

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

Unit(s): VILLAGE OF HOWARD CITY 77, 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	6	675,600	636,500	636,500		0	-39,100	0	0	0	0	-5.79
Commercial	114	17,946,300	20,449,000	20,449,000		173,400	2,319,800	356,300	116,400		0	13.95
Industrial	10	1,022,500	1,275,500	1,275,500		0	253,000	0	0	0	0	24.74
Residential	619	45,285,900	50,799,800	50,687,400		138,400	5,102,600	437,300	310,439		0	11.93
Com. Personal	110	3,296,600	3,446,300	3,446,300		79,200	0	228,900	314,400	314,400	64,900	4.54
Ind. Personal	4	3,388,200	2,672,300	2,672,300		715,900	0	0	0	858,300	1,433,200	-21.13
Util. Personal	2	2,399,800	2,314,500	2,314,500		85,300	0	0	0	48,300	28,300	-3.55
Exempt	52	0	0	0		0	0	0	0	0	0	0.00
All: 59080	917	74,014,900	81,593,900	81,481,500		1,192,200	7,636,300	1,022,500	1,647,839	1,647,839	1,526,400	10.09
Totals for Property Class: Agricultural By School District		2024 Asmt		2025 Asmt		B.O.R.	Loss	+/- Adj.	New	Additions	Losses	%Change
School District	Count	2024 Asmt	2025 Asmt									
59080	6	675,600	636,500	636,500		0	-39,100	0	0	0	0	-5.79
All: Agricultural	6	675,600	636,500	636,500		0	-39,100	0	0	0	0	-5.79
Totals for Property Class: Commercial By School District		2024 Asmt		2025 Asmt		B.O.R.	Loss	+/- Adj.	New	Additions	Losses	%Change
School District	Count	2024 Asmt	2025 Asmt									
59080	114	17,946,300	20,449,000	20,449,000		173,400	2,319,800	356,300	116,400	116,400	0	13.95
All: Commercial	114	17,946,300	20,449,000	20,449,000		173,400	2,319,800	356,300	116,400	116,400	0	13.95
Totals for Property Class: Industrial By School District		2024 Asmt		2025 Asmt		B.O.R.	Loss	+/- Adj.	New	Additions	Losses	%Change
School District	Count	2024 Asmt	2025 Asmt									
59080	10	1,022,500	1,275,500	1,275,500		0	253,000	0	0	0	0	24.74
All: Industrial	10	1,022,500	1,275,500	1,275,500		0	253,000	0	0	0	0	24.74
Totals for Property Class: Residential By School District		2024 Asmt		2025 Asmt		B.O.R.	Loss	+/- Adj.	New	Additions	Losses	%Change
School District	Count	2024 Asmt	2025 Asmt									
59080	619	45,285,900	50,799,800	50,687,400		138,400	5,102,600	437,300	310,439	310,439	0	11.93
All: Residential	619	45,285,900	50,799,800	50,687,400		138,400	5,102,600	437,300	310,439	310,439	0	11.93
Totals for Property Class: Com. Personal By School District		2024 Asmt		2025 Asmt		B.O.R.	Loss	+/- Adj.	New	Additions	Losses	%Change
School District	Count	2024 Asmt	2025 Asmt									
59080	110	3,296,600	3,446,300	3,446,300		79,200	0	228,900	314,400	314,400	64,900	4.54
All: Com. Personal	110	3,296,600	3,446,300	3,446,300		79,200	0	228,900	314,400	314,400	64,900	4.54
Totals for Property Class: Ind. Personal By School District		2024 Asmt		2025 Asmt		B.O.R.	Loss	+/- Adj.	New	Additions	Losses	%Change
School District	Count	2024 Asmt	2025 Asmt									
59080	4	3,388,200	2,672,300	2,672,300		715,900	0	0	0	858,300	1,433,200	-21.13
All: Ind. Personal	4	3,388,200	2,672,300	2,672,300		715,900	0	0	0	858,300	1,433,200	-21.13
Totals for Property Class: Util. Personal By School District		2024 Asmt		2025 Asmt		B.O.R.	Loss	+/- Adj.	New	Additions	Losses	%Change
School District	Count	2024 Asmt	2025 Asmt									
59080	2	2,399,800	2,314,500	2,314,500		85,300	0	0	0	48,300	28,300	-3.55
All: Util. Personal	2	2,399,800	2,314,500	2,314,500		85,300	0	0	0	48,300	28,300	-3.55
Totals for Property Class: Exempt By School District		2024 Asmt		2025 Asmt		B.O.R.	Loss	+/- Adj.	New	Additions	Losses	%Change
School District	Count	2024 Asmt	2025 Asmt									
59080	52	0	0	0		0	0	0	0	0	0	0.00
All: Exempt	52	0	0	0		0	0	0	0	0	0	0.00
Totals		2024 Asmt		2025 Asmt		B.O.R.	Loss	+/- Adj.	New	Additions	Losses	%Change
Real	749	64,930,300	73,160,800	73,048,400		311,800	7,636,300	793,600	426,839	426,839	0	12.50
Personal	116	9,084,600	8,433,100	8,433,100		880,400	0	228,900	1,221,000	1,221,000	1,526,400	-7.17
Real & Personal	865	74,014,900	81,593,900	81,481,500		1,192,200	7,636,300	1,022,500	1,647,839	1,647,839	1,526,400	10.09
Exempt	52	0	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 Minus Veteran Ex.'

