

The Special Population for this Report is 'Ad Valorem Parcels'

School(s): SAGINAW CITY SCHOOL DISTRICT

<<<< S.E.V., Taxable and Capped Values >>>>

Totals for School District: 73010 SAGINAW CITY SCHOOL DISTRICT											
Property Class	Count	2025 SEV	Fin SEV	2026 SEV	2025 Tax	Fin Tax	2026 Tax	BOR Tax	2026 Cap	2026 MCAP	
Agricultural	126	14,823,000	14,823,000	16,672,700	7,465,051	7,367,632	7,686,489	7,685,938	7,696,165	7,695,614	
Commercial	1688	253,877,200	251,707,800	281,939,800	217,728,376	216,602,219	227,727,372	226,997,571	225,622,772	225,234,476	
Industrial	311	50,064,800	50,002,500	49,669,500	42,423,685	42,362,341	43,757,624	43,307,424	44,025,031	43,710,525	
Residential	20945	622,073,160	620,894,340	692,593,800	443,682,450	442,870,154	470,297,440	468,870,494	458,839,034	458,471,497	
Com. Personal	1638	50,031,200	50,031,200	51,017,100	49,933,100	49,933,100	50,591,700	51,017,100	50,591,700	51,017,100	
Ind. Personal	68	4,146,500	4,146,500	4,076,200	4,146,500	4,146,500	3,900,000	4,076,200	3,900,000	4,076,200	
Util. Personal	9	99,484,500	99,484,500	117,246,600	99,484,500	99,484,500	117,246,600	117,246,600	117,246,600	117,246,600	
Exempt	2556	0	0	0	0	0	0	0	0	0	
All: 73010	27341	1,094,500,360	1,091,089,840	1,213,215,700	864,863,662	862,766,446	921,207,225	919,201,327	907,921,302	907,452,012	
Totals for Property Class: Agricultural By School District											
School District	Count	2025 SEV	Fin SEV	2026 SEV	2025 Tax	Fin Tax	2026 Tax	BOR Tax	2026 Cap	2026 MCAP	
73010	126	14,823,000	14,823,000	16,672,700	7,465,051	7,367,632	7,686,489	7,685,938	7,696,165	7,695,614	
All: Agricultural	126	14,823,000	14,823,000	16,672,700	7,465,051	7,367,632	7,686,489	7,685,938	7,696,165	7,695,614	
Totals for Property Class: Commercial By School District											
School District	Count	2025 SEV	Fin SEV	2026 SEV	2025 Tax	Fin Tax	2026 Tax	BOR Tax	2026 Cap	2026 MCAP	
73010	1688	253,877,200	251,707,800	281,939,800	217,728,376	216,602,219	227,727,372	226,997,571	225,622,772	225,234,476	
All: Commercial	1688	253,877,200	251,707,800	281,939,800	217,728,376	216,602,219	227,727,372	226,997,571	225,622,772	225,234,476	
Totals for Property Class: Industrial By School District											
School District	Count	2025 SEV	Fin SEV	2026 SEV	2025 Tax	Fin Tax	2026 Tax	BOR Tax	2026 Cap	2026 MCAP	
73010	311	50,064,800	50,002,500	49,669,500	42,423,685	42,362,341	43,757,624	43,307,424	44,025,031	43,710,525	
All: Industrial	311	50,064,800	50,002,500	49,669,500	42,423,685	42,362,341	43,757,624	43,307,424	44,025,031	43,710,525	
Totals for Property Class: Residential By School District											
School District	Count	2025 SEV	Fin SEV	2026 SEV	2025 Tax	Fin Tax	2026 Tax	BOR Tax	2026 Cap	2026 MCAP	
73010	20945	622,073,160	620,894,340	692,593,800	443,682,450	442,870,154	470,297,440	468,870,494	458,839,034	458,471,497	
All: Residential	20945	622,073,160	620,894,340	692,593,800	443,682,450	442,870,154	470,297,440	468,870,494	458,839,034	458,471,497	
Totals for Property Class: Com. Personal By School District											
School District	Count	2025 SEV	Fin SEV	2026 SEV	2025 Tax	Fin Tax	2026 Tax	BOR Tax	2026 Cap	2026 MCAP	
73010	1638	50,031,200	50,031,200	51,017,100	49,933,100	49,933,100	50,591,700	51,017,100	50,591,700	51,017,100	
All: Com. Personal	1638	50,031,200	50,031,200	51,017,100	49,933,100	49,933,100	50,591,700	51,017,100	50,591,700	51,017,100	
Totals for Property Class: Ind. Personal By School District											
School District	Count	2025 SEV	Fin SEV	2026 SEV	2025 Tax	Fin Tax	2026 Tax	BOR Tax	2026 Cap	2026 MCAP	
73010	68	4,146,500	4,146,500	4,076,200	4,146,500	4,146,500	3,900,000	4,076,200	3,900,000	4,076,200	
All: Ind. Personal	68	4,146,500	4,146,500	4,076,200	4,146,500	4,146,500	3,900,000	4,076,200	3,900,000	4,076,200	
Totals for Property Class: Util. Personal By School District											
School District	Count	2025 SEV	Fin SEV	2026 SEV	2025 Tax	Fin Tax	2026 Tax	BOR Tax	2026 Cap	2026 MCAP	
73010	9	99,484,500	99,484,500	117,246,600	99,484,500	99,484,500	117,246,600	117,246,600	117,246,600	117,246,600	
All: Util. Personal	9	99,484,500	99,484,500	117,246,600	99,484,500	99,484,500	117,246,600	117,246,600	117,246,600	117,246,600	
Totals for Property Class: Exempt By School District											
School District	Count	2025 SEV	Fin SEV	2026 SEV	2025 Tax	Fin Tax	2026 Tax	BOR Tax	2026 Cap	2026 MCAP	
73010	2556	0	0	0	0	0	0	0	0	0	
All: Exempt	2556	0	0	0	0	0	0	0	0	0	
Totals											
	Count	2025 SEV	Fin SEV	2026 SEV	2025 Tax	Fin Tax	2026 Tax	BOR Tax	2026 Cap	2026 MCAP	
Real	23,070	940,838,160	937,427,640	1,040,875,800	711,299,562	709,202,346	749,468,925	746,861,427	736,183,002	735,112,112	
Personal	1,715	153,662,200	153,662,200	172,339,900	153,564,100	153,564,100	171,738,300	172,339,900	171,738,300	172,339,900	
Real & Personal	24,785	1,094,500,360	1,091,089,840	1,213,215,700	864,863,662	862,766,446	921,207,225	919,201,327	907,921,302	907,452,012	
Exempt	2,556	0	0	0	0	0	0	0	0	0	

