

AGENDA

Committee of the Whole November 18, 2024 at 5:30 PM



Lansing City Hall, Tony Benavides Lansing City Council Chambers
124 W. Michigan Avenue, 10th Floor

To provide input or ask questions on any item that is listed on the agenda,
members of the public may contact the City Council at city.council@lansingmi.gov or (517) 483-4177 prior to the meeting.
To view the meeting live and participate in virtual public comment: <https://www.lansingmi.gov/1212/Council-Committee-Meetings>
***UPDATED PACKET 11/15/2024**

Council Member Garza, Chairperson

Council Member Hussain, Vice Chairperson

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
 - A. October 28, 2024
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
 - B. RESOLUTION - Principal Shopping District Special Assessment Roll (2024,2025,2026,2027,2028)
 - C. RESOLUTION - Ballot Proposal; Parks and Recreation Millage renewal- Director Brett Kaschinske
 - D. *RESOLUTION - Set Public Hearing; Transformational Brownfield Plan #87; New Vision Lansing (Multiple Addresses)
- 6. Other**
- 7. Adjourn**

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TTY 711) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.



MINUTES
Committee of the Whole
Monday, October 28, 2024 @ 5:30 p.m.
Tony Benavides Lansing City Council Chambers

CALL TO ORDER

Council President Garza called the meeting to order at 5:30 p.m.

PRESENT

Councilmember Peter Spadafore
Councilmember Adam Hussain
Councilmember Tamera Carter
Councilmember Trini Pehlivanoglu
Councilmember Jeffrey Brown
Councilmember Ryan Kost
Councilmember Jeremy Garza
Councilmember Brian T. Jackson

OTHERS PRESENT

Sherrie Boak, Council Staff
Lisa Hagen-Lawrence, OCA
Greg Venker, OCA
Charles Randall, Internal Auditor
Mark Lawrence, Mayors Office
Chris Swope, City Clerk
Robin Stites, Election Clerk
Jennifer Czeiszperger, City Assessor
Dick Peffley, BWL
Sandra Zerkle, BWL
Randy Dykus
Steve Perry, IBEW
Loretta Stanaway
Nancy Mahlow

Minutes

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM OCTOBER 14, 2024, AS PRESENTED. MOTION CARRIED 8-0.

Public Comment

Mr. Dykus spoke in opposition to the reappointment of Sandra Zerkle to the BWL Board.

Mr. Perry, IBEW, spoke on BWL reappointment of Sandra Zerkle, speaking in support of the action.

Ms. Stanaway spoke in opposition to the reappointment of Sandra Zerkle to the BWL Board. She then spoke on the purchase of 701 W Jolly, in opposition to the purchase and tearing down functional facilities.

Ms. Mahlow spoke on housing proposals on the Council agenda later tonight.

Presentations

Lansing Board of Water & Light – General Manager Dick Peffley

Mr. Peffley outlined responses to the earlier questions his office was provided with. He noted he did work with his team on responses for Council tonight. He then asked if the Committee had any follow up questions, he would like them in email for specific answers.

1. Regarding peak/off-peak rates. Please explain how peak and off-peak times are determined.

On-peak and off-peak times are determined by analyzing usage patterns over a 12-month period, using the 15-minute energy and demand readings from smart meters. This data allows us to determine when usage is high during the day as compared with when energy prices are highest. BWL's on-peak hours are 1 – 8 p.m. Monday through Friday and off-peak hours are 8 -1 p.m., Saturday, Sunday and recognized holidays. More information is available on our website at <https://www.lbw.com/customers/pay-bill/understanding-time-use-rates>

2. What is BWL's projection for retail sales in 2030? How will they produce 50% of that with renewable sources? Please provide details of MW of wind, solar, and/or other renewable sources for this.

Projecting retail sales in the outer years of a forecast is difficult, considering variables such as load growth and usage. The current retail forecast for the calendar year 2030 is 2.5 million MWh (for comparison, 2023 was 2.0 million MWh). Compliance with Michigan's legislative target of 50% retail sales from renewable energy is associated with the retirement of Renewable Energy Credits (RECs). From a combination of existing and planned wind and solar projects, BWL estimates that RECs generated in 2030 will be 1,346,917 for a total of 53%.

BWL currently has 87.2 MW of wind and 114 MW of solar generation. As announced in the August 20th, 2024, public rate hearing, BWL is actively pursuing an additional 226 MW of solar and 149 MW of wind as new renewable energy projects.

3. Why was the recent Clean Energy Bond given that title? What projects will the money be used on?

The "Lansing Board of Water and Light, City of Lansing Michigan, Utility System Revenue and Revenue Refunding Bonds, Series 2024A", as titled in the Official Statement of issuance dated January 17, 2024, have been referred to as "Clean Energy Bonds" because they provide the supplemental funding necessary for the BWL to carry out its investment in clean energy which was announced in July 2023.

The RICE plant, despite not being considered a clean energy source under new state law – 2023 PA 235, the effective date of which was not until February 27, 2024 – is still considered a necessary component of the overall Clean Energy Portfolio because it provides dispatchable supplemental energy during times when intermittent renewable resources within BWL's energy portfolio are unavailable, and at the same time, even while not running, will help satisfy MISO capacity requirements. The rationale for the RICE plant was previously explained in detail by the August 15, 2024, "BWL Energy Planning" letter to the City Council, a copy of which is attached to this response.

The funds from bond issuance will be used for system improvements identified in the Official Statement, which are also included in our capital budget and forecast, in a manner that will allow us to maximize available tax credits. By carefully managing the use of proceeds to maximize tax credits, we anticipate being able to save ratepayers over \$4M.

4. How much of the rate increase for electricity is going to pay for the RICE plant?

BWL's rate increases are not derived from individual budget components and are instead developed based on the requirements of the organization as a whole and take into account many factors. If considering the RICE plant separately, however, because it has its own transmission, capacity, and energy value to help offset its cost, it is reasonable to say that only a small portion of the rate increase is attributable directly to the plant.

5. Will BWL provide details about the alternatives they examined or modeled before deciding to build the RICE plant? What are they?

Based on stakeholder feedback from our 2020 Integrated Resource Plan, BWL conducted an All-Source Request for Proposal (RFP). This procurement strategy seeks proposals from qualified parties for a wide range of product categories, including all commercially viable technologies.

The BWL All Source RFP presentation to the Committee of the whole on 7-11-2023 covered the following items:

- Context for energy, capacity, and carbon intensity
- Summarized bids we received from the All-Source RFP (106 offers)
- Evaluation criteria and results from the different technology offers

The All-Source RFP allowed for the evaluation of multiple viable technologies and the selection of a mix of resources that best meets BWL's need at the lowest reasonable cost and least risk. We received offers from the following technologies and selected the best offers from each type to pursue.

- Renewable energy (Solar, Wind)
- Dispatchable energy storage
- Hybrid (Renewable energy and Dispatchable energy storage)
- Dispatchable thermal generation
- Demand response and energy efficiency programs

6. What is BWL's projection for total sales (retail + wholesale) in 2030? What percentage of the total will be produced using renewable energy? Please provide data for each renewable energy type and source of generation (biomass, hydro electric, hydro kinetic, solar, wind, etc.).

Projecting total sales in the outer years of a forecast is difficult given continually changing market conditions, changes in the types of electric generation in the market, and projected energy needs considering load growth and other factors. Updating projections for 2030 and beyond will be part of the continuing budget and forecast process.

As described in question #2, BWL has existing and planned renewable energy resources, composed of wind and solar, that will be producing energy by 2030. The total projection generation of those resources in 2030 is estimated at approximately 1.5 million MWh of generation.

7. What expenditures does BWL anticipate for building new electric generation and storage capacity? Please provide detailed expenditure plans for each new generating source, by year and by MW of capacity, for each year 2025 through 2050.

The upcoming IRP, a 20-year study covering 2025 to 2045, will answer this question.

As noted above, we are actively pursuing 375 MW of clean energy projects with anticipated commercial operations between 2025 and 2027.

8. Given the excessive costs and as yet unproven technologies for successful carbon capture and sequestration or storage, does BWL have a plan for meeting the state of Michigan clean energy goals without carbon capture? If not, please provide the BWL analysis of carbon capture technology and explain what technology BWL intends to deploy, the time frame for that deployment, the quantity of expected capture and sequestration or capture and storage, and the cost for deploying the selected technology? Please express the cost as both a total expenditure and on a cost per ton of carbon captured and sequestered or captured and stored.

Like all other Michigan utilities, BWL is still developing options and researching methods of reaching the State's 100% clean energy target by 2040.

The BWL does not currently project 100% clean energy in 2040 because no technology exists at scale that can economically and reliably replace natural gas generation, including carbon capture and sequestration.

The mix of resources and technologies to meet a 100% clean energy target must also ensure that customers are not unnecessarily burdened by the costs of implementation. As BWL continues to increase its renewable portfolio and progress towards the state's clean energy goals, the company will also work within the law to ensure that compliance is practically feasible and is not excessively costly to customers despite commercially reasonable efforts to contain costs.

9. What programs for energy waste reduction and water saving will BWL be offering low-income customers in order to make bills more affordable

BWL has had energy waste reduction programs for customers, including low-income customers, since 2009. Several examples of programs include a free in-home energy assessment by a qualified professional, rebates, and incentives on EnergyStar appliances, including free replacement of certain appliances for income-qualified customers, plus education and guidance on how to reduce energy use and save on their electric bill. More information on BWL's energy waste reduction programs can be found at www.lbw.com/save-money-energy.

In addition, BWL's current Residential Water Rate has a discounted rate for the first 2 CCF for low-consumption users, incentivizing them to reduce their water usage and lower their water bills. BWL also continues researching and developing potential new programs to help customers save water and energy.

10. Does BWL have plans for creating and offering more community solar or other community energy projects for its customers? Please describe each such project and its timeline for completion.

BWL is working on a business model for community solar associated with the planned in-network solar projects scheduled to come online before 2030, including tax credit benefits available for community solar programs that incorporate low-income customers and are located in environmental justice areas.

The correct business model and pricing plan are essential for the successful implementation of community solar, as community solar depends on the community's interest and commitment and the securing of anchor tenants to support development and installation.

11. Why does LBWL disincentivize installation of residential solar panels by reimbursing each MWh of electricity generated by residential customers at half or less than the charge to that customer for each MWh provided by LBWL.

The BWL does not disincentivize BWL customers from installing solar. On the contrary, BWL directly incentivizes customers to install solar by providing rebates, paying customers for solar energy sent back to the grid, and providing educational services and guidance to customers interested in installing their own solar.

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BWL directly incentivizes solar by providing a rebate check of up to \$2,000 per customer based on the size of their installed array, an incentive no neighboring utilities offer. In addition, while other utilities limit the size of arrays that can be installed on customer property and have caps on the amount of customer-owned solar that can be installed, BWL has no such cap and does not have any limits on the amount of customer-owned solar that can be installed in the service territory.

BWL currently credits 7.5 cents per kWh for any solar energy returned to the grid by customer-owned solar arrays. This is consistent with the practice of many other utilities as part of distributed generation programs, which offer full value back to the customer for energy received.

A common misconception is that the commodity charge for each kWh on customer bills represents only the cost of energy. This commodity charge also includes costs associated with capacity, transmission, distribution and various other delivery costs that are required to maintain service to each customer. The amount credited for energy generated by customers appropriately represents only the energy component of the commodity charge as BWL is providing all other components as part of energy delivered to customers when their solar panels are not producing and to cover costs of maintaining the grid onto which solar is delivered back to the grid.

12. Can LBWL commit to not following up building the RICE plant with proposing and building a 4th gas plant during the next 10 years? If not, why not?

Unless the expected load significantly exceeds our planned capacity, it is unlikely BWL will need to construct a fourth gas plant in the next ten years.

13. What are the renewable energy or storage projects that LBWL intends to build in 2028 through 30?

This information was presented during the 2024 Public Rate Hearing on August 20th, 2024. Please see slide 24 – exact project and COD dates are still to be announced as contracts are finalized.

www.lbwl.com/sites/default/files/documents/2024%20Board%20of%20Water%20and%20Light%20Proposed%20Rate%20Change%20Letter%20and%20Documentation_3.pdf

Projects under contract and now entering the construction phase are Ranger Power's White Tail Solar project, which will bring 115 MW of solar energy online before 2030, and the Lake Lansing Solar project, which will bring 6 MW to the network.

14. Will LBWL make public its draft renewable energy plan (required by Michigan law to be filed with the Michigan Public Service Commission in February 2025) at least 30 days before the final plan is filed with the Michigan PSC?

BWL will present its draft renewable energy plan to the BWL Board of Commissioners during the Committee of the Whole public meeting in January 2025 for review and approval, as legislation requires governing body review and approval prior to submission to the Michigan Public Service Commission.

The draft plan will be included in the Committee of the Whole Board packet for the January meeting and published on the BWL website with the agenda as required.

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15. Has LBWL considered building solar power carports on municipal areas like MSU has done? If so, are plans being developed to do so? If not, why not? Has LBWL engaged in mapping of its service territory to identify the best opportunities in the service territory for installing solar energy by using GIS software available for FREE from the National Laboratories.

Yes, BWL has explored building solar carports by partnering with the Allen Neighborhood Center (ANC) and Capital Area Housing Partnership (CAHP) as part of our energy demonstration projects. The [ANC project](#) installed a 30kW solar carport that covers 16 parking spaces. The Walter French project with CAHP is currently under construction and includes a 90kW solar carport that covers 28 parking spaces. We have found that developing carport solar installation is considerably more expensive than ground-mounted systems.

The BWL uses GIS software to map all solar energy installations in its service territory. BWL also uses several free tools offered through National Renewable Energy Laboratories that provide information on solar irradiance, monthly generating potential, and related areas. BWL is planning for several in-network solar projects in its service territory that were identified as opportunities through the All-Source Request for Proposal process and works directly with residential customers, business owners, and landowners who may be interested in installing solar on their property or have land available for sale or lease for solar use.

16. Is LBWL developing water shut-off prevention programming, similar to its programming for electricity? Please provide the details of such efforts, including the planned time frame for implementation, the plans for communicating about program availability to LBWL customers, the source(s) and amount(s) of funding planned.

BWL is aware of proposed legislation related to water shut-off prevention programming. If the legislation passes, BWL will comply with it. The legislation is focused on water affordability, which BWL prioritizes. In 2022, we introduced a discounted rate for customers using 2 CCF or less of water, and nearly 30% of our customers fall in that range.

17. What reduction in LBWL's charge to the City of Lansing for each streetlight has or will result from replacing the incandescent fixtures and lamps with LEDs? Please provide details to explain how the streetlighting rates are set at present, and the future plans for changes in those rates.

There will likely not be a reduction in streetlighting rates. The energy component is only a small portion of the monthly charge. The BWL recently invested \$15 million over 3.5 years to replace 30,000 High-Pressure Sodium lights and associated fixtures with LED units. Additionally, the cost of materials and labor has continued to rise.

Our street lighting rates may be found here:

www.lbwl.com/sites/default/files/documents/2024%20Business%20Electric.pdf

Street light rates are included in the next cost of service study, which will be completed by calendar year 2026.

18. When does LBWL intend to make public its draft for its 2025/26 IRP? Please describe in detail the plans for obtaining and considering public input regarding that plan.

BWL is in the process of formalizing its schedule and scope for the development of the next Integrated Resource Plan.

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The Integrated Resource Plan process includes public input. Obtaining public input is useful in understanding customer and public viewpoints and informing decisions related to scenarios and sensitivity modeling for the plan. The draft plan is made available for public comment before it is finalized and approved.

19. Is LBWL supporting microgrid developments in its service territory and how. Please explain the circumstances for BWL customers seeking to develop their own microgrids and/or for BWL to establish microgrid operations in its service territory. How will LBWL address procedures for modeling and implementing microgrids?

The BWL has explored the microgrid concept by partnering with the Allen Neighborhood Center (ANC) and Capital Area Housing Partnership (CAHP) as part of our energy demonstration projects. The ANC site showcases various technologies for the public to experience and interact with, such as solar panels, inverters, storage batteries, solar-powered picnic tables, and electric vehicle charging stations, plus live data for each device. The Walter French project with CAHP is currently under construction and includes the same combination of technologies.

We are using these demonstration projects to help customers and BWL understand the best way to use the technologies and their effects on the grid.

Each project would be modeled based on size, location to grid asset, and operational tolerances. Procedures would be developed for any formal process in our Rules and Regulations.

20. What is the total percentage of electrical generation designated as clean energy? Does LBWL categorize natural gas as a form of clean energy in any of its metrics and recordings? If so, where is it categorized that way and why?

BWL does not currently categorize natural gas as clean energy.

BWL's current clean energy portfolio includes Beebe Wind, Pegasus Wind, Delta Solar, REO Solar, Cedar Solar, Assembly Solar, and Calhoun Solar, which are all categorized as clean energy per the definition in 2023 PA 235. This represents 21% of retail sales.

21. How does the LBWL Administration and Commissioners educate themselves and stay updated on clean energy generation including changes in battery storage, failing costs for renewable production. Please outline these efforts including the last session(s) date.

BWL's Electric Production Division staff are dedicated to staying abreast of emerging technologies with support from our Strategic Planning, Energy Planning, and Decarbonization teams. These teams specifically focus on clean and renewable energy, energy waste reduction, and planning for our community's energy needs. BWL keeps abreast of current energy trends, research, and technology, consistent with our mission's focus on safety, reliability, and affordability.

Staff and the Board of Commissioners regularly attend conferences and webinars presented by the American Public Power Association (APPA), Michigan Municipal Electric Association (MMEA), and Michigan Public Power Agency (MPPA). Several staff sit on committees and boards for these organizations.

Council Member Jackson followed up on what is the current total clean energy percentage, based on the 2030 goal. Mr. Peffley referred to the report, 50% by 2030 and on track for 53% by 2030, adding specifics are in the packet. It will be 21% in 2030 on track. Mr. Peffley asked Council Member Jackson to read the packet. Council Member Jackson asked for a response.

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He then asked how BWL is getting 21% to 50% in 5 years based on the plan. Mr. Peffley referred back to the packet of materials. Council Member Jackson asked for an explanation, where there was a clean energy project bond, but with the RICE plant that is what is paying for it. Mr. Peffley stated that is not correct, and the payment is in the general fund. Council Member Jackson referred to a press release from February 2024, there are 4 projects working on, and asked what they are. Mr. Peffley stated he could not provide the 4 projects at this time. Council Member Jackson asked if the bond is being paid for by the rate increase that just occurred, and Mr. Peffley confirmed. The bond is to support clean energy projects. Council Member Jackson asked why the bond is paying for the RICE plant. Mr. Peffley stated the RICE plan supports when there is not enough other fuels. When the bond was written, RICE was not defined as clean until after the Bond was submitted. Council Member Jackson asked by building a RICE plant, paid by 30 year life of bond, is a good thing in clean energy. Mr. Peffley stated yes, it helps moves faster towards the 2030 goal. Council Member Jackson stated he will review the document, then asked Mr. Peffley if natural gas is not clean energy, and Mr. Peffley stated he asks for the questions in writing so he can get the accurate. Council Member Jackson spoke in opposition to the public meetings where discussions are being held with transparent information. He then asked about carbon capture for the State law, Mr. Peffley stated the State law calls for carbon capture, but they have time for off ramps, and look for alternate captures.

Council Member Hussain acknowledged Ms. Pugh and Mr. Jones with BWL on the responses they have provided to direct questions from Council Members. If there is a desire to bring Mr. Peffley back, the Council can consider that.

Council Member Jackson referred to 7. – the answer was “the upcoming IRP, a 20year study covering 2025-2045, will answer the question”. So he asked to confirm they do not have the answer. Mr. Peffley stated they have a plan to 2030, the plan to get 53% is fixed.

Council Member Kost asked about BWL solar panels ready to launch and asked when those will be in full force. Mr. Peffley stated there are four (4) locations identified, already owned by BWL, and plan to break ground November. They intend to reach out to neighboring homeowners. Council Member Kost asked what that percentage will increase from 21%. Mr. Peffley stated these are 6-10 mega watt sites, and they will bring in substantial amounts. Speculate 4-5%. Council Member Kost noted about the drop box billing and payments and asked if they have looked at other ways to use drop boxes for those that write checks. Mr. Peffley stated they are looking into that, and looking at other payment methods like kiosks, and walk-up payments.

Council President Garza asked about what residents will see on Jolly and MLK. Mr. Peffley stated the reason for those projects were based on bringing renewables in from outside. The City is encircled by power lines and they are looking at the replacement poles. Staff have been advised to speak to the neighbors before the trucks and poles show up.

Council Member Spadafore spoke in support of the LBWL.

Discussion/Action

RESOLUTION – Reappointment; Sandra Zerkle; 4th Ward Member of BWL Commission; Term to Expire 6/30/2028

Council President Garza acknowledged Ms. Zerkle for her work on the Board in the past.

Ms. Zerkle confirmed she has been on the Board and in her role as the Commissioner is to exercise reasonable affairs, and meeting requirements. They have long term vision to provide

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safe service to the public. She then summarized the goals she has been a part of in her role on the BWL Board of Commissioners.

Council Member Jackson first noted he has opposed various commissioners in the past based on the goals. He referred to the application in the packet, and asked if her time with her job experience has provided her with education on moving forward with BWL. Ms. Zerkle stated that when she started clean energy was not a focus, but over time she is open for strategic plans on the focus for clean energy. Council Member Jackson asked Ms. Zerkle what education has she taken on since she has been on the Commission to advance clean energy and restrict fossil fuels. Ms. Zerkle admitted she does not know how to build a plant, keep water safe and turn on electricity. That is the company responsibility, but the vision plan of the Commission encourages that. Council Member Jackson asked about the BWL Strategic Plan and asked if she recalls the 2020 plan, where there was supposed to be no new fossil. The BWL is working on a plan now for the future. He then asked if she agrees the size of storms is from the climate change which is a financial impact beyond. He asked if as climate change gets worse, this will impact if financially worse. Ms. Zerkle referred to the ice storm in 2013, and at that time the Board asked the staff to prepare. Council Member Jackson asked if the Board had any say in the IFP and which one was chosen and why. The new generation of power that is coming up. Ms. Zerkle stated they get monthly updates on the construction projects.

Council Member Kost asked about the rate increases. Ms. Zerkle was the acting chairperson, and at that meeting she made comment that all correspondence would be read, and she confirmed it was read before decision. She stated there were 29-30, and it was determined not to be read, but was categorized for rate increase or RICE plant. Council Member Kost asked if there were any that were in support of the rate increase, and Ms. Zerkle stated there was 1-2, but most were in opposition. Council Member Kost then noted some rate increases.

Council Member Carter stepped away from the meeting at 6:19 p.m.

Council Member Kost continued to outline the rate increases, and asked with wages being stagnant, how was the rate increase justified. Ms. Zerkle stated they have not had a rate increase for years, and the material costs are going up. Council Member Kost asked for confirmation of rate increase in 2022, and Ms. Zerkle confirmed.

Council Member Carter returned to the meeting at 6:21 p.m.

Council Member Kost asked what new projects she wishes to see completed. Ms. Zerkle acknowledged the RICE plant, a project for water main repairs; 8 miles per year. Council Member Kost asked about potential BWL taking over sewer, and her thoughts on that. Ms. Zerkle stated that would be up to Mr. Peffley to bring to the Board, and she did not have an opinion at this time.

Council Member Hussain noted that the application was from 2020, and asked the administration to go to the applicants for updated applications. Ms. Zerkle noted nothing has changed. Council Member Hussain noted long term members have good strong institutional knowledge. He encouraged Ms. Zerkle to attend neighborhood meetings in the future.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE 4TH WARD REAPPOINTMENT OF SANDRA ZERKLE TO THE BWL COMMISSION, WITH A TERM TO EXPIRE 6/30/2028. MOTION CARRIED 7-1.

Council Member Jackson left the meeting at 6:28 p.m.

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RESOLUTION – Reappointment; Paul Collins; At Large Member LEPFA; Term to Expire 6/30/2027

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE REAPPOINTMENT OF PAUL COLLINS AS AT LARGE MEMBER FOR LEPFA WITH A TERM TO EXPIRE 6/30/2027. MOTION CARRIED 7-0.

RESOLUTION – Set Public Hearing; Principal Shopping District Special Assessment Roll

Mr. Randall stated in 2023 there was a comprehensive review, and this would be for through 2028.

Ms. Czeiszperger first acknowledged Council efforts on this, and apologized for the late notice. This is a special assessment for the Old Town area that helps promote and bring in business in that area.

Council Member Kost asked the percentage, and Ms. Czeiszperger stated it is 3%.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR NOVEMBER 18, 2024. MOTION CARRIED 7-0.

RESOLUTION – ACT-5-2024-Purchase of Property at 701 W Jolly for City Elections Center

Mr. Randall stated he reviewed the agreements and asked if they were able to use local title agency. Mr. Swope stated they would not normally find a local title company. Mr. Randall noted that closing costs would go to Farmington Hills Title company instead of local. Mr. Swope expanded on the reason for the purchase due to the location they currently have where there is not adequate parking, and not a good long-term space. With funds from the State legislature, they have been able to locate this for long term. They need 13,000-15,000 sq ft and is currently vacant.

Council Member Hussain asked if the grant will cover the entire purchase. Mr. Swope said yes and the renovations.

Council Member Spadafore asked how many bus lines go by the new location, and Mr. Swope confirmed there is one.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE PURCHASE OF 701 W JOLLY FOR THE CITY ELECTIONS CENTER. MOTION CARRIED 7-0.

RESOLUTION – City Council Meeting Schedule for 2025

Council President Garza went through proposed changes from what the City Clerk referred. This included changing first meeting to January 6th, Monday. The Committee of the Whole will meet 5:30 before or at call of the Chair.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION AS PRESENTED IN THE PACKET FOR THE 2025 CITY COUNCIL MEETING SCHEDULE. MOTION CARRIED 7-0.

PLACE ON FILE- Executive Order 2024-02; Establishing a policy for temporary flags to be displayed on the flagpole at David C Hollister Lansing City Hall

Mayor Schor stated that in the past there have been frequent requests for flags, and Council looking for a policy. This is a policy that would give Mayor discretion, as laid out in the Order.

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MOTION BY COUNCIL MEMBER HUSSAIN TO PLACE ON FILE EXECUTIVE ORDER 2024-02. MOTION CARRIED 7-0.

Adjourn

The meeting adjourned at 6:42 pm

Respectfully Submitted by,

Sherrie Boak Recording Secretary,

Lansing City Council

Approved by the Committee



Andy Schor, Mayor

CITY ASSESSORS OFFICE

**Jennifer Czeiszperger, MMAO
City Assessor**

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124 West Michigan Avenue
Lansing, Michigan 48933
(517) 483-7624

FAX: (517) 483-4101

www.lansingmi.gov/City-Assessor

Memo

To: Mayor Andy Schor and the Honorable City Council,
From: Jennifer Czeiszperger, City Assessor
cc: Downtown Lansing Inc and Desiree Kirkland, Finance Director
Date: 10/17/2024
Re: Principal Shopping District Assessment Roll

Please be advised that the 2024 Principal Shopping District Assessment Roll was not timely submitted for billing on October 1, 2024. This was my oversight as I am new to this process and did not have this properly calendared for completion.

At this time the roll is prepared and ready for ratification by City Council. The billing will be combined with the 2024 winter tax bills. This billing change will not be subject to any administrative fees or have any other adverse increases to the bill. Please note that for the 2024 assessment a 5% increase was approved by resolution in 2023.

To ensure that this oversight does not happen again next year, I have properly calendared this for the beginning of August to ensure time for review and ratification by the Council.

I apologize for any inconvenience or confusion this may cause.



**CITY OF LANSING
INTERNAL AUDITOR**
124 W MICHIGAN AVE FL 10
LANSING MI 48933-1605
(517) 483-4159

Date: October 28, 2024
To: Committee Of the Whole
From: Charles H Randall, Internal Auditor
Subject: Assessment Roll No. PSD24 for the Principal Shopping District

Overview

An initial assessment for the Principal Shopping District occurred in 2017. The most recent assessment occurred last year, 2023. For the 2023 resolution, a comprehensive review and evaluation was conducted by Trevor Beniot, Director of Design and Planning. This review proposed a 5% annual catch-up increase for the following three years to keep pace with inflation and other rising operational costs. The approved 2023 resolution was an increase by 5% for collection years 2024 and 2025.

The current proposed resolution was compiled by the City Assessor and will increase the rates by 3% each year for collection years 2025, 2026, 2027, and 2028. With a maximum assessment of \$10,000 plus inflation since 1994. There are specifically identified exemptions of between 75% and 100% for properties owned by non-profit entities. All federal, state, or local unit of government or residential properties are exempt, while commercial property that include more than 4 units not exempt.

The compiled expected assessment totals are:

	2024	2025	2026	2027	2028
Zone A	\$388,671.74	\$399,921.47	\$411,273.63	\$423,085.37	\$435,251.46
Zone B	\$ 32,552.51	\$ 33,419.59	\$ 34,422.13	\$ 35,454.70	\$ 36,518.49
Zone C	\$ 51,395.10	\$ 52,936.84	\$ 54,525.14	\$ 56,160.32	\$ 57,845.27
	<u>\$472,619.35</u>	<u>\$486,277.90</u>	<u>\$500,220.90</u>	<u>\$514,700.39</u>	<u>\$529,615.22</u>

This assessment is to be billed on October 1st annually, except for the 2024 tax year shall be added directly to the 2024 December tax bill.

A hearing is to be held on Monday, November 18, 2024 at 7:00PM in the Tony Benavides Lansing City Council Chambers, City Hall, 124 W Michigan Avenue, 10th Floor City Hall, Lansing, Michigan to consider the establishment of the Principal Shopping District special assessment roll.

Resolution #2023-309

By the Committee on City Operations
Resolved by the City Council of the City of Lansing

WHEREAS, the City of Lansing desires to encourage and support shopping and commercial activity in the Principal Shopping District area by public improvement to develop, redevelop, promote economic activity, and provide for the maintenance, security, and operation of the Principal Shopping District by such public improvement which especially benefits any property within a district; and

WHEREAS, the City of Lansing desires to encourage promotional efforts, business recruitment in all zones and physical improvements and maintenance services (in zone "A") of the Principal Shopping District; and

WHEREAS, the City of Lansing has determined that this should be provided through special assessment zones established for the purpose of financing Principal Shopping District activities; and

WHEREAS, the City of Lansing has determined that the cost of providing such services should be recovered by a special assessment against properties especially benefited as authorized by Act No. 120 of the Public Acts of 1961, as amended, and Chapters 812 and 1026 of the Lansing Code of Ordinances; and

WHEREAS, the City of Lansing has reviewed the proposed special assessment boundaries; and

WHEREAS, the City of Lansing has also reviewed the proposed services within the boundaries with an estimated cost of these services; and

WHEREAS, a public hearing was held on October 30, 2023, in the City Council Chamber, 10th Floor City Hall, Lansing, Michigan to consider the establishment of the Principal Shopping District special assessment roll; and

WHEREAS, notice to the affected owners of the properties in said district were given at least a 12 (twelve) day notice prior to the date of the hearing and in accordance with Chapter 1026 of the Lansing Code of Ordinances.

NOW, THEREFORE, BE IT RESOLVED that the special assessment zones for the Principal Shopping District are established by City Council as follows:

Principal Shopping District: Beginning at the intersection of West right-of-way line of S. Capitol Avenue and the north right-of-way line of W. St. Joseph Street, "Point of Beginning," North along S. Capitol Avenue right-of-way line to the center-line of W. Washtenaw Street, west along the centerline of W. Washtenaw Street to the center-line of Townsend Street, north along the center-line of Townsend Street to the center-line of W. Allegan Street, then east along the W. Allegan Street center-line to the center-line of

S. Capitol Avenue, north along the S. Capitol Avenue center-line to the center-line of W. Saginaw Street, east along the W. Saginaw Street center-line to the west right-of-way line of N. Washington Avenue, north along the N. Washington Avenue right-of-way line to the north right-of-way line of W. Grand River Avenue, east along the W. Grand River Avenue right-of-way line to the west right-of-way line of Turner Street, north along the Turner Street right-of-way line to the north right-of-way line of Clinton Street, east along Clinton Street right-of-way to the east right-of-way line of Center Street, south along the Center Street right-of-way line to the north right-of-way line of Liberty Street, east along the Liberty Street right-of-way line to the centerline of N. Cedar Street, south along the N. Cedar Street center-line to the south right-of-way line of East Grand River Avenue, east along the E. Grand River Avenue right-of-way line to the west right of-way line of N. Larch Street, south along the N. Larch Street right-of-way line to the center-line of E. Shiawassee Street, east along the E. Shiawassee Street center-line to the west right-of-way line of the Conrail right-of-way, south along the Conrail right-of-way line to the south right-of-way line of E. Michigan Avenue, west along the E. Michigan Avenue right-of-way to the east right-of-way line of S. Larch Street, south along the S. Larch Street right-of-way line to the center-line of E. Kalamazoo Street, then west along E. Kalamazoo Street center-line to the center-line of S. Larch Street, then south along the S. Larch Street center-line to the north right-of-way line of St. Joseph Street (extended), west along the St. Joseph Street right-of-way line (extended) to the Point of Beginning.

The Principal Shopping District, as described herein, shall contain zones as described below:

Zone A: Beginning at the intersection of the center-line of W. Shiawassee Street and the centerline of N. Capitol Avenue, the "Point of Beginning -A", east along the center-line of Shiawassee Street to the west right-of-way line of the Conrail right-of-way, south along the Conrail right-of-way line to the center-line of E. Michigan Avenue, west along the center-line of E. Michigan Avenue to the center-line of S. Cedar Street, south along the S. Cedar Street center-line to the center-line of E. Kalamazoo Street, west along the E. Kalamazoo Street center-line to the center-line of Museum Drive, northwesterly along the center-line of Museum Drive to the north line of Impression Five Condominium (extended), west along the said north line of Impression Five Condominium (extended) to the center-line of the Grand River, southeasterly along the center of the Grand River to the center-line of E. Kalamazoo Street, continuing along the center-line of E. Kalamazoo Street to the center-line of Grand Avenue, south along the Grand Avenue center-line to the center-line of W. Lenawee Street, west along the W. Lenawee Street center-line to the west right-of-way line of S. Capitol Avenue, north along the west right-of-way line of S. Capitol Avenue to W. Washtenaw street, west along the centerline of W. Washtenaw Street to the centerline of Townsend Street, north along the centerline of Townsend Street to the centerline of W. Allegan Street, then east along the W. Allegan Street center-line of W. Allegan Street to the center-line of S. Capitol Avenue, north along the S. Capitol Avenue center-line to the Point of Beginning -A.

Zone B: Beginning at the intersection of west right-of-way line of N. Washington Avenue and the north right-of-way line of W. Grand River Avenue, the "Point of Beginning -B,"

east along the W. Grand River right-of-way line to the west right-of-way line of Turner Street, north along the Turner Street right-of-way line to the north right-of-way line of Clinton Street, east along the Clinton Street right-of-way line to the east right-of-way line of Center Street, south along the Center Street right-of-way line to the north right-of-way line of Liberty Street, east along the Liberty Street right-of-way line to the center, line of N. Cedar Street, south along the N. Cedar Street center-line to the centerline of E. Maple Street, west along E. Maple Street center-line (as aligned) to the west right-of-way line of N. Washington Avenue, north along the N. Washington Avenue right-of-way line to the Point of Beginning –B.

Zone C -North: Beginning at the intersection of the center-line of N. Capitol Avenue and the center-line of W. Shiawassee Street, the "Point of Beginning -C (North)," north along the N. Capitol Avenue center-line to the center-line of W. Saginaw Street, east along the W. Saginaw Street center-line to west right-of-way line of N. Washington Avenue, north along the N. Washington Avenue right-of-way line to the center-line of E. Maple Street, east along E. Maple Street (as aligned) center-line to the center-line of N. Cedar Street, north along the N. Cedar Street center-line to the south right-of-way line of E. Grand River Avenue, east along the E. Grand River Avenue right-of-way line to the west right-of-way line of N. Larch Street, south along the N. Larch Street right-of-way line to the center-line of E. Shiawassee Street, west along the E. Shiawassee Street Center-line to the Point of Beginning - C (North).

Zone C -South: Beginning at the intersection of the west right-of-way line of S. Capitol Avenue and the center-line of W. Lenawee Street, the "Point of Beginning -C (South}," east along the W. Lenawee Street center-line to the center-line of Grand Avenue, north along Grand Avenue centerline to the center-line of E. Kalamazoo Street, east along the Kalamazoo Street center-line to the center of the Grand River, northwesterly along the center-line of the Grand River to the north line of Impression Five Condominium (extended), east along the north line of Impression Five Condominium (extended) to the center-line of Museum Drive, southeasterly along the center-line of Museum Drive to the center-line of E. Kalamazoo Street, east along the Kalamazoo Street centerline to the center-line of S. Cedar Street, north along the Cedar Street center-line to the center-line of E. Michigan Avenue, east along the E. Michigan Avenue center-line to the west right-of-way line of the Conrail right-of-way, south along the Conrail right-of-way line to the south right-of-way line of E. Michigan Avenue, then west along the E. Michigan Avenue right-of-way line to the east right-of-way line of S. Larch Street, south along the S. larch Street right-of-way line to the center-line of E. Kalamazoo Street, west along the E. Kalamazoo Street center-line to the center-line of S. Larch Street, south along the S. larch Street center-line to the north right-of-way line of St. Joseph Street (extended), west along the St. Joseph Street right-of-way line (extended) to the west right-of-way line of S. Capitol Avenue, then north along the S. Capitol Avenue right-of-way to the Point of Beginning -C (South).

BE IT FURTHER RESOLVED, that the Principal Shopping District public improvements and services be supported by a special assessment of these costs against the properties especially benefited as follows:

	1st Floor	2nd floor & above	Parking Structure, 1st level	Parking Structure, 2nd level and above	Surface Parking Lots	Vacant Lots	Industrial	Industrial Upper levels
Zone A	0.1514	0.0691	0.0546	0.0275	0.0757	0.02	0.0275	0.0136
Zone B	0.0966	0.0362	0.0483	0.02415	0.0483	0.02	0.0275	0.0136
Zone C	0.0483	0.0181	0.0241	0.012	0.0241	0.02	0.0275	0.0136

BE IT FURTHER RESOLVED, that these rates shall increase by 3% each year for collection years 2024, 2025, 2026, 2027, and 2028.

BE IT FURTHER RESOLVED, that the maximum assessment shall be \$10,000 plus inflation since 1994 pursuant to MCL 125.985.

BE IT FURTHER RESOLVED, that in zones "A," "B," and "C " (North & South), any property owned by a non-profit entity that is tax exempt on the current assessment roll under any section other than 211.7l, m or n or under 211.71g according to the General Property Tax Act shall have their property assessment capped at 75% of the proposed assessment rate; property exempt under 211.7l, 211.7m, 211.7n or 211.71g shall be 100% exempt from this assessment. Property classified as Residential pursuant to MCL 211.34c shall not be assessed. All other property shall be assessed that is not exempted by the General Property Tax Act. Square footage and exempt status is determined by December 31st of the previous year and coincides with Tax Day according to the General Property Tax Act.

BE IT FURTHER RESOLVED that Special Assessment Roll number PSD23 as presented and as returned by the City Assessor, is hereby, ratified and confirmed, and the Mayor is authorized to affix within ten days his warrant directing the City Treasurer to collect said tax. The Special Assessment shall be billed on October 1st annually, except for the 2023 tax year. The 2023 special assessment shall be added directly to the 2023 December tax bill.

BE IT FINALLY RESOLVED that if said payment is not received by October 30th, said tax will be placed on the December tax roll without interest or penalty.

BY THE COMMITTEE OF THE WHOLE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the City of Lansing desires to encourage and support shopping and commercial activity in the Principal Shopping District area by public improvement to develop, redevelop, promote economic activity, and provide for the maintenance, security, and operation of the Principal Shopping District by such public improvement which especially benefits any property within a district; and

WHEREAS, the City of Lansing desires to encourage promotional efforts, business recruitment in all zones and physical improvements and maintenance services (in zone "A") of the Principal Shopping District; and

WHEREAS, the City of Lansing has determined that this should be provided through special assessment zones established for the purpose of financing Principal Shopping District activities; and

WHEREAS, the City of Lansing has determined that the cost of providing such services should be recovered by a special assessment against properties especially benefited as authorized by Act No. 120 of the Public Acts of 1961, as amended, and Chapters 812 and 1026 of the Lansing Code of Ordinances; and

WHEREAS, the City of Lansing has reviewed the proposed special assessment boundaries; and

WHEREAS, the City of Lansing has also reviewed the proposed services within the boundaries with an estimated cost of these services; and

WHEREAS, a public hearing was held on November 18, 2024, in the City Council Chamber, 10th Floor City Hall, Lansing, Michigan to consider the establishment of the Principal Shopping District special assessment roll; and

WHEREAS, notice to the affected owners of the properties in said district were given at least a 12 (twelve) day notice prior to the date of the hearing and in accordance with Chapter 1026 of the Lansing Code of Ordinances.

NOW, THEREFORE, BE IT RESOLVED that the special assessment zones for the Principal Shopping District are established by City Council as follows:

Principal Shopping District: Beginning at the intersection of West right-of-way line of S. Capitol Avenue and the north right-of-way line of W. St. Joseph Street, "Point of Beginning," North along S. Capitol Avenue right-of-way line to the center-line of W. Washtenaw Street, west along the centerline of W. Washtenaw Street to the center-line of Townsend Street, north along the center-line of Townsend Street to the center-line of W. Allegan Street, then east along the W. Allegan Street center-line to the center-line of S. Capitol Avenue, north along the S. Capitol Avenue center-line to the center-line of W.

Saginaw Street, east along the W. Saginaw Street center-line to the west right-of-way line of N. Washington Avenue, north along the N. Washington Avenue right-of-way line to the north right-of-way line of W. Grand River Avenue, east along the W. Grand River Avenue right-of-way line to the west right-of-way line of Turner Street, north along the Turner Street right-of-way line to the north right-of-way line of Clinton Street, east along Clinton Street right-of-way to the east right-of-way line of Center Street, south along the Center Street right-of-way line to the north right-of-way line of Liberty Street, east along the Liberty Street right-of-way line to the centerline of N. Cedar Street, south along the N. Cedar Street center-line to the south right-of-way line of East Grand River Avenue, east along the E. Grand River Avenue right-of-way line to the west right-of-way line of N. Larch Street, south along the N. Larch Street right-of-way line to the center-line of E. Shiawassee Street, east along the E. Shiawassee Street center-line to the west right-of-way line of the Conrail right-of-way, south along the Conrail right-of-way line to the south right-of-way line of E. Michigan Avenue, west along the E. Michigan Avenue right-of-way to the east right-of-way line of S. Larch Street, south along the S. Larch Street right-of-way line to the center-line of E. Kalamazoo Street, then west along E. Kalamazoo Street center-line to the center-line of S. Larch Street, then south along the S. Larch Street center-line to the north right-of-way line of St. Joseph Street (extended), west along the St. Joseph Street right-of-way line (extended) to the Point of Beginning.

The Principal Shopping District, as described herein, shall contain zones as described below:

Zone A: Beginning at the intersection of the center-line of W. Shiawassee Street and the centerline of N. Capitol Avenue, the "Point of Beginning -A", east along the center-line of Shiawassee Street to the west right-of-way line of the Conrail right-of-way, south along the Conrail right-of-way line to the center-line of E. Michigan Avenue, west along the center-line of E. Michigan Avenue to the center-line of S. Cedar Street, south along the S. Cedar Street center-line to the center-line of E. Kalamazoo Street, west along the E. Kalamazoo Street center-line to the center-line of Museum Drive, northwesterly along the center-line of Museum Drive to the north line of Impression Five Condominium (extended), west along the said north line of Impression Five Condominium (extended) to the center-line of the Grand River, southeasterly along the center of the Grand River to the center-line of E. Kalamazoo Street, continuing along the center-line of E. Kalamazoo Street to the center-line of Grand Avenue, south along the Grand Avenue center-line to the center-line of W. Lenawee Street, west along the W. Lenawee Street center-line to the west right-of-way line of S. Capitol Avenue, north along the west right-of-way line of S. Capitol Avenue to W. Washtenaw street, west along the centerline of W. Washtenaw Street to the centerline of Townsend Street, north along the centerline of Townsend Street to the centerline of W. Allegan Street, then east along the W. Allegan Street center-line of W. Allegan Street to the center-line of S. Capitol Avenue, north along the S. Capitol Avenue center-line to the Point of Beginning -A.

Zone B: Beginning at the intersection of west right-of-way line of N. Washington Avenue and the north right-of-way line of W. Grand River Avenue, the "Point of Beginning -B," east along the W. Grand River right-of-way line to the west right-of-way line of Turner

Street, north along the Turner Street right-of-way line to the north right-of-way line of Clinton Street, east along the Clinton Street right-of-way line to the east right-of-way line of Center Street, south along the Center Street right-of-way line to the north right-of-way line of Liberty Street, east along the Liberty Street right-of-way line to the center, line of N. Cedar Street, south along the N. Cedar Street center-line to the centerline of E. Maple Street, west along E. Maple Street center-line (as aligned) to the west right-of-way line of N. Washington Avenue, north along the N. Washington Avenue right-of-way line to the Point of Beginning –B.

Zone C -North: Beginning at the intersection of the center-line of N. Capitol Avenue and the center-line of W. Shiawassee Street, the "Point of Beginning -C (North)," north along the N. Capitol Avenue center-line to the center-line of W. Saginaw Street, east along the W. Saginaw Street center-line to west right-of-way line of N. Washington Avenue, north along the N. Washington Avenue right-of-way line to the center-line of E. Maple Street, east along E. Maple Street (as aligned) center-line to the center-line of N. Cedar Street, north along the N. Cedar Street center-line to the south right-of-way line of E. Grand River Avenue, east along the E. Grand River Avenue right-of-way line to the west right-of-way line of N. Larch Street, south along the N. Larch Street right-of-way line to the center-line of E. Shiawassee Street, west along the E. Shiawassee Street Center-line to the Point of Beginning - C (North).

Zone C -South: Beginning at the intersection of the west right-of-way line of S. Capitol Avenue and the center-line of W. Lenawee Street, the "Point of Beginning -C (South)," east along the W. Lenawee Street center-line to the center-line of Grand Avenue, north along Grand Avenue centerline to the center-line of E. Kalamazoo Street, east along the Kalamazoo Street center-line to the center of the Grand River, northwesterly along the center-line of the Grand River to the north line of Impression Five Condominium (extended), east along the north line of Impression Five Condominium (extended) to the center-line of Museum Drive, southeasterly along the center-line of Museum Drive to the center-line of E. Kalamazoo Street, east along the Kalamazoo Street centerline to the center-line of S. Cedar Street, north along the Cedar Street center-line to the center-line of E. Michigan Avenue, east along the E. Michigan Avenue center-line to the west right-of-way line of the Conrail right-of-way, south along the Conrail right-of-way line to the south right-of-way line of E. Michigan Avenue, then west along the E. Michigan Avenue right-of-way line to the east right-of-way line of S. Larch Street, south along the S. larch Street right-of-way line to the center-line of E. Kalamazoo Street, west along the E. Kalamazoo Street center-line to the center-line of S. Larch Street, south along the S. larch Street center-line to the north right-of-way line of St. Joseph Street (extended), west along the St. Joseph Street right-of-way line (extended) to the west right-of-way line of S. Capitol Avenue, then north along the S. Capitol Avenue right-of-way to the Point of Beginning -C (South).

BE IT FURTHER RESOLVED, that the Principal Shopping District public improvements and services be supported by a special assessment of these costs against the properties especially benefited as follows:

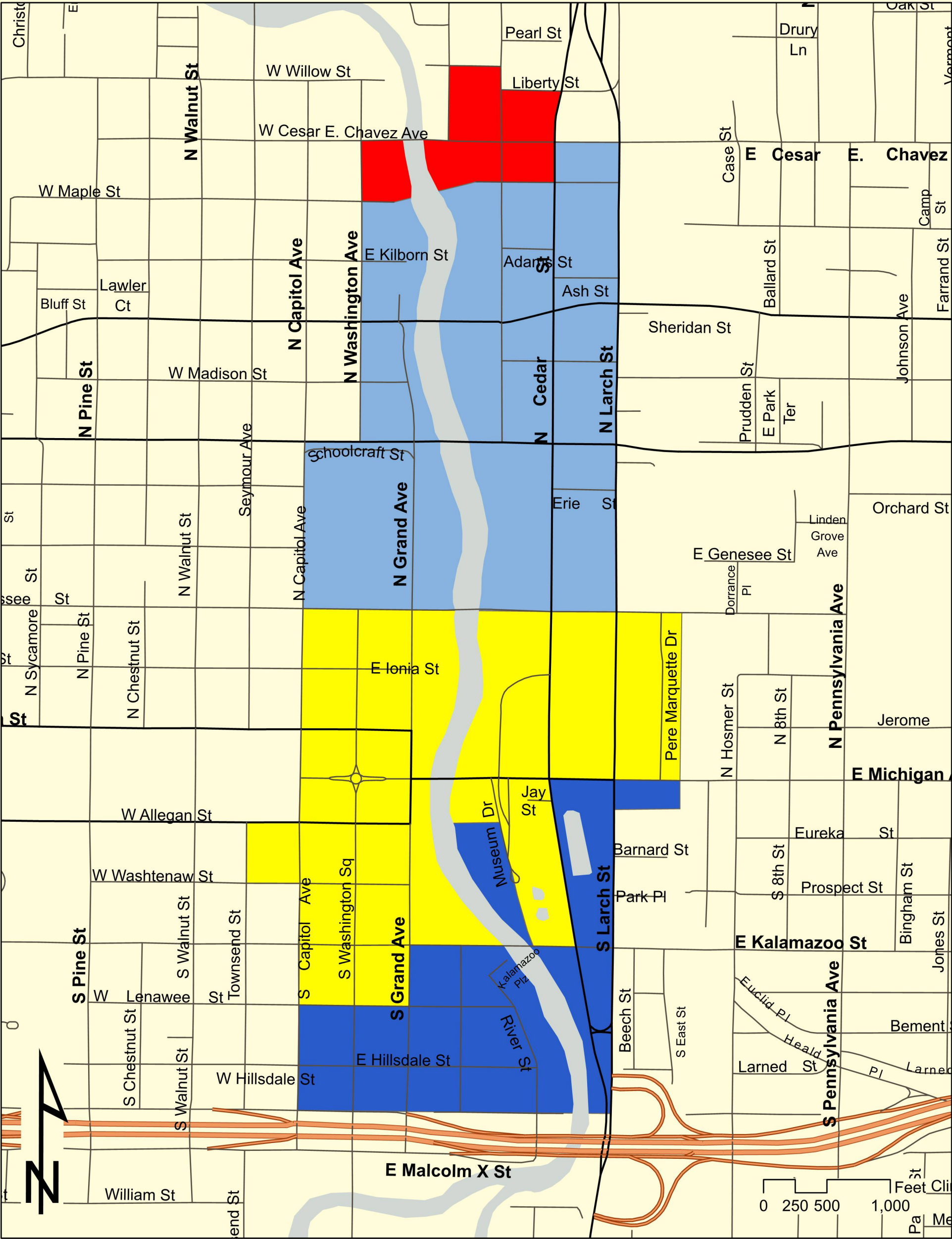
	1st Floor	2nd floor & above	Parking Structure, 1st level	Parking Structure, 2nd level and above	Surface Parking Lots	Vacant Lots	Industrial	Industrial Upper levels
Zone A	0.1559	0.0712	0.0562	0.0283	0.0780	0.0206	0.0283	0.0140
Zone B	0.0995	0.0373	0.0498	0.0249	0.0498	0.0206	0.0283	0.0140
Zone C	0.0498	0.0186	0.0248	0.0124	0.0248	0.0206	0.0283	0.0140

BE IT FURTHER RESOLVED, that these rates shall increase by 3% each year for collection years 2025, 2026, 2027, and 2028.

BE IT FURTHER RESOLVED, that the maximum assessment shall be \$10,000 plus inflation since 1994 pursuant to MCL 125.985.

BE IT FURTHER RESOLVED, that in zones "A," "B," and "C " (North & South), any property owned by a non-profit entity that is tax exempt on the current assessment roll under any section other than 211.7l, m or n or under 211.71g according to the General Property Tax Act shall have their property assessment capped at 75% of the proposed assessment rate; property exempt under 211.7l, 211.7m, 211.7n or 211.71g shall be 100% exempt from this assessment. Property classified as Residential pursuant to MCL 211.34c shall not be assessed. All other property shall be assessed that is not exempted by the General Property Tax Act. Square footage and exempt status is determined by December 31st of the previous year and coincides with Tax Day according to the General Property Tax Act.

BE IT FURTHER RESOLVED, that Special Assessment Roll number PSD24 as presented and as returned by the City Assessor, is hereby, ratified and confirmed, and the Mayor is authorized to affix within ten days his warrant directing the City Treasurer to collect said tax. The Special Assessment shall be billed on October 1st annually, except for the 2024 tax year. The 2024 special assessment shall be added directly to the 2024 December tax bill.



- Road Type

 - Freeway
 - Freeway Ramp
 - Major Road
 - Neighborhood Street
 - Lake or River
- Principal Shopping District

 - A
 - B
 - C North
 - C South

Downtown Lansing, Inc

Principal Shopping Districts



Andy Schor, Mayor

Created By: A. Skelton IT-GIS
Date Created: 3 Aug 2021
Date Updated: 12 Nov 2024
Source: City of Lansing, State of Michigan

2024 PSD SPECIAL ASSESSMENT ROLL

PSD	Parcel #	Owner Name	Property Address	Dir	Property Street	Exempt Code	Prop. Class / 211.34c	Occupancy type	Total Floor Area	Number of stories	First Floor	Rate	Assessment	Remainder of Floors Sq. Footage	Rate	Assessment	Reduction	Total Assessment (\$18,060 Max)
PSD-A	33-01-01-16-178-051	CITY OF LANSING	316 N		CAPITOL AVE	EXEMPT (211.7M)	201	Garages - Parking Le	261475	5	52295	0.05623	\$ 2,940.55	209180	0.02832	\$ 5,923.98	-100%	\$ 0
PSD-A	33-01-01-16-178-081	LANSING COMMUNITY COLLEGE	309 N		WASHINGTON SQ	EXEMPT (211.7Z)	201	Office Buildings	4214	2	2107	0.15594	\$ 328.57	2107	0.07117	\$ 149.96	-25%	\$ 119.63
PSD-A	33-01-01-16-181-001	AMERITECH/MICHIGAN BELL	221 N		WASHINGTON SQ	EXEMPT (207.1)	201	Office Buildings	245812	5	49162	0.15594	\$ 7,666.38	196650	0.07117	\$ 13,995.55	-25%	\$ 16,246.45
PSD-A	33-01-01-16-181-021	MICHIGAN STRATEGIC FUND	124 W		OTTAWA ST	EXEMPT (211.7L)	201	Office Buildings	54604	11	4964	0.15594	\$ 774.09	49640	0.07117	\$ 3,532.88	-100%	\$ -
PSD-A	33-01-01-16-181-031	NEIGHBOR OF THE HOUSE L L C	120 W		OTTAWA ST	TAXABLE	201	Office Buildings	2793	2	1397	0.15594	\$ 217.77	1397	0.07117	\$ 99.39		\$ 317.16
PSD-A	33-01-01-16-181-041	NEIGHBOR OF THE HOUSE L L C	118 W		OTTAWA ST	TAXABLE	201	Office Buildings	4514	3	1505	0.15594	\$ 234.64	3009	0.07117	\$ 214.17		\$ 448.81
PSD-A	33-01-01-16-181-051	PROSECUTING ATTORNEYS ASSOCIATION	116 W		OTTAWA ST	EXEMPT (211.7N)	201	Office Buildings	17028	6	2838	0.15594	\$ 442.56	14190	0.07117	\$ 1,009.90	-25%	\$ 363.12
PSD-A	33-01-01-16-181-063	PVG DE L L C	201 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	159455	9	17717	0.15594	\$ 2,762.82	141738	0.07117	\$ 10,087.48		\$ 12,850.30
PSD-A	33-01-01-16-181-072	AMERITECH/MICHIGAN BELL	0 N		WASHINGTON SQ	EXEMPT (207.1)	202	Vacant	10890	1	10890	0.0206	\$ 224.33	0	0	\$ -	-25%	\$ 168.25
PSD-A	33-01-01-16-183-002	MICHIGAN STRATEGIC FUND	124 N		CAPITOL AVE	EXEMPT (211.7L)	201	Office Buildings	266763	14	19055	0.15594	\$ 2,971.36	247709	0.07117	\$ 17,629.41	-100%	\$ -
PSD-A	33-01-01-16-183-009	CITY OF LANSING	124 W		MICHIGAN AVE	EXEMPT (211.7M)	201	Office Buildings	129853	10	12985	0.15594	\$ 2,024.93	116868	0.07117	\$ 8,317.47	-100%	\$ -
PSD-A	33-01-01-16-183-012	CAPITAL TOWER L L C	110 W		MICHIGAN AVE	TAXABLE	201	Office Buildings	90720	12	7560	0.15594	\$ 1,178.91	83160	0.07117	\$ 5,918.50		\$ 7,097.40
PSD-A	33-01-01-16-183-031	101 WASHINGTON SQUARE L L C	101 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	71825	13	5525	0.15594	\$ 861.57	66300	0.07117	\$ 4,718.57		\$ 5,580.14
PSD-A	33-01-01-16-183-043	107 N WASHINGTON AVE L L C	107 N		WASHINGTON SQ	TAXABLE	201	Stores - Retail	4545	3	1515	0.15594	\$ 236.25	3030	0.07117	\$ 215.65		\$ 451.89
PSD-A	33-01-01-16-183-072	KOSITCHEK DAVID H	113 N		WASHINGTON SQ	TAXABLE	201	Stores - Retail	17878	3	5959	0.15594	\$ 929.30	11919	0.07117	\$ 848.25		\$ 1,777.55
PSD-A	33-01-01-16-183-113	SPIRIT OF DOWNTOWN LANSING	119 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	33728	4	8432	0.15594	\$ 1,314.89	25296	0.07117	\$ 1,800.32		\$ 3,115.20
PSD-A	33-01-01-16-190-001	MICHIGAN MUNICIPAL LEAGUE	208 N		CAPITOL AVE	EXEMPT (OTHER)	201	Office Buildings - Re	10076	1	10076	0.15594	\$ 1,571.25	0	0.07117	\$ -	-25%	\$ 1,178.44
PSD-A	33-01-01-16-190-002	THE MUTUAL BUILDING L L C	208 N		CAPITOL AVE	TAXABLE	201	Office Buildings - Re	10250	1		0.15594	\$ -	10250	0.07117	\$ 729.49		\$ 729.49
PSD-A	33-01-01-16-190-003	THE MUTUAL BUILDING L L C	208 N		CAPITOL AVE	TAXABLE	201	Office Buildings - Re	10272	1		0.15594	\$ -	10272	0.07117	\$ 731.06		\$ 731.06
PSD-A	33-01-01-16-190-004	THE MUTUAL BUILDING L L C	208 N		CAPITOL AVE	TAXABLE	201	Office Buildings - Re	10403	1		0.15594	\$ -	10403	0.07117	\$ 740.38		\$ 740.38
PSD-A	33-01-01-16-190-005	THE MUTUAL BUILDING L L C	208 N		CAPITOL AVE	TAXABLE	201	Office Buildings - Re	9793	1		0.15594	\$ -	9793	0.07117	\$ 696.97		\$ 696.97
PSD-A	33-01-01-16-190-006	THE MUTUAL BUILDING L L C	208 N		CAPITOL AVE	TAXABLE	201	Office Buildings - Re	3642	1	3641.8353	0.15594	\$ 567.91		0.07117	\$ -		\$ 567.91
PSD-A	33-01-01-16-251-012	320 N WASH SQ PARTNERSHIP	320 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	13200	2	6600	0.15594	\$ 1,029.20	6600	0.07117	\$ 469.72		\$ 1,498.93
PSD-A	33-01-01-16-251-101	MI ECONOMIC DEVELOPMENT CORP	300 N		WASHINGTON SQ	EXEMPT (211.7L)	201	Office Buildings	87724	4	21931	0.15594	\$ 3,419.92	65793	0.07117	\$ 4,682.49	-100%	\$ -
PSD-A	33-01-01-16-251-131	CITY OF LANSING	120 E		SHIAWASSEE ST	EXEMPT (211.7M)	201	Garages - Emergenc	31381	2	15691	0.15594	\$ 2,446.78	15691	0.07117	\$ 1,116.69	-100%	\$ -
PSD-A	33-01-01-16-252-004	PHOENIX DEVELOPMENT PARTNERS II LLC	300 N		GRAND AVE	TAXABLE	201	Garages - Parking St	332832	5	66566	0.05623	\$ 3,743.03	266266	0.02832	\$ 7,540.64		\$ 11,283.67
PSD-A	33-01-01-16-252-034	ACCIDENT FUND INS CO OF AMERICA	200 N		GRAND AVE	TAXABLE	201	Office Buildings	296180	4	74045	0.15594	\$ 11,546.58	222135	0.07117	\$ 15,809.35		\$ 17,534.00
PSD-A	33-01-01-16-252-035	CITY OF LANSING	0		RIVER WALKWAY	EXEMPT (211.7M)	202	Vacant	0	0	0	0.0206	\$ -	0	0.07117	\$ -	-100%	\$ -
PSD-A	33-01-01-16-253-002	CITY OF LANSING	325		RIVERFRONT	EXEMPT (211.7M)	201	Stores - Warehouse	11120	1	11120	0.15594	\$ 1,734.05	0	0.07117	\$ -	-100%	\$ -
PSD-A	33-01-01-16-253-034	MARKETPLACE PARTNERS L L C	313 N		CEDAR ST	TAXABLE	201	Apartment	140722	5	28144	0.15594	\$ 4,388.84	112578	0.07117	\$ 8,012.15		\$ 12,400.99
PSD-A	33-01-01-16-253-035	MARKETPLACE PARTNERS II L L C	0 N		CEDAR ST	TAXABLE	201	Warehouses - Distri	46270	1	46270	0.05623	\$ 2,601.76	0	0.02832	\$ -		\$ 2,601.76
PSD-A	33-01-01-16-253-052	CITY OF LANSING	0 N		CEDAR ST	EXEMPT (211.7M)	202	Vacant	123492	1	123492	0.0206	\$ 2,543.94	0	0.07117	\$ -	-100%	\$ -
PSD-A	33-01-01-16-253-113	CITY OF LANSING	333 E		MICHIGAN AVE	EXEMPT (211.7M)	201	Convention Centers	218013	2	109007	0.15594	\$ 16,998.47	109007	0.07117	\$ 7,757.99	-100%	\$ -
PSD-A	33-01-01-16-253-122	SAULT STE MARIE TRIBE	0 E		MICHIGAN AVE	EXEMPT (211.7IG)	202	Vacant	12800	1	12800	0.0206	\$ 263.68	0	0.07117	\$ -	-100%	\$ -
PSD-A	33-01-01-16-254-001	230 N WASHINGTON SQ L L C	230 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	31243	3	10414	0.15594	\$ 1,624.01	20829	0.07117	\$ 1,482.38		\$ 3,106.39
PSD-A	33-01-01-16-254-063	BUSINESS & TRADE CENTER L L C	200 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	50391	4	12598	0.15594	\$ 1,964.49	37793	0.07117	\$ 2,689.75		\$ 4,654.24
PSD-A	33-01-01-16-254-171	CITY OF LANSING	201 N		GRAND AVE	EXEMPT (211.7M)	201	Garages - Parking Le	399250	5	79850	0.05623	\$ 4,489.97	319400	0.02832	\$ 9,045.41	-100%	\$ -
PSD-A	33-01-01-16-254-301	R & A DEVELOPMENT COMPANY	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	12549	1	12549	0.15594	\$ 1,956.84	0	0.07117	\$ -		\$ 1,956.84
PSD-A	33-01-01-16-254-302	R & A DEVELOPMENT COMPANY	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	9063	1	0	0.15594	\$ -	9063	0.07117	\$ 645.01		\$ 645.01
PSD-A	33-01-01-16-254-303	R & A DEVELOPMENT COMPANY	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	4183	1	0	0.15594	\$ -	4183	0.07117	\$ 297.70		\$ 297.70
PSD-A	33-01-01-16-254-304	R & A DEVELOPMENT COMPANY	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	9760	1	0	0.15594	\$ -	9761	0.07117	\$ 694.69		\$ 694.69
PSD-A	33-01-01-16-254-305	R & A DEVELOPMENT COMPANY	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	4880	1		0.15594	\$ -	4880	0.07117	\$ 347.31		\$ 347.31
PSD-A	33-01-01-16-254-306	R & A DEVELOPMENT COMPANY	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	9760	1		0.15594	\$ -	9760	0.07117	\$ 694.62		\$ 694.62
PSD-A	33-01-01-16-254-307	R & A DEVELOPMENT COMPANY	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	4880	1		0.15594	\$ -	4880	0.07117	\$ 347.31		\$ 347.31
PSD-A	33-01-01-16-254-308	R & A DEVELOPMENT COMPANY	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	14640	1		0.15594	\$ -	14640	0.07117	\$ 1,041.93		\$ 1,041.93
PSD-A	33-01-01-16-255-004	VREI 120 NORTH L L C	120 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	157548	10	15755	0.15594	\$ 2,456.80	141793	0.07117	\$ 10,091.42		\$ 12,548.23
PSD-A	33-01-01-16-255-007	OMA MCPAT L L C	111 E		MICHIGAN AVE	TAXABLE	201	Restaurants	11273	3	3758	0.15594	\$ 585.97	7515	0.07117	\$ 534.87		\$ 1,120.84
PSD-A	33-01-01-16-255-012	LANSING HOTEL INVESTORS LLC	111 N		GRAND AVE	TAXABLE	201	Hotels - Full Service	165684	11	15062	0.15594	\$ 2,348.80	150622	0.07117	\$ 10,719.75		\$ 13,068.55
PSD-A	33-01-01-16-276-002	INFINITE 505 L L C	0 E		SHIAWASSEE ST	TAXABLE	202	Surface Parking Lot	13476	1	13476	0.15594	\$ 2,101.45	0	0.07117	\$ -		\$ 2,101.45
PSD-A	33-01-01-16-276-021	518 E SHIAWASSEE LLC	0 N		CEDAR ST	TAXABLE	202	Vacant / Parking	3659	1	3659	0.07797	\$ 285.29	0	0.07117	\$ -		\$ 285.29
PSD-A	33-01-01-16-276-031	518 E SHIAWASSEE L L C	518 E		SHIAWASSEE ST	TAXABLE	201	Bars (Taverns)	14479	1	14479	0.15594	\$ 2,257.86	0	0.07117	\$ -		\$ 2,257.86
PSD-A	33-01-01-16-276-041	NORTH CEDAR L L C	316 N		CEDAR ST	TAXABLE	201	Stores - Retail	700	1	700	0.15594	\$ 109.16	0	0.07117	\$ -		\$ 109.16
PSD-A	33-01-01-16-276-053	CITY OF LANSING	312 N		CEDAR ST	EXEMPT (OTHER)	202	Vacant	0	0							-100%	
PSD-A	33-01-01-16-276-072	CITY OF LANSING	505 E		MICHIGAN AVE	EXEMPT (211.7M)	201	Stadium	300564	1	300564	0.15594	\$ 46,869.95	0	0.07117	\$ -	-100%	
PSD-A	33-01-01-16-276-092	OUTFIELD PARTNERS, LLC	310 N		CEDAR ST	TAXABLE	201	Apartment - Luxury	68769	3	22923	0.15594	\$ 3,574.61	45846	0.07117	\$ 3,262.86		\$ 6,837.47
PSD-A	33-01-01-16-276-151	317 N LARCH L L C	317 N		LARCH ST	TAXABLE	201	Warehouses - Stora	4581	1	4581	0.15594	\$ 714.36	0	0.07117	\$ -		\$ 714.36
PSD-A	33-01-01-16-276-161	325 NORTH LARCH L L C	325 N		LARCH ST	TAXABLE	302	Vacant	10890	0	10890	0.0206	\$ 224.33	0	0.07117	\$ -		\$ 224.33
PSD-A	33-01-01-16-276-182	KM HOWELL L L C	532 E		SHIAWASSEE ST	TAXABLE	201	Office Buildings	1894	2	947	0.15594	\$ 147.68	947	0.07117	\$ 67.40		\$ 215.07
PSD-A	33-01-01-16-277-003	606 E SHIAWASSEE L L C	340 N		LARCH ST	TAXABLE	201	Warehouses - Stora	18503	1	18503	0.15594	\$ 2,885.36	0	0.07117	\$ -		\$ 2,885.36
PSD-A	33-01-01-16-277-031	300 N LARCH L L C	300 N		LARCH ST	TAXABLE	201	Office Buildings	10797	2	5399	0.15594	\$ 841.84	5399	0.07117	\$ 384.21		\$ 1,226.05
PSD-A	33-01-01-16-277-033	300 N LARCH L L C	0		NO STREET FRONTAGE	TAXABLE	202	Vacant	4990	1	4990	0.0206	\$ 102.79	0	0.07117	\$ -		\$ 102.79

PSD-A	33-01-01-16-277-043	PERE MARQUETTE LOT LLC	0	PERE MARQUETTE DR	TAXABLE	202 Surface Parking Lot	22280	1	22280	0.07797	\$	1,737.17	0	0.07117	\$	-	\$	1,737.17		
PSD-A	33-01-01-16-277-052	300 N LARCH, LLC	0 N	LARCH ST	TAXABLE	202 Vacant	7400	1	7400	0.0206	\$	152.44	0	0.07117	\$	-	\$	152.44	*	
PSD-A	33-01-01-16-277-063	237 PERE MARQUETTE L L C	237	PERE MARQUETTE DR	TAXABLE	201 Warehouses - Storag	8010	2	4005	0.15594	\$	624.54	4005	0.07117	\$	285.04	\$	909.58		
PSD-A	33-01-01-16-277-072	PARAMOUNT COFFEE COMPANY	231	PERE MARQUETTE DR	TAXABLE	301 Industrial - Engineer	6440	1	6440	0.02832	\$	182.38	0	0.014	\$	-	\$	182.38		
PSD-A	33-01-01-16-277-082	LF MICHIGAN L L C	214 N	LARCH ST	TAXABLE	301 Industrial - Light Mai	7728	1	7728	0.02832	\$	218.86	0	0.014	\$	-	\$	218.86		
PSD-A	33-01-01-16-277-124	PARAMOUNT COFFEE	130 N	LARCH ST	TAXABLE	301 Industrial - Light Mai	84609	2	42305	0.02832	\$	1,198.06	42305	0.014	\$	592.26	\$	1,790.33		
PSD-A	33-01-01-16-277-152	A5 L L C	112 N	LARCH ST	TAXABLE	201 Bars (Taverns)	9576	2	4788	0.15594	\$	746.64	4788	0.07117	\$	340.76	\$	1,087.40		
PSD-A	33-01-01-16-277-181	CITY RESCUE MISSION OF LANSING MI	603 E	MICHIGAN AVE	TAXABLE	201 Office Buildings	3432	2	1716	0.15594	\$	267.59	1716	0.07117	\$	122.13	\$	389.72		
PSD-A	33-01-01-16-277-191	CITY RESCUE MISSION OF LANSING	605 E	MICHIGAN AVE	TAXABLE	201 Stores - Retail	3564	2	1782	0.15594	\$	277.89	1782	0.07117	\$	126.82	\$	404.71		
PSD-A	33-01-01-16-277-241	615 EMA L L C	615 E	MICHIGAN AVE	TAXABLE	201 Stores - Retail	2640	2	1320	0.15594	\$	205.84	1320	0.07117	\$	93.94	\$	299.79		
PSD-A	33-01-01-16-277-251	617 EMA LLC	617 E	MICHIGAN AVE	TAXABLE	201 Office Buildings	2640	2	1320	0.15594	\$	205.84	1320	0.07117	\$	93.94	\$	299.79		
PSD-A	33-01-01-16-277-262	JODLOSKI JEROME F	619 E	MICHIGAN AVE	TAXABLE	201 Shopping Centers - I	1145	2	572	0.15594	\$	89.24	572	0.07117	\$	40.73	\$	129.96		
PSD-A	33-01-01-16-277-272	KOEHN AARON E	621 E	MICHIGAN AVE	TAXABLE	201 Restaurants	6180	2	3090	0.15594	\$	481.85	3090	0.07117	\$	219.92	\$	701.77		
PSD-A	33-01-01-16-277-291	FADY INC	625 E	MICHIGAN AVE	TAXABLE	201 Stores - Retail	6600	3	2200	0.15594	\$	343.07	4400	0.07117	\$	313.15	\$	656.22		
PSD-A	33-01-01-16-277-301	ANGAVINE HOLDING LLC	113	PERE MARQUETTE DR	TAXABLE	201 Apartment	16800	2	8400	0.15594	\$	1,309.90	8400	0.07117	\$	597.83	\$	1,907.72		
PSD-A	33-01-01-16-277-311	119 PERE MARQUETTE L L C	119	PERE MARQUETTE DR	TAXABLE	201 Office Buildings	17640	3	5880	0.15594	\$	916.93	11760	0.07117	\$	836.96	\$	1,753.89		
PSD-A	33-01-01-16-277-383	119 PERE MARQUETTE L L C	0	PERE MARQUETTE DR	TAXABLE	202 Surface Parking Lot	20365	1	20365	0.07797	\$	1,587.86	0	0.07117	\$	-	\$	1,587.86	*	
PSD-A	33-01-01-16-277-403	637 E MICHIGAN L L C	637 E	MICHIGAN AVE	TAXABLE	201 Restaurants	5970	1	5970	0.15594	\$	930.96	0	0.07117	\$	-	\$	930.96		
PSD-A	33-01-01-16-325-012	BOJI TOWER L L C	120 W	ALLEGAN ST	TAXABLE	201 Office Buildings	185190	23	8052	0.15594	\$	1,255.59	177138	0.07117	\$	12,606.93	\$	13,862.52		
PSD-A	33-01-01-16-325-031	HOLLISTER HOLDING L L C	106 W	ALLEGAN ST	TAXABLE	201 Office Buildings	92790	6	15465	0.15594	\$	2,411.61	77325	0.07117	\$	5,503.22	\$	7,914.83		
PSD-A	33-01-01-16-325-041	118 S WASHINGTON SQ LLC	118 S	WASHINGTON SQ	TAXABLE	201 Restaurants	5612	2	2806	0.15594	\$	437.57	2806	0.07117	\$	199.70	\$	637.27		
PSD-A	33-01-01-16-325-051	VICTOR DEVELOPMENT LLC	108 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	17064	2	8532	0.15594	\$	1,330.48	8532	0.07117	\$	607.22	\$	1,937.70		
PSD-A	33-01-01-16-325-070	MSU FEDERAL CREDIT UNION	104 S	WASHINGTON SQ	TAXABLE	201 Banks - Branch	7040	3	2347	0.15594	\$	365.94	4693	0.07117	\$	334.02	\$	699.96		
PSD-A	33-01-01-16-325-081	WASHINGTON SQUARE BUILDING	100 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	58712	10	5871	0.15594	\$	915.55	52841	0.07117	\$	3,760.68	\$	4,676.23		
PSD-A	33-01-01-16-327-003	MICHIGAN STRATEGIC FUND	201	TOWNSEND ST	EXEMPT (211.7L)	201 Office Buildings	114638	9	12738	0.15594	\$	1,986.30	101901	0.07117	\$	7,252.28	-100%	\$	-	
PSD-A	33-01-01-16-327-004	MICHIGAN SENATE	201	TOWNSEND ST	EXEMPT (211.7L)	201 Office Buildings	36202	9	4022	0.15594	\$	627.25	32179	0.07117	\$	2,290.19	\$	2,917.45		
PSD-A	33-01-01-16-327-005	MICHIGAN SENATE	201	TOWNSEND ST	EXEMPT (211.7L)	201 Office Buildings	115819	9	12869	0.15594	\$	2,006.76	102951	0.07117	\$	7,327.00	-100%	\$	-	
PSD-A	33-01-01-16-327-006	MICHIGAN SENATE	201	TOWNSEND ST	EXEMPT (211.7L)	201 Office Buildings	15	9	2	0.15594	\$	0.26	14	0.07117	\$	0.96	-100%	\$	-	
PSD-A	33-01-01-16-327-013	MICHIGAN SENATE	221	TOWNSEND ST	EXEMPT (211.7L)	201 Garages - Parking St	240921	7	34417	0.05623	\$	1,935.28	0	0.02832	\$	0.00	-100%	\$	-	
PSD-A	33-01-01-16-327-040	MICHIGAN SENATE	221	TOWNSEND ST	EXEMPT (211.7L)	201 Garages - Parking St	187594	7	26799	0.05623	\$	1,506.92	160795	0.02832	\$	4,553.72	-100%	\$	-	
PSD-A	33-01-01-16-327-050	BLUE CROSS BLUE SHIELD OF MICHIGAN	232 S	CAPITOL AVE	TAXABLE	201 Office Buildings	139414	10	13941	0.15594	\$	2,174.02	125473	0.07117	\$	8,929.88	\$	11,103.91		
PSD-A	33-01-01-16-327-102	BLUE CROSS BLUE SHIELD OF MICHIGAN	205 W	ALLEGAN ST	TAXABLE	201 Garages - Parking St	133824	6	22304	0.05623	\$	1,254.15	111520	0.02832	\$	3,158.25	\$	4,412.40		
PSD-A	33-01-01-16-328-021	217 CAPITOL LLC	217 S	CAPITOL AVE	TAXABLE	201 Fraternal Buildings	109826	7	15689	0.15594	\$	2,446.61	94137	0.07117	\$	6,699.70	\$	9,146.31		
PSD-A	33-01-01-16-328-031	BLUE CROSS BLUE SHIELD OF MICHIGAN	231 S	CAPITOL AVE	TAXABLE	202 Surface Parking Lot	21780	1	21780	0.07797	\$	1,698.19	0	0.07117	\$	-	\$	1,698.19	*	
PSD-A	33-01-01-16-328-041	EDYDE GEORGE F FAMILY L L C	232 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	6750	2	3375	0.15594	\$	526.30	3375	0.07117	\$	240.20	\$	766.50		
PSD-A	33-01-01-16-328-051	EDYDE GEORGE F FAMILY L L C	228 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	6750	2	3375	0.15594	\$	526.30	3375	0.07117	\$	240.20	\$	766.50		
PSD-A	33-01-01-16-328-062	RBM PROPERTIES LLC	224 S	WASHINGTON SQ	TAXABLE	201 Bar Cocktail Lounge	6615	1	6615	0.15594	\$	1,031.54	0	0.07117	\$	-	\$	1,031.54		
PSD-A	33-01-01-16-328-100	R & R ENTERPRISES OF ANTWERP LLC	216 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	7805	2	3903	0.15594	\$	608.56	3903	0.07117	\$	277.74	\$	886.30		
PSD-A	33-01-01-16-328-143	RKD INVESTMENTS L L C	210 S	WASHINGTON SQ	TAXABLE	201 Restaurants	6750	1	6750	0.15594	\$	1,052.60	0	0.07117	\$	-	\$	1,052.60		
PSD-A	33-01-01-16-328-151	RANNEY BUILDING L L C	208 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - I	8325	3	2775	0.15594	\$	432.73	5550	0.07117	\$	394.99	\$	827.73		
PSD-A	33-01-01-16-328-161	206 S WASHINGTON SQUARE L L C	206 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - I	6750	2	3375	0.15594	\$	526.30	3375	0.07117	\$	240.20	\$	766.50		
PSD-A	33-01-01-16-328-171	GHASSAN OGEEN KADA PROPERTIES LLC	200 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	30375	3	10125	0.15594	\$	1,578.89	20250	0.07117	\$	1,441.19	\$	3,020.09		
PSD-A	33-01-01-16-328-181	CAPITAL HALL GROUP L L C	115 W	ALLEGAN ST	TAXABLE	201 Office Buildings	30000	10	3000	0.15594	\$	467.82	27000	0.07117	\$	1,921.59	\$	2,389.41		
PSD-A	33-01-01-16-328-191	W ALLEGAN (121) BETA L L C	121 W	ALLEGAN ST	TAXABLE	201 Office Buildings	11428	2	5714	0.15594	\$	891.04	5714	0.07117	\$	406.67	\$	1,297.71		
PSD-A	33-01-01-16-330-012	CITY OF LANSING	320 S	CAPITOL AVE	EXEMPT (211.7M)	201 Garages - Parking Le	348600	5	69720	0.05623	\$	3,920.36	278880	0.02832	\$	7,897.88	-100%	\$	-	
PSD-A	33-01-01-16-330-032	THOMAS M COOLEY LAW SCHOOL	300 S	CAPITOL AVE	EXEMPT (211.7Z)	201 Office Buildings	199286	10	19929	0.15594	\$	3,107.67	179357	0.07117	\$	12,764.87	-25%	\$	11,904.40	
PSD-A	33-01-01-16-331-002	GEORGE F EYDE FAMILY L L C	125 W	WASHTENAW ST	TAXABLE	201 Restaurants	15326	2	7663	0.15594	\$	1,194.97	7663	0.07117	\$	545.38	\$	1,740.34		
PSD-A	33-01-01-16-331-023	THOMAS M COOLEY LAW SCHOOL	313 S	CAPITOL AVE	EXEMPT (211.7Z)	201 Office Buildings	85922	2	42961	0.15594	\$	6,699.34	42961	0.07117	\$	3,057.53	-25%	\$	7,317.65	
PSD-A	33-01-01-16-331-041	THOMAS M COOLEY LAW SCHOOL	330 S	WASHINGTON SQ	EXEMPT (211.7Z)	201 Office Buildings	55968	4	13992	0.15594	\$	2,181.91	41976	0.07117	\$	2,987.43	-25%	\$	3,877.01	
PSD-A	33-01-01-16-331-053	THOMAS M COOLEY LAW SCHOOL	326 S	WASHINGTON SQ	EXEMPT (211.7Z)	202 Surface Parking Lot	3485	1	3485	0.07797	\$	271.73	0	0.07117	\$	-	-25%	\$	203.79	
PSD-A	33-01-01-16-331-062	THOMAS M COOLEY LAW SCHOOL	0 S	WASHINGTON SQ	EXEMPT (211.7Z)	202 Surface Parking Lot	24873	1	24873	0.07797	\$	1,939.35	0	0.07117	\$	-	-25%	\$	1,454.51	
PSD-A	33-01-01-16-331-112	EYDE KNAPP DEVELOPMENT L L C	300 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	169704	6	28284	0.15594	\$	4,410.61	141420	0.07117	\$	10,064.86	\$	14,475.47		
PSD-A	33-01-01-16-331-122	GEORGE F EYDE FAMILY L L C	121 W	WASHTENAW ST	TAXABLE	201 Stores - Retail	5820	2	2910	0.15594	\$	453.79	2910	0.07117	\$	207.10	\$	660.89		
PSD-A	33-01-01-16-340-001	BURNS & LAYHER PROPERTIES L L C	220 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - I	4819.5	1	4820	0.15594	\$	751.55	0	0.07117	\$	-	\$	751.55	Ignore # of stories - condo	
PSD-A	33-01-01-16-340-002	A NOVEL CONCEPT HOLDINGS LLC	222 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - I	2092.5	2	1046	0.15594	\$	163.15	1046	0.07117	\$	74.46	\$	237.61		
PSD-A	33-01-01-16-378-011	CAPITAL AREA DISTRICT LIBRARY	427 S	CAPITOL AVE	EXEMPT (211.7N)	201 Office Buildings	2938	2	1469	0.15594	\$	229.08	1469	0.07117	\$	104.55	-100%	\$	-	
PSD-A	33-01-01-16-378-021	ABRAHAM CAPITOL LLC	431 S	CAPITOL AVE	TAXABLE	201 Office Buildings	2000	2	1000	0.15594	\$	155.94	1000	0.07117	\$	71.17	\$	227.11		
PSD-A	33-01-01-16-378-031	HARTE COURT PROPERTIES	118 W	LENAAWEE ST	TAXABLE	201 Office Buildings	1604	2	802	0.15594	\$	125.06	802	0.07117	\$	57.08	\$	182.14		
PSD-A	33-01-01-16-378-052	RUSSELL BUILDERS INC	110 W	LENAAWEE ST	TAXABLE	201 Office Buildings	2791	2	1396	0.15594	\$	217.61	1396	0.07117	\$	99.32	\$	316.93		
PSD-A	33-01-01-16-378-072	KELLY & SONS PROPERTY L L C	426 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	7074	2	3537	0.15594	\$	551.56	3537	0.07117	\$	251.73	\$	803.29		
PSD-A	33-01-01-16-378-092	ABRAHAM WASHINGTON L L C	418 S	WASHINGTON SQ	TAXABLE	202 Surface Parking Lot	29040	1	29040	0.07797	\$	2,264.25	0	0.07117	\$	-	\$	2,264.25		
PSD-A	33-01-01-16-378-112	EXPERION REAL ESTATE DEVEL L L C	406 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	11000	2	5500	0.15594	\$	857.67	5500	0.07117	\$	391.44	\$	1,249.11		
PSD-A																				

PSD-A	33-01-01-16-390-006	SAINI FAMILY L L C	212	S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - I	2165	1	2165	0.15594	\$	337.61	0	0.07117	\$	-	\$	337.61	
PSD-A	33-01-01-16-401-002	101 S WASHINGTON DEVELOPMENT L L C	101	S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	64475	2	32238	0.15594	\$	5,027.12	32238	0.07117	\$	2,294.34	\$	7,321.46	
PSD-A	33-01-01-16-401-021	LAN WASHINGTON SQUARE LLC	109	S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - I	6360	1	6360	0.15594	\$	991.78	0	0.07117	\$	-	\$	991.78	
PSD-A	33-01-01-16-401-031	LAN WASHINGTON SQUARE LLC	111	S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - I	6552	1	6552	0.15594	\$	1,021.72	0	0.07117	\$	-	\$	1,021.72	
PSD-A	33-01-01-16-401-043	ESTILL PROPERTIES L L C	113	S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	6532	2	3266	0.15594	\$	509.30	3266	0.07117	\$	232.44	\$	741.74	
PSD-A	33-01-01-16-401-054	SPIRIT PARTNERSHIP	115	S	WASHINGTON SQ	TAXABLE	201 Restaurants	2662	2	1331	0.15594	\$	207.56	1331	0.07117	\$	94.73	\$	302.28	
PSD-A	33-01-01-16-401-060	SPIRIT PARTNERSHIP	117	S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	3696	2	1848	0.15594	\$	288.18	1848	0.07117	\$	131.52	\$	419.70	
PSD-A	33-01-01-16-401-070	SPIRIT PARTNERSHIP	119	S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	2928	2	1464	0.15594	\$	228.30	1464	0.07117	\$	104.19	\$	332.49	
PSD-A	33-01-01-16-401-080	SPIRIT PARTNERSHIP	121	S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - I	2640	2	1320	0.15594	\$	205.84	1320	0.07117	\$	93.94	\$	299.79	
PSD-A	33-01-01-16-401-091	SPIRIT PARTNERSHIP	123	S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - I	2904	2	1452	0.15594	\$	226.42	1452	0.07117	\$	103.34	\$	329.76	
PSD-A	33-01-01-16-401-106	SPIRITGOLD L L C	107	E	ALLEGAN ST	TAXABLE	201 Multiple Residences	5632	2	2816	0.15594	\$	439.13	2816	0.07117	\$	200.41	\$	639.54	
PSD-A	33-01-01-16-401-107	SPIRITGOLD L L C	109	E	ALLEGAN ST	TAXABLE	201 Restaurants	5632	1	5632	0.15594	\$	878.25	0	0.07117	\$	-	\$	878.25	
PSD-A	33-01-01-16-401-108	SPIRITGOLD L L C	111	E	ALLEGAN ST	TAXABLE	201 Stores - Retail	5632	1	5632	0.15594	\$	878.25	0	0.07117	\$	-	\$	878.25	
PSD-A	33-01-01-16-401-112	B & G INVESTMENT GROUP II L L C	117	E	ALLEGAN ST	TAXABLE	201 Office Buildings	10767	2	5384	0.15594	\$	839.50	5384	0.07117	\$	383.14	\$	1,222.65	
PSD-A	33-01-01-16-401-116	SUMMIT ASSOCIATES II L L C	0		NO STREET FRONTAGE	TAXABLE	202 Vacant	566	1	566	0.0206	\$	11.66	0	0.07117	\$	-	\$	11.66	
PSD-A	33-01-01-16-401-151	SUMMIT ASSOCIATES II L L C	122	S	GRAND AVE	TAXABLE	201 Office Buildings	25280	2	12640	0.15594	\$	1,971.08	12640	0.07117	\$	899.59	\$	2,870.67	
PSD-A	33-01-01-16-401-161	SUMMIT ASSOCIATES II L L C	0	E	MICHIGAN AVE	TAXABLE	202 Surface Parking Lot	14974	1	14974	0.07797	\$	1,167.52	0	0.07117	\$	-	\$	1,167.52	
PSD-A	33-01-01-16-401-186	SUMMIT ASSOCIATES II L L C	0	E	MICHIGAN AVE	TAXABLE	202 Surface Parking Lot	2200	1	2200	0.07797	\$	171.53	0	0.07117	\$	-	\$	171.53	
PSD-A	33-01-01-16-401-193	SUMMIT ASSOCIATES II L L C	0	E	MICHIGAN AVE	TAXABLE	202 Surface Parking Lot	2200	1	2200	0.07797	\$	171.53	0	0.07117	\$	-	\$	171.53	
PSD-A	33-01-01-16-401-203	SUMMIT ASSOCIATES II L L C	0	E	MICHIGAN AVE	TAXABLE	202 Surface Parking Lot	6600	1	6600	0.07797	\$	514.60	0	0.07117	\$	-	\$	514.60	
PSD-A	33-01-01-16-401-205	SUMMIT ASSOCIATES II L L C	0	E	MICHIGAN AVE	TAXABLE	202 Surface Parking Lot	1725	1	1725	0.07797	\$	134.50	0	0.07117	\$	-	\$	134.50	
PSD-A	33-01-01-16-401-302	SUMMIT ASSOCIATES II L L C	0		ALLEY ROW	TAXABLE	202 Surface Parking Lot	1980	1	1980	0.07797	\$	154.38	0	0.07117	\$	-	\$	154.38	
PSD-A	33-01-01-16-401-312	SUMMIT ASSOCIATES II L L C	0		NO STREET FRONTAGE	TAXABLE	202 Surface Parking Lot	220	1	220	0.07797	\$	17.15	0	0.07117	\$	-	\$	17.15	
PSD-A	33-01-01-16-402-002	RIVERVIEW ASSOCIATES	206	E	MICHIGAN AVE	TAXABLE	201 Office Buildings	101893	5	20379	0.15594	\$	3,177.84	81514	0.07117	\$	5,801.38	\$	8,979.22	
PSD-A	33-01-01-16-402-022	GRAND AVENUE PARKING L L C	201	S	GRAND AVE	TAXABLE	201 Garages - Parking St	168750	5	33750	0.05623	\$	1,897.76	135000	0.02832	\$	3,823.20	\$	5,720.96	
PSD-A	33-01-01-16-402-032	NINE-PLUS LLC	213	S	GRAND AVE	TAXABLE	202 Surface Parking Lot	7727	1	7727	0.07797	\$	602.47	0	0.07117	\$	-	\$	602.47	
PSD-A	33-01-01-16-402-041	NINE-PLUS LLC	217	S	GRAND AVE	TAXABLE	201 Office Buildings	11499	3	3833	0.15594	\$	597.72	7666	0.07117	\$	545.59	\$	1,143.31	
PSD-A	33-01-01-16-402-063	CITY OF LANSING	0	E	WASHTENAW ST	EXEMPT (211.7M)	202 Surface Parking Lot	10149	1	10149	0.07797	\$	791.32	0	0.07117	\$	-	-100%	\$	-
PSD-A	33-01-01-16-402-064	NINE-PLUS LLC	0	E	WASHTENAW ST	TAXABLE	202 Surface Parking Lot	7187	1	7187	0.07797	\$	560.37	0	0.07117	\$	-	\$	560.37	
PSD-A	33-01-01-16-403-001	RIVER PLAZA L L C	300	E	MICHIGAN AVE	TAXABLE	201 Office Buildings	38700	3	12900	0.15594	\$	2,011.63	25800	0.07117	\$	1,836.19	\$	3,847.81	
PSD-A	33-01-01-16-403-011	E MICHIGAN AVE (316) L L C	314	E	MICHIGAN AVE	TAXABLE	201 Bars (Taverns)	3256	2	1628	0.15594	\$	253.87	1628	0.07117	\$	115.86	\$	369.74	
PSD-A	33-01-01-16-403-022	JOHNS LEWIS E	316	E	MICHIGAN AVE	TAXABLE	201 Restaurants	7480	2	3740	0.15594	\$	583.22	3740	0.07117	\$	266.18	\$	849.39	
PSD-A	33-01-01-16-403-041	320 E MICHIGAN AVE LLC	320	E	MICHIGAN AVE	TAXABLE	201 Restaurants	1638	1	1638	0.15594	\$	255.43	0	0.07117	\$	-	\$	255.43	
PSD-A	33-01-01-16-403-051	TIFFANY M KLEIN TRUST	336	E	MICHIGAN AVE	TAXABLE	201 Stores - Retail	5775	2	2888	0.15594	\$	450.28	2888	0.07117	\$	205.50	\$	655.78	
PSD-A	33-01-01-16-403-061	JOHNS LEWIS D	0		MUSEUM DR	TAXABLE	202 Surface Parking Lot	49125	1	49125	0.07797	\$	3,830.28	0	0.07117	\$	-	\$	3,830.28	
PSD-A	33-01-01-16-404-001	NBD BANK	201	S	WASHINGTON SQ	TAXABLE	201 Office Buildings	3586	2	1793	0.15594	\$	279.60	1793	0.07117	\$	127.61	\$	407.21	
PSD-A	33-01-01-16-404-011	ATRIUM OFFICE PARTNERS	203	S	WASHINGTON SQ	TAXABLE	201 Bars (Taverns)	5098	2	2549	0.15594	\$	397.49	2549	0.07117	\$	181.41	\$	578.90	
PSD-A	33-01-01-16-404-022	NINE-PLUS L L C	209	S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	4332	1	4332	0.15594	\$	675.53	0	0.07117	\$	-	\$	675.53	
PSD-A	33-01-01-16-404-031	LANSING ATRIUM OFFICE PARTNERS LLC	211	S	WASHINGTON SQ	TAXABLE	201 Office Buildings	49420	2	24710	0.15594	\$	3,853.28	24710	0.07117	\$	1,758.61	\$	5,611.89	
PSD-A	33-01-01-16-404-055	221-223 SOUTH WASHINGTON SQUARE LLC	221	S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	7927	2	3964	0.15594	\$	618.07	3964	0.07117	\$	282.08	\$	900.15	
PSD-A	33-01-01-16-404-061	225 SOUTH WASHINGTON SQUARE LLC	225	S	WASHINGTON SQ	TAXABLE	201 Office Buildings	3960	2	1980	0.15594	\$	308.76	1980	0.07117	\$	140.92	\$	449.68	
PSD-A	33-01-01-16-404-071	190 MONROE FIFTH FLOOR L L C	227	S	WASHINGTON SQ	TAXABLE	201 Restaurants	4158	2	2079	0.15594	\$	324.20	2079	0.07117	\$	147.96	\$	472.16	
PSD-A	33-01-01-16-404-081	190 MONROE FIFTH FLOOR LLC	229	S	WASHINGTON SQ	TAXABLE	201 Restaurants	4158	2	2079	0.15594	\$	324.20	2079	0.07117	\$	147.96	\$	472.16	
PSD-A	33-01-01-16-404-091	WATWE PROPERTIES L L C	231	S	WASHINGTON SQ	TAXABLE	202 Surface Parking Lot	5610	1	5610	0.07797	\$	437.41	0	0.07117	\$	-	\$	437.41	
PSD-A	33-01-01-16-404-101	WATWE PROPERTIES L L C	107	E	WASHTENAW ST	TAXABLE	201 Office Buildings	3960	2	1980	0.15594	\$	308.76	1980	0.07117	\$	140.92	\$	449.68	
PSD-A	33-01-01-16-404-121	225 S WASHINGTON SQ L L C	0	E	WASHTENAW ST	TAXABLE	202 Surface Parking Lot	4000	1	4000	0.07797	\$	311.88	0	0.07117	\$	-	\$	311.88	
PSD-A	33-01-01-16-404-142	DAVENPORT UNIVERSITY	0	E	WASHTENAW ST	EXEMPT (211.7Z)	202 Surface Parking Lot	6732	1	6732	0.07797	\$	524.89	0	0.07117	\$	-	-25%	\$	393.67
PSD-A	33-01-01-16-404-151	NINE-PLUS LLC	125	E	WASHTENAW ST	TAXABLE	201 Office Buildings	3780	1	3780	0.15594	\$	589.45	0	0.07117	\$	-	\$	589.45	
PSD-A	33-01-01-16-404-161	DAVENPORT UNIVERSITY	0	S	GRAND AVE	EXEMPT (211.7Z)	202 Surface Parking Lot	10890	1	10890	0.07797	\$	849.09	0	0.07117	\$	-	-25%	\$	636.82
PSD-A	33-01-01-16-404-171	NINE-PLUS L L C	222	S	GRAND AVE	TAXABLE	201 Stores - Retail	1920	1	1920	0.15594	\$	299.40	0	0.07117	\$	-	\$	299.40	
PSD-A	33-01-01-16-404-203	DAVENPORT UNIVERSITY	200	S	GRAND AVE	EXEMPT (211.7Z)	201 Office Buildings	47928	9	5325	0.15594	\$	830.43	42603	0.07117	\$	3,032.03	-25%	\$	2,896.85
PSD-A	33-01-01-16-404-211	ACCORD MANAGEMENT L L C	110	E	ALLEGAN ST	TAXABLE	201 Apartment	6765	5	1353	0.15594	\$	210.99	5412	0.07117	\$	385.17	\$	596.16	
PSD-A	33-01-01-16-405-001	CREAGH JORDAN	301	S	WASHINGTON SQ	TAXABLE	201 Restaurants	4585	3	1528	0.15594	\$	238.33	3057	0.07117	\$	217.54	\$	455.87	
PSD-A	33-01-01-16-405-011	LAN WASHINGTON SQUARE LLC	303	S	WASHINGTON SQ	TAXABLE	201 Restaurants	6270	3	2090	0.15594	\$	325.91	4180	0.07117	\$	297.49	\$	623.41	
PSD-A	33-01-01-16-405-021	PLRR PROPERTIES LLC	305	S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	2145	1	2145	0.15594	\$	334.49	0	0.07117	\$	-	\$	334.49	
PSD-A	33-01-01-16-405-031	PLRR PROPERTIES LLC	307	S	WASHINGTON SQ	TAXABLE	201 Restaurants	1914	1	1914	0.15594	\$	298.47	0	0.07117	\$	-	\$	298.47	
PSD-A	33-01-01-16-405-041	PLRR PROPERTIES LLC	309	S	WASHINGTON SQ	TAXABLE	201 Restaurants	4117	2	2059	0.15594	\$	321.00	2059	0.07117	\$	146.50	\$	467.51	
PSD-A	33-01-01-16-405-062	SOUTH WASHINGTON INVESTMENT CO	311	S	WASHINGTON SQ	TAXABLE	201 Office Buildings	53385	2	26693	0.15594	\$	4,162.43	26693	0.07117	\$	1,899.71	\$	6,062.13	
PSD-A	33-01-01-16-405-082	BARON DONALD	323	S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	6729	2	3365	0.15594	\$	524.66	3365	0.07117	\$	239.45	\$	764.11	
PSD-A	33-01-01-16-405-111	BARONS INC	327	S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	3718	2	1859	0.15594	\$	289.89	1859	0.07117	\$	132.31	\$	422.20	
PSD-A	33-01-01-16-405-121	WASHINGTON SQUARE AT KALAMAZOO LLC	329	S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	3058	1	3058	0.15594	\$	476.86	0	0.07117	\$	-	\$	476.86	
PSD-A	33-01-01-16-405-131	WASHINGTON SQUARE AT KALAMAZOO LLC	331	S	WASHINGTON SQ	TAXABLE	201 Restaurants - Fast F	3058	1	3058	0.15594	\$	476.86	0	0.07117	\$	-	\$	476.86	
PSD-A	33-01-01-16-405-141	WASHINGTON SQUARE AT KALAMAZOO LLC	333	S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	10340	1	10340	0.15594	\$	1,612.42	0	0.07117	\$	-	\$	1,612.42	
PSD-A	33-01-01-16-405-161	EDGE PARTNERSHIPS PROPERTIES L L C	117	E	KALAMAZOO ST	TAXABLE	201 Stores - Retail	1320	2	660	0.15594	\$	102.92	660	0.07117	\$	46.97	\$	149.89	
PSD-A	33-01-01-16-405-171	119 L L C	119	E	KALAMAZOO ST	TAXABLE	201 Stores - Retail	3960	3	1320	0.15594	\$	20							

PSD-A	33-01-01-16-405-201	MCCLURE KENNETH	0	S	GRAND AVE	TAXABLE	202 Surface Parking Lot	10890	1	10890	0.07797	\$	849.09	0	0.07117	\$	-	\$	849.09	
PSD-A	33-01-01-16-405-222	SOUTH WASHINGTON INVESTMENT CO	0	S	GRAND AVE	TAXABLE	202 Surface Parking Lot	22818	1	22818	0.07797	\$	1,779.12	0	0.07117	\$	-	\$	1,779.12	
PSD-A	33-01-01-16-405-232	SOUTH WASHINGTON INVESTMENT CO	0	S	GRAND AVE	TAXABLE	202 Surface Parking Lot	13065	1	13065	0.07797	\$	1,018.68	0	0.07117	\$	-	\$	1,018.68	
PSD-A	33-01-01-16-405-241	SOUTH WASHINGTON INVESTMENT CO	0	E	WASHTENAW ST	TAXABLE	202 Surface Parking Lot	5082	1	5082	0.07797	\$	396.24	0	0.07117	\$	-	\$	396.24	
PSD-A	33-01-01-16-405-260	CREAGH JORDAN	0	E	WASHTENAW ST	TAXABLE	202 Surface Parking Lot	282	1	282	0.07797	\$	21.99	0	0.07117	\$	-	\$	21.99	
PSD-A	33-01-01-16-406-003	STATE BUILDING AUTHORITY	307	E	KALAMAZOO ST	EXEMPT (211.7L)	201 Office Buildings	152930	5	30586	0.15594	\$	4,769.58	122344	0.07117	\$	8,707.22	-100%	\$	-
PSD-A	33-01-01-16-406-004	CITY OF LANSING	0	E	KALAMAZOO ST	EXEMPT (211.7M)	202 Vacant	32931	1	32931	0.0206	\$	678.38	0	0.07117	\$	-	-100%	\$	-
PSD-A	33-01-01-16-426-012	414 E MICHIGAN LLC	414	E	MICHIGAN AVE	TAXABLE	201 Stores - Retail	19416	2	9708	0.15594	\$	1,513.87	9708	0.07117	\$	690.92		\$	2,204.78
PSD-A	33-01-01-16-426-052	DUGOUT ENTERPRISES INC	420	E	MICHIGAN AVE	TAXABLE	201 Restaurants	7303	1	7303	0.15594	\$	1,138.83	0	0.07117	\$	-		\$	1,138.83
PSD-A	33-01-01-16-426-132	CITY OF LANSING	0		RIVER WALKWAY	EXEMPT (211.7M)	402 Vacant	4182	1	4182	0.0206	\$	86.15	0	0.07117	\$	-	-100%	\$	-
PSD-A	33-01-01-16-451-006	ARBAUGH REDEVELOPMENT LTD DIV HOUS	401	S	WASHINGTON SQ	TAXABLE	201 Apartment	82988	5	16598	0.15594	\$	2,588.23	66390	0.07117	\$	4,725.00		\$	7,313.23
PSD-A	33-01-01-16-451-010	ARBAUGH LESSOR L L C	0	S	WASHINGTON AVE	TAXABLE	202 Surface Parking Lot	11443	1	11443	0.07797	\$	892.21	0	0.07117	\$	-		\$	892.21
PSD-A	33-01-01-16-451-014	MICHIGAN STATE AFL-CIO	419	S	WASHINGTON SQ	TAXABLE	201 Office Buildings	23220	3	7740	0.15594	\$	1,206.98	15480	0.07117	\$	1,101.71		\$	2,308.69
PSD-A	33-01-01-16-451-041	MICHIGAN STATE AFL-CIO	435	S	WASHINGTON SQ	TAXABLE	201 Office Buildings	1383	1	1383	0.15594	\$	215.67	0	0.07117	\$	-		\$	215.67
PSD-A	33-01-01-16-451-062	CATA	420	S	GRAND AVE	EXEMPT (OTHER)	201 Passenger Terminal	14000	1	14000	0.15594	\$	2,183.16	0	0.07117	\$	-	-100%	\$	-

\$ 388,671.74

PSD-B	33-01-01-09-254-011	MAGNATE PROPERTIES L L C	1223		TURNER ST	TAXABLE	201 Office Buildings	24273	1	24273	0.09949	\$	2,414.92	0	0.0373	\$	-		\$	2,414.92
PSD-B	33-01-01-09-254-022	CONLO L L C	201	E	CESAR E. CHAVEZ	TAXABLE	201 Restaurants	4872	1	4872	0.09949	\$	484.72	0	0.0373	\$	-		\$	484.72
PSD-B	33-01-01-09-254-023	MAGNATE PROPERTIES L L C	0	E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	7560	1	7560	0.04974	\$	376.03	0	0.03728	\$	-		\$	376.03
PSD-B	33-01-01-09-254-031	MAGNATE PROPERTIES L L C	0		TURNER ST	TAXABLE	202 Surface Parking Lot	5148	1	5148	0.04974	\$	256.06	0	0.03728	\$	-		\$	256.06
PSD-B	33-01-01-09-254-041	SIGHT HOLDINGS LLC	1207		TURNER ST	TAXABLE	201 Stores - Retail	2687	2	1343.5	0.09949	\$	133.66	1343.5	0.0373	\$	50.11		\$	183.78
PSD-B	33-01-01-09-254-051	BUSBY ENA	1209		TURNER ST	TAXABLE	201 Stores - Retail	3007	2	1503.5	0.09949	\$	149.58	1503.5	0.0373	\$	56.08		\$	205.66
PSD-B	33-01-01-09-254-062	TERRY TERRY N	1213		TURNER ST	TAXABLE	201 Stores - Retail	6160	2	3080	0.09949	\$	306.43	3080	0.0373	\$	114.88		\$	421.31
PSD-B	33-01-01-09-254-081	OLD TOWN LANSING L L C	1217		TURNER ST	TAXABLE	201 Stores - Retail	3211	2	1605.5	0.09949	\$	159.73	1605.5	0.0373	\$	59.89		\$	219.62
PSD-B	33-01-01-09-254-091	LOYALTY HOLDINGS GROUP, LLC	1219		TURNER ST	TAXABLE	201 Stores - Retail	1333	2	666.5	0.09949	\$	66.31	666.5	0.0373	\$	24.86		\$	91.17
PSD-B	33-01-01-09-254-101	GENEX INVESTMENTS 1221 TURNER LLC	1221		TURNER ST	TAXABLE	201 Stores - Retail	3106	1	3106	0.09949	\$	309.02	0	0.0373	\$	-		\$	309.02
PSD-B	33-01-01-09-255-020	SHAW JOHN ROBERT & HULBERT MARK E	1310		TURNER ST	TAXABLE	201 Office Buildings	4500	1	4500	0.09949	\$	447.71	0	0.0373	\$	-		\$	447.71
PSD-B	33-01-01-09-255-032	NUNHAM JEFFREY II	309		CLINTON ST	TAXABLE	201 Warehouses - Storage	6677	2	3338.5	0.09949	\$	332.15	3338.5	0.0373	\$	124.53		\$	456.67
PSD-B	33-01-01-09-256-050	ESTES FOLLY LLC	101	E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	10560	2	5280	0.09949	\$	525.31	5280	0.0373	\$	196.94		\$	722.25
PSD-B	33-01-01-09-256-060	RESM L L C	107	E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	3080	2	1540	0.09949	\$	153.21	1540	0.0373	\$	57.44		\$	210.66
PSD-B	33-01-01-09-256-070	HAMMOND FREDERICK	109	E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	3300	2	1650	0.09949	\$	164.16	1650	0.0373	\$	61.55		\$	225.70
PSD-B	33-01-01-09-256-080	HAMMOND FREDERICK P	111	E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	6600	2	3300	0.09949	\$	328.32	3300	0.0373	\$	123.09		\$	451.41
PSD-B	33-01-01-09-256-090	SENATORE CHARLES F JR	115	E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	6411	2	3205.5	0.09949	\$	318.92	3205.5	0.0373	\$	119.57		\$	438.48
PSD-B	33-01-01-09-256-103	WARE MICHAEL C	119	E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	3520	3	1173.33333	0.09949	\$	116.73	2346.66667	0.0373	\$	87.53		\$	204.27
PSD-B	33-01-01-09-257-001	ESQUIRE INC	1250		TURNER ST	TAXABLE	201 Bars (Taverns)	7299	2	3649.5	0.09949	\$	363.09	3649.5	0.0373	\$	136.13		\$	499.22
PSD-B	33-01-01-09-257-015	MP PROPERTIES OF MICHIGAN, LLC	1236		TURNER ST	TAXABLE	201 Shopping Centers - I	6606	2	3303	0.09949	\$	328.62	3303	0.0373	\$	123.20		\$	451.82
PSD-B	33-01-01-09-257-025	FRYE MARILYN & SHAFER CAROLYN	306		CLINTON ST	TAXABLE	401 Shopping Centers - I	4448	2	5042	0.09949	\$	501.63	-594	0.0373	\$	(22.16)	-100%	\$	-
PSD-B	33-01-01-09-257-032	LINDEMAN CLAIR	1232		TURNER ST	TAXABLE	201 Office Buildings	7864	2	3932	0.09949	\$	391.19	3932	0.0373	\$	146.66		\$	537.86
PSD-B	33-01-01-09-257-041	LINDEMANN CLAIR J &	1220		TURNER ST	TAXABLE	201 Stores - Retail	5820	2	2910	0.09949	\$	289.52	2910	0.0373	\$	108.54		\$	398.06
PSD-B	33-01-01-09-257-053	OLD TOWN JAMIE, L L C	1216		TURNER ST	TAXABLE	201 Shopping Centers - I	6440	2	3220	0.09949	\$	320.36	3220	0.0373	\$	120.11		\$	440.46
PSD-B	33-01-01-09-257-054	URBAN CASA L L C	1214		TURNER ST	TAXABLE	201 Stores - Retail	2530	1	2530	0.09949	\$	251.71	0	0.0373	\$	-		\$	251.71
PSD-B	33-01-01-09-257-071	LOWERTOWN LOFTS LDHA LP ASSOC	1210		TURNER ST	TAXABLE	201 Stores - Retail	4678	2	2339	0.09949	\$	232.71	2339	0.0373	\$	87.24		\$	319.95
PSD-B	33-01-01-09-257-091	COTTOM CHAD M & NICOLE M &	303	E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	6438	2	3219	0.09949	\$	320.26	3219	0.0373	\$	120.07		\$	440.33
PSD-B	33-01-01-09-257-101	OCTOBER MOON ART GALLERY & GIFT	307	E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	5648	2	2824	0.09949	\$	280.96	2824	0.0373	\$	105.34		\$	386.29
PSD-B	33-01-01-09-257-111	DONALL THOMAS J	311	E	CESAR E. CHAVEZ	TAXABLE	201 Restaurants	2736	2	1368	0.09949	\$	136.10	1368	0.0373	\$	51.03		\$	187.13
PSD-B	33-01-01-09-257-121	313 EAST GRAND RIVER L L C	313	E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	2424	2	1212	0.09949	\$	120.58	1212	0.0373	\$	45.21		\$	165.79
PSD-B	33-01-01-09-257-143	ANGIKAMIR 308-317 E GRAND RIVER LLC	317	E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	4000	1	4000	0.09949	\$	397.96	0	0.0373	\$	-		\$	397.96
PSD-B	33-01-01-09-257-145	OLD TOWN 5 & DIME LLC	319	E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	6800	1	6800	0.09949	\$	676.53	0	0.0373	\$	-		\$	676.53
PSD-B	33-01-01-09-257-146	327 E GRAND RIVER L L C	327	E	CESAR E. CHAVEZ	TAXABLE	201 Bars (Taverns)	2000	1	2000	0.09949	\$	198.98	0	0.0373	\$	-		\$	198.98
PSD-B	33-01-01-09-257-152	MDSWANSON PROPERTY L L C	329	E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	2400	1	2400	0.09949	\$	238.78	0	0.0373	\$	-		\$	238.78
PSD-B	33-01-01-09-257-193	BROWNFIELD DEVELOPEMENT SPECIALISTS	1213		CENTER ST	TAXABLE	201 Office Buildings	12981	1	12981	0.09949	\$	1,291.48	0	0.0373	\$	-		\$	1,291.48
PSD-B	33-01-01-09-257-232	CIGAR GROUP INVESTMENT L L C	1235		CENTER ST	TAXABLE	201 Warehouses - Storage	10454	1	10454	0.09949	\$	1,040.07	0	0.0373	\$	-		\$	1,040.07
PSD-B	33-01-01-09-257-241	CENTER ST 1247 L L C	1247		CENTER ST	TAXABLE	201 Bars (Taverns)	4870	3	1623	0.09949	\$	161.51	3247	0.0373	\$	121.10		\$	282.61
PSD-B	33-01-01-09-279-052	FADY INC	401	E	CESAR E. CHAVEZ	TAXABLE	201 Shopping Centers - I	8555	1	8555	0.09949	\$	851.14	0	0.0373	\$	-		\$	851.14
PSD-B	33-01-01-09-279-071	KIRBY KAY L L C	409	E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	14091	1	14091	0.04974	\$	700.89	0	0.03728	\$	-		\$	700.89
PSD-B	33-01-01-09-279-082	SEVEN & I HOLDINGS CO LTD	1201	N	CEDAR ST	TAXABLE	201 Markets - Convenience	3936	2	1968	0.09949	\$	195.80	1968	0.0373	\$	73.41		\$	269.20
PSD-B	33-01-01-09-331-111	LITTLE COURTNEY	1103	N	WASHINGTON AVE	TAXABLE	201 Office Buildings	1680	1	1680	0.09949	\$	167.14	0	0.0373	\$	-		\$	167.14
PSD-B	33-01-01-09-331-122	BREWER HOUSE L L C	1107	N	WASHINGTON AVE	TAXABLE	201 Warehouses - Storage	2905	2	1452.5	0.09949	\$	144.51	1452.5	0.0373	\$	54.18		\$	198.69
PSD-B	33-01-01-09-331-152	SABOURY OLD TOWN LTD	1113	N	WASHINGTON AVE	TAXABLE	201 Stores - Retail	4320	1	4320	0.09949	\$	429.80	0	0.0373	\$	-		\$	429.80
PSD-B	33-01-01-09-331-162	TERRY TERRY VENTURES L L C	1125	N	WASHINGTON AVE	TAXABLE	201 Sheds - Equipment	4590	2	2295	0.09949	\$	228.33	2295	0.0373	\$	85.60		\$	313.93
PSD-B	33-01-01-09-331-181	SMTS REAL ESTATE GROUP L L C	1135	N	WASHINGTON AVE	TAXABLE	201 Shopping Centers - I	9119	2	4559.5	0.09949	\$	453.62	4559.5	0.0373	\$	170.07		\$	623.69
PSD-B	33-01-01-09-401-001	TARHEEL LOVE LLC	1132	N	WASHINGTON AVE	TAXABLE	201 Office Buildings	7716	1	7716	0.09949	\$	767.66	0	0.0373	\$	-		\$	767.66
PSD-B	33-01-01-09-401-011	CITY OF LANSING	0	N	WASHINGTON AVE	EXEMPT (211.7M)	202 Vacant	0	1	0	0.0206	\$	-	0	0.0206	\$	-		\$	-
PSD-B	33-01-01-09-401-021	MZCOZ INDUSTRIES L L C	1122	N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2222	1	2222	0.09949	\$	221.07							