Unit(s): VILLAGE OF HOWARD CITY 77, VILLAGE OF HOWARD CITY 47

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

Totals for School District: 59080 TRI COUNTY AREA SCHOOLS		2024 ORIG		2024 ORIG		Final	PRE	Final	PRE	W/O Winter	W/O Winter	2025 ORIG	2025 ORIG
Property Class	Count	PRE	Non-PRE	PRE	Non-PRE					PRE	Non-PRE	PRE	Non-PRE
Agricultural	6	653,232	22,368	653,232	22,368					653,232	22,368	615,824	20,676
Commercial	1	0	17,946,300	26,962	17,919,338					26,962	17,919,338	30,838	20,418,162
Industrial	0	0	1,022,500	0	1,022,500					0	1,022,500	0	1,275,500
Residential	478	38,301,100	6,984,800	38,549,200	6,736,700					38,301,100	6,984,800	42,521,400	8,166,000
Com. Personal	110	3,296,600	0	3,296,600	0					3,296,600	0	3,446,300	0
Ind. Personal	4	3,388,200	0	3,388,200	0					3,388,200	0	2,672,300	0
Util. Personal	0	0	2,399,800	0	2,399,800					0	2,399,800	0	2,314,500
Exempt	3	0	0	0	0					0	0	0	0
All: 59080	602	45,639,132	28,375,768	45,914,194	28,100,706					45,666,094	28,348,806	49,286,662	32,194,838

Totals for Property Class: Agricultural By School District

School District: Agricultural		2024 ORIG		2024 ORIG		Final	PRE	Final	PRE	W/O Winter	W/O Winter	2025 ORIG	2025 ORIG
School District	Count	PRE	Non-PRE	PRE	Non-PRE					PRE	Non-PRE	PRE	Non-PRE
59080	6	653,232	22,368	653,232	22,368					653,232	22,368	615,824	20,676
All: Agricultural	6	653,232	22,368	653,232	22,368					653,232	22,368	615,824	20,676

Totals for Property Class: Commercial By School District

School District: Commercial		2024 ORIG		2024 ORIG		Final	PRE	Final	PRE	W/O Winter	W/O Winter	2025 ORIG	2025 ORIG
School District	Count	PRE	Non-PRE	PRE	Non-PRE					PRE	Non-PRE	PRE	Non-PRE
59080	1	0	17,946,300	26,962	17,919,338					26,962	17,919,338	30,838	20,418,162
All: Commercial	1	0	17,946,300	26,962	17,919,338					26,962	17,919,338	30,838	20,418,162

