

## STATE OF MICHIGAN

## BOARD OF COMMISSIONERS OF THE COUNTY OF ALLEGAN

**EQUALIZATION—APPROVE FY2026 L-4024**

**WHEREAS**, the Allegan County Equalization Department has completed its review of the 2026 assessment rolls of the 24 townships and 9 cities of Allegan County; and

**WHEREAS**, the Director of Equalization finds all property classifications in order and recommends the adoption of the county equalized values of real and personal property as follows:

Real Property: Agricultural	\$	1,446,424,400
Commercial	\$	950,038,869
Industrial	\$	541,355,100
Residential	\$	9,620,809,121
Timber Cutover	\$	0
Developmental	\$	3,187,400
Total Real Property	\$	<b><u>12,561,814,890</u></b>
Total Personal Property:	\$	<u>543,483,001</u>
Grand Total	\$	<b><u>13,105,297,891</u></b>

**THEREFORE, BE IT RESOLVED** that Allegan County Board of Commissioners (Board) respectfully reports that the totals as shown by the attached schedule (L-4024) have been verified and totaled by classification within each assessing jurisdiction; and

**BE IT FURTHER RESOLVED** that, in compliance with MCLA 211.34, as amended, the Board agrees to the equalized rolls according to the following L-4024 report for the year 2026; and

**BE IT FINALLY RESOLVED** that the Board hereby appoints Matthew Woolford, Equalization Director, to represent Allegan County in matters of equalization before the State Tax Commission pursuant to MCL 209.7.

# ALLEGAN COUNTY EQUALIZATION DEPARTMENT

3283 122<sup>nd</sup> Ave. Allegan, MI 49010  
Phone: 269-673-0203



Matt Woolford • Director

Ian Noyes • Deputy Director

Allegan County Board of Commissioners  
3283 122<sup>nd</sup> Avenue  
Allegan, MI 49010

RE: 2026 Equalization Report

The Allegan County Equalization Department has prepared the attached report of values within the 24 townships and 9 cities in the county for the 2026 assessment cycle. The values shown are summarized from the local governmental unit 2026 assessment rolls and have been equalized to adjust assessed values to the recommended county equalized values, as required by Section 211.34 of the Michigan Compiled Laws.

The 2026 values, as indicated by this report, reflect a 10.14% increase in equalized value compared to 2025. The total county equalized value is projected at \$13,105,297,891.

I would like to commend the Equalization Department staff and each of the County's Assessing Officers for their dedication and hard work, without which, this report would not have been possible.

Respectfully submitted,

Matthew Woolford, MMAO  
Equalization Director

**Personal and Real Property - TOTALS**

Allegan COUNTY

The instructions for completing this form are on the reverse side of page 3.

04/21/2026 01:29PM

Statement of acreage and valuation in the year 2026 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Number of Acres Assessed	Total Real Property Valuations (Totals from pages 2 and 3)		Personal Property Valuations		Total Real Plus Personal Property	
	(Col. 1) Acres Hundredths	(Col. 2) Assessed Valuations	(Col. 3) Equalized Valuations	(Col. 4) Assessed Valuations	(Col. 5) Equalized Valuations	(Col. 6) Assessed Valuations	(Col. 7) Equalized Valuations
Allegan City	3,268.76	256,320,100	256,320,100	22,310,000	22,310,000	278,630,100	278,630,100
Allegan Township	20,426.06	381,802,600	381,802,600	12,310,500	12,310,500	394,113,100	394,113,100
Casco Township	25,967.31	733,159,922	733,159,922	10,588,000	10,588,000	743,747,922	743,747,922
Cheshire Township	22,979.75	195,179,900	195,179,900	4,757,700	4,757,700	199,937,600	199,937,600
Clyde Township	22,682.80	180,694,500	180,694,500	3,854,400	3,854,400	184,548,900	184,548,900
Dorr Township	23,196.25	653,332,000	653,332,000	28,445,300	28,445,300	681,777,300	681,777,300
Fennville City	702.38	55,922,016	55,922,016	2,886,200	2,886,200	58,808,216	58,808,216
Fillmore Township	18,033.71	375,526,783	375,526,783	14,132,000	14,132,000	389,658,783	389,658,783
Ganges Township	20,908.04	598,211,600	598,211,600	8,786,600	8,786,600	606,998,200	606,998,200
Gun Plain Township	22,011.65	467,437,700	467,437,700	45,149,600	45,149,600	512,587,300	512,587,300
Heath Township	22,947.00	315,223,000	315,223,000	43,828,700	43,828,700	359,051,700	359,051,700
Holland City	4,881.28	873,772,700	873,772,700	28,745,800	28,745,800	902,518,500	902,518,500
Hopkins Township	22,738.35	276,133,400	276,133,400	7,009,100	7,009,100	283,142,500	283,142,500
Laketown Township	14,103.34	1,002,751,700	1,002,751,700	9,446,700	9,446,700	1,012,198,400	1,012,198,400
Lee Township	23,096.70	215,322,600	215,322,600	19,995,700	19,995,700	235,318,300	235,318,300
Leighton Township	22,817.94	689,553,200	689,553,200	19,541,900	19,541,900	709,095,100	709,095,100
Manlius Township	23,183.48	274,423,900	274,423,900	8,923,800	8,923,800	283,347,700	283,347,700
Martin Township	22,593.16	255,151,200	255,151,200	12,342,400	12,342,400	267,493,600	267,493,600
<b>Totals for County</b>							

