

STATE EQUALIZED VALUES FOR HOUGHTON COUNTY
YEAR: 2025 AD VALOREM

****REAL****							TOTAL REAL	PERSONAL	TOTAL REAL & PERSONAL
TOWNSHIP/ CITY	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER- CUTOVER	DEVELOP- MENTAL			
ADAMS TWP	0	12,668,072	2,908,482	78,540,202	54,269	0	94,171,025	17,283,908	111,454,933
CALUMET TWP	0	28,109,461	3,047,994	190,185,457	1,257,276	0	222,600,188	8,960,687	231,560,875
CHASSELL TWP	3,459,900	4,814,200	0	123,511,300	0	0	131,785,400	2,950,300	134,735,700
DUNCAN TWP	980,432	1,253,443	0	22,713,371	1,990,361	0	26,937,607	1,248,515	28,186,122
ELM RIVER TWP	0	3,443,602	86,083	40,101,495	0	0	43,631,180	10,430,902	54,062,082
FRANKLIN TWP	281,847	10,923,083	5,930,358	76,920,071	0	0	94,055,359	5,674,371	99,729,730
HANCOCK TWP	0	524,000	0	54,213,900	0	0	54,737,900	2,420,400	57,158,300
LAIRD TWP	2,756,995	600,678	0	31,325,869	0	0	34,683,542	705,312	35,388,854
OSCEOLA TWP	823,578	6,008,975	4,149,716	77,208,167	661,818	0	88,852,254	3,842,272	92,694,526
PORTAGE TWP	5,901,378	20,032,490	6,144,132	186,990,325	4,437,661	0	223,505,986	8,607,199	232,113,185
QUINCY TWP	0	2,780,855	256,000	15,854,064	0	0	18,890,919	820,059	19,710,978
SCHOOLCRAFT TWP	2,266,552	5,250,318	0	88,159,430	2,716,778	0	98,393,078	2,017,946	100,411,024
STANTON TWP	2,505,800	1,199,100	0	127,935,221	368,200	0	132,008,321	2,004,279	134,012,600
TORCH LAKE TWP	925,573	4,584,339	1,193,407	200,937,356	4,937,410	0	212,578,085	3,463,674	216,041,759
HANCOCK CITY	0	78,534,717	1,864,689	135,521,806	0	0	215,921,212	9,205,796	225,127,008
HOUGHTON CITY	0	91,034,462	1,700,082	165,904,058	0	2,683,874	261,322,476	8,169,348	269,491,824
TOTALS	19,902,055	271,761,795	27,280,943	1,616,022,092	16,423,773	2,683,874	1,954,074,532	87,804,968	2,041,879,500

April 15, 2025
Date

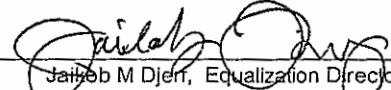
Bold italicized typeface indicates a county
equalization factor has been applied


Jakob M. Dier, Equalization Director

TAXABLE VALUES FOR HOUGHTON COUNTY
YEAR: 2025 AD VALOREM

****REAL****							TOTAL REAL	PERSONAL	TOTAL REAL & PERSONAL
TOWNSHIP/ CITY	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER- CUTOVER	DEVELOP- MENTAL			
ADAMS TWP	0	10,328,255	1,383,314	47,063,658	54,269	0	58,829,496	17,283,908	76,113,404
CALUMET TWP	0	21,180,376	2,696,876	105,972,766	803,053	0	130,653,071	8,960,687	139,613,758
CHASSELL TWP	2,335,040	3,600,060	0	78,419,864	0	0	84,354,964	2,950,300	87,305,264
DUNCAN TWP	578,364	1,006,190	0	14,738,733	985,575	0	17,308,862	1,248,515	18,557,377
ELM RIVER TWP	0	2,582,573	56,398	25,961,099	0	0	28,600,070	10,430,902	39,030,972
FRANKLIN TWP	172,334	8,259,230	4,587,300	42,972,486	0	0	55,991,350	5,674,371	61,665,721
HANCOCK TWP	0	385,642	0	31,845,035	0	0	32,230,677	2,420,400	34,651,077
LAIRD TWP	1,316,663	514,993	0	20,178,070	0	0	22,009,726	705,312	22,715,038
OSCEOLA TWP	254,462	5,352,795	2,725,542	45,242,777	554,586	0	54,130,162	3,842,272	57,972,434
PORTAGE TWP	3,246,398	14,606,034	4,028,328	116,147,709	2,073,571	0	140,102,040	8,607,199	148,709,239
QUINCY TWP	0	2,540,653	197,152	10,785,383	0	0	13,523,188	820,059	14,343,247
SCHOOLCRAFT TWP	1,086,408	3,830,132	0	50,133,831	1,354,524	0	56,404,895	2,017,946	58,422,841
STANTON TWP	1,514,355	927,542	0	81,424,182	226,805	0	84,092,884	2,004,279	86,097,163
TORCH LAKE TWP	416,017	3,937,044	1,084,315	127,275,833	2,197,575	0	134,910,784	3,463,674	138,374,458
HANCOCK CITY	0	57,076,859	1,450,136	86,842,413	0	0	145,369,408	9,205,796	154,575,204
HOUGHTON CITY	0	71,271,038	1,366,513	113,027,871	0	2,238,343	187,903,765	8,169,348	196,073,113
TOTALS	10,920,041	207,399,416	19,575,874	998,031,710	8,249,958	2,238,343	1,246,415,342	87,804,968	1,334,220,310