PSD-B	33-01-01-09-401-040	WERBINS STANLEY R & DYKINS SANDRA L	1100	N	WASHINGTON AVE	TAXABLE	201 Office Buildings	25662	1	25662	0.09949	\$	2,553.11	0	0.0373	\$	-	\$	2,553.11	
PSD-B	33-01-01-09-401-091	LAWLER GEORGE & MELISSA	120	E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	1100	1	1100	0.09949	\$	109.44	0	0.0373	\$	-	\$	109.44	
PSD-B	33-01-01-09-401-101	LAWLER GEORGE & MELISSA	116	E	CESAR E. CHAVEZ	TAXABLE	201 Warehouses - Storage	3620	2	1810	0.09949	\$	180.08	1810	0.0373	\$	67.51	\$	247.59	
PSD-B	33-01-01-09-401-122	BURNS DIANE K	106	E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	7006	2	3503	0.09949	\$	348.51	3503	0.0373	\$	130.66	\$	479.18	
PSD-B	33-01-01-09-402-001	MOON BB LLC	200	E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	7268	2	3634	0.09949	\$	361.55	3634	0.0373	\$	135.55	\$	497.09	
PSD-B	33-01-01-09-402-013	212 GRAND RIVER LLC	212	E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	15883	3	5294	0.09949	\$	526.73	10589	0.0373	\$	394.96	\$	921.69	
PSD-B	33-01-01-09-402-061	OCTOBER MOON ART GALLERY & GIFT &	208	E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	3610	2	1805	0.09949	\$	179.58	1805	0.0373	\$	67.33	\$	246.91	
PSD-B	33-01-01-09-402-071	RORK HOUSE LTD PARTNERSHIP	206	E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	2840	3	946.6666667	0.09949	\$	94.18	1893.333333	0.0373	\$	70.62	\$	164.81	
PSD-B	33-01-01-09-402-081	LOONEY MOON L L C	204	E	CESAR E. CHAVEZ	TAXABLE	201 Shopping Centers - I	4260	3	1420	0.09949	\$	141.28	2840	0.0373	\$	105.93	\$	247.21	
PSD-B	33-01-01-09-403-001	CITY OF LANSING	216	E	CESAR E. CHAVEZ	EXEMPT (211.7M)	202 Surface Parking Lot	6953	1	6953	0.04974	\$	345.84	0	0.0373	\$	-	-100%	\$	-
PSD-B	33-01-01-09-403-023	CITY OF LANSING	1105		FACTORY ST	EXEMPT (211.7M)	202 Surface Parking Lot	28540	1	28540	0.04974	\$	1,419.58	0	0.0373	\$	-	-100%	\$	-
PSD-B	33-01-01-09-403-044	B&A SWEET LLC	226	E	CESAR E. CHAVEZ	TAXABLE	201 Bars (Taverns)	2250	1	2250	0.09949	\$	223.85	0	0.0373	\$	-	\$	223.85	
PSD-B	33-01-01-09-403-052	TERRY TERRY N	0	E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	1800	1	1800	0.04974	\$	89.53	0	0.03728	\$	-	\$	89.53	
PSD-B	33-01-01-09-403-061	BIG DUMMIE LTD 3 LLC	0	E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	1800	1	1800	0.04974	\$	89.53	0	0.03728	\$	-	\$	89.53	
PSD-B	33-01-01-09-403-071	BIG DUMMIE LTD 3 LLC	0	E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	1980	1	1980	0.04974	\$	98.49	0	0.03728	\$	-	\$	98.49	
PSD-B	33-01-01-09-403-081	BIG DUMMIE LTD 3 LLC	0	E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	2160	1	2160	0.04974	\$	107.44	0	0.03728	\$	-	\$	107.44	
PSD-B	33-01-01-09-404-013	O'LEARY DANIEL S & AMEE L	1115		CENTER ST	TAXABLE	201 Warehouses - Storage	27021	2	13510.5	0.02832	\$	382.62	13510.5	0.014	\$	189.15	\$	571.76	
PSD-B	33-01-01-09-404-022	CAFECITO CALLIENTE GROUP LLC	314	E	CESAR E. CHAVEZ	TAXABLE	201 Restaurants - Fast F	571	1	571	0.09949	\$	56.81	0	0.0373	\$	-	\$	56.81	
PSD-B	33-01-01-09-404-031	CESAR PLACE LLC	308	E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	3927	2	1963.5	0.09949	\$	195.35	1963.5	0.0373	\$	73.24	\$	268.59	
PSD-B	33-01-01-09-404-042	EMERY PAUL E	304	E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	5324	2	2662	0.09949	\$	264.84	2662	0.0373	\$	99.29	\$	364.13	
PSD-B	33-01-01-09-404-061	302 E GRAND RIVER L L C	302	E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	3796	1	3796	0.09949	\$	377.66	0	0.0373	\$	-	\$	377.66	
PSD-B	33-01-01-09-426-001	COMERICA BANK	0	E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	5191	1	5191	0.04974	\$	258.20	0	0.03728	\$	-	\$	258.20	
PSD-B	33-01-01-09-426-011	ODEEN MARK	1110		CENTER ST	TAXABLE	201 Stores - Retail	8615	1	8615	0.09949	\$	857.11	0	0.0373	\$	-	\$	857.11	
PSD-B	33-01-01-09-426-022	L2ETC PROPERTIES LLC	405	E	MAPLE ST	TAXABLE	201 Garages - Storage	6256	1	6256	0.09949	\$	622.41	0	0.0373	\$	-	\$	622.41	
PSD-B	33-01-01-09-426-041	L2ETC PROPERTIES LLC	421	E	MAPLE ST	TAXABLE	201 Warehouses - Storage	707	1	707	0.09949	\$	70.34	0	0.0373	\$	-	\$	70.34	
PSD-B	33-01-01-09-426-051	KAY KIRBY L L C	1127	N	CEDAR ST	TAXABLE	201 Stores - Retail	20984	1	20984	0.09949	\$	2,087.70	0	0.0373	\$	-	\$	2,087.70	
PSD-B	33-01-01-09-426-061	RCVA PROPERTIES L L C	408	E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	1280	3	426.6666667	0.09949	\$	42.45	853.3333333	0.0373	\$	31.83	\$	74.28	
																			\$	32,552.51
PSD-C	33-01-01-09-334-101	TOWN CREATIVE PROPERTIES LLC	1003	N	WASHINGTON AVE	TAXABLE	201 Office Buildings	4407	2	2203.5	0.04974	\$	109.60	2203.5	0.01864	\$	41.07	\$	150.68	
PSD-C	33-01-01-09-334-111	HARVEST PROPERTY INVESTMENTS L L C	1011	N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2378	1	2378	0.04974	\$	118.28	0	0.01864	\$	-	\$	118.28	
PSD-C	33-01-01-09-334-141	HIP HOMES GROUP LLC	1031	N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2727	2	1363.5	0.04974	\$	67.82	1363.5	0.01864	\$	25.42	\$	93.24	
PSD-C	33-01-01-09-334-151	SCHRADER DALE R	1035	N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2524	2	1262	0.04974	\$	62.77	1262	0.01864	\$	23.52	\$	86.30	
PSD-C	33-01-01-09-378-101	901 N WASHINGTON AVE L L C	901	N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2739	2	1369.5	0.04974	\$	68.12	1369.5	0.01864	\$	25.53	\$	93.65	
PSD-C	33-01-01-09-378-111	BOSTIC J NICHOLAS & PAMELA J	909	N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2668	2	1334	0.04974	\$	66.35	1334	0.01864	\$	24.87	\$	91.22	
PSD-C	33-01-01-09-378-121	SUMRALL MYRA	915	N	WASHINGTON AVE	TAXABLE	401 Residential	2739	2	1369.5	0.04974	\$	68.12	1369.5	0.01864	\$	25.53	-100%	\$	-
PSD-C	33-01-01-09-378-131	KSKS HOLDINGS L L C	921	N	WASHINGTON AVE	TAXABLE	201 Shed - Utility Light C	3707	1	3707	0.04974	\$	184.39	0	0.01864	\$	-	\$	184.39	
PSD-C	33-01-01-09-378-141	IGOR JURKOVIC	935	N	WASHINGTON AVE	TAXABLE	201 Office Buildings	7380	3	2460	0.04974	\$	122.36	4920	0.01864	\$	91.71	\$	214.07	
PSD-C	33-01-01-09-381-143	LANSING COMMUNITY COLLEGE	0	N	WASHINGTON AVE	EXEMPT (211.7Z)	202 Vacant	40986	1	40986	0.0206	\$	844.31	0	0.01864	\$	-	-25%	\$	633.23
PSD-C	33-01-01-09-381-153	ISADEVA LLC	819	N	WASHINGTON AVE	TAXABLE	201 Office Buildings	4292	3	1431	0.04974	\$	71.16	2861	0.01864	\$	53.34	\$	124.50	
PSD-C	33-01-01-09-381-161	INTERNATIONAL ASSOCIATION OF	827	N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2050	1	2050	0.04974	\$	101.97	0	0.01864	\$	-	\$	101.97	
PSD-C	33-01-01-09-381-171	SHARED PREGNANCY WOMEN'S CENTER	831	N	WASHINGTON AVE	TAXABLE	201 Office Buildings	3162	2	1581	0.04974	\$	78.64	1581	0.01864	\$	29.47	\$	108.11	
PSD-C	33-01-01-09-406-001	AFSCME AFL-CIO	1034	N	WASHINGTON AVE	TAXABLE	201 Office Buildings	9800	2	4900	0.04974	\$	243.73	4900	0.01864	\$	91.34	-25%	\$	83.77
PSD-C	33-01-01-09-406-012	NATIONAL ELECTRICAL CONTRACTORS	1026	N	WASHINGTON AVE	TAXABLE	201 Office Buildings	5690	2	2845	0.04974	\$	141.51	2845	0.01864	\$	53.03	\$	194.54	
PSD-C	33-01-01-09-406-051	LUCAS PHILIP & ELLER NICHOLE S	1010	N	WASHINGTON AVE	TAXABLE	401 Residential	1949	2	974.5	0.04974	\$	48.47	974.5	0.01864	\$	18.16	-100%	\$	-
PSD-C	33-01-01-09-406-061	BLACKMOND FREDERICK J	1006	N	WASHINGTON AVE	TAXABLE	201 Office Buildings	1695	2	847.5	0.04974	\$	42.15	847.5	0.01864	\$	15.80	\$	57.95	
PSD-C	33-01-01-09-406-071	HILL BRANDY	1000	N	WASHINGTON AVE	TAXABLE	401 Residential?	3148	2	1574	0.04974	\$	78.29	1386	0.01864	\$	25.84	-100%	\$	-
PSD-C	33-01-01-09-406-111	KILBORN L L P	125	E	KILBORN ST	TAXABLE	201 Office Buildings	1924	2	962	0.04974	\$	47.85	962	0.01864	\$	17.93	\$	65.78	
PSD-C	33-01-01-09-407-042	LANSING ICE & FUEL CO	911		CENTER ST	TAXABLE	201 Warehouses - Storage	16360	1	16360	0.02832	\$	463.32	0	0.01864	\$	-	\$	463.32	
PSD-C	33-01-01-09-407-073	FRIEDLAND INDUSTRIES INC	314	E	MAPLE ST	TAXABLE	301 Warehouses - Storage	35996	1	35996	0.02832	\$	1,019.41	0	0.01864	\$	-	\$	1,019.41	
PSD-C	33-01-01-09-408-001	MEDIA ADVANTAGE LLC	934	N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2075	1	2075	0.04974	\$	103.21	0	0.01864	\$	-	\$	103.21	
PSD-C	33-01-01-09-408-022	MICHIGAN VETERANS OF FOREIGN WARS	924	N	WASHINGTON AVE	EXEMPT (211.7P)	201 Office Buildings	3772	1	3772	0.04974	\$	187.62	0	0.01864	\$	-	\$	187.62	
PSD-C	33-01-01-09-408-031	920 N WASHINGTON AVENUE LLC	920	N	WASHINGTON AVE	TAXABLE	201 Office Buildings	3068	2	1534	0.04974	\$	76.30	1534	0.01864	\$	28.59	\$	104.89	
PSD-C	33-01-01-09-408-051	HOME BUILDERS ASSOC OF GREATER LAN	0	N	WASHINGTON AVE	TAXABLE	202 Vacant	6138	1	6138	0.0206	\$	126.44	0	0.0206	\$	-	\$	126.44	
PSD-C	33-01-01-09-408-061	HOME BUILDERS ASSOC OF GREATER LAN	109	E	OAKLAND AVE	TAXABLE	201 Office Buildings	1440	2	720	0.04974	\$	35.81	720	0.01864	\$	13.42	\$	49.23	
PSD-C	33-01-01-09-408-081	SCHRADER DALE	0	E	OAKLAND AVE	TAXABLE	202 Surface Parking Lot	9801	1	9801	0.02482	\$	243.26	0	0.01864	\$	-	\$	243.26	
PSD-C	33-01-01-09-427-002	LANSING ACQUISITIONS 500 L L C	502	E	CESAR E. CHAVEZ	TAXABLE	201 Apartment	11656	2	5828	0.04974	\$	289.88	5828	0.01864	\$	108.63	\$	398.52	
PSD-C	33-01-01-09-427-012	OTIP L L C	1106	N	CEDAR ST	TAXABLE	201 Office Buildings	19688	3	6563	0.04974	\$	326.43	13125	0.01864	\$	244.66	\$	571.08	
PSD-C	33-01-01-09-427-041	526 CHAVEZ L L C	536	E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	2951	1	2951	0.04974	\$	146.78	0	0.01864	\$	-	\$	146.78	
PSD-C	33-01-01-09-427-051	526 CHAVEZ L L C	526	E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	1776	1	1776	0.04974	\$	88.34	0	0.01864	\$	-	\$	88.34	
PSD-C	33-01-01-09-427-061	526 CHAVEZ LLC	518	E	CESAR E. CHAVEZ	TAXABLE	201 Restaurants	1587	1	1587	0.04974	\$	78.94	0	0.01864	\$	-	\$	78.94	
PSD-C	33-01-01-09-427-071	526 CHAVEZ LLC	516	E	CESAR E. CHAVEZ	TAXABLE	201 Garages - Storage	864	1	864	0.04974	\$	42.98	0	0.01864	\$	-	\$	42.98	
PSD-C	33-01-01-09-429-001	FRIEDLAND INDUSTRIES INC	0	E	MAPLE ST	TAXABLE	301 Sheds - Equipment	4800	1	4800	0.02832	\$	135.94	0	0.01864	\$	-	\$	135.94	
PSD-C	33-01-01-09-429-022	BASS-RIFKIN PROPERTIES LTD	0		CENTER ST	TAXABLE	302 Vacant	12977	1	12977	0.0206	\$	267.33	0	0	\$	-	\$	267.33	
PSD-C	33-01-01-09-429-041	BASS RIFKIN PROPERTIES LTD	0		CENTER ST	TAXABLE	302 Vacant	3993	1	3993	0.0206	\$	82.26	0	0	\$	-	\$	82.26	
PSD-C	33-01-01-09-429-051	BASS-RIFKIN PROPERTIES LTD	0		ADAMS ST	TAXABLE	302 Vacant	2395	1	2395	0.0206	\$</								

PSD-C	33-01-01-09-429-071	BASS-RIFKIN PROPERTIES LTD	0	ADAMS ST	TAXABLE	302 Vacant	10494	1	10494	0.0206	\$	216.18	0	0	\$	-	\$	216.18		
PSD-C	33-01-01-09-429-081	L2ETC PROPERTIES LLC	417	ADAMS ST	TAXABLE	302 Vacant	5940	1	5940	0.0206	\$	122.36	0	0	\$	-	\$	122.36		
PSD-C	33-01-01-09-429-091	L2ETC PROPERTIES LLC	423	ADAMS ST	TAXABLE	302 Vacant	7095	1	7095	0.0206	\$	146.16	0	0	\$	-	\$	146.16		
PSD-C	33-01-01-09-429-101	L2ETC PROPERTIES LLC	0 N	CEDAR ST	TAXABLE	302 Vacant	4842	1	4842	0.0206	\$	99.75	0	0	\$	-	\$	99.75		
PSD-C	33-01-01-09-429-111	BASS-RIFKIN PROPERTIES LTD	1013 N	CEDAR ST	TAXABLE	302 Vacant	3806	1	3806	0.0206	\$	78.40	0	0	\$	-	\$	78.40		
PSD-C	33-01-01-09-429-121	BASS-RIFKIN PROPERTIES LTD	0 N	CEDAR ST	TAXABLE	302 Vacant	8004	1	8004	0.0206	\$	164.88	0	0	\$	-	\$	164.88		
PSD-C	33-01-01-09-429-131	BASS-RIFKIN PROPERTIES LTD	0 N	CEDAR ST	TAXABLE	302 Vacant	6930	1	6930	0.0206	\$	142.76	0	0	\$	-	\$	142.76		
PSD-C	33-01-01-09-429-141	L2ETC PROPERTIES LLC	1039 N	CEDAR ST	TAXABLE	201 Stores - Retail	2377	2	1188.5	0.04974	\$	59.12	1188.5	0.01864	\$	22.15	\$	81.27		
PSD-C	33-01-01-09-429-151	CONSTELLATION CAT CAFE	426 E	MAPLE ST	TAXABLE	201 Stores - Retail	3043	2	1521.5	0.04974	\$	75.68	1521.5	0.01864	\$	28.36	\$	104.04		
PSD-C	33-01-01-09-429-182	BASS-RIFIN PROPERTIES LTD	0 E	MAPLE ST	TAXABLE	302 Vacant	14025	1	14025	0.0206	\$	288.92	0	0.01864	\$	-	\$	288.92		
PSD-C	33-01-01-09-431-052	910 CENTER LLC	910	CENTER ST	TAXABLE	201 Office Buildings	2176	1	2176	0.04974	\$	108.23	0	0.01864	\$	-	\$	108.23		
PSD-C	33-01-01-09-431-151	FLINT REAL ESTATE LLC	427 E	OAKLAND AVE	TAXABLE	201 Restaurants - Fast F	1536	1	1536	0.04974	\$	76.40	0	0.01864	\$	-	\$	76.40		
PSD-C	33-01-01-09-432-002	LANSING DRIVE THRU PROPERTIES L L C	505 E	OAKLAND AVE	TAXABLE	201 Restaurants - Fast F	713	1	713	0.04974	\$	35.46	0	0.01864	\$	-	\$	35.46		
PSD-C	33-01-01-09-432-054	BIG BOSS PROPERTY L L C	901 N	LARCH ST	TAXABLE	201 Stores - Warehouse	12000	1	12000	0.04974	\$	596.88	0	0.01864	\$	-	\$	596.88		
PSD-C	33-01-01-09-451-021	EAGLEVISION MINISTRIES INC	814 N	WASHINGTON AVE	EXEMPT (OTHER)	201 Office Buildings	3321	2	1660.5	0.04974	\$	82.59	1660.5	0.01864	\$	30.95	\$	113.54		
PSD-C	33-01-01-09-451-033	806 NORTH WASHINGTON LLC	806 N	WASHINGTON AVE	TAXABLE	201 Medical - Dental Clii	2914	2	1457	0.04974	\$	72.47	1457	0.01864	\$	27.16	\$	99.63		
PSD-C	33-01-01-09-452-031	711 CENTER STREET L L C	711	CENTER ST	TAXABLE	201 Stores - Retail	1964	1	1964	0.04974	\$	97.69	0	0.01864	\$	-	\$	97.69		
PSD-C	33-01-01-09-452-035	NEW OAKLAND CENTER, LLC	0	CENTER ST	TAXABLE	202 Surface Parking Lot	16592	1	16592	0.02482	\$	411.81	0	0.01864	\$	-	\$	411.81		
PSD-C	33-01-01-09-452-042	NEW OAKLAND CENTER, LLC	809	CENTER ST	TAXABLE	201 Office Buildings	11226	1	11226	0.04974	\$	558.38	0	0.01864	\$	-	\$	558.38		
PSD-C	33-01-01-09-452-052	O'JAMIESON PROPERTIES L L C	300 E	OAKLAND AVE	TAXABLE	201 Stores - Retail	18580	1	18580	0.04974	\$	924.17	0	0.01864	\$	-	\$	924.17		
PSD-C	33-01-01-09-453-052	MICHIGAN ASSOC OF REALTORS	720 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	19531	3	6510	0.04974	\$	323.82	13021	0.01864	\$	242.71	\$	566.53		
PSD-C	33-01-01-09-453-104	GRAND AVENUE PLAZA L L C	737 N	GRAND AVE	TAXABLE	201 Stores - Retail	11628	2	5814	0.04974	\$	289.19	5814	0.01864	\$	108.37	\$	397.56		
PSD-C	33-01-01-09-477-023	JENNERIN INC	500 E	OAKLAND AVE	TAXABLE	201 Office Buildings	3076	1	3076	0.04974	\$	153.00	0	0.01864	\$	-	\$	153.00		
PSD-C	33-01-01-09-479-002	ABRAHAM CENTER LLC	0	CENTER ST	TAXABLE	202 Vacant	21780	1	21780	0.0206	\$	448.67	0	0.0206	\$	-	-50%	\$	224.33	Flood Zone
PSD-C	33-01-01-09-479-051	ABRAHAM CENTER LLC	0	CENTER ST	TAXABLE	202 Vacant	5445	1	5445	0.0206	\$	112.17	0	0.0206	\$	-	-50%	\$	56.08	Flood Zone
PSD-C	33-01-01-09-479-061	ABRAHAM CENTER LLC	0	CENTER ST	TAXABLE	202 Vacant	8168	1	8168	0.0206	\$	168.26	0	0.0206	\$	-	-50%	\$	84.13	Flood Zone
PSD-C	33-01-01-09-479-071	ABRAHAM CENTER L L C	0	CENTER ST	TAXABLE	202 Vacant	6806	1	6806	0.0206	\$	140.20	0	0.0206	\$	-	-50%	\$	70.10	Flood Zone
PSD-C	33-01-01-09-479-081	ABRAHAM CENTER L L C	0	CENTER ST	TAXABLE	202 Vacant	7755	1	7755	0.0206	\$	159.75	0	0.0206	\$	-	-50%	\$	79.88	Flood Zone
PSD-C	33-01-01-09-479-091	ABRAHAM CENTER L L C	0	CENTER ST	TAXABLE	202 Vacant	6848	1	6848	0.0206	\$	141.07	0	0.0206	\$	-	-50%	\$	70.53	Flood Zone
PSD-C	33-01-01-09-479-101	ABRAHAM CENTER L L C	0	CENTER ST	TAXABLE	202 Vacant	13819	1	13819	0.0206	\$	284.67	0	0.0206	\$	-	-50%	\$	142.34	Flood Zone
PSD-C	33-01-01-09-479-111	ABRAHAM 415 E SAGINAW L L C	0	CENTER ST	TAXABLE	202 Vacant	5141	1	5141	0.0206	\$	105.90	0	0.0206	\$	-	-50%	\$	52.95	Flood Zone
PSD-C	33-01-01-09-479-121	ABRAHAM 415 E SAGINAW L L C	0 E	SAGINAW ST	TAXABLE	202 Vacant	4703	1	4703	0.0206	\$	96.88	0	0.0206	\$	-	-50%	\$	48.44	Flood Zone
PSD-C	33-01-01-09-479-131	ABRAHAM 415 E SAGINAW L L C	0 E	SAGINAW ST	TAXABLE	202 Vacant	4819	1	4819	0.0206	\$	99.27	0	0.0206	\$	-	-50%	\$	49.64	Flood Zone
PSD-C	33-01-01-09-479-141	ABRAHAM 415 E SAGINAW L L C	415 E	SAGINAW ST	TAXABLE	201 Restaurants	2136	1	2136	0.04974	\$	106.24	0	0.01864	\$	-	\$	106.24		
PSD-C	33-01-01-09-479-161	HEPPER JANE A	715 N	CEDAR ST	TAXABLE	201 Office Buildings	5760	2	2880	0.04974	\$	143.25	2880	0.01864	\$	53.68	\$	196.93		
PSD-C	33-01-01-09-479-243	NORWEGIAN WINDS L L C	741 N	CEDAR ST	TAXABLE	201 Office Buildings	16000	2	8000	0.04974	\$	397.92	8000	0.01864	\$	149.12	\$	547.04		
PSD-C	33-01-01-09-480-002	21550 LLC	750 N	CEDAR ST	TAXABLE	201 Stores - Retail	5964	1	5964	0.04974	\$	296.65	0	0.01864	\$	-	\$	296.65		
PSD-C	33-01-01-09-480-062	21550 LLC	0 N	CEDAR ST	TAXABLE	202 Vacant	27225	1	27225	0.0206	\$	560.84	0	0	\$	-	\$	560.84		
PSD-C	33-01-01-09-480-132	KING SOUTHERN INC	505 E	SAGINAW ST	TAXABLE	201 Restaurants - Fast F	4046	1	4046	0.04974	\$	201.25	0	0.01864	\$	-	\$	201.25		
PSD-C	33-01-01-09-480-172	21550 LLC	709 N	LARCH ST	TAXABLE	202 Vacant	49177	1	49177	0.0206	\$	1,013.05	0	0	\$	-	\$	1,013.05		
PSD-C	33-01-01-09-480-252	SMTS REAL ESTATE GROUP, LLC	719 N	LARCH ST	TAXABLE	201 Medical - Office Buil	2187	2	1093.5	0.04974	\$	54.39	1093.5	0.01864	\$	20.38	\$	74.77		
PSD-C	33-01-01-09-480-283	STANDARD ELECTRIC COMPANY	733 N	LARCH ST	TAXABLE	201 Warehouses - Storaj	22500	1	22500	0.04974	\$	1,119.15	0	0.01864	\$	-	\$	1,119.15		
PSD-C	33-01-01-16-203-013	ABRAHAM RIVERFRONT MALL L L C	400 E	SAGINAW ST	TAXABLE	201 Shopping Centers - I	18556	1	18556	0.04974	\$	922.98	0	0.01864	\$	-	\$	922.98		
PSD-C	33-01-01-16-226-002	QUALITY DAIRY CO	500 E	SAGINAW ST	TAXABLE	201 Markets - Convenier	10082	1	10082	0.04974	\$	501.48	0	0.01864	\$	-	\$	501.48		
PSD-C	33-01-01-16-226-022	AUTOZONE #2251	610 N	CEDAR ST	TAXABLE	201 Stores - Retail	6786	1	6786	0.04974	\$	337.54	0	0.01864	\$	-	\$	337.54		
PSD-C	33-01-01-16-226-061	CITY OUTREACH CENTER INC	601 N	LARCH ST	EXEMPT (211.70)	201 Office Buildings	4050	1	4050	0.04974	\$	201.45	0	0.01864	\$	-	-25%	\$	50.36	
PSD-C	33-01-01-16-228-001	GRBESA PETAR & ANICA	500	ERIE ST	TAXABLE	201 Stores - Retail	1400	1	1400	0.04974	\$	69.64	0	0.01864	\$	-	\$	69.64		
PSD-C	33-01-01-16-228-034	STADIUM NORTH LOFTS LDHA LLC	500 N	CEDAR ST	TAXABLE	301 Warehouses - Storaj	2880	1	2880	0.04974	\$	143.25	0	0.01864	\$	-	\$	143.25		
PSD-C	33-01-01-16-228-042	TEAS REAL ESTATE HOLDINGS L L C	428 N	CEDAR ST	TAXABLE	201 Industrial - Light Mai	5662	1	5662	0.02832	\$	160.35	0	0.01864	\$	-	\$	160.35		
PSD-C	33-01-01-16-228-093	TELAMON CORPORATION	416 N	CEDAR ST	EXEMPT (211.70)	201 Office Buildings	15463	2	7731.5	0.04974	\$	384.56	7731.5	0.01864	\$	144.12	-25%	\$	396.51	
PSD-C	33-01-01-16-228-131	INFINITE 505 L L C	505 E	SHIAWASSEE ST	TAXABLE	201 Bars (Taverns)	7350	2	3675	0.04974	\$	182.79	3675	0.01864	\$	68.50	\$	251.30		
PSD-C	33-01-01-16-228-141	507 E SHIAWASSEE LLC	507 E	SHIAWASSEE ST	TAXABLE	201 Stores - Retail	3552	1	3552	0.04974	\$	176.68	0	0.01864	\$	-	\$	176.68		
PSD-C	33-01-01-16-228-171	523 E SHIAWASSEE L L C	523 E	SHIAWASSEE ST	TAXABLE	201 Industrial - Light Mai	6380	2	3190	0.04974	\$	158.67	3190	0.01864	\$	59.46	\$	218.13		
PSD-C	33-01-01-16-228-181	523 E SHIAWASSEE L L C	531 E	SHIAWASSEE ST	TAXABLE	202 Surface Parking Lot	8118	1	8118	0.02482	\$	201.49	0	0	\$	-	\$	201.49		
PSD-C	33-01-01-16-228-191	EYDEL PROPERTIES II L L C	401 N	LARCH ST	TAXABLE	201 Garages - Service/FI	1074	1	1074	0.04974	\$	53.42	0	0.01864	\$	-	\$	53.42		
PSD-C	33-01-01-16-228-201	523 E SHIAWASSEE L L C	0 N	LARCH ST	TAXABLE	202 Vacant	2808	1	2808	0.0206	\$	57.84	0	0.01864	\$	-	\$	57.84		
PSD-C	33-01-01-16-228-212	413 N LARCH LLC	413 N	LARCH ST	TAXABLE	201 Stores - Retail	3965	1	3965	0.04974	\$	197.22	0	0.01864	\$	-	\$	197.22		
PSD-C	33-01-01-16-228-231	FAB LEASING 2 L L C	431 N	LARCH ST	TAXABLE	201 Stores - Retail	17200	1	17200	0.04974	\$	855.53	0	0.01864	\$	-	\$	855.53		
PSD-C	33-01-01-16-228-250	VANMARK L L C	437 N	LARCH ST	TAXABLE	301 Warehouses - Storaj	2800	1	2800	0.02832	\$	79.30	0	0.01864	\$	-	\$	79.30		
PSD-C	33-01-01-16-228-271	515 N LARCH, LANSING L L C	515 N	LARCH ST	TAXABLE	301 Warehouses - Storaj	20008	1	20008	0.02832	\$	566.63	0	0.01864	\$	-	\$	566.63		
PSD-C	33-01-01-16-228-292	STADIUM NORTH SR LOFTS LMT DIV HOUS	514	ERIE ST	TAXABLE	301 Warehouses - Storaj	14477	2	7238.5	0.02832	\$	204.99	7238.5	0.014	\$	101.34	\$	306.33		
PSD-C	33-01-01-16-380-003	MICHIGAN CATHOLIC CONFERENCE INC	510 S	CAPITOL AVE	EXEMPT (211.7S)	201 Office Buildings	38585	4	9646.25	0.04974	\$	479.80	28938.75	0.01864	\$	539.42	-25%	\$	764.42	
PSD-C	33-01-01-16-380-011	MICHIGAN CATHOLIC CONFERENCE	530 S	CAPITOL AVE	TAXABLE	202 Vacant	2722	1	2722	0.0206	\$	56.07	0	0	\$	-	\$	56.07		
PSD-C	33-01-01-16-380-021	MICHIGAN CATHOLIC CONFERENCE	534 S	CAPITOL AVE	TAXABLE	202 Vacant	2723	1	2723	0.0206	\$	56.09	0	0	\$	-	\$	56.09		
PSD-C	33-01-01-16-381-005	501 S CAPITOL	501 S	CAPITOL AVE	TAXABLE	201 Apartment	61031	7	8719	0.04974	\$	433.67	52312	0.01864	\$	975.10	\$	1,408.77		
PSD-C	33-01-01-16-381-006	FRIEDMAN COMMUNITIES	110 W	HILLSDALE ST	TAXABLE	201 Apartment	156051	5	31210.2	0.04974	\$	1,552.40	124840.8	0.01864	\$					

PSD-C	33-01-01-16-383-004	MMA SERVICE CORP	620	S	CAPITOL AVE	TAXABLE	201 Office Buildings	32416	3	10805	0.04974	\$	537.46	21611	0.01864	\$	402.82	\$	940.28	
PSD-C	33-01-01-16-383-053	CRC 600 CAPITOL LLC	600	S	CAPITOL AVE	TAXABLE	201 Office Buildings	2985	1	2985	0.04974	\$	148.47	0	0.01864	\$	-	\$	148.47	
PSD-C	33-01-01-16-383-054	MMA SERVICE CORP	0	S	CAPITOL AVE	TAXABLE	202 Surface Parking Lot	10890	1	10890	0.02482	\$	270.29	0	0	\$	-	\$	270.29	
PSD-C	33-01-01-16-384-002	CAPITOL AVE INV LC	605	S	CAPITOL AVE	TAXABLE	201 Office Buildings	4485	2	2242.5	0.04974	\$	111.54	2242.5	0.01864	\$	41.80	\$	153.34	
PSD-C	33-01-01-16-384-011	601 BLOCK LLC	611	S	CAPITOL AVE	TAXABLE	201 Office Buildings	3075	2	1537.5	0.04974	\$	76.48	1537.5	0.01864	\$	28.66	\$	105.13	
PSD-C	33-01-01-16-384-055	601 BLOCK LLC	118	W	ST JOSEPH ST	TAXABLE	201 Office Buildings	8844	3	2948	0.04974	\$	146.63	5896	0.01864	\$	109.90	\$	256.53	
PSD-C	33-01-01-16-384-054	LAKE TRUST CREDIT UNION	624	S	WASHINGTON AVE	TAXABLE	201 Banks - Branch	3885	2	1942.5	0.04974	\$	96.62	1942.5	0.01864	\$	36.21	\$	132.83	
PSD-C	33-01-01-16-384-061	601 BLOCK LLC	608	S	WASHINGTON AVE	TAXABLE	201 Office Buildings	9964	2	4982	0.04974	\$	247.80	4982	0.01864	\$	92.86	\$	340.67	
PSD-C	33-01-01-16-384-071	601 BLOCK LLC	105	W	HILLSDALE ST	TAXABLE	201 Office Buildings	1900	2	950	0.04974	\$	47.25	950	0.01864	\$	17.71	\$	64.96	
PSD-C	33-01-01-16-384-092	601 BLOCK LLC	0	W	HILLSDALE ST	TAXABLE	202 Surface Parking Lot	9372	1	9372	0.02482	\$	232.61	0	0.01864	\$	-	\$	232.61	
PSD-C	33-01-01-16-403-083	R.E. OLDS TRANS MUSEUM ASSN	240		MUSEUM DR	EXEMPT (211.70)	201 Museum	25853	1	25853	0.04974	\$	1,285.93	0	0.01864	\$	-	-60%	\$	514.37
PSD-C	33-01-01-16-403-084	CITY OF LANSING	0		MUSEUM DR	EXEMPT (211.7M)	402 Vacant	15056	1	15056	0.0206	\$	310.15	0	0	\$	-	-100%	\$	-
PSD-C	33-01-01-16-408-001	COMMUNITY CIRCLE PLAYERS	228		MUSEUM DR	EXEMPT (211.70)	201 Theaters - Live Stage	15750	1	15750	0.04974	\$	783.41	0	0.01864	\$	-	-60%	\$	313.36
PSD-C	33-01-01-16-408-002	IMPRESSION FIVE	200		MUSEUM DR	TAXABLE	201 Museum	69379	2	34689.5	0.04974	\$	1,725.46	34689.5	0.01864	\$	646.61	-60%	\$	948.83
PSD-C	33-01-01-16-408-003	IMPRESSION 5 SCIENCE CENTER	220		MUSEUM DR	EXEMPT (211.7N)	201 City Clubs	2704	1	2704	0.04974	\$	134.50	0	0.01864	\$	-	-60%	\$	53.80
PSD-C	33-01-01-16-408-004	IMPRESSION FIVE	0		MUSEUM DR	TAXABLE	202 Surface Parking Lot	12543	1	12543	0.02482	\$	311.32	0	0	\$	-	\$	311.32	
PSD-C	33-01-01-16-427-051	CITY OF LANSING	0	S	CEDAR ST	EXEMPT (211.7M)	202 Vacant	4901	1	4901	0.0206	\$	100.96	0	0	\$	-	-100%	\$	-
PSD-C	33-01-01-16-427-082	CITY OF LANSING	0	S	CEDAR ST	EXEMPT (211.7M)	202 Surface Parking Lot	43920	1	43920	0.02482	\$	1,090.09	0	0	\$	-	-100%	\$	-
PSD-C	33-01-01-16-427-122	CITY OF LANSING	0	E	KALAMAZOO ST	EXEMPT (211.7M)	202 Surface Parking Lot	53019	1	53019	0.02482	\$	1,315.93	0	0	\$	-	-100%	\$	-
PSD-C	33-01-01-16-427-192	220 S LARCH LLC	220	S	LARCH ST	TAXABLE	201 Garages - Service/Fl	3864	1	3864	0.04974	\$	192.20	0	0.01864	\$	-	\$	192.20	
PSD-C	33-01-01-16-427-211	154 S LARCH LLC	0	S	LARCH ST	TAXABLE	202 Vacant	6535	1	6535	0.0206	\$	134.62	0	0	\$	-	\$	134.62	
PSD-C	33-01-01-16-427-221	154 S LARCH L L C	0	S	LARCH ST	TAXABLE	202 Vacant	5808	1	5808	0.0206	\$	119.64	0	0	\$	-	\$	119.64	
PSD-C	33-01-01-16-427-231	154 S LARCH L L C	154	S	LARCH ST	TAXABLE	201 Fitness Centers	7983	1	7983	0.04974	\$	397.07	0	0.01864	\$	-	\$	397.07	
PSD-C	33-01-01-16-427-251	154 S LARCH LLC	0	S	LARCH ST	TAXABLE	202 Vacant	5808	1	5808	0.0206	\$	119.64	0	0	\$	-	\$	119.64	
PSD-C	33-01-01-16-427-285	CITY OF LANSING	0	S	CEDAR ST	EXEMPT (211.7M)	202 Vacant	9365	1	9365	0.0206	\$	192.92	0	0	\$	-	-100%	\$	-
PSD-C	33-01-01-16-428-093	CARPENTER EDWARD C- TRUST	119	S	LARCH ST	TAXABLE	201 Garages - Service/Fl	10370	1	10370	0.04974	\$	515.80	0	0.01864	\$	-	\$	515.80	
PSD-C	33-01-01-16-428-111	CARPENTER EDWARD C	0	S	LARCH ST	TAXABLE	202 Surface Parking Lot	8085	1	8085	0.02482	\$	200.67	0	0	\$	-	\$	200.67	
PSD-C	33-01-01-16-428-121	CARPENTER EDWARD	0	S	LARCH ST	TAXABLE	202 Surface Parking Lot	4767	1	4767	0.02482	\$	118.32	0	0	\$	-	\$	118.32	
PSD-C	33-01-01-16-428-131	CARPENTER EDWARD C- TRUST	0	S	LARCH ST	TAXABLE	202 Surface Parking Lot	5847	1	5847	0.02482	\$	145.12	0	0	\$	-	\$	145.12	
PSD-C	33-01-01-16-428-301	600 E. MICHIGAN-LANSING, LLC	600	E	MICHIGAN AVE	TAXABLE	201 Markets - Supermar	37972	1	37972	0.04974	\$	1,888.73	0	0.01864	\$	-	\$	1,888.73	
PSD-C	33-01-01-16-428-302	CONCORD LANSING DWTN L L C	600	E	MICHIGAN AVE	TAXABLE	201 Hotels - Full Service	67365	4	16841	0.04974	\$	837.68	50524	0.01864	\$	941.76	\$	1,779.45	
PSD-C	33-01-01-16-428-303	BLOCK 600 L L C	600	E	MICHIGAN AVE	TAXABLE	201 Apartment	36491	3	12164	0.04974	\$	605.02	24327	0.01864	\$	453.46	\$	1,058.48	
PSD-C	33-01-01-16-429-082	VAN GILDER ROBERT	205	S	LARCH ST	TAXABLE	201 Office Buildings	1517	2	758.5	0.04974	\$	37.73	758.5	0.01864	\$	14.14	\$	51.87	
PSD-C	33-01-01-16-429-101	MDBA LLC	0	S	LARCH ST	TAXABLE	202 Vacant	5468	1	5468	0.0206	\$	112.64	0	0	\$	-	\$	112.64	
PSD-C	33-01-01-16-429-112	MDBA LLC	215	S	LARCH ST	TAXABLE	201 Garages - Service/Fl	3662	1	3662	0.04974	\$	182.15	0	0.01864	\$	-	\$	182.15	
PSD-C	33-01-01-16-430-073	AFFORDABLE TIRE & SERVICE L L C	610		PARK PLACE	TAXABLE	201 Garages - Service/Fl	9797	1	9797	0.04974	\$	487.30	0	0.01864	\$	-	\$	487.30	
PSD-C	33-01-01-16-430-121	ACCORD MANAGEMENT L L C	601	E	KALAMAZOO ST	TAXABLE	201 Garages - Mini-Lube	1395	1	1395	0.04974	\$	69.39	0	0.01864	\$	-	\$	69.39	
PSD-C	33-01-01-16-452-001	LANSING HOUSING COMMISSION	405	S	KALAMAZOO AVE	TAXABLE	201 Stores - Retail	6180	1	6180	0.04974	\$	307.39	0	0.01864	\$	-	\$	307.39	
PSD-C	33-01-01-16-452-013	PRESERVATION NONPROFIT HOUS CORP	220	E	KALAMAZOO ST	TAXABLE	201 Office Buildings	19642	2	9821	0.04974	\$	488.50	9821	0.01864	\$	183.06	\$	671.56	
PSD-C	33-01-01-16-452-023	CITY OF LANSING	425	S	GRAND AVE	EXEMPT (211.7M)	202 Surface Parking Lot	43560	1	43560	0.02482	\$	1,081.16	0	0	\$	-	-100%	\$	-
PSD-C	33-01-01-16-453-003	LANSING HOUSING COMMISSION	405		CHERRY ST	EXEMPT (211.7Z)	201 Schools - Multipurp	10302	1	10302	0.04974	\$	512.42	0	0.01864	\$	-	-100%	\$	-
PSD-C	33-01-01-16-453-031	LANSING HOUSING COMMISSION	0		CHERRY ST	TAXABLE	202 Surface Parking Lot	4356	1	4356	0.02482	\$	108.12	0	0	\$	-	\$	108.12	
PSD-C	33-01-01-16-454-012	MICHIGAN PHARMACISTS ASSOCIATION	404		KALAMAZOO PLAZA	TAXABLE	201 Office Buildings	16849	2	8424.5	0.04974	\$	419.03	8424.5	0.01864	\$	157.03	\$	576.07	
PSD-C	33-01-01-16-455-003	CHAN SUI-WAH & SU-JAN	0	S	WASHINGTON AVE	TAXABLE	202 Vacant	5258	1	5258	0.0206	\$	108.31	0	0	\$	-	\$	108.31	
PSD-C	33-01-01-16-455-031	511 S WASHINGTON L L C	511	S	WASHINGTON AVE	TAXABLE	201 Office Buildings	10665	2	5332.5	0.04974	\$	265.24	5332.5	0.01864	\$	99.40	\$	364.64	
PSD-C	33-01-01-16-455-081	LOTUS ONE LLC	117	E	HILLSDALE ST	TAXABLE	401 Duplex	2371	2	1185.5	0.04974	\$	58.97	900	0.01864	\$	16.78	-100%	\$	-
PSD-C	33-01-01-16-455-091	3401 COOLIDGE ROAD LLC	120	E	LENAAWEE ST	TAXABLE	201 Office Buildings	69247	2	34623.5	0.04974	\$	1,722.17	34623.5	0.01864	\$	645.38	\$	2,367.55	
PSD-C	33-01-01-16-455-102	YUEN CHAN SU-JAN	0	E	LENAAWEE ST	TAXABLE	202 Vacant	2002	1	2002	0.0206	\$	41.24	0	0	\$	-	\$	41.24	
PSD-C	33-01-01-16-456-003	MICHIGAN BANKERS ASSOCIATION	507	S	GRAND AVE	TAXABLE	201 Office Buildings	10044	2	5022	0.04974	\$	249.79	5022	0.01864	\$	93.61	\$	343.40	
PSD-C	33-01-01-16-456-012	LANSING HOUSING COMMISSION	0	S	GRAND AVE	TAXABLE	202 Surface Parking Lot	32505	1	32505	0.02482	\$	806.77	0	0	\$	-	\$	806.77	
PSD-C	33-01-01-16-456-021	FIVE-THIRTY-THREE L L C	533	S	GRAND AVE	TAXABLE	201 Office Buildings	3316	2	1658	0.04974	\$	82.47	1658	0.01864	\$	30.91	\$	113.37	
PSD-C	33-01-01-16-456-091	COMMUNITY MENTAL HEALTH	520		CHERRY ST	EXEMPT (211.7M)	201 Office Buildings	8498	2	4249	0.04974	\$	211.35	4249	0.01864	\$	79.20	-100%	\$	-
PSD-C	33-01-01-16-456-101	LANSING HOUSING COMMISSION	0		CHERRY ST	TAXABLE	202 Surface Parking Lot	10890	1	10890	0.02482	\$	270.29	0	0	\$	-	\$	270.29	
PSD-C	33-01-01-16-456-142	MICHIGAN BANKERS ASSOCIATION	0	E	LENAAWEE ST	TAXABLE	202 Vacant	5511	1	5511	0.0206	\$	113.53	0	0	\$	-	\$	113.53	
PSD-C	33-01-01-16-457-001	LANSING HOUSING COMMISSION	0	E	LENAAWEE ST	EXEMPT (OTHER)	402 Vacant	3267	1	3267	0.0206	\$	67.30	0	0	\$	-	-100%	\$	-
PSD-C	33-01-01-16-457-041	OTIS CARI & HARPER DRAKE	0		CHERRY ST	TAXABLE	402 Vacant	5445	1	5445	0.0206	\$	112.17	0	0	\$	-	-100%	\$	-
PSD-C	33-01-01-16-457-203	O RIVER STREET LLC	0		RIVER ST	TAXABLE	202 Vacant	36155	1	36155	0.0206	\$	744.79	0	0	\$	-	-50%	\$	372.40
PSD-C	33-01-01-16-457-204	REO TOWN HOLDING LLC	0		RIVER ST	TAXABLE	202 Vacant	41818	1	41818	0.0206	\$	861.45	0	0	\$	-	-50%	\$	430.73
PSD-C	33-01-01-16-458-002	MICHIGAN RETAILERS SERV INC	603	S	WASHINGTON AVE	TAXABLE	201 Office Buildings	13653	2	6826.5	0.04974	\$	339.55	6826.5	0.01864	\$	127.25	\$	466.80	
PSD-C	33-01-01-16-458-052	ASHER INC	0	W	ST JOSEPH ST	TAXABLE	202 Vacant	6679	1	6679	0.0206	\$	137.59	0	0	\$	-	\$	137.59	
PSD-C	33-01-01-16-458-061	ASHER INC	0	E	ST JOSEPH ST	TAXABLE	202 Vacant	2995	1	2995	0.0206	\$	61.70	0	0	\$	-	\$	61.70	
PSD-C	33-01-01-16-458-071	ASHER INC	0	S	GRAND AVE	TAXABLE	202 Vacant	2849	1	2849	0.0206	\$	58.69	0	0	\$	-	\$	58.69	
PSD-C	33-01-01-16-458-082	DIONISE ENTERPRISES LLC	610	S	GRAND AVE	TAXABLE	201 Medical - Office Buil	2774	1	2774	0.04974	\$	137.98	0	0.01864	\$	-	\$	137.98	
PSD-C	33-01-01-16-459-001	601 S GRAND AVE L L C	601	S	GRAND AVE	TAXABLE	201 Office Buildings	3442	2	1721	0.04974	\$	85.60	1721	0.01864	\$	32.08	\$	117.68	
PSD-C	33-01-01-16-459-141	210 E HILLSDALE L L C	210	E	HILLSDALE ST	TAXABLE	201 Medical - Office Buil	1900	2	950	0.04974	\$	47.25	950	0.01864	\$	17.71	\$	64.96	
PSD-C	33-01-01-16-459-301	SCOTTISH HOLDINGS L L C	213	E	ST JOSEPH ST	TAXABLE	201 Office Buildings	2228	2	1114	0.04974	\$	55.41	1114	0.01864	\$	20.76	\$	76.18	
PSD-C	33-01-01-16																			

PSD-C 33-01-01-16-476-002	RIVERFRONT BUSINESS CENTER L L C	410 S	CEDAR ST	TAXABLE	201 Warehouses - Stora	9733	1	9733	0.02832	\$	275.64	0	0.014	\$	-	\$	275.64	
PSD-C 33-01-01-16-477-004	CHATA 256 L L C	413 S	CEDAR ST	TAXABLE	201 Restaurants - Fast F	4163	1	4163	0.04974	\$	207.07	0	0.01864	\$	-	\$	207.07	
PSD-C 33-01-01-16-477-081	CHATA 256 L L C	0 S	CEDAR ST	TAXABLE	202 Surface Parking Lot	4437	1	4437	0.02482	\$	110.13	0	0.0206	\$	-	\$	110.13	Driveway for restaurant
PSD-C 33-01-01-16-490-001	STADIUM DISTRICT PARTNERS L L C	500 E	MICHIGAN AVE	TAXABLE	201 Shopping Centers - I	25029	4	6257	0.04974	\$	311.24	18772	0.01864	\$	349.91	\$	661.14	
PSD-C 33-01-01-16-490-002	STADIUM DISTRICT PARTNERS L L C	500 E	MICHIGAN AVE	TAXABLE	201 Shopping Center -M	12514.5	4	3128.625	0.04974	\$	155.62	9386	0.01864	\$	174.95	\$	330.57	
Roll																		\$ 51,395.10
Total Zone A																		\$ 388,671.74
Total Zone B																		\$ 32,552.51
Total Zone C																		\$ 51,395.10
																		\$ 472,619.36

	Exempt reduction of 25%
	Exempt reduction of 100%
	Vacant or Parking Lot

2025 PSD SPECIAL ASSESSMENT ROLL

						Prop.	Total	Remainder of								Total	
PSD	Parcel #	Property			Exempt Code	Class /	Floor	Number of								Assessment	
		Address	Dir	Property Street		211.34c	Occupancy type	Area	stories	First Floor	Rate	Assessment	Floors Sq.	Rate	Assessment	Reduction	Assessment (\$18,602Max)
PSD-A	33-01-01-16-178-051	316 N		CAPITOL AVE	EXEMPT (211.7M)	201	Garages - Parking Lev	261475	5	52295	0.05792	\$ 3,028.77	209180	0.02917	\$ 6,101.78	-100%	\$ 0
PSD-A	33-01-01-16-178-081	309 N		WASHINGTON SQ	EXEMPT (211.7Z)	201	Office Buildings	4214	2	2107	0.16062	\$ 338.42	2107	0.07335	\$ 154.55	-25%	\$ 123.24
PSD-A	33-01-01-16-181-001	221 N		WASHINGTON SQ	EXEMPT (207.1)	201	Office Buildings	245812	5	49162	0.16062	\$ 7,896.37	196650	0.07335	\$ 14,424.25	-25%	\$ 16,740.46
PSD-A	33-01-01-16-181-021	124 W		OTTAWA ST	EXEMPT (211.7L)	201	Office Buildings	54604	11	4964	0.16062	\$ 797.31	49640	0.07335	\$ 3,641.09	-100%	\$ -
PSD-A	33-01-01-16-181-031	120 W		OTTAWA ST	TAXABLE	201	Office Buildings	2793	2	1397	0.16062	\$ 224.30	1397	0.07335	\$ 102.43		\$ 326.74
PSD-A	33-01-01-16-181-041	118 W		OTTAWA ST	TAXABLE	201	Office Buildings	4514	3	1505	0.16062	\$ 241.68	3009	0.07335	\$ 220.73		\$ 462.41
PSD-A	33-01-01-16-181-051	116 W		OTTAWA ST	EXEMPT (211.7N)	201	Office Buildings	17028	6	2838	0.16062	\$ 455.83	14190	0.07335	\$ 1,040.84	-25%	\$ 374.17
PSD-A	33-01-01-16-181-063	201 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	159455	9	17717	0.16062	\$ 2,845.70	141738	0.07335	\$ 10,396.47		\$ 13,242.17
PSD-A	33-01-01-16-181-072	0 N		WASHINGTON SQ	EXEMPT (207.1)	202	Vacant	10890	1	10890	0.02122	\$ 231.06	0	0.00000	\$ -	-25%	\$ 173.30
PSD-A	33-01-01-16-183-002	124 N		CAPITOL AVE	EXEMPT (211.7L)	201	Office Buildings	266763	14	19055	0.16062	\$ 3,060.50	247709	0.07335	\$ 18,169.42	-100%	\$ -
PSD-A	33-01-01-16-183-009	124 W		MICHIGAN AVE	EXEMPT (211.7M)	201	Office Buildings	129853	10	12985	0.16062	\$ 2,085.67	116868	0.07335	\$ 8,572.25	-100%	\$ -
PSD-A	33-01-01-16-183-012	110 W		MICHIGAN AVE	TAXABLE	201	Office Buildings	90720	12	7560	0.16062	\$ 1,214.27	83160	0.07335	\$ 6,099.79		\$ 7,314.06
PSD-A	33-01-01-16-183-031	101 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	71825	13	5525	0.16062	\$ 887.41	66300	0.07335	\$ 4,863.11		\$ 5,750.52
PSD-A	33-01-01-16-183-043	107 N		WASHINGTON SQ	TAXABLE	201	Stores - Retail	4545	3	1515	0.16062	\$ 243.34	3030	0.07335	\$ 222.25		\$ 465.59
PSD-A	33-01-01-16-183-072	113 N		WASHINGTON SQ	TAXABLE	201	Stores - Retail	17878	3	5959	0.16062	\$ 957.18	11919	0.07335	\$ 874.23		\$ 1,831.41
PSD-A	33-01-01-16-183-113	119 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	33728	4	8432	0.16062	\$ 1,354.33	25296	0.07335	\$ 1,855.46		\$ 3,209.79
PSD-A	33-01-01-16-190-001	208 N		CAPITOL AVE	EXEMPT (OTHER)	201	Office Buildings - Refi	10076	1	10076	0.16062	\$ 1,618.39	0	0.07335	\$ -	-25%	\$ 1,213.79
PSD-A	33-01-01-16-190-002	208 N		CAPITOL AVE	TAXABLE	201	Office Buildings - Refi	10250	1		0.16062	\$ -	10250	0.07335	\$ 751.84		\$ 751.84
PSD-A	33-01-01-16-190-003	208 N		CAPITOL AVE	TAXABLE	201	Office Buildings - Refi	10272	1		0.16062	\$ -	10272	0.07335	\$ 753.45		\$ 753.45
PSD-A	33-01-01-16-190-004	208 N		CAPITOL AVE	TAXABLE	201	Office Buildings - Refi	10403	1		0.16062	\$ -	10403	0.07335	\$ 763.06		\$ 763.06
PSD-A	33-01-01-16-190-005	208 N		CAPITOL AVE	TAXABLE	201	Office Buildings - Refi	9793	1		0.16062	\$ -	9793	0.07335	\$ 718.32		\$ 718.32
PSD-A	33-01-01-16-190-006	208 N		CAPITOL AVE	TAXABLE	201	Office Buildings - Refi	3642	1	3641.8353	0.16062	\$ 584.94		0.07335	\$ -		\$ 584.94
PSD-A	33-01-01-16-251-012	320 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	13200	2	6600	0.16062	\$ 1,060.08	6600	0.07335	\$ 484.11		\$ 1,544.19
PSD-A	33-01-01-16-251-101	300 N		WASHINGTON SQ	EXEMPT (211.7L)	201	Office Buildings	87724	4	21931	0.16062	\$ 3,522.51	65793	0.07335	\$ 4,825.92	-100%	\$ -
PSD-A	33-01-01-16-251-131	120 E		SHIAWASSEE ST	EXEMPT (211.7M)	201	Garages - Emergency	31381	2	15691	0.16062	\$ 2,520.18	15691	0.07335	\$ 1,150.90	-100%	\$ -
PSD-A	33-01-01-16-252-004	300 N		GRAND AVE	TAXABLE	201	Garages - Parking Str	332832	5	66566	0.05792	\$ 3,855.33	266266	0.02917	\$ 7,766.97		\$ 11,622.29
PSD-A	33-01-01-16-252-034	200 N		GRAND AVE	TAXABLE	201	Office Buildings	296180	4	74045	0.16062	\$ 11,892.96	222135	0.07335	\$ 16,293.60		\$ 17,534.00
PSD-A	33-01-01-16-252-035	0		RIVER WALKWAY	EXEMPT (211.7M)	202	Vacant	0	0	0	0.02122	\$ -	0	0.07335	\$ -	-100%	\$ -
PSD-A	33-01-01-16-253-002	325		RIVERFRONT	EXEMPT (211.7M)	201	Stores - Warehouse F	11120	1	11120	0.16062	\$ 1,786.07	0	0.07335	\$ -	-100%	\$ -
PSD-A	33-01-01-16-253-034	313 N		CEDAR ST	TAXABLE	201	Apartment	140722	5	28144	0.16062	\$ 4,520.50	112578	0.07335	\$ 8,257.57		\$ 12,778.06
PSD-A	33-01-01-16-253-035	0 N		CEDAR ST	TAXABLE	201	Warehouses - Distrib	46270	1	46270	0.05792	\$ 2,679.82	0	0.02917	\$ -		\$ 2,679.82
PSD-A	33-01-01-16-253-052	0 N		CEDAR ST	EXEMPT (211.7M)	202	Vacant	123492	1	123492	0.02122	\$ 2,620.25	0	0.07335	\$ -	-100%	\$ -
PSD-A	33-01-01-16-253-113	333 E		MICHIGAN AVE	EXEMPT (211.7M)	201	Convention Centers	218013	2	109007	0.16062	\$ 17,508.41	109007	0.07335	\$ 7,995.63	-100%	\$ -
PSD-A	33-01-01-16-253-122	0 E		MICHIGAN AVE	EXEMPT (211.7IG)	202	Vacant	12800	1	12800	0.02122	\$ 271.59	0	0.07335	\$ -	-100%	\$ -
PSD-A	33-01-01-16-254-001	230 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	31243	3	10414	0.16062	\$ 1,672.73	20829	0.07335	\$ 1,527.78		\$ 3,200.51
PSD-A	33-01-01-16-254-063	200 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	50391	4	12598	0.16062	\$ 2,023.43	37793	0.07335	\$ 2,772.13		\$ 4,795.56
PSD-A	33-01-01-16-254-171	201 N		GRAND AVE	EXEMPT (211.7M)	201	Garages - Parking Lev	399250	5	79850	0.05792	\$ 4,624.67	319400	0.02917	\$ 9,316.90	-100%	\$ -
PSD-A	33-01-01-16-254-301	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	12549	1	12549	0.16062	\$ 2,015.55	0	0.07335	\$ -		\$ 2,015.55
PSD-A	33-01-01-16-254-302	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	9063	1	0	0.16062	\$ -	9063	0.07335	\$ 664.77		\$ 664.77
PSD-A	33-01-01-16-254-303	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	4183	1	0	0.16062	\$ -	4183	0.07335	\$ 306.82		\$ 306.82
PSD-A	33-01-01-16-254-304	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	9760	1	0	0.16062	\$ -	9761	0.07335	\$ 715.97		\$ 715.97
PSD-A	33-01-01-16-254-305	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	4880	1	0	0.16062	\$ -	4880	0.07335	\$ 357.95		\$ 357.95
PSD-A	33-01-01-16-254-306	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	9760	1	0	0.16062	\$ -	9760	0.07335	\$ 715.90		\$ 715.90
PSD-A	33-01-01-16-254-307	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	4880	1	0	0.16062	\$ -	4880	0.07335	\$ 357.95		\$ 357.95
PSD-A	33-01-01-16-254-308	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	14640	1	0	0.16062	\$ -	14640	0.07335	\$ 1,073.84		\$ 1,073.84
PSD-A	33-01-01-16-255-004	120 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	157548	10	15755	0.16062	\$ 2,530.50	141793	0.07335	\$ 10,400.53		\$ 12,931.04
PSD-A	33-01-01-16-255-007	111 E		MICHIGAN AVE	TAXABLE	201	Restaurants	11273	3	3758	0.16062	\$ 603.55	7515	0.07335	\$ 551.25		\$ 1,154.80
PSD-A	33-01-01-16-255-012	111 N		GRAND AVE	TAXABLE	201	Hotels - Full Service	165684	11	15062	0.16062	\$ 2,419.26	150622	0.07335	\$ 11,048.11		\$ 13,467.37
PSD-A	33-01-01-16-276-002	0 E		SHIAWASSEE ST	TAXABLE	202	Surface Parking Lot	13476	1	13476	0.16062	\$ 2,164.49	0	0.07335	\$ -		\$ 2,164.49
PSD-A	33-01-01-16-276-021	0 N		CEDAR ST	TAXABLE	202	Vacant / Parking	3659	1	3659	0.08031	\$ 293.85	0	0.07335	\$ -		\$ 293.85
PSD-A	33-01-01-16-276-031	518 E		SHIAWASSEE ST	TAXABLE	201	Bars (Taverns)	14479	1	14479	0.16062	\$ 2,325.59	0	0.07335	\$ -		\$ 2,325.59
PSD-A	33-01-01-16-276-041	316 N		CEDAR ST	TAXABLE	201	Stores - Retail	700	1	700	0.16062	\$ 112.43	0	0.07335	\$ -		\$ 112.43
PSD-A	33-01-01-16-276-053	312 N		CEDAR ST	EXEMPT (OTHER)	202	Vacant	0	0							-100%	
PSD-A	33-01-01-16-276-072	505 E		MICHIGAN AVE	EXEMPT (211.7M)	201	Stadium	300564	1	300564	0.16062	\$ 48,275.99	0	0.07335	\$ -	-100%	

PSD-A	33-01-01-16-276-092	310 N	CEDAR ST	TAXABLE	201 Apartment - Luxury	68769	3	22923	0.16062	\$	3,681.85	45846	0.07335	\$	3,362.80	\$	7,044.65
PSD-A	33-01-01-16-276-151	317 N	LARCH ST	TAXABLE	201 Warehouses - Storage	4581	1	4581	0.16062	\$	735.79	0	0.07335	\$	-	\$	735.79
PSD-A	33-01-01-16-276-161	325 N	LARCH ST	TAXABLE	302 Vacant	10890	0	10890	0.02122	\$	231.06	0	0.07335	\$	-	\$	231.06
PSD-A	33-01-01-16-276-182	532 E	SHIAWASSEE ST	TAXABLE	201 Office Buildings	1894	2	947	0.16062	\$	152.11	947	0.07335	\$	69.46	\$	221.57
PSD-A	33-01-01-16-277-003	340 N	LARCH ST	TAXABLE	201 Warehouses - Storage	18503	1	18503	0.16062	\$	2,971.91	0	0.07335	\$	-	\$	2,971.91
PSD-A	33-01-01-16-277-031	300 N	LARCH ST	TAXABLE	201 Office Buildings	10797	2	5399	0.16062	\$	867.10	5399	0.07335	\$	395.98	\$	1,263.08
PSD-A	33-01-01-16-277-033	0	NO STREET FRONTAGE	TAXABLE	202 Vacant	4990	1	4990	0.02122	\$	105.88	0	0.07335	\$	-	\$	105.88
PSD-A	33-01-01-16-277-043	0	PERE MARQUETTE DR	TAXABLE	202 Surface Parking Lot	22280	1	22280	0.08031	\$	1,789.28	0	0.07335	\$	-	\$	1,789.28
PSD-A	33-01-01-16-277-052	0 N	LARCH ST	TAXABLE	202 Vacant	7400	1	7400	0.02122	\$	157.01	0	0.07335	\$	-	\$	157.01
PSD-A	33-01-01-16-277-063	237	PERE MARQUETTE DR	TAXABLE	201 Warehouses - Storage	8010	2	4005	0.16062	\$	643.28	4005	0.07335	\$	293.77	\$	937.04
PSD-A	33-01-01-16-277-072	231	PERE MARQUETTE DR	TAXABLE	301 Industrial - Engineerir	6440	1	6440	0.02917	\$	187.85	0	0.01442	\$	-	\$	187.85
PSD-A	33-01-01-16-277-082	214 N	LARCH ST	TAXABLE	301 Industrial - Light Mani	7728	1	7728	0.02917	\$	225.43	0	0.01442	\$	-	\$	225.43
PSD-A	33-01-01-16-277-124	130 N	LARCH ST	TAXABLE	301 Industrial - Light Mani	84609	2	42305	0.02917	\$	1,234.02	42305	0.01442	\$	610.03	\$	1,844.05
PSD-A	33-01-01-16-277-152	112 N	LARCH ST	TAXABLE	201 Bars (Taverns)	9576	2	4788	0.16062	\$	769.04	4788	0.07335	\$	351.20	\$	1,120.24
PSD-A	33-01-01-16-277-181	603 E	MICHIGAN AVE	TAXABLE	201 Office Buildings	3432	2	1716	0.16062	\$	275.62	1716	0.07335	\$	125.87	\$	401.49
PSD-A	33-01-01-16-277-191	605 E	MICHIGAN AVE	TAXABLE	201 Stores - Retail	3564	2	1782	0.16062	\$	286.22	1782	0.07335	\$	130.71	\$	416.93
PSD-A	33-01-01-16-277-241	615 E	MICHIGAN AVE	TAXABLE	201 Stores - Retail	2640	2	1320	0.16062	\$	212.02	1320	0.07335	\$	96.82	\$	308.84
PSD-A	33-01-01-16-277-251	617 E	MICHIGAN AVE	TAXABLE	201 Office Buildings	2640	2	1320	0.16062	\$	212.02	1320	0.07335	\$	96.82	\$	308.84
PSD-A	33-01-01-16-277-262	619 E	MICHIGAN AVE	TAXABLE	201 Shopping Centers - M	1145	2	572	0.16062	\$	91.91	572	0.07335	\$	41.97	\$	133.89
PSD-A	33-01-01-16-277-272	621 E	MICHIGAN AVE	TAXABLE	201 Restaurants	6180	2	3090	0.16062	\$	496.31	3090	0.07335	\$	226.65	\$	722.96
PSD-A	33-01-01-16-277-291	625 E	MICHIGAN AVE	TAXABLE	201 Stores - Retail	6600	3	2200	0.16062	\$	353.36	4400	0.07335	\$	322.74	\$	676.10
PSD-A	33-01-01-16-277-301	113	PERE MARQUETTE DR	TAXABLE	201 Apartment	16800	2	8400	0.16062	\$	1,349.19	8400	0.07335	\$	616.14	\$	1,965.33
PSD-A	33-01-01-16-277-311	119	PERE MARQUETTE DR	TAXABLE	201 Office Buildings	17640	3	5880	0.16062	\$	944.43	11760	0.07335	\$	862.60	\$	1,807.03
PSD-A	33-01-01-16-277-383	0	PERE MARQUETTE DR	TAXABLE	202 Surface Parking Lot	20365	1	20365	0.08031	\$	1,635.49	0	0.07335	\$	-	\$	1,635.49
PSD-A	33-01-01-16-277-403	637 E	MICHIGAN AVE	TAXABLE	201 Restaurants	5970	1	5970	0.16062	\$	958.89	0	0.07335	\$	-	\$	958.89
PSD-A	33-01-01-16-325-012	120 W	ALLEGAN ST	TAXABLE	201 Office Buildings	185190	23	8052	0.16062	\$	1,293.25	177138	0.07335	\$	12,993.09	\$	14,286.35
PSD-A	33-01-01-16-325-031	106 W	ALLEGAN ST	TAXABLE	201 Office Buildings	92790	6	15465	0.16062	\$	2,483.96	77325	0.07335	\$	5,671.79	\$	8,155.75
PSD-A	33-01-01-16-325-041	118 S	WASHINGTON SQ	TAXABLE	201 Restaurants	5612	2	2806	0.16062	\$	450.69	2806	0.07335	\$	205.82	\$	656.51
PSD-A	33-01-01-16-325-051	108 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	17064	2	8532	0.16062	\$	1,370.39	8532	0.07335	\$	625.82	\$	1,996.21
PSD-A	33-01-01-16-325-070	104 S	WASHINGTON SQ	TAXABLE	201 Banks - Branch	7040	3	2347	0.16062	\$	376.92	4693	0.07335	\$	344.26	\$	721.17
PSD-A	33-01-01-16-325-081	100 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	58712	10	5871	0.16062	\$	943.02	52841	0.07335	\$	3,875.87	\$	4,818.89
PSD-A	33-01-01-16-327-003	201	TOWNSEND ST	EXEMPT (211.7L)	201 Office Buildings	114638	9	12738	0.16062	\$	2,045.89	101901	0.07335	\$	7,474.42	-100%	\$ -
PSD-A	33-01-01-16-327-004	201	TOWNSEND ST	EXEMPT (211.7L)	201 Office Buildings	36202	9	4022	0.16062	\$	646.07	32179	0.07335	\$	2,360.34	\$	3,006.41
PSD-A	33-01-01-16-327-005	201	TOWNSEND ST	EXEMPT (211.7L)	201 Office Buildings	115819	9	12869	0.16062	\$	2,066.97	102951	0.07335	\$	7,551.43	-100%	\$ -
PSD-A	33-01-01-16-327-006	201	TOWNSEND ST	EXEMPT (211.7L)	201 Office Buildings	15	9	2	0.16062	\$	0.27	14	0.07335	\$	0.99	-100%	\$ -
PSD-A	33-01-01-16-327-013	221	TOWNSEND ST	EXEMPT (211.7L)	201 Garages - Parking Str	240921	7	34417	0.05792	\$	1,993.34	0	0.02917	\$	0.00	-100%	\$ -
PSD-A	33-01-01-16-327-040	221	TOWNSEND ST	EXEMPT (211.7L)	201 Garages - Parking Str	187594	7	26799	0.05792	\$	1,552.13	160795	0.02917	\$	4,690.40	-100%	\$ -
PSD-A	33-01-01-16-327-050	232 S	CAPITOL AVE	TAXABLE	201 Office Buildings	139414	10	13941	0.16062	\$	2,239.24	125473	0.07335	\$	9,203.42	\$	11,442.65
PSD-A	33-01-01-16-327-102	205 W	ALLEGAN ST	TAXABLE	201 Garages - Parking Str	133824	6	22304	0.05792	\$	1,291.78	111520	0.02917	\$	3,253.04	\$	4,544.82
PSD-A	33-01-01-16-328-021	217 S	CAPITOL AVE	TAXABLE	201 Fraternal Buildings	109826	7	15689	0.16062	\$	2,520.00	94137	0.07335	\$	6,904.92	\$	9,424.92
PSD-A	33-01-01-16-328-031	231 S	CAPITOL AVE	TAXABLE	202 Surface Parking Lot	21780	1	21780	0.08031	\$	1,749.13	0	0.07335	\$	-	\$	1,749.13
PSD-A	33-01-01-16-328-041	232 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	6750	2	3375	0.16062	\$	542.09	3375	0.07335	\$	247.56	\$	789.64
PSD-A	33-01-01-16-328-051	228 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	6750	2	3375	0.16062	\$	542.09	3375	0.07335	\$	247.56	\$	789.64
PSD-A	33-01-01-16-328-062	224 S	WASHINGTON SQ	TAXABLE	201 Bar Cocktail Lounges	6615	1	6615	0.16062	\$	1,062.49	0	0.07335	\$	-	\$	1,062.49
PSD-A	33-01-01-16-328-100	216 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	7805	2	3903	0.16062	\$	626.81	3903	0.07335	\$	286.25	\$	913.06
PSD-A	33-01-01-16-328-143	210 S	WASHINGTON SQ	TAXABLE	201 Restaurants	6750	1	6750	0.16062	\$	1,084.17	0	0.07335	\$	-	\$	1,084.17
PSD-A	33-01-01-16-328-151	208 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - M	8325	3	2775	0.16062	\$	445.71	5550	0.07335	\$	407.09	\$	852.81
PSD-A	33-01-01-16-328-161	206 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - M	6750	2	3375	0.16062	\$	542.09	3375	0.07335	\$	247.56	\$	789.64
PSD-A	33-01-01-16-328-171	200 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	30375	3	10125	0.16062	\$	1,626.26	20250	0.07335	\$	1,485.34	\$	3,111.59
PSD-A	33-01-01-16-328-181	115 W	ALLEGAN ST	TAXABLE	201 Office Buildings	30000	10	3000	0.16062	\$	481.85	27000	0.07335	\$	1,980.45	\$	2,462.30
PSD-A	33-01-01-16-328-191	121 W	ALLEGAN ST	TAXABLE	201 Office Buildings	11428	2	5714	0.16062	\$	917.77	5714	0.07335	\$	419.12	\$	1,336.89
PSD-A	33-01-01-16-330-012	320 S	CAPITOL AVE	EXEMPT (211.7M)	201 Garages - Parking Lev	348600	5	69720	0.05792	\$	4,037.97	278880	0.02917	\$	8,134.93	-100%	\$ -
PSD-A	33-01-01-16-330-032	300 S	CAPITOL AVE	EXEMPT (211.7Z)	201 Office Buildings	199286	10	19929	0.16062	\$	3,200.89	179357	0.07335	\$	13,155.87	-25%	\$ 12,267.57
PSD-A	33-01-01-16-331-002	125 W	WASHTENAW ST	TAXABLE	201 Restaurants	15326	2	7663	0.16062	\$	1,230.82	7663	0.07335	\$	562.08	\$	1,792.90
PSD-A	33-01-01-16-331-023	313 S	CAPITOL AVE	EXEMPT (211.7Z)	201 Office Buildings	85922	2	42961	0.16062	\$	6,900.31	42961	0.07335	\$	3,151.19	-25%	\$ 7,538.62
PSD-A	33-01-01-16-331-041	330 S	WASHINGTON SQ	EXEMPT (211.7Z)	201 Office Buildings	55968	4	13992	0.16062	\$	2,247.37	41976	0.07335	\$	3,078.94	-25%	\$ 3,994.73
PSD-A	33-01-01-16-331-053	326 S	WASHINGTON SQ	EXEMPT (211.7Z)	202 Surface Parking Lot	3485	1	3485	0.08031	\$	279.88	0	0.07335	\$	-	-25%	\$ 209.91
PSD-A	33-01-01-16-331-062	0 S	WASHINGTON SQ	EXEMPT (211.7Z)	202 Surface Parking Lot	24873	1	24873	0.08031	\$	1,997.53	0	0.07335	\$	-	-25%	\$ 1,498.14
PSD-A	33-01-01-16-331-112	300 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	169704	6	28284	0.16062	\$	4,542.92	141420	0.07335	\$	10,373.16	\$	14,916.08
PSD-A	33-01-01-16-331-122	121 W	WASHTENAW ST	TAXABLE	201 Stores - Retail	5820	2	2910	0.16062	\$	467.40	2910	0.07335	\$	213.45	\$	680.85

PSD-A	33-01-01-16-340-001	220 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - M	4819.5	1	4820	0.16062	\$	774.10	0	0.07335	\$	-	\$	774.10	Ignore # of stories - condo
PSD-A	33-01-01-16-340-002	222 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - M	2092.5	2	1046	0.16062	\$	168.05	1046	0.07335	\$	76.74	\$	244.79	
PSD-A	33-01-01-16-378-011	427 S	CAPITOL AVE	EXEMPT (211.7N)	201 Office Buildings	2938	2	1469	0.16062	\$	235.95	1469	0.07335	\$	107.75	-100%	\$	-
PSD-A	33-01-01-16-378-021	431 S	CAPITOL AVE	TAXABLE	201 Office Buildings	2000	2	1000	0.16062	\$	160.62	1000	0.07335	\$	73.35	\$	233.97	
PSD-A	33-01-01-16-378-031	118 W	LENAAWEE ST	TAXABLE	201 Office Buildings	1604	2	802	0.16062	\$	128.82	802	0.07335	\$	58.83	\$	187.64	
PSD-A	33-01-01-16-378-052	110 W	LENAAWEE ST	TAXABLE	201 Office Buildings	2791	2	1396	0.16062	\$	224.14	1396	0.07335	\$	102.36	\$	326.50	
PSD-A	33-01-01-16-378-072	426 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	7074	2	3537	0.16062	\$	568.11	3537	0.07335	\$	259.44	\$	827.54	
PSD-A	33-01-01-16-378-092	418 S	WASHINGTON SQ	TAXABLE	202 Surface Parking Lot	29040	1	29040	0.08031	\$	2,332.17	0	0.07335	\$	-	\$	2,332.17	
PSD-A	33-01-01-16-378-112	406 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	11000	2	5500	0.16062	\$	883.40	5500	0.07335	\$	403.43	\$	1,286.82	
PSD-A	33-01-01-16-378-130	402 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - M	8200	1	8200	0.16062	\$	1,317.07	0	0.07335	\$	-	\$	1,317.07	
PSD-A	33-01-01-16-378-141	400 S	WASHINGTON SQ	TAXABLE	201 Restaurants	4100	2	2050	0.16062	\$	329.27	2050	0.07335	\$	150.37	\$	479.63	
PSD-A	33-01-01-16-378-151	109 W	KALAMAZOO ST	TAXABLE	201 Stores - Retail	900	2	450	0.16062	\$	72.28	450	0.07335	\$	33.01	\$	105.29	
PSD-A	33-01-01-16-378-163	0 W	KALAMAZOO ST	TAXABLE	202 Vacant	880	1	880	0.02122	\$	18.67	0	0.07335	\$	-	\$	18.67	
PSD-A	33-01-01-16-390-005	214 S	WASHINGTON SQ	TAXABLE	201 Restaurants	2197	1	2197	0.16062	\$	352.88	0	0.07335	\$	-	\$	352.88	
PSD-A	33-01-01-16-390-006	212 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - M	2165	1	2165	0.16062	\$	347.74	0	0.07335	\$	-	\$	347.74	
PSD-A	33-01-01-16-401-002	101 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	64475	2	32238	0.16062	\$	5,177.92	32238	0.07335	\$	2,364.62	\$	7,542.54	
PSD-A	33-01-01-16-401-021	109 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - M	6360	1	6360	0.16062	\$	1,021.53	0	0.07335	\$	-	\$	1,021.53	
PSD-A	33-01-01-16-401-031	111 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - M	6552	1	6552	0.16062	\$	1,052.37	0	0.07335	\$	-	\$	1,052.37	
PSD-A	33-01-01-16-401-043	113 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	6532	2	3266	0.16062	\$	524.58	3266	0.07335	\$	239.56	\$	764.14	
PSD-A	33-01-01-16-401-054	115 S	WASHINGTON SQ	TAXABLE	201 Restaurants	2662	2	1331	0.16062	\$	213.78	1331	0.07335	\$	97.63	\$	311.41	
PSD-A	33-01-01-16-401-060	117 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	3696	2	1848	0.16062	\$	296.82	1848	0.07335	\$	135.55	\$	432.37	
PSD-A	33-01-01-16-401-070	119 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	2928	2	1464	0.16062	\$	235.14	1464	0.07335	\$	107.38	\$	342.53	
PSD-A	33-01-01-16-401-080	121 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - M	2640	2	1320	0.16062	\$	212.02	1320	0.07335	\$	96.82	\$	308.84	
PSD-A	33-01-01-16-401-091	123 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - M	2904	2	1452	0.16062	\$	233.22	1452	0.07335	\$	106.50	\$	339.72	
PSD-A	33-01-01-16-401-106	107 E	ALLEGAN ST	TAXABLE	201 Multiple Residences	5632	2	2816	0.16062	\$	452.30	2816	0.07335	\$	206.55	\$	658.85	
PSD-A	33-01-01-16-401-107	109 E	ALLEGAN ST	TAXABLE	201 Restaurants	5632	1	5632	0.16062	\$	904.60	0	0.07335	\$	-	\$	904.60	
PSD-A	33-01-01-16-401-108	111 E	ALLEGAN ST	TAXABLE	201 Stores - Retail	5632	1	5632	0.16062	\$	904.60	0	0.07335	\$	-	\$	904.60	
PSD-A	33-01-01-16-401-112	117 E	ALLEGAN ST	TAXABLE	201 Office Buildings	10767	2	5384	0.16062	\$	864.69	5384	0.07335	\$	394.88	\$	1,259.57	
PSD-A	33-01-01-16-401-116	0	NO STREET FRONTAGE	TAXABLE	202 Vacant	566	1	566	0.02122	\$	12.01	0	0.07335	\$	-	\$	12.01	
PSD-A	33-01-01-16-401-151	122 S	GRAND AVE	TAXABLE	201 Office Buildings	25280	2	12640	0.16062	\$	2,030.21	12640	0.07335	\$	927.14	\$	2,957.36	
PSD-A	33-01-01-16-401-161	0 E	MICHIGAN AVE	TAXABLE	202 Surface Parking Lot	14974	1	14974	0.08031	\$	1,202.55	0	0.07335	\$	-	\$	1,202.55	
PSD-A	33-01-01-16-401-186	0 E	MICHIGAN AVE	TAXABLE	202 Surface Parking Lot	2200	1	2200	0.08031	\$	176.68	0	0.07335	\$	-	\$	176.68	
PSD-A	33-01-01-16-401-193	0 E	MICHIGAN AVE	TAXABLE	202 Surface Parking Lot	2200	1	2200	0.08031	\$	176.68	0	0.07335	\$	-	\$	176.68	
PSD-A	33-01-01-16-401-203	0 E	MICHIGAN AVE	TAXABLE	202 Surface Parking Lot	6600	1	6600	0.08031	\$	530.04	0	0.07335	\$	-	\$	530.04	
PSD-A	33-01-01-16-401-205	0 E	MICHIGAN AVE	TAXABLE	202 Surface Parking Lot	1725	1	1725	0.08031	\$	138.53	0	0.07335	\$	-	\$	138.53	
PSD-A	33-01-01-16-401-302	0	ALLEY ROW	TAXABLE	202 Surface Parking Lot	1980	1	1980	0.08031	\$	159.01	0	0.07335	\$	-	\$	159.01	
PSD-A	33-01-01-16-401-312	0	NO STREET FRONTAGE	TAXABLE	202 Surface Parking Lot	220	1	220	0.08031	\$	17.67	0	0.07335	\$	-	\$	17.67	
PSD-A	33-01-01-16-402-002	206 E	MICHIGAN AVE	TAXABLE	201 Office Buildings	101893	5	20379	0.16062	\$	3,273.17	81514	0.07335	\$	5,979.08	\$	9,252.25	
PSD-A	33-01-01-16-402-022	201 S	GRAND AVE	TAXABLE	201 Garages - Parking Stru	168750	5	33750	0.05792	\$	1,954.70	135000	0.02917	\$	3,937.95	\$	5,892.65	
PSD-A	33-01-01-16-402-032	213 S	GRAND AVE	TAXABLE	202 Surface Parking Lot	7727	1	7727	0.08031	\$	620.55	0	0.07335	\$	-	\$	620.55	
PSD-A	33-01-01-16-402-041	217 S	GRAND AVE	TAXABLE	201 Office Buildings	11499	3	3833	0.16062	\$	615.65	7666	0.07335	\$	562.30	\$	1,177.95	
PSD-A	33-01-01-16-402-063	0 E	WASHTENAW ST	EXEMPT (211.7M)	202 Surface Parking Lot	10149	1	10149	0.08031	\$	815.06	0	0.07335	\$	-	-100%	\$	-
PSD-A	33-01-01-16-402-064	0 E	WASHTENAW ST	TAXABLE	202 Surface Parking Lot	7187	1	7187	0.08031	\$	577.18	0	0.07335	\$	-	\$	577.18	
PSD-A	33-01-01-16-403-001	300 E	MICHIGAN AVE	TAXABLE	201 Office Buildings	38700	3	12900	0.16062	\$	2,071.97	25800	0.07335	\$	1,892.43	\$	3,964.40	
PSD-A	33-01-01-16-403-011	314 E	MICHIGAN AVE	TAXABLE	201 Bars (Taverns)	3256	2	1628	0.16062	\$	261.49	1628	0.07335	\$	119.41	\$	380.90	
PSD-A	33-01-01-16-403-022	316 E	MICHIGAN AVE	TAXABLE	201 Restaurants	7480	2	3740	0.16062	\$	600.71	3740	0.07335	\$	274.33	\$	875.04	
PSD-A	33-01-01-16-403-041	320 E	MICHIGAN AVE	TAXABLE	201 Restaurants	1638	1	1638	0.16062	\$	263.09	0	0.07335	\$	-	\$	263.09	
PSD-A	33-01-01-16-403-051	336 E	MICHIGAN AVE	TAXABLE	201 Stores - Retail	5775	2	2888	0.16062	\$	463.78	2888	0.07335	\$	211.80	\$	675.58	
PSD-A	33-01-01-16-403-061	0	MUSEUM DR	TAXABLE	202 Surface Parking Lot	49125	1	49125	0.08031	\$	3,945.18	0	0.07335	\$	-	\$	3,945.18	
PSD-A	33-01-01-16-404-001	201 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	3586	2	1793	0.16062	\$	287.99	1793	0.07335	\$	131.52	\$	419.50	
PSD-A	33-01-01-16-404-011	203 S	WASHINGTON SQ	TAXABLE	201 Bars (Taverns)	5098	2	2549	0.16062	\$	409.42	2549	0.07335	\$	186.97	\$	596.38	
PSD-A	33-01-01-16-404-022	209 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	4332	1	4332	0.16062	\$	695.80	0	0.07335	\$	-	\$	695.80	
PSD-A	33-01-01-16-404-031	211 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	49420	2	24710	0.16062	\$	3,968.87	24710	0.07335	\$	1,812.48	\$	5,781.35	
PSD-A	33-01-01-16-404-055	221 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	7927	2	3964	0.16062	\$	636.61	3964	0.07335	\$	290.72	\$	927.33	
PSD-A	33-01-01-16-404-061	225 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	3960	2	1980	0.16062	\$	318.02	1980	0.07335	\$	145.23	\$	463.26	
PSD-A	33-01-01-16-404-071	227 S	WASHINGTON SQ	TAXABLE	201 Restaurants	4158	2	2079	0.16062	\$	333.92	2079	0.07335	\$	152.49	\$	486.42	
PSD-A	33-01-01-16-404-081	229 S	WASHINGTON SQ	TAXABLE	201 Restaurants	4158	2	2079	0.16062	\$	333.92	2079	0.07335	\$	152.49	\$	486.42	
PSD-A	33-01-01-16-404-091	231 S	WASHINGTON SQ	TAXABLE	202 Surface Parking Lot	5610	1	5610	0.08031	\$	450.53	0	0.07335	\$	-	\$	450.53	*
PSD-A	33-01-01-16-404-101	107 E	WASHTENAW ST	TAXABLE	201 Office Buildings	3960	2	1980	0.16062	\$	318.02	1980	0.07335	\$	145.23	\$	463.26	
PSD-A	33-01-01-16-404-121	0 E	WASHTENAW ST	TAXABLE	202 Surface Parking Lot	4000	1	4000	0.08031	\$	321.24	0	0.07335	\$	-	\$	321.24	

PSD-A	33-01-01-16-404-142	0 E	WASHTENAW ST	EXEMPT (211.7Z)	202 Surface Parking Lot	6732	1	6732	0.08031	\$	540.64	0	0.07335	\$	-	-25%	\$	405.48
PSD-A	33-01-01-16-404-151	125 E	WASHTENAW ST	TAXABLE	201 Office Buildings	3780	1	3780	0.16062	\$	607.14	0	0.07335	\$	-		\$	607.14
PSD-A	33-01-01-16-404-161	0 S	GRAND AVE	EXEMPT (211.7Z)	202 Surface Parking Lot	10890	1	10890	0.08031	\$	874.57	0	0.07335	\$	-	-25%	\$	655.92
PSD-A	33-01-01-16-404-171	222 S	GRAND AVE	TAXABLE	201 Stores - Retail	1920	1	1920	0.16062	\$	308.39	0	0.07335	\$	-		\$	308.39
PSD-A	33-01-01-16-404-203	200 S	GRAND AVE	EXEMPT (211.7Z)	201 Office Buildings	47928	9	5325	0.16062	\$	855.34	42603	0.07335	\$	3,124.91	-25%	\$	2,985.19
PSD-A	33-01-01-16-404-211	110 E	ALLEGAN ST	TAXABLE	201 Apartment	6765	5	1353	0.16062	\$	217.32	5412	0.07335	\$	396.97		\$	614.29
PSD-A	33-01-01-16-405-001	301 S	WASHINGTON SQ	TAXABLE	201 Restaurants	4585	3	1528	0.16062	\$	245.48	3057	0.07335	\$	224.21		\$	469.68
PSD-A	33-01-01-16-405-011	303 S	WASHINGTON SQ	TAXABLE	201 Restaurants	6270	3	2090	0.16062	\$	335.69	4180	0.07335	\$	306.60		\$	642.29
PSD-A	33-01-01-16-405-021	305 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	2145	1	2145	0.16062	\$	344.53	0	0.07335	\$	-		\$	344.53
PSD-A	33-01-01-16-405-031	307 S	WASHINGTON SQ	TAXABLE	201 Restaurants	1914	1	1914	0.16062	\$	307.42	0	0.07335	\$	-		\$	307.42
PSD-A	33-01-01-16-405-041	309 S	WASHINGTON SQ	TAXABLE	201 Restaurants	4117	2	2059	0.16062	\$	330.63	2059	0.07335	\$	150.99		\$	481.62
PSD-A	33-01-01-16-405-062	311 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	53385	2	26693	0.16062	\$	4,287.30	26693	0.07335	\$	1,957.89		\$	6,245.19
PSD-A	33-01-01-16-405-082	323 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	6729	2	3365	0.16062	\$	540.40	3365	0.07335	\$	246.79		\$	787.19
PSD-A	33-01-01-16-405-111	327 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	3718	2	1859	0.16062	\$	298.59	1859	0.07335	\$	136.36		\$	434.95
PSD-A	33-01-01-16-405-121	329 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	3058	1	3058	0.16062	\$	491.17	0	0.07335	\$	-		\$	491.17
PSD-A	33-01-01-16-405-131	331 S	WASHINGTON SQ	TAXABLE	201 Restaurants - Fast Fo	3058	1	3058	0.16062	\$	491.17	0	0.07335	\$	-		\$	491.17
PSD-A	33-01-01-16-405-141	333 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	10340	1	10340	0.16062	\$	1,660.79	0	0.07335	\$	-		\$	1,660.79
PSD-A	33-01-01-16-405-161	117 E	KALAMAZOO ST	TAXABLE	201 Stores - Retail	1320	2	660	0.16062	\$	106.01	660	0.07335	\$	48.41		\$	154.42
PSD-A	33-01-01-16-405-171	119 E	KALAMAZOO ST	TAXABLE	201 Stores - Retail	3960	3	1320	0.16062	\$	212.02	2640	0.07335	\$	193.64		\$	405.66
PSD-A	33-01-01-16-405-181	125 E	KALAMAZOO ST	TAXABLE	201 Stores - Retail	2655	1	2655	0.16062	\$	426.44	0	0.07335	\$	-		\$	426.44
PSD-A	33-01-01-16-405-191	0 S	GRAND AVE	TAXABLE	202 Surface Parking Lot	10890	1	10890	0.08031	\$	874.57	0	0.07335	\$	-		\$	874.57
PSD-A	33-01-01-16-405-201	0 S	GRAND AVE	TAXABLE	202 Surface Parking Lot	10890	1	10890	0.08031	\$	874.57	0	0.07335	\$	-		\$	874.57
PSD-A	33-01-01-16-405-222	0 S	GRAND AVE	TAXABLE	202 Surface Parking Lot	22818	1	22818	0.08031	\$	1,832.49	0	0.07335	\$	-		\$	1,832.49
PSD-A	33-01-01-16-405-232	0 S	GRAND AVE	TAXABLE	202 Surface Parking Lot	13065	1	13065	0.08031	\$	1,049.24	0	0.07335	\$	-		\$	1,049.24
PSD-A	33-01-01-16-405-241	0 E	WASHTENAW ST	TAXABLE	202 Surface Parking Lot	5082	1	5082	0.08031	\$	408.13	0	0.07335	\$	-		\$	408.13
PSD-A	33-01-01-16-405-260	0 E	WASHTENAW ST	TAXABLE	202 Surface Parking Lot	282	1	282	0.08031	\$	22.65	0	0.07335	\$	-		\$	22.65
PSD-A	33-01-01-16-406-003	307 E	KALAMAZOO ST	EXEMPT (211.7L)	201 Office Buildings	152930	5	30586	0.16062	\$	4,912.66	122344	0.07335	\$	8,973.93	-100%	\$	-
PSD-A	33-01-01-16-406-004	0 E	KALAMAZOO ST	EXEMPT (211.7M)	202 Vacant	32931	1	32931	0.02122	\$	698.73	0	0.07335	\$	-	-100%	\$	-
PSD-A	33-01-01-16-426-012	414 E	MICHIGAN AVE	TAXABLE	201 Stores - Retail	19416	2	9708	0.16062	\$	1,559.28	9708	0.07335	\$	712.08		\$	2,271.36
PSD-A	33-01-01-16-426-052	420 E	MICHIGAN AVE	TAXABLE	201 Restaurants	7303	1	7303	0.16062	\$	1,172.99	0	0.07335	\$	-		\$	1,172.99
PSD-A	33-01-01-16-426-132	0	RIVER WALKWAY	EXEMPT (211.7M)	402 Vacant	4182	1	4182	0.02122	\$	88.73	0	0.07335	\$	-	-100%	\$	-
PSD-A	33-01-01-16-451-006	401 S	WASHINGTON SQ	TAXABLE	201 Apartment	82988	5	16598	0.16062	\$	2,665.87	66390	0.07335	\$	4,869.74		\$	7,535.61
PSD-A	33-01-01-16-451-010	0 S	WASHINGTON AVE	TAXABLE	202 Surface Parking Lot	11443	1	11443	0.08031	\$	918.98	0	0.07335	\$	-		\$	918.98
PSD-A	33-01-01-16-451-014	419 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	23220	3	7740	0.16062	\$	1,243.18	15480	0.07335	\$	1,135.46		\$	2,378.64
PSD-A	33-01-01-16-451-041	435 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	1383	1	1383	0.16062	\$	222.13	0	0.07335	\$	-		\$	222.13
PSD-A	33-01-01-16-451-062	420 S	GRAND AVE	EXEMPT (OTHER)	201 Passenger Terminals	14000	1	14000	0.16062	\$	2,248.65	0	0.07335	\$	-	-100%	\$	-

\$ 399,921.47

PSD-B	33-01-01-09-254-011	1223	TURNER ST	TAXABLE	201 Office Buildings	24273	1	24273	0.10248	\$	2,487.38	0	0.03840	\$	-		\$	2,487.38
PSD-B	33-01-01-09-254-022	201 E	CESAR E. CHAVEZ	TAXABLE	201 Restaurants	4872	1	4872	0.10248	\$	499.26	0	0.03840	\$	-		\$	499.26
PSD-B	33-01-01-09-254-023	0 E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	7560	1	7560	0.05123	\$	387.31	0	0.03840	\$	-		\$	387.31
PSD-B	33-01-01-09-254-031	0	TURNER ST	TAXABLE	202 Surface Parking Lot	5148	1	5148	0.05123	\$	263.74	0	0.03840	\$	-		\$	263.74
PSD-B	33-01-01-09-254-041	1207	TURNER ST	TAXABLE	201 Stores - Retail	2687	2	1343.5	0.10248	\$	137.68	1343.5	0.03840	\$	51.59		\$	189.26
PSD-B	33-01-01-09-254-051	1209	TURNER ST	TAXABLE	201 Stores - Retail	3007	2	1503.5	0.10248	\$	154.07	1503.5	0.03840	\$	57.73		\$	211.80
PSD-B	33-01-01-09-254-062	1213	TURNER ST	TAXABLE	201 Stores - Retail	6160	2	3080	0.10248	\$	315.62	3080	0.03840	\$	118.27		\$	433.89
PSD-B	33-01-01-09-254-081	1217	TURNER ST	TAXABLE	201 Stores - Retail	3211	2	1605.5	0.10248	\$	164.52	1605.5	0.03840	\$	61.65		\$	226.17
PSD-B	33-01-01-09-254-091	1219	TURNER ST	TAXABLE	201 Stores - Retail	1333	2	666.5	0.10248	\$	68.30	666.5	0.03840	\$	25.59		\$	93.89
PSD-B	33-01-01-09-254-101	1221	TURNER ST	TAXABLE	201 Stores - Retail	3106	1	3106	0.10248	\$	318.29	0	0.03840	\$	-		\$	318.29
PSD-B	33-01-01-09-255-020	1310	TURNER ST	TAXABLE	201 Office Buildings	4500	1	4500	0.10248	\$	461.14	0	0.03840	\$	-		\$	461.14
PSD-B	33-01-01-09-255-032	309	CLINTON ST	TAXABLE	201 Warehouses - Storage	6677	2	3338.5	0.10248	\$	342.11	3338.5	0.03840	\$	128.19		\$	470.30
PSD-B	33-01-01-09-256-050	101 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	10560	2	5280	0.10248	\$	541.07	5280	0.03840	\$	202.74		\$	743.81
PSD-B	33-01-01-09-256-060	107 E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	3080	2	1540	0.10248	\$	157.81	1540	0.03840	\$	59.13		\$	216.94
PSD-B	33-01-01-09-256-070	109 E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	3300	2	1650	0.10248	\$	169.08	1650	0.03840	\$	63.36		\$	232.44
PSD-B	33-01-01-09-256-080	111 E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	6600	2	3300	0.10248	\$	338.17	3300	0.03840	\$	126.71		\$	464.88
PSD-B	33-01-01-09-256-090	115 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	6411	2	3205.5	0.10248	\$	328.48	3205.5	0.03840	\$	123.08		\$	451.57

PSD-B	33-01-01-09-256-103	119	E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	3520	3	1173.333333	0.10248	\$	120.24	2346.666667	0.03840	\$	90.11	\$	210.34
PSD-B	33-01-01-09-257-001	1250		TURNER ST	TAXABLE	201 Bars (Taverns)	7299	2	3649.5	0.10248	\$	373.98	3649.5	0.03840	\$	140.13	\$	514.12
PSD-B	33-01-01-09-257-015	1236		TURNER ST	TAXABLE	201 Shopping Centers - M	6606	2	3303	0.10248	\$	338.47	3303	0.03840	\$	126.83	\$	465.30
PSD-B	33-01-01-09-257-025	306		CLINTON ST	TAXABLE	401 Shopping Centers - M	4448	2	5042	0.10248	\$	516.68	-594	0.03840	\$	(22.81)	-100%	\$ -
PSD-B	33-01-01-09-257-032	1232		TURNER ST	TAXABLE	201 Office Buildings	7864	2	3932	0.10248	\$	402.93	3932	0.03840	\$	150.98	\$	553.91
PSD-B	33-01-01-09-257-041	1220		TURNER ST	TAXABLE	201 Stores - Retail	5820	2	2910	0.10248	\$	298.20	2910	0.03840	\$	111.74	\$	409.94
PSD-B	33-01-01-09-257-053	1216		TURNER ST	TAXABLE	201 Shopping Centers - M	6440	2	3220	0.10248	\$	329.97	3220	0.03840	\$	123.64	\$	453.61
PSD-B	33-01-01-09-257-054	1214		TURNER ST	TAXABLE	201 Stores - Retail	2530	1	2530	0.10248	\$	259.26	0	0.03840	\$	-	\$	259.26
PSD-B	33-01-01-09-257-071	1210		TURNER ST	TAXABLE	201 Stores - Retail	4678	2	2339	0.10248	\$	239.69	2339	0.03840	\$	89.81	\$	329.50
PSD-B	33-01-01-09-257-091	303	E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	6438	2	3219	0.10248	\$	329.87	3219	0.03840	\$	123.60	\$	453.47
PSD-B	33-01-01-09-257-101	307	E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	5648	2	2824	0.10248	\$	289.39	2824	0.03840	\$	108.44	\$	397.83
PSD-B	33-01-01-09-257-111	311	E	CESAR E. CHAVEZ	TAXABLE	201 Restaurants	2736	2	1368	0.10248	\$	140.19	1368	0.03840	\$	52.53	\$	192.71
PSD-B	33-01-01-09-257-121	313	E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	2424	2	1212	0.10248	\$	124.20	1212	0.03840	\$	46.54	\$	170.74
PSD-B	33-01-01-09-257-143	317	E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	4000	1	4000	0.10248	\$	409.90	0	0.03840	\$	-	\$	409.90
PSD-B	33-01-01-09-257-145	319	E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	6800	1	6800	0.10248	\$	696.83	0	0.03840	\$	-	\$	696.83
PSD-B	33-01-01-09-257-146	327	E	CESAR E. CHAVEZ	TAXABLE	201 Bars (Taverns)	2000	1	2000	0.10248	\$	204.95	0	0.03840	\$	-	\$	204.95
PSD-B	33-01-01-09-257-152	329	E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	2400	1	2400	0.10248	\$	245.94	0	0.03840	\$	-	\$	245.94
PSD-B	33-01-01-09-257-193	1213		CENTER ST	TAXABLE	201 Office Buildings	12981	1	12981	0.10248	\$	1,330.23	0	0.03840	\$	-	\$	1,330.23
PSD-B	33-01-01-09-257-232	1235		CENTER ST	TAXABLE	201 Warehouses - Storage	10454	1	10454	0.10248	\$	1,071.27	0	0.03840	\$	-	\$	1,071.27
PSD-B	33-01-01-09-257-241	1247		CENTER ST	TAXABLE	201 Bars (Taverns)	4870	3	1623	0.10248	\$	166.35	3247	0.03840	\$	124.67	\$	291.02
PSD-B	33-01-01-09-279-052	401	E	CESAR E. CHAVEZ	TAXABLE	201 Shopping Centers - M	8555	1	8555	0.10248	\$	876.67	0	0.03840	\$	-	\$	876.67
PSD-B	33-01-01-09-279-071	409	E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	14091	1	14091	0.05123	\$	721.91	0	0.03840	\$	-	\$	721.91
PSD-B	33-01-01-09-279-082	1201	N	CEDAR ST	TAXABLE	201 Markets - Convenience	3936	2	1968	0.10248	\$	201.67	1968	0.03840	\$	75.57	\$	277.24
PSD-B	33-01-01-09-331-111	1103	N	WASHINGTON AVE	TAXABLE	201 Office Buildings	1680	1	1680	0.10248	\$	172.16	0	0.03840	\$	-	\$	172.16
PSD-B	33-01-01-09-331-122	1107	N	WASHINGTON AVE	TAXABLE	201 Warehouses - Storage	2905	2	1452.5	0.10248	\$	148.84	1452.5	0.03840	\$	55.77	\$	204.62
PSD-B	33-01-01-09-331-152	1113	N	WASHINGTON AVE	TAXABLE	201 Stores - Retail	4320	1	4320	0.10248	\$	442.69	0	0.03840	\$	-	\$	442.69
PSD-B	33-01-01-09-331-162	1125	N	WASHINGTON AVE	TAXABLE	201 Sheds - Equipment 4	4590	2	2295	0.10248	\$	235.18	2295	0.03840	\$	88.12	\$	323.30
PSD-B	33-01-01-09-331-181	1135	N	WASHINGTON AVE	TAXABLE	201 Shopping Centers - M	9119	2	4559.5	0.10248	\$	467.23	4559.5	0.03840	\$	175.08	\$	642.31
PSD-B	33-01-01-09-401-001	1132	N	WASHINGTON AVE	TAXABLE	201 Office Buildings	7716	1	7716	0.10248	\$	790.70	0	0.03840	\$	-	\$	790.70
PSD-B	33-01-01-09-401-011	0	N	WASHINGTON AVE	EXEMPT (211.7M)	202 Vacant	0	1	0	0.02122	\$	-	0	0.02122	\$	-	\$	-
PSD-B	33-01-01-09-401-021	1122	N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2222	1	2222	0.10248	\$	227.70	0	0.03840	\$	-	\$	227.70
PSD-B	33-01-01-09-401-040	1100	N	WASHINGTON AVE	TAXABLE	201 Office Buildings	25662	1	25662	0.10248	\$	2,629.71	0	0.03840	\$	-	\$	2,629.71
PSD-B	33-01-01-09-401-091	120	E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	1100	1	1100	0.10248	\$	112.72	0	0.03840	\$	-	\$	112.72
PSD-B	33-01-01-09-401-101	116	E	CESAR E. CHAVEZ	TAXABLE	201 Warehouses - Storage	3620	2	1810	0.10248	\$	185.48	1810	0.03840	\$	69.50	\$	254.98
PSD-B	33-01-01-09-401-122	106	E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	7006	2	3503	0.10248	\$	358.97	3503	0.03840	\$	134.51	\$	493.48
PSD-B	33-01-01-09-402-001	200	E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	7268	2	3634	0.10248	\$	372.39	3634	0.03840	\$	139.54	\$	511.93
PSD-B	33-01-01-09-402-013	212	E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	15883	3	5294	0.10248	\$	542.54	10589	0.03840	\$	406.58	\$	949.12
PSD-B	33-01-01-09-402-061	208	E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	3610	2	1805	0.10248	\$	184.97	1805	0.03840	\$	69.31	\$	254.28
PSD-B	33-01-01-09-402-071	206	E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	2840	3	946.666667	0.10248	\$	97.01	1893.333333	0.03840	\$	72.70	\$	169.71
PSD-B	33-01-01-09-402-081	204	E	CESAR E. CHAVEZ	TAXABLE	201 Shopping Centers - M	4260	3	1420	0.10248	\$	145.51	2840	0.03840	\$	109.05	\$	254.56
PSD-B	33-01-01-09-403-001	216	E	CESAR E. CHAVEZ	EXEMPT (211.7M)	202 Surface Parking Lot	6953	1	6953	0.05123	\$	356.22	0	0.03840	\$	-	-100%	\$ -
PSD-B	33-01-01-09-403-023	1105		FACTORY ST	EXEMPT (211.7M)	202 Surface Parking Lot	28540	1	28540	0.05123	\$	1,462.16	0	0.03840	\$	-	-100%	\$ -
PSD-B	33-01-01-09-403-044	226	E	CESAR E. CHAVEZ	TAXABLE	201 Bars (Taverns)	2250	1	2250	0.10248	\$	230.57	0	0.03840	\$	-	\$	230.57
PSD-B	33-01-01-09-403-052	0	E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	1800	1	1800	0.05123	\$	92.22	0	0.03840	\$	-	\$	92.22
PSD-B	33-01-01-09-403-061	0	E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	1800	1	1800	0.05123	\$	92.22	0	0.03840	\$	-	\$	92.22
PSD-B	33-01-01-09-403-071	0	E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	1980	1	1980	0.05123	\$	101.44	0	0.03840	\$	-	\$	101.44
PSD-B	33-01-01-09-403-081	0	E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	2160	1	2160	0.05123	\$	110.66	0	0.03840	\$	-	\$	110.66
PSD-B	33-01-01-09-404-013	1115		CENTER ST	TAXABLE	201 Warehouses - Storage	27021	2	13510.5	0.02122	\$	286.67	13510.5	0.01442	\$	194.82	\$	481.49
PSD-B	33-01-01-09-404-022	314	E	CESAR E. CHAVEZ	TAXABLE	201 Restaurants - Fast Food	571	1	571	0.10248	\$	58.51	0	0.03840	\$	-	\$	58.51
PSD-B	33-01-01-09-404-031	308	E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	3927	2	1963.5	0.10248	\$	201.21	1963.5	0.03840	\$	75.39	\$	276.60
PSD-B	33-01-01-09-404-042	304	E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	5324	2	2662	0.10248	\$	272.79	2662	0.03840	\$	102.22	\$	375.00
PSD-B	33-01-01-09-404-061	302	E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	3796	1	3796	0.10248	\$	389.00	0	0.03840	\$	-	\$	389.00
PSD-B	33-01-01-09-426-001	0	E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	5191	1	5191	0.05123	\$	265.95	0	0.03840	\$	-	\$	265.95
PSD-B	33-01-01-09-426-011	1110		CENTER ST	TAXABLE	201 Stores - Retail	8615	1	8615	0.10248	\$	882.82	0	0.03840	\$	-	\$	882.82
PSD-B	33-01-01-09-426-022	405	E	MAPLE ST	TAXABLE	201 Garages - Storage	6256	1	6256	0.10248	\$	641.08	0	0.03840	\$	-	\$	641.08
PSD-B	33-01-01-09-426-041	421	E	MAPLE ST	TAXABLE	201 Warehouses - Storage	707	1	707	0.10248	\$	72.45	0	0.03840	\$	-	\$	72.45
PSD-B	33-01-01-09-426-051	1127	N	CEDAR ST	TAXABLE	201 Stores - Retail	20984	1	20984	0.10248	\$	2,150.34	0	0.03840	\$	-	\$	2,150.34
PSD-B	33-01-01-09-426-061	408	E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	1280	3	426.666667	0.10248	\$	43.72	853.333333	0.03840	\$	32.77	\$	76.49

\$

33,419.59

PSD-C	33-01-01-09-334-101	1003 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	4407	2	2203.5	0.05123	\$	112.89	2203.5	0.01920	\$	42.30		\$	155.19
PSD-C	33-01-01-09-334-111	1011 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2378	1	2378	0.05123	\$	121.83	0	0.01920	\$	-		\$	121.83
PSD-C	33-01-01-09-334-141	1031 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2727	2	1363.5	0.05123	\$	69.85	1363.5	0.01920	\$	26.18		\$	96.03
PSD-C	33-01-01-09-334-151	1035 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2524	2	1262	0.05123	\$	64.65	1262	0.01920	\$	24.23		\$	88.88
PSD-C	33-01-01-09-378-101	901 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2739	2	1369.5	0.05123	\$	70.16	1369.5	0.01920	\$	26.29		\$	96.46
PSD-C	33-01-01-09-378-111	909 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2668	2	1334	0.05123	\$	68.34	1334	0.01920	\$	25.61		\$	93.95
PSD-C	33-01-01-09-378-121	915 N	WASHINGTON AVE	TAXABLE	401 Residential	2739	2	1369.5	0.05123	\$	70.16	1369.5	0.01920	\$	26.29	-100%	\$	-
PSD-C	33-01-01-09-378-131	921 N	WASHINGTON AVE	TAXABLE	201 Shed - Utility Light Co	3707	1	3707	0.05123	\$	189.92	0	0.01920	\$	-		\$	189.92
PSD-C	33-01-01-09-378-141	935 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	7380	3	2460	0.05123	\$	126.03	4920	0.01920	\$	94.46		\$	220.49
PSD-C	33-01-01-09-381-143	0 N	WASHINGTON AVE	EXEMPT (211.7Z)	202 Vacant	40986	1	40986	0.02122	\$	869.64	0	0.01920	\$	-	-25%	\$	652.23
PSD-C	33-01-01-09-381-153	819 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	4292	3	1431	0.05123	\$	73.30	2861	0.01920	\$	54.93		\$	128.23
PSD-C	33-01-01-09-381-161	827 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2050	1	2050	0.05123	\$	105.03	0	0.01920	\$	-		\$	105.03
PSD-C	33-01-01-09-381-171	831 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	3162	2	1581	0.05123	\$	81.00	1581	0.01920	\$	30.35		\$	111.35
PSD-C	33-01-01-09-406-001	1034 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	9800	2	4900	0.05123	\$	251.04	4900	0.01920	\$	94.08	-25%	\$	86.28
PSD-C	33-01-01-09-406-012	1026 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	5690	2	2845	0.05123	\$	145.76	2845	0.01920	\$	54.62		\$	200.38
PSD-C	33-01-01-09-406-051	1010 N	WASHINGTON AVE	TAXABLE	401 Residential	1949	2	974.5	0.05123	\$	49.93	974.5	0.01920	\$	18.71	-100%	\$	-
PSD-C	33-01-01-09-406-061	1006 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	1695	2	847.5	0.05123	\$	43.42	847.5	0.01920	\$	16.27		\$	59.69
PSD-C	33-01-01-09-406-071	1000 N	WASHINGTON AVE	TAXABLE	401 Residential?	3148	2	1574	0.05123	\$	80.64	1386	0.01920	\$	26.61	-100%	\$	-
PSD-C	33-01-01-09-406-111	125 E	KILBORN ST	TAXABLE	201 Office Buildings	1924	2	962	0.05123	\$	49.29	962	0.01920	\$	18.47		\$	67.75
PSD-C	33-01-01-09-407-042	911	CENTER ST	TAXABLE	201 Warehouses - Storage	16360	1	16360	0.02917	\$	477.22	0	0.01920	\$	-		\$	477.22
PSD-C	33-01-01-09-407-073	314 E	MAPLE ST	TAXABLE	301 Warehouses - Storage	35996	1	35996	0.02917	\$	1,050.00	0	0.01920	\$	-		\$	1,050.00
PSD-C	33-01-01-09-408-001	934 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2075	1	2075	0.05123	\$	106.31	0	0.01920	\$	-		\$	106.31
PSD-C	33-01-01-09-408-022	924 N	WASHINGTON AVE	EXEMPT (211.7P)	201 Office Buildings	3772	1	3772	0.05123	\$	193.25	0	0.01920	\$	-		\$	193.25
PSD-C	33-01-01-09-408-031	920 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	3068	2	1534	0.05123	\$	78.59	1534	0.01920	\$	29.45		\$	108.04
PSD-C	33-01-01-09-408-051	0 N	WASHINGTON AVE	TAXABLE	202 Vacant	6138	1	6138	0.02122	\$	130.24	0	0.02122	\$	-		\$	130.24
PSD-C	33-01-01-09-408-061	109 E	OAKLAND AVE	TAXABLE	201 Office Buildings	1440	2	720	0.05123	\$	36.89	720	0.01920	\$	13.82		\$	50.71
PSD-C	33-01-01-09-408-081	0 E	OAKLAND AVE	TAXABLE	202 Surface Parking Lot	9801	1	9801	0.02557	\$	250.56	0	0.01920	\$	-		\$	250.56
PSD-C	33-01-01-09-427-002	502 E	CESAR E. CHAVEZ	TAXABLE	201 Apartment	11656	2	5828	0.05123	\$	298.58	5828	0.01920	\$	111.89		\$	410.47
PSD-C	33-01-01-09-427-012	1106 N	CEDAR ST	TAXABLE	201 Office Buildings	19688	3	6563	0.05123	\$	336.22	13125	0.01920	\$	251.99		\$	588.21
PSD-C	33-01-01-09-427-041	536 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	2951	1	2951	0.05123	\$	151.19	0	0.01920	\$	-		\$	151.19
PSD-C	33-01-01-09-427-051	526 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	1776	1	1776	0.05123	\$	90.99	0	0.01920	\$	-		\$	90.99
PSD-C	33-01-01-09-427-061	518 E	CESAR E. CHAVEZ	TAXABLE	201 Restaurants	1587	1	1587	0.05123	\$	81.31	0	0.01920	\$	-		\$	81.31
PSD-C	33-01-01-09-427-071	516 E	CESAR E. CHAVEZ	TAXABLE	201 Garages - Storage	864	1	864	0.05123	\$	44.26	0	0.01920	\$	-		\$	44.26
PSD-C	33-01-01-09-429-001	0 E	MAPLE ST	TAXABLE	301 Sheds - Equipment	4800	1	4800	0.02917	\$	140.02	0	0.01920	\$	-		\$	140.02
PSD-C	33-01-01-09-429-022	0	CENTER ST	TAXABLE	302 Vacant	12977	1	12977	0.02122	\$	275.35	0	0.00000	\$	-		\$	275.35
PSD-C	33-01-01-09-429-041	0	CENTER ST	TAXABLE	302 Vacant	3993	1	3993	0.02122	\$	84.72	0	0.00000	\$	-		\$	84.72
PSD-C	33-01-01-09-429-051	0	ADAMS ST	TAXABLE	302 Vacant	2395	1	2395	0.02122	\$	50.82	0	0.00000	\$	-		\$	50.82
PSD-C	33-01-01-09-429-061	0	ADAMS ST	TAXABLE	302 Vacant	9108	1	9108	0.02122	\$	193.25	0	0.00000	\$	-		\$	193.25
PSD-C	33-01-01-09-429-071	0	ADAMS ST	TAXABLE	302 Vacant	10494	1	10494	0.02122	\$	222.66	0	0.00000	\$	-		\$	222.66
PSD-C	33-01-01-09-429-081	417	ADAMS ST	TAXABLE	302 Vacant	5940	1	5940	0.02122	\$	126.03	0	0.00000	\$	-		\$	126.03
PSD-C	33-01-01-09-429-091	423	ADAMS ST	TAXABLE	302 Vacant	7095	1	7095	0.02122	\$	150.54	0	0.00000	\$	-		\$	150.54
PSD-C	33-01-01-09-429-101	0 N	CEDAR ST	TAXABLE	302 Vacant	4842	1	4842	0.02122	\$	102.74	0	0.00000	\$	-		\$	102.74
PSD-C	33-01-01-09-429-111	1013 N	CEDAR ST	TAXABLE	302 Vacant	3806	1	3806	0.02122	\$	80.76	0	0.00000	\$	-		\$	80.76
PSD-C	33-01-01-09-429-121	0 N	CEDAR ST	TAXABLE	302 Vacant	8004	1	8004	0.02122	\$	169.83	0	0.00000	\$	-		\$	169.83
PSD-C	33-01-01-09-429-131	0 N	CEDAR ST	TAXABLE	302 Vacant	6930	1	6930	0.02122	\$	147.04	0	0.00000	\$	-		\$	147.04
PSD-C	33-01-01-09-429-141	1039 N	CEDAR ST	TAXABLE	201 Stores - Retail	2377	2	1188.5	0.05123	\$	60.89	1188.5	0.01920	\$	22.82		\$	83.71
PSD-C	33-01-01-09-429-151	426 E	MAPLE ST	TAXABLE	201 Stores - Retail	3043	2	1521.5	0.05123	\$	77.95	1521.5	0.01920	\$	29.21		\$	107.16
PSD-C	33-01-01-09-429-182	0 E	MAPLE ST	TAXABLE	302 Vacant	14025	1	14025	0.02122	\$	297.58	0	0.01920	\$	-		\$	297.58
PSD-C	33-01-01-09-431-052	910	CENTER ST	TAXABLE	201 Office Buildings	2176	1	2176	0.05123	\$	111.48	0	0.01920	\$	-		\$	111.48
PSD-C	33-01-01-09-431-151	427 E	OAKLAND AVE	TAXABLE	201 Restaurants - Fast Fo	1536	1	1536	0.05123	\$	78.69	0	0.01920	\$	-		\$	78.69
PSD-C	33-01-01-09-432-002	505 E	OAKLAND AVE	TAXABLE	201 Restaurants - Fast Fo	713	1	713	0.05123	\$	36.53	0	0.01920	\$	-		\$	36.53
PSD-C	33-01-01-09-432-054	901 N	LARCH ST	TAXABLE	201 Stores - Warehouse C	12000	1	12000	0.05123	\$	614.78	0	0.01920	\$	-		\$	614.78
PSD-C	33-01-01-09-451-021	814 N	WASHINGTON AVE	EXEMPT (OTHER)	201 Office Buildings	3321	2	1660.5	0.05123	\$	85.07	1660.5	0.01920	\$	31.88		\$	116.95
PSD-C	33-01-01-09-451-033	806 N	WASHINGTON AVE	TAXABLE	201 Medical - Dental Clini	2914	2	1457	0.05123	\$	74.65	1457	0.01920	\$	27.97		\$	102.62

PSD-C	33-01-01-09-452-031	711	CENTER ST	TAXABLE	201 Stores - Retail	1964	1	1964	0.05123	\$	100.62	0	0.01920	\$	-	\$	100.62	
PSD-C	33-01-01-09-452-035	0	CENTER ST	TAXABLE	202 Surface Parking Lot	16592	1	16592	0.02557	\$	424.17	0	0.01920	\$	-	\$	424.17	
PSD-C	33-01-01-09-452-042	809	CENTER ST	TAXABLE	201 Office Buildings	11226	1	11226	0.05123	\$	575.13	0	0.01920	\$	-	\$	575.13	
PSD-C	33-01-01-09-452-052	300 E	OAKLAND AVE	TAXABLE	201 Stores - Retail	18580	1	18580	0.05123	\$	951.89	0	0.01920	\$	-	\$	951.89	
PSD-C	33-01-01-09-453-052	720 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	19531	3	6510	0.05123	\$	333.54	13021	0.01920	\$	249.98	\$	583.52	
PSD-C	33-01-01-09-453-104	737 N	GRAND AVE	TAXABLE	201 Stores - Retail	11628	2	5814	0.05123	\$	297.86	5814	0.01920	\$	111.62	\$	409.49	
PSD-C	33-01-01-09-477-023	500 E	OAKLAND AVE	TAXABLE	201 Office Buildings	3076	1	3076	0.05123	\$	157.59	0	0.01920	\$	-	\$	157.59	
PSD-C	33-01-01-09-479-002	0	CENTER ST	TAXABLE	202 Vacant	21780	1	21780	0.02122	\$	462.13	0	0.02122	\$	-	-50%	\$	231.06 Flood Zone
PSD-C	33-01-01-09-479-051	0	CENTER ST	TAXABLE	202 Vacant	5445	1	5445	0.02122	\$	115.53	0	0.02122	\$	-	-50%	\$	57.77 Flood Zone
PSD-C	33-01-01-09-479-061	0	CENTER ST	TAXABLE	202 Vacant	8168	1	8168	0.02122	\$	173.31	0	0.02122	\$	-	-50%	\$	86.65 Flood Zone
PSD-C	33-01-01-09-479-071	0	CENTER ST	TAXABLE	202 Vacant	6806	1	6806	0.02122	\$	144.41	0	0.02122	\$	-	-50%	\$	72.20 Flood Zone
PSD-C	33-01-01-09-479-081	0	CENTER ST	TAXABLE	202 Vacant	7755	1	7755	0.02122	\$	164.55	0	0.02122	\$	-	-50%	\$	82.27 Flood Zone
PSD-C	33-01-01-09-479-091	0	CENTER ST	TAXABLE	202 Vacant	6848	1	6848	0.02122	\$	145.30	0	0.02122	\$	-	-50%	\$	72.65 Flood Zone
PSD-C	33-01-01-09-479-101	0	CENTER ST	TAXABLE	202 Vacant	13819	1	13819	0.02122	\$	293.21	0	0.02122	\$	-	-50%	\$	146.61 Flood Zone
PSD-C	33-01-01-09-479-111	0	CENTER ST	TAXABLE	202 Vacant	5141	1	5141	0.02122	\$	109.08	0	0.02122	\$	-	-50%	\$	54.54 Flood Zone
PSD-C	33-01-01-09-479-121	0 E	SAGINAW ST	TAXABLE	202 Vacant	4703	1	4703	0.02122	\$	99.79	0	0.02122	\$	-	-50%	\$	49.89 Flood Zone
PSD-C	33-01-01-09-479-131	0 E	SAGINAW ST	TAXABLE	202 Vacant	4819	1	4819	0.02122	\$	102.25	0	0.02122	\$	-	-50%	\$	51.12 Flood Zone
PSD-C	33-01-01-09-479-141	415 E	SAGINAW ST	TAXABLE	201 Restaurants	2136	1	2136	0.05123	\$	109.43	0	0.01920	\$	-	\$	109.43	
PSD-C	33-01-01-09-479-161	715 N	CEDAR ST	TAXABLE	201 Office Buildings	5760	2	2880	0.05123	\$	147.55	2880	0.01920	\$	55.29	\$	202.84	
PSD-C	33-01-01-09-479-243	741 N	CEDAR ST	TAXABLE	201 Office Buildings	16000	2	8000	0.05123	\$	409.86	8000	0.01920	\$	153.59	\$	563.45	
PSD-C	33-01-01-09-480-002	750 N	CEDAR ST	TAXABLE	201 Stores - Retail	5964	1	5964	0.05123	\$	305.55	0	0.01920	\$	-	\$	305.55	
PSD-C	33-01-01-09-480-062	0 N	CEDAR ST	TAXABLE	202 Vacant	27225	1	27225	0.02122	\$	577.66	0	0.00000	\$	-	\$	577.66	
PSD-C	33-01-01-09-480-132	505 E	SAGINAW ST	TAXABLE	201 Restaurants - Fast Fo	4046	1	4046	0.05123	\$	207.28	0	0.01920	\$	-	\$	207.28	
PSD-C	33-01-01-09-480-172	709 N	LARCH ST	TAXABLE	202 Vacant	49177	1	49177	0.02122	\$	1,043.44	0.00000	\$	-	\$	1,043.44		
PSD-C	33-01-01-09-480-252	719 N	LARCH ST	TAXABLE	201 Medical - Office Build	2187	2	1093.5	0.05123	\$	56.02	1093.5	0.01920	\$	20.99	\$	77.02	
PSD-C	33-01-01-09-480-283	733 N	LARCH ST	TAXABLE	201 Warehouses - Storage	22500	1	22500	0.05123	\$	1,152.72	0	0.01920	\$	-	\$	1,152.72	
PSD-C	33-01-01-16-203-013	400 E	SAGINAW ST	TAXABLE	201 Shopping Centers - N	18556	1	18556	0.05123	\$	950.66	0	0.01920	\$	-	\$	950.66	
PSD-C	33-01-01-16-226-002	500 E	SAGINAW ST	TAXABLE	201 Markets - Convenienc	10082	1	10082	0.05123	\$	516.52	0	0.01920	\$	-	\$	516.52	
PSD-C	33-01-01-16-226-022	610 N	CEDAR ST	TAXABLE	201 Stores - Retail	6786	1	6786	0.05123	\$	347.66	0	0.01920	\$	-	\$	347.66	
PSD-C	33-01-01-16-226-061	601 N	LARCH ST	EXEMPT (211.70)	201 Office Buildings	4050	1	4050	0.05123	\$	207.49	0	0.01920	\$	-	-25%	\$	51.87
PSD-C	33-01-01-16-228-001	500	ERIE ST	TAXABLE	201 Stores - Retail	1400	1	1400	0.05123	\$	71.72	0	0.01920	\$	-	\$	71.72	
PSD-C	33-01-01-16-228-034	500 N	CEDAR ST	TAXABLE	301 Warehouses - Storage	2880	1	2880	0.05123	\$	147.55	0	0.01920	\$	-	\$	147.55	
PSD-C	33-01-01-16-228-042	428 N	CEDAR ST	TAXABLE	201 Industrial - Light Mani	5662	1	5662	0.02917	\$	165.16	0	0.01920	\$	-	\$	165.16	
PSD-C	33-01-01-16-228-093	416 N	CEDAR ST	EXEMPT (211.70)	201 Office Buildings	15463	2	7731.5	0.05123	\$	396.10	7731.5	0.01920	\$	148.44	-25%	\$	408.40
PSD-C	33-01-01-16-228-131	505 E	SHIAWASSEE ST	TAXABLE	201 Bars (Taverns)	7350	2	3675	0.05123	\$	188.28	3675	0.01920	\$	70.56	\$	258.83	
PSD-C	33-01-01-16-228-141	507 E	SHIAWASSEE ST	TAXABLE	201 Stores - Retail	3552	1	3552	0.05123	\$	181.98	0	0.01920	\$	-	\$	181.98	
PSD-C	33-01-01-16-228-171	523 E	SHIAWASSEE ST	TAXABLE	201 Industrial - Light Mani	6380	2	3190	0.05123	\$	163.43	3190	0.01920	\$	61.24	\$	224.67	
PSD-C	33-01-01-16-228-181	531 E	SHIAWASSEE ST	TAXABLE	202 Surface Parking Lot	8118	1	8118	0.02557	\$	207.54	0	0.00000	\$	-	\$	207.54	
PSD-C	33-01-01-16-228-191	401 N	LARCH ST	TAXABLE	201 Garages - Service/Fle	1074	1	1074	0.05123	\$	55.02	0	0.01920	\$	-	\$	55.02	
PSD-C	33-01-01-16-228-201	0 N	LARCH ST	TAXABLE	202 Vacant	2808	1	2808	0.02122	\$	59.58	0	0.01920	\$	-	\$	59.58	
PSD-C	33-01-01-16-228-212	413 N	LARCH ST	TAXABLE	201 Stores - Retail	3965	1	3965	0.05123	\$	203.13	0	0.01920	\$	-	\$	203.13	
PSD-C	33-01-01-16-228-231	431 N	LARCH ST	TAXABLE	201 Stores - Retail	17200	1	17200	0.05123	\$	881.19	0	0.01920	\$	-	\$	881.19	
PSD-C	33-01-01-16-228-250	437 N	LARCH ST	TAXABLE	301 Warehouses - Storage	2800	1	2800	0.02917	\$	81.68	0	0.01920	\$	-	\$	81.68	
PSD-C	33-01-01-16-228-271	515 N	LARCH ST	TAXABLE	301 Warehouses - Storage	20008	1	20008	0.02917	\$	583.63	0	0.01920	\$	-	\$	583.63	
PSD-C	33-01-01-16-228-292	514	ERIE ST	TAXABLE	301 Warehouses - Storage	14477	2	7238.5	0.02917	\$	211.15	7238.5	0.01442	\$	104.38	\$	315.53	
PSD-C	33-01-01-16-380-003	510 S	CAPITOL AVE	EXEMPT (211.75)	201 Office Buildings	38585	4	9646.25	0.05123	\$	494.20	28938.75	0.01920	\$	555.60	-25%	\$	787.34
PSD-C	33-01-01-16-380-011	530 S	CAPITOL AVE	TAXABLE	202 Vacant	2722	1	2722	0.02122	\$	57.76	0	0.00000	\$	-	\$	57.76	
PSD-C	33-01-01-16-380-021	534 S	CAPITOL AVE	TAXABLE	202 Vacant	2723	1	2723	0.02122	\$	57.78	0	0.00000	\$	-	\$	57.78	
PSD-C	33-01-01-16-381-005	501 S	CAPITOL AVE	TAXABLE	201 Apartment	61031	7	8719	0.05123	\$	446.68	52312	0.01920	\$	1,004.34	\$	1,451.02	
PSD-C	33-01-01-16-381-006	110 W	HILLSDALE ST	TAXABLE	201 Apartment	156051	5	31210.2	0.05123	\$	1,598.96	124840.8	0.01920	\$	2,396.82	\$	3,995.78	
PSD-C	33-01-01-16-381-007	520 S	WASHINGTON AVE	TAXABLE	201 Office Buildings	8035	2	4017.5	0.05123	\$	205.82	4017.5	0.01920	\$	77.13	\$	282.96	
PSD-C	33-01-01-16-383-004	620 S	CAPITOL AVE	TAXABLE	201 Office Buildings	32416	3	10805	0.05123	\$	553.58	21611	0.01920	\$	414.90	\$	968.48	
PSD-C	33-01-01-16-383-053	600 S	CAPITOL AVE	TAXABLE	201 Office Buildings	2985	1	2985	0.05123	\$	152.93	0	0.01920	\$	-	\$	152.93	
PSD-C	33-01-01-16-383-054	0 S	CAPITOL AVE	TAXABLE	202 Surface Parking Lot	10890	1	10890	0.02557	\$	278.40	0	0.00000	\$	-	\$	278.40	
PSD-C	33-01-01-16-384-002	605 S	CAPITOL AVE	TAXABLE	201 Office Buildings	4485	2	2242.5	0.05123	\$	114.89	2242.5	0.01920	\$	43.05	\$	157.94	
PSD-C	33-01-01-16-384-011	611 S	CAPITOL AVE	TAXABLE	201 Office Buildings	3075	2	1537.5	0.05123	\$	78.77	1537.5	0.01920	\$	29.52	\$	108.29	
PSD-C	33-01-01-16-384-053	118 W	ST JOSEPH ST	TAXABLE	201 Office Buildings	8844	3	2948	0.05123	\$	151.03	5896	0.01920	\$	113.20	\$	264.23	
PSD-C	33-01-01-16-384-054	624 S	WASHINGTON AVE	TAXABLE	201 Banks - Branch	3885	2	1942.5	0.05123	\$	99.52	1942.5	0.01920	\$	37.29	\$	136.81	
PSD-C	33-01-01-16-384-061	608 S	WASHINGTON AVE	TAXABLE	201 Office Buildings	9964	2	4982	0.05123	\$	255.24	4982	0.01920	\$	95.65	\$	350.89	
PSD-C	33-01-01-16-384-071	105 W	HILLSDALE ST	TAXABLE	201 Office Buildings	1900	2	950	0.05123	\$	48.67	950	0.01920	\$	18.24	\$	66.91	

