

BAY COUNTY 2025 EQUALIZATION

IN COMPLIANCE WITH SEC.211.34A OF THE GENERAL PROPERTY TAX LAW OF THE STATE OF MICHIGAN,
FOLLOWING ARE THE TENTATIVE RATIOS AND TENTATIVE MULTIPLIERS TO BE APPLIED TO THE ASSESSED
VALUES OF EACH CLASS OF PROPERTY IN EACH UNIT OF LOCAL GOVERNMENT IN BAY COUNTY TO
ACHIEVE COUNTY EQUALIZED VALUES FOR 2025.

	Agricultural		Commercial		Industrial		Residential		Timber Cutover		Developmental		Personal	
Township	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor
Bangor	N/C	N/C	48.10	1.03950	46.20	1.08225	44.77	1.11682	N/C	N/C	N/C	N/C	50.00	1.00000
Beaver	45.63	1.09577	47.56	1.05130	50.86	0.98309	42.32	1.18147	N/C	N/C	N/C	N/C	50.00	1.00000
Frankenlust	47.42	1.05441	46.85	1.06724	48.17	1.03799	42.75	1.16959	N/C	N/C	N/C	N/C	50.00	1.00000
Fraser	47.36	1.05574	49.44	1.01133	48.24	1.03648	45.85	1.09051	N/C	N/C	N/C	N/C	50.00	1.00000
Garfield	48.05	1.04058	47.79	1.04624	45.63	1.09577	43.43	1.15128	N/C	N/C	N/C	N/C	50.00	1.00000
Gibson	42.35	1.18064	45.17	1.10693	45.34	1.10278	39.62	1.26199	N/C	N/C	N/C	N/C	50.00	1.00000
Hampton	45.72	1.09361	45.53	1.09818	44.32	1.12816	44.41	1.12587	N/C	N/C	N/C	N/C	50.00	1.00000
Kawkawlin	45.88	1.08980	47.52	1.05219	45.21	1.10595	43.95	1.13766	N/C	N/C	N/C	N/C	50.00	1.00000
Merritt	51.96	0.96228	50.86	0.98309	48.11	1.03928	43.74	1.14312	N/C	N/C	N/C	N/C	50.00	1.00000
Monitor	45.85	1.09051	52.37	0.95475	45.49	1.09914	46.54	1.07434	N/C	N/C	N/C	N/C	50.00	1.00000
Mt. Forest	45.07	1.10939	51.00	0.98039	46.63	1.07227	49.21	1.01605	N/C	N/C	N/C	N/C	50.00	1.00000
Pinconning	46.26	1.08085	51.76	0.96600	46.98	1.06428	44.31	1.12841	N/C	N/C	N/C	N/C	50.00	1.00000
Portsmouth	46.63	1.07227	50.43	0.99147	41.73	1.19818	45.85	1.09051	N/C	N/C	N/C	N/C	50.00	1.00000
Williams	48.00	1.04167	51.97	0.96209	46.76	1.06929	47.77	1.04668	N/C	N/C	N/C	N/C	50.00	1.00000
City of Auburn	N/C	N/C	47.84	1.04515	N/C	N/C	44.50	1.12360	N/C	N/C	N/C	N/C	50.00	1.00000
City of Bay City	N/C	N/C	46.51	1.07504	48.09	1.03972	43.95	1.13766	N/C	N/C	N/C	N/C	50.00	1.00000
City of Essexville	N/C	N/C	45.49	1.09914	50.21	0.99582	44.83	1.11532	N/C	N/C	N/C	N/C	50.00	1.00000
City of Midland	N/C	N/C	44.33	1.12790	46.34	1.07898	46.01	1.08672	N/C	N/C	N/C	N/C	50.00	1.00000
City of Pinconning	N/C	N/C	43.60	1.14679	45.34	1.10278	46.71	1.07043	N/C	N/C	N/C	N/C	50.00	1.00000