April 15, 2025
Date


Jailob M Djeri, Equalization Director

HOUGHTON COUNTY RE-CAP OF STATE EQUALIZED & TAXABLE VALUES FOR YEAR: 2025

		101 AGRI- CULTURAL	201 COMMERCIAL	301 INDUSTRIAL	401 RESIDENTIAL	501 TIMBER CUTOVER	601 DEVELOP- MENTAL	TOTAL REAL	PERSONAL	TOTAL REAL & PERSONAL	VETERAN'S EXEMPTION MCL 211.7B		SENIOR CIT/DIS HOUSING MCL 211.7D	POVERTY EXEMPTION MCL 211.7U
ADAMS TOWNSHIP	SEV	0	12,668,072	2,908,482	78,540,202	54,269	0	94,171,025	17,283,908	111,454,933	SEV	1,113,082	0	0
	TAXABLE	0	10,328,255	1,383,314	47,063,658	54,269	0	58,829,496	17,283,908	76,113,404	TAXABLE	656,163	0	0
CALUMET TOWNSHIP	SEV	0	28,109,461	3,047,994	190,185,457	1,257,276	0	222,600,188	8,960,687	231,560,875	SEV	4,116,963	313,040	102,942
	TAXABLE	0	21,180,376	2,696,876	105,972,766	803,053	0	130,653,071	8,960,687	139,613,758	TAXABLE	1,960,680	229,006	70,354
CHASSELL TOWNSHIP	SEV	3,459,900	4,814,200	0	123,511,300	0	0	131,785,400	2,950,300	134,735,700	SEV	532,000	0	0
	TAXABLE	2,335,040	3,600,060	0	78,419,864	0	0	84,354,964	2,950,300	87,305,264	TAXABLE	413,841	0	0
DUNCAN TOWNSHIP	SEV	980,432	1,253,443	0	22,713,371	1,990,361	0	26,937,607	1,248,515	28,186,122	SEV	401,723	0	0
	TAXABLE	578,364	1,006,190	0	14,738,733	985,575	0	17,308,862	1,248,515	18,557,377	TAXABLE	285,577	0	0
ELM RIVER TOWNSHIP	SEV	0	3,443,602	86,083	40,101,495	0	0	43,631,180	10,430,902	54,062,082	SEV	466,473	0	0
	TAXABLE	0	2,582,573	56,398	25,961,099	0	0	28,600,070	10,430,902	39,030,972	TAXABLE	155,687	0	0
FRANKLIN TOWNSHIP	SEV	281,847	10,923,083	5,930,358	76,920,071	0	0	94,055,359	5,674,371	99,729,730	SEV	1,793,418	0	0
	TAXABLE	172,334	8,259,230	4,587,300	42,972,486	0	0	55,991,350	5,674,371	61,665,721	TAXABLE	1,006,835	0	0
HANCOCK TOWNSHIP	SEV	0	524,000	0	54,213,900	0	0	54,737,900	2,420,400	57,158,300	SEV	491,400	0	0
	TAXABLE	0	385,642	0	31,845,035	0	0	32,230,677	2,420,400	34,651,077	TAXABLE	267,365	0	0
LAIRD TOWNSHIP	SEV	2,756,995	600,678	0	31,325,869	0	0	34,683,542	705,312	35,388,854	SEV	617,786	0	0
	TAXABLE	1,316,663	514,993	0	20,178,070	0	0	22,009,726	705,312	22,715,038	TAXABLE	312,781	0	0
OSCEOLA TOWNSHIP	SEV	823,578	6,008,975	4,149,716	77,208,167	661,818	0	88,852,254	3,842,272	92,694,526	SEV	1,015,067	0	0
	TAXABLE	254,462	5,352,795	2,725,542	45,242,777	554,586	0	54,130,162	3,842,272	57,972,434	TAXABLE	558,025	0	0