PSD-C	33-01-01-16-384-092	0 W	HILLSDALE ST	TAXABLE	202 Surface Parking Lot	9372	1	9372	0.02557	\$	239.60	0	0.01920	\$	-	\$	239.60	
PSD-C	33-01-01-16-403-083	240	MUSEUM DR	EXEMPT (211.70)	201 Museum	25853	1	25853	0.05123	\$	1,324.50	0	0.01920	\$	-	-60%	\$	529.80
PSD-C	33-01-01-16-403-084	0	MUSEUM DR	EXEMPT (211.7M)	402 Vacant	15056	1	15056	0.02122	\$	319.46	0	0.00000	\$	-	-100%	\$	-
PSD-C	33-01-01-16-408-001	228	MUSEUM DR	EXEMPT (211.70)	201 Theaters - Live Stage	15750	1	15750	0.05123	\$	806.90	0	0.01920	\$	-	-60%	\$	322.76
PSD-C	33-01-01-16-408-002	200	MUSEUM DR	TAXABLE	201 Museum	69379	2	34689.5	0.05123	\$	1,777.21	34689.5	0.01920	\$	666.00	-60%	\$	977.29
PSD-C	33-01-01-16-408-003	220	MUSEUM DR	EXEMPT (211.7N)	201 City Clubs	2704	1	2704	0.05123	\$	138.53	0	0.01920	\$	-	-60%	\$	55.41
PSD-C	33-01-01-16-408-004	0	MUSEUM DR	TAXABLE	202 Surface Parking Lot	12543	1	12543	0.02557	\$	320.66	0	0.00000	\$	-		\$	320.66
PSD-C	33-01-01-16-427-051	0 S	CEDAR ST	EXEMPT (211.7M)	202 Vacant	4901	1	4901	0.02122	\$	103.99	0	0.00000	\$	-	-100%	\$	-
PSD-C	33-01-01-16-427-082	0 S	CEDAR ST	EXEMPT (211.7M)	202 Surface Parking Lot	43920	1	43920	0.02557	\$	1,122.81	0	0.00000	\$	-	-100%	\$	-
PSD-C	33-01-01-16-427-122	0 E	KALAMAZOO ST	EXEMPT (211.7M)	202 Surface Parking Lot	53019	1	53019	0.02557	\$	1,355.43	0	0.00000	\$	-	-100%	\$	-
PSD-C	33-01-01-16-427-192	220 S	LARCH ST	TAXABLE	201 Garages - Service/Fle	3864	1	3864	0.05123	\$	197.96	0	0.01920	\$	-		\$	197.96
PSD-C	33-01-01-16-427-211	0 S	LARCH ST	TAXABLE	202 Vacant	6535	1	6535	0.02122	\$	138.66	0	0.00000	\$	-		\$	138.66
PSD-C	33-01-01-16-427-221	0 S	LARCH ST	TAXABLE	202 Vacant	5808	1	5808	0.02122	\$	123.23	0	0.00000	\$	-		\$	123.23
PSD-C	33-01-01-16-427-231	154 S	LARCH ST	TAXABLE	201 Fitness Centers	7983	1	7983	0.05123	\$	408.99	0	0.01920	\$	-		\$	408.99
PSD-C	33-01-01-16-427-251	0 S	LARCH ST	TAXABLE	202 Vacant	5808	1	5808	0.02122	\$	123.23	0	0.00000	\$	-		\$	123.23
PSD-C	33-01-01-16-427-285	0 S	CEDAR ST	EXEMPT (211.7M)	202 Vacant	9365	1	9365	0.02122	\$	198.71	0	0.00000	\$	-	-100%	\$	-
PSD-C	33-01-01-16-428-093	119 S	LARCH ST	TAXABLE	201 Garages - Service/Fle	10370	1	10370	0.05123	\$	531.28	0	0.01920	\$	-		\$	531.28
PSD-C	33-01-01-16-428-111	0 S	LARCH ST	TAXABLE	202 Surface Parking Lot	8085	1	8085	0.02557	\$	206.69	0	0.00000	\$	-		\$	206.69
PSD-C	33-01-01-16-428-121	0 S	LARCH ST	TAXABLE	202 Surface Parking Lot	4767	1	4767	0.02557	\$	121.87	0	0.00000	\$	-		\$	121.87
PSD-C	33-01-01-16-428-131	0 S	LARCH ST	TAXABLE	202 Surface Parking Lot	5847	1	5847	0.02557	\$	149.48	0	0.00000	\$	-		\$	149.48
PSD-C	33-01-01-16-428-301	600 E	MICHIGAN AVE	TAXABLE	201 Markets - Supermark	37972	1	37972	0.05123	\$	1,945.38	0	0.01920	\$	-		\$	1,945.38
PSD-C	33-01-01-16-428-302	600 E	MICHIGAN AVE	TAXABLE	201 Hotels - Full Service	67365	4	16841	0.05123	\$	862.81	50524	0.01920	\$	970.01		\$	1,832.82
PSD-C	33-01-01-16-428-303	600 E	MICHIGAN AVE	TAXABLE	201 Apartment	36491	3	12164	0.05123	\$	623.17	24327	0.01920	\$	467.06		\$	1,090.23
PSD-C	33-01-01-16-429-082	205 S	LARCH ST	TAXABLE	201 Office Buildings	1517	2	758.5	0.05123	\$	38.86	758.5	0.01920	\$	14.56		\$	53.42
PSD-C	33-01-01-16-429-101	0 S	LARCH ST	TAXABLE	202 Vacant	5468	1	5468	0.02122	\$	116.02	0	0.00000	\$	-		\$	116.02
PSD-C	33-01-01-16-429-112	215 S	LARCH ST	TAXABLE	201 Garages - Service/Fle	3662	1	3662	0.05123	\$	187.61	0	0.01920	\$	-		\$	187.61
PSD-C	33-01-01-16-430-073	610	PARK PLACE	TAXABLE	201 Garages - Service/Fle	9797	1	9797	0.05123	\$	501.92	0	0.01920	\$	-		\$	501.92
PSD-C	33-01-01-16-430-121	601 E	KALAMAZOO ST	TAXABLE	201 Garages - Mini-Lube	1395	1	1395	0.05123	\$	71.47	0	0.01920	\$	-		\$	71.47
PSD-C	33-01-01-16-452-001	405 S	GRAND AVE	TAXABLE	201 Stores - Retail	6180	1	6180	0.05123	\$	316.61	0	0.01920	\$	-		\$	316.61
PSD-C	33-01-01-16-452-013	220 E	KALAMAZOO ST	TAXABLE	201 Office Buildings	19642	2	9821	0.05123	\$	503.15	9821	0.01920	\$	188.55		\$	691.70
PSD-C	33-01-01-16-452-023	425 S	GRAND AVE	EXEMPT (211.7M)	202 Surface Parking Lot	43560	1	43560	0.02557	\$	1,113.61	0	0.00000	\$	-	-100%	\$	-
PSD-C	33-01-01-16-453-003	405	CHERRY ST	EXEMPT (211.7Z)	201 Schools - Multipurpo:	10302	1	10302	0.05123	\$	527.79	0	0.01920	\$	-	-100%	\$	-
PSD-C	33-01-01-16-453-031	0	CHERRY ST	TAXABLE	202 Surface Parking Lot	4356	1	4356	0.02557	\$	111.36	0	0.00000	\$	-		\$	111.36
PSD-C	33-01-01-16-454-012	404	KALAMAZOO PLAZA	TAXABLE	201 Office Buildings	16849	2	8424.5	0.05123	\$	431.60	8424.5	0.01920	\$	161.74		\$	593.35
PSD-C	33-01-01-16-455-003	0 S	WASHINGTON AVE	TAXABLE	202 Vacant	5258	1	5258	0.02122	\$	111.56	0	0.00000	\$	-		\$	111.56
PSD-C	33-01-01-16-455-031	511 S	WASHINGTON AVE	TAXABLE	201 Office Buildings	10665	2	5332.5	0.05123	\$	273.19	5332.5	0.01920	\$	102.38		\$	375.57
PSD-C	33-01-01-16-455-081	117 E	HILLSDALE ST	TAXABLE	401 Duplex	2371	2	1185.5	0.05123	\$	60.74	900	0.01920	\$	17.28	-100%	\$	-
PSD-C	33-01-01-16-455-091	120 E	LENAAVEE ST	TAXABLE	201 Office Buildings	69247	2	34623.5	0.05123	\$	1,773.83	34623.5	0.01920	\$	664.74		\$	2,438.57
PSD-C	33-01-01-16-455-102	0 E	LENAAVEE ST	TAXABLE	202 Vacant	2002	1	2002	0.02122	\$	42.48	0	0.00000	\$	-		\$	42.48
PSD-C	33-01-01-16-456-003	507 S	GRAND AVE	TAXABLE	201 Office Buildings	10044	2	5022	0.05123	\$	257.29	5022	0.01920	\$	96.42		\$	353.70
PSD-C	33-01-01-16-456-012	0 S	GRAND AVE	TAXABLE	202 Surface Parking Lot	32505	1	32505	0.02557	\$	830.99	0	0.00000	\$	-		\$	830.99
PSD-C	33-01-01-16-456-021	533 S	GRAND AVE	TAXABLE	201 Office Buildings	3316	2	1658	0.05123	\$	84.94	1658	0.01920	\$	31.83		\$	116.77
PSD-C	33-01-01-16-456-091	520	CHERRY ST	EXEMPT (211.7M)	201 Office Buildings	8498	2	4249	0.05123	\$	217.68	4249	0.01920	\$	81.58	-100%	\$	-
PSD-C	33-01-01-16-456-101	0	CHERRY ST	TAXABLE	202 Surface Parking Lot	10890	1	10890	0.02557	\$	278.40	0	0.00000	\$	-		\$	278.40
PSD-C	33-01-01-16-456-142	0 E	LENAAVEE ST	TAXABLE	202 Vacant	5511	1	5511	0.02122	\$	116.93	0	0.00000	\$	-		\$	116.93
PSD-C	33-01-01-16-457-001	0 E	LENAAVEE ST	EXEMPT (OTHER)	402 Vacant	3267	1	3267	0.02122	\$	69.32	0	0.00000	\$	-	-100%	\$	-
PSD-C	33-01-01-16-457-041	0	CHERRY ST	TAXABLE	402 Vacant	5445	1	5445	0.02122	\$	115.53	0	0.00000	\$	-	-100%	\$	-
PSD-C	33-01-01-16-457-203	0	RIVER ST	TAXABLE	202 Vacant	36155	1	36155	0.02122	\$	767.14	0	0.00000	\$	-	-50%	\$	383.57
PSD-C	33-01-01-16-457-204	0	RIVER ST	TAXABLE	202 Vacant	41818	1	41818	0.02122	\$	887.29	0	0.00000	\$	-	-50%	\$	443.65
PSD-C	33-01-01-16-458-002	603 S	WASHINGTON AVE	TAXABLE	201 Office Buildings	13653	2	6826.5	0.05123	\$	349.74	6826.5	0.01920	\$	131.06		\$	480.80
PSD-C	33-01-01-16-458-052	0 W	ST JOSEPH ST	TAXABLE	202 Vacant	6679	1	6679	0.02122	\$	141.72	0	0.00000	\$	-		\$	141.72
PSD-C	33-01-01-16-458-061	0 E	ST JOSEPH ST	TAXABLE	202 Vacant	2995	1	2995	0.02122	\$	63.55	0	0.00000	\$	-		\$	63.55
PSD-C	33-01-01-16-458-071	0 S	GRAND AVE	TAXABLE	202 Vacant	2849	1	2849	0.02122	\$	60.45	0	0.00000	\$	-		\$	60.45
PSD-C	33-01-01-16-458-082	610 S	GRAND AVE	TAXABLE	201 Medical - Office Build	2774	1	2774	0.05123	\$	142.12	0	0.01920	\$	-		\$	142.12
PSD-C	33-01-01-16-459-001	601 S	GRAND AVE	TAXABLE	201 Office Buildings	3442	2	1721	0.05123	\$	88.17	1721	0.01920	\$	33.04		\$	121.21
PSD-C	33-01-01-16-459-141	210 E	HILLSDALE ST	TAXABLE	201 Medical - Office Build	1900	2	950	0.05123	\$	48.67	950	0.01920	\$	18.24		\$	66.91
PSD-C	33-01-01-16-459-301	213 E	ST JOSEPH ST	TAXABLE	201 Office Buildings	2228	2	1114	0.05123	\$	57.07	1114	0.01920	\$	21.39		\$	78.46
PSD-C	33-01-01-16-460-141	0	RIVER ST	TAXABLE	202 Vacant	2112	1	2112	0.02122	\$	44.81	0	0.02122	\$	-	-50%	\$	22.41
PSD-C	33-01-01-16-476-002	410 S	CEDAR ST	TAXABLE	201 Warehouses - Storage	9733	1	9733	0.02917	\$	283.91	0	0.01442	\$	-		\$	283.91
PSD-C	33-01-01-16-477-004	413 S	CEDAR ST	TAXABLE	201 Restaurants - Fast Fo	4163	1	4163	0.05123	\$	213.28	0	0.01920	\$	-		\$	213.28

PSD-C	33-01-01-16-477-081	0 S	CEDAR ST	TAXABLE	202 Surface Parking Lot	4437	1	4437	0.02557	\$	113.43	0	0.02122	\$	-	\$	113.43	Driveway for restaurant
PSD-C	33-01-01-16-490-001	500 E	MICHIGAN AVE	TAXABLE	201 Shopping Centers - M	25029	4	6257	0.05123	\$	320.57	18772	0.01920	\$	360.40	\$	680.97	
PSD-C	33-01-01-16-490-002	500 E	MICHIGAN AVE	TAXABLE	201 Shopping Center -Mix	12514.5	4	3128.625	0.05123	\$	160.29	9386	0.01920	\$	180.20	\$	340.49	
Roll																		\$ 52,936.84
Total Zone A																\$	399,921.47	
Total Zone B																\$	33,419.59	
Total Zone C																\$	52,936.84	
																	\$	486,277.89

- Exempt reduction of 25%
- Exempt reduction of 100%
- Vacant or Parking Lot

2026 PSD SPECIAL ASSESSMENT ROLL

PSD	Parcel #	Property Address	Dir	Property Street	Exempt Code	Prop. Class / 211.34c	Occupancy type	Total Floor Area	Number of stories	First Floor	Rate	Assessment	Remainder of Floors Sq. Footage	Rate	Assessment	Reduction	Total Assessment (\$19,160 Max)
PSD-A	33-01-01-16-178-051	316 N		CAPITOL AVE	EXEMPT (211.7M)	201	Garages - Parking Level:	261475	5	52295	0.05965	\$ 3,119.61	209180	0.03005	\$ 6,284.81	-100%	\$ 0
PSD-A	33-01-01-16-178-081	309 N		WASHINGTON SQ	EXEMPT (211.7Z)	201	Office Buildings	4214	2	2107	0.16544	\$ 348.58	2107	0.07550	\$ 159.09	-25%	\$ 126.92
PSD-A	33-01-01-16-181-001	221 N		WASHINGTON SQ	EXEMPT (207.1)	201	Office Buildings	245812	5	49162	0.16544	\$ 8,133.28	196650	0.07550	\$ 14,847.83	-25%	\$ 17,235.83
PSD-A	33-01-01-16-181-021	124 W		OTTAWA ST	EXEMPT (211.7L)	201	Office Buildings	54604	11	4964	0.16544	\$ 821.23	49640	0.07550	\$ 3,748.02	-100%	\$ -
PSD-A	33-01-01-16-181-031	120 W		OTTAWA ST	TAXABLE	201	Office Buildings	2793	2	1397	0.16544	\$ 231.03	1397	0.07550	\$ 105.44		\$ 336.47
PSD-A	33-01-01-16-181-041	118 W		OTTAWA ST	TAXABLE	201	Office Buildings	4514	3	1505	0.16544	\$ 248.93	3009	0.07550	\$ 227.22		\$ 476.14
PSD-A	33-01-01-16-181-051	116 W		OTTAWA ST	EXEMPT (211.7N)	201	Office Buildings	17028	6	2838	0.16544	\$ 469.51	14190	0.07550	\$ 1,071.40	-25%	\$ 385.23
PSD-A	33-01-01-16-181-063	201 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	159455	9	17717	0.16544	\$ 2,931.08	141738	0.07550	\$ 10,701.77		\$ 13,632.85
PSD-A	33-01-01-16-181-072	0 N		WASHINGTON SQ	EXEMPT (207.1)	202	Vacant	10890	1	10890	0.02186	\$ 238.00	0	0.00000	\$ -	-25%	\$ 178.50
PSD-A	33-01-01-16-183-002	124 N		CAPITOL AVE	EXEMPT (211.7L)	201	Office Buildings	266763	14	19055	0.16544	\$ 3,152.32	247709	0.07550	\$ 18,702.98	-100%	\$ -
PSD-A	33-01-01-16-183-009	124 W		MICHIGAN AVE	EXEMPT (211.7M)	201	Office Buildings	129853	10	12985	0.16544	\$ 2,148.25	116868	0.07550	\$ 8,823.98	-100%	\$ -
PSD-A	33-01-01-16-183-012	110 W		MICHIGAN AVE	TAXABLE	201	Office Buildings	90720	12	7560	0.16544	\$ 1,250.70	83160	0.07550	\$ 6,278.91		\$ 7,529.62
PSD-A	33-01-01-16-183-031	101 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	71825	13	5525	0.16544	\$ 914.04	66300	0.07550	\$ 5,005.92		\$ 5,919.95
PSD-A	33-01-01-16-183-043	107 N		WASHINGTON SQ	TAXABLE	201	Stores - Retail	4545	3	1515	0.16544	\$ 250.64	3030	0.07550	\$ 228.78		\$ 479.41
PSD-A	33-01-01-16-183-072	113 N		WASHINGTON SQ	TAXABLE	201	Stores - Retail	17878	3	5959	0.16544	\$ 985.89	11919	0.07550	\$ 899.91		\$ 1,885.80
PSD-A	33-01-01-16-183-113	119 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	33728	4	8432	0.16544	\$ 1,394.96	25296	0.07550	\$ 1,909.95		\$ 3,304.91
PSD-A	33-01-01-16-190-001	208 N		CAPITOL AVE	EXEMPT (OTHER)	201	Office Buildings - Refine	10076	1	10076	0.16544	\$ 1,666.94	0	0.07550	\$ -	-25%	\$ 1,250.21
PSD-A	33-01-01-16-190-002	208 N		CAPITOL AVE	TAXABLE	201	Office Buildings - Refine	10250	1		0.16544	\$ -	10250	0.07550	\$ 773.92		\$ 773.92
PSD-A	33-01-01-16-190-003	208 N		CAPITOL AVE	TAXABLE	201	Office Buildings - Refine	10272	1		0.16544	\$ -	10272	0.07550	\$ 775.58		\$ 775.58
PSD-A	33-01-01-16-190-004	208 N		CAPITOL AVE	TAXABLE	201	Office Buildings - Refine	10403	1		0.16544	\$ -	10403	0.07550	\$ 785.47		\$ 785.47
PSD-A	33-01-01-16-190-005	208 N		CAPITOL AVE	TAXABLE	201	Office Buildings - Refine	9793	1		0.16544	\$ -	9793	0.07550	\$ 739.41		\$ 739.41
PSD-A	33-01-01-16-190-006	208 N		CAPITOL AVE	TAXABLE	201	Office Buildings - Refine	3642	1	3641.8353	0.16544	\$ 602.49		0.07550	\$ -		\$ 602.49
PSD-A	33-01-01-16-251-012	320 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	13200	2	6600	0.16544	\$ 1,091.88	6600	0.07550	\$ 498.33		\$ 1,590.21
PSD-A	33-01-01-16-251-101	300 N		WASHINGTON SQ	EXEMPT (211.7L)	201	Office Buildings	87724	4	21931	0.16544	\$ 3,628.20	65793	0.07550	\$ 4,967.63	-100%	\$ -
PSD-A	33-01-01-16-251-131	120 E		SHIAWASSEE ST	EXEMPT (211.7M)	201	Garages - Emergency Ri	31381	2	15691	0.16544	\$ 2,595.79	15691	0.07550	\$ 1,184.70	-100%	\$ -
PSD-A	33-01-01-16-252-004	300 N		GRAND AVE	TAXABLE	201	Garages - Parking Struc	332832	5	66566	0.05965	\$ 3,970.95	266266	0.03005	\$ 7,999.95		\$ 11,970.90
PSD-A	33-01-01-16-252-034	200 N		GRAND AVE	TAXABLE	201	Office Buildings	296180	4	74045	0.16544	\$ 12,249.78	222135	0.07550	\$ 16,772.08		\$ 17,534.00
PSD-A	33-01-01-16-252-035	0		RIVER WALKWAY	EXEMPT (211.7M)	202	Vacant	0	0	0	0.02186	\$ -	0	0.07550	\$ -	-100%	\$ -
PSD-A	33-01-01-16-253-002	325		RIVERFRONT	EXEMPT (211.7M)	201	Stores - Warehouse Foc	11120	1	11120	0.16544	\$ 1,839.66	0	0.07550	\$ -	-100%	\$ -
PSD-A	33-01-01-16-253-034	313 N		CEDAR ST	TAXABLE	201	Apartment	140722	5	28144	0.16544	\$ 4,656.13	112578	0.07550	\$ 8,500.06		\$ 13,156.18
PSD-A	33-01-01-16-253-035	0 N		CEDAR ST	TAXABLE	201	Warehouses - Distributi	46270	1	46270	0.05965	\$ 2,760.19	0	0.03005	\$ -		\$ 2,760.19
PSD-A	33-01-01-16-253-052	0 N		CEDAR ST	EXEMPT (211.7M)	202	Vacant	123492	1	123492	0.02186	\$ 2,698.92	0	0.07550	\$ -	-100%	\$ -
PSD-A	33-01-01-16-253-113	333 E		MICHIGAN AVE	EXEMPT (211.7M)	201	Convention Centers	218013	2	109007	0.16544	\$ 18,033.71	109007	0.07550	\$ 8,230.43	-100%	\$ -
PSD-A	33-01-01-16-253-122	0 E		MICHIGAN AVE	EXEMPT (211.7IG)	202	Vacant	12800	1	12800	0.02186	\$ 279.74	0	0.07550	\$ -	-100%	\$ -
PSD-A	33-01-01-16-254-001	230 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	31243	3	10414	0.16544	\$ 1,722.92	20829	0.07550	\$ 1,572.65		\$ 3,295.56
PSD-A	33-01-01-16-254-063	200 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	50391	4	12598	0.16544	\$ 2,084.13	37793	0.07550	\$ 2,853.54		\$ 4,937.68
PSD-A	33-01-01-16-254-171	201 N		GRAND AVE	EXEMPT (211.7M)	201	Garages - Parking Level:	399250	5	79850	0.05965	\$ 4,763.37	319400	0.03005	\$ 9,596.37	-100%	\$ -
PSD-A	33-01-01-16-254-301	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	12549	1	12549	0.16544	\$ 2,076.02	0	0.07550	\$ -		\$ 2,076.02
PSD-A	33-01-01-16-254-302	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	9063	1	0	0.16544	\$ -	9063	0.07550	\$ 684.29		\$ 684.29
PSD-A	33-01-01-16-254-303	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	4183	1	0	0.16544	\$ -	4183	0.07550	\$ 315.83		\$ 315.83
PSD-A	33-01-01-16-254-304	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	9760	1	0	0.16544	\$ -	9761	0.07550	\$ 736.99		\$ 736.99
PSD-A	33-01-01-16-254-305	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	4880	1		0.16544	\$ -	4880	0.07550	\$ 368.46		\$ 368.46
PSD-A	33-01-01-16-254-306	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	9760	1		0.16544	\$ -	9760	0.07550	\$ 736.92		\$ 736.92
PSD-A	33-01-01-16-254-307	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	4880	1		0.16544	\$ -	4880	0.07550	\$ 368.46		\$ 368.46
PSD-A	33-01-01-16-254-308	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	14640	1		0.16544	\$ -	14640	0.07550	\$ 1,105.38		\$ 1,105.38
PSD-A	33-01-01-16-255-004	120 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	157548	10	15755	0.16544	\$ 2,606.43	141793	0.07550	\$ 10,705.95		\$ 13,312.38
PSD-A	33-01-01-16-255-007	111 E		MICHIGAN AVE	TAXABLE	201	Restaurants	11273	3	3758	0.16544	\$ 621.66	7515	0.07550	\$ 567.44		\$ 1,189.09
PSD-A	33-01-01-16-255-012	111 N		GRAND AVE	TAXABLE	201	Hotels - Full Service	165684	11	15062	0.16544	\$ 2,491.84	150622	0.07550	\$ 11,372.55		\$ 13,864.39
PSD-A	33-01-01-16-276-002	0 E		SHIAWASSEE ST	TAXABLE	202	Surface Parking Lot	13476	1	13476	0.16544	\$ 2,229.43	0	0.07550	\$ -		\$ 2,229.43
PSD-A	33-01-01-16-276-021	0 N		CEDAR ST	TAXABLE	202	Vacant / Parking	3659	1	3659	0.08272	\$ 302.67	0	0.07550	\$ -		\$ 302.67
PSD-A	33-01-01-16-276-031	518 E		SHIAWASSEE ST	TAXABLE	201	Bars (Taverns)	14479	1	14479	0.16544	\$ 2,395.36	0	0.07550	\$ -		\$ 2,395.36
PSD-A	33-01-01-16-276-041	316 N		CEDAR ST	TAXABLE	201	Stores - Retail	700	1	700	0.16544	\$ 115.81	0	0.07550	\$ -		\$ 115.81
PSD-A	33-01-01-16-276-053	312 N		CEDAR ST	EXEMPT (OTHER)	202	Vacant	0	0							-100%	
PSD-A	33-01-01-16-276-072	505 E		MICHIGAN AVE	EXEMPT (211.7M)	201	Stadium	300564	1	300564	0.16544	\$ 49,724.41	0	0.07550	\$ -	-100%	
PSD-A	33-01-01-16-276-092	310 N		CEDAR ST	TAXABLE	201	Apartment - Luxury	68769	3	22923	0.16544	\$ 3,792.31	45846	0.07550	\$ 3,461.56		\$ 7,253.87
PSD-A	33-01-01-16-276-151	317 N		LARCH ST	TAXABLE	201	Warehouses - Storage	4581	1	4581	0.16544	\$ 757.87	0	0.07550	\$ -		\$ 757.87
PSD-A	33-01-01-16-276-161	325 N		LARCH ST	TAXABLE	302	Vacant	10890	0	10890	0.02186	\$ 238.00	0	0.07550	\$ -		\$ 238.00

PSD-A	33-01-01-16-276-182	532 E	SHIAWASSEE ST	TAXABLE	201 Office Buildings	1894	2	947	0.16544	\$	156.67	947	0.07550	\$	71.50	\$	228.17
PSD-A	33-01-01-16-277-003	340 N	LARCH ST	TAXABLE	201 Warehouses - Storage	18503	1	18503	0.16544	\$	3,061.08	0	0.07550	\$	-	\$	3,061.08
PSD-A	33-01-01-16-277-031	300 N	LARCH ST	TAXABLE	201 Office Buildings	10797	2	5399	0.16544	\$	893.11	5399	0.07550	\$	407.61	\$	1,300.72
PSD-A	33-01-01-16-277-033	0	NO STREET FRONTAGE	TAXABLE	202 Vacant	4990	1	4990	0.02186	\$	109.06	0	0.07550	\$	-	\$	109.06
PSD-A	33-01-01-16-277-043	0	PERE MARQUETTE DR	TAXABLE	202 Surface Parking Lot	22280	1	22280	0.08272	\$	1,842.96	0	0.07550	\$	-	\$	1,842.96
PSD-A	33-01-01-16-277-052	0 N	LARCH ST	TAXABLE	202 Vacant	7400	1	7400	0.02186	\$	161.73	0	0.07550	\$	-	\$	161.73
PSD-A	33-01-01-16-277-063	237	PERE MARQUETTE DR	TAXABLE	201 Warehouses - Storage	8010	2	4005	0.16544	\$	662.58	4005	0.07550	\$	302.39	\$	964.97
PSD-A	33-01-01-16-277-072	231	PERE MARQUETTE DR	TAXABLE	301 Industrial - Engineering	6440	1	6440	0.03005	\$	193.49	0	0.01485	\$	-	\$	193.49
PSD-A	33-01-01-16-277-082	214 N	LARCH ST	TAXABLE	301 Industrial - Light Manuf	7728	1	7728	0.03005	\$	232.19	0	0.01485	\$	-	\$	232.19
PSD-A	33-01-01-16-277-124	130 N	LARCH ST	TAXABLE	301 Industrial - Light Manuf	84609	2	42305	0.03005	\$	1,271.04	42305	0.01485	\$	628.35	\$	1,899.39
PSD-A	33-01-01-16-277-152	112 N	LARCH ST	TAXABLE	201 Bars (Taverns)	9576	2	4788	0.16544	\$	792.11	4788	0.07550	\$	361.51	\$	1,153.63
PSD-A	33-01-01-16-277-181	603 E	MICHIGAN AVE	TAXABLE	201 Office Buildings	3432	2	1716	0.16544	\$	283.89	1716	0.07550	\$	129.56	\$	413.45
PSD-A	33-01-01-16-277-191	605 E	MICHIGAN AVE	TAXABLE	201 Stores - Retail	3564	2	1782	0.16544	\$	294.81	1782	0.07550	\$	134.55	\$	429.36
PSD-A	33-01-01-16-277-241	615 E	MICHIGAN AVE	TAXABLE	201 Stores - Retail	2640	2	1320	0.16544	\$	218.38	1320	0.07550	\$	99.67	\$	318.04
PSD-A	33-01-01-16-277-251	617 E	MICHIGAN AVE	TAXABLE	201 Office Buildings	2640	2	1320	0.16544	\$	218.38	1320	0.07550	\$	99.67	\$	318.04
PSD-A	33-01-01-16-277-262	619 E	MICHIGAN AVE	TAXABLE	201 Shopping Centers - Mix	1145	2	572	0.16544	\$	94.67	572	0.07550	\$	43.21	\$	137.88
PSD-A	33-01-01-16-277-272	621 E	MICHIGAN AVE	TAXABLE	201 Restaurants	6180	2	3090	0.16544	\$	511.20	3090	0.07550	\$	233.31	\$	744.51
PSD-A	33-01-01-16-277-291	625 E	MICHIGAN AVE	TAXABLE	201 Stores - Retail	6600	3	2200	0.16544	\$	363.96	4400	0.07550	\$	332.22	\$	696.18
PSD-A	33-01-01-16-277-301	113	PERE MARQUETTE DR	TAXABLE	201 Apartment	16800	2	8400	0.16544	\$	1,389.67	8400	0.07550	\$	634.23	\$	2,023.90
PSD-A	33-01-01-16-277-311	119	PERE MARQUETTE DR	TAXABLE	201 Office Buildings	17640	3	5880	0.16544	\$	972.77	11760	0.07550	\$	887.93	\$	1,860.70
PSD-A	33-01-01-16-277-383	0	PERE MARQUETTE DR	TAXABLE	202 Surface Parking Lot	20365	1	20365	0.08272	\$	1,684.55	0	0.07550	\$	-	\$	1,684.55
PSD-A	33-01-01-16-277-403	637 E	MICHIGAN AVE	TAXABLE	201 Restaurants	5970	1	5970	0.16544	\$	987.66	0	0.07550	\$	-	\$	987.66
PSD-A	33-01-01-16-325-012	120 W	ALLEGAN ST	TAXABLE	201 Office Buildings	185190	23	8052	0.16544	\$	1,332.06	177138	0.07550	\$	13,374.65	\$	14,706.70
PSD-A	33-01-01-16-325-031	106 W	ALLEGAN ST	TAXABLE	201 Office Buildings	92790	6	15465	0.16544	\$	2,558.48	77325	0.07550	\$	5,838.35	\$	8,396.83
PSD-A	33-01-01-16-325-041	118 S	WASHINGTON SQ	TAXABLE	201 Restaurants	5612	2	2806	0.16544	\$	464.22	2806	0.07550	\$	211.86	\$	676.08
PSD-A	33-01-01-16-325-051	108 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	17064	2	8532	0.16544	\$	1,411.51	8532	0.07550	\$	644.20	\$	2,055.71
PSD-A	33-01-01-16-325-070	104 S	WASHINGTON SQ	TAXABLE	201 Banks - Branch	7040	3	2347	0.16544	\$	388.23	4693	0.07550	\$	354.37	\$	742.59
PSD-A	33-01-01-16-325-081	100 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	58712	10	5871	0.16544	\$	971.31	52841	0.07550	\$	3,989.69	\$	4,961.01
PSD-A	33-01-01-16-327-003	201	TOWNSEND ST	EXEMPT (211.7L)	201 Office Buildings	114638	9	12738	0.16544	\$	2,107.27	101901	0.07550	\$	7,693.92	-100%	\$ -
PSD-A	33-01-01-16-327-004	201	TOWNSEND ST	EXEMPT (211.7L)	201 Office Buildings	36202	9	4022	0.16544	\$	665.45	32179	0.07550	\$	2,429.66	\$	3,095.11
PSD-A	33-01-01-16-327-005	201	TOWNSEND ST	EXEMPT (211.7L)	201 Office Buildings	115819	9	12869	0.16544	\$	2,128.98	102951	0.07550	\$	7,773.18	-100%	\$ -
PSD-A	33-01-01-16-327-006	201	TOWNSEND ST	EXEMPT (211.7L)	201 Office Buildings	15	9	2	0.16544	\$	0.28	14	0.07550	\$	1.02	-100%	\$ -
PSD-A	33-01-01-16-327-013	221	TOWNSEND ST	EXEMPT (211.7L)	201 Garages - Parking Struc	240921	7	34417	0.05965	\$	2,053.13	0	0.03005	\$	0.00	-100%	\$ -
PSD-A	33-01-01-16-327-040	221	TOWNSEND ST	EXEMPT (211.7L)	201 Garages - Parking Struc	187594	7	26799	0.05965	\$	1,598.68	160795	0.03005	\$	4,831.09	-100%	\$ -
PSD-A	33-01-01-16-327-050	232 S	CAPITOL AVE	TAXABLE	201 Office Buildings	139414	10	13941	0.16544	\$	2,306.42	125473	0.07550	\$	9,473.68	\$	11,780.11
PSD-A	33-01-01-16-327-102	205 W	ALLEGAN ST	TAXABLE	201 Garages - Parking Struc	133824	6	22304	0.05965	\$	1,330.52	111520	0.03005	\$	3,350.62	\$	4,681.14
PSD-A	33-01-01-16-328-021	217 S	CAPITOL AVE	TAXABLE	201 Fraternal Buildings	109826	7	15689	0.16544	\$	2,595.61	94137	0.07550	\$	7,107.69	\$	9,703.30
PSD-A	33-01-01-16-328-031	231 S	CAPITOL AVE	TAXABLE	202 Surface Parking Lot	21780	1	21780	0.08272	\$	1,801.60	0	0.07550	\$	-	\$	1,801.60
PSD-A	33-01-01-16-328-041	232 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	6750	2	3375	0.16544	\$	558.35	3375	0.07550	\$	254.83	\$	813.18
PSD-A	33-01-01-16-328-051	228 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	6750	2	3375	0.16544	\$	558.35	3375	0.07550	\$	254.83	\$	813.18
PSD-A	33-01-01-16-328-062	224 S	WASHINGTON SQ	TAXABLE	201 Bar Cocktail Lounges	6615	1	6615	0.16544	\$	1,094.37	0	0.07550	\$	-	\$	1,094.37
PSD-A	33-01-01-16-328-100	216 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	7805	2	3903	0.16544	\$	645.62	3903	0.07550	\$	294.65	\$	940.27
PSD-A	33-01-01-16-328-143	210 S	WASHINGTON SQ	TAXABLE	201 Restaurants	6750	1	6750	0.16544	\$	1,116.70	0	0.07550	\$	-	\$	1,116.70
PSD-A	33-01-01-16-328-151	208 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - Mix	8325	3	2775	0.16544	\$	459.09	5550	0.07550	\$	419.05	\$	878.13
PSD-A	33-01-01-16-328-161	206 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - Mix	6750	2	3375	0.16544	\$	558.35	3375	0.07550	\$	254.83	\$	813.18
PSD-A	33-01-01-16-328-171	200 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	30375	3	10125	0.16544	\$	1,675.05	20250	0.07550	\$	1,528.96	\$	3,204.01
PSD-A	33-01-01-16-328-181	115 W	ALLEGAN ST	TAXABLE	201 Office Buildings	30000	10	3000	0.16544	\$	496.31	27000	0.07550	\$	2,038.61	\$	2,534.92
PSD-A	33-01-01-16-328-191	121 W	ALLEGAN ST	TAXABLE	201 Office Buildings	11428	2	5714	0.16544	\$	945.31	5714	0.07550	\$	431.43	\$	1,376.74
PSD-A	33-01-01-16-330-012	320 S	CAPITOL AVE	EXEMPT (211.7M)	201 Garages - Parking Level	348600	5	69720	0.05965	\$	4,159.08	278880	0.03005	\$	8,378.95	-100%	\$ -
PSD-A	33-01-01-16-330-032	300 S	CAPITOL AVE	EXEMPT (211.7Z)	201 Office Buildings	199286	10	19929	0.16544	\$	3,296.93	179357	0.07550	\$	13,542.20	-25%	\$ 12,629.35
PSD-A	33-01-01-16-331-002	125 W	WASHTENAW ST	TAXABLE	201 Restaurants	15326	2	7663	0.16544	\$	1,267.74	7663	0.07550	\$	578.59	\$	1,846.33
PSD-A	33-01-01-16-331-023	313 S	CAPITOL AVE	EXEMPT (211.7Z)	201 Office Buildings	85922	2	42961	0.16544	\$	7,107.34	42961	0.07550	\$	3,243.73	-25%	\$ 7,763.30
PSD-A	33-01-01-16-331-041	330 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	55968	4	13992	0.16544	\$	2,314.79	41976	0.07550	\$	3,169.36	-25%	\$ 4,113.11
PSD-A	33-01-01-16-331-053	326 S	WASHINGTON SQ	EXEMPT (211.7Z)	202 Surface Parking Lot	3485	1	3485	0.08272	\$	288.27	0	0.07550	\$	-	-25%	\$ 216.20
PSD-A	33-01-01-16-331-062	0 S	WASHINGTON SQ	EXEMPT (211.7Z)	202 Surface Parking Lot	24873	1	24873	0.08272	\$	2,057.44	0	0.07550	\$	-	-25%	\$ 1,543.08
PSD-A	33-01-01-16-331-112	300 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	169704	6	28284	0.16544	\$	4,679.22	141420	0.07550	\$	10,677.78	\$	15,357.00
PSD-A	33-01-01-16-331-122	121 W	WASHTENAW ST	TAXABLE	201 Stores - Retail	5820	2	2910	0.16544	\$	481.42	2910	0.07550	\$	219.72	\$	701.14
PSD-A	33-01-01-16-340-001	220 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - Mix	4819.5	1	4820	0.16544	\$	797.32	0	0.07550	\$	-	\$	797.32
PSD-A	33-01-01-16-340-002	222 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - Mix	2092.5	2	1046	0.16544	\$	173.09	1046	0.07550	\$	79.00	\$	252.08
PSD-A	33-01-01-16-378-011	427 S	CAPITOL AVE	EXEMPT (211.7N)	201 Office Buildings	2938	2	1469	0.16544	\$	243.03	1469	0.07550	\$	110.92	-100%	\$ -
PSD-A	33-01-01-16-378-021	431 S	CAPITOL AVE	TAXABLE	201 Office Buildings	2000	2	1000	0.16544	\$	165.44	1000	0.07550	\$	75.50	\$	240.94
PSD-A	33-01-01-16-378-031	118 W	LENAAWEE ST	TAXABLE	201 Office Buildings	1604	2	802	0.16544	\$	132.68	802	0.07550	\$	60.55	\$	193.23
PSD-A	33-01-01-16-378-052	110 W	LENAAWEE ST	TAXABLE	201 Office Buildings	2791	2	1396	0.16544	\$	230.87	1396	0.07550	\$	105.37	\$	336.23
PSD-A	33-01-01-16-378-072	426 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	7074	2	3537	0.16544	\$	585.15	3537	0.07550	\$	267.06	\$	852.21

Ignore # of stories - condo

PSD-A	33-01-01-16-378-092	418 S	WASHINGTON SQ	TAXABLE	202 Surface Parking Lot	29040	1	29040	0.08272	\$ 2,402.13	0	0.07550	\$ -	\$ 2,402.13
PSD-A	33-01-01-16-378-112	406 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	11000	2	5500	0.16544	\$ 909.90	5500	0.07550	\$ 415.27	\$ 1,325.18
PSD-A	33-01-01-16-378-130	402 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - Mix	8200	1	8200	0.16544	\$ 1,356.58	0	0.07550	\$ -	\$ 1,356.58
PSD-A	33-01-01-16-378-141	400 S	WASHINGTON SQ	TAXABLE	201 Restaurants	4100	2	2050	0.16544	\$ 339.15	2050	0.07550	\$ 154.78	\$ 493.93
PSD-A	33-01-01-16-378-151	109 W	KALAMAZOO ST	TAXABLE	201 Stores - Retail	900	2	450	0.16544	\$ 74.45	450	0.07550	\$ 33.98	\$ 108.42
PSD-A	33-01-01-16-378-163	0 W	KALAMAZOO ST	TAXABLE	202 Vacant	880	1	880	0.02186	\$ 19.23	0	0.07550	\$ -	\$ 19.23
PSD-A	33-01-01-16-390-005	214 S	WASHINGTON SQ	TAXABLE	201 Restaurants	2197	1	2197	0.16544	\$ 363.47	0	0.07550	\$ -	\$ 363.47
PSD-A	33-01-01-16-390-006	212 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - Mix	2165	1	2165	0.16544	\$ 358.17	0	0.07550	\$ -	\$ 358.17
PSD-A	33-01-01-16-401-002	101 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	64475	2	32238	0.16544	\$ 5,333.28	32238	0.07550	\$ 2,434.06	\$ 7,767.34
PSD-A	33-01-01-16-401-021	109 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - Mix	6360	1	6360	0.16544	\$ 1,052.18	0	0.07550	\$ -	\$ 1,052.18
PSD-A	33-01-01-16-401-031	111 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - Mix	6552	1	6552	0.16544	\$ 1,083.94	0	0.07550	\$ -	\$ 1,083.94
PSD-A	33-01-01-16-401-043	113 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	6532	2	3266	0.16544	\$ 540.32	3266	0.07550	\$ 246.60	\$ 786.91
PSD-A	33-01-01-16-401-054	115 S	WASHINGTON SQ	TAXABLE	201 Restaurants	2662	2	1331	0.16544	\$ 220.20	1331	0.07550	\$ 100.50	\$ 320.69
PSD-A	33-01-01-16-401-060	117 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	3696	2	1848	0.16544	\$ 305.73	1848	0.07550	\$ 139.53	\$ 445.26
PSD-A	33-01-01-16-401-070	119 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	2928	2	1464	0.16544	\$ 242.20	1464	0.07550	\$ 110.54	\$ 352.74
PSD-A	33-01-01-16-401-080	121 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - Mix	2640	2	1320	0.16544	\$ 218.38	1320	0.07550	\$ 99.67	\$ 318.04
PSD-A	33-01-01-16-401-091	123 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - Mix	2904	2	1452	0.16544	\$ 240.21	1452	0.07550	\$ 109.63	\$ 349.85
PSD-A	33-01-01-16-401-106	107 E	ALLEGAN ST	TAXABLE	201 Multiple Residences	5632	2	2816	0.16544	\$ 465.87	2816	0.07550	\$ 212.62	\$ 678.49
PSD-A	33-01-01-16-401-107	109 E	ALLEGAN ST	TAXABLE	201 Restaurants	5632	1	5632	0.16544	\$ 931.74	0	0.07550	\$ -	\$ 931.74
PSD-A	33-01-01-16-401-108	111 E	ALLEGAN ST	TAXABLE	201 Stores - Retail	5632	1	5632	0.16544	\$ 931.74	0	0.07550	\$ -	\$ 931.74
PSD-A	33-01-01-16-401-112	117 E	ALLEGAN ST	TAXABLE	201 Office Buildings	10767	2	5384	0.16544	\$ 890.63	5384	0.07550	\$ 406.48	\$ 1,297.11
PSD-A	33-01-01-16-401-116	0	NO STREET FRONTAGE	TAXABLE	202 Vacant	566	1	566	0.02186	\$ 12.37	0	0.07550	\$ -	\$ 12.37
PSD-A	33-01-01-16-401-151	122 S	GRAND AVE	TAXABLE	201 Office Buildings	25280	2	12640	0.16544	\$ 2,091.12	12640	0.07550	\$ 954.37	\$ 3,045.49
PSD-A	33-01-01-16-401-161	0 E	MICHIGAN AVE	TAXABLE	202 Surface Parking Lot	14974	1	14974	0.08272	\$ 1,238.62	0	0.07550	\$ -	\$ 1,238.62
PSD-A	33-01-01-16-401-186	0 E	MICHIGAN AVE	TAXABLE	202 Surface Parking Lot	2200	1	2200	0.08272	\$ 181.98	0	0.07550	\$ -	\$ 181.98
PSD-A	33-01-01-16-401-193	0 E	MICHIGAN AVE	TAXABLE	202 Surface Parking Lot	2200	1	2200	0.08272	\$ 181.98	0	0.07550	\$ -	\$ 181.98
PSD-A	33-01-01-16-401-203	0 E	MICHIGAN AVE	TAXABLE	202 Surface Parking Lot	6600	1	6600	0.08272	\$ 545.94	0	0.07550	\$ -	\$ 545.94
PSD-A	33-01-01-16-401-205	0 E	MICHIGAN AVE	TAXABLE	202 Surface Parking Lot	1725	1	1725	0.08272	\$ 142.69	0	0.07550	\$ -	\$ 142.69
PSD-A	33-01-01-16-401-302	0	ALLEY ROW	TAXABLE	202 Surface Parking Lot	1980	1	1980	0.08272	\$ 163.78	0	0.07550	\$ -	\$ 163.78
PSD-A	33-01-01-16-401-312	0	NO STREET FRONTAGE	TAXABLE	202 Surface Parking Lot	220	1	220	0.08272	\$ 18.20	0	0.07550	\$ -	\$ 18.20
PSD-A	33-01-01-16-402-002	206 E	MICHIGAN AVE	TAXABLE	201 Office Buildings	101893	5	20379	0.16544	\$ 3,371.37	81514	0.07550	\$ 6,154.66	\$ 9,526.04
PSD-A	33-01-01-16-402-022	201 S	GRAND AVE	TAXABLE	201 Garages - Parking Struc	168750	5	33750	0.05965	\$ 2,013.32	135000	0.03005	\$ 4,056.08	\$ 6,069.40
PSD-A	33-01-01-16-402-032	213 S	GRAND AVE	TAXABLE	202 Surface Parking Lot	7727	1	7727	0.08272	\$ 639.16	0	0.07550	\$ -	\$ 639.16
PSD-A	33-01-01-16-402-041	217 S	GRAND AVE	TAXABLE	201 Office Buildings	11499	3	3833	0.16544	\$ 634.12	7666	0.07550	\$ 578.81	\$ 1,212.93
PSD-A	33-01-01-16-402-063	0 E	WASHTENAW ST	EXEMPT (211.7M)	202 Surface Parking Lot	10149	1	10149	0.08272	\$ 839.50	0	0.07550	\$ -	\$ -100% \$ -
PSD-A	33-01-01-16-402-064	0 E	WASHTENAW ST	TAXABLE	202 Surface Parking Lot	7187	1	7187	0.08272	\$ 594.49	0	0.07550	\$ -	\$ 594.49
PSD-A	33-01-01-16-403-001	300 E	MICHIGAN AVE	TAXABLE	201 Office Buildings	38700	3	12900	0.16544	\$ 2,134.14	25800	0.07550	\$ 1,948.00	\$ 4,082.14
PSD-A	33-01-01-16-403-011	314 E	MICHIGAN AVE	TAXABLE	201 Bars (Taverns)	3256	2	1628	0.16544	\$ 269.33	1628	0.07550	\$ 122.92	\$ 392.25
PSD-A	33-01-01-16-403-022	316 E	MICHIGAN AVE	TAXABLE	201 Restaurants	7480	2	3740	0.16544	\$ 618.73	3740	0.07550	\$ 282.38	\$ 901.12
PSD-A	33-01-01-16-403-041	320 E	MICHIGAN AVE	TAXABLE	201 Restaurants	1638	1	1638	0.16544	\$ 270.99	0	0.07550	\$ -	\$ 270.99
PSD-A	33-01-01-16-403-051	336 E	MICHIGAN AVE	TAXABLE	201 Stores - Retail	5775	2	2888	0.16544	\$ 477.70	2888	0.07550	\$ 218.02	\$ 695.72
PSD-A	33-01-01-16-403-061	0	MUSEUM DR	TAXABLE	202 Surface Parking Lot	49125	1	49125	0.08272	\$ 4,063.52	0	0.07550	\$ -	\$ 4,063.52
PSD-A	33-01-01-16-404-001	201 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	3586	2	1793	0.16544	\$ 296.63	1793	0.07550	\$ 135.38	\$ 432.01
PSD-A	33-01-01-16-404-011	203 S	WASHINGTON SQ	TAXABLE	201 Bars (Taverns)	5098	2	2549	0.16544	\$ 421.70	2549	0.07550	\$ 192.46	\$ 614.16
PSD-A	33-01-01-16-404-022	209 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	4332	1	4332	0.16544	\$ 716.67	0	0.07550	\$ -	\$ 716.67
PSD-A	33-01-01-16-404-031	211 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	49420	2	24710	0.16544	\$ 4,087.95	24710	0.07550	\$ 1,865.70	\$ 5,953.65
PSD-A	33-01-01-16-404-055	221 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	7927	2	3964	0.16544	\$ 655.71	3964	0.07550	\$ 299.26	\$ 954.97
PSD-A	33-01-01-16-404-061	225 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	3960	2	1980	0.16544	\$ 327.57	1980	0.07550	\$ 149.50	\$ 477.06
PSD-A	33-01-01-16-404-071	227 S	WASHINGTON SQ	TAXABLE	201 Restaurants	4158	2	2079	0.16544	\$ 343.94	2079	0.07550	\$ 156.97	\$ 500.92
PSD-A	33-01-01-16-404-081	229 S	WASHINGTON SQ	TAXABLE	201 Restaurants	4158	2	2079	0.16544	\$ 343.94	2079	0.07550	\$ 156.97	\$ 500.92
PSD-A	33-01-01-16-404-091	231 S	WASHINGTON SQ	TAXABLE	202 Surface Parking Lot	5610	1	5610	0.08272	\$ 464.05	0	0.07550	\$ -	\$ 464.05 *
PSD-A	33-01-01-16-404-101	107 E	WASHTENAW ST	TAXABLE	201 Office Buildings	3960	2	1980	0.16544	\$ 327.57	1980	0.07550	\$ 149.50	\$ 477.06
PSD-A	33-01-01-16-404-121	0 E	WASHTENAW ST	TAXABLE	202 Surface Parking Lot	4000	1	4000	0.08272	\$ 330.87	0	0.07550	\$ -	\$ 330.87
PSD-A	33-01-01-16-404-142	0 E	WASHTENAW ST	EXEMPT (211.7Z)	202 Surface Parking Lot	6732	1	6732	0.08272	\$ 556.86	0	0.07550	\$ -	\$ -25% \$ 417.64
PSD-A	33-01-01-16-404-151	125 E	WASHTENAW ST	TAXABLE	201 Office Buildings	3780	1	3780	0.16544	\$ 625.35	0	0.07550	\$ -	\$ 625.35
PSD-A	33-01-01-16-404-161	0 S	GRAND AVE	EXEMPT (211.7Z)	202 Surface Parking Lot	10890	1	10890	0.08272	\$ 900.80	0	0.07550	\$ -	\$ -25% \$ 675.60
PSD-A	33-01-01-16-404-171	222 S	GRAND AVE	TAXABLE	201 Stores - Retail	1920	1	1920	0.16544	\$ 317.64	0	0.07550	\$ -	\$ 317.64
PSD-A	33-01-01-16-404-203	200 S	GRAND AVE	EXEMPT (211.7Z)	201 Office Buildings	47928	9	5325	0.16544	\$ 881.01	42603	0.07550	\$ 3,216.67	\$ -25% \$ 3,073.26
PSD-A	33-01-01-16-404-211	110 E	ALLEGAN ST	TAXABLE	201 Apartment	6765	5	1353	0.16544	\$ 223.84	5412	0.07550	\$ 408.63	\$ 632.46
PSD-A	33-01-01-16-405-001	301 S	WASHINGTON SQ	TAXABLE	201 Restaurants	4585	3	1528	0.16544	\$ 252.84	3057	0.07550	\$ 230.79	\$ 483.63
PSD-A	33-01-01-16-405-011	303 S	WASHINGTON SQ	TAXABLE	201 Restaurants	6270	3	2090	0.16544	\$ 345.76	4180	0.07550	\$ 315.61	\$ 661.37
PSD-A	33-01-01-16-405-021	305 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	2145	1	2145	0.16544	\$ 354.86	0	0.07550	\$ -	\$ 354.86
PSD-A	33-01-01-16-405-031	307 S	WASHINGTON SQ	TAXABLE	201 Restaurants	1914	1	1914	0.16544	\$ 316.65	0	0.07550	\$ -	\$ 316.65
PSD-A	33-01-01-16-405-041	309 S	WASHINGTON SQ	TAXABLE	201 Restaurants	4117	2	2059	0.16544	\$ 340.55	2059	0.07550	\$ 155.42	\$ 495.98

PSD-A	33-01-01-16-405-062	311 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	53385	2	26693	0.16544	\$	4,415.93	26693	0.07550	\$	2,015.39	\$	6,431.32	
PSD-A	33-01-01-16-405-082	323 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	6729	2	3365	0.16544	\$	556.61	3365	0.07550	\$	254.03	\$	810.65	
PSD-A	33-01-01-16-405-111	327 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	3718	2	1859	0.16544	\$	307.55	1859	0.07550	\$	140.36	\$	447.91	
PSD-A	33-01-01-16-405-121	329 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	3058	1	3058	0.16544	\$	505.91	0	0.07550	\$	-	\$	505.91	
PSD-A	33-01-01-16-405-131	331 S	WASHINGTON SQ	TAXABLE	201 Restaurants - Fast Food	3058	1	3058	0.16544	\$	505.91	0	0.07550	\$	-	\$	505.91	
PSD-A	33-01-01-16-405-141	333 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	10340	1	10340	0.16544	\$	1,710.62	0	0.07550	\$	-	\$	1,710.62	
PSD-A	33-01-01-16-405-161	117 E	KALAMAZOO ST	TAXABLE	201 Stores - Retail	1320	2	660	0.16544	\$	109.19	660	0.07550	\$	49.83	\$	159.02	
PSD-A	33-01-01-16-405-171	119 E	KALAMAZOO ST	TAXABLE	201 Stores - Retail	3960	3	1320	0.16544	\$	218.38	2640	0.07550	\$	199.33	\$	417.71	
PSD-A	33-01-01-16-405-181	125 E	KALAMAZOO ST	TAXABLE	201 Stores - Retail	2655	1	2655	0.16544	\$	439.24	0	0.07550	\$	-	\$	439.24	
PSD-A	33-01-01-16-405-191	0 S	GRAND AVE	TAXABLE	202 Surface Parking Lot	10890	1	10890	0.08272	\$	900.80	0	0.07550	\$	-	\$	900.80	
PSD-A	33-01-01-16-405-201	0 S	GRAND AVE	TAXABLE	202 Surface Parking Lot	10890	1	10890	0.08272	\$	900.80	0	0.07550	\$	-	\$	900.80	
PSD-A	33-01-01-16-405-222	0 S	GRAND AVE	TAXABLE	202 Surface Parking Lot	22818	1	22818	0.08272	\$	1,887.46	0	0.07550	\$	-	\$	1,887.46	
PSD-A	33-01-01-16-405-232	0 S	GRAND AVE	TAXABLE	202 Surface Parking Lot	13065	1	13065	0.08272	\$	1,080.71	0	0.07550	\$	-	\$	1,080.71	
PSD-A	33-01-01-16-405-241	0 E	WASHTENAW ST	TAXABLE	202 Surface Parking Lot	5082	1	5082	0.08272	\$	420.37	0	0.07550	\$	-	\$	420.37	
PSD-A	33-01-01-16-405-260	0 E	WASHTENAW ST	TAXABLE	202 Surface Parking Lot	282	1	282	0.08272	\$	23.33	0	0.07550	\$	-	\$	23.33	
PSD-A	33-01-01-16-406-003	307 E	KALAMAZOO ST	EXEMPT (211.7L)	201 Office Buildings	152930	5	30586	0.16544	\$	5,060.06	122344	0.07550	\$	9,237.46	-100%	\$	-
PSD-A	33-01-01-16-406-004	0 E	KALAMAZOO ST	EXEMPT (211.7M)	202 Vacant	32931	1	32931	0.02186	\$	719.71	0	0.07550	\$	-	-100%	\$	-
PSD-A	33-01-01-16-426-012	414 E	MICHIGAN AVE	TAXABLE	201 Stores - Retail	19416	2	9708	0.16544	\$	1,606.06	9708	0.07550	\$	732.99	\$	2,339.06	
PSD-A	33-01-01-16-426-052	420 E	MICHIGAN AVE	TAXABLE	201 Restaurants	7303	1	7303	0.16544	\$	1,208.19	0	0.07550	\$	-	\$	1,208.19	
PSD-A	33-01-01-16-426-132	0	RIVER WALKWAY	EXEMPT (211.7M)	402 Vacant	4182	1	4182	0.02186	\$	91.40	0	0.07550	\$	-	-100%	\$	-
PSD-A	33-01-01-16-451-006	401 S	WASHINGTON SQ	TAXABLE	201 Apartment	82988	5	16598	0.16544	\$	2,745.86	66390	0.07550	\$	5,012.74	\$	7,758.60	
PSD-A	33-01-01-16-451-010	0 S	WASHINGTON AVE	TAXABLE	202 Surface Parking Lot	11443	1	11443	0.08272	\$	946.54	0	0.07550	\$	-	\$	946.54	
PSD-A	33-01-01-16-451-014	419 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	23220	3	7740	0.16544	\$	1,280.48	15480	0.07550	\$	1,168.80	\$	2,449.28	
PSD-A	33-01-01-16-451-041	435 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	1383	1	1383	0.16544	\$	228.80	0	0.07550	\$	-	\$	228.80	
PSD-A	33-01-01-16-451-062	420 S	GRAND AVE	EXEMPT (OTHER)	201 Passenger Terminals	14000	1	14000	0.16544	\$	2,316.12	0	0.07550	\$	-	-100%	\$	-
																		\$ 411,273.63

PSD-B	33-01-01-09-254-011	1223	TURNER ST	TAXABLE	201 Office Buildings	24273	1	24273	0.10555	\$	2,561.99	0	0.03955	\$	-	\$	2,561.99	
PSD-B	33-01-01-09-254-022	201 E	CESAR E. CHAVEZ	TAXABLE	201 Restaurants	4872	1	4872	0.10555	\$	514.23	0	0.03955	\$	-	\$	514.23	
PSD-B	33-01-01-09-254-023	0 E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	7560	1	7560	0.05277	\$	398.93	0	0.03955	\$	-	\$	398.93	
PSD-B	33-01-01-09-254-031	0	TURNER ST	TAXABLE	202 Surface Parking Lot	5148	1	5148	0.05277	\$	271.65	0	0.03955	\$	-	\$	271.65	
PSD-B	33-01-01-09-254-041	1207	TURNER ST	TAXABLE	201 Stores - Retail	2687	2	1343.5	0.10555	\$	141.81	1343.5	0.03955	\$	53.14	\$	194.94	
PSD-B	33-01-01-09-254-051	1209	TURNER ST	TAXABLE	201 Stores - Retail	3007	2	1503.5	0.10555	\$	158.69	1503.5	0.03955	\$	59.46	\$	218.16	
PSD-B	33-01-01-09-254-062	1213	TURNER ST	TAXABLE	201 Stores - Retail	6160	2	3080	0.10555	\$	325.09	3080	0.03955	\$	121.81	\$	446.90	
PSD-B	33-01-01-09-254-081	1217	TURNER ST	TAXABLE	201 Stores - Retail	3211	2	1605.5	0.10555	\$	169.46	1605.5	0.03955	\$	63.50	\$	232.96	
PSD-B	33-01-01-09-254-091	1219	TURNER ST	TAXABLE	201 Stores - Retail	1333	2	666.5	0.10555	\$	70.35	666.5	0.03955	\$	26.36	\$	96.71	
PSD-B	33-01-01-09-254-101	1221	TURNER ST	TAXABLE	201 Stores - Retail	3106	1	3106	0.10555	\$	327.84	0	0.03955	\$	-	\$	327.84	
PSD-B	33-01-01-09-255-020	1310	TURNER ST	TAXABLE	201 Office Buildings	4500	1	4500	0.10555	\$	474.97	0	0.03955	\$	-	\$	474.97	
PSD-B	33-01-01-09-255-032	309	CLINTON ST	TAXABLE	201 Warehouses - Storage	6677	2	3338.5	0.10555	\$	352.38	3338.5	0.03955	\$	132.04	\$	484.41	
PSD-B	33-01-01-09-256-050	101 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	10560	2	5280	0.10555	\$	557.30	5280	0.03955	\$	208.82	\$	766.12	
PSD-B	33-01-01-09-256-060	107 E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	3080	2	1540	0.10555	\$	162.55	1540	0.03955	\$	60.91	\$	223.45	
PSD-B	33-01-01-09-256-070	109 E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	3300	2	1650	0.10555	\$	174.16	1650	0.03955	\$	65.26	\$	239.41	
PSD-B	33-01-01-09-256-080	111 E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	6600	2	3300	0.10555	\$	348.31	3300	0.03955	\$	130.52	\$	478.83	
PSD-B	33-01-01-09-256-090	115 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	6411	2	3205.5	0.10555	\$	338.34	3205.5	0.03955	\$	126.78	\$	465.11	
PSD-B	33-01-01-09-256-103	119 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	3520	3	1173.333333	0.10555	\$	123.84	2346.666667	0.03955	\$	92.81	\$	216.65	
PSD-B	33-01-01-09-257-001	1250	TURNER ST	TAXABLE	201 Bars (Taverns)	7299	2	3649.5	0.10555	\$	385.20	3649.5	0.03955	\$	144.34	\$	529.54	
PSD-B	33-01-01-09-257-015	1236	TURNER ST	TAXABLE	201 Shopping Centers - Mixe	6606	2	3303	0.10555	\$	348.63	3303	0.03955	\$	130.63	\$	479.26	
PSD-B	33-01-01-09-257-025	306	CLINTON ST	TAXABLE	401 Shopping Centers - Mixe	4448	2	5042	0.10555	\$	532.18	-594	0.03955	\$	(23.49)	-100%	\$	-
PSD-B	33-01-01-09-257-032	1232	TURNER ST	TAXABLE	201 Office Buildings	7864	2	3932	0.10555	\$	415.02	3932	0.03955	\$	155.51	\$	570.53	
PSD-B	33-01-01-09-257-041	1220	TURNER ST	TAXABLE	201 Stores - Retail	5820	2	2910	0.10555	\$	307.15	2910	0.03955	\$	115.09	\$	422.24	
PSD-B	33-01-01-09-257-053	1216	TURNER ST	TAXABLE	201 Shopping Centers - Mixe	6440	2	3220	0.10555	\$	339.87	3220	0.03955	\$	127.35	\$	467.22	
PSD-B	33-01-01-09-257-054	1214	TURNER ST	TAXABLE	201 Stores - Retail	2530	1	2530	0.10555	\$	267.04	0	0.03955	\$	-	\$	267.04	
PSD-B	33-01-01-09-257-071	1210	TURNER ST	TAXABLE	201 Stores - Retail	4678	2	2339	0.10555	\$	246.88	2339	0.03955	\$	92.51	\$	339.39	
PSD-B	33-01-01-09-257-091	303 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	6438	2	3219	0.10555	\$	339.76	3219	0.03955	\$	127.31	\$	467.07	
PSD-B	33-01-01-09-257-101	307 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	5648	2	2824	0.10555	\$	298.07	2824	0.03955	\$	111.69	\$	409.76	
PSD-B	33-01-01-09-257-111	311 E	CESAR E. CHAVEZ	TAXABLE	201 Restaurants	2736	2	1368	0.10555	\$	144.39	1368	0.03955	\$	54.10	\$	198.50	
PSD-B	33-01-01-09-257-121	313 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	2424	2	1212	0.10555	\$	127.93	1212	0.03955	\$	47.93	\$	175.86	
PSD-B	33-01-01-09-257-143	317 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	4000	1	4000	0.10555	\$	422.20	0	0.03955	\$	-	\$	422.20	
PSD-B	33-01-01-09-257-145	319 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	6800	1	6800	0.10555	\$	717.73	0	0.03955	\$	-	\$	717.73	

PSD-B	33-01-01-09-257-146	327 E	CESAR E. CHAVEZ	TAXABLE	201 Bars (Taverns)	2000	1	2000	0.10555	\$	211.10	0	0.03955	\$	-	\$	211.10	
PSD-B	33-01-01-09-257-152	329 E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	2400	1	2400	0.10555	\$	253.32	0	0.03955	\$	-	\$	253.32	
PSD-B	33-01-01-09-257-193	1213	CENTER ST	TAXABLE	201 Office Buildings	12981	1	12981	0.10555	\$	1,370.13	0	0.03955	\$	-	\$	1,370.13	
PSD-B	33-01-01-09-257-232	1235	CENTER ST	TAXABLE	201 Warehouses - Storage	10454	1	10454	0.10555	\$	1,103.41	0	0.03955	\$	-	\$	1,103.41	
PSD-B	33-01-01-09-257-241	1247	CENTER ST	TAXABLE	201 Bars (Taverns)	4870	3	1623	0.10555	\$	171.34	3247	0.03955	\$	128.41	\$	299.75	
PSD-B	33-01-01-09-279-052	401 E	CESAR E. CHAVEZ	TAXABLE	201 Shopping Centers - Mix	8555	1	8555	0.10555	\$	902.97	0	0.03955	\$	-	\$	902.97	
PSD-B	33-01-01-09-279-071	409 E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	14091	1	14091	0.05277	\$	743.57	0	0.03955	\$	-	\$	743.57	
PSD-B	33-01-01-09-279-082	1201 N	CEDAR ST	TAXABLE	201 Markets - Convenience	3936	2	1968	0.10555	\$	207.72	1968	0.03955	\$	77.83	\$	285.55	
PSD-B	33-01-01-09-331-111	1103 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	1680	1	1680	0.10555	\$	177.32	0	0.03955	\$	-	\$	177.32	
PSD-B	33-01-01-09-331-122	1107 N	WASHINGTON AVE	TAXABLE	201 Warehouses - Storage	2905	2	1452.5	0.10555	\$	153.31	1452.5	0.03955	\$	57.45	\$	210.76	
PSD-B	33-01-01-09-331-152	1113 N	WASHINGTON AVE	TAXABLE	201 Stores - Retail	4320	1	4320	0.10555	\$	455.97	0	0.03955	\$	-	\$	455.97	
PSD-B	33-01-01-09-331-162	1125 N	WASHINGTON AVE	TAXABLE	201 Sheds - Equipment 4 W	4590	2	2295	0.10555	\$	242.23	2295	0.03955	\$	90.77	\$	333.00	
PSD-B	33-01-01-09-331-181	1135 N	WASHINGTON AVE	TAXABLE	201 Shopping Centers - Mix	9119	2	4559.5	0.10555	\$	481.25	4559.5	0.03955	\$	180.33	\$	661.58	
PSD-B	33-01-01-09-401-001	1132 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	7716	1	7716	0.10555	\$	814.42	0	0.03955	\$	-	\$	814.42	
PSD-B	33-01-01-09-401-011	0 N	WASHINGTON AVE	EXEMPT (211.7M)	202 Vacant	0	1	0	0.02186	\$	-	0	0.02186	\$	-	\$	-	
PSD-B	33-01-01-09-401-021	1122 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2222	1	2222	0.10555	\$	234.53	0	0.03955	\$	-	\$	234.53	
PSD-B	33-01-01-09-401-040	1100 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	25662	1	25662	0.10555	\$	2,708.60	0	0.03955	\$	-	\$	2,708.60	
PSD-B	33-01-01-09-401-091	120 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	1100	1	1100	0.10555	\$	116.10	0	0.03955	\$	-	\$	116.10	
PSD-B	33-01-01-09-401-101	116 E	CESAR E. CHAVEZ	TAXABLE	201 Warehouses - Storage	3620	2	1810	0.10555	\$	191.04	1810	0.03955	\$	71.59	\$	262.63	
PSD-B	33-01-01-09-401-122	106 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	7006	2	3503	0.10555	\$	369.74	3503	0.03955	\$	138.54	\$	508.28	
PSD-B	33-01-01-09-402-001	200 E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	7268	2	3634	0.10555	\$	383.57	3634	0.03955	\$	143.72	\$	527.29	
PSD-B	33-01-01-09-402-013	212 E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	15883	3	5294	0.10555	\$	558.81	10589	0.03955	\$	418.78	\$	977.59	
PSD-B	33-01-01-09-402-061	208 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	3610	2	1805	0.10555	\$	190.52	1805	0.03955	\$	71.39	\$	261.90	
PSD-B	33-01-01-09-402-071	206 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	2840	3	946.6666667	0.10555	\$	99.92	1893.333333	0.03955	\$	74.88	\$	174.80	
PSD-B	33-01-01-09-402-081	204 E	CESAR E. CHAVEZ	TAXABLE	201 Shopping Centers - Mix	4260	3	1420	0.10555	\$	149.88	2840	0.03955	\$	112.32	\$	262.20	
PSD-B	33-01-01-09-403-001	216 E	CESAR E. CHAVEZ	EXEMPT (211.7M)	202 Surface Parking Lot	6953	1	6953	0.05277	\$	366.90	0	0.03955	\$	-	-100%	\$	-
PSD-B	33-01-01-09-403-023	1105	FACTORY ST	EXEMPT (211.7M)	202 Surface Parking Lot	28540	1	28540	0.05277	\$	1,506.03	0	0.03955	\$	-	-100%	\$	-
PSD-B	33-01-01-09-403-044	226 E	CESAR E. CHAVEZ	TAXABLE	201 Bars (Taverns)	2250	1	2250	0.10555	\$	237.49	0	0.03955	\$	-	\$	237.49	
PSD-B	33-01-01-09-403-052	0 E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	1800	1	1800	0.05277	\$	94.98	0	0.03955	\$	-	\$	94.98	
PSD-B	33-01-01-09-403-061	0 E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	1800	1	1800	0.05277	\$	94.98	0	0.03955	\$	-	\$	94.98	
PSD-B	33-01-01-09-403-071	0 E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	1980	1	1980	0.05277	\$	104.48	0	0.03955	\$	-	\$	104.48	
PSD-B	33-01-01-09-403-081	0 E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	2160	1	2160	0.05277	\$	113.98	0	0.03955	\$	-	\$	113.98	
PSD-B	33-01-01-09-404-013	1115	CENTER ST	TAXABLE	201 Warehouses - Storage	27021	2	13510.5	0.02186	\$	295.27	13510.5	0.01485	\$	200.67	\$	495.94	
PSD-B	33-01-01-09-404-022	314 E	CESAR E. CHAVEZ	TAXABLE	201 Restaurants - Fast Food	571	1	571	0.10555	\$	60.27	0	0.03955	\$	-	\$	60.27	
PSD-B	33-01-01-09-404-031	308 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	3927	2	1963.5	0.10555	\$	207.25	1963.5	0.03955	\$	77.66	\$	284.90	
PSD-B	33-01-01-09-404-042	304 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	5324	2	2662	0.10555	\$	280.97	2662	0.03955	\$	105.28	\$	386.25	
PSD-B	33-01-01-09-404-061	302 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	3796	1	3796	0.10555	\$	400.66	0	0.03955	\$	-	\$	400.66	
PSD-B	33-01-01-09-426-001	0 E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	5191	1	5191	0.05277	\$	273.92	0	0.03955	\$	-	\$	273.92	
PSD-B	33-01-01-09-426-011	1110	CENTER ST	TAXABLE	201 Stores - Retail	8615	1	8615	0.10555	\$	909.30	0	0.03955	\$	-	\$	909.30	
PSD-B	33-01-01-09-426-022	405 E	MAPLE ST	TAXABLE	201 Garages - Storage	6256	1	6256	0.10555	\$	660.31	0	0.03955	\$	-	\$	660.31	
PSD-B	33-01-01-09-426-041	421 E	MAPLE ST	TAXABLE	201 Warehouses - Storage	707	1	707	0.10555	\$	74.62	0	0.03955	\$	-	\$	74.62	
PSD-B	33-01-01-09-426-051	1127 N	CEDAR ST	TAXABLE	201 Stores - Retail	20984	1	20984	0.10555	\$	2,214.84	0	0.03955	\$	-	\$	2,214.84	
PSD-B	33-01-01-09-426-061	408 E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	1280	3	426.6666667	0.10555	\$	45.03	853.3333333	0.03955	\$	33.75	\$	78.78	

\$ 34,422.13

PSD-C	33-01-01-09-334-101	1003 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	4407	2	2203.5	0.05277	\$	116.28	2203.5	0.01978	\$	43.57	\$	159.85	
PSD-C	33-01-01-09-334-111	1011 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2378	1	2378	0.05277	\$	125.48	0	0.01978	\$	-	\$	125.48	
PSD-C	33-01-01-09-334-141	1031 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2727	2	1363.5	0.05277	\$	71.95	1363.5	0.01978	\$	26.96	\$	98.91	
PSD-C	33-01-01-09-334-151	1035 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2524	2	1262	0.05277	\$	66.59	1262	0.01978	\$	24.96	\$	91.55	
PSD-C	33-01-01-09-378-101	901 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2739	2	1369.5	0.05277	\$	72.27	1369.5	0.01978	\$	27.08	\$	99.35	
PSD-C	33-01-01-09-378-111	909 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2668	2	1334	0.05277	\$	70.39	1334	0.01978	\$	26.38	\$	96.77	
PSD-C	33-01-01-09-378-121	915 N	WASHINGTON AVE	TAXABLE	401 Residential	2739	2	1369.5	0.05277	\$	72.27	1369.5	0.01978	\$	27.08	-100%	\$	-
PSD-C	33-01-01-09-378-131	921 N	WASHINGTON AVE	TAXABLE	201 Shed - Utility Light Com	3707	1	3707	0.05277	\$	195.61	0	0.01978	\$	-	\$	195.61	
PSD-C	33-01-01-09-378-141	935 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	7380	3	2460	0.05277	\$	129.81	4920	0.01978	\$	97.29	\$	227.10	
PSD-C	33-01-01-09-381-143	0 N	WASHINGTON AVE	EXEMPT (211.7Z)	202 Vacant	40986	1	40986	0.02186	\$	895.75	0	0.01978	\$	-	-25%	\$	671.81
PSD-C	33-01-01-09-381-153	819 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	4292	3	1431	0.05277	\$	75.49	2861	0.01978	\$	56.58	\$	132.08	
PSD-C	33-01-01-09-381-161	827 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2050	1	2050	0.05277	\$	108.18	0	0.01978	\$	-	\$	108.18	
PSD-C	33-01-01-09-381-171	831 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	3162	2	1581	0.05277	\$	83.43	1581	0.01978	\$	31.26	\$	114.69	
PSD-C	33-01-01-09-406-001	1034 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	9800	2	4900	0.05277	\$	258.57	4900	0.01978	\$	96.90	-25%	\$	88.87

PSD-C	33-01-01-09-406-012	1026 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	5690	2	2845	0.05277	\$	150.13	2845	0.01978	\$	56.26		\$	206.39	
PSD-C	33-01-01-09-406-051	1010 N	WASHINGTON AVE	TAXABLE	401 Residential	1949	2	974.5	0.05277	\$	51.42	974.5	0.01978	\$	19.27	-100%	\$	-	
PSD-C	33-01-01-09-406-061	1006 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	1695	2	847.5	0.05277	\$	44.72	847.5	0.01978	\$	16.76		\$	61.48	
PSD-C	33-01-01-09-406-071	1000 N	WASHINGTON AVE	TAXABLE	401 Residential?	3148	2	1574	0.05277	\$	83.06	1386	0.01978	\$	27.41	-100%	\$	-	
PSD-C	33-01-01-09-406-111	125 E	KILBORN ST	TAXABLE	201 Office Buildings	1924	2	962	0.05277	\$	50.76	962	0.01978	\$	19.02		\$	69.79	
PSD-C	33-01-01-09-407-042	911	CENTER ST	TAXABLE	201 Warehouses - Storage	16360	1	16360	0.03005	\$	491.54	0	0.01978	\$	-		\$	491.54	
PSD-C	33-01-01-09-407-073	314 E	MAPLE ST	TAXABLE	301 Warehouses - Storage	35996	1	35996	0.03005	\$	1,081.50	0	0.01978	\$	-		\$	1,081.50	
PSD-C	33-01-01-09-408-001	934 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2075	1	2075	0.05277	\$	109.50	0	0.01978	\$	-		\$	109.50	
PSD-C	33-01-01-09-408-022	924 N	WASHINGTON AVE	EXEMPT (211.7P)	201 Office Buildings	3772	1	3772	0.05277	\$	199.04	0	0.01978	\$	-		\$	199.04	
PSD-C	33-01-01-09-408-031	920 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	3068	2	1534	0.05277	\$	80.95	1534	0.01978	\$	30.33		\$	111.28	
PSD-C	33-01-01-09-408-051	0 N	WASHINGTON AVE	TAXABLE	202 Vacant	6138	1	6138	0.02186	\$	134.15	0	0.02186	\$	-		\$	134.15	
PSD-C	33-01-01-09-408-061	109 E	OAKLAND AVE	TAXABLE	201 Office Buildings	1440	2	720	0.05277	\$	37.99	720	0.01978	\$	14.24		\$	52.23	
PSD-C	33-01-01-09-408-081	0 E	OAKLAND AVE	TAXABLE	202 Surface Parking Lot	9801	1	9801	0.02633	\$	258.08	0	0.01978	\$	-		\$	258.08	
PSD-C	33-01-01-09-427-002	502 E	CESAR E. CHAVEZ	TAXABLE	201 Apartment	11656	2	5828	0.05277	\$	307.54	5828	0.01978	\$	115.25		\$	422.79	
PSD-C	33-01-01-09-427-012	1106 N	CEDAR ST	TAXABLE	201 Office Buildings	19688	3	6563	0.05277	\$	346.31	13125	0.01978	\$	259.55		\$	605.86	
PSD-C	33-01-01-09-427-041	536 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	2951	1	2951	0.05277	\$	155.72	0	0.01978	\$	-		\$	155.72	
PSD-C	33-01-01-09-427-051	526 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	1776	1	1776	0.05277	\$	93.72	0	0.01978	\$	-		\$	93.72	
PSD-C	33-01-01-09-427-061	518 E	CESAR E. CHAVEZ	TAXABLE	201 Restaurants	1587	1	1587	0.05277	\$	83.74	0	0.01978	\$	-		\$	83.74	
PSD-C	33-01-01-09-427-071	516 E	CESAR E. CHAVEZ	TAXABLE	201 Garages - Storage	864	1	864	0.05277	\$	45.59	0	0.01978	\$	-		\$	45.59	
PSD-C	33-01-01-09-429-001	0 E	MAPLE ST	TAXABLE	301 Sheds - Equipment 3 W.	4800	1	4800	0.03005	\$	144.22	0	0.01978	\$	-		\$	144.22	
PSD-C	33-01-01-09-429-022	0	CENTER ST	TAXABLE	302 Vacant	12977	1	12977	0.02186	\$	283.61	0	0.00000	\$	-		\$	283.61	
PSD-C	33-01-01-09-429-041	0	CENTER ST	TAXABLE	302 Vacant	3993	1	3993	0.02186	\$	87.27	0	0.00000	\$	-		\$	87.27	
PSD-C	33-01-01-09-429-051	0	ADAMS ST	TAXABLE	302 Vacant	2395	1	2395	0.02186	\$	52.34	0	0.00000	\$	-		\$	52.34	
PSD-C	33-01-01-09-429-061	0	ADAMS ST	TAXABLE	302 Vacant	9108	1	9108	0.02186	\$	199.06	0	0.00000	\$	-		\$	199.06	
PSD-C	33-01-01-09-429-071	0	ADAMS ST	TAXABLE	302 Vacant	10494	1	10494	0.02186	\$	229.35	0	0.00000	\$	-		\$	229.35	
PSD-C	33-01-01-09-429-081	417	ADAMS ST	TAXABLE	302 Vacant	5940	1	5940	0.02186	\$	129.82	0	0.00000	\$	-		\$	129.82	
PSD-C	33-01-01-09-429-091	423	ADAMS ST	TAXABLE	302 Vacant	7095	1	7095	0.02186	\$	155.06	0	0.00000	\$	-		\$	155.06	
PSD-C	33-01-01-09-429-101	0 N	CEDAR ST	TAXABLE	302 Vacant	4842	1	4842	0.02186	\$	105.82	0	0.00000	\$	-		\$	105.82	
PSD-C	33-01-01-09-429-111	1013 N	CEDAR ST	TAXABLE	302 Vacant	3806	1	3806	0.02186	\$	83.18	0	0.00000	\$	-		\$	83.18	
PSD-C	33-01-01-09-429-121	0 N	CEDAR ST	TAXABLE	302 Vacant	8004	1	8004	0.02186	\$	174.93	0	0.00000	\$	-		\$	174.93	
PSD-C	33-01-01-09-429-131	0 N	CEDAR ST	TAXABLE	302 Vacant	6930	1	6930	0.02186	\$	151.46	0	0.00000	\$	-		\$	151.46	
PSD-C	33-01-01-09-429-141	1039 N	CEDAR ST	TAXABLE	201 Stores - Retail	2377	2	1188.5	0.05277	\$	62.72	1188.5	0.01978	\$	23.50		\$	86.22	
PSD-C	33-01-01-09-429-151	426 E	MAPLE ST	TAXABLE	201 Stores - Retail	3043	2	1521.5	0.05277	\$	80.29	1521.5	0.01978	\$	30.09		\$	110.38	
PSD-C	33-01-01-09-429-182	0 E	MAPLE ST	TAXABLE	302 Vacant	14025	1	14025	0.02186	\$	306.52	0	0.01978	\$	-		\$	306.52	
PSD-C	33-01-01-09-431-052	910	CENTER ST	TAXABLE	201 Office Buildings	2176	1	2176	0.05277	\$	114.83	0	0.01978	\$	-		\$	114.83	
PSD-C	33-01-01-09-431-151	427 E	OAKLAND AVE	TAXABLE	201 Restaurants - Fast Food	1536	1	1536	0.05277	\$	81.05	0	0.01978	\$	-		\$	81.05	
PSD-C	33-01-01-09-432-002	505 E	OAKLAND AVE	TAXABLE	201 Restaurants - Fast Food	713	1	713	0.05277	\$	37.62	0	0.01978	\$	-		\$	37.62	
PSD-C	33-01-01-09-432-054	901 N	LARCH ST	TAXABLE	201 Stores - Warehouse Dis	12000	1	12000	0.05277	\$	633.23	0	0.01978	\$	-		\$	633.23	
PSD-C	33-01-01-09-451-021	814 N	WASHINGTON AVE	EXEMPT (OTHER)	201 Office Buildings	3321	2	1660.5	0.05277	\$	87.62	1660.5	0.01978	\$	32.84		\$	120.46	
PSD-C	33-01-01-09-451-033	806 N	WASHINGTON AVE	TAXABLE	201 Medical - Dental Clinics	2914	2	1457	0.05277	\$	76.88	1457	0.01978	\$	28.81		\$	105.70	
PSD-C	33-01-01-09-452-031	711	CENTER ST	TAXABLE	201 Stores - Retail	1964	1	1964	0.05277	\$	103.64	0	0.01978	\$	-		\$	103.64	
PSD-C	33-01-01-09-452-035	0	CENTER ST	TAXABLE	202 Surface Parking Lot	16592	1	16592	0.02633	\$	436.90	0	0.01978	\$	-		\$	436.90	
PSD-C	33-01-01-09-452-042	809	CENTER ST	TAXABLE	201 Office Buildings	11226	1	11226	0.05277	\$	592.38	0	0.01978	\$	-		\$	592.38	
PSD-C	33-01-01-09-452-052	300 E	OAKLAND AVE	TAXABLE	201 Stores - Retail	18580	1	18580	0.05277	\$	980.45	0	0.01978	\$	-		\$	980.45	
PSD-C	33-01-01-09-453-052	720 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	19531	3	6510	0.05277	\$	343.54	13021	0.01978	\$	257.48		\$	601.03	
PSD-C	33-01-01-09-453-104	737 N	GRAND AVE	TAXABLE	201 Stores - Retail	11628	2	5814	0.05277	\$	306.80	5814	0.01978	\$	114.97		\$	421.77	
PSD-C	33-01-01-09-477-023	500 E	OAKLAND AVE	TAXABLE	201 Office Buildings	3076	1	3076	0.05277	\$	162.32	0	0.01978	\$	-		\$	162.32	
PSD-C	33-01-01-09-479-002	0	CENTER ST	TAXABLE	202 Vacant	21780	1	21780	0.02186	\$	476.00	0	0.02186	\$	-	-50%	\$	238.00	Flood Zone
PSD-C	33-01-01-09-479-051	0	CENTER ST	TAXABLE	202 Vacant	5445	1	5445	0.02186	\$	119.00	0	0.02186	\$	-	-50%	\$	59.50	Flood Zone
PSD-C	33-01-01-09-479-061	0	CENTER ST	TAXABLE	202 Vacant	8168	1	8168	0.02186	\$	178.51	0	0.02186	\$	-	-50%	\$	89.26	Flood Zone
PSD-C	33-01-01-09-479-071	0	CENTER ST	TAXABLE	202 Vacant	6806	1	6806	0.02186	\$	148.75	0	0.02186	\$	-	-50%	\$	74.37	Flood Zone
PSD-C	33-01-01-09-479-081	0	CENTER ST	TAXABLE	202 Vacant	7755	1	7755	0.02186	\$	169.49	0	0.02186	\$	-	-50%	\$	84.74	Flood Zone
PSD-C	33-01-01-09-479-091	0	CENTER ST	TAXABLE	202 Vacant	6848	1	6848	0.02186	\$	149.66	0	0.02186	\$	-	-50%	\$	74.83	Flood Zone
PSD-C	33-01-01-09-479-101	0	CENTER ST	TAXABLE	202 Vacant	13819	1	13819	0.02186	\$	302.01	0	0.02186	\$	-	-50%	\$	151.01	Flood Zone
PSD-C	33-01-01-09-479-111	0	CENTER ST	TAXABLE	202 Vacant	5141	1	5141	0.02186	\$	112.36	0	0.02186	\$	-	-50%	\$	56.18	Flood Zone
PSD-C	33-01-01-09-479-121	0 E	SAGINAW ST	TAXABLE	202 Vacant	4703	1	4703	0.02186	\$	102.78	0	0.02186	\$	-	-50%	\$	51.39	Flood Zone
PSD-C	33-01-01-09-479-131	0 E	SAGINAW ST	TAXABLE	202 Vacant	4819	1	4819	0.02186	\$	105.32	0	0.02186	\$	-	-50%	\$	52.66	Flood Zone
PSD-C	33-01-01-09-479-141	415 E	SAGINAW ST	TAXABLE	201 Restaurants	2136	1	2136	0.05277	\$	112.71	0	0.01978	\$	-		\$	112.71	
PSD-C	33-01-01-09-479-161	715 N	CEDAR ST	TAXABLE	201 Office Buildings	5760	2	2880	0.05277	\$	151.97	2880	0.01978	\$	56.95		\$	208.93	
PSD-C	33-01-01-09-479-243	741 N	CEDAR ST	TAXABLE	201 Office Buildings	16000	2	8000	0.05277	\$	422.15	8000	0.01978	\$	158.20		\$	580.35	
PSD-C	33-01-01-09-480-00-0																		

PSD-C	33-01-01-09-480-252	719 N	LARCH ST	TAXABLE	201 Medical - Office Buidin	2187	2	1093.5	0.05277	\$	57.70	1093.5	0.01978	\$	21.62	\$	79.33	
PSD-C	33-01-01-09-480-283	733 N	LARCH ST	TAXABLE	201 Warehouses - Storage	22500	1	22500	0.05277	\$	1,187.30	0	0.01978	\$	-	\$	1,187.30	
PSD-C	33-01-01-16-203-013	400 E	SAGINAW ST	TAXABLE	201 Shopping Centers - Nei	18556	1	18556	0.05277	\$	979.18	0	0.01978	\$	-	\$	979.18	
PSD-C	33-01-01-16-226-002	500 E	SAGINAW ST	TAXABLE	201 Markets - Convenience	10082	1	10082	0.05277	\$	532.02	0	0.01978	\$	-	\$	532.02	
PSD-C	33-01-01-16-226-022	610 N	CEDAR ST	TAXABLE	201 Stores - Retail	6786	1	6786	0.05277	\$	358.09	0	0.01978	\$	-	\$	358.09	
PSD-C	33-01-01-16-226-061	601 N	LARCH ST	EXEMPT (211.70)	201 Office Buildings	4050	1	4050	0.05277	\$	213.71	0	0.01978	\$	-	-25%	\$	53.43
PSD-C	33-01-01-16-228-001	500	ERIE ST	TAXABLE	201 Stores - Retail	1400	1	1400	0.05277	\$	73.88	0	0.01978	\$	-	\$	73.88	
PSD-C	33-01-01-16-228-034	500 N	CEDAR ST	TAXABLE	301 Warehouses - Storage	2880	1	2880	0.05277	\$	151.97	0	0.01978	\$	-	\$	151.97	
PSD-C	33-01-01-16-228-042	428 N	CEDAR ST	TAXABLE	201 Industrial - Light Manuf	5662	1	5662	0.03005	\$	170.11	0	0.01978	\$	-	\$	170.11	
PSD-C	33-01-01-16-228-093	416 N	CEDAR ST	EXEMPT (211.70)	201 Office Buildings	15463	2	7731.5	0.05277	\$	407.98	7731.5	0.01978	\$	152.89	-25%	\$	420.66
PSD-C	33-01-01-16-228-131	505 E	SHIAWASSEE ST	TAXABLE	201 Bars (Taverns)	7350	2	3675	0.05277	\$	193.93	3675	0.01978	\$	72.67	\$	266.60	
PSD-C	33-01-01-16-228-141	507 E	SHIAWASSEE ST	TAXABLE	201 Stores - Retail	3552	1	3552	0.05277	\$	187.44	0	0.01978	\$	-	\$	187.44	
PSD-C	33-01-01-16-228-171	523 E	SHIAWASSEE ST	TAXABLE	201 Industrial - Light Manuf	6380	2	3190	0.05277	\$	168.33	3190	0.01978	\$	63.08	\$	231.42	
PSD-C	33-01-01-16-228-181	531 E	SHIAWASSEE ST	TAXABLE	202 Surface Parking Lot	8118	1	8118	0.02633	\$	213.76	0	0.00000	\$	-	\$	213.76	
PSD-C	33-01-01-16-228-191	401 N	LARCH ST	TAXABLE	201 Garages - Service/Fleet	1074	1	1074	0.05277	\$	56.67	0	0.01978	\$	-	\$	56.67	
PSD-C	33-01-01-16-228-201	0 N	LARCH ST	TAXABLE	202 Vacant	2808	1	2808	0.02186	\$	61.37	0	0.01978	\$	-	\$	61.37	
PSD-C	33-01-01-16-228-212	413 N	LARCH ST	TAXABLE	201 Stores - Retail	3965	1	3965	0.05277	\$	209.23	0	0.01978	\$	-	\$	209.23	
PSD-C	33-01-01-16-228-231	431 N	LARCH ST	TAXABLE	201 Stores - Retail	17200	1	17200	0.05277	\$	907.63	0	0.01978	\$	-	\$	907.63	
PSD-C	33-01-01-16-228-250	437 N	LARCH ST	TAXABLE	301 Warehouses - Storage	2800	1	2800	0.03005	\$	84.13	0	0.01978	\$	-	\$	84.13	
PSD-C	33-01-01-16-228-271	515 N	LARCH ST	TAXABLE	301 Warehouses - Storage	20008	1	20008	0.03005	\$	601.14	0	0.01978	\$	-	\$	601.14	
PSD-C	33-01-01-16-228-292	514	ERIE ST	TAXABLE	301 Warehouses - Storage	14477	2	7238.5	0.03005	\$	217.48	7238.5	0.01485	\$	107.51	\$	324.99	
PSD-C	33-01-01-16-380-003	510 S	CAPITOL AVE	EXEMPT (211.7S)	201 Office Buildings	38585	4	9646.25	0.05277	\$	509.02	28938.75	0.01978	\$	572.26	-25%	\$	810.97
PSD-C	33-01-01-16-380-011	530 S	CAPITOL AVE	TAXABLE	202 Vacant	2722	1	2722	0.02186	\$	59.49	0	0.00000	\$	-	\$	59.49	
PSD-C	33-01-01-16-380-021	534 S	CAPITOL AVE	TAXABLE	202 Vacant	2723	1	2723	0.02186	\$	59.51	0	0.00000	\$	-	\$	59.51	
PSD-C	33-01-01-16-381-005	501 S	CAPITOL AVE	TAXABLE	201 Apartment	61031	7	8719	0.05277	\$	460.08	52312	0.01978	\$	1,034.48	\$	1,494.55	
PSD-C	33-01-01-16-381-006	110 W	HILLSDALE ST	TAXABLE	201 Apartment	156051	5	31210.2	0.05277	\$	1,646.93	124840.8	0.01978	\$	2,468.73	\$	4,115.66	
PSD-C	33-01-01-16-381-007	520 S	WASHINGTON AVE	TAXABLE	201 Office Buildings	8035	2	4017.5	0.05277	\$	212.00	4017.5	0.01978	\$	79.45	\$	291.45	
PSD-C	33-01-01-16-383-004	620 S	CAPITOL AVE	TAXABLE	201 Office Buildings	32416	3	10805	0.05277	\$	570.19	21611	0.01978	\$	427.35	\$	997.54	
PSD-C	33-01-01-16-383-053	600 S	CAPITOL AVE	TAXABLE	201 Office Buildings	2985	1	2985	0.05277	\$	157.52	0	0.01978	\$	-	\$	157.52	
PSD-C	33-01-01-16-383-054	0 S	CAPITOL AVE	TAXABLE	202 Surface Parking Lot	10890	1	10890	0.02633	\$	286.76	0	0.00000	\$	-	\$	286.76	
PSD-C	33-01-01-16-384-002	605 S	CAPITOL AVE	TAXABLE	201 Office Buildings	4485	2	2242.5	0.05277	\$	118.33	2242.5	0.01978	\$	44.35	\$	162.68	
PSD-C	33-01-01-16-384-011	611 S	CAPITOL AVE	TAXABLE	201 Office Buildings	3075	2	1537.5	0.05277	\$	81.13	1537.5	0.01978	\$	30.40	\$	111.54	
PSD-C	33-01-01-16-384-053	118 W	ST JOSEPH ST	TAXABLE	201 Office Buildings	8844	3	2948	0.05277	\$	155.56	5896	0.01978	\$	116.59	\$	272.16	
PSD-C	33-01-01-16-384-054	624 S	WASHINGTON AVE	TAXABLE	201 Banks - Branch	3885	2	1942.5	0.05277	\$	102.50	1942.5	0.01978	\$	38.41	\$	140.92	
PSD-C	33-01-01-16-384-061	608 S	WASHINGTON AVE	TAXABLE	201 Office Buildings	9964	2	4982	0.05277	\$	262.90	4982	0.01978	\$	98.52	\$	361.41	
PSD-C	33-01-01-16-384-071	105 W	HILLSDALE ST	TAXABLE	201 Office Buildings	1900	2	950	0.05277	\$	50.13	950	0.01978	\$	18.79	\$	68.92	
PSD-C	33-01-01-16-384-092	0 W	HILLSDALE ST	TAXABLE	202 Surface Parking Lot	9372	1	9372	0.02633	\$	246.78	0	0.01978	\$	-	\$	246.78	
PSD-C	33-01-01-16-403-083	240	MUSEUM DR	EXEMPT (211.70)	201 Museum	25853	1	25853	0.05277	\$	1,364.24	0	0.01978	\$	-	-60%	\$	545.69
PSD-C	33-01-01-16-403-084	0	MUSEUM DR	EXEMPT (211.7M)	402 Vacant	15056	1	15056	0.02186	\$	329.05	0	0.00000	\$	-	-100%	\$	-
PSD-C	33-01-01-16-408-001	228	MUSEUM DR	EXEMPT (211.70)	201 Theaters - Live Stage	15750	1	15750	0.05277	\$	831.11	0	0.01978	\$	-	-60%	\$	332.44
PSD-C	33-01-01-16-408-002	200	MUSEUM DR	TAXABLE	201 Museum	69379	2	34689.5	0.05277	\$	1,830.53	34689.5	0.01978	\$	685.98	-60%	\$	1,006.61
PSD-C	33-01-01-16-408-003	220	MUSEUM DR	EXEMPT (211.7N)	201 City Clubs	2704	1	2704	0.05277	\$	142.69	0	0.01978	\$	-	-60%	\$	57.07
PSD-C	33-01-01-16-408-004	0	MUSEUM DR	TAXABLE	202 Surface Parking Lot	12543	1	12543	0.02633	\$	330.28	0	0.00000	\$	-	\$	330.28	
PSD-C	33-01-01-16-427-051	0 S	CEDAR ST	EXEMPT (211.7M)	202 Vacant	4901	1	4901	0.02186	\$	107.11	0	0.00000	\$	-	-100%	\$	-
PSD-C	33-01-01-16-427-082	0 S	CEDAR ST	EXEMPT (211.7M)	202 Surface Parking Lot	43920	1	43920	0.02633	\$	1,156.50	0	0.00000	\$	-	-100%	\$	-
PSD-C	33-01-01-16-427-122	0 E	KALAMAZOO ST	EXEMPT (211.7M)	202 Surface Parking Lot	53019	1	53019	0.02633	\$	1,396.10	0	0.00000	\$	-	-100%	\$	-
PSD-C	33-01-01-16-427-192	220 S	LARCH ST	TAXABLE	201 Garages - Service/Fleet	3864	1	3864	0.05277	\$	203.90	0	0.01978	\$	-	\$	203.90	
PSD-C	33-01-01-16-427-211	0 S	LARCH ST	TAXABLE	202 Vacant	6535	1	6535	0.02186	\$	142.82	0	0.00000	\$	-	\$	142.82	
PSD-C	33-01-01-16-427-221	0 S	LARCH ST	TAXABLE	202 Vacant	5808	1	5808	0.02186	\$	126.93	0	0.00000	\$	-	\$	126.93	
PSD-C	33-01-01-16-427-231	154 S	LARCH ST	TAXABLE	201 Fitness Centers	7983	1	7983	0.05277	\$	421.25	0	0.01978	\$	-	\$	421.25	
PSD-C	33-01-01-16-427-251	0 S	LARCH ST	TAXABLE	202 Vacant	5808	1	5808	0.02186	\$	126.93	0	0.00000	\$	-	\$	126.93	
PSD-C	33-01-01-16-427-285	0 S	CEDAR ST	EXEMPT (211.7M)	202 Vacant	9365	1	9365	0.02186	\$	204.67	0	0.00000	\$	-	-100%	\$	-
PSD-C	33-01-01-16-428-093	119 S	LARCH ST	TAXABLE	201 Garages - Service/Fleet	10370	1	10370	0.05277	\$	547.21	0	0.01978	\$	-	\$	547.21	
PSD-C	33-01-01-16-428-111	0 S	LARCH ST	TAXABLE	202 Surface Parking Lot	8085	1	8085	0.02633	\$	212.89	0	0.00000	\$	-	\$	212.89	
PSD-C	33-01-01-16-428-121	0 S	LARCH ST	TAXABLE	202 Surface Parking Lot	4767	1	4767	0.02633	\$	125.52	0	0.00000	\$	-	\$	125.52	
PSD-C	33-01-01-16-428-131	0 S	LARCH ST	TAXABLE	202 Surface Parking Lot	5847	1	5847	0.02633	\$	153.96	0	0.00000	\$	-	\$	153.96	
PSD-C	33-01-01-16-428-301	600 E	MICHIGAN AVE	TAXABLE	201 Markets - Supermarket	37972	1	37972	0.05277	\$	2,003.74	0	0.01978	\$	-	\$	2,003.74	
PSD-C	33-01-01-16-428-302	600 E	MICHIGAN AVE	TAXABLE	201 Hotels - Full Service	67365	4	16841	0.05277	\$	888.70	50524	0.01978	\$	999.11	\$	1,887.80	
PSD-C	33-01-01-16-428-303	600 E	MICHIGAN AVE	TAXABLE	201 Apartment	36491	3	12164	0.05277	\$	641.86	24327	0.01978	\$	481.07	\$	1,122.94	
PSD-C	33-01-01-16-429-082	205 S	LARCH ST	TAXABLE	201 Office Buildings	1517	2	758.5	0.05277	\$	40.03	758.5	0.01978	\$	15.00	\$	55.02	
PSD-C	33-01-01-16-429-101	0 S	LARCH ST	TAXABLE	202 Vacant	5468	1	5468	0.02186	\$	119.50	0	0.00000	\$	-	\$	119.50	
PSD-C	33-01-01-16-429-112	215 S	LARCH ST	TAXABLE	201 Garages - Service/Fleet	3662	1	3662	0.05277	\$	193.24	0	0.01978	\$	-	\$	193.24	
PSD-C	33-01-01-16-430-073	610	PARK PLACE	TAXABLE	201 Garages - Service/Fleet	9797	1	9797	0.05277	\$	516.98	0	0.01978	\$	-	\$	516.98	
PSD-C	33-01-01-16-430-121	601 E	KALAMAZOO ST	TAXABLE	201 Garages - Mini-Lube	1395	1	1395										

PSD-C	33-01-01-16-452-001	405 S	GRAND AVE	TAXABLE	201 Stores - Retail	6180	1	6180	0.05277	\$	326.11	0	0.01978	\$	-	\$	326.11	
PSD-C	33-01-01-16-452-013	220 E	KALAMAZOO ST	TAXABLE	201 Office Buildings	19642	2	9821	0.05277	\$	518.24	9821	0.01978	\$	194.21	\$	712.45	
PSD-C	33-01-01-16-452-023	425 S	GRAND AVE	EXEMPT (211.7M)	202 Surface Parking Lot	43560	1	43560	0.02633	\$	1,147.02	0	0.00000	\$	-	-100%	\$	-
PSD-C	33-01-01-16-453-003	405	CHERRY ST	EXEMPT (211.7Z)	201 Schools - Multipurpose	10302	1	10302	0.05277	\$	543.63	0	0.01978	\$	-	-100%	\$	-
PSD-C	33-01-01-16-453-031	0	CHERRY ST	TAXABLE	202 Surface Parking Lot	4356	1	4356	0.02633	\$	114.70	0	0.00000	\$	-		\$	114.70
PSD-C	33-01-01-16-454-012	404	KALAMAZOO PLAZA	TAXABLE	201 Office Buildings	16849	2	8424.5	0.05277	\$	444.55	8424.5	0.01978	\$	166.59		\$	611.15
PSD-C	33-01-01-16-455-003	0 S	WASHINGTON AVE	TAXABLE	202 Vacant	5258	1	5258	0.02186	\$	114.91	0	0.00000	\$	-		\$	114.91
PSD-C	33-01-01-16-455-031	511 S	WASHINGTON AVE	TAXABLE	201 Office Buildings	10665	2	5332.5	0.05277	\$	281.39	5332.5	0.01978	\$	105.45		\$	386.84
PSD-C	33-01-01-16-455-081	117 E	HILLSDALE ST	TAXABLE	401 Duplex	2371	2	1185.5	0.05277	\$	62.56	900	0.01978	\$	17.80	-100%	\$	-
PSD-C	33-01-01-16-455-091	120 E	LENAWEE ST	TAXABLE	201 Office Buildings	69247	2	34623.5	0.05277	\$	1,827.05	34623.5	0.01978	\$	684.68		\$	2,511.73
PSD-C	33-01-01-16-455-102	0 E	LENAWEE ST	TAXABLE	202 Vacant	2002	1	2002	0.02186	\$	43.75	0	0.00000	\$	-		\$	43.75
PSD-C	33-01-01-16-456-003	507 S	GRAND AVE	TAXABLE	201 Office Buildings	10044	2	5022	0.05277	\$	265.01	5022	0.01978	\$	99.31		\$	364.32
PSD-C	33-01-01-16-456-012	0 S	GRAND AVE	TAXABLE	202 Surface Parking Lot	32505	1	32505	0.02633	\$	855.92	0	0.00000	\$	-		\$	855.92
PSD-C	33-01-01-16-456-021	533 S	GRAND AVE	TAXABLE	201 Office Buildings	3316	2	1658	0.05277	\$	87.49	1658	0.01978	\$	32.79		\$	120.28
PSD-C	33-01-01-16-456-091	520	CHERRY ST	EXEMPT (211.7M)	201 Office Buildings	8498	2	4249	0.05277	\$	224.22	4249	0.01978	\$	84.02	-100%	\$	-
PSD-C	33-01-01-16-456-101	0	CHERRY ST	TAXABLE	202 Surface Parking Lot	10890	1	10890	0.02633	\$	286.76	0	0.00000	\$	-		\$	286.76
PSD-C	33-01-01-16-456-142	0 E	LENAWEE ST	TAXABLE	202 Vacant	5511	1	5511	0.02186	\$	120.44	0	0.00000	\$	-		\$	120.44
PSD-C	33-01-01-16-457-001	0 E	LENAWEE ST	EXEMPT (OTHER)	402 Vacant	3267	1	3267	0.02186	\$	71.40	0	0.00000	\$	-	-100%	\$	-
PSD-C	33-01-01-16-457-041	0	CHERRY ST	TAXABLE	402 Vacant	5445	1	5445	0.02186	\$	119.00	0	0.00000	\$	-	-100%	\$	-
PSD-C	33-01-01-16-457-203	0	RIVER ST	TAXABLE	202 Vacant	36155	1	36155	0.02186	\$	790.17	0	0.00000	\$	-	-50%	\$	395.08
PSD-C	33-01-01-16-457-204	0	RIVER ST	TAXABLE	202 Vacant	41818	1	41818	0.02186	\$	913.93	0	0.00000	\$	-	-50%	\$	456.97
PSD-C	33-01-01-16-458-002	603 S	WASHINGTON AVE	TAXABLE	201 Office Buildings	13653	2	6826.5	0.05277	\$	360.23	6826.5	0.01978	\$	134.99		\$	495.22
PSD-C	33-01-01-16-458-052	0 W	ST JOSEPH ST	TAXABLE	202 Vacant	6679	1	6679	0.02186	\$	145.97	0	0.00000	\$	-		\$	145.97
PSD-C	33-01-01-16-458-061	0 E	ST JOSEPH ST	TAXABLE	202 Vacant	2995	1	2995	0.02186	\$	65.46	0	0.00000	\$	-		\$	65.46
PSD-C	33-01-01-16-458-071	0 S	GRAND AVE	TAXABLE	202 Vacant	2849	1	2849	0.02186	\$	62.26	0	0.00000	\$	-		\$	62.26
PSD-C	33-01-01-16-458-082	610 S	GRAND AVE	TAXABLE	201 Medical - Office Building	2774	1	2774	0.05277	\$	146.38	0	0.01978	\$	-		\$	146.38
PSD-C	33-01-01-16-459-001	601 S	GRAND AVE	TAXABLE	201 Office Buildings	3442	2	1721	0.05277	\$	90.82	1721	0.01978	\$	34.03		\$	124.85
PSD-C	33-01-01-16-459-141	210 E	HILLSDALE ST	TAXABLE	201 Medical - Office Building	1900	2	950	0.05277	\$	50.13	950	0.01978	\$	18.79		\$	68.92
PSD-C	33-01-01-16-459-301	213 E	ST JOSEPH ST	TAXABLE	201 Office Buildings	2228	2	1114	0.05277	\$	58.78	1114	0.01978	\$	22.03		\$	80.81
PSD-C	33-01-01-16-460-141	0	RIVER ST	TAXABLE	202 Vacant	2112	1	2112	0.02186	\$	46.16	0	0.02186	\$	-	-50%	\$	23.08
PSD-C	33-01-01-16-476-002	410 S	CEDAR ST	TAXABLE	201 Warehouses - Storage	9733	1	9733	0.03005	\$	292.43	0	0.01485	\$	-		\$	292.43
PSD-C	33-01-01-16-477-004	413 S	CEDAR ST	TAXABLE	201 Restaurants - Fast Food	4163	1	4163	0.05277	\$	219.68	0	0.01978	\$	-		\$	219.68
PSD-C	33-01-01-16-477-081	0 S	CEDAR ST	TAXABLE	202 Surface Parking Lot	4437	1	4437	0.02633	\$	116.84	0	0.02186	\$	-		\$	116.84
PSD-C	33-01-01-16-490-001	500 E	MICHIGAN AVE	TAXABLE	201 Shopping Centers - Mixed	25029	4	6257	0.05277	\$	330.19	18772	0.01978	\$	371.21		\$	701.40
PSD-C	33-01-01-16-490-002	500 E	MICHIGAN AVE	TAXABLE	201 Shopping Center - Mixed	12514.5	4	3128.625	0.05277	\$	165.09	9386	0.01978	\$	185.61		\$	350.70

Roll

\$ 54,525.14

Total Zone A \$ 411,273.63
Total Zone B \$ 34,422.13
Total Zone C \$ 54,525.14

\$ 500,220.90

Exempt reduction of 25%
Exempt reduction of 100%
Vacant or Parking Lot

2027 PSD SPECIAL ASSESSMENT ROLL

PSD	Parcel #	Property Address	Dir	Property Street	Exempt Code	Prop. Class / 211.34c	Occupancy type	Total Floor Area	Number of stories	First Floor	Rate	Assessment	Remainder of Floors Sq. Footage	Rate	Assessment	Reduction	Total Assessment (\$19,735 Max)
PSD-A	33-01-01-16-178-051	316 N		CAPITOL AVE	EXEMPT (211.7M)	201	Garages - Parking Level:	261475	5	52295	0.06144	\$ 3,213.21	209180	0.03095	\$ 6,473.28	-100%	\$ 0
PSD-A	33-01-01-16-178-081	309 N		WASHINGTON SQ	EXEMPT (211.7Z)	201	Office Buildings	4214	2	2107	0.17040	\$ 359.03	2107	0.07777	\$ 163.86	-25%	\$ 130.72
PSD-A	33-01-01-16-181-001	221 N		WASHINGTON SQ	EXEMPT (207.1)	201	Office Buildings	245812	5	49162	0.17040	\$ 8,377.27	196650	0.07777	\$ 15,293.24	-25%	\$ 17,752.89
PSD-A	33-01-01-16-181-021	124 W		OTTAWA ST	EXEMPT (211.7L)	201	Office Buildings	54604	11	4964	0.17040	\$ 845.87	49640	0.07777	\$ 3,860.45	-100%	\$ -
PSD-A	33-01-01-16-181-031	120 W		OTTAWA ST	TAXABLE	201	Office Buildings	2793	2	1397	0.17040	\$ 237.96	1397	0.07777	\$ 108.60		\$ 346.57
PSD-A	33-01-01-16-181-041	118 W		OTTAWA ST	TAXABLE	201	Office Buildings	4514	3	1505	0.17040	\$ 256.40	3009	0.07777	\$ 234.03		\$ 490.43
PSD-A	33-01-01-16-181-051	116 W		OTTAWA ST	EXEMPT (211.7N)	201	Office Buildings	17028	6	2838	0.17040	\$ 483.60	14190	0.07777	\$ 1,103.54	-25%	\$ 396.78
PSD-A	33-01-01-16-181-063	201 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	159455	9	17717	0.17040	\$ 3,019.01	141738	0.07777	\$ 11,022.81		\$ 14,041.82
PSD-A	33-01-01-16-181-072	0 N		WASHINGTON SQ	EXEMPT (207.1)	202	Vacant	10890	1	10890	0.02251	\$ 245.13	0	0.00000	\$ -	-25%	\$ 183.85
PSD-A	33-01-01-16-183-002	124 N		CAPITOL AVE	EXEMPT (211.7L)	201	Office Buildings	266763	14	19055	0.17040	\$ 3,246.89	247709	0.07777	\$ 19,264.04	-100%	\$ -
PSD-A	33-01-01-16-183-009	124 W		MICHIGAN AVE	EXEMPT (211.7M)	201	Office Buildings	129853	10	12985	0.17040	\$ 2,212.70	116868	0.07777	\$ 9,088.68	-100%	\$ -
PSD-A	33-01-01-16-183-012	110 W		MICHIGAN AVE	TAXABLE	201	Office Buildings	90720	12	7560	0.17040	\$ 1,288.22	83160	0.07777	\$ 6,467.27		\$ 7,755.49
PSD-A	33-01-01-16-183-031	101 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	71825	13	5525	0.17040	\$ 941.46	66300	0.07777	\$ 5,156.08		\$ 6,097.54
PSD-A	33-01-01-16-183-043	107 N		WASHINGTON SQ	TAXABLE	201	Stores - Retail	4545	3	1515	0.17040	\$ 258.16	3030	0.07777	\$ 235.64		\$ 493.80
PSD-A	33-01-01-16-183-072	113 N		WASHINGTON SQ	TAXABLE	201	Stores - Retail	17878	3	5959	0.17040	\$ 1,015.47	11919	0.07777	\$ 926.90		\$ 1,942.37
PSD-A	33-01-01-16-183-113	119 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	33728	4	8432	0.17040	\$ 1,436.81	25296	0.07777	\$ 1,967.24		\$ 3,404.06
PSD-A	33-01-01-16-190-001	208 N		CAPITOL AVE	EXEMPT (OTHER)	201	Office Buildings - Refine	10076	1	10076	0.17040	\$ 1,716.95	0	0.07777	\$ -	-25%	\$ 1,287.71
PSD-A	33-01-01-16-190-002	208 N		CAPITOL AVE	TAXABLE	201	Office Buildings - Refine	10250	1		0.17040	\$ -	10250	0.07777	\$ 797.13		\$ 797.13
PSD-A	33-01-01-16-190-003	208 N		CAPITOL AVE	TAXABLE	201	Office Buildings - Refine	10272	1		0.17040	\$ -	10272	0.07777	\$ 798.84		\$ 798.84
PSD-A	33-01-01-16-190-004	208 N		CAPITOL AVE	TAXABLE	201	Office Buildings - Refine	10403	1		0.17040	\$ -	10403	0.07777	\$ 809.03		\$ 809.03
PSD-A	33-01-01-16-190-005	208 N		CAPITOL AVE	TAXABLE	201	Office Buildings - Refine	9793	1		0.17040	\$ -	9793	0.07777	\$ 761.59		\$ 761.59
PSD-A	33-01-01-16-190-006	208 N		CAPITOL AVE	TAXABLE	201	Office Buildings - Refine	3642	1	3641.8353	0.17040	\$ 620.57		0.07777	\$ -		\$ 620.57
PSD-A	33-01-01-16-251-012	320 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	13200	2	6600	0.17040	\$ 1,124.64	6600	0.07777	\$ 513.28		\$ 1,637.92
PSD-A	33-01-01-16-251-101	300 N		WASHINGTON SQ	EXEMPT (211.7L)	201	Office Buildings	87724	4	21931	0.17040	\$ 3,737.04	65793	0.07777	\$ 5,116.66	-100%	\$ -
PSD-A	33-01-01-16-251-131	120 E		SHIAWASSEE ST	EXEMPT (211.7M)	201	Garages - Emergency Ri	31381	2	15691	0.17040	\$ 2,673.66	15691	0.07777	\$ 1,220.23	-100%	\$ -
PSD-A	33-01-01-16-252-004	300 N		GRAND AVE	TAXABLE	201	Garages - Parking Struc	332832	5	66566	0.06144	\$ 4,090.11	266266	0.03095	\$ 8,239.96		\$ 12,329.96
PSD-A	33-01-01-16-252-034	200 N		GRAND AVE	TAXABLE	201	Office Buildings	296180	4	74045	0.17040	\$ 12,617.27	222135	0.07777	\$ 17,275.22		\$ 17,534.00
PSD-A	33-01-01-16-252-035	0		RIVER WALKWAY	EXEMPT (211.7M)	202	Vacant	0	0	0	0.02251	\$ -	0	0.07777	\$ -	-100%	\$ -
PSD-A	33-01-01-16-253-002	325		RIVERFRONT	EXEMPT (211.7M)	201	Stores - Warehouse Foc	11120	1	11120	0.17040	\$ 1,894.85	0	0.07777	\$ -	-100%	\$ -
PSD-A	33-01-01-16-253-034	313 N		CEDAR ST	TAXABLE	201	Apartment	140722	5	28144	0.17040	\$ 4,795.81	112578	0.07777	\$ 8,755.05		\$ 13,550.85
PSD-A	33-01-01-16-253-035	0 N		CEDAR ST	TAXABLE	201	Warehouses - Distributi	46270	1	46270	0.06144	\$ 2,843.01	0	0.03095	\$ -		\$ 2,843.01
PSD-A	33-01-01-16-253-052	0 N		CEDAR ST	EXEMPT (211.7M)	202	Vacant	123492	1	123492	0.02251	\$ 2,779.80	0	0.07777	\$ -	-100%	\$ -
PSD-A	33-01-01-16-253-113	333 E		MICHIGAN AVE	EXEMPT (211.7M)	201	Convention Centers	218013	2	109007	0.17040	\$ 18,574.71	109007	0.07777	\$ 8,477.33	-100%	\$ -
PSD-A	33-01-01-16-253-122	0 E		MICHIGAN AVE	EXEMPT (211.7IG)	202	Vacant	12800	1	12800	0.02251	\$ 288.13	0	0.07777	\$ -	-100%	\$ -
PSD-A	33-01-01-16-254-001	230 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	31243	3	10414	0.17040	\$ 1,774.60	20829	0.07777	\$ 1,619.82		\$ 3,394.43
PSD-A	33-01-01-16-254-063	200 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	50391	4	12598	0.17040	\$ 2,146.66	37793	0.07777	\$ 2,939.14		\$ 5,085.80
PSD-A	33-01-01-16-254-171	201 N		GRAND AVE	EXEMPT (211.7M)	201	Garages - Parking Level:	399250	5	79850	0.06144	\$ 4,906.30	319400	0.03095	\$ 9,884.15	-100%	\$ -
PSD-A	33-01-01-16-254-301	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	12549	1	12549	0.17040	\$ 2,138.30	0	0.07777	\$ -		\$ 2,138.30
PSD-A	33-01-01-16-254-302	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	9063	1	0	0.17040	\$ -	9063	0.07777	\$ 704.82		\$ 704.82
PSD-A	33-01-01-16-254-303	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	4183	1	0	0.17040	\$ -	4183	0.07777	\$ 325.31		\$ 325.31
PSD-A	33-01-01-16-254-304	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	9760	1	0	0.17040	\$ -	9761	0.07777	\$ 759.10		\$ 759.10
PSD-A	33-01-01-16-254-305	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	4880	1		0.17040	\$ -	4880	0.07777	\$ 379.51		\$ 379.51
PSD-A	33-01-01-16-254-306	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	9760	1		0.17040	\$ -	9760	0.07777	\$ 759.03		\$ 759.03
PSD-A	33-01-01-16-254-307	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	4880	1		0.17040	\$ -	4880	0.07777	\$ 379.51		\$ 379.51
PSD-A	33-01-01-16-254-308	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	14640	1		0.17040	\$ -	14640	0.07777	\$ 1,138.54		\$ 1,138.54
PSD-A	33-01-01-16-255-004	120 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	157548	10	15755	0.17040	\$ 2,684.62	141793	0.07777	\$ 11,027.12		\$ 13,711.73
PSD-A	33-01-01-16-255-007	111 E		MICHIGAN AVE	TAXABLE	201	Restaurants	11273	3	3758	0.17040	\$ 640.31	7515	0.07777	\$ 584.46		\$ 1,224.77
PSD-A	33-01-01-16-255-012	111 N		GRAND AVE	TAXABLE	201	Hotels - Full Service	165684	11	15062	0.17040	\$ 2,566.60	150622	0.07777	\$ 11,713.71		\$ 14,280.30
PSD-A	33-01-01-16-276-002	0 E		SHIAWASSEE ST	TAXABLE	202	Surface Parking Lot	13476	1	13476	0.17040	\$ 2,296.31	0	0.07777	\$ -		\$ 2,296.31
PSD-A	33-01-01-16-276-021	0 N		CEDAR ST	TAXABLE	202	Vacant / Parking	3659	1	3659	0.08520	\$ 311.75	0	0.07777	\$ -		\$ 311.75
PSD-A	33-01-01-16-276-031	518 E		SHIAWASSEE ST	TAXABLE	201	Bars (Taverns)	14479	1	14479	0.17040	\$ 2,467.22	0	0.07777	\$ -		\$ 2,467.22
PSD-A	33-01-01-16-276-041	316 N		CEDAR ST	TAXABLE	201	Stores - Retail	700	1	700	0.17040	\$ 119.28	0	0.07777	\$ -		\$ 119.28
PSD-A	33-01-01-16-276-053	312 N		CEDAR ST	EXEMPT (OTHER)	202	Vacant	0	0							-100%	
PSD-A	33-01-01-16-276-072	505 E		MICHIGAN AVE	EXEMPT (211.7M)	201	Stadium	300564	1	300564	0.17040	\$ 51,216.11	0	0.07777	\$ -	-100%	
PSD-A	33-01-01-16-276-092	310 N		CEDAR ST	TAXABLE	201	Apartment - Luxury	68769	3	22923	0.17040	\$ 3,906.08	45846	0.07777	\$ 3,565.40		\$ 7,471.48
PSD-A	33-01-01-16-276-151	317 N		LARCH ST	TAXABLE	201	Warehouses - Storage	4581	1	4581	0.17040	\$ 780.60	0	0.07777	\$ -		\$ 780.60
PSD-A	33-01-01-16-276-161	325 N		LARCH ST	TAXABLE	302	Vacant	10890	0	10890	0.02251	\$ 245.13	0	0.07777	\$ -		\$ 245.13

