkirk	\$29,071,500	49.94%	1.0000	\$29,071,500	\$58,218,012	3.95%
Eden	\$30,588,100	49.88%	1.0000	\$30,588,100	\$61,322,462	4.16%
Elk	\$110,724,400	49.34%	1.0000	\$110,724,400	\$224,426,137	15.22%
Sauble	\$43,962,000	49.30%	1.0000	\$43,962,000	\$89,179,749	6.05%
Peacock	\$51,226,500	49.59%	1.0000	\$51,226,500	\$103,308,946	7.01%
Ellsworth	\$36,607,400	49.92%	1.0000	\$36,607,400	\$74,079,855	5.03%
Pinora	\$26,800,400	49.92%	1.0000	\$26,800,400	\$53,682,889	3.64%
Cherry Valley	\$21,636,100	50.00%	1.0000	\$21,636,100	\$43,272,266	2.94%
Webber	\$46,949,500	49.90%	1.0000	\$46,949,500	\$94,090,816	6.38%
Sweetwater	\$18,249,500	49.96%	1.0000	\$18,249,500	\$36,531,683	2.48%
Lake	\$152,030,800	49.75%	1.0000	\$152,030,800	\$305,579,810	20.73%
Pleasant Plains	\$65,733,700	49.80%	1.0000	\$65,733,700	\$131,996,943	8.95%
Yates	\$44,545,600	49.94%	1.0000	\$44,545,600	\$89,202,839	6.05%
Chase	\$31,087,200	49.90%	1.0000	\$31,087,200	\$62,297,384	4.23%
TOTALS	\$732,685,600	49.61%	1.0000	\$732,685,600	\$1,474,209,034	100.00%



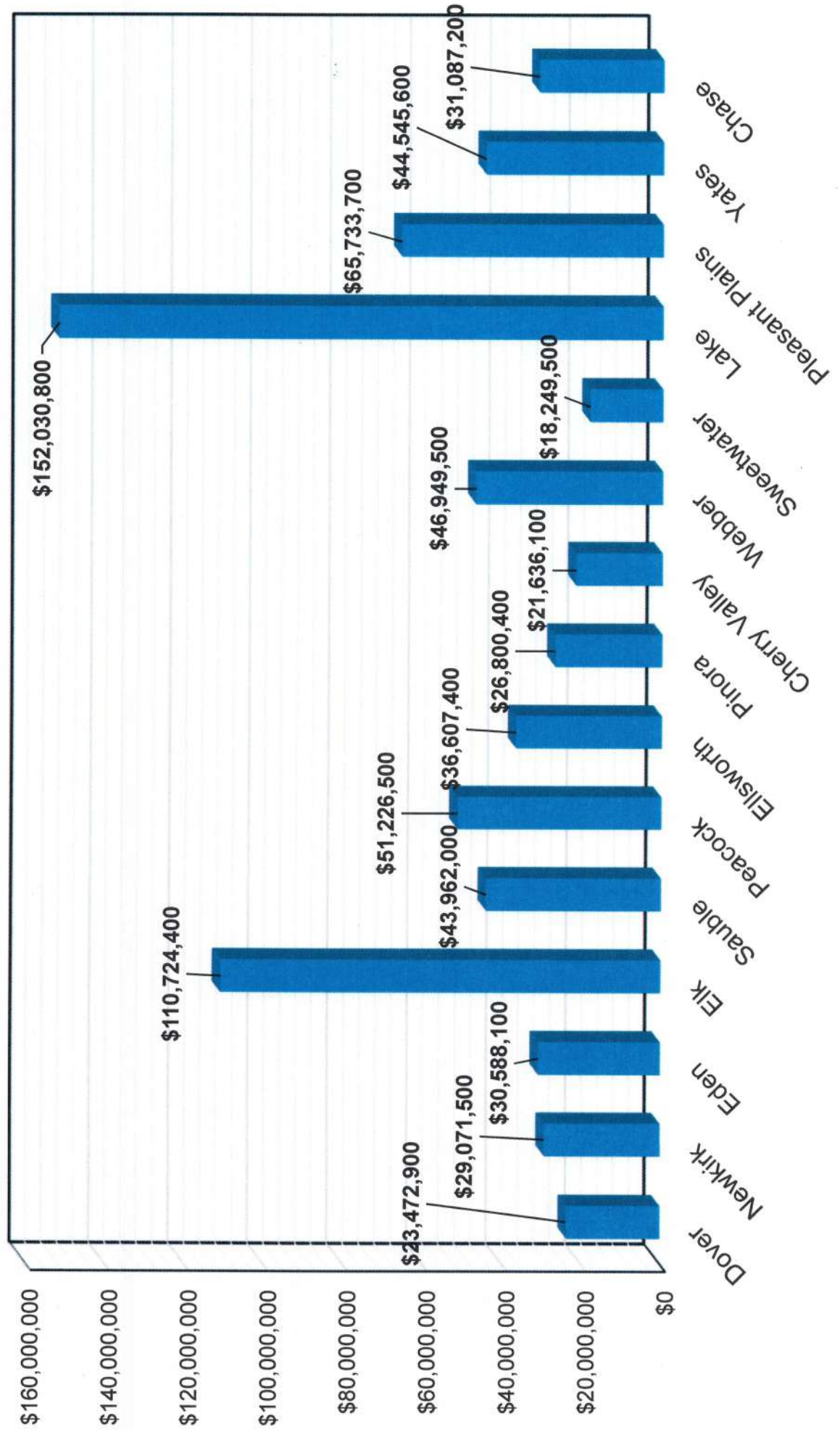
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2021 Lake County Equalization Report



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Residential Assessed Values by Township





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2021 Lake County Equalization Report



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Total Real Property Assessed Values by Township

Township or Village	2021 Board of Review	Ending Ratio	Ending Factor	County Equalized Value	True Cash Value	% of Class
Dover	\$27,447,600	49.92%	1.0000	\$27,447,600	\$54,987,110	3.31%
Newkirk	\$35,970,800	49.89%	1.0000	\$35,970,800	\$72,105,837	4.34%
Eden	\$32,136,800	49.88%	1.0000	\$32,136,800	\$64,424,045	3.88%
Elk	\$112,247,100	49.34%	1.0000	\$112,247,100	\$227,497,080	13.70%
Sauble	\$44,706,900	49.30%	1.0000	\$44,706,900	\$90,686,161	5.46%
Peacock	\$52,646,900	49.58%	1.0000	\$52,646,900	\$106,175,207	6.40%
Ellsworth	\$40,718,700	49.44%	1.0000	\$40,718,700	\$82,366,731	4.96%
Pinora	\$29,299,800	49.89%	1.0000	\$29,299,800	\$58,729,198	3.54%
Cherry Valley	\$22,261,400	49.99%	1.0000	\$22,261,400	\$44,527,456	2.68%
Webber	\$86,654,100	49.91%	1.0000	\$86,654,100	\$173,605,743	10.46%
Sweetwater	\$18,667,800	49.95%	1.0000	\$18,667,800	\$37,372,036	2.25%
Lake	\$156,503,800	49.75%	1.0000	\$156,503,800	\$314,551,824	18.95%
Pleasant Plains	\$76,482,400	49.81%	1.0000	\$76,482,400	\$153,560,467	9.25%
Yates	\$45,270,400	49.93%	1.0000	\$45,270,400	\$90,660,486	5.46%
Chase	\$44,226,900	49.77%	1.0000	\$44,226,900	\$88,861,905	5.35%
TOTALS	\$825,241,400	49.61%	1.0000	\$825,241,400	\$1,660,111,286	100.00%