HOUGHTON COUNTY RE-CAP OF STATE EQUALIZED & TAXABLE VALUES FOR YEAR: 2025

		101 AGRI- CULTURAL	201 COMMERCIAL	301 INDUSTRIAL	401 RESIDENTIAL	501 TIMBER CUTOVER	601 DEVELOP- MENTAL	TOTAL REAL	PERSONAL	TOTAL REAL & PERSONAL	VETERAN'S EXEMPTION MCL 211.7B		SENIOR CIT/DIS HOUSING MCL 211.7D	POVERTY EXEMPTION MCL 211.7U
PORTAGE	SEV	5,901,378	20,032,490	6,144,132	186,990,325	4,437,661	0	223,505,986	8,607,199	232,113,185	SEV	2,371,298	0	0
TOWNSHIP	TAXABLE	3,246,398	14,606,034	4,028,328	116,147,709	2,073,571	0	140,102,040	8,607,199	148,709,239	TAXABLE	1,706,475	0	0
QUINCY	SEV	0	2,780,855	256,000	15,854,064	0	0	18,890,919	820,059	19,710,978	SEV	75,108	0	0
TOWNSHIP	TAXABLE	0	2,540,653	197,152	10,785,383	0	0	13,523,188	820,059	14,343,247	TAXABLE	47,946	0	0
SCHOOLCRAFT	SEV	2,266,552	5,250,318	0	88,159,430	2,716,778	0	98,393,078	2,017,946	100,411,024	SEV	1,861,619	0	0
TOWNSHIP	TAXABLE	1,086,408	3,830,132	0	50,133,831	1,354,524	0	56,404,895	2,017,946	58,422,841	TAXABLE	1,174,252	0	0
STANTON	SEV	2,505,800	1,199,100	0	127,935,221	368,200	0	132,008,321	2,004,279	134,012,600	SEV	897,200	0	0
TOWNSHIP	TAXABLE	1,514,355	927,542	0	81,424,182	226,805	0	84,092,884	2,004,279	86,097,163	TAXABLE	598,447	0	0
TORCH LAKE	SEV	925,573	4,584,339	1,193,407	200,937,356	4,937,410	0	212,578,085	3,463,674	216,041,759	SEV	2,055,496	0	0
TOWNSHIP	TAXABLE	416,017	3,937,044	1,084,315	127,275,833	2,197,575	0	134,910,784	3,463,674	138,374,458	TAXABLE	1,371,641	0	0
HANCOCK	SEV	0	78,534,717	1,864,689	135,521,806	0	0	215,921,212	9,205,796	225,127,008	SEV	1,316,538	0	0
CITY	TAXABLE	0	57,076,859	1,450,136	86,842,413	0	0	145,369,408	9,205,796	154,575,204	TAXABLE	847,981	0	0
HOUGHTON	SEV	0	91,034,462	1,700,082	165,904,058	0	2,683,874	261,322,476	8,169,348	269,491,824	SEV	1,370,706	227,781	0
CITY	TAXABLE	0	71,271,038	1,366,513	113,027,871	0	2,238,343	187,903,765	8,169,348	196,073,113	TAXABLE	1,002,622	222,442	0
HOUGHTON COUNTY	SEV	19,902,055	271,761,795	27,280,943	1,616,022,092	16,423,773	2,683,874	1,954,074,532	87,804,968	2,041,879,500	SEV	20,495,877	540,821	102,942
TOTALS:	TAXABLE	10,920,041	207,399,416	19,575,874	998,031,710	8,249,958	2,238,343	1,246,415,342	87,804,968	1,334,220,310	TAXABLE	12,366,318	451,448	70,354

CHANGES TO STATE EQUALIZED VALUE FOR HOUGHTON COUNTY BETWEEN 2024 to 2025

TOWNSHIPS/CITIES		AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL	PERSONAL	TOTAL REAL & PERSONAL
ADAMS TWP										
	2024 SEV	0	9,477,559	2,587,455	71,108,949	24,800	0	83,198,763	13,927,041	97,125,804
	2025 SEV	0	12,668,072	2,908,482	78,540,202	54,269	0	94,171,025	17,283,908	111,454,933
	Change	0	3,190,513	321,027	7,431,253	29,469	0	10,972,262	3,356,867	14,329,129
	% of Change	0.00	33.66	12.41	10.45	118.83	0.00	13.19	24.10	14.75
CALUMET TWP										
	2024 SEV	0	23,986,079	2,842,599	165,498,595	1,179,479	0	193,506,752	8,407,852	201,914,604
	2025 SEV	0	28,109,461	3,047,994	190,185,457	1,257,276	0	222,600,188	8,960,687	231,560,875
	Change	0	4,123,382	205,395	24,686,862	77,797	0	29,093,436	552,835	29,646,271
	% of Change	0.00	17.19	7.23	14.92	6.60	0.00	15.03	6.58	14.68
CHASSELL TWP										
	2024 SEV	3,403,900	3,971,000	0	106,106,900	0	0	113,481,800	2,423,900	115,905,700
	2025 SEV	3,459,900	4,814,200	0	123,511,300	0	0	131,785,400	2,950,300	134,735,700
	Change	56,000	843,200	0	17,404,400	0	0	18,303,600	526,400	18,830,000
	% of Change	1.65	21.23	0.00	16.40	0.00	0.00	16.13	21.72	16.25
DUNCAN TWP										
	2024 SEV	693,992	1,114,349	0	21,452,947	2,146,300	0	25,407,588	1,625,288	27,032,876
	2025 SEV	980,432	1,253,443	0	22,713,371	1,990,361	0	26,937,607	1,248,515	28,186,122
	Change	286,440	139,094	0	1,260,424	-155,939	0	1,530,019	-376,773	1,153,246
	% of Change	41.27	12.48	0.00	5.88	-7.27	0.00	6.02	-23.18	4.27
ELM RIVER TWP										
	2024 SEV	0	2,658,363	257,528	34,224,705	0	0	37,140,596	6,802,058	43,942,654
	2025 SEV	0	3,443,602	86,083	40,101,495	0	0	43,631,180	10,430,902	54,062,082
	Change	0	785,239	-171,445	5,876,790	0	0	6,490,584	3,628,844	10,119,428
	% of Change	0.00	29.54	-66.57	17.17	0.00	0.00	17.48	53.35	23.03
FRANKLIN TWP										
	2024 SEV	263,563	9,061,781	5,355,570	62,058,892	0	0	76,739,806	4,690,955	81,430,761
	2025 SEV	281,847	10,923,083	5,930,358	76,920,071	0	0	94,055,359	5,674,371	99,729,730
	Change	18,284	1,861,302	574,788	14,861,179	0	0	17,315,553	983,416	18,298,969
	% of Change	6.94	20.54	10.73	23.95	0.00	0.00	22.56	20.96	22.47

