

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

School(s): SWAN VALLEY SCHOOL DISTRICT

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

Totals for School District: 73255 SWAN VALLEY SCHOOL DISTRICT										
Property Class	Count	2025 SEV	Fin SEV	2026 SEV	2025 Tax	Fin Tax	2026 Tax	BOR Tax	2026 Cap	2026 MCAP
Agricultural	158	21,155,500	21,155,500	23,485,400	11,468,071	11,468,071	11,941,123	11,941,123	11,890,852	11,890,852
Commercial	198	47,855,200	47,855,200	52,903,300	40,111,476	40,111,476	41,348,585	41,126,230	41,168,042	40,945,687
Industrial	22	501,200	501,200	549,800	441,187	441,187	439,804	439,804	457,488	457,488
Residential	3847	396,147,000	396,032,200	423,392,300	299,310,116	299,201,693	312,468,713	312,186,037	309,002,038	309,044,041
Com. Personal	272	6,516,000	6,521,400	6,334,500	6,516,000	6,521,400	6,560,700	6,334,500	6,560,700	6,334,500
Ind. Personal	1	0	0	10,000	0	0	10,000	10,000	10,000	10,000
Util. Personal	6	26,247,400	26,247,400	26,813,000	26,247,400	26,247,400	26,813,000	26,813,000	26,813,000	26,813,000
Exempt	94	0	0	0	0	0	0	0	0	0
All: 73255	4598	498,422,300	498,312,900	533,488,300	384,094,250	383,991,227	399,581,925	398,850,694	395,902,120	395,495,568

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
73255	158	21,155,500	21,155,500	23,485,400	11,468,071	11,468,071	11,941,123	11,941,123	11,890,852	11,890,852
All: Agricultural	158	21,155,500	21,155,500	23,485,400	11,468,071	11,468,071	11,941,123	11,941,123	11,890,852	11,890,852

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
73255	198	47,855,200	47,855,200	52,903,300	40,111,476	40,111,476	41,348,585	41,126,230	41,168,042	40,945,687
All: Commercial	198	47,855,200	47,855,200	52,903,300	40,111,476	40,111,476	41,348,585	41,126,230	41,168,042	40,945,687

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
73255	22	501,200	501,200	549,800	441,187	441,187	439,804	439,804	457,488	457,488
All: Industrial	22	501,200	501,200	549,800	441,187	441,187	439,804	439,804	457,488	457,488

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
73255	3847	396,147,000	396,032,200	423,392,300	299,310,116	299,201,693	312,468,713	312,186,037	309,002,038	309,044,041
All: Residential	3847	396,147,000	396,032,200	423,392,300	299,310,116	299,201,693	312,468,713	312,186,037	309,002,038	309,044,041

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
73255	272	6,516,000	6,521,400	6,334,500	6,516,000	6,521,400	6,560,700	6,334,500	6,560,700	6,334,500
All: Com. Personal	272	6,516,000	6,521,400	6,334,500	6,516,000	6,521,400	6,560,700	6,334,500	6,560,700	6,334,500

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
73255	1	0	0	10,000	0	0	10,000	10,000	10,000	10,000
All: Ind. Personal	1	0	0	10,000	0	0	10,000	10,000	10,000	10,000

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
73255	6	26,247,400	26,247,400	26,813,000	26,247,400	26,247,400	26,813,000	26,813,000	26,813,000	26,813,000
All: Util. Personal	6	26,247,400	26,247,400	26,813,000	26,247,400	26,247,400	26,813,000	26,813,000	26,813,000	26,813,000

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
73255	94	0	0	0	0	0	0	0	0	0
All: Exempt	94	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	4,225	465,658,900	465,544,100	500,330,800	351,330,850	351,222,427	366,198,225	365,693,194	362,518,420	362,338,068
Personal	279	32,763,400	32,768,800	33,157,500	32,763,400	32,768,800	33,383,700	33,157,500	33,383,700	33,157,500
Real & Personal	4,504	498,422,300	498,312,900	533,488,300	384,094,250	383,991,227	399,581,925	398,850,694	395,902,120	395,495,568
Exempt	94	0	0	0	0	0	0	0	0	0