PSD-A	33-01-01-16-276-182	532 E	SHIAWASSEE ST	TAXABLE	201 Office Buildings	1894	2	947	0.17040	\$	161.37	947	0.07777	\$	73.65	\$	235.02
PSD-A	33-01-01-16-277-003	340 N	LARCH ST	TAXABLE	201 Warehouses - Storage	18503	1	18503	0.17040	\$	3,152.91	0	0.07777	\$	-	\$	3,152.91
PSD-A	33-01-01-16-277-031	300 N	LARCH ST	TAXABLE	201 Office Buildings	10797	2	5399	0.17040	\$	919.90	5399	0.07777	\$	419.84	\$	1,339.74
PSD-A	33-01-01-16-277-033	0	NO STREET FRONTAGE	TAXABLE	202 Vacant	4990	1	4990	0.02251	\$	112.32	0	0.07777	\$	-	\$	112.32
PSD-A	33-01-01-16-277-043	0	PERE MARQUETTE DR	TAXABLE	202 Surface Parking Lot	22280	1	22280	0.08520	\$	1,898.26	0	0.07777	\$	-	\$	1,898.26
PSD-A	33-01-01-16-277-052	0 N	LARCH ST	TAXABLE	202 Vacant	7400	1	7400	0.02251	\$	166.57	0	0.07777	\$	-	\$	166.57
PSD-A	33-01-01-16-277-063	237	PERE MARQUETTE DR	TAXABLE	201 Warehouses - Storage	8010	2	4005	0.17040	\$	682.45	4005	0.07777	\$	311.46	\$	993.92
PSD-A	33-01-01-16-277-072	231	PERE MARQUETTE DR	TAXABLE	301 Industrial - Engineering	6440	1	6440	0.03095	\$	199.29	0	0.01530	\$	-	\$	199.29
PSD-A	33-01-01-16-277-082	214 N	LARCH ST	TAXABLE	301 Industrial - Light Manuf	7728	1	7728	0.03095	\$	239.15	0	0.01530	\$	-	\$	239.15
PSD-A	33-01-01-16-277-124	130 N	LARCH ST	TAXABLE	301 Industrial - Light Manuf	84609	2	42305	0.03095	\$	1,309.16	42305	0.01530	\$	647.17	\$	1,956.33
PSD-A	33-01-01-16-277-152	112 N	LARCH ST	TAXABLE	201 Bars (Taverns)	9576	2	4788	0.17040	\$	815.88	4788	0.07777	\$	372.36	\$	1,188.23
PSD-A	33-01-01-16-277-181	603 E	MICHIGAN AVE	TAXABLE	201 Office Buildings	3432	2	1716	0.17040	\$	292.41	1716	0.07777	\$	133.45	\$	425.86
PSD-A	33-01-01-16-277-191	605 E	MICHIGAN AVE	TAXABLE	201 Stores - Retail	3564	2	1782	0.17040	\$	303.65	1782	0.07777	\$	138.58	\$	442.24
PSD-A	33-01-01-16-277-241	615 E	MICHIGAN AVE	TAXABLE	201 Stores - Retail	2640	2	1320	0.17040	\$	224.93	1320	0.07777	\$	102.66	\$	327.58
PSD-A	33-01-01-16-277-251	617 E	MICHIGAN AVE	TAXABLE	201 Office Buildings	2640	2	1320	0.17040	\$	224.93	1320	0.07777	\$	102.66	\$	327.58
PSD-A	33-01-01-16-277-262	619 E	MICHIGAN AVE	TAXABLE	201 Shopping Centers - Mix	1145	2	572	0.17040	\$	97.51	572	0.07777	\$	44.50	\$	142.01
PSD-A	33-01-01-16-277-272	621 E	MICHIGAN AVE	TAXABLE	201 Restaurants	6180	2	3090	0.17040	\$	526.54	3090	0.07777	\$	240.31	\$	766.84
PSD-A	33-01-01-16-277-291	625 E	MICHIGAN AVE	TAXABLE	201 Stores - Retail	6600	3	2200	0.17040	\$	374.88	4400	0.07777	\$	342.18	\$	717.06
PSD-A	33-01-01-16-277-301	113	PERE MARQUETTE DR	TAXABLE	201 Apartment	16800	2	8400	0.17040	\$	1,431.36	8400	0.07777	\$	653.26	\$	2,084.62
PSD-A	33-01-01-16-277-311	119	PERE MARQUETTE DR	TAXABLE	201 Office Buildings	17640	3	5880	0.17040	\$	1,001.95	11760	0.07777	\$	914.56	\$	1,916.52
PSD-A	33-01-01-16-277-383	0	PERE MARQUETTE DR	TAXABLE	202 Surface Parking Lot	20365	1	20365	0.08520	\$	1,735.10	0	0.07777	\$	-	\$	1,735.10
PSD-A	33-01-01-16-277-403	637 E	MICHIGAN AVE	TAXABLE	201 Restaurants	5970	1	5970	0.17040	\$	1,017.29	0	0.07777	\$	-	\$	1,017.29
PSD-A	33-01-01-16-325-012	120 W	ALLEGAN ST	TAXABLE	201 Office Buildings	185190	23	8052	0.17040	\$	1,372.02	177138	0.07777	\$	13,775.87	\$	15,147.88
PSD-A	33-01-01-16-325-031	106 W	ALLEGAN ST	TAXABLE	201 Office Buildings	92790	6	15465	0.17040	\$	2,635.24	77325	0.07777	\$	6,013.49	\$	8,648.72
PSD-A	33-01-01-16-325-041	118 S	WASHINGTON SQ	TAXABLE	201 Restaurants	5612	2	2806	0.17040	\$	478.14	2806	0.07777	\$	218.22	\$	696.36
PSD-A	33-01-01-16-325-051	108 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	17064	2	8532	0.17040	\$	1,453.85	8532	0.07777	\$	663.53	\$	2,117.38
PSD-A	33-01-01-16-325-070	104 S	WASHINGTON SQ	TAXABLE	201 Banks - Branch	7040	3	2347	0.17040	\$	399.87	4693	0.07777	\$	365.00	\$	764.87
PSD-A	33-01-01-16-325-081	100 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	58712	10	5871	0.17040	\$	1,000.45	52841	0.07777	\$	4,109.38	\$	5,109.83
PSD-A	33-01-01-16-327-003	201	TOWNSEND ST	EXEMPT (211.7L)	201 Office Buildings	114638	9	12738	0.17040	\$	2,170.49	101901	0.07777	\$	7,924.72	-100%	\$ -
PSD-A	33-01-01-16-327-004	201	TOWNSEND ST	EXEMPT (211.7L)	201 Office Buildings	36202	9	4022	0.17040	\$	685.42	32179	0.07777	\$	2,502.54	\$	3,187.96
PSD-A	33-01-01-16-327-005	201	TOWNSEND ST	EXEMPT (211.7L)	201 Office Buildings	115819	9	12869	0.17040	\$	2,192.85	102951	0.07777	\$	8,006.37	-100%	\$ -
PSD-A	33-01-01-16-327-006	201	TOWNSEND ST	EXEMPT (211.7L)	201 Office Buildings	15	9	2	0.17040	\$	0.29	14	0.07777	\$	1.05	-100%	\$ -
PSD-A	33-01-01-16-327-013	221	TOWNSEND ST	EXEMPT (211.7L)	201 Garages - Parking Struc	240921	7	34417	0.06144	\$	2,114.73	0	0.03095	\$	0.00	-100%	\$ -
PSD-A	33-01-01-16-327-040	221	TOWNSEND ST	EXEMPT (211.7L)	201 Garages - Parking Struc	187594	7	26799	0.06144	\$	1,646.65	160795	0.03095	\$	4,975.97	-100%	\$ -
PSD-A	33-01-01-16-327-050	232 S	CAPITOL AVE	TAXABLE	201 Office Buildings	139414	10	13941	0.17040	\$	2,375.61	125473	0.07777	\$	9,757.88	\$	12,133.49
PSD-A	33-01-01-16-327-102	205 W	ALLEGAN ST	TAXABLE	201 Garages - Parking Struc	133824	6	22304	0.06144	\$	1,370.45	111520	0.03095	\$	3,451.10	\$	4,821.54
PSD-A	33-01-01-16-328-021	217 S	CAPITOL AVE	TAXABLE	201 Fraternal Buildings	109826	7	15689	0.17040	\$	2,673.48	94137	0.07777	\$	7,320.91	\$	9,994.39
PSD-A	33-01-01-16-328-031	231 S	CAPITOL AVE	TAXABLE	202 Surface Parking Lot	21780	1	21780	0.08520	\$	1,855.66	0	0.07777	\$	-	\$	1,855.66
PSD-A	33-01-01-16-328-041	232 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	6750	2	3375	0.17040	\$	575.10	3375	0.07777	\$	262.47	\$	837.57
PSD-A	33-01-01-16-328-051	228 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	6750	2	3375	0.17040	\$	575.10	3375	0.07777	\$	262.47	\$	837.57
PSD-A	33-01-01-16-328-062	224 S	WASHINGTON SQ	TAXABLE	201 Bar Cocktail Lounges	6615	1	6615	0.17040	\$	1,127.20	0	0.07777	\$	-	\$	1,127.20
PSD-A	33-01-01-16-328-100	216 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	7805	2	3903	0.17040	\$	664.99	3903	0.07777	\$	303.49	\$	968.48
PSD-A	33-01-01-16-328-143	210 S	WASHINGTON SQ	TAXABLE	201 Restaurants	6750	1	6750	0.17040	\$	1,150.20	0	0.07777	\$	-	\$	1,150.20
PSD-A	33-01-01-16-328-151	208 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - Mix	8325	3	2775	0.17040	\$	472.86	5550	0.07777	\$	431.62	\$	904.48
PSD-A	33-01-01-16-328-161	206 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - Mix	6750	2	3375	0.17040	\$	575.10	3375	0.07777	\$	262.47	\$	837.57
PSD-A	33-01-01-16-328-171	200 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	30375	3	10125	0.17040	\$	1,725.30	20250	0.07777	\$	1,574.82	\$	3,300.12
PSD-A	33-01-01-16-328-181	115 W	ALLEGAN ST	TAXABLE	201 Office Buildings	30000	10	3000	0.17040	\$	511.20	27000	0.07777	\$	2,099.76	\$	2,610.96
PSD-A	33-01-01-16-328-191	121 W	ALLEGAN ST	TAXABLE	201 Office Buildings	11428	2	5714	0.17040	\$	973.67	5714	0.07777	\$	444.37	\$	1,418.04
PSD-A	33-01-01-16-330-012	320 S	CAPITOL AVE	EXEMPT (211.7M)	201 Garages - Parking Level	348600	5	69720	0.06144	\$	4,283.88	278880	0.03095	\$	8,630.22	-100%	\$ -
PSD-A	33-01-01-16-330-032	300 S	CAPITOL AVE	EXEMPT (211.7Z)	201 Office Buildings	199286	10	19929	0.17040	\$	3,395.83	179357	0.07777	\$	13,948.45	-25%	\$ 13,008.21
PSD-A	33-01-01-16-331-002	125 W	WASHTENAW ST	TAXABLE	201 Restaurants	15326	2	7663	0.17040	\$	1,305.78	7663	0.07777	\$	595.94	\$	1,901.72
PSD-A	33-01-01-16-331-023	313 S	CAPITOL AVE	EXEMPT (211.7Z)	201 Office Buildings	85922	2	42961	0.17040	\$	7,320.55	42961	0.07777	\$	3,341.03	-25%	\$ 7,996.19
PSD-A	33-01-01-16-331-041	330 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	55968	4	13992	0.17040	\$	2,384.24	41976	0.07777	\$	3,264.43	-25%	\$ 4,236.50
PSD-A	33-01-01-16-331-053	326 S	WASHINGTON SQ	EXEMPT (211.7Z)	202 Surface Parking Lot	3485	1	3485	0.08520	\$	296.92	0	0.07777	\$	-	-25%	\$ 222.69
PSD-A	33-01-01-16-331-062	0 S	WASHINGTON SQ	EXEMPT (211.7Z)	202 Surface Parking Lot	24873	1	24873	0.08520	\$	2,119.18	0	0.07777	\$	-	-25%	\$ 1,589.38
PSD-A	33-01-01-16-331-112	300 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	169704	6	28284	0.17040	\$	4,819.59	141420	0.07777	\$	10,998.09	\$	15,817.69
PSD-A	33-01-01-16-331-122	121 W	WASHTENAW ST	TAXABLE	201 Stores - Retail	5820	2	2910	0.17040	\$	495.86	2910	0.07777	\$	226.31	\$	722.17
PSD-A	33-01-01-16-340-001	220 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - Mix	4819.5	1	4820	0.17040	\$	821.24	0	0.07777	\$	-	\$	821.24
PSD-A	33-01-01-16-340-002	222 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - Mix	2092.5	2	1046	0.17040	\$	178.28	1046	0.07777	\$	81.37	\$	259.65
PSD-A	33-01-01-16-378-011	427 S	CAPITOL AVE	EXEMPT (211.7N)	201 Office Buildings	2938	2	1469	0.17040	\$	250.32	1469	0.07777	\$	114.24	-100%	\$ -
PSD-A	33-01-01-16-378-021	431 S	CAPITOL AVE	TAXABLE	201 Office Buildings	2000	2	1000	0.17040	\$	170.40	1000	0.07777	\$	77.77	\$	248.17
PSD-A	33-01-01-16-378-031	118 W	LENAAWEE ST	TAXABLE	201 Office Buildings	1604	2	802	0.17040	\$	136.66	802	0.07777	\$	62.37	\$	199.03
PSD-A	33-01-01-16-378-052	110 W	LENAAWEE ST	TAXABLE	201 Office Buildings	2791	2	1396	0.17040	\$	237.79	1396	0.07777	\$	108.53	\$	346.32
PSD-A	33-01-01-16-378-072	426 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	7074	2	3537	0.17040	\$	602.70	3537	0.07777	\$	275.07	\$	877.77

Ignore # of stories - condo

PSD-A	33-01-01-16-378-092	418 S	WASHINGTON SQ	TAXABLE	202 Surface Parking Lot	29040	1	29040	0.08520	\$ 2,474.21	0	0.07777	\$ -	\$ 2,474.21
PSD-A	33-01-01-16-378-112	406 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	11000	2	5500	0.17040	\$ 937.20	5500	0.07777	\$ 427.73	\$ 1,364.93
PSD-A	33-01-01-16-378-130	402 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - Mixe	8200	1	8200	0.17040	\$ 1,397.28	0	0.07777	\$ -	\$ 1,397.28
PSD-A	33-01-01-16-378-141	400 S	WASHINGTON SQ	TAXABLE	201 Restaurants	4100	2	2050	0.17040	\$ 349.32	2050	0.07777	\$ 159.43	\$ 508.75
PSD-A	33-01-01-16-378-151	109 W	KALAMAZOO ST	TAXABLE	201 Stores - Retail	900	2	450	0.17040	\$ 76.68	450	0.07777	\$ 35.00	\$ 111.68
PSD-A	33-01-01-16-378-163	0 W	KALAMAZOO ST	TAXABLE	202 Vacant	880	1	880	0.02251	\$ 19.81	0	0.07777	\$ -	\$ 19.81
PSD-A	33-01-01-16-390-005	214 S	WASHINGTON SQ	TAXABLE	201 Restaurants	2197	1	2197	0.17040	\$ 374.37	0	0.07777	\$ -	\$ 374.37
PSD-A	33-01-01-16-390-006	212 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - Mixe	2165	1	2165	0.17040	\$ 368.92	0	0.07777	\$ -	\$ 368.92
PSD-A	33-01-01-16-401-002	101 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	64475	2	32238	0.17040	\$ 5,493.27	32238	0.07777	\$ 2,507.08	\$ 8,000.35
PSD-A	33-01-01-16-401-021	109 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - Mixe	6360	1	6360	0.17040	\$ 1,083.74	0	0.07777	\$ -	\$ 1,083.74
PSD-A	33-01-01-16-401-031	111 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - Mixe	6552	1	6552	0.17040	\$ 1,116.46	0	0.07777	\$ -	\$ 1,116.46
PSD-A	33-01-01-16-401-043	113 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	6532	2	3266	0.17040	\$ 556.53	3266	0.07777	\$ 253.99	\$ 810.52
PSD-A	33-01-01-16-401-054	115 S	WASHINGTON SQ	TAXABLE	201 Restaurants	2662	2	1331	0.17040	\$ 226.80	1331	0.07777	\$ 103.51	\$ 330.31
PSD-A	33-01-01-16-401-060	117 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	3696	2	1848	0.17040	\$ 314.90	1848	0.07777	\$ 143.72	\$ 458.62
PSD-A	33-01-01-16-401-070	119 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	2928	2	1464	0.17040	\$ 249.47	1464	0.07777	\$ 113.85	\$ 363.32
PSD-A	33-01-01-16-401-080	121 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - Mixe	2640	2	1320	0.17040	\$ 224.93	1320	0.07777	\$ 102.66	\$ 327.58
PSD-A	33-01-01-16-401-091	123 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - Mixe	2904	2	1452	0.17040	\$ 247.42	1452	0.07777	\$ 112.92	\$ 360.34
PSD-A	33-01-01-16-401-106	107 E	ALLEGAN ST	TAXABLE	201 Multiple Residences	5632	2	2816	0.17040	\$ 479.85	2816	0.07777	\$ 219.00	\$ 698.84
PSD-A	33-01-01-16-401-107	109 E	ALLEGAN ST	TAXABLE	201 Restaurants	5632	1	5632	0.17040	\$ 959.69	0	0.07777	\$ -	\$ 959.69
PSD-A	33-01-01-16-401-108	111 E	ALLEGAN ST	TAXABLE	201 Stores - Retail	5632	1	5632	0.17040	\$ 959.69	0	0.07777	\$ -	\$ 959.69
PSD-A	33-01-01-16-401-112	117 E	ALLEGAN ST	TAXABLE	201 Office Buildings	10767	2	5384	0.17040	\$ 917.35	5384	0.07777	\$ 418.67	\$ 1,336.02
PSD-A	33-01-01-16-401-116	0	NO STREET FRONTAGE	TAXABLE	202 Vacant	566	1	566	0.02251	\$ 12.74	0	0.07777	\$ -	\$ 12.74
PSD-A	33-01-01-16-401-151	122 S	GRAND AVE	TAXABLE	201 Office Buildings	25280	2	12640	0.17040	\$ 2,153.86	12640	0.07777	\$ 983.00	\$ 3,136.86
PSD-A	33-01-01-16-401-161	0 E	MICHIGAN AVE	TAXABLE	202 Surface Parking Lot	14974	1	14974	0.08520	\$ 1,275.78	0	0.07777	\$ -	\$ 1,275.78
PSD-A	33-01-01-16-401-186	0 E	MICHIGAN AVE	TAXABLE	202 Surface Parking Lot	2200	1	2200	0.08520	\$ 187.44	0	0.07777	\$ -	\$ 187.44
PSD-A	33-01-01-16-401-193	0 E	MICHIGAN AVE	TAXABLE	202 Surface Parking Lot	2200	1	2200	0.08520	\$ 187.44	0	0.07777	\$ -	\$ 187.44
PSD-A	33-01-01-16-401-203	0 E	MICHIGAN AVE	TAXABLE	202 Surface Parking Lot	6600	1	6600	0.08520	\$ 562.32	0	0.07777	\$ -	\$ 562.32
PSD-A	33-01-01-16-401-205	0 E	MICHIGAN AVE	TAXABLE	202 Surface Parking Lot	1725	1	1725	0.08520	\$ 146.97	0	0.07777	\$ -	\$ 146.97
PSD-A	33-01-01-16-401-302	0	ALLEY ROW	TAXABLE	202 Surface Parking Lot	1980	1	1980	0.08520	\$ 168.70	0	0.07777	\$ -	\$ 168.70
PSD-A	33-01-01-16-401-312	0	NO STREET FRONTAGE	TAXABLE	202 Surface Parking Lot	220	1	220	0.08520	\$ 18.74	0	0.07777	\$ -	\$ 18.74
PSD-A	33-01-01-16-402-002	206 E	MICHIGAN AVE	TAXABLE	201 Office Buildings	101893	5	20379	0.17040	\$ 3,472.51	81514	0.07777	\$ 6,339.29	\$ 9,811.81
PSD-A	33-01-01-16-402-022	201 S	GRAND AVE	TAXABLE	201 Garages - Parking Struc	168750	5	33750	0.06144	\$ 2,073.74	135000	0.03095	\$ 4,177.71	\$ 6,251.45
PSD-A	33-01-01-16-402-032	213 S	GRAND AVE	TAXABLE	202 Surface Parking Lot	7727	1	7727	0.08520	\$ 658.34	0	0.07777	\$ -	\$ 658.34
PSD-A	33-01-01-16-402-041	217 S	GRAND AVE	TAXABLE	201 Office Buildings	11499	3	3833	0.17040	\$ 653.14	7666	0.07777	\$ 596.18	\$ 1,249.32
PSD-A	33-01-01-16-402-063	0 E	WASHTENAW ST	EXEMPT (211.7M)	202 Surface Parking Lot	10149	1	10149	0.08520	\$ 864.69	0	0.07777	\$ -	\$ -100% \$ -
PSD-A	33-01-01-16-402-064	0 E	WASHTENAW ST	TAXABLE	202 Surface Parking Lot	7187	1	7187	0.08520	\$ 612.33	0	0.07777	\$ -	\$ 612.33
PSD-A	33-01-01-16-403-001	300 E	MICHIGAN AVE	TAXABLE	201 Office Buildings	38700	3	12900	0.17040	\$ 2,198.16	25800	0.07777	\$ 2,006.44	\$ 4,204.60
PSD-A	33-01-01-16-403-011	314 E	MICHIGAN AVE	TAXABLE	201 Bars (Taverns)	3256	2	1628	0.17040	\$ 277.41	1628	0.07777	\$ 126.61	\$ 404.02
PSD-A	33-01-01-16-403-022	316 E	MICHIGAN AVE	TAXABLE	201 Restaurants	7480	2	3740	0.17040	\$ 637.30	3740	0.07777	\$ 290.86	\$ 928.15
PSD-A	33-01-01-16-403-041	320 E	MICHIGAN AVE	TAXABLE	201 Restaurants	1638	1	1638	0.17040	\$ 279.12	0	0.07777	\$ -	\$ 279.12
PSD-A	33-01-01-16-403-051	336 E	MICHIGAN AVE	TAXABLE	201 Stores - Retail	5775	2	2888	0.17040	\$ 492.03	2888	0.07777	\$ 224.56	\$ 716.59
PSD-A	33-01-01-16-403-061	0	MUSEUM DR	TAXABLE	202 Surface Parking Lot	49125	1	49125	0.08520	\$ 4,185.45	0	0.07777	\$ -	\$ 4,185.45
PSD-A	33-01-01-16-404-001	201 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	3586	2	1793	0.17040	\$ 305.53	1793	0.07777	\$ 139.44	\$ 444.97
PSD-A	33-01-01-16-404-011	203 S	WASHINGTON SQ	TAXABLE	201 Bars (Taverns)	5098	2	2549	0.17040	\$ 434.35	2549	0.07777	\$ 198.23	\$ 632.58
PSD-A	33-01-01-16-404-022	209 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	4332	1	4332	0.17040	\$ 738.17	0	0.07777	\$ -	\$ 738.17
PSD-A	33-01-01-16-404-031	211 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	49420	2	24710	0.17040	\$ 4,210.58	24710	0.07777	\$ 1,921.67	\$ 6,132.26
PSD-A	33-01-01-16-404-055	221 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	7927	2	3964	0.17040	\$ 675.38	3964	0.07777	\$ 308.24	\$ 983.62
PSD-A	33-01-01-16-404-061	225 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	3960	2	1980	0.17040	\$ 337.39	1980	0.07777	\$ 153.98	\$ 491.37
PSD-A	33-01-01-16-404-071	227 S	WASHINGTON SQ	TAXABLE	201 Restaurants	4158	2	2079	0.17040	\$ 354.26	2079	0.07777	\$ 161.68	\$ 515.94
PSD-A	33-01-01-16-404-081	229 S	WASHINGTON SQ	TAXABLE	201 Restaurants	4158	2	2079	0.17040	\$ 354.26	2079	0.07777	\$ 161.68	\$ 515.94
PSD-A	33-01-01-16-404-091	231 S	WASHINGTON SQ	TAXABLE	202 Surface Parking Lot	5610	1	5610	0.08520	\$ 477.97	0	0.07777	\$ -	\$ 477.97 *
PSD-A	33-01-01-16-404-101	107 E	WASHTENAW ST	TAXABLE	201 Office Buildings	3960	2	1980	0.17040	\$ 337.39	1980	0.07777	\$ 153.98	\$ 491.37
PSD-A	33-01-01-16-404-121	0 E	WASHTENAW ST	TAXABLE	202 Surface Parking Lot	4000	1	4000	0.08520	\$ 340.80	0	0.07777	\$ -	\$ 340.80
PSD-A	33-01-01-16-404-142	0 E	WASHTENAW ST	EXEMPT (211.7Z)	202 Surface Parking Lot	6732	1	6732	0.08520	\$ 573.57	0	0.07777	\$ -	\$ -25% \$ 430.17
PSD-A	33-01-01-16-404-151	125 E	WASHTENAW ST	TAXABLE	201 Office Buildings	3780	1	3780	0.17040	\$ 644.11	0	0.07777	\$ -	\$ 644.11
PSD-A	33-01-01-16-404-161	0 S	GRAND AVE	EXEMPT (211.7Z)	202 Surface Parking Lot	10890	1	10890	0.08520	\$ 927.83	0	0.07777	\$ -	\$ -25% \$ 695.87
PSD-A	33-01-01-16-404-171	222 S	GRAND AVE	TAXABLE	201 Stores - Retail	1920	1	1920	0.17040	\$ 327.17	0	0.07777	\$ -	\$ 327.17
PSD-A	33-01-01-16-404-203	200 S	GRAND AVE	EXEMPT (211.7Z)	201 Office Buildings	47928	9	5325	0.17040	\$ 907.44	42603	0.07777	\$ 3,313.17	\$ -25% \$ 3,165.45
PSD-A	33-01-01-16-404-211	110 E	ALLEGAN ST	TAXABLE	201 Apartment	6765	5	1353	0.17040	\$ 230.55	5412	0.07777	\$ 420.89	\$ 651.44
PSD-A	33-01-01-16-405-001	301 S	WASHINGTON SQ	TAXABLE	201 Restaurants	4585	3	1528	0.17040	\$ 260.43	3057	0.07777	\$ 237.71	\$ 498.14
PSD-A	33-01-01-16-405-011	303 S	WASHINGTON SQ	TAXABLE	201 Restaurants	6270	3	2090	0.17040	\$ 356.14	4180	0.07777	\$ 325.07	\$ 681.21
PSD-A	33-01-01-16-405-021	305 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	2145	1	2145	0.17040	\$ 365.51	0	0.07777	\$ -	\$ 365.51
PSD-A	33-01-01-16-405-031	307 S	WASHINGTON SQ	TAXABLE	201 Restaurants	1914	1	1914	0.17040	\$ 326.15	0	0.07777	\$ -	\$ 326.15
PSD-A	33-01-01-16-405-041	309 S	WASHINGTON SQ	TAXABLE	201 Restaurants	4117	2	2059	0.17040	\$ 350.77	2059	0.07777	\$ 160.09	\$ 510.86

PSD-A	33-01-01-16-405-062	311 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	53385	2	26693	0.17040	\$ 4,548.40	26693	0.07777	\$ 2,075.85	\$ 6,624.25
PSD-A	33-01-01-16-405-082	323 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	6729	2	3365	0.17040	\$ 573.31	3365	0.07777	\$ 261.65	\$ 834.96
PSD-A	33-01-01-16-405-111	327 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	3718	2	1859	0.17040	\$ 316.77	1859	0.07777	\$ 144.57	\$ 461.35
PSD-A	33-01-01-16-405-121	329 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	3058	1	3058	0.17040	\$ 521.08	0	0.07777	\$ -	\$ 521.08
PSD-A	33-01-01-16-405-131	331 S	WASHINGTON SQ	TAXABLE	201 Restaurants - Fast Food	3058	1	3058	0.17040	\$ 521.08	0	0.07777	\$ -	\$ 521.08
PSD-A	33-01-01-16-405-141	333 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	10340	1	10340	0.17040	\$ 1,761.94	0	0.07777	\$ -	\$ 1,761.94
PSD-A	33-01-01-16-405-161	117 E	KALAMAZOO ST	TAXABLE	201 Stores - Retail	1320	2	660	0.17040	\$ 112.46	660	0.07777	\$ 51.33	\$ 163.79
PSD-A	33-01-01-16-405-171	119 E	KALAMAZOO ST	TAXABLE	201 Stores - Retail	3960	3	1320	0.17040	\$ 224.93	2640	0.07777	\$ 205.31	\$ 430.24
PSD-A	33-01-01-16-405-181	125 E	KALAMAZOO ST	TAXABLE	201 Stores - Retail	2655	1	2655	0.17040	\$ 452.41	0	0.07777	\$ -	\$ 452.41
PSD-A	33-01-01-16-405-191	0 S	GRAND AVE	TAXABLE	202 Surface Parking Lot	10890	1	10890	0.08520	\$ 927.83	0	0.07777	\$ -	\$ 927.83
PSD-A	33-01-01-16-405-201	0 S	GRAND AVE	TAXABLE	202 Surface Parking Lot	10890	1	10890	0.08520	\$ 927.83	0	0.07777	\$ -	\$ 927.83
PSD-A	33-01-01-16-405-222	0 S	GRAND AVE	TAXABLE	202 Surface Parking Lot	22818	1	22818	0.08520	\$ 1,944.09	0	0.07777	\$ -	\$ 1,944.09
PSD-A	33-01-01-16-405-232	0 S	GRAND AVE	TAXABLE	202 Surface Parking Lot	13065	1	13065	0.08520	\$ 1,113.14	0	0.07777	\$ -	\$ 1,113.14
PSD-A	33-01-01-16-405-241	0 E	WASHTENAW ST	TAXABLE	202 Surface Parking Lot	5082	1	5082	0.08520	\$ 432.99	0	0.07777	\$ -	\$ 432.99
PSD-A	33-01-01-16-405-260	0 E	WASHTENAW ST	TAXABLE	202 Surface Parking Lot	282	1	282	0.08520	\$ 24.03	0	0.07777	\$ -	\$ 24.03
PSD-A	33-01-01-16-406-003	307 E	KALAMAZOO ST	EXEMPT (211.7L)	201 Office Buildings	152930	5	30586	0.17040	\$ 5,211.85	122344	0.07777	\$ 9,514.57	-100% \$ -
PSD-A	33-01-01-16-406-004	0 E	KALAMAZOO ST	EXEMPT (211.7M)	202 Vacant	32931	1	32931	0.02251	\$ 741.28	0	0.07777	\$ -	-100% \$ -
PSD-A	33-01-01-16-426-012	414 E	MICHIGAN AVE	TAXABLE	201 Stores - Retail	19416	2	9708	0.17040	\$ 1,654.24	9708	0.07777	\$ 754.98	\$ 2,409.22
PSD-A	33-01-01-16-426-052	420 E	MICHIGAN AVE	TAXABLE	201 Restaurants	7303	1	7303	0.17040	\$ 1,244.43	0	0.07777	\$ -	\$ 1,244.43
PSD-A	33-01-01-16-426-132	0	RIVER WALKWAY	EXEMPT (211.7M)	402 Vacant	4182	1	4182	0.02251	\$ 94.14	0	0.07777	\$ -	-100% \$ -
PSD-A	33-01-01-16-451-006	401 S	WASHINGTON SQ	TAXABLE	201 Apartment	82988	5	16598	0.17040	\$ 2,828.23	66390	0.07777	\$ 5,163.12	\$ 7,991.35
PSD-A	33-01-01-16-451-010	0 S	WASHINGTON AVE	TAXABLE	202 Surface Parking Lot	11443	1	11443	0.08520	\$ 974.94	0	0.07777	\$ -	\$ 974.94
PSD-A	33-01-01-16-451-014	419 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	23220	3	7740	0.17040	\$ 1,318.90	15480	0.07777	\$ 1,203.86	\$ 2,522.76
PSD-A	33-01-01-16-451-041	435 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	1383	1	1383	0.17040	\$ 235.66	0	0.07777	\$ -	\$ 235.66
PSD-A	33-01-01-16-451-062	420 S	GRAND AVE	EXEMPT (OTHER)	201 Passenger Terminals	14000	1	14000	0.17040	\$ 2,385.60	0	0.07777	\$ -	-100% \$ -
														\$ 423,085.37

PSD-B	33-01-01-09-254-011	1223	TURNER ST	TAXABLE	201 Office Buildings	24273	1	24273	0.10872	\$ 2,638.84	0	0.04074	\$ -	\$ 2,638.84
PSD-B	33-01-01-09-254-022	201 E	CESAR E. CHAVEZ	TAXABLE	201 Restaurants	4872	1	4872	0.10872	\$ 529.66	0	0.04074	\$ -	\$ 529.66
PSD-B	33-01-01-09-254-023	0 E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	7560	1	7560	0.05435	\$ 410.90	0	0.04074	\$ -	\$ 410.90
PSD-B	33-01-01-09-254-031	0	TURNER ST	TAXABLE	202 Surface Parking Lot	5148	1	5148	0.05435	\$ 279.80	0	0.04074	\$ -	\$ 279.80
PSD-B	33-01-01-09-254-041	1207	TURNER ST	TAXABLE	201 Stores - Retail	2687	2	1343.5	0.10872	\$ 146.06	1343.5	0.04074	\$ 54.73	\$ 200.79
PSD-B	33-01-01-09-254-051	1209	TURNER ST	TAXABLE	201 Stores - Retail	3007	2	1503.5	0.10872	\$ 163.45	1503.5	0.04074	\$ 61.25	\$ 224.70
PSD-B	33-01-01-09-254-062	1213	TURNER ST	TAXABLE	201 Stores - Retail	6160	2	3080	0.10872	\$ 334.84	3080	0.04074	\$ 125.47	\$ 460.31
PSD-B	33-01-01-09-254-081	1217	TURNER ST	TAXABLE	201 Stores - Retail	3211	2	1605.5	0.10872	\$ 174.54	1605.5	0.04074	\$ 65.40	\$ 239.95
PSD-B	33-01-01-09-254-091	1219	TURNER ST	TAXABLE	201 Stores - Retail	1333	2	666.5	0.10872	\$ 72.46	666.5	0.04074	\$ 27.15	\$ 99.61
PSD-B	33-01-01-09-254-101	1221	TURNER ST	TAXABLE	201 Stores - Retail	3106	1	3106	0.10872	\$ 337.67	0	0.04074	\$ -	\$ 337.67
PSD-B	33-01-01-09-255-020	1310	TURNER ST	TAXABLE	201 Office Buildings	4500	1	4500	0.10872	\$ 489.22	0	0.04074	\$ -	\$ 489.22
PSD-B	33-01-01-09-255-032	309	CLINTON ST	TAXABLE	201 Warehouses - Storage	6677	2	3338.5	0.10872	\$ 362.95	3338.5	0.04074	\$ 136.00	\$ 498.95
PSD-B	33-01-01-09-256-050	101 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	10560	2	5280	0.10872	\$ 574.02	5280	0.04074	\$ 215.09	\$ 789.11
PSD-B	33-01-01-09-256-060	107 E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	3080	2	1540	0.10872	\$ 167.42	1540	0.04074	\$ 62.73	\$ 230.16
PSD-B	33-01-01-09-256-070	109 E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	3300	2	1650	0.10872	\$ 179.38	1650	0.04074	\$ 67.22	\$ 246.60
PSD-B	33-01-01-09-256-080	111 E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	6600	2	3300	0.10872	\$ 358.76	3300	0.04074	\$ 134.43	\$ 493.19
PSD-B	33-01-01-09-256-090	115 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	6411	2	3205.5	0.10872	\$ 348.49	3205.5	0.04074	\$ 130.58	\$ 479.07
PSD-B	33-01-01-09-256-103	119 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	3520	3	1173.333333	0.10872	\$ 127.56	2346.666667	0.04074	\$ 95.60	\$ 223.16
PSD-B	33-01-01-09-257-001	1250	TURNER ST	TAXABLE	201 Bars (Taverns)	7299	2	3649.5	0.10872	\$ 396.76	3649.5	0.04074	\$ 148.67	\$ 545.43
PSD-B	33-01-01-09-257-015	1236	TURNER ST	TAXABLE	201 Shopping Centers - Mix	6606	2	3303	0.10872	\$ 359.09	3303	0.04074	\$ 134.55	\$ 493.64
PSD-B	33-01-01-09-257-025	306	CLINTON ST	TAXABLE	401 Shopping Centers - Mix	4448	2	5042	0.10872	\$ 548.14	-594	0.04074	\$ (24.20)	-100% \$ -
PSD-B	33-01-01-09-257-032	1232	TURNER ST	TAXABLE	201 Office Buildings	7864	2	3932	0.10872	\$ 427.47	3932	0.04074	\$ 160.18	\$ 587.65
PSD-B	33-01-01-09-257-041	1220	TURNER ST	TAXABLE	201 Stores - Retail	5820	2	2910	0.10872	\$ 316.36	2910	0.04074	\$ 118.54	\$ 434.91
PSD-B	33-01-01-09-257-053	1216	TURNER ST	TAXABLE	201 Shopping Centers - Mix	6440	2	3220	0.10872	\$ 350.06	3220	0.04074	\$ 131.17	\$ 481.24
PSD-B	33-01-01-09-257-054	1214	TURNER ST	TAXABLE	201 Stores - Retail	2530	1	2530	0.10872	\$ 275.05	0	0.04074	\$ -	\$ 275.05
PSD-B	33-01-01-09-257-071	1210	TURNER ST	TAXABLE	201 Stores - Retail	4678	2	2339	0.10872	\$ 254.28	2339	0.04074	\$ 95.28	\$ 349.57
PSD-B	33-01-01-09-257-091	303 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	6438	2	3219	0.10872	\$ 349.95	3219	0.04074	\$ 131.13	\$ 481.09
PSD-B	33-01-01-09-257-101	307 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	5648	2	2824	0.10872	\$ 307.01	2824	0.04074	\$ 115.04	\$ 422.05
PSD-B	33-01-01-09-257-111	311 E	CESAR E. CHAVEZ	TAXABLE	201 Restaurants	2736	2	1368	0.10872	\$ 148.72	1368	0.04074	\$ 55.73	\$ 204.45
PSD-B	33-01-01-09-257-121	313 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	2424	2	1212	0.10872	\$ 131.76	1212	0.04074	\$ 49.37	\$ 181.14
PSD-B	33-01-01-09-257-143	317 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	4000	1	4000	0.10872	\$ 434.86	0	0.04074	\$ -	\$ 434.86
PSD-B	33-01-01-09-257-145	319 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	6800	1	6800	0.10872	\$ 739.26	0	0.04074	\$ -	\$ 739.26
PSD-B	33-01-01-09-257-146	327 E	CESAR E. CHAVEZ	TAXABLE	201 Bars (Taverns)	2000	1	2000	0.10872	\$ 217.43	0	0.04074	\$ -	\$ 217.43

PSD-B	33-01-01-09-257-152	329 E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	2400	1	2400	0.10872	\$	260.92	0	0.04074	\$	-	\$	260.92	
PSD-B	33-01-01-09-257-193	1213	CENTER ST	TAXABLE	201 Office Buildings	12981	1	12981	0.10872	\$	1,411.23	0	0.04074	\$	-	\$	1,411.23	
PSD-B	33-01-01-09-257-232	1235	CENTER ST	TAXABLE	201 Warehouses - Storage	10454	1	10454	0.10872	\$	1,136.51	0	0.04074	\$	-	\$	1,136.51	
PSD-B	33-01-01-09-257-241	1247	CENTER ST	TAXABLE	201 Bars (Taverns)	4870	3	1623	0.10872	\$	176.48	3247	0.04074	\$	132.26	\$	308.74	
PSD-B	33-01-01-09-279-052	401 E	CESAR E. CHAVEZ	TAXABLE	201 Shopping Centers - Mixi	8555	1	8555	0.10872	\$	930.06	0	0.04074	\$	-	\$	930.06	
PSD-B	33-01-01-09-279-071	409 E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	14091	1	14091	0.05435	\$	765.87	0	0.04074	\$	-	\$	765.87	
PSD-B	33-01-01-09-279-082	1201 N	CEDAR ST	TAXABLE	201 Markets - Convenience	3936	2	1968	0.10872	\$	213.95	1968	0.04074	\$	80.17	\$	294.12	
PSD-B	33-01-01-09-331-111	1103 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	1680	1	1680	0.10872	\$	182.64	0	0.04074	\$	-	\$	182.64	
PSD-B	33-01-01-09-331-122	1107 N	WASHINGTON AVE	TAXABLE	201 Warehouses - Storage	2905	2	1452.5	0.10872	\$	157.91	1452.5	0.04074	\$	59.17	\$	217.08	
PSD-B	33-01-01-09-331-152	1113 N	WASHINGTON AVE	TAXABLE	201 Stores - Retail	4320	1	4320	0.10872	\$	469.65	0	0.04074	\$	-	\$	469.65	
PSD-B	33-01-01-09-331-162	1125 N	WASHINGTON AVE	TAXABLE	201 Sheds - Equipment 4 W	4590	2	2295	0.10872	\$	249.50	2295	0.04074	\$	93.49	\$	342.99	
PSD-B	33-01-01-09-331-181	1135 N	WASHINGTON AVE	TAXABLE	201 Shopping Centers - Mixi	9119	2	4559.5	0.10872	\$	495.69	4559.5	0.04074	\$	185.74	\$	681.43	
PSD-B	33-01-01-09-401-001	1132 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	7716	1	7716	0.10872	\$	838.84	0	0.04074	\$	-	\$	838.84	
PSD-B	33-01-01-09-401-011	0 N	WASHINGTON AVE	EXEMPT (211.7M)	202 Vacant	0	1	0	0.02251	\$	-	0	0.02251	\$	-	\$	-	
PSD-B	33-01-01-09-401-021	1122 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2222	1	2222	0.10872	\$	241.56	0	0.04074	\$	-	\$	241.56	
PSD-B	33-01-01-09-401-040	1100 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	25662	1	25662	0.10872	\$	2,789.84	0	0.04074	\$	-	\$	2,789.84	
PSD-B	33-01-01-09-401-091	120 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	1100	1	1100	0.10872	\$	119.59	0	0.04074	\$	-	\$	119.59	
PSD-B	33-01-01-09-401-101	116 E	CESAR E. CHAVEZ	TAXABLE	201 Warehouses - Storage	3620	2	1810	0.10872	\$	196.77	1810	0.04074	\$	73.73	\$	270.51	
PSD-B	33-01-01-09-401-122	106 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	7006	2	3503	0.10872	\$	380.83	3503	0.04074	\$	142.70	\$	523.53	
PSD-B	33-01-01-09-402-001	200 E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	7268	2	3634	0.10872	\$	395.07	3634	0.04074	\$	148.04	\$	543.11	
PSD-B	33-01-01-09-402-013	212 E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	15883	3	5294	0.10872	\$	575.57	10589	0.04074	\$	431.35	\$	1,006.92	
PSD-B	33-01-01-09-402-061	208 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	3610	2	1805	0.10872	\$	196.23	1805	0.04074	\$	73.53	\$	269.76	
PSD-B	33-01-01-09-402-071	206 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	2840	3	946.6666667	0.10872	\$	102.92	1893.3333333	0.04074	\$	77.13	\$	180.05	
PSD-B	33-01-01-09-402-081	204 E	CESAR E. CHAVEZ	TAXABLE	201 Shopping Centers - Mixi	4260	3	1420	0.10872	\$	154.38	2840	0.04074	\$	115.69	\$	270.07	
PSD-B	33-01-01-09-403-001	216 E	CESAR E. CHAVEZ	EXEMPT (211.7M)	202 Surface Parking Lot	6953	1	6953	0.05435	\$	377.91	0	0.04074	\$	-	-100%	\$	-
PSD-B	33-01-01-09-403-023	1105	FACTORY ST	EXEMPT (211.7M)	202 Surface Parking Lot	28540	1	28540	0.05435	\$	1,551.21	0	0.04074	\$	-	-100%	\$	-
PSD-B	33-01-01-09-403-044	226 E	CESAR E. CHAVEZ	TAXABLE	201 Bars (Taverns)	2250	1	2250	0.10872	\$	244.61	0	0.04074	\$	-	\$	244.61	
PSD-B	33-01-01-09-403-052	0 E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	1800	1	1800	0.05435	\$	97.83	0	0.04074	\$	-	\$	97.83	
PSD-B	33-01-01-09-403-061	0 E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	1800	1	1800	0.05435	\$	97.83	0	0.04074	\$	-	\$	97.83	
PSD-B	33-01-01-09-403-071	0 E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	1980	1	1980	0.05435	\$	107.62	0	0.04074	\$	-	\$	107.62	
PSD-B	33-01-01-09-403-081	0 E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	2160	1	2160	0.05435	\$	117.40	0	0.04074	\$	-	\$	117.40	
PSD-B	33-01-01-09-404-013	1115	CENTER ST	TAXABLE	201 Warehouses - Storage	27021	2	13510.5	0.02251	\$	304.12	13510.5	0.01530	\$	206.68	\$	510.80	
PSD-B	33-01-01-09-404-022	314 E	CESAR E. CHAVEZ	TAXABLE	201 Restaurants - Fast Food	571	1	571	0.10872	\$	62.08	0	0.04074	\$	-	\$	62.08	
PSD-B	33-01-01-09-404-031	308 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	3927	2	1963.5	0.10872	\$	213.46	1963.5	0.04074	\$	79.99	\$	293.45	
PSD-B	33-01-01-09-404-042	304 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	5324	2	2662	0.10872	\$	289.40	2662	0.04074	\$	108.44	\$	397.84	
PSD-B	33-01-01-09-404-061	302 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	3796	1	3796	0.10872	\$	412.68	0	0.04074	\$	-	\$	412.68	
PSD-B	33-01-01-09-426-001	0 E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	5191	1	5191	0.05435	\$	282.14	0	0.04074	\$	-	\$	282.14	
PSD-B	33-01-01-09-426-011	1110	CENTER ST	TAXABLE	201 Stores - Retail	8615	1	8615	0.10872	\$	936.58	0	0.04074	\$	-	\$	936.58	
PSD-B	33-01-01-09-426-022	405 E	MAPLE ST	TAXABLE	201 Garages - Storage	6256	1	6256	0.10872	\$	680.12	0	0.04074	\$	-	\$	680.12	
PSD-B	33-01-01-09-426-041	421 E	MAPLE ST	TAXABLE	201 Warehouses - Storage	707	1	707	0.10872	\$	76.86	0	0.04074	\$	-	\$	76.86	
PSD-B	33-01-01-09-426-051	1127 N	CEDAR ST	TAXABLE	201 Stores - Retail	20984	1	20984	0.10872	\$	2,281.28	0	0.04074	\$	-	\$	2,281.28	
PSD-B	33-01-01-09-426-061	408 E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	1280	3	426.6666667	0.10872	\$	46.39	853.3333333	0.04074	\$	34.76	\$	81.15	
																	\$	35,454.70

PSD-C	33-01-01-09-334-101	1003 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	4407	2	2203.5	0.05435	\$	119.76	2203.5	0.02037	\$	44.88	\$	164.65	
PSD-C	33-01-01-09-334-111	1011 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2378	1	2378	0.05435	\$	129.25	0	0.02037	\$	-	\$	129.25	
PSD-C	33-01-01-09-334-141	1031 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2727	2	1363.5	0.05435	\$	74.11	1363.5	0.02037	\$	27.77	\$	101.88	
PSD-C	33-01-01-09-334-151	1035 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2524	2	1262	0.05435	\$	68.59	1262	0.02037	\$	25.70	\$	94.30	
PSD-C	33-01-01-09-378-101	901 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2739	2	1369.5	0.05435	\$	74.44	1369.5	0.02037	\$	27.89	\$	102.33	
PSD-C	33-01-01-09-378-111	909 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2668	2	1334	0.05435	\$	72.51	1334	0.02037	\$	27.17	\$	99.68	
PSD-C	33-01-01-09-378-121	915 N	WASHINGTON AVE	TAXABLE	401 Residential	2739	2	1369.5	0.05435	\$	74.44	1369.5	0.02037	\$	27.89	-100%	\$	-
PSD-C	33-01-01-09-378-131	921 N	WASHINGTON AVE	TAXABLE	201 Shed - Utility Light Com	3707	1	3707	0.05435	\$	201.48	0	0.02037	\$	-	\$	201.48	
PSD-C	33-01-01-09-378-141	935 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	7380	3	2460	0.05435	\$	133.71	4920	0.02037	\$	100.21	\$	233.92	
PSD-C	33-01-01-09-381-143	0 N	WASHINGTON AVE	EXEMPT (211.7Z)	202 Vacant	40986	1	40986	0.02251	\$	922.59	0	0.02037	\$	-	-25%	\$	691.95
PSD-C	33-01-01-09-381-153	819 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	4292	3	1431	0.05435	\$	77.76	2861	0.02037	\$	58.28	\$	136.04	
PSD-C	33-01-01-09-381-161	827 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2050	1	2050	0.05435	\$	111.42	0	0.02037	\$	-	\$	111.42	
PSD-C	33-01-01-09-381-171	831 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	3162	2	1581	0.05435	\$	85.93	1581	0.02037	\$	32.20	\$	118.13	
PSD-C	33-01-01-09-406-001	1034 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	9800	2	4900	0.05435	\$	266.32	4900	0.02037	\$	99.80	-25%	\$	91.53
PSD-C	33-01-01-09-406-012	1026 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	5690	2	2845	0.05435	\$	154.63	2845	0.02037	\$	57.95	\$	212.58	
PSD-C	33-01-01-09-406-051	1010 N	WASHINGTON AVE	TAXABLE	401 Residential	1949	2	974.5	0.05435	\$	52.97	974.5	0.02037	\$	19.85	-100%	\$	-

PSD-C	33-01-01-09-406-061	1006 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	1695	2	847.5	0.05435	\$	46.06	847.5	0.02037	\$	17.26	\$	63.33	
PSD-C	33-01-01-09-406-071	1000 N	WASHINGTON AVE	TAXABLE	401 Residential?	3148	2	1574	0.05435	\$	85.55	1386	0.02037	\$	28.23	-100%	\$	-
PSD-C	33-01-01-09-406-111	125 E	KILBORN ST	TAXABLE	201 Office Buildings	1924	2	962	0.05435	\$	52.29	962	0.02037	\$	19.59		\$	71.88
PSD-C	33-01-01-09-407-042	911	CENTER ST	TAXABLE	201 Warehouses - Storage	16360	1	16360	0.03095	\$	506.28	0	0.02037	\$	-		\$	506.28
PSD-C	33-01-01-09-407-073	314 E	MAPLE ST	TAXABLE	201 Warehouses - Storage	35996	1	35996	0.03095	\$	1,113.93	0	0.02037	\$	-		\$	1,113.93
PSD-C	33-01-01-09-408-001	934 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2075	1	2075	0.05435	\$	112.78	0	0.02037	\$	-		\$	112.78
PSD-C	33-01-01-09-408-022	924 N	WASHINGTON AVE	EXEMPT (211.7P)	201 Office Buildings	3772	1	3772	0.05435	\$	205.02	0	0.02037	\$	-		\$	205.02
PSD-C	33-01-01-09-408-031	920 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	3068	2	1534	0.05435	\$	83.38	1534	0.02037	\$	31.24		\$	114.62
PSD-C	33-01-01-09-408-051	0 N	WASHINGTON AVE	TAXABLE	202 Vacant	6138	1	6138	0.02251	\$	138.17	0	0.02251	\$	-		\$	138.17
PSD-C	33-01-01-09-408-061	109 E	OAKLAND AVE	TAXABLE	201 Office Buildings	1440	2	720	0.05435	\$	39.13	720	0.02037	\$	14.66		\$	53.80
PSD-C	33-01-01-09-408-081	0 E	OAKLAND AVE	TAXABLE	202 Surface Parking Lot	9801	1	9801	0.02712	\$	265.81	0	0.02037	\$	-		\$	265.81
PSD-C	33-01-01-09-427-002	502 E	CESAR E. CHAVEZ	TAXABLE	201 Apartment	11656	2	5828	0.05435	\$	316.76	5828	0.02037	\$	118.70		\$	435.47
PSD-C	33-01-01-09-427-012	1106 N	CEDAR ST	TAXABLE	201 Office Buildings	19688	3	6563	0.05435	\$	356.69	13125	0.02037	\$	267.34		\$	624.03
PSD-C	33-01-01-09-427-041	536 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	2951	1	2951	0.05435	\$	160.39	0	0.02037	\$	-		\$	160.39
PSD-C	33-01-01-09-427-051	526 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	1776	1	1776	0.05435	\$	96.53	0	0.02037	\$	-		\$	96.53
PSD-C	33-01-01-09-427-061	518 E	CESAR E. CHAVEZ	TAXABLE	201 Restaurants	1587	1	1587	0.05435	\$	86.26	0	0.02037	\$	-		\$	86.26
PSD-C	33-01-01-09-427-071	516 E	CESAR E. CHAVEZ	TAXABLE	201 Garages - Storage	864	1	864	0.05435	\$	46.96	0	0.02037	\$	-		\$	46.96
PSD-C	33-01-01-09-429-001	0 E	MAPLE ST	TAXABLE	301 Sheds - Equipment 3 W	4800	1	4800	0.03095	\$	148.54	0	0.02037	\$	-		\$	148.54
PSD-C	33-01-01-09-429-022	0	CENTER ST	TAXABLE	302 Vacant	12977	1	12977	0.02251	\$	292.11	0	0.00000	\$	-		\$	292.11
PSD-C	33-01-01-09-429-041	0	CENTER ST	TAXABLE	302 Vacant	3993	1	3993	0.02251	\$	89.88	0	0.00000	\$	-		\$	89.88
PSD-C	33-01-01-09-429-051	0	ADAMS ST	TAXABLE	302 Vacant	2395	1	2395	0.02251	\$	53.91	0	0.00000	\$	-		\$	53.91
PSD-C	33-01-01-09-429-061	0	ADAMS ST	TAXABLE	302 Vacant	9108	1	9108	0.02251	\$	205.02	0	0.00000	\$	-		\$	205.02
PSD-C	33-01-01-09-429-071	0	ADAMS ST	TAXABLE	302 Vacant	10494	1	10494	0.02251	\$	236.22	0	0.00000	\$	-		\$	236.22
PSD-C	33-01-01-09-429-081	417	ADAMS ST	TAXABLE	302 Vacant	5940	1	5940	0.02251	\$	133.71	0	0.00000	\$	-		\$	133.71
PSD-C	33-01-01-09-429-091	423	ADAMS ST	TAXABLE	302 Vacant	7095	1	7095	0.02251	\$	159.71	0	0.00000	\$	-		\$	159.71
PSD-C	33-01-01-09-429-101	0 N	CEDAR ST	TAXABLE	302 Vacant	4842	1	4842	0.02251	\$	108.99	0	0.00000	\$	-		\$	108.99
PSD-C	33-01-01-09-429-111	1013 N	CEDAR ST	TAXABLE	302 Vacant	3806	1	3806	0.02251	\$	85.67	0	0.00000	\$	-		\$	85.67
PSD-C	33-01-01-09-429-121	0 N	CEDAR ST	TAXABLE	302 Vacant	8004	1	8004	0.02251	\$	180.17	0	0.00000	\$	-		\$	180.17
PSD-C	33-01-01-09-429-131	0 N	CEDAR ST	TAXABLE	302 Vacant	6930	1	6930	0.02251	\$	155.99	0	0.00000	\$	-		\$	155.99
PSD-C	33-01-01-09-429-141	1039 N	CEDAR ST	TAXABLE	201 Stores - Retail	2377	2	1188.5	0.05435	\$	64.60	1188.5	0.02037	\$	24.21		\$	88.80
PSD-C	33-01-01-09-429-151	426 E	MAPLE ST	TAXABLE	201 Stores - Retail	3043	2	1521.5	0.05435	\$	82.70	1521.5	0.02037	\$	30.99		\$	113.69
PSD-C	33-01-01-09-429-182	0 E	MAPLE ST	TAXABLE	302 Vacant	14025	1	14025	0.02251	\$	315.70	0	0.02037	\$	-		\$	315.70
PSD-C	33-01-01-09-431-052	910	CENTER ST	TAXABLE	201 Office Buildings	2176	1	2176	0.05435	\$	118.27	0	0.02037	\$	-		\$	118.27
PSD-C	33-01-01-09-431-151	427 E	OAKLAND AVE	TAXABLE	201 Restaurants - Fast Food	1536	1	1536	0.05435	\$	83.48	0	0.02037	\$	-		\$	83.48
PSD-C	33-01-01-09-432-002	505 E	OAKLAND AVE	TAXABLE	201 Restaurants - Fast Food	713	1	713	0.05435	\$	38.75	0	0.02037	\$	-		\$	38.75
PSD-C	33-01-01-09-432-054	901 N	LARCH ST	TAXABLE	201 Stores - Warehouse Dis	12000	1	12000	0.05435	\$	652.22	0	0.02037	\$	-		\$	652.22
PSD-C	33-01-01-09-451-021	814 N	WASHINGTON AVE	EXEMPT (OTHER)	201 Office Buildings	3321	2	1660.5	0.05435	\$	90.25	1660.5	0.02037	\$	33.82		\$	124.07
PSD-C	33-01-01-09-451-033	806 N	WASHINGTON AVE	TAXABLE	201 Medical - Dental Clinics	2914	2	1457	0.05435	\$	79.19	1457	0.02037	\$	29.68		\$	108.87
PSD-C	33-01-01-09-452-031	711	CENTER ST	TAXABLE	201 Stores - Retail	1964	1	1964	0.05435	\$	106.75	0	0.02037	\$	-		\$	106.75
PSD-C	33-01-01-09-452-035	0	CENTER ST	TAXABLE	202 Surface Parking Lot	16592	1	16592	0.02712	\$	449.99	0	0.02037	\$	-		\$	449.99
PSD-C	33-01-01-09-452-042	809	CENTER ST	TAXABLE	201 Office Buildings	11226	1	11226	0.05435	\$	610.16	0	0.02037	\$	-		\$	610.16
PSD-C	33-01-01-09-452-052	300 E	OAKLAND AVE	TAXABLE	201 Stores - Retail	18580	1	18580	0.05435	\$	1,009.86	0	0.02037	\$	-		\$	1,009.86
PSD-C	33-01-01-09-453-052	720 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	19531	3	6510	0.05435	\$	353.85	13021	0.02037	\$	265.20		\$	619.05
PSD-C	33-01-01-09-453-104	737 N	GRAND AVE	TAXABLE	201 Stores - Retail	11628	2	5814	0.05435	\$	316.00	5814	0.02037	\$	118.42		\$	434.42
PSD-C	33-01-01-09-477-023	500 E	OAKLAND AVE	TAXABLE	201 Office Buildings	3076	1	3076	0.05435	\$	167.19	0	0.02037	\$	-		\$	167.19
PSD-C	33-01-01-09-479-002	0	CENTER ST	TAXABLE	202 Vacant	21780	1	21780	0.02251	\$	490.27	0	0.02251	\$	-	-50%	\$	245.13 Flood Zone
PSD-C	33-01-01-09-479-051	0	CENTER ST	TAXABLE	202 Vacant	5445	1	5445	0.02251	\$	122.57	0	0.02251	\$	-	-50%	\$	61.28 Flood Zone
PSD-C	33-01-01-09-479-061	0	CENTER ST	TAXABLE	202 Vacant	8168	1	8168	0.02251	\$	183.86	0	0.02251	\$	-	-50%	\$	91.93 Flood Zone
PSD-C	33-01-01-09-479-071	0	CENTER ST	TAXABLE	202 Vacant	6806	1	6806	0.02251	\$	153.20	0	0.02251	\$	-	-50%	\$	76.60 Flood Zone
PSD-C	33-01-01-09-479-081	0	CENTER ST	TAXABLE	202 Vacant	7755	1	7755	0.02251	\$	174.57	0	0.02251	\$	-	-50%	\$	87.28 Flood Zone
PSD-C	33-01-01-09-479-091	0	CENTER ST	TAXABLE	202 Vacant	6848	1	6848	0.02251	\$	154.15	0	0.02251	\$	-	-50%	\$	77.07 Flood Zone
PSD-C	33-01-01-09-479-101	0	CENTER ST	TAXABLE	202 Vacant	13819	1	13819	0.02251	\$	311.07	0	0.02251	\$	-	-50%	\$	155.53 Flood Zone
PSD-C	33-01-01-09-479-111	0	CENTER ST	TAXABLE	202 Vacant	5141	1	5141	0.02251	\$	115.72	0	0.02251	\$	-	-50%	\$	57.86 Flood Zone
PSD-C	33-01-01-09-479-121	0 E	SAGINAW ST	TAXABLE	202 Vacant	4703	1	4703	0.02251	\$	105.86	0	0.02251	\$	-	-50%	\$	52.93 Flood Zone
PSD-C	33-01-01-09-479-131	0 E	SAGINAW ST	TAXABLE	202 Vacant	4819	1	4819	0.02251	\$	108.48	0	0.02251	\$	-	-50%	\$	54.24 Flood Zone
PSD-C	33-01-01-09-479-141	415 E	SAGINAW ST	TAXABLE	201 Restaurants	2136	1	2136	0.05435	\$	116.10	0	0.02037	\$	-		\$	116.10
PSD-C	33-01-01-09-479-161	715 N	CEDAR ST	TAXABLE	201 Office Buildings	5760	2	2880	0.05435	\$	156.53	2880	0.02037	\$	58.66		\$	215.19
PSD-C	33-01-01-09-479-243	741 N	CEDAR ST	TAXABLE	201 Office Buildings	16000	2	8000	0.05435	\$	434.82	8000	0.02037	\$	162.94		\$	597.76
PSD-C	33-01-01-09-480-002	750 N	CEDAR ST	TAXABLE	201 Stores - Retail	5964	1	5964	0.05435	\$	324.16	0	0.02037	\$	-		\$	324.16
PSD-C	33-01-01-09-480-062	0 N	CEDAR ST	TAXABLE	202 Vacant	27225	1	27225	0.02251	\$	612.83	0	0.00000	\$	-		\$	612.83
PSD-C	33-01-01-09-480-132	505 E	SAGINAW ST	TAXABLE	201 Restaurants - Fast Food	4046	1	4046	0.05435	\$	219.91	0	0.02037	\$	-		\$	219.91
PSD-C	33-01-01-09-480-172	709 N	LARCH ST	TAXABLE	202 Vacant	49177	1	49177	0.02251	\$	1,106.97	0.00000	\$	-		\$	1,106.97	
PSD-C	33-01-01-09-480-252	719 N	LARCH ST	TAXABLE	201 Medical - Office Building	2187	2	1093.5	0.05435	\$	59.43	1093.5	0.02037	\$	22.27		\$	81.71
PSD-C	33-01-01-09-480-2																	

PSD-C	33-01-01-16-203-013	400 E	SAGINAW ST	TAXABLE	201 Shopping Centers - Nei	18556	1	18556	0.05435	\$	1,008.56	0	0.02037	\$	-	\$	1,008.56	
PSD-C	33-01-01-16-226-002	500 E	SAGINAW ST	TAXABLE	201 Markets - Convenience	10082	1	10082	0.05435	\$	547.98	0	0.02037	\$	-	\$	547.98	
PSD-C	33-01-01-16-226-022	610 N	CEDAR ST	TAXABLE	201 Stores - Retail	6786	1	6786	0.05435	\$	368.83	0	0.02037	\$	-	\$	368.83	
PSD-C	33-01-01-16-226-061	601 N	LARCH ST	EXEMPT (211.70)	201 Office Buildings	4050	1	4050	0.05435	\$	220.13	0	0.02037	\$	-	-25%	\$	55.03
PSD-C	33-01-01-16-228-001	500	ERIE ST	TAXABLE	201 Stores - Retail	1400	1	1400	0.05435	\$	76.09	0	0.02037	\$	-	\$	76.09	
PSD-C	33-01-01-16-228-034	500 N	CEDAR ST	TAXABLE	301 Warehouses - Storage	2880	1	2880	0.05435	\$	156.53	0	0.02037	\$	-	\$	156.53	
PSD-C	33-01-01-16-228-042	428 N	CEDAR ST	TAXABLE	201 Industrial - Light Manuf	5662	1	5662	0.03095	\$	175.22	0	0.02037	\$	-	\$	175.22	
PSD-C	33-01-01-16-228-093	416 N	CEDAR ST	EXEMPT (211.70)	201 Office Buildings	15463	2	7731.5	0.05435	\$	420.22	7731.5	0.02037	\$	157.48	-25%	\$	433.27
PSD-C	33-01-01-16-228-131	505 E	SHIAWASSEE ST	TAXABLE	201 Bars (Taverns)	7350	2	3675	0.05435	\$	199.74	3675	0.02037	\$	74.85	\$	274.60	
PSD-C	33-01-01-16-228-141	507 E	SHIAWASSEE ST	TAXABLE	201 Stores - Retail	3552	1	3552	0.05435	\$	193.06	0	0.02037	\$	-	\$	193.06	
PSD-C	33-01-01-16-228-171	523 E	SHIAWASSEE ST	TAXABLE	201 Industrial - Light Manuf	6380	2	3190	0.05435	\$	173.38	3190	0.02037	\$	64.97	\$	238.36	
PSD-C	33-01-01-16-228-181	531 E	SHIAWASSEE ST	TAXABLE	202 Surface Parking Lot	8118	1	8118	0.02712	\$	220.17	0	0.00000	\$	-	\$	220.17	
PSD-C	33-01-01-16-228-191	401 N	LARCH ST	TAXABLE	201 Garages - Service/Fleet	1074	1	1074	0.05435	\$	58.37	0	0.02037	\$	-	\$	58.37	
PSD-C	33-01-01-16-228-201	0 N	LARCH ST	TAXABLE	202 Vacant	2808	1	2808	0.02251	\$	63.21	0	0.02037	\$	-	\$	63.21	
PSD-C	33-01-01-16-228-212	413 N	LARCH ST	TAXABLE	201 Stores - Retail	3965	1	3965	0.05435	\$	215.51	0	0.02037	\$	-	\$	215.51	
PSD-C	33-01-01-16-228-231	431 N	LARCH ST	TAXABLE	201 Stores - Retail	17200	1	17200	0.05435	\$	934.85	0	0.02037	\$	-	\$	934.85	
PSD-C	33-01-01-16-228-250	437 N	LARCH ST	TAXABLE	301 Warehouses - Storage	2800	1	2800	0.03095	\$	86.65	0	0.02037	\$	-	\$	86.65	
PSD-C	33-01-01-16-228-271	515 N	LARCH ST	TAXABLE	301 Warehouses - Storage	20008	1	20008	0.03095	\$	619.17	0	0.02037	\$	-	\$	619.17	
PSD-C	33-01-01-16-228-292	514	ERIE ST	TAXABLE	301 Warehouses - Storage	14477	2	7238.5	0.03095	\$	224.00	7238.5	0.01530	\$	110.73	\$	334.74	
PSD-C	33-01-01-16-380-003	510 S	CAPITOL AVE	EXEMPT (211.7S)	201 Office Buildings	38585	4	9646.25	0.05435	\$	524.29	28938.75	0.02037	\$	589.42	-25%	\$	835.29
PSD-C	33-01-01-16-380-011	530 S	CAPITOL AVE	TAXABLE	202 Vacant	2722	1	2722	0.02251	\$	61.27	0	0.00000	\$	-	\$	61.27	
PSD-C	33-01-01-16-380-021	534 S	CAPITOL AVE	TAXABLE	202 Vacant	2723	1	2723	0.02251	\$	61.29	0	0.00000	\$	-	\$	61.29	
PSD-C	33-01-01-16-381-005	501 S	CAPITOL AVE	TAXABLE	201 Apartment	61031	7	8719	0.05435	\$	473.88	52312	0.02037	\$	1,065.50	\$	1,539.38	
PSD-C	33-01-01-16-381-006	110 W	HILLSDALE ST	TAXABLE	201 Apartment	156051	5	31210.2	0.05435	\$	1,696.34	124840.8	0.02037	\$	2,542.76	\$	4,239.09	
PSD-C	33-01-01-16-381-007	520 S	WASHINGTON AVE	TAXABLE	201 Office Buildings	8035	2	4017.5	0.05435	\$	218.36	4017.5	0.02037	\$	81.83	\$	300.19	
PSD-C	33-01-01-16-383-004	620 S	CAPITOL AVE	TAXABLE	201 Office Buildings	32416	3	10805	0.05435	\$	587.29	21611	0.02037	\$	440.17	\$	1,027.46	
PSD-C	33-01-01-16-383-053	600 S	CAPITOL AVE	TAXABLE	201 Office Buildings	2985	1	2985	0.05435	\$	162.24	0	0.02037	\$	-	\$	162.24	
PSD-C	33-01-01-16-383-054	0 S	CAPITOL AVE	TAXABLE	202 Surface Parking Lot	10890	1	10890	0.02712	\$	295.35	0	0.00000	\$	-	\$	295.35	
PSD-C	33-01-01-16-384-002	605 S	CAPITOL AVE	TAXABLE	201 Office Buildings	4485	2	2242.5	0.05435	\$	121.88	2242.5	0.02037	\$	45.68	\$	167.56	
PSD-C	33-01-01-16-384-011	611 S	CAPITOL AVE	TAXABLE	201 Office Buildings	3075	2	1537.5	0.05435	\$	83.57	1537.5	0.02037	\$	31.32	\$	114.88	
PSD-C	33-01-01-16-384-053	118 W	ST JOSEPH ST	TAXABLE	201 Office Buildings	8844	3	2948	0.05435	\$	160.23	5896	0.02037	\$	120.09	\$	280.32	
PSD-C	33-01-01-16-384-054	624 S	WASHINGTON AVE	TAXABLE	201 Banks - Branch	3885	2	1942.5	0.05435	\$	105.58	1942.5	0.02037	\$	39.56	\$	145.14	
PSD-C	33-01-01-16-384-061	608 S	WASHINGTON AVE	TAXABLE	201 Office Buildings	9964	2	4982	0.05435	\$	270.78	4982	0.02037	\$	101.47	\$	372.26	
PSD-C	33-01-01-16-384-071	105 W	HILLSDALE ST	TAXABLE	201 Office Buildings	1900	2	950	0.05435	\$	51.63	950	0.02037	\$	19.35	\$	70.98	
PSD-C	33-01-01-16-384-092	0 W	HILLSDALE ST	TAXABLE	202 Surface Parking Lot	9372	1	9372	0.02712	\$	254.18	0	0.02037	\$	-	\$	254.18	
PSD-C	33-01-01-16-403-083	240	MUSEUM DR	EXEMPT (211.70)	201 Museum	25853	1	25853	0.05435	\$	1,405.16	0	0.02037	\$	-	-60%	\$	562.06
PSD-C	33-01-01-16-403-084	0	MUSEUM DR	EXEMPT (211.7M)	402 Vacant	15056	1	15056	0.02251	\$	338.91	0	0.00000	\$	-	-100%	\$	-
PSD-C	33-01-01-16-408-001	228	MUSEUM DR	EXEMPT (211.70)	201 Theaters - Live Stage	15750	1	15750	0.05435	\$	856.04	0	0.02037	\$	-	-60%	\$	342.42
PSD-C	33-01-01-16-408-002	200	MUSEUM DR	TAXABLE	201 Museum	69379	2	34689.5	0.05435	\$	1,885.44	34689.5	0.02037	\$	706.56	-60%	\$	1,036.80
PSD-C	33-01-01-16-408-003	220	MUSEUM DR	EXEMPT (211.7N)	201 City Clubs	2704	1	2704	0.05435	\$	146.97	0	0.02037	\$	-	-60%	\$	58.79
PSD-C	33-01-01-16-408-004	0	MUSEUM DR	TAXABLE	202 Surface Parking Lot	12543	1	12543	0.02712	\$	340.18	0	0.00000	\$	-	\$	340.18	
PSD-C	33-01-01-16-427-051	0 S	CEDAR ST	EXEMPT (211.7M)	202 Vacant	4901	1	4901	0.02251	\$	110.32	0	0.00000	\$	-	-100%	\$	-
PSD-C	33-01-01-16-427-082	0 S	CEDAR ST	EXEMPT (211.7M)	202 Surface Parking Lot	43920	1	43920	0.02712	\$	1,191.15	0	0.00000	\$	-	-100%	\$	-
PSD-C	33-01-01-16-427-122	0 E	KALAMAZOO ST	EXEMPT (211.7M)	202 Surface Parking Lot	53019	1	53019	0.02712	\$	1,437.93	0	0.00000	\$	-	-100%	\$	-
PSD-C	33-01-01-16-427-192	220 S	LARCH ST	TAXABLE	201 Garages - Service/Fleet	3864	1	3864	0.05435	\$	210.02	0	0.02037	\$	-	\$	210.02	
PSD-C	33-01-01-16-427-211	0 S	LARCH ST	TAXABLE	202 Vacant	6535	1	6535	0.02251	\$	147.10	0	0.00000	\$	-	\$	147.10	
PSD-C	33-01-01-16-427-221	0 S	LARCH ST	TAXABLE	202 Vacant	5808	1	5808	0.02251	\$	130.74	0	0.00000	\$	-	\$	130.74	
PSD-C	33-01-01-16-427-231	154 S	LARCH ST	TAXABLE	201 Fitness Centers	7983	1	7983	0.05435	\$	433.89	0	0.02037	\$	-	\$	433.89	
PSD-C	33-01-01-16-427-251	0 S	LARCH ST	TAXABLE	202 Vacant	5808	1	5808	0.02251	\$	130.74	0	0.00000	\$	-	\$	130.74	
PSD-C	33-01-01-16-427-285	0 S	CEDAR ST	EXEMPT (211.7M)	202 Vacant	9365	1	9365	0.02251	\$	210.81	0	0.00000	\$	-	-100%	\$	-
PSD-C	33-01-01-16-428-093	119 S	LARCH ST	TAXABLE	201 Garages - Service/Fleet	10370	1	10370	0.05435	\$	563.63	0	0.02037	\$	-	\$	563.63	
PSD-C	33-01-01-16-428-111	0 S	LARCH ST	TAXABLE	202 Surface Parking Lot	8085	1	8085	0.02712	\$	219.27	0	0.00000	\$	-	\$	219.27	
PSD-C	33-01-01-16-428-121	0 S	LARCH ST	TAXABLE	202 Surface Parking Lot	4767	1	4767	0.02712	\$	129.29	0	0.00000	\$	-	\$	129.29	
PSD-C	33-01-01-16-428-131	0 S	LARCH ST	TAXABLE	202 Surface Parking Lot	5847	1	5847	0.02712	\$	158.58	0	0.00000	\$	-	\$	158.58	
PSD-C	33-01-01-16-428-301	600 E	MICHIGAN AVE	TAXABLE	201 Markets - Supermarket	37972	1	37972	0.05435	\$	2,063.85	0	0.02037	\$	-	\$	2,063.85	
PSD-C	33-01-01-16-428-302	600 E	MICHIGAN AVE	TAXABLE	201 Hotels - Full Service	67365	4	16841	0.05435	\$	915.36	50524	0.02037	\$	1,029.07	\$	1,944.42	
PSD-C	33-01-01-16-428-303	600 E	MICHIGAN AVE	TAXABLE	201 Apartment	36491	3	12164	0.05435	\$	661.12	24327	0.02037	\$	495.50	\$	1,156.62	
PSD-C	33-01-01-16-429-082	205 S	LARCH ST	TAXABLE	201 Office Buildings	1517	2	758.5	0.05435	\$	41.23	758.5	0.02037	\$	15.45	\$	56.68	
PSD-C	33-01-01-16-429-101	0 S	LARCH ST	TAXABLE	202 Vacant	5468	1	5468	0.02251	\$	123.08	0	0.00000	\$	-	\$	123.08	
PSD-C	33-01-01-16-429-112	215 S	LARCH ST	TAXABLE	201 Garages - Service/Fleet	3662	1	3662	0.05435	\$	199.04	0	0.02037	\$	-	\$	199.04	
PSD-C	33-01-01-16-430-073	610	PARK PLACE	TAXABLE	201 Garages - Service/Fleet	9797	1	9797	0.05435	\$	532.49	0	0.02037	\$	-	\$	532.49	
PSD-C	33-01-01-16-430-121	601 E	KALAMAZOO ST	TAXABLE	201 Garages - Mini-Lube	1395	1	1395	0.05435	\$	75.82	0	0.02037	\$	-	\$	75.82	
PSD-C	33-01-01-16-452-001	405 S	GRAND AVE	TAXABLE	201 Stores - Retail	6180	1	6180	0.05435	\$	335.90	0	0.02037	\$	-	\$	335.90	
PSD-C	33-01-01-16-452-013	220 E	KALAMAZOO ST	TAXABLE	201 Office Buildings	19642	2	9821	0.0									

PSD-C	33-01-01-16-452-023	425 S	GRAND AVE	EXEMPT (211.7M)	202 Surface Parking Lot	43560	1	43560	0.02712	\$	1,181.39	0	0.00000	\$	-	-100%	\$	-	
PSD-C	33-01-01-16-453-003	405	CHERRY ST	EXEMPT (211.7Z)	201 Schools - Multipurpose	10302	1	10302	0.05435	\$	559.93	0	0.02037	\$	-	-100%	\$	-	
PSD-C	33-01-01-16-453-031	0	CHERRY ST	TAXABLE	202 Surface Parking Lot	4356	1	4356	0.02712	\$	118.14	0	0.00000	\$	-		\$	118.14	
PSD-C	33-01-01-16-454-012	404	KALAMAZOO PLAZA	TAXABLE	201 Office Buildings	16849	2	8424.5	0.05435	\$	457.89	8424.5	0.02037	\$	171.59		\$	629.48	
PSD-C	33-01-01-16-455-003	0 S	WASHINGTON AVE	TAXABLE	202 Vacant	5258	1	5258	0.02251	\$	118.36	0	0.00000	\$	-		\$	118.36	
PSD-C	33-01-01-16-455-031	511 S	WASHINGTON AVE	TAXABLE	201 Office Buildings	10665	2	5332.5	0.05435	\$	289.83	5332.5	0.02037	\$	108.61		\$	398.44	
PSD-C	33-01-01-16-455-081	117 E	HILLSDALE ST	TAXABLE	401 Duplex	2371	2	1185.5	0.05435	\$	64.43	900	0.02037	\$	18.33	-100%	\$	-	
PSD-C	33-01-01-16-455-091	120 E	LENAAWEE ST	TAXABLE	201 Office Buildings	69247	2	34623.5	0.05435	\$	1,881.86	34623.5	0.02037	\$	705.21		\$	2,587.07	
PSD-C	33-01-01-16-455-102	0 E	LENAAWEE ST	TAXABLE	202 Vacant	2002	1	2002	0.02251	\$	45.07	0	0.00000	\$	-		\$	45.07	
PSD-C	33-01-01-16-456-003	507 S	GRAND AVE	TAXABLE	201 Office Buildings	10044	2	5022	0.05435	\$	272.96	5022	0.02037	\$	102.29		\$	375.24	
PSD-C	33-01-01-16-456-012	0 S	GRAND AVE	TAXABLE	202 Surface Parking Lot	32505	1	32505	0.02712	\$	881.57	0	0.00000	\$	-		\$	881.57	
PSD-C	33-01-01-16-456-021	533 S	GRAND AVE	TAXABLE	201 Office Buildings	3316	2	1658	0.05435	\$	90.12	1658	0.02037	\$	33.77		\$	123.89	
PSD-C	33-01-01-16-456-091	520	CHERRY ST	EXEMPT (211.7M)	201 Office Buildings	8498	2	4249	0.05435	\$	230.94	4249	0.02037	\$	86.54	-100%	\$	-	
PSD-C	33-01-01-16-456-101	0	CHERRY ST	TAXABLE	202 Surface Parking Lot	10890	1	10890	0.02712	\$	295.35	0	0.00000	\$	-		\$	295.35	
PSD-C	33-01-01-16-456-142	0 E	LENAAWEE ST	TAXABLE	202 Vacant	5511	1	5511	0.02251	\$	124.05	0	0.00000	\$	-		\$	124.05	
PSD-C	33-01-01-16-457-001	0 E	LENAAWEE ST	EXEMPT (OTHER)	402 Vacant	3267	1	3267	0.02251	\$	73.54	0	0.00000	\$	-	-100%	\$	-	
PSD-C	33-01-01-16-457-041	0	CHERRY ST	TAXABLE	402 Vacant	5445	1	5445	0.02251	\$	122.57	0	0.00000	\$	-	-100%	\$	-	
PSD-C	33-01-01-16-457-203	0	RIVER ST	TAXABLE	202 Vacant	36155	1	36155	0.02251	\$	813.85	0	0.00000	\$	-	-50%	\$	406.92	Parcel is in flood zone
PSD-C	33-01-01-16-457-204	0	RIVER ST	TAXABLE	202 Vacant	41818	1	41818	0.02251	\$	941.32	0	0.00000	\$	-	-50%	\$	470.66	Parcel is in flood zone
PSD-C	33-01-01-16-458-002	603 S	WASHINGTON AVE	TAXABLE	201 Office Buildings	13653	2	6826.5	0.05435	\$	371.03	6826.5	0.02037	\$	139.04		\$	510.08	
PSD-C	33-01-01-16-458-052	0 W	ST JOSEPH ST	TAXABLE	202 Vacant	6679	1	6679	0.02251	\$	150.34	0	0.00000	\$	-		\$	150.34	
PSD-C	33-01-01-16-458-061	0 E	ST JOSEPH ST	TAXABLE	202 Vacant	2995	1	2995	0.02251	\$	67.42	0	0.00000	\$	-		\$	67.42	
PSD-C	33-01-01-16-458-071	0 S	GRAND AVE	TAXABLE	202 Vacant	2849	1	2849	0.02251	\$	64.13	0	0.00000	\$	-		\$	64.13	
PSD-C	33-01-01-16-458-082	610 S	GRAND AVE	TAXABLE	201 Medical - Office Building	2774	1	2774	0.05435	\$	150.77	0	0.02037	\$	-		\$	150.77	
PSD-C	33-01-01-16-459-001	601 S	GRAND AVE	TAXABLE	201 Office Buildings	3442	2	1721	0.05435	\$	93.54	1721	0.02037	\$	35.05		\$	128.59	
PSD-C	33-01-01-16-459-141	210 E	HILLSDALE ST	TAXABLE	201 Medical - Office Building	1900	2	950	0.05435	\$	51.63	950	0.02037	\$	19.35		\$	70.98	
PSD-C	33-01-01-16-459-301	213 E	ST JOSEPH ST	TAXABLE	201 Office Buildings	2228	2	1114	0.05435	\$	60.55	1114	0.02037	\$	22.69		\$	83.24	
PSD-C	33-01-01-16-460-141	0	RIVER ST	TAXABLE	202 Vacant	2112	1	2112	0.02251	\$	47.54	0	0.02251	\$	-	-50%	\$	23.77	Parcel is in flood zone
PSD-C	33-01-01-16-476-002	410 S	CEDAR ST	TAXABLE	201 Warehouses - Storage	9733	1	9733	0.03095	\$	301.20	0	0.01530	\$	-		\$	301.20	
PSD-C	33-01-01-16-477-004	413 S	CEDAR ST	TAXABLE	201 Restaurants - Fast Food	4163	1	4163	0.05435	\$	226.27	0	0.02037	\$	-		\$	226.27	
PSD-C	33-01-01-16-477-081	0 S	CEDAR ST	TAXABLE	202 Surface Parking Lot	4437	1	4437	0.02712	\$	120.34	0	0.02251	\$	-		\$	120.34	Driveway for restaurant
PSD-C	33-01-01-16-490-001	500 E	MICHIGAN AVE	TAXABLE	201 Shopping Centers - Mixed	25029	4	6257	0.05435	\$	340.09	18772	0.02037	\$	382.34		\$	722.44	
PSD-C	33-01-01-16-490-002	500 E	MICHIGAN AVE	TAXABLE	201 Shopping Center - Mixed	12514.5	4	3128.625	0.05435	\$	170.05	9386	0.02037	\$	191.17		\$	361.22	
Roll																		\$	56,160.32
Total Zone A																		\$	423,085.37
Total Zone B																		\$	35,454.70
Total Zone C																		\$	56,160.32
																		\$	514,700.40

	Exempt reduction of 25%
	Exempt reduction of 100%
	Vacant or Parking Lot

2028 PSD SPECIAL ASSESSMENT ROLL

PSD	Parcel #	Property Address	Dir	Property Street	Exempt Code	Prop. Class / 211.34c	Occupancy type	Total Floor Area	Number of stories	First Floor	Rate	Assessment	Remainder of Floors Sq. Footage	Rate	Assessment	Reduction	Total Assessment (\$20,327 Max)
PSD-A	33-01-01-16-178-051	316 N		CAPITOL AVE	EXEMPT (211.7M)	201	Garages - Parking Level:	261475	5	52295	0.06329	\$ 3,309.59	209180	0.03187	\$ 6,667.40	-100%	0
PSD-A	33-01-01-16-178-081	309 N		WASHINGTON SQ	EXEMPT (211.7Z)	201	Office Buildings	4214	2	2107	0.17551	\$ 369.80	2107	0.08010	\$ 168.77	-25%	\$ 134.64
PSD-A	33-01-01-16-181-001	221 N		WASHINGTON SQ	EXEMPT (207.1)	201	Office Buildings	245812	5	49162	0.17551	\$ 8,628.59	196650	0.08010	\$ 15,752.03	-25%	\$ 18,285.46
PSD-A	33-01-01-16-181-021	124 W		OTTAWA ST	EXEMPT (211.7L)	201	Office Buildings	54604	11	4964	0.17551	\$ 871.24	49640	0.08010	\$ 3,976.26	-100%	\$ -
PSD-A	33-01-01-16-181-031	120 W		OTTAWA ST	TAXABLE	201	Office Buildings	2793	2	1397	0.17551	\$ 245.10	1397	0.08010	\$ 111.86		\$ 356.96
PSD-A	33-01-01-16-181-041	118 W		OTTAWA ST	TAXABLE	201	Office Buildings	4514	3	1505	0.17551	\$ 264.09	3009	0.08010	\$ 241.05		\$ 505.14
PSD-A	33-01-01-16-181-051	116 W		OTTAWA ST	EXEMPT (211.7N)	201	Office Buildings	17028	6	2838	0.17551	\$ 498.10	14190	0.08010	\$ 1,136.65	-25%	\$ 408.69
PSD-A	33-01-01-16-181-063	201 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	159455	9	17717	0.17551	\$ 3,109.59	141738	0.08010	\$ 11,353.48		\$ 14,463.06
PSD-A	33-01-01-16-181-072	0 N		WASHINGTON SQ	EXEMPT (207.1)	202	Vacant	10890	1	10890	0.02319	\$ 252.48	0	0.00000	\$ -	-25%	\$ 189.36
PSD-A	33-01-01-16-183-002	124 N		CAPITOL AVE	EXEMPT (211.7L)	201	Office Buildings	266763	14	19055	0.17551	\$ 3,344.29	247709	0.08010	\$ 19,841.95	-100%	\$ -
PSD-A	33-01-01-16-183-009	124 W		MICHIGAN AVE	EXEMPT (211.7M)	201	Office Buildings	129853	10	12985	0.17551	\$ 2,279.08	116868	0.08010	\$ 9,361.34	-100%	\$ -
PSD-A	33-01-01-16-183-012	110 W		MICHIGAN AVE	TAXABLE	201	Office Buildings	90720	12	7560	0.17551	\$ 1,326.87	83160	0.08010	\$ 6,661.28		\$ 7,998.15
PSD-A	33-01-01-16-183-031	101 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	71825	13	5525	0.17551	\$ 969.70	66300	0.08010	\$ 5,310.76		\$ 6,280.47
PSD-A	33-01-01-16-183-043	107 N		WASHINGTON SQ	TAXABLE	201	Stores - Retail	4545	3	1515	0.17551	\$ 265.90	3030	0.08010	\$ 242.71		\$ 508.61
PSD-A	33-01-01-16-183-072	113 N		WASHINGTON SQ	TAXABLE	201	Stores - Retail	17878	3	5959	0.17551	\$ 1,045.93	11919	0.08010	\$ 954.71		\$ 2,000.64
PSD-A	33-01-01-16-183-113	119 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	33728	4	8432	0.17551	\$ 1,479.92	25296	0.08010	\$ 2,026.26		\$ 3,506.18
PSD-A	33-01-01-16-190-001	208 N		CAPITOL AVE	EXEMPT (OTHER)	201	Office Buildings - Refine	10076	1	10076	0.17551	\$ 1,768.46	0	0.08010	\$ -	-25%	\$ 1,326.34
PSD-A	33-01-01-16-190-002	208 N		CAPITOL AVE	TAXABLE	201	Office Buildings - Refine	10250	1		0.17551	\$ -	10250	0.08010	\$ 821.05		\$ 821.05
PSD-A	33-01-01-16-190-003	208 N		CAPITOL AVE	TAXABLE	201	Office Buildings - Refine	10272	1		0.17551	\$ -	10272	0.08010	\$ 822.81		\$ 822.81
PSD-A	33-01-01-16-190-004	208 N		CAPITOL AVE	TAXABLE	201	Office Buildings - Refine	10403	1		0.17551	\$ -	10403	0.08010	\$ 833.30		\$ 833.30
PSD-A	33-01-01-16-190-005	208 N		CAPITOL AVE	TAXABLE	201	Office Buildings - Refine	9793	1		0.17551	\$ -	9793	0.08010	\$ 784.44		\$ 784.44
PSD-A	33-01-01-16-190-006	208 N		CAPITOL AVE	TAXABLE	201	Office Buildings - Refine	3642	1	3641.8353	0.17551	\$ 639.19		0.08010	\$ -		\$ 639.19
PSD-A	33-01-01-16-251-012	320 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	13200	2	6600	0.17551	\$ 1,158.38	6600	0.08010	\$ 528.67		\$ 1,687.05
PSD-A	33-01-01-16-251-101	300 N		WASHINGTON SQ	EXEMPT (211.7L)	201	Office Buildings	87724	4	21931	0.17551	\$ 3,849.15	65793	0.08010	\$ 5,270.15	-100%	\$ -
PSD-A	33-01-01-16-251-131	120 E		SHIAWASSEE ST	EXEMPT (211.7M)	201	Garages - Emergency Ri	31381	2	15691	0.17551	\$ 2,753.87	15691	0.08010	\$ 1,256.84	-100%	\$ -
PSD-A	33-01-01-16-252-004	300 N		GRAND AVE	TAXABLE	201	Garages - Parking Struc	332832	5	66566	0.06329	\$ 4,212.79	266266	0.03187	\$ 8,486.95		\$ 12,699.74
PSD-A	33-01-01-16-252-034	200 N		GRAND AVE	TAXABLE	201	Office Buildings	296180	4	74045	0.17551	\$ 12,995.79	222135	0.08010	\$ 17,793.46		\$ 17,534.00
PSD-A	33-01-01-16-252-035	0		RIVER WALKWAY	EXEMPT (211.7M)	202	Vacant	0	0	0	0.02319	\$ -	0	0.08010	\$ -	-100%	\$ -
PSD-A	33-01-01-16-253-002	325		RIVERFRONT	EXEMPT (211.7M)	201	Stores - Warehouse Foc	11120	1	11120	0.17551	\$ 1,951.69	0	0.08010	\$ -	-100%	\$ -
PSD-A	33-01-01-16-253-034	313 N		CEDAR ST	TAXABLE	201	Apartment	140722	5	28144	0.17551	\$ 4,939.68	112578	0.08010	\$ 9,017.69		\$ 13,957.37
PSD-A	33-01-01-16-253-035	0 N		CEDAR ST	TAXABLE	201	Warehouses - Distributi	46270	1	46270	0.06329	\$ 2,928.29	0	0.03187	\$ -		\$ 2,928.29
PSD-A	33-01-01-16-253-052	0 N		CEDAR ST	EXEMPT (211.7M)	202	Vacant	123492	1	123492	0.02319	\$ 2,863.16	0	0.08010	\$ -	-100%	\$ -
PSD-A	33-01-01-16-253-113	333 E		MICHIGAN AVE	EXEMPT (211.7M)	201	Convention Centers	218013	2	109007	0.17551	\$ 19,131.95	109007	0.08010	\$ 8,731.64	-100%	\$ -
PSD-A	33-01-01-16-253-122	0 E		MICHIGAN AVE	EXEMPT (211.7IG)	202	Vacant	12800	1	12800	0.02319	\$ 296.77	0	0.08010	\$ -	-100%	\$ -
PSD-A	33-01-01-16-254-001	230 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	31243	3	10414	0.17551	\$ 1,827.84	20829	0.08010	\$ 1,668.42		\$ 3,496.26
PSD-A	33-01-01-16-254-063	200 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	50391	4	12598	0.17551	\$ 2,211.06	37793	0.08010	\$ 3,027.31		\$ 5,238.37
PSD-A	33-01-01-16-254-171	201 N		GRAND AVE	EXEMPT (211.7M)	201	Garages - Parking Level:	399250	5	79850	0.06329	\$ 5,053.47	319400	0.03187	\$ 10,180.56	-100%	\$ -
PSD-A	33-01-01-16-254-301	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	12549	1	12549	0.17551	\$ 2,202.45	0	0.08010	\$ -		\$ 2,202.45
PSD-A	33-01-01-16-254-302	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	9063	1	0	0.17551	\$ -	9063	0.08010	\$ 725.96		\$ 725.96
PSD-A	33-01-01-16-254-303	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	4183	1	0	0.17551	\$ -	4183	0.08010	\$ 335.07		\$ 335.07
PSD-A	33-01-01-16-254-304	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	9760	1	0	0.17551	\$ -	9761	0.08010	\$ 781.88		\$ 781.88
PSD-A	33-01-01-16-254-305	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	4880	1		0.17551	\$ -	4880	0.08010	\$ 390.90		\$ 390.90
PSD-A	33-01-01-16-254-306	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	9760	1		0.17551	\$ -	9760	0.08010	\$ 781.80		\$ 781.80
PSD-A	33-01-01-16-254-307	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	4880	1		0.17551	\$ -	4880	0.08010	\$ 390.90		\$ 390.90
PSD-A	33-01-01-16-254-308	222 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	14640	1		0.17551	\$ -	14640	0.08010	\$ 1,172.69		\$ 1,172.69
PSD-A	33-01-01-16-255-004	120 N		WASHINGTON SQ	TAXABLE	201	Office Buildings	157548	10	15755	0.17551	\$ 2,765.16	141793	0.08010	\$ 11,357.92		\$ 14,123.08
PSD-A	33-01-01-16-255-007	111 E		MICHIGAN AVE	TAXABLE	201	Restaurants	11273	3	3758	0.17551	\$ 659.52	7515	0.08010	\$ 601.99		\$ 1,261.51
PSD-A	33-01-01-16-255-012	111 N		GRAND AVE	TAXABLE	201	Hotels - Full Service	165684	11	15062	0.17551	\$ 2,643.59	150622	0.08010	\$ 12,065.11		\$ 14,708.70
PSD-A	33-01-01-16-276-002	0 E		SHIAWASSEE ST	TAXABLE	202	Surface Parking Lot	13476	1	13476	0.17551	\$ 2,365.20	0	0.08010	\$ -		\$ 2,365.20
PSD-A	33-01-01-16-276-021	0 N		CEDAR ST	TAXABLE	202	Vacant / Parking	3659	1	3659	0.08776	\$ 321.10	0	0.08010	\$ -		\$ 321.10
PSD-A	33-01-01-16-276-031	518 E		SHIAWASSEE ST	TAXABLE	201	Bars (Taverns)	14479	1	14479	0.17551	\$ 2,541.24	0	0.08010	\$ -		\$ 2,541.24
PSD-A	33-01-01-16-276-041	316 N		CEDAR ST	TAXABLE	201	Stores - Retail	700	1	700	0.17551	\$ 122.86	0	0.08010	\$ -		\$ 122.86
PSD-A	33-01-01-16-276-053	312 N		CEDAR ST	EXEMPT (OTHER)	202	Vacant	0	0							-100%	
PSD-A	33-01-01-16-276-072	505 E		MICHIGAN AVE	EXEMPT (211.7M)	201	Stadium	300564	1	300564	0.17551	\$ 52,752.59	0	0.08010	\$ -	-100%	
PSD-A	33-01-01-16-276-092	310 N		CEDAR ST	TAXABLE	201	Apartment - Luxury	68769	3	22923	0.17551	\$ 4,023.26	45846	0.08010	\$ 3,672.36		\$ 7,695.62
PSD-A	33-01-01-16-276-151	317 N		LARCH ST	TAXABLE	201	Warehouses - Storage	4581	1	4581	0.17551	\$ 804.02	0	0.08010	\$ -		\$ 804.02
PSD-A	33-01-01-16-276-161	325 N		LARCH ST	TAXABLE	302	Vacant	10890	0	10890	0.02319	\$ 252.48	0	0.08010	\$ -		\$ 252.48

PSD-A	33-01-01-16-276-182	532 E	SHIAWASSEE ST	TAXABLE	201 Office Buildings	1894	2	947	0.17551	\$	166.21	947	0.08010	\$	75.86	\$	242.07
PSD-A	33-01-01-16-277-003	340 N	LARCH ST	TAXABLE	201 Warehouses - Storage	18503	1	18503	0.17551	\$	3,247.50	0	0.08010	\$	-	\$	3,247.50
PSD-A	33-01-01-16-277-031	300 N	LARCH ST	TAXABLE	201 Office Buildings	10797	2	5399	0.17551	\$	947.50	5399	0.08010	\$	432.43	\$	1,379.93
PSD-A	33-01-01-16-277-033	0	NO STREET FRONTAGE	TAXABLE	202 Vacant	4990	1	4990	0.02319	\$	115.69	0	0.08010	\$	-	\$	115.69
PSD-A	33-01-01-16-277-043	0	PERE MARQUETTE DR	TAXABLE	202 Surface Parking Lot	22280	1	22280	0.08776	\$	1,955.20	0	0.08010	\$	-	\$	1,955.20
PSD-A	33-01-01-16-277-052	0 N	LARCH ST	TAXABLE	202 Vacant	7400	1	7400	0.02319	\$	171.57	0	0.08010	\$	-	\$	171.57
PSD-A	33-01-01-16-277-063	237	PERE MARQUETTE DR	TAXABLE	201 Warehouses - Storage	8010	2	4005	0.17551	\$	702.93	4005	0.08010	\$	320.81	\$	1,023.73
PSD-A	33-01-01-16-277-072	231	PERE MARQUETTE DR	TAXABLE	301 Industrial - Engineering	6440	1	6440	0.03187	\$	205.27	0	0.01576	\$	-	\$	205.27
PSD-A	33-01-01-16-277-082	214 N	LARCH ST	TAXABLE	301 Industrial - Light Manuf	7728	1	7728	0.03187	\$	246.32	0	0.01576	\$	-	\$	246.32
PSD-A	33-01-01-16-277-124	130 N	LARCH ST	TAXABLE	301 Industrial - Light Manuf	84609	2	42305	0.03187	\$	1,348.41	42305	0.01576	\$	666.59	\$	2,015.01
PSD-A	33-01-01-16-277-152	112 N	LARCH ST	TAXABLE	201 Bars (Taverns)	9576	2	4788	0.17551	\$	840.35	4788	0.08010	\$	383.53	\$	1,223.88
PSD-A	33-01-01-16-277-181	603 E	MICHIGAN AVE	TAXABLE	201 Office Buildings	3432	2	1716	0.17551	\$	301.18	1716	0.08010	\$	137.46	\$	438.63
PSD-A	33-01-01-16-277-191	605 E	MICHIGAN AVE	TAXABLE	201 Stores - Retail	3564	2	1782	0.17551	\$	312.76	1782	0.08010	\$	142.74	\$	455.50
PSD-A	33-01-01-16-277-241	615 E	MICHIGAN AVE	TAXABLE	201 Stores - Retail	2640	2	1320	0.17551	\$	231.68	1320	0.08010	\$	105.73	\$	337.41
PSD-A	33-01-01-16-277-251	617 E	MICHIGAN AVE	TAXABLE	201 Office Buildings	2640	2	1320	0.17551	\$	231.68	1320	0.08010	\$	105.73	\$	337.41
PSD-A	33-01-01-16-277-262	619 E	MICHIGAN AVE	TAXABLE	201 Shopping Centers - Mix	1145	2	572	0.17551	\$	100.44	572	0.08010	\$	45.84	\$	146.28
PSD-A	33-01-01-16-277-272	621 E	MICHIGAN AVE	TAXABLE	201 Restaurants	6180	2	3090	0.17551	\$	542.33	3090	0.08010	\$	247.52	\$	789.85
PSD-A	33-01-01-16-277-291	625 E	MICHIGAN AVE	TAXABLE	201 Stores - Retail	6600	3	2200	0.17551	\$	386.13	4400	0.08010	\$	352.45	\$	738.58
PSD-A	33-01-01-16-277-301	113	PERE MARQUETTE DR	TAXABLE	201 Apartment	16800	2	8400	0.17551	\$	1,474.30	8400	0.08010	\$	672.86	\$	2,147.16
PSD-A	33-01-01-16-277-311	119	PERE MARQUETTE DR	TAXABLE	201 Office Buildings	17640	3	5880	0.17551	\$	1,032.01	11760	0.08010	\$	942.00	\$	1,974.01
PSD-A	33-01-01-16-277-383	0	PERE MARQUETTE DR	TAXABLE	202 Surface Parking Lot	20365	1	20365	0.08776	\$	1,787.15	0	0.08010	\$	-	\$	1,787.15
PSD-A	33-01-01-16-277-403	637 E	MICHIGAN AVE	TAXABLE	201 Restaurants	5970	1	5970	0.17551	\$	1,047.81	0	0.08010	\$	-	\$	1,047.81
PSD-A	33-01-01-16-325-012	120 W	ALLEGAN ST	TAXABLE	201 Office Buildings	185190	23	8052	0.17551	\$	1,413.18	177138	0.08010	\$	14,189.13	\$	15,602.31
PSD-A	33-01-01-16-325-031	106 W	ALLEGAN ST	TAXABLE	201 Office Buildings	92790	6	15465	0.17551	\$	2,714.29	77325	0.08010	\$	6,193.89	\$	8,908.18
PSD-A	33-01-01-16-325-041	118 S	WASHINGTON SQ	TAXABLE	201 Restaurants	5612	2	2806	0.17551	\$	492.49	2806	0.08010	\$	224.77	\$	717.25
PSD-A	33-01-01-16-325-051	108 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	17064	2	8532	0.17551	\$	1,497.47	8532	0.08010	\$	683.43	\$	2,180.90
PSD-A	33-01-01-16-325-070	104 S	WASHINGTON SQ	TAXABLE	201 Banks - Branch	7040	3	2347	0.17551	\$	411.87	4693	0.08010	\$	375.95	\$	787.81
PSD-A	33-01-01-16-325-081	100 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	58712	10	5871	0.17551	\$	1,030.47	52841	0.08010	\$	4,232.65	\$	5,263.12
PSD-A	33-01-01-16-327-003	201	TOWNSEND ST	EXEMPT (211.7L)	201 Office Buildings	114638	9	12738	0.17551	\$	2,235.60	101901	0.08010	\$	8,162.46	-100%	\$ -
PSD-A	33-01-01-16-327-004	201	TOWNSEND ST	EXEMPT (211.7L)	201 Office Buildings	36202	9	4022	0.17551	\$	705.98	32179	0.08010	\$	2,577.62	\$	3,283.60
PSD-A	33-01-01-16-327-005	201	TOWNSEND ST	EXEMPT (211.7L)	201 Office Buildings	115819	9	12869	0.17551	\$	2,258.63	102951	0.08010	\$	8,246.55	-100%	\$ -
PSD-A	33-01-01-16-327-006	201	TOWNSEND ST	EXEMPT (211.7L)	201 Office Buildings	15	9	2	0.17551	\$	0.30	14	0.08010	\$	1.09	-100%	\$ -
PSD-A	33-01-01-16-327-013	221	TOWNSEND ST	EXEMPT (211.7L)	201 Garages - Parking Struc	240921	7	34417	0.06329	\$	2,178.16	0	0.03187	\$	0.00	-100%	\$ -
PSD-A	33-01-01-16-327-040	221	TOWNSEND ST	EXEMPT (211.7L)	201 Garages - Parking Struc	187594	7	26799	0.06329	\$	1,696.04	160795	0.03187	\$	5,125.19	-100%	\$ -
PSD-A	33-01-01-16-327-050	232 S	CAPITOL AVE	TAXABLE	201 Office Buildings	139414	10	13941	0.17551	\$	2,446.88	125473	0.08010	\$	10,050.61	\$	12,497.49
PSD-A	33-01-01-16-327-102	205 W	ALLEGAN ST	TAXABLE	201 Garages - Parking Struc	133824	6	22304	0.06329	\$	1,411.55	111520	0.03187	\$	3,554.59	\$	4,966.14
PSD-A	33-01-01-16-328-021	217 S	CAPITOL AVE	TAXABLE	201 Fraternal Buildings	109826	7	15689	0.17551	\$	2,753.68	94137	0.08010	\$	7,540.53	\$	10,294.21
PSD-A	33-01-01-16-328-031	231 S	CAPITOL AVE	TAXABLE	202 Surface Parking Lot	21780	1	21780	0.08776	\$	1,911.33	0	0.08010	\$	-	\$	1,911.33
PSD-A	33-01-01-16-328-041	232 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	6750	2	3375	0.17551	\$	592.35	3375	0.08010	\$	270.34	\$	862.70
PSD-A	33-01-01-16-328-051	228 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	6750	2	3375	0.17551	\$	592.35	3375	0.08010	\$	270.34	\$	862.70
PSD-A	33-01-01-16-328-062	224 S	WASHINGTON SQ	TAXABLE	201 Bar Cocktail Lounges	6615	1	6615	0.17551	\$	1,161.01	0	0.08010	\$	-	\$	1,161.01
PSD-A	33-01-01-16-328-100	216 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	7805	2	3903	0.17551	\$	684.94	3903	0.08010	\$	312.60	\$	997.53
PSD-A	33-01-01-16-328-143	210 S	WASHINGTON SQ	TAXABLE	201 Restaurants	6750	1	6750	0.17551	\$	1,184.71	0	0.08010	\$	-	\$	1,184.71
PSD-A	33-01-01-16-328-151	208 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - Mix	8325	3	2775	0.17551	\$	487.05	5550	0.08010	\$	444.57	\$	931.61
PSD-A	33-01-01-16-328-161	206 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - Mix	6750	2	3375	0.17551	\$	592.35	3375	0.08010	\$	270.34	\$	862.70
PSD-A	33-01-01-16-328-171	200 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	30375	3	10125	0.17551	\$	1,777.06	20250	0.08010	\$	1,622.07	\$	3,399.12
PSD-A	33-01-01-16-328-181	115 W	ALLEGAN ST	TAXABLE	201 Office Buildings	30000	10	3000	0.17551	\$	526.54	27000	0.08010	\$	2,162.75	\$	2,689.29
PSD-A	33-01-01-16-328-191	121 W	ALLEGAN ST	TAXABLE	201 Office Buildings	11428	2	5714	0.17551	\$	1,002.88	5714	0.08010	\$	457.70	\$	1,460.58
PSD-A	33-01-01-16-330-012	320 S	CAPITOL AVE	EXEMPT (211.7M)	201 Garages - Parking Level	348600	5	69720	0.06329	\$	4,412.37	278880	0.03187	\$	8,889.02	-100%	\$ -
PSD-A	33-01-01-16-330-032	300 S	CAPITOL AVE	EXEMPT (211.7Z)	201 Office Buildings	199286	10	19929	0.17551	\$	3,497.71	179357	0.08010	\$	14,366.89	-25%	\$ 13,398.45
PSD-A	33-01-01-16-331-002	125 W	WASHTENAW ST	TAXABLE	201 Restaurants	15326	2	7663	0.17551	\$	1,344.95	7663	0.08010	\$	613.82	\$	1,958.77
PSD-A	33-01-01-16-331-023	313 S	CAPITOL AVE	EXEMPT (211.7Z)	201 Office Buildings	85922	2	42961	0.17551	\$	7,540.17	42961	0.08010	\$	3,441.26	-25%	\$ 8,236.07
PSD-A	33-01-01-16-331-041	330 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	55968	4	13992	0.17551	\$	2,455.76	41976	0.08010	\$	3,362.36	-25%	\$ 4,363.59
PSD-A	33-01-01-16-331-053	326 S	WASHINGTON SQ	EXEMPT (211.7Z)	202 Surface Parking Lot	3485	1	3485	0.08776	\$	305.83	0	0.08010	\$	-	-25%	\$ 229.37
PSD-A	33-01-01-16-331-062	0 S	WASHINGTON SQ	EXEMPT (211.7Z)	202 Surface Parking Lot	24873	1	24873	0.08776	\$	2,182.75	0	0.08010	\$	-	-25%	\$ 1,637.07
PSD-A	33-01-01-16-331-112	300 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	169704	6	28284	0.17551	\$	4,964.18	141420	0.08010	\$	11,328.02	\$	16,292.21
PSD-A	33-01-01-16-331-122	121 W	WASHTENAW ST	TAXABLE	201 Stores - Retail	5820	2	2910	0.17551	\$	510.74	2910	0.08010	\$	233.10	\$	743.84
PSD-A	33-01-01-16-340-001	220 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - Mix	4819.5	1	4820	0.17551	\$	845.88	0	0.08010	\$	-	\$	845.88
PSD-A	33-01-01-16-340-002	222 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - Mix	2092.5	2	1046	0.17551	\$	183.63	1046	0.08010	\$	83.81	\$	267.44
PSD-A	33-01-01-16-378-011	427 S	CAPITOL AVE	EXEMPT (211.7N)	201 Office Buildings	2938	2	1469	0.17551	\$	257.83	1469	0.08010	\$	117.67	-100%	\$ -
PSD-A	33-01-01-16-378-021	431 S	CAPITOL AVE	TAXABLE	201 Office Buildings	2000	2	1000	0.17551	\$	175.51	1000	0.08010	\$	80.10	\$	255.61
PSD-A	33-01-01-16-378-031	118 W	LENAAWEE ST	TAXABLE	201 Office Buildings	1604	2	802	0.17551	\$	140.76	802	0.08010	\$	64.24	\$	205.00
PSD-A	33-01-01-16-378-052	110 W	LENAAWEE ST	TAXABLE	201 Office Buildings	2791	2	1396	0.17551	\$	244.93	1396	0.08010	\$	111.78	\$	356.71
PSD-A	33-01-01-16-378-072	426 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	7074	2	3537	0.17551	\$	620.79	3537	0.08010	\$	283.32	\$	904.11

Ignore # of stories - condo

PSD-A	33-01-01-16-378-092	418 S	WASHINGTON SQ	TAXABLE	202 Surface Parking Lot	29040	1	29040	0.08776	\$	2,548.43	0	0.08010	\$	-	\$	2,548.43	
PSD-A	33-01-01-16-378-112	406 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	11000	2	5500	0.17551	\$	965.32	5500	0.08010	\$	440.56	\$	1,405.88	
PSD-A	33-01-01-16-378-130	402 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - Mix	8200	1	8200	0.17551	\$	1,439.20	0	0.08010	\$	-	\$	1,439.20	
PSD-A	33-01-01-16-378-141	400 S	WASHINGTON SQ	TAXABLE	201 Restaurants	4100	2	2050	0.17551	\$	359.80	2050	0.08010	\$	164.21	\$	524.01	
PSD-A	33-01-01-16-378-151	109 W	KALAMAZOO ST	TAXABLE	201 Stores - Retail	900	2	450	0.17551	\$	78.98	450	0.08010	\$	36.05	\$	115.03	
PSD-A	33-01-01-16-378-163	0 W	KALAMAZOO ST	TAXABLE	202 Vacant	880	1	880	0.02319	\$	20.40	0	0.08010	\$	-	\$	20.40	
PSD-A	33-01-01-16-390-005	214 S	WASHINGTON SQ	TAXABLE	201 Restaurants	2197	1	2197	0.17551	\$	385.60	0	0.08010	\$	-	\$	385.60	
PSD-A	33-01-01-16-390-006	212 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - Mix	2165	1	2165	0.17551	\$	379.98	0	0.08010	\$	-	\$	379.98	
PSD-A	33-01-01-16-401-002	101 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	64475	2	32238	0.17551	\$	5,658.07	32238	0.08010	\$	2,582.29	\$	8,240.36	
PSD-A	33-01-01-16-401-021	109 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - Mix	6360	1	6360	0.17551	\$	1,116.26	0	0.08010	\$	-	\$	1,116.26	
PSD-A	33-01-01-16-401-031	111 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - Mix	6552	1	6552	0.17551	\$	1,149.95	0	0.08010	\$	-	\$	1,149.95	
PSD-A	33-01-01-16-401-043	113 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	6532	2	3266	0.17551	\$	573.22	3266	0.08010	\$	261.61	\$	834.84	
PSD-A	33-01-01-16-401-054	115 S	WASHINGTON SQ	TAXABLE	201 Restaurants	2662	2	1331	0.17551	\$	233.61	1331	0.08010	\$	106.62	\$	340.22	
PSD-A	33-01-01-16-401-060	117 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	3696	2	1848	0.17551	\$	324.35	1848	0.08010	\$	148.03	\$	472.37	
PSD-A	33-01-01-16-401-070	119 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	2928	2	1464	0.17551	\$	256.95	1464	0.08010	\$	117.27	\$	374.22	
PSD-A	33-01-01-16-401-080	121 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - Mix	2640	2	1320	0.17551	\$	231.68	1320	0.08010	\$	105.73	\$	337.41	
PSD-A	33-01-01-16-401-091	123 S	WASHINGTON SQ	TAXABLE	201 Shopping Centers - Mix	2904	2	1452	0.17551	\$	254.84	1452	0.08010	\$	116.31	\$	371.15	
PSD-A	33-01-01-16-401-106	107 E	ALLEGAN ST	TAXABLE	201 Multiple Residences	5632	2	2816	0.17551	\$	494.24	2816	0.08010	\$	225.57	\$	719.81	
PSD-A	33-01-01-16-401-107	109 E	ALLEGAN ST	TAXABLE	201 Restaurants	5632	1	5632	0.17551	\$	988.48	0	0.08010	\$	-	\$	988.48	
PSD-A	33-01-01-16-401-108	111 E	ALLEGAN ST	TAXABLE	201 Stores - Retail	5632	1	5632	0.17551	\$	988.48	0	0.08010	\$	-	\$	988.48	
PSD-A	33-01-01-16-401-112	117 E	ALLEGAN ST	TAXABLE	201 Office Buildings	10767	2	5384	0.17551	\$	944.87	5384	0.08010	\$	431.23	\$	1,376.10	
PSD-A	33-01-01-16-401-116	0	NO STREET FRONTAGE	TAXABLE	202 Vacant	566	1	566	0.02319	\$	13.12	0	0.08010	\$	-	\$	13.12	
PSD-A	33-01-01-16-401-151	122 S	GRAND AVE	TAXABLE	201 Office Buildings	25280	2	12640	0.17551	\$	2,218.47	12640	0.08010	\$	1,012.49	\$	3,230.96	
PSD-A	33-01-01-16-401-161	0 E	MICHIGAN AVE	TAXABLE	202 Surface Parking Lot	14974	1	14974	0.08776	\$	1,314.06	0	0.08010	\$	-	\$	1,314.06	
PSD-A	33-01-01-16-401-186	0 E	MICHIGAN AVE	TAXABLE	202 Surface Parking Lot	2200	1	2200	0.08776	\$	193.06	0	0.08010	\$	-	\$	193.06	
PSD-A	33-01-01-16-401-193	0 E	MICHIGAN AVE	TAXABLE	202 Surface Parking Lot	2200	1	2200	0.08776	\$	193.06	0	0.08010	\$	-	\$	193.06	
PSD-A	33-01-01-16-401-203	0 E	MICHIGAN AVE	TAXABLE	202 Surface Parking Lot	6600	1	6600	0.08776	\$	579.19	0	0.08010	\$	-	\$	579.19	
PSD-A	33-01-01-16-401-205	0 E	MICHIGAN AVE	TAXABLE	202 Surface Parking Lot	1725	1	1725	0.08776	\$	151.38	0	0.08010	\$	-	\$	151.38	
PSD-A	33-01-01-16-401-302	0	ALLEY ROW	TAXABLE	202 Surface Parking Lot	1980	1	1980	0.08776	\$	173.76	0	0.08010	\$	-	\$	173.76	
PSD-A	33-01-01-16-401-312	0	NO STREET FRONTAGE	TAXABLE	202 Surface Parking Lot	220	1	220	0.08776	\$	19.31	0	0.08010	\$	-	\$	19.31	
PSD-A	33-01-01-16-402-002	206 E	MICHIGAN AVE	TAXABLE	201 Office Buildings	101893	5	20379	0.17551	\$	3,576.69	81514	0.08010	\$	6,529.47	\$	10,106.16	
PSD-A	33-01-01-16-402-022	201 S	GRAND AVE	TAXABLE	201 Garages - Parking Struc	168750	5	33750	0.06329	\$	2,135.94	135000	0.03187	\$	4,302.99	\$	6,438.93	
PSD-A	33-01-01-16-402-032	213 S	GRAND AVE	TAXABLE	202 Surface Parking Lot	7727	1	7727	0.08776	\$	678.09	0	0.08010	\$	-	\$	678.09	
PSD-A	33-01-01-16-402-041	217 S	GRAND AVE	TAXABLE	201 Office Buildings	11499	3	3833	0.17551	\$	672.74	7666	0.08010	\$	614.06	\$	1,286.80	
PSD-A	33-01-01-16-402-063	0 E	WASHTENAW ST	EXEMPT (211.7M)	202 Surface Parking Lot	10149	1	10149	0.08776	\$	890.64	0	0.08010	\$	-	-100%	\$	-
PSD-A	33-01-01-16-402-064	0 E	WASHTENAW ST	TAXABLE	202 Surface Parking Lot	7187	1	7187	0.08776	\$	630.70	0	0.08010	\$	-	\$	630.70	
PSD-A	33-01-01-16-403-001	300 E	MICHIGAN AVE	TAXABLE	201 Office Buildings	38700	3	12900	0.17551	\$	2,264.10	25800	0.08010	\$	2,066.63	\$	4,330.74	
PSD-A	33-01-01-16-403-011	314 E	MICHIGAN AVE	TAXABLE	201 Bars (Taverns)	3256	2	1628	0.17551	\$	285.73	1628	0.08010	\$	130.41	\$	416.14	
PSD-A	33-01-01-16-403-022	316 E	MICHIGAN AVE	TAXABLE	201 Restaurants	7480	2	3740	0.17551	\$	656.41	3740	0.08010	\$	299.58	\$	956.00	
PSD-A	33-01-01-16-403-041	320 E	MICHIGAN AVE	TAXABLE	201 Restaurants	1638	1	1638	0.17551	\$	287.49	0	0.08010	\$	-	\$	287.49	
PSD-A	33-01-01-16-403-051	336 E	MICHIGAN AVE	TAXABLE	201 Stores - Retail	5775	2	2888	0.17551	\$	506.79	2888	0.08010	\$	231.29	\$	738.09	
PSD-A	33-01-01-16-403-061	0	MUSEUM DR	TAXABLE	202 Surface Parking Lot	49125	1	49125	0.08776	\$	4,311.01	0	0.08010	\$	-	\$	4,311.01	
PSD-A	33-01-01-16-404-001	201 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	3586	2	1793	0.17551	\$	314.69	1793	0.08010	\$	143.62	\$	458.32	
PSD-A	33-01-01-16-404-011	203 S	WASHINGTON SQ	TAXABLE	201 Bars (Taverns)	5098	2	2549	0.17551	\$	447.38	2549	0.08010	\$	204.18	\$	651.56	
PSD-A	33-01-01-16-404-022	209 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	4332	1	4332	0.17551	\$	760.32	0	0.08010	\$	-	\$	760.32	
PSD-A	33-01-01-16-404-031	211 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	49420	2	24710	0.17551	\$	4,336.90	24710	0.08010	\$	1,979.32	\$	6,316.22	
PSD-A	33-01-01-16-404-055	221 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	7927	2	3964	0.17551	\$	695.64	3964	0.08010	\$	317.48	\$	1,013.13	
PSD-A	33-01-01-16-404-061	225 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	3960	2	1980	0.17551	\$	347.51	1980	0.08010	\$	158.60	\$	506.12	
PSD-A	33-01-01-16-404-071	227 S	WASHINGTON SQ	TAXABLE	201 Restaurants	4158	2	2079	0.17551	\$	364.89	2079	0.08010	\$	166.53	\$	531.42	
PSD-A	33-01-01-16-404-081	229 S	WASHINGTON SQ	TAXABLE	201 Restaurants	4158	2	2079	0.17551	\$	364.89	2079	0.08010	\$	166.53	\$	531.42	
PSD-A	33-01-01-16-404-091	231 S	WASHINGTON SQ	TAXABLE	202 Surface Parking Lot	5610	1	5610	0.08776	\$	492.31	0	0.08010	\$	-	\$	492.31	
PSD-A	33-01-01-16-404-101	107 E	WASHTENAW ST	TAXABLE	201 Office Buildings	3960	2	1980	0.17551	\$	347.51	1980	0.08010	\$	158.60	\$	506.12	
PSD-A	33-01-01-16-404-121	0 E	WASHTENAW ST	TAXABLE	202 Surface Parking Lot	4000	1	4000	0.08776	\$	351.02	0	0.08010	\$	-	\$	351.02	
PSD-A	33-01-01-16-404-142	0 E	WASHTENAW ST	EXEMPT (211.7Z)	202 Surface Parking Lot	6732	1	6732	0.08776	\$	590.77	0	0.08010	\$	-	-25%	\$	443.08
PSD-A	33-01-01-16-404-151	125 E	WASHTENAW ST	TAXABLE	201 Office Buildings	3780	1	3780	0.17551	\$	663.44	0	0.08010	\$	-	\$	663.44	
PSD-A	33-01-01-16-404-161	0 S	GRAND AVE	EXEMPT (211.7Z)	202 Surface Parking Lot	10890	1	10890	0.08776	\$	955.66	0	0.08010	\$	-	-25%	\$	716.75
PSD-A	33-01-01-16-404-171	222 S	GRAND AVE	TAXABLE	201 Stores - Retail	1920	1	1920	0.17551	\$	336.98	0	0.08010	\$	-	\$	336.98	
PSD-A	33-01-01-16-404-203	200 S	GRAND AVE	EXEMPT (211.7Z)	201 Office Buildings	47928	9	5325	0.17551	\$	934.66	42603	0.08010	\$	3,412.56	-25%	\$	3,260.41
PSD-A	33-01-01-16-404-211	110 E	ALLEGAN ST	TAXABLE	201 Apartment	6765	5	1353	0.17551	\$	237.47	5412	0.08010	\$	433.51	\$	670.98	
PSD-A	33-01-01-16-405-001	301 S	WASHINGTON SQ	TAXABLE	201 Restaurants	4585	3	1528	0.17551	\$	268.24	3057	0.08010	\$	244.85	\$	513.09	
PSD-A	33-01-01-16-405-011	303 S	WASHINGTON SQ	TAXABLE	201 Restaurants	6270	3	2090	0.17551	\$	366.82	4180	0.08010	\$	334.83	\$	701.65	
PSD-A	33-01-01-16-405-021	305 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	2145	1	2145	0.17551	\$	376.47	0	0.08010	\$	-	\$	376.47	
PSD-A	33-01-01-16-405-031	307 S	WASHINGTON SQ	TAXABLE	201 Restaurants	1914	1	1914	0.17551	\$	335.93	0	0.08010	\$	-	\$	335.93	
PSD-A	33-01-01-16																	