CHANGES TO STATE EQUALIZED VALUE FOR HOUGHTON COUNTY BETWEEN 2024 to 2025

TOWNSHIPS/CITIES		AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL	PERSONAL	TOTAL REAL & PERSONAL
HANCOCK TWP										
	2024 SEV	0	472,700	0	44,342,500	0	0	44,815,200	2,063,600	46,878,800
	2025 SEV	0	524,000	0	54,213,900	0	0	54,737,900	2,420,400	57,158,300
	Change	0	51,300	0	9,871,400	0	0	9,922,700	356,800	10,279,500
	% of Change	0.00	10.85	0.00	22.26	0.00	0.00	22.14	17.29	21.93
LAIRD TWP										
	2024 SEV	2,289,469	547,215	0	27,414,448	1,547,820	0	31,798,952	664,065	32,463,017
	2025 SEV	2,756,995	600,678	0	31,325,869	0	0	34,683,542	705,312	35,388,854
	Change	467,526	53,463	0	3,911,421	-1,547,820	0	2,884,590	41,247	2,925,837
	% of Change	20.42	9.77	0.00	14.27	-100.00	0.00	9.07	6.21	9.01
OSCEOLA TWP										
	2024 SEV	878,865	5,322,010	3,905,703	69,752,264	591,974	0	80,450,816	3,945,575	84,396,391
	2025 SEV	823,578	6,008,975	4,149,716	77,208,167	661,818	0	88,852,254	3,842,272	92,694,526
	Change	-55,287	686,965	244,013	7,455,903	69,844	0	8,401,438	-103,303	8,298,135
	% of Change	-6.29	12.91	6.25	10.69	11.80	0.00	10.44	-2.62	9.83
PORTAGE TWP										
	2024 SEV	5,495,208	20,096,121	5,836,902	170,210,680	4,086,720	0	205,725,631	10,292,262	216,017,893
	2025 SEV	5,901,378	20,032,490	6,144,132	186,990,325	4,437,661	0	223,505,986	8,607,199	232,113,185
	Change	406,170	-63,631	307,230	16,779,645	350,941	0	17,780,355	-1,685,063	16,095,292
	% of Change	7.39	-0.32	5.26	9.86	8.59	0.00	8.64	-16.37	7.45
QUINCY TWP										
	2024 SEV	0	1,075,269	195,975	15,088,542	0	0	16,359,786	741,415	17,101,201
	2025 SEV	0	2,780,855	256,000	15,854,064	0	0	18,890,919	820,059	19,710,978
	Change	0	1,705,586	60,025	765,522	0	0	2,531,133	78,644	2,609,777
	% of Change	0.00	158.62	30.63	5.07	0.00	0.00	15.47	10.61	15.26
SCHOOLCRAFT TWP										
	2024 SEV	2,016,301	4,679,769	0	78,290,773	2,645,922	0	87,632,765	2,613,339	90,246,104
	2025 SEV	2,266,552	5,250,318	0	88,159,430	2,716,778	0	98,393,078	2,017,946	100,411,024
	Change	250,251	570,549	0	9,868,657	70,856	0	10,760,313	-595,393	10,164,920
	% of Change	12.41	12.19	0.00	12.61	2.68	0.00	12.28	-22.78	-11.26

CHANGES TO STATE EQUALIZED VALUE FOR HOUGHTON COUNTY BETWEEN 2024 to 2025

TOWNSHIPS/CITIES		AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER- CUTOVER	DEVELOP- MENTAL	TOTAL REAL	PERSONAL	TOTAL REAL & PERSONAL
STANTON TWP										
	2024 SEV	2,351,000	1,010,900	209,100	116,452,850	307,300	0	120,331,150	1,768,508	122,099,658
	2025 SEV	2,505,800	1,199,100	0	127,935,221	368,200	0	132,008,321	2,004,279	134,012,600
	Change	154,800	188,200	-209,100	11,482,371	60,900	0	11,677,171	235,771	11,912,942
	% of Change	6.58	18.62	-100.00	9.86	19.82	0.00	9.70	13.33	9.76
TORCH LAKE TWP										
	2024 SEV	899,261	4,106,263	1,126,808	180,945,978	4,148,934	0	191,227,244	3,495,524	194,722,768
	2025 SEV	925,573	4,584,339	1,193,407	200,937,356	4,937,410	0	212,578,085	3,463,674	216,041,759
	Change	26,312	478,076	66,599	19,991,378	788,476	0	21,350,841	-31,850	21,318,991
	% of Change	2.93	11.64	5.91	11.05	19.00	0.00	11.17	-0.91	10.95
HANCOCK CITY										
	2024 SEV	0	73,076,648	1,859,853	121,952,996	0	0	196,889,497	10,100,662	206,990,159
	2025 SEV	0	78,534,717	1,864,689	135,521,806	0	0	215,921,212	9,205,796	225,127,008
	Change	0	5,458,069	4,836	13,568,810	0	0	19,031,715	-894,866	18,136,849
	% of Change	0.00	7.47	0.26	11.13	0.00	0.00	9.67	-8.86	8.76
HOUGHTON CITY										
	2024 SEV	0	83,352,719	1,504,855	150,023,021	0	1,963,876	236,844,471	8,497,371	245,341,842
	2025 SEV	0	91,034,462	1,700,082	165,904,058	0	2,683,874	261,322,476	8,169,348	269,491,824
	Change	0	7,681,743	195,227	15,881,037	0	719,998	24,478,005	-328,023	24,149,982
	% of Change	0.00	9.22	12.97	10.59	0.00	36.66	10.34	-3.86	9.84
COUNTY TOTALS										
	2024 SEV	18,291,559	244,008,745	25,682,348	1,434,925,040	16,679,249	1,963,876	1,741,550,817	82,059,415	1,823,610,232
	2025 SEV	19,902,055	271,761,795	27,280,943	1,616,022,092	16,423,773	2,683,874	1,954,074,532	87,804,968	2,041,879,500
	Change	1,610,496	27,753,050	1,598,595	181,097,052	-255,476	719,998	212,523,715	5,745,553	218,269,268
	% of Change	8.80%	11.37%	6.22%	12.62%	-1.53%	36.66%	12.20%	7.00%	11.97%
ASSESSED VALUE	% BY CLASS	0.97%	13.31%	1.34%	79.14%	0.80%	0.13%	95.70%	4.30%	100.00%

