

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	2024 SEV	Fin SEV	2025 SEV	2024 Tax	Fin Tax	2025 Tax	BOR Tax	2025 Cap	2025 MCAP
Agricultural	162	21,786,900	21,786,900	21,155,500	11,386,337	11,329,192	11,468,071	11,468,071	11,499,350	11,499,350
Commercial	204	41,830,400	41,552,900	47,855,200	37,564,256	37,285,954	40,111,476	40,111,476	40,711,989	40,711,989
Industrial	22	491,000	491,000	501,200	432,472	432,472	441,187	441,187	445,868	445,868
Residential	3833	360,807,400	360,551,300	396,147,000	285,476,467	285,312,401	299,445,278	299,310,116	295,990,009	295,936,750
Com. Personal	269	6,110,500	6,110,500	6,516,000	6,110,500	6,110,500	6,339,200	6,516,000	6,339,200	6,516,000
Ind. Personal	0	47,600	47,600	0	47,600	47,600	0	0	0	0
Util. Personal	6	27,816,900	27,816,900	26,247,400	27,816,900	27,816,900	26,247,400	26,247,400	26,247,400	26,247,400
Exempt	93	0	0	0	0	0	0	0	0	0
All: 73255	4589	458,890,700	458,357,100	498,422,300	368,834,532	368,335,019	384,052,612	384,094,250	381,233,816	381,357,357

Totals for Property Class: Agricultural By School District

School District	Count	2024 SEV	Fin SEV	2025 SEV	2024 Tax	Fin Tax	2025 Tax	BOR Tax	2025 Cap	2025 MCAP
73255	162	21,786,900	21,786,900	21,155,500	11,386,337	11,329,192	11,468,071	11,468,071	11,499,350	11,499,350
All: Agricultural	162	21,786,900	21,786,900	21,155,500	11,386,337	11,329,192	11,468,071	11,468,071	11,499,350	11,499,350

Totals for Property Class: Commercial By School District

School District	Count	2024 SEV	Fin SEV	2025 SEV	2024 Tax	Fin Tax	2025 Tax	BOR Tax	2025 Cap	2025 MCAP
73255	204	41,830,400	41,552,900	47,855,200	37,564,256	37,285,954	40,111,476	40,111,476	40,711,989	40,711,989
All: Commercial	204	41,830,400	41,552,900	47,855,200	37,564,256	37,285,954	40,111,476	40,111,476	40,711,989	40,711,989

Totals for Property Class: Industrial By School District

School District	Count	2024 SEV	Fin SEV	2025 SEV	2024 Tax	Fin Tax	2025 Tax	BOR Tax	2025 Cap	2025 MCAP
73255	22	491,000	491,000	501,200	432,472	432,472	441,187	441,187	445,868	445,868
All: Industrial	22	491,000	491,000	501,200	432,472	432,472	441,187	441,187	445,868	445,868

Totals for Property Class: Residential By School District

School District	Count	2024 SEV	Fin SEV	2025 SEV	2024 Tax	Fin Tax	2025 Tax	BOR Tax	2025 Cap	2025 MCAP
73255	3833	360,807,400	360,551,300	396,147,000	285,476,467	285,312,401	299,445,278	299,310,116	295,990,009	295,936,750
All: Residential	3833	360,807,400	360,551,300	396,147,000	285,476,467	285,312,401	299,445,278	299,310,116	295,990,009	295,936,750

Totals for Property Class: Com. Personal By School District

School District	Count	2024 SEV	Fin SEV	2025 SEV	2024 Tax	Fin Tax	2025 Tax	BOR Tax	2025 Cap	2025 MCAP
73255	269	6,110,500	6,110,500	6,516,000	6,110,500	6,110,500	6,339,200	6,516,000	6,339,200	6,516,000
All: Com. Personal	269	6,110,500	6,110,500	6,516,000	6,110,500	6,110,500	6,339,200	6,516,000	6,339,200	6,516,000