PSD-A	33-01-01-16-405-062	311 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	53385	2	26693	0.17551	\$	4,684.85	26693	0.08010	\$	2,138.12	\$	6,822.98
PSD-A	33-01-01-16-405-082	323 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	6729	2	3365	0.17551	\$	590.51	3365	0.08010	\$	269.50	\$	860.01
PSD-A	33-01-01-16-405-111	327 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	3718	2	1859	0.17551	\$	326.28	1859	0.08010	\$	148.91	\$	475.19
PSD-A	33-01-01-16-405-121	329 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	3058	1	3058	0.17551	\$	536.72	0	0.08010	\$	-	\$	536.72
PSD-A	33-01-01-16-405-131	331 S	WASHINGTON SQ	TAXABLE	201 Restaurants - Fast Food	3058	1	3058	0.17551	\$	536.72	0	0.08010	\$	-	\$	536.72
PSD-A	33-01-01-16-405-141	333 S	WASHINGTON SQ	TAXABLE	201 Stores - Retail	10340	1	10340	0.17551	\$	1,814.79	0	0.08010	\$	-	\$	1,814.79
PSD-A	33-01-01-16-405-161	117 E	KALAMAZOO ST	TAXABLE	201 Stores - Retail	1320	2	660	0.17551	\$	115.84	660	0.08010	\$	52.87	\$	168.71
PSD-A	33-01-01-16-405-171	119 E	KALAMAZOO ST	TAXABLE	201 Stores - Retail	3960	3	1320	0.17551	\$	231.68	2640	0.08010	\$	211.47	\$	443.15
PSD-A	33-01-01-16-405-181	125 E	KALAMAZOO ST	TAXABLE	201 Stores - Retail	2655	1	2655	0.17551	\$	465.98	0	0.08010	\$	-	\$	465.98
PSD-A	33-01-01-16-405-191	0 S	GRAND AVE	TAXABLE	202 Surface Parking Lot	10890	1	10890	0.08776	\$	955.66	0	0.08010	\$	-	\$	955.66
PSD-A	33-01-01-16-405-201	0 S	GRAND AVE	TAXABLE	202 Surface Parking Lot	10890	1	10890	0.08776	\$	955.66	0	0.08010	\$	-	\$	955.66
PSD-A	33-01-01-16-405-222	0 S	GRAND AVE	TAXABLE	202 Surface Parking Lot	22818	1	22818	0.08776	\$	2,002.42	0	0.08010	\$	-	\$	2,002.42
PSD-A	33-01-01-16-405-232	0 S	GRAND AVE	TAXABLE	202 Surface Parking Lot	13065	1	13065	0.08776	\$	1,146.53	0	0.08010	\$	-	\$	1,146.53
PSD-A	33-01-01-16-405-241	0 E	WASHTENAW ST	TAXABLE	202 Surface Parking Lot	5082	1	5082	0.08776	\$	445.98	0	0.08010	\$	-	\$	445.98
PSD-A	33-01-01-16-405-260	0 E	WASHTENAW ST	TAXABLE	202 Surface Parking Lot	282	1	282	0.08776	\$	24.75	0	0.08010	\$	-	\$	24.75
PSD-A	33-01-01-16-406-003	307 E	KALAMAZOO ST	EXEMPT (211.7L)	201 Office Buildings	152930	5	30586	0.17551	\$	5,368.21	122344	0.08010	\$	9,800.00	-100%	\$ -
PSD-A	33-01-01-16-406-004	0 E	KALAMAZOO ST	EXEMPT (211.7M)	202 Vacant	32931	1	32931	0.02319	\$	763.51	0	0.08010	\$	-	-100%	\$ -
PSD-A	33-01-01-16-426-012	414 E	MICHIGAN AVE	TAXABLE	201 Stores - Retail	19416	2	9708	0.17551	\$	1,703.87	9708	0.08010	\$	777.63	\$	2,481.50
PSD-A	33-01-01-16-426-052	420 E	MICHIGAN AVE	TAXABLE	201 Restaurants	7303	1	7303	0.17551	\$	1,281.76	0	0.08010	\$	-	\$	1,281.76
PSD-A	33-01-01-16-426-132	0	RIVER WALKWAY	EXEMPT (211.7M)	402 Vacant	4182	1	4182	0.02319	\$	96.96	0	0.08010	\$	-	-100%	\$ -
PSD-A	33-01-01-16-451-006	401 S	WASHINGTON SQ	TAXABLE	201 Apartment	82988	5	16598	0.17551	\$	2,913.08	66390	0.08010	\$	5,318.00	\$	8,231.08
PSD-A	33-01-01-16-451-010	0 S	WASHINGTON AVE	TAXABLE	202 Surface Parking Lot	11443	1	11443	0.08776	\$	1,004.19	0	0.08010	\$	-	\$	1,004.19
PSD-A	33-01-01-16-451-014	419 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	23220	3	7740	0.17551	\$	1,358.46	15480	0.08010	\$	1,239.98	\$	2,598.44
PSD-A	33-01-01-16-451-041	435 S	WASHINGTON SQ	TAXABLE	201 Office Buildings	1383	1	1383	0.17551	\$	242.73	0	0.08010	\$	-	\$	242.73
PSD-A	33-01-01-16-451-062	420 S	GRAND AVE	EXEMPT (OTHER)	201 Passenger Terminals	14000	1	14000	0.17551	\$	2,457.17	0	0.08010	\$	-	-100%	\$ -

\$ 435,251.46

PSD-B	33-01-01-09-254-011	1223	TURNER ST	TAXABLE	201 Office Buildings	24273	1	24273	0.11198	\$	2,718.02	0	0.04196	\$	-	\$	2,718.02
PSD-B	33-01-01-09-254-022	201 E	CESAR E. CHAVEZ	TAXABLE	201 Restaurants	4872	1	4872	0.11198	\$	545.55	0	0.04196	\$	-	\$	545.55
PSD-B	33-01-01-09-254-023	0 E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	7560	1	7560	0.05598	\$	423.23	0	0.04196	\$	-	\$	423.23
PSD-B	33-01-01-09-254-031	0	TURNER ST	TAXABLE	202 Surface Parking Lot	5148	1	5148	0.05598	\$	288.20	0	0.04196	\$	-	\$	288.20
PSD-B	33-01-01-09-254-041	1207	TURNER ST	TAXABLE	201 Stores - Retail	2687	2	1343.5	0.11198	\$	150.44	1343.5	0.04196	\$	56.37	\$	206.81
PSD-B	33-01-01-09-254-051	1209	TURNER ST	TAXABLE	201 Stores - Retail	3007	2	1503.5	0.11198	\$	168.36	1503.5	0.04196	\$	63.09	\$	231.44
PSD-B	33-01-01-09-254-062	1213	TURNER ST	TAXABLE	201 Stores - Retail	6160	2	3080	0.11198	\$	344.89	3080	0.04196	\$	129.23	\$	474.12
PSD-B	33-01-01-09-254-081	1217	TURNER ST	TAXABLE	201 Stores - Retail	3211	2	1605.5	0.11198	\$	179.78	1605.5	0.04196	\$	67.37	\$	247.14
PSD-B	33-01-01-09-254-091	1219	TURNER ST	TAXABLE	201 Stores - Retail	1333	2	666.5	0.11198	\$	74.63	666.5	0.04196	\$	27.97	\$	102.60
PSD-B	33-01-01-09-254-101	1221	TURNER ST	TAXABLE	201 Stores - Retail	3106	1	3106	0.11198	\$	347.80	0	0.04196	\$	-	\$	347.80
PSD-B	33-01-01-09-255-020	1310	TURNER ST	TAXABLE	201 Office Buildings	4500	1	4500	0.11198	\$	503.90	0	0.04196	\$	-	\$	503.90
PSD-B	33-01-01-09-255-032	309	CLINTON ST	TAXABLE	201 Warehouses - Storage	6677	2	3338.5	0.11198	\$	373.84	3338.5	0.04196	\$	140.08	\$	513.92
PSD-B	33-01-01-09-256-050	101 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	10560	2	5280	0.11198	\$	591.24	5280	0.04196	\$	221.54	\$	812.78
PSD-B	33-01-01-09-256-060	107 E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	3080	2	1540	0.11198	\$	172.44	1540	0.04196	\$	64.62	\$	237.06
PSD-B	33-01-01-09-256-070	109 E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	3300	2	1650	0.11198	\$	184.76	1650	0.04196	\$	69.23	\$	253.99
PSD-B	33-01-01-09-256-080	111 E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	6600	2	3300	0.11198	\$	369.52	3300	0.04196	\$	138.46	\$	507.99
PSD-B	33-01-01-09-256-090	115 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	6411	2	3205.5	0.11198	\$	358.94	3205.5	0.04196	\$	134.50	\$	493.44
PSD-B	33-01-01-09-256-103	119 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	3520	3	1173.333333	0.11198	\$	131.39	2346.666667	0.04196	\$	98.46	\$	229.85
PSD-B	33-01-01-09-257-001	1250	TURNER ST	TAXABLE	201 Bars (Taverns)	7299	2	3649.5	0.11198	\$	408.66	3649.5	0.04196	\$	153.13	\$	561.79
PSD-B	33-01-01-09-257-015	1236	TURNER ST	TAXABLE	201 Shopping Centers - Mix	6606	2	3303	0.11198	\$	369.86	3303	0.04196	\$	138.59	\$	508.45
PSD-B	33-01-01-09-257-025	306	CLINTON ST	TAXABLE	401 Shopping Centers - Mix	4448	2	5042	0.11198	\$	564.59	-594	0.04196	\$	(24.92)	-100%	\$ -
PSD-B	33-01-01-09-257-032	1232	TURNER ST	TAXABLE	201 Office Buildings	7864	2	3932	0.11198	\$	440.29	3932	0.04196	\$	164.98	\$	605.28
PSD-B	33-01-01-09-257-041	1220	TURNER ST	TAXABLE	201 Stores - Retail	5820	2	2910	0.11198	\$	325.85	2910	0.04196	\$	122.10	\$	447.95
PSD-B	33-01-01-09-257-053	1216	TURNER ST	TAXABLE	201 Shopping Centers - Mix	6440	2	3220	0.11198	\$	360.57	3220	0.04196	\$	135.11	\$	495.67
PSD-B	33-01-01-09-257-054	1214	TURNER ST	TAXABLE	201 Stores - Retail	2530	1	2530	0.11198	\$	283.30	0	0.04196	\$	-	\$	283.30
PSD-B	33-01-01-09-257-071	1210	TURNER ST	TAXABLE	201 Stores - Retail	4678	2	2339	0.11198	\$	261.91	2339	0.04196	\$	98.14	\$	360.06
PSD-B	33-01-01-09-257-091	303 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	6438	2	3219	0.11198	\$	360.45	3219	0.04196	\$	135.07	\$	495.52
PSD-B	33-01-01-09-257-101	307 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	5648	2	2824	0.11198	\$	316.22	2824	0.04196	\$	118.49	\$	434.72
PSD-B	33-01-01-09-257-111	311 E	CESAR E. CHAVEZ	TAXABLE	201 Restaurants	2736	2	1368	0.11198	\$	153.18	1368	0.04196	\$	57.40	\$	210.58
PSD-B	33-01-01-09-257-121	313 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	2424	2	1212	0.11198	\$	135.72	1212	0.04196	\$	50.85	\$	186.57
PSD-B	33-01-01-09-257-143	317 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	4000	1	4000	0.11198	\$	447.91	0	0.04196	\$	-	\$	447.91
PSD-B	33-01-01-09-257-145	319 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	6800	1	6800	0.11198	\$	761.44	0	0.04196	\$	-	\$	761.44
PSD-B	33-01-01-09-257-146	327 E	CESAR E. CHAVEZ	TAXABLE	201 Bars (Taverns)	2000	1	2000	0.11198	\$	223.95	0	0.04196	\$	-	\$	223.95

PSD-B	33-01-01-09-257-152	329 E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	2400	1	2400	0.11198	\$ 268.74	0	0.04196	\$ -	\$ 268.74
PSD-B	33-01-01-09-257-193	1213	CENTER ST	TAXABLE	201 Office Buildings	12981	1	12981	0.11198	\$ 1,453.57	0	0.04196	\$ -	\$ 1,453.57
PSD-B	33-01-01-09-257-232	1235	CENTER ST	TAXABLE	201 Warehouses - Storage	10454	1	10454	0.11198	\$ 1,170.61	0	0.04196	\$ -	\$ 1,170.61
PSD-B	33-01-01-09-257-241	1247	CENTER ST	TAXABLE	201 Bars (Taverns)	4870	3	1623	0.11198	\$ 181.78	3247	0.04196	\$ 136.23	\$ 318.00
PSD-B	33-01-01-09-279-052	401 E	CESAR E. CHAVEZ	TAXABLE	201 Shopping Centers - Mix	8555	1	8555	0.11198	\$ 957.96	0	0.04196	\$ -	\$ 957.96
PSD-B	33-01-01-09-279-071	409 E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	14091	1	14091	0.05598	\$ 788.86	0	0.04196	\$ -	\$ 788.86
PSD-B	33-01-01-09-279-082	1201 N	CEDAR ST	TAXABLE	201 Markets - Convenience	3936	2	1968	0.11198	\$ 220.37	1968	0.04196	\$ 82.58	\$ 302.95
PSD-B	33-01-01-09-331-111	1103 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	1680	1	1680	0.11198	\$ 188.12	0	0.04196	\$ -	\$ 188.12
PSD-B	33-01-01-09-331-122	1107 N	WASHINGTON AVE	TAXABLE	201 Warehouses - Storage	2905	2	1452.5	0.11198	\$ 162.65	1452.5	0.04196	\$ 60.95	\$ 223.59
PSD-B	33-01-01-09-331-152	1113 N	WASHINGTON AVE	TAXABLE	201 Stores - Retail	4320	1	4320	0.11198	\$ 483.74	0	0.04196	\$ -	\$ 483.74
PSD-B	33-01-01-09-331-162	1125 N	WASHINGTON AVE	TAXABLE	201 Sheds - Equipment 4 W	4590	2	2295	0.11198	\$ 256.99	2295	0.04196	\$ 96.30	\$ 353.28
PSD-B	33-01-01-09-331-181	1135 N	WASHINGTON AVE	TAXABLE	201 Shopping Centers - Mix	9119	2	4559.5	0.11198	\$ 510.56	4559.5	0.04196	\$ 191.31	\$ 701.87
PSD-B	33-01-01-09-401-001	1132 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	7716	1	7716	0.11198	\$ 864.01	0	0.04196	\$ -	\$ 864.01
PSD-B	33-01-01-09-401-011	0 N	WASHINGTON AVE	EXEMPT (211.7M)	202 Vacant	0	1	0	0.02319	\$ -	0	0.02319	\$ -	\$ -
PSD-B	33-01-01-09-401-021	1122 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2222	1	2222	0.11198	\$ 248.81	0	0.04196	\$ -	\$ 248.81
PSD-B	33-01-01-09-401-040	1100 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	25662	1	25662	0.11198	\$ 2,873.55	0	0.04196	\$ -	\$ 2,873.55
PSD-B	33-01-01-09-401-091	120 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	1100	1	1100	0.11198	\$ 123.17	0	0.04196	\$ -	\$ 123.17
PSD-B	33-01-01-09-401-101	116 E	CESAR E. CHAVEZ	TAXABLE	201 Warehouses - Storage	3620	2	1810	0.11198	\$ 202.68	1810	0.04196	\$ 75.95	\$ 278.62
PSD-B	33-01-01-09-401-122	106 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	7006	2	3503	0.11198	\$ 392.26	3503	0.04196	\$ 146.98	\$ 539.24
PSD-B	33-01-01-09-402-001	200 E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	7268	2	3634	0.11198	\$ 406.92	3634	0.04196	\$ 152.48	\$ 559.40
PSD-B	33-01-01-09-402-013	212 E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	15883	3	5294	0.11198	\$ 592.84	10589	0.04196	\$ 444.29	\$ 1,037.13
PSD-B	33-01-01-09-402-061	208 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	3610	2	1805	0.11198	\$ 202.12	1805	0.04196	\$ 75.74	\$ 277.85
PSD-B	33-01-01-09-402-071	206 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	2840	3	946.6666667	0.11198	\$ 106.00	1893.333333	0.04196	\$ 79.44	\$ 185.45
PSD-B	33-01-01-09-402-081	204 E	CESAR E. CHAVEZ	TAXABLE	201 Shopping Centers - Mix	4260	3	1420	0.11198	\$ 159.01	2840	0.04196	\$ 119.16	\$ 278.17
PSD-B	33-01-01-09-403-001	216 E	CESAR E. CHAVEZ	EXEMPT (211.7M)	202 Surface Parking Lot	6953	1	6953	0.05598	\$ 389.25	0	0.04196	\$ -	-100% \$ -
PSD-B	33-01-01-09-403-023	1105	FACTORY ST	EXEMPT (211.7M)	202 Surface Parking Lot	28540	1	28540	0.05598	\$ 1,597.75	0	0.04196	\$ -	-100% \$ -
PSD-B	33-01-01-09-403-044	226 E	CESAR E. CHAVEZ	TAXABLE	201 Bars (Taverns)	2250	1	2250	0.11198	\$ 251.95	0	0.04196	\$ -	\$ 251.95
PSD-B	33-01-01-09-403-052	0 E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	1800	1	1800	0.05598	\$ 100.77	0	0.04196	\$ -	\$ 100.77
PSD-B	33-01-01-09-403-061	0 E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	1800	1	1800	0.05598	\$ 100.77	0	0.04196	\$ -	\$ 100.77
PSD-B	33-01-01-09-403-071	0 E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	1980	1	1980	0.05598	\$ 110.85	0	0.04196	\$ -	\$ 110.85
PSD-B	33-01-01-09-403-081	0 E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	2160	1	2160	0.05598	\$ 120.92	0	0.04196	\$ -	\$ 120.92
PSD-B	33-01-01-09-404-013	1115	CENTER ST	TAXABLE	201 Warehouses - Storage	27021	2	13510.5	0.02319	\$ 313.24	13510.5	0.01576	\$ 212.88	\$ 526.13
PSD-B	33-01-01-09-404-022	314 E	CESAR E. CHAVEZ	TAXABLE	201 Restaurants - Fast Food	571	1	571	0.11198	\$ 63.94	0	0.04196	\$ -	\$ 63.94
PSD-B	33-01-01-09-404-031	308 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	3927	2	1963.5	0.11198	\$ 219.87	1963.5	0.04196	\$ 82.39	\$ 302.25
PSD-B	33-01-01-09-404-042	304 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	5324	2	2662	0.11198	\$ 298.08	2662	0.04196	\$ 111.69	\$ 409.78
PSD-B	33-01-01-09-404-061	302 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	3796	1	3796	0.11198	\$ 425.06	0	0.04196	\$ -	\$ 425.06
PSD-B	33-01-01-09-426-001	0 E	CESAR E. CHAVEZ	TAXABLE	202 Surface Parking Lot	5191	1	5191	0.05598	\$ 290.61	0	0.04196	\$ -	\$ 290.61
PSD-B	33-01-01-09-426-011	1110	CENTER ST	TAXABLE	201 Stores - Retail	8615	1	8615	0.11198	\$ 964.68	0	0.04196	\$ -	\$ 964.68
PSD-B	33-01-01-09-426-022	405 E	MAPLE ST	TAXABLE	201 Garages - Storage	6256	1	6256	0.11198	\$ 700.53	0	0.04196	\$ -	\$ 700.53
PSD-B	33-01-01-09-426-041	421 E	MAPLE ST	TAXABLE	201 Warehouses - Storage	707	1	707	0.11198	\$ 79.17	0	0.04196	\$ -	\$ 79.17
PSD-B	33-01-01-09-426-051	1127 N	CEDAR ST	TAXABLE	201 Stores - Retail	20984	1	20984	0.11198	\$ 2,349.73	0	0.04196	\$ -	\$ 2,349.73
PSD-B	33-01-01-09-426-061	408 E	CESAR E. CHAVEZ	TAXABLE	201 Office Buildings	1280	3	426.6666667	0.11198	\$ 47.78	853.3333333	0.04196	\$ 35.81	\$ 83.58
														\$ 36,518.49

PSD-C	33-01-01-09-334-101	1003 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	4407	2	2203.5	0.05598	\$ 123.36	2203.5	0.02098	\$ 46.23	\$ 169.59
PSD-C	33-01-01-09-334-111	1011 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2378	1	2378	0.05598	\$ 133.13	0	0.02098	\$ -	\$ 133.13
PSD-C	33-01-01-09-334-141	1031 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2727	2	1363.5	0.05598	\$ 76.33	1363.5	0.02098	\$ 28.60	\$ 104.94
PSD-C	33-01-01-09-334-151	1035 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2524	2	1262	0.05598	\$ 70.65	1262	0.02098	\$ 26.48	\$ 97.13
PSD-C	33-01-01-09-378-101	901 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2739	2	1369.5	0.05598	\$ 76.67	1369.5	0.02098	\$ 28.73	\$ 105.40
PSD-C	33-01-01-09-378-111	909 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2668	2	1334	0.05598	\$ 74.68	1334	0.02098	\$ 27.99	\$ 102.67
PSD-C	33-01-01-09-378-121	915 N	WASHINGTON AVE	TAXABLE	401 Residential	2739	2	1369.5	0.05598	\$ 76.67	1369.5	0.02098	\$ 28.73	-100% \$ -
PSD-C	33-01-01-09-378-131	921 N	WASHINGTON AVE	TAXABLE	201 Shed - Utility Light Com	3707	1	3707	0.05598	\$ 207.53	0	0.02098	\$ -	\$ 207.53
PSD-C	33-01-01-09-378-141	935 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	7380	3	2460	0.05598	\$ 137.72	4920	0.02098	\$ 103.22	\$ 240.93
PSD-C	33-01-01-09-381-143	0 N	WASHINGTON AVE	EXEMPT (211.7Z)	202 Vacant	40986	1	40986	0.02319	\$ 950.26	0	0.02098	\$ -	-25% \$ 712.70
PSD-C	33-01-01-09-381-153	819 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	4292	3	1431	0.05598	\$ 80.09	2861	0.02098	\$ 60.03	\$ 140.12
PSD-C	33-01-01-09-381-161	827 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2050	1	2050	0.05598	\$ 114.77	0	0.02098	\$ -	\$ 114.77
PSD-C	33-01-01-09-381-171	831 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	3162	2	1581	0.05598	\$ 88.51	1581	0.02098	\$ 33.17	\$ 121.68
PSD-C	33-01-01-09-406-001	1034 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	9800	2	4900	0.05598	\$ 274.32	4900	0.02098	\$ 102.80	-25% \$ 94.28
PSD-C	33-01-01-09-406-012	1026 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	5690	2	2845	0.05598	\$ 159.27	2845	0.02098	\$ 59.69	\$ 218.96
PSD-C	33-01-01-09-406-051	1010 N	WASHINGTON AVE	TAXABLE	401 Residential	1949	2	974.5	0.05598	\$ 54.56	974.5	0.02098	\$ 20.44	-100% \$ -

PSD-C	33-01-01-09-406-061	1006 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	1695	2	847.5	0.05598	\$ 47.45	847.5	0.02098	\$ 17.78	\$ 65.23	
PSD-C	33-01-01-09-406-071	1000 N	WASHINGTON AVE	TAXABLE	401 Residential?	3148	2	1574	0.05598	\$ 88.12	1386	0.02098	\$ 29.08	-100% \$ -	
PSD-C	33-01-01-09-406-111	125 E	KILBORN ST	TAXABLE	201 Office Buildings	1924	2	962	0.05598	\$ 53.86	962	0.02098	\$ 20.18	\$ 74.04	
PSD-C	33-01-01-09-407-042	911	CENTER ST	TAXABLE	201 Warehouses - Storage	16360	1	16360	0.03187	\$ 521.46	0	0.02098	\$ -	\$ 521.46	
PSD-C	33-01-01-09-407-073	314 E	MAPLE ST	TAXABLE	301 Warehouses - Storage	35996	1	35996	0.03187	\$ 1,147.34	0	0.02098	\$ -	\$ 1,147.34	
PSD-C	33-01-01-09-408-001	934 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	2075	1	2075	0.05598	\$ 116.16	0	0.02098	\$ -	\$ 116.16	
PSD-C	33-01-01-09-408-022	924 N	WASHINGTON AVE	EXEMPT (211.7P)	201 Office Buildings	3772	1	3772	0.05598	\$ 211.17	0	0.02098	\$ -	\$ 211.17	
PSD-C	33-01-01-09-408-031	920 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	3068	2	1534	0.05598	\$ 85.88	1534	0.02098	\$ 32.18	\$ 118.06	
PSD-C	33-01-01-09-408-051	0 N	WASHINGTON AVE	TAXABLE	202 Vacant	6138	1	6138	0.02319	\$ 142.31	0	0.02319	\$ -	\$ 142.31	
PSD-C	33-01-01-09-408-061	109 E	OAKLAND AVE	TAXABLE	201 Office Buildings	1440	2	720	0.05598	\$ 40.31	720	0.02098	\$ 15.10	\$ 55.41	
PSD-C	33-01-01-09-408-081	0 E	OAKLAND AVE	TAXABLE	202 Surface Parking Lot	9801	1	9801	0.02794	\$ 273.79	0	0.02098	\$ -	\$ 273.79	
PSD-C	33-01-01-09-427-002	502 E	CESAR E. CHAVEZ	TAXABLE	201 Apartment	11656	2	5828	0.05598	\$ 326.27	5828	0.02098	\$ 122.27	\$ 448.53	
PSD-C	33-01-01-09-427-012	1106 N	CEDAR ST	TAXABLE	201 Office Buildings	19688	3	6563	0.05598	\$ 367.40	13125	0.02098	\$ 275.36	\$ 642.75	
PSD-C	33-01-01-09-427-041	536 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	2951	1	2951	0.05598	\$ 165.21	0	0.02098	\$ -	\$ 165.21	
PSD-C	33-01-01-09-427-051	526 E	CESAR E. CHAVEZ	TAXABLE	201 Stores - Retail	1776	1	1776	0.05598	\$ 99.43	0	0.02098	\$ -	\$ 99.43	
PSD-C	33-01-01-09-427-061	518 E	CESAR E. CHAVEZ	TAXABLE	201 Restaurants	1587	1	1587	0.05598	\$ 88.85	0	0.02098	\$ -	\$ 88.85	
PSD-C	33-01-01-09-427-071	516 E	CESAR E. CHAVEZ	TAXABLE	201 Garages - Storage	864	1	864	0.05598	\$ 48.37	0	0.02098	\$ -	\$ 48.37	
PSD-C	33-01-01-09-429-001	0 E	MAPLE ST	TAXABLE	301 Sheds - Equipment 3 W	4800	1	4800	0.03187	\$ 153.00	0	0.02098	\$ -	\$ 153.00	
PSD-C	33-01-01-09-429-022	0	CENTER ST	TAXABLE	302 Vacant	12977	1	12977	0.02319	\$ 300.87	0	0.00000	\$ -	\$ 300.87	
PSD-C	33-01-01-09-429-041	0	CENTER ST	TAXABLE	302 Vacant	3993	1	3993	0.02319	\$ 92.58	0	0.00000	\$ -	\$ 92.58	
PSD-C	33-01-01-09-429-051	0	ADAMS ST	TAXABLE	302 Vacant	2395	1	2395	0.02319	\$ 55.53	0	0.00000	\$ -	\$ 55.53	
PSD-C	33-01-01-09-429-061	0	ADAMS ST	TAXABLE	302 Vacant	9108	1	9108	0.02319	\$ 211.17	0	0.00000	\$ -	\$ 211.17	
PSD-C	33-01-01-09-429-071	0	ADAMS ST	TAXABLE	302 Vacant	10494	1	10494	0.02319	\$ 243.30	0	0.00000	\$ -	\$ 243.30	
PSD-C	33-01-01-09-429-081	417	ADAMS ST	TAXABLE	302 Vacant	5940	1	5940	0.02319	\$ 137.72	0	0.00000	\$ -	\$ 137.72	
PSD-C	33-01-01-09-429-091	423	ADAMS ST	TAXABLE	302 Vacant	7095	1	7095	0.02319	\$ 164.50	0	0.00000	\$ -	\$ 164.50	
PSD-C	33-01-01-09-429-101	0 N	CEDAR ST	TAXABLE	302 Vacant	4842	1	4842	0.02319	\$ 112.26	0	0.00000	\$ -	\$ 112.26	
PSD-C	33-01-01-09-429-111	1013 N	CEDAR ST	TAXABLE	302 Vacant	3806	1	3806	0.02319	\$ 88.24	0	0.00000	\$ -	\$ 88.24	
PSD-C	33-01-01-09-429-121	0 N	CEDAR ST	TAXABLE	302 Vacant	8004	1	8004	0.02319	\$ 185.57	0	0.00000	\$ -	\$ 185.57	
PSD-C	33-01-01-09-429-131	0 N	CEDAR ST	TAXABLE	302 Vacant	6930	1	6930	0.02319	\$ 160.67	0	0.00000	\$ -	\$ 160.67	
PSD-C	33-01-01-09-429-141	1039 N	CEDAR ST	TAXABLE	201 Stores - Retail	2377	2	1188.5	0.05598	\$ 66.54	1188.5	0.02098	\$ 24.93	\$ 91.47	
PSD-C	33-01-01-09-429-151	426 E	MAPLE ST	TAXABLE	201 Stores - Retail	3043	2	1521.5	0.05598	\$ 85.18	1521.5	0.02098	\$ 31.92	\$ 117.10	
PSD-C	33-01-01-09-429-182	0 E	MAPLE ST	TAXABLE	302 Vacant	14025	1	14025	0.02319	\$ 325.17	0	0.02098	\$ -	\$ 325.17	
PSD-C	33-01-01-09-431-052	910	CENTER ST	TAXABLE	201 Office Buildings	2176	1	2176	0.05598	\$ 121.82	0	0.02098	\$ -	\$ 121.82	
PSD-C	33-01-01-09-431-151	427 E	OAKLAND AVE	TAXABLE	201 Restaurants - Fast Food	1536	1	1536	0.05598	\$ 85.99	0	0.02098	\$ -	\$ 85.99	
PSD-C	33-01-01-09-432-002	505 E	OAKLAND AVE	TAXABLE	201 Restaurants - Fast Food	713	1	713	0.05598	\$ 39.92	0	0.02098	\$ -	\$ 39.92	
PSD-C	33-01-01-09-432-054	901 N	LARCH ST	TAXABLE	201 Stores - Warehouse Dis	12000	1	12000	0.05598	\$ 671.80	0	0.02098	\$ -	\$ 671.80	
PSD-C	33-01-01-09-451-021	814 N	WASHINGTON AVE	EXEMPT (OTHER)	201 Office Buildings	3321	2	1660.5	0.05598	\$ 92.96	1660.5	0.02098	\$ 34.84	\$ 127.80	
PSD-C	33-01-01-09-451-033	806 N	WASHINGTON AVE	TAXABLE	201 Medical - Dental Clinics	2914	2	1457	0.05598	\$ 81.57	1457	0.02098	\$ 30.57	\$ 112.13	
PSD-C	33-01-01-09-452-031	711	CENTER ST	TAXABLE	201 Stores - Retail	1964	1	1964	0.05598	\$ 109.95	0	0.02098	\$ -	\$ 109.95	
PSD-C	33-01-01-09-452-035	0	CENTER ST	TAXABLE	202 Surface Parking Lot	16592	1	16592	0.02794	\$ 463.50	0	0.02098	\$ -	\$ 463.50	
PSD-C	33-01-01-09-452-042	809	CENTER ST	TAXABLE	201 Office Buildings	11226	1	11226	0.05598	\$ 628.47	0	0.02098	\$ -	\$ 628.47	
PSD-C	33-01-01-09-452-052	300 E	OAKLAND AVE	TAXABLE	201 Stores - Retail	18580	1	18580	0.05598	\$ 1,040.16	0	0.02098	\$ -	\$ 1,040.16	
PSD-C	33-01-01-09-453-052	720 N	WASHINGTON AVE	TAXABLE	201 Office Buildings	19531	3	6510	0.05598	\$ 364.47	13021	0.02098	\$ 273.16	\$ 637.63	
PSD-C	33-01-01-09-453-104	737 N	GRAND AVE	TAXABLE	201 Stores - Retail	11628	2	5814	0.05598	\$ 325.49	5814	0.02098	\$ 121.97	\$ 447.46	
PSD-C	33-01-01-09-477-023	500 E	OAKLAND AVE	TAXABLE	201 Office Buildings	3076	1	3076	0.05598	\$ 172.20	0	0.02098	\$ -	\$ 172.20	
PSD-C	33-01-01-09-479-002	0	CENTER ST	TAXABLE	202 Vacant	21780	1	21780	0.02319	\$ 504.97	0	0.02319	\$ -	-50% \$ 252.48	Flood Zone
PSD-C	33-01-01-09-479-051	0	CENTER ST	TAXABLE	202 Vacant	5445	1	5445	0.02319	\$ 126.24	0	0.02319	\$ -	-50% \$ 63.12	Flood Zone
PSD-C	33-01-01-09-479-061	0	CENTER ST	TAXABLE	202 Vacant	8168	1	8168	0.02319	\$ 189.38	0	0.02319	\$ -	-50% \$ 94.69	Flood Zone
PSD-C	33-01-01-09-479-071	0	CENTER ST	TAXABLE	202 Vacant	6806	1	6806	0.02319	\$ 157.80	0	0.02319	\$ -	-50% \$ 78.90	Flood Zone
PSD-C	33-01-01-09-479-081	0	CENTER ST	TAXABLE	202 Vacant	7755	1	7755	0.02319	\$ 179.80	0	0.02319	\$ -	-50% \$ 89.90	Flood Zone
PSD-C	33-01-01-09-479-091	0	CENTER ST	TAXABLE	202 Vacant	6848	1	6848	0.02319	\$ 158.77	0	0.02319	\$ -	-50% \$ 79.39	Flood Zone
PSD-C	33-01-01-09-479-101	0	CENTER ST	TAXABLE	202 Vacant	13819	1	13819	0.02319	\$ 320.39	0	0.02319	\$ -	-50% \$ 160.20	Flood Zone
PSD-C	33-01-01-09-479-111	0	CENTER ST	TAXABLE	202 Vacant	5141	1	5141	0.02319	\$ 119.19	0	0.02319	\$ -	-50% \$ 59.60	Flood Zone
PSD-C	33-01-01-09-479-121	0 E	SAGINAW ST	TAXABLE	202 Vacant	4703	1	4703	0.02319	\$ 109.04	0	0.02319	\$ -	-50% \$ 54.52	Flood Zone
PSD-C	33-01-01-09-479-131	0 E	SAGINAW ST	TAXABLE	202 Vacant	4819	1	4819	0.02319	\$ 111.73	0	0.02319	\$ -	-50% \$ 55.86	Flood Zone
PSD-C	33-01-01-09-479-141	415 E	SAGINAW ST	TAXABLE	201 Restaurants	2136	1	2136	0.05598	\$ 119.58	0	0.02098	\$ -	\$ 119.58	
PSD-C	33-01-01-09-479-161	715 N	CEDAR ST	TAXABLE	201 Office Buildings	5760	2	2880	0.05598	\$ 161.23	2880	0.02098	\$ 60.42	\$ 221.65	
PSD-C	33-01-01-09-479-243	741 N	CEDAR ST	TAXABLE	201 Office Buildings	16000	2	8000	0.05598	\$ 447.86	8000	0.02098	\$ 167.83	\$ 615.70	
PSD-C	33-01-01-09-480-002	750 N	CEDAR ST	TAXABLE	201 Stores - Retail	5964	1	5964	0.05598	\$ 333.88	0	0.02098	\$ -	\$ 333.88	
PSD-C	33-01-01-09-480-062	0 N	CEDAR ST	TAXABLE	202 Vacant	27225	1	27225	0.02319	\$ 631.21	0	0.00000	\$ -	\$ 631.21	
PSD-C	33-01-01-09-480-132	505 E	SAGINAW ST	TAXABLE	201 Restaurants - Fast Food	4046	1	4046	0.05598	\$ 226.51	0	0.02098	\$ -	\$ 226.51	
PSD-C	33-01-01-09-480-172	709 N	LARCH ST	TAXABLE	202 Vacant	49177	1	49177	0.02319	\$ 1,140.17	0	0.00000	\$ -	\$ 1,140.17	
PSD-C	33-01-01-09-480-252	719 N	LARCH ST	TAXABLE	201 Medical - Office Buildin	2187	2	1093.5	0.05598	\$ 61.22	1093.5	0.02098	\$ 22.94	\$ 84.16	
PSD-C	33-01-01-09-480-283	733 N	LARCH ST	TAXABLE	201 Warehouses - Storage	22500	1	22500	0.05598	\$ 1,259.62	0	0.02098	\$ -	\$ 1,259.62	

PSD-C	33-01-01-16-203-013	400 E	SAGINAW ST	TAXABLE	201 Shopping Centers - Nei	18556	1	18556	0.05598	\$ 1,038.82	0	0.02098	\$ -	\$ 1,038.82
PSD-C	33-01-01-16-226-002	500 E	SAGINAW ST	TAXABLE	201 Markets - Convenience	10082	1	10082	0.05598	\$ 564.42	0	0.02098	\$ -	\$ 564.42
PSD-C	33-01-01-16-226-022	610 N	CEDAR ST	TAXABLE	201 Stores - Retail	6786	1	6786	0.05598	\$ 379.90	0	0.02098	\$ -	\$ 379.90
PSD-C	33-01-01-16-226-061	601 N	LARCH ST	EXEMPT (211.70)	201 Office Buildings	4050	1	4050	0.05598	\$ 226.73	0	0.02098	\$ -	\$ 56.68
PSD-C	33-01-01-16-228-001	500	ERIE ST	TAXABLE	201 Stores - Retail	1400	1	1400	0.05598	\$ 78.38	0	0.02098	\$ -	\$ 78.38
PSD-C	33-01-01-16-228-034	500 N	CEDAR ST	TAXABLE	301 Warehouses - Storage	2880	1	2880	0.05598	\$ 161.23	0	0.02098	\$ -	\$ 161.23
PSD-C	33-01-01-16-228-042	428 N	CEDAR ST	TAXABLE	201 Industrial - Light Manuf	5662	1	5662	0.03187	\$ 180.47	0	0.02098	\$ -	\$ 180.47
PSD-C	33-01-01-16-228-093	416 N	CEDAR ST	EXEMPT (211.70)	201 Office Buildings	15463	2	7731.5	0.05598	\$ 432.83	7731.5	0.02098	\$ 162.20	\$ 446.27
PSD-C	33-01-01-16-228-131	505 E	SHIAWASSEE ST	TAXABLE	201 Bars (Taverns)	7350	2	3675	0.05598	\$ 205.74	3675	0.02098	\$ 77.10	\$ 282.84
PSD-C	33-01-01-16-228-141	507 E	SHIAWASSEE ST	TAXABLE	201 Stores - Retail	3552	1	3552	0.05598	\$ 198.85	0	0.02098	\$ -	\$ 198.85
PSD-C	33-01-01-16-228-171	523 E	SHIAWASSEE ST	TAXABLE	201 Industrial - Light Manuf	6380	2	3190	0.05598	\$ 178.59	3190	0.02098	\$ 66.92	\$ 245.51
PSD-C	33-01-01-16-228-181	531 E	SHIAWASSEE ST	TAXABLE	202 Surface Parking Lot	8118	1	8118	0.02794	\$ 226.78	0	0.00000	\$ -	\$ 226.78
PSD-C	33-01-01-16-228-191	401 N	LARCH ST	TAXABLE	201 Garages - Service/Fleet	1074	1	1074	0.05598	\$ 60.13	0	0.02098	\$ -	\$ 60.13
PSD-C	33-01-01-16-228-201	0 N	LARCH ST	TAXABLE	202 Vacant	2808	1	2808	0.02319	\$ 65.10	0	0.02098	\$ -	\$ 65.10
PSD-C	33-01-01-16-228-212	413 N	LARCH ST	TAXABLE	201 Stores - Retail	3965	1	3965	0.05598	\$ 221.97	0	0.02098	\$ -	\$ 221.97
PSD-C	33-01-01-16-228-231	431 N	LARCH ST	TAXABLE	201 Stores - Retail	17200	1	17200	0.05598	\$ 962.91	0	0.02098	\$ -	\$ 962.91
PSD-C	33-01-01-16-228-250	437 N	LARCH ST	TAXABLE	301 Warehouses - Storage	2800	1	2800	0.03187	\$ 89.25	0	0.02098	\$ -	\$ 89.25
PSD-C	33-01-01-16-228-271	515 N	LARCH ST	TAXABLE	301 Warehouses - Storage	20008	1	20008	0.03187	\$ 637.73	0	0.02098	\$ -	\$ 637.73
PSD-C	33-01-01-16-228-292	514	ERIE ST	TAXABLE	301 Warehouses - Storage	14477	2	7238.5	0.03187	\$ 230.72	7238.5	0.01576	\$ 114.06	\$ 344.78
PSD-C	33-01-01-16-380-003	510 S	CAPITOL AVE	EXEMPT (211.7S)	201 Office Buildings	38585	4	9646.25	0.05598	\$ 540.03	28938.75	0.02098	\$ 607.11	\$ 860.35
PSD-C	33-01-01-16-380-011	530 S	CAPITOL AVE	TAXABLE	202 Vacant	2722	1	2722	0.02319	\$ 63.11	0	0.00000	\$ -	\$ 63.11
PSD-C	33-01-01-16-380-021	534 S	CAPITOL AVE	TAXABLE	202 Vacant	2723	1	2723	0.02319	\$ 63.13	0	0.00000	\$ -	\$ 63.13
PSD-C	33-01-01-16-381-005	501 S	CAPITOL AVE	TAXABLE	201 Apartment	61031	7	8719	0.05598	\$ 488.10	52312	0.02098	\$ 1,097.46	\$ 1,585.56
PSD-C	33-01-01-16-381-006	110 W	HILLSDALE ST	TAXABLE	201 Apartment	156051	5	31210.2	0.05598	\$ 1,747.24	124840.8	0.02098	\$ 2,619.04	\$ 4,366.28
PSD-C	33-01-01-16-381-007	520 S	WASHINGTON AVE	TAXABLE	201 Office Buildings	8035	2	4017.5	0.05598	\$ 224.91	4017.5	0.02098	\$ 84.28	\$ 309.19
PSD-C	33-01-01-16-383-004	620 S	CAPITOL AVE	TAXABLE	201 Office Buildings	32416	3	10805	0.05598	\$ 604.91	21611	0.02098	\$ 453.37	\$ 1,058.29
PSD-C	33-01-01-16-383-053	600 S	CAPITOL AVE	TAXABLE	201 Office Buildings	2985	1	2985	0.05598	\$ 167.11	0	0.02098	\$ -	\$ 167.11
PSD-C	33-01-01-16-383-054	0 S	CAPITOL AVE	TAXABLE	202 Surface Parking Lot	10890	1	10890	0.02794	\$ 304.21	0	0.00000	\$ -	\$ 304.21
PSD-C	33-01-01-16-384-002	605 S	CAPITOL AVE	TAXABLE	201 Office Buildings	4485	2	2242.5	0.05598	\$ 125.54	2242.5	0.02098	\$ 47.05	\$ 172.59
PSD-C	33-01-01-16-384-011	611 S	CAPITOL AVE	TAXABLE	201 Office Buildings	3075	2	1537.5	0.05598	\$ 86.07	1537.5	0.02098	\$ 32.26	\$ 118.33
PSD-C	33-01-01-16-384-053	118 W	ST JOSEPH ST	TAXABLE	201 Office Buildings	8844	3	2948	0.05598	\$ 165.04	5896	0.02098	\$ 123.69	\$ 288.73
PSD-C	33-01-01-16-384-054	624 S	WASHINGTON AVE	TAXABLE	201 Banks - Branch	3885	2	1942.5	0.05598	\$ 108.75	1942.5	0.02098	\$ 40.75	\$ 149.50
PSD-C	33-01-01-16-384-061	608 S	WASHINGTON AVE	TAXABLE	201 Office Buildings	9964	2	4982	0.05598	\$ 278.91	4982	0.02098	\$ 104.52	\$ 383.42
PSD-C	33-01-01-16-384-071	105 W	HILLSDALE ST	TAXABLE	201 Office Buildings	1900	2	950	0.05598	\$ 53.18	950	0.02098	\$ 19.93	\$ 73.11
PSD-C	33-01-01-16-384-092	0 W	HILLSDALE ST	TAXABLE	202 Surface Parking Lot	9372	1	9372	0.02794	\$ 261.81	0	0.02098	\$ -	\$ 261.81
PSD-C	33-01-01-16-403-083	240	MUSEUM DR	EXEMPT (211.70)	201 Museum	25853	1	25853	0.05598	\$ 1,447.33	0	0.02098	\$ -	\$ 578.93
PSD-C	33-01-01-16-403-084	0	MUSEUM DR	EXEMPT (211.7M)	402 Vacant	15056	1	15056	0.02319	\$ 349.07	0	0.00000	\$ -	\$ -
PSD-C	33-01-01-16-408-001	228	MUSEUM DR	EXEMPT (211.70)	201 Theaters - Live Stage	15750	1	15750	0.05598	\$ 881.73	0	0.02098	\$ -	\$ 352.69
PSD-C	33-01-01-16-408-002	200	MUSEUM DR	TAXABLE	201 Museum	69379	2	34689.5	0.05598	\$ 1,942.02	34689.5	0.02098	\$ 727.75	\$ 1,067.91
PSD-C	33-01-01-16-408-003	220	MUSEUM DR	EXEMPT (211.7N)	201 City Clubs	2704	1	2704	0.05598	\$ 151.38	0	0.02098	\$ -	\$ 60.55
PSD-C	33-01-01-16-408-004	0	MUSEUM DR	TAXABLE	202 Surface Parking Lot	12543	1	12543	0.02794	\$ 350.39	0	0.00000	\$ -	\$ 350.39
PSD-C	33-01-01-16-427-051	0 S	CEDAR ST	EXEMPT (211.7M)	202 Vacant	4901	1	4901	0.02319	\$ 113.63	0	0.00000	\$ -	\$ -
PSD-C	33-01-01-16-427-082	0 S	CEDAR ST	EXEMPT (211.7M)	202 Surface Parking Lot	43920	1	43920	0.02794	\$ 1,226.91	0	0.00000	\$ -	\$ -
PSD-C	33-01-01-16-427-122	0 E	KALAMAZOO ST	EXEMPT (211.7M)	202 Surface Parking Lot	53019	1	53019	0.02794	\$ 1,481.09	0	0.00000	\$ -	\$ -
PSD-C	33-01-01-16-427-192	220 S	LARCH ST	TAXABLE	201 Garages - Service/Fleet	3864	1	3864	0.05598	\$ 216.32	0	0.02098	\$ -	\$ 216.32
PSD-C	33-01-01-16-427-211	0 S	LARCH ST	TAXABLE	202 Vacant	6535	1	6535	0.02319	\$ 151.51	0	0.00000	\$ -	\$ 151.51
PSD-C	33-01-01-16-427-221	0 S	LARCH ST	TAXABLE	202 Vacant	5808	1	5808	0.02319	\$ 134.66	0	0.00000	\$ -	\$ 134.66
PSD-C	33-01-01-16-427-231	154 S	LARCH ST	TAXABLE	201 Fitness Centers	7983	1	7983	0.05598	\$ 446.91	0	0.02098	\$ -	\$ 446.91
PSD-C	33-01-01-16-427-251	0 S	LARCH ST	TAXABLE	202 Vacant	5808	1	5808	0.02319	\$ 134.66	0	0.00000	\$ -	\$ 134.66
PSD-C	33-01-01-16-427-285	0 S	CEDAR ST	EXEMPT (211.7M)	202 Vacant	9365	1	9365	0.02319	\$ 217.13	0	0.00000	\$ -	\$ -
PSD-C	33-01-01-16-428-093	119 S	LARCH ST	TAXABLE	201 Garages - Service/Fleet	10370	1	10370	0.05598	\$ 580.54	0	0.02098	\$ -	\$ 580.54
PSD-C	33-01-01-16-428-111	0 S	LARCH ST	TAXABLE	202 Surface Parking Lot	8085	1	8085	0.02794	\$ 225.85	0	0.00000	\$ -	\$ 225.85
PSD-C	33-01-01-16-428-121	0 S	LARCH ST	TAXABLE	202 Surface Parking Lot	4767	1	4767	0.02794	\$ 133.17	0	0.00000	\$ -	\$ 133.17
PSD-C	33-01-01-16-428-131	0 S	LARCH ST	TAXABLE	202 Surface Parking Lot	5847	1	5847	0.02794	\$ 163.34	0	0.00000	\$ -	\$ 163.34
PSD-C	33-01-01-16-428-301	600 E	MICHIGAN AVE	TAXABLE	201 Markets - Supermarket	37972	1	37972	0.05598	\$ 2,125.79	0	0.02098	\$ -	\$ 2,125.79
PSD-C	33-01-01-16-428-302	600 E	MICHIGAN AVE	TAXABLE	201 Hotels - Full Service	67365	4	16841	0.05598	\$ 942.82	50524	0.02098	\$ 1,059.94	\$ 2,002.76
PSD-C	33-01-01-16-428-303	600 E	MICHIGAN AVE	TAXABLE	201 Apartment	36491	3	12164	0.05598	\$ 680.96	24327	0.02098	\$ 510.36	\$ 1,191.32
PSD-C	33-01-01-16-429-082	205 S	LARCH ST	TAXABLE	201 Office Buildings	1517	2	758.5	0.05598	\$ 42.46	758.5	0.02098	\$ 15.91	\$ 58.38
PSD-C	33-01-01-16-429-101	0 S	LARCH ST	TAXABLE	202 Vacant	5468	1	5468	0.02319	\$ 126.78	0	0.00000	\$ -	\$ 126.78
PSD-C	33-01-01-16-429-112	215 S	LARCH ST	TAXABLE	201 Garages - Service/Fleet	3662	1	3662	0.05598	\$ 205.01	0	0.02098	\$ -	\$ 205.01
PSD-C	33-01-01-16-430-073	610	PARK PLACE	TAXABLE	201 Garages - Service/Fleet	9797	1	9797	0.05598	\$ 548.47	0	0.02098	\$ -	\$ 548.47
PSD-C	33-01-01-16-430-121	601 E	KALAMAZOO ST	TAXABLE	201 Garages - Mini-Lube	1395	1	1395	0.05598	\$ 78.10	0	0.02098	\$ -	\$ 78.10
PSD-C	33-01-01-16-452-001	405 S	GRAND AVE	TAXABLE	201 Stores - Retail	6180	1	6180	0.05598	\$ 345.97	0	0.02098	\$ -	\$ 345.97
PSD-C	33-01-01-16-452-013	220 E	KALAMAZOO ST	TAXABLE	201 Office Buildings	19642	2	9821	0.05598	\$ 549.81	9821	0.02098	\$ 206.03	\$ 755.84

PSD-C	33-01-01-16-452-023	425 S	GRAND AVE	EXEMPT (211.7M)	202 Surface Parking Lot	43560	1	43560	0.02794	\$	1,216.85	0	0.00000	\$	-	-100%	\$	-	
PSD-C	33-01-01-16-453-003	405	CHERRY ST	EXEMPT (211.7Z)	201 Schools - Multipurpose	10302	1	10302	0.05598	\$	576.74	0	0.02098	\$	-	-100%	\$	-	
PSD-C	33-01-01-16-453-031	0	CHERRY ST	TAXABLE	202 Surface Parking Lot	4356	1	4356	0.02794	\$	121.68	0	0.00000	\$	-		\$	121.68	
PSD-C	33-01-01-16-454-012	404	KALAMAZOO PLAZA	TAXABLE	201 Office Buildings	16849	2	8424.5	0.05598	\$	471.63	8424.5	0.02098	\$	176.74		\$	648.37	
PSD-C	33-01-01-16-455-003	0 S	WASHINGTON AVE	TAXABLE	202 Vacant	5258	1	5258	0.02319	\$	121.91	0	0.00000	\$	-		\$	121.91	
PSD-C	33-01-01-16-455-031	511 S	WASHINGTON AVE	TAXABLE	201 Office Buildings	10665	2	5332.5	0.05598	\$	298.53	5332.5	0.02098	\$	111.87		\$	410.40	
PSD-C	33-01-01-16-455-081	117 E	HILLSDALE ST	TAXABLE	401 Duplex	2371	2	1185.5	0.05598	\$	66.37	900	0.02098	\$	18.88	-100%	\$	-	
PSD-C	33-01-01-16-455-091	120 E	LENAAWEE ST	TAXABLE	201 Office Buildings	69247	2	34623.5	0.05598	\$	1,938.33	34623.5	0.02098	\$	726.37		\$	2,664.69	
PSD-C	33-01-01-16-455-102	0 E	LENAAWEE ST	TAXABLE	202 Vacant	2002	1	2002	0.02319	\$	46.42	0	0.00000	\$	-		\$	46.42	
PSD-C	33-01-01-16-456-003	507 S	GRAND AVE	TAXABLE	201 Office Buildings	10044	2	5022	0.05598	\$	281.15	5022	0.02098	\$	105.36		\$	386.50	
PSD-C	33-01-01-16-456-012	0 S	GRAND AVE	TAXABLE	202 Surface Parking Lot	32505	1	32505	0.02794	\$	908.03	0	0.00000	\$	-		\$	908.03	
PSD-C	33-01-01-16-456-021	533 S	GRAND AVE	TAXABLE	201 Office Buildings	3316	2	1658	0.05598	\$	92.82	1658	0.02098	\$	34.78		\$	127.60	
PSD-C	33-01-01-16-456-091	520	CHERRY ST	EXEMPT (211.7M)	201 Office Buildings	8498	2	4249	0.05598	\$	237.87	4249	0.02098	\$	89.14	-100%	\$	-	
PSD-C	33-01-01-16-456-101	0	CHERRY ST	TAXABLE	202 Surface Parking Lot	10890	1	10890	0.02794	\$	304.21	0	0.00000	\$	-		\$	304.21	
PSD-C	33-01-01-16-456-142	0 E	LENAAWEE ST	TAXABLE	202 Vacant	5511	1	5511	0.02319	\$	127.77	0	0.00000	\$	-		\$	127.77	
PSD-C	33-01-01-16-457-001	0 E	LENAAWEE ST	EXEMPT (OTHER)	402 Vacant	3267	1	3267	0.02319	\$	75.75	0	0.00000	\$	-	-100%	\$	-	
PSD-C	33-01-01-16-457-041	0	CHERRY ST	TAXABLE	402 Vacant	5445	1	5445	0.02319	\$	126.24	0	0.00000	\$	-	-100%	\$	-	
PSD-C	33-01-01-16-457-203	0	RIVER ST	TAXABLE	202 Vacant	36155	1	36155	0.02319	\$	838.25	0	0.00000	\$	-	-50%	\$	419.13	Parcel is in flood zone
PSD-C	33-01-01-16-457-204	0	RIVER ST	TAXABLE	202 Vacant	41818	1	41818	0.02319	\$	969.55	0	0.00000	\$	-	-50%	\$	484.78	Parcel is in flood zone
PSD-C	33-01-01-16-458-002	603 S	WASHINGTON AVE	TAXABLE	201 Office Buildings	13653	2	6826.5	0.05598	\$	382.17	6826.5	0.02098	\$	143.21		\$	525.38	
PSD-C	33-01-01-16-458-052	0 W	ST JOSEPH ST	TAXABLE	202 Vacant	6679	1	6679	0.02319	\$	154.85	0	0.00000	\$	-		\$	154.85	
PSD-C	33-01-01-16-458-061	0 E	ST JOSEPH ST	TAXABLE	202 Vacant	2995	1	2995	0.02319	\$	69.44	0	0.00000	\$	-		\$	69.44	
PSD-C	33-01-01-16-458-071	0 S	GRAND AVE	TAXABLE	202 Vacant	2849	1	2849	0.02319	\$	66.05	0	0.00000	\$	-		\$	66.05	
PSD-C	33-01-01-16-458-082	610 S	GRAND AVE	TAXABLE	201 Medical - Office Building	2774	1	2774	0.05598	\$	155.30	0	0.02098	\$	-		\$	155.30	
PSD-C	33-01-01-16-459-001	601 S	GRAND AVE	TAXABLE	201 Office Buildings	3442	2	1721	0.05598	\$	96.35	1721	0.02098	\$	36.10		\$	132.45	
PSD-C	33-01-01-16-459-141	210 E	HILLSDALE ST	TAXABLE	201 Medical - Office Building	1900	2	950	0.05598	\$	53.18	950	0.02098	\$	19.93		\$	73.11	
PSD-C	33-01-01-16-459-301	213 E	ST JOSEPH ST	TAXABLE	201 Office Buildings	2228	2	1114	0.05598	\$	62.37	1114	0.02098	\$	23.37		\$	85.74	
PSD-C	33-01-01-16-460-141	0	RIVER ST	TAXABLE	202 Vacant	2112	1	2112	0.02319	\$	48.97	0	0.02319	\$	-	-50%	\$	24.48	Parcel is in flood zone
PSD-C	33-01-01-16-476-002	410 S	CEDAR ST	TAXABLE	201 Warehouses - Storage	9733	1	9733	0.03187	\$	310.23	0	0.01576	\$	-		\$	310.23	
PSD-C	33-01-01-16-477-004	413 S	CEDAR ST	TAXABLE	201 Restaurants - Fast Food	4163	1	4163	0.05598	\$	233.06	0	0.02098	\$	-		\$	233.06	
PSD-C	33-01-01-16-477-081	0 S	CEDAR ST	TAXABLE	202 Surface Parking Lot	4437	1	4437	0.02794	\$	123.95	0	0.02319	\$	-		\$	123.95	Driveway for restaurant
PSD-C	33-01-01-16-490-001	500 E	MICHIGAN AVE	TAXABLE	201 Shopping Centers - Mixed	25029	4	6257	0.05598	\$	350.30	18772	0.02098	\$	393.81		\$	744.11	
PSD-C	33-01-01-16-490-002	500 E	MICHIGAN AVE	TAXABLE	201 Shopping Center - Mixed	12514.5	4	3128.625	0.05598	\$	175.15	9386	0.02098	\$	196.91		\$	372.06	
Roll																		\$	57,845.27
Total Zone A																		\$	435,251.46
Total Zone B																		\$	36,518.49
Total Zone C																		\$	57,845.27
																		\$	529,615.22

	Exempt reduction of 25%
	Exempt reduction of 100%
	Vacant or Parking Lot

BY THE COMMITTEE OF THE WHOLE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, Act 156, Public Acts of 1917, authorizes cities to vote and expend funds for the operation of public recreation systems; and

WHEREAS, the votes in the elections held on August 7, 1990, August 8, 1995, August 8, 2000, August 2, 2005, August 3, 2010, August 4, 2015 and August 4, 2020 supported levying one mill (\$1.00 per \$1,000), commencing July 1, 1991, on all taxable real and personal property for the purpose of operating the City's parks and recreation system; and

WHEREAS, fiscal year 2025-2026 marks the thirty-fourth year of the millage; and

WHEREAS, on October 9, 2024 the Parks Board recommended to the Mayor and City Council that the renewal of the one mill (\$1.00 per \$1,000) for five (5) years be placed on the August 5, 2025 ballot; and

WHEREAS, the City Council adopted a Parks and Recreation Five Year Master Plan 2020-2025 (Res. 2021-020), on January 11, 2021 identifying numerous capital improvement deficiencies and needs in the parks and recreation system; and

WHEREAS, the one mill (\$1.00 per \$1,000) will be instrumental in addressing these deficiencies and needs; and

WHEREAS, the City seeks the support of the votes for a renewal of the one mill (\$1.00 per \$1,000) for an additional five (5) years commencing July 1, 2026.

NOW THEREFORE BE IT RESOLVED, at the Primary Election, which is to be held in the City on Tuesday, August 5, 2025 between the hours 7:00 o'clock a.m. and 8:00 o'clock p.m., there shall be submitted to a vote of the qualified electors of the City, the proposition of levying one mill (\$1.00 per \$1,000), for an additional five (5) years beginning July 1, 2026, for operation of the City's parks and recreation system.

BE IT FURTHER RESOLVED THAT the proposition to be submitted at said election in substantially the following form:

PROPOSAL TO RENEW A LEVY OF ONE MILL FOR OPERATION OF PARKS AND RECREATION SYSTEM

Shall the City of Lansing, Counties of Ingham, Clinton, and Eaton, Michigan renew a levy of one mill (\$1.00 per \$1,000) for five years commencing July 1, 2026 on all taxable real and personal property in the City of Lansing for the purpose of operating, maintaining, and providing capital improvements to the City's Parks and Recreation System?

_____ YES

_____ NO

BE IT FURTHER RESOLVED that the City Clerk shall cause notice of the submission of this said proposition to be given at such times and places as other notices regarding the last day of registration and notice of election for the Primary Election to be held August 5, 2025 are given in accordance with Michigan Law.

BE IT FINALLY RESOLVED that all resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be, and the same are, hereby rescinded.

**PARK BOARD MEETING AGENDA
FOSTER COMMUNITY CENTER
WEDNESDAY, OCTOBER 9, 2024**

BOARD MEMBERS PRESENT: Mike Dombrowski, Rick Kibbey, Kimberly Whitfield,
Nate Scramlin, Isaac Francisco, Joan Lenhard, Tirstan Walters, Ravynne
Gilmore

BOARD MEMBERS EXCUSED: Mike Dombrowski

CALL TO ORDER: 6:32 P.M. Foster Community Center

I. **ADDITIONS/DELETIONS TO THE AGENDA**

II. **BOARD MEETING MINUTES**

A. **September 11, 2024 Kibbey moved, Francisco Seconded, passed unanimously**

III. **NEW BUSINESS**

A. Archery Program: The board of the nonprofit that supports the Archery Program made a presentation. Their mission is to train those interested in archery and train archery coaches. They teach the same program at the Lansing Parks & Rec at Letts that is taught to Olympians. Looking to create an adaptive archery program for those who are disabled. They have two 10 week programs from basic to advanced and tailor the program to the individual archer. The program has trained several state champions. They provide equipment for those that are unable to bring the equipment and have provided scholarships for competitive equipment. They are looking for continued support and may need new archery bails that are used

B. **Millage Resolution to recommend to council to add the Parks and Recreation Millage Renewal to the August 5th 2025 ballot. Walters moved as amended, Kibbey seconded. Passed unanimously.**

C. Dunneback Playground Equipment (slide ages 5-12) 3 options for slides will be presented to the Old Oakland Neighborhood association for consideration.

D. **Michigan Waterways Stewards Letters: Walters moved and Whitfield seconded a motion to send letters of gratitude to the following:**

1. State of Michigan Departments and Agencies
2. Everstream
3. MSU Rotaract
4. Franklin Energy

E. West Lansing Trail – MMMBA has asked to start Wednesday Nights Lights events until 10PM.

IV. **OLD BUSINESS**

V. **UPDATES**

A. Ranney Skate Park – Shade sail has been installed. The benches, trashcans, and drinking fountains have been ordered.

B. Master Plan due 2/1/26. Questions on for the survey should be presented on the November.

C. Parks Millage Renewal – Ballot August 2025

D. Stabenow Park has been dedicated, the Senator was in attendance of the rededication ceremony.

E. Clifford Park last week of October for a ribbon cutting for new pickleball courts.

F. Moores Park continues to have construction work done and this work will continue through the winter.

- G. Fenner Nature Center has new pavement laid on the trail.
- H. There have been lines added to the pump track at Gier.
- I. A group is meeting to form a riverfront conservancy to bring events to the riverfront and activate those spaces.
- J. A grant was submitted to the DNR to replace the deck at Frances park shoreline lot.
- K. Several weeks ago there was a fishkill at Tecumseh Park. 2 and a half cubic yards of dead fish were removed and were composted by Hammond Farms. The source of the contamination seems to be coming from a detergent spilled in the area of the Reynolds Drain.
- L. A deer was found in the area of Porter Park and Bankroft Park that had been shot by an arrow. The DNR confiscated the deer and the meat was donated to a shelter.
- M. The Drain Commissioner Lindeman has invited the Park Board to view the project at Ranney Park.

VI. **CORRESPONDENCE**

VII. **INFORMATION**

A. 2025 Meeting Schedule

VIII. **REMARKS BY BOARD MEMBERS**

Joan Lenhard was thankful for Irene checking on the trees.

Kimberly Whitfield asked if the department will have a float in the Silver Bells, the director confirmed there would not.

Tirstan Walters asked the director if there were any possible parks for an archery course, confirmed there were. Tirstan requested to have the trash cans emptied at Beacon Park. Tirstan asked if the Fenner Path would disrupt the peaceful nature of the park, the director said it would not and the path helps connect this to the river trail which is part of the Master Plan.

Ravynne Gilmore asked about the term lengths of the board

Isaac Francisco asked how often the parks are scheduled to be mowed, the director confirmed that most parks are budgeted to be cut 27 times throughout the year.

IX. **STATEMENTS OF CITIZENS**

All meetings of the Park Board shall be open to the public. Those in attendance shall have the opportunity to speak on any issue related to parks and recreation services not otherwise on the agenda at the end of the meeting and may speak on any agenda issue during the meeting after park board members have had an opportunity to discuss the issue or prior to the board voting on the issue. The President may impose a time limit on public comments.

Don Dean wanted to say that Hocus Pocus will be shown at Bankroft Park on October 11th at 7:15.

Kim Ellenwood let us know that there is some water bubbling near the west trail of Bankroft Park

Karen Reish stated that she and her husband started archery as an easy to enjoy activity and have enjoyed the program.

Closed at 8:30

ACT 381 COMBINED TRANSFORMATIONAL BROWNFIELD PLAN

**New Vision Lansing
Multiple Addresses
Lansing, Michigan 49833
City of Lansing
Ingham County, Michigan**

City of Lansing Brownfield Redevelopment Authority

**Approved by Lansing Brownfield
Redevelopment Authority: October 25, 2024**

Public Hearing: _____

**Approved by Lansing
City Council:**

November 7, 2024

**New Vision Lansing
201 N. Washington Street, Suite 900
Lansing, Michigan 48933
Paul Gentilozzi
John Gentilozzi**

Prepared by

**Mac McClelland
Mac Consulting Service, LLC
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(By Project)

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(By Project)

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(Overall TBP)

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(By Project)

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Attachment A	Combined Transformational Brownfield Plan Resolutions
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PROJECT SUMMARY

New Vision Lansing encompasses five projects: Tower on Grand, Washington Square, Capital Tower, Old Town, and Ingham Building. The values below are current approximations of unit count, square footage, gross building size, and other metrics. These values are subject to final engineering and architectural design.

Tower on Grand comprises the development of 308,380 square foot 27 story tower that will be the tallest building in the City, with 287 residential units and 48,000 square feet of attached commercial and retail space in the Atrium Office Building and a 314-space parking facility, with two levels spanning Grand Avenue.

Washington Square will convert the Washington Square office building into 66 residential units with a nearby 130 space parking facility and 9,350 square feet of renovated commercial retail space.

Capital Tower will redevelop almost an entire City block at Walnut and Ottawa across from the State Capital and significantly increase density with the development of mixed-use commercial and residential building of 120,470 square feet, one floor of office space totaling 24,358 square feet and four residential floors totaling 91,920 square feet, with approximately 140 parking spaces in surface lots or facilities.

Old Town includes the construction of a seven-story mixed use building with an integrated 88 space two story parking facility with approximately 1,552 of retail space facing Turner Street and a five-floor apartment building with 90 units in studio, one- and two-bedroom layouts. Each of the five floors will have approximately 11,940 square feet with a total project square footage of 60,961 square feet.

Ingham Building is the adaptive reuse of existing iconic downtown office building originally constructed in 1928 and encompassing 17,028 square feet over 6 floors. The building also contains a 2,838 square foot basement. The existing office use will be removed, though approximately 1,500 square feet will be maintained as retail / commercial space on the ground level facing West Ottawa Street.

New Vision Lansing will transform downtown Lansing, representing a shift away from predominantly office space to bringing residents and vitality to downtown with 573 residential units with a minimum of 150 workforce units matched effectively with integrated commercial space. With private investment of over \$253 million and public investment of \$63 million for a total of \$316 million, the project would be the largest ever in Lansing. In addition, the Transformational Brownfield Plan provides for up to \$15,655,015 in public infrastructure improvements.

The project is not economically viable without significant incentives. The Brownfield Eligible Activities alone are greater than the tax increment revenues to be generated over the 30-year life of the Brownfield Plan by the additional investment. In addition, high construction costs and high interest rates required additional support provided by the additional capture under the Transformation Brownfield Plan.

The redevelopment is consistent with the City of Lansing Master Plan and zoning ordinance. Initial work is anticipated to begin in Q4 2024, with tax increment capture beginning in 2026.

Project Name:	New Vision Lansing		
Type of Eligible Property:	Part 201 Facility, Functionally Obsolete, Adjacent/Contiguous		
Eligible Activities:	Environmental, Lead and Asbestos Abatement, Demolition, Site Preparation, Infrastructure		
Private Eligible Activity Costs:	\$88,519,676	TBP Revenues: <i>Safe Harbor 90%</i>	\$101,048,161
Total Developer Reimbursement:	\$189,567,837		
Public Eligible Activity Cost:	\$15,621,119		
Years to Complete Eligible Activities Payback:	30 Years for Local and State TIF Capture/20 Years for State TBP Revenue Capture		
Estimated Private Investment:	\$255,737,458		
Annual Tax Revenue Before Project:	\$438,309	Estimated Annual Tax Revenue in First Year After Project:	\$5,717,862

ACT 381 COMBINED TRANSFORMATIONAL BROWNFIELD PLAN

1.0 INTRODUCTION

The City of Lansing Brownfield Redevelopment Authority (“LBRA”) is submitting this Act 381 Combined Transformation Brownfield Plan for EGLE Environmental and MSF Non-Environmental and Construction Eligible Activities for the proposed New Vision Lansing in the City of Lansing, Ingham County, Michigan.

This Combined Transformational Brownfield Plan is submitted under the auspices of Act 381, P.A. 1996, as amended.

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

New Vision Lansing will be the largest private development in downtown Lansing history, redefining living and working downtown.

In addition, The NVL TBP provides a great opportunity to improve downtown's public infrastructure and encourage and enhance non-motorized connectivity along and across the Grand River in the downtown core area. A key infrastructure improvement includes construction of a new pedway connector between the west and east riverbanks near the proposed Tower on Grand development. The pedway bridge will also allow the extension of Lansing Board of Water and Light (LBWL) utilities across the river from the west side to serve the Tower on Grand building. Additional infrastructure will include repairing, replacing, and extending the Lansing public river trail system on either side of the Grand River between Shiawassee and Kalamazoo streets. Improvements are also planned for the underutilized Wentworth Park on the river near Michigan Ave. Additional Public Infrastructure improvements include design, engineering, lighting, landscaping, seating, and trail expansion. Overall, these public infrastructure improvements will help facilitate, attract, and encourage the flow of pedestrians throughout downtown, encouraging commerce and creating great experiences for visitors and residents.

New Vision Lansing encompasses five projects: Tower on Grand, Washington Square, Capital Tower, Old Town and Ingham Building.

Tower on Grand

Project Description

Tower on Grand consists of three components: Construction of the Tower on Grand on the East side of Grand Avenue adjacent to the Grand River; rehabilitation and renovation of the Atrium Office Center; and construction of a parking garage on the east side of the Atrium. In addition, the project includes improvements to the riverfront and a pedestrian walkway from the Tower on Grand project across the Grand River to connect with the Lansing Museum District.



Tower on Grand

The Tower on Grand is an approximate 329,725 square-foot, twenty-six story mixed-use apartment tower. The multi-family portion of the tower has approximately 287 units in studio, one-, two- and three-bedroom floor plans. Each residential floor has an approximate area of 11,940 square feet. Floor layouts will have between eight and fifteen units each depending on their location within the tower.

The podium levels of the Tower on Grand will contain multi-family lobby, apartment building operations, retail tenant space of approximately 3,900 square feet with 1,200 square feet of outdoor space, retail tenant space of approximately 2,330 square feet, multi-family amenity space with tenant lounge, gym facilities, work from home space, and outdoor amenity area, private dining rooms, children's space and games area.

The top level of the Tower on Grand will contain a sky view tenant lounge, office space, a convertible event space overlooking the city, and building operations space.

Atrium Office Center

The Atrium Office Center is a more than one hundred-year-old office building with a large central atrium space with three floors of office and retail space. The former balcony of the Michigan Theater and the office space contained below will be demolished and a new façade constructed to interface with the parking structure that will be built on the east side of the site.

Interior public spaces will be renovated with new finishes and prepared for additional retail and commercial tenants. Certain tenant amenities and support space for the Tower on Grand will be placed in the lower level.

Tower on Grand Parking Structure

An approximately 124,720 square foot parking structure housing 314 parking spaces will be constructed on the East side of the Atrium Office Center parcel and span Grand Avenue to connect with the Tower on Grand. The parking structure will have an approximate floor plate of 18,920 square feet on the West side of Grand Avenue and will have six levels including a below grade level.

Two of these six levels will span Grand Avenue. One level will have 89 parking spaces covering 30,120 square feet. The second Grand Avenue-spanning level will have a typical 18,920 square foot parking deck layout and an 11,200 square foot portion of the amenity level for the Tower on Grand.

Public Infrastructure

The Tower on Grand project includes a collaborative effort with the City of Lansing and Lansing Board of Water and Light to improve the riverwalk and link the Tower on Grand project and the Lansing downtown district with a pedestrian bridge across the Grand River to the Museum district that includes the Impression 5 Science Center, the Riverwalk Theatre and the R.E. Olds Transportation Museum. The approximately 220-foot span will redevelop a current underutilized and problematic public space at the extension of East Washtenaw Street on the west side of Grand River to City property along the east side of the river adjacent to the R.E. Olds Transportation Museum. Because of the grade change from the west to east side, the bridge will include an ADA-compliant walkway ramp to connect with the Lansing River Trail and the Museum District. Discussions are underway with the Lansing Board of Water and Light for the potential to provide capacity for utilities to be integrated with the pedestrian bridge. In addition, improvements will be made to the River Trail on the Tower on Grand property of approximately 195 lineal feet at a width of 12 feet. Estimated square footage of public infrastructure improvement is approximately 4,120 square feet. NVL is providing an easement from Grand Avenue to the Grand River along the north end of the Tower on Grand

property to provide enhanced access from downtown to the riverwalk. The City is also planning streetscaping, lighting, and utilities for both the Tower on Grand and Washington Square projects. In addition, the City is planning recreational river access and placemaking gathering spaces. Public infrastructure is estimated at 22,065 square feet.

Jobs Created or Retained - Average FTE wage

The Tower on Grand project anticipates 147 jobs, includes the retainage of 112 jobs and anticipates the creation of 35 jobs at an average hourly wage rate of \$30.87.

Number of temporary construction jobs

The total number of temporary construction jobs created by the Tower on Grand project is approximately 600 at an average hourly wage rate of \$55.00 with total construction wages of \$81,831,200.

Private investment

Private investment is estimated at \$153,944,434.

Total cost

Total project cost is estimated at \$186,996,500.

Eligible Activities Schedule

Site work, including abatement and demolition is anticipated to begin in Q1 2025 with completion in Q3 2027.

Redevelopment completion date

Construction is anticipated to begin in Q1 2025 with completion in Q3 2027.

TOTAL TOWER ON GRAND	
Programming Space	Square Footage
Residential	258,346
Commercial	47,758
Common	13,000
Parking	126,000
Public Infrastructure	22,065
TOTAL	467,169

Washington Square

Washington Square is an adaptive reuse of a ten story, one-hundred-year-old office building. The renovation will construct nine floors of residential space featuring up to 60 apartments with up to 66 leasable spaces. There will be a mix of one- and two-bedroom apartments. The basement level will be converted into residential amenities including dining spaces and a workout facility. The street level space fronting South Washington Square (100 South Washington Square) will be converted back to its original retail use with an approximate leasable area of 3,800 square feet.



Each floor has approximately 5,500 square feet. Levels two and three will have four apartments per floor with levels four through ten having seven each.

The exterior façade of the building will be cleaned, and the existing masonry and stone features repaired and restored as required.

The project includes the removal of the existing structure at 108 South Washington and the development of a parking garage with approximately 130 parking spaces and a devisable 5,550 square foot retail space facing South Washington Square. The parking garage will have three levels including the ground floor. A podium may be added for future expansion.

Public Infrastructure

The City is planning streetscaping, lighting, utilities and placemaking gathering spaces for Washington Square project, as well as pedestrian improvements to connect downtown with the Riverwalk. Public infrastructure is estimated at 2,875 square feet.

Jobs Created or Retained - Average FTE wage

The Washington Square project anticipates the creation of 31 jobs at an average hourly wage rate of \$17.53.

Number of temporary construction jobs

The number of temporary construction jobs for the Washington Square project is 100 at an average hourly wage rate of \$55.00 with total construction wages of \$25,170,750.

Private investment

Private investment is estimated at \$23,679,710.

Total cost

Total project cost is estimated at \$ \$36,894,000.

Eligible Activities Schedule

Site work, including abatement and selective demolition is anticipated to begin in Q2 2025 with completion in Q2 2026 for the Washington Square Building and for the Washington Square Parking and Retail, site work, including abatement and demolition is anticipated to begin in Q3 2025 with completion in Q2 2026.

Redevelopment completion date

Construction is anticipated to begin in Q4 2024 with completion in Q2 2025.

WASHINGTON SQUARE	
Programming Space	Square Footage
Residential	35,650
Commercial	9,350
Common	14,741
Parking	5,000
Public Infrastructure	2,875
TOTAL	117,616

Capital Tower

Capitol Tower is a new construction with approximately 120,470 square feet of multi-family and office space. The building will feature four residential floors totaling 91,920 square feet with 105 residential units and one floor of office space totaling 24,358 square feet. The sixth floor has an approximately 600 square foot outdoor patio facing the State Capitol building included in the office area.

The apartment phase of the project will feature traditional studio, one-, two-, and three-bedroom layouts.



Public Infrastructure

No public infrastructure is anticipated. New streetside landscaping and sidewalk repair and reconfiguration will occur as the site is completed.

Jobs Created or Retained - Average FTE wage

The Capital Tower project anticipates 104 jobs, includes the retainage of 66 jobs and anticipates the creation of 38 jobs at an average hourly wage rate of \$52.26.

Number of temporary construction jobs

The number of temporary construction jobs for the Capitol Tower is 120 at an average hourly wage rate of \$55.00 with total construction wages of \$17,501,550.

Private investment

Private investment is estimated at \$44,378,083.

Total cost

Total project cost is estimated at \$53,378,083.

Eligible Activities Schedule

Site work is anticipated to begin in Q2 2025 with completion in Q1 2027.

Redevelopment completion date

Construction is anticipated to begin in Q3 2025 with completion in Q1 2027.

CAPITOL TOWER	
Programming Space	Square Footage
Residential	91,920
Commercial	24,358
TOTAL	120,470

Old Town

Old Town at 1223 Turner Street will be sited on the northern part of the parcel in a parking lot adjacent to an existing office building. The project will consist of a two-story parking facility with one grade level and one elevated level which contains approximately 1,552 square feet of retail space facing Turner Street. This project is in one of the most popular and dynamic neighborhoods within Lansing’s Principal Shopping District.



Above the parking facility will be a five story multi-family apartment building featuring 90 units in studio, one- and two-bedroom layouts. Each of the five floors will have approximately 11,940 square feet for a with a total project square footage of 65,670 square feet.

Above the parking facility utilizing the apartment podium will be an indoor-outdoor amenity space facing the Grand River. This amenity space will have gathering spaces as well as cooking and entertainment features for use by the project residents.

Public Infrastructure

No public infrastructure is anticipated.

Jobs Created or Retained - Average FTE wage

The Old Town project anticipates the creation of 6 jobs at an average hourly wage rate of \$17.53.

Number of temporary construction jobs

The number of temporary construction jobs for the Old Town project is 110 at an average hourly wage rate of \$55.00 with total construction wages of \$17,374,500.

Private investment

Private investment is estimated at \$28,284,345.

Total cost

Total project cost is estimated at \$33,584,345.

Eligible Activities Schedule

Site work, including abatement and demolition is anticipated to begin in Q1 2026 with completion in Q4 2027.

Redevelopment completion date

Construction is anticipated to begin in Q2 2026 with completion in Q4 2027.

OLD TOWN	
Programming Space	Square Footage
Residential	65,670
Commercial	19,552
Common	250
Parking	45,000
TOTAL	130,472

Ingham Building

Ingham Building Apartments is an adaptive re-use of an existing office building originally constructed in 1928 and encompassing 16,500 square feet over 5 floors plus a basement. The existing office use will be removed, though approximately 1,500 square feet will be maintained as retail / commercial space on the ground level facing West Ottawa Street.

On the floors above, 25 furnished studio and one-bedroom type apartments will be constructed at five per floor.

The project is adjacent to the House of Representatives Office Building and is less than one block from the State Capitol building.



Public Infrastructure

No public infrastructure is anticipated.

Jobs Created or Retained - Average FTE wage

The Ingham Building project anticipates the creation of 6 jobs at an average hourly wage rate of \$17.53.

Number of temporary construction jobs

The number of temporary construction jobs for the Ingham Building project is 45 at an average hourly wage rate of \$55.00 with total construction wages of \$3,329,500.

Private investment

Private investment is estimated at \$6,050,856.

Total cost

Total project cost is estimated at \$6,484,500.

Eligible Activities Schedule

Abatement and demolition is anticipated to begin in Q3 2026 with completion in Q4 2027.

Redevelopment completion date

Construction is anticipated to begin in Q1 2027 with completion in Q4 2027.

INGHAM BUILDING	
Programming Space	Square Footage
Residential	12,000
Commercial	1,500
Common	3,000
TOTAL	16,500

New Vision Lansing

The following are the total compiled square footage by project and use, summary of jobs, and private investment and development costs:

New Vision Lansing Square Footage by Project and Total

Programming Space	Total Square Footage	Tower on Grand	Washington Square	Capitol Tower	Old Town	Ingham
Residential	463,586	258,346	35,650	91,920	65,670	12,000
Commercial	102,518	47,758	9,350	24,358	19,552	1,500
Common	35,183	13,000	14,741	4,192	250	3,000
Parking	226,000	126,000	55,000		45,000	
Public Infrastructure	24,940	22,065	2,875			
	852,227	467,169	117,616	120,470	130,472	16,500

New Vision Lansing Job Retention, Creation and Wage Rates

Jobs	Totals	Tower on Grand	Washington Square	Capitol Tower	Old Town	Ingham
Retail Jobs Retained						
Retail Jobs Created	78	35	31	-	6	6
Total Retail Jobs	78	35	31	-	6	6
Commercial Jobs Created	38			38		
Commercial Jobs Retained	178	112	-	66	-	-
Total Commercial Jobs	216	112	-	104	-	-
Total Jobs	294	147	31	104	6	6
Average Wage	\$36.49	\$30.87	\$17.53	\$52.26	\$17.53	\$17.53
Average Wage Retained	\$52.26	\$52.26		\$52.26		
Average Wage Created	\$28.91	\$17.53	\$17.53	\$52.26	\$17.53	\$17.53
Construction Jobs	975	600	100	120	110	45
Total Construction Wages	\$145,117,500	\$81,831,200	\$17,501,550	\$25,170,750	\$17,374,500	\$3,239,500

New Vision Lansing Investment

Investment	Total Investment	Tower on Grand	Washington Square	Capitol Tower	Old Town	Ingham
Private Investment	\$253,737,458	\$152,761,151	\$26,960,527	\$39,928,647	\$28,077,797	\$6,009,336
Public Investment	\$63,000,000	\$34,235,349	\$9,333,473	\$13,449,436	\$5,506,578	\$475,164
Total Investment	\$316,737,458	\$186,996,500	\$36,294,000	\$53,378,083	\$33,584,375	\$6,484,500

1.2 Eligible Property Information

1.2.1 Eligible Property Information

The addresses, legal descriptions, parcel identification numbers, and basis for Brownfield Eligible Property for each of the five projects are identified in the tables below.

Eligible Property Address, Legal Descriptions, Basis of Eligibility and Acreage

TOWER ON GRAND				
Address	Legal Description	Tax ID	Basis for Eligibility	Acreage
125 EAST WASHTENAW	E 63 FT LOT 6 BLOCK 114 ORIG PLAT	33-01-01-16-404-151	Functionally Obsolete	0.095
217 SOUTH GRAND	COM AT SW COR LOT 4, TH S 12 FT, E 91 FT, N 74.9 FT, W 30 FT, S 5 FT, W 61 FT, S 57.9 FT TO BEG; BLOCK 113 ORIG PLAT	33-01-01-16-402-041	Part 201 Facility	0.149
213 SOUTH GRAND	COM SW COR LOT 2, TH E 31 FT, N 10 FT, E 65.07 FT, S 03DEG 05MIN E 79.8 FT +/- TO A PT 3.75 FT S OF N LINE LOT 4, W 9.1 FT +/- TO A PT 91 FT E OF W LINE LOT 4, N .65 FT, W 30 FT, S 5 FT, W 61 FT, N 74.1 FT TO BEG; BLOCK 113 ORIG PLAT	33-01-01-16-402-032	Part 201 Facility	0.177

0 EAST WASHTENAW	PART OF LOTS 3, 4 & 5 , BLOCK 113, ORIGINAL PLAT, CITY OF LANSING, INGHAM COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF LOT 3, BLOCK 113; THENCE S89°54'07"E, 30.73 FEET ALONG THE NORTH LINE OF LOT 3; THENCE N00°05'53."E, 10.00 FEET; THENCE S89°54'07"E, 65.07 FEET; THENCE S02°51'46"E, 13.52 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUING S89°54'07"E, 46.58 FEET ALONG THE SOUTH LINE OF THE NORTH 4 FEET OF LOT 3, BLOCK 113; THENCE S02°10'40"E, 140.03 FEET; THENCE N89°54'29"W, 57.39 FEET; THENCE N00°00'00"E, 74.25 FEET ALONG A LINE 91.0 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF GRAND AVENUE; THENCE S89°54'07"E, 8.77 FEET ALONG A LINE 3.75 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 4, BLOCK 113; THENCE N02°51'46"W, 79.29 FEET TO THE POINT OF BEGINNING.	33-01-01-16-402-064	Adjacent/ Contiguous	0.165
222 S GRAND	S 1/2 LOT 4 BLOCK 114 ORIG PLAT	33-01-01-16-404-171	Adjacent/ Contiguous	0.0125
211 S WASHINGTON	LOTS 3 & 10 ALSO N 1/2 LOT 4, N 32 FT OF E 40 FT LOT 8, S 2/3 OF E 50 FT LOT 9, N 1/3 LOT 9 & S 21 FT LOT 11 BLOCK 114 ORIG PLAT	33-01-01-16-404-031	Adjacent/ Contiguous	0.868
209 S WASHINGTON SQ	W 117 FT OF N 45 FT LOT 11; BLOCK 114 ORIG PLAT	33-01-01-16-404-022	Functionally Obsolete	0.121
203 S WASHINGTON SQ	S 2/3 OF W 6 R LOT 12 BLOCK 114 ORIG PLAT	33-01-01-16-404-011	Adjacent/ Contiguous	0.1

WASHINGTON SQUARE

Address	Legal Description	Tax ID	Basis for Eligibility	Acreage
108 S WASHINGTON SQ	S 44 FT LOTS 1 & 2 ALSO N 64 3/8 FT LOTS 9 & 10 BLOCK 110 ORIG PLAT	33-01-01-16-325-051	Functionally Obsolete	0.334
104 S WASHINGTON SQ	S 44 FT OF N 92 1/8 FT LOTS 1 & 2; BLOCK 110 ORIG PLAT	33-01-01-16-325-070	Adjacent/ Contiguous	0.133
100 S WASHINGTON SQ	N 48 1/8 FT LOTS 1 & 2 BLOCK 110 ORIG PLAT	33-01-01-16-325-081	Functionally Obsolete	0.146

CAPITAL TOWER

Address	Legal Description	Tax ID	Basis for Eligibility	Acreage
221 N WALNUT ST	LOT 3 BLOCK 93 ORIG PLAT	33-01-01-16-158-131	Functionally Obsolete	0.25
215 N WALNUT ST	LOT 4 BLOCK 93 ORIG PLAT	33-01-01-16-158-121	Functionally Obsolete	0.25
209 N WALNUT ST	E 87.5 FT LOT 5 & W 28 FT OF N 54 FT OF E 7 R LOT 5 BLOCK 93 ORIG PLAT	33-01-01-16-158-111	Functionally Obsolete	0.167
201 N WALNUT ST	E 83.5 FT LOT 6 BLOCK 93 ORIG PLAT	33-01-01-16-158-101	Functionally Obsolete	0.112
406 W OTTAWA ST	S 12 FT OF W 28 FT OF E 7 R LOT 5 & W 32 FT OF E 7 R LOT 6 BLOCK 93 ORIG PLAT	33-01-01-16-158-091	Functionally Obsolete	0.056
412 W OTTAWA ST	W 3 R LOTS 5 & 6 BLOCK 93 ORIG PLAT	33-01-01-16-158-081	Functionally Obsolete	0.15

416 W OTTAWA ST	W 1/2 OF E 2/3 LOTS 7 & 8 & COM AT NE COR LOT 8, TH S 34 FT, W 40 FT, S 98 FT, W 15 FT, N 132 FT, E 55 FT TO BEG; BLOCK 93 ORIG PLAT	33-01-01-16-158-071	Functionally Obsolete	0.09
420 W OTTAWA ST	W 1/2 OF E 2/3 LOTS 7 & 8 & COM AT NE COR LOT 8, TH S 34 FT, W 40 FT, S 98 FT, W 15 FT, N 132 FT, E 55 FT TO BEG; BLOCK 93 ORIG PLAT	33-01-01-16-158-061	Functionally Obsolete	0.214
426 W OTTAWA ST	W 55 FT LOT 7 & W 55 FT OF S 23 FT LOT 8 BLOCK 93 ORIG PLAT	33-01-01-16-158-051	Functionally Obsolete	0.124

OLD TOWN				
Address	Legal Description	Tax ID	Basis for Eligibility	Acreage
1223 Turner Street	LOT 11 & N 22 FT LOT 12, MOSELY, HOWARD & OTHERS SUB OF A PART OF BLOCK 11, & LOTS 2, 3 & 4, BLOCK 11 ORIG PLAT, ALSO VAC STS & ALLEYS THEREIN BLOCK 11 ORIG PLAT	33-01-01-09-254-011	Adjacent/ Contiguous	0.948
Cesar Chavez Ave	COM AT SE COR LOT 1, MOSELEY, HOWARD AND OTHERS SUB; TH N89°47'55"W 109.15 FT; N00°46'31"E122 FT; TH N89°47'55"W 2.63 FT; TH N00°03'47"W .57 FT TO POB; TH N89°13'29"W 36.96 FT; TH N00°46'31"E 4.58 FT; TH N89°13'29"W 19.16 FT; TH S 00°46'31"W 4.58 FT; TH N89°13'29"W 5.73 FT; TH N 02°29'37E 119.38 FT;TH S89°47'55"E 56.52 FT; TH S00°03'47"E119.90 FT TO POB.16 ACRES CITY OF LANSING, INGHAM COUNTY SPLIT/COMBINED ON 01/10/2019 FROM 33-01-01-09-254-021;	33-01-01-09-254-023	Part 201 Facility	0.174
Turner Street	LOT 1 & S 78 FT LOT 2 MOSELY, HOWARD AND OTHERS SUB OF A PART OF BLOCK 11	33-01-01-09-254-031	Part 201 Facility	0.118

INGHAM				
Address	Legal Description	Tax ID	Basis for Eligibility	Acreage
116 W. Ottawa Street	E 43 FT LOT 7 BLOCK 96 ORIG PLAT	33-01-01-16-181-051	Functionally Obsolete	0.065

1.2.2 Current Ownership

1.2.3 Future Ownership

Future ownership will be New Vision Lansing, LLC.

Current and Future Ownership of Each Eligible Property

TOWER ON GRAND		
Address	Current Ownership	Future Ownership
125 EAST WASHTENAW	Nine-Plus, LLC	New Vision Lansing, LLC
217 SOUTH GRAND	Nine-Plus, LLC	New Vision Lansing, LLC
213 SOUTH GRAND	Nine-Plus, LLC	New Vision Lansing, LLC
0 EAST WASHTENAW	Nine-Plus, LLC	New Vision Lansing, LLC
222 S GRAND	Nine-Plus, LLC	New Vision Lansing, LLC
211 S WASHINGTON	Nine-Plus, LLC	New Vision Lansing, LLC
209 S WASHINGTON SQ	Nine-Plus, LLC	New Vision Lansing, LLC
203 S WASHINGTON SQ	Lansing Antrim Office Partners,.LLC	Atrium Office Partners

WASHINGTON SQUARE		
Address	Current Ownership*	Future Ownership
108 S WASHINGTON SQ	Washington Square Building	New Vision Lansing, LLC
104 S. WASHINGTON SQ	MSU Federal Credit Union	New Vision Lansing, LLC
100 S WASHINGTON SQ	Victor Development LLC	New Vision Lansing, LLC

CAPITAL TOWER		
Address	Current Ownership	Future Ownership
221 N WALNUT ST	Walnut Tree Properties LLC	New Vision Lansing, LLC
215 N WALNUT ST	Walnut Tree Properties LLC	New Vision Lansing, LLC
209 N WALNUT ST	Walnut Tree Properties LLC	New Vision Lansing, LLC
201 N WALNUT ST	Walnut Tree Properties LLC	New Vision Lansing, LLC
406 W OTTAWA ST	Walnut Tree Properties LLC	New Vision Lansing, LLC
412 W OTTAWA ST	Walnut Tree Properties LLC	New Vision Lansing, LLC
416 W OTTAWA ST	Walnut Tree Properties LLC	New Vision Lansing, LLC
420 W OTTAWA ST	Walnut Tree Properties LLC	New Vision Lansing, LLC
426 W OTTAWA ST	Walnut Tree Properties LLC	New Vision Lansing, LLC

OLD TOWN		
Address	Current Ownership	Future Ownership
1223 Turner Street	Magnate Properties LLC	New Vision Lansing, LLC
Cesar Chavez Ave	Magnate Properties LLC	New Vision Lansing, LLC
Turner Street	Magnate Properties LLC	New Vision Lansing, LLC

INGHAM		
Address	Current Ownership	Future Ownership
116 W. Ottawa Street	Prosecuting Attorneys Association	New Vision Lansing, LLC

1.2.4 Delinquent Taxes, Interest, and Penalties

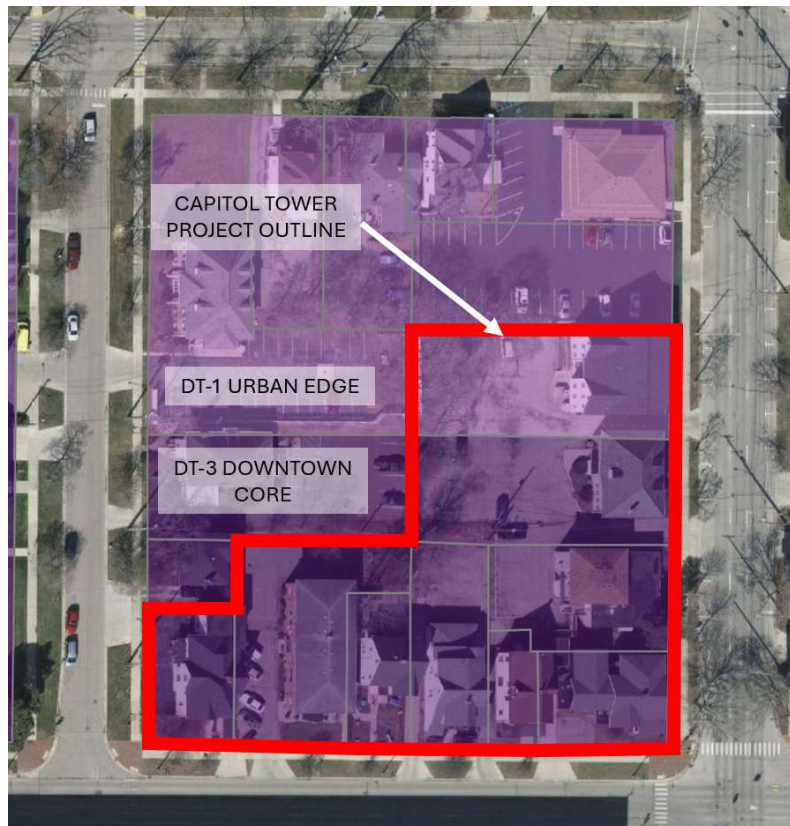
There are currently no delinquent taxes, interest or penalties due on the Eligible Property.

1.2.5 Existing and Proposed Future Zoning

Tower on Grand, Washington Square and the Ingham Building Apartments are zoned as DT-3 (Downtown Core) under the City of Lansing Form Based Code. Under DT-3 the uses contemplated for the NVL series of projects are permitted. These projects will not require any rezoning approvals.

The Old Town Apartments are zoned as MX-3 (District Mixed-Use Center). There will be no rezoning required for the Old Town project.

The Capitol Tower project consists as a series of multiple parcels that will be combined into a single parcel for the completed project. When the parcels are combined the predominance of the newly formed parcel will reside in the DT-3 district. The combination of parcels is an administrative approval process and in conversations with the City of Lansing, the new, combined, parcel would receive DT-3 zoning.



1.3 Project Justification

The transformation of downtown Lansing as proposed in New Vision Lansing would not be possible with significant local and state financial support and incentives. Pro-formas provided to the MEDC and City of Lansing demonstrate the indispensable need for all available incentives to support the projects.

The Brownfield Eligible Activities alone are greater than the tax increment revenues to be generated over the 30-year life of the Brownfield Plan by the additional investment. In addition, high construction costs and high interest rates required additional support provided by the additional capture under the Transformational Brownfield Plan.

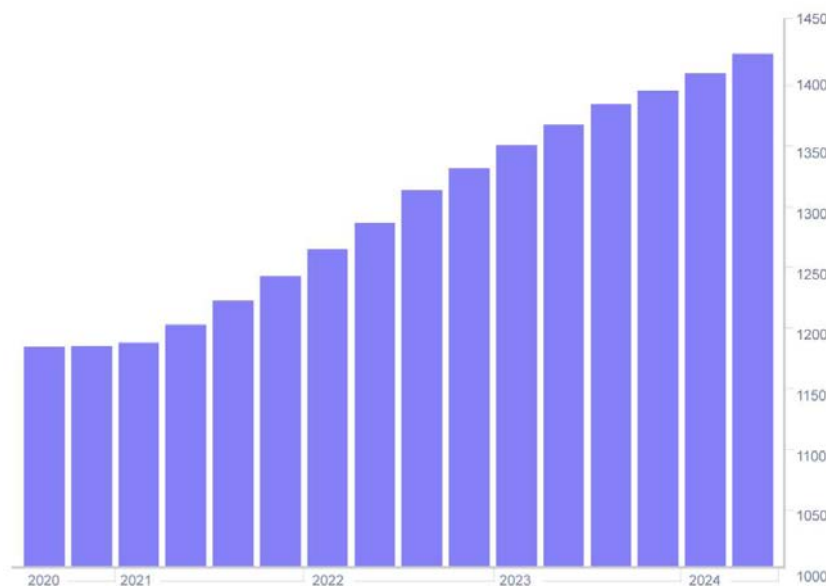
For example, even with a significant economic development appropriation and MSHDA funding, as well as traditional Brownfield TIF and Transformational Brownfield revenues, the Tower on Grand does not meet the minimum threshold for Debt Service Coverage Ratio of 1.2 for the first nine years of the project, continues to hover around 1.2 until the Transformational Brownfield Revenue end in 20 years and then drops below.

Similar scenarios occur for the other projects proposed under the New Vision Lansing Transformational Brownfield Plan.

There are three main factors that affect the economic viability of all the projects under New Vision Lansing: Construction Costs; Financing; and Market Rents.

Construction Costs: One of the primary members of the New Vision Lansing development group, Gentilozzi Real Estate, has been involved in Lansing downtown development for over 50 years. The construction industry shifts, as with many other sectors, have been unprecedented in the last five years. While costs spiked dramatically from the impacts of COVID from 2020 to 2022, construction costs continue to be 32% higher than before COVID and have risen 22% in the last three years.

The chart below is taken from the Turner Construction Building Cost Index and summarizes the cost increases experienced by a diverse basket of construction projects throughout the nation.



Below is a table displaying the current expected per square foot costs for the NVL projects. These costs are largely the same as locations where market rent structures are considerably more robust. To accomplish transformational projects in markets where rent structures, across a spectrum of building and construction types, struggle to support the real construction costs appropriate incentives are merited.

Project	Type	Use	Estimated Construction Cost/FT2
Tower on Grand	New Construction	Mixed Use	\$458
Washington Square	Renovation	Residential/Commercial	\$268
Capital Tower	New Construction	Mixed Use	\$357
Old Town	New Construction	Residential	\$328
Ingham	Renovation	Residential	\$394

Financing: Combined with increasing construction costs, the increase in interest rates has been one of the most critical factors for project economics. Anticipated interest rates for the five projects proposed under this Transformation Brownfield Plan is 6.75%. A one percent interest rate increase equates to \$ nearly 1.75 million in annual increased project costs.

The historical interest rate trend is provided below. Commercial loan rates are expected to be 150 – 250 basis points above these values.



Market Rents: Construction costs and interest rates are generally the same across Lower Michigan, including the comparable urban markets of Detroit and Grand Rapids. However, the average rent for both commercial lease and residential rent are 20 – 30% lower in the Lansing market, making project financing significantly more challenging with similar construction costs. The table below reflects the market average of all multi-family units within a market and is merely a basis to assess rents in a specific market from a larger perspective rather than any direct analysis of NVL rent levels.

	Lansing	Grand Rapids	Detroit
Commercial PSF Rent*	\$ 19.54	\$ 22.56	\$ 26.30
	% Change	15.5%	34.6%
Average Multifamily FMR**	\$ 1,035.50	\$ 1,301.40	\$ 1,308.80
	% Change	25.7%	26.4%

*Gentilozzi Real Estate and JFK Development

**U.S Department of Housing and Urban Development

There are a variety of unit types, sizes and rents for the NVL residential component. The following are the average rent per square foot basis for each of the NVL projects:

Average Rent per Square Foot	
Tower on Grand	\$2.74
Washington Square	\$2.70
Capitol Tower	\$2.50
Old Town	\$2.50
Ingham	\$3.00

For this series of projects, it is important to note that rental rates shown here are inclusive of certain utilities and other amenities.

There are three other factors that justify the New Vision Lansing Transformation Brownfield Plan: Vacant office space, housing needs, developable land.

Vacant Office Space

The core of downtown Lansing has been severely impacted by the results of COVID that changed work practices in Michigan, particularly by the State of Michigan. Approximately 3,000 State employees are working remotely, not only leaving approximately 300,000 square feet of commercial office space vacant, but also devastating downtown businesses that rely on downtown office workers. In addition, other professions related to State government have embraced remote work and have vacated the core downtown district.

Housing Needs

There is a significant need for housing, especially workforce housing, in the Lansing area. Downtown Lansing, Inc. commissioned LandUseUSA in collaboration with the Smith Group and CIB to prepare a summary report on retail and residential markets for downtown Lansing, as well as Old Town and Reo Town.

The study indicates a shortage of housing in the downtown district. From the summary provided on Downtown Lansing Inc.'s website (emphasis added):

Data demonstrates a significant need for residential housing stock in Downtown Lansing. *Considering benchmarks in other downtown areas of similar size, Lansing is behind when it comes to available residential properties. There is notable market potential for capturing new renters and homeowners with new residential builds. **The annual market potential for Downtown Lansing, projected for 2025, totals 1,143 owners and renters that could be captured with new builds.** However, there is a need to take action in order to capture these new households that are moving into Downtown Lansing by building new units every year.*

<https://cma.downtownlansing.org/residential>

The 2023-2028 Greater Lansing Regional Housing Action Plan developed by the South-Central Regional Housing Partnership in a broad-based inclusive effort outlined a series of key strategies and action items to address housing needs in the Greater Lansing area.

A number of the key strategies and actions are targeted by the New Vision Lansing projects:

Goal 2.1 *Enhance collaboration on housing among public, not-for-profit, Tribal and private parties.*

Goal 4.1 *Increase the supply of the full spectrum of housing that is affordable and attainable to Michigan residents.*

Strategy Other (4.1.DD) (SHP Goal 4.6): *Increase missing middle and workforce housing stock to facilitate greater housing choice*

Strategy 4.4.A: *Increase the amount of funding devoted to rehabilitation and preservation, while streamlining the administrative burden.*

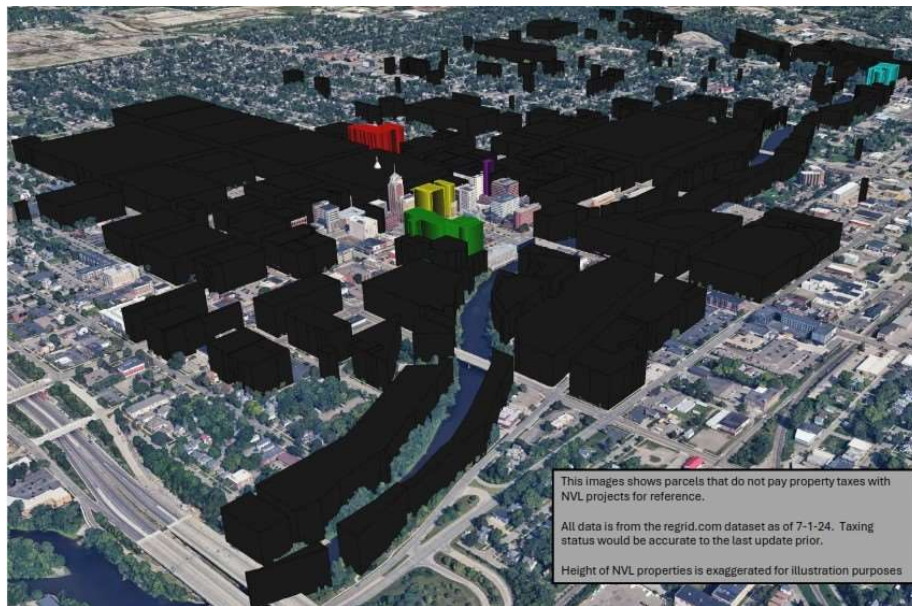
New Vision Lansing is bringing significant private sector resources to bear and is requesting significant financial support through this Transformation Brownfield Plan and other sources of funding to address a key and critical component of housing for the Lansing area

The opportunity to bring more residents downtown may be the only option to create a vital downtown

Lansing.

Developable Land: A significant percentage of downtown property is owned by tax-exempt entities and is unavailable for private use and development that could grow the tax based and support the City of Lansing for essential services.

The following is a powerful graphic representation of the tax-exempt property and the potential and transformative impact the New Vision Lansing projects would have on the downtown.



A further view highlights the constrictive nature of the parcels surrounding the project area. Tax exempt parcels within the Lansing market are held by Federal, State, County, and City governmental entities. Many are held by educational, religious or non-profit organizations. Contrary to private property owners, these institutions have very little motivation to sell entrenched interests for redevelopment and are highly unlikely to engage in any sort of housing development on their own.

Within an approximately 702-acre area of Downtown Lansing, 180 acres (25.6%) is owned or controlled by tax-exempt entities. The actual restriction of the market due to tax exempt properties is likely greater as the gross area of 702 acres includes streets, sidewalks, and alleys while the tax-exempt value of 180 acres is actual parcel size. This reduction in developable land limits the sort of organic market growth that might be experienced in other markets, further encouraging the type of transformational development proposed here as necessary to meet the housing needs of this portion of the market.



Tax Exempt Parcels Shown in Purple

1.4 Historical Use and Previous Ownership of Each Eligible Property

1.5 Current Use of Each Eligible Property

Most of the properties included in the New Vision Lansing Transformational Brownfield Plan are the first developed use and the current developed use, with the exception of some parcels for the Tower on Grand and Old Town. A summary of the historic use, previous ownership, and current use of each Eligible Property is provided in the tables below:

Historical Use and Previous Ownership

TOWER ON GRAND		
Address	Historic Use	Previous Ownership
125 EAST WASHTENAW	One story 3,780 FT2 commercial building constructed in 1910.	Nine-Plus LLC
217 SOUTH GRAND	Three story 11,499 FT2 commercial / residential building constructed in 1915.	Nine-Plus LLC
213 SOUTH GRAND	Vacant property	Nine-Plus LLC
0 EAST WASHTENAW	Adjacent to City property along Grand River	Nine-Plus LLC
222 S GRAND	One story 1,920 FT2 commercial building constructed in 1945.	Nine-Plus LLC
211 S WASHINGTON	Two story 49,420 FT2 commercial building constructed in 1920.	Lansing Atrium Office Partners LLC
209 S WASHINGTON SQ	One story 4,332 FT2 commercial building constructed in 1910.	Nine-Plus LLC
203 S WASHINGTON SQ	Two story 5,0982 FT2 commercial building constructed in 1870.	Atrium Office Partners

WASHINGTON SQUARE		
Address	Historic Use	Previous Ownership
108 S WASHINGTON SQ	Two story commercial building constructed in 1940.	Washington Square Building
104 S. WASHINGTON SQ	Three story commercial building constructed in 1864, remodeled in 1996	MSU Federal Credit Union
100 S WASHINGTON SQ	Ten story 58,712 FT2 commercial building constructed in 1922.	Victor Development LLC

CAPITAL TOWER		
Address	Historic Use	Previous Ownership
221 N WALNUT ST	Two story 5,588 FT2 commercial converted from residential constructed in 1895, remodeled in 1975.	Walnut Tree Properties LLC
215 N WALNUT ST	Two story 3,072 FT2 commercial building converted from residential constructed in 1929, remodeled in 1971.	Walnut Tree Properties LLC
209 N WALNUT ST	Two story 3,235 FT2 commercial building converted from residential constructed in 1925.	Walnut Tree Properties LLC
201 N WALNUT ST	Two story 4,609 FT2 residential building constructed in 1873.	Walnut Tree Properties LLC
406 W OTTAWA ST	Two story 2,702 FT2 commercial building converted from residential constructed in 1900, remodeled in 1971.	Walnut Tree Properties LLC
412 W OTTAWA ST	Two story 2,597 FT2 commercial building converted from residential constructed in 1893, remodeled in 1970.	Walnut Tree Properties LLC
416 W OTTAWA ST	Two story 1,704 FT2 commercial building converted from residential constructed in 1903.	Walnut Tree Properties LLC
420 W OTTAWA ST	Two story 5,198 FT2 commercial building constructed in 1961.	Walnut Tree Properties LLC
426 W OTTAWA ST	Two story 1,366 FT2 commercial building converted from residential constructed in 1892.	Walnut Tree Properties LLC

OLD TOWN		
Address	Historic Use	Previous Ownership
1223 TURNER STREET	Three story, 24,273 FT2 commercial office building constructed in 1907, remodeled in 1998.	Magnate Properties LLC
CESAR CHAVEZ AVE	Vacant - parking, 0.174 acres	Magnate Properties LLC
TURNER STREET	Vacant - parking, 0.118 acres	Magnate Properties LLC

INGHAM		
Address	Historic Use	Previous Ownership
116 WEST OTTAWA STREET	Six story, 17,028 FT2 commercial office building constructed in 1928, remodeled in 1994.	Prosecuting Attorneys Association

1.6 Site Conditions and Known Environmental Contamination Summary

Site Conditions and Known Environmental Contamination Summary

TOWER ON GRAND		
Address	Site Conditions	Known Environmental Contamination Summary
125 EAST WASHTENAW	One story 3,780 FT2 commercial building constructed in 1910.	No Recognized Environmental Conditions (RECs)
217 SOUTH GRAND	Three story 11,499 FT2 commercial / residential building with 7 parking spaces to the east.	Part 201 Facility - Site 33010113
213 SOUTH GRAND	Vacant property with 30 parking spaces serving 217 S. Grand	Part 201 Facility - Site 33010113
0 EAST WASHTENAW	Vacant property with 15 parking spaces serving 217 S. Grand	No Recognized Environmental Conditions (RECs)
222 S GRAND	One story 1,920 FT2 commercial building with access drive south of building and parking to the west.	No Recognized Environmental Conditions (RECs)

211 S WASHINGTON	Two story 49,420 FT2 commercial building with parking to the east.	No Recognized Environmental Conditions (RECs)
209 S WASHINGTON SQ	One story 4,332 FT2 commercial building covering all the property.	No Recognized Environmental Conditions (RECs)
203 S WASHINGTON SQ	Two story 5,0982 FT2 commercial building covering all the property.	No Recognized Environmental Conditions (RECs)

WASHINGTON SQUARE

Address	Site Conditions	Known Environmental Contamination Summary
108 S WASHINGTON SQ	Occupied. Two story commercial building constructed in 1940.	No Recognized Environmental Conditions (RECs)
104 S. WASHINGTON SQ	Occupied. Three story commercial building constructed in 1864, remodeled in 1996	No Recognized Environmental Conditions (RECs)
100 S WASHINGTON SQ	Vacant. Ten story 58,712 commercial building constructed in 1922.	Underground Storage Tank. Subsequent investigation did not identify a Release.

CAPITAL TOWER

Address	Site Conditions	Known Environmental Contamination Summary
221 N WALNUT ST	Two story 5,588 commercial building which occupies eastern portion of property with asphalt parking area to the west.	No Recognized Environmental Conditions (RECs)
215 N WALNUT ST	Two story 3,072 commercial building which occupies eastern portion of property with asphalt parking area to the west.	No Recognized Environmental Conditions (RECs)
209 N WALNUT ST	Two story 3,235 commercial building which occupies eastern portion of property with asphalt parking area to the west.	No Recognized Environmental Conditions (RECs)
201 N WALNUT ST	Two story 4,609 residential building with 8 apartments which occupies predominant portion of property.	No Recognized Environmental Conditions (RECs)
406 W OTTAWA ST	Two story 2,702 commercial building which occupies eastern portion of property with asphalt parking area to the west.	No Recognized Environmental Conditions (RECs)
412 W OTTAWA ST	Two story 2,597 commercial building converted from residential. A paved parking area is located on the northern portion of the property.	No Recognized Environmental Conditions (RECs)
416 W OTTAWA ST	Two story 1,704 commercial building with grass covered area to the south and north of the building.	No Recognized Environmental Conditions (RECs)
420 W OTTAWA ST	Two story 5,198 commercial building with access drive and parking on the west portion of the property and grass covered area to the northeast.	No Recognized Environmental Conditions (RECs)
426 W OTTAWA ST	Two story 1,366 commercial building with paved area for parking to the west.	No Recognized Environmental Conditions (RECs)

OLD TOWN

Address	Site Conditions	Known Environmental Contamination Summary
1223 Turner Street	Three story, 24,273 FT2 commercial office building constructed in 1907, remodeled in 1998.	No Recognized Environmental Conditions (RECs)
Cesar Chavez Ave	Vacant - parking, 0.174 acres	Part 201 Facility
Turner Street	Vacant - parking, 0.118 acres	No Recognized Environmental Conditions (RECs)

INGHAM		
Address	Site Conditions	Known Environmental Contamination Summary
116 W. Ottawa Street	Six story, 17,028 FT2 commercial office building constructed in 1928, remodeled in 1994.	No Recognized Environmental Conditions (RECs)

1.7 Functionally Obsolete, Blighted and/or Historic Conditions

A number of the properties have been determined as functionally obsolete by the City Assessor, a Level IV assessor, as listed in Section 1.2.1. The Affidavits of Functionally Obsolescence are included in Appendix. None of the properties are historically designated.

1.8 Transit-Oriented Development or Transit-Oriented Qualification

Not applicable.

1.9 Information Required by Section 15(12)

1.9.1 MSF Eligible Activity Sufficiency

The MSF Eligible Activities proposed under this Act 381 Work Plan include Lead and Asbestos Abatement, Demolition, Site Preparation, Infrastructure Improvements, and Building Renovation / Construction. Section 5 provides a detailed work scope for each of the MSF Eligible Activities. The following is a brief explanation of sufficiency for each Eligible Activity:

Lead and Asbestos Abatement: Lead and asbestos abatement will result in the appropriate management of lead and cadmium-based paint with appropriate training, materials handling, and air monitoring to ensure work safety, and removal of asbestos containing materials (ACMs) by a certified asbestos contractor. The appropriate management of lead and cadmium-based paint and removal of ACMs prior to demolition will be sufficient to complete this Eligible Activity.

Demolition: Demolition or selective demolition of the existing structures, subsurface structures, and associated parking will provide for the proposed redevelopment or new construction. The demolition or selective demolition and removal of surface and subsurface structures are sufficient to complete this Eligible Activity.

Site Preparation: Site preparation activities will address site conditions including land balance, unstable soils, special foundations, and relocation of active utilities for the redevelopment to proceed. The site preparation activities will meet the needs for site development and are sufficient to complete this Eligible Activity.

Infrastructure Improvements: Infrastructure will include stormwater management, pedestrian improvements, curb and gutter restoration and landscaping directly benefiting and connecting the Eligible Property and adjacent property. In cooperation with the City of Lansing, a pedestrian bridge will connect downtown Lansing and the Museum District is proposed as part of the public infrastructure improvements. Private infrastructure improvements include the development of vertical parking facilities for the Tower on Grand and Washington Square and an integrated parking facility at Old Town. The infrastructure improvements are sufficient to meet important public needs in the City of Lansing.

Building Renovation / Construction: Each of the five proposed projects include significant renovation in the case of Washington Square and the Ingham Building and new construction in the case of Tower on Grand, Capital Tower and Old Town to provide for a significant expansion for housing, as well as commercial uses. Renovation and construction are based on detailed evaluations for the structural, mechanical, electrical and infrastructure requirements for each project, consistent with construction codes and zoning regulations.

1.9.2 MSF Eligible Activity Need

The MSF Eligible Activities proposed under this Act 381 Work Plan include Lead and Asbestos Abatement, Demolition, Site Preparation and Infrastructure Improvements. Section 3 provides a detailed work scope for each of the MSF Eligible Activities. The following is a brief explanation of the need for each Eligible Activity:

Lead Asbestos Abatement: State and federal regulations require an assessment of the presence of lead and cadmium-based paint and asbestos prior to demolition of commercial buildings. If identified, precautions must be taken to protect human health and the environment, including worker training, air monitoring, and in the case of asbestos, abatement must be conducted by a certified asbestos abatement company.

Demolition: For the Capital Tower and certain components of the Tower on Grand, buildings have been declared functionally obsolete or reuse is not feasible. Selective demolition is necessary for Washington Square, Ingham Building and the existing building in Old Town. Removal of the existing building and site appurtenances or selective demolition on the Eligible Property are necessary for the future development.

Site Preparation: All projects will require site preparation activities, particularly the new construction at the Tower on Grand, Capital Tower, and Old Town projects. Geotechnical investigations have determined that unstable soils will require special foundations. Grading, land balance, and fill are necessary to prepare the site for building and parking construction. Active utilities must be relocated to provide for building construction. Temporary facilities are required to meet health and safety requirements.

Infrastructure Improvements: Stormwater must be managed to prevent exacerbation of impacted soil and groundwater. Sidewalks, curb and gutter and landscaping restoration are necessary for the Eligible Property development and the pedestrian bridge over the Grand River will meet a critical need to ensure safe access and connect the downtown Lansing and the Museum District. Private vertical parking facilities for the Tower on Grand and Washington Square and an integrated parking facility at Old Town are critical to meeting the density desired for the downtown transformational projects.

Building Renovation / Construction: Each of the five proposed projects include significant renovation in the case of Washington Square and the Ingham Building and new construction in the case of Tower on Grand, Capital Tower and Old Town to provide for a significant expansion for housing, as well as commercial uses. Renovation and construction are based on detailed evaluations for the structural, mechanical, electrical and infrastructure requirements for each project, consistent with construction codes and zoning regulations.