CHANGES TO TAXABLE VALUE FOR HOUGHTON COUNTY

BETWEEN 2024 to 2025

TOWNSHIPS/CITIES		AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL	PERSONAL	TOTAL REAL & PERSONAL
ADAMS TWP										
	2024 Taxable	0	8,064,727	1,341,727	44,705,781	24,800	0	54,137,035	13,927,041	68,064,076
	2025 Taxable	0	10,328,255	1,383,314	47,063,658	54,269	0	58,829,496	17,283,908	76,113,404
	Change	0	2,263,528	41,587	2,357,877	29,469	0	4,692,461	3,356,867	8,049,328
	% of Change	0.00	28.07	3.10	5.27	118.83	0.00	8.67	24.10	11.83
CALUMET TWP										
	2024 Taxable	0	19,619,576	2,524,494	98,487,353	780,945	0	121,412,368	8,407,852	129,820,220
	2025 Taxable	0	21,180,376	2,696,876	105,972,766	803,053	0	130,653,071	8,960,687	139,613,758
	Change	0	1,560,800	172,382	7,485,413	22,108	0	9,240,703	552,835	9,793,538
	% of Change	0.00	7.96	6.83	7.60	2.83	0.00	7.61	6.58	7.54
CHASSELL TWP										
	2024 Taxable	2,348,488	3,419,826	0	73,573,200	0	0	79,341,514	2,423,900	81,765,414
	2025 Taxable	2,335,040	3,600,060	0	78,419,864	0	0	84,354,964	2,950,300	87,305,264
	Change	-13,448	180,234	0	4,846,664	0	0	5,013,450	526,400	5,539,850
	% of Change	-0.57	5.27	0.00	6.59	0.00	0.00	6.32	21.72	6.78
DUNCAN TWP										
	2024 Taxable	560,923	1,004,276	0	13,895,912	1,206,099	0	16,667,210	1,625,288	18,292,498
	2025 Taxable	578,364	1,006,190	0	14,738,733	985,575	0	17,308,862	1,248,515	18,557,377
	Change	17,441	1,914	0	842,821	-220,524	0	641,652	-376,773	264,879
	% of Change	3.11	0.19	0.00	6.07	-18.28	0.00	3.85	-23.18	1.45
ELM RIVER TWP										
	2024 Taxable	0	2,248,537	215,704	24,304,347	0	0	26,768,588	6,802,058	33,570,646
	2025 Taxable	0	2,582,573	56,398	25,961,099	0	0	28,600,070	10,430,902	39,030,972
	Change	0	334,036	-159,306	1,656,752	0	0	1,831,482	3,628,844	5,460,326
	% of Change	0.00	14.86	-73.85	6.82	0.00	0.00	6.84	53.35	16.27
FRANKLIN TWP										
	2024 Taxable	167,154	7,016,632	4,661,241	38,772,754	0	0	50,617,781	4,583,652	55,201,433
	2025 Taxable	172,334	8,259,230	4,587,300	42,972,486	0	0	55,991,350	5,674,371	61,665,721
	Change	5,180	1,242,598	-73,941	4,199,732	0	0	5,373,569	1,090,719	6,464,288
	% of Change	3.10	17.71	-1.59	10.83	0.00	0.00	10.62	23.80	11.71