Totals for Property Class: Ind. Personal By School District

School District	Count	2024 SEV	Fin SEV	2025 SEV	2024 Tax	Fin Tax	2025 Tax	BOR Tax	2025 Cap	2025 MCAP
73255	0	47,600	47,600	0	47,600	47,600	0	0	0	0
All: Ind. Personal	0	47,600	47,600	0	47,600	47,600	0	0	0	0

Totals for Property Class: Util. Personal By School District

School District	Count	2024 SEV	Fin SEV	2025 SEV	2024 Tax	Fin Tax	2025 Tax	BOR Tax	2025 Cap	2025 MCAP
73255	6	27,816,900	27,816,900	26,247,400	27,816,900	27,816,900	26,247,400	26,247,400	26,247,400	26,247,400
All: Util. Personal	6	27,816,900	27,816,900	26,247,400	27,816,900	27,816,900	26,247,400	26,247,400	26,247,400	26,247,400

Totals for Property Class: Exempt By School District

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Totals for School District: 73255 SWAN VALLEY SCHOOL DISTRICT

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12:04 PM		The Special Population for this Report is 'Ad Valorem Parcels'						DB: Saginaw County 2025	
		School(s) : SWAN VALLEY SCHOOL DISTRICT							
		<<<<< PRE/MBT Percentage Times Taxable >>>>>							
Property Class	Count	2024 ORIG	2024 ORIG	Final PRE	Final	W/O Winter	W/O Winter	2025 ORIG	2025 ORIG
		PRE	Non-PRE		Non-PRE	PRE	Non-PRE	PRE	Non-PRE
Agricultural	161	10,981,195	405,142	10,924,050	405,142	10,924,050	405,142	11,077,240	390,831
Commercial	1	232,599	37,331,657	232,599	37,053,355	232,599	37,053,355	153,714	39,957,762
Industrial	2	28,945	403,527	28,945	403,527	28,945	403,527	29,841	411,346
Residential	3349	262,568,495	22,907,972	263,559,893	21,752,508	262,806,027	22,506,374	273,242,101	26,068,015
Com. Personal	269	6,110,500	0	6,110,500	0	6,110,500	0	6,516,000	0
Ind. Personal	0	47,600	0	47,600	0	47,600	0	0	0
Util. Personal	0	0	27,816,900	0	27,816,900	0	27,816,900	0	26,247,400
Exempt	4	0	0	0	0	0	0	0	0
All: 73255	3786	279,969,334	88,865,198	280,903,587	87,431,432	280,149,721	88,185,298	291,018,896	93,075,354
Totals for Property Class: Agricultural By School District									
School District	Count	2024 ORIG	2024 ORIG	Final PRE	Final	W/O Winter	W/O Winter	2025 ORIG	2025 ORIG
		PRE	Non-PRE		Non-PRE	PRE	Non-PRE	PRE	Non-PRE
73255	161	10,981,195	405,142	10,924,050	405,142	10,924,050	405,142	11,077,240	390,831
All: Agricultural	161	10,981,195	405,142	10,924,050	405,142	10,924,050	405,142	11,077,240	390,831
Totals for Property Class: Commercial By School District									