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

School(s): SWAN VALLEY SCHOOL DISTRICT

<<<< Top 20 Statistics >>>>

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

16-99-9-99-0003-000	CONSUMERS ENERGY CO	\$ 11,571,100
28-99-9-99-0030-000	CONSUMERS ENERGY CO	\$ 11,124,100
28-12-3-26-2001-023	MEIJER INC TAX DEPT	\$ 4,217,600
26-99-9-99-0004-000	CONSUMERS ENERGY COMPANY	\$ 2,667,900
28-12-3-25-1084-000	OPTALIS SAGINAW PROPCO LLC	\$ 2,289,800
28-99-9-99-0104-000	MEIJER INC TAX DEPT	\$ 2,233,600
28-12-3-26-2001-013	HD DEVELOP OF MD % HOME DEPOT	\$ 2,210,900
28-12-3-27-1006-000	9140 GRATIOT ROAD LLC	\$ 1,625,800
28-12-3-26-2005-000	GARBER REALTY LLC	\$ 1,581,900
28-12-3-25-1017-002	SS REALTY LLC	\$ 1,104,000
28-12-3-26-4021-002	THE 21 GROUP, LLC	\$ 1,086,800
28-12-3-23-1002-002	BERNIER, TAMMY L TRUST	\$ 1,009,500
28-12-3-25-3001-001	FRANKENMUTH CREDIT UNION	\$ 955,100
28-12-3-14-4002-000	WATSON, HANNAH M TRUST	\$ 897,200
28-12-3-14-3002-002	MCDONALD, WILLIAM S & ANDREA L	\$ 874,700
16-11-3-11-2001-000	GOSEN, CARSTEN A & RUTH A TRUST	\$ 851,000
28-12-3-25-1022-001	STEHLE, JACK W II & MARCIA A	\$ 820,700
28-12-3-27-4002-003	CROOKED CREEK INVEST CO	\$ 819,900
28-12-3-26-3002-000	GAH REALTY LLC	\$ 765,400
28-12-3-25-4012-000	O'REILLY AUTO ENTERPRISES LLC	\$ 713,800

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

16-99-9-99-0003-000	CONSUMERS ENERGY CO	\$ 11,571,100
28-99-9-99-0030-000	CONSUMERS ENERGY CO	\$ 11,124,100
28-12-3-26-2001-023	MEIJER INC TAX DEPT	\$ 3,774,327
26-99-9-99-0004-000	CONSUMERS ENERGY COMPANY	\$ 2,667,900
28-99-9-99-0104-000	MEIJER INC TAX DEPT	\$ 2,233,600
28-12-3-25-1084-000	OPTALIS SAGINAW PROPCO LLC	\$ 1,912,171
28-12-3-27-1006-000	9140 GRATIOT ROAD LLC	\$ 1,512,908
28-12-3-26-2001-013	HD DEVELOP OF MD % HOME DEPOT	\$ 1,439,714
28-12-3-26-2005-000	GARBER REALTY LLC	\$ 1,094,986
28-12-3-25-1017-002	SS REALTY LLC	\$ 812,890
28-12-3-23-1002-002	BERNIER, TAMMY L TRUST	\$ 763,903
28-12-3-25-3001-001	FRANKENMUTH CREDIT UNION	\$ 722,851
28-12-3-14-3002-002	MCDONALD, WILLIAM S & ANDREA L	\$ 687,416
28-12-3-26-4021-002	THE 21 GROUP, LLC	\$ 678,972
28-12-3-26-3002-000	GAH REALTY LLC	\$ 677,149
28-12-3-25-1022-001	STEHLE, JACK W II & MARCIA A	\$ 665,527
28-99-9-99-0177-250	SPECTRUM-MID-AMERICA. LLC	\$ 649,900
28-12-3-26-2227-000	BIERLEIN, K A TRUST	\$ 629,352
28-12-3-14-4002-000	WATSON, HANNAH M TRUST	\$ 598,577
28-12-3-25-4012-000	O'REILLY AUTO ENTERPRISES LLC	\$ 560,761

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

CONSUMERS ENERGY CO	has	22,695,200	Taxable Value in 2 Parcel(s)
MEIJER INC TAX DEPT	has	6,008,326	Taxable Value in 3 Parcel(s)
CONSUMERS ENERGY COMPANY	has	3,537,052	Taxable Value in 25 Parcel(s)
OPTALIS SAGINAW PROPCO LLC	has	1,912,171	Taxable Value in 1 Parcel(s)
9140 GRATIOT ROAD LLC	has	1,512,908	Taxable Value in 2 Parcel(s)
HD DEVELOP OF MD % HOME DEPOT	has	1,439,714	Taxable Value in 1 Parcel(s)
GARBER REALTY LLC	has	1,156,715	Taxable Value in 2 Parcel(s)
KLUCK, THOMAS G & KAREN A	has	1,042,969	Taxable Value in 9 Parcel(s)
GOSEN, CARSTEN A & RUTH A TRUST	has	819,271	Taxable Value in 3 Parcel(s)
SS REALTY LLC	has	812,890	Taxable Value in 1 Parcel(s)
BERNIER, TAMMY L TRUST	has	763,903	Taxable Value in 1 Parcel(s)
GWIZDALA PROPERTY MGMT LLC	has	723,735	Taxable Value in 3 Parcel(s)
FRANKENMUTH CREDIT UNION	has	722,851	Taxable Value in 2 Parcel(s)

