

**ASSESSOR'S REPORT  
LELAND TOWNSHIP ANNUAL MEETING  
MARCH 16, 2024**

The General Property Tax Act, Public Act 206 of 1893, is the usual reference source regarding the assessment and taxation of real and personal property.

*The assessing year is set by the General Property Tax Act of 1893 and the schedule is published annually by the State Tax Commission in the form of a bulletin titled Property Tax and Equalization Calendar. The schedule for 2024 has been set by Bulletin 13 of 2023 which was issued on October 23, 2023.*

2024 MARCH BOARD OF REVIEW

The 2024 Board of Review Members are:

Jon Stimson, Chairman  
Mark Smith, Member  
Sandy Reardon, Member  
Jim Blair, Member  
Susan Och, Secretary

I certified the 2024 Assessment Roll on Monday, March 4 (MCL211.24) and delivered it to the March Board of Review on Tuesday, March 5 (MCL211.29). The March Board of Review met on Monday, March 11 and Tuesday, March 12 at the township offices. During these two days, the Board met the required 12 hours (4 sessions of 3 hours each) and were presented with a total of 10 petitions to consider. The last session was adjourned at 9:00 pm on Tuesday (MCL211.30a) and the assessment roll was certified in accordance with MCL211.30a. They will reconvene as required on July 16, 2024 & December 10, 2024, per MCL 211.53b. Many thanks to all the Board for completing the training required by PA 660, and their continued service to the township. The MBOR certified assessment roll was timely delivered, complete with all required reports, on Thursday, March 14 to Leelanau County Equalization.

2024 Assessment Roll General Statistics

**Tax Day for the 2024 Assessment Roll was December 31, 2023**

The 2024 statewide Inflation Rate Multiplier was 1.05 (2023: 1.05)

Total Tentative Assessed Value of Real Property for 2024: 1,162,359,700

Total Tentative Taxable Value of Real Property for 2024: 640,922,430

178 residential parcels transferred ownership in 2023 for 2024 vs 183 in 2022 for 2023

63 transfers resulted in the uncapping of taxable value for 2024 v 80 for 2023

115 transfers were exempt from uncapping due to a variety of exemptions, including:

*State Tax Commission Bulletin 20 of 2017: C (u): Beginning December 31, 2014, a transfer of residential real property is not a transfer of ownership if the transferee is the transferor's or the transferor's spouses mother, father, brother, sister, son, daughter, adopted son, adopted daughter, grandson or granddaughter and the residential real property is not used for any commercial purpose following the conveyance.*

2024 Total Real Property Taxable Value increased approximately 8% from 2023

2024 Total Real Property Assessed Value increased approximately 19.78% from 2023

2024 Residential Class Assessed Value increased approximately 22% from 2023

See Taxable and Assessed Value Trends by Class charts – the top line is for the Residential Class

2024 Parcels with Principal Residence Exemptions (includes full & partial):

2024 Improved: 829 vs 816 in 2023

2024 Vacant contiguous: 108 vs 116 in 2023

2024 Number of Residential Buildings: 2051 vs 2031 in 2023

Includes both attached/detached accessory dwellings

2024 Number of Agricultural Buildings: 369 vs. 354 in 2023

2024 Number of Commercial Buildings: 108 vs. 104 in 2023

Parcel count by Class: see chart

Assessed value by Class: see chart

Taxable value by Class: see chart

Top 30 Statistics for Assessed Value and Acreage: see attached list

2024 Leelanau County Tentative Equalization Ratios & Estimated CEV Multipliers: Report attached.

Respectfully submitted,  
Julie Krombeen, MAAO/3

The Special Population for this Report is 'Ad Valorem+Special Acts'  
Population: All Records

&lt;&lt;&lt;&lt; Top 30 Statistics &gt;&gt;&gt;&gt;

