



2022

# OSCODA COUNTY EQUALIZATION REPORT

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Presented to:

Oscoda County Board of Commissioners

April 12, 2022

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# Oscoda County Equalization Department

Kevin Peters  
Field Appraiser

Amber Woehlert  
Director

Lynnette Sposato  
Equalization Technician

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TO:  
Oscoda County Board of Commissioners

April 12, 2022

Re: 2022 Equalization Report

Honorable Commissioners,

After careful review of the 2022 Assessment Rolls for the six (6) townships in Oscoda County, this Equalization Department recommends the adoption of an equalized value of Real Property of \$473,960,305, and an equalized value of Personal Property of \$48,181,600, for a total equalized value of \$522,141,905, which represents an increase of \$25,177,905, or 5.07% for our Ad Valorem roll. Our tentative Equalized value for all parcels is \$522,141,905.

The Consumer Price Index, or CPI, for 2022 is 3.30. With losses, adjustments, and additions the county can expect a tentative Taxable Value of \$434,232,977. This is an increase from last year of \$13,171,683 or 3.13%.

Valuation is compiled on the attached documentation (L-4024).

This is recommended in compliance with PA 125 of 1991.

Respectfully submitted,

*Amber Woehlert*

Amber Woehlert  
Michigan Advanced Assessing Officer/MAAO  
Oscoda County Equalization Director

## Oscoda County Board of Commissioners

*Commissioner Chuck Varner.....District 1*  
*Vice Chairperson of the Board*

*Commissioner Tom McCauley.....District 2*

*Commissioner Jackie Bondar...District 3*

*Commissioner Kyle Yoder.....District 4*  
*Chairperson of the Board*

*Commissioner Libby Marsh.....District 5*

## Oscoda County Township Officials

### Big Creek Township (01)

*Randy Booth – Supervisor*  
*Susan Avery – Treasurer*  
*Rhonda Mundt – Clerk*  
*Randy Booth – Assessor*

### Elmer Township (04)

*Martin Galbraith - Supervisor*  
*Jenni Layman - Treasurer*  
*Jeanie Smith - Clerk*  
*Toni Brusch - Assessor*

### Clinton Township (02)

*Chris Neff – Supervisor*  
*Dawn Larrison – Treasurer*  
*Sheri Sanderson – Clerk*  
*Stephanie Clifford – Assessor*

### Greenwood Township (05)

*Fred Lindsey - Supervisor*  
*Diane Bissonette - Treasurer*  
*Suzy Scott - Clerk*  
*Stephanie Clifford - Assessor*

### Comins Township (03)

*Rob Murphy – Supervisor*  
*Deb Dew – Treasurer*  
*Kelly Wangbichler – Clerk*  
*Toni Brusch – Assessor*

### Mentor Township (06)

*- Supervisor*  
*Joan Trim - Treasurer*  
*Stephanie Hall - Clerk*  
*Troy Summers – Assessor*

**Personal and Real Property - TOTALS**

L-4024

**Oscoda County County**

Statement of acreage and valuation in the year 2022 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)		
BIG CREEK TOWNSHIP	27,137.82	124,794,500	124,794,500	21,313,700	21,313,700	146,108,200	146,108,200	146,108,200	146,108,200
Clinton Township	36,329.44	47,283,205	47,283,205	3,940,800	3,940,800	51,224,005	51,224,005	51,224,005	51,224,005
Comins Township	33,990.72	79,774,900	79,774,900	4,601,500	4,601,500	84,376,400	84,376,400	84,376,400	84,376,400
Elmer Township	22,902.39	55,006,900	55,006,900	3,723,900	3,723,900	58,730,800	58,730,800	58,730,800	58,730,800
Greenwood Township	19,991.72	109,422,200	109,422,200	7,275,500	7,275,500	116,697,700	116,697,700	116,697,700	116,697,700
Mentor Township	8,184.77	57,678,600	57,678,600	7,326,200	7,326,200	65,004,800	65,004,800	65,004,800	65,004,800
<b>Totals for County</b>	<b>148,536.87</b>	<b>473,960,305</b>	<b>473,960,305</b>	<b>48,181,600</b>	<b>48,181,600</b>	<b>522,141,905</b>	<b>522,141,905</b>	<b>522,141,905</b>	<b>522,141,905</b>

**OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF OSCODA COUNTY 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 April 12, 2022

