

Traverse City Downtown Development Authority

TAX INCREMENT FINANCING & DEVELOPMENT
PLAN #97

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INTRODUCTION

PURPOSE OF THE TAX INCREMENT FINANCING PLAN. The purpose of this Tax Increment Financing Plan, including the development plan for the development area, is to provide the legal authority and procedures for public financial participation necessary to assist quality downtown development. This plan contains the following elements, as required by Act 197, Public Acts of Michigan, 1975, as amended:

1. Development Plan
2. Explanation of Tax Increment Financing Procedure
3. Expenditures Tax Increment Revenue
4. Maximum amount of bonded indebtedness
5. Duration of the Program

PURPOSE OF THE DOWNTOWN DEVELOPMENT AUTHORITY ACT. Act 197, Public Acts of Michigan, 1975, as amended, commonly referred to as the Downtown Development Authority Act, was created in part to correct and prevent deterioration in business districts; to authorize the acquisition and disposal of interest in real and personal Property, to authorize the creation and implementation of development plans in the district, to promote the economic growth of the district; to encourage historic preservation; to authorize the issuance of bonds and other evidences of indebtedness; and to authorize the use of tax increment financing.

CREATION OF THE TRAVERSE CITY DOWNTOWN DEVELOPMENT AUTHORITY AND THE TRAVERSE CITY DOWNTOWN DEVELOPMENT AUTHORITY DISTRICT. On September 15, 1978, the Traverse City Downtown Development Authority was created by ordinance of the City of Traverse City. The Authority was given all of the powers and duties described for a Downtown Development Authority pursuant to Act 1997.

ACTIVITIES OF THE DOWNTOWN DEVELOPMENT AUTHORITY AND STATEMENT OF INTENT REGARDING TAX INCREMENT FINANCING PLAN #97. The activities of the Traverse City Downtown Development Authority are those as provided in the Public Act. Financing Plan #97 intends to meet the objectives of the Downtown Development Authority in promoting the economic development downtown through better land-use by providing for public parking structures and other public improvements. Greater densities, as envisioned in the City Master Plan, are encouraged in this plan.

Specifically, the plan lists public improvements to the pedestrian experience by supporting continuation of the Streetscapes improvements (curbs, sidewalks, brickwork, lighting, trees, transit improvements and other features) the creation of a pedestrian was bisecting Garland Street, the installation of four pedestrian bridges, and the creation of a new Civic Square at Cass and State Streets. The plan supports greater densities by providing public parking structures at Park Street, Pine Street, Cass and State Streets and in the 100 block of East State Street. In the case of first three structures mentioned, the plan envisions private investment and ownership of the “front” portions of the developments. The City will own the parking structure, but the surrounding structures will be owned privately. The plan maintains downtown’s valuable alley infrastructure by relocating three alleys as part of the private development. In the case of the alley extension in the 200 block of East Front Street, the plan supports the replacement of a failing retaining wall along the Boardman River and the construction of a new pedestrian plaza

bridge. Bridges in the TIF 97 development area will be improved and/or replaced as part of the plan. Utility relocation will also be necessary in the plan where public/private partnership developments occur.

DEVELOPMENT PLAN

Section 17 of Public Act 197 requires that when tax increment financing is used to finance a development, a development plan must be prepared containing all of the information required by Section 17(2). This development plan follows the requirements mandated by Section 17 by providing the required information in a format corresponding to the lettered paragraphs of Section 17(2) of the Public Act.

(A) DESIGNATION OF THE BOUNDARIES OF THE DEVELOPMENT AREA IN RELATION TO HIGHWAYS, STREETS, STREAMS OR OTHERWISE.

The Development Plan Map, (ATTACHMENT #1) shows the boundaries of the Tax Increment Financing Plan #97 Development Area in relation to highways, streets and streams.

(b) LOCATION AND EXTENT OF EXISTING STREETS AND OTHER PUBLIC FACILITIES WITHIN THE DEVELOPMENT AREA; THE LOCATION, CHARACTER, AND EXTENT OF THE CATEGORIES OF PUBLIC AND PRIVATE LAND USES EXISTING AND PROPOSED FOR THE DEVELOPMENT AREA; LEGAL DESCRIPTIONS OF THE DEVELOPMENT AREA.

ATTACHMENT #2 depicts the location and extent of existing streets and other public facilities within the development area. The location, character and extent of public and private land uses existing and proposed for the development area are shown in ATTACHMENT 3&4. The land is zoned for commercial and residential uses. ATTACHMENT #5 provides a map depicting the boundaries of the Development Area and the legal description of the area, which is wholly contained within the Downtown Development Authority District as shown on the map.