School District	Count	2024 ORIG	2024 ORIG	Final PRE	Final	W/O Winter	W/O Winter	2025 ORIG	2025 ORIG
		PRE	Non-PRE		Non-PRE	PRE	Non-PRE	PRE	Non-PRE
73255	1	232,599	37,331,657	232,599	37,053,355	232,599	37,053,355	153,714	39,957,762
All: Commercial	1	232,599	37,331,657	232,599	37,053,355	232,599	37,053,355	153,714	39,957,762
Totals for Property Class: Industrial By School District									
School District	Count	2024 ORIG	2024 ORIG	Final PRE	Final	W/O Winter	W/O Winter	2025 ORIG	2025 ORIG
		PRE	Non-PRE		Non-PRE	PRE	Non-PRE	PRE	Non-PRE
73255	2	28,945	403,527	28,945	403,527	28,945	403,527	29,841	411,346
All: Industrial	2	28,945	403,527	28,945	403,527	28,945	403,527	29,841	411,346
Totals for Property Class: Residential By School District									
School District	Count	2024 ORIG	2024 ORIG	Final PRE	Final	W/O Winter	W/O Winter	2025 ORIG	2025 ORIG
		PRE	Non-PRE		Non-PRE	PRE	Non-PRE	PRE	Non-PRE
73255	3349	262,568,495	22,907,972	263,559,893	21,752,508	262,806,027	22,506,374	273,242,101	26,068,015
All: Residential	3349	262,568,495	22,907,972	263,559,893	21,752,508	262,806,027	22,506,374	273,242,101	26,068,015
Totals for Property Class: Com. Personal By School District									
School District	Count	2024 ORIG	2024 ORIG	Final PRE	Final	W/O Winter	W/O Winter	2025 ORIG	2025 ORIG
		PRE	Non-PRE		Non-PRE	PRE	Non-PRE	PRE	Non-PRE
73255	269	6,110,500	0	6,110,500	0	6,110,500	0	6,516,000	0
All: Com. Personal	269	6,110,500	0	6,110,500	0	6,110,500	0	6,516,000	0
Totals for Property Class: Ind. Personal By School District									
School District	Count	2024 ORIG	2024 ORIG	Final PRE	Final	W/O Winter	W/O Winter	2025 ORIG	2025 ORIG
		PRE	Non-PRE		Non-PRE	PRE	Non-PRE	PRE	Non-PRE
73255	0	47,600	0	47,600	0	47,600	0	0	0
All: Ind. Personal	0	47,600	0	47,600	0	47,600	0	0	0
Totals for Property Class: Util. Personal By School District									
School District	Count	2024 ORIG	2024 ORIG	Final PRE	Final	W/O Winter	W/O Winter	2025 ORIG	2025 ORIG
		PRE	Non-PRE		Non-PRE	PRE	Non-PRE	PRE	Non-PRE
73255	0	0	27,816,900	0	27,816,900	0	27,816,900	0	26,247,400
All: Util. Personal	0	0	27,816,900	0	27,816,900	0	27,816,900	0	26,247,400
Totals for Property Class: Exempt By School District									
School District	Count	2024 ORIG	2024 ORIG	Final PRE	Final	W/O Winter	W/O Winter	2025 ORIG	2025 ORIG
		PRE	Non-PRE		Non-PRE	PRE	Non-PRE	PRE	Non-PRE
73255	4	0	0	0	0	0	0	0	0
All: Exempt	4	0	0	0	0	0	0	0	0

