

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

School(s): CHESANING UNION SCHOOLS

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

Totals for School District: 73110 CHESANING UNION SCHOOLS											
Property Class	Count	2025 SEV	Fin SEV	2026 SEV	2025 Tax	Fin Tax	2026 Tax	BOR Tax	2026 Cap	2026 MCAP	
Agricultural	1380	207,864,900	207,864,900	218,670,300	96,583,637	96,435,877	99,364,163	99,364,163	99,014,613	99,014,613	
Commercial	269	35,721,400	35,721,400	38,421,900	28,828,549	28,857,977	29,959,558	29,959,558	29,918,016	29,918,016	
Industrial	76	17,806,800	17,806,800	17,674,600	14,391,327	14,391,327	14,711,515	14,711,515	14,779,856	14,779,856	
Residential	4559	368,739,400	368,625,350	400,185,800	261,017,507	260,865,975	275,039,333	274,895,190	270,767,432	270,767,432	
Com. Personal	277	11,630,600	11,630,600	10,975,400	11,630,600	11,630,600	11,001,000	10,975,400	11,001,000	10,975,400	
Ind. Personal	8	167,200	167,200	166,600	167,200	167,200	166,600	166,600	166,600	166,600	
Util. Personal	19	18,516,100	18,516,100	20,545,300	18,106,623	18,106,623	20,157,111	20,157,111	20,157,111	20,157,111	
Exempt	208	0	0	0	0	0	0	0	0	0	
All: 73110	6796	660,446,400	660,332,350	706,639,900	430,725,443	430,455,579	450,399,280	450,229,537	445,804,628	445,779,028	

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	
73110	1380	207,864,900	207,864,900	218,670,300	96,583,637	96,435,877	99,364,163	99,364,163	99,014,613	99,014,613	
All: Agricultural	1380	207,864,900	207,864,900	218,670,300	96,583,637	96,435,877	99,364,163	99,364,163	99,014,613	99,014,613	

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	
73110	269	35,721,400	35,721,400	38,421,900	28,828,549	28,857,977	29,959,558	29,959,558	29,918,016	29,918,016	
All: Commercial	269	35,721,400	35,721,400	38,421,900	28,828,549	28,857,977	29,959,558	29,959,558	29,918,016	29,918,016	

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	
73110	76	17,806,800	17,806,800	17,674,600	14,391,327	14,391,327	14,711,515	14,711,515	14,779,856	14,779,856	
All: Industrial	76	17,806,800	17,806,800	17,674,600	14,391,327	14,391,327	14,711,515	14,711,515	14,779,856	14,779,856	

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	
73110	4559	368,739,400	368,625,350	400,185,800	261,017,507	260,865,975	275,039,333	274,895,190	270,767,432	270,767,432	
All: Residential	4559	368,739,400	368,625,350	400,185,800	261,017,507	260,865,975	275,039,333	274,895,190	270,767,432	270,767,432	

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	
73110	277	11,630,600	11,630,600	10,975,400	11,630,600	11,630,600	11,001,000	10,975,400	11,001,000	10,975,400	
All: Com. Personal	277	11,630,600	11,630,600	10,975,400	11,630,600	11,630,600	11,001,000	10,975,400	11,001,000	10,975,400	

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	
73110	8	167,200	167,200	166,600	167,200	167,200	166,600	166,600	166,600	166,600	
All: Ind. Personal	8	167,200	167,200	166,600	167,200	167,200	166,600	166,600	166,600	166,600	

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	
73110	19	18,516,100	18,516,100	20,545,300	18,106,623	18,106,623	20,157,111	20,157,111	20,157,111	20,157,111	
All: Util. Personal	19	18,516,100	18,516,100	20,545,300	18,106,623	18,106,623	20,157,111	20,157,111	20,157,111	20,157,111	

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	
73110	208	0	0	0	0	0	0	0	0	0	
All: Exempt	208	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	6,284	630,132,500	630,018,450	674,952,600	400,821,020	400,551,156	419,074,569	418,930,426	414,479,917	414,479,917
Personal	304	30,313,900	30,313,900	31,687,300	29,904,423	29,904,423	31,324,711	31,299,111	31,324,711	31,299,111
Real & Personal	6,588	660,446,400	660,332,350	706,639,900	430,725,443	430,455,579	450,399,280	450,229,537	445,804,628	445,779,028
Exempt	208	0	0	0	0	0	0	0	0	0





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<<<<< Top 20 Statistics >>>>>