**Personal and Real Property - TOTALS**

Allegan COUNTY

The instructions for completing this form are on the reverse side of page 3.

Statement of acreage and valuation in the year 2026 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Number of Acres Assessed	Total Real Property Valuations (Totals from pages 2 and 3)		Personal Property Valuations		Total Real Plus Personal Property	
	(Col. 1) Acres Hundredths	(Col. 2) Assessed Valuations	(Col. 3) Equalized Valuations	(Col. 4) Assessed Valuations	(Col. 5) Equalized Valuations	(Col. 6) Assessed Valuations	(Col. 7) Equalized Valuations
Monterey Township	22,956.18	238,126,000	238,126,000	8,426,100	8,426,100	246,552,100	246,552,100
Otsego City	1,339.98	188,347,500	188,347,500	4,356,600	4,356,600	192,704,100	192,704,100
Otsego Township	21,679.79	407,347,569	407,347,569	16,218,300	16,218,300	423,565,869	423,565,869
Overisel Township	22,863.61	338,698,500	338,698,500	94,504,200	94,504,200	433,202,700	433,202,700
Plainwell City	1,359.49	183,029,200	183,029,200	7,269,900	7,269,900	190,299,100	190,299,100
Salem Township	23,066.43	460,962,600	460,962,600	36,397,100	36,397,100	497,359,700	497,359,700
Saugatuck City	1,615.94	450,398,500	450,398,500	3,339,200	3,339,200	453,737,700	453,737,700
Saugatuck Township	18,870.57	906,757,800	906,757,800	10,937,200	10,937,200	917,695,000	917,695,000
South Haven City	26.50	9,622,500	9,622,500	0	0	9,622,500	9,622,500
Trowbridge Township	22,931.14	218,986,900	218,986,900	9,752,800	9,752,800	228,739,700	228,739,700
Valley Township	23,048.06	200,182,500	200,182,500	2,866,200	2,866,200	203,048,700	203,048,700
Village Of Douglas City	2,351.51	429,388,400	429,388,400	3,705,101	3,705,101	433,093,501	433,093,501
Watson Township	23,069.75	187,861,800	187,861,800	4,811,300	4,811,300	192,673,100	192,673,100
Wayland City	1,939.81	216,714,800	216,714,800	18,067,100	18,067,100	234,781,900	234,781,900
Wayland Township	21,405.68	325,471,500	325,471,500	19,777,500	19,777,500	345,249,000	345,249,000
<b>Totals for County</b>	545,062.40	12,561,814,890	12,561,814,890	543,483,001	543,483,001	13,105,297,891	13,105,297,891

**Equalized Valuations - REAL**

Allegan COUNTY

The instructions for completing this form are on the reverse side of page 3.

Statement of acreage and valuation in the year 2026 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Real Property Equalized by County Board of Commissioners						
	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
Allegan City		46,790,400	58,370,200	151,159,500			256,320,100
Allegan Township	53,528,200	20,471,100	7,710,500	300,092,800			381,802,600
Casco Township	63,260,900	17,433,700	514,400	651,950,922			733,159,922
Cheshire Township	37,731,000	4,153,400	5,231,300	148,064,200			195,179,900
Clyde Township	9,269,500	578,300	61,000	170,785,700			180,694,500
Dorr Township	92,017,100	48,307,000	21,948,800	491,059,100			653,332,000
Fennville City		9,514,000	5,605,200	40,802,816			55,922,016
Fillmore Township	148,975,000	50,823,000	1,837,000	173,891,783			375,526,783
Ganges Township	52,906,200	15,870,600	2,822,500	526,612,300			598,211,600
Gun Plain Township	50,550,100	27,657,900	30,876,500	358,353,200			467,437,700
Heath Township	26,742,000	14,114,700	16,270,200	258,096,100			315,223,000
Holland City	3,828,200	222,649,000	269,215,400	377,141,000		939,100	873,772,700
Hopkins Township	128,038,200	10,103,000	1,271,500	134,472,400		2,248,300	276,133,400
Laketown Township	20,436,800	16,496,100	1,338,300	964,480,500			1,002,751,700
Lee Township	11,178,600	6,595,200	1,423,100	196,125,700			215,322,600
Leighton Township	86,690,100	33,644,600	37,014,300	532,204,200			689,553,200
Manlius Township	31,973,500	3,058,600	3,102,300	236,289,500			274,423,900
Martin Township	119,968,200	11,403,200	4,161,200	119,618,600			255,151,200
<b>Totals for County</b>							

