

The Special Population for this Report is 'Ad Valorem Parcels'
 Unit(s): REYNOLDS TWP 1170, VILLAGE OF HOWARD CITY 47

<<<< Current Assessed Values >>>>

Totals for School District: 59080 TRI COUNTY AREA SCHOOLS		2024 Asmt		2025 Asmt		B.O.R	Loss	+/- Adj.	New	Additions	Losses	%Change
Property Class		Count	2024 Asmt	2025 Asmt								
Agricultural		51	7,161,700	6,858,600	6,858,600	21,200	-473,500	191,600	191,600	13,538	-4.23	
Commercial		170	22,733,200	26,127,600	26,127,600	173,400	2,994,100	573,700	264,330	0	14.93	
Industrial		20	1,655,300	1,988,500	1,988,500	0	333,200	0	0	0	20.13	
Residential		2622	213,126,700	233,303,100	232,974,000	1,616,421	17,121,213	4,342,508	3,178,347	405,330	9.31	
Com. Personal		170	4,143,000	4,305,500	4,305,500	163,800	0	326,300	518,100	100,200	3.92	
Ind. Personal		6	3,388,200	2,672,300	2,672,300	715,900	0	0	858,300	1,433,200	-21.13	
Util. Personal		8	8,539,400	9,865,700	8,485,100	159,100	0	104,800	366,300	90,700	-0.64	
Exempt		188	0	0	0	0	0	0	0	0	0.00	
All: 59080		3235	260,747,500	285,121,300	283,411,600	2,849,821	19,975,013	5,538,908	5,376,977	2,042,968	8.69	
Totals for Property Class: Agricultural By School District												
School District		Count	2024 Asmt	2025 Asmt	B.O.R	Loss	+/- Adj.	New	Additions	Losses	%Change	
59080		51	7,161,700	6,858,600	6,858,600	21,200	-473,500	191,600	191,600	13,538	-4.23	
All: Agricultural		51	7,161,700	6,858,600	6,858,600	21,200	-473,500	191,600	191,600	13,538	-4.23	
Totals for Property Class: Commercial By School District												
School District		Count	2024 Asmt	2025 Asmt	B.O.R	Loss	+/- Adj.	New	Additions	Losses	%Change	
59080		170	22,733,200	26,127,600	26,127,600	173,400	2,994,100	573,700	264,330	0	14.93	
All: Commercial		170	22,733,200	26,127,600	26,127,600	173,400	2,994,100	573,700	264,330	0	14.93	
Totals for Property Class: Industrial By School District												
School District		Count	2024 Asmt	2025 Asmt	B.O.R	Loss	+/- Adj.	New	Additions	Losses	%Change	
59080		20	1,655,300	1,988,500	1,988,500	0	333,200	0	0	0	20.13	
All: Industrial		20	1,655,300	1,988,500	1,988,500	0	333,200	0	0	0	20.13	
Totals for Property Class: Residential By School District												
School District		Count	2024 Asmt	2025 Asmt	B.O.R	Loss	+/- Adj.	New	Additions	Losses	%Change	
59080		2622	213,126,700	233,303,100	232,974,000	1,616,421	17,121,213	4,342,508	3,178,347	405,330	9.31	
All: Residential		2622	213,126,700	233,303,100	232,974,000	1,616,421	17,121,213	4,342,508	3,178,347	405,330	9.31	
Totals for Property Class: Com. Personal By School District												
School District		Count	2024 Asmt	2025 Asmt	B.O.R	Loss	+/- Adj.	New	Additions	Losses	%Change	
59080		170	4,143,000	4,305,500	4,305,500	163,800	0	326,300	518,100	100,200	3.92	
All: Com. Personal		170	4,143,000	4,305,500	4,305,500	163,800	0	326,300	518,100	100,200	3.92	
Totals for Property Class: Ind. Personal By School District												
School District		Count	2024 Asmt	2025 Asmt	B.O.R	Loss	+/- Adj.	New	Additions	Losses	%Change	
59080		6	3,388,200	2,672,300	2,672,300	715,900	0	0	858,300	1,433,200	-21.13	
All: Ind. Personal		6	3,388,200	2,672,300	2,672,300	715,900	0	0	858,300	1,433,200	-21.13	
Totals for Property Class: Util. Personal By School District												
School District		Count	2024 Asmt	2025 Asmt	B.O.R	Loss	+/- Adj.	New	Additions	Losses	%Change	
59080		8	8,539,400	9,865,700	8,485,100	159,100	0	104,800	366,300	90,700	-0.64	
All: Util. Personal		8	8,539,400	9,865,700	8,485,100	159,100	0	104,800	366,300	90,700	-0.64	
Totals for Property Class: Exempt By School District												
School District		Count	2024 Asmt	2025 Asmt	B.O.R	Loss	+/- Adj.	New	Additions	Losses	%Change	
59080		188	0	0	0	0	0	0	0	0	0.00	
All: Exempt		188	0	0	0	0	0	0	0	0	0.00	
Totals												
Real		2,863	244,676,900	268,277,800	267,948,700	1,811,021	19,975,013	5,107,808	3,634,277	418,868	9.51	
Personal		184	16,070,600	16,843,500	15,462,900	1,038,800	0	431,100	1,742,700	1,624,100	-3.78	
Real & Personal		3,047	260,747,500	285,121,300	283,411,600	2,849,821	19,975,013	5,538,908	5,376,977	2,042,968	8.69	
Exempt		188	0	0	0	0	0	0	0	0	0.00	