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

13-99-9-99-0045-000	CONSUMERS ENERGY CO	\$ 5,420,500
13-99-9-99-0043-000	CONSUMERS ENERGY CO	\$ 3,209,900
13-09-3-09-0674-000	COMMON C PROPERTIES LLC	\$ 2,847,700
13-99-9-99-0362-018	LEAF CHESANING LLC	\$ 2,802,900
07-99-9-99-0006-000	CONSUMERS ENERGY COMPANY	\$ 2,587,800
04-99-9-99-0005-000	CONSUMERS ENERGY CO	\$ 2,411,400
13-09-3-10-1403-006	EDEN STREET LLC	\$ 2,152,100
07-09-3-30-2002-002	AUBURN BEAN & GRAIN CO	\$ 1,915,500
13-09-3-09-1008-000	ELITE EXACAVATION LLC	\$ 1,813,200
07-99-9-99-0004-000	SPECTRUM MID-AMERICA, LLC	\$ 1,692,900
13-09-3-08-1219-001	CHESANING REAL ESTATE LLC	\$ 1,527,700
13-99-9-99-0400-023	EVMI	\$ 1,500,000
04-10-4-04-1001-002	MISTEGUAY CREEK FARMS	\$ 1,465,100
04-99-9-99-0009-000	GREAT LAKES GAS TRANS CO	\$ 1,234,700
13-09-3-10-1403-015	MG & P HOLDING LLC	\$ 1,173,500
04-10-4-16-3001-000	BLAINE, ERIC & KIMBERLY	\$ 1,142,300
13-99-9-99-0384-020	BIG ROCK CORP	\$ 1,141,800
04-10-4-17-3001-003	MISTEGUAY CREEK FARMS	\$ 1,085,600
13-09-3-09-1302-001	CHES LTD DIV HOUSING	\$ 1,075,800
24-10-3-01-3001-000	WASMILLER, JOSEPH & KATHY TRUST	\$ 1,010,300

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

13-99-9-99-0045-000	CONSUMERS ENERGY CO	\$ 5,420,500
13-99-9-99-0043-000	CONSUMERS ENERGY CO	\$ 3,209,900
13-09-3-09-0674-000	COMMON C PROPERTIES LLC	\$ 2,847,700
13-99-9-99-0362-018	LEAF CHESANING LLC	\$ 2,802,900
07-99-9-99-0006-000	CONSUMERS ENERGY COMPANY	\$ 2,587,800
04-99-9-99-0005-000	CONSUMERS ENERGY CO	\$ 2,411,400
13-09-3-10-1403-006	EDEN STREET LLC	\$ 2,152,100
07-09-3-30-2002-002	AUBURN BEAN & GRAIN CO	\$ 1,915,500
07-99-9-99-0004-000	SPECTRUM MID-AMERICA, LLC	\$ 1,692,900
13-99-9-99-0400-023	EVMI	\$ 1,500,000
13-09-3-08-1219-001	CHESANING REAL ESTATE LLC	\$ 1,330,005
13-09-3-10-1403-015	MG & P HOLDING LLC	\$ 1,173,500
13-99-9-99-0384-020	BIG ROCK CORP	\$ 1,141,800
13-09-3-09-1008-000	ELITE EXACAVATION LLC	\$ 1,136,805
08-99-9-99-0003-000	CONSUMERS ENERGY COMPANY	\$ 970,200
24-99-9-99-0017-000	CONSUMERS ENERGY CO	\$ 958,300
13-09-3-10-1403-009	CHESANING KIND PROP HOLDINGS LLC	\$ 943,600
13-09-3-16-0548-000	LHU CHESANING HOLDINGS LLC	\$ 885,500
04-99-9-99-0009-000	GREAT LAKES GAS TRANS CO	\$ 858,156
13-09-3-18-2001-001	GARBER REALTY LLC	\$ 794,242

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

CONSUMERS ENERGY CO	has	12,672,800	Taxable Value in 5 Parcel(s)
CONSUMERS ENERGY COMPANY	has	5,855,902	Taxable Value in 47 Parcel(s)
MISTEGUAY CREEK FARMS	has	3,638,809	Taxable Value in 21 Parcel(s)
COMMON C PROPERTIES LLC	has	2,993,924	Taxable Value in 3 Parcel(s)
LEAF CHESANING LLC	has	2,802,900	Taxable Value in 1 Parcel(s)
EDEN STREET LLC	has	2,152,100	Taxable Value in 1 Parcel(s)
BLAINE, ERIC M & KIMBERLY D	has	2,121,489	Taxable Value in 20 Parcel(s)
AUBURN BEAN & GRAIN CO	has	1,915,500	Taxable Value in 1 Parcel(s)
KUNIK, FRANK FARMS INC	has	1,771,946	Taxable Value in 11 Parcel(s)
SPECTRUM MID-AMERICA, LLC	has	1,692,900	Taxable Value in 1 Parcel(s)
NEUMANN FARMS INC	has	1,631,028	Taxable Value in 27 Parcel(s)
IRISH FAMILY FARMS LLC	has	1,572,741	Taxable Value in 20 Parcel(s)
EVMI	has	1,500,000	Taxable Value in 1 Parcel(s)

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&lt;&lt;&lt;&lt; Top 20 Statistics &gt;&gt;&gt;&gt;