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School(s) : SAGINAW CITY SCHOOL DISTRICT

<<<< Top 20 Statistics >>>>

***** Top 20 S.E.V.s *****

92-20-8-00-1075-000	CONSUMERS ENERGY COMPANY	\$ 79,321,900
02-99-9-99-0005-600	MICHIGAN ELECTRIC TRANSMISSION CO	\$ 15,359,700
92-20-8-60-1075-000	CONSUMERS ENERGY COMPANY	\$ 9,681,900
18-13-4-34-4004-005	MEIJER INC - PROPERTY TAX DEPT	\$ 5,071,800
90-80-0-63-0000-000	MYMICHIGAN MEDICAL CENTER SAGINAW	\$ 4,713,800
18-13-4-26-1001-002	CARDINAL CORNERS LLC	\$ 4,686,500
18-13-4-35-3005-034	HORIZON SAGINAW LLC	\$ 4,259,900
18-13-4-35-2012-007	WAL-MART R E BUSINESS TRUST	\$ 4,250,000
18-99-9-99-0024-000	CONSUMERS ENERGY CO	\$ 4,131,300
18-13-4-35-3005-008	BAY VALLEY SHOPPING CENTER LLC	\$ 4,122,000
92-00-8-00-1083-950	SPECTRUM MID-AMERICA LLC	\$ 4,044,200
18-13-4-26-1016-000	CAMPUS VILLAGE SAGINAW LLC	\$ 3,760,100
18-13-4-35-3005-032	ESSCO RESIDENCE HOSPITALITY LLC	\$ 3,631,000
91-50-0-04-8000-000	EQUILAND LLC	\$ 3,603,800
18-13-4-35-3005-033	ESSCO SPRINGHILL HOSPITALITY LLC	\$ 3,598,100
18-13-4-26-2006-000	WILDFIRE CREDIT UNION	\$ 3,586,200
18-13-4-35-3003-500	CHASE PROPERTIES LTD	\$ 3,547,300
92-10-8-00-1072-200	COMMUNITY HOSPITAL SERVICES INC	\$ 3,440,300
18-13-4-35-3005-023	ESSCO TOWNEPLACE HOSPITALITY LLC	\$ 3,288,900
18-13-4-35-2012-014	SAMS R E BUSINESS TRUST	\$ 3,250,000

