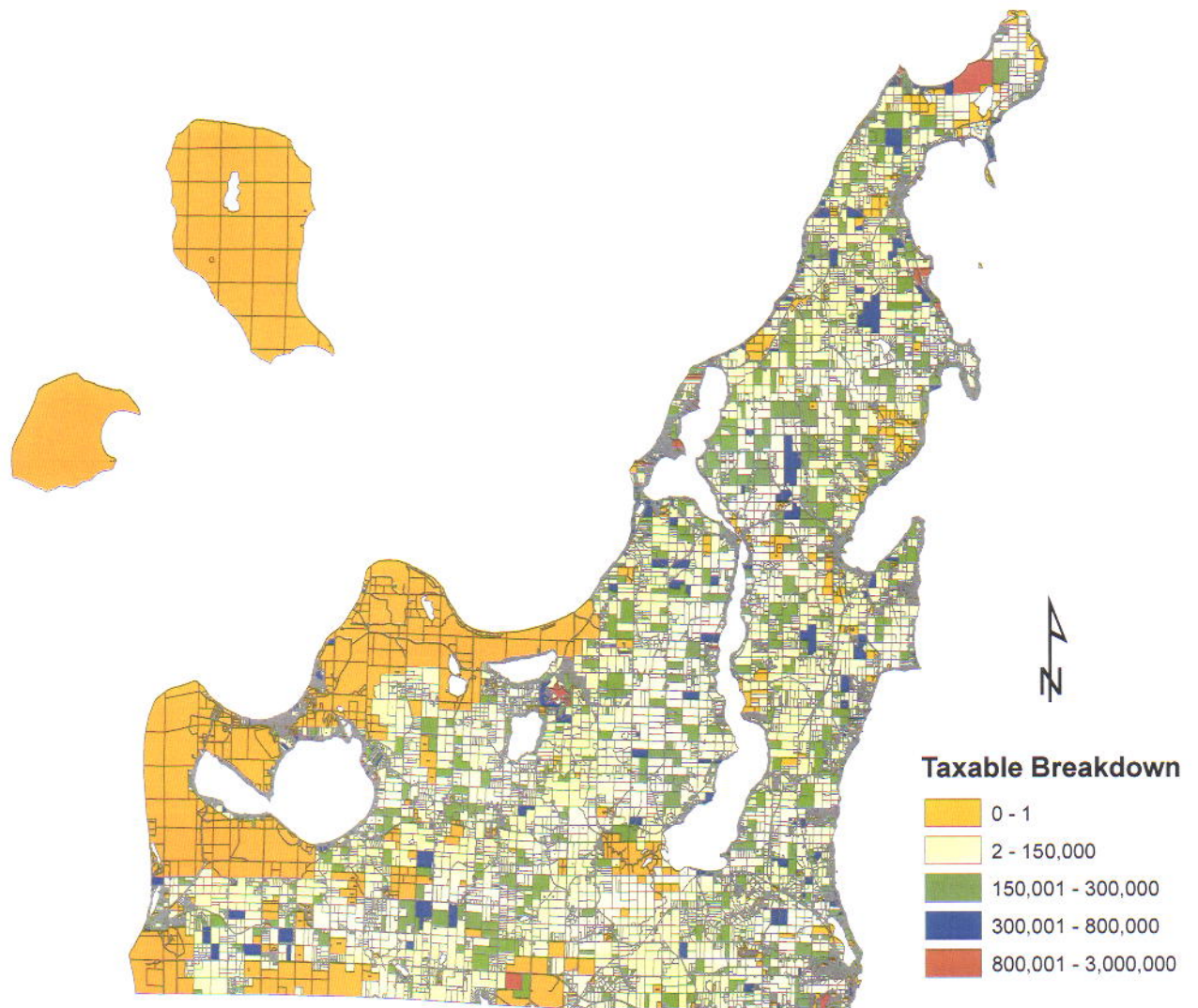


2011 Leelanau County Apportionment Report





LEELANAU COUNTY EQUALIZATION DEPARTMENT

8527 E. Government Center Dr., Ste 102
Suttons Bay, MI 49682
231-256-9823

November 15, 2011

Board of Commissioners
Leelanau County
8527 E. Government Center Dr., Ste 101
Suttons Bay, MI 49682

Ladies and Gentlemen:

The Leelanau County Equalization Department has prepared this report authorized by the Executive Committee of the Leelanau County Board of Commissioners. This report presents an in-depth analysis of Leelanau County tax levies as they relate to County, Townships, Villages, City, Local School Districts and Intermediate School Districts.