Totals for School District: 59080 TRI COUNTY AREA SCHOOLS

The Special Population for this Report is 'Ad Valorem Parcels'
Unit(s): REYNOLDS TWP 1170, VILLAGE OF HOWARD CITY 47
<<<<< PRE/MBT Percentage Times S.E.V. >>>>>

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Unit(s): REYNOLDS TWP 1170, VILLAGE OF HOWARD CITY 47

<<<< DDA/LDFA Totals - CFT/IFT/REHAB Totals >>>>

***** DDA/LDFA Totals *****

	Count	Base Value	Current Assessed	Current Taxable	Current Captured	Final Assessed	Final Taxable	Final Captured
DDA/LDFA	251	4,638,880	25,301,400	20,385,572	15,517,997	23,277,100	20,529,320	15,670,371

<<<< Top 20 Statistics >>>>

***** Top 20 S.E.V.s *****

047-435-021-30	ARC WWHWCM1001 LLC	\$ 9,191,700
047-900-004-00	WOLVERINE WORLDWIDE	\$ 2,625,700
047-925-004-00	RADIAN GENERATION	\$ 2,470,900
017-900-016-00	CONSUMERS ENERGY	\$ 2,349,200
017-900-052-00	MICHIGAN CONSOLIDATED GAS CO	\$ 1,549,400
047-900-001-00	CONSUMERS ENERGY	\$ 1,529,700
017-900-001-00	GREAT LAKES ENERGY	\$ 1,220,800
047-435-013-21	BSREP II MH C LLC	\$ 1,035,800
047-255-002-00	LCL PARTNERS	\$ 886,000
017-900-002-00	ANR PIPELINE COMPANY	\$ 862,100
017-009-017-01	BAKER BRUCE H TRUST	\$ 796,300
047-900-005-00	MICHIGAN CONSOLIDATED GAS CO	\$ 784,800
017-010-711-44	SCHARICH RICK L & VANESSA C	\$ 784,400
017-014-013-10	EXIT 76 AUTO TRUCK PLAZA INC	\$ 556,200
017-012-011-00	WINGET WILLIAM J & MARIA S	\$ 514,700
017-022-027-01	STONE MILL PROPERTIES LLC	\$ 484,100
017-023-068-00	ALLEGIANT PROPERTIES LLC	\$ 481,800
017-018-001-05	MOOSE TREE COMPANY LLC	\$ 466,900
017-022-001-00	WOOD & WATER BUILDERS LLC	\$ 452,800
047-435-062-00	LJJM COLE HOLDINGS LLC	\$ 443,700