CHANGES TO TAXABLE VALUE FOR HOUGHTON COUNTY

BETWEEN 2024 to 2025

TOWNSHIPS/CITIES		AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL	PERSONAL	TOTAL REAL & PERSONAL
HANCOCK TWP										
	2024 Taxable	0	374,049	0	29,509,709	0	0	29,883,758	2,063,600	31,947,358
	2025 Taxable	0	385,642	0	31,845,035	0	0	32,230,677	2,420,400	34,651,077
	Change	0	11,593	0	2,335,326	0	0	2,346,919	356,800	2,703,719
	% of Change	0.00	3.10	0.00	7.91	0.00	0.00	7.85	17.29	8.46
LAIRD TWP										
	2024 Taxable	1,264,513	499,513	0	18,764,823	416,057	0	20,944,906	664,065	21,608,971
	2025 Taxable	1,316,663	514,993	0	20,178,070	0	0	22,009,726	705,312	22,715,038
	Change	52,150	15,480	0	1,413,247	-416,057	0	1,064,820	41,247	1,106,067
	% of Change	4.12	3.10	0.00	7.53	-100.00	0.00	5.08	6.21	5.12
OSCEOLA TWP										
	2024 Taxable	278,555	4,731,724	2,607,952	43,661,839	537,922	0	51,817,992	3,913,499	55,731,491
	2025 Taxable	254,462	5,352,795	2,725,542	45,242,777	554,586	0	54,130,162	3,842,272	57,972,434
	Change	-24,093	621,071	117,590	1,580,938	16,664	0	2,312,170	-71,227	2,240,943
	% of Change	-8.65	13.13	4.51	3.62	3.10	0.00	4.46	-1.82	4.02
PORTAGE TWP										
	2024 Taxable	3,146,673	14,482,371	3,957,414	110,465,832	1,913,986	0	133,966,276	10,236,501	144,202,777
	2025 Taxable	3,246,398	14,606,034	4,028,328	116,147,709	2,073,571	0	140,102,040	8,607,199	148,709,239
	Change	99,725	123,663	70,914	5,681,877	159,585	0	6,135,764	-1,629,302	4,506,462
	% of Change	3.17	0.85	1.79	5.14	8.34	0.00	4.58	-15.92	3.13
QUINCY TWP										
	2024 Taxable	0	974,487	195,975	10,208,577	0	0	11,379,039	739,306	12,118,345
	2025 Taxable	0	2,540,653	197,152	10,785,383	0	0	13,523,188	820,059	14,343,247
	Change	0	1,566,166	1,177	576,806	0	0	2,144,149	80,753	2,224,902
	% of Change	0.00	160.72	0.60	5.65	0.00	0.00	18.84	10.92	18.36
SCHOOLCRAFT TWP										
	2024 Taxable	968,762	3,682,803	0	47,315,005	1,280,414	0	53,246,984	2,613,339	55,860,323
	2025 Taxable	1,086,408	3,830,132	0	50,133,831	1,354,524	0	56,404,895	2,017,946	58,422,841
	Change	117,646	147,329	0	2,818,826	74,110	0	3,157,911	-595,393	2,562,518
	% of Change	12.14	4.00	0.00	5.96	5.79	0.00	5.93	-22.78	4.59

CHANGES TO TAXABLE VALUE FOR HOUGHTON COUNTY BETWEEN 2024 to 2025

TOWNSHIPS/CITIES		AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL	PERSONAL	TOTAL REAL & PERSONAL
STANTON TWP										
	2024 Taxable	1,594,210	907,003	164,174	75,661,176	220,774	0	78,547,337	1,768,508	80,315,845
	2025 Taxable	1,514,355	927,542	0	81,424,182	226,805	0	84,092,884	2,004,279	86,097,163
	Change	-79,855	20,539	-164,174	5,763,006	6,031	0	5,545,547	235,771	5,781,318
	% of Change	-5.01	2.26	-100.00	7.62	2.73	0.00	7.06	13.33	7.20
TORCH LAKE TWP										
	2024 Taxable	396,392	3,690,439	1,059,853	118,344,731	2,081,331	0	125,572,746	3,495,524	129,068,270
	2025 Taxable	416,017	3,937,044	1,084,315	127,275,833	2,197,575	0	134,910,784	3,463,674	138,374,458
	Change	19,625	246,605	24,462	8,931,102	116,244	0	9,338,038	-31,850	9,306,188
	% of Change	4.95	6.68	2.31	7.55	5.59	0.00	7.44	-0.91	7.21
HANCOCK CITY										
	2024 Taxable	0	55,528,291	1,398,785	82,131,204	0	0	139,058,280	10,100,662	149,158,942
	2025 Taxable	0	57,076,859	1,450,136	86,842,413	0	0	145,369,408	9,205,796	154,575,204
	Change	0	1,548,568	51,351	4,711,209	0	0	6,311,128	-894,866	5,416,262
	% of Change	0.00	2.79	3.67	5.74	0.00	0.00	4.54	-8.86	3.63
HOUGHTON CITY										
	2024 Taxable	0	65,771,139	1,325,429	107,110,892	0	1,656,926	175,864,386	8,497,371	184,361,757
	2025 Taxable	0	71,271,038	1,366,513	113,027,871	0	2,238,343	187,903,765	8,169,348	196,073,113
	Change	0	5,499,899	41,084	5,916,979	0	581,417	12,039,379	-328,023	11,711,356
	% of Change	0.00	8.36	3.10	5.52	0.00	35.09	6.85	-3.86	6.35
COUNTY TOTALS										
	2024 Taxable	10,725,670	192,015,393	19,452,748	936,913,135	8,462,328	1,656,926	1,169,226,200	81,862,166	1,251,088,366
	2025 Taxable	10,920,041	207,399,416	19,575,874	998,031,710	8,249,958	2,238,343	1,246,415,342	87,804,968	1,334,220,310
	CHANGE	194,371	15,384,023	123,126	61,118,575	-212,370	581,417	77,189,142	5,942,802	83,131,944
	% of Change	1.81%	8.01%	0.63%	6.52%	-2.51%	35.09%	6.60%	7.26%	6.64%
TAXABLE VALUE										
	% BY CLASS	0.8%	15.5%	1.5%	74.8%	0.6%	0.2%	93.4%	6.6%	100.00%