1.9.3 Area of High Unemployment

The unemployment rate for Ingham County for August 2024 was 4.7 percent, as compared to the State unemployment rate at 4.5 percent and U.S at 4.2 percent, according to the Michigan Department of Technology, Management and Budget.

1.9.4 Level and Extent of Contamination Alleviated in Connection with the Eligible Activities

Two of the projects, Tower on Grand and Old Town, include properties that are Part 201 Facilities. Washington Square, Capital Tower, and Ingham Building did not have Recognized Environmental Conditions (REC) and properties qualify as Brownfield Eligible Properties either as functionally obsolete or adjacent.

213 Grand Avenue: The property at 213 Grand Avenue was identified as a Part 201 Facility (Site No. [33010113](#)). Analysis of the soil samples identified the presence of VOCs, SVOCs and metals above Drinking Water Protection. Analysis of groundwater samples identified the presence of VOCs and SVOCs above Drinking Water. As a result, the property qualifies as Brownfield Eligible Property as a Part 201 Facility.

The development will meet necessary and required due care obligations to prevent exposure to and exacerbation of pre-existing contamination. The proposed redevelopment of the property anticipates removal of impacted soils on the property and appropriate disposal to a licensed waste disposal facility. Additional due care activities are anticipated to include the installation of exposure barriers and due care compliance activities. A more detailed description of the current property environmental conditions and the proposed Eligible Activities that outlines the extent of contamination to be addressed will be provided in a separate Act 381 Work Plan for EGLE Environmental Eligible Activities.

1.9.5 Creation of New Brownfields

There is no anticipated creation of a new brownfield from the project.

1.9.6 Other Incentives

New Vision Lansing has worked tirelessly to identify funding sources that can offset these extraordinary costs. The following is a summary list of incentives and financing sources, including State grants and loans, and Brownfield TIF:

Project Incentives – New Vision Lansing

	Total
Appropriation	\$40,000,000
MSHDA Funding Sources*	\$23,000,000

*Proposed MSHDA Funding. Current approved
MSHD Funding is \$8 million

2.0 INFORMATION REQUIRED BY SECTION 13C OF THE STATUTE

2.1 Transformational Brownfield Plan (TBP) Basis Under Section 2(VV)

Lansing Population	Investment Requirement	Private Investment	Total Investment
112,537	\$75,000,000	\$253,737,458	\$316,737,458

The 2022 population of the City of Lansing was reported to be 112,537 by the U.S. Census Bureau. The minimum capital investment for a TBP with a population of at least 100,000 and not more than 149,999 is \$75 million. The Project is expected to result in over \$253 million in private investment and over \$316 million in total investment, which far exceeds the TBP minimum investment requirement under Act 381. NVL will enter a Universal Development Agreement with the City of Lansing and a Joint Reimbursement Agreement with the Lansing Brownfield Redevelopment Authority, Michigan Strategic Fund, and the Michigan Department of Treasury. The agreements will specify investment requirements that NVL must meet.

Section 2(vv) of Act 381 requires the project under a Transformation Brownfield Plan to “have a

transformational impact on local economic development and community revitalization based on the extent of brownfield redevelopment and growth in population, commercial activity, and employment that is anticipated to result from the plan. Section 4 describes in more detail the transformational impact the New Vision Lansing projects will have on the community and that determination is supported by resolutions and approvals adopted by the MSF, the City of Lansing, and the City of Lansing Brownfield Redevelopment Authority (LBRA).

2.2 Cost Description under TBP

New Vision Lansing Transformation Brownfield Plan includes Environmental, Non-Environmental and Construction Eligible Activities, including Public Infrastructure Eligible Activities that will be reimbursed with tax increment financing revenues and construction period tax, withholding tax, income tax, and sales and use tax capture revenues. The allocation between New Vision Lansing and the Lansing Brownfield Redevelopment Authority/City of Lansing is included in Section 10.0 Eligible Activities. The maximum reimbursement of New Vision Lansing Brownfield Eligible Activities from TIF capture is \$88,519,676 and from TBP Capture is \$101,048,161 for a total of \$189,567,897.

Eligible Activities	Total Cost	Tower on Grand	Washington Square	Capitol Tower	Old Town	Ingham
EGLE Eligible Activities	\$2,912,853	\$922,019	\$415,812	\$1,026,152	\$522,836	\$26,033
Private MSF Eligible Activities	\$85,606,823	\$37,696,572	\$22,896,220	\$11,804,885	\$11,409,076	\$1,800,070
Total Private Eligible Activities	<u>\$88,519,676</u>	<u>\$38,618,592</u>	<u>\$23,312,032</u>	<u>\$12,831,036</u>	<u>\$11,931,912</u>	<u>\$1,826,103</u>
TBP Eligible Activities	\$101,048,161	\$57,629,988	\$18,863,433	\$11,147,368	\$10,992,056	\$2,415,317
	\$189,567,837	\$186,996,500	\$36,294,000	\$53,378,083	\$33,584,375	\$6,484,500
Public Eligible Activities*	\$15,671,119	\$11,713,775	\$3,918,729	\$21,205	\$21,205	\$21,205

*Includes Brownfield Plan Implementation

Reimbursement is requested for Eligible Activities completed under this TBP to this Plan as outlined above. Reimbursement for EGLE Environmental and MSF Non- Environmental Eligible Activities is anticipated to be captured from Tax Increment Revenue (TIR) generated by the Project and captured by the LBRA and transmitted to New Vision Lansing, along with capture for LBRA Administrative and Operating Costs, Local Brownfield Revolving Fund, State Brownfield Redevelopment Fund in accordance with Act 381 or other applicable Michigan Law. MSF TBP Construction Eligible Activities will be reimbursed from construction period tax, withholding tax, income tax, and sales and use tax capture revenues. Current Brownfield TIR projections indicate that over \$35,000,000 in Brownfield Environmental and Non-Environmental Eligible Activity expenses will be unreimbursed at the end of the 30-year capture period.

The Universal Development Agreement and Joint Reimbursement Agreement will establish the terms of reimbursement for Eligible Activities in accordance with Act 381 and this TBP. Eligible Activities will be undertaken at each NVL project. Subject to the terms and conditions of the Development and Reimbursement Agreement, Eligible Activity costs may shift between projects, as long as the overall Eligible Activity costs is not exceeded.

2.3 State Revenue Estimates

The following table outlines the estimated State TBP Revenue Capture for Construction Sale/Use Tax Exemption, Construction Income Tax, Income Tax for Residents, Income Tax for Employees, as well as TIF capture for State and Local Taxes.

Year	Constr. Sale/Use Tax Exemption	Construction PIT Capture	Income Tax Capture - Residents	NVL Withholding Capture	Within Project Withholding	TBP Total	Incr Property Tax Capture - School MSF	Incr. Property Tax Capture - Local MSF	Total Incr. Property Tax Capture	Total TBP Benefits
2026	\$797,594	\$690,509				\$1,488,103	\$194,144	\$432,273	\$626,416	\$2,114,519
2027	\$3,589,171	\$3,107,291	\$0			\$6,696,462	\$545,114	\$1,213,729	\$1,758,842	\$8,455,304
2028	\$3,589,171	\$3,107,291	\$0			\$6,696,462	\$811,948	\$1,807,853	\$2,619,801	\$9,316,263
2029			\$3,375,645	\$67,335	\$956,573	\$4,399,553	\$828,187	\$1,844,010	\$2,672,197	\$7,071,750
2030			\$3,476,914	\$69,355	\$985,270	\$4,531,540	\$844,751	\$1,880,890	\$2,725,641	\$7,257,181
2031			\$3,581,222	\$71,436	\$1,014,828	\$4,667,486	\$861,646	\$1,918,508	\$2,780,154	\$7,447,640
2032			\$3,688,659	\$73,579	\$1,045,273	\$4,807,511	\$878,879	\$1,956,878	\$2,835,757	\$7,643,268
2033			\$3,799,318	\$75,786	\$1,076,631	\$4,951,736	\$896,457	\$1,996,015	\$2,892,472	\$7,844,208
2034			\$3,913,298	\$78,060	\$1,108,930	\$5,100,288	\$914,386	\$2,035,936	\$2,950,321	\$8,050,609
2035			\$4,030,697	\$80,401	\$1,142,198	\$5,253,295	\$932,673	\$2,076,654	\$3,009,328	\$8,262,623
2036			\$4,151,618	\$82,813	\$1,176,464	\$5,410,894	\$951,327	\$2,118,187	\$3,069,514	\$8,480,409
2037			\$4,276,166	\$85,298	\$1,211,758	\$5,573,222	\$970,353	\$2,160,551	\$3,130,905	\$8,704,127
2038			\$4,404,451	\$87,857	\$1,248,111	\$5,740,419	\$989,761	\$2,203,762	\$3,193,523	\$8,933,942
2039			\$4,536,585	\$90,492	\$1,285,554	\$5,912,630	\$1,009,556	\$2,247,838	\$3,257,393	\$9,170,024
2040			\$4,672,682	\$93,207	\$1,324,121	\$6,090,010	\$1,029,747	\$2,292,794	\$3,322,541	\$9,412,551
2041			\$4,812,863	\$96,003	\$1,363,844	\$6,272,710	\$1,050,342	\$2,338,650	\$3,388,992	\$9,661,701
2042			\$4,957,249	\$98,884	\$1,404,760	\$6,460,892	\$1,071,349	\$2,385,423	\$3,456,772	\$9,917,664
2043			\$5,105,966	\$101,850	\$1,446,903	\$6,654,720	\$1,092,776	\$2,433,132	\$3,525,907	\$10,180,627
2044			\$5,259,145	\$104,906	\$1,490,310	\$6,854,360	\$1,114,631	\$2,481,794	\$3,596,425	\$10,450,786
2045			\$5,416,919	\$108,053	\$1,535,019	\$7,059,991	\$1,164,588	\$2,531,430	\$3,696,019	\$10,756,009
2046						\$0	\$1,220,697	\$2,582,059	\$3,802,756	\$3,802,756
2047						\$0	\$1,245,111	\$2,633,700	\$3,878,811	\$3,878,811
2048						\$0	\$1,270,013	\$2,686,374	\$3,956,387	\$3,956,387
2049						\$0	\$1,295,414	\$2,740,101	\$4,035,515	\$4,035,515
2050						\$0	\$1,321,322	\$2,794,903	\$4,116,225	\$4,116,225
2051						\$0	\$1,545,483	\$2,850,801	\$4,396,285	\$4,396,285
2052						\$0	\$1,576,393	\$2,907,818	\$4,484,210	\$4,484,210
2053						\$0	\$1,607,921	\$2,965,974	\$4,573,895	\$4,573,895
2054						\$0	\$1,640,079	\$3,025,293	\$4,665,372	\$4,665,372
2055						\$0	\$1,672,881	\$3,085,799	\$4,758,680	\$4,758,680
	\$7,975,935	\$6,905,092	\$73,459,397	\$1,465,314	\$20,816,549	\$110,622,287	\$32,547,927	\$68,629,129	\$101,177,056	\$211,799,339
		<i>Total Const \$14,881,027</i>			<i>Total Inc. \$95,741,260</i>	Total TBP \$110,622,287	State MSF TIF \$32,547,927	Local MSF TIF \$68,629,129	Total MSF TIF \$101,177,056	Total TBP + MSF TIF \$211,799,343

Safe Harbor (90%)									
Cons. Period	Sales/Use	Income 90%	Withholding 90%	Total TBP	State MSF TIF	Local MSF TIF	Total MSF TIF	Total TBP + MSF TIF	
\$7,975,935	\$6,905,092	\$66,113,458	\$20,053,677	\$101,048,161	\$32,547,927	\$68,629,129	\$101,177,056	\$202,225,217	

The Safe Harbor method will be used to determine the amount of Income Tax Capture and Withholding Tax Capture reimbursement in accordance with the MSF approved Transformational Brownfield Program

Guidelines.

The City of Lansing and NVL will enter into an affordable housing agreement that stipulates the commitments for the NVL project for workforce housing for rents and qualified households at 120% of Area Median Income (AMI). The Legislative appropriation and Missing Middle Grant funding also stipulate workforce housing requirements. NVL commits to a minimum of 150 residential units across the five projects that will meet rental rates for qualified households in accordance with MSHDA rent and income rates.

2.4 Beginning Date and Duration of Capture

TIR Capture is anticipated to begin in 2026 and anticipated to end after 30 years of capture in 2055. TBP Capture including Construction Sales/Use Tax and Construction Income Tax Capture is anticipated to begin in 2026, with Income Tax Capture and Employee Withholding Capture anticipated to begin in 2029, with all TBP Capture anticipated to end after 20 years in 2045.

3.0 INFORMATION REQUIRED BY SECTION 14A(a-d, f) OF THE STATUTE

3.1 Transformational Impact on Economic Development / Community Revitalization

The New Vision Lansing (NVL) Project will transform the core of downtown Lansing and the Old Town District, which together comprise the Principal Shopping District. The COVID pandemic had a devastating impact on our community and communities across the nation. An after effect is the sea change in office workers continuing remote work and not returning to central offices. Downtown Lansing now has approximately 300,000 square feet of vacant office space with an estimated 3,000 people no longer working downtown and not likely to return.

Downtown Lansing's economy is likely more dependent on public sector employment than any other city in Michigan. State of Michigan employees and related professional workers comprise a majority of the traditional "day workers" sustaining retail and commercial activity in the Lansing city core. It cannot be assumed that these employees will ever return. Further, the multitude of state boards and commissions now operate largely remote. This means that citizen appointees have little reason to come to the Capitol Complex for regular meetings, resulting in a loss of spending on overnight stays and related food and entertainment. Economic and community revitalization cannot be built or even sustained on such a dramatic decline of a key economic sector.

The path for economic development and community revitalization of Lansing's core downtown is to transform from a traditional commercial office center dependent on state government to a downtown populated with new residents.

The NVL Project will invest over \$316 million to boldly create a new market for urban residential living where one does not currently exist. This will be done by converting two existing vacant office buildings to residential and constructing three major mixed-use buildings with a primary focus on residential units.

This Transformational Brownfield Plan will create space for 797 new residents when all phases of the project are complete. Downtown Lansing Inc. commissioned a housing study in 2023 that demonstrated a shortage of 1,143 units in the Downtown and 258 units in the Old Town district in the year 2025. The NVL projects will provide 483 units in Downtown and 90 units in Old Town, making a significant contribution to closing this gap.

All combined, the NVL projects represent a density increase of over 500% that will transform the skyline, downtown Lansing, and Old Town.

New Vision Lansing has a multi-pronged approach to economic development and community revitalization.

Housing Variety: The NVL project is intentionally designed to meet the needs of a diverse spectrum of tenants, from young professionals just starting their first job, to those needing Missing Middle housing, to retirees looking to downsize. Quality and affordability across a wide spectrum of incomes is the designed impact.

Missing Middle: Approximately 150 of the project units will be programed for tenants with incomes at 80-120% AMI. Expanding housing for middle income households is a key component of [Michigan's Statewide Housing Plan](#) and the [Tri-County Regional Housing Assessment and Strategy – Housing Drives](#). High quality new and renovated Missing Middle units of the type planned by NVL are a core component for community revitalization and meet a critical community need. More than 25% of the NVL units are designed for Missing Middle or Workforce Housing

Redevelopment Diversity: Each project within the NVL plan is different in character and amenity offered and contains all the elements of well-planned community redevelopment. The plan includes adaptive re-use (Washington Square and the Ingham Building); vertical infill (Old Town/Turner Street); elimination of blight and obsolescence (Capitol Tower); and vertical residential density (Tower on Grand).

Placemaking: The NVL projects will connect Downtown, Old Town and the Museum District through expanded and improved pedestrian access and gathering places. and give new life to underutilized parts of the Downtown/Old-Town corridor within the Principal Shopping District. All projects are easily accessed from the center of downtown by walking or biking and the Lansing River Trail serves as a recreational amenity and connector. Additionally, the NVL plan will reprogram public use of the west bank of the Grand River adjacent to the Tower on Grand and provide a new pedestrian bridge to the east bank of the Grand, creating immediate access to the Museum District, Stadium District, and convenience retail on Michigan Avenue.

New Commercial Market: While new office space is not in demand, the new commercial office space planned for the Capital Tower project will be true Class A leasable space with roof-top amenities and a direct view and access to the Capitol, expanding an important market downtown. The overall impact of the NVL project is anticipated to help stabilize the remaining commercial office inventory downtown. With an influx of new residents, existing or new businesses may be attracted to vacant commercial space, as recruiting a talented workforce also depends on availability of quality places to live. Increasing the use of vacant office space will also bolster the tax base of the City of Lansing due to income basis increases in taxable value of commercial office properties.

Downtown Retail: For those that work in or visit downtown, there is a perceptible decline in activity. Legislative session days spur an uptick in activity, but that alone cannot sustain existing retail, nor will it create opportunity for additional retail growth. Residents living downtown will support existing retail and create future growth, as new residents demand goods and services convenient to where they live, work and play.

The retail spaces within the NVL projects have been deliberately sized to meet the needs of modern retail merchants. Previous retail bays within NVL sites have been narrow and deep. These are not conducive to efficient operation or customer experience. The new retail spaces provided by the NVL projects not only benefit from efficient design and state-of-the-art infrastructure but have the potential to attract new

nationwide retailers who have a greater expectation of quality in retail spaces.

The Washington Square project will return 3,800 square feet of ground floor retail space to one of the most important corners in Lansing, Michigan Avenue and Washington Square. Once block from the State Capitol and in the core of downtown, this premium space not only returns to its original, historic, use but also sends a message that Lansing is open for retail business again.

Three of the five NVL projects, Washington Square, Tower on Grand and Old Town, include an appropriate mix and level of retail space. The NVL plan takes a balanced approach to support existing downtown merchants and providing growth opportunities for new entrants. The project will support a transition from retail serving “day workers” to retail also serving downtown residents with essential daily goods and services.

Scale: The NVL project will be the largest of its type ever undertaken in downtown Lansing. The positive economic impact of the \$316 million investment will require more than 1,000 people to construct the project over a 3-year period with an estimated total payroll of approximately \$130 million. Tax capture models estimate more than 790 tax paying residents living in the project, generating more than \$46 million dollars in state tax revenue over the life of the TBP and more than \$400,000 in local tax dollars annually. The commercial/retail component of the development is anticipated to support 270 jobs and an annual average wage of \$86,000. The developer is projecting to add 24 direct jobs to oversee and manage these projects long-term at an average wage of \$49,000 per year. For Lansing, the project stabilizes property tax base in the core city and stems the decline of resident/worker City Income Tax.

Diversification: Strengthening and diversifying the Lansing business center has long been a community goal and made more critical by recent changes in remote work and office space vacancies. Downtown Lansing can be much more than just the seat of state and local government. The aspiration is to have a core downtown that is first in class with other Midwest cities of comparative size and economy with a diversification of opportunity underpinned by opportunity to live and work downtown. This TBP will reverse the perceptible decline of downtown and begin the transformation of downtown Lansing.

Countless attempts have been made to make Lansing a more vibrant and desirable place. The brunt of these efforts has focused on dining and entertainment spaces with limited attempts to expand retail offerings beyond those that serve government workers. These efforts, however, have largely missed the point.

Downtown can only grow and thrive by providing a foundation for the future. This foundation, quite simply, is people. NVL proposes not only to transform the core of the city. Modern living options recognize that tastes are shifting, and generational change is occurring around housing nationwide. This transformation does not come at the expense of the character of the city. In fact, it seeks to acknowledge this history by converting some of Lansing’s most historic, century old spaces into new homes for those that will carry the city through its next hundred years.

3.2 Requirements of Sections 13, 13B, and 13C

The New Vision Lansing Transformational Brownfield Plan complies with all provisions of Section 13: Brownfield Plan Provisions, Section 13B: Use of Taxes Captured from Eligible Property, and 13C: Transformation Brownfield Plan for the contents and requirements of a Brownfield Plan.

3.3 Reasonableness and Necessity of Eligible Activity Costs

The MSF Eligible Activities proposed under this Act 381 Work Plan include Lead and Asbestos Abatement, Demolition, Site Preparation, and Infrastructure Improvements, as well as Building Renovation/Construction.

Section 3 provides a detailed work scope for each of the MSF Eligible Activities. The following is a brief explanation of the reasonableness of cost for each Eligible Activity:

Lead Asbestos Abatement: Costs for the lead/cadmium paint and asbestos surveys and abatement are based on an evaluation of the building by a certified inspector.

Demolition: Costs for demolition are based on bids from reputable local firms, net of recycling material revenues, and are consistent with a review of the existing buildings and past experience for buildings of similar size and age.

Site Preparation: Site preparation activities include land balancing, special foundations, relocation of active utilities and temporary facilities. The costs for the Site Preparation Eligible Activities are based on a technical review of the site provided by the Development Team, with significant expertise in comparable facilities.

Infrastructure Improvements: Infrastructure improvement activities include stormwater management, and pedestrian and road improvements. Private infrastructure improvements include the development of vertical parking facilities for the Tower on Grand and Washington Square and an integrated parking facility at Old Town. The costs for Infrastructure Eligible Activities have been provided by the Development Team and City engineering staff, with significant experience in comparable facilities.

Building Renovation / Construction: Each of the five proposed projects include significant renovation in the case of Washington Square and the Ingham Building and new construction in the case of Tower on Grand, Capital Tower and Old Town to provide for a significant expansion for housing, as well as commercial uses. Renovation and construction are based on detailed evaluations for the structural, mechanical, electrical and infrastructure requirements for each project, consistent with construction codes and zoning regulations.

3.4 Reasonableness of Captured Taxable Value and State Revenues

Captured taxable value was estimated in conjunction with the City of Lansing Assessor, based on the comparable properties in the City of Lansing and in other communities. NVL and the City Assessor have approached taxable value on both an income basis as well as a more generalized methodology of \$70 per square foot of taxable value for commercial and apartment spaces and \$25 per square foot for parking facilities.

These methods produced similar results and the generalized method of a per square foot valuation has been carried into this analysis. This methodology is consistent with industry practice and TBP plans generally.

Construction period tax capture revenue was based on detailed contractor cost estimates for each project with an allocation of materials and for Construction Period Income tax with an allocation of labor; and withholding and income tax for residents and employees was based on projected salaries and incomes for the projected residential units and office space allocations, in accordance with methodologies used in other TBP projects.

3.5 Affordable Housing

Affordable Housing is a key element of the New Vision Lansing TBP. New Vision Lansing has committed to 150 units for households with less than 120% of the Area Median Income (AMI). An important component

of the overall project financing is the Michigan State Housing Development Authority (MSHDA) Missing Middle Program. New Vision Lansing has secured an \$8 million Missing Middle Grant for Washington Square. Future funding will depend upon the legislative approval and budgeting process. The City of Lansing and NVL will enter into an affordable housing agreement that stipulates the commitments for the NVL project for workforce housing for rents and qualified households at 120% of Area Median Income (AMI). The Legislative appropriation and Missing Middle Grant funding also stipulate workforce housing requirements. NVL commits to a minimum of 150 residential units across the five projects that will meet rental rates for qualified households in accordance with MSHDA rent and income rates.

4.0 INFORMATION REQUIRED BY SECTION 14A(3)(e) OF THE STATUTE

4.1 Community Importance

New Vision Lansing is a critical start to transforming downtown Lansing from daytime office space to thriving and active residential living. These projects will serve as a catalyst for additional investments to bring people downtown to live, work and play. The overall investment of \$316 million is the single largest investment in downtown Lansing's history.

The NVL development moves downtown Lansing toward a community of residents, a break-away from investing in traditional commercial office base utilized by "dayworkers" that have largely left to work remote or periodically in downtown. New residents will support existing retail and create the foundation for additional retail expansion. New residents that need professional access to state and local government will have a convenient and walkable commute.

The NVL development adds amenities downtown that currently do not exist. Each development contains what urban residents want: quality building features; walkability; easy access to recreation and venues; and, most important, rental rate structures that are attainable by most area incomes.

The NVL development will transform downtown both economically and socially by becoming more than just an area centered on government and commercial office space. Downtown Lansing can turn an important corner and create a sustainable future by becoming a new residential center.

Importantly, the New Vision Lansing project scale will have a transformative effect on how people view the city and its future. Residents, workers and visitors will see a change from a downtown struggling with vacancies and areas of blight, to a thriving, bustling community with social, cultural, and new investment opportunities. This project will have near simultaneous activity on all parts, creating a sense of positivity that Lansing can be best-in class for a city of its size.

Tower On Grand

The largest of the projects, the Tower on Grand will transform downtown and the Lansing skyline. The Tower is a statement that Lansing can have projects of this scale and compete with other mid-sized cities in the Midwest that have focused on core city development. The Tower was designed after considerable research was conducted on best-in-class facilities of similar scale.

The Tower will activate Grand Avenue which has long been a "back-street" through downtown and remove both vacant lots and existing buildings of low reuse value. The development will stem future decline of the area, increase and stabilize tax base in a largely vacant area, and create a climate of investment in this part of downtown.

The Tower will also refocus the Grand River as an important place and asset that had been historically neglected. The Tower is designed to for occupants to view both at the Capitol as an important icon of Lansing as well up and down the Grand River. Currently, the riverbank in this area is an overgrown and uninviting public space. NVL is working closely with the City of Lansing to improve and widen the River Trail along the Tower on Grand for a public gathering space and to develop a pedestrian bridge across the Grand River that will connect the downtown core with the Museum and Stadium districts, enhancing public access and pedestrian access to work and venues on both sides of the river.

The Tower also contains a “front entrance” on Washington Square through the Atrium Arcade, giving new life to the historic Atrium Michigan Theatre Arcade, long a part of Downtown’s fabric. The physical connection of the Tower to the Atrium will stabilize the Atrium long-term as one of Lansing’s most unique office and retail locations. Renovation of the Atrium building will include restoration of the historic art deco architecture, and preparation of former office spaces for retail use.

The Tower will be a singular economic development driver, creating opportunity for new retail in the core downtown and in the largely vacant Grand Avenue area. The Tower’s 492 residents will create an immediate area demand for goods and services. Units will be attainable by most area incomes creating a positive social impact by creating a living space for a wide range of area residents in Lansing’s bold new residential structure.

Washington Square Apartments and Parking

Washington Square Apartments

The adaptive reuse of the Washington Square Building from commercial office to residential apartments is the first major conversion of its type in Lansing. The building is a significant part of the Lansing landscape and sits in the epicenter of the core downtown. While not historically designated, the 100-year-old structure is significant in its architecture and history. The building is currently empty and is not economically viable as commercial office. However, the building is in excellent condition and represents a perfect opportunity for adaptative reuse, ensuring its long-term viability and stability. Washington Square Apartments will be the first of the NVL projects to come online, creating excitement and vitality for downtown.

A key and critical factor in the Washington Square building redevelopment is that 60 of the 66 units will be targeted for households with incomes at or below 120% AMI, offering affordable living in the center of downtown. The building sits at the corner of one of the most heavily trafficked pedestrian routes providing an anchor retail or restaurant location for the city.

Washington Square Parking

A challenge of creating a 60-unit residential development downtown is parking. The existing structure at 108 South Washington is no longer economically viable and will be demolished and a parking facility with approximately 130 parking spaces and a devisable 5,550 square foot retail space facing South Washington Square will be constructed.

Capitol Tower

The Capitol Tower project is a new construction with approximately 120,470 square feet of multi-family

housing and office space. The Capitol Tower will replace nine blighted and functionally obsolete buildings, most of which are boarded up. Built in the late 1800's to early 1900's, these buildings were former upper-middle class residences that eventually became offices for professionals primarily working with government. The buildings have been vacated due to remote work, relocation to other office locations, and the untenable cost of keeping the structures in usable condition with no market demand. This blight is visible from the state Capitol and is deleterious to the residential neighborhood at the west and north. Redevelopment will reverse the continual decline of this critical neighborhood, stabilize the tax base, and remove what is becoming a community safety issue.

The Capitol Tower will utilize its location to the Capitol and State office complex with commercial space and a mix of residential units that will include Missing Middle units, studios, one- and two- bedroom units for individuals and couples, strengthening the diversity of development in the area.

Old Town

Old Town has become one of Lansing's most popular districts but needs additional residents for long-term sustainability. The influx of residents in the NVL development will support and expand the evolving retail business in the area. Old Town has a decidedly local neighborhood social network of small business and venues. By utilizing a parking lot in the core of Old Town, both parking and new units can be accommodated by infill and not alter the unique character of the area.

While not in the core downtown, Old Town is part of the same Principal Shopping District and is connected to the core of downtown by easy access on sidewalks, surface roads and the Riverwalk. Bringing Old Town into the project adds to the overall value of the project by creating different living options. Old Town is a neighborhood that does not have a current inventory of quality available units.

Ingham Building Apartments

Constructed in 1928, this stately building often goes unnoticed by many that are familiar with downtown. The building is currently empty and is ideally suited for conversion to residential. Continued use as office is not economically viable and the risk is that the building will not be put into productive use.

The building is currently in very good condition and lends itself very well to studio apartments targeted at those who work for state government as the building is directly across for the House of Representatives Office Building and less than a block from the Capitol.

The Ingham Building will add critical inventory for young professionals, particularly legislative staff.

4.2 Catalyst for Additional Revitalization

Each project discussed in Section 4.1 leverages opportunity for additional revitalization in the area they are in. Taken together, the projects create a wider geographic area of opportunity. The scale of the NVL investment, and the new residents it brings, is a positive signal for other property owners or developers with an interest in downtown and Old Town.

While it is not possible to predict future revitalizations led by others, NVL does anticipate the following:

Grand Avenue Revitalization: As mentioned earlier, Grand Avenue has long been a "back street" through

downtown. The Tower on Grand will anchor this area and create an opportunity to revitalize additional underutilized property. The City of Lansing recently announced that a formerly city owned parking lot on Grand Avenue will be the site of the new City Hall. A modernized city hall and new living options will anchor each end of Grand Avenue. While the pedestrian crossing to the museum and entertainment district will provide walkable options for employees and residents alike.

Existing Commercial Office Revitalization: Owners of commercial office space may see opportunity to convert some of their holdings to residential. Removal of existing office space from the market inventory by adaptive reuse will improve the outlook for other commercial landlords and will reduce the absorption time of the current vacant inventory.

Existing and New Business Revitalization: Quality residential living provided by the NVL projects will act as a catalyst for existing business expansions and new business start-ups in the downtown region. Business needs talent and to attract talent, there must be quality residential opportunities. Business attraction to downtown will now be highly viable as will the retention and potential expansion of those businesses already there.

The presence of these projects in the downtown market will also improve the ability of local businesses to attract and retain talent, especially those workers who may be new to the area.

Retail Revitalization: NVL fully expects a revitalization of downtown and Old Town retail as there will be a demand by over 790 new residents for retail that serves everyday needs and retail that is open after daytime workers have left. NVL has targeted both restaurant and market concepts to improve food offerings in the downtown area and has cast a wide net regionally and nationally for retail tenants new to the market.

4.3 Local community and financial support

The City of Lansing has long been a supporter of the New Vision Lansing project and, along with the Lansing Economic Development Corporation and the City of Lansing Brownfield Redevelopment Authority, have been critical partners in facilitating the implementation of an appropriation through MSHDA and working through all the details of the TBP. As part of the TBP, local taxes represent 61.36% of the total TIR revenues over the 30-year life of the TBP. New Vision Lansing is collaborating with City officials on the development of a pedestrian bridge across the Grand River, connecting downtown Lansing with the Museum District.

The NVL project has received vocal public support from the local labor community, and NVL recognizes their critical importance to executing these complex developments in a construction market that does not have deep experience in these types of projects.

4.4 Financial need for a community revitalization incentive

Not applicable.

4.5 Vacant Buildings or Historic Resources Reuse, Blighted Property Redevelopment

The Washington Square and Ingham Building projects will reuse vacant or predominantly vacant building for conversion from office space to residential, particularly Missing Middle housing. While neither building is historically designated, they have been a part of the downtown Lansing landscape and will continue on into the foreseeable future. The buildings on the Capital Tower property have been designated as Functionally Obsolete, but certainly meet the criteria for blighted in Act 381, including disconnected utilities, attractive nuisance to children, and are dangerous to the safety for persons or property.

4.6 Job Creation

The primary focus of the New Vision Lansing is to transform downtown Lansing with new residential development that will bring vitality to the downtown. Each of the five projects with mixed use components. The following is a summary table of jobs created/retained and construction jobs by project.

Jobs	Totals	Tower on Grand	Washington Square	Capitol Tower	Old Town	Ingham
Retail Jobs Retained						
Retail Jobs Created	78	35	31	-	6	6
Total Retail Jobs	78	35	31	-	6	6
Commercial Jobs Created	38			38		
Commercial Jobs Retained	178	112	-	66	-	-
Total Commercial Jobs	216	112	-	104	-	-
Total Jobs	294	147	31	104	6	6
Average Wage	\$36.49	\$30.87	\$17.53	\$52.26	\$17.53	\$17.53
Average Wage Retained	\$52.26	\$52.26		\$52.26		
Average Wage Created	\$28.91	\$17.53	\$17.53	\$52.26	\$17.53	\$17.53
Construction Jobs	975	600	100	120	110	45
Total Construction Wages	\$145,117,500	\$81,831,200	\$17,501,550	\$25,170,750	\$17,374,500	\$3,239,500

4.7 Private Sector and Other Contributions

New Vision Lansing represents over \$253,737,000 in private sector contribution and investment in downtown Lansing. With the understanding of the need for additional capital, the impact of State remote staffing and the disparate allocation of State funding compared to other Michigan cities, the legislature appropriated \$40,000,000 to provide capital support for New Vision Lansing. In addition, the Michigan State Housing Development Authority has committed funding for the Washington Square project and has a strong interest in support each of the remaining projects as State appropriations allow.

The following table outlines the equity, private financing and public sources for New Vision Lansing:

SOURCE	TOTAL	%
Developer Equity Sources	\$ 64,737,458	20.44%
Private Financing	\$ 189,000,000	59.67%
Public Sources	\$ 63,000,000	19.89%
Total	\$ 316,737,458	100.00%

4.8 Financial and Economic Soundness

New Vision Lansing would not be possible with the approval of the Transformation Brownfield Plan. Even

with the TBP revenues, MSDHA support and a Legislative appropriation, the combined NVL projects yield a marginal rate of return for the developers and equity investors. The principal of New Vision Lansing, Paul Gentilozzi, is a tireless advocate of downtown Lansing and recognizes the need for significant investment and to bring residents downtown for the future of Lansing and the region. Because of the incredible legacy asset and the ability to attract spin-off redevelopment and investment, NVL is sacrificing high returns for the benefit of the community.

NVL projects have gone through a significant review and vetting process by MEDC staff and private financial institutions to ensure the financial and economic soundness, with the substantial contributions to the project through Brownfield TIR / TBP revenues, MSHDA support and state funding. These contributions close the financial gap between development costs and revenues and make New Vision Lansing a reality.

The greater Lansing multifamily market is by all current market studies underserved and in demand. Occupancy in the CBD adjacent project has had a sustained vacancy rate of less than 2% and that rate is determined to be the practical "turn around" of units with tenant movements. Lansing is in a job growth environment because of regional growth by Michigan State University, the City of Lansing, General Motors, and the University of Michigan Health System. New job creation stimulates demand of which there is little in the construction pipeline to satisfy. New Vision's projects are positioned to fill this demand and establish Lansing's first "A" rated multifamily housing.

The financial success of this project is founded on its pre-established base economic assumptions. The determinate of that assumption is the \$40,000,000 Grant provided by the Legislature to stimulate these developments and the combined Brownfield incentives from the City of Lansing's TIF and the State of Michigan's Transformational Brownfield award.

The greater Lansing's area median income does not allow for rental rates in excess of 2028 rental projections at \$2.75 per square foot per month inclusive of all utilities (on average). Current market rates with gross rental structures including utilities are today \$2.25 per square foot per month with a project 2028 stabilized rental period growth to a matching \$2.75 per square foot per month. This activation of new "quality" multifamily housing satisfies demand without having the market overachieve in rental rate expectations.

This foundation, based on an established debt ratio of 60% of the project overall costs, allows lenders to grant 30-year amortizations with early year interest only components to allow lease up stabilization. When combined with a debt service coverage ratio, this low loan to debt equation assures both investors and lenders that these projects can compete more than equally with existing market projects

The equation assumes that historical rents are based on projects built pre-2020 whose per square foot construction costs were 75% of today's costs based on NVL's construction cost models. The Legislative Grant and combined Brownfields stabilize the additional confirmed gross income to confirm easily achievable debt service coverage ratios. An additional determinate variable assuring success is the viability displayed at today's interest rates. We are seeing five-year confident projections that will allow a short-term restructuring that provides a debt service coverage ratio within three years of project completion of 1.35.

4.9 Density Increase

The New Vision Lansing projects will result in nearly a 5-fold increase in density. Washington Square and the

Ingham Building are vacant and Old Town is the redevelopment of vacant parking lot. Capitol Tower will replace nine two story converted residences with a total of just over 29,000 FT2 with a five-story building of 120,470 FT2. Tower on Grand will replace five one- or two-story buildings with a 26-story tower. The NVL projects will result in over a 500% increase in density.

There are currently no residents on any of the current NVL properties. The NVL projects will create an increase in density from zero to over 790 residents.

The following table demonstrates the increased density from current use and number of new residents by project:

PROJECT	Current FT2	NVL FT2	New Residents
TOWER ON GRAND	76,049	258,346	432
WASHINGTON SQUARE	Vacant	59,741	99
CAPITAL TOWER	29,071	120,470	116
OLD TOWN	0	85,472	115
INGHAM	Vacant	16,500	35
TOTAL	105,120	540,201	797

4.10 Mixed-Use Development and Walkability

All of the New Vision Lansing projects are mixed use and include residential units with commercial / retail uses in areas that naturally lend to walkability. The retail and/or restaurants for Washington Square, the Ingham Building, Old Town and Tower on Grand are on the ground floor, enhancing street level activity. In case of the Tower on Grand and Capital Tower, occupants of the commercial office space are within walking distance to downtown amenities.

Washington Square Apartments and Parking

Washington Square is located at the epicenter of downtown and residents of the 60 units will enjoy all the City has to offer within a few short blocks. The street level facing S. Washington Square will be converted back to its original retail use with approximately 3,800 square feet of leasable space. Additionally, the adjacent parking structure will contain two retail bays facing S. Washington Square of approximately 5,550 square feet. South Washington Square is a high traffic daytime pedestrian route for most working in or visiting the core downtown.

Capitol Tower

The Capitol Tower will contain 24,358 square feet of office space. Given the proximity to the Capitol and with direct Capitol views, the Capitol Tower will be targeted to professional firms needing Class A office space. The Tower is not programed for any retail. Residents living the Capitol Tower are just a few short blocks from the core downtown restaurants and entertainment venues.

Tower on Grand

The Tower on Grand will have 287 residential units all within walking distance of downtown. In particular, residents and commercial occupants will enjoy an enhanced River Trail and a bridge that will provide pedestrian access to the Museum and Stadium Districts. The Tower on Grand includes grocery market space of approximately 2,900 square feet with additional outdoor and event space. The Tower itself will contain ample work from home space and team areas for residents that wish to host in-person meetings. As part of the overall project, The Tower will also connect to the Atrium Office Center with three floors of office and retail space.

Old Town

The NVL Old Town project will bring 90 residential units into an area that already has a walkable neighborhood feel. Those that may want to walk or bike to the core downtown/Stadium district have surface street/ sidewalk routes and immediate access to the River Trail system.

In addition, the NVL Old Town project will contain 1,552 square feet of retail space facing Turner Street to continue street level retail, as well as maintain the existing 18,000 square foot office building.

Ingham Building Apartments

The building will be converted from commercial office for 25 residential units and establish 1,500 square feet of new retail facing W. Ottawa Street.

Overall, the project will create or reprogram 16, 500 square feet of new retail mixed into new and existing residential and commercial properties.



As evidenced on the above map, all projects are located in Lansing's principal shopping district, with the exception of Capital Tower that is directly across from the State Capitol. With the exception of Old Town, all projects are located in Lansing's core downtown. All projects have access to the Lansing River Trail. Pedestrian access to the Stadium and Museum district and activity on the east side of the Grand River is ample and will be further enhanced by the new pedestrian bridge

Since the core downtown is relatively small, the walkability of the project is very high. Residents living in the development that work downtown will have very short distances to walk or bike. Pedestrian travel in general will have very short distances to move between retail, commercial and other downtown venues.

4.9 Abandoned Public Buildings Conversion

Not applicable. No abandoned public buildings will be converted as part of New Vision Lansing. The vacant Washington Square building and the mostly vacant Ingham building will be converted from office space to residential. The buildings at the Capitol Tower site have been abandoned but will be removed for new construction.

4.10 Sustainable Development

New Vision Lansing has a strong commitment to sustainable development. The nature of the development, encouraging residents to live, work and play all in the same vicinity, has perhaps the most significant impact in reducing carbon footprints and efficient resource use.

Each building will utilize state of the art energy efficiency measures in the building envelope and mechanical systems. Construction materials will be sourced to encourage the use of products and materials that are recycled and / or provide for environmentally, economically, and socially preferable life-cycle impacts. Construction waste will be sorted for recycling. NVL is working with the City of Lansing to provide EV charging stations within the parking facilities.

Common areas will include bike storage to encourage non-motorized transportation. The Grand River pedestrian bridge will provide direct access from downtown to the Museum District that currently is generally accessed only by vehicular traffic.

NVL is coordinating with the Lansing Board of Water and Light to place the Tower on Grand project within the district energy loop. This loop will provide the Tower on Grand with hot and cold water for use in heating and cooling the residential and amenity spaces. By installing and maintaining state-of-the-art heat pump chillers, the LBWL district energy system will allow waste energy from adjacent buildings to be used to heat or cool the Tower on Grand and vice versa. This is a forward-looking method for maintaining energy efficient comfort within a multi-family space.

Due to reduced central plant capitol cost this district energy loop allows the Tower on Grand Project to invest in heat pumps for domestic hot water generation eliminating the need for natural gas fired boilers within the project. Additionally, as an all-electric building, the Tower on Grand is able to accept renewable energy sources as the Lansing Board of Water and Light continues to modernize its generation system.

4.11 Historic Resource Rehabilitation

Not applicable.

4.12 Area-Wide Redevelopment

The NVL project addresses three primary areas.

Residential Demand: First, the addition of 573 residential units with the focus on affordable and market rate rental structures attainable by most area incomes, will add to the critical housing shortage identified in the [Downtown Lansing, Inc. Comprehensive Market Analysis – Residential](#). There is a shortage of housing region-wide, as identified in the [Tri-County Housing Drives](#) assessment that identified demand for up to 35,000

residential units over the next 20 years, with a significant portion in the 80% - 120% AMI target. Additional residential units in downtown are a key part of the meeting this crucial demand for housing in the region.

Downtown Transformation: Importantly, the NVL projects begin the transformation of the core downtown away from the traditional reliance on day worker traffic and commercial office property to a thriving downtown residential market that provides vitality and excitement, after business hours and on weekends.

Housing Options: On an immediate regional basis, the NVL development adds to the inventory of housing for businesses and institutions that need quality housing to attract talent. These projects are immediately walkable to Lansing Community College for instructional staff and administrators. The State of Michigan will be a large beneficiary as they seek talent that can now live next to where they work. The Accident Fund is a large business needing housing for talent attraction, along with other smaller businesses.

On a wider regional basis, downtown living will provide additional and, for some, more exciting housing options. The wider regional labor demand includes for example: University of Michigan Hospital; Michigan State University academic attraction; NEOGEN; large insurance companies such as Jackson National and Auto Owners, and several others. Auto workers at Lansing's Grand River plant could walk to work.

New businesses and organizations will grow and expand downtown now that quality living options will be available. As the projects will contain parking options as a tenant necessity, those working in the region and desiring a downtown living option will have an easy commute to their place of employment.

Another important element is the turnover of existing units in the region. Many of the NVL project residents are presumed to be from the region. New residents from the region will vacate existing units and homes creating a new inventory of available housing.

The filtering effect for new market rate apartments can be surprisingly rapid. By increasing the market rate opportunities within the market, rent growth for existing buildings is often limited due to increased supply. This increase in supply has the effect of opening the market of low to medium income legacy properties as other residents move upward to new apartments. From *"How new apartments create opportunities for all"*, Federal Reserve Bank of Minneapolis:

Who benefits from new market-rate apartments? While these new units are typically occupied by households on the higher end of the income spectrum, the chain of residential moves brought about by their construction benefits many more households. Today's lower priced rental housing was often the new, expensive rental housing of yesteryear. And it doesn't take decades for new apartments to put downward pressure on rents elsewhere in a metropolitan area. New units help keep current prices down for everyone by opening up new opportunities for low- and moderate-income renters over a few short years through a chain of residential moves.

4.13 Underserved Markets of Commerce

A key focus of New Vision Lansing is to meet underserved markets of residential units in downtown Lansing, as identified in the [Downtown Lansing, Inc. Comprehensive Market Analysis – Residential](#).

The report identifies the need for 1,540 additional residential units in the Downtown and Old Town Districts. While the NVL projects will provide 573 additional residences, there is still an underserved market

for downtown housing.

The Washington Square and Ingham Building projects will reactivate street level retail in key locations in downtown Lansing. In addition, Old Town will include street level retail that will continue the excitement in the district. While not an underserved market, the Capitol Tower project will provide office space for a key client in a key location near the Capitol and State office buildings.

4.14 Level and Extent of Environmental Contamination

There are two properties that qualify as Part 201/Part 213 Facilities: Parcel Number 33-01-01-16-402-032 (213 South Grand Avenue) and Parcel Number 33-01-01-16-402-041 (217 South Grand Avenue) as part of the Tower on Grand redevelopment and Parcel Number 33-01-01-09-254-023 (Cesar Chavez Avenue). All other properties qualify as Brownfield Eligible Property as Functionally Obsolete or adjacent.

All development will meet necessary and required due care obligations to prevent exposure to and exacerbation of pre-existing contamination. The proposed redevelopment of the property anticipates removal of impacted soils on the property and appropriate disposal to a licensed waste disposal facility. Additional due care activities are anticipated to include the installation of exposure barriers, including vapor mitigation and due care compliance activities. A more detailed description of the current property environmental conditions and the proposed Eligible Activities that outlines the extent of contamination to be addressed will be provided in a separate Act 381 Work Plan for EGLE Environmental Eligible Activities.

4.15 Historic Federal Standards

Not applicable.

4.16 Effect on Existing Comparable Michigan Businesses

The New Vision Lansing developments are not anticipated to have an adverse effect on Michigan Businesses. In fact, the NVL investments are anticipated to have significant economic impacts to existing downtown businesses and spur spin-off redevelopment for businesses to serve the new residents, as well as foster additional mixed-use residential and commercial development, based on the NVL success.

4.17 Additional Criteria Approved by the Board

Not applicable.

5.0 SCOPE OF WORK AND COSTS

5.1 EGLE Eligible Activities

Section 13(16), Act 381, PA 1996 as amended provides for State tax capture for site investigation activities and associated reports for a baseline environmental assessment and due care plan without Department approval. These EGLE Eligible Activities are listed for qualification under the TBP. A separate EGLE Act 381 Work Plan for Department Specific Activities will be prepared and submitted for EGLE approval of State tax capture.

5.1.1 Department Specific Activities

5.1.1.1 Baseline Environmental Assessment

The work scope is to conduct a Phase I Environmental Site Assessments (ESAs) and Phase II ESAs to meet

environmental due diligence and All Appropriate Inquiry for all acquisitions as part of the New Vision Lansing projects.

- A. Phase I ESA: Previous Phase I ESAs have been conducted for Capital Tower and for Old Town. Phase I ESAs or updates will be conducted for all property acquisitions and transfers, consistent with ASTM Standard E1527-13. The Phase I ESA included a review of historical and current information, including regulatory agency files, historical maps, and past uses to evaluate the potential for contamination, a site inspection of the property, and interviews with individuals knowledgeable about the past use of the property to identify any Recognized Environmental Conditions (RECs).
- B. Phase II ESA: Phase II ESAs will be conducted for those properties with identified RECs as necessary, which included soil and groundwater samples to determine whether a release had occurred.
- C. Baseline Environmental Assessment: If the Phase II ESAs identify the presence of contamination above EGLE Generic Cleanup Criteria, a Baseline Environmental Assessment will be prepared on behalf of the owner to provide an exemption for environmental liability for pre-existing contamination and filed with EGLE.

5.1.1.2 Due Care Investigation and Activities

While the BEA provides an exemption from environmental liability for pre-existing contamination, new purchasers have due care obligations to prevent exposure to or exacerbation of pre-existing contamination. There are three primary due care activities proposed under this Brownfield Plan:

- A. Phase II ESA Investigation: Due to the historical presence of contaminated soil and groundwater on selected Eligible Properties, additional investigation may be required to determine if exposure pathways are complete and if mitigation measures are required.
- B. Due Care Plan Preparation: Following the completion of the Phase II ESA and determination of the redevelopment details of each future land use, the data summary and recommendations for meeting due care obligations will be included in a Due Care Plan. The Due Care Plan will describe the known contamination, proposed redevelopment activities, plans for mitigating unacceptable exposures and preventing exacerbation, recommendations for filing abandon container notices, notices to third parties who may be exposed to contamination (e.g., utility workers), and filing of Notices of Migration of Contamination, if necessary. In addition, an Environmental Construction Management Plan will be prepared to detail measures to protect on-site workers and construction measures to meet due care obligations.

5.1.1.3 Additional Response Activities

Not applicable.

5.1.1.4 Environmental Insurance

Not applicable.

5.1.2 Interest

Interest is included as an Eligible Activity. Interest is calculated at 5.0% for 20 years for the purposes of this Combined Brownfield Plan.

5.1.3 Combined Brownfield Preparation

The preparation and approval of the Combined Brownfield Plan is included as an Eligible Activity.

5.1.4 Combined Brownfield Plan Implementation

The implementation of the Combined Brownfield Plan is included as an Eligible Activity.

5.2 MSF Eligible Activities

MSF Eligible Activities requested under this TBP include New Construction of Buildings, Renovation of Buildings, Demolition, Abatement, Infrastructure Improvements, and Site Preparation Activities. The City of Lansing is a Qualified Local Government.

5.2.1 New Construction of Buildings

The Tower on Grand, Capitol Tower and Old Town will be substantially new construction.

PROJECT	TOWER ON GRAND	CAPITAL TOWER	OLD TOWN
Cost Categories	Development Cost	Development Cost	Development Cost
Acquisition	\$2,000,000	\$3,500,000	\$3,000,000
Infrastructure	\$300,000	\$0	\$0
Demolition	\$500,000	\$850,000	\$0
Site Work and Improvements	\$1,260,000	\$250,000	\$0
Structures	\$158,100,000	\$41,100,000	\$25,310,000
Other Eligible Costs	\$2,520,000	\$1,030,000	\$1,170,000
Total Eligible Costs	\$164,680,000	\$46,730,000	\$29,480,000
Ineligible Costs	\$22,316,500	\$6,648,083	\$4,104,375
Total Investment	\$186,996,500	\$53,378,083	\$33,584,375

5.2.2 Renovation of Buildings

The Washington Square and Ingham Building will be renovation of existing vacant buildings.

PROJECT	WASHINGTON SQUARE	INGHAM
Cost Category	Development Cost	Season
Acquisition	\$8,600,000	\$750,000
Infrastructure	\$100,000	\$0
Demolition	\$400,000	\$0
Site Work and Improvements	\$850,000	\$0
Structures	\$22,275,000	\$4,940,000
Other Eligible Costs	\$670,000	\$240,000
Total Eligible Costs	\$32,895,000	\$5,930,000
Ineligible Costs	\$3,399,000	\$554,500
Total Investment	\$36,294,000	\$6,484,500

ATRIUM RENOVATIONS WILL OCCUR AND ARE INCLUDED WITHIN THE TOG DEVELOPMENT BUDGET

5.2.3 Demolition

Demolition will include site demolition and either selective demolition of a portion of the building for Washington Square and the Ingham Building and total building demolition for Tower on Grand and Capitol

Tower.

5.2.4 Lead Abatement

Demolition or remodeling buildings that contain lead and cadmium paints is subject to regulations to protect the health of the persons that may be affected. In addition, demolition can impact the concentration of lead and cadmium in the soils that are in close proximity to the building. A lead/cadmium paint survey has been conducted for all buildings on the site and identified the presence of lead/cadmium paint. The presence of lead and cadmium-based paint in areas of disturbance and demolition which requires specific precautions, including personal protective equipment, worker training, and air monitoring to ensure levels of lead and cadmium are less than required levels. The scope of work includes the required surveys prior to demolition under State and Federal law.

5.2.5 Asbestos Abatement

Demolition or remodeling buildings that contain asbestos is subject to regulations to protect the health of the persons that may be affected. An asbestos survey has been conducted for all buildings on the site and identified the presence of asbestos-containing materials. Asbestos in areas of disturbance or demolition must be abated by a certified asbestos contractor, with air monitoring to ensure a safe working environment. The scope of work includes the required surveys prior to demolition under State and Federal law, and asbestos abatement.

5.2.6 Mold Abatement

Mold abatement is not anticipated, but any unanticipated costs will be included as part of the total renovation and / or construction costs.

5.2.7 Infrastructure Improvements

Private infrastructure improvements include parking facilities at Tower on Grand, Washington Square, and Old Town and stormwater management activities at all five projects. Public infrastructure improvements included the development of a pedestrian bridge across the Grand River to connect downtown Lansing with the Museum District.

5.2.8 Site Preparation

Site preparation activities are anticipated for projects with new construction, including Tower on Grand, Capital Tower and Old Town, with certain site preparation activities for Washington Square, including shoring existing foundations, relocation of active utilities and temporary sheeting and shoring to address a vault in the Washington Square right of way.

5.2.9 Assistance to a Land Bank Fast Track Authority

Not Applicable.

5.2.10 Relocation of Public Buildings or Operations

Not Applicable.

5.2.11 Interest

Interest is included as an Eligible Activity. Interest is calculated at 5.0% for 20 years on the MSF Non-Environmental Eligible Activities for the purposes of this Combined Brownfield Plan, utilizing the MEDC Interest Calculator.

5.2.12 Combined Brownfield Preparation

The preparation and approval of the Combined Brownfield Plan is included as an Eligible Activity

5.2.13 Combined Brownfield Plan Implementation

The implementation of the Combined Brownfield Plan is included as an Eligible Activity.

5.3 Local Only Eligible Activities

With the exception of Administrative and Operating Costs, there are no Eligible Activities that are specifically designated as “Local Only.”

6.0 TAX INCREMENT REVENUE ANALYSIS

6.1 Captured Taxable Value and Tax Increment Revenues Estimates

The initial taxable value for the Eligible Property will be set at the taxable value as of the approval date of this Combined Brownfield Plan, anticipated on December 2, 2024.

Act 381 defines initial taxable value as the taxable value at the time the Brownfield Plan is adopted (in this case, anticipated on December 2, 2024), as shown by either the most recent assessment roll for which equalization has been completed (in May) at the time the resolution is adopted (as of December 31, 2023) or, if provided by the brownfield plan, by the next assessment roll for which equalization will be completed (as of December 31, 2024) following the date the resolution adding that eligible property in the brownfield plan is adopted .

The initial taxable value established by this Brownfield Plan is based on the taxable value as of December 31, 2023 and is \$5,807,547 for real property.

The overall investment for the Project is estimated at \$316,737,458.

Table 1 identifies taxable values for real and personal property, including tax increment revenues for the Eligible Property. In addition, 3 mils are captured and distributed to the State for the State Brownfield Redevelopment Fund. In accordance with Act 381, this share does not affect the State and local ratio.

Tax capture is anticipated to continue for 30 years, with the total amount reimbursed for Eligible Activities to the Developer and the LBRA, not to exceed 140,291,128 combined, unless the TBP is amended. The cash flow analysis for the project indicates that EGLE Environmental and MSF Non-Environmental Eligible Activities will not be fully reimbursed within the 30-year capture period.

Redevelopment of the property is anticipated to be initiated in Fall 2024, with site and building demolition. The actual tax increment captured will be based on taxable value set through the property assessment process by the local unit of government and equalized by the County and the millage rates set each year by the taxing jurisdictions. The estimated tax increment captured by the Authority is summarized in the table below and detailed in Table 1.

**IMPACT ON TAXING JURISDICTIONS
BROWNFIELD PLAN - THIRTY YEAR DURATION
LANSING NEW VISION
CITY OF LANSING BROWNFIELD REDEVELOPMENT AUTHORITY**

	Millages	Millage	Percent	Total Capture	Revenues to Taxing Jurisdictions During Brownfield Capture
		Total	Allocation	\$116,566,090	\$17,338,507
City		19.7000	27.60%	\$32,174,274	\$7,127,223
County		11.3115	15.85%	\$18,474,076	\$4,092,364
ISD	4.9378	4.9378	6.92%	\$8,064,474	\$1,786,437
College	3.7692	3.7692	5.28%	\$6,155,902	\$1,363,651
Airport	0.6990	0.6990	1.46%	\$1,141,615	\$252,890
Library	1.5600	1.5600	3.26%	\$2,547,811	\$564,389
CATA	2.9895	2.9895	4.19%	\$4,882,487	\$1,081,565
Schools		2.9575	4.14%	\$4,830,224	\$1,069,988
Sinking Fund	2.9575				
School Debt*	4.1000				
Local Taxes Total	52.0245	47.9245	67.15%	\$78,270,864	\$17,338,507
State Taxes		23.4478	32.85%	\$34,454,754	\$7,146,843
School Operating	17.4478				
State Educ Tax	3.0000				
State Brownfield Fund	3.0000			\$3,840,472	
Total	75.4723	71.3723		\$116,566,090	\$8,087,543
* Debt Millage not captured as part of brownfield plan					
School Debt Revenue Over 30 Year Brownfield Plan				\$6,504,735	

6.2 Combined Plan Financing Method

Brownfield Eligible Activities will be privately financed by the Developer with the support of State and MSHDA funding, with capture of Local and State taxes to reimburse Eligible Activities. Public infrastructure will be collaboratively financed with NVL contributing \$500,000, expanding the Riverwalk along the Tower on Grand riverfront at an estimated cost of \$250,000 and easements along the north side of the Tower on Grand property for a link between Grand Avenue and the Riverwalk and for the pedestrian walkway from the Tower on Grand across the Grand River to the Museum District. An additional \$150,000 has been directed to the City of Lansing for security improvements surrounding the pedestrian crossing. Additional future collaborative agreements may be entered into between NVL and the LBRA to support the Public Infrastructure Eligible Activities included in this TBP.

6.3 Note or Bonded Indebtedness

No bonds are anticipated.

6.4 Tax Increment Revenues Capture Period

The duration of the Transformational Brownfield Plan will be the time to capture taxes in an amount equal to the Eligible Activity obligation, *but no longer than thirty (30) years*. As shown on Table 1, total costs of Eligible Activities on the property redevelopment are not anticipated to be fully reimbursed within the 30-year capture period.

6.5 Future Tax Revenues

Table 1.1 estimates annual and total tax revenues projected for capture from the increase in property tax valuations and Table 1.2 estimates the Eligible Activity reimbursement. Individual tax levies within each taxing jurisdiction are also presented on Table 1. Taxing jurisdictions will continue to receive their attendant tax allocation for the project beyond the duration of the plan.

After the Brownfield obligation is met, tax revenues will accrue to the taxing jurisdictions in an amount estimated at **\$5,717,862** per year on into the future.

IMPACT ON TAXING JURISDICTIONS BROWNFIELD PLAN - THIRTY YEAR DURATION LANSING NEW VISION CITY OF LANSING BROWNFIELD REDEVELOPMENT AUTHORITY

	Millages	Millage Total	Percent Allocation	Annual Revenues after BF Plan \$5,827,838
City		19.7000	27.60%	\$1,651,340
County		11.3115	15.85%	\$948,179
ISD	4.9378	4.9378	6.92%	\$413,908
College	3.7692	3.7692	5.28%	\$315,951
Airport	0.6990	0.6990	1.46%	\$58,593
Library	1.5600	1.5600	3.26%	\$130,766
CATA	2.9895	2.9895	4.19%	\$250,593
Schools		2.9575	4.14%	\$247,911
Sinking Fund	2.9575			
School Debt*	4.1000			
Local Taxes Total	52.0245	47.9245	67.15%	\$4,017,240
State Taxes		23.4478	32.85%	\$1,810,598
School Operating	17.4478			
State Educ Tax	3.0000			
State Brownfield Fund	3.0000			
Total	75.4723	71.3723		\$5,827,838

* Debt Millage not captured as part of brownfield plan

7.0 RELOCATION

7.1 Current Residents and Displacement

There are currently no residential dwellings or residences that occupy the Eligible Properties.

7.2 Displaced Persons Relocation Plan

The Eligible Properties do not currently contain any residential dwellings; therefore, a plan for residential relocation is not applicable.

7.3 Relocation Costs Provisions

The Eligible Properties do not currently contain any residential dwellings; therefore, a provision for residential relocation has not been allocated.

7.4 Compliance with Michigan's Relocation Assistance Law

The Eligible Properties do not currently contain any residential dwellings; therefore, relocation is not necessary.

8.0 DEVELOPMENT TEAM EXPERIENCE

New Vision Lansing / Gentilozzi Real Estate - Developer

The Gentilozzi family began their first development project in 1975. Since that time, Gentilozzi Real Estate has developed over \$150 million in commercial projects in downtown Lansing. Recognizing the need for a transformation to move from predominantly commercial office space to bringing the vitality and excitement with residential development in downtown Lansing, New Vision Lansing was formed with a focus to target significant investment and create a strong downtown residential market.

JFK Investments – Partner

JFK Investments is a partner in New Vision Lansing with a long history of development and property management in southeast Michigan. JFK Investments hold over 20 commercial and mixed-use properties with a total value of over \$300 million

Christman Company – Construction Manager

Founded in 1894 by H.G. Christman in South Bend, Indiana, The Christman Company opened its Lansing, Michigan office in 1915, and was incorporated in the State of Michigan in 1927. Christman has annual revenues of more than \$1 billion, with over \$4 billion in construction currently underway with more than 500 experienced full-time professionals, including a full complement of project managers, superintendents, planners, value analysts, LEED Accredited Professionals, estimators, architects, in-house mechanical/electrical coordinators, information specialists, engineers, and accountants.

Hobbs+Black – Architects

Hobbs+Black Architects is a nationally recognized firm serving a diverse group of clients since 1965. Professionals provide architectural, design, and related consulting services from our offices in Ann Arbor, Lansing, and Phoenix. For over 55 years Hobbs+Black Architects has designed buildings that have stood the test of time with a mission to not only create aesthetic and functional buildings, but with an understanding of resource stewardship.

Kramer Management Group – Project Management

Kramer Management will provide project management services, including construction planning, procurement and owner's representation to ensure optimal resource allocations across the five New Vision Lansing projects. Individuals in Kramer Management have collectively planned, budgeted, procured, or managed more than \$2 billion in construction projects while working together over the last two decades.

Steve Arwood – Business Consultant

Steve Arwood is an independent consultant providing business and strategic economic development services to industry, developers and the public sector. Prior to forming SDArwood, LLC, Steve was President and Chief Executive Officer of the Michigan Economic Development Corporation and President and Chairman of the Michigan Strategic Fund, leading the key state agency with a mission to support business growth and the creation of more and better jobs throughout Michigan.

Mac McClelland – Brownfield Consultant

Mac McClelland is celebrating his 27th year in Brownfield redevelopment which started with the establishment of the Grand Traverse County Brownfield Redevelopment in 1997 in his role as the Deputy

County Administrator and marshalled the first five projects through the Brownfield approval process. Mac has developed and/or reviewed and facilitated approval of ninety Brownfield Plans through twenty-nine different Brownfield Authorities in northern and western Michigan, totaling over \$346 million in estimated Eligible Activities, encouraging over \$1.7 billion in additional private and public investment.

9.0 ANTICIPATED PROJECT TIMELINE

New Vision Lansing Project Timeline																		
Washington Square Building		2024	2025								2026				2027			
		Q4	Q1		Q2		Q3		Q4		Q1		Q2		Q3		Q4	
Architectural, Engineering, Survey																		
Interior Demolition																		
MEP Renovation																		
Exterior and Sidewalk / Vault																		
Retail Renovations																		
Apartment Occupancy																		
Retail Occupancy																		
Washington Square Parking & Retail		2024	2025								2026				2027			
		Q4	Q1		Q2		Q3		Q4		Q1		Q2		Q3		Q4	
Architectural, Engineering, Survey																		
Environmental Work																		
Construction Demo Start																		
Construction New Ramp / Retail Start																		
Ramp & Retail Occupancy / Closeout																		
Capitol Tower Apartments		2024	2025								2026				2027			
		Q4	Q1		Q2		Q3		Q4		Q1		Q2		Q3		Q4	
Architectural, Engineering, Survey																		
Environmental Work																		
Demo and Foundations																		
Structure																		
Interiors and Enclosures																		
Apartment & Office Occupancy / Closeout																		
Tower On Grand		2024	2025								2026				2027			
		Q4	Q1		Q2		Q3		Q4		Q1		Q2		Q3		Q4	
Architectural, Engineering, Survey																		
Environmental Work																		
Demo and Foundations																		
Superstructure																		
Enclosure / Interiors																		
Project Occupancy / Closeout																		
Old Town		2024	2025								2026				2027			
		Q4	Q1		Q2		Q3		Q4		Q1		Q2		Q3		Q4	
Architectural, Engineering, Survey																		
Environmental Work																		
Demo and Foundations																		
Structure																		
Interiors and Enclosure																		
Project Occupancy / Closeout																		
Ingham Building		2024	2025								2026				2027			
		Q4	Q1		Q2		Q3		Q4		Q1		Q2		Q3		Q4	
Architectural, Engineering, Survey																		
Environmental Work																		
Demo and Infrastructure																		
Apartment Construction																		
Fit out / Furnishing																		
Project Occupancy																		

Timing estimates included here are considering MSF approval no later than December 31st, 2024.

10.0 ELIGIBLE ACTIVITY TABLES

EGLE Environmental Eligible Activities Costs Lansing New Vision - Transformational Brownfield Plan City of Lansing Brownfield Redevelopment Authority		Tower on Grand	Washington Square	Capitol Tower	Old Town	Ingham
EGLE Environmental Eligible Activities	Total Cost					
Department Specific Activities						
BEA Activities						
Phase I ESA	\$31,000	\$5,000	\$5,000	\$15,000	\$3,000	\$3,000
Phase II ESA	\$175,000	\$20,000	\$20,000	\$75,000	\$50,000	\$10,000
Baseline Environmental Assessment	\$32,000	\$5,000	\$5,000	\$12,000	\$5,000	\$5,000
<i>Subtotal</i>	\$238,000	\$30,000	\$30,000	\$102,000	\$58,000	\$18,000
Due Care Activities						
Due Care Investigation	\$300,000	\$100,000	\$50,000	\$100,000	\$50,000	\$0
Section 7A Compliance Analysis	\$26,000	\$7,500	\$7,500	\$7,500	\$3,500	\$0
Due Care Measures	\$0					
Soil Removal, Transport and Disposal	\$1,450,000	\$500,000	\$200,000	\$500,000	\$250,000	\$0
Dewatering Effluent Treatment	\$0	\$0	\$0	\$0	\$0	\$0
Vapor Mitigation	\$0	\$0	\$0	\$0	\$0	\$0
Engineering Controls	\$0	\$0	\$0	\$0	\$0	\$0
<i>Subtotal</i>	\$1,776,000	\$607,500	\$257,500	\$607,500	\$303,500	\$0
Subtotal	\$2,014,000	\$637,500	\$287,500	\$709,500	\$361,500	\$18,000
Contingency (15%)	\$302,100	\$95,625	\$43,125	\$106,425	\$54,225	\$2,700
EGLE Eligible Activities Subtotal	\$2,316,100	\$733,125	\$330,625	\$815,925	\$415,725	\$20,700
Interest (5% for 20 Years)	\$1,400,900	\$443,435	\$199,980	\$493,515	\$251,450	\$12,520
EGLE Environmental Eligible Activities Total Costs	\$3,717,000	\$1,176,560	\$530,605	\$1,309,440	\$667,175	\$33,220
Unreimbursed Eligible Activity Deduction*	\$ (804,147)	(\$254,541)	(\$114,793)	(\$283,288)	(\$144,339)	(\$7,187)
Net Eligible Activity Reimbursement	\$2,912,853	\$922,019	\$415,812	\$1,026,152	\$522,836	\$26,033

*Estimated TIF Revenues are less than Eligible Activity Estimated Cost Budget.

MSF Non-Environmental Eligible Activities Costs Lansing New Vision - Transformational Brownfield Plan City of Lansing Brownfield Redevelopment Authority	
MSF Non-Environmental Eligible Activities	Total Cost
Vertical Construction	
New Construction	\$79,769,411
Renovation	\$21,278,750
Total Vertical Construction	\$101,048,161
Lead, Asbestos, Mold Abatement	
Survey	\$70,000
Monitoring	\$155,000
Abatement	\$645,000
Subtotal	\$870,000
Demolition	
Site Demolition	\$1,065,000
Building Demolition	\$4,425,000
Engineering/Inspections/CM	\$306,500
Subtotal	\$5,796,500
Site Preparation	
Clearing and Grubbing	\$50,000
Compaction and Sub-Base Preparation	\$900,000
Cut and Fill Operations	\$200,000
Excavation for Unstable Soils	\$3,010,000
Fill	\$955,000
Special Foundations	\$4,655,000
Geotechnical Engineering	\$180,000
Grading and Land Balancing	\$498,750
Relocation of Active Utilities	\$1,050,000
Retaining Walls	\$1,100,000
Solid Waste Disposal	\$0
Staking	\$160,000
Temporary Facilities, Site Control, Protection	\$575,000
Temporary Sheeting Shoring	\$6,195,000
Engineering Costs	\$1,945,375
Subtotal	\$21,474,125
Private Infrastructure Improvements	
Vertical, underground, or integrated parking	\$32,080,000
Urban stormwater management system -traditional	\$700,000
Engineering Costs	\$3,278,000
Subtotal	\$36,058,000
Private MSF Eligible Activities Sub-Total	\$64,198,625
Contingency (15%)	\$9,629,795
Private MSF Eligible Activities SubTotal	\$73,828,420
Interest (5% for 20 years)	\$37,443,730
Private MSF Eligible Activities Total	\$111,272,150
Brownfield Plan/Act 381 Work Plan Preparation	\$30,000
Private MSF Eligible Activities Total	\$111,302,150
Unreimbursed Eligible Activity Deduction*	(\$25,695,327)
Net NVL MSF Eligible Activity Reimbursement	\$85,606,823
Public Infrastructure Improvements (Public ROW Only)	
Non-Motorized Trails	\$2,700,000
Bridges	\$4,761,000
Landscaping	\$900,000
Lighting	\$1,350,000
Marinas (Recreational River Access)	\$1,678,513
Park/Seating Areas	\$900,000
Publicly-Owned Utilities	\$1,800,000
Engineering Costs	\$1,565,502
Subtotal	\$15,655,015
Property Assistance or Acquisition	
Assistance to convey property owned by municipality	\$0
Property acquisition by municipality for economic development purposes	\$0
Subtotal	\$0
MSF Non-Environmental Eligible Activities Sub-Total	\$15,655,015
Contingency (15%)	
Public MSF Eligible Activities SubTotal	\$15,655,015
Interest (5% for 20 years)	\$9,468,963
Brownfield Plan/Act 381 Work Plan Implementation	\$50,000
Public MSF Eligible Activities Total	\$25,173,978
Unreimbursed Eligible Activity Deduction*	(\$9,552,859)
Net LBRA MSF Eligible Activity Reimbursement	\$15,621,119
*Estimated TIF Revenues are less than Eligible Activity Estimated Cost Budget.	
Total MSF TIF + TBP Capture	\$202,225,217

MSF Non-Environmental Eligible Activities Costs Lansing New Vision - Transformational Brownfield Plan City of Lansing Brownfield Redevelopment Authority	
MSF Non-Environmental Eligible Activities	Tower on Grand
Vertical Construction	
New Construction	\$57,629,988
Renovation	
Total Vertical Construction	\$57,629,988
Lead, Asbestos, Mold Abatement	
Survey	\$20,000
Monitoring	\$50,000
Abatement	\$180,000
Subtotal	\$250,000
Demolition	
Site Demolition	\$500,000
Building Demolition	\$950,000
Engineering/Inspections/CM	\$50,000
Subtotal	\$1,500,000
Site Preparation	
Clearing and Grubbing	
Compaction and Sub-Base Preparation	\$300,000
Cut and Fill Operations	
Excavation for Unstable Soils	\$1,010,000
Fill	\$400,000
Special Foundations	\$3,000,000
Geotechnical Engineering	\$50,000
Grading and Land Balancing	\$223,750
Relocation of Active Utilities	\$350,000
Retaining Walls	\$0
Solid Waste Disposal	\$0
Staking	\$50,000
Temporary Facilities, Site Control, Protection	\$150,000
Temporary Sheet piling Shoring	\$1,800,000
Engineering Costs	\$733,375
Subtotal	\$8,067,125
Private Infrastructure Improvements	
Vertical, underground, or integrated parking	\$15,800,000
Urban stormwater management system -traditional	\$300,000
Engineering Costs	\$1,610,000
Subtotal	\$17,710,000
Private MSF Eligible Activities Sub-Total	\$27,527,125
Contingency (15%)	\$4,129,070
Private MSF Eligible Activities SubTotal	\$31,656,195
Interest (5% for 20 years)	\$19,147,305
Private MSF Eligible Activities Total	\$50,803,500
Brownfield Plan/Act 381 Work Plan Preparation	\$6,000
Private MSF Eligible Activities Total	\$50,809,500
Unreimbursed Eligible Activity Deduction*	(\$13,112,927)
Net NVL MSF Eligible Activity Reimbursement	\$37,696,572
Public Infrastructure Improvements (Public ROW Only)	
Non-Motorized Trails	\$2,025,000
Bridges	\$3,570,750
Landscaping	\$675,000
Lighting	\$1,012,500
Marinas (Recreational River Access)	\$1,258,885
Park/Seating Areas	\$675,000
Publicly-Owned Utilities	\$1,350,000
Engineering Costs	\$1,174,126
Subtotal	\$11,741,261
Property Assistance or Acquisition	
Assistance to convey property owned by municipality	\$0
Property acquisition by municipality for economic development purposes	\$0
Subtotal	\$0
MSF Non-Environmental Eligible Activities Sub-Total	\$11,741,261
Contingency (15%)	
Public MSF Eligible Activities SubTotal	\$11,741,261
Interest (5% for 20 years)	\$7,101,722
Brownfield Plan/Act 381 Work Plan Implementation	\$10,000
Public MSF Eligible Activities Total	\$18,852,983
Unreimbursed Eligible Activity Deduction*	(\$7,154,208)
Net LBRA MSF Eligible Activity Reimbursement	\$11,698,775
*Estimated TIF Revenues are less than Eligible Activity Estimated Cost Budget.	
Total MSF TIF + TBP Capture	\$107,035,335

MSF Non-Environmental Eligible Activities Costs Lansing New Vision - Transformational Brownfield Plan City of Lansing Brownfield Redevelopment Authority	
MSF Non-Environmental Eligible Activities	Washington Square
Vertical Construction	
New Construction	
Renovation	\$18,863,433
Total Vertical Construction	\$18,863,433
Lead, Asbestos, Mold Abatement	
Survey	\$15,000
Monitoring	\$30,000
Abatement	\$180,000
Subtotal	\$225,000
Demolition	
Site Demolition	\$65,000
Building Demolition	\$1,050,000
Engineering/Inspections/CM	\$111,500
Subtotal	\$1,226,500
Site Preparation	
Clearing and Grubbing	
Compaction and Sub-Base Preparation	\$0
Cut and Fill Operations	
Excavation for Unstable Soils	\$0
Fill	\$425,000
Special Foundations	\$1,105,000
Geotechnical Engineering	\$30,000
Grading and Land Balancing	\$0
Relocation of Active Utilities	\$250,000
Retaining Walls	\$100,000
Solid Waste Disposal	\$0
Staking	\$10,000
Temporary Facilities, Site Control, Protection	\$75,000
Temporary Sheet piling Shoring	\$1,115,000
Engineering Costs	\$311,000
Subtotal	\$3,421,000
Private Infrastructure Improvements	
Vertical, underground, or integrated parking	\$10,080,000
Urban stormwater management system -traditional	\$100,000
Engineering Costs	\$1,018,000
Subtotal	\$11,198,000
Private MSF Eligible Activities Sub-Total	\$16,070,500
Contingency (15%)	\$2,410,575
Private MSF Eligible Activities SubTotal	\$18,481,075
Interest (5% for 20 years)	\$11,178,310
Private MSF Eligible Activities Total	\$29,659,385
Brownfield Plan/Act 381 Work Plan Preparation	\$6,000
Private MSF Eligible Activities Total	\$29,665,385
Unreimbursed Eligible Activity Deduction*	(\$6,769,165)
Net NVL MSF Eligible Activity Reimbursement	\$22,896,220
Public Infrastructure Improvements (Public ROW Only)	
Non-Motorized Trails	\$675,000
Bridges	\$1,190,250
Landscaping	\$225,000
Lighting	\$337,500
Marinas (Recreational River Access)	\$419,628
Park/Seating Areas	\$225,000
Publicly-Owned Utilities	\$450,000
Engineering Costs	\$391,375
Subtotal	\$3,913,754
Property Assistance or Acquisition	
Assistance to convey property owned by municipality	\$0
Property acquisition by municipality for economic development purposes	\$0
Subtotal	\$0
MSF Non-Environmental Eligible Activities Sub-Total	\$3,913,754
Contingency (15%)	
Public MSF Eligible Activities SubTotal	\$3,913,754
Interest (5% for 20 years)	\$2,367,241
Brownfield Plan/Act 381 Work Plan Implementation	\$10,000
Public MSF Eligible Activities Total	\$6,290,995
Unreimbursed Eligible Activity Deduction*	(\$2,387,266)
Net LBRA MSF Eligible Activity Reimbursement	\$3,903,729
*Estimated TIF Revenues are less than Eligible Activity Estimated Cost Budget.	
Total MSF TIF + TBP Capture	\$45,673,381

MSF Non-Environmental Eligible Activities Costs Lansing New Vision - Transformational Brownfield Plan City of Lansing Brownfield Redevelopment Authority	
MSF Non-Environmental Eligible Activities	Capitol Tower
Vertical Construction	
New Construction	\$11,147,368
Renovation	
Total Vertical Construction	\$11,147,368
Lead, Asbestos, Mold Abatement	
Survey	\$20,000
Monitoring	\$50,000
Abatement	\$135,000
Subtotal	\$205,000
Demolition	
Site Demolition	\$400,000
Building Demolition	\$1,575,000
Engineering/Inspections/CM	\$50,000
Subtotal	\$2,025,000
Site Preparation	
Clearing and Grubbing	\$50,000
Compaction and Sub-Base Preparation	\$300,000
Cut and Fill Operations	
Excavation for Unstable Soils	\$1,300,000
Fill	\$30,000
Special Foundations	\$250,000
Geotechnical Engineering	\$50,000
Grading and Land Balancing	\$125,000
Relocation of Active Utilities	\$250,000
Retaining Walls	\$0
Solid Waste Disposal	\$0
Staking	\$50,000
Temporary Facilities, Site Control, Protection	\$150,000
Temporary Sheet piling Shoring	\$2,280,000
Engineering Costs	\$483,500
Subtotal	\$5,318,500
Private Infrastructure Improvements	
Vertical, underground, or integrated parking	\$0
Urban stormwater management system -traditional	\$300,000
Engineering Costs	\$30,000
Subtotal	\$330,000
Private MSF Eligible Activities Sub-Total	\$7,878,500
Contingency (15%)	\$1,181,775
Private MSF Eligible Activities SubTotal	\$9,060,275
Interest (5% for 20 years)	\$5,480,125
Private MSF Eligible Activities Total	\$14,540,400
Brownfield Plan/Act 381 Work Plan Preparation	\$6,000
Private MSF Eligible Activities Total	\$14,546,400
Unreimbursed Eligible Activity Deduction*	(\$2,741,515)
Net NVL MSF Eligible Activity Reimbursement	\$11,804,885
Public Infrastructure Improvements (Public ROW Only)	
Non-Motorized Trails	\$0
Bridges	
Landscaping	\$0
Lighting	\$0
Marinas (Recreational River Access)	\$0
Park/Seating Areas	\$0
Publicly-Owned Utilities	\$0
Engineering Costs	\$0
Subtotal	\$0
Property Assistance or Acquisition	
Assistance to convey property owned by municipality	\$0
Property acquisition by municipality for economic development purposes	\$0
Subtotal	\$0
MSF Non-Environmental Eligible Activities Sub-Total	\$0
Contingency (15%)	\$0
Public MSF Eligible Activities SubTotal	\$0
Interest (5% for 20 years)	
Brownfield Plan/Act 381 Work Plan Implementation	\$10,000
Public MSF Eligible Activities Total	\$10,000
Unreimbursed Eligible Activity Deduction*	(\$3,795)
Net LBRA MSF Eligible Activity Reimbursement	\$6,205
*Estimated TIF Revenues are less than Eligible Activity Estimated Cost Budget.	
Total MSF TIF + TBP Capture	\$22,968,458

MSF Non-Environmental Eligible Activities Costs Lansing New Vision - Transformational Brownfield Plan City of Lansing Brownfield Redevelopment Authority	
MSF Non-Environmental Eligible Activities	Old Town
Vertical Construction	
New Construction	\$10,992,056
Renovation	
Total Vertical Construction	\$10,992,056
Lead, Asbestos, Mold Abatement	
Survey	\$0
Monitoring	\$0
Abatement	\$0
Subtotal	\$0
Demolition	
Site Demolition	\$100,000
Building Demolition	\$0
Engineering/Inspections/CM	\$10,000
Subtotal	\$110,000
Site Preparation	
Clearing and Grubbing	
Compaction and Sub-Base Preparation	\$300,000
Cut and Fill Operations	\$200,000
Excavation for Unstable Soils	\$700,000
Fill	\$100,000
Special Foundations	\$300,000
Geotechnical Engineering	\$50,000
Grading and Land Balancing	\$150,000
Relocation of Active Utilities	\$200,000
Retaining Walls	\$1,000,000
Solid Waste Disposal	\$0
Staking	\$50,000
Temporary Facilities, Site Control, Protection	\$125,000
Temporary Sheet piling Shoring	\$1,000,000
Engineering Costs	\$417,500
Subtotal	\$4,592,500
Private Infrastructure Improvements	
Vertical, underground, or integrated parking	\$6,200,000
Urban stormwater management system -traditional	
Engineering Costs	\$620,000
Subtotal	\$6,820,000
Private MSF Eligible Activities Sub-Total	\$11,522,500
Contingency (15%)	\$1,728,375
Private MSF Eligible Activities SubTotal	\$13,250,875
Interest (5% for 20 years)	\$801,950
Private MSF Eligible Activities Total	\$14,052,825
Brownfield Plan/Act 381 Work Plan Preparation	\$6,000
Private MSF Eligible Activities Total	\$14,058,825
Unreimbursed Eligible Activity Deduction*	(\$2,649,749)
Net NVL MSF Eligible Activity Reimbursement	\$11,409,076
Public Infrastructure Improvements (Public ROW Only)	
Non-Motorized Trails	\$0
Bridges	
Landscaping	\$0
Lighting	\$0
Marinas (Recreational River Access)	\$0
Park/Seating Areas	\$0
Publicly-Owned Utilities	\$0
Engineering Costs	\$0
Subtotal	\$0
Property Assistance or Acquisition	
Assistance to convey property owned by municipality	\$0
Property acquisition by municipality for economic development purposes	\$0
Subtotal	\$0
MSF Non-Environmental Eligible Activities Sub-Total	\$0
Contingency (15%)	\$0
Public MSF Eligible Activities SubTotal	\$0
Interest (5% for 20 years)	
Brownfield Plan/Act 381 Work Plan Implementation	\$10,000
Public MSF Eligible Activities Total	\$10,000
Unreimbursed Eligible Activity Deduction*	(\$3,795)
Net LBRA MSF Eligible Activity Reimbursement	\$6,205
*Estimated TIF Revenues are less than Eligible Activity Estimated Cost Budget.	
Total MSF TIF + TBP Capture	\$22,417,337

MSF Non-Environmental Eligible Activities Costs Lansing New Vision - Transformational Brownfield Plan City of Lansing Brownfield Redevelopment Authority	
MSF Non-Environmental Eligible Activities	Ingham
Vertical Construction	
New Construction	
Renovation	\$2,415,317
Total Vertical Construction	\$2,415,317
Lead, Asbestos, Mold Abatement	
Survey	\$15,000
Monitoring	\$25,000
Abatement	\$150,000
Subtotal	\$190,000
Demolition	
Site Demolition	\$0
Building Demolition	\$850,000
Engineering/Inspections/CM	\$85,000
Subtotal	\$935,000
Site Preparation	
Clearing and Grubbing	
Compaction and Sub-Base Preparation	\$0
Cut and Fill Operations	\$0
Excavation for Unstable Soils	\$0
Fill	\$0
Special Foundations	\$0
Geotechnical Engineering	\$0
Grading and Land Balancing	\$0
Relocation of Active Utilities	\$0
Retaining Walls	\$0
Solid Waste Disposal	\$0
Staking	\$0
Temporary Facilities, Site Control, Protection	\$75,000
Temporary Sheet piling Shoring	\$0
Engineering Costs	\$0
Subtotal	\$75,000
Private Infrastructure Improvements	
Vertical, underground, or integrated parking	\$0
Urban stormwater management system -traditional	
Engineering Costs	\$0
Subtotal	\$0
Private MSF Eligible Activities Sub-Total	\$1,200,000
Contingency (15%)	\$180,000
Private MSF Eligible Activities SubTotal	\$1,380,000
Interest (5% for 20 years)	\$836,040
Private MSF Eligible Activities Total	\$2,216,040
Brownfield Plan/Act 381 Work Plan Preparation	\$6,000
Private MSF Eligible Activities Total	\$2,222,040
Unreimbursed Eligible Activity Deduction*	(\$421,970)
Net NVL MSF Eligible Activity Reimbursement	\$1,800,070
Public Infrastructure Improvements (Public ROW Only)	
Non-Motorized Trails	\$0
Bridges	
Landscaping	\$0
Lighting	\$0
Marinas (Recreational River Access)	\$0
Park/Seating Areas	\$0
Publicly-Owned Utilities	\$0
Engineering Costs	\$0
Subtotal	\$0
Property Assistance or Acquisition	
Assistance to convey property owned by municipality	\$0
Property acquisition by municipality for economic development purposes	\$0
Subtotal	\$0
MSF Non-Environmental Eligible Activities Sub-Total	\$0
Contingency (15%)	\$0
Public MSF Eligible Activities SubTotal	\$0
Interest (5% for 20 years)	
Brownfield Plan/Act 381 Work Plan Implementation	\$10,000
Public MSF Eligible Activities Total	\$10,000
Unreimbursed Eligible Activity Deduction*	(\$3,795)
Net LBRA MSF Eligible Activity Reimbursement	\$6,205
*Estimated TIF Revenues are less than Eligible Activity Estimated Cost Budget.	
Total MSF TIF + TBP Capture	\$4,231,592

EXHIBITS

(By Project)

FIGURES

Figure 1	Site Location Map
Figure 2	Eligible Property Map
Figure 3	Color Site Photographs
Figure 4	Redevelopment Project Renderings
Figure 5	Engineering Site Plan

TABLES

(By Project)

Table 1.1	Annual Revenue and Brownfield Capture Estimates (By Project)
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(Overall TBP)

Table 1.2	Tax Increment Revenue Reimbursement Allocation Table
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(By Project)

Table 2	Construction Period Sales Tax and Use Tax Exemption Schedule Construction Period Tax Capture Revenue and Withholding Schedule
Table 3	Withholding Tax Capture Revenue Schedule (Post-Construction) Income Tax Capture Revenue Schedule (Post-Construction)
Table 4	Safe Harbor Projections and Calculations

ATTACHMENTS

Attachment A	Combined Transformational Brownfield Plan Resolutions
Attachment B	Interlocal Agreement – Lansing LDFA
Attachment C	Signed Affidavits for Functional Obsolescence

FIGURES

Transformational Project Locations



Transformational Brownfield Plan New Vision Lansing City of Lansing Brownfield Redevelopment Authority	Transformational Project Locations
	Source: Google Earth, City of Lansing
	Date: July 2024

FIGURES

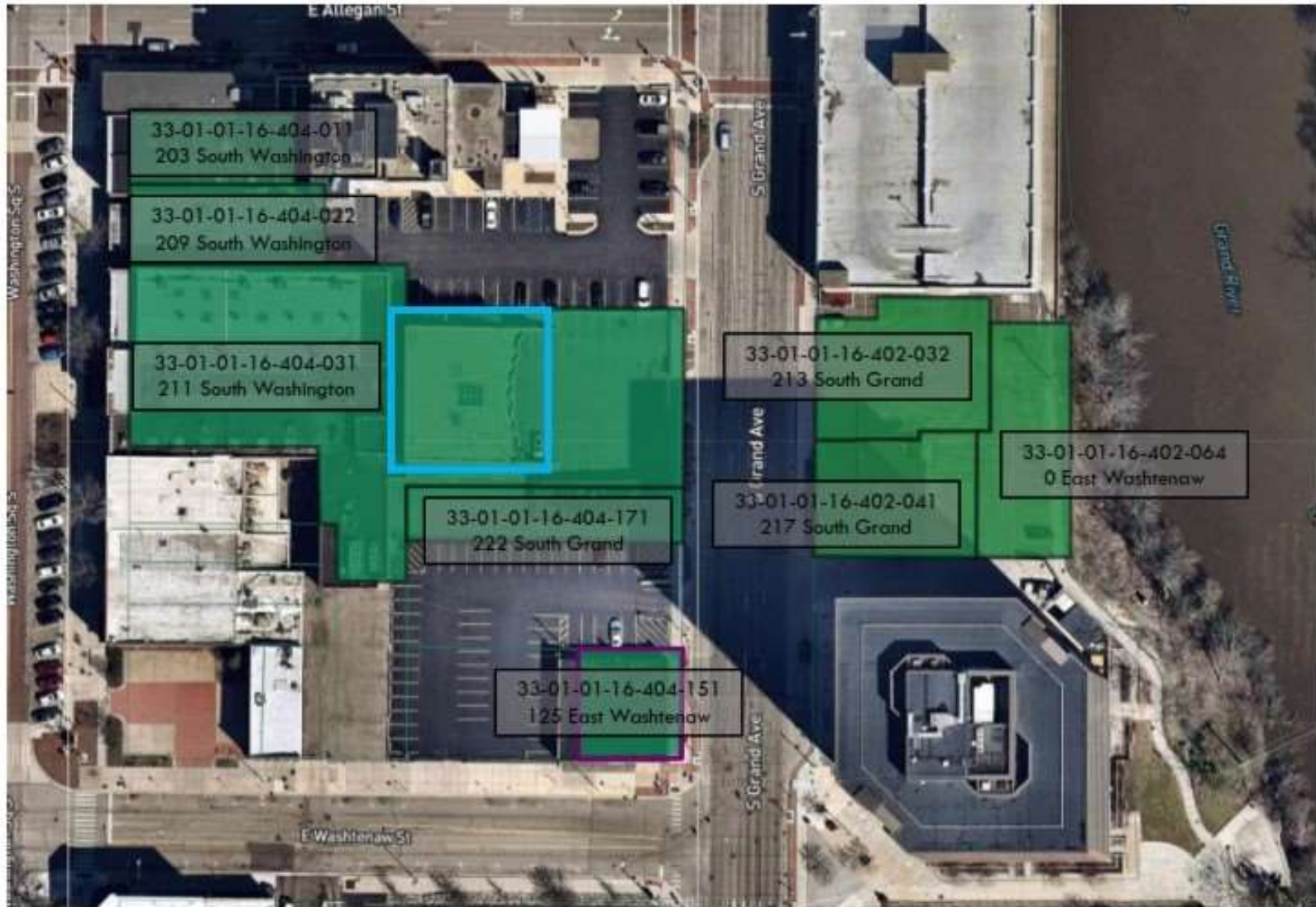
TOWER ON GRAND

Figure 1 Eligible Property Location Map

Figure 2 Eligible Property Map

Figure 3 Color Site Photographs

Figure 4 Redevelopment Project Renderings



Transformational Brownfield Plan New Vision Lansing	Eligible Property Tower on Grand
	Source: Google Earth
	Date: July 2024
City of Lansing Brownfield Redevelopment Authority	



Transformational Brownfield Plan New Vision Lansing

City of Lansing Brownfield Redevelopment Authority

Color Site Photos Tower on Grand - Existing

Source: Google Earth

Date: July 2024

Looking West
River Trail Indicated by RED line

Gate Blocking Access

View from S Grand Ave
of trail cross-over

River Trail
Terminates to
Grand Ave



Transformational Brownfield Plan New Vision Lansing

City of Lansing Brownfield Redevelopment Authority

Color Site Photos Tower on Grand - Existing

Source: New Vision Lansing

Date: July 2024

Grand Tower / MSP office trail sections



Transformational Brownfield Plan New Vision Lansing

City of Lansing Brownfield Redevelopment Authority

Color Site Photos Tower on Grand - Existing

Source: New Vision Lansing

Date: July 2024

Debris Remaining Following Encampment Removal



Transformational Brownfield Plan New Vision Lansing

City of Lansing Brownfield Redevelopment Authority

Color Site Photos Tower on Grand - Existing

Source: New Vision Lansing

Date: July 2024



**Transformational Brownfield Plan
New Vision Lansing**

City of Lansing Brownfield Redevelopment Authority

**Renderings
Tower on Grand**

Source: New Vision Lansing

Date: October 2024



**Transformational Brownfield Plan
New Vision Lansing**

City of Lansing Brownfield Redevelopment Authority

**Renderings
Tower on Grand**

Source: New Vision Lansing

Date: October 2024



**Transformational Brownfield Plan
New Vision Lansing**

City of Lansing Brownfield Redevelopment Authority

**Renderings
Tower on Grand**

Source: New Vision Lansing

Date: October 2024

FIGURES

WASHINGTON SQUARE

Figure 1 Eligible Property Location Map

Figure 2 Eligible Property Map

Figure 3 Color Site Photographs

Figure 4 Redevelopment Project Renderings



Transformational Brownfield Plan New Vision Lansing

City of Lansing Brownfield Redevelopment Authority

Eligible Property Washington Square

Source: Google Earth / NVL

Date: October 2024



Transformational Brownfield Plan New Vision Lansing

City of Lansing Brownfield Redevelopment Authority

Color Site Photos Washington Square - Existing

Source: Google Earth

Date: July 2024



Transformational Brownfield Plan New Vision Lansing

City of Lansing Brownfield Redevelopment Authority

Renderings Washington Square

Source: Google Earth

Date: July 2024



Transformational Brownfield Plan New Vision Lansing	Eligible Property Capitol Tower
	Source: Google Earth / NVL
	Date: July 2024
City of Lansing Brownfield Redevelopment Authority	



Transformational Brownfield Plan New Vision Lansing	Color Site Photos Capitol Tower
	Source: Google Earth
City of Lansing Brownfield Redevelopment Authority	Date: July 2024



**Transformational Brownfield Plan
New Vision Lansing**

City of Lansing Brownfield Redevelopment Authority

**Renderings
Capitol Tower**

Source: New Vision Lansing

Date: October 2024



Transformational Brownfield Plan New Vision Lansing	Renderings Capitol Tower
	Source: New Vision Lansing
	Date: October 2024
City of Lansing Brownfield Redevelopment Authority	

FIGURES

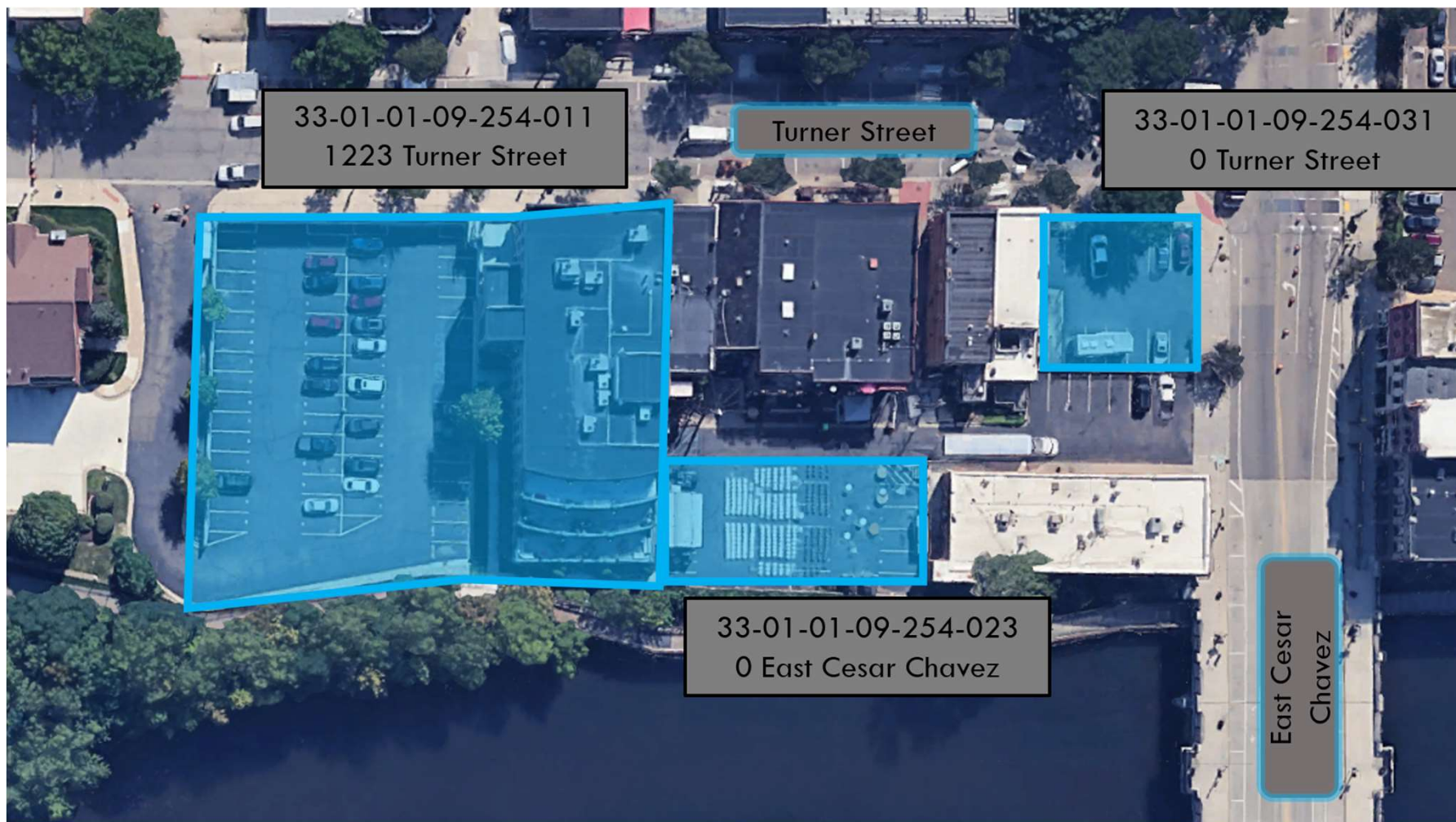
OLD TOWN

Figure 1 Eligible Property Location Map

Figure 2 Eligible Property Map

Figure 3 Color Site Photographs

Figure 4 Redevelopment Project Renderings



Transformational Brownfield Plan New Vision Lansing	Eligible Property Old Town
	Source: Google Earth / NVL
	Date: October 2024
City of Lansing Brownfield Redevelopment Authority	



Transformational Brownfield Plan New Vision Lansing	Color Site Photos Old Town
	Source: Google Earth
	Date: July 2024
City of Lansing Brownfield Redevelopment Authority	



Transformational Brownfield Plan New Vision Lansing	Renderings Old Town
	Source: Google Earth
	Date: July 2024
City of Lansing Brownfield Redevelopment Authority	

FIGURES

INGHAM

Figure 1 Eligible Property Location Map

Figure 2 Eligible Property Map

Figure 3 Color Site Photographs

Figure 4 Redevelopment Project Renderings

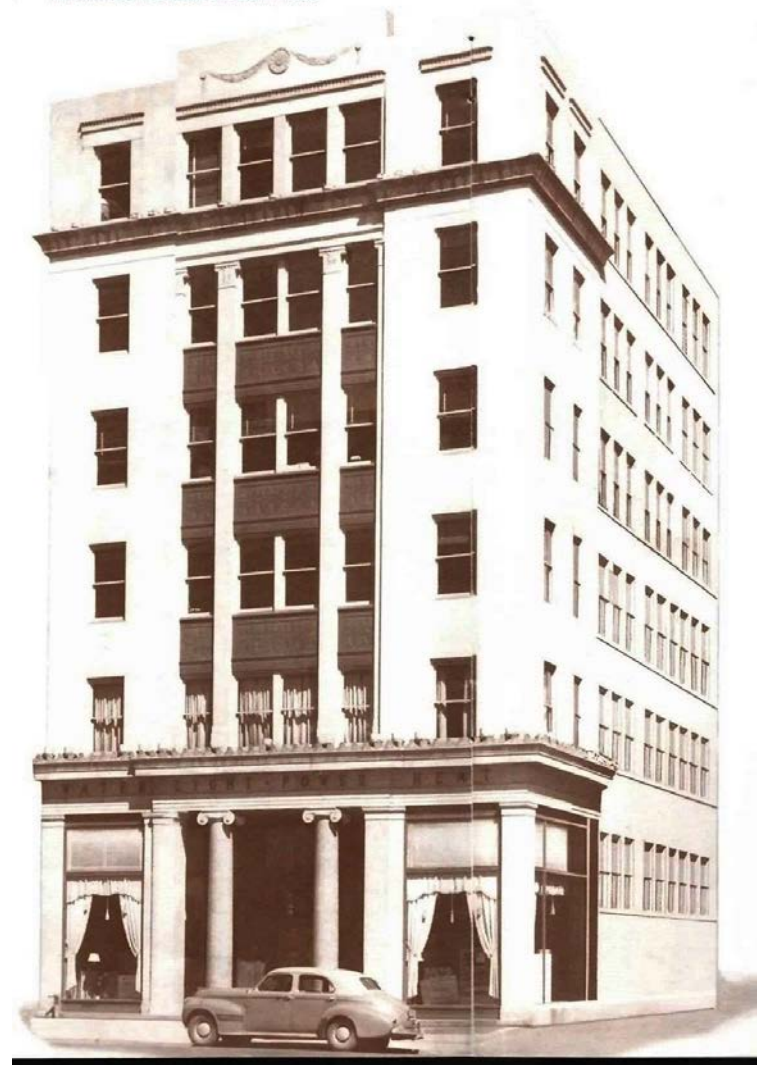


Transformational Brownfield Plan New Vision Lansing	Eligible Property Ingham Building
	Source: Google Earth
	Date: October 2024
City of Lansing Brownfield Redevelopment Authority	



The Board of Water and Light built its own office building in 1929 located at 116 West Ottawa Street. The building is now privately owned and still in use today. The Board of Water and Light Offices moved into their present location across the street at 123 West Ottawa in 1962.

from the Board of Water and Light
1984 Annual Report - Lansing, MI



Transformational Brownfield Plan New Vision Lansing

City of Lansing Brownfield Redevelopment Authority

Color Site Photos Ingham Building

Source: Google Earth

Date: July 2024



**Transformational Brownfield Plan
New Vision Lansing**

City of Lansing Brownfield Redevelopment Authority

**Renderings
Ingham Building**

Source: Google Earth

Date: July 2024

FIGURES

Public Infrastructure Maps



Transformational Brownfield Plan New Vision Lansing	Public Infrastructure Tower on Grand
City of Lansing Brownfield Redevelopment Authority	Source: Lansing EDC Grand Vision Date: May 2009

TABLES

Table 1.1 – Annual Revenue and Brownfield Capture Estimates

Combined Projects

Tower on Grand

Washington Square

Capitol Tower

Old Town

Ingham

Table 1.1 - Annual Revenue and Brownfield Capture Estimates
New Vision Lansing - ALL PROJECTS COMBINED
City of Lansing Brownfield Redevelopment Authority
100% CAPTURE - ADDITIONAL PUBLIC INFRASTRUCTURE

Percentage Non-Homestead					100.00%																																	
Estimated Taxable Value (TV) Increase Rate:					2.00%																																	
Plan Year					1		2		3		4		5		6		7		8		9		10		11		12		13		14		15		16		17	
Capture Year					1		2		3		4		5		6		7		8		9		10		11		12		13		14		15		16		17	
Revenue Year					2024		2025		2026		2027		2028		2029		2030		2031		2032		2033		2034		2035		2036		2037		2038		2039		2040	
CUMULATIVE Base Taxable Value					\$	5,865,654	\$	5,865,654	\$	5,865,654	\$	5,865,654	\$	5,865,654	\$	5,865,654	\$	5,865,654	\$	5,865,654	\$	5,865,654	\$	5,865,654	\$	5,865,654	\$	5,865,654	\$	5,865,654	\$	5,865,654	\$	5,865,654	\$	5,865,654	\$	5,865,654
Annual Value Additions					\$	82,098,445	\$	-	\$	19,979,140	\$	34,997,153	\$	27,122,153	\$	5,865,654	\$	82,098,445	\$	82,098,445	\$	82,098,445	\$	82,098,445	\$	82,098,445	\$	82,098,445	\$	82,098,445	\$	82,098,445	\$	82,098,445	\$	82,098,445	\$	82,098,445
Cumulative Value Additions					\$	-	\$	-	\$	19,979,140	\$	55,375,875	\$	83,605,545	\$	85,277,656	\$	86,983,209	\$	88,722,874	\$	90,497,331	\$	92,307,278	\$	94,153,423	\$	96,036,492	\$	97,957,221	\$	99,916,366	\$	101,914,693	\$	103,952,987	\$	106,032,047
Estimated New TV					\$	5,865,654	\$	5,865,654	\$	15,855,224	\$	33,553,592	\$	47,668,427	\$	48,504,482	\$	49,357,259	\$	50,227,091	\$	51,114,319	\$	52,019,293	\$	52,942,366	\$	53,882,900	\$	54,844,265	\$	55,823,837	\$	56,823,001	\$	57,842,148	\$	58,881,677
Incremental Difference (New TV - Base TV)					\$	-	\$	-	\$	9,989,570	\$	27,687,938	\$	41,802,773	\$	42,638,828	\$	43,491,605	\$	44,361,437	\$	45,248,665	\$	46,153,639	\$	47,076,712	\$	48,018,246	\$	48,978,611	\$	49,958,183	\$	50,957,347	\$	51,976,494	\$	53,016,023
CUMULATIVE					\$	-	\$	3,506	\$	241,209	\$	677,264	\$	1,008,786	\$	1,028,962	\$	1,049,541	\$	1,070,532	\$	1,091,943	\$	1,113,782	\$	1,136,057	\$	1,158,778	\$	1,181,954	\$	1,205,593	\$	1,229,705	\$	1,254,299	\$	1,279,385
State Capture					\$	137,537	\$	426	\$	3,506	\$	241,209	\$	1,008,786	\$	1,028,962	\$	1,049,541	\$	1,070,532	\$	1,091,943	\$	1,113,782	\$	1,136,057	\$	1,158,778	\$	1,181,954	\$	1,205,593	\$	1,229,705	\$	1,254,299	\$	1,279,385
Local Capture					\$	305,158	\$	-	\$	-	\$	493,003	\$	1,384,246	\$	2,061,839	\$	2,145,137	\$	2,188,040	\$	2,231,800	\$	2,276,436	\$	2,321,965	\$	2,368,404	\$	2,415,773	\$	2,464,088	\$	2,513,370	\$	2,563,637	\$	2,614,910
Total Capture					\$	442,694	\$	426	\$	3,506	\$	734,212	\$	2,061,509	\$	3,070,625	\$	3,194,678	\$	3,258,572	\$	3,323,743	\$	3,390,218	\$	3,458,022	\$	3,527,183	\$	3,597,726	\$	3,669,681	\$	3,743,075	\$	3,817,936	\$	3,894,295
90% Capture					\$	-	\$	-	\$	734,212	\$	2,061,509	\$	3,070,625	\$	3,132,037	\$	3,194,678	\$	3,258,572	\$	3,323,743	\$	3,390,218	\$	3,458,022	\$	3,527,183	\$	3,597,726	\$	3,669,681	\$	3,743,075	\$	3,817,936	\$	3,894,295
Total School Revenue					\$	31.07%	\$	23.4478	\$	137,537	\$	137,537	\$	371,770	\$	786,758	\$	1,117,720	\$	1,137,323	\$	1,157,319	\$	1,177,715	\$	1,198,518	\$	1,219,738	\$	1,241,382	\$	1,263,459	\$	1,285,977	\$	1,308,946	\$	1,332,374
Total Local Revenue					\$	68.93%	\$	52.0245	\$	305,158	\$	305,158	\$	824,860	\$	1,745,609	\$	2,479,926	\$	2,523,421	\$	2,567,787	\$	2,613,039	\$	2,659,197	\$	2,706,278	\$	2,754,300	\$	2,803,283	\$	2,853,245	\$	2,904,207	\$	2,956,188
Total Revenue					\$	75.4723	\$	442,694	\$	442,694	\$	1,196,630	\$	2,532,367	\$	3,597,646	\$	3,660,745	\$	3,725,106	\$	3,790,754	\$	3,857,715	\$	3,926,016	\$	3,995,682	\$	4,066,742	\$	4,139,223	\$	4,213,153	\$	4,288,563	\$	4,365,480
Percentage of Capture					\$	100.00%	\$	-																														
School Capture					\$	32.85%																																
State Education Tax (SET)					\$	25.59%	\$	6.0000	\$	-	\$	-	\$	61,722	\$	173,303	\$	258,136	\$	263,299	\$	268,565	\$	273,936	\$	279,415	\$	285,003	\$	290,703	\$	296,517	\$	302,447	\$	308,496	\$	314,666
School Operating Tax					\$	74.41%	\$	17.4478	\$	-	\$	-	\$	179,487	\$	503,960	\$	750,650	\$	765,663	\$	780,977	\$	796,596	\$	812,528	\$	828,779	\$	845,354	\$	862,261	\$	879,507	\$	897,097	\$	915,039
School Total					\$	23.4478	\$	-	\$	-	\$	241,209	\$	677,264	\$	1,008,786	\$	1,028,962	\$	1,049,541	\$	1,070,532	\$	1,091,943	\$	1,113,782	\$	1,136,057	\$	1,158,778	\$	1,181,954	\$	1,205,593	\$	1,229,705	\$	1,254,299
Local Capture					\$	67.15%	\$	123,783.58																														
City Operating					\$	40.56%	\$	19,4400	\$	-	\$	-	\$	199,981	\$	561,503	\$	836,360	\$	853,087	\$	870,149	\$	887,552	\$	905,303	\$	923,409	\$	941,877	\$	960,715	\$	979,929	\$	999,528	\$	1,019,518
Drains					\$	0.54%	\$	0.2600	\$	-	\$	-	\$	2,675	\$	7,510	\$	11,186	\$	11,410	\$	11,638	\$	11,871	\$	12,108	\$	12,350	\$	12,597	\$	12,849	\$	13,106	\$	13,368	\$	13,636
County General Fund Operation					\$	14.08%	\$	6,7479	\$	-	\$	-	\$	69,416	\$	194,906	\$	290,312	\$	296,119	\$	302,041	\$	308,082	\$	314,244	\$	320,528	\$	326,939	\$	333,478	\$	340,147	\$	346,950	\$	353,889
Veteran Relief Fund					\$	0.07%	\$	0.0328	\$	-	\$	-	\$	337	\$	947	\$	1,411	\$	1,439	\$	1,468	\$	1,498	\$	1,527	\$	1,558	\$	1,589	\$	1,621	\$	1,653	\$	1,686	\$	1,720
Animal Control					\$	0.42%	\$	0.2000	\$	-	\$	-	\$	2,057	\$	5,777	\$	8,605	\$	8,777	\$	8,952	\$	9,131	\$	9,314	\$	9,500	\$	9,690	\$	9,884	\$	10,082	\$	10,283	\$	10,489
Elder Persons					\$	0.62%	\$	0.2994	\$	-	\$	-	\$	3,080	\$	8,648	\$	12,881	\$	13,139	\$	13,401	\$	13,669	\$	13,943	\$	14,222	\$	14,506	\$	14,796	\$	15,092	\$	15,394	\$	15,702
911					\$	1.77%	\$	0.8483	\$	-	\$	-	\$	8,727	\$	24,502	\$	36,496	\$	37,226	\$	37,971	\$	38,730	\$	39,505	\$	40,295	\$	41,101	\$	41,923	\$	42,761	\$	43,616	\$	44,489
Farmland Preservation					\$	0.29%	\$	0.1395	\$	-	\$	-	\$	1,435	\$	4,029	\$	6,002	\$	6,122	\$	6,244	\$	6,369	\$	6,496	\$	6,626	\$	6,759	\$	6,894	\$	7,032	\$	7,173	\$	7,316
Health Services					\$	0.00%	\$	0.0000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Justice Complex and Services					\$	1.77%	\$	0.8476	\$	-	\$	-	\$	8,719	\$	24,482	\$	36,466	\$	37,195	\$	37,939	\$	38,698	\$	39,472	\$	40,261	\$	41,067	\$	41,888	\$	42,726	\$	43,580	\$	44,452
Juvenile Justice					\$	1.25%	\$	0.6000	\$	-	\$	-	\$	6,172	\$	17,330	\$	26,856	\$	26,330	\$	27,941	\$	29,570	\$	31,228	\$	32,905	\$	34,544	\$	36,253	\$	37,940	\$	39,659	\$	41,407
County Trails & Parks					\$	1.04%	\$	0.4986	\$	-	\$	-	\$	5,129	\$	14,402	\$	21,451	\$	21,880	\$	22,318	\$	22,764	\$	23,219	\$	23,684	\$	24,157	\$	24,641	\$	25,133	\$	25,636	\$	26,149
Potter Park Zoo					\$	1.04%	\$	0.4986	\$	-	\$	-	\$	5,129	\$	14,402	\$	21,451	\$	21,880	\$	22,318	\$	22,764	\$	23,219	\$	23,684	\$	24,157	\$	24,641	\$	25,133	\$	25,636	\$	26,149
Public Transportation					\$	1.25%	\$	0.5988	\$	-	\$	-	\$	6,160	\$	17,296	\$	25,762	\$	26,277	\$	26,803	\$	27,339	\$	27,886	\$	28,443	\$	29,012	\$	29,592	\$	30,184	\$	30,788	\$	31,404
ISD					\$	10.30%	\$	4.9378	\$	-	\$	-	\$	50,795	\$	142,623	\$	212,437	\$	216,686	\$	221,020	\$	225,440	\$	229,949	\$	234,548	\$	239,239	\$	244,024	\$	248,904	\$	253,882	\$	258,960
Lansing Community College					\$	7.86%	\$	3.7692	\$	-	\$	-	\$	38,774	\$	108,869	\$	162,161	\$	165,404	\$	168,712	\$	172,086	\$	175,528	\$	179,039	\$	182,620	\$	186,272	\$	189,997	\$	193,797	\$	197,673
Airport					\$	1.46%	\$	0.6990	\$	-	\$	-	\$	7,191	\$	20,190	\$	30,073	\$	30,674	\$	31,288	\$	31,914	\$	32,552	\$	33,203	\$	33,867	\$	34,544	\$	35,233	\$	35,940	\$	36,659
Library					\$	3.26%	\$	1.5600	\$	-	\$	-	\$	16,048	\$	45,059	\$	67,115	\$	68,458	\$	69,827	\$	71,223	\$	72,648	\$	74,101	\$	75,583	\$	77,094	\$	78,636	\$	80,209	\$	81,813
CATA					\$	6.24%	\$	2.9895	\$	-	\$	-	\$	30,753	\$	86,348	\$	128,616	\$	131,189	\$	133,812	\$	136,489	\$	139,218	\$	142,003	\$	144,843	\$	147,704	\$	150,694	\$	153,708	\$	156,782
Sinking Fund					\$	6.17%	\$	2.9575	\$	-	\$	-	\$	30,424	\$	85,424	\$	127,239	\$	129,784	\$	132,380	\$	135,028	\$	137,728	\$	140,483	\$	143,292	\$	146,158	\$	149,081	\$	152,063	\$	155,104
Local Total					\$	100.00%	\$	47.9245	\$	-	\$	-	\$	493,003	\$	1,384,246	\$	2,061,839	\$	2,103,075	\$	2,145,137	\$	2,188,040	\$	2,231,800	\$	2,276,436	\$	2,321,965	\$	2,368,404	\$	2,415,773	\$	2,464,088	\$	2,513,370
Total TIF Capture					\$	0.276017447																																
TOTAL					\$	71.3723	\$	-	\$	-	\$	734,212	\$	2,061,509	\$	3,070,625	\$	3,132,037	\$	3,194,678	\$	3,258,572	\$	3,323,743	\$	3,390,218	\$	3,458,022	\$	3,527,183	\$	3,597,726	\$	3,669,681	\$	3,743,075		
Non-Capturable Millages					\$	81.41%																																
CCE/911					\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-		
Lansing Schools Debt					\$	4.1000	\$	-	\$	-	\$	-	\$	40,957	\$	113,521	\$	171,391	\$	174,819	\$	17																

Table 1.1 - Annual Revenue and Brownfield Capture Estimates
New Vision Lansing - ALL PROJECTS COMBINED
City of Lansing Brownfield Redevelopment Authority
100% CAPTURE - ADDITIONAL PUBLIC INFRASTRUCTURE