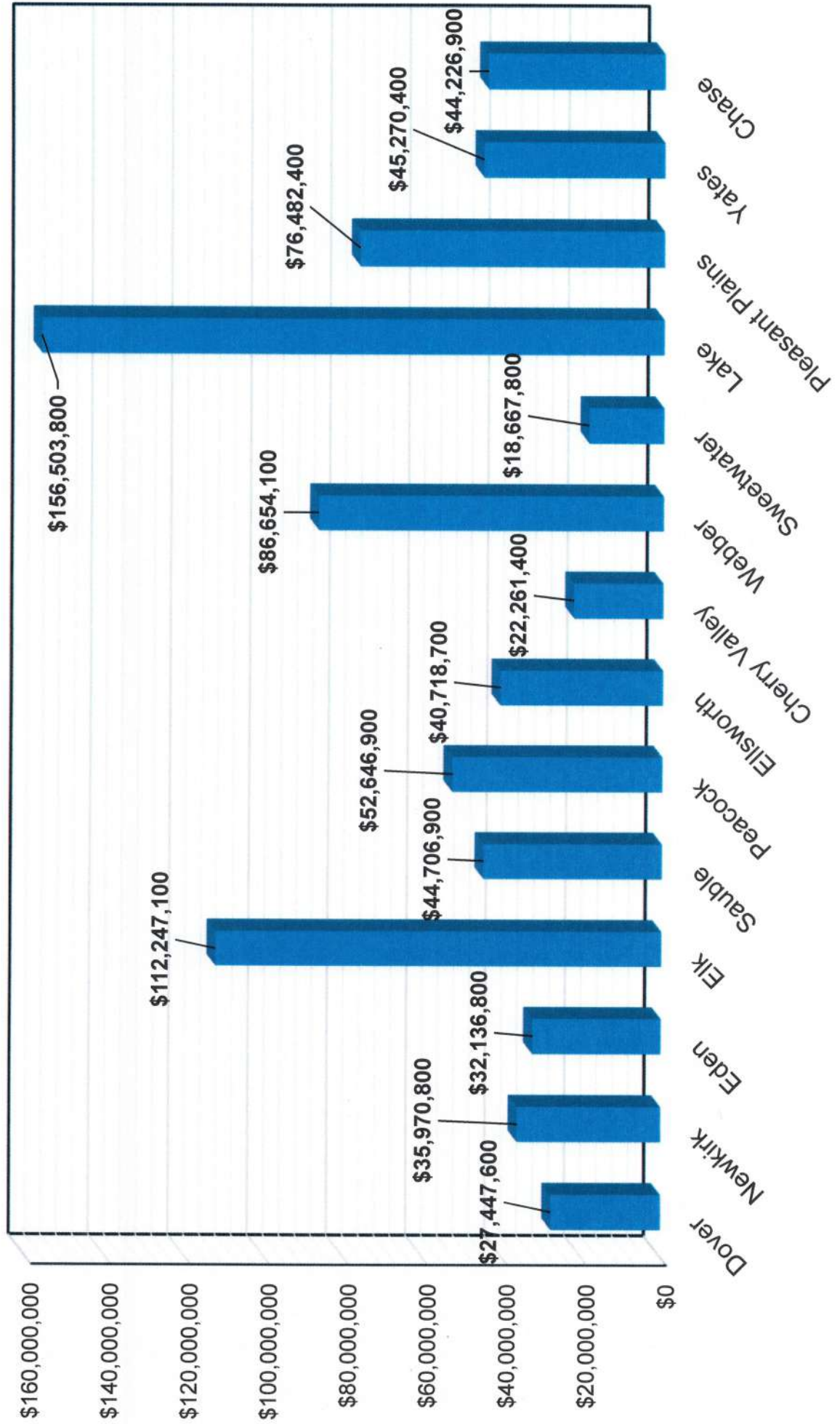
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Total Real Property Assessed Values by Township





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Commercial Personal Property Assessed Values by Township

Township or Village	2021 Board of Review	Ending Ratio	Ending Factor	County Equalized Value	True Cash Value	% of Class
Newkirk	\$67,000	50.00%	1.0000	\$67,000	\$134,000	1.53%
Eden	\$281,250	50.00%	1.0000	\$281,250	\$562,500	6.43%
Elk	\$118,550	50.00%	1.0000	\$118,550	\$237,100	2.71%
Sauble	\$9,700	50.00%	1.0000	\$9,700	\$19,400	0.22%
Ellsworth	\$700	50.00%	1.0000	\$700	\$1,400	0.02%
Webber	\$2,307,950	50.00%	1.0000	\$2,307,950	\$4,615,900	52.78%
Lake	\$39,250	50.00%	1.0000	\$39,250	\$78,500	0.90%
Pleasant Plains	\$920,150	50.00%	1.0000	\$920,150	\$1,840,300	21.04%
Yates	\$314,100	50.00%	1.0000	\$314,100	\$628,200	7.18%
Chase	<u>\$314,200</u>	<u>50.00%</u>	<u>1.0000</u>	<u>\$314,200</u>	<u>\$628,400</u>	<u>7.19%</u>
TOTALS	\$4,372,850	50.00%	1.0000	\$4,372,850	\$8,745,700	100.00%



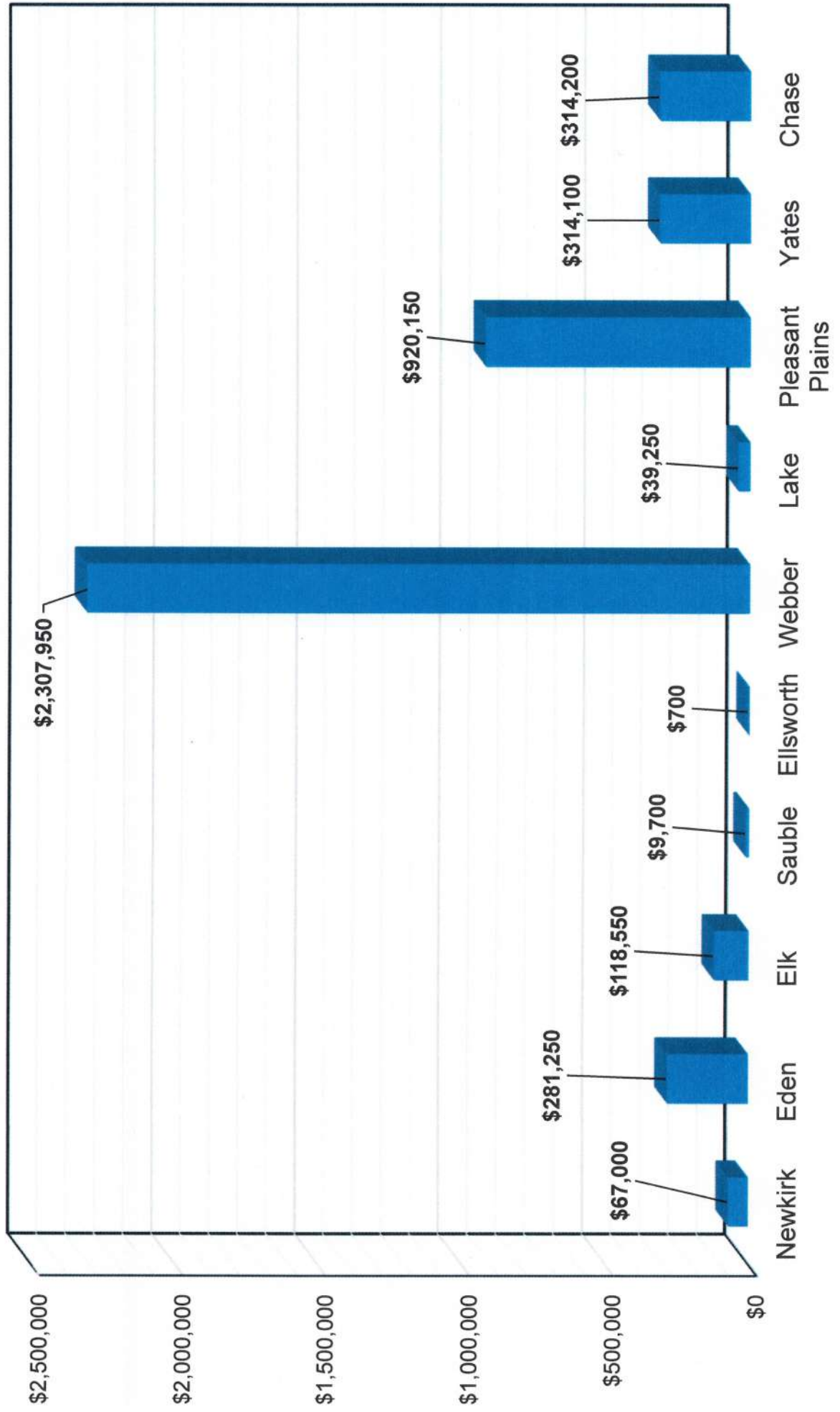
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Commercial Personal Property Assessed Values by Township





