

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

Totals for School District: 59080 TRI COUNTY AREA SCHOOLS

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Miscellaneous Totals/Statistics Report

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The Special Population for this Report is 'Ad Valorem Minus Veteran Ex.'

DB: 2025 County Board

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

<<<<< PRE/MBT Percentage Times S.E.V. >>>>>

Totals for School District: 59080 TRI COUNTY AREA SCHOOLS									
Property Class	Count	2024 ORIG	2024 ORIG	Final PRE	Final	W/O Winter	W/O Winter	2025 ORIG	2025 ORIG
		PRE	Non-PRE		Non-PRE	PRE	Non-PRE	PRE	Non-PRE
Agricultural	48	6,561,132	600,568	6,646,232	515,468	6,646,232	515,468	6,362,424	496,176
Commercial	3	30,300	22,702,900	57,262	22,675,938	57,262	22,675,938	69,138	26,058,462
Industrial	0	0	1,655,300	0	1,655,300	0	1,655,300	0	1,988,500
Residential	1924	183,048,883	29,914,217	183,849,883	29,053,917	183,335,483	29,568,317	198,477,688	34,325,612
Com. Personal	170	4,143,000	0	4,143,000	0	4,143,000	0	4,305,500	0
Ind. Personal	6	3,388,200	0	3,388,200	0	3,388,200	0	2,672,300	0
Util. Personal	0	0	8,539,400	0	8,539,400	0	8,539,400	0	8,485,100
Exempt	6	0	0	0	0	0	0	0	0
All: 59080	2,157	197,171,515	63,412,385	198,084,577	62,440,023	197,570,177	62,954,423	211,887,050	71,353,850

Totals for Property Class: Agricultural By School District									
School District	Count	2024 ORIG	2024 ORIG	Final PRE	Final	W/O Winter	W/O Winter	2025 ORIG	2025 ORIG
		PRE	Non-PRE		Non-PRE	PRE	Non-PRE	PRE	Non-PRE
59080	48	6,561,132	600,568	6,646,232	515,468	6,646,232	515,468	6,362,424	496,176
All: Agricultural	48	6,561,132	600,568	6,646,232	515,468	6,646,232	515,468	6,362,424	496,176

Totals for Property Class: Commercial By School District									
School District	Count	2024 ORIG	2024 ORIG	Final PRE	Final	W/O Winter	W/O Winter	2025 ORIG	2025 ORIG
		PRE	Non-PRE		Non-PRE	PRE	Non-PRE	PRE	Non-PRE
59080	3	30,300	22,702,900	57,262	22,675,938	57,262	22,675,938	69,138	26,058,462
All: Commercial	3	30,300	22,702,900	57,262	22,675,938	57,262	22,675,938	69,138	26,058,462

Totals for Property Class: Industrial By School District									
School District	Count	2024 ORIG	2024 ORIG	Final PRE	Final	W/O Winter	W/O Winter	2025 ORIG	2025 ORIG
		PRE	Non-PRE		Non-PRE	PRE	Non-PRE	PRE	Non-PRE
59080	0	0	1,655,300	0	1,655,300	0	1,655,300	0	1,988,500
All: Industrial	0	0	1,655,300	0	1,655,300	0	1,655,300	0	1,988,500

Totals for Property Class: Residential By School District									
School District	Count	2024 ORIG	2024 ORIG	Final PRE	Final	W/O Winter	W/O Winter	2025 ORIG	2025 ORIG
		PRE	Non-PRE		Non-PRE	PRE	Non-PRE	PRE	Non-PRE
59080	1924	183,048,883	29,914,217	183,849,883	29,053,917	183,335,483	29,568,317	198,477,688	34,325,612
All: Residential	1924	183,048,883	29,914,217	183,849,883	29,053,917	183,335,483	29,568,317	198,477,688	34,325,612

Totals for Property Class: Com. Personal By School District									
School District	Count	2024 ORIG	2024 ORIG	Final PRE	Final	W/O Winter	W/O Winter	2025 ORIG	2025 ORIG
		PRE	Non-PRE		Non-PRE	PRE	Non-PRE	PRE	Non-PRE
59080	170	4,143,000	0	4,143,000	0	4,143,000	0	4,305,500	0
All: Com. Personal	170	4,143,000	0	4,143,000	0	4,143,000	0	4,305,500	0