## \*\*\*\*\* Top 30 Owners by S.E.V. Value \*\*\*\*\*

ST ANDREWS FAMILY TRUST	has	5,444,500	S.E.V. Value	in 3 Parcel(s)
CELEBRATE LIFE TRUST	has	5,220,900	S.E.V. Value	in 2 Parcel(s)
SALISBURY INVESTMENT HOLDINGS LLC	has	4,131,900	S.E.V. Value	in 3 Parcel(s)
CELEBRATION ACT LLC	has	4,131,000	S.E.V. Value	in 2 Parcel(s)
ADELIA MORRIS PROPERTIES LLC	has	3,857,000	S.E.V. Value	in 3 Parcel(s)
COLLINS EDWARD J & BARBARA E	has	3,564,700	S.E.V. Value	in 2 Parcel(s)
KEEBLE CHILDRENS TRUST	has	3,445,500	S.E.V. Value	in 1 Parcel(s)
ELDER JOHN B TRUST	has	3,411,400	S.E.V. Value	in 1 Parcel(s)
NEILD W CARTER & TANIA H	has	3,376,900	S.E.V. Value	in 1 Parcel(s)
FISHER PROPERTIES INC	has	3,371,800	S.E.V. Value	in 10 Parcel(s)
MARSH MICHAEL E TTEE	has	3,210,500	S.E.V. Value	in 4 Parcel(s)
STANN KENNETH J & LISA	has	3,131,900	S.E.V. Value	in 1 Parcel(s)
PECKHAM COTTAGE HOLDINGS LLC	has	3,126,200	S.E.V. Value	in 1 Parcel(s)
NHOJS COMPANY LLC	has	3,024,600	S.E.V. Value	in 4 Parcel(s)
JOYES PRESTON P TRUST	has	3,018,700	S.E.V. Value	in 1 Parcel(s)
INDIANA TRUST COMPANY	has	3,003,400	S.E.V. Value	in 3 Parcel(s)
JOLLIFFE FAMILY PARTNERSHIP	has	2,892,900	S.E.V. Value	in 3 Parcel(s)
WILSON BARBARA A TRUST	has	2,849,700	S.E.V. Value	in 2 Parcel(s)
HOWARD DAVID B & BETH	has	2,838,400	S.E.V. Value	in 1 Parcel(s)
SHELDON LIVING TRUST	has	2,733,800	S.E.V. Value	in 2 Parcel(s)
VANSTEENHOUSE JAMES H & ELIZABETH R	has	2,593,300	S.E.V. Value	in 2 Parcel(s)
MCDAVID DANNY D TRUST &	has	2,592,300	S.E.V. Value	in 4 Parcel(s)
HEEKIN JOHN G & MARY LYNN	has	2,587,100	S.E.V. Value	in 1 Parcel(s)
WANROY RICHARD C TRUST	has	2,557,000	S.E.V. Value	in 4 Parcel(s)
DO-RA-MI LLC	has	2,489,400	S.E.V. Value	in 2 Parcel(s)
SCHWABAUER RICHARD P & GWEN M	has	2,436,400	S.E.V. Value	in 2 Parcel(s)
2390 NMT LLC	has	2,415,900	S.E.V. Value	in 2 Parcel(s)
BIRCHCROFT LLC	has	2,415,400	S.E.V. Value	in 1 Parcel(s)
WATKINS WARREN H TRUST	has	2,408,300	S.E.V. Value	in 4 Parcel(s)
STRICOF LIVING TRUST	has	2,387,100	S.E.V. Value	in 3 Parcel(s)