<<<< PRE/MBT Percentage Times Taxable >>>>

Totals	Count	2024 ORIG PRE	2024 ORIG Non-PRE	Final PRE	Final Non-PRE	W/O Winter PRE	W/O Winter Non-PRE	2025 ORIG PRE	2025 ORIG Non-PRE
Real	3,513	273,811,234	61,048,298	274,745,487	59,614,532	273,991,621	60,368,398	284,502,896	66,827,954
Personal	269	6,158,100	27,816,900	6,158,100	27,816,900	6,158,100	27,816,900	6,516,000	26,247,400
Real & Personal	3,782	279,969,334	88,865,198	280,903,587	87,431,432	280,149,721	88,185,298	291,018,896	93,075,354
Exempt	4	0	0	0	0	0	0	0	0

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Miscellaneous Totals/Statistics Report
The Special Population for this Report is 'Ad Valorem Parcels'
School(s): SWAN VALLEY SCHOOL DISTRICT
<<<< Top 20 Statistics >>>>

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

16-99-9-99-0003-000	CONSUMERS ENERGY CO	\$ 11,861,400
28-99-9-99-0030-000	CONSUMERS ENERGY CO	\$ 10,091,100
28-12-3-26-2001-023	MEIJER INC TAX DEPT	\$ 3,675,100
26-99-9-99-0004-000	CONSUMERS ENERGY COMPANY	\$ 2,785,300
28-99-9-99-0104-000	MEIJER INC TAX DEPT	\$ 2,393,000
28-12-3-26-2001-013	HD DEVELOP OF MD % HOME DEPOT	\$ 1,918,900
28-12-3-25-1084-000	OPTALIS SAGINAW PROPCO LLC	\$ 1,861,900
28-12-3-27-1006-000	9140 GRATIOT ROAD LLC	\$ 1,633,800
28-12-3-26-2005-000	GARBER REALTY LLC	\$ 1,596,300
28-12-3-25-1017-002	SS REALTY LLC	\$ 952,500
28-12-3-23-1002-002	BERNIER, TAMMY L TRUST	\$ 907,800
28-12-3-14-3002-002	MCDONALD, WILLIAM S & ANDREA L	\$ 850,800
28-12-3-14-4002-000	WATSON, HANNAH M TRUST	\$ 806,200
28-12-3-25-3001-001	FRANKENMUTH CREDIT UNION	\$ 793,200
16-11-3-11-2001-000	GOSEN, C A & R A	\$ 781,500
28-12-3-26-3002-000	GAH REALTY LLC	\$ 770,200
28-12-3-25-1006-000	LECOMMERCANT INVESTORS LLC	\$ 723,900
28-12-3-25-1022-001	STEHLE, JACK W II & MARCIA A	\$ 712,700
28-12-3-26-3012-001	SAGINAW MP REALTY LLC	\$ 696,700
28-12-3-26-2227-000	BIERLEIN, K A TRUST	\$ 695,200

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

16-99-9-99-0003-000	CONSUMERS ENERGY CO	\$ 11,861,400
28-99-9-99-0030-000	CONSUMERS ENERGY CO	\$ 10,091,100
28-12-3-26-2001-023	MEIJER INC TAX DEPT	\$ 3,675,100
26-99-9-99-0004-000	CONSUMERS ENERGY COMPANY	\$ 2,785,300
28-99-9-99-0104-000	MEIJER INC TAX DEPT	\$ 2,393,000
28-12-3-25-1084-000	OPTALIS SAGINAW PROPCO LLC	\$ 1,861,900
28-12-3-27-1006-000	9140 GRATIOT ROAD LLC	\$ 1,473,134
28-12-3-26-2001-013	HD DEVELOP OF MD % HOME DEPOT	\$ 1,401,864
28-12-3-26-2005-000	GARBER REALTY LLC	\$ 1,066,199
28-12-3-25-1017-002	SS REALTY LLC	\$ 791,519
28-12-3-23-1002-002	BERNIER, TAMMY L TRUST	\$ 743,820
28-12-3-25-3001-001	FRANKENMUTH CREDIT UNION	\$ 703,848
28-12-3-14-3002-002	MCDONALD, WILLIAM S & ANDREA L	\$ 669,344
28-12-3-26-3002-000	GAH REALTY LLC	\$ 659,347
28-12-3-25-1022-001	STEHLE, JACK W II & MARCIA A	\$ 648,031
28-99-9-99-0177-250	SPECTRUM-MID-AMERICA. LLC	\$ 646,800
28-12-3-26-2227-000	BIERLEIN, K A TRUST	\$ 612,807
28-12-3-25-1006-000	LECOMMERCANT INVESTORS LLC	\$ 600,733
28-12-3-14-4002-000	WATSON, HANNAH M TRUST	\$ 582,841
16-99-9-99-0012-500	METC PROPERPTY TAX DEPT.	\$ 552,900