Totals for Property Class: Ind. Personal By School District									
School District	Count	2024 ORIG	2024 ORIG	Final PRE	Final	W/O Winter	W/O Winter	2025 ORIG	2025 ORIG
		PRE	Non-PRE		Non-PRE	PRE	Non-PRE	PRE	Non-PRE
59080	6	3,388,200	0	3,388,200	0	3,388,200	0	2,672,300	0
All: Ind. Personal	6	3,388,200	0	3,388,200	0	3,388,200	0	2,672,300	0

Totals for Property Class: Util. Personal By School District									
School District	Count	2024 ORIG	2024 ORIG	Final PRE	Final	W/O Winter	W/O Winter	2025 ORIG	2025 ORIG
		PRE	Non-PRE		Non-PRE	PRE	Non-PRE	PRE	Non-PRE
59080	0	0	8,539,400	0	8,539,400	0	8,539,400	0	8,485,100
All: Util. Personal	0	0	8,539,400	0	8,539,400	0	8,539,400	0	8,485,100

Totals for Property Class: Exempt By School District									
School District	Count	2024 ORIG	2024 ORIG	Final PRE	Final	W/O Winter	W/O Winter	2025 ORIG	2025 ORIG
		PRE	Non-PRE		Non-PRE	PRE	Non-PRE	PRE	Non-PRE
59080	6	0	0	0	0	0	0	0	0
All: Exempt	6	0	0	0	0	0	0	0	0

Totals	Count	2024 ORIG PRE	2024 ORIG Non-PRE	Final PRE	Final Non-PRE	W/O Winter PRE	W/O Winter Non-PRE	2025 ORIG PRE	2025 ORIG Non-PRE
Real	1,975	189,640,315	54,872,985	190,553,377	53,900,623	190,038,977	54,415,023	204,909,250	62,868,750
Personal	176	7,531,200	8,539,400	7,531,200	8,539,400	7,531,200	8,539,400	6,977,800	8,485,100
Real & Personal	2,151	197,171,515	63,412,385	198,084,577	62,440,023	197,570,177	62,954,423	211,887,050	71,353,850
Exempt	6	0	0	0	0	0	0	0	0