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Industrial Personal Property Assessed Values by Township

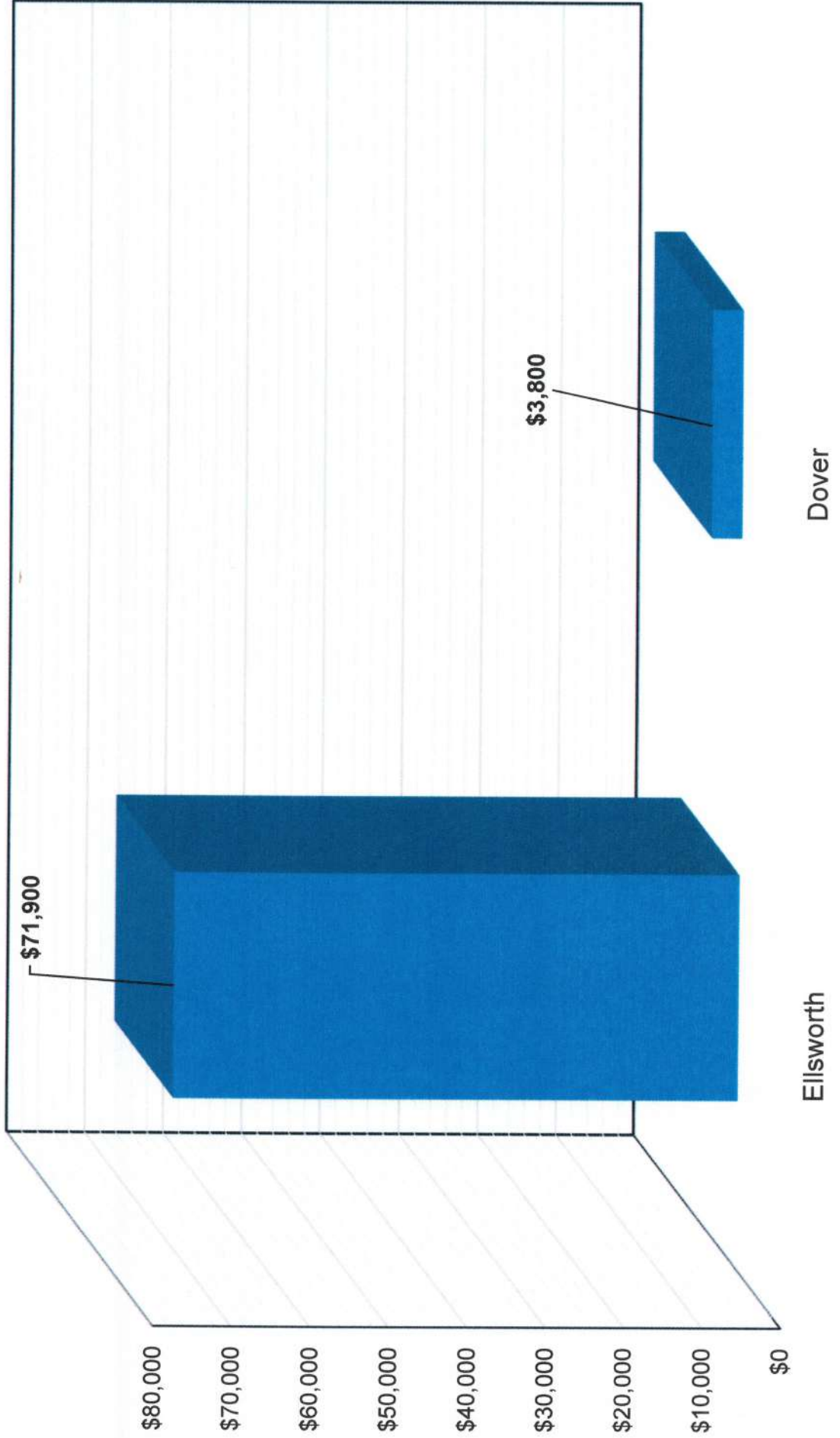
Township or Village	2021 Board of Review	Ending Ratio	Ending Factor	County Equalized Value	True Cash Value	% of Class
Dover	\$3,800	50.00%	1.0000	\$3,800	\$7,600	5.02%
Ellsworth	\$71,900	50.00%	1.0000	\$71,900	\$143,800	94.98%
TOTALS	\$75,700	50.00%	1.0000	\$75,700	\$151,400	100.00%



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Industrial Personal Property Assessed Values by Township





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Utility Personal Property Assessed Values by Township