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

CONSUMERS ENERGY CO	has	21,952,500	Taxable Value in 2 Parcel(s)
MEIJER INC TAX DEPT	has	6,068,489	Taxable Value in 3 Parcel(s)
CONSUMERS ENERGY COMPANY	has	3,669,812	Taxable Value in 25 Parcel(s)
OPTALIS SAGINAW PROPCO LLC	has	1,861,900	Taxable Value in 1 Parcel(s)
9140 GRATIOT ROAD LLC	has	1,510,634	Taxable Value in 2 Parcel(s)
HD DEVELOP OF MD % HOME DEPOT	has	1,401,864	Taxable Value in 1 Parcel(s)
GARBER REALTY LLC	has	1,126,306	Taxable Value in 2 Parcel(s)
GOSEN, C A & R A	has	956,200	Taxable Value in 5 Parcel(s)
DEMITCHELL INVESTMENTS LLC	has	898,450	Taxable Value in 7 Parcel(s)
KLUCK, THOMAS G & KAREN A	has	872,418	Taxable Value in 9 Parcel(s)
SS REALTY LLC	has	791,519	Taxable Value in 1 Parcel(s)
BERNIER, TAMMY L TRUST	has	743,820	Taxable Value in 1 Parcel(s)
FRANKENMUTH CREDIT UNION	has	703,848	Taxable Value in 2 Parcel(s)

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MCDONALD, WILLIAM S & ANDREA L	has	669,344	Taxable Value in 1 Parcel(s)
GAH REALTY LLC	has	659,347	Taxable Value in 2 Parcel(s)
STEHLE, JACK W II & MARCIA A	has	651,343	Taxable Value in 2 Parcel(s)
SPECTRUM-MID-AMERICA. LLC	has	646,800	Taxable Value in 1 Parcel(s)
A & B INVESTMENT COMPANY INC	has	624,669	Taxable Value in 4 Parcel(s)
BIERLEIN, K A TRUST	has	612,807	Taxable Value in 1 Parcel(s)
LECOMMERCANT INVESTORS LLC	has	600,733	Taxable Value in 1 Parcel(s)

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

CONSUMERS ENERGY CO	has	21,952,500	S.E.V. Value in 2 Parcel(s)
MEIJER INC TAX DEPT	has	6,071,500	S.E.V. Value in 3 Parcel(s)
CONSUMERS ENERGY COMPANY	has	3,736,700	S.E.V. Value in 25 Parcel(s)
HD DEVELOP OF MD % HOME DEPOT	has	1,918,900	S.E.V. Value in 1 Parcel(s)
GOSEN, C A & R A	has	1,878,400	S.E.V. Value in 5 Parcel(s)
OPTALIS SAGINAW PROPCO LLC	has	1,861,900	S.E.V. Value in 1 Parcel(s)
GARBER REALTY LLC	has	1,681,300	S.E.V. Value in 2 Parcel(s)
9140 GRATIOT ROAD LLC	has	1,671,300	S.E.V. Value in 2 Parcel(s)
KLUCK, THOMAS G & KAREN A	has	1,423,900	S.E.V. Value in 9 Parcel(s)
DEMITCHELL INVESTMENTS LLC	has	1,005,200	S.E.V. Value in 7 Parcel(s)
SS REALTY LLC	has	952,500	S.E.V. Value in 1 Parcel(s)
BERNIER, TAMMY L TRUST	has	907,800	S.E.V. Value in 1 Parcel(s)
A & B INVESTMENT COMPANY INC	has	884,900	S.E.V. Value in 4 Parcel(s)
GOSEN, CARSTEN D	has	856,800	S.E.V. Value in 8 Parcel(s)
MCDONALD, WILLIAM S & ANDREA L	has	850,800	S.E.V. Value in 1 Parcel(s)
WATSON, HANNAH M TRUST	has	806,200	S.E.V. Value in 1 Parcel(s)
FRANKENMUTH CREDIT UNION	has	793,200	S.E.V. Value in 2 Parcel(s)
GAH REALTY LLC	has	770,200	S.E.V. Value in 2 Parcel(s)
BIERLEIN INVESTMENT LLC	has	768,600	S.E.V. Value in 5 Parcel(s)
SAGINAW MP REALTY LLC	has	740,500	S.E.V. Value in 2 Parcel(s)

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

GOSEN, C A & R A	has	816.10	Total Acres in 5 Parcel(s)
UNITED STATES OF AMERICA	has	402.18	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	223.89	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)
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	114.91	Total Acres in 19 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)
WENZEL, J E & S H	has	92.27	Total Acres in 1 Parcel(s)