Totals for Property Class: Industrial By School District

School District: Industrial		2024 ORIG		2024 ORIG		Final	PRE	Final	PRE	W/O Winter	W/O Winter	2025 ORIG	2025 ORIG
School District	Count	PRE	Non-PRE	PRE	Non-PRE					PRE	Non-PRE	PRE	Non-PRE
59080	0	0	1,022,500	0	1,022,500					0	1,022,500	0	1,275,500
All: Industrial	0	0	1,022,500	0	1,022,500					0	1,022,500	0	1,275,500

Totals for Property Class: Residential By School District

School District: Residential		2024 ORIG		2024 ORIG		Final	PRE	Final	PRE	W/O Winter	W/O Winter	2025 ORIG	2025 ORIG
School District	Count	PRE	Non-PRE	PRE	Non-PRE					PRE	Non-PRE	PRE	Non-PRE
59080	478	38,301,100	6,984,800	38,549,200	6,736,700					38,301,100	6,984,800	42,521,400	8,166,000
All: Residential	478	38,301,100	6,984,800	38,549,200	6,736,700					38,301,100	6,984,800	42,521,400	8,166,000

Totals for Property Class: Com. Personal By School District

School District: Com. Personal		2024 ORIG		2024 ORIG		Final	PRE	Final	PRE	W/O Winter	W/O Winter	2025 ORIG	2025 ORIG
School District	Count	PRE	Non-PRE	PRE	Non-PRE					PRE	Non-PRE	PRE	Non-PRE
59080	110	3,296,600	0	3,296,600	0					3,296,600	0	3,446,300	0
All: Com. Personal	110	3,296,600	0	3,296,600	0					3,296,600	0	3,446,300	0

Totals for Property Class: Ind. Personal By School District

School District: Ind. Personal		2024 ORIG		2024 ORIG		Final	PRE	Final	PRE	W/O Winter	W/O Winter	2025 ORIG	2025 ORIG
School District	Count	PRE	Non-PRE	PRE	Non-PRE					PRE	Non-PRE	PRE	Non-PRE
59080	4	3,388,200	0	3,388,200	0					3,388,200	0	2,672,300	0
All: Ind. Personal	4	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: Util. Personal		2024 ORIG		2024 ORIG		Final	PRE	Final	PRE	W/O Winter	W/O Winter	2025 ORIG	2025 ORIG
School District	Count	PRE	Non-PRE	PRE	Non-PRE					PRE	Non-PRE	PRE	Non-PRE
59080	0	0	2,399,800	0	2,399,800					0	2,399,800	0	2,314,500
All: Util. Personal	0	0	2,399,800	0	2,399,800					0	2,399,800	0	2,314,500

Totals for Property Class: Exempt By School District

School District: Exempt		2024 ORIG		2024 ORIG		Final	PRE	Final	PRE	W/O Winter	W/O Winter	2025 ORIG	2025 ORIG
School District	Count	PRE	Non-PRE	PRE	Non-PRE					PRE	Non-PRE	PRE	Non-PRE
59080	3	0	0	0	0					0	0	0	0
All: Exempt	3	0	0	0	0					0	0	0	0

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

Unit(s): VILLAGE OF HOWARD CITY 77, VILLAGE OF HOWARD CITY 47

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

The Special Population for this Report is 'Ad Valorem Minus Veteran Ex.'
Unit(s): VILLAGE OF HOWARD CITY 77, VILLAGE OF HOWARD CITY 47

Unit(s): VILLAGE OF HOWARD CITY 77, VILLAGE OF HOWARD CITY 47

BRF /MBT Percentage Times Taxable

<<<< PRE/MBT Percentage Times Taxable >>>>

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Unit(s): VILLAGE OF HOWARD CITY 77, VILLAGE OF HOWARD CITY 47

<<<< PRE/MBT Percentage Times Taxable >>>>

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

Unit(s): VILLAGE OF HOWARD CITY 77, 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

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Unit(s): VILLAGE OF HOWARD CITY 77, VILLAGE OF HOWARD CITY 47