The statutory responsibility of the County Board of Commissioners is contained in Section 37 of the General Property Tax Law, Public Act 206 of 1983 as amended, Sections 211.1 through 211.157:

Sec. 37. The county board of commissioners, at its annual session in October in each year, shall ascertain and determine the amount of money to be raised for county purposes, and shall apportion the amount and also the amount of the state tax and indebtedness of the county to the state among the several townships in the county in proportion to the valuation of the taxable real and personal property as determined by the board, or as determined by the state tax commission upon appeal in the manner provided by law for that year, which determination and apportionment shall be entered at large on county records. The board shall also examine all certificates, statements, papers, and records submitted to it, showing the money to be raised in the several townships for school, highway, drain, township, and other purposes. It shall hear and duly consider all objections made to raising that money by any taxpayer affected. If it appears to the board that any certificate, statement, paper, or record is not properly certified or is in any way defective, or that any proceeding to authorize the raising of the money has not been had or is in any way imperfect, the board shall verify the same, and if the certificate, statement, paper, record, or proceeding can then be corrected, supplied, or had, the board shall authorize and require the defects or omissions of proceedings to be corrected, supplied, or had. The board may refer any or all the certificates, statements, papers, records, and proceedings to the prosecuting attorney, who shall investigate and without delay report in writing his or her opinion to the board. The board shall direct that the money proposed to be raised for township, school, highway, drain, and all other purposes as authorized by law, shall be spread upon the assessment roll of the proper townships, wards, and cities. This action and direction shall be entered in full upon the records of the proceedings of the board, and shall be final as to the levy and assessment of all the taxes, except if there is a change made in the equalization of any county by the state tax commission upon appeal in the manner provided by law. The direction for spread of taxes shall be expressed in terms of millages to be spread against the taxable values of properties and shall not direct the raising of any specific amount of money. This section does not apply when section 36(2) applies.

Last amended 1994, Act 415, Immediate effect, December 29, 1994.