**Equalized Valuations - REAL**

Allegan COUNTY

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Statement of acreage and valuation in the year 2026 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Real Property Equalized by County Board of Commissioners						
	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
Monterey Township	71,738,800	8,486,600	1,825,500	156,075,100			238,126,000
Otsego City		18,118,700	20,021,000	150,207,800			188,347,500
Otsego Township	46,670,800	54,318,069	2,916,100	303,442,600			407,347,569
Overisel Township	133,335,100	6,697,700	3,515,200	195,150,500			338,698,500
Plainwell City	748,600	31,243,400	17,910,700	133,126,500			183,029,200
Salem Township	77,211,900	14,050,200	4,064,900	365,635,600			460,962,600
Saugatuck City		64,680,800		385,717,700			450,398,500
Saugatuck Township	18,605,600	49,839,100	294,000	838,019,100			906,757,800
South Haven City				9,622,500			9,622,500
Trowbridge Township	60,866,600	8,310,500	858,900	148,950,900			218,986,900
Valley Township	3,136,900	3,054,000	3,945,900	190,045,700			200,182,500
Village Of Douglas City		42,889,100	1,655,200	384,844,100			429,388,400
Watson Township	44,419,300	13,252,400	1,293,200	128,896,900			187,861,800
Wayland City		61,628,500	11,089,100	143,997,200			216,714,800
Wayland Township	52,597,200	13,806,000	3,191,700	255,876,600			325,471,500
<b>Totals for County</b>	1,446,424,400	950,038,869	541,355,100	9,620,809,121	0	3,187,400	12,561,814,890

**Assessed Valuations - REAL**

Allegan COUNTY

The instructions for completing this form are on the reverse side of page 3.

Statement of acreage and valuation in the year 2026 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Real Property Assessed Valuations Approved by Boards of Review						
	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
Allegan City		46,790,400	58,370,200	151,159,500			256,320,100
Allegan Township	53,528,200	20,471,100	7,710,500	300,092,800			381,802,600
Casco Township	63,260,900	17,433,700	514,400	651,950,922			733,159,922
Cheshire Township	37,731,000	4,153,400	5,231,300	148,064,200			195,179,900
Clyde Township	9,269,500	578,300	61,000	170,785,700			180,694,500
Dorr Township	92,017,100	48,307,000	21,948,800	491,059,100			653,332,000
Fennville City		9,514,000	5,605,200	40,802,816			55,922,016
Fillmore Township	148,975,000	50,823,000	1,837,000	173,891,783			375,526,783
Ganges Township	52,906,200	15,870,600	2,822,500	526,612,300			598,211,600
Gun Plain Township	50,550,100	27,657,900	30,876,500	358,353,200			467,437,700
Heath Township	26,742,000	14,114,700	16,270,200	258,096,100			315,223,000
Holland City	3,828,200	222,649,000	269,215,400	377,141,000		939,100	873,772,700
Hopkins Township	128,038,200	10,103,000	1,271,500	134,472,400		2,248,300	276,133,400
Laketown Township	20,436,800	16,496,100	1,338,300	964,480,500			1,002,751,700
Lee Township	11,178,600	6,595,200	1,423,100	196,125,700			215,322,600
Leighton Township	86,690,100	33,644,600	37,014,300	532,204,200			689,553,200
Manlius Township	31,973,500	3,058,600	3,102,300	236,289,500			274,423,900
Martin Township	119,968,200	11,403,200	4,161,200	119,618,600			255,151,200
<b>Totals for County</b>							

**Assessed Valuations - REAL**

Allegan COUNTY

The instructions for completing this form are on the reverse side of page 3.