<<<< 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
047-900-001-00	CONSUMERS ENERGY	\$ 1,529,700
047-435-013-21	BSREP II MH C LLC	\$ 1,035,800
047-255-002-00	LCL PARTNERS	\$ 886,000
047-900-005-00	MICHIGAN CONSOLIDATED GAS CO	\$ 784,800
047-435-062-00	LJJM COLE HOLDINGS LLC	\$ 443,700
047-270-001-00	SHAW LANE APARTMENTS CO	\$ 393,600
047-900-029-00	LEPPINKS INC	\$ 372,000
777-002-004-42	HUNTEY VENTURES LLC	\$ 369,100
047-115-001-10	TAMARACK COMMERCIAL INVESTMENTS LLC	\$ 330,300
047-253-002-00	COMMUNITY FIRST FEDERAL CREDITUNION	\$ 311,400
047-435-021-21	FREEMAN BROS LLC	\$ 299,200
047-306-016-01	HECKMAN RANDAL	\$ 290,600
047-263-002-00	TAMARACK LAND LLC	\$ 280,000
047-254-001-10	INDEPENDENT BANK	\$ 266,600
047-434-001-00	HOWARD CITY FD LLC	\$ 259,200
047-285-011-00	LANSWORTHY ELWOOD JR	\$ 257,200
047-286-009-00	BOGARDUS JAMES L & JANICE S	\$ 256,100

***** 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
047-900-001-00	CONSUMERS ENERGY	\$ 1,529,700
047-435-013-21	BSREP II MH C LLC	\$ 1,035,800
047-900-005-00	MICHIGAN CONSOLIDATED GAS CO	\$ 784,800
047-255-002-00	LCL PARTNERS	\$ 750,433
047-270-001-00	SHAW LANE APARTMENTS CO	\$ 382,549
047-900-029-00	LEPPINKS INC	\$ 372,000
047-435-062-00	LJJM COLE HOLDINGS LLC	\$ 359,097
777-002-004-42	HUNTEY VENTURES LLC	\$ 316,451
047-253-002-00	COMMUNITY FIRST FEDERAL CREDITUNION	\$ 267,847
047-115-001-10	TAMARACK COMMERCIAL INVESTMENTS LLC	\$ 267,232
047-263-002-00	TAMARACK LAND LLC	\$ 253,729
047-435-021-21	FREEMAN BROS LLC	\$ 247,440
047-254-001-10	INDEPENDENT BANK	\$ 217,787
047-434-001-00	HOWARD CITY FD LLC	\$ 215,399
047-427-003-00	MERCANTILE BANK OF MICHIGAN	\$ 205,396
047-304-004-00	SCHOLL SHAWN & BARBRA	\$ 193,500
047-302-006-10	ALBAITIS ALEN W & JENNIFER J	\$ 188,600

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

ARC WWHWCM1001 LLC	has 7,554,659 Taxable Value in 2 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)
CONSUMERS ENERGY	has 1,538,082 Taxable Value in 3 Parcel(s)
BSREP II MH C LLC	has 1,071,930 Taxable Value in 5 Parcel(s)
MICHIGAN CONSOLIDATED GAS CO	has 784,800 Taxable Value in 1 Parcel(s)
LCL PARTNERS	has 756,859 Taxable Value in 2 Parcel(s)
LJJM COLE HOLDINGS LLC	has 540,087 Taxable Value in 4 Parcel(s)
TAMARACK COMMERCIAL INVESTMENTS LLC	has 439,554 Taxable Value in 3 Parcel(s)
SHAW LANE APARTMENTS CO	has 382,549 Taxable Value in 2 Parcel(s)
LEPPINKS INC	has 372,000 Taxable Value in 1 Parcel(s)
TAMARACK LAND LLC	has 337,652 Taxable Value in 2 Parcel(s)
HUNTEY VENTURES LLC	has 316,451 Taxable Value in 1 Parcel(s)