HOUGHTON COUNTY--2025 HOMESTEAD (PRE) & NON-HOMESTEAD (NON-PRE) VALUE COMPARISONS
ALL FIGURES ARE EXPRESSED IN TAXABLE VALUE

<u>UNIT</u>	<u>2025 % OF PRE</u>	<u>2025 % OF NON-PRE</u>	<u>2025 PRE TAXABLE VALUE</u>	<u>2025 NON-PRE TAXABLE VALUE</u>	<u>2025 TAXABLE VALUE w/ EX</u>	<u>2025 VETERANS EX MCL 211.7B</u>	<u>2025 SEN CIT/DIS HSG MCL 211.7D</u>
001 ADAMS	65.5%	34.5%	49,852,338	26,261,066	76,113,404	656,163	0
001/045 SOUTH RANGE VILLAGE	61.1%	38.9%	10,157,929	6,478,161	16,636,090	105,604	0
002 CALUMET	55.6%	44.4%	77,569,196	62,044,562	139,613,758	1,960,680	229,006
002/041 CALUMET VILLAGE	27.3%	72.7%	3,281,699	8,740,890	12,022,589	128,173	0
002/042 COPPER CITY VILLAGE	61.9%	38.1%	1,686,626	1,039,704	2,726,330	112,315	0
002/044 LAURIUM VILLAGE	67.8%	32.2%	22,618,748	10,741,375	33,360,123	623,265	0
003 CHASSELL	71.4%	28.6%	62,356,934	24,948,330	87,305,264	413,841	0
004 DUNCAN	30.4%	69.6%	5,635,734	12,921,643	18,557,377	285,577	0
005 ELM RIVER	25.8%	74.2%	10,084,451	28,946,521	39,030,972	155,687	0
006 FRANKLIN	56.8%	43.2%	35,005,724	26,659,997	61,665,721	1,006,835	0
007 HANCOCK TWP	68.0%	32.0%	23,568,180	11,082,897	34,651,077	267,365	0
008 LAIRD	52.5%	47.5%	11,922,119	10,792,919	22,715,038	312,781	0

	<u>UNIT</u>	<u>2025</u> <u>% OF</u> <u>PRE</u>	<u>2025</u> <u>% OF</u> <u>NON-PRE</u>	<u>2025</u> <u>PRE</u> <u>TAXABLE</u> <u>VALUE</u>	<u>2025</u> <u>NON-PRE</u> <u>TAXABLE</u> <u>VALUE</u>	<u>2025</u> <u>TAXABLE</u> <u>VALUE w/ EX</u>	<u>2025</u> <u>VETERANS EX</u> <u>MCL 211.7B</u>	<u>2025</u> <u>SEN CIT/DIS HSG</u> <u>MCL 211.7D</u>
009	OSCEOLA	61.5%	38.5%	35,675,840	22,296,594	57,972,434	558,025	0
010	PORTAGE	58.9%	41.1%	87,561,014	61,148,225	148,709,239	1,706,475	0
011	QUINCY	63.0%	37.0%	9,032,960	5,310,287	14,343,247	47,946	0
012	SCHOOLCRAFT	61.8%	38.2%	36,127,744	22,295,097	58,422,841	1,174,252	0
012/043	LAKE LINDEN VILLAGE	62.5%	37.5%	11,633,547	6,973,122	18,606,669	369,673	0
013	STANTON	69.3%	30.7%	59,637,318	26,459,845	86,097,163	598,447	0
014	TORCH LAKE	49.8%	50.2%	68,956,012	69,418,446	138,374,458	1,371,641	0
051	HANCOCK CITY	49.0%	51.0%	75,781,043	78,794,161	154,575,204	847,981	0
052	HOUGHTON CITY	43.6%	56.4%	85,562,090	110,511,023	196,073,113	1,002,622	222,442
	2025 % TOTALS:	<u>55.0%</u>	<u>45.0%</u>					
	<u>2025 HOUGHTON COUNTY PRE & NON-PRE TOTALS:</u>			<u>734,328,697</u>	<u>599,891,613</u>	1,334,220,310	12,366,318	451,448
				PRE	NON-PRE			