Statement of acreage and valuation in the year 2026 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Real Property Assessed Valuations Approved by Boards of Review						
	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
Monterey Township	71,738,800	8,486,600	1,825,500	156,075,100			238,126,000
Otsego City		18,118,700	20,021,000	150,207,800			188,347,500
Otsego Township	46,670,800	54,318,069	2,916,100	303,442,600			407,347,569
Overisel Township	133,335,100	6,697,700	3,515,200	195,150,500			338,698,500
Plainwell City	748,600	31,243,400	17,910,700	133,126,500			183,029,200
Salem Township	77,211,900	14,050,200	4,064,900	365,635,600			460,962,600
Saugatuck City		64,680,800		385,717,700			450,398,500
Saugatuck Township	18,605,600	49,839,100	294,000	838,019,100			906,757,800
South Haven City				9,622,500			9,622,500
Trowbridge Township	60,866,600	8,310,500	858,900	148,950,900			218,986,900
Valley Township	3,136,900	3,054,000	3,945,900	190,045,700			200,182,500
Village Of Douglas City		42,889,100	1,655,200	384,844,100			429,388,400
Watson Township	44,419,300	13,252,400	1,293,200	128,896,900			187,861,800
Wayland City		61,628,500	11,089,100	143,997,200			216,714,800
Wayland Township	52,597,200	13,806,000	3,191,700	255,876,600			325,471,500
<b>Totals for County</b>	1,446,424,400	950,038,869	541,355,100	9,620,809,121	0	3,187,400	12,561,814,890

**OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF \_\_\_\_\_ COUNTY**

WE HEREBY CERTIFY that section one column one is a true statement of the number of acres of land in each township and city in \_\_\_\_\_ County.

WE FURTHER CERTIFY that section one is a true statement of the value of real property and of the personal property in each township and city in \_\_\_\_\_ County in the year \_\_\_\_\_ as assessed and of the valuation of the real property and personal property in each township and city in said county as equalized by the Board of County Commissioners of said county.

WE FURTHER CERTIFY that section two is a true statement of the equalized valuations of real property classifications in each township and city in \_\_\_\_\_ County in the year \_\_\_\_\_ as determined by the Board of County Commissioners of said county.

WE FURTHER CERTIFY that section three is a true statement of the assessed valuations, approved by the Board of Review, of real property classifications in each township and city in \_\_\_\_\_ County in the year \_\_\_\_\_ as determined by the Board of County Commissioners of said county.

WE FURTHER CERTIFY that said statement does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1963; P.A. 198 of 1974; P.A. 255 of 1978; P.A. 385 of 1984; P.A. 224 of 1985; P.A. 147 of 1992 or Section 5 of Article IX of the Constitution of the State of Michigan.

These certifications are made on the \_\_\_\_\_ day of April \_\_\_\_\_, at a meeting of said board held pursuant to the provisions of MCL 209.1 - 209.8.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Chairperson of Board of Commissioners                      Equalization Director                      Clerk of Board of Commissioners

**INSTRUCTIONS FOR COMPLETING THE 608 (L-4024) ASSESSED AND EQUALIZED VALUATIONS WORKSHEET**

This form is due on or before the first Monday in May to the State Tax Commission (STC) (MCL 209.5 (2)) by attaching a signed L-4024 into the Michigan Equalization Gateway (MEG) filing cabinet and submitting the L-4024 form in the MEG county portal by following the instructions below.

The MEG system will autogenerate the L-4023 following the successful save and submission of all local units L-4018 and L-4022AV forms by the county and the acceptance of those forms by Property Services Divisions (PSD) staff. MEG will auto-generate the L-4024 form upon the successful save and submission of the L-4023 form by the county and the acceptance of the L-4023 form by PSD staff. All data on the L-4024 is populated from the previously submitted L-4023, except for the number of acres. Counties must manually enter the assessable acreage for each local unit.

The county must review, in the MEG county portal the L-4024 valuation data for each local unit as well as the county totals. The county shall verify the valuation and acreage data in the MEG county portal then save the L-4024 in the L-4024 form module thereby creating an L-4024 PDF rendering. The county shall print this PDF rendering and present it to your County Board of Commissioners for signing during their equalization session.

MCL 209.5 requires the Equalization Director and the Chairperson and Clerk of the County Board of Commissioners to sign the L-4024. After signing, scan and upload the signed form to the filing cabinet in the MEG county portal. After the paper copy of the L-4024 has been signed, scanned and uploaded to the filing cabinet in MEG, submit the L-4024 in the MEG county portal. Once submitted, the L-4024 report will be locked in MEG. To make subsequent changes please contact the Property Services Division at equalization@michigan.gov.