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The Special Population for this Report is 'Ad Valorem Minus Veteran Ex.'												DB: 2025 County Board	
Unit(s): REYNOLDS TWP 1170, VILLAGE OF HOWARD CITY 47													
<<<<< PRE/MBT Percentage Times Taxable >>>>>													
Totals for School District: 59080 TRI COUNTY AREA SCHOOLS													
Property Class		Count	2024 ORIG	2024 ORIG	Final PRE	Final	W/O Winter	W/O Winter	2025 ORIG	2025 ORIG			
			PRE	Non-PRE		Non-PRE	PRE	Non-PRE	PRE	Non-PRE			
Agricultural		48	3,081,183	252,706	3,022,440	212,843	3,022,440	212,843	3,293,755	287,668			
Commercial		3	10,309	20,886,037	35,536	20,860,810	35,536	20,860,810	64,309	21,883,386			
Industrial		0	0	1,400,075	0	1,400,075	0	1,400,075	0	1,443,469			
Residential		1924	116,678,023	19,143,743	117,250,938	18,321,054	116,765,143	18,806,849	123,379,212	21,919,533			
Com. Personal		170	4,143,000	0	4,143,000	0	4,143,000	0	4,305,500	0			
Ind. Personal		6	3,388,200	0	3,388,200	0	3,388,200	0	2,672,300	0			
Util. Personal		0	0	8,539,400	0	8,539,400	0	8,539,400	0	8,485,100			
Exempt		6	0	0	0	0	0	0	0	0			
All: 59080		2157	127,300,715	50,221,961	127,840,114	49,334,182	127,354,319	49,819,977	133,715,076	54,019,156			
Totals for Property Class: Agricultural By School District													
School District		Count	2024 ORIG	2024 ORIG	Final PRE	Final	W/O Winter	W/O Winter	2025 ORIG	2025 ORIG			
			PRE	Non-PRE		Non-PRE	PRE	Non-PRE	PRE	Non-PRE			
59080		48	3,081,183	252,706	3,022,440	212,843	3,022,440	212,843	3,293,755	287,668			
All: Agricultural		48	3,081,183	252,706	3,022,440	212,843	3,022,440	212,843	3,293,755	287,668			
Totals for Property Class: Commercial By School District													
School District		Count	2024 ORIG	2024 ORIG	Final PRE	Final	W/O Winter	W/O Winter	2025 ORIG	2025 ORIG			
			PRE	Non-PRE		Non-PRE	PRE	Non-PRE	PRE	Non-PRE			
59080		3	10,309	20,886,037	35,536	20,860,810	35,536	20,860,810	64,309	21,883,386			
All: Commercial		3	10,309	20,886,037	35,536	20,860,810	35,536	20,860,810	64,309	21,883,386			
Totals for Property Class: Industrial By School District													
School District		Count	2024 ORIG	2024 ORIG	Final PRE	Final	W/O Winter	W/O Winter	2025 ORIG	2025 ORIG			
			PRE	Non-PRE		Non-PRE	PRE	Non-PRE	PRE	Non-PRE			
59080		0	0	1,400,075	0	1,400,075	0	1,400,075	0	1,443,469			
All: Industrial		0	0	1,400,075	0	1,400,075	0	1,400,075	0	1,443,469			
Totals for Property Class: Residential By School District													
School District		Count	2024 ORIG	2024 ORIG	Final PRE	Final	W/O Winter	W/O Winter	2025 ORIG	2025 ORIG			
			PRE	Non-PRE		Non-PRE	PRE	Non-PRE	PRE	Non-PRE			
59080		1924	116,678,023	19,143,743	117,250,938	18,321,054	116,765,143	18,806,849	123,379,212	21,919,533			
All: Residential		1924	116,678,023	19,143,743	117,250,938	18,321,054	116,765,143	18,806,849	123,379,212	21,919,533			
Totals for Property Class: Com. Personal By School District													
School District		Count	2024 ORIG	2024 ORIG	Final PRE	Final	W/O Winter	W/O Winter	2025 ORIG	2025 ORIG			
			PRE	Non-PRE		Non-PRE	PRE	Non-PRE	PRE	Non-PRE			
59080		170	4,143,000	0	4,143,000	0	4,143,000	0	4,305,500	0			
All: Com. Personal		170	4,143,000	0	4,143,000	0	4,143,000	0	4,305,500	0			
Totals for Property Class: Ind. Personal By School District													
School District		Count	2024 ORIG	2024 ORIG	Final PRE	Final	W/O Winter	W/O Winter	2025 ORIG	2025 ORIG			
			PRE	Non-PRE		Non-PRE	PRE	Non-PRE	PRE	Non-PRE			
59080		6	3,388,200	0	3,388,200	0	3,388,200	0	2,672,300	0			
All: Ind. Personal		6	3,388,200	0	3,388,200	0	3,388,200	0	2,672,300	0			
Totals for Property Class: Util. Personal By School District													
School District		Count	2024 ORIG	2024 ORIG	Final PRE	Final	W/O Winter	W/O Winter	2025 ORIG	2025 ORIG			
			PRE	Non-PRE		Non-PRE	PRE	Non-PRE	PRE	Non-PRE			
59080		0	0	8,539,400	0	8,539,400	0	8,539,400	0	8,485,100			
All: Util. Personal		0	0	8,539,400	0	8,539,400	0	8,539,400	0	8,485,100			
Totals for Property Class: Exempt By School District													
School District		Count	2024 ORIG	2024 ORIG	Final PRE	Final	W/O Winter	W/O Winter	2025 ORIG	2025 ORIG			
			PRE	Non-PRE		Non-PRE	PRE	Non-PRE	PRE	Non-PRE			
59080		6	0	0	0	0	0	0	0	0			
All: Exempt		6	0	0	0	0	0	0	0	0			

Totals	Count	2024 ORIG PRE	2024 ORIG Non-PRE	Final PRE	Final Non-PRE	W/O Winter PRE	W/O Winter Non-PRE	2025 ORIG PRE	2025 ORIG Non-PRE
Real	1,975	119,769,515	41,682,561	120,308,914	40,794,782	119,823,119	41,280,577	126,737,276	45,534,056
Personal	176	7,531,200	8,539,400	7,531,200	8,539,400	7,531,200	8,539,400	6,977,800	8,485,100
Real & Personal	2,151	127,300,715	50,221,961	127,840,114	49,334,182	127,354,319	49,819,977	133,715,076	54,019,156
Exempt	6	0	0	0	0	0	0	0	0

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

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

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Miscellaneous Totals/Statistics Report

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The Special Population for this Report is 'Ad Valorem Minus Veteran Ex.'

DB: 2025 County Board

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

<<<< Top 20 Statistics >>>>

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

047-435-021-30	ARC WWWHCMI001 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 WWWHCMI001 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 WWWHCMI001 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)

The Special Population for this Report is 'Ad Valorem Minus Veteran Ex.'
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)
ALLEGIAN T 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 WWWCM1001 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)
LJJM 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)