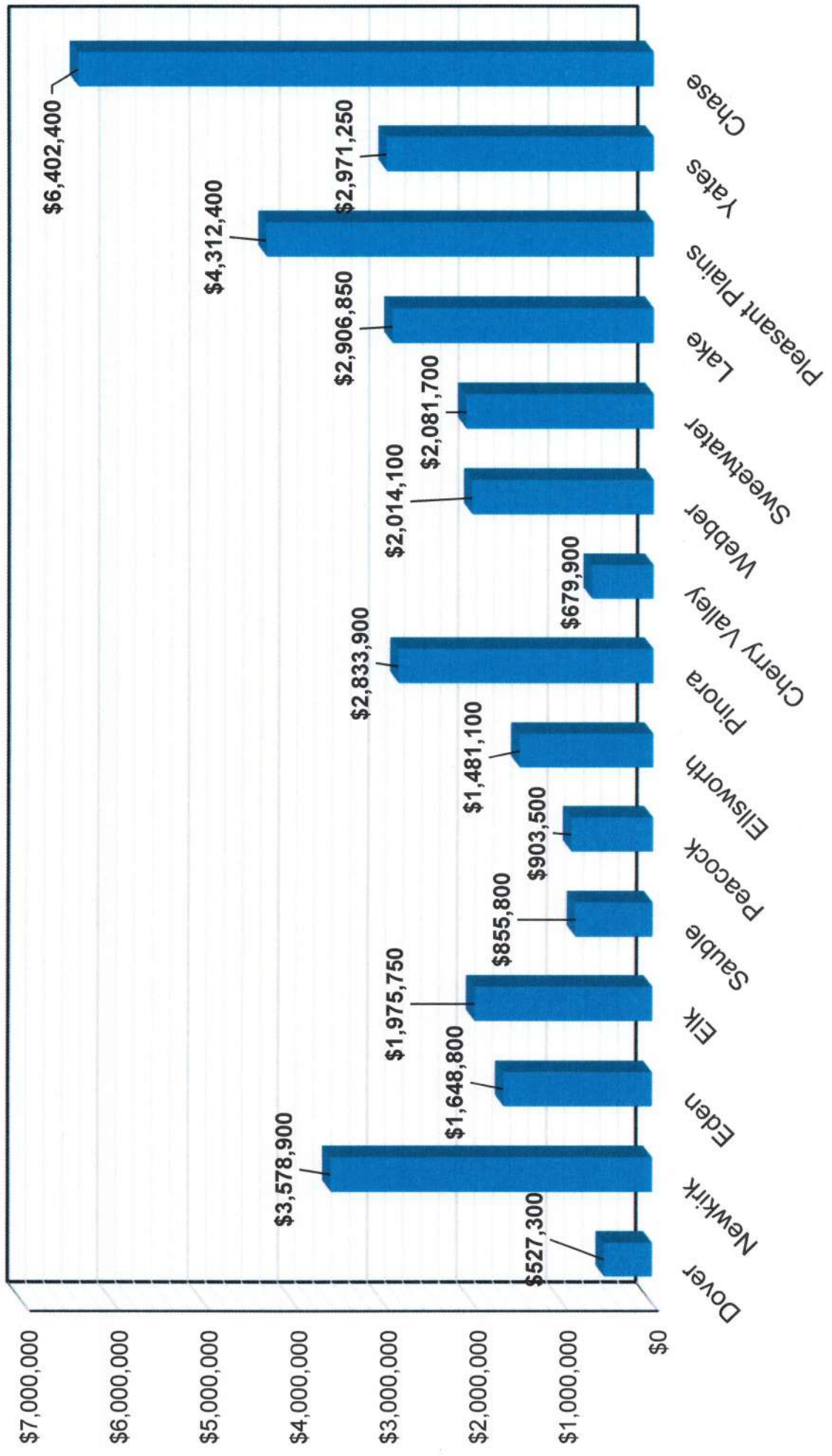
Township or Village	2021 Board of Review	Ending Ratio	Ending Factor	County Equalized Value	True Cash Value	% of Class
Dover	\$527,300	50.00%	1.0000	\$527,300	\$1,054,600	1.50%
Newkirk	\$3,578,900	50.00%	1.0000	\$3,578,900	\$7,157,800	10.17%
Eden	\$1,648,800	50.00%	1.0000	\$1,648,800	\$3,297,600	4.69%
Elk	\$1,975,750	50.00%	1.0000	\$1,975,750	\$3,951,500	5.62%
Sauble	\$855,800	50.00%	1.0000	\$855,800	\$1,711,600	2.43%
Peacock	\$903,500	50.00%	1.0000	\$903,500	\$1,807,000	2.57%
Ellsworth	\$1,481,100	50.00%	1.0000	\$1,481,100	\$2,962,200	4.21%
Pinora	\$2,833,900	50.00%	1.0000	\$2,833,900	\$5,667,800	8.06%
Cherry Valley	\$679,900	50.00%	1.0000	\$679,900	\$1,359,800	1.93%
Webber	\$2,014,100	50.00%	1.0000	\$2,014,100	\$4,028,200	5.73%
Sweetwater	\$2,081,700	50.00%	1.0000	\$2,081,700	\$4,163,700	5.92%
Lake	\$2,906,850	50.00%	1.0000	\$2,906,850	\$5,813,700	8.26%
Pleasant Plains	\$4,312,400	50.00%	1.0000	\$4,312,400	\$8,624,800	12.26%
Yates	\$2,971,250	50.00%	1.0000	\$2,971,250	\$5,942,500	8.45%
Chase	\$6,402,400	50.00%	1.0000	\$6,402,400	\$12,804,800	18.20%
TOTALS	\$35,173,650	50.00%	1.0000	\$35,173,650	\$70,347,300	100.00%



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Utility Personal Property Assessed Values by Township





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Total Personal Property Assessed Values by Township

Township or Village	2021 Board of Review	Ending Ratio	Ending Factor	County Equalized Value	True Cash Value	% of Class
Dover	\$531,100	50.00%	1.0000	\$531,100	\$1,062,200	1.34%
Newkirk	\$3,645,900	50.00%	1.0000	\$3,645,900	\$7,291,800	9.20%
Eden	\$1,930,050	50.00%	1.0000	\$1,930,050	\$3,860,100	4.87%
Elk	\$2,094,300	50.00%	1.0000	\$2,094,300	\$4,188,600	5.29%
Sauble	\$865,500	50.00%	1.0000	\$865,500	\$1,731,000	2.18%
Peacock	\$903,500	50.00%	1.0000	\$903,500	\$1,807,000	2.28%
Ellsworth	\$1,553,700	50.00%	1.0000	\$1,553,700	\$3,107,400	3.92%
Pinora	\$2,833,900	50.00%	1.0000	\$2,833,900	\$5,667,800	7.15%
Cherry Valley	\$679,900	50.00%	1.0000	\$679,900	\$1,359,800	1.72%
Webber	\$4,322,050	50.00%	1.0000	\$4,322,050	\$8,644,100	10.91%
Sweetwater	\$2,081,700	50.00%	1.0000	\$2,081,700	\$4,163,400	5.25%
Lake	\$2,946,100	50.00%	1.0000	\$2,946,100	\$5,892,200	7.44%
Pleasant Plains	\$5,232,550	50.00%	1.0000	\$5,232,550	\$10,465,100	13.21%
Yates	\$3,285,350	50.00%	1.0000	\$3,285,350	\$6,570,700	8.29%
Chase	\$6,716,600	50.00%	1.0000	\$6,716,600	\$13,433,200	16.95%
TOTALS	\$39,622,200	50.00%	1.0000	\$39,622,200	\$79,244,400	100.00%



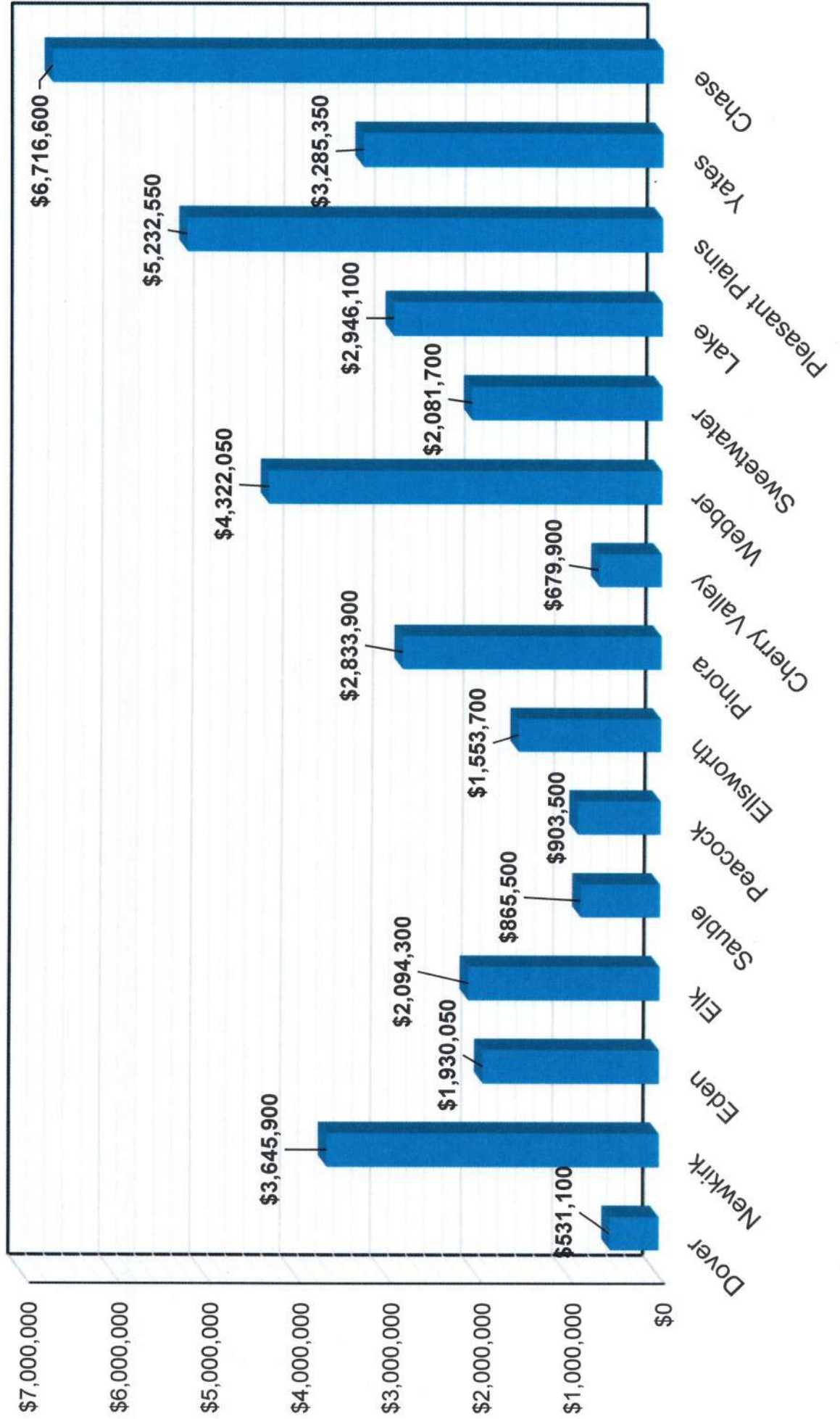
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Total Personal Property Assessed Values by Township