***** Top 20 Taxable Values *****

92-20-8-00-1075-000	CONSUMERS ENERGY COMPANY	\$ 79,321,900
02-99-9-99-0005-600	MICHIGAN ELECTRIC TRANSMISSION CO	\$ 15,359,700
92-20-8-60-1075-000	CONSUMERS ENERGY COMPANY	\$ 9,681,900
18-13-4-34-4004-005	MEIJER INC - PROPERTY TAX DEPT	\$ 4,302,456
18-13-4-35-2012-007	WAL-MART R E BUSINESS TRUST	\$ 4,250,000
18-99-9-99-0024-000	CONSUMERS ENERGY CO	\$ 4,131,300
92-00-8-00-1083-950	SPECTRUM MID-AMERICA LLC	\$ 4,044,200
18-13-4-26-1001-002	CARDINAL CORNERS LLC	\$ 4,027,498
18-13-4-35-3005-008	BAY VALLEY SHOPPING CENTER LLC	\$ 3,939,865
90-80-0-63-0000-000	MYMICHIGAN MEDICAL CENTER SAGINAW	\$ 3,478,521
92-10-8-00-1072-200	COMMUNITY HOSPITAL SERVICES INC	\$ 3,440,300
18-13-4-26-2006-000	WILDFIRE CREDIT UNION	\$ 3,435,931
18-13-4-35-3005-034	HORIZON SAGINAW LLC	\$ 3,261,069
18-13-4-26-1016-000	CAMPUS VILLAGE SAGINAW LLC	\$ 3,252,919
18-13-4-35-2012-014	SAMS R E BUSINESS TRUST	\$ 3,250,000
18-13-4-35-3003-500	CHASE PROPERTIES LTD	\$ 3,231,250
02-99-9-99-0005-000	CONSUMERS ENERGY CO	\$ 3,195,200
91-50-0-04-8000-000	EQUILAND LLC	\$ 3,121,326
90-10-0-72-3000-000	GENERAL MOTORS LLC	\$ 3,016,700
18-13-4-35-3005-013	LOWES HOME CENTERS INC	\$ 2,842,427

***** Top 20 Owners by Taxable Value *****

CONSUMERS ENERGY COMPANY	has	90,275,586	Taxable Value in 85 Parcel(s)
MICHIGAN ELECTRIC TRANSMISSION CO	has	18,666,700	Taxable Value in 4 Parcel(s)
CONSUMERS ENERGY CO	has	9,576,100	Taxable Value in 3 Parcel(s)
COMMUNITY HOSPITAL SERVICES INC	has	4,491,232	Taxable Value in 3 Parcel(s)
GENERAL MOTORS LLC	has	4,405,700	Taxable Value in 8 Parcel(s)
SPECTRUM MID-AMERICA LLC	has	4,316,400	Taxable Value in 4 Parcel(s)
MEIJER INC - PROPERTY TAX DEPT	has	4,302,456	Taxable Value in 1 Parcel(s)
WAL-MART R E BUSINESS TRUST	has	4,250,000	Taxable Value in 1 Parcel(s)
CARDINAL CORNERS LLC	has	4,027,498	Taxable Value in 1 Parcel(s)
BAY VALLEY SHOPPING CENTER LLC	has	3,939,865	Taxable Value in 1 Parcel(s)
MYMICHIGAN MEDICAL CENTER SAGINAW	has	3,536,312	Taxable Value in 16 Parcel(s)
WILDFIRE CREDIT UNION	has	3,435,931	Taxable Value in 1 Parcel(s)
COVENANT MEDICAL CENTER INC	has	3,329,927	Taxable Value in 264 Parcel(s)

EQUILAND LLC	has	3,303,515	Taxable Value in 3 Parcel(s)
SAMS R E BUSINESS TRUST	has	3,295,276	Taxable Value in 2 Parcel(s)
HORIZON SAGINAW LLC	has	3,261,069	Taxable Value in 1 Parcel(s)
CAMPUS VILLAGE SAGINAW LLC	has	3,252,919	Taxable Value in 1 Parcel(s)
CHASE PROPERTIES LTD	has	3,231,250	Taxable Value in 1 Parcel(s)
ESSCO SPRINGHILL HOSPITALITY LLC	has	2,904,934	Taxable Value in 2 Parcel(s)
ESSCO RESIDENCE HOSPITALITY LLC	has	2,863,302	Taxable Value in 2 Parcel(s)