Amber Waehle  
Equalization Director

Ann Salbrava  
Clerk of the Board of Commissioners

Kyle Goggin  
Chairperson of Board of Commissioners

Equalized Valuations - REAL

L-4024

Oscoda County County

Statement of acreage and valuation in the year 2022 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							Total Real Property (Col. 7)
	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property	
BIG CREEK TOWNSHIP	1,175,700	7,928,600	3,727,600	111,962,600	0	0	124,794,500	
Clinton Township	0	1,249,400	1,160,000	44,873,805	0	0	47,283,205	
Comins Township	7,033,800	3,878,300	2,075,000	66,787,800	0	0	79,774,900	
Elmer Township	4,840,500	1,589,100	1,045,500	47,531,800	0	0	55,006,900	
Greenwood Township	0	4,629,500	510,700	104,282,000	0	0	109,422,200	
Mentor Township	0	4,654,300	298,500	52,725,800	0	0	57,678,600	
<b>Total for County</b>	<b>13,050,000</b>	<b>23,929,200</b>	<b>8,817,300</b>	<b>428,163,805</b>	<b>0</b>	<b>0</b>	<b>473,960,305</b>	

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF OSCODA COUNTY 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 April 12, 2022

Chamber Weichert

Equalization Director

Ann Holbraich

Clerk of the Board of Commissioners

Kyley [Signature]

Chairperson of Board of Commissioners



Assessed Valuations - REAL

L-4024

Oscoda County County

Statement of acreage and valuation in the year 2022 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							Total Real Property
	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7)	
BIG CREEK TOWNSHIP	1,175,700	7,928,600	3,727,600	111,962,600	0	0	124,794,500	
Clinton Township	0	1,249,400	1,160,000	44,873,805	0	0	47,283,205	
Comins Township	7,033,800	3,878,300	2,075,000	66,787,800	0	0	79,774,900	
Elmer Township	4,840,500	1,589,100	1,045,500	47,531,800	0	0	55,006,900	
Greenwood Township	0	4,629,500	510,700	104,282,000	0	0	109,422,200	
Mentor Township	0	4,654,300	298,500	52,725,800	0	0	57,678,600	
<b>Total for County</b>	<b>13,050,000</b>	<b>23,929,200</b>	<b>8,817,300</b>	<b>428,163,805</b>	<b>0</b>	<b>0</b>	<b>473,960,305</b>	

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF OSCODA COUNTY COUNTY

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Dated April 12, 2022

Barbara Wehler

Equalization Director

Ann Galbraith

Clerk of the Board of Commissioners

Kyle Jordan

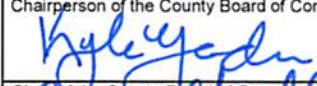

Chairperson of Board of Commissioners

## State Tax Commission Assessment Roll Certification (County Board of Commissioners, CBC)

This form is issued under the authority of the General Property Tax Act, P.A. 206 of 1893, MCL 211.34. Attach original copy to the assessment roll with copies provided to the local unit and county clerk.

PART 1: ASSESSOR AND LOCAL UNIT INFORMATION (When complete, this form is to be filed with the local unit of government)			
Assessing Officer Name <b>Amber Woehlert</b>	Certification Number <b>R-9351</b>	Certification Level (MCAO, MAAO, MMAO) <b>MAAO - Michigan Advanced Assessing Officer</b>	Tax Year <b>2022</b>
Local Unit of Government Name <b>OSCODA COUNTY</b>	City or Township <b>County</b>	County Name <b>Oscoda County</b>	

PART 2: CBC ASSESSED VALUE AS EQUALIZED -				
ADDING OR DEDUCTING	THE SUM OF	FROM OR TO	PROPERTY CLASS	GIVING ASSESSED VALUE AS EQUALIZED
	0	From	Real Agriculture	13,050,000
Deducting	0	From	Real Commercial	23,929,200
Deducting	0	From	Real Industrial	8,817,300
Deducting	0	From	Real Residential	428,163,805
Deducting	0	From	Real Timber Cutover	0
Deducting	0	From	Real Developmental	0
			<b>TOTAL REAL PROPERTY</b>	<b>473,960,305</b>
			<b>TOTAL PERSONAL PROPERTY</b>	<b>48,181,600</b>
			<b>TOTAL REAL &amp; PERSONAL PROPERTY</b>	<b>522,141,905</b>