(c) DESCRIPTION OF EXISTING IMPROVEMENTS IN THE DEVELOPMENT AREA TO BE DEMOLISHED REPAIRED, OR ALTERED, A DESCRIPTION OF ANY REPAIRS AND ALTERATIONS AND ESTIMATE OF THE TIME REQUIRED FOR COMPLETION.

Private improvements in the development area which include demolition, repair or alteration and as estimate of the completion date are:

Project Address	Property ID #	Improvements	Project Value	Estimated Completion
#1 326 - 346 E. State, 214 Boardman	798-162-00 798-163-00 798-164-00 798-165-00	demolition & new construction, office development	\$5,800,000	2000
#2 302-314 E. Front, 230 Park, 301-311 E. State	794-122-00 794-123-00 794-124-00 794-135-00	demolition & new construction, mixed development	\$14,000,000	1999

Project Address	Property ID #	Improvements	Project Value	Estimated Completion
#3 241-243 E. State	794-080-00	demolition & new construction, mixed development	\$2,000,000	2001
#4 244-250 E. Front	794-077-00	new construction, mixed development	\$1,500,000	2008
#5 251 E. Front	698-012-00	demolition & new construction, mixed development	\$6,000,000	1998
#6 203-229 E. Front	798-187-00 798-188-00 798-200-00 698-001-00 698-002-00 698-003-00 698-004-00 698-005-10 698-005-00	new construction above existing story 2-3 additional floors, mixed development	\$3,000,000	2002
#7 156-158 E. Front 116 Cass	794-051-00 794-050-00	new construction, mixed development	\$4,050,000	2001
#8 159 E. State	794-056-00	new construction, mixed development	\$1,500,000	2008
#9 135-153 E. Front	694-007-00 694-006-00 694-005-00 694-004-00 694-003-00 694-002-00	new construction above existing story 2-3 additional floors, mixed development	\$3,000,000	2008
#10 119-145 W. Front	794-002-50 794-002-00 794-004-00	demolition & new construction, mixed development	\$3,500,000	2002
#11 124-310 W. Front	706-004-00 706-006-00 706-009-00 706-008-00	demolition & new construction, mixed development	\$3,500,000	2002
#12 133-143 W. State	794-023-00 794-001-50	new construction, office development	\$2,500,000	2002
#13 301 W. Front	794-001-00	new construction, mixed development	\$10,000,000	2002

Project Address	Property ID #	Improvements	Project Value	Estimated Completion
#14 115-145 Hall 303-333 Grandview Prkwy 424 W. Front	658-028-00 103-026-00 658-029-00 103-025-10 630-061-10 103-027-10 630-060-00 103-024-00	demolition & new construction, mixed development	\$40,000,000	2007
#15 207-263 Grandview Prkwy 205-239 Garland	658-038-00 658-036-00 658-035-00 658-044-00 658-032-00 658-031-00	demolition & new construction, mixed development	\$12,000,000	2012
#16 101 Hall	658-026-00 658-025-00 658-027-00	upper floors renovation, mixed development	\$3,000,000	1998
#17 202-234 E. State	794-085-00 794-086-00 794-087-00 794-088-00	new construction, mixed development	\$3,500,000	1998
#18 120-126 Boardman	794-130-00	new construction, office development	\$1,000,000	2015
#19 340-346 E. Front	794-129-00 794-127-00	new construction, mixed development	\$750,000	2020
#20 336 E. Front	794-126-00	new construction, mixed development	\$1,500,000	2022
#21 221-227 E. State	794-082-00	new construction, mixed development	\$750,000	2023
#22 300 E. State	794-090-00	new construction, mixed development	\$2,000,000	2023
#23 129-137 W. State	794-022-00	new construction, mixed development	\$2,000,000	2023
#24 115 Pine	794-021-00	new construction, commercial development	\$750,000	2020
#25 124-132 W. State	794-013-00 794-015-00 794-017-00	new construction, mixed development	\$1,500,000	2019
#26 128 S. Union	794-010-00	new construction, commercial development	\$750,000	2017

Project Address	Property ID #	Improvements	Project Value	Estimated Completion
#27 118-120 W. State	794-012-00	new construction, mixed development	\$3,000,000	2018
TOTAL			\$132,850,000	

REVIEW OF PROJECTS BY COMPLETION DATE

1998 - 15.00 M
 1999 - 14.00 M
 2000 - 5.80 M
 2001 - 6.05 M
 2002 - 19.00 M
 2007 - 40.00 M
 2008 - 6.00 M
 2012 - 12.00 M
 2023 - 1.50 M
 2014 - .75 M
 2015 - 1.00 M
 2016 - .75 M
 2017 - .75 M
 2018 - 3.00 M
 2019 - 1.50 M
 2020 - 2.75 M
 2023 - 2.00 M

TOTAL- 132.85M

- (d) LOCATION, EXTENT, CHARACTER AND ESTIMATED COST OF IMPROVEMENTS CONTEMPLATED FOR THE DEVELOPMENT AREA AND AN ESTIMATE OF THE TIME REQUIRED FOR COMPLETION; and
- (e) CONSTRUCTION STAGES AND COMPLETION TIME.