***** Top 20 Owners by S.E.V. Value *****

CONSUMERS ENERGY COMPANY	has	91,071,300	S.E.V. Value in 85 Parcel(s)
MICHIGAN ELECTRIC TRANSMISSION CO	has	18,666,700	S.E.V. Value in 4 Parcel(s)
CONSUMERS ENERGY CO	has	9,576,100	S.E.V. Value in 3 Parcel(s)
MEIJER INC - PROPERTY TAX DEPT	has	5,071,800	S.E.V. Value in 1 Parcel(s)
MYMICHIGAN MEDICAL CENTER SAGINAW	has	4,793,800	S.E.V. Value in 16 Parcel(s)
COMMUNITY HOSPITAL SERVICES INC	has	4,753,800	S.E.V. Value in 3 Parcel(s)
CARDINAL CORNERS LLC	has	4,686,500	S.E.V. Value in 1 Parcel(s)
GENERAL MOTORS LLC	has	4,405,700	S.E.V. Value in 8 Parcel(s)
SPECTRUM MID-AMERICA LLC	has	4,316,400	S.E.V. Value in 4 Parcel(s)
HORIZON SAGINAW LLC	has	4,259,900	S.E.V. Value in 1 Parcel(s)
WAL-MART R E BUSINESS TRUST	has	4,250,000	S.E.V. Value in 1 Parcel(s)
BAY VALLEY SHOPPING CENTER LLC	has	4,122,000	S.E.V. Value in 1 Parcel(s)
EQUILAND LLC	has	3,840,900	S.E.V. Value in 3 Parcel(s)
COVENANT MEDICAL CENTER INC	has	3,772,700	S.E.V. Value in 264 Parcel(s)
ESSCO SPRINGHILL HOSPITALITY LLC	has	3,762,500	S.E.V. Value in 2 Parcel(s)
CAMPUS VILLAGE SAGINAW LLC	has	3,760,100	S.E.V. Value in 1 Parcel(s)
ESSCO RESIDENCE HOSPITALITY LLC	has	3,714,300	S.E.V. Value in 2 Parcel(s)
DOWNTOWN AREA DEVELOPMENT LLC III	has	3,610,500	S.E.V. Value in 2 Parcel(s)
WILDFIRE CREDIT UNION	has	3,586,200	S.E.V. Value in 1 Parcel(s)
CHASE PROPERTIES LTD	has	3,547,300	S.E.V. Value in 1 Parcel(s)

***** Top 20 Owners by Acreage *****

VALLEY, DEMETRIUS S	has	6,011.67	Total Acres in 3 Parcel(s)
SAGINAW VALLEY STATE UNIV	has	582.28	Total Acres in 19 Parcel(s)
CITY OF SAGINAW	has	416.27	Total Acres in 264 Parcel(s)
CONSUMERS ENERGY COMPANY	has	360.98	Total Acres in 85 Parcel(s)
GENERAL MOTORS LLC	has	269.90	Total Acres in 8 Parcel(s)
SCHOOL DISTRICT CITY OF SAGINAW	has	239.74	Total Acres in 62 Parcel(s)
MEISEL, EDWARD C & LINDA R	has	169.37	Total Acres in 6 Parcel(s)
KNOERR, PAUL B & LISA M	has	135.25	Total Acres in 5 Parcel(s)
TRAUTNER, ALBERT E TRUST	has	120.00	Total Acres in 2 Parcel(s)
SAGINAW COUNTY LAND BANK AUTHORITY	has	117.53	Total Acres in 915 Parcel(s)
KNOERR, R A & P M	has	116.53	Total Acres in 2 Parcel(s)
CSX TRANSPORTATION INC	has	102.99	Total Acres in 130 Parcel(s)
ZILWAUKEE PROPERTIES INC	has	101.48	Total Acres in 2 Parcel(s)
KNOERR NANCY J	has	99.37	Total Acres in 1 Parcel(s)
TRAUTNER ALBERT E TRUST	has	98.99	Total Acres in 1 Parcel(s)
KOCHVILLE TOWNSHIP	has	94.02	Total Acres in 12 Parcel(s)
LOESEL, SCOTT & JULIE	has	87.00	Total Acres in 2 Parcel(s)
MEISEL, E & L	has	82.98	Total Acres in 1 Parcel(s)
FEINAUER, JEFFERY & KRISTI	has	76.75	Total Acres in 1 Parcel(s)
MEISEL, E C	has	76.00	Total Acres in 2 Parcel(s)