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Total Assessed Values by Township

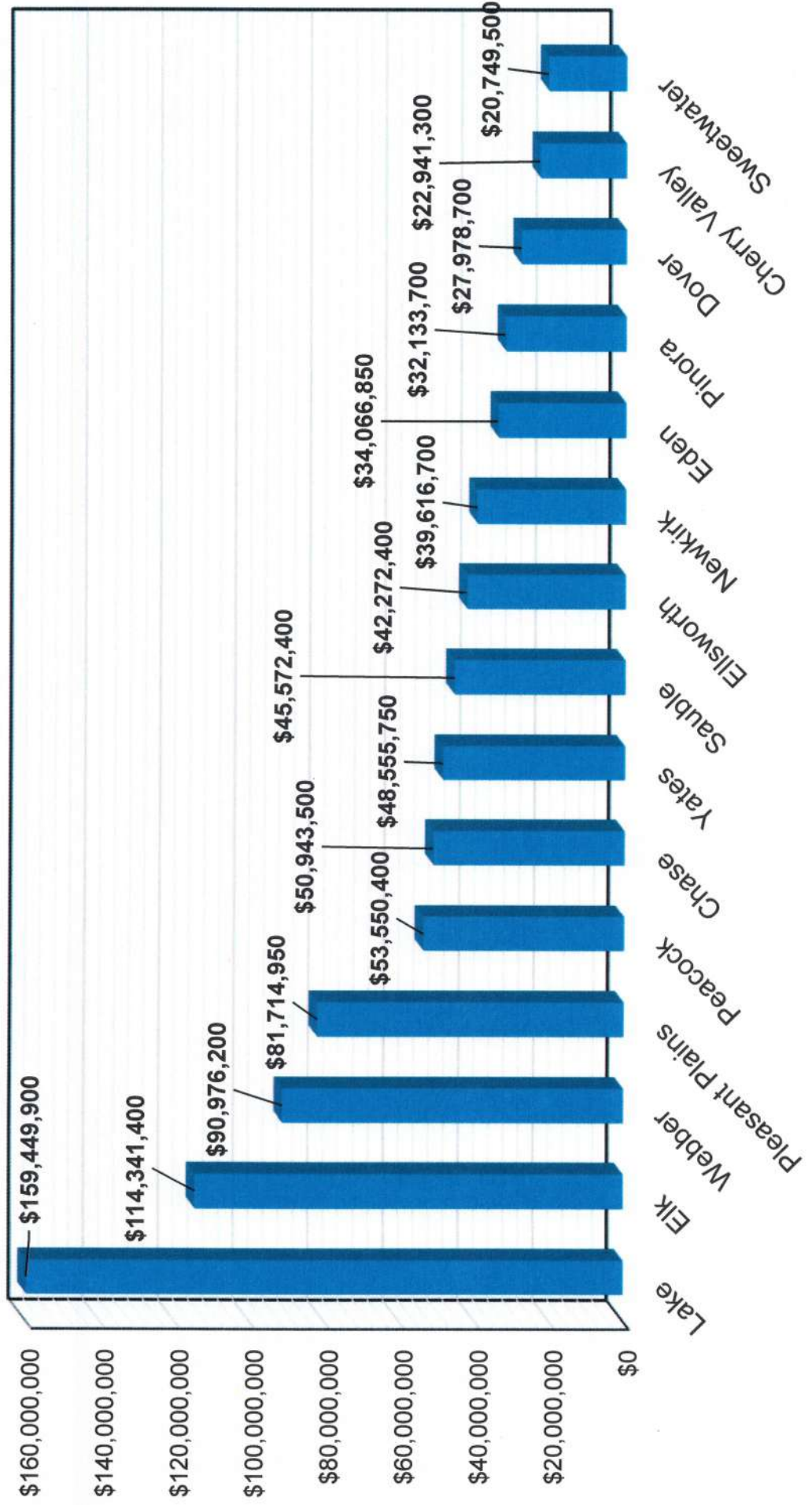
Township or Village	2021 Board of Review	Ending Factor	County Equalized Value	True Cash Value	% of Class
Dover	\$27,978,700	1.0000	\$27,978,700	\$56,049,310	3.22%
Newkirk	\$39,616,700	1.0000	\$39,616,700	\$79,397,637	4.56%
Eden	\$34,066,850	1.0000	\$34,066,850	\$68,284,145	3.93%
Elk	\$114,341,400	1.0000	\$114,341,400	\$231,685,680	13.32%
Sauble	\$45,572,400	1.0000	\$45,572,400	\$92,417,161	5.31%
Peacock	\$53,550,400	1.0000	\$53,550,400	\$107,982,207	6.21%
Ellsworth	\$42,272,400	1.0000	\$42,272,400	\$85,474,131	4.91%
Pinora	\$32,133,700	1.0000	\$32,133,700	\$64,396,998	3.70%
Cherry Valley	\$22,941,300	1.0000	\$22,941,300	\$45,887,256	1.72%
Webber	\$90,976,150	1.0000	\$90,976,150	\$182,249,843	10.91%
Sweetwater	\$20,749,500	1.0000	\$20,749,500	\$41,535,436	5.25%
Lake	\$159,449,900	1.0000	\$159,449,900	\$320,444,024	7.44%
Pleasant Plains	\$81,714,950	1.0000	\$81,714,950	\$164,025,567	13.21%
Yates	\$48,555,750	1.0000	\$48,555,750	\$97,231,186	8.29%
<u>Chase</u>	<u>\$50,943,500</u>	<u>1.0000</u>	<u>\$50,943,500</u>	<u>\$102,295,105</u>	<u>16.95%</u>
TOTALS	\$864,863,600	1.0000	\$39,622,200	\$1,739,355,686	100.00%