## \*\*\*\*\* Top 30 Owners by Acreage \*\*\*\*\*

FISHER PROPERTIES INC	has	546.28	Total Acres	in 10 Parcel(s)
EAGLE VIEW FARMS LLC	has	421.60	Total Acres	in 8 Parcel(s)
FRAMMI ENTERPRISES INC	has	370.80	Total Acres	in 7 Parcel(s)
POPP DALE WILLIAM	has	336.00	Total Acres	in 7 Parcel(s)
KORSON SARAH C TRUST	has	264.80	Total Acres	in 5 Parcel(s)
MARSHALL MARY A R TRUST	has	252.65	Total Acres	in 4 Parcel(s)
WIND WHISTLE FARM LLC	has	210.76	Total Acres	in 4 Parcel(s)
SIMPSON D BRUCE REV TRUST	has	172.30	Total Acres	in 4 Parcel(s)
900 LAKESHORE LLC	has	157.98	Total Acres	in 5 Parcel(s)
BARDENHAGEN STEVEN T	has	155.03	Total Acres	in 1 Parcel(s)
SCHWALLIER JUDY A TRUST &	has	151.00	Total Acres	in 2 Parcel(s)
WATKINS WARREN H TRUST	has	148.48	Total Acres	in 4 Parcel(s)
KORSON MARIE A	has	137.35	Total Acres	in 4 Parcel(s)
KEARNS THOMAS A & PAMELA S	has	134.98	Total Acres	in 3 Parcel(s)
LAKETON ORCHARDS LLC	has	134.00	Total Acres	in 1 Parcel(s)
GAUTHIER RICHARD TRUST	has	126.00	Total Acres	in 1 Parcel(s)
SCHAUB RONALD & JEAN	has	117.50	Total Acres	in 2 Parcel(s)
GREGORY BROTHERS FARMS LLC	has	110.00	Total Acres	in 2 Parcel(s)
BAKER TIMOTHY L & ANN MARIE	has	102.00	Total Acres	in 1 Parcel(s)
SCHAUB RONALD J	has	101.00	Total Acres	in 1 Parcel(s)
NORRIS JOHN D & JANET LEE	has	100.00	Total Acres	in 2 Parcel(s)
HEMMER MAGEE REVOCABLE LIVING	has	99.42	Total Acres	in 1 Parcel(s)
EGELER MICHAEL A & JEANETTE L	has	85.00	Total Acres	in 1 Parcel(s)
SCHAUB MARK J	has	84.64	Total Acres	in 1 Parcel(s)
HUNTOON MARC ALAN & ELIZABETH ANN	has	84.25	Total Acres	in 2 Parcel(s)
PRICE BRUCE	has	83.75	Total Acres	in 5 Parcel(s)
LAKE LEELANAU HARDWOODS LLC	has	80.00	Total Acres	in 1 Parcel(s)
LACROSS GLENN F & JUDITH D	has	79.00	Total Acres	in 3 Parcel(s)
PISOR ELLEN W	has	78.60	Total Acres	in 1 Parcel(s)
SCHAUB PAULINE TRUST	has	78.20	Total Acres	in 3 Parcel(s)