HOUGHTON COUNTY EQUALIZATION DEPARTMENT

April 15, 2025

<u>UNIT</u>	<u>% OF COUNTY BY EQUALIZED VALUE</u>		<u>% OF COUNTY BY TAXABLE VALUE</u>		<u>2025 EQUALIZED VALUE</u>	<u>2025 TAXABLE VALUE</u>
					2,041,879,500	1,334,220,310
ADAMS	5.46%	# 8	5.70%	# 8	111,454,933	76,113,404
CALUMET	11.34%	# 3	10.46%	# 4	231,560,875	139,613,758
CHASSELL	6.60%	# 6	6.54%	# 6	134,735,700	87,305,264
DUNCAN	1.38%	# 15	1.39%	# 15	28,186,122	18,557,377
ELM RIVER	2.65%	# 13	2.93%	# 12	54,062,082	39,030,972
FRANKLIN	4.88%	# 10	4.62%	# 9	99,729,730	61,665,721
HANCOCK TWP	2.80%	# 12	2.60%	# 13	57,158,300	34,651,077
LAIRD	1.73%	# 14	1.70%	# 14	35,388,854	22,715,038
OSCEOLA	4.54%	# 11	4.35%	# 11	92,694,526	57,972,434
PORTAGE	11.37%	# 2	11.15%	# 3	232,113,185	148,709,239
QUINCY	0.97%	# 16	1.08%	# 16	19,710,978	14,343,247
SCHOOLCRAFT	4.92%	# 9	4.38%	# 10	100,411,024	58,422,841
STANTON	6.56%	# 7	6.45%	# 7	134,012,600	86,097,163
TORCH LAKE	10.58%	# 5	10.37%	# 5	216,041,759	138,374,458
HANCOCK CITY	11.03%	# 4	11.59%	# 2	225,127,008	154,575,204
HOUGHTON CITY	13.20%	# 1	14.70%	# 1	269,491,824	196,073,113
	100.00%		100.00%			
<u>HOUGHTON COUNTY TOTAL EQUALIZED & TAXABLE VALUE:</u>					<u>2,041,879,500</u>	<u>1,334,220,310</u>

HOUGHTON COUNTY--2025--% OF VALUE CHANGE BY UNIT--BOTH ASSESSED & TAXABLE VALUES
FROM YEAR 2023 TO YEAR 2024

<u>UNIT</u>	<u>% OF ASSESSED CHANGE</u>	<u>% OF TAXABLE CHANGE</u>	<u>ASSESSED 2024 (AV)</u>	<u>ASSESSED* 2025 (AV)</u>	<u>TAXABLE 2024 (TV)</u>	<u>TAXABLE 2025 (TV)</u>
			1,823,610,232	2,041,879,500	1,251,088,366	1,334,220,310
ADAMS	14.8%	11.8%	97,125,804	111,454,933	68,064,076	76,113,404
CALUMET	14.7%	7.5%	201,914,604	231,560,875	129,820,220	139,613,758
CHASSELL	16.2%	6.8%	115,905,700	134,735,700	81,765,414	87,305,264
DUNCAN	4.3%	1.4%	27,032,876	28,186,122	18,292,498	18,557,377
ELM RIVER	23.0%	16.3%	43,942,654	54,062,082	33,570,646	39,030,972
FRANKLIN	22.5%	11.7%	81,430,761	99,729,730	55,201,433	61,665,721
HANCOCK TWP	21.9%	8.5%	46,878,800	57,158,300	31,947,358	34,651,077
LAIRD	9.0%	5.1%	32,463,017	35,388,854	21,608,971	22,715,038
OSCEOLA	9.8%	4.0%	84,396,391	92,694,526	55,731,491	57,972,434
PORTAGE	7.5%	3.1%	216,017,893	232,113,185	144,202,777	148,709,239
QUINCY	15.3%	18.4%	17,101,201	19,710,978	12,118,345	14,343,247
SCHOOLCRAFT	11.3%	4.6%	90,246,104	100,411,024	55,860,323	58,422,841
STANTON	9.8%	7.2%	122,099,658	134,012,600	80,315,845	86,097,163
TORCH LAKE	10.9%	7.2%	194,722,768	216,041,759	129,068,270	138,374,458
HANCOCK CITY	8.8%	3.6%	206,990,159	225,127,008	149,158,942	154,575,204
HOUGHTON CITY	9.8%	6.4%	245,341,842	269,491,824	184,361,757	196,073,113
<u>TOTAL COUNTY:</u>	<u>11.97%</u>	<u>6.64%</u>	<u>1,823,610,232</u>	<u>2,041,879,500</u>	<u>1,251,088,366</u>	<u>1,334,220,310</u>

*EQUALIZED VALUE

2025 PARCEL COUNTS
HOUGHTON COUNTY EQUALIZATION
April 15, 2025

TOWNSHIP/CITY	AG	COMM	IND	RES	T-C	DEV	TOTAL REAL	TOTAL PERSONAL	TOTAL REAL & PERSONAL
ADAMS TWP	0	84	13	1,460	7	0	1,558	59	1,617
CALUMET TWP	0	332	38	3,865	45	0	4,280	237	4,517
CHASSELL TWP	68	63	0	1,387	0	0	1,518	43	1,561
DUNCAN TWP	11	23	0	582	49	0	667	26	693
ELM RIVER TWP	0	26	6	530	0	0	568	25	593
FRANKLIN TWP	4	84	29	972	0	0	1,089	70	1,159
HANCOCK TWP	0	5	0	499	0	0	504	11	515
LAIRD TWP	39	7	0	1,028	0	0	1,077	17	1,094
OSCEOLA TWP	9	60	25	1,202	18	0	1,314	66	1,380
PORTAGE TWP	82	128	21	2,222	160	0	2,613	103	2,716
QUINCY TWP	0	15	2	185	0	0	202	17	219
SCHOOLCRAFT TWP	35	74	0	1,341	98	0	1,548	60	1,608
STANTON TWP	44	9	3	1,629	8	0	1,693	19	1,712
TORCH LAKE TWP	20	36	4	2,370	165	0	2,595	56	2,651
HANCOCK CITY	0	449	16	1,333	0	0	1,798	181	1,979
HOUGHTON CITY	0	296	7	1,547	0	20	1,870	305	2,175
COUNTY TOTAL	312	1,691	164	22,152	550	20	24,889	1,295	26,184