2021 Lake County Equalization Report



Total Assessed Values by Township

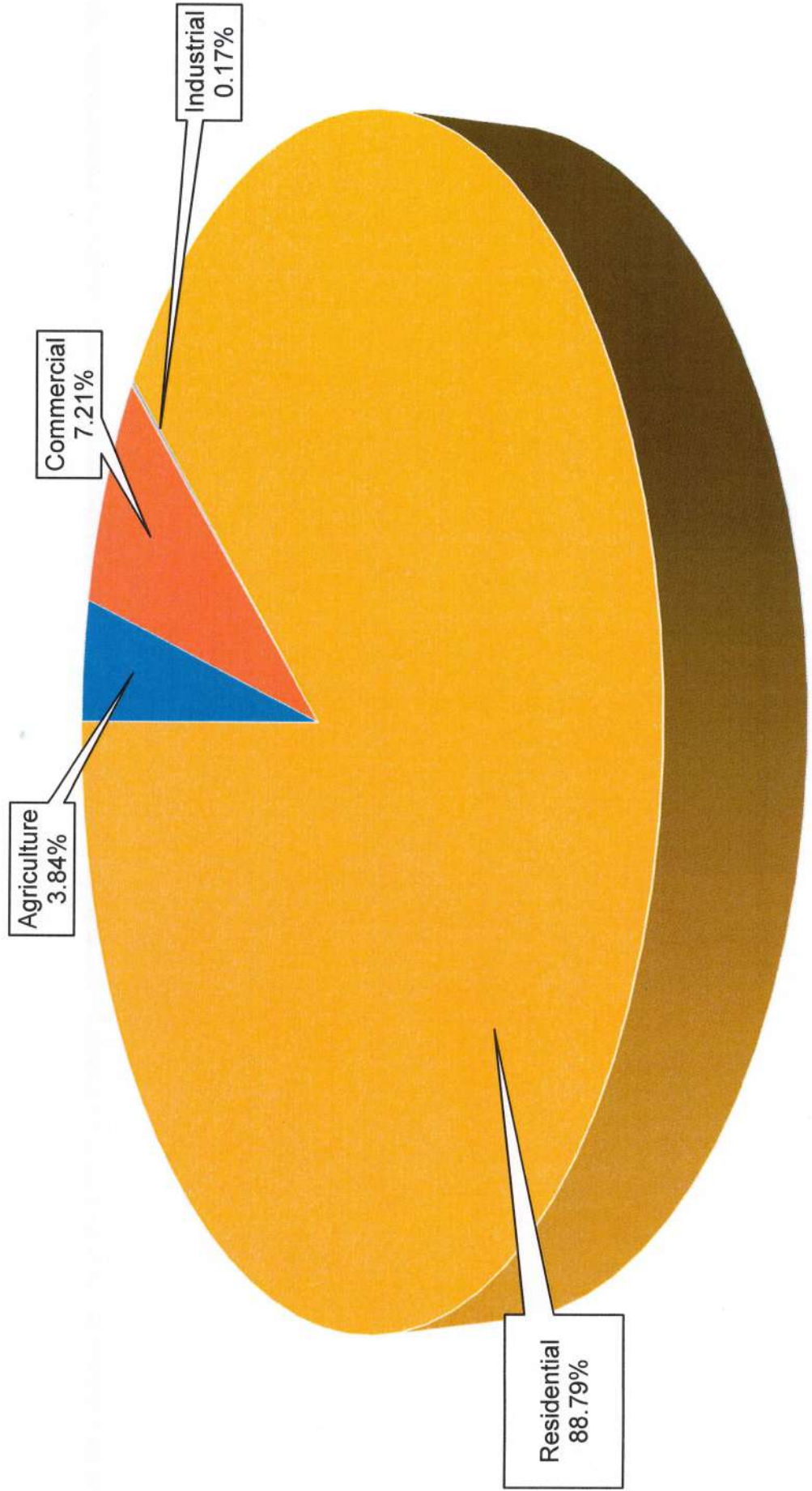




2021 Lake County Equalization Report



Real Property Percentages

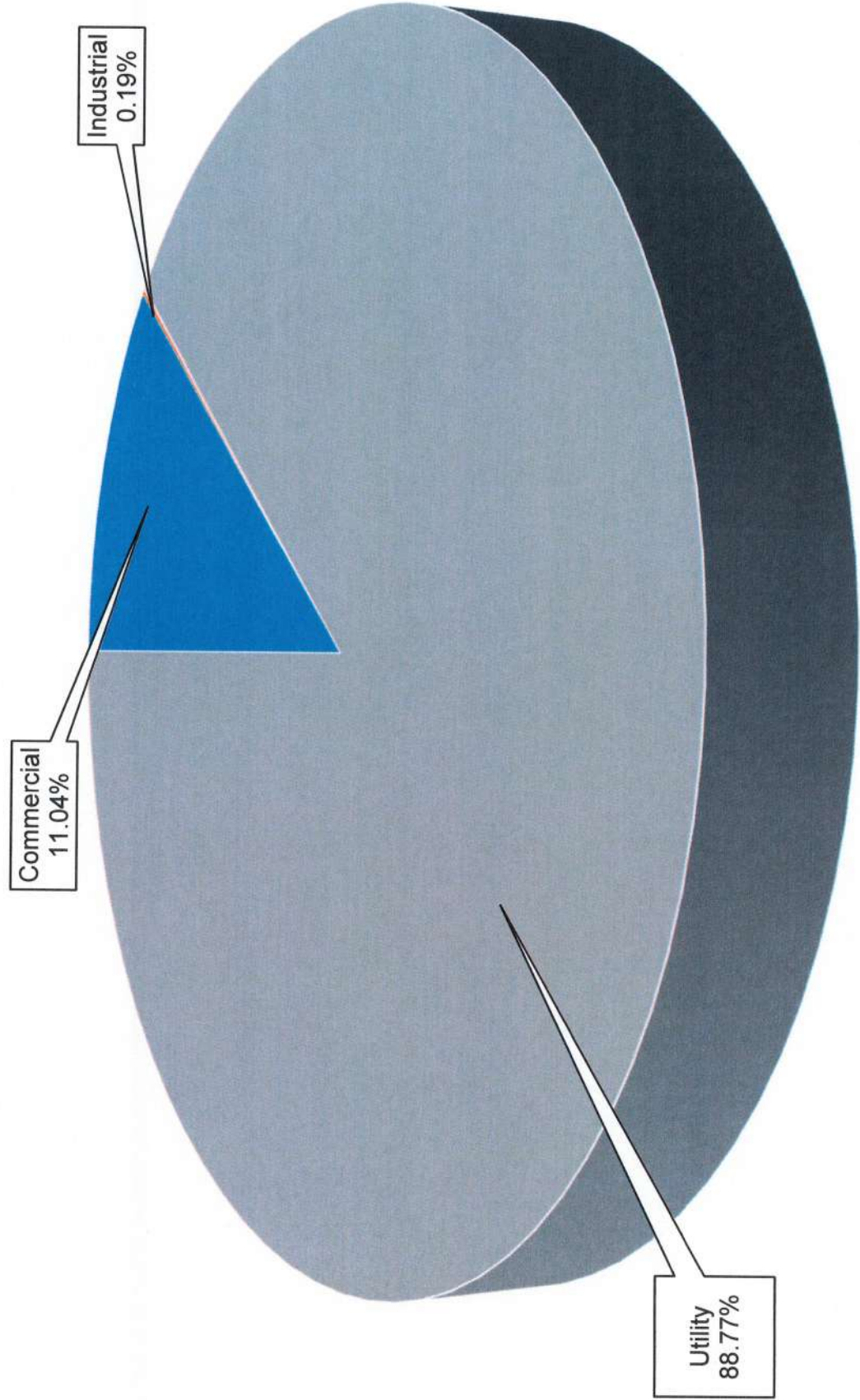




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Personal Property Percentages