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

Unit(s): VILLAGE OF HOWARD CITY 77, VILLAGE OF HOWARD CITY 47

<<<< Top 20 Statistics >>>>

COMMUNITY FIRST FEDERAL CREDITUNION	has	267,847	Taxable Value in 1 Parcel(s)
MATTSONS INC	has	251,689	Taxable Value in 4 Parcel(s)
FREEMAN BROS LLC	has	247,440	Taxable Value in 1 Parcel(s)
HECKMAN RANDAL	has	238,581	Taxable Value in 7 Parcel(s)
INDEPENDENT BANK	has	217,787	Taxable Value in 1 Parcel(s)
HOWARD CITY FD LLC	has	215,399	Taxable Value in 1 Parcel(s)
MERCANTILE BANK OF MICHIGAN	has	205,396	Taxable Value in 1 Parcel(s)

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

ARC WWHCMI001 LLC	has	9,241,900	S.E.V. Value in 2 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)
CONSUMERS ENERGY	has	1,559,300	S.E.V. Value in 3 Parcel(s)
BSREP II MH C LLC	has	1,102,100	S.E.V. Value in 5 Parcel(s)
LCL PARTNERS	has	895,000	S.E.V. Value in 2 Parcel(s)
MICHIGAN CONSOLIDATED GAS CO	has	784,800	S.E.V. Value in 1 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)
SHAW LANE APARTMENTS CO	has	393,600	S.E.V. Value in 2 Parcel(s)
HECKMAN RANDAL	has	389,100	S.E.V. Value in 7 Parcel(s)
RAVELL GEORGE H TRUST	has	386,700	S.E.V. Value in 6 Parcel(s)
LEROY E & VICKY J PAULEN TRUST	has	383,300	S.E.V. Value in 4 Parcel(s)
LEPPINKS INC	has	372,000	S.E.V. Value in 1 Parcel(s)
HUNTEY VENTURES LLC	has	369,100	S.E.V. Value in 1 Parcel(s)
TAMARACK LAND LLC	has	368,900	S.E.V. Value in 2 Parcel(s)
REHFUS LAVONNE E	has	354,900	S.E.V. Value in 4 Parcel(s)
COMMUNITY FIRST FEDERAL CREDITUNION	has	311,400	S.E.V. Value in 1 Parcel(s)
FREEMAN BROS LLC	has	299,200	S.E.V. Value in 1 Parcel(s)
MATTSONS INC	has	287,900	S.E.V. Value in 4 Parcel(s)

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

LEROY E & VICKY J PAULEN TRUST	has	130.12	Total Acres in 4 Parcel(s)
BSREP II MH C LLC	has	63.23	Total Acres in 5 Parcel(s)
619 CHESTNUT STREET LLC	has	61.58	Total Acres in 1 Parcel(s)
VILLAGE OF HOWARD CITY	has	53.77	Total Acres in 31 Parcel(s)
DRAGT RANDY G & CINDY L	has	41.19	Total Acres in 1 Parcel(s)
HALTERMAN NINA E	has	40.00	Total Acres in 1 Parcel(s)
LJHM COLE HOLDINGS LLC	has	32.29	Total Acres in 4 Parcel(s)
NELSON PETER & DONNA STOUTJESDYK	has	30.00	Total Acres in 1 Parcel(s)
HECKMAN RANDAL	has	29.87	Total Acres in 7 Parcel(s)
SIED DENNIS E	has	26.52	Total Acres in 7 Parcel(s)
ARC WWHCMI001 LLC	has	25.25	Total Acres in 2 Parcel(s)
2011 SPLIT TO	has	23.92	Total Acres in 1 Parcel(s)
BERKENPAS BRUCE A & JANICE K	has	23.83	Total Acres in 2 Parcel(s)
WEBER JOSEPH SR TRUSTEE	has	19.49	Total Acres in 4 Parcel(s)
SELF STORAGE PARTNERS II LLC	has	18.74	Total Acres in 2 Parcel(s)
BAKER TYLER & NICOLE ROMIG	has	15.98	Total Acres in 3 Parcel(s)
BURNS SHELBY ANN	has	15.00	Total Acres in 1 Parcel(s)
BEHRENWALD GARRY & LESTER	has	14.49	Total Acres in 3 Parcel(s)
MORRIS STEPHEN M & PATRICIA	has	13.56	Total Acres in 1 Parcel(s)
WISEMAN JOSEPH	has	13.53	Total Acres in 3 Parcel(s)