LHU CHESANING HOLDINGS LLC	has	1,486,600	Taxable Value in 3 Parcel(s)
CHESANING REAL ESTATE LLC	has	1,330,005	Taxable Value in 2 Parcel(s)
MG & P HOLDING LLC	has	1,292,838	Taxable Value in 5 Parcel(s)
AUBURN BEAN & GRAIN	has	1,234,376	Taxable Value in 8 Parcel(s)
BIG ROCK CORP	has	1,141,800	Taxable Value in 1 Parcel(s)
ELITE EXCAVATION LLC	has	1,136,805	Taxable Value in 1 Parcel(s)
KUNIK, KEVIN C & JUDITH M	has	1,069,611	Taxable Value in 10 Parcel(s)

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

CONSUMERS ENERGY CO	has	12,672,800	S.E.V. Value in 5 Parcel(s)
MISTEGUAY CREEK FARMS	has	9,068,100	S.E.V. Value in 21 Parcel(s)
CONSUMERS ENERGY COMPANY	has	7,823,800	S.E.V. Value in 47 Parcel(s)
BLAINE, ERIC M & KIMBERLY D	has	5,322,400	S.E.V. Value in 20 Parcel(s)
KUNIK, FRANK FARMS INC	has	4,207,400	S.E.V. Value in 11 Parcel(s)
NEUMANN FARMS INC	has	3,850,400	S.E.V. Value in 27 Parcel(s)
IRISH FAMILY FARMS LLC	has	3,486,800	S.E.V. Value in 20 Parcel(s)
COMMON C PROPERTIES LLC	has	3,017,700	S.E.V. Value in 3 Parcel(s)
LEAF CHESANING LLC	has	2,802,900	S.E.V. Value in 1 Parcel(s)
WEISENBERGER, CHARLES J	has	2,593,800	S.E.V. Value in 14 Parcel(s)
KUNIK, KEVIN C & JUDITH M	has	2,180,700	S.E.V. Value in 10 Parcel(s)
EDEN STREET LLC	has	2,152,100	S.E.V. Value in 1 Parcel(s)
SCHNEIDER, JOAN	has	2,022,400	S.E.V. Value in 12 Parcel(s)
AUBURN BEAN & GRAIN CO	has	1,915,500	S.E.V. Value in 1 Parcel(s)
OAKES, JONATHON E & KAREN L	has	1,837,800	S.E.V. Value in 13 Parcel(s)
ELITE EXCAVATION LLC	has	1,813,200	S.E.V. Value in 1 Parcel(s)
WASMILLER, JOSEPH & KATHY TRUST	has	1,735,600	S.E.V. Value in 4 Parcel(s)
FERGUS FARMS LLC	has	1,702,500	S.E.V. Value in 13 Parcel(s)
SPECTRUM MID-AMERICA, LLC	has	1,692,900	S.E.V. Value in 1 Parcel(s)
GOSEN, GARY H & SUSAN M TRUST	has	1,660,600	S.E.V. Value in 11 Parcel(s)

## \*\*\*\*\* Top 20 Owners by Acreage \*\*\*\*\*

MISTEGUAY CREEK FARMS	has	2,395.34	Total Acres in 21 Parcel(s)
BLAINE, ERIC M & KIMBERLY D	has	1,646.74	Total Acres in 20 Parcel(s)
NEUMANN FARMS INC	has	1,578.91	Total Acres in 27 Parcel(s)
KUNIK, FRANK FARMS INC	has	1,450.05	Total Acres in 11 Parcel(s)
IRISH FAMILY FARMS LLC	has	1,238.62	Total Acres in 20 Parcel(s)
CONSUMERS ENERGY COMPANY	has	1,200.00	Total Acres in 47 Parcel(s)
WEISENBERGER, CHARLES J	has	785.76	Total Acres in 14 Parcel(s)
FERGUS FARMS LLC	has	643.73	Total Acres in 13 Parcel(s)
KUNIK, KEVIN C & JUDITH M	has	613.00	Total Acres in 10 Parcel(s)
SCHNEIDER, JOAN	has	590.10	Total Acres in 12 Parcel(s)
WASMILLER, JOSEPH & KATHY TRUST	has	589.22	Total Acres in 4 Parcel(s)
OAKES, JONATHON E & KAREN L	has	530.96	Total Acres in 13 Parcel(s)
KENNEDY, JAMES M	has	511.13	Total Acres in 13 Parcel(s)
GOSEN, GARY H & SUSAN M TRUST	has	510.62	Total Acres in 11 Parcel(s)
DREWS, DONALD H	has	465.04	Total Acres in 10 Parcel(s)
GROSS, LEO L JR TRUST	has	446.35	Total Acres in 10 Parcel(s)
SOMERS, AARON R	has	440.93	Total Acres in 10 Parcel(s)
CASASSA, MICHAEL-CASASSA, JORDAN	has	437.65	Total Acres in 8 Parcel(s)
WEISENBERGER, J M & M A TRUST	has	428.92	Total Acres in 6 Parcel(s)
NEUMANN FARMS, INC	has	410.90	Total Acres in 3 Parcel(s)