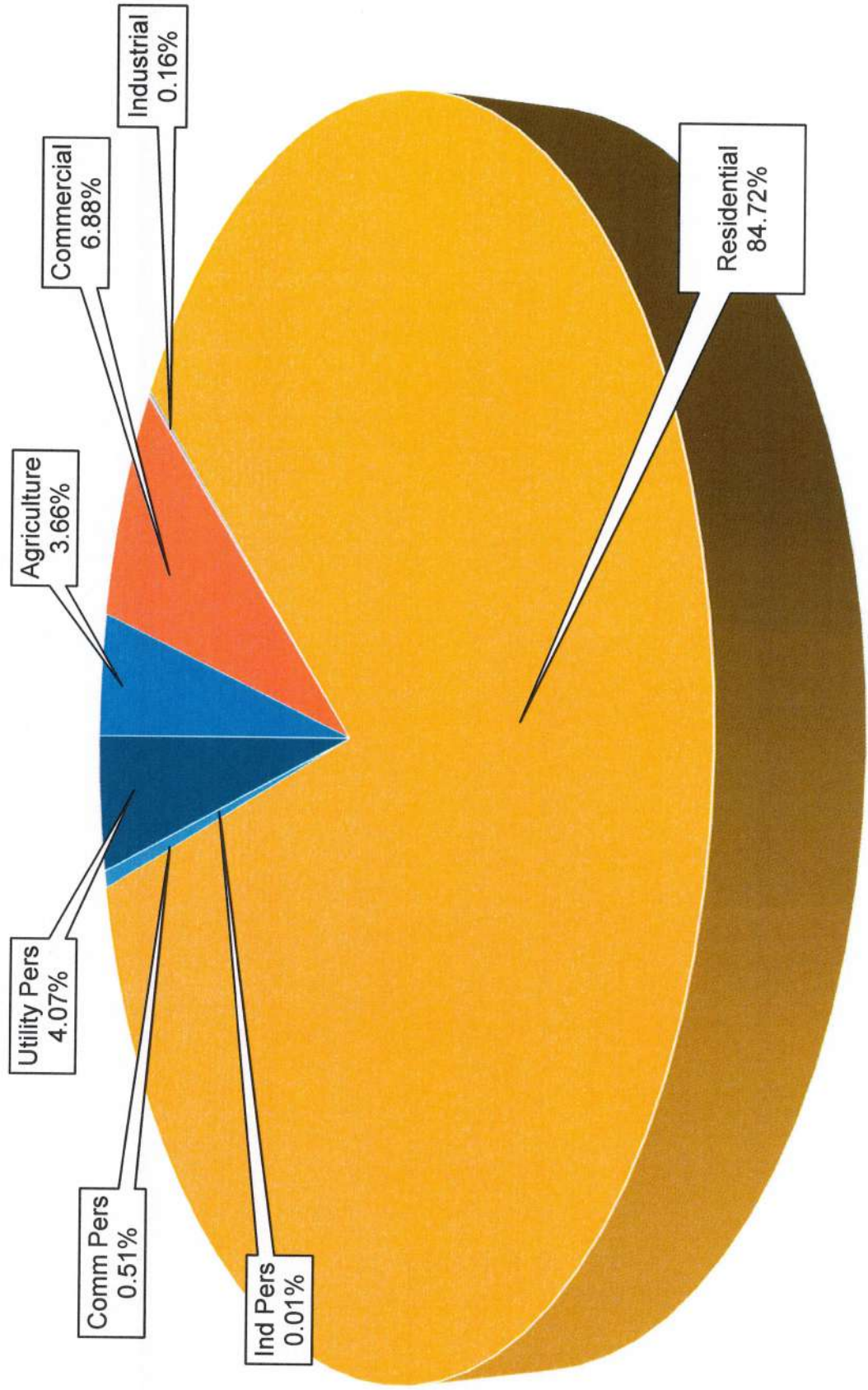




2021 Lake County Equalization Report



All Property Percentages





2021 Lake County Equalization Report



Assessed Value Changes by Township 2020 to 2021

Township or Village	2020 Assessed Value	2021 Assessed Value	Monetary Difference	Percentage Difference
Dover	\$25,504,650	\$27,978,700	\$2,474,050	8.84%
Newkirk	\$37,798,900	\$39,616,700	\$1,817,800	4.59%
Eden	\$31,937,550	\$34,066,850	\$2,129,300	6.25%
Elk	\$112,194,950	\$114,341,400	\$2,146,450	1.88%
Sauble	\$41,854,400	\$45,572,400	\$3,718,000	8.16%
Peacock	\$47,956,900	\$53,550,400	\$5,593,500	10.45%
Ellsworth	\$35,704,600	\$42,272,400	\$6,567,800	15.54%
Pinora	\$30,372,200	\$32,133,700	\$1,761,500	5.48%
Cherry Valley	\$20,883,150	\$22,941,300	\$2,058,150	8.97%
Webber	\$83,835,000	\$90,976,150	\$7,141,150	7.85%
Sweetwater	\$22,579,150	\$20,749,500	-\$1,829,650	-8.82%
Lake	\$146,719,650	\$159,449,900	\$12,730,250	7.98%
Pleasant Plains	\$74,513,600	\$81,714,950	\$7,201,350	8.81%
Yates	\$48,454,350	\$48,555,750	\$101,400	0.21%
Chase	<u>\$45,482,950</u>	<u>\$50,943,500</u>	<u>\$5,460,550</u>	<u>10.72%</u>
	\$805,792,000	\$864,863,600	\$59,071,600	100.00%

Overall, Lake County experienced a 6.83% increase in Assessed Value



2021 Lake County Equalization Report



Assessed Value – 2000 to Present

<u>Year</u>	<u>Assessed Value</u>	<u>Year</u>	<u>Assessed Value</u>
2000	\$417,372,382	2011	\$730,237,928
2001	\$471,830,642	2012	\$711,608,865
2002	\$511,774,029	2013	\$698,411,683
2003	\$556,208,051	2014	\$672,775,550
2004	\$621,816,008	2015	\$669,635,700
2005	\$674,909,507	2016	\$686,094,150
2006	\$722,562,550	2017	\$701,270,200
2007	\$760,971,674	2018	\$714,170,650
2008	\$770,261,505	2019	\$742,844,400
2009	\$773,288,200	2020	\$805,792,000
2010	\$737,337,121	2021	\$864,863,600

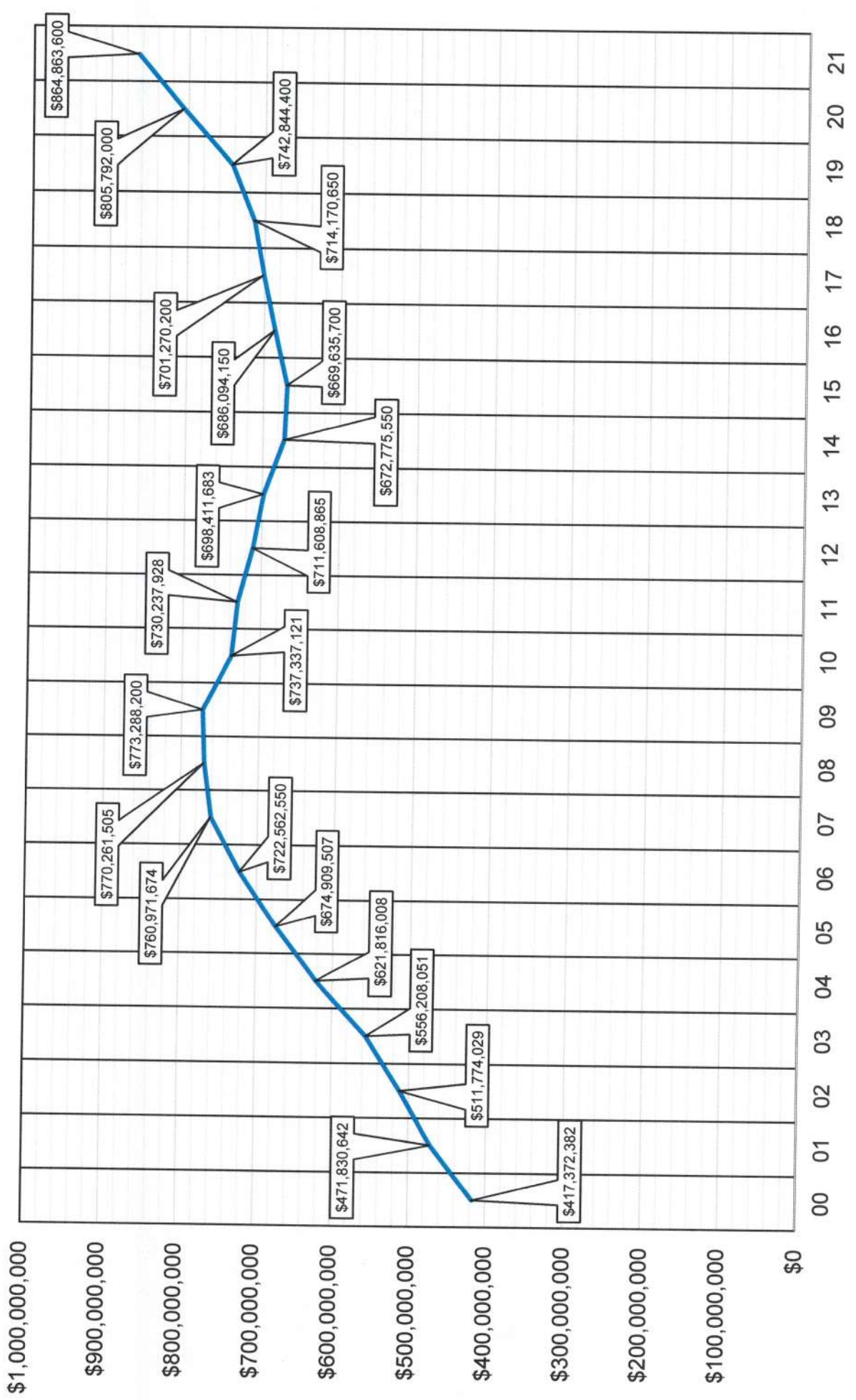
Overall, Lake County has experienced an average annual increase of 3.65% since 2020