Percentage Non-Homestead			100.00%																	
Estimated Taxable Value (TV) Increase Rate:			2.00%																	
Plan Year Capture Year			18	19	20	21	22	23	24	25	26	27	28	29	30	31	32			
			16	17	18	19	20	21	22	23	24	25	26	27	28	29	30			
Revenue Year			2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055			
CUMULATIVE *Base Taxable Value			\$ 5,865,654	\$ 5,865,654	\$ 5,865,654	\$ 5,865,654	\$ 5,865,654	\$ 5,865,654	\$ 5,865,654	\$ 5,865,654	\$ 5,865,654	\$ 5,865,654	\$ 5,865,654	\$ 5,865,654	\$ 5,865,654	\$ 5,865,654	\$ 5,865,654			
Annual Value Additions \$ 82,098,445			\$ 108,152,688	\$ 110,315,742	\$ 112,522,056	\$ 114,772,497	\$ 117,067,947	\$ 119,409,306	\$ 121,797,492	\$ 124,233,442	\$ 126,718,111	\$ 129,252,473	\$ 131,837,523	\$ 134,474,273	\$ 137,163,759	\$ 139,907,034	\$ 142,705,175			
Cumulative Value Additions			\$ 59,941,998	\$ 61,023,525	\$ 62,126,682	\$ 63,251,903	\$ 64,399,628	\$ 65,570,307	\$ 66,764,400	\$ 67,982,375	\$ 69,224,710	\$ 70,491,891	\$ 71,784,415	\$ 73,102,791	\$ 74,447,533	\$ 75,819,171	\$ 77,218,241			
Estimated New TV			\$ 54,076,344	\$ 55,157,871	\$ 56,261,028	\$ 57,386,249	\$ 58,533,974	\$ 59,704,653	\$ 60,898,746	\$ 62,116,721	\$ 63,359,056	\$ 64,626,237	\$ 65,918,761	\$ 67,237,137	\$ 68,581,879	\$ 69,953,517	\$ 71,352,587			
Incremental Difference (New TV - Base TV)			\$ 54,076,344	\$ 55,157,871	\$ 56,261,028	\$ 57,386,249	\$ 58,533,974	\$ 59,704,653	\$ 60,898,746	\$ 62,116,721	\$ 63,359,056	\$ 64,626,237	\$ 65,918,761	\$ 67,237,137	\$ 68,581,879	\$ 69,953,517	\$ 71,352,587			
CUMULATIVE	State Capture	\$ 137,537	\$ 1,304,973	\$ 1,331,072	\$ 1,357,694	\$ 1,384,847	\$ 1,412,544	\$ 1,440,795	\$ 1,469,611	\$ 1,499,003	\$ 1,528,983	\$ 1,559,563	\$ 1,590,754	\$ 1,622,569	\$ 1,655,021	\$ 1,688,121	\$ 1,721,884	\$ 38,298,732		
	Local Capture	\$ 305,158	\$ 2,667,208	\$ 2,720,552	\$ 2,774,963	\$ 2,830,463	\$ 2,887,072	\$ 2,944,813	\$ 3,003,709	\$ 3,063,784	\$ 3,125,059	\$ 3,187,561	\$ 3,251,312	\$ 3,316,338	\$ 3,382,665	\$ 3,450,318	\$ 3,519,324	\$ 78,271,290		
	Total Capture	\$ 442,694	\$ 3,972,181	\$ 4,051,624	\$ 4,132,657	\$ 4,215,310	\$ 4,299,616	\$ 4,385,608	\$ 4,473,321	\$ 4,562,787	\$ 4,654,043	\$ 4,747,124	\$ 4,842,066	\$ 4,938,907	\$ 5,037,686	\$ 5,138,439	\$ 5,241,208	\$ 116,570,021		
	90% Capture	\$	\$ 3,972,181	\$ 4,051,624	\$ 4,132,657	\$ 4,215,310	\$ 4,299,616	\$ 4,385,608	\$ 4,473,321	\$ 4,562,787	\$ 4,654,043	\$ 4,747,124	\$ 4,842,066	\$ 4,938,907	\$ 5,037,686	\$ 5,138,439	\$ 5,241,208	\$ 116,566,090		
Total School Revenue			Millage Rate																	
			31.07%	23.4478	\$ 1,405,508	\$ 1,430,867	\$ 1,456,734	\$ 1,483,118	\$ 1,510,030	\$ 1,537,479	\$ 1,565,478	\$ 1,594,037	\$ 1,623,167	\$ 1,652,880	\$ 1,683,187	\$ 1,714,100	\$ 1,745,631	\$ 1,777,793	\$ 1,810,598	
Total Local Revenue			Millage Rate																	
			68.93%	52.0245	\$ 3,118,452	\$ 3,174,718	\$ 3,232,110	\$ 3,290,649	\$ 3,350,358	\$ 3,411,262	\$ 3,473,385	\$ 3,536,749	\$ 3,601,381	\$ 3,667,305	\$ 3,734,548	\$ 3,803,136	\$ 3,873,096	\$ 3,944,454	\$ 4,017,240	
Total Revenue			Millage Rate																	
			75.4723		\$ 4,523,960	\$ 4,605,586	\$ 4,688,844	\$ 4,773,767	\$ 4,860,388	\$ 4,948,742	\$ 5,038,863	\$ 5,130,786	\$ 5,224,548	\$ 5,320,185	\$ 5,417,735	\$ 5,517,236	\$ 5,618,727	\$ 5,722,247	\$ 5,827,838	
Percentage of Capture																				
School Capture			Millage Rate																	
State Education Tax (SET)			25.59%	6.0000	\$ 333,926	\$ 340,605	\$ 347,417	\$ 354,365	\$ 361,453	\$ 368,682	\$ 376,055	\$ 383,576	\$ 391,248	\$ 399,073	\$ 407,054	\$ 415,195	\$ 423,499	\$ 431,969	\$ 440,609	
School Operating Tax			74.41%	17.4478	\$ 971,046	\$ 990,467	\$ 1,010,277	\$ 1,030,482	\$ 1,051,092	\$ 1,072,114	\$ 1,093,556	\$ 1,115,427	\$ 1,137,736	\$ 1,160,490	\$ 1,183,700	\$ 1,207,374	\$ 1,231,522	\$ 1,256,152	\$ 1,281,275	
School Total			23.4478	\$ 1,304,973	\$ 1,331,072	\$ 1,357,694	\$ 1,384,847	\$ 1,412,544	\$ 1,440,795	\$ 1,469,611	\$ 1,499,003	\$ 1,528,983	\$ 1,559,563	\$ 1,590,754	\$ 1,622,569	\$ 1,655,021	\$ 1,688,121	\$ 1,721,884	\$ 38,295,226	
Local Capture			Millage Rate																	
City Operating			40.56%	19.4400	\$ 1,081,921	\$ 1,103,559	\$ 1,125,631	\$ 1,148,143	\$ 1,171,106	\$ 1,194,528	\$ 1,218,419	\$ 1,242,787	\$ 1,267,643	\$ 1,292,996	\$ 1,318,856	\$ 1,345,233	\$ 1,372,137	\$ 1,399,580	\$ 1,427,572	
Drains			0.54%	0.2600	\$ 14,470	\$ 14,760	\$ 15,055	\$ 15,356	\$ 15,663	\$ 15,976	\$ 16,296	\$ 16,622	\$ 16,954	\$ 17,293	\$ 17,639	\$ 17,992	\$ 18,352	\$ 18,719	\$ 19,093	
County General Fund Operation			14.08%	6.7479	\$ 375,550	\$ 383,061	\$ 390,722	\$ 398,537	\$ 406,508	\$ 414,638	\$ 422,930	\$ 431,389	\$ 440,017	\$ 448,817	\$ 457,794	\$ 466,949	\$ 476,288	\$ 485,814	\$ 495,530	
Veteran Relief Fund			0.07%	0.0328	\$ 1,825	\$ 1,862	\$ 1,899	\$ 1,937	\$ 1,976	\$ 2,015	\$ 2,056	\$ 2,097	\$ 2,139	\$ 2,182	\$ 2,225	\$ 2,270	\$ 2,315	\$ 2,361	\$ 2,409	
Animal Control			0.42%	0.2000	\$ 11,131	\$ 11,353	\$ 11,581	\$ 11,812	\$ 12,048	\$ 12,289	\$ 12,535	\$ 12,786	\$ 13,042	\$ 13,302	\$ 13,568	\$ 13,840	\$ 14,117	\$ 14,399	\$ 14,687	
Elder Persons			0.62%	0.2994	\$ 16,663	\$ 16,996	\$ 17,336	\$ 17,683	\$ 18,036	\$ 18,397	\$ 18,765	\$ 19,140	\$ 19,523	\$ 19,914	\$ 20,312	\$ 20,718	\$ 21,133	\$ 21,555	\$ 21,986	
911			1.77%	0.8483	\$ 47,212	\$ 48,156	\$ 49,119	\$ 50,101	\$ 51,103	\$ 52,125	\$ 53,168	\$ 54,231	\$ 55,316	\$ 56,422	\$ 57,551	\$ 58,702	\$ 59,876	\$ 61,073	\$ 62,295	
Farmland Preservation			0.29%	0.1395	\$ 7,764	\$ 7,919	\$ 8,077	\$ 8,239	\$ 8,404	\$ 8,572	\$ 8,743	\$ 8,918	\$ 9,097	\$ 9,278	\$ 9,464	\$ 9,653	\$ 9,846	\$ 10,043	\$ 10,244	
Health Services			0.00%	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Justice Complex and Services			1.77%	0.8476	\$ 47,173	\$ 48,116	\$ 49,078	\$ 50,060	\$ 51,061	\$ 52,082	\$ 53,124	\$ 54,187	\$ 55,270	\$ 56,376	\$ 57,503	\$ 58,653	\$ 59,826	\$ 61,023	\$ 62,243	
Juvenile Justice			1.25%	0.6000	\$ 33,393	\$ 34,060	\$ 34,742	\$ 35,437	\$ 36,145	\$ 36,868	\$ 37,606	\$ 38,358	\$ 39,125	\$ 39,907	\$ 40,705	\$ 41,520	\$ 42,350	\$ 43,197	\$ 44,061	
County Trails & Parks			1.04%	0.4986	\$ 27,749	\$ 28,304	\$ 28,870	\$ 29,448	\$ 30,037	\$ 30,637	\$ 31,250	\$ 31,875	\$ 32,513	\$ 33,163	\$ 33,826	\$ 34,503	\$ 35,193	\$ 35,897	\$ 36,615	
Potter Park Zoo			1.04%	0.4986	\$ 27,749	\$ 28,304	\$ 28,870	\$ 29,448	\$ 30,037	\$ 30,637	\$ 31,250	\$ 31,875	\$ 32,513	\$ 33,163	\$ 33,826	\$ 34,503	\$ 35,193	\$ 35,897	\$ 36,615	
Public Transportation			1.25%	0.5988	\$ 33,326	\$ 33,992	\$ 34,672	\$ 35,366	\$ 36,073	\$ 36,794	\$ 37,530	\$ 38,281	\$ 39,047	\$ 39,827	\$ 40,624	\$ 41,436	\$ 42,265	\$ 43,111	\$ 43,973	
ISD			10.30%	4.9378	\$ 274,810	\$ 280,306	\$ 285,913	\$ 291,631	\$ 297,463	\$ 303,413	\$ 309,481	\$ 315,671	\$ 321,984	\$ 328,424	\$ 334,992	\$ 341,692	\$ 348,526	\$ 355,496	\$ 362,606	
Lansing Community College			7.86%	3.7692	\$ 209,772	\$ 213,968	\$ 218,247	\$ 222,612	\$ 227,064	\$ 231,606	\$ 236,238	\$ 240,963	\$ 245,782	\$ 250,698	\$ 255,711	\$ 260,826	\$ 266,042	\$ 271,363	\$ 276,790	
Airport			1.46%	0.6990	\$ 38,902	\$ 39,680	\$ 40,474	\$ 41,284	\$ 42,109	\$ 42,951	\$ 43,810	\$ 44,687	\$ 45,580	\$ 46,492	\$ 47,422	\$ 48,370	\$ 49,338	\$ 50,324	\$ 51,331	
Library			3.26%	1.5600	\$ 86,821	\$ 88,557	\$ 90,328	\$ 92,135	\$ 93,978	\$ 95,857	\$ 97,774	\$ 99,730	\$ 101,724	\$ 103,759	\$ 105,834	\$ 107,951	\$ 110,110	\$ 112,312	\$ 114,558	
CATA			6.24%	2.9895	\$ 166,379	\$ 169,706	\$ 173,100	\$ 176,562	\$ 180,094	\$ 183,696	\$ 187,369	\$ 191,117	\$ 194,939	\$ 198,838	\$ 202,815	\$ 206,871	\$ 211,008	\$ 215,229	\$ 219,533	
Sinking Fund			6.17%	2.9575	\$ 164,598	\$ 167,890	\$ 171,248	\$ 174,673	\$ 178,166	\$ 181,729	\$ 185,364	\$ 189,071	\$ 192,853	\$ 196,710	\$ 200,644	\$ 204,657	\$ 208,750	\$ 212,925	\$ 217,183	
Local Total			100.00%	47.9245	\$ 2,667,208	\$ 2,720,552	\$ 2,774,963	\$ 2,830,463	\$ 2,887,072	\$ 2,944,813	\$ 3,003,709	\$ 3,063,784	\$ 3,125,059	\$ 3,187,561	\$ 3,251,312	\$ 3,316,338	\$ 3,382,665	\$ 3,450,318	\$ 3,519,324	
Total TIF Capture			Millage Rate																	
TOTAL			71.3723	\$ 3,972,181	\$ 4,051,624	\$ 4,132,657	\$ 4,215,310	\$ 4,299,616	\$ 4,385,608	\$ 4,473,321	\$ 4,562,787	\$ 4,654,043	\$ 4,747,124	\$ 4,842,066	\$ 4,938,907	\$ 5,037,686	\$ 5,138,439	\$ 5,241,208	\$ 116,566,090	
Non-Capturable Millages			Millage Rate																	
CCE/911				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Lansing Schools Debt			4.1000	\$ 221,713	\$ 226,147	\$ 230,670	\$ 235,284	\$ 239,989	\$ 244,789	\$ 249,685	\$ 254,679	\$ 259,772	\$ 264,968	\$ 270,267	\$ 275,672	\$ 281,186	\$ 286,809	\$ 292,546	\$ 6,504,735	
				\$ 221,713	\$ 226,147	\$ 230,670	\$ 235,284	\$ 239,989	\$ 244,789	\$ 249,685	\$ 254,679	\$ 259,772	\$ 264,968	\$ 270,267	\$ 275,672	\$ 281,186	\$ 286,809	\$ 292,546	\$ 6,504,735	
			75.4723	75.4723																

Table 1.1 - Annual Revenue and Brownfield Capture Estimates
New Vision Lansing - Tower on Grand
City of Lansing Brownfield Redevelopment Authority

Percentage Non-Homestead			100.00%																	
Estimated Taxable Value (TV) Increase Rate:			2.00%																	
Plan Year	Capture Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
Revenue Year			2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
*Base Taxable Value		\$	2,628,508	\$ 2,628,508	\$ 2,628,508	\$ 2,628,508	\$ 2,628,508	\$ 2,628,508	\$ 2,628,508	\$ 2,628,508	\$ 2,628,508	\$ 2,628,508	\$ 2,628,508	\$ 2,628,508	\$ 2,628,508	\$ 2,628,508	\$ 2,628,508	\$ 2,628,508	\$ 2,628,508	
Annual Value Additions	\$ 50,633,452	\$	-	-	\$ 7,261,960	\$ 21,685,746	\$ 21,685,746													
Cumulative Value Additions	\$ 53,261,960	\$	-	-	\$ 7,261,960	\$ 29,092,945	\$ 51,360,550	\$ 52,387,761	\$ 53,435,516	\$ 54,504,227	\$ 55,594,311	\$ 56,706,197	\$ 57,840,321	\$ 58,997,128	\$ 60,177,070	\$ 61,380,612	\$ 62,608,224	\$ 63,860,388	\$ 65,137,596	
Estimated New TV		\$	2,628,508	\$ 2,628,508	\$ 6,259,488	\$ 17,174,981	\$ 28,308,783	\$ 28,822,389	\$ 29,346,266	\$ 29,880,621	\$ 30,425,664	\$ 30,981,607	\$ 31,548,669	\$ 32,127,072	\$ 32,717,043	\$ 33,318,814	\$ 33,932,620	\$ 34,558,702	\$ 35,197,306	
Incremental Difference (New TV - Base TV)		\$	-	\$ -	\$ 3,630,980	\$ 14,546,473	\$ 25,680,275	\$ 26,193,881	\$ 26,717,758	\$ 27,252,113	\$ 27,797,156	\$ 28,353,099	\$ 28,920,161	\$ 29,498,564	\$ 30,088,535	\$ 30,690,306	\$ 31,304,112	\$ 31,930,194	\$ 32,568,798	
Total School Revenue			Millage Rate																	
	31.07%	23.4478	\$ 61,633	\$ 61,633	\$ 146,771	\$ 402,716	\$ 663,779	\$ 675,822	\$ 688,105	\$ 700,635	\$ 713,415	\$ 726,451	\$ 739,747	\$ 753,309	\$ 767,143	\$ 781,253	\$ 795,645	\$ 810,326	\$ 825,299	
Total Local Revenue			Millage Rate																	
	68.93%	52.0245	\$ 136,747	\$ 136,747	\$ 325,647	\$ 893,520	\$ 1,472,750	\$ 1,499,470	\$ 1,526,725	\$ 1,554,524	\$ 1,582,880	\$ 1,611,803	\$ 1,641,304	\$ 1,671,395	\$ 1,702,088	\$ 1,733,395	\$ 1,765,328	\$ 1,797,899	\$ 1,831,122	
Total Revenue			Millage Rate																	
		75.4723	\$ 198,380	\$ 198,380	\$ 472,418	\$ 1,296,235	\$ 2,136,529	\$ 2,175,292	\$ 2,214,830	\$ 2,255,159	\$ 2,296,295	\$ 2,338,253	\$ 2,381,051	\$ 2,424,704	\$ 2,469,230	\$ 2,514,648	\$ 2,560,973	\$ 2,608,225	\$ 2,656,422	
Percentage of Capture			100.00%																	
School Capture			Millage Rate																	
State Education Tax (SET)	25.59%	6.0000	\$ -	\$ -	\$ 21,786	\$ 87,279	\$ 154,082	\$ 157,163	\$ 160,307	\$ 163,513	\$ 166,783	\$ 170,119	\$ 173,521	\$ 176,991	\$ 180,531	\$ 184,142	\$ 187,825	\$ 191,581	\$ 195,413	
School Operating Tax	74.41%	17.4478	\$ -	\$ -	\$ 63,353	\$ 253,804	\$ 448,064	\$ 457,026	\$ 466,166	\$ 475,489	\$ 484,999	\$ 494,699	\$ 504,593	\$ 514,685	\$ 524,979	\$ 535,478	\$ 546,188	\$ 557,112	\$ 568,254	
School Total		23.4478	\$ -	\$ -	\$ 85,138	\$ 341,083	\$ 602,146	\$ 614,189	\$ 626,473	\$ 639,002	\$ 651,782	\$ 664,818	\$ 678,114	\$ 691,676	\$ 705,510	\$ 719,620	\$ 734,013	\$ 748,693	\$ 763,667	
Local Capture			Millage Rate																	
City Operating	40.56%	19.4400	\$ -	\$ -	\$ 70,586	\$ 282,783	\$ 499,225	\$ 509,209	\$ 519,393	\$ 529,781	\$ 540,377	\$ 551,184	\$ 562,208	\$ 573,452	\$ 584,921	\$ 596,620	\$ 608,552	\$ 620,723	\$ 633,137	
Drains	0.54%	0.2600	\$ -	\$ -	\$ 944	\$ 3,782	\$ 6,677	\$ 6,810	\$ 6,947	\$ 7,086	\$ 7,227	\$ 7,372	\$ 7,519	\$ 7,670	\$ 7,823	\$ 7,979	\$ 8,139	\$ 8,302	\$ 8,468	
County General Fund Operation	14.08%	6.7479	\$ -	\$ -	\$ 24,501	\$ 98,158	\$ 173,288	\$ 176,754	\$ 180,289	\$ 183,895	\$ 187,572	\$ 191,324	\$ 195,150	\$ 199,053	\$ 203,034	\$ 207,095	\$ 211,237	\$ 215,462	\$ 219,771	
Veteran Relief Fund	0.07%	0.0328	\$ -	\$ -	\$ 119	\$ 477	\$ 842	\$ 859	\$ 876	\$ 894	\$ 912	\$ 930	\$ 949	\$ 968	\$ 987	\$ 1,007	\$ 1,027	\$ 1,047	\$ 1,068	
Animal Control	0.42%	0.2000	\$ -	\$ -	\$ 726	\$ 2,909	\$ 5,136	\$ 5,239	\$ 5,344	\$ 5,450	\$ 5,559	\$ 5,671	\$ 5,784	\$ 5,900	\$ 6,018	\$ 6,138	\$ 6,261	\$ 6,386	\$ 6,514	
Elder Persons	0.62%	0.2994	\$ -	\$ -	\$ 1,087	\$ 4,355	\$ 7,689	\$ 7,842	\$ 7,999	\$ 8,159	\$ 8,322	\$ 8,489	\$ 8,659	\$ 8,832	\$ 9,009	\$ 9,189	\$ 9,372	\$ 9,560	\$ 9,751	
911	1.77%	0.8483	\$ -	\$ -	\$ 3,080	\$ 12,340	\$ 21,785	\$ 22,220	\$ 22,665	\$ 23,118	\$ 23,580	\$ 24,052	\$ 24,533	\$ 25,024	\$ 25,524	\$ 26,035	\$ 26,555	\$ 27,086	\$ 27,628	
Farmland Preservation	0.29%	0.1395	\$ -	\$ -	\$ 507	\$ 2,029	\$ 3,582	\$ 3,654	\$ 3,727	\$ 3,802	\$ 3,878	\$ 3,955	\$ 4,034	\$ 4,115	\$ 4,197	\$ 4,281	\$ 4,367	\$ 4,454	\$ 4,543	
Justice Complex and Services	1.77%	0.8476	\$ -	\$ -	\$ 3,078	\$ 12,330	\$ 21,767	\$ 22,202	\$ 22,646	\$ 23,099	\$ 23,561	\$ 24,032	\$ 24,513	\$ 25,003	\$ 25,503	\$ 26,013	\$ 26,533	\$ 27,064	\$ 27,605	
Juvenile Justice	1.25%	0.6000	\$ -	\$ -	\$ 2,179	\$ 8,728	\$ 15,408	\$ 15,716	\$ 16,031	\$ 16,351	\$ 16,678	\$ 17,012	\$ 17,352	\$ 17,699	\$ 18,053	\$ 18,414	\$ 18,782	\$ 19,158	\$ 19,541	
County Trails & Parks	1.04%	0.4986	\$ -	\$ -	\$ 1,810	\$ 7,253	\$ 12,804	\$ 13,060	\$ 13,321	\$ 13,588	\$ 13,860	\$ 14,137	\$ 14,420	\$ 14,708	\$ 15,002	\$ 15,302	\$ 15,608	\$ 15,920	\$ 16,239	
Potter Park Zoo	1.04%	0.4986	\$ -	\$ -	\$ 1,810	\$ 7,253	\$ 12,804	\$ 13,060	\$ 13,321	\$ 13,588	\$ 13,860	\$ 14,137	\$ 14,420	\$ 14,708	\$ 15,002	\$ 15,302	\$ 15,608	\$ 15,920	\$ 16,239	
Public Transportation	1.25%	0.5988	\$ -	\$ -	\$ 2,174	\$ 8,710	\$ 15,377	\$ 15,685	\$ 15,999	\$ 16,319	\$ 16,645	\$ 16,978	\$ 17,317	\$ 17,664	\$ 18,017	\$ 18,377	\$ 18,745	\$ 19,120	\$ 19,502	
ISD	10.30%	4.9378	\$ -	\$ -	\$ 17,929	\$ 71,828	\$ 126,804	\$ 129,340	\$ 131,927	\$ 134,565	\$ 137,257	\$ 140,002	\$ 142,802	\$ 145,658	\$ 148,571	\$ 151,543	\$ 154,573	\$ 157,665	\$ 160,818	
Lansing Community College	7.86%	3.7692	\$ -	\$ -	\$ 13,686	\$ 54,829	\$ 96,794	\$ 98,730	\$ 100,705	\$ 102,719	\$ 104,773	\$ 106,868	\$ 109,006	\$ 111,186	\$ 113,410	\$ 115,678	\$ 117,991	\$ 120,351	\$ 122,758	
Airport	1.46%	0.6990	\$ -	\$ -	\$ 2,538	\$ 10,168	\$ 17,951	\$ 18,310	\$ 18,676	\$ 19,049	\$ 19,430	\$ 19,819	\$ 20,215	\$ 20,619	\$ 21,032	\$ 21,453	\$ 21,882	\$ 22,319	\$ 22,766	
Library	3.26%	1.5600	\$ -	\$ -	\$ 5,664	\$ 22,692	\$ 40,061	\$ 40,862	\$ 41,680	\$ 42,513	\$ 43,364	\$ 44,231	\$ 45,115	\$ 46,018	\$ 46,938	\$ 47,877	\$ 48,834	\$ 49,811	\$ 50,807	
CATA	6.24%	2.9895	\$ -	\$ -	\$ 10,855	\$ 43,487	\$ 76,771	\$ 78,307	\$ 79,873	\$ 81,470	\$ 83,100	\$ 84,762	\$ 86,457	\$ 88,186	\$ 89,950	\$ 91,749	\$ 93,584	\$ 95,455	\$ 97,366	
Sinking Fund	6.17%	2.9575	\$ -	\$ -	\$ 10,739	\$ 43,021	\$ 75,949	\$ 77,468	\$ 79,018	\$ 80,598	\$ 82,210	\$ 83,854	\$ 85,531	\$ 87,242	\$ 88,987	\$ 90,767	\$ 92,582	\$ 94,434	\$ 96,322	
Local Total	100.00%	47.9245	\$ -	\$ -	\$ 174,013	\$ 697,132	\$ 1,230,714	\$ 1,255,329	\$ 1,280,435	\$ 1,306,044	\$ 1,332,165	\$ 1,358,808	\$ 1,385,984	\$ 1,413,704	\$ 1,441,978	\$ 1,470,818	\$ 1,500,234	\$ 1,530,239	\$ 1,560,843	
Total Capture			Millage Rate																	
TOTAL		71.3723	\$ -	\$ -	\$ 259,151	\$ 1,038,215	\$ 1,832,860	\$ 1,869,518	\$ 1,906,908	\$ 1,945,046	\$ 1,983,947	\$ 2,023,626	\$ 2,064,098	\$ 2,105,380	\$ 2,147,488	\$ 2,190,438	\$ 2,234,246	\$ 2,278,931	\$ 2,324,510	
Non-Capturable Millages			Millage Rate																	
Lansing Schools Debt	4.1000	\$ -	\$ -	\$ 14,887	\$ 59,641	\$ 105,289	\$ 107,395	\$ 109,543	\$ 111,734	\$ 113,968	\$ 116,248	\$ 118,573	\$ 120,944	\$ 123,363	\$ 125,830	\$ 128,347	\$ 130,914	\$ 133,532		
		\$ -	\$ -	\$ 14,887	\$ 59,641	\$ 105,289	\$ 107,395	\$ 109,543	\$ 111,734	\$ 113,968	\$ 116,248	\$ 118,573	\$ 120,944	\$ 123,363	\$ 125,830	\$ 128,347	\$ 130,914	\$ 133,532		
	75.4723																			

Table 1.1 - Annual Revenue and Brownfield Capture Estimates
New Vision Lansing - Tower on Grand
City of Lansing Brownfield Redevelopment Authority

Percentage Non-Homestead			100.00%															
Estimated Taxable Value (TV) Increase Rate:			2.00%															
Plan Year	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	TOTALS		
Capture Year	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30			
Revenue Year	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055			
*Base Taxable Value	\$ 2,628,508	\$ 2,628,508	\$ 2,628,508	\$ 2,628,508	\$ 2,628,508	\$ 2,628,508	\$ 2,628,508	\$ 2,628,508	\$ 2,628,508	\$ 2,628,508	\$ 2,628,508	\$ 2,628,508	\$ 2,628,508	\$ 2,628,508	\$ 2,628,508			
Annual Value Additions	\$ 50,633,452																	
Cumulative Value Additions	\$ 53,261,960	\$ 66,440,348	\$ 67,769,155	\$ 69,124,538	\$ 70,507,029	\$ 71,917,170	\$ 73,355,513	\$ 74,822,623	\$ 76,319,076	\$ 77,845,457	\$ 79,402,366	\$ 80,990,414	\$ 82,610,222	\$ 84,262,426	\$ 85,947,675	\$ 87,666,628		
Estimated New TV	\$ 35,848,682	\$ 36,513,086	\$ 37,190,777	\$ 37,882,022	\$ 38,587,093	\$ 39,306,264	\$ 40,039,820	\$ 40,788,046	\$ 41,551,237	\$ 42,329,691	\$ 43,123,715	\$ 43,933,619	\$ 44,759,721	\$ 45,602,345	\$ 46,461,822			
Incremental Difference (New TV - Base TV)	\$ 33,220,174	\$ 33,884,578	\$ 34,562,269	\$ 35,253,514	\$ 35,958,585	\$ 36,677,756	\$ 37,411,312	\$ 38,159,538	\$ 38,922,729	\$ 39,701,183	\$ 40,495,207	\$ 41,305,111	\$ 42,131,213	\$ 42,973,837	\$ 43,833,314			
Total School Revenue	Millage Rate																	
31.07%	23.4478	\$ 840,573	\$ 856,152	\$ 872,042	\$ 888,250	\$ 904,782	\$ 921,645	\$ 938,846	\$ 956,390	\$ 974,285	\$ 992,538	\$ 1,011,156	\$ 1,030,147	\$ 1,049,517	\$ 1,069,275	\$ 1,089,428	\$ 23,680,910	
Total Local Revenue	Millage Rate																	
68.93%	52.0245	\$ 1,865,010	\$ 1,899,575	\$ 1,934,832	\$ 1,970,793	\$ 2,007,474	\$ 2,044,889	\$ 2,083,052	\$ 2,121,978	\$ 2,161,682	\$ 2,202,181	\$ 2,243,490	\$ 2,285,625	\$ 2,328,602	\$ 2,372,439	\$ 2,417,153	\$ 52,541,710	
Total Revenue	Millage Rate																	
75.4723		\$ 2,705,582	\$ 2,755,727	\$ 2,806,873	\$ 2,859,043	\$ 2,912,257	\$ 2,966,534	\$ 3,021,897	\$ 3,078,368	\$ 3,135,967	\$ 3,194,719	\$ 3,254,646	\$ 3,315,771	\$ 3,378,119	\$ 3,441,714	\$ 3,506,581	\$ 76,222,620	
Percentage of Capture		100.00%																
School Capture																		
Millage Rate																		
State Education Tax (SET)	25.59%	6.0000	\$ 199,321	\$ 203,307	\$ 207,374	\$ 211,521	\$ 215,752	\$ 220,067	\$ 224,468	\$ 228,957	\$ 233,536	\$ 238,207	\$ 242,971	\$ 247,831	\$ 252,787	\$ 257,843	\$ 263,000	
School Operating Tax	74.41%	17.4478	\$ 579,619	\$ 591,211	\$ 603,036	\$ 615,096	\$ 627,398	\$ 639,946	\$ 652,745	\$ 665,800	\$ 679,116	\$ 692,698	\$ 706,552	\$ 720,683	\$ 735,097	\$ 749,799	\$ 764,795	
School Total	23.4478	\$ 778,940	\$ 794,519	\$ 810,409	\$ 826,617	\$ 843,150	\$ 860,013	\$ 877,213	\$ 894,757	\$ 912,652	\$ 930,905	\$ 949,524	\$ 968,514	\$ 987,884	\$ 1,007,642	\$ 1,027,795	\$ 21,708,663	
Local Capture																		
Millage Rate																		
City Operating	40.56%	19.4400	\$ 645,800	\$ 658,716	\$ 671,891	\$ 685,328	\$ 699,035	\$ 713,016	\$ 727,276	\$ 741,821	\$ 756,658	\$ 771,791	\$ 787,227	\$ 802,971	\$ 819,031	\$ 835,411	\$ 852,120	\$ 17,998,124
Drains	0.54%	0.2600	\$ 8,637	\$ 8,810	\$ 8,986	\$ 9,166	\$ 9,349	\$ 9,536	\$ 9,727	\$ 9,921	\$ 10,120	\$ 10,322	\$ 10,529	\$ 10,739	\$ 10,954	\$ 11,173	\$ 11,397	\$ 240,716
County General Fund Operation	14.08%	6.7479	\$ 224,166	\$ 228,650	\$ 233,223	\$ 237,887	\$ 242,645	\$ 247,498	\$ 252,448	\$ 257,497	\$ 262,647	\$ 267,900	\$ 273,258	\$ 278,723	\$ 284,297	\$ 289,983	\$ 295,783	\$ 6,247,404
Veteran Relief Fund	0.07%	0.0328	\$ 1,090	\$ 1,111	\$ 1,134	\$ 1,156	\$ 1,179	\$ 1,203	\$ 1,227	\$ 1,252	\$ 1,277	\$ 1,302	\$ 1,328	\$ 1,355	\$ 1,382	\$ 1,410	\$ 1,438	\$ 30,367
Animal Control	0.42%	0.2000	\$ 6,644	\$ 6,777	\$ 6,912	\$ 7,051	\$ 7,192	\$ 7,336	\$ 7,482	\$ 7,632	\$ 7,785	\$ 7,940	\$ 8,099	\$ 8,261	\$ 8,426	\$ 8,595	\$ 8,767	\$ 185,166
Elder Persons	0.62%	0.2994	\$ 9,946	\$ 10,145	\$ 10,348	\$ 10,555	\$ 10,766	\$ 10,981	\$ 11,201	\$ 11,425	\$ 11,653	\$ 11,887	\$ 12,124	\$ 12,367	\$ 12,614	\$ 12,866	\$ 13,124	\$ 277,193
911	1.77%	0.8483	\$ 28,181	\$ 28,744	\$ 29,319	\$ 29,906	\$ 30,504	\$ 31,114	\$ 31,736	\$ 32,371	\$ 33,018	\$ 33,679	\$ 34,352	\$ 35,039	\$ 35,740	\$ 36,455	\$ 37,184	\$ 785,381
Farmland Preservation	0.29%	0.1395	\$ 4,634	\$ 4,727	\$ 4,821	\$ 4,918	\$ 5,016	\$ 5,117	\$ 5,219	\$ 5,323	\$ 5,430	\$ 5,538	\$ 5,649	\$ 5,762	\$ 5,877	\$ 5,995	\$ 6,115	\$ 129,153
Justice Complex and Services	1.77%	0.8476	\$ 28,157	\$ 28,721	\$ 29,295	\$ 29,881	\$ 30,478	\$ 31,088	\$ 31,710	\$ 32,344	\$ 32,991	\$ 33,651	\$ 34,324	\$ 35,010	\$ 35,710	\$ 36,425	\$ 37,153	\$ 784,733
Juvenile Justice	1.25%	0.6000	\$ 19,932	\$ 20,331	\$ 20,737	\$ 21,152	\$ 21,575	\$ 22,007	\$ 22,447	\$ 22,896	\$ 23,354	\$ 23,821	\$ 24,297	\$ 24,783	\$ 25,279	\$ 25,784	\$ 26,300	\$ 555,498
County Trails & Parks	1.04%	0.4986	\$ 16,564	\$ 16,895	\$ 17,233	\$ 17,577	\$ 17,929	\$ 18,288	\$ 18,653	\$ 19,026	\$ 19,407	\$ 19,795	\$ 20,191	\$ 20,595	\$ 21,007	\$ 21,427	\$ 21,855	\$ 461,619
Potter Park Zoo	1.04%	0.4986	\$ 16,564	\$ 16,895	\$ 17,233	\$ 17,577	\$ 17,929	\$ 18,288	\$ 18,653	\$ 19,026	\$ 19,407	\$ 19,795	\$ 20,191	\$ 20,595	\$ 21,007	\$ 21,427	\$ 21,855	\$ 461,619
Public Transportation	1.25%	0.5988	\$ 19,892	\$ 20,290	\$ 20,696	\$ 21,110	\$ 21,532	\$ 21,963	\$ 22,402	\$ 22,850	\$ 23,307	\$ 23,773	\$ 24,249	\$ 24,734	\$ 25,228	\$ 25,733	\$ 26,247	\$ 554,387
ISD	10.30%	4.9378	\$ 164,035	\$ 167,315	\$ 170,662	\$ 174,075	\$ 177,556	\$ 181,107	\$ 184,730	\$ 188,424	\$ 192,193	\$ 196,037	\$ 199,957	\$ 203,956	\$ 208,036	\$ 212,196	\$ 216,440	\$ 4,571,560
Lansing Community College	7.86%	3.7692	\$ 125,213	\$ 127,718	\$ 130,272	\$ 132,878	\$ 135,535	\$ 138,246	\$ 141,011	\$ 143,831	\$ 146,708	\$ 149,642	\$ 152,635	\$ 155,687	\$ 158,801	\$ 161,977	\$ 165,217	\$ 3,489,636
Airport	1.46%	0.6990	\$ 23,221	\$ 23,685	\$ 24,159	\$ 24,642	\$ 25,135	\$ 25,638	\$ 26,151	\$ 26,674	\$ 27,207	\$ 27,751	\$ 28,306	\$ 28,872	\$ 29,450	\$ 30,039	\$ 30,639	\$ 647,155
Library	3.26%	1.5600	\$ 51,823	\$ 52,860	\$ 53,917	\$ 54,995	\$ 56,095	\$ 57,217	\$ 58,362	\$ 59,529	\$ 60,719	\$ 61,934	\$ 63,173	\$ 64,436	\$ 65,725	\$ 67,039	\$ 68,380	\$ 1,444,294
CATA	6.24%	2.9895	\$ 99,312	\$ 101,298	\$ 103,324	\$ 105,390	\$ 107,498	\$ 109,648	\$ 111,841	\$ 114,078	\$ 116,359	\$ 118,687	\$ 121,060	\$ 123,482	\$ 125,951	\$ 128,470	\$ 131,040	\$ 2,767,767
Sinking Fund	6.17%	2.9575	\$ 98,249	\$ 100,214	\$ 102,218	\$ 104,262	\$ 106,348	\$ 108,474	\$ 110,644	\$ 112,857	\$ 115,114	\$ 117,416	\$ 119,765	\$ 122,160	\$ 124,603	\$ 127,095	\$ 129,637	\$ 2,738,140
Local Total	100.00%	47.9245	\$ 1,592,060	\$ 1,623,901	\$ 1,656,379	\$ 1,689,507	\$ 1,723,297	\$ 1,757,763	\$ 1,792,918	\$ 1,828,777	\$ 1,865,352	\$ 1,902,659	\$ 1,940,713	\$ 1,979,527	\$ 2,019,117	\$ 2,059,500	\$ 2,100,690	\$ 44,369,912
Total Capture	Millage Rate																	
TOTAL	71.3723	\$ 2,371,000	\$ 2,418,420	\$ 2,466,789	\$ 2,516,124	\$ 2,566,447	\$ 2,617,776	\$ 2,670,131	\$ 2,723,534	\$ 2,778,005	\$ 2,833,565	\$ 2,890,236	\$ 2,948,041	\$ 3,007,002	\$ 3,067,142	\$ 3,128,484	\$ 66,078,574	
Non-Capturable Millages																		
Millage Rate																		
Lansing Schools Debt	4.1000	\$ 136,203	\$ 138,927	\$ 141,705	\$ 144,539	\$ 147,430	\$ 150,379	\$ 153,386	\$ 156,454	\$ 159,583	\$ 162,775	\$ 166,030	\$ 169,351	\$ 172,738	\$ 176,193	\$ 179,717	\$ 3,795,901	
75.4723		\$ 136,203	\$ 138,927	\$ 141,705	\$ 144,539	\$ 147,430	\$ 150,379	\$ 153,386	\$ 156,454	\$ 159,583	\$ 162,775	\$ 166,030	\$ 169,351	\$ 172,738	\$ 176,193	\$ 179,717		

Table 1.1 - Annual Revenue and Brownfield Capture Estimates
New Vision Lansing - Washington Square

Percentage Non-Homestead			City of Lansing Brownfield Redevelopment Authority																																																
Estimated Taxable Value (TV) Increase Rate:			100.00%																																																
Plan Year			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17																																
Revenue Year					1	2	3	4	5	6	7	8	9	10	11	12	13	14	15																																
Revenue Year			2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040																																
*Base Taxable Value		\$	1,400,000	\$	1,400,000	\$	1,400,000	\$	1,400,000	\$	1,400,000	\$	1,400,000	\$	1,400,000	\$	1,400,000	\$	1,400,000																																
Annual Value Additions	\$	8,109,540		\$	-	\$	8,109,540																																												
Cumulative Value Additions	\$	9,509,540		\$	-	\$	8,109,540		\$	8,271,731		\$	8,437,165		\$	8,605,909		\$	8,778,027		\$	8,953,587		\$	9,132,659		\$	9,315,312		\$	9,501,619		\$	9,691,651		\$	9,885,484		\$	10,083,194		\$	10,284,858		\$	10,490,555		\$	10,700,366		
Estimated New TV		\$	1,400,000		\$	1,400,000		\$	5,454,770		\$	5,535,865		\$	5,618,583		\$	5,702,954		\$	5,789,013		\$	5,876,794		\$	5,966,330		\$	6,057,656		\$	6,150,809		\$	6,245,825		\$	6,342,742		\$	6,441,597		\$	6,542,429		\$	6,645,277		\$	6,750,183
Incremental Difference (New TV - Base TV)				\$	-		\$	4,054,770		\$	4,135,865		\$	4,218,583		\$	4,302,954		\$	4,389,013		\$	4,476,794		\$	4,566,330		\$	4,657,656		\$	4,750,809		\$	4,845,825		\$	4,942,742		\$	5,041,597		\$	5,142,429		\$	5,245,277		\$	5,350,183	
Total School Revenue																																																			
Millage Rate																																																			
31.07%	23.4478	\$	32,827	\$	32,827	\$	127,902	\$	129,804	\$	131,743	\$	133,722	\$	135,740	\$	137,798	\$	139,897	\$	142,039	\$	144,223	\$	146,451	\$	148,723	\$	151,041	\$	153,406	\$	155,817	\$	158,277																
Total Local Revenue																																																			
Millage Rate																																																			
68.93%	52.0245	\$	72,834	\$	72,834	\$	283,782	\$	288,001	\$	292,304	\$	296,693	\$	301,171	\$	305,737	\$	310,395	\$	315,147	\$	319,993	\$	324,936	\$	329,978	\$	335,121	\$	340,367	\$	345,717	\$	351,175																
Total Revenue																																																			
Millage Rate																																																			
75.4723		\$	105,661	\$	105,661	\$	411,684	\$	417,804	\$	424,047	\$	430,415	\$	436,910	\$	443,535	\$	450,293	\$	457,185	\$	464,216	\$	471,387	\$	478,701	\$	486,162	\$	493,772	\$	501,534	\$	509,452																
Percentage of Capture			100.00%																																																
School Capture			Millage Rate 32.85%																																																
State Education Tax (SET)	25.59%	6.0000	\$	-	\$	-	\$	24,329	\$	24,815	\$	25,311	\$	25,818	\$	26,334	\$	26,861	\$	27,398	\$	27,946	\$	28,505	\$	29,075	\$	29,656	\$	30,250	\$	30,855	\$	31,472	\$	32,101															
School Operating Tax	74.41%	17.4478	\$	-	\$	-	\$	70,747	\$	72,162	\$	73,605	\$	75,077	\$	76,579	\$	78,110	\$	79,672	\$	81,266	\$	82,891	\$	84,549	\$	86,240	\$	87,965	\$	89,724	\$	91,519	\$	93,349															
School Total		23.4478	\$	-	\$	-	\$	95,075	\$	96,977	\$	98,916	\$	100,895	\$	102,913	\$	104,971	\$	107,070	\$	109,212	\$	111,396	\$	113,624	\$	115,896	\$	118,214	\$	120,579	\$	122,990	\$	125,450															
Local Capture			Millage Rate 67.15%																																																
City Operating	40.56%	19.4400	\$	-	\$	-	\$	78,825	\$	80,401	\$	82,009	\$	83,649	\$	85,322	\$	87,029	\$	88,769	\$	90,545	\$	92,356	\$	94,203	\$	96,087	\$	98,009	\$	99,969	\$	101,968	\$	104,008															
Drains	0.54%	0.2600	\$	-	\$	-	\$	1,054	\$	1,075	\$	1,097	\$	1,119	\$	1,141	\$	1,164	\$	1,187	\$	1,211	\$	1,235	\$	1,260	\$	1,285	\$	1,311	\$	1,337	\$	1,364	\$	1,391															
County General Fund Operation	14.08%	6.7479	\$	-	\$	-	\$	27,361	\$	27,908	\$	28,467	\$	29,036	\$	29,617	\$	30,209	\$	30,813	\$	31,429	\$	32,058	\$	32,699	\$	33,353	\$	34,020	\$	34,701	\$	35,395	\$	36,102															
Veteran Relief Fund	0.07%	0.0328	\$	-	\$	-	\$	133	\$	136	\$	138	\$	141	\$	144	\$	147	\$	150	\$	153	\$	156	\$	159	\$	162	\$	165	\$	169	\$	172	\$	175															
Animal Control	0.42%	0.2000	\$	-	\$	-	\$	811	\$	827	\$	844	\$	861	\$	878	\$	895	\$	913	\$	932	\$	950	\$	969	\$	989	\$	1,008	\$	1,028	\$	1,049	\$	1,070															
Elder Persons	0.62%	0.2994	\$	-	\$	-	\$	1,214	\$	1,238	\$	1,263	\$	1,288	\$	1,314	\$	1,340	\$	1,367	\$	1,395	\$	1,422	\$	1,451	\$	1,480	\$	1,509	\$	1,540	\$	1,570	\$	1,602															
911	1.77%	0.8483	\$	-	\$	-	\$	3,440	\$	3,508	\$	3,579	\$	3,650	\$	3,723	\$	3,798	\$	3,874	\$	3,951	\$	4,030	\$	4,111	\$	4,193	\$	4,277	\$	4,362	\$	4,450	\$	4,539															
Farmland Preservation	0.29%	0.1395	\$	-	\$	-	\$	566	\$	577	\$	588	\$	600	\$	612	\$	625	\$	637	\$	650	\$	663	\$	676	\$	690	\$	703	\$	717	\$	732	\$	746															
Health Services	0.00%	0.0000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-															
Justice Complex and Services	1.77%	0.8476	\$	-	\$	-	\$	3,437	\$	3,506	\$	3,576	\$	3,647	\$	3,720	\$	3,795	\$	3,870	\$	3,948	\$	4,027	\$	4,107	\$	4,189	\$	4,273	\$	4,359	\$	4,446	\$	4,535															
Juvenile Justice	1.25%	0.6000	\$	-	\$	-	\$	2,433	\$	2,482	\$	2,531	\$	2,582	\$	2,633	\$	2,686	\$	2,740	\$	2,795	\$	2,850	\$	2,907	\$	2,966	\$	3,025	\$	3,085	\$	3,147	\$	3,210															
County Trails & Parks	1.04%	0.4986	\$	-	\$	-	\$	2,022	\$	2,062	\$	2,103	\$	2,145	\$	2,188	\$	2,232	\$	2,277	\$	2,322	\$	2,369	\$	2,416	\$	2,464	\$	2,514	\$	2,564	\$	2,615	\$	2,668															
Potter Park Zoo	1.04%	0.4986	\$	-	\$	-	\$	2,022	\$	2,062	\$	2,103	\$	2,145	\$	2,188	\$	2,232	\$	2,277	\$	2,322	\$	2,369	\$	2,416	\$	2,464	\$	2,514	\$	2,564	\$	2,615	\$	2,668															
Public Transit	1.25%	0.5988	\$	-	\$	-	\$	2,428	\$	2,477	\$	2,526	\$	2,577	\$	2,628	\$	2,681	\$	2,734	\$	2,789	\$	2,845	\$	2,902	\$	2,960	\$	3,019	\$	3,079	\$	3,141	\$	3,204															
ISD	10.30%	4.9378	\$	-	\$	-	\$	20,022	\$	20,442	\$	20,831	\$	21,247	\$	21,672	\$	22,106	\$	22,548	\$	22,999	\$	23,459	\$	23,928	\$	24,406	\$	24,894	\$	25,392	\$	25,900	\$	26,418															
Lansing Community College	7.86%	3.7692	\$	-	\$	-	\$	15,283	\$	15,589	\$	15,901	\$	16,219	\$	16,543	\$	16,874	\$	17,211	\$	17,556	\$	17,907	\$	18,265	\$	18,630	\$	19,003	\$	19,383	\$	19,770	\$	20,166															
Airport	1.46%	0.6990	\$	-	\$	-	\$	2,834	\$	2,891	\$	2,949	\$	3,008	\$	3,068	\$	3,129	\$	3,192	\$	3,256	\$	3,321	\$	3,387	\$	3,455	\$	3,524	\$	3,595	\$	3,666	\$	3,740															
Library	3.26%	1.5600	\$	-	\$	-	\$	6,325	\$	6,452	\$	6,581	\$	6,713	\$	6,847	\$	6,984	\$	7,123	\$	7,266	\$	7,411	\$	7,559	\$	7,711	\$	7,865	\$	8,022	\$	8,183	\$	8,346															
CATA	6.24%	2.9895	\$	-	\$	-	\$	12,122	\$	12,364	\$	12,611	\$	12,864	\$	13,121	\$	13,383	\$	13,651	\$	13,924	\$	14,203	\$	14,487	\$	14,776	\$	15,072	\$	15,373	\$	15,681	\$	15,994															
Sinking Fund	6.17%	2.9575	\$	-	\$	-	\$	11,992	\$	12,232	\$	12,476	\$	12,726	\$	12,981	\$	13,240	\$	13,505	\$	13,775	\$	14,051	\$	14,332	\$	14,618	\$	14,911	\$	15,209	\$	15,513	\$	15,823															
Local Total	100.00%	47.9245	\$	-	\$	-	\$	194,323	\$	198,209	\$	202,173	\$	206,217	\$	210,341	\$	214,548	\$	218,839	\$	223,216	\$	227,680	\$	232,234	\$	236,878	\$	241,616	\$	246,448	\$	251,377	\$	256,405															
Total Capture			Millage Rate																																																
TOTAL		71.3723	\$	-	\$	-	\$	289,398	\$	295,186	\$	301,090	\$	307,112	\$	313,254	\$	319,519	\$	325,909	\$	332,428	\$	339,076	\$	345,858	\$	352,775	\$	359,830	\$	367,027	\$	374,368	\$	381,855															
Non-Capturable Millages			Millage Rate																																																
Lansing Schools Debt		4.1000	\$	-	\$	-	\$	16,625	\$	16,957	\$	17,296	\$	17,642	\$	17,995	\$	18,355	\$	18,722	\$	19,096	\$	19,478	\$	19,868	\$	20,265	\$	20,671	\$	21,084	\$	21,506	\$	21,936															
			\$	-	\$	-	\$	16,625	\$	16,957	\$	17,296	\$	17,642	\$	17,995	\$	18,355	\$	18,722	\$	19,096	\$	19,478	\$	19,868	\$	20,265	\$	20,671	\$	21,084	\$	21,506	\$	21,936															
75.4723	75.4723																																																		

Table 1.1 - Annual Revenue and Brownfield Capture Estimates
New Vision Lansing - Washington Square

Percentage Non-Homestead		100.00%		City of Lansing Brownfield Redevelopment Authority																															
Estimated Taxable Value (TV) Increase Rate:		2.00%																																	
Plan Year		18		19		20		21		22		23		24		25		26		27		28		29		30		31		32		TOTALS			
Revenue Year		16		17		18		19		20		21		22		23		24		25		26		27		28		29		30					
Revenue Year		2041		2042		2043		2044		2045		2046		2047		2048		2049		2050		2051		2052		2053		2054		2055					
*Base Taxable Value		\$	1,400,000	\$	1,400,000	\$	1,400,000	\$	1,400,000	\$	1,400,000	\$	1,400,000	\$	1,400,000	\$	1,400,000	\$	1,400,000	\$	1,400,000	\$	1,400,000	\$	1,400,000	\$	1,400,000	\$	1,400,000	\$	1,400,000				
Annual Value Additions		\$	8,109,540																																
Cumulative Value Additions		\$	9,509,540	\$	10,914,373	\$	11,132,661	\$	11,355,314	\$	11,582,420	\$	11,814,068	\$	12,050,350	\$	12,291,357	\$	12,537,184	\$	12,787,928	\$	13,043,686	\$	13,304,560	\$	13,570,651	\$	13,842,064	\$	14,118,905	\$	14,401,284		
Estimated New TV		\$	6,857,187	\$	6,966,330	\$	7,077,657	\$	7,191,210	\$	7,307,034	\$	7,425,175	\$	7,545,678	\$	7,668,592	\$	7,793,964	\$	7,921,843	\$	8,052,280	\$	8,185,326	\$	8,321,032	\$	8,459,453	\$	8,600,642				
Incremental Difference (New TV - Base TV)		\$	5,457,187	\$	5,566,330	\$	5,677,657	\$	5,791,210	\$	5,907,034	\$	6,025,175	\$	6,145,678	\$	6,268,592	\$	6,393,964	\$	6,521,843	\$	6,652,280	\$	6,785,326	\$	6,921,032	\$	7,059,453	\$	7,200,642				
Total School Revenue		Millage Rate																																	
		31.07%	23.4478	\$	160,786	\$	163,345	\$	165,955	\$	168,618	\$	171,334	\$	174,104	\$	176,930	\$	179,812	\$	182,751	\$	185,750	\$	188,808	\$	191,928	\$	195,110	\$	198,356	\$	201,666	\$	4,705,823
Total Local Revenue		Millage Rate																																	
		68.93%	52.0245	\$	356,742	\$	362,420	\$	368,212	\$	374,119	\$	380,145	\$	386,291	\$	392,560	\$	398,955	\$	405,477	\$	412,130	\$	418,916	\$	425,837	\$	432,898	\$	440,099	\$	447,444	\$	10,440,984
Total Revenue		Millage Rate																																	
		75.4723	\$	517,528	\$	525,765	\$	534,167	\$	542,737	\$	551,479	\$	560,395	\$	569,490	\$	578,766	\$	588,228	\$	597,880	\$	607,724	\$	617,765	\$	628,007	\$	638,454	\$	649,110	\$	15,146,807	
Percentage of Capture																																			
School Capture		Millage Rate																																	
State Education Tax (SET)		25.59%	6.0000	\$	32,743	\$	33,398	\$	34,066	\$	34,747	\$	35,442	\$	36,151	\$	36,874	\$	37,612	\$	38,364	\$	39,131	\$	39,914	\$	40,712	\$	41,526	\$	42,357	\$	43,204		
School Operating Tax		74.41%	17.4478	\$	95,216	\$	97,120	\$	99,063	\$	101,044	\$	103,065	\$	105,126	\$	107,229	\$	109,373	\$	111,561	\$	113,792	\$	116,068	\$	118,389	\$	120,757	\$	123,172	\$	125,635		
School Total		23.4478	\$	127,959	\$	130,518	\$	133,129	\$	135,791	\$	138,507	\$	141,277	\$	144,103	\$	146,985	\$	149,924	\$	152,923	\$	155,981	\$	159,101	\$	162,283	\$	165,529	\$	168,839	\$	3,688,189	
Local Capture		Millage Rate																																	
City Operating		40.56%	19.4400	\$	106,088	\$	108,209	\$	110,374	\$	112,581	\$	114,833	\$	117,129	\$	119,472	\$	121,861	\$	124,299	\$	126,785	\$	129,320	\$	131,907	\$	134,545	\$	137,236	\$	139,980	\$	3,057,787
Drains		0.54%	0.2600	\$	1,419	\$	1,447	\$	1,476	\$	1,506	\$	1,536	\$	1,567	\$	1,598	\$	1,630	\$	1,662	\$	1,696	\$	1,730	\$	1,764	\$	1,799	\$	1,835	\$	1,872	\$	40,896
County General Fund Operation		14.08%	6.7479	\$	36,825	\$	37,561	\$	38,312	\$	39,079	\$	39,860	\$	40,657	\$	41,470	\$	42,300	\$	43,146	\$	44,009	\$	44,889	\$	45,787	\$	46,702	\$	47,636	\$	48,589	\$	1,061,401
Veteran Relief Fund		0.07%	0.0328	\$	179	\$	183	\$	186	\$	190	\$	194	\$	198	\$	202	\$	206	\$	210	\$	214	\$	218	\$	223	\$	227	\$	232	\$	236	\$	5,159
Animal Control		0.42%	0.2000	\$	1,091	\$	1,113	\$	1,136	\$	1,158	\$	1,181	\$	1,205	\$	1,229	\$	1,254	\$	1,279	\$	1,304	\$	1,330	\$	1,357	\$	1,384	\$	1,412	\$	1,440	\$	31,459
Elder Persons		0.62%	0.2994	\$	1,634	\$	1,667	\$	1,700	\$	1,734	\$	1,769	\$	1,804	\$	1,840	\$	1,877	\$	1,914	\$	1,953	\$	1,992	\$	2,032	\$	2,072	\$	2,114	\$	2,156	\$	47,094
911		1.77%	0.8483	\$	4,629	\$	4,722	\$	4,816	\$	4,913	\$	5,011	\$	5,111	\$	5,213	\$	5,318	\$	5,424	\$	5,532	\$	5,643	\$	5,756	\$	5,871	\$	5,989	\$	6,108	\$	133,432
Farmland Preservation		0.29%	0.1395	\$	761	\$	777	\$	792	\$	808	\$	824	\$	841	\$	857	\$	874	\$	892	\$	910	\$	928	\$	947	\$	965	\$	985	\$	1,004	\$	21,942
Health Services		0.00%	0.0000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Justice Complex and Services		1.77%	0.8476	\$	4,626	\$	4,718	\$	4,812	\$	4,909	\$	5,007	\$	5,107	\$	5,209	\$	5,313	\$	5,420	\$	5,528	\$	5,638	\$	5,751	\$	5,866	\$	5,984	\$	6,103	\$	133,322
Juvenile Justice		1.25%	0.6000	\$	3,274	\$	3,340	\$	3,407	\$	3,475	\$	3,544	\$	3,615	\$	3,687	\$	3,761	\$	3,836	\$	3,913	\$	3,991	\$	4,071	\$	4,153	\$	4,236	\$	4,320	\$	94,376
County Trails & Parks		1.04%	0.4986	\$	2,721	\$	2,775	\$	2,831	\$	2,887	\$	2,945	\$	3,004	\$	3,064	\$	3,126	\$	3,188	\$	3,252	\$	3,317	\$	3,383	\$	3,451	\$	3,520	\$	3,590	\$	78,427
Potter Park Zoo		1.04%	0.4986	\$	2,721	\$	2,775	\$	2,831	\$	2,887	\$	2,945	\$	3,004	\$	3,064	\$	3,126	\$	3,188	\$	3,252	\$	3,317	\$	3,383	\$	3,451	\$	3,520	\$	3,590	\$	78,427
Public Transit		1.25%	0.5988	\$	3,268	\$	3,333	\$	3,400	\$	3,468	\$	3,537	\$	3,608	\$	3,680	\$	3,754	\$	3,829	\$	3,905	\$	3,983	\$	4,063	\$	4,144	\$	4,227	\$	4,312	\$	94,187
ISD		10.30%	4.9378	\$	26,946	\$	27,485	\$	28,035	\$	28,596	\$	29,168	\$	29,751	\$	30,346	\$	30,953	\$	31,572	\$	32,204	\$	32,848	\$	33,505	\$	34,175	\$	34,858	\$	35,555	\$	776,684
Lansing Community College		7.86%	3.7692	\$	20,569	\$	20,981	\$	21,400	\$	21,828	\$	22,265	\$	22,710	\$	23,164	\$	23,628	\$	24,100	\$	24,582	\$	25,074	\$	25,575	\$	26,087	\$	26,608	\$	27,141	\$	592,871
Airport		1.46%	0.6990	\$	3,815	\$	3,891	\$	3,969	\$	4,048	\$	4,129	\$	4,212	\$	4,296	\$	4,382	\$	4,469	\$	4,559	\$	4,650	\$	4,743	\$	4,838	\$	4,935	\$	5,033	\$	109,948
Library		3.26%	1.5600	\$	8,513	\$	8,683	\$	8,857	\$	9,034	\$	9,215	\$	9,399	\$	9,587	\$	9,779	\$	9,975	\$	10,174	\$	10,378	\$	10,585	\$	10,797	\$	11,013	\$	11,233	\$	245,378
CATA		6.24%	2.9895	\$	16,314	\$	16,641	\$	16,973	\$	17,313	\$	17,659	\$	18,012	\$	18,373	\$	18,740	\$	19,115	\$	19,497	\$	19,887	\$	20,285	\$	20,690	\$	21,104	\$	21,526	\$	470,229
Sinking Fund		6.17%	2.9575	\$	16,140	\$	16,462	\$	16,792	\$	17,128	\$	17,470	\$	17,819	\$	18,176	\$	18,539	\$	18,910	\$	19,288	\$	19,674	\$	20,068	\$	20,469	\$	20,878	\$	21,296	\$	465,196
Local Total		100.00%	47.9245	\$	261,533	\$	266,764	\$	272,099	\$	277,541	\$	283,092	\$	288,753	\$	294,529	\$	300,419	\$	306,428	\$	312,556	\$	318,807	\$	325,183	\$	331,687	\$	338,321	\$	345,087	\$	7,538,217
Total Capture		Millage Rate																																	
TOTAL		71.3723	\$	389,492	\$	397,282	\$	405,227	\$	413,332	\$	421,599	\$	430,031	\$	438,631	\$	447,404	\$	456,352	\$	465,479	\$	474,789	\$	484,284	\$	493,970	\$	503,849	\$	513,926	\$	11,226,405	
Non-Capturable Millages		Millage Rate																																	
Lansing Schools Debt		4.1000	\$	22,374	\$	22,822	\$	23,278	\$	23,744	\$	24,219	\$	24,703	\$	25,197	\$	25,701	\$	26,215	\$	26,740	\$	27,274	\$	27,820	\$	28,376	\$	28,944	\$	29,523	\$	644,904	
			\$	22,374	\$	22,822	\$	23,278	\$	23,744	\$	24,219	\$	24,703	\$	25,197	\$	25,701	\$	26,215	\$	26,740	\$	27,274	\$	27,820	\$	28,376	\$	28,944	\$	29,523			
		75.4723	75.4723																																

Table 1.1 - Annual Revenue and Brownfield Capture Estimates
New Vision Lansing - Capitol Tower
City of Lansing Brownfield Redevelopment Authority

Percentage Non-Homestead		100.00%																	
Estimated Taxable Value (TV) Increase Rate:		2.00%																	
Plan Year	Capture Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
		Revenue Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
	*Base Taxable Value	\$	1,127,187	\$	1,127,187	\$	1,127,187	\$	1,127,187	\$	1,127,187	\$	1,127,187	\$	1,127,187	\$	1,127,187	\$	1,127,187
	Annual Value Additions	\$	12,855,453	\$	-	\$	1,982,640	\$	5,436,407	\$	5,436,407	\$	13,044,280	\$	13,305,165	\$	13,571,269	\$	13,842,694
	Cumulative Value Additions	\$	13,982,640	\$	-	\$	1,982,640	\$	7,458,699	\$	13,044,280	\$	13,305,165	\$	13,571,269	\$	13,842,694	\$	14,119,548
	Estimated New TV	\$	1,127,187	\$	1,127,187	\$	2,118,507	\$	4,856,537	\$	7,649,327	\$	7,779,770	\$	7,912,821	\$	8,048,534	\$	8,186,961
	Incremental Difference (New TV - Base TV)	\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$	-	\$	-	\$	991,320	\$	3,729,350	\$	6,522,140	\$	6,652,583	\$	6,785,634	\$	6,921,347	\$	7,059,774
		\$																	

Table 1.1 - Annual Revenue and Brownfield Capture Estimates
New Vision Lansing - Capitol Tower
City of Lansing Brownfield Redevelopment Authority

Percentage Non-Homestead		100.00%																				
Estimated Taxable Value (TV) Increase Rate:		2.00%																				
Plan Year Capture Year	Revenue Year		18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	TOTALS				
			16	17	18	19	20	21	22	23	24	25	26	27	28	29	30					
Revenue Year		2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055						
*Base Taxable Value		\$ 1,127,187	\$ 1,127,187	\$ 1,127,187	\$ 1,127,187	\$ 1,127,187	\$ 1,127,187	\$ 1,127,187	\$ 1,127,187	\$ 1,127,187	\$ 1,127,187	\$ 1,127,187	\$ 1,127,187	\$ 1,127,187	\$ 1,127,187	\$ 1,127,187	\$ 1,127,187					
Annual Value Additions		\$ 12,855,453																				
Cumulative Value Additions		\$ 13,982,640	\$ 16,874,167	\$ 17,211,650	\$ 17,555,883	\$ 17,907,001	\$ 18,265,141	\$ 18,630,444	\$ 19,003,053	\$ 19,383,114	\$ 19,770,776	\$ 20,166,191	\$ 20,569,515	\$ 20,980,906	\$ 21,400,524	\$ 21,828,534	\$ 22,265,105					
Estimated New TV		\$	\$ 9,564,270	\$ 9,733,012	\$ 9,905,129	\$ 10,080,687	\$ 10,259,757	\$ 10,442,409	\$ 10,628,713	\$ 10,818,744	\$ 11,012,575	\$ 11,210,283	\$ 11,411,945	\$ 11,617,640	\$ 11,827,449	\$ 12,041,454	\$ 12,259,739					
Incremental Difference (New TV - Base TV)		\$	\$ 8,437,083	\$ 8,605,825	\$ 8,777,942	\$ 8,953,500	\$ 9,132,570	\$ 9,315,222	\$ 9,501,526	\$ 9,691,557	\$ 9,885,388	\$ 10,083,096	\$ 10,284,758	\$ 10,490,453	\$ 10,700,262	\$ 10,914,267	\$ 11,132,552					
Percentage of Capture		100%																				
School Capture		Millage Rate																				
State Education Tax (SET)		25.59%	6.0000	\$ 45,560	\$ 46,471	\$ 47,401	\$ 48,349	\$ 49,316	\$ 50,302	\$ 51,308	\$ 52,334	\$ 53,381	\$ 54,449	\$ 55,538	\$ 56,648	\$ 64,202	\$ 65,486	\$ 66,795				
School Operating Tax		74.41%	17.4478	\$ 132,488	\$ 135,137	\$ 137,840	\$ 140,597	\$ 143,409	\$ 146,277	\$ 149,203	\$ 152,187	\$ 155,230	\$ 158,335	\$ 161,502	\$ 164,732	\$ 186,696	\$ 190,430	\$ 194,239				
School Total		23.4478	\$ 178,048	\$ 181,609	\$ 185,241	\$ 188,946	\$ 192,725	\$ 196,579	\$ 200,511	\$ 204,521	\$ 208,612	\$ 212,784	\$ 217,039	\$ 221,380	\$ 225,808	\$ 230,324	\$ 234,930	\$ 5,199,232				
Local Capture		Millage Rate																				
City Operating		40.56%	19.4400	\$ 147,615	\$ 150,568	\$ 153,579	\$ 156,650	\$ 159,783	\$ 162,979	\$ 166,239	\$ 169,563	\$ 172,955	\$ 176,414	\$ 179,942	\$ 183,541	\$ 187,212	\$ 190,956	\$ 194,775	\$ 4,310,557			
Drains		0.54%	0.2600	\$ 1,974	\$ 2,014	\$ 2,054	\$ 2,095	\$ 2,137	\$ 2,180	\$ 2,223	\$ 2,268	\$ 2,313	\$ 2,359	\$ 2,407	\$ 2,455	\$ 2,504	\$ 2,554	\$ 2,605	\$ 57,651			
County General Fund Operation		14.08%	6.7479	\$ 51,239	\$ 52,264	\$ 53,309	\$ 54,376	\$ 55,463	\$ 56,572	\$ 57,704	\$ 58,858	\$ 60,035	\$ 61,236	\$ 62,460	\$ 63,710	\$ 64,984	\$ 66,284	\$ 67,609	\$ 1,496,255			
Veteran Relief Fund		0.07%	0.0328	\$ 249	\$ 254	\$ 259	\$ 264	\$ 270	\$ 275	\$ 280	\$ 286	\$ 292	\$ 298	\$ 304	\$ 310	\$ 316	\$ 322	\$ 329	\$ 7,273			
Animal Control		0.42%	0.2000	\$ 1,519	\$ 1,549	\$ 1,580	\$ 1,612	\$ 1,644	\$ 1,677	\$ 1,710	\$ 1,744	\$ 1,779	\$ 1,815	\$ 1,851	\$ 1,888	\$ 1,926	\$ 1,965	\$ 2,004	\$ 44,347			
Elder Persons		0.62%	0.2994	\$ 2,273	\$ 2,319	\$ 2,365	\$ 2,413	\$ 2,461	\$ 2,510	\$ 2,560	\$ 2,611	\$ 2,664	\$ 2,717	\$ 2,771	\$ 2,827	\$ 2,883	\$ 2,941	\$ 3,000	\$ 66,388			
911		1.77%	0.8483	\$ 6,441	\$ 6,570	\$ 6,702	\$ 6,836	\$ 6,972	\$ 7,112	\$ 7,254	\$ 7,399	\$ 7,547	\$ 7,698	\$ 7,852	\$ 8,009	\$ 8,169	\$ 8,333	\$ 8,499	\$ 188,099			
Farmland Preservation		0.29%	0.1395	\$ 1,059	\$ 1,080	\$ 1,102	\$ 1,124	\$ 1,147	\$ 1,170	\$ 1,193	\$ 1,217	\$ 1,241	\$ 1,266	\$ 1,291	\$ 1,317	\$ 1,343	\$ 1,370	\$ 1,398	\$ 30,932			
Health Services		0.00%	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Justice Complex and Services		1.77%	0.8476	\$ 6,436	\$ 6,565	\$ 6,696	\$ 6,830	\$ 6,967	\$ 7,106	\$ 7,248	\$ 7,393	\$ 7,541	\$ 7,692	\$ 7,846	\$ 8,003	\$ 8,163	\$ 8,326	\$ 8,492	\$ 187,944			
Juvenile Justice		1.25%	0.6000	\$ 4,556	\$ 4,647	\$ 4,740	\$ 4,835	\$ 4,932	\$ 5,030	\$ 5,131	\$ 5,233	\$ 5,338	\$ 5,445	\$ 5,554	\$ 5,665	\$ 5,778	\$ 5,894	\$ 6,012	\$ 133,042			
County Trails & Parks		1.04%	0.4986	\$ 3,786	\$ 3,862	\$ 3,939	\$ 4,018	\$ 4,098	\$ 4,180	\$ 4,264	\$ 4,349	\$ 4,436	\$ 4,525	\$ 4,615	\$ 4,707	\$ 4,802	\$ 4,898	\$ 4,996	\$ 110,558			
Potter Park Zoo		1.04%	0.4986	\$ 3,786	\$ 3,862	\$ 3,939	\$ 4,018	\$ 4,098	\$ 4,180	\$ 4,264	\$ 4,349	\$ 4,436	\$ 4,525	\$ 4,615	\$ 4,707	\$ 4,802	\$ 4,898	\$ 4,996	\$ 110,558			
Public Transportation		1.25%	0.5988	\$ 4,547	\$ 4,638	\$ 4,731	\$ 4,825	\$ 4,922	\$ 5,020	\$ 5,121	\$ 5,223	\$ 5,327	\$ 5,434	\$ 5,543	\$ 5,654	\$ 5,767	\$ 5,882	\$ 6,000	\$ 132,776			
ISD		10.30%	4.9378	\$ 37,495	\$ 38,244	\$ 39,009	\$ 39,790	\$ 40,585	\$ 41,397	\$ 42,225	\$ 43,069	\$ 43,931	\$ 44,809	\$ 45,706	\$ 46,620	\$ 47,552	\$ 48,503	\$ 49,473	\$ 1,094,890			
Lansing Community College		7.86%	3.7692	\$ 28,621	\$ 29,193	\$ 29,777	\$ 30,373	\$ 30,980	\$ 31,600	\$ 32,232	\$ 32,876	\$ 33,534	\$ 34,205	\$ 34,889	\$ 35,587	\$ 36,298	\$ 37,024	\$ 37,765	\$ 835,769			
Airport		1.46%	0.6990	\$ 5,308	\$ 5,414	\$ 5,522	\$ 5,633	\$ 5,745	\$ 5,860	\$ 5,977	\$ 6,097	\$ 6,219	\$ 6,343	\$ 6,470	\$ 6,600	\$ 6,732	\$ 6,866	\$ 7,003	\$ 154,994			
Library		3.26%	1.5600	\$ 11,846	\$ 12,083	\$ 12,324	\$ 12,571	\$ 12,822	\$ 13,079	\$ 13,340	\$ 13,607	\$ 13,879	\$ 14,157	\$ 14,440	\$ 14,729	\$ 15,023	\$ 15,324	\$ 15,630	\$ 345,909			
CATA		6.24%	2.9895	\$ 22,700	\$ 23,154	\$ 23,617	\$ 24,090	\$ 24,572	\$ 25,063	\$ 25,564	\$ 26,076	\$ 26,597	\$ 27,129	\$ 27,672	\$ 28,225	\$ 28,790	\$ 29,365	\$ 29,953	\$ 662,881			
Sinking Fund		6.17%	2.9575	\$ 22,457	\$ 22,907	\$ 23,365	\$ 23,832	\$ 24,309	\$ 24,795	\$ 25,291	\$ 25,797	\$ 26,312	\$ 26,839	\$ 27,375	\$ 27,923	\$ 28,481	\$ 29,051	\$ 29,632	\$ 655,786			
Local Total		100.00%	47.9245	\$ 363,909	\$ 371,187	\$ 378,611	\$ 386,183	\$ 393,906	\$ 401,785	\$ 409,820	\$ 418,017	\$ 426,377	\$ 434,905	\$ 443,603	\$ 452,475	\$ 461,524	\$ 470,755	\$ 480,170	\$ 10,626,609			
Total Capture		Millage Rate																				
TOTAL		71.3723	\$ 541,957	\$ 552,796	\$ 563,852	\$ 575,129	\$ 586,631	\$ 598,364	\$ 610,331	\$ 622,538	\$ 634,989	\$ 647,688	\$ 660,642	\$ 673,855	\$ 687,332	\$ 701,079	\$ 715,100	\$ 15,825,841				
Non-Capturable Millages		Millage Rate																				
Lansing Schools Debt		4.1000	\$ 34,592	\$ 35,284	\$ 35,990	\$ 36,709	\$ 37,444	\$ 38,192	\$ 38,956	\$ 39,735	\$ 40,530	\$ 41,341	\$ 42,168	\$ 43,011	\$ 43,871	\$ 44,748	\$ 45,643	\$ 1,010,133				
		75.4723	\$ 34,592	\$ 35,284	\$ 35,990	\$ 36,709	\$ 37,444	\$ 38,192	\$ 38,956	\$ 39,735	\$ 40,530	\$ 41,341	\$ 42,168	\$ 43,011	\$ 43,871	\$ 44,748	\$ 45,643					

Table 1.1 - Annual Revenue and Brownfield Capture Estimates
New Vision Lansing - Old Town
City of Lansing Brownfield Redevelopment Authority

Percentage Non-Homestead			100.00%																			
Estimated Taxable Value (TV) Increase Rate:			2.00%																			
Plan Year			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17			
Capture Year			2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040			
Revenue Year																						
*Base Taxable Value			\$ 709,959	\$ 709,959	\$ 709,959	\$ 709,959	\$ 709,959	\$ 709,959	\$ 709,959	\$ 709,959	\$ 709,959	\$ 709,959	\$ 709,959	\$ 709,959	\$ 709,959	\$ 709,959	\$ 709,959	\$ 709,959	\$ 709,959			
Annual Value Additions \$			10,500,000	-	2,625,000	7,875,000																
Cumulative Value Additions \$			11,209,959	-	2,625,000	10,552,500	10,763,550	10,978,821	11,198,397	11,422,365	11,650,813	11,883,829	12,121,506	12,363,936	12,611,214	12,863,439	13,120,707	13,383,122	13,650,784			
Estimated New TV			\$ 709,959	\$ 709,959	\$ 2,022,459	\$ 5,986,209	\$ 6,091,734	\$ 6,199,370	\$ 6,309,158	\$ 6,421,142	\$ 6,535,365	\$ 6,651,873	\$ 6,770,712	\$ 6,891,927	\$ 7,015,566	\$ 7,141,678	\$ 7,270,313	\$ 7,401,520	\$ 7,535,351			
Incremental Difference (New TV - Base TV)				-	1,312,500	7,000,000	5,381,775	5,489,411	5,599,199	5,711,183	5,825,406	5,941,914	6,060,753	6,181,968	6,305,607	6,431,719	6,560,354	6,691,561	6,825,392			
Total School Revenue																						
Millage Rate			31.07%	23.4478	\$ 16,647	\$ 16,647	\$ 47,422	\$ 140,363	\$ 142,838	\$ 145,362	\$ 147,936	\$ 150,562	\$ 153,240	\$ 155,972	\$ 158,758	\$ 161,601	\$ 164,500	\$ 167,457	\$ 170,473	\$ 173,549	\$ 176,687	
Total Local Revenue																						
Millage Rate			68.93%	52.0245	\$ 36,935	\$ 36,935	\$ 105,217	\$ 311,430	\$ 316,919	\$ 322,519	\$ 328,231	\$ 334,057	\$ 339,999	\$ 346,060	\$ 352,243	\$ 358,549	\$ 364,981	\$ 371,542	\$ 378,234	\$ 385,060	\$ 392,023	
Total Revenue																						
Millage Rate			75.4723	\$ 53,582	\$ 53,582	\$ 152,640	\$ 451,793	\$ 459,757	\$ 467,881	\$ 476,167	\$ 484,618	\$ 493,239	\$ 502,032	\$ 511,001	\$ 520,150	\$ 529,481	\$ 538,999	\$ 548,707	\$ 558,610	\$ 568,710		
Percentage of Capture			100.00%																			
School Capture			32.85%																			
Millage Rate			25.59%	6.0000	\$ -	\$ -	\$ 7,875	\$ 42,000	\$ 32,291	\$ 32,936	\$ 33,595	\$ 34,267	\$ 34,952	\$ 35,651	\$ 36,365	\$ 37,092	\$ 37,834	\$ 38,590	\$ 39,362	\$ 40,149	\$ 40,952	
State Education Tax (SET)			74.41%	17.4478	\$ -	\$ -	\$ 22,900	\$ 122,135	\$ 93,900	\$ 95,778	\$ 97,694	\$ 99,648	\$ 101,641	\$ 103,673	\$ 105,747	\$ 107,862	\$ 110,019	\$ 112,219	\$ 114,464	\$ 116,753	\$ 119,088	
School Operating Tax			School Total	23.4478	\$ -	\$ -	\$ 30,775	\$ 164,135	\$ 126,191	\$ 128,715	\$ 131,289	\$ 133,915	\$ 136,593	\$ 139,325	\$ 142,111	\$ 144,954	\$ 147,853	\$ 150,810	\$ 153,826	\$ 156,902	\$ 160,040	
Local Capture			67.15%																			
Millage Rate			40.56%	19.4400	\$ -	\$ -	\$ 25,515	\$ 136,080	\$ 104,622	\$ 106,714	\$ 108,848	\$ 111,025	\$ 113,246	\$ 115,511	\$ 117,821	\$ 120,177	\$ 122,581	\$ 125,033	\$ 127,533	\$ 130,084	\$ 132,686	
City Operating			0.54%	0.2600	\$ -	\$ -	\$ 341	\$ 1,820	\$ 1,399	\$ 1,427	\$ 1,456	\$ 1,485	\$ 1,515	\$ 1,545	\$ 1,576	\$ 1,607	\$ 1,639	\$ 1,672	\$ 1,706	\$ 1,740	\$ 1,775	
Drains			14.08%	6.7479	\$ -	\$ -	\$ 8,857	\$ 47,235	\$ 36,316	\$ 37,042	\$ 37,783	\$ 38,538	\$ 39,309	\$ 40,095	\$ 40,897	\$ 41,715	\$ 42,550	\$ 43,401	\$ 44,269	\$ 45,154	\$ 46,057	
County General Fund Operation			0.07%	0.0328	\$ -	\$ -	\$ 43	\$ 230	\$ 177	\$ 180	\$ 184	\$ 187	\$ 191	\$ 195	\$ 199	\$ 203	\$ 207	\$ 211	\$ 215	\$ 219	\$ 224	
Veteran Relief Fund			0.42%	0.2000	\$ -	\$ -	\$ 263	\$ 1,400	\$ 1,076	\$ 1,098	\$ 1,120	\$ 1,142	\$ 1,165	\$ 1,188	\$ 1,212	\$ 1,236	\$ 1,261	\$ 1,286	\$ 1,312	\$ 1,338	\$ 1,365	
Animal Control			0.62%	0.2994	\$ -	\$ -	\$ 393	\$ 2,096	\$ 1,611	\$ 1,644	\$ 1,676	\$ 1,710	\$ 1,744	\$ 1,779	\$ 1,815	\$ 1,851	\$ 1,888	\$ 1,926	\$ 1,964	\$ 2,003	\$ 2,044	
Elder Persons			1.77%	0.8483	\$ -	\$ -	\$ 1,113	\$ 5,938	\$ 4,565	\$ 4,657	\$ 4,750	\$ 4,845	\$ 4,942	\$ 5,041	\$ 5,141	\$ 5,244	\$ 5,349	\$ 5,456	\$ 5,565	\$ 5,676	\$ 5,790	
911			0.29%	0.1395	\$ -	\$ -	\$ 183	\$ 977	\$ 751	\$ 766	\$ 781	\$ 797	\$ 813	\$ 829	\$ 845	\$ 862	\$ 880	\$ 897	\$ 915	\$ 933	\$ 952	
Farmland Preservation			1.77%	0.8476	\$ -	\$ -	\$ 1,112	\$ 5,933	\$ 4,562	\$ 4,653	\$ 4,746	\$ 4,841	\$ 4,938	\$ 5,036	\$ 5,137	\$ 5,240	\$ 5,345	\$ 5,452	\$ 5,561	\$ 5,672	\$ 5,785	
Justice Complex and Services			1.25%	0.6000	\$ -	\$ -	\$ 788	\$ 4,200	\$ 3,229	\$ 3,294	\$ 3,360	\$ 3,427	\$ 3,495	\$ 3,565	\$ 3,636	\$ 3,709	\$ 3,783	\$ 3,859	\$ 3,936	\$ 4,015	\$ 4,095	
Juvenile Justice			1.04%	0.4986	\$ -	\$ -	\$ 654	\$ 3,490	\$ 2,683	\$ 2,737	\$ 2,792	\$ 2,848	\$ 2,905	\$ 2,963	\$ 3,022	\$ 3,082	\$ 3,144	\$ 3,207	\$ 3,271	\$ 3,336	\$ 3,403	
County Trails & Parks			1.04%	0.4986	\$ -	\$ -	\$ 654	\$ 3,490	\$ 2,683	\$ 2,737	\$ 2,792	\$ 2,848	\$ 2,905	\$ 2,963	\$ 3,022	\$ 3,082	\$ 3,144	\$ 3,207	\$ 3,271	\$ 3,336	\$ 3,403	
Potter Park Zoo			1.25%	0.5988	\$ -	\$ -	\$ 786	\$ 4,192	\$ 3,223	\$ 3,287	\$ 3,353	\$ 3,420	\$ 3,488	\$ 3,558	\$ 3,629	\$ 3,702	\$ 3,776	\$ 3,851	\$ 3,928	\$ 4,007	\$ 4,087	
Public Transportation			10.30%	4.9378	\$ -	\$ -	\$ 6,481	\$ 34,565	\$ 26,574	\$ 27,106	\$ 27,648	\$ 28,201	\$ 28,765	\$ 29,340	\$ 29,927	\$ 30,525	\$ 31,136	\$ 31,759	\$ 32,394	\$ 33,042	\$ 33,702	
ISD			7.86%	3.7692	\$ -	\$ -	\$ 4,947	\$ 26,384	\$ 20,285	\$ 20,691	\$ 21,104	\$ 21,527	\$ 21,957	\$ 22,396	\$ 22,844	\$ 23,301	\$ 23,767	\$ 24,242	\$ 24,727	\$ 25,222	\$ 25,726	
Lansing Community College			1.46%	0.6990	\$ -	\$ -	\$ 917	\$ 4,893	\$ 3,762	\$ 3,837	\$ 3,914	\$ 3,992	\$ 4,072	\$ 4,153	\$ 4,236	\$ 4,321	\$ 4,408	\$ 4,496	\$ 4,586	\$ 4,677	\$ 4,771	
Airport			3.26%	1.5600	\$ -	\$ -	\$ 2,048	\$ 10,920	\$ 8,396	\$ 8,563	\$ 8,735	\$ 8,909	\$ 9,088	\$ 9,269	\$ 9,455	\$ 9,644	\$ 9,837	\$ 10,033	\$ 10,234	\$ 10,439	\$ 10,648	
Library			6.24%	2.9895	\$ -	\$ -	\$ 3,924	\$ 20,927	\$ 16,089	\$ 16,411	\$ 16,739	\$ 17,074	\$ 17,415	\$ 17,763	\$ 18,119	\$ 18,481	\$ 18,851	\$ 19,228	\$ 19,612	\$ 20,004	\$ 20,405	
CATA			6.17%	2.9575	\$ -	\$ -	\$ 3,882	\$ 20,703	\$ 15,917	\$ 16,235	\$ 16,560	\$ 16,891	\$ 17,229	\$ 17,573	\$ 17,925	\$ 18,283	\$ 18,649	\$ 19,022	\$ 19,402	\$ 19,790	\$ 20,186	
Sinking Fund			Local Total	100.00%	47.9245	\$ -	\$ -	\$ 62,901	\$ 335,472	\$ 257,919	\$ 263,077	\$ 268,339	\$ 273,706	\$ 279,180	\$ 284,763	\$ 290,459	\$ 296,268	\$ 302,193	\$ 308,237	\$ 314,402	\$ 320,690	\$ 327,103
Total Capture																						
Millage Rate			71.3723	\$ -	\$ -	\$ 93,676	\$ 499,606	\$ 384,110	\$ 391,792	\$ 399,628	\$ 407,620	\$ 415,773	\$ 424,088	\$ 432,570	\$ 441,221	\$ 450,046	\$ 459,047	\$ 468,228	\$ 477,592	\$ 487,144		
TOTAL																						
Non-Capturable Millages																						
Millage Rate			4.1000	\$ -	\$ -	\$ 5,381	\$ 28,700	\$ 22,065	\$ 22,507	\$ 22,957	\$ 23,416	\$ 23,884	\$ 24,362	\$ 24,849	\$ 25,346	\$ 25,853	\$ 26,370	\$ 26,897	\$ 27,435	\$ 27,984		
Lansing Schools Debt			75.4723	\$ -	\$ -	\$ 5,381	\$ 28,700	\$ 22,065	\$ 22,507	\$ 22,957	\$ 23,416	\$ 23,884	\$ 24,362	\$ 24,849	\$ 25,346	\$ 25,853	\$ 26,370	\$ 26,897	\$ 27,435	\$ 27,984		

Table 1.1 - Annual Revenue and Brownfield Capture Estimates
New Vision Lansing - Old Town
City of Lansing Brownfield Redevelopment Authority

Percentage Non-Homestead		100.00%																	
Estimated Taxable Value (TV) Increase Rate:		2.00%																	
Plan Year Capture Year	Revenue Year	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	TOTALS		
		16	17	18	19	20	21	22	23	24	25	26	27	28	29	30			
Revenue Year		2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055			
*Base Taxable Value		\$ 709,959	\$ 709,959	\$ 709,959	\$ 709,959	\$ 709,959	\$ 709,959	\$ 709,959	\$ 709,959	\$ 709,959	\$ 709,959	\$ 709,959	\$ 709,959	\$ 709,959	\$ 709,959	\$ 709,959			
Annual Value Additions \$		10,500,000																	
Cumulative Value Additions \$		11,209,959	\$ 13,923,800	\$ 14,202,276	\$ 14,486,321	\$ 14,776,048	\$ 15,071,569	\$ 15,373,000	\$ 15,680,460	\$ 15,994,069	\$ 16,313,950	\$ 16,640,229	\$ 16,973,034	\$ 17,312,495	\$ 17,658,745	\$ 18,011,920	\$ 18,372,158		
Estimated New TV		\$ 7,671,859	\$ 7,811,097	\$ 7,953,120	\$ 8,097,983	\$ 8,245,743	\$ 8,396,459	\$ 8,550,189	\$ 8,706,994	\$ 8,866,934	\$ 9,030,074	\$ 9,196,476	\$ 9,366,206	\$ 9,539,331	\$ 9,715,919	\$ 9,896,038			
Incremental Difference (New TV - Base TV)		\$ 6,961,900	\$ 7,101,138	\$ 7,243,161	\$ 7,388,024	\$ 7,535,784	\$ 7,686,500	\$ 7,840,230	\$ 7,997,035	\$ 8,156,975	\$ 8,320,115	\$ 8,486,517	\$ 8,656,247	\$ 8,829,372	\$ 9,005,960	\$ 9,186,079			
Total School Revenue																			
Millage Rate																			
31.07%		23.4478	\$ 179,888	\$ 183,153	\$ 186,483	\$ 189,880	\$ 193,345	\$ 196,878	\$ 200,483	\$ 204,160	\$ 207,910	\$ 211,735	\$ 215,637	\$ 219,617	\$ 223,676	\$ 227,817	\$ 232,040	\$ 5,130,676	
Total Local Revenue																			
Millage Rate																			
68.93%		52.0245	\$ 399,125	\$ 406,368	\$ 413,757	\$ 421,294	\$ 428,981	\$ 436,822	\$ 444,819	\$ 452,977	\$ 461,298	\$ 469,785	\$ 478,442	\$ 487,272	\$ 496,279	\$ 505,466	\$ 514,836	\$ 11,383,620	
Total Revenue																			
Millage Rate																			
75.4723		\$ 579,013	\$ 589,521	\$ 600,240	\$ 611,173	\$ 622,325	\$ 633,700	\$ 645,302	\$ 657,137	\$ 669,208	\$ 681,520	\$ 694,079	\$ 706,889	\$ 719,955	\$ 733,283	\$ 746,877	\$ 16,514,296		
Percentage of Capture																			
School Capture																			
Millage Rate																			
State Education Tax (SET)		25.59%	6.0000	\$ 41,771	\$ 42,607	\$ 43,459	\$ 44,328	\$ 45,215	\$ 46,119	\$ 47,041	\$ 47,982	\$ 48,942	\$ 49,921	\$ 50,919	\$ 51,937	\$ 52,976	\$ 54,036	\$ 55,116	
School Operating Tax		74.41%	17.4478	\$ 121,470	\$ 123,899	\$ 126,377	\$ 128,905	\$ 131,483	\$ 134,113	\$ 136,795	\$ 139,531	\$ 142,321	\$ 145,168	\$ 148,071	\$ 151,032	\$ 154,053	\$ 157,134	\$ 160,277	
School Total		23.4478	\$ 163,241	\$ 166,506	\$ 169,836	\$ 173,233	\$ 176,698	\$ 180,232	\$ 183,836	\$ 187,513	\$ 191,263	\$ 195,088	\$ 198,990	\$ 202,970	\$ 207,029	\$ 211,170	\$ 215,393	\$ 4,655,038	
Local Capture																			
Millage Rate																			
City Operating		40.56%	19.4400	\$ 135,339	\$ 138,046	\$ 140,807	\$ 143,623	\$ 146,496	\$ 149,426	\$ 152,414	\$ 155,462	\$ 158,572	\$ 161,743	\$ 164,978	\$ 168,277	\$ 171,643	\$ 175,076	\$ 178,577	\$ 3,859,378
Drains		0.54%	0.2600	\$ 1,810	\$ 1,846	\$ 1,883	\$ 1,921	\$ 1,959	\$ 1,998	\$ 2,038	\$ 2,079	\$ 2,121	\$ 2,163	\$ 2,206	\$ 2,251	\$ 2,296	\$ 2,342	\$ 2,388	\$ 51,617
County General Fund Operation		14.08%	6.7479	\$ 46,978	\$ 47,918	\$ 48,876	\$ 49,854	\$ 50,851	\$ 51,868	\$ 52,905	\$ 53,963	\$ 55,042	\$ 56,143	\$ 57,266	\$ 58,411	\$ 59,580	\$ 60,771	\$ 61,987	\$ 1,339,645
Veteran Relief Fund		0.07%	0.0328	\$ 228	\$ 233	\$ 238	\$ 242	\$ 247	\$ 252	\$ 257	\$ 262	\$ 268	\$ 273	\$ 278	\$ 284	\$ 290	\$ 295	\$ 301	\$ 6,512
Animal Control		0.42%	0.2000	\$ 1,392	\$ 1,420	\$ 1,449	\$ 1,478	\$ 1,507	\$ 1,537	\$ 1,568	\$ 1,599	\$ 1,631	\$ 1,664	\$ 1,697	\$ 1,731	\$ 1,766	\$ 1,801	\$ 1,837	\$ 39,706
Elder Persons		0.62%	0.2994	\$ 2,084	\$ 2,126	\$ 2,169	\$ 2,212	\$ 2,256	\$ 2,301	\$ 2,347	\$ 2,394	\$ 2,442	\$ 2,491	\$ 2,541	\$ 2,592	\$ 2,644	\$ 2,696	\$ 2,750	\$ 59,439
911		1.77%	0.8483	\$ 5,906	\$ 6,024	\$ 6,144	\$ 6,267	\$ 6,393	\$ 6,520	\$ 6,651	\$ 6,784	\$ 6,920	\$ 7,058	\$ 7,199	\$ 7,343	\$ 7,490	\$ 7,640	\$ 7,793	\$ 168,411
Farmland Preservation		0.29%	0.1395	\$ 971	\$ 991	\$ 1,010	\$ 1,031	\$ 1,051	\$ 1,072	\$ 1,094	\$ 1,116	\$ 1,138	\$ 1,161	\$ 1,184	\$ 1,208	\$ 1,232	\$ 1,256	\$ 1,281	\$ 27,695
Justice Complex and Services		1.77%	0.8476	\$ 5,901	\$ 6,019	\$ 6,139	\$ 6,262	\$ 6,387	\$ 6,515	\$ 6,645	\$ 6,778	\$ 6,914	\$ 7,052	\$ 7,193	\$ 7,337	\$ 7,484	\$ 7,633	\$ 7,786	\$ 168,272
Juvenile Justice		1.25%	0.6000	\$ 4,177	\$ 4,261	\$ 4,346	\$ 4,433	\$ 4,521	\$ 4,612	\$ 4,704	\$ 4,798	\$ 4,894	\$ 4,992	\$ 5,092	\$ 5,194	\$ 5,298	\$ 5,404	\$ 5,512	\$ 119,117
County Trails & Parks		1.04%	0.4986	\$ 3,471	\$ 3,541	\$ 3,611	\$ 3,684	\$ 3,757	\$ 3,832	\$ 3,909	\$ 3,987	\$ 4,067	\$ 4,148	\$ 4,231	\$ 4,316	\$ 4,402	\$ 4,490	\$ 4,580	\$ 98,986
Potter Park Zoo		1.04%	0.4986	\$ 3,471	\$ 3,541	\$ 3,611	\$ 3,684	\$ 3,757	\$ 3,832	\$ 3,909	\$ 3,987	\$ 4,067	\$ 4,148	\$ 4,231	\$ 4,316	\$ 4,402	\$ 4,490	\$ 4,580	\$ 98,986
Public Transportation		1.25%	0.5988	\$ 4,169	\$ 4,252	\$ 4,337	\$ 4,424	\$ 4,512	\$ 4,603	\$ 4,695	\$ 4,789	\$ 4,884	\$ 4,982	\$ 5,082	\$ 5,183	\$ 5,287	\$ 5,393	\$ 5,501	\$ 118,878
ISD		10.30%	4.9378	\$ 34,376	\$ 35,064	\$ 35,765	\$ 36,481	\$ 37,210	\$ 37,954	\$ 38,713	\$ 39,488	\$ 40,278	\$ 41,083	\$ 41,905	\$ 42,743	\$ 43,598	\$ 44,470	\$ 45,359	\$ 980,290
Lansing Community College		7.86%	3.7692	\$ 26,241	\$ 26,766	\$ 27,301	\$ 27,847	\$ 28,404	\$ 28,972	\$ 29,551	\$ 30,142	\$ 30,745	\$ 31,360	\$ 31,987	\$ 32,627	\$ 33,280	\$ 33,945	\$ 34,624	\$ 748,291
Airport		1.46%	0.6990	\$ 4,866	\$ 4,964	\$ 5,063	\$ 5,164	\$ 5,268	\$ 5,373	\$ 5,480	\$ 5,590	\$ 5,702	\$ 5,816	\$ 5,932	\$ 6,051	\$ 6,172	\$ 6,295	\$ 6,421	\$ 138,771
Library		3.26%	1.5600	\$ 10,861	\$ 11,078	\$ 11,299	\$ 11,525	\$ 11,756	\$ 11,991	\$ 12,231	\$ 12,475	\$ 12,725	\$ 12,979	\$ 13,239	\$ 13,504	\$ 13,774	\$ 14,049	\$ 14,330	\$ 309,703
CATA		6.24%	2.9895	\$ 20,813	\$ 21,229	\$ 21,653	\$ 22,086	\$ 22,528	\$ 22,979	\$ 23,438	\$ 23,907	\$ 24,385	\$ 24,873	\$ 25,370	\$ 25,878	\$ 26,395	\$ 26,923	\$ 27,462	\$ 593,499
Sinking Fund		6.17%	2.9575	\$ 20,590	\$ 21,002	\$ 21,422	\$ 21,850	\$ 22,287	\$ 22,733	\$ 23,187	\$ 23,651	\$ 24,124	\$ 24,607	\$ 25,099	\$ 25,601	\$ 26,113	\$ 26,635	\$ 27,168	\$ 587,146
Local Total		100.00%	47.9245	\$ 333,646	\$ 340,318	\$ 347,125	\$ 354,067	\$ 361,149	\$ 368,372	\$ 375,739	\$ 383,254	\$ 390,919	\$ 398,737	\$ 406,712	\$ 414,846	\$ 423,143	\$ 431,606	\$ 440,238	\$ 9,514,341
Total Capture																			
Millage Rate																			
TOTAL		71.3723	\$ 496,887	\$ 506,825	\$ 516,961	\$ 527,300	\$ 537,846	\$ 548,603	\$ 559,575	\$ 570,767	\$ 582,182	\$ 593,826	\$ 605,702	\$ 617,816	\$ 630,173	\$ 642,776	\$ 655,632	\$ 14,169,378	
Non-Capturable Millages																			
Millage Rate																			
Lansing Schools Debt		4.1000	\$ 28,544	\$ 29,115	\$ 29,697	\$ 30,291	\$ 30,897	\$ 31,515	\$ 32,145	\$ 32,788	\$ 33,444	\$ 34,112	\$ 34,795	\$ 35,491	\$ 36,200	\$ 36,924	\$ 37,663	\$ 813,964	
			\$ 28,544	\$ 29,115	\$ 29,697	\$ 30,291	\$ 30,897	\$ 31,515	\$ 32,145	\$ 32,788	\$ 33,444	\$ 34,112	\$ 34,795	\$ 35,491	\$ 36,200	\$ 36,924	\$ 37,663		
		75.4723																	

Table 1.1 - Annual Revenue and Brownfield Capture Estimates
New Vision Lansing - Ingham Building
City of Lansing Brownfield Redevelopment Authority

Percentage Non-Homestead		100.00%																																		
Estimated Taxable Value (TV) Increase Rate:		2.00%																																		
Plan Year	Capture Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17																		
Revenue Year		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040																		
*Base Taxable Value	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-																		
*Base Taxable Value - Land	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-																		
*Base Taxable Value - Building	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-																		
*Land Value	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-																		
Annual Value Additions	\$	2,380,000	\$	-	\$	595,000	\$	1,785,000																												
Cumulative Value Additions	\$	2,380,000	\$	-	\$	595,000	\$	2,391,900	\$	2,439,738	\$	2,488,533	\$	2,538,303	\$	2,589,069	\$	2,640,851	\$	2,693,668	\$	2,747,541	\$	2,802,492	\$	2,858,542	\$	2,915,713	\$	2,974,027	\$	3,033,508	\$	3,094,178		
Estimated New TV	\$	-	\$	-	\$	297,500	\$	1,195,950	\$	1,219,869	\$	1,244,266	\$	1,269,152	\$	1,294,535	\$	1,320,425	\$	1,346,834	\$	1,373,771	\$	1,401,246	\$	1,429,271	\$	1,457,856	\$	1,487,014	\$	1,516,754	\$	1,547,089		
Incremental Difference (New TV - Base TV)			\$	-	\$	297,500	\$	1,195,950	\$	1,219,869	\$	1,244,266	\$	1,269,152	\$	1,294,535	\$	1,320,425	\$	1,346,834	\$	1,373,771	\$	1,401,246	\$	1,429,271	\$	1,457,856	\$	1,487,014	\$	1,516,754	\$	1,547,089		
					\$	(621,637)																														
Total School Revenue		Millage Rate																																		
	31.07%	23.4478	\$	-	\$	-	\$	6,976	\$	28,042	\$	28,603	\$	29,175	\$	29,759	\$	30,354	\$	30,961	\$	31,580	\$	32,212	\$	32,856	\$	33,513	\$	34,184	\$	34,867	\$	35,565	\$	36,276
Total Local Revenue		Millage Rate																																		
	68.93%	52.0245	\$	-	\$	-	\$	15,477	\$	62,219	\$	63,463	\$	64,732	\$	66,027	\$	67,348	\$	68,694	\$	70,068	\$	71,470	\$	72,899	\$	74,357	\$	75,844	\$	77,361	\$	78,908	\$	80,487
Total Revenue		Millage Rate																																		
		75.4723	\$	-	\$	-	\$	22,453	\$	90,261	\$	92,066	\$	93,908	\$	95,786	\$	97,702	\$	99,656	\$	101,649	\$	103,682	\$	105,755	\$	107,870	\$	110,028	\$	112,228	\$	114,473	\$	116,762
Percentage of Capture		100.00%																																		
School Capture		Millage Rate		32.85%																																
State Education Tax (SET)	25.59%	6.0000	\$	-	\$	-	\$	1,785	\$	7,176	\$	7,319	\$	7,466	\$	7,615	\$	7,767	\$	7,923	\$	8,081	\$	8,243	\$	8,407	\$	8,576	\$	8,747	\$	8,922	\$	9,101	\$	9,283
School Operating Tax	74.41%	17.4478	\$	-	\$	-	\$	5,191	\$	20,867	\$	21,284	\$	21,710	\$	22,144	\$	22,587	\$	23,039	\$	23,499	\$	23,969	\$	24,449	\$	24,938	\$	25,436	\$	25,945	\$	26,464	\$	26,993
School Total		23.4478	\$	-	\$	-	\$	6,976	\$	28,042	\$	28,603	\$	29,175	\$	29,759	\$	30,354	\$	30,961	\$	31,580	\$	32,212	\$	32,856	\$	33,513	\$	34,184	\$	34,867	\$	35,565	\$	36,276
Local Capture		Millage Rate		67.15%																																
City Operating	40.56%	19.4400	\$	-	\$	-	\$	5,783	\$	23,249	\$	23,714	\$	24,189	\$	24,672	\$	25,166	\$	25,669	\$	26,182	\$	26,706	\$	27,240	\$	27,785	\$	28,341	\$	28,908	\$	29,486	\$	30,075
Drains	0.54%	0.2600	\$	-	\$	-	\$	77	\$	311	\$	317	\$	324	\$	330	\$	337	\$	343	\$	350	\$	357	\$	364	\$	372	\$	379	\$	387	\$	394	\$	402
County General Fund Operation	14.08%	6.7479	\$	-	\$	-	\$	2,008	\$	8,070	\$	8,232	\$	8,396	\$	8,564	\$	8,735	\$	8,910	\$	9,088	\$	9,270	\$	9,455	\$	9,645	\$	9,837	\$	10,034	\$	10,235	\$	10,440
Veteran Relief Fund	0.07%	0.0328	\$	-	\$	-	\$	10	\$	39	\$	40	\$	41	\$	42	\$	42	\$	43	\$	44	\$	45	\$	46	\$	47	\$	48	\$	49	\$	50	\$	51
Animal Control	0.42%	0.2000	\$	-	\$	-	\$	60	\$	239	\$	244	\$	249	\$	254	\$	259	\$	264	\$	269	\$	275	\$	280	\$	286	\$	292	\$	297	\$	303	\$	309
Elder Persons	0.62%	0.2994	\$	-	\$	-	\$	89	\$	358	\$	365	\$	373	\$	380	\$	388	\$	395	\$	403	\$	411	\$	420	\$	428	\$	436	\$	445	\$	454	\$	463
911	1.77%	0.8483	\$	-	\$	-	\$	252	\$	1,015	\$	1,035	\$	1,056	\$	1,077	\$	1,098	\$	1,120	\$	1,143	\$	1,165	\$	1,189	\$	1,212	\$	1,237	\$	1,261	\$	1,287	\$	1,312
Farmland Preservation	0.29%	0.1395	\$	-	\$	-	\$	42	\$	167	\$	170	\$	174	\$	177	\$	181	\$	184	\$	188	\$	192	\$	195	\$	199	\$	203	\$	207	\$	212	\$	216
Health Services	0.00%	0.0000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	
Justice Complex and Services	1.77%	0.8476	\$	-	\$	-	\$	252	\$	1,014	\$	1,034	\$	1,055	\$	1,076	\$	1,097	\$	1,119	\$	1,142	\$	1,164	\$	1,188	\$	1,211	\$	1,236	\$	1,260	\$	1,286	\$	1,311
Juvenile Justice	1.25%	0.6000	\$	-	\$	-	\$	179	\$	718	\$	732	\$	747	\$	761	\$	777	\$	792	\$	808	\$	824	\$	841	\$	858	\$	875	\$	892	\$	910	\$	928
County Trails & Parks	1.04%	0.4986	\$	-	\$	-	\$	148	\$	596	\$	608	\$	620	\$	633	\$	645	\$	658	\$	672	\$	685	\$	699	\$	713	\$	727	\$	741	\$	756	\$	771
Potter Park Zoo	1.04%	0.4986	\$	-	\$	-	\$	148	\$	596	\$	608	\$	620	\$	633	\$	645	\$	658	\$	672	\$	685	\$	699	\$	713	\$	727	\$	741	\$	756	\$	771
Public Transit	1.25%	0.5988	\$	-	\$	-	\$	178	\$	716	\$	730	\$	745	\$	760	\$	775	\$	791	\$	806	\$	823	\$	839	\$	856	\$	873	\$	890	\$	908	\$	926
ISD	10.30%	4.9378	\$	-	\$	-	\$	1,469	\$	5,905	\$	6,023	\$	6,144	\$	6,267	\$	6,392	\$	6,520	\$	6,650	\$	6,783	\$	6,919	\$	7,057	\$	7,199	\$	7,343	\$	7,489	\$	7,639
Lansing Community College	7.86%	3.7692	\$	-	\$	-	\$	1,121	\$	4,508	\$	4,598	\$	4,690	\$	4,784	\$	4,879	\$	4,977	\$	5,076	\$	5,178	\$	5,282	\$	5,387	\$	5,495	\$	5,605	\$	5,717	\$	5,831
Airport	1.46%	0.6990	\$	-	\$	-	\$	208	\$	836	\$	853	\$	870	\$	887	\$	905	\$	923	\$	941	\$	960	\$	979	\$	999	\$	1,019	\$	1,039	\$	1,060	\$	1,081
Library	3.26%	1.5600	\$	-	\$	-	\$	464	\$	1,866	\$	1,903	\$	1,941	\$	1,980	\$	2,019	\$	2,060	\$	2,101	\$	2,143	\$	2,186	\$	2,230	\$	2,274	\$	2,320	\$	2,366	\$	2,413
CATA	6.24%	2.9895	\$	-	\$	-	\$	889	\$	3,575	\$	3,647	\$	3,720	\$	3,794	\$	3,870	\$	3,947	\$	4,026	\$	4,107	\$	4,189	\$	4,273	\$	4,358	\$	4,445	\$	4,534	\$	4,625
Sinking Fund	6.17%	2.9575	\$	-	\$	-	\$	880	\$	3,537	\$	3,608	\$	3,680	\$	3,754	\$	3,829	\$	3,905	\$	3,983	\$	4,063	\$	4,144	\$	4,227	\$	4,312	\$	4,398	\$	4,486	\$	4,576
Local Total	100.00%	47.9245	\$	-	\$	-	\$	14,258	\$	57,315	\$	58,462	\$	59,631	\$	60,823	\$	62,040	\$	63,281	\$	64,546	\$	65,837	\$	67,154	\$	68,497	\$	69,867	\$	71,264	\$	72,690	\$	74,143
Total Capture		Millage Rate																																		
TOTAL		71.3723	\$	-	\$	-	\$	21,233	\$	85,358	\$	87,065	\$	88,806	\$	90,582	\$	92,394	\$	94,242	\$	96,127	\$	98,049	\$	100,010	\$	102,010	\$	104,051	\$	106,132	\$	108,254	\$	110,419
Non-Capturable Millages		Millage Rate																																		
Lansing Schools Debt	4.1000	\$	-	\$	-	\$	1,220	\$	4,903	\$	5,001	\$	5,101	\$	5,204	\$	5,308	\$	5,414	\$	5,522	\$	5,632	\$	5,745	\$	5,860	\$	5,977	\$	6,097	\$	6,219	\$	6,343	
		\$	-	\$	-	\$	1,220	\$	4,903	\$	5,001	\$	5,101	\$	5,204	\$	5,308	\$	5,414	\$	5,522	\$	5,632	\$	5,745	\$	5,860	\$	5,977	\$	6,097	\$	6,219	\$	6,343	
		75.4723																																		

Table 1.1 - Annual Revenue and Brownfield Capture Estimates
New Vision Lansing - Ingham Building
City of Lansing Brownfield Redevelopment Authority

Percentage Non-Homestead		100.00%																	
Estimated Taxable Value (TV) Increase Rate:		2.00%																	
Plan Year		18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	TOTALS		
Capture Year		16	17	18	19	20	21	22	23	24	25	26	27	28	29	30			
Revenue Year		2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055			
*Base Taxable Value	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
*Base Taxable Value - Land	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
*Base Taxable Value - Building	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
*Land Value	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Annual Value Additions	\$	2,380,000																	
Cumulative Value Additions	\$	2,380,000	\$ 3,156,061	\$ 3,219,182	\$ 3,283,566	\$ 3,349,237	\$ 3,416,222	\$ 3,484,547	\$ 3,554,238	\$ 3,625,322	\$ 3,697,829	\$ 3,771,785	\$ 3,847,221	\$ 3,924,165	\$ 4,002,649	\$ 4,082,702	\$ 4,164,356		
Estimated New TV	\$	1,578,031	\$ 1,609,591	\$ 1,641,783	\$ 1,674,619	\$ 1,708,111	\$ 1,742,273	\$ 1,777,119	\$ 1,812,661	\$ 1,848,914	\$ 1,885,893	\$ 1,923,611	\$ 1,962,083	\$ 2,001,324	\$ 2,041,351	\$ 2,082,178			
Incremental Difference (New TV - Base TV)	\$	1,578,031	\$ 1,609,591	\$ 1,641,783	\$ 1,674,619	\$ 1,708,111	\$ 1,742,273	\$ 1,777,119	\$ 1,812,661	\$ 1,848,914	\$ 1,885,893	\$ 1,923,611	\$ 1,962,083	\$ 2,001,324	\$ 2,041,351	\$ 2,082,178			
Total School Revenue																			
Millage Rate																			
31.07%		23.4478	\$ 37,001	\$ 37,741	\$ 38,496	\$ 39,266	\$ 40,051	\$ 40,852	\$ 41,670	\$ 42,503	\$ 43,353	\$ 44,220	\$ 45,104	\$ 46,007	\$ 46,927	\$ 47,865	\$ 48,822	\$ 1,045,980	
Total Local Revenue																			
Millage Rate																			
68.93%		52.0245	\$ 82,096	\$ 83,738	\$ 85,413	\$ 87,121	\$ 88,864	\$ 90,641	\$ 92,454	\$ 94,303	\$ 96,189	\$ 98,113	\$ 100,075	\$ 102,076	\$ 104,118	\$ 106,200	\$ 108,324	\$ 2,320,755	
Total Revenue																			
Millage Rate																			
		75.4723	\$ 119,098	\$ 121,480	\$ 123,909	\$ 126,387	\$ 128,915	\$ 131,493	\$ 134,123	\$ 136,806	\$ 139,542	\$ 142,333	\$ 145,179	\$ 148,083	\$ 151,045	\$ 154,065	\$ 157,147	\$ 3,366,736	
Percentage of Capture																			
School Capture																			
Millage Rate																			
State Education Tax (SET)		25.59%	6.0000	\$ 9,468	\$ 9,658	\$ 9,851	\$ 10,048	\$ 10,249	\$ 10,454	\$ 10,663	\$ 10,876	\$ 11,093	\$ 11,315	\$ 11,542	\$ 11,772	\$ 12,008	\$ 12,248	\$ 12,493	
School Operating Tax		74.41%	17.4478	\$ 27,533	\$ 28,084	\$ 28,646	\$ 29,218	\$ 29,803	\$ 30,399	\$ 31,007	\$ 31,627	\$ 32,259	\$ 32,905	\$ 33,563	\$ 34,234	\$ 34,919	\$ 35,617	\$ 36,329	
School Total		23.4478	\$ 37,001	\$ 37,741	\$ 38,496	\$ 39,266	\$ 40,051	\$ 40,852	\$ 41,670	\$ 42,503	\$ 43,353	\$ 44,220	\$ 45,104	\$ 46,007	\$ 46,927	\$ 47,865	\$ 48,822	\$ 1,045,980	
Local Capture																			
Millage Rate																			
City Operating		40.56%	19.4400	\$ 30,677	\$ 31,290	\$ 31,916	\$ 32,555	\$ 33,206	\$ 33,870	\$ 34,547	\$ 35,238	\$ 35,943	\$ 36,662	\$ 37,395	\$ 38,143	\$ 38,906	\$ 39,684	\$ 40,478	\$ 867,197
Drains		0.54%	0.2600	\$ 410	\$ 418	\$ 427	\$ 435	\$ 444	\$ 453	\$ 462	\$ 471	\$ 481	\$ 490	\$ 500	\$ 510	\$ 520	\$ 531	\$ 541	\$ 11,598
County General Fund Operation		14.08%	6.7479	\$ 10,648	\$ 10,861	\$ 11,079	\$ 11,300	\$ 11,526	\$ 11,757	\$ 11,992	\$ 12,232	\$ 12,476	\$ 12,726	\$ 12,980	\$ 13,240	\$ 13,505	\$ 13,775	\$ 14,050	\$ 301,016
Veteran Relief Fund		0.07%	0.0328	\$ 52	\$ 53	\$ 54	\$ 55	\$ 56	\$ 57	\$ 58	\$ 59	\$ 61	\$ 62	\$ 63	\$ 64	\$ 66	\$ 67	\$ 68	\$ 1,463
Animal Control		0.42%	0.2000	\$ 316	\$ 322	\$ 328	\$ 335	\$ 342	\$ 348	\$ 355	\$ 363	\$ 370	\$ 377	\$ 385	\$ 392	\$ 400	\$ 408	\$ 416	\$ 8,922
Elder Persons		0.62%	0.2994	\$ 472	\$ 482	\$ 492	\$ 501	\$ 511	\$ 522	\$ 532	\$ 543	\$ 554	\$ 565	\$ 576	\$ 587	\$ 599	\$ 611	\$ 623	\$ 13,356
911		1.77%	0.8483	\$ 1,339	\$ 1,365	\$ 1,393	\$ 1,421	\$ 1,449	\$ 1,478	\$ 1,508	\$ 1,538	\$ 1,568	\$ 1,600	\$ 1,632	\$ 1,664	\$ 1,698	\$ 1,732	\$ 1,766	\$ 37,842
Farmland Preservation		0.29%	0.1395	\$ 220	\$ 225	\$ 229	\$ 234	\$ 238	\$ 243	\$ 248	\$ 253	\$ 258	\$ 263	\$ 268	\$ 274	\$ 279	\$ 285	\$ 290	\$ 6,223
Health Services		0.00%	0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Justice Complex and Services		1.77%	0.8476	\$ 1,338	\$ 1,364	\$ 1,392	\$ 1,419	\$ 1,448	\$ 1,477	\$ 1,506	\$ 1,536	\$ 1,567	\$ 1,598	\$ 1,630	\$ 1,663	\$ 1,696	\$ 1,730	\$ 1,765	\$ 37,810
Juvenile Justice		1.25%	0.6000	\$ 947	\$ 966	\$ 985	\$ 1,005	\$ 1,025	\$ 1,045	\$ 1,066	\$ 1,088	\$ 1,109	\$ 1,132	\$ 1,154	\$ 1,177	\$ 1,201	\$ 1,225	\$ 1,249	\$ 26,765
County Trails & Parks		1.04%	0.4986	\$ 787	\$ 803	\$ 819	\$ 835	\$ 852	\$ 869	\$ 886	\$ 904	\$ 922	\$ 940	\$ 959	\$ 978	\$ 998	\$ 1,018	\$ 1,038	\$ 22,242
Potter Park Zoo		1.04%	0.4986	\$ 787	\$ 803	\$ 819	\$ 835	\$ 852	\$ 869	\$ 886	\$ 904	\$ 922	\$ 940	\$ 959	\$ 978	\$ 998	\$ 1,018	\$ 1,038	\$ 22,242
Public Transit		1.25%	0.5988	\$ 945	\$ 964	\$ 983	\$ 1,003	\$ 1,023	\$ 1,043	\$ 1,064	\$ 1,085	\$ 1,107	\$ 1,129	\$ 1,152	\$ 1,175	\$ 1,198	\$ 1,222	\$ 1,247	\$ 26,712
ISD		10.30%	4.9378	\$ 7,792	\$ 7,948	\$ 8,107	\$ 8,269	\$ 8,434	\$ 8,603	\$ 8,775	\$ 8,951	\$ 9,130	\$ 9,312	\$ 9,498	\$ 9,688	\$ 9,882	\$ 10,080	\$ 10,281	\$ 220,270
Lansing Community College		7.86%	3.7692	\$ 5,948	\$ 6,067	\$ 6,188	\$ 6,312	\$ 6,438	\$ 6,567	\$ 6,698	\$ 6,832	\$ 6,969	\$ 7,108	\$ 7,250	\$ 7,395	\$ 7,543	\$ 7,694	\$ 7,848	\$ 168,140
Airport		1.46%	0.6990	\$ 1,103	\$ 1,125	\$ 1,148	\$ 1,171	\$ 1,194	\$ 1,218	\$ 1,242	\$ 1,267	\$ 1,292	\$ 1,318	\$ 1,345	\$ 1,371	\$ 1,399	\$ 1,427	\$ 1,455	\$ 31,182
Library		3.26%	1.5600	\$ 2,462	\$ 2,511	\$ 2,561	\$ 2,612	\$ 2,665	\$ 2,718	\$ 2,772	\$ 2,828	\$ 2,884	\$ 2,942	\$ 3,001	\$ 3,061	\$ 3,122	\$ 3,185	\$ 3,248	\$ 69,590
CATA		6.24%	2.9895	\$ 4,718	\$ 4,812	\$ 4,908	\$ 5,006	\$ 5,106	\$ 5,209	\$ 5,313	\$ 5,419	\$ 5,527	\$ 5,638	\$ 5,751	\$ 5,866	\$ 5,983	\$ 6,103	\$ 6,225	\$ 133,358
Sinking Fund		6.17%	2.9575	\$ 4,667	\$ 4,760	\$ 4,856	\$ 4,953	\$ 5,052	\$ 5,153	\$ 5,256	\$ 5,361	\$ 5,468	\$ 5,578	\$ 5,689	\$ 5,803	\$ 5,919	\$ 6,037	\$ 6,158	\$ 131,931
Local Total		100.00%	47.9245	\$ 75,626	\$ 77,139	\$ 78,682	\$ 80,255	\$ 81,860	\$ 83,498	\$ 85,168	\$ 86,871	\$ 88,608	\$ 90,380	\$ 92,188	\$ 94,032	\$ 95,912	\$ 97,831	\$ 99,787	\$ 2,137,859
Total Capture																			
Millage Rate																			
TOTAL		71.3723	\$ 112,628	\$ 114,880	\$ 117,178	\$ 119,521	\$ 121,912	\$ 124,350	\$ 126,837	\$ 129,374	\$ 131,961	\$ 134,600	\$ 137,293	\$ 140,038	\$ 142,839	\$ 145,696	\$ 148,610	\$ 3,183,839	
Non-Capturable Millages																			
Millage Rate																			
Lansing Schools Debt		4.1000	\$ 6,470	\$ 6,599	\$ 6,731	\$ 6,866	\$ 7,003	\$ 7,143	\$ 7,286	\$ 7,432	\$ 7,581	\$ 7,732	\$ 7,887	\$ 8,045	\$ 8,205	\$ 8,370	\$ 8,537	\$ 182,896	
			\$ 6,470	\$ 6,599	\$ 6,731	\$ 6,866	\$ 7,003	\$ 7,143	\$ 7,286	\$ 7,432	\$ 7,581	\$ 7,732	\$ 7,887	\$ 8,045	\$ 8,205	\$ 8,370	\$ 8,537		
		75.4723																	

TABLES

Table 1.2 – Tax Increment Revenue Reimbursement Allocation Table

Table 1.2 - Tax Increment Revenue Reimbursement Allocation Table
New Vision Lansing - ALL PROJECTS
City of Lansing Brownfield Redevelopment Authority
100% CAPTURE - ADDITIONAL PUBLIC INFRASTRUCTURE

Maximum Reimbursement	Proportionality	School & Local Taxes	State Brownfield Fund	LBRF	Local-Only Taxes	Total
State	32.9%	\$ 33,501,340	\$ 3,840,472	\$ 953,413		\$ 38,295,226
Local	67.1%	\$ 70,639,455		\$ 3,717,866	\$ 3,913,543	\$ 78,270,864
TOTAL	100.0%	\$ 104,140,795	\$ 3,840,472	\$ 4,671,279		\$ 116,566,090
EGLE Environmental		\$ 2,963,739				
MSF Non-Environmental		\$ 101,177,056				
MSHDA Housing		\$ -				
TOTAL		\$ 104,140,795				

Estimated Total Years of Capture:	
Local Eligible Activities	30
State Eligible Activities	30
LBRF	30

Estimated Capture	\$ 104,140,795
Administrative Fees	\$ 3,913,543
State Revolving Fund	\$ 3,840,472
LBRF	\$ 4,671,279
TOTAL	\$ 116,566,090

Plan Year																		
Capture Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
Calendar Year	notes	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Total State Incremental Revenue		\$ -	\$ -	\$ 241,209	\$ 677,264	\$ 1,008,786	\$ 1,028,962	\$ 1,049,541	\$ 1,070,532	\$ 1,091,943	\$ 1,113,782	\$ 1,136,057	\$ 1,158,778	\$ 1,181,954	\$ 1,205,593	\$ 1,229,705	\$ 1,254,299	\$ 1,279,385
State Brownfield Revolving Fund (50% of SET)		\$ 3,840,472	\$ -	\$ 30,861	\$ 86,652	\$ 129,068	\$ 131,649	\$ 134,282	\$ 136,968	\$ 139,707	\$ 142,501	\$ 145,351	\$ 148,258	\$ 151,224	\$ 154,248	\$ 157,333	\$ 160,480	\$ 163,689
State TIR Available for Reimbursement		\$ -	\$ -	\$ 210,348	\$ 590,612	\$ 879,718	\$ 897,313	\$ 915,259	\$ 933,564	\$ 952,235	\$ 971,280	\$ 990,706	\$ 1,010,520	\$ 1,030,730	\$ 1,051,345	\$ 1,072,372	\$ 1,093,819	\$ 1,115,696
LBRF Allocation		\$ 953,413	\$ -	\$ 10,517	\$ 29,531	\$ 43,986	\$ 44,866	\$ 45,763	\$ 46,678	\$ 47,612	\$ 48,564	\$ 49,535	\$ 50,526	\$ 51,537	\$ 52,567	\$ 53,619	\$ 54,691	\$ 55,785
Net State TIR Available for Reimbursement		\$ -	\$ -	\$ 199,831	\$ 561,081	\$ 835,732	\$ 852,447	\$ 869,496	\$ 886,886	\$ 904,624	\$ 922,716	\$ 941,170	\$ 959,994	\$ 979,194	\$ 998,778	\$ 1,018,753	\$ 1,039,128	\$ 1,059,911
Total Local Incremental Revenue		\$ -	\$ -	\$ 493,003	\$ 1,384,246	\$ 2,061,839	\$ 2,103,075	\$ 2,145,137	\$ 2,188,040	\$ 2,231,800	\$ 2,276,436	\$ 2,321,965	\$ 2,368,404	\$ 2,415,773	\$ 2,464,088	\$ 2,513,370	\$ 2,563,637	\$ 2,614,910
BRA Administrative Fee	5%	\$ 3,913,543	\$ -	\$ 24,650	\$ 69,212	\$ 103,092	\$ 105,154	\$ 107,257	\$ 109,402	\$ 111,590	\$ 113,822	\$ 116,098	\$ 118,420	\$ 120,789	\$ 123,204	\$ 125,668	\$ 128,182	\$ 130,745
Local TIR Available for Reimbursement		\$ -	\$ -	\$ 468,353	\$ 1,315,034	\$ 1,958,747	\$ 1,997,922	\$ 2,037,880	\$ 2,078,638	\$ 2,120,210	\$ 2,162,615	\$ 2,205,867	\$ 2,249,984	\$ 2,294,984	\$ 2,340,884	\$ 2,387,701	\$ 2,435,455	\$ 2,484,164
LBRF Allocation		\$ 3,717,866	\$ -	\$ 23,418	\$ 65,752	\$ 97,937	\$ 99,896	\$ 101,894	\$ 103,932	\$ 106,011	\$ 108,131	\$ 110,293	\$ 112,499	\$ 114,749	\$ 117,044	\$ 119,385	\$ 121,773	\$ 124,208
Net Local TIR Available for Reimbursement		\$ -	\$ -	\$ 444,935	\$ 1,249,282	\$ 1,860,809	\$ 1,898,026	\$ 1,935,986	\$ 1,974,706	\$ 2,014,200	\$ 2,054,484	\$ 2,095,574	\$ 2,137,485	\$ 2,180,235	\$ 2,223,839	\$ 2,268,316	\$ 2,313,683	\$ 2,359,956