Respectfully submitted,

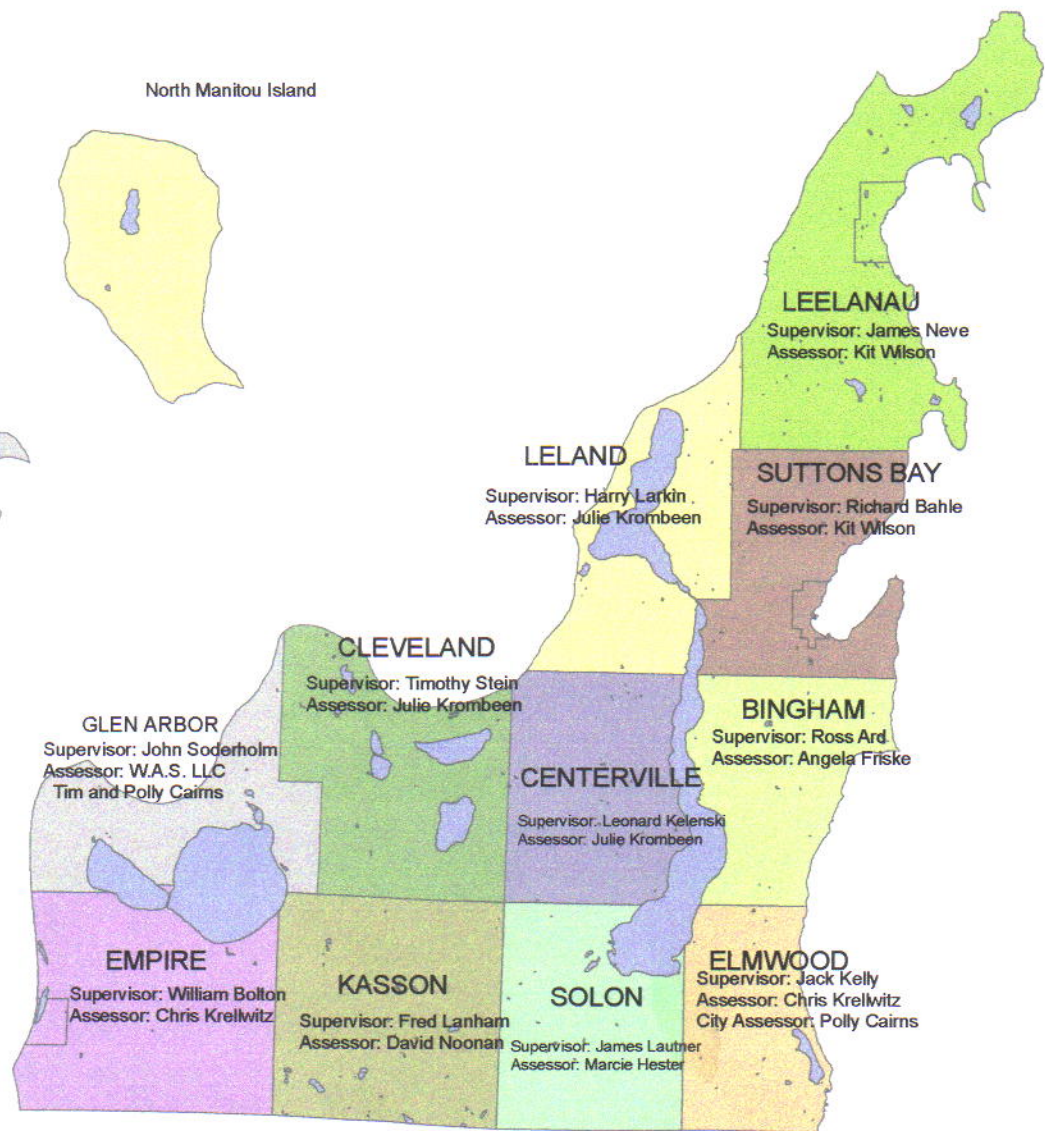
Laurie A. Spencer, Director

North & South Fox Islands

LEELANAU COUNTY

North Manitou Island

South Manitou Island



**LEELANAU COUNTY
TOP TEN OWNERS
(RANKED BY TAXABLE VALUE)**

The Top Ten Owners Currently Provide
2.07% of the Total Taxable Value

Rank	Owner Name	Product or Service	Taxable Value	% Of Total Taxable Value
1	CONSUMERS ENERGY	Utility	13,537,943	0.57%
2	BAYBERRY GROUP INC	Real Estate	5,113,103	0.22%
3	TOMS FOOD MARKET INC	Shopping Center	5,041,141	0.22%
4	MICHIGAN CONSOLIDATED GAS CO	Utility	4,519,160	0.21%
5	SUTTONS POINTE DEVELOPMENT LLC	Condos	4,262,260	0.18%
6	CHERRYLAND RURAL ELECTRIC	Utility	4,247,810	0.18%
7	CRARY RACHAEL L TRUSTEE	Private	3,481,120	0.15%
8	LIADSA LLC	Private	3,229,340	0.14%
9	FIRSTMERIT BANK	Bank	2,934,654	0.12%
10	CENTERPOINTE UNLIMITED LLC	Office	2,805,200	0.12%
TOTAL TOP 10 TAXABLE VALUES			49,171,731	
2011 COUNTY TOTAL TAXABLE VALUE			2,375,556,756	2.07%

2011 Figures are subject to change by the Michigan Tax Tribunal, The State Tax Commission, and the July/December Board of Review

2011
LEELANAU COUNTY
TOP TEN OWNERS
(RANKED BY SEV VALUE)

The Top Ten Owners Currently Provide
1.88% of the Total SEV Value

Rank	Owner Name	Count	SEV Value	% Of Total SEV Value
1	CONSUMERS ENERGY	34	13,687,190	0.39%
2	BAYBERRY GROUP INC	156	9,865,100	0.28%
3	CHERRY BAY ORCHARDS INC	39	6,605,150	0.19%
4	THREE BAY DEVELOPMENT LLC	35	5,818,320	0.17%
5	CRARY RACHAEL L TRUSTEE	3	5,625,000	0.16%
6	MIRADA LLC	4	5,594,800	0.16%
7	TOMS FOOD MARKET INC	10	5,133,160	0.15%
8	FISHER PROPERTIES INC	20	4,693,340	0.13%
9	MICHIGAN CONSOLIDATED GAS CO	19	4,519,160	0.13%
10	CHERRYLAND RURAL ELECTIC	15	4,270,880	0.12%
TOTAL TOP 10 SEV VALUES			65,812,100	
2011 COUNTY TOTAL SEV VALUE			3,500,610,158	1.88%