## 2024 LEELANAU COUNTY TENTATIVE EQUALIZATION RATIOS & ESTIMATED CEV MULTIPLIERS

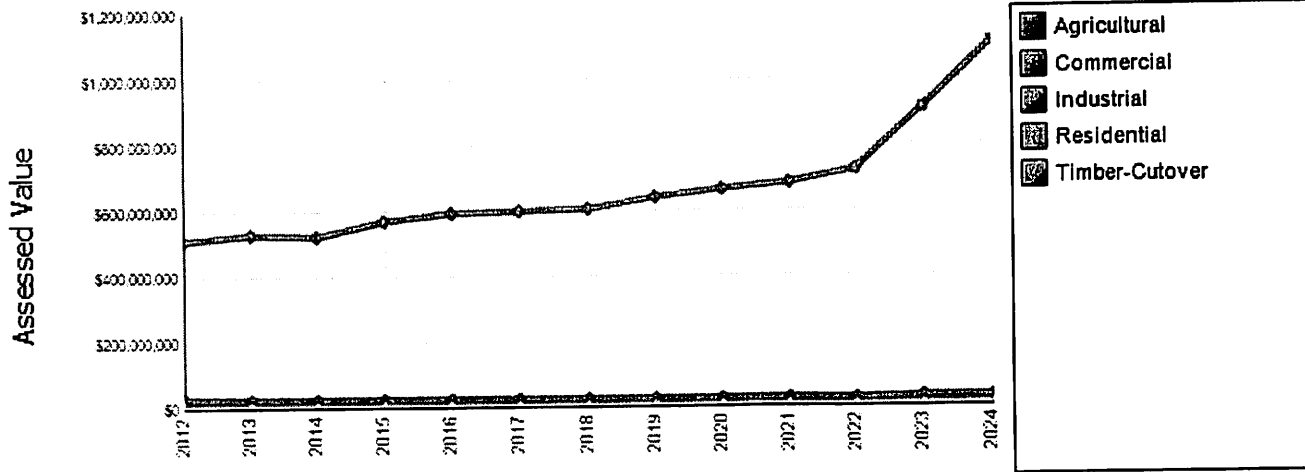
TOWNSHIP OR CITY	101		201		301		401		501		601		PERSONAL PROPERTY	
	AG-REAL TENTATIVE RATIO	MULTIPLIER	COM-REAL TENTATIVE RATIO	MULTIPLIER	IND-REAL TENTATIVE RATIO	MULTIPLIER	RES-REAL TENTATIVE RATIO	MULTIPLIER	TIMBER/CUTOVER TENTATIVE RATIO	MULTIPLIER	DEVELOPMENTAL TENTATIVE RATIO	MULTIPLIER	TENTATIVE RATIO	MULTIPLIER
BINGHAM	40.15%	1.2454	42.25%	1.1835	41.66%	1.2003	40.88%	1.2231	N/C	N/C	N/C	N/C	50.00%	1.0000
CENTERVILLE	39.09%	1.2791	47.35%	1.0560	N/C	N/C	36.85%	1.3569	N/C	N/C	N/C	N/C	50.00%	1.0000
CLEVELAND	40.70%	1.2286	44.36%	1.1272	49.85%	1.0030	42.71%	1.1707	N/C	N/C	N/C	N/C	50.00%	1.0000
ELMWOOD	42.96%	1.1639	48.65%	1.0278	48.20%	1.0373	41.46%	1.2060	N/C	N/C	N/C	N/C	50.00%	1.0000
EMPIRE	43.23%	1.1567	46.51%	1.0751	43.30%	1.1547	39.03%	1.2811	N/C	N/C	N/C	N/C	50.00%	1.0000
GLEN ARBOR	N/C	N/C	46.56%	1.0739	35.32%	1.4155	39.20%	1.2756	N/C	N/C	N/C	N/C	50.00%	1.0000
KASSON	42.59%	1.1740	40.76%	1.2267	48.39%	1.0333	45.15%	1.1075	N/C	N/C	N/C	N/C	50.00%	1.0000
LEELANAU	48.34%	1.0344	41.47%	1.2057	40.79%	1.2259	40.73%	1.2276	N/C	N/C	N/C	N/C	50.00%	1.0000
LELAND	47.90%	1.0439	48.38%	1.0335	40.36%	1.2390	40.69%	1.2289	N/C	N/C	N/C	N/C	50.00%	1.0000
OLON	44.33%	1.1280	41.65%	1.2005	N/C	N/C	40.82%	1.2249	N/C	N/C	N/C	N/C	50.00%	1.0000
SUTTONS BAY	39.98%	1.2507	39.36%	1.2704	38.12%	1.3118	39.10%	1.2788	N/C	N/C	N/C	N/C	50.00%	1.0000
TRAVERSE CITY	N/C	N/C	45.35%	1.1025	N/C	N/C	44.06%	1.1349	N/C	N/C	N/C	N/C	50.00%	1.0000

RATIO: Average ratio of assessed value to true cash value.  
 MULTIPLIER: Multiplier (equalization factor) necessary to raise or lower assessed value to equalized value.  
 EQUALIZED VALUE: Fifty percent (50%) of true cash value.  
 N/C: No parcels in this classification