***** Top 20 Taxable Values *****

047-435-021-30	ARC WWHWCM1001 LLC	\$ 7,506,049
047-900-004-00	WOLVERINE WORLDWIDE	\$ 2,625,700
047-925-004-00	RADIAN GENERATION	\$ 2,470,900
017-900-016-00	CONSUMERS ENERGY	\$ 2,349,200
017-900-052-00	MICHIGAN CONSOLIDATED GAS CO	\$ 1,549,400
047-900-001-00	CONSUMERS ENERGY	\$ 1,529,700
017-900-001-00	GREAT LAKES ENERGY	\$ 1,220,800
047-435-013-21	BSREP II MH C LLC	\$ 1,035,800
017-900-002-00	ANR PIPELINE COMPANY	\$ 862,100
047-900-005-00	MICHIGAN CONSOLIDATED GAS CO	\$ 784,800
047-255-002-00	LCL PARTNERS	\$ 750,433
017-014-013-10	EXIT 76 AUTO TRUCK PLAZA INC	\$ 500,554
017-022-027-01	STONE MILL PROPERTIES LLC	\$ 432,916
017-010-711-44	SCHARICH RICK L & VANESSA C	\$ 414,417
017-023-068-00	ALLEGIANT PROPERTIES LLC	\$ 406,071
017-022-001-00	WOOD & WATER BUILDERS LLC	\$ 402,449
017-009-017-01	BAKER BRUCE H TRUST	\$ 387,388
047-270-001-00	SHAW LANE APARTMENTS CO	\$ 382,549
017-014-015-24	MIDWEST V LLC	\$ 376,933
047-900-029-00	LEPPINKS INC	\$ 372,000

***** Top 20 Owners by Taxable Value *****

ARC WWHWCM1001 LLC	has 7,554,659 Taxable Value in 2 Parcel(s)
CONSUMERS ENERGY	has 3,895,607 Taxable Value in 6 Parcel(s)
WOLVERINE WORLDWIDE	has 2,625,700 Taxable Value in 1 Parcel(s)
RADIAN GENERATION	has 2,470,900 Taxable Value in 1 Parcel(s)
MICHIGAN CONSOLIDATED GAS CO	has 2,334,200 Taxable Value in 2 Parcel(s)
GREAT LAKES ENERGY	has 1,220,800 Taxable Value in 1 Parcel(s)
BSREP II MH C LLC	has 1,088,201 Taxable Value in 6 Parcel(s)
ANR PIPELINE COMPANY	has 1,045,805 Taxable Value in 6 Parcel(s)
LCL PARTNERS	has 756,859 Taxable Value in 2 Parcel(s)
MOOSE TREE COMPANY LLC	has 658,500 Taxable Value in 18 Parcel(s)
EXIT 76 AUTO TRUCK PLAZA INC	has 563,427 Taxable Value in 4 Parcel(s)
LJJM COLE HOLDINGS LLC	has 540,087 Taxable Value in 4 Parcel(s)
SCHARICH RICK L & VANESSA C	has 485,784 Taxable Value in 8 Parcel(s)

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Unit(s): REYNOLDS TWP 1170, VILLAGE OF HOWARD CITY 47

<<<< Top 20 Statistics >>>>

TAMARACK COMMERCIAL INVESTMENTS LLC	has	439,554	Taxable Value in 3 Parcel(s)
STONE MILL PROPERTIES LLC	has	432,916	Taxable Value in 2 Parcel(s)
POWELL'S LAND DEVELOPMENT LLC	has	414,972	Taxable Value in 12 Parcel(s)
LEROY E & VICKY J PAULEN TRUST	has	414,213	Taxable Value in 8 Parcel(s)
SELF STORAGE NETWORK LLC	has	410,730	Taxable Value in 2 Parcel(s)
ALLEGIANT PROPERTIES LLC	has	406,071	Taxable Value in 1 Parcel(s)
WOOD & WATER BUILDERS LLC	has	402,449	Taxable Value in 1 Parcel(s)