DEMITCHELL INVESTMENTS, LLC	has	689,762	Taxable Value in 5 Parcel(s)
MCDONALD, WILLIAM S & ANDREA L	has	687,416	Taxable Value in 1 Parcel(s)
THE 21 GROUP, LLC	has	678,972	Taxable Value in 6 Parcel(s)
GAH REALTY LLC	has	677,149	Taxable Value in 2 Parcel(s)
STEHLE, JACK W II & MARCIA A	has	668,928	Taxable Value in 2 Parcel(s)
SPECTRUM-MID-AMERICA. LLC	has	649,900	Taxable Value in 1 Parcel(s)
A & B INVESTMENT COMPANY INC	has	641,533	Taxable Value in 4 Parcel(s)

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

CONSUMERS ENERGY CO	has	22,695,200	S.E.V. Value in 2 Parcel(s)
MEIJER INC TAX DEPT	has	6,456,800	S.E.V. Value in 3 Parcel(s)
CONSUMERS ENERGY COMPANY	has	3,652,800	S.E.V. Value in 25 Parcel(s)
OPTALIS SAGINAW PROPCO LLC	has	2,289,800	S.E.V. Value in 1 Parcel(s)
HD DEVELOP OF MD % HOME DEPOT	has	2,210,900	S.E.V. Value in 1 Parcel(s)
KLUCK, THOMAS G & KAREN A	has	1,773,700	S.E.V. Value in 9 Parcel(s)
GARBER REALTY LLC	has	1,676,900	S.E.V. Value in 2 Parcel(s)
9140 GRATIOT ROAD LLC	has	1,625,800	S.E.V. Value in 2 Parcel(s)
GOSEN, CARSTEN A & RUTH A TRUST	has	1,595,900	S.E.V. Value in 3 Parcel(s)
SS REALTY LLC	has	1,104,000	S.E.V. Value in 1 Parcel(s)
THE 21 GROUP, LLC	has	1,086,800	S.E.V. Value in 6 Parcel(s)
A & B INVESTMENT COMPANY INC	has	1,052,000	S.E.V. Value in 4 Parcel(s)
BERNIER, TAMMY L TRUST	has	1,009,500	S.E.V. Value in 1 Parcel(s)
GOSEN, CARSTEN D	has	978,300	S.E.V. Value in 8 Parcel(s)
FRANKENMUTH CREDIT UNION	has	955,100	S.E.V. Value in 2 Parcel(s)
WATSON, HANNAH M TRUST	has	897,200	S.E.V. Value in 1 Parcel(s)
PERIARD, R W & A R TRUSTS	has	879,700	S.E.V. Value in 2 Parcel(s)
CROOKED CREEK INVEST CO	has	878,800	S.E.V. Value in 2 Parcel(s)
MCDONALD, WILLIAM S & ANDREA L	has	874,700	S.E.V. Value in 1 Parcel(s)
DEMITCHELL INVESTMENTS, LLC	has	847,300	S.E.V. Value in 5 Parcel(s)

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

GOSEN, CARSTEN A & RUTH A TRUST	has	640.00	Total Acres in 3 Parcel(s)
UNITED STATES OF AMERICA	has	485.65	Total Acres in 15 Parcel(s)
PERIARD, R W & A R TRUSTS	has	373.79	Total Acres in 2 Parcel(s)
GOSEN, CARSTEN D	has	289.50	Total Acres in 8 Parcel(s)
KUNIK, FRANK FARMS INC	has	250.84	Total Acres in 1 Parcel(s)
RIVEREND PRESERVE LLC	has	228.72	Total Acres in 3 Parcel(s)
CONSUMERS ENERGY COMPANY	has	223.97	Total Acres in 25 Parcel(s)
KLUCK, THOMAS G & KAREN A	has	195.36	Total Acres in 9 Parcel(s)
CROOKED CREEK INVESTMENT CO	has	177.07	Total Acres in 2 Parcel(s)
GOSEN, C A & R A	has	176.10	Total Acres in 2 Parcel(s)
KUNIK, FRANK C JR TRUST	has	172.50	Total Acres in 1 Parcel(s)
KADLEC, AGNES M TRUST	has	172.50	Total Acres in 1 Parcel(s)
KLUCK, THOMAS & KAREN	has	169.90	Total Acres in 6 Parcel(s)
STEVENS, JAMES R	has	123.05	Total Acres in 2 Parcel(s)
ZELINKO FARMS REALTY LLC	has	121.00	Total Acres in 1 Parcel(s)
BLAINE, R G & J L	has	118.98	Total Acres in 3 Parcel(s)
RUSCH, DEAN ALLEN & JEANETTE	has	118.00	Total Acres in 1 Parcel(s)
THOMAS TOWNSHIP	has	115.44	Total Acres in 22 Parcel(s)
KLUCK PROPERTIES LLC	has	110.12	Total Acres in 2 Parcel(s)
BENKERT ASSET TRUST	has	99.19	Total Acres in 8 Parcel(s)