Publication of this report, with tentative multipliers, does not take into consideration any current reassessment programs being undertaken by the local units to eliminate factors.  
 All assessment changes made at the local level will be considered before the adoption of the final equalization report in April.  
 Boards of Review for the townships have public meetings beginning March 11, 2024  
 City of Traverse City Board of Review public meetings begin March 11, 2024  
 Prepared and published in accordance with Act #165 of 1971. Being Section 211.34a of Michigan General Property Tax Law.  
 P.A. 114 of 1979 requires equalization by 7 separate classifications.

Andrew M. Giguere  
 Equalization Director

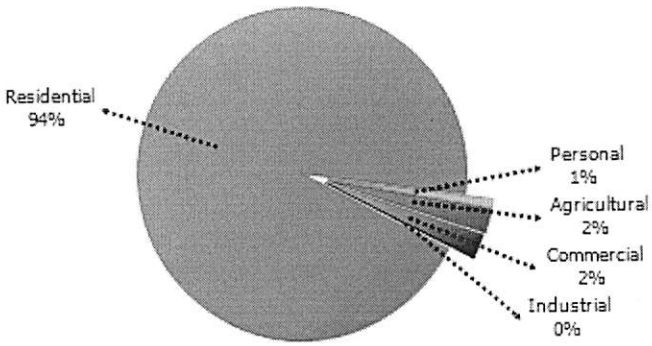
### Assessed Value Trend By Class



### Taxable Value Trend By Class

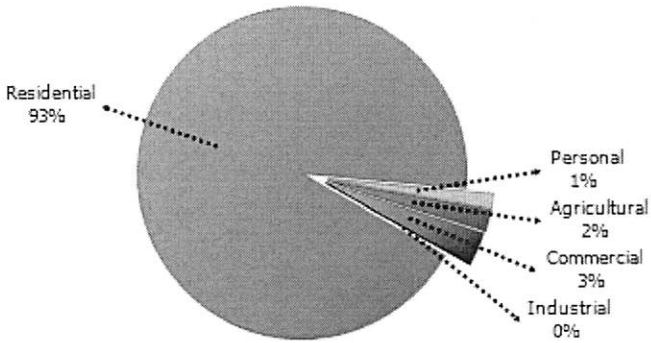


### Assessed Value by Class



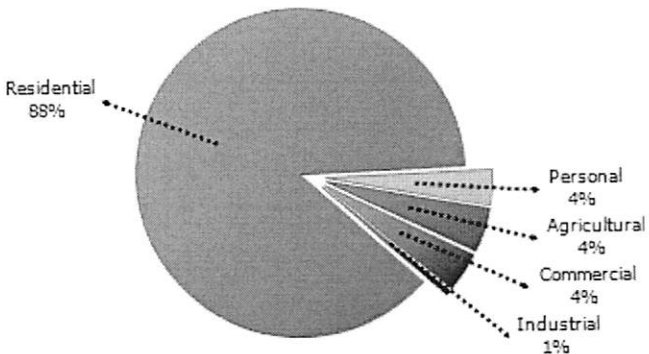
Agricultural (2%)	27,588,700	Personal (1%)	8,866,500
Commercial (2%)	27,966,000		
Industrial (0%)	701,800		
Residential (94%)	1,106,103,200		
Timber-Cutover (0%)	0		
Developmental (0%)	0		

### Taxable Value by Class



Agricultural (2%)	13,920,508	Personal (1%)	8,866,500
Commercial (3%)	21,408,255		
Industrial (0%)	342,776		
Residential (93%)	605,250,891		
Timber-Cutover (0%)	0		
Developmental (0%)	0		

### Parcel Count by Class



Agricultural (4%)	118	Personal (4%)	95
Commercial (4%)	106		
Industrial (1%)	14		
Residential (88%)	2,356		
Timber-Cutover (0%)	0		
Developmental (0%)	0		