***** Top 20 Owners by S.E.V. Value *****

ARC WWHWCM1001 LLC	has	9,241,900	S.E.V. Value in 2 Parcel(s)
CONSUMERS ENERGY	has	3,933,900	S.E.V. Value in 6 Parcel(s)
WOLVERINE WORLDWIDE	has	2,625,700	S.E.V. Value in 1 Parcel(s)
RADIAN GENERATION	has	2,470,900	S.E.V. Value in 1 Parcel(s)
MICHIGAN CONSOLIDATED GAS CO	has	2,334,200	S.E.V. Value in 2 Parcel(s)
MOOSE TREE COMPANY LLC	has	1,423,200	S.E.V. Value in 18 Parcel(s)
GREAT LAKES ENERGY	has	1,220,800	S.E.V. Value in 1 Parcel(s)
ANR PIPELINE COMPANY	has	1,205,500	S.E.V. Value in 6 Parcel(s)
BSREP II MH C LLC	has	1,130,100	S.E.V. Value in 6 Parcel(s)
LEROY E & VICKY J PAULEN TRUST	has	990,700	S.E.V. Value in 8 Parcel(s)
SCHARICH RICK L & VANESSA C	has	902,400	S.E.V. Value in 8 Parcel(s)
LCL PARTNERS	has	895,000	S.E.V. Value in 2 Parcel(s)
BAKER BRUCE H TRUST	has	796,300	S.E.V. Value in 1 Parcel(s)
WINGET WILLIAM J & MARIA S	has	751,600	S.E.V. Value in 3 Parcel(s)
EXIT 76 AUTO TRUCK PLAZA INC	has	638,900	S.E.V. Value in 4 Parcel(s)
LJHM COLE HOLDINGS LLC	has	636,300	S.E.V. Value in 4 Parcel(s)
TAMARACK COMMERCIAL INVESTMENTS LLC	has	539,700	S.E.V. Value in 3 Parcel(s)
POWELL'S LAND DEVELOPMENT LLC	has	528,000	S.E.V. Value in 12 Parcel(s)
ALVERSON KATHLEEN	has	507,700	S.E.V. Value in 5 Parcel(s)
PAULEN ALEXANDER J TRUST	has	505,800	S.E.V. Value in 7 Parcel(s)

***** Top 20 Owners by Acreage *****

MOOSE TREE COMPANY LLC	has	1,322.93	Total Acres in 18 Parcel(s)
UNITED STATES OF AMERICA	has	1,189.56	Total Acres in 21 Parcel(s)
2023 SPLIT TO	has	694.24	Total Acres in 25 Parcel(s)
U S A MANISTEE NATIONAL	has	443.06	Total Acres in 11 Parcel(s)
LEROY E & VICKY J PAULEN TRUST	has	427.12	Total Acres in 8 Parcel(s)
TRI COUNTY AREA SCHOOLS	has	367.00	Total Acres in 12 Parcel(s)
MICH STATE HWY COMMISSION	has	310.10	Total Acres in 58 Parcel(s)
PAULEN ALEXANDER J TRUST	has	277.73	Total Acres in 7 Parcel(s)
2022 SPLIT TO	has	258.15	Total Acres in 13 Parcel(s)
WINGET WILLIAM J & MARIA S	has	227.21	Total Acres in 3 Parcel(s)
ALVERSON KATHLEEN	has	220.00	Total Acres in 5 Parcel(s)
KOHN DONALD J & MARIE	has	200.05	Total Acres in 2 Parcel(s)
SCHARICH RICK L & VANESSA C	has	176.86	Total Acres in 8 Parcel(s)
HAUENSTEIN R DAVID & NICOLE	has	176.63	Total Acres in 3 Parcel(s)
2025 SPLIT TO	has	161.65	Total Acres in 18 Parcel(s)
PRINCER DAVID J & MADONNA J	has	155.64	Total Acres in 2 Parcel(s)
CODY WILLIAM F & JUDITH M	has	155.33	Total Acres in 5 Parcel(s)
FISHER RONALD E & KATHLEEN J TRUST	has	154.43	Total Acres in 1 Parcel(s)
CAZIER DAWN M	has	153.20	Total Acres in 2 Parcel(s)
PETERSON STEPHEN & HASSAN MARIA	has	150.59	Total Acres in 1 Parcel(s)