2021 Lake County Equalization Report



Assessed Value – 2000 to Present





2021 Lake County Equalization Report



Taxable Value – 2000 to Present

<u>Year</u>	<u>Taxable Value</u>	<u>Year</u>	<u>Taxable Value</u>
2000	\$305,873,631	2011	\$543,397,072
2001	\$326,551,833	2012	\$560,867,744
2002	\$349,475,362	2013	\$542,889,888
2003	\$368,172,115	2014	\$569,025,301
2004	\$394,664,875	2015	\$547,934,388
2005	\$421,796,132	2016	\$555,460,297
2006	\$449,039,474	2017	\$564,490,955
2007	\$475,211,730	2018	\$580,282,776
2008	\$489,066,161	2019	\$599,287,125
2009	\$514,392,464	2020	\$619,394,411
2010	\$514,583,637	2021	\$639,459,320

Overall, Lake County has experienced an average annual Taxable Value increase of 3.62% since 2020

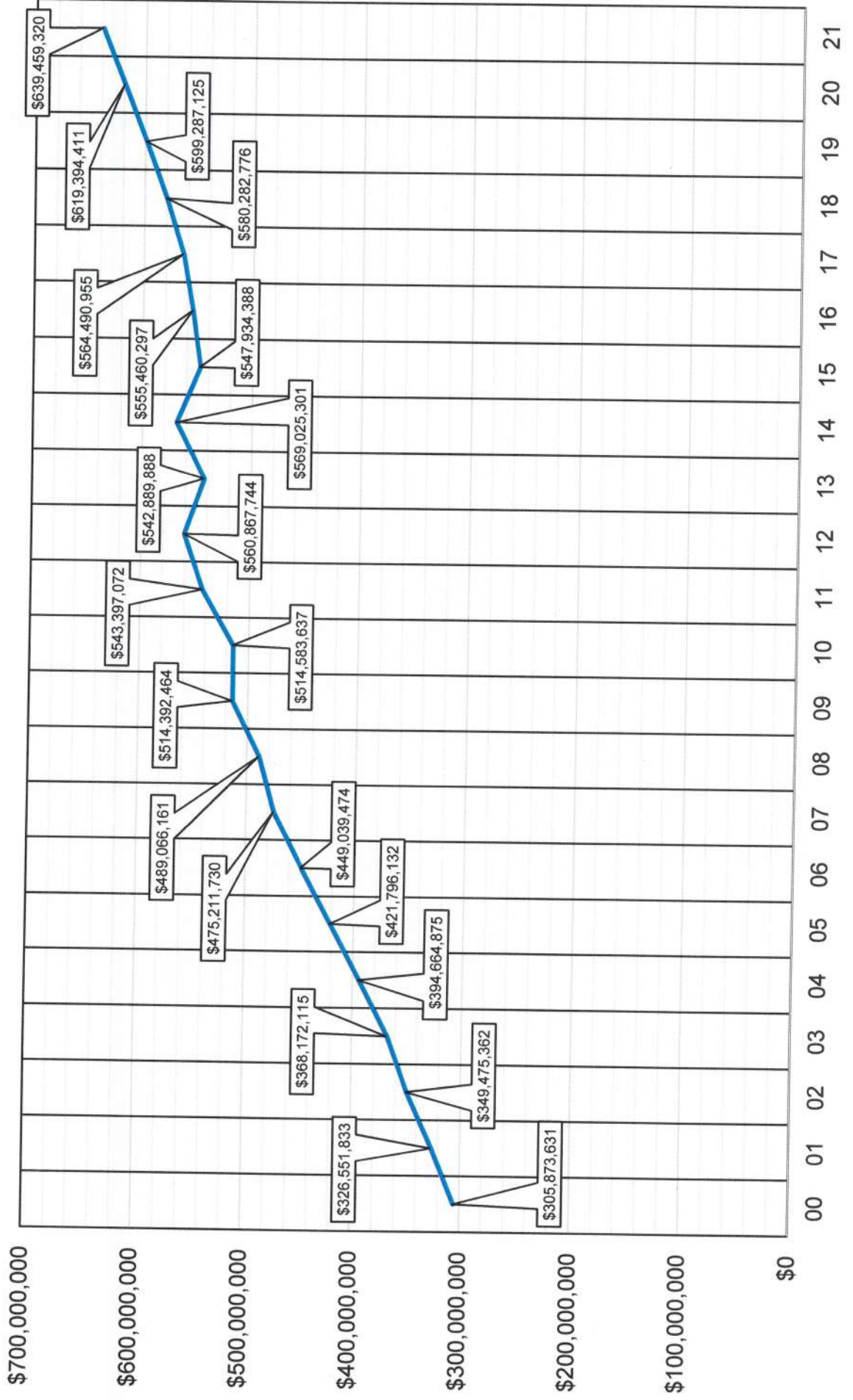
The 2021 Taxable Value is TENTATIVE. It will become official after State Equalization in May



2021 Lake County Equalization Report



Taxable Value – 2000 to Present





2021 Lake County Equalization Report



“NEW” Values by Township – 2017 to 2021

Township or Village	2017 New	2018 New	2019 New	2020 New	2021 New	5 Year Total
Dover	\$483,800	\$170,600	\$634,400	\$1,200,200	\$1,203,400	\$3,692,400
Newkirk	\$479,000	\$831,100	\$341,600	\$383,700	\$436,663	\$2,472,063
Eden	\$576,600	\$254,500	\$544,300	\$972,900	\$629,400	\$2,977,700
Elk	\$1,333,400	\$1,317,100	\$1,006,900	\$1,205,600	\$987,400	\$5,850,400
Sauble	\$659,700	\$857,100	\$452,300	\$613,300	\$536,200	\$3,118,600
Peacock	\$354,600	\$530,000	\$498,100	\$450,500	\$446,300	\$2,279,500
Ellsworth	\$352,500	\$977,700	\$1,162,000	\$862,900	\$773,900	\$4,129,000
Pinora	\$744,600	\$699,700	\$629,900	\$655,000	\$601,032	\$3,330,232
Cherry Valley	\$467,900	\$750,500	\$1,436,800	\$575,200	\$473,400	\$3,703,800
Webber	\$1,089,400	\$619,800	\$1,857,800	\$843,300	\$1,142,200	\$5,552,500
Sweetwater Lake	\$370,800	\$169,300	\$486,900	\$375,600	\$401,900	\$1,804,500
Pleasant Plains	\$2,593,700	\$2,063,700	\$2,706,800	\$1,700,500	\$1,601,300	\$10,666,000
Yates	\$930,200	\$1,335,400	\$1,556,200	\$1,417,000	\$1,934,261	\$7,173,200
Chase	\$653,900	\$787,102	\$719,000	\$861,900	\$519,261	\$3,541,163
TOTALS	\$11,525,750	\$11,934,652	\$14,792,800	\$13,053,100	\$13,310,156	\$64,616,458

*** The term "NEW" is described as: A new piece of equipment (personal property), a new building, a new structure, including value added for completion of construction for a structure which was partially valued the previous year. "NEW" also includes value added for the platting of land and value added for change in a parcels description, such as combining two parcels. ***



2021 Lake County Equalization Report



End of Report

Are there any questions?