DEVELOPER	Beginning Balance	\$115,019,150	\$ 104,140,795	\$ 104,140,795	% Allocation	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%
Developer Reimbursement		\$ (26,499,474)	\$ 88,519,676	\$ 548,051	\$ 1,538,809	\$ 2,292,061	\$ 2,337,902	\$ 2,384,660	\$ 2,432,353	\$ 2,481,000	\$ 2,530,620	\$ 2,581,232	\$ 2,632,857	\$ 2,685,514	\$ 2,739,224	\$ 2,794,009	\$ 2,849,889	\$ 2,906,887
Developer Reimbursement Balance			\$ 88,519,676	\$ 88,519,676	\$ 87,971,625	\$ 86,432,816	\$ 84,140,756	\$ 81,802,854	\$ 79,418,194	\$ 76,985,841	\$ 74,504,841	\$ 71,974,221	\$ 69,392,989	\$ 66,760,132	\$ 64,074,618	\$ 61,335,393	\$ 58,541,384	\$ 55,691,495
CITY	Beginning Balance	\$25,223,978	\$ 189,567,837	% Allocation	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%
City Reimbursement		\$ (9,602,859)	\$ 15,621,119	\$ 96,715	\$ 271,554	\$ 404,481	\$ 412,571	\$ 420,822	\$ 429,239	\$ 437,824	\$ 446,580	\$ 455,512	\$ 464,622	\$ 473,914	\$ 483,393	\$ 493,060	\$ 502,922	\$ 512,980
City Reimbursement Balance			\$ 15,621,119	\$ 15,621,119	\$ 15,524,404	\$ 15,252,850	\$ 14,848,369	\$ 14,435,798	\$ 14,014,975	\$ 13,585,737	\$ 13,147,913	\$ 12,701,333	\$ 12,245,822	\$ 11,781,200	\$ 11,307,285	\$ 10,823,893	\$ 10,330,832	\$ 9,827,911

		\$ 104,140,795																
MSF Non-Environmental Costs		\$ 101,177,056	\$ -	\$ 626,416	\$ 1,758,842	\$ 2,619,801	\$ 2,672,197	\$ 2,725,641	\$ 2,780,154	\$ 2,835,757	\$ 2,892,472	\$ 2,950,321	\$ 3,009,328	\$ 3,069,514	\$ 3,130,905	\$ 3,193,523	\$ 3,257,393	\$ 3,322,541
State Tax Reimbursement	97.15%	\$ 32,547,927	\$ -	\$ 194,144	\$ 545,114	\$ 811,948	\$ 828,187	\$ 844,751	\$ 861,646	\$ 878,879	\$ 896,457	\$ 914,386	\$ 932,673	\$ 951,327	\$ 970,353	\$ 989,761	\$ 1,009,556	\$ 1,029,747
Local Tax Reimbursement	97.15%	\$ 68,629,129	\$ -	\$ 432,273	\$ 1,213,729	\$ 1,807,853	\$ 1,844,010	\$ 1,880,890	\$ 1,918,508	\$ 1,956,878	\$ 1,996,015	\$ 2,035,936	\$ 2,076,654	\$ 2,118,187	\$ 2,160,551	\$ 2,203,762	\$ 2,247,838	\$ 2,292,794
Total MSF Reimbursement Balance			\$ 101,177,056	\$ 100,550,640	\$ 98,791,798	\$ 96,171,997	\$ 93,499,800	\$ 90,774,159	\$ 87,994,005	\$ 85,158,248	\$ 82,265,776	\$ 79,315,455	\$ 76,306,127	\$ 73,236,612	\$ 70,105,708	\$ 66,912,185	\$ 63,654,792	\$ 60,332,251
State MSF Balance to Be Reimbursed			\$ 32,547,927	\$ 32,353,783	\$ 31,808,670	\$ 30,996,722	\$ 30,168,534	\$ 29,323,783	\$ 28,462,137	\$ 27,583,258	\$ 26,686,801	\$ 25,772,416	\$ 24,839,742	\$ 23,888,415	\$ 22,918,062	\$ 21,928,301	\$ 20,918,745	\$ 19,888,999
Local MSF Balance to Be Reimbursed			\$ 68,629,129	\$ 68,196,857	\$ 66,983,128	\$ 65,175,275	\$ 63,331,266	\$ 61,450,376	\$ 59,531,868	\$ 57,574,990	\$ 55,578,975	\$ 53,543,039	\$ 51,466,385	\$ 49,348,197	\$ 47,187,646	\$ 44,983,884	\$ 42,736,046	\$ 40,443,252

EGLE Environmental Costs		\$ 2,963,739	\$ -	\$ 18,349	\$ 51,521	\$ 76,741	\$ 78,276	\$ 79,841	\$ 81,438	\$ 83,067	\$ 84,728	\$ 86,423	\$ 88,151	\$ 89,914	\$ 91,712	\$ 93,547	\$ 95,418	\$ 97,326
State Tax Reimbursement	2.85%	\$ 953,413	\$ -	\$ 5,687	\$ 15,968	\$ 23,784	\$ 24,260	\$ 24,745	\$ 25,240	\$ 25,745	\$ 26,260	\$ 26,785	\$ 27,320	\$ 27,867	\$ 28,424	\$ 28,993	\$ 29,573	\$ 30,164
Local Tax Reimbursement	2.85%	\$ 2,010,325	\$ -	\$ 12,662	\$ 35,553	\$ 52,957	\$ 54,016	\$ 55,096	\$ 56,198	\$ 57,322	\$ 58,468	\$ 59,638	\$ 60,831	\$ 62,047	\$ 63,288	\$ 64,554	\$ 65,845	\$ 67,162
Total EGLE Reimbursement Balance			\$ 2,963,739	\$ 2,945,389	\$ 2,893,868	\$ 2,817,128	\$ 2,738,852	\$ 2,659,011	\$ 2,577,573	\$ 2,494,506	\$ 2,409,778	\$ 2,323,356	\$ 2,235,205	\$ 2,145,291	\$ 2,053,578	\$ 1,960,032	\$ 1,864,614	\$ 1,767,288
State EGLE Balance to Be Reimbursed			\$ 953,413	\$ 947,726	\$ 931,759	\$ 907,974	\$ 883,715	\$ 858,970	\$ 833,730	\$ 807,985	\$ 781,726	\$ 754,941	\$ 727,621	\$ 699,754	\$ 671,330	\$ 642,337	\$ 612,764	\$ 582,600
Local EGLE Balance to Be Reimbursed			\$ 2,010,325	\$ 1,997,663	\$ 1,962,110	\$ 1,909,153	\$ 1,855,137	\$ 1,800,041	\$ 1,743,843	\$ 1,686,521	\$ 1,628,053	\$ 1,568,415	\$ 1,507,584	\$ 1,445,537	\$ 1,382,249	\$ 1,317,695	\$ 1,251,850	\$ 1,184,688

Total Annual Reimbursement		\$ -	\$ 644,765	\$ 1,810,363	\$ 2,696,542	\$ 2,750,473	\$ 2,805,482	\$ 2,861,592	\$ 2,918,824	\$ 2,977,200	\$ 3,036,744	\$ 3,097,479	\$ 3,159,428	\$ 3,222,617	\$ 3,287,069	\$ 3,352,811	\$ 3,419,867
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LOCAL BROWNFIELD REVOLVING FUND				0%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%																				
LBRF Deposits *		\$	0	\$	-	\$	33,935	\$	95,282	\$	141,923	\$	144,762	\$	147,657	\$	150,610	\$	153,622	\$	156,695	\$	159,829	\$	163,025	\$	166,286	\$	169,611	\$	173,004	\$	176,464	\$	179,993				
	State Tax Capture	\$	953,413	\$	953,413	\$	-	\$	-	\$	10,517	\$	29,531	\$	43,986	\$	44,866	\$	45,763	\$	46,678	\$	47,612	\$	48,564	\$	49,535	\$	50,526	\$	51,537	\$	52,567	\$	53,619	\$	54,691	\$	55,785
	Local Tax Capture	\$	3,717,866	\$	-	\$	-	\$	-	\$	23,418	\$	65,752	\$	97,937	\$	99,896	\$	101,894	\$	103,932	\$	106,011	\$	108,131	\$	110,293	\$	112,499	\$	114,749	\$	117,044	\$	119,385	\$	121,773	\$	124,208
	Total LBRF Capture	\$	4,671,279	\$	-	\$	-	\$	-	\$	33,935	\$	95,282	\$	141,923	\$	144,762	\$	147,657	\$	150,610	\$	153,622	\$	156,695	\$	159,829	\$	163,025	\$	166,286	\$	169,611	\$	173,004	\$	176,464	\$	179,993

Footnotes:

Table 1.2 - Tax Increment Revenue Reimbursement Allocation Table
New Vision Lansing - ALL PROJECTS
City of Lansing Brownfield Redevelopment Authority
100% CAPTURE - ADDITIONAL PUBLIC INFRASTRUCTURE

Capture Year	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	
Calendar Year	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	TOTAL
Total State Incremental Revenue	\$ 1,304,973	\$ 1,331,072	\$ 1,357,694	\$ 1,384,847	\$ 1,412,544	\$ 1,440,795	\$ 1,469,611	\$ 1,499,003	\$ 1,528,983	\$ 1,559,563	\$ 1,590,754	\$ 1,622,569	\$ 1,655,021	\$ 1,688,121	\$ 1,721,884	\$ 38,295,226
State Brownfield Revolving Fund (50% of SET)	\$ 166,963	\$ 170,302	\$ 173,708	\$ 177,183	\$ 180,726	\$ 184,341	\$ 188,028	\$ 191,788	\$ 195,624	\$ 199,536						\$ 3,840,472
State TIR Available for Reimbursement	\$ 1,138,010	\$ 1,160,770	\$ 1,183,985	\$ 1,207,665	\$ 1,231,818	\$ 1,256,454	\$ 1,281,584	\$ 1,307,215	\$ 1,333,360	\$ 1,360,027	\$ 1,590,754	\$ 1,622,569	\$ 1,655,021	\$ 1,688,121	\$ 1,721,884	\$ 34,454,754
LBRF Allocation	\$ 56,900	\$ 58,038	\$ 59,199	\$ 60,383	\$ 33,116	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 953,413
Net State TIR Available for Reimbursement	\$ 1,081,109	\$ 1,102,731	\$ 1,124,786	\$ 1,147,282	\$ 1,198,702	\$ 1,256,454	\$ 1,281,584	\$ 1,307,215	\$ 1,333,360	\$ 1,360,027	\$ 1,590,754	\$ 1,622,569	\$ 1,655,021	\$ 1,688,121	\$ 1,721,884	\$ 33,501,340
Total Local Incremental Revenue	\$ 2,667,208	\$ 2,720,552	\$ 2,774,963	\$ 2,830,463	\$ 2,887,072	\$ 2,944,813	\$ 3,003,709	\$ 3,063,784	\$ 3,125,059	\$ 3,187,561	\$ 3,251,312	\$ 3,316,338	\$ 3,382,665	\$ 3,450,318	\$ 3,519,324	\$ 78,270,864
BRA Administrative Fee	\$ 133,360	\$ 136,028	\$ 138,748	\$ 141,523	\$ 144,354	\$ 147,241	\$ 150,185	\$ 153,189	\$ 156,253	\$ 159,378	\$ 162,566	\$ 165,817	\$ 169,133	\$ 172,516	\$ 175,966	\$ 3,913,543
Local TIR Available for Reimbursement	\$ 2,533,848	\$ 2,584,525	\$ 2,636,215	\$ 2,688,939	\$ 2,742,718	\$ 2,797,573	\$ 2,853,524	\$ 2,910,594	\$ 2,968,806	\$ 3,028,183	\$ 3,088,746	\$ 3,150,521	\$ 3,213,532	\$ 3,277,802	\$ 3,343,358	\$ 74,357,321
LBRF Allocation	\$ 126,692	\$ 129,226	\$ 131,811	\$ 134,447	\$ 137,136	\$ 139,879	\$ 142,676	\$ 145,530	\$ 148,440	\$ 151,409	\$ 154,437	\$ 157,526	\$ 160,677	\$ 163,890	\$ 167,168	\$ 3,717,866
Net Local TIR Available for Reimbursement	\$ 2,407,155	\$ 2,455,298	\$ 2,504,404	\$ 2,554,492	\$ 2,605,582	\$ 2,657,694	\$ 2,710,848	\$ 2,765,065	\$ 2,820,366	\$ 2,876,773	\$ 2,934,309	\$ 2,992,995	\$ 3,052,855	\$ 3,113,912	\$ 3,176,190	\$ 70,639,455
DEVELOPER	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	
Developer Reimbursement	\$ 2,965,025	\$ 3,024,325	\$ 3,084,812	\$ 3,146,508	\$ 3,233,642	\$ 3,327,026	\$ 3,393,567	\$ 3,461,438	\$ 3,530,667	\$ 3,601,280	\$ 3,846,304	\$ 3,923,230	\$ 4,001,694	\$ 4,081,728	\$ 4,163,363	\$ 88,519,676
Developer Reimbursement Balance	\$ 49,819,583	\$ 46,795,258	\$ 43,710,447	\$ 40,563,939	\$ 37,330,297	\$ 34,003,271	\$ 30,609,704	\$ 27,148,266	\$ 23,617,599	\$ 20,016,319	\$ 16,170,015	\$ 12,246,786	\$ 8,245,091	\$ 4,163,363	\$ (0)	\$ -
CITY	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	
City Reimbursement	\$ 523,240	\$ 533,704	\$ 544,379	\$ 555,266	\$ 570,643	\$ 587,122	\$ 598,865	\$ 610,842	\$ 623,059	\$ 635,520	\$ 678,759	\$ 692,335	\$ 706,181	\$ 720,305	\$ 734,711	\$ 15,621,119
City Reimbursement Balance	\$ 8,791,691	\$ 8,257,987	\$ 7,713,608	\$ 7,158,342	\$ 6,587,699	\$ 6,000,577	\$ 5,401,712	\$ 4,790,870	\$ 4,167,812	\$ 3,532,292	\$ 2,853,532	\$ 2,161,197	\$ 1,455,016	\$ 734,711	\$ (0)	\$ -
MSF Non-Environmental Costs	\$ 3,388,992	\$ 3,456,772	\$ 3,525,907	\$ 3,596,425	\$ 3,696,019	\$ 3,802,756	\$ 3,878,811	\$ 3,956,387	\$ 4,035,515	\$ 4,116,225	\$ 4,396,285	\$ 4,484,210	\$ 4,573,895	\$ 4,665,372	\$ 4,758,680	\$ 101,177,056
State Tax Reimbursement	\$ 1,050,342	\$ 1,071,349	\$ 1,092,776	\$ 1,114,631	\$ 1,164,588	\$ 1,220,697	\$ 1,245,111	\$ 1,270,013	\$ 1,295,414	\$ 1,321,322	\$ 1,545,483	\$ 1,576,393	\$ 1,607,921	\$ 1,640,079	\$ 1,672,881	\$ 32,547,927
Local Tax Reimbursement	\$ 2,338,650	\$ 2,385,423	\$ 2,433,132	\$ 2,481,794	\$ 2,531,430	\$ 2,582,059	\$ 2,633,700	\$ 2,686,374	\$ 2,740,101	\$ 2,794,903	\$ 2,850,801	\$ 2,907,818	\$ 2,965,974	\$ 3,025,293	\$ 3,085,799	\$ 68,629,129
Total MSF Reimbursement Balance	\$ 56,943,259	\$ 53,486,487	\$ 49,960,580	\$ 46,364,154	\$ 42,668,136	\$ 38,865,380	\$ 34,986,569	\$ 31,030,182	\$ 26,994,667	\$ 22,878,442	\$ 18,482,157	\$ 13,997,947	\$ 9,424,052	\$ 9,332,574	\$ 4,665,372	\$ -
State MSF Balance to Be Reimbursed	\$ 18,838,657	\$ 17,767,308	\$ 16,674,533	\$ 15,559,901	\$ 14,395,313	\$ 13,174,616	\$ 11,929,505	\$ 10,659,492	\$ 9,364,078	\$ 8,042,756	\$ 6,497,273	\$ 4,920,880	\$ 3,312,960	\$ 1,672,881	\$ 0	
Local MSF Balance to Be Reimbursed	\$ 38,104,602	\$ 35,719,179	\$ 33,286,047	\$ 30,804,253	\$ 28,272,823	\$ 25,690,764	\$ 23,057,064	\$ 20,370,690	\$ 17,630,589	\$ 14,835,685	\$ 11,984,884	\$ 9,077,066	\$ 6,111,093	\$ 3,085,799	\$ (0)	
EGLE Environmental Costs	\$ 99,272	\$ 101,258	\$ 103,283	\$ 105,349	\$ 108,266	\$ 111,393	\$ 113,620	\$ 115,893	\$ 118,211	\$ 120,575	\$ 128,779	\$ 131,354	\$ 133,981	\$ 136,661	\$ 139,394	\$ 2,963,739
State Tax Reimbursement	\$ 30,767	\$ 31,383	\$ 32,010	\$ 32,650	\$ 34,114	\$ 35,757	\$ 36,473	\$ 37,202	\$ 37,946	\$ 38,705	\$ 45,271	\$ 46,177	\$ 47,100	\$ 48,042	\$ 49,003	\$ 953,413
Local Tax Reimbursement	\$ 68,505	\$ 69,875	\$ 71,273	\$ 72,698	\$ 74,152	\$ 75,635	\$ 77,148	\$ 78,691	\$ 80,265	\$ 81,870	\$ 83,507	\$ 85,178	\$ 86,881	\$ 88,619	\$ 90,391	\$ 2,010,325
Total EGLE Reimbursement Balance	\$ 1,668,016	\$ 1,566,758	\$ 1,463,475	\$ 1,358,127	\$ 1,249,861	\$ 1,138,468	\$ 1,024,847	\$ 908,955	\$ 790,744	\$ 670,169	\$ 541,390	\$ 410,036	\$ 276,055	\$ 273,375	\$ 136,661	\$ -
State EGLE Balance to Be Reimbursed	\$ 551,833	\$ 520,451	\$ 488,440	\$ 455,790	\$ 421,676	\$ 385,919	\$ 349,446	\$ 312,244	\$ 274,298	\$ 235,593	\$ 190,322	\$ 144,145	\$ 97,045	\$ 49,003	\$ -	
Local EGLE Balance to Be Reimbursed	\$ 1,116,183	\$ 1,046,308	\$ 975,035	\$ 902,337	\$ 828,184	\$ 752,549	\$ 675,401	\$ 596,710	\$ 516,446	\$ 434,576	\$ 351,068	\$ 265,891	\$ 179,010	\$ 90,391	\$ 0	
Total Annual Reimbursement	\$ 3,488,264	\$ 3,558,030	\$ 3,629,190	\$ 3,701,774	\$ 3,804,284	\$ 3,914,148	\$ 3,992,431	\$ 4,072,280	\$ 4,153,726	\$ 4,236,800	\$ 4,525,063	\$ 4,615,564	\$ 4,707,876	\$ 4,802,033	\$ 4,898,074	\$ 104,140,795
LOCAL BROWNFIELD REVOLVING FUND	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	
LBRF Deposits *	\$ 183,593	\$ 187,265	\$ 191,010	\$ 194,830	\$ 170,252	\$ 139,879	\$ 142,676	\$ 145,530	\$ 148,440	\$ 151,409	\$ 154,437	\$ 157,526	\$ 160,677	\$ 163,890	\$ 167,168	\$ -
State Tax Capture	\$ 56,900	\$ 58,038	\$ 59,199	\$ 60,383	\$ 33,116											\$ 953,413
Local Tax Capture	\$ 126,692	\$ 129,226	\$ 131,811	\$ 134,447	\$ 137,136	\$ 139,879	\$ 142,676	\$ 145,530	\$ 148,440	\$ 151,409	\$ 154,437	\$ 157,526	\$ 160,677	\$ 163,890	\$ 167,168	\$ 3,717,866
Total LBRF Capture	\$ 183,593	\$ 187,265	\$ 191,010	\$ 194,830	\$ 170,252	\$ 139,879	\$ 142,676	\$ 145,530	\$ 148,440	\$ 151,409	\$ 154,437	\$ 157,526	\$ 160,677	\$ 163,890	\$ 167,168	\$ 4,671,279

Footnotes:

TABLES

TOWER ON GRAND

Table 2 Construction Period Schedule

Sales Tax and Use Tax Exemption

Tax Capture Revenue and Withholding Schedule

Table 3

Withholding Tax Capture Revenue Schedule

Income Tax Capture Revenue Schedule

Tower On Grand Construction Period Capture Calculations

	SF	\$ / SF (Space)	Total Development Cost	Parking Count
Tower On Grand	328,725	\$ 408	\$ 134,000,000	
Tower On Grand Parking Deck	124,720	\$ 50,955	\$ 16,000,000	314
Total Development Costs			\$ 150,000,000	

Construction Cost Basis	\$ 173,834,000
-------------------------	-----------------------

Labor Cost %	55%
Labor Dollars	\$ 95,608,700
State Of Michigan Income Tax Rate	4.25%
State Of Michigan Construction Income Tax Capture	\$ 4,063,370

Product Cost %	45%
Product Dollars	\$ 78,225,300
State of Michigan Sales Tax Rate	6.0%
Taxable Product Revenue @ 6% Rate	\$ 4,693,518

Total Construction Activity Capture	\$ 8,756,888
--	---------------------

Capture Basis	
Subtotal Acquisition	\$ 2,000,000
Subtotal Hard Costs	\$ 160,160,000
Subtotal Eligible Soft Costs	\$ 2,520,000
Construction Taxes	\$ 364,000
MEDC Fees	\$ 300,000
Title Work	\$ 40,000
Developer Fee	\$ 7,450,000
Project Management Fee	\$ 750,000
CM Fees - Related Party	\$ -
Consulting Fees	\$ 250,000
	\$ 173,834,000

Tower on Grand Assumptions for Income Tax and Withholding Tax Capture

Data Source

BLS OEWS Survey, Lansing - East Lansing metro, May 2023 (most recent data)

New Vision Lansing - Employee Tax Capture - YEARLY (NVL Employees working on all 5 projects are based in the ToG Project)

Role	Quantity	Average Yearly Income	Total Income	Michigan Tax Rate	Total Capture
General Manager	1	\$ 105,000	\$ 105,000	4.25%	\$ 4,463
Leasing	6	\$ 45,100	\$ 270,600	4.25%	\$ 11,501
Security Lead	1	\$ 46,270	\$ 46,270	4.25%	\$ 1,966
Security	3	\$ 33,360	\$ 100,080	4.25%	\$ 4,253
Building Engineer	3	\$ 67,500	\$ 202,500	4.25%	\$ 8,606
Concierge	3	\$ 42,500	\$ 127,500	4.25%	\$ 5,419
Maintenance	4	\$ 35,600	\$ 142,400	4.25%	\$ 6,052
Accounting - Lead	1	\$ 95,000	\$ 95,000	4.25%	\$ 4,038
Accounting - Staff	1	\$ 45,000	\$ 45,000	4.25%	\$ 1,913
NVL Senior Staff	1	\$ 450,000	\$ 450,000	4.25%	\$ 19,125
			\$ 1,584,350		\$ 67,335

Safe Harbor Calculation @ 90%

\$ 60,601

Persons working within - State Withholding Capture

Location	Size	SF / FTE	FTE	Average Salary	MI Tax Rate	Total Capture
Retail A - ToG	2,000	285	8	\$ 36,470	4.25%	\$ 12,400
		0	0	\$ 38,050	4.25%	\$ -
Law Office - Atrium Office	13,700	350	40	\$ 121,580	4.25%	\$ 206,686
Remaining - Atrium Office	26,300	350	76	\$ 50,000	4.25%	\$ 161,500
						\$ 380,586

Law Firm Salary is the weighted average of lawyers to paralegals and support staff at a 4:1 ratio (i.e. 4 lawyers / 1 staff). BLS Data 2023

Safe Harbor Calculation @ 90%

\$ 342,527

Total Safe Harbor Capture by Site - Tower On Grand

\$ 403,129



Tower on Grand TBP Resident Income Tax Capture Model											
	Unit Share	Number of units	Median Occupants		Tax Paying Occupants / Unit	Income Producing Residents	Income / person	Total Potential Capturable Tax Wage	Gross Income Tax Withheld	State Tax Rate	State Tax Revenue
0 Bedroom / Studio	6%	18	1.2	21.6	1	18	\$ 95,712	\$ 1,722,816	\$ 41,443,296	4.25%	\$ 1,761,340.08
1 Bedroom	79%	226	1.65	372.9	1.5	339	\$ 95,712	\$ 32,446,368			
2 Bedroom	14%	40	2.25	90	1.75	70	\$ 95,712	\$ 6,699,840			
3 bedroom / Penthouse	1.0%	3	2.5	7.5	2	6	\$ 95,712	\$ 574,272			
		287		492		433				90% Safe Harbor	
Wage Data is BLS 2023 for Lansing / East Lansing MSA. Average income for individual earners over \$50,000 / year										\$	1,585,206

TABLES

WASHINGTON SQUARE

Table 2 Construction Period Schedule

Sales Tax and Use Tax Exemption

Tax Capture Revenue and Withholding Schedule

Table 3

Withholding Tax Capture Revenue Schedule

Income Tax Capture Revenue Schedule



Washington Square Construction Period Capture Calculations

	SF	\$ / SF (Space)	Total Development Cost	Parking Count
Washington Square Apartments	60,808	\$ 393	\$ 23,900,926	
Washington Square Parking	55,587	\$ 95,331	\$ 12,393,074	130
Total Development Costs			\$ 36,294,000	

Construction Cost Basis	\$ 34,705,000
-------------------------	---------------

Labor Cost %	55%
Labor Dollars	\$ 19,087,750
State Of Michigan Income Tax Rate	4.25%
State Of Michigan Construction Income Tax Capture	\$ 811,229

Product Cost %	45%
Product Dollars	\$ 15,617,250
State of Michigan Sales Tax Rate	6.0%
Taxable Product Revenue @ 6% Rate	\$ 937,035

Total Construction Activity Capture	\$ 1,748,264
-------------------------------------	--------------

Capture Basis	
Subtotal Acquisition	\$ 8,600,000
Subtotal Hard Costs	\$ 23,625,000
Subtotal Eligible Soft Costs	\$ 670,000
Construction Taxes	\$ 191,000
MEDC Fees	\$ 30,000
Title Work	\$ 15,000
Developer Fee	\$ 1,424,000
Project Management Fee	\$ 100,000
CM Fees - Related Party	\$ -
Consulting Fees	\$ 50,000
	\$ 34,705,000

36294000 0.658536563
23900926



Washington Square Assumptions for Income Tax and Withholding Tax Capture

Data Source	BLS OEWS Survey, Lansing - East Lansing metro, May 2023 (most recent data)				
ALL NVL EMPLOYEE WITHHOLDINGS ARE ASSIGNED TO TOWER ON GRAND FOR CALCULATION PURPOSES					
Role	Quantity	Average Yearly Income	Total Income	Michigan Tax Rate	Total Capture
			\$ -		\$ -
Safe Harbor Calculation @ 90% \$ -					

Persons working within - State Withholding Capture						
Location	Size	SF / FTE	FTE	Average Salary	MI Tax Rate	Total Capture
Retail WSQ Apartments	3,800	288	14	\$ 36,470	4.25%	\$ 21,700
Retail A - WSQ Parking	2,365	288	9	\$ 36,470	4.25%	\$ 13,950
Retail B - WSQ Parking	3,185	288	12	\$ 36,470	4.25%	\$ 18,600
						\$ 54,249
			Safe Harbor Calculation @ 90%			
			\$ 48,824			

Total Safe Harbor Capture by Site - Tower On Grand
\$ 48,824



Washington Square TBP Resident Income Tax Capture Model											
	Unit Share	Number of units	Median Occupants		Tax Paying Occupants / Unit	Income Producing Residents	Income / person	Total Potential Capturable Tax Wage	Gross Income Tax Withheld	State Tax Rate	State Tax Revenue
Market Rate	9%	6	1.65	9.9	1.5	9	\$ 95,712	\$ 861,408	\$ 7,355,808	4.25%	\$ 312,621.84
80 - 120 AMI MM	91%	60	1.65	99	1.5	90	\$ 72,160	\$ 6,494,400			
	0%	0	2.25	0	1.75	0	\$ -	\$ -			
	0.0%	0	2.5	0	2	0	\$ -	\$ -			
		66		108.9		99				90% Safe Harbor	
110% AMI Used for Missing Middle Wage (MM)										\$	281,360

TABLES

CAPITOL TOWER

Table 2 Construction Period Schedule

Sales Tax and Use Tax Exemption

Tax Capture Revenue and Withholding Schedule

Table 3

Withholding Tax Capture Revenue Schedule

Income Tax Capture Revenue Schedule

Capitol Tower Construction Period Capture Calculations

	SF	\$ / SF (Space)	Total Development Cost	Parking Count
Capitol Tower	110,446	\$ 483	\$ 53,378,083	149
Total Development Costs			\$ 53,378,083	

Construction Cost Basis	\$ 49,383,500
-------------------------	----------------------

Labor Cost %	55%
Labor Dollars	\$ 27,160,925
State Of Michigan Income Tax Rate	4.25%
State Of Michigan Construction Income Tax Capture	\$ 1,154,339

Product Cost %	45%
Product Dollars	\$ 22,222,575
State of Michigan Sales Tax Rate	6.0%
Taxable Product Revenue @ 6% Rate	\$ 1,333,355

Total Construction Activity Capture	\$ 2,487,694
--	---------------------

Capture Basis	
Subtotal Acquisition	\$ 3,500,000
Subtotal Hard Costs	\$ 42,200,000
Subtotal Eligible Soft Costs	\$ 1,030,000
Construction Taxes	\$ 100,000
MEDC Fees	\$ 30,000
Title Work	\$ 25,000
Developer Fee	\$ 2,138,500
Project Management Fee	\$ 300,000
CM Fees - Related Party	\$ -
Consulting Fees	\$ 60,000
	\$ 49,383,500



Capitol Tower Assumptions for Income Tax and Withholding Tax Capture

Data Source	BLS OEWS Survey, Lansing - East Lansing metro, May 2023 (most recent data)				
ALL NVL EMPLOYEE WITHHOLDINGS ARE ASSIGNED TO TOWER ON GRAND FOR CALCULATION PURPOSES					
Role	Quantity	Average Yearly Income	Total Income	Michigan Tax Rate	Total Capture
			\$ -		\$ -
Safe Harbor Calculation @ 90% \$ -					

Persons working within - State Withholding Capture						
Location	Size	SF / FTE	FTE	Average Salary	MI Tax Rate	Total Capture
Law Office - Capitol Tower	23,000	350	66	\$ 179,372	4.25%	\$ 503,138
					4.25%	\$ -
					4.25%	\$ -
						\$ 503,138
Law Firm Salary is the weighted average of (90th percentile) lawyers to paralegals and support staff at a 4:1 ratio (i.e. 4 lawyers / 1 staff). BLS Data 2023						
Safe Harbor Calculation @ 90%						
\$ 452,825						

Total Safe Harbor Capture by Site - Capitol Tower
\$ 452,825



Capitol Tower TBP Resident Income Tax Capture Model											
	Unit Share	Number of units	Median Occupants		Tax Paying Occupants / Unit	Income Producing Residents	Income / person	Total Potential Capturable Tax Wage	Gross Income Tax Withheld	State Tax Rate	State Tax Revenue
0 Bedroom / Studio	14%	15	1.2	18	1	15	\$ 95,712	\$ 1,435,680	\$ 15,074,640	4.25%	\$ 640,672.20
1 Bedroom	57%	60	1.65	99	1.5	90	\$ 95,712	\$ 8,614,080			
2 Bedroom	29%	30	2.25	67.5	1.75	52.5	\$ 95,712	\$ 5,024,880			
3 bedroom / Penthouse	0.0%	0	2.5	0	2	0	\$ -	\$ -			
		105		184.5		157.5				90% Safe Harbor	
Wage Data is BLS 2023 for Lansing / East Lansing MSA. Average income for individual earners over \$50,000 / year										\$	576,605

TABLES

OLD TOWN

Table 2 Construction Period Schedule

Sales Tax and Use Tax Exemption

Tax Capture Revenue and Withholding Schedule

Table 3

Withholding Tax Capture Revenue Schedule

Income Tax Capture Revenue Schedule

Old Town Construction Period Capture Calculations

	SF	\$ / SF (Space)	Total Development Cost	Parking Count
Old Town Apartments	69,245	\$ 485	\$ 33,584,375	
		\$ -		88
Total Development Costs			\$ 33,584,375	

Construction Cost Basis	\$ 31,252,500
-------------------------	----------------------

Labor Cost %	55%
Labor Dollars	\$ 17,188,875
State Of Michigan Income Tax Rate	4.25%
State Of Michigan Construction Income Tax Capture	\$ 730,527

Product Cost %	45%
Product Dollars	\$ 14,063,625
State of Michigan Sales Tax Rate	6.0%
Taxable Product Revenue @ 6% Rate	\$ 843,818

Total Construction Activity Capture	\$ 1,574,345
--	---------------------

Capture Basis	
Subtotal Acquisition	\$ 3,000,000
Subtotal Hard Costs	\$ 25,310,000
Subtotal Eligible Soft Costs	\$ 1,170,000
Construction Taxes	\$ 120,000
MEDC Fees	\$ 30,000
Title Work	\$ 20,000
Developer Fee	\$ 1,312,500
Project Management Fee	\$ 240,000
CM Fees - Related Party	\$ -
Consulting Fees	\$ 50,000
	\$ 31,252,500



Old Town Assumptions for Income Tax and Withholding Tax Capture

Data Source	BLS OEWS Survey, Lansing - East Lansing metro, May 2023 (most recent data)				
ALL NVL EMPLOYEE WITHHOLDINGS ARE ASSIGNED TO TOWER ON GRAND FOR CALCULATION PURPOSES					
Role	Quantity	Average Yearly Income	Total Income	Michigan Tax Rate	Total Capture
			\$ -		\$ -
Safe Harbor Calculation @ 90% \$ -					

Persons working within - State Withholding Capture						
Location	Size	SF / FTE	FTE	Average Salary	MI Tax Rate	Total Capture
Retail A - Old Town	1,500	288	6	\$ 36,470	4.25%	\$ 9,300
						\$ 9,300
			Safe Harbor Calculation @ 90%			
			\$ 8,370			

Total Safe Harbor Capture by Site - Tower On Grand
\$ 8,370



Old Town TBP Resident Income Tax Capture Model											
	Unit Share	Number of units	Median Occupants		Tax Paying Occupants / Unit	Income Producing Residents	Income / person	Total Potential Capturable Tax Wage	Gross Income Tax Withheld	State Tax Rate	State Tax Revenue
0 Bedroom / Studio	22%	20	1.2	24	1	20	\$ 95,712	\$ 1,914,240	\$ 12,203,280	4.25%	\$ 518,639.40
1 Bedroom	67%	60	1.65	99	1.5	90	\$ 95,712	\$ 8,614,080			
2 Bedroom	11%	10	2.25	22.5	1.75	17.5	\$ 95,712	\$ 1,674,960			
3 bedroom / Penthouse	0.0%	0	2.5	0	2	0	\$ -	\$ -			
		90		145.5		127.5				90% Safe Harbor	
Wage Data is BLS 2023 for Lansing / East Lansing MSA. Average income for individual earners over \$50,000 / year										\$	466,775

TABLES

INGHAM

Table 2 Construction Period Schedule

Sales Tax and Use Tax Exemption

Tax Capture Revenue and Withholding Schedule

Table 3

Withholding Tax Capture Revenue Schedule

Income Tax Capture Revenue Schedule

Ingham Apartments Construction Period Capture Calculations

	SF	\$ / SF (Space)	Total Development Cost	Parking Count
Ingham Apartments	19,866	\$ 326	\$ 6,484,500	
Total Development Costs			\$ 6,484,500	

Construction Cost Basis	\$ 6,230,000
-------------------------	---------------------

Labor Cost %	55%
Labor Dollars	\$ 3,426,500
State Of Michigan Income Tax Rate	4.25%
State Of Michigan Construction Income Tax Capture	\$ 145,626

Product Cost %	45%
Product Dollars	\$ 2,803,500
State of Michigan Sales Tax Rate	6.0%
Taxable Product Revenue @ 6% Rate	\$ 168,210

Total Construction Activity Capture	\$ 313,836
--	-------------------

Capture Basis	
Subtotal Acquisition	\$ 750,000
Subtotal Hard Costs	\$ 4,940,000
Subtotal Eligible Soft Costs	\$ 240,000
Construction Taxes	\$ 20,000
MEDC Fees	\$ 10,000
Title Work	\$ 10,000
Developer Fee	\$ 240,000
Project Management Fee	\$ -
CM Fees - Related Party	\$ -
Consulting Fees	\$ 20,000
	\$ 6,230,000



Ingham Apartments Assumptions for Income Tax and Withholding Tax Capture

Data Source	BLS OEWS Survey, Lansing - East Lansing metro, May 2023 (most recent data)				
ALL NVL EMPLOYEE WITHHOLDINGS ARE ASSIGNED TO TOWER ON GRAND FOR CALCULATION PURPOSES					
Role	Quantity	Average Yearly Income	Total Income	Michigan Tax Rate	Total Capture
			\$ -		\$ -
Safe Harbor Calculation @ 90% \$ -					

Persons working within - State Withholding Capture						
Location	Size	SF / FTE	FTE	Average Salary	MI Tax Rate	Total Capture
Retail A - Ingham	1,500	288	6	\$ 36,470	4.25%	\$ 9,300
						\$ 9,300
Safe Harbor Calculation @ 90%						
\$ 8,370						

Total Safe Harbor Capture by Site - Tower On Grand	
\$ 8,370	



Ingham Apartments TBP Resident Income Tax Capture Model											
	Unit Share	Number of units	Median Occupants		Tax Paying Occupants / Unit	Income Producing Residents	Income / person	Total Potential Capturable Tax Wage	Gross Income Tax Withheld	State Tax Rate	State Tax Revenue
0 Bedroom / Studio	20%	5	1.2	6	1	5	\$ 95,712	\$ 478,560	\$ 3,349,920	4.25%	\$ 142,371.60
1 Bedroom	80%	20	1.65	33	1.5	30	\$ 95,712	\$ 2,871,360			
2 Bedroom	0%	0	2.25	0	1.75	0	\$ -	\$ -			
3 bedroom / Penthouse	0.0%	0	2.5	0	2	0	\$ -	\$ -			
		25		39		35				90% Safe Harbor	
Wage Data is BLS 2023 for Lansing / East Lansing MSA. Average income for individual earners over \$50,000 / year										\$	128,134

TABLES

Table 4 – Safe Harbors Calculation

Table 4 - TBP Revenues 100%
New Vision Lansing
Transformational Brownfield Plan

NVL Yearly TBP Revenue Initial Stabilized Values - 100% Capture						
	Tower On Grand	Capitol Tower	Washington Square	Old Town	Ingham	Total
Resident Income Tax	\$ 1,761,340	\$ 640,672	\$ 312,622	\$ 518,639	\$ 142,372	\$ 3,375,645
NVL Employee Withholding	\$ 67,335	\$ -	\$ -	\$ -	\$ -	\$ 67,335
Working Within Withholding	\$ 380,586	\$ 503,138	\$ 54,249	\$ 9,300	\$ 9,300	\$ 956,573
Total Non Construction Capture	\$ 2,209,261	\$ 1,143,811	\$ 366,871	\$ 527,939	\$ 151,671	\$ 4,399,553
Construction Sales Capture	\$ 4,693,518	\$ 1,333,355	\$ 937,035	\$ 843,818	\$ 168,210	\$ 7,975,935
Construction Labor Capture	\$ 4,063,370	\$ 1,154,339	\$ 811,229	\$ 730,527	\$ 145,626	\$ 6,905,092
Total Construction Capture	\$ 8,756,888	\$ 2,487,694	\$ 1,748,264	\$ 1,574,345	\$ 313,836	\$ 14,881,027

NVL TBP Benefits Table - 100% Capture												
Construction % Complete		2025		Salary Increase		3%						
		Year		Construction Sales Tax Capture		Construction Income Tax Capture		Resident Income Tax Capture	NVL Withholding Capture	Within Project Withholding		
10.0%	1	2026	\$	797,594	\$	690,509						
45.0%	2	2027	\$	3,589,171	\$	3,107,291						
45.0%	3	2028	\$	3,589,171	\$	3,107,291						
	4	2029	\$	-	\$	-	\$	3,375,645	\$	67,335	\$	956,573
	5	2030	\$	-	\$	-	\$	3,476,914	\$	69,355	\$	985,270
	6	2031	\$	-	\$	-	\$	3,581,222	\$	71,436	\$	1,014,828
	7	2032	\$	-	\$	-	\$	3,688,659	\$	73,579	\$	1,045,273
	8	2033	\$	-	\$	-	\$	3,799,318	\$	75,786	\$	1,076,631
	9	2034	\$	-	\$	-	\$	3,913,298	\$	78,060	\$	1,108,930
	10	2035	\$	-	\$	-	\$	4,030,697	\$	80,401	\$	1,142,198
	11	2036	\$	-	\$	-	\$	4,151,618	\$	82,813	\$	1,176,464
	12	2037	\$	-	\$	-	\$	4,276,166	\$	85,298	\$	1,211,758
	13	2038	\$	-	\$	-	\$	4,404,451	\$	87,857	\$	1,248,111
	14	2039	\$	-	\$	-	\$	4,536,585	\$	90,492	\$	1,285,554
	15	2040	\$	-	\$	-	\$	4,672,682	\$	93,207	\$	1,324,121
	16	2041	\$	-	\$	-	\$	4,812,863	\$	96,003	\$	1,363,844
	17	2042	\$	-	\$	-	\$	4,957,249	\$	98,884	\$	1,404,760
	18	2043	\$	-	\$	-	\$	5,105,966	\$	101,850	\$	1,446,903
	19	2044	\$	-	\$	-	\$	5,259,145	\$	104,906	\$	1,490,310
	20	2045	\$	-	\$	-	\$	5,416,919	\$	108,053	\$	1,535,019
Totals			\$	7,975,935	\$	6,905,092	\$	73,459,397	\$	1,465,314	\$	20,816,549
			\$	14,881,027				\$	95,741,260			
												110,622,287

Table 4 - TBP Revenues Safe Harbor - 90%
New Vision Lansing
Transformational Brownfield Plan

NVL Yearly TBP Revenue Initial Stabilized Values - SAFE HARBOR METHOD							
	Tower On Grand	Capitol Tower	Washington Square	Old Town	Ingham	Total	
Resident Income Tax	\$ 1,585,206	\$ 576,605	\$ 281,360	\$ 466,775	\$ 128,134	\$ 3,038,081	\$ 3,959,598
NVL Employee Withholding	\$ 60,601	\$ -	\$ -	\$ -	\$ -	\$ 60,601	
Working Within Withholding	\$ 342,527	\$ 452,825	\$ 48,824	\$ 8,370	\$ 8,370	\$ 860,916	
Total Non Construction Capture	\$ 1,988,335	\$ 1,029,430	\$ 330,184	\$ 475,145	\$ 136,504	\$ 3,959,598	\$ 14,881,027
Construction Sales Capture	\$ 4,693,518	\$ 1,333,355	\$ 937,035	\$ 843,818	\$ 168,210	\$ 7,975,935	
Construction Labor Capture	\$ 4,063,370	\$ 1,154,339	\$ 811,229	\$ 730,527	\$ 145,626	\$ 6,905,092	
Total Construction Capture	\$ 8,756,888	\$ 2,487,694	\$ 1,748,264	\$ 1,574,345	\$ 313,836	\$ 14,881,027	

NVL TBP Benefits Table - Safe Harbor							
Construction % Complete	2025		Salary Increase		3%		
	Year		Construction Sales Tax Capture	Construction Income Tax Capture	Resident Income Tax Capture	NVL Withholding Capture	Within Project Withholding
10.0%	1	2026	\$ 797,594	\$ 690,509			
45.0%	2	2027	\$ 3,589,171	\$ 3,107,291			
45.0%	3	2028	\$ 3,589,171	\$ 3,107,291			
	4	2029	\$ -	\$ -	\$ 3,038,081	\$ 60,601	\$ 860,916
	5	2030	\$ -	\$ -	\$ 3,129,223	\$ 62,419	\$ 886,743
	6	2031	\$ -	\$ -	\$ 3,223,100	\$ 64,292	\$ 913,346
	7	2032	\$ -	\$ -	\$ 3,319,793	\$ 66,221	\$ 940,746
	8	2033	\$ -	\$ -	\$ 3,419,386	\$ 68,207	\$ 968,968
	9	2034	\$ -	\$ -	\$ 3,521,968	\$ 70,254	\$ 998,037
	10	2035	\$ -	\$ -	\$ 3,627,627	\$ 72,361	\$ 1,027,978
	11	2036	\$ -	\$ -	\$ 3,736,456	\$ 74,532	\$ 1,058,818
	12	2037	\$ -	\$ -	\$ 3,848,550	\$ 76,768	\$ 1,090,582
	13	2038	\$ -	\$ -	\$ 3,964,006	\$ 79,071	\$ 1,123,300
	14	2039	\$ -	\$ -	\$ 4,082,926	\$ 81,443	\$ 1,156,999
	15	2040	\$ -	\$ -	\$ 4,205,414	\$ 83,886	\$ 1,191,709
	16	2041	\$ -	\$ -	\$ 4,331,577	\$ 86,403	\$ 1,227,460
	17	2042	\$ -	\$ -	\$ 4,461,524	\$ 88,995	\$ 1,264,284
	18	2043	\$ -	\$ -	\$ 4,595,370	\$ 91,665	\$ 1,302,212
	19	2044	\$ -	\$ -	\$ 4,733,231	\$ 94,415	\$ 1,341,279
	20	2045	\$ -	\$ -	\$ 4,875,228	\$ 97,247	\$ 1,381,517
Totals			\$ 7,975,935	\$ 6,905,092	\$ 66,113,458	\$ 1,318,782	\$ 18,734,894
			\$ 14,881,027		\$ 86,167,134		
					101,048,161		

New Vision Lansing

Total TBP Revenues

Capture Year	Year	Constr. Sale/Use Tax Exemption	Construction PIT Capture	Income Tax Capture - Residents	NVL Withholding Capture	Within Project Withholding	TBP Total	Incr Property Tax Capture - School MSF	Incr. Property Tax Capture - Local MSF	Total Incr. Property Tax Capture	Total TBP Benefits
1	2026	\$797,594	\$690,509				\$1,488,103	\$194,144	\$432,273	\$626,416	\$2,114,519
2	2027	\$3,589,171	\$3,107,291	\$0			\$6,696,462	\$545,114	\$1,213,729	\$1,758,842	\$8,455,304
3	2028	\$3,589,171	\$3,107,291	\$0			\$6,696,462	\$811,948	\$1,807,853	\$2,619,801	\$9,316,263
4	2029			\$3,375,645	\$67,335	\$956,573	\$4,399,553	\$828,187	\$1,844,010	\$2,672,197	\$7,071,750
5	2030			\$3,476,914	\$69,355	\$985,270	\$4,531,540	\$844,751	\$1,880,890	\$2,725,641	\$7,257,181
6	2031			\$3,581,222	\$71,436	\$1,014,828	\$4,667,486	\$861,646	\$1,918,508	\$2,780,154	\$7,447,640
7	2032			\$3,688,659	\$73,579	\$1,045,273	\$4,807,511	\$878,879	\$1,956,878	\$2,835,757	\$7,643,268
8	2033			\$3,799,318	\$75,786	\$1,076,631	\$4,951,736	\$896,457	\$1,996,015	\$2,892,472	\$7,844,208
9	2034			\$3,913,298	\$78,060	\$1,108,930	\$5,100,288	\$914,386	\$2,035,936	\$2,950,321	\$8,050,609
10	2035			\$4,030,697	\$80,401	\$1,142,198	\$5,253,295	\$932,673	\$2,076,654	\$3,009,328	\$8,262,623
11	2036			\$4,151,618	\$82,813	\$1,176,464	\$5,410,894	\$951,327	\$2,118,187	\$3,069,514	\$8,480,409
12	2037			\$4,276,166	\$85,298	\$1,211,758	\$5,573,222	\$970,353	\$2,160,551	\$3,130,905	\$8,704,127
13	2038			\$4,404,451	\$87,857	\$1,248,111	\$5,740,419	\$989,761	\$2,203,762	\$3,193,523	\$8,933,942
14	2039			\$4,536,585	\$90,492	\$1,285,554	\$5,912,630	\$1,009,556	\$2,247,838	\$3,257,393	\$9,170,024
15	2040			\$4,672,682	\$93,207	\$1,324,121	\$6,090,010	\$1,029,747	\$2,292,794	\$3,322,541	\$9,412,551
16	2041			\$4,812,863	\$96,003	\$1,363,844	\$6,272,710	\$1,050,342	\$2,338,650	\$3,388,992	\$9,661,701
17	2042			\$4,957,249	\$98,884	\$1,404,760	\$6,460,892	\$1,071,349	\$2,385,423	\$3,456,772	\$9,917,664
18	2043			\$5,105,966	\$101,850	\$1,446,903	\$6,654,720	\$1,092,776	\$2,433,132	\$3,525,907	\$10,180,627
19	2044			\$5,259,145	\$104,906	\$1,490,310	\$6,854,360	\$1,114,631	\$2,481,794	\$3,596,425	\$10,450,786
20	2045			\$5,416,919	\$108,053	\$1,535,019	\$7,059,991	\$1,164,588	\$2,531,430	\$3,696,019	\$10,756,009
21	2046						\$0	\$1,220,697	\$2,582,059	\$3,802,756	\$3,802,756
22	2047						\$0	\$1,245,111	\$2,633,700	\$3,878,811	\$3,878,811
23	2048						\$0	\$1,270,013	\$2,686,374	\$3,956,387	\$3,956,387
24	2049						\$0	\$1,295,414	\$2,740,101	\$4,035,515	\$4,035,515
25	2050						\$0	\$1,321,322	\$2,794,903	\$4,116,225	\$4,116,225
26	2051						\$0	\$1,545,483	\$2,850,801	\$4,396,285	\$4,396,285
27	2052						\$0	\$1,576,393	\$2,907,818	\$4,484,210	\$4,484,210
28	2053						\$0	\$1,607,921	\$2,965,974	\$4,573,895	\$4,573,895
29	2054						\$0	\$1,640,079	\$3,025,293	\$4,665,372	\$4,665,372
30	2055						\$0	\$1,672,881	\$3,085,799	\$4,758,680	\$4,758,680
		\$7,975,935	\$6,905,092	\$73,459,397	\$1,465,314	\$20,816,549	\$110,622,287	\$32,547,927	\$68,629,129	\$101,177,056	\$211,799,339

Total Const
\$14,881,027

Total Inc.
\$95,741,260

Total TBP
\$110,622,287

State MSF TIF
\$32,547,927

Local MSF TIF
\$68,629,129

Total MSF TIF
\$101,177,056

Total TBP + MSF
TIF
\$211,799,343

Safe Harbor (90%)									
Cons. Period	Sales/Use	Income 90%	Withholding 90%	Total TBP	State MSF TIF	Local MSF TIF	Total MSF TIF	Total TBP + MSF TIF	
\$7,975,935	\$6,905,092	\$66,113,458	\$20,053,677	\$101,048,161	\$32,547,927	\$68,629,129	\$101,177,056	\$202,225,217	

ATTACHMENT A
BROWNFIELD PLAN RESOLUTIONS

ATTACHMENT B
INTERLOCAL AGREEMENT – LANSING LDFA

ATTACHMENT C

AFFIDAVITS OF FUNCTIONAL OBSOLESCENCE

AFFIDAVITS OF FUNCTIONAL OBSOLESCENCE

TOWER ON GRAND

125 EAST WASHTENAW

209 S WASHINGTON SQ



Andy Schor, Mayor

CITY ASSESSING OFFICE

**Jennifer Czeiszperger, MMAO
Assessor's Office**

3rd Floor City Hall
124 West Michigan Avenue
Lansing, Michigan 48933
(517) 483-7624

FAX: (517) 483-4101

www.lansingmi.gov/City-Assessor

July 23, 2024

Lansing Economic Development Corp

Re: Functional Obsolescence Determination
125 E Washtenaw St St
33-01-01-16-404-151



This single-story retail building was originally constructed in 1910 as a retail building containing 3,780 square feet. The design of the building has a center entrance door resulting in a single tenant style retail building. Based on the current market standards for retail buildings, this building size is too large for a single tenant. Dividing the space is difficult due to the single front entrance.

Further, the heating system and cooling system is outdated and in need of repair or replacement. This building also contains a basement area that is not typical for this style building. It should be noted that this basement is larger than the upper floor, which indicates that this basement has areas located under the city sidewalk.

It was further observed that possible lead and asbestos materials exist in the mechanicals, flooring and walls. Removal or remediation costs would outweigh the benefits of the investment. Based on the repairs or replacements of mechanical systems and limitations of repurposing areas with smaller units creates a functional obsolescence that the cost to cure exceeds the potential value of the property.

A handwritten signature in black ink, reading "Jennifer Czeiszperger". The signature is fluid and cursive, with the first name being more prominent.

Jennifer Czeiszperger, MMAO
City Assessor's Office



Andy Schor, Mayor

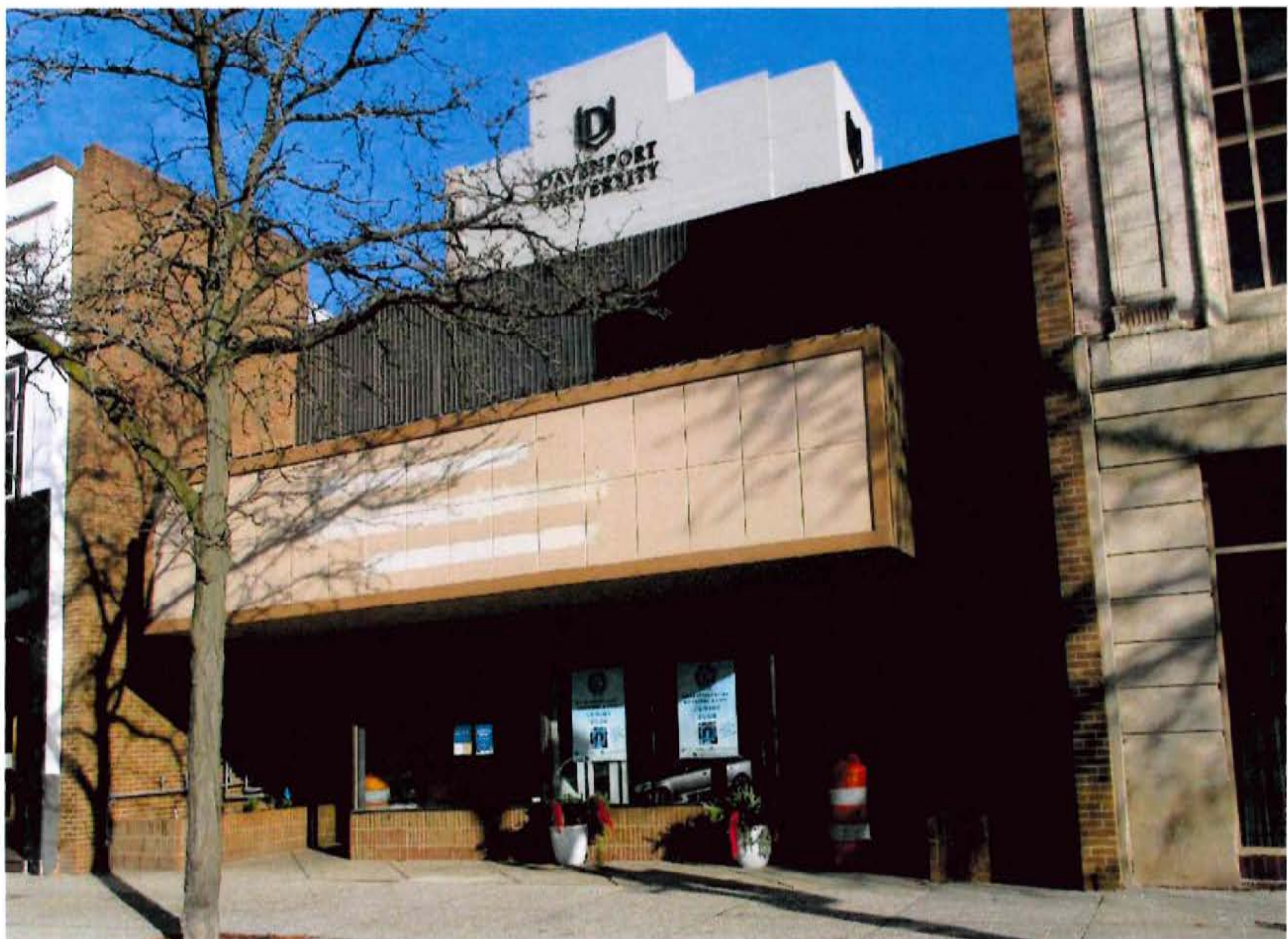
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July 23, 2024

Lansing Economic Development Corp

Re: Functional Obsolescence Determination
209 S Washington Square
33-01-01-16-404-022



This single-story retail building was originally constructed in 1910 as a retail building containing 4,332 square feet. The design of the building is a two-unit retail building with separate entrances for each unit. Based on the current market standards for retail buildings, this building size is too long for typical retail units and not functional with today's market standards.

Further, the heating system and cooling system is outdated and in need of repair or replacement. This building also contains a basement area that is not typical for this style building. It should be noted that this basement is divided up into smaller units that are not within today's market standards either.

It was further observed that possible lead and asbestos materials exist in the mechanicals, flooring and walls. Removal or remediation costs would outweigh the benefits of the investment. Based on the repairs or replacements of mechanical systems and limitations of repurposing areas with smaller units creates a functional obsolescence that the cost to cure exceeds the potential value of the property.



Jennifer Czeiszperger, MMAO
City Assessor's Office

AFFIDAVITS OF FUNCTIONAL OBSOLESCENCE

WASHINGTON SQUARE

108 S WASHINGTON SQ

100 S WASHINGTON SQ



Andy Schor, Mayor

CITY ASSESSING OFFICE

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April 3, 2024

Lansing Economic Development Corp

Re: Functional Obsolescence Determination
100 S Washington Square
33-01-01-16-325-081



This ten-story, office building was constructed around 1920. Building mechanical and electrical systems are out of date and would require significant upgrades to meet current codes.

The basement extends beyond the building footprint below the public sidewalk and requires repairs due to water infiltration.

The office occupancy for the entire building has diminished demand, the central business district has surplus supply.

There is no on-site parking. The nearest public parking garage is approximately two blocks away.

This building is determined to be functionally obsolete.



Sharon Frischman, MMAO, AI-GRS
City Assessor's Office



Andy Schor, Mayor

CITY ASSESSING OFFICE

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April 3, 2024

Lansing Economic Development Corp

Re: Functional Obsolescence Determination
108 S Washington Square
33-01-01-16-325-051



This two-story, mixed-use building was constructed around 1940. Building mechanical and electrical systems are out of date and would require significant upgrades to meet current codes.

The second floor is unoccupied and is lacks interior finishes.

The first floor retail space is configured to have a width to depth ratio that is excessive on the south side. The north side is currently occupied as office space.

There is no on-site parking. The nearest public parking garage is approximately 1 and ½ blocks away.

This building is determined to be functionally obsolete.

A handwritten signature in black ink, appearing to read 'Sharon Frischman', with a long horizontal flourish extending to the right.

Sharon Frischman, MMAO, AI-GRS
City Assessor's Office

AFFIDAVITS OF FUNCTIONAL OBSOLESCENCE

CAPITOL TOWER

221 N WALNUT ST

215 N WALNUT ST

209 N WALNUT ST

201 N WALNUT ST

406 W OTTAWA ST

412 W OTTAWA ST

416 W OTTAWA ST

420 W OTTAWA ST

426 W OTTAWA ST



Andy Schor, Mayor

CITY ASSESSING OFFICE

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July 23, 2024

Lansing Economic Development Corp

Re: Functional Obsolescence Determination
416 W Ottawa St
33-01-01-16-158-071



This two story office use building was originally constructed in 1903 as a single family structure containing 1,704 square feet. The building was converted to office use, containing several small office units that do not meet the standards of the market today. The building does not have an elevator to service any floors of the building. Building mechanical and electrical systems are out of date and/or missing from the building which would require significant upgrades to meet current codes.

The foundation has significant cracks and issues leading the assessor to believe structural damage has occurred to the building. Due to the many visible repairs done in the past and visible cracks it is recommended that an engineer determine if structural issues exist. The front porch is sinking and has large cracks in the cap, appearing unsafe. Many of the windows are broken or missing as well. Possible hazardous materials may be present within the mechanical and heating systems.

The layout of the building as an office exhibits functional obsolescence due to load bearing walls and an unusual layout which limits the ability to reconfigure to today's market standards. Further, restoring the building back to a single family home is not feasible due to the cost to cure these items and reconfiguring back to a single family home exceeds the potential value of the property.



Jennifer Czeiszperger, MMAO
City Assessor's Office



Andy Schor, Mayor

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July 23, 2024

Lansing Economic Development Corp

Re: Functional Obsolescence Determination
406 W Ottawa St
33-01-01-16-158-091



This two and one quarter story office use building was originally constructed in 1900 as a single family structure containing 2,701 square feet. The building was converted to office use, containing several small office units that do not meet the standards of the market today. The building does not have an elevator to service any floors of the building. Building mechanical and electrical systems are out of date and/or missing from the building which would require significant upgrades to meet current codes.

The foundation has significant cracks and issues leading the assessor to believe structural damage has occurred to the building. Due to the many visible repairs done in the past and visible cracks it is recommended that an engineer determine if structural issues exist. The front porch appears to be crumbling and front façade is separating from the building as large gaps between façade and house are visible. Many of the windows are broken or missing as well.

The layout of the building as an office exhibits functional obsolescence due to load bearing walls and an unusual layout which limits the ability to reconfigure to today's market standards. Further, restoring the building back to a single family home is not feasible due to the cost to cure these items and reconfiguring back to a single family home exceeds the potential value of the property.



Jennifer Czeiszperger, MMAO
City Assessor's Office



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July 23, 2024

Lansing Economic Development Corp

Re: Functional Obsolescence Determination
215 N Walnut St
33-01-01-16-158-121



This two story office use building was originally constructed in 1929 as a single family structure containing 3,072 square feet. The building contains two levels of office style units with common areas and a third story unfinished attic. The building does not have an elevator to service any floors of the building. Building mechanical and electrical systems are out of date and/or missing from the building which would require significant upgrades to meet current codes.

The second story show signs of water damage which has caused the paint to peal revealing possible hazardous materials. The roof style and materials are very difficult to find materials and few contractors are able to repair the roof. Many windows are cracked or missing and in need of repair or replacement. There are possible hazardous materials within the mechanical and heating systems throughout the building.

The layout of the building as an office exhibits functional obsolescence due to load bearing walls and an unusual layout which limits the ability to reconfigure to today's market standards. Further restoring the building back to a single-family home is not feasible due to the cost to cure these items and exceeds the potential value of the property.



Jennifer Czeiszperger, MMAO
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Andy Schor, Mayor

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July 23, 2024

Lansing Economic Development Corp

Re: Functional Obsolescence Determination
221 N Walnut St
33-01-01-16-158-131



This three story office use building was originally constructed in 1895 as a single family structure containing 5,588 square feet. The building contains 3 levels of office style units with common areas. The building does not have an elevator to service any floors of the building. Building mechanical and electrical systems are out of date and/or missing from the building which would require significant upgrades to meet current codes.

The foundation has significant cracks and appears to have been repaired multiple times. These issues have led the assessor to believe there is structural issues with the building. The bricks of on the building are crumbling and visible repairs have been made to many areas of the structure's brick. Many windows are cracked or missing and in need of repair or replacement. There are possible hazardous materials within the mechanical and heating systems throughout the building.

The layout of the building as an office exhibits functional obsolescence due to load bearing walls and an unusual layout which limits the ability to reconfigure to today's market standards. Further restoring the building back to a single-family home is not feasible due to the cost to cure these items and reconfiguring back to a single-family exceeds the potential value of the property.



Jennifer Czeiszperger, MMAO
City Assessor's Office



Andy Schor, Mayor

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July 23, 2024

Lansing Economic Development Corp

Re: Functional Obsolescence Determination
420 W Ottawa St
33-01-01-16-158-061



This three-level apartment use building was originally constructed in 1961 as an apartment style structure containing 5,198 square feet. The building contains 3 levels of apartments with the first level being partially below grade, bi-level style. Due to this feature, there are stairs immediately upon entering the building. No elevator is available within this building, and the likelihood of retrofitting being nearly impossible. This limits the property's ability to conform to the ADA laws.

Further, the heating system is steam heating, with thru-wall air conditioning unit. This system limits the ability to install a central HVAC system in the building, which is the industry's standard for this type of building. The thru-wall air conditioning units are not an

effective way to cool the whole unit and many tenants will not accept this type of air conditioning due to the high cost of electricity. Also, many of the windows are broken or missing. Possible hazardous materials are apparent within the mechanicals of the building.

The units as constructed are much smaller than the current market demands and remain with the original finishes for the kitchens and bathrooms. This layout exhibits functional obsolescence due to load bearing walls and bi-level type construction that limits the ability to reconfigure to today's market standards. Further, installing a central HVAC is not feasible due to the cost to cure exceeds the potential value of the property.



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July 23, 2024

Lansing Economic Development Corp

Re: Functional Obsolescence Determination
201 N. Walnut St
33-01-01-16-158-101



This two-story apartment use building was originally constructed in 1873 as a single family structure containing 3,609 square feet. The building was converted to a apartment use, containing six small apartment units that do not meet the standards of the market today. The building does not have an elevator to service any floors of the building. Building mechanical and electrical systems are out of date and/or missing from the building which would require significant upgrades to meet current codes.

The foundation has significant cracks and issues leading the assessor to believe structural damage has occurred to the building. Due to the many visible repairs done in the past and visible cracks it is recommended that an engineer determine if structural issues exist. Many of the windows are broken or missing as well. The attached single car garage on the west side of the structure is deteriorated and the roof is virtually non-existent. It does not appear to be fixable, rather needing demolition.

The layout of the building as an apartment exhibits functional obsolescence due to load bearing walls and an unusual layout which limits the ability to reconfigure to today's market standards. Further, restoring the building back to a single-family home is not feasible due to the cost to cure these items and reconfiguring back to a single-family home exceeds the potential value of the property.



Jennifer Czeiszperger, MMAO
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Andy Schor, Mayor

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July 23, 2024

Lansing Economic Development Corp

Re: Functional Obsolescence Determination
412 W Ottawa St
33-01-01-16-158-081



This two story office use building was originally constructed in 1893 as a single family structure containing 2,701 square feet. The building was converted to office use, containing several small office units that do not meet the standards of the market today. The building does not have an elevator to service any floors of the building. Building mechanical and electrical systems are out of date and/or missing from the building which would require significant upgrades to meet current codes.

The foundation appears to have been repaired previously. The repair includes adding a 3-inch-thick poured wall on all outside foundation walls. The interior of the basement still contains the original foundation walls, which are crumbling. Due to the many visible repairs done in the past and visible cracks it is recommended that an engineer determine if structural issues exist. Many of the windows are broken or missing as well.

The layout of the building as an office exhibits functional obsolescence due to load bearing walls and an unusual layout which limits the ability to reconfigure to today's market standards. Further, restoring the building back to a single family home is not feasible due to the cost to cure these items and reconfiguring back to a single family home exceeds the potential value of the property.



Jennifer Czeiszperger, MMAO
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Andy Schor, Mayor

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July 23, 2024

Lansing Economic Development Corp

Re: Functional Obsolescence Determination
209 N Walnut Street
33-01-01-16-158-111



This two story office use building was originally constructed in 1925 as a single family structure containing 1,860 square feet. An addition was added to the front of the building which contains approximately 1,375 square feet. This addition is considered a bi-level type structure with stairs needed to enter both levels. The building does not have an elevator to service any floors of the building. Building mechanical and electrical systems are out of date and/or missing from the building which would require significant upgrades to meet current codes.

The interior walls have visible water damage due to roof issues. It was observed that the roof over the addition area is retaining water (see photo). The roof needs replacement or significant work due to the large pool of standing water over the flat roof section. The area of the original construction also showed signs of water damage due to roof leaking.

The layout of the building and subsequent additions exhibits functional obsolescence due to load bearing walls and an unusual layout which limits the ability to reconfigure to today's market standards. Further, the bi-level section does not allow for ADA compliance due to lack of an elevator. The cost to cure these items exceeds the potential value of the property.



Jennifer Czeiszperger, MMAO
City Assessor's Office



Andy Schor, Mayor

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July 23, 2024

Lansing Economic Development Corp

Re: Functional Obsolescence Determination
426 W Ottawa St
33-01-01-16-158-051



This two-story office use building was originally constructed in 1892 as a single family structure containing 3,806 square feet. The building was converted to an office use, containing small office units that do not meet the standards of the market today. The building does not have an elevator to service any floors of the building. Building mechanical and electrical systems are out of date and/or missing from the building which would require significant upgrades to meet current codes.

The foundation has significant cracks and issues leading the assessor to believe structural damage has occurred to the building. Due to the many visible repairs done in the past and visible cracks it is recommended that an engineer determine if structural issues exist. The rear addition appears to have significant water damage.

The layout of the building as an office exhibits functional obsolescence due to load bearing walls and an unusual layout which limits the ability to reconfigure to today's market standards. Further, restoring the building back to a single-family home is not feasible due to the cost to cure these items and reconfiguring back to a single-family home exceeds the potential value of the property.



Jennifer Czeiszperger, MMAO
City Assessor's Office

AFFIDAVITS OF FUNCTIONAL OBSOLESCENCE

INGHAM

116 W. OTTAWA STREET



Andy Schor, Mayor

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July 23, 2024

Lansing Economic Development Corp

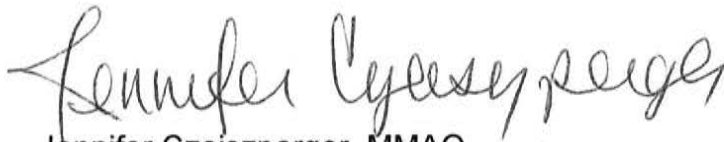
Re: Functional Obsolescence Determination
116 W Ottawa St
33-01-01-16-181-051



This six story office building was originally constructed in 1928 as an office building containing 17,028 square feet. The building contains 6 levels of small office areas. The building was constructed as a single tenant office building. Due to this construction style, creating smaller units conducive to the current market is limited by the layout of the building. Further, this building contains vaults in the basement that are located under the city sidewalk. These vaults are currently deteriorating and in need of immediate repair.

Further, the heating system is steam heating that is outdated and in need of repair or replacement. Since this is a six story building, the elevator is essential in order to be able to attract tenants. Currently, the elevator system needs replacement and or repair to ensure safety to the tenants.

It was further observed that possible lead and asbestos materials exist in the mechanicals, flooring and walls. Removal or remediation costs would outweigh the benefits of the investment. Based on all of the repairs or replacements of mechanical systems and limitations of repurposing areas with smaller units creates a functional obsolescence that cost to cure exceeds the potential value of the property.

A handwritten signature in black ink, reading "Jennifer Czeiszperger". The signature is fluid and cursive, with the first name being more prominent.

Jennifer Czeiszperger, MMAO
City Assessor's Office

**CITY OF LANSING
NEW VISION LANSING
LANSING BRA BROWNFIELD PLAN #87
PROPOSED TRANSFORMATIONAL BROWNFIELD PLAN (TBP) APPROVAL
SCHEDULE**

DATE	BOARD/COMMITTEE	ACTION	ATTENDANCE BY APPLICANT
<i>October 25, 2024</i>	LBRA Board	Approves TBP	YES
<i>October 28, 2024</i>	Lansing City Council	Receives and refers TBP request to CoW	
<i>November 18, 2024</i>	Committee of the Whole	Recommends Public Hearing to City Council	YES
<i>November 18, 2024</i>	Lansing City Council	Sets Public Hearing for December 2, 2024	YES
<i>December 2, 2024</i>	Committee of the Whole	Recommends Approval to City Council	YES
<i>December 2, 2024</i>	Lansing City Council	Holds Public Hearing	YES
<i>December 2, 2024</i>	Lansing City Council	Approves TBP	YES
<i>December 3, 2024</i>	LBRA	Submits locally-approved TBP package to MEDC	
<i>December 10, 2024</i>	MSF Board	Approves TBP	YES

PROJECT SUMMARY

New Vision Lansing encompasses five projects: Tower on Grand, Washington Square, Capital Tower, Old Town, and Ingham Building. The values below are current approximations of unit count, square footage, gross building size, and other metrics. These values are subject to final engineering and architectural design.

Tower on Grand comprises the development of 308,380 square foot 27 story tower that will be the tallest building in the City, with 287 residential units and 48,000 square feet of attached commercial and retail space in the Atrium Office Building and a 314-space parking facility, with two levels spanning Grand Avenue.

Washington Square will convert the Washington Square office building into 60 apartments with up to 66 leasable spaces with a nearby 130 space parking facility and 9,350 square feet of renovated commercial retail space.

Capital Tower will redevelop almost an entire City block at Walnut and Ottawa across from the State Capital and significantly increase density with the development of mixed-use commercial and residential building of 120,470 square feet, one floor of office space totaling 24,358 square feet and four residential floors totaling 91,920 square feet, with approximately 140 parking spaces in surface lots or facilities.

Old Town includes the construction of a seven-story mixed use building with an integrated 88 space two story parking facility with approximately 1,552 of retail space facing Turner Street and a five-floor apartment building with 80 units in studio, one- and two-bedroom layouts. Each of the five floors will have approximately 11,940 square feet with a total project square footage of 60,961 square feet.

Ingham Building is the adaptive reuse of existing iconic downtown office building originally constructed in 1928 and encompassing 17,028 square feet over 6 floors. The building also contains a 2,838 square foot basement. The existing office use will be removed, though approximately 1,500 square feet will be maintained as retail / commercial space on the ground level facing West Ottawa Street.

New Vision Lansing will transform downtown Lansing, representing a shift away from predominantly office space to bringing residents and vitality to downtown with 573 residential units with a minimum of 150 workforce units matched effectively with integrated commercial space. With private investment of over \$253 million and public investment of \$63 million for a total of \$316 million, the project would be the largest ever in Lansing. In addition, the Transformational Brownfield Plan provides for up to \$15,655,015 in public infrastructure improvements.

The project is not economically viable without significant incentives. The Brownfield Eligible Activities alone are greater than the tax increment revenues to be generated over the 30-year life of the Brownfield Plan by the additional investment. In addition, high construction costs and high interest rates required additional support provided by the additional capture under the Transformation Brownfield Plan.

The redevelopment is consistent with the City of Lansing Master Plan and zoning ordinance. Initial work is anticipated to begin in Q4 2024, with tax increment capture beginning in 2026.



NEW VISION LANSING, LLC

REDEFINING LIVING AND WORKING DOWNTOWN

65 YEARS OF BUILDING LANSING



New Vision Lansing
Introduction

DEVELOPMENT TEAM EXPERIENCE



Development Summary

Total Development Costs:

\$316,737,458

Total Developed Square Footage:

601,287

Total Apartment Units:

573

Total Parking:

766 Spaces

Commercial / Retail / Office

102,518 Square Feet New and Existing

Workforce Rent Structure:

150 Units

Investment:

253,737,458 Private Investment

Construction Period:

Q4 2024 – Washington Square Begins Construction

Q4 2024 – Tower On Grand Begins Construction

Q1 2025 – Capitol Tower Begins Construction

Q1 2025 – Ingham Building Begins Construction

Q2 2026 – Old Town Begins Construction

**All sizes, counts, and other values presented here represent the current state of architectural development. These values may change pending final site and construction review by NVL or the Building and Planning Departments*

COMMUNITY ECONOMIC BENCHMARKS

Largest Non-Automotive Private Development in the History of Lansing

- Construction Labor Wages: **\$145,117,500** in Local Labor
- Construction Period Economic Impact On Lansing: **\$4,500,000**
- City Income tax revenue for construction workers: **\$1,088,381 (.75%)**
- **Tax Base Stability:** The ability to live and work downtown will benefit the market overall
- Increased taxable value increment: **\$35,000,000.**
- **\$1,000,000** Cooperative Investment in River Crossing and River Trail Improvements.
- Lansing Public Schools will realize an additional **\$207,000** annual average and over **\$6,212,000** over the life of the bond millage

Brownfield Benefits

Revenues to the LDFA and LBRA after buildout and over the life of the Brownfield Plan:

- Public Infrastructure
 - \$15,665,015 Allocation
 - 9,468,963 Interest
 - **\$25,123,978 Total**
- LBRA Administrative Fees:
 - **+\$186,000** per year average
 - **+\$3,750,000** total
- Local Brownfield Fund Contribution:
 - **+\$240,000** per year
 - **+\$4,800,000** total (~\$1.25 million in State capture)

573 New Residential Units Built Downtown That Will House 900 Residents Resulting in: **\$741,000 / Year of City Income Taxes**

Total recurring revenue to Lansing per year from project occupancy: over **\$1,000,000 per year**



BROWNFIELD

COMMUNITY ECONOMIC BENCHMARKS





TOWER ON GRAND

215 SOUTH GRAND AVENUE





TOWER ON GRAND
215 SOUTH GRAND AVENUE

ROOFTOP AMENITY SPACE
LOUNGE, PRIVATE DINING ROOMS

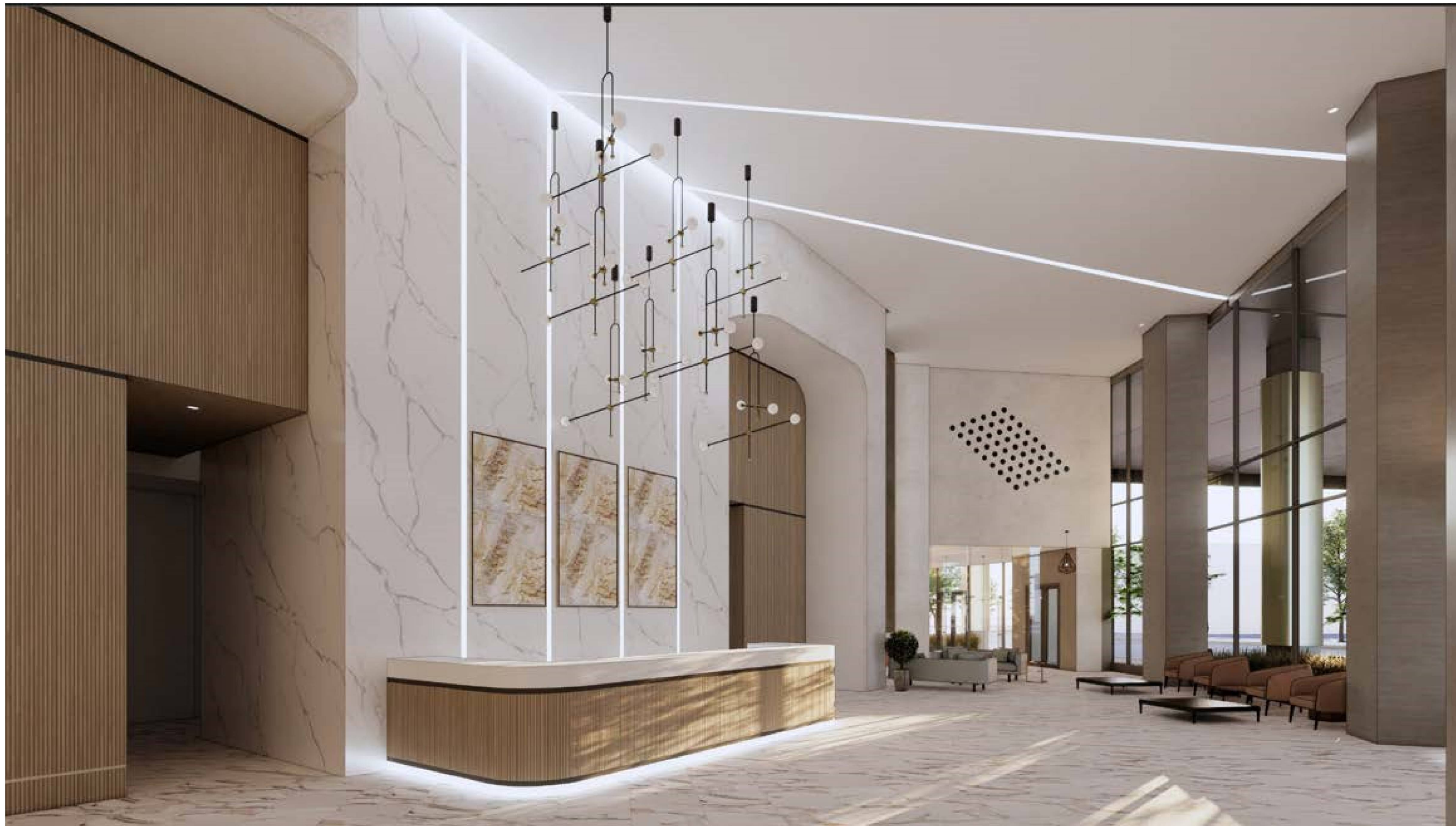




TOWER ON GRAND
215 SOUTH GRAND AVENUE

RIVERFRONT LIVING WITH 360 DEGREE VIEWS OF THE CAPITOL CITY AND BEYOND







TOWER ON GRAND
215 SOUTH GRAND AVENUE

STREET TO RIVER AMENITY LEVEL
OUTDOOR GATHERING SPACES, LOUNGE, GYM, AND POOL





WASHINGTON SQUARE APARTMENTS AND PARKING

100 / 108 SOUTH WASHINGTON

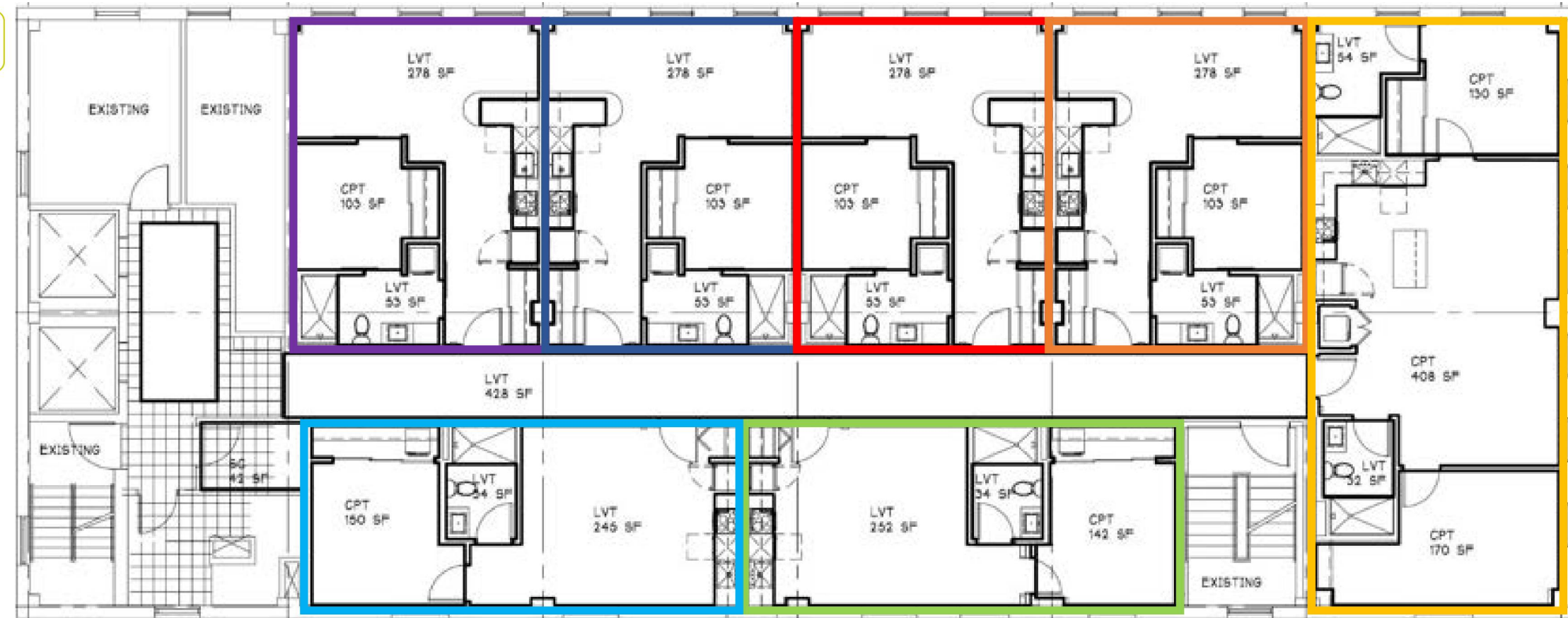




FLOORS 2 AND 3



FLOORS 4 THRU 10



WASHINGTON SQUARE
100 SOUTH WASHINGTON

A UNIT TYPE FOR EVERY STYLE



CAPITOL TOWER

201 NORTH WALNUT STREET



Ottawa Street

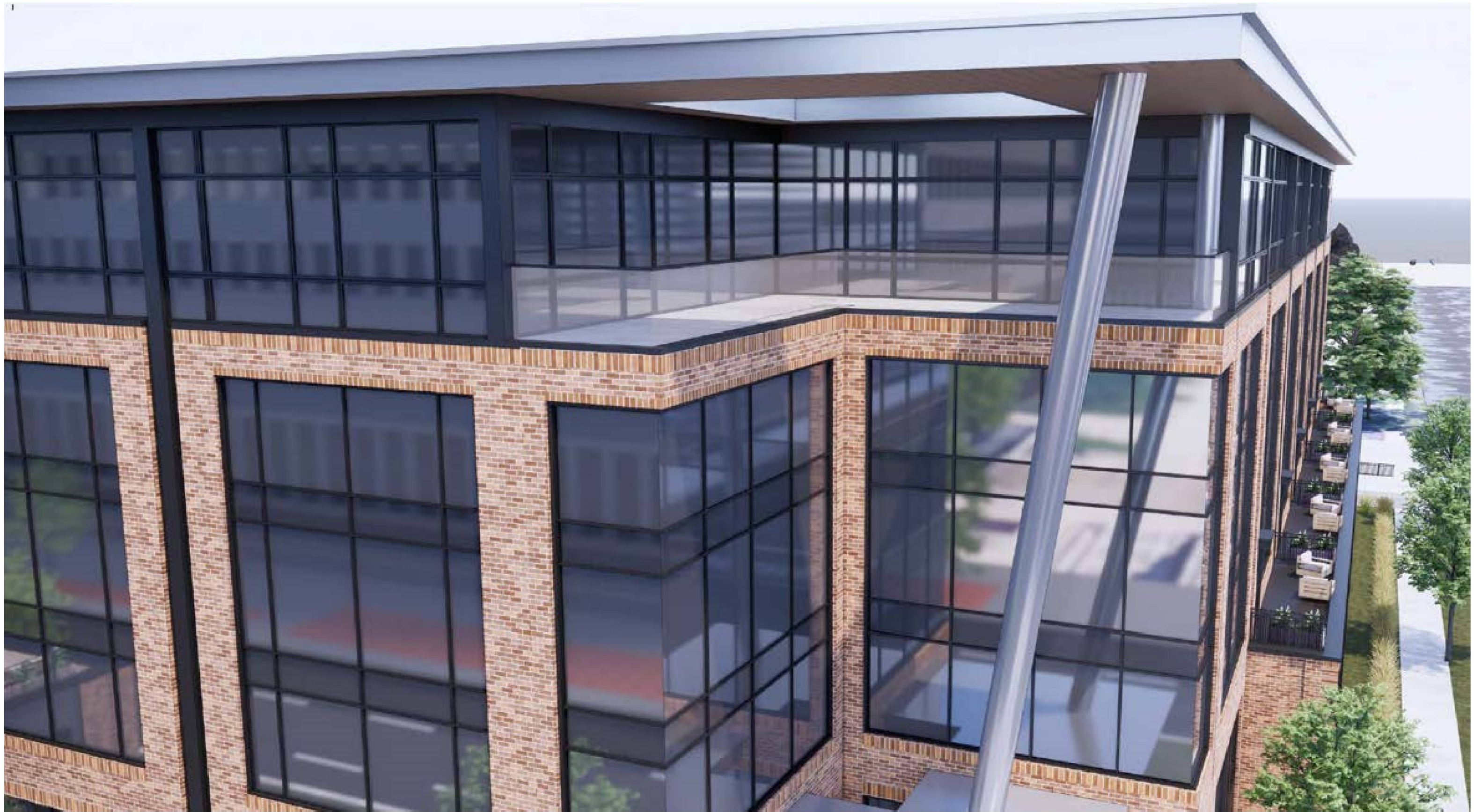
Walnut Street



CAPITOL TOWER
201 NORTH WALNUT STREET

105 UNITS RANGING FROM STUDIO TO 2-BEDROOM
24,000 SQUARE FEET OF CLASS 'A' OFFICE SPACE





CAPITOL TOWER
201 NORTH WALNUT STREET

LARGE WINDOWS TO FILL THE SPACE WITH NATURAL LIGHT
TERRACES ON 4 SIDES OF THE BUILDING

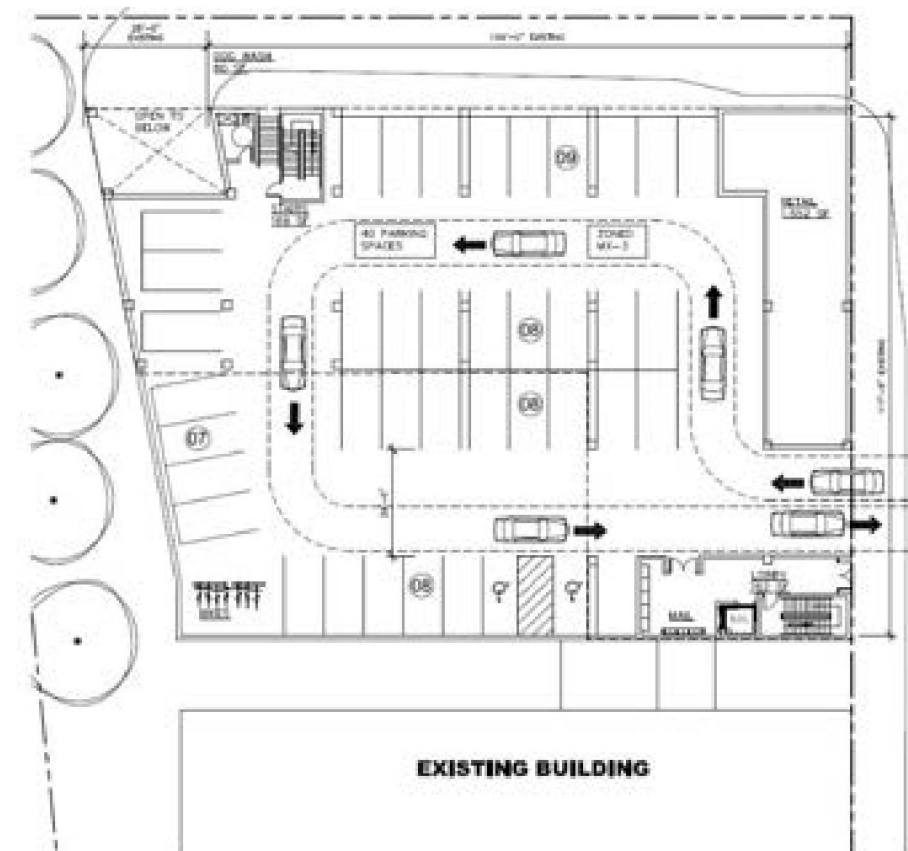
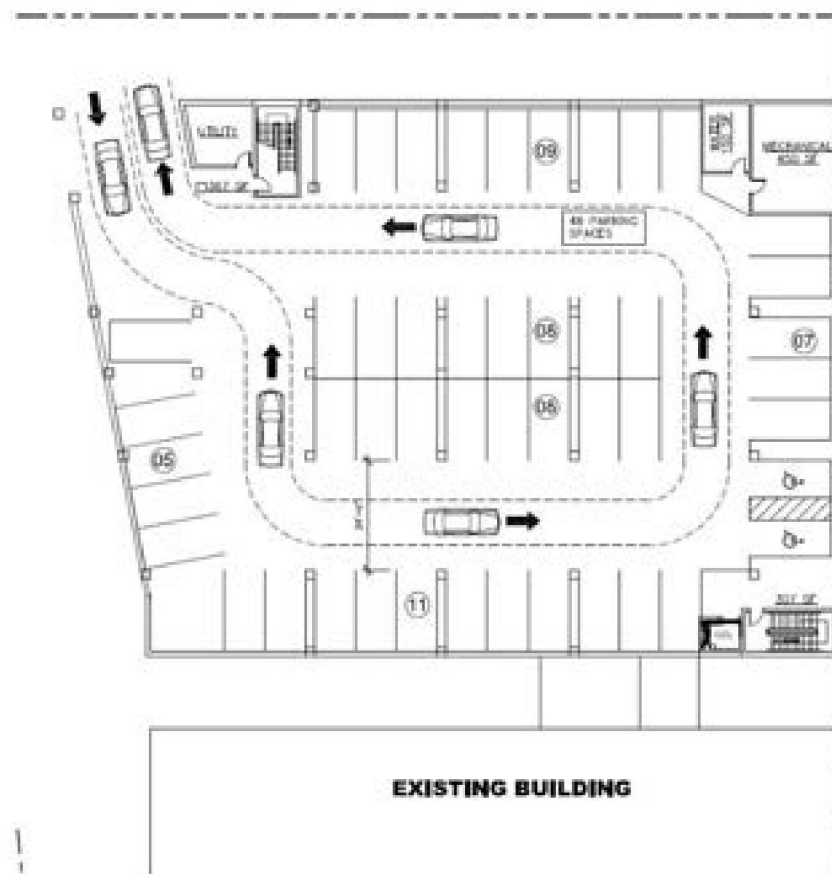
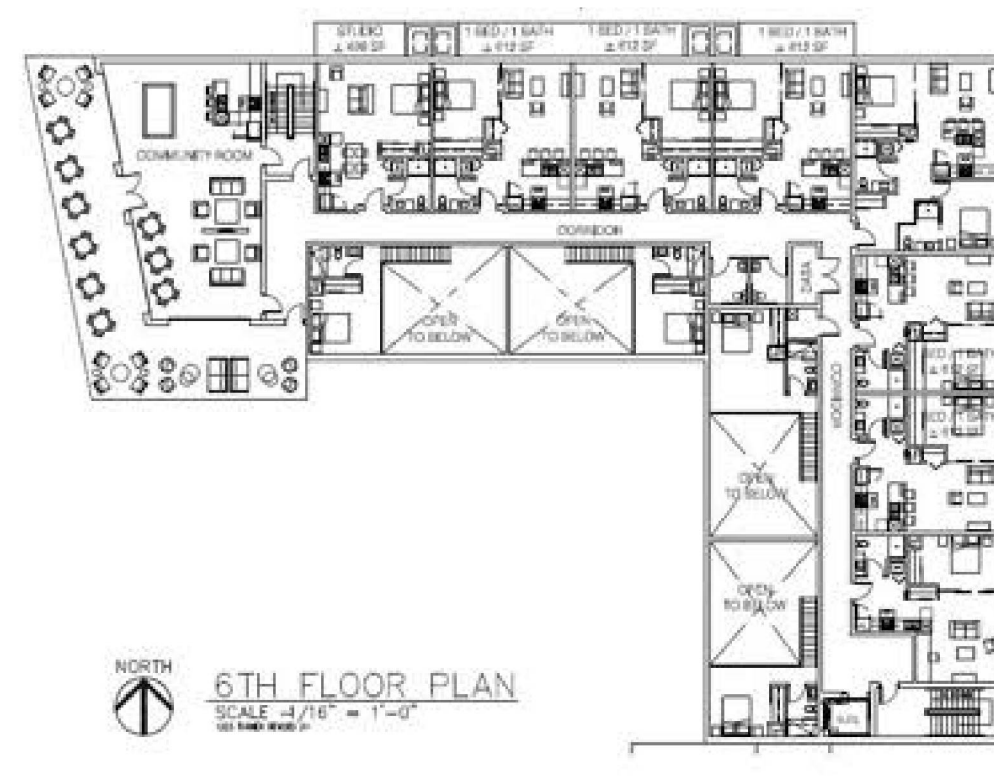
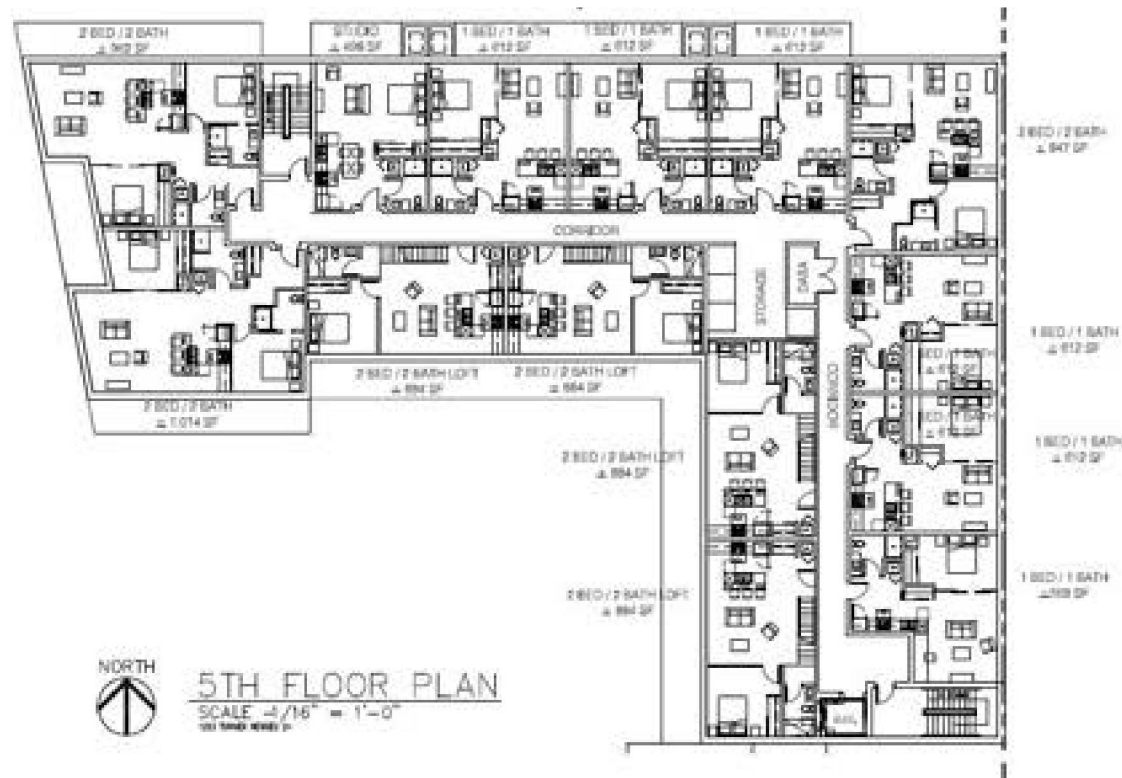




OLD TOWN APARTMENTS

1223 TURNER STREET





OLD TOWN APARTMENTS
1223 TURNER STREET

DESIGNED FOR LIVING, BUILT FOR CONVENIENCE



INGHAM APARTMENTS

116 WEST OTTAWA STREET



FEATURES:

- ADAPTIVE RE-USE OF A HISTORIC BUILDING IN THE DOWNTOWN CORE
- 25 FURNISHED STUDIO AND ONE BEDROOM APARTMENTS
- PROJECT FOCUSED ON BUSY LEGISLATORS AND STAFF FROM OUTSIDE THE LANSING REGION
- AMENITIES REFLECT THE NEEDS OF THE TENANTS WITH PHONE ROOMS, WORK FROM HOME DESKS, AND BUSINESS LOUNGE



INGHAM APARTMENTS
116 WEST OTTAWA

RIGHT-SIZED LIVING WITH CONVENIENCE

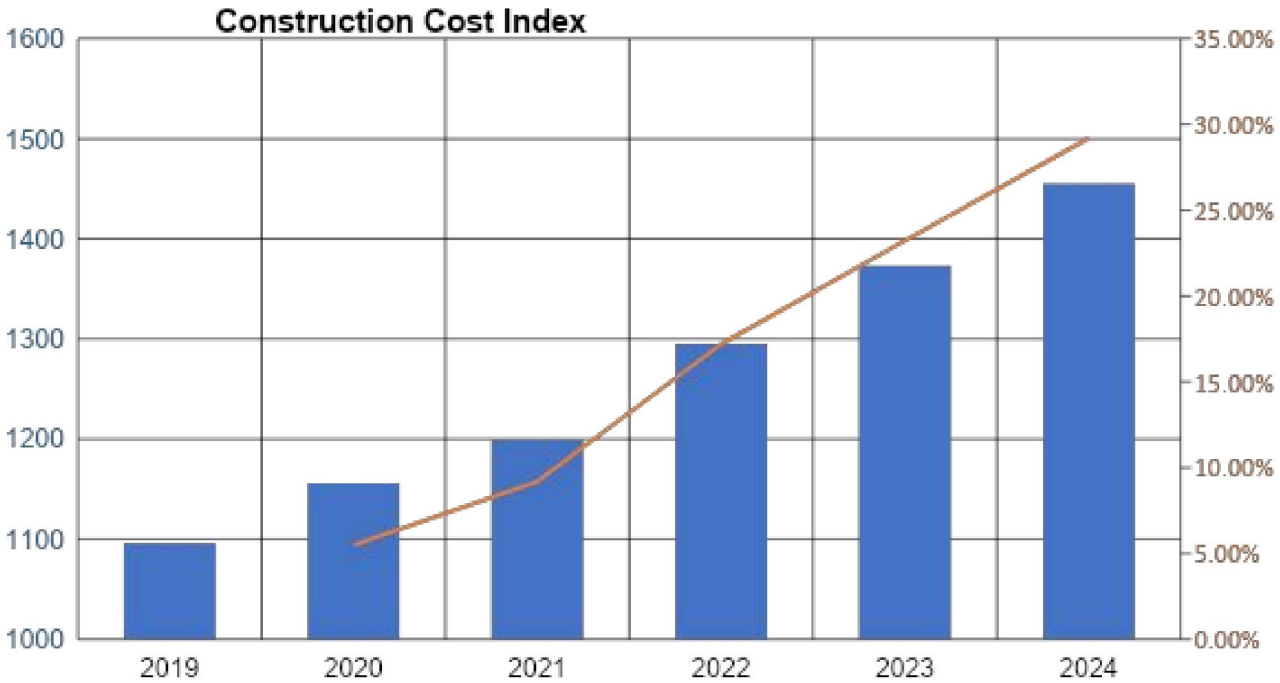


BROWNFIELD

NECESSITY OF BROWNFIELD AND TBP INCENTIVES

- **CONSTRUCTION COSTS AND MARKET RENTS**
- **DEVELOPABLE LAND AND MARKET CONDITION**
- **MARKET AND AFFORDABLE HOUSING NEEDS**

YEAR	INDEX	CHANGE	CUMULATIVE CHANGE
2019	1096		
2020	1156	5.5%	5.5%
2021	1199	3.7%	9.2%
2022	1295	8.0%	17.2%
2023	1373	6.0%	23.2%
2024	1455	6.0%	29.2%
Turner Construction Cost Index			

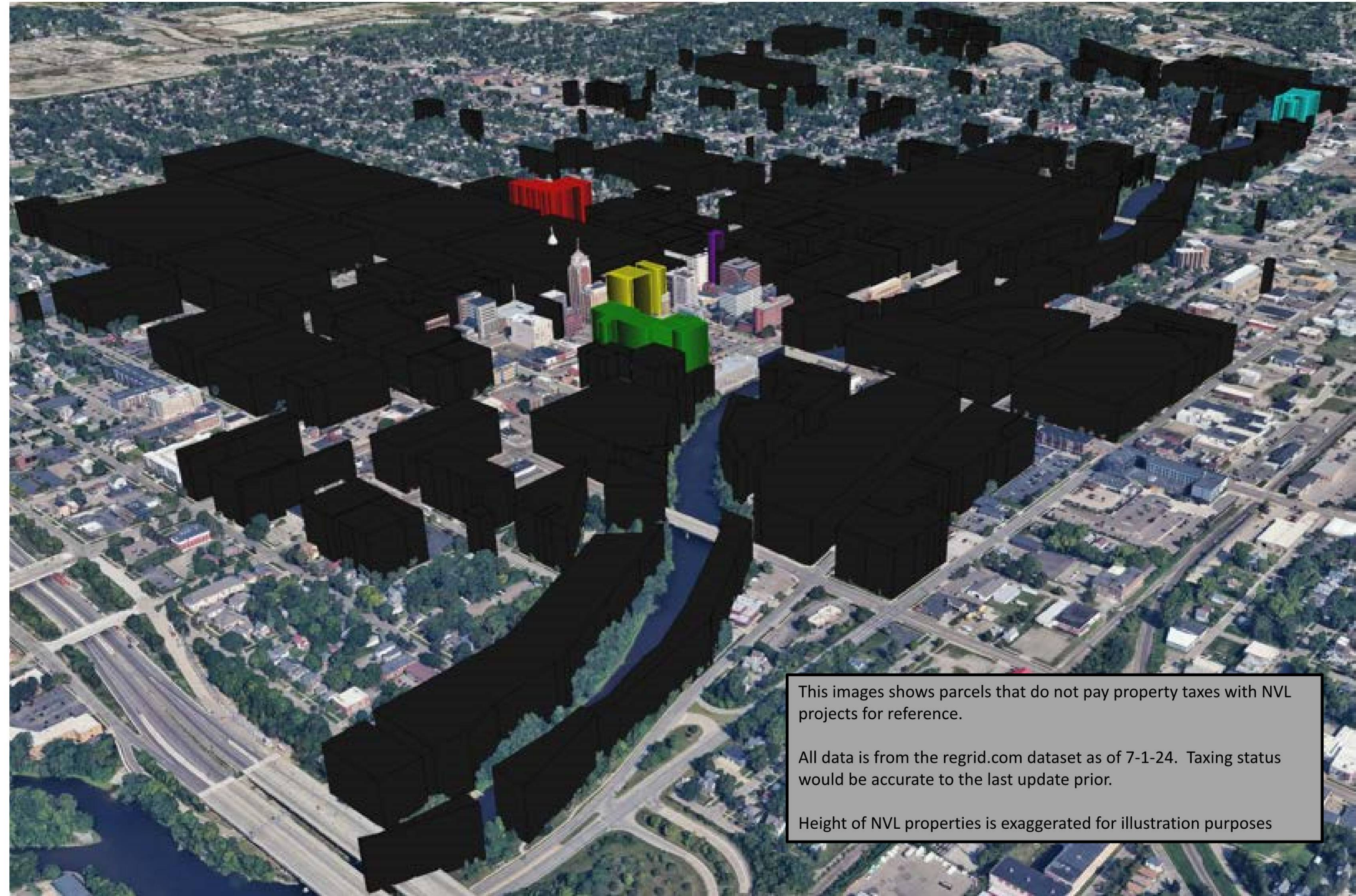


- 2019 Q2 High Rise Hard Construction Costs Per Square Foot
 - \$310.00 Per Square Foot Construction Costs
 - \$355.00 Per Square Foot Development Costs
- 2024 Q4 High Rise Construction Costs Per Square Foot
 - \$403.00 Per Square Foot Construction Costs
 - \$485.00 Per Square Foot Development Costs

- Construction Costs Increases on Residential Rental Rates:
 - 2019 Lansing Market Rent PSF = \$1.75 / Month
 - 2024 Lansing Market Rent PSF = \$2.25 / Month
- 2025 Lansing Market PSF Rental Rate Current Market
 - Without Brownfield and Incentives: \$4.20 / Month
 - 2025 NVL PSF Rent Required: \$2.50 / Month

WHY LANSING? WHY DOWNTOWN?

- The loss of office workers and the expiration of more than 300,000 sqft of private sector space leased to the State of Michigan in Downtown Lansing has the potential to be catastrophic to the core of the city.
- As a market, Lansing suffers from a dearth of both developable land and taxable value for essentially the same reason.
- Both commercial office space and multifamily rents lag state level competitors such as Grand Rapids and Detroit.
- The tax base of the city suffers from inaccessible developable land and reduced taxable value compared to state level peers or even Traverse City.



NEW VISION LANSING TRANSFORMATIONAL BROWNFIELD PLAN (TBP)

New Vision Lansing will have an incredible impact on Lansing but would not be possible the Transformation Brownfield Plan. The key elements of the New Vision Lansing TBP include:

Brownfield Eligible Activities: Each project has extensive Brownfield Eligible Activities, including Environmental, Abatement, Demolition, Site Preparation and Infrastructure, based on the particular needs of each project.

Full Capture Period: Brownfield Eligible Activities costs are not anticipated to be able to be fully reimbursed through Brownfield TIF over a 30-year capture period.

Interest: The New Vision Lansing TBP is requesting approval of the 5% interest rate MEDC maximum, since interest rates are currently anticipated at 6.75%.

State Revenues: The New Vision TBP includes Construction Sales Tax and Income Tax Revenues and State Income Tax for residents, workers and staff.

Community Revenues: Even though the New Vision Lansing TBP is requesting an anticipated full 30-year capture period, there are significant benefits that will accrue to the community.

- For these world class organizations to grow they must attract the best workforce.
- Talent is a competitive market. To bring the best people to Lansing, the city must offer its best. It must have high quality education, commercial, and living opportunities.
- For Lansing to grow it must compete for residents with Ann Arbor, Detroit, Grand Rapids and beyond. To do this will require a housing market that can compete as well.
- New market and workforce rent structures will improve the viability of the rental market overall. By improving the products offered it will create a more competitive and affordable rental market from top to bottom.

UM
SPARROW

NEOGEN

GENERAL
MOTORS

MICHIGAN
STATE

AUTO
OWNERS

BROWNFIELD

HOUSING NEEDS

What is Missing Middle?

NVL is committed to offering workforce housing via the MSHDA Missing Middle Program. Missing Middle assures that individuals and families making between 80% - 120% of the AMI will spend no more than 30% of their gross income on housing.

Missing Middle provides funds to developers to maintain workforce rents for a period of 10 years. This assures that hard working families and those just beginning their career journey have cost effective housing options.

Who benefits from new market-rate apartments? While these new units are typically occupied by households on the higher end of the income spectrum, the chain of residential moves brought about by their construction benefits many more households. Today's lower priced rental housing was often the new, expensive rental housing of yesteryear. And it doesn't take decades for new apartments to put downward pressure on rents elsewhere in a metropolitan area. New units help keep current prices down for everyone by opening up new opportunities for low- and moderate-income renters over a few short years through a chain of residential moves.

"How new apartments create opportunities for all", Federal Reserve Bank of Minneapolis:

Boak, Sherrie

From: Lawrence, Mark
Sent: Tuesday, October 29, 2024 3:56 PM
To: Brown, Jeffrey; Carter, Tamera; Garza, Jeremy; Hussain, Adam; Jackson, Brian T.; Kost, Ryan; Pehlivanoglu, Trini; Spadafore, Peter
Cc: Boak, Sherrie
Subject: LBRA Action Update
Attachments: NVL Presentation to LBRA TBP.pdf

Members:

Last week, the Lansing Brownfield Redevelopment Authority Approved Brownfield Plan #87, the New Vision Lansing (NVL) Transformation Brownfield Plan. This was received and referred by Council last night. Attached is the presentation that NVL gave to the BRA Board.

These developments represent nearly \$317 million in economic investment in the City of Lansing by the New Vision Lansing, a partnership of the Gentilozzi and Kasic families.

Originally planned to be three separate developments, New Vision Lansing will now connect five development sites linked within the downtown Lansing district. The NVL projects consist of parking, commercial/retail space, and 573 new residential housing units in the following developments:

- **Tower on Grand** comprises a 27-story tower, with 287 residential units and 48,000 square feet of attached commercial and retail space and a 314-space parking facility, with two levels spanning Grand Avenue.
- **Washington Square** will convert the Washington Square office building into 60 apartments, a nearby 130 space parking facility, and 9,350 square feet of renovated commercial retail space.
- **Capitol Tower** will redevelop a site at Walnut and Ottawa streets across from the State Capitol, significantly increasing density with the development of mixed-use commercial and residential building, one floor of office space and four residential floors with 105 units, with approximately 140 parking spaces.
- **Ingham Building** is the adaptive reuse of a historic downtown office building originally constructed in 1928 and encompassing 17,028 square feet over 6 floors that will contain 25 furnished apartment units. Existing office use will be removed, though approximately 1,500 square feet will be maintained as retail / commercial space on the ground facing West Ottawa Street.
- **Old Town** will see the construction of a seven-story mixed use building with an integrated 88-space, two-story parking facility, retail space facing Turner Street, and a five-floor apartment building with 80 units in studio, one-, and two-bedroom layouts, for a total project square footage of 60,961 square feet.

In 2022, the state of Michigan appropriated \$40 million to the City of Lansing for a transformational housing development. The City of Lansing previously announced that money would be used to support the NVL development, along with state and local brownfield redevelopment incentives.

More information will be included in a press release that should be issued later this week.

Mark Lawrence

Chief of Staff – Office of the Mayor

City of Lansing, Mayor Andy Schor

124 W. Michigan Ave. | Lansing, MI 48933

O: 517-483-4141

[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)



Andy Schor, Mayor

CITY OF LANSING NOTICE OF PUBLIC HEARING

The Lansing City Council will hold a public hearing on Monday, December 2, 2024, at 7:00 p.m. in the Tony Benavides City of Lansing Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Ave. Lansing, MI 48933, for the purpose stated below:

To afford an opportunity for all residents, taxpayers of the City of Lansing, other interested persons and ad valorem taxing units to appear and be heard on the approval of Transformational Brownfield Plan #87 – New Vision Lansing pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for properties commonly referred to as New Vision Lansing Project located in the City of Lansing, but more particularly described as:

Address	Legal Description	Parcel ID
125 EAST WASHTENAW	E 63 FT LOT 6 BLOCK 114 ORIG PLAT	33-01-01-16-404-151
217 SOUTH GRAND	COM AT SW COR LOT 4, TH S 12 FT, E 91 FT, N 74.9 FT, W 30 FT, S 5 FT, W 61 FT, S 57.9 FT TO BEG; BLOCK 113 ORIG PLAT	33-01-01-16-402-041
213 SOUTH GRAND	COM SW COR LOT 2, TH E 31 FT, N 10 FT, E 65.07 FT, S 03DEG 05MIN E 79.8 FT +/- TO A PT 3.75 FT S OF N LINE LOT 4, W 9.1 FT +/- TO A PT 91 FT E OF W LINE LOT 4, N .65 FT, W 30 FT, S 5 FT, W 61 FT, N 74.1 FT TO BEG; BLOCK 113 ORIG PLAT	33-01-01-16-402-032
0 EAST WASHTENAW	PART OF LOTS 3, 4 & 5 , BLOCK 113, ORIGINAL PLAT, CITY OF LANSING, INGHAM COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF LOT 3, BLOCK 113; THENCE S89°54'07"E, 30.73 FEET ALONG THE NORTH LINE OF LOT 3; THENCE N00°05'53."E, 10.00 FEET; THENCE S89°54'07"E, 65.07 FEET; THENCE S02°51'46"E, 13.52 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUING S89°54'07"E, 46.58 FEET ALONG THE SOUTH LINE OF THE NORTH 4 FEET OF LOT 3, BLOCK 113; THENCE S02°10'40"E, 140.03 FEET; THENCE N89°54'29"W, 57.39 FEET; THENCE N00°00'00"E, 74.25 FEET ALONG A LINE 91.0 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF GRAND AVENUE; THENCE S89°54'07"E, 8.77 FEET ALONG A LINE 3.75 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 4, BLOCK 113; THENCE N02°51'46"W, 79.29 FEET TO THE POINT OF BEGINNING.	33-01-01-16-402-064
222 S GRAND	S 1/2 LOT 4 BLOCK 114 ORIG PLAT	33-01-01-16-404-171
211 S WASHINGTON	LOTS 3 & 10 ALSO N 1/2 LOT 4, N 32 FT OF E 40 FT LOT 8, S 2/3 OF E 50 FT LOT 9, N 1/3 LOT 9 & S 21 FT LOT 11 BLOCK 114 ORIG PLAT	33-01-01-16-404-031
209 S WASHINGTON SQ	W 117 FT OF N 45 FT LOT 11; BLOCK 114 ORIG PLAT	33-01-01-16-404-022
203 S WASHINGTON SQ	S 2/3 OF W 6 R LOT 12 BLOCK 114 ORIG PLAT	33-01-01-16-404-011
108 S WASHINGTON SQ	S 44 FT LOTS 1 & 2 ALSO N 64 3/8 FT LOTS 9 & 10 BLOCK 110 ORIG PLAT	33-01-01-16-325-051
100 S WASHINGTON SQ	N 48 1/8 FT LOTS 1 & 2 BLOCK 110 ORIG PLAT	33-01-01-16-325-081
221 N WALNUT ST	LOT 3 BLOCK 93 ORIG PLAT	33-01-01-16-158-131

215 N WALNUT ST	LOT 4 BLOCK 93 ORIG PLAT	33-01-01-16-158-121
209 N WALNUT ST	E 87.5 FT LOT 5 & W 28 FT OF N 54 FT OF E 7 R LOT 5 BLOCK 93 ORIG PLAT	33-01-01-16-158-111
201 N WALNUT ST	E 83.5 FT LOT 6 BLOCK 93 ORIG PLAT	33-01-01-16-158-101
406 W OTTAWA ST	S 12 FT OF W 28 FT OF E 7 R LOT 5 & W 32 FT OF E 7 R LOT 6 BLOCK 93 ORIG PLAT	33-01-01-16-158-091
412 W OTTAWA ST	W 3 R LOTS 5 & 6 BLOCK 93 ORIG PLAT	33-01-01-16-158-081
416 W OTTAWA ST	W 1/2 OF E 2/3 LOTS 7 & 8 & COM AT NE COR LOT 8, TH S 34 FT, W 40 FT, S 98 FT, W 15 FT, N 132 FT, E 55 FT TO BEG; BLOCK 93 ORIG PLAT	33-01-01-16-158-071
420 W OTTAWA ST	W 1/2 OF E 2/3 LOTS 7 & 8 & COM AT NE COR LOT 8, TH S 34 FT, W 40 FT, S 98 FT, W 15 FT, N 132 FT, E 55 FT TO BEG; BLOCK 93 ORIG PLAT	33-01-01-16-158-061
426 W OTTAWA ST	W 55 FT LOT 7 & W 55 FT OF S 23 FT LOT 8 BLOCK 93 ORIG PLAT	33-01-01-16-158-051
1223 Turner Street	LOT 11 & N 22 FT LOT 12, MOSELY, HOWARD & OTHERS SUB OF A PART OF BLOCK 11, & LOTS 2, 3 & 4, BLOCK 11 ORIG PLAT, ALSO VAC STS & ALLEYS THEREIN BLOCK 11 ORIG PLAT	33-01-01-09-254-011
Cesar Chavez Ave	COM AT SE COR LOT 1, MOSELEY, HOWARD AND OTHERS SUB; TH N89°47'55"W 109.15 FT; N00°46'31"E122 FT; TH N89°47'55"W 2.63 FT; TH N00°03'47"W .57 FT TO POB; TH N89°13'29"W 36.96 FT; TH N00°46'31"E 4.58 FT; TH N89°13'29"W 19.16 FT; TH S 00°46'31"W 4.58 FT; TH N89°13'29"W 5.73 FT; TH N 02°29'37"E 119.38 FT; TH S89°47'55"E 56.52 FT; TH S00°03'47"E119.90 FT TO POB.16 ACRES CITY OF LANSING, INGHAM COUNTY SPLIT/COMBINED ON 01/10/2019 FROM 33-01-01-09-254-021;	33-01-01-09-254-023
Turner Street	LOT 1 & S 78 FT LOT 2 MOSELY, HOWARD AND OTHERS SUB OF A PART OF BLOCK 11	33-01-01-09-254-031
116 W. Ottawa Street	E 43 FT LOT 7 BLOCK 96 ORIG PLAT	33-01-01-16-181-051

Approval of this Transformational Brownfield Plan will enable the Lansing Brownfield Redevelopment Authority to capture incremental tax increases which result from the redevelopment of the property to pay for costs associated therewith. Further information regarding this issue, including maps, plats, and a description of the brownfield plan will be available for public inspection and may be obtained from Chelsea Dowler, Projects Coordinator, Lansing Economic Development Corporation, 401 S. Washington Sq, Suite. 101, Lansing, MI 48933, 517-898-1709.

For more information, please call 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., on the day of the Public Hearing at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, Lansing City Clerk
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

BY THE COMMITTEE OF THE WHOLE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Resolution To Set A Public Hearing For
Brownfield Plan #87
New Vision Lansing

WHEREAS, the Lansing Brownfield Redevelopment Authority has prepared and forwarded an approved Brownfield Plan pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for properties commonly referred to as New Vision Lansing located in the City of Lansing; and

WHEREAS, prior to Council's action on this request, it is necessary to hold a public hearing on the Brownfield Plan, to allow for any resident, taxpayer or ad valorem taxing unit the right to appear and be heard; and

WHEREAS, the Brownfield Plan is available for public inspection at the Lansing Economic Development Corporation, 401 S. Washington Sq., Suite 101, Lansing, MI 48933, and that all aspects of the Brownfield Plan are open for discussion at the public hearing.

NOW, THEREFORE, BE IT RESOLVED that a public hearing be held in the Tony Benavides Lansing City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on Monday, December 2, 2024 at 7:00 p.m. on Transformational Brownfield Plan #87 – New Vision Lansing under the Brownfield Redevelopment Financing Act, for property more particularly described as:

Address	Legal Description	Parcel ID
125 EAST WASHTENAW	E 63 FT LOT 6 BLOCK 114 ORIG PLAT	33-01-01-16-404-151
217 SOUTH GRAND	COM AT SW COR LOT 4, TH S 12 FT, E 91 FT, N 74.9 FT, W 30 FT, S 5 FT, W 61 FT, S 57.9 FT TO BEG; BLOCK 113 ORIG PLAT	33-01-01-16-402-041
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0 EAST WASHTENAW	PART OF LOTS 3, 4 & 5 , BLOCK 113, ORIGINAL PLAT, CITY OF LANSING, INGHAM COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF LOT 3, BLOCK 113; THENCE S89°54'07"E, 30.73 FEET ALONG THE NORTH LINE OF LOT 3; THENCE N00°05'53."E, 10.00 FEET; THENCE S89°54'07"E, 65.07 FEET; THENCE S02°51'46"E, 13.52 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUING S89°54'07"E, 46.58 FEET ALONG THE SOUTH LINE OF THE NORTH 4 FEET OF LOT 3, BLOCK 113; THENCE S02°10'40"E, 140.03 FEET; THENCE N89°54'29"W, 57.39 FEET; THENCE N00°00'00"E, 74.25 FEET ALONG A LINE 91.0 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF GRAND AVENUE; THENCE S89°54'07"E, 8.77 FEET ALONG A LINE 3.75 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 4, BLOCK 113; THENCE NO2°51'46"W, 79.29 FEET TO THE POINT OF BEGINNING.	33-01-01-16-402-064
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116 W. Ottawa Street	E 43 FT LOT 7 BLOCK 96 ORIG PLAT	33-01-01-16-181-051

and that the City Clerk cause notice of such hearing to be published in a publication of general circulation, no less than 10 days or more than 40 days prior to the date of the public hearing, and that the City Clerk also cause the legislative body of each taxing unit levying ad valorem taxes on this property, to be notified of Transformational Brownfield Plan #87 – New Vision Lansing and the scheduled public hearing.