The location, extent and character and estimated costs of the public improvements contemplated in the development area and the estimated date of completion are listed below. Costs do not include up to 10% contingency for all projects.

	Year of Initial Cost	Initial Cost	Estimated Year Completed	Estimates Adjusted for Inflation (5% annually)
Park Street parking Structure:				
Four levels - approximately 529 spaces	1999	\$8,300,000	2000	\$8,715,000
Utilities relocation	1999	\$167,000	2000	\$175,350
Land Cost	1999	\$160,000	2000	\$168,000

	Year of Initial Cost	Initial Cost	Estimated Year Completed	Estimates Adjusted for Inflation (5% annually)
Re-brick Park Street	1999	\$120,000	2000	\$126,000
Garland Street Pedestrian Way	1997	\$500,000	2004	\$703,550
Pine & Front Structure:				
Multit-level parking structure	2007	\$6,084,702	2009	\$6,708,384
Public Utility Improvements	2007	\$1,904,400	2008	\$1,999,620
Pine & State Street Improvements	2007	\$275,000	2008	\$288,750
Plaza Bridge/Retaining Wall/Alley Work	1997	\$600,000	2003	\$804,057
Hannah Park Pedestrian Bridge (half funded by TIF)	1997	\$250,000	2010	\$471,412
100 East State Street Parking Structure Three levels/250 spaces	1997	\$3,500,000	2012	\$7,276,249
Boardman Street Pedestrian Bridge	1997	\$250,000	2015	\$601,655
Union Street /Grandview Parkway Pedestrian Tunnel	1997	\$1,500,000	2015	\$3,609,929
Civic Square	1997	\$1,500,000	2022	\$5,079,532
Convention Center parking Structure (Includes alley & utilities relocation)	1997	\$5,000,000	2022	\$16,931,775
Streetscape Improvements W. Front, E. Front, Park, Garland, Hall, State, Pine & Boardman (1/4 funding)	1997	\$2,138,000	1999-2027	\$2,598,800
North Union Street Bridge	1999	\$78,710	2000	\$82,646
Grandview Parkway Landscaping	1999	\$52,000	2005	\$69,685
Boardman River Riverwalk and Mooring	1999	\$30,000	2005	\$40,203
City Opera House Renovation	2006	\$215,000	2006	\$215,000
Bridge Improvements: Boardman River bridges (S. Union, N. Union, S. Cass, N. Cass, Park, W. Front)	2007	\$1,182,000	2009-2019	\$1,454,317
Bayfront Improvements Implementation of projects within the broad categories identified by the Bayfront Plan dated November 19, 2007 North of Grandview Parkway within the District	2008	\$2,625,000	2009-2011	\$3,038,766

	Year of Initial Cost	Initial Cost	Estimated Year Completed	Estimates Adjusted for Inflation (5% annually)
Street, Alley and Sidewalk Improvements Improvements to public streets, alleys, sidewalks and other public ways within the District (includes resurfacing, reconstruction and utility relocation)	2008	\$2,221,740	2009-2027	\$3,446,648
Broadband and Wireless Technology Services Improvements to public streets, alleys, and other public ways within the District for broadband and wireless technology services within the District (Includes utility re-location and location)	2011	\$405,250	2011-2011	\$406,250
Public Restrooms Acquisition, Construction, or Improvements Acquisition of, construction, or improvements to, facilities for public restrooms in various locations throughout the District as determined by the Board	2011	\$750,000	2012-2027	\$826,875
Parking Lot Renovations-Famers Market Improvements and Multi-Purpose Public Plaza Construction Lot B and Lot T between Union and Cass, and Grandview Parkway and The Boardman River	2011	\$500,000	2012-2012	\$525,000
Public Art Construction Construction of public art in conjunction with public improvements identified in the Plan	2011	\$1% of Cost of Public Improvement	2011-2027	\$1% of Cost of Public Improvement
Park Improvements Triangle Park	2011	\$500,000	2015-2015	\$578,813

Funding for these projects may be provided by combinations of Tax Increment Financing funds, Auto Parking System funds, Special Improvement Districts, State & Federal grants, private contributions, and, to the extent available, earned revenue from facilities.

The Site Plan for public and private improvements is shown in **ATTACHMENT #1**.

(f) USE OF OPEN SPACE

ATTACHMENT #1 depicts the area to be left as open space and the use contemplated for the space, in conformity with the Master Plan of the City of Traverse City.