PART 3: COUNTY BOARD OF COMMISSIONERS CERTIFICATION	
<p><i>We hereby certify that the information contained within this County Board of Commissioners Assessment Roll Certification is true and accurate to the best of our knowledge, information and belief. We further certify that the County Board of Commissioners have examined the Assessment Roll of the above mentioned local unit of government and have determined the equalized valuations of the taxable Ad-Valorem and Special Act property to be accurate.</i></p>	
Chairperson of the County Board of Commissioners Signature 	Date <b>4-12-22</b>
Clerk of the County Board of Commissioners Signature 	Date <b>4-12-22</b>



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Local Unit of Government Name <b>OSCODA COUNTY</b>	City or Township <b>County</b>	County Name <b>Oscoda County</b>	

PART 2: CBC ASSESSED VALUE AS EQUALIZED -				
ADDING OR DEDUCTING	THE SUM OF	FROM OR TO	PROPERTY CLASS	GIVING ASSESSED VALUE AS EQUALIZED
	0	From	Real Agriculture	1,422,500
Deducting	0	From	Real Commercial	0
Deducting	0	From	Real Industrial	1,036,800
Deducting	0	From	Real Residential	0
Deducting	0	From	Real Timber Cutover	0
Deducting	0	From	Real Developmental	0
			<b>TOTAL REAL PROPERTY</b>	<b>2,459,300</b>
			<b>TOTAL PERSONAL PROPERTY</b>	<b>0</b>
			<b>TOTAL REAL &amp; PERSONAL PROPERTY</b>	<b>2,459,300</b>

PART 3: COUNTY BOARD OF COMMISSIONERS CERTIFICATION	
<p><i>We hereby certify that the information contained within this County Board of Commissioners Assessment Roll Certification is true and accurate to the best of our knowledge, information and belief. We further certify that the County Board of Commissioners have examined the Assessment Roll of the above mentioned local unit of government and have determined the equalized valuations of the taxable Ad-Valorem and Special Act property to be accurate.</i></p>	
Chairperson of the County Board of Commissioners Signature 	Date <b>4-12-22</b>
Clerk of the County Board of Commissioners Signature 	Date <b>4-12-22</b>

-- 001 BIG CREEK TOWNSHIP --

Assessment Unit	Assessed Real	Ratio	Equalized Real	Factor	Assessed Personal	Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
Agricultural	1,175,700	49.63	1,175,700	1.000000						
Commercial	7,928,600	49.99	7,928,600	1.000000						
Industrial	3,727,600	49.23	3,727,600	1.000000						
Residential	111,962,600	49.83	111,962,600	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
<b>Totals</b>	<b>124,794,500</b>		<b>124,794,500</b>		<b>21,313,700</b>	<b>50.00</b>	<b>21,313,700</b>	<b>146,108,200</b>	<b>146,108,200</b>	<b>27.85</b>

-- 002 Clinton Township --

Assessment Unit	Assessed Real	Ratio	Equalized Real	Factor	Assessed Personal	Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
Agricultural	0	50.00	0	1.000000						
Commercial	1,249,400	49.52	1,249,400	1.000000						
Industrial	1,160,000	49.91	1,160,000	1.000000						
Residential	44,873,805	49.93	44,873,805	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
<b>Totals</b>	<b>47,283,205</b>		<b>47,283,205</b>		<b>3,940,800</b>	<b>50.00</b>	<b>3,940,800</b>	<b>51,224,005</b>	<b>51,224,005</b>	<b>9.76</b>

-- 003 Comins Township --

Assessment Unit	Assessed Real	Ratio	Equalized Real	Factor	Assessed Personal	Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
Agricultural	7,033,800	8.72	7,033,800	1.000000						
Commercial	3,878,300	87.63	3,878,300	1.000000						
Industrial	3,111,800	73.60	3,111,800	1.000000						
Residential	66,787,800	82.87	66,787,800	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
<b>Totals</b>	<b>80,811,700</b>		<b>80,811,700</b>		<b>4,601,500</b>	<b>216.44</b>	<b>4,601,500</b>	<b>85,413,200</b>	<b>85,413,200</b>	<b>16.28</b>

-- 004 Elmer Township --

Assessment Unit	Assessed Real	Ratio	Equalized Real	Factor	Assessed Personal	Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
Agricultural	6,263,000	49.03	6,263,000	1.000000						
Commercial	1,589,100	49.79	1,589,100	1.000000						
Industrial	1,045,500	49.19	1,045,500	1.000000						
Residential	47,531,800	49.52	47,531,800	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
<b>Totals</b>	<b>56,429,400</b>		<b>56,429,400</b>		<b>3,723,900</b>	<b>50.00</b>	<b>3,723,900</b>	<b>60,153,300</b>	<b>60,153,300</b>	<b>11.47</b>

-- 005 Greenwood Township --

Assessment Unit	Assessed Real	Ratio	Equalized Real	Factor	Assessed Personal	Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
Agricultural	0	50.00	0	1.000000						
Commercial	4,629,500	49.82	4,629,500	1.000000						
Industrial	510,700	49.84	510,700	1.000000						
Residential	104,282,000	49.32	104,282,000	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
<b>Totals</b>	<b>109,422,200</b>		<b>109,422,200</b>		<b>7,275,500</b>	<b>50.00</b>	<b>7,275,500</b>	<b>116,697,700</b>	<b>116,697,700</b>	<b>22.25</b>

-- 006 Mentor Township --

Assessment Unit	Assessed Real	Ratio	Equalized Real	Factor	Assessed Personal	Ratio	Equalized Personal	Assessed Total	Equalized Total	% County Total
Agricultural	0	50.00	0	1.000000						
Commercial	4,654,300	49.87	4,654,300	1.000000						
Industrial	298,500	49.66	298,500	1.000000						
Residential	52,725,800	49.28	52,725,800	1.000000						
Timber-Cutover	0	50.00	0	1.000000						
Developmental	0	50.00	0	1.000000						
<b>Totals</b>	<b>57,678,600</b>		<b>57,678,600</b>		<b>7,326,200</b>	<b>50.00</b>	<b>7,326,200</b>	<b>65,004,800</b>	<b>65,004,800</b>	<b>12.39</b>

Equalization Report  
Oscoda County

Grand Totals	Assessed Real	Equalized Real	% Real Total	Assessed Personal	Equalized Personal	Assessed & County	Equalized & County	Assessed Total	Equalized Total
Agricultural	14,472,500	14,472,500	3.04			2.76	2.76		
Commercial	23,929,200	23,929,200	5.02			4.56	4.56		
Industrial	9,854,100	9,854,100	2.07			1.88	1.88		
Residential	428,163,805	428,163,805	89.87			81.62	81.62		
Timber-Cutover	0	0	0.00			0.00	0.00		
Developmental	0	0	0.00			0.00	0.00		
Personal	476,419,605	476,419,605	100.00	48,181,600	48,181,600	9.18	9.18	524,601,205	524,601,205

**OSCODA COUNTY**  
Assessed Value - Taxable Value Changes  
2013 thru 2022

<u>YEAR</u>	<u>ASSESSED VALUE</u>	<u>% CHANGE FROM PRIOR YR</u>	<u>TAXABLE VALUE</u>	<u>% CHANGE FROM PRIOR YR</u>
2013	\$471,653,400	1.11%	\$392,360,469	4.30%
2014	\$458,245,200	-2.84%	\$390,711,468	-0.42%
2015	\$452,083,400	-1.34%	\$388,601,958	-0.54%
2016	\$445,801,165	-1.39%	\$382,811,259	-1.49%
2017	\$452,365,120	1.47%	\$386,359,830	1.05%
2018	\$452,305,160	-0.01%	\$391,210,681	1.26%
2019	\$461,924,230	2.13%	\$400,811,166	2.45%
2020	\$480,063,315	4.00%	\$412,484,426	2.83%
2021	\$496,964,000	3.52%	\$421,061,294	2.08%
2022	\$522,141,905	5.07%	\$434,232,977	3.13%



County: 68- OSCODA

Governmental Unit	Real					Personal					Grand				
	Ag	Comm	Ind	Res	T-C	Dev	Total	Ag	Comm	Ind	Res	Util	Total	Exempt	Total
BIG CREEK TOWNSHIP	16	109	34	3762	0	0	3921	0	104	3	0	21	128	267	4316
Clinton Township	4	26	13	929	0	0	972	0	21	3	0	61	85	69	1126
Comins Township	92	67	29	1810	0	0	1998	0	86	9	0	4	99	121	2218
Elmer Township	66	30	26	1374	0	0	1496	0	30	12	0	18	60	128	1684
GREENWOOD TOWNSHIP	6	33	16	3660	0	0	3715	0	28	2	0	31	61	121	3897
Mentor Township	0	63	5	1776	0	0	1844	0	57	0	0	17	74	179	2097
Totals	184	328	123	13311	0	0	13946	0	326	29	0	152	507	885	15338