(g) SALE, DONATION, EXCHANGE OR LEASE OF PROPERTY.

The private developments #2 (Park Street), #10 (Pine Street). And #'s 17 & 22 include the construction of public parking structures as part of the re-development. The sale, donation, exchange and/or lease of property is envisioned as necessary to allow for public ownership of the parking structures as shown in **ATTACHMENT #1**. The sale, donation, exchange and/or lease of property may be necessary in the extension of Garland Street avenue as shown in **Attachment #1**.

(h) ZONING CHANGES; CHANGES IN STREETS, STREET LEVELS, INTERSECTIONS AND UTILITIES.

Zoning changes, in order to conform to the City Master Plan are shown in **ATTACHMENT #6**. Changes in streets, street levels, intersections and utilities are shown in **ATTACHMENTS #7**.

(i) PORTION OF THE DEVELOPMENT TO BE LEASED, SOLD OR CONVEYED.

As shown in **ATTACHMENT #1**, the City of Traverse City may acquire property necessary for the parking structure shown in the conjunction with private developments #2 (Park Street), #10 (Pine Street) and #17 & #21 (Cass & State). The City of Traverse City may sell properties #8 (Cass & State) #23 (State Street) for private redevelopment once parking structures are in place.

(k) PROCEDURES FOR BIDDING.

The private portions of the development plan will be handled on a negotiated bid basis. The public portions shall be competitive bid using the procedures of the City of Traverse City.

(l) ESTIMATE OF NUMBERS OF PERSON RESIDING IN THE DEVELOPMENT AREA/
NUMBERS OF PERSONS TO BE DISPLACED.

An estimated 65 persons reside in the development area. No residents shall be displaced.

(m) PLAN FOR RELOCATION OF PERSONS DISPLACED.

Not applicable.

(n) PROVISION FOR COSTS OF RELOCATING PERSONS DISPLACED.

Not applicable.

(o) PLAN FOR COMPLIANCE WITH ACT 227.

Not applicable.

TAX INCREMENT FINANCING PROCEDURE.

The tax increment financing procedure as outlined in the Act requires the adoption by the City, by Ordinance, of a development and tax increment financing plan. Following adoption of that adoption of that ordinance, the municipal and county treasurers are required by law to transmit to the Downtown Development Authority the tax increment revenues as defined in Act 197. The "captured assessed value" is defined as the amount in any year by which by which the current

The tax increment financing procedure as outlined in the Act requires the adoption by the City, by Ordinance, of a development and tax increment financing plan. Following adoption of that ordinance, the municipal and county treasurers are required by law to transmit to the Downtown Development Authority the tax increment revenues as defined in Act 197. The “captured assessed value” is defined as the amount in any year by which the current assessed value of all real and personal property in the development area (including the assessed value that appears in the tax rolls under Act 198 of Public Acts, 1974 or Act 255 of the Public Acts of 1978) exceeds the initial assessed value of the real and personal property in the development area. The definition of initial assessed value is as defined in Act 197.

ATTACHMENT #8 is a schedule of the current and assessed values of all real and personal property in the Development Area #97. **ATTACHMENT #9** is a calculation of the estimated assessed value of all improvements completed by December 31, 2027 and, an estimate of the increase in assessed value of existing real and personal properties based upon the experience of the Assessor of the City of Traverse City. The total assessed value as stated in **ATTACHMENT #9** less the assessed value in **ATTACHMENT #8** is the estimated “captured assessed value”, which will serve as the basis for determined estimated annual tax increment revenue to be paid by the treasurer to the Downtown Development Authority. Those amounts by year and by taxing jurisdiction are also shown in **ATTACHMENT #9**.

EXPENDITURES OF TAX INCREMENT REVENUE

The tax increment revenues paid to the Authority by the municipal and county treasurers are to be disbursed to the authority from time to time in such manner as the Authority may deem necessary and appropriate in order to carry out the purposes of the development plan, including the following purposes:

1. Payments for public improvements including parking and land acquisition.
2. The necessary and appropriate demolition expenses as defined by the Authority.
3. The reasonable, necessary and appropriate administrative, legal, professional and personnel expenses, including District police services, of the Authority related specifically to the development area.
4. Maintenance and development of parking areas.
5. Utility and alley relocation.
6. Public improvements as shown in the development plan.
7. Marketing initiatives.
8. Contracts for broadband service and wireless technology service and an ongoing maintenance of such service in the District.
9. Ongoing maintenance of public restrooms and public art.
10. Brownfield-eligible expenses reimbursed to the Grand Traverse County Redevelopment Authority.

MAXIMUM AMOUNT OF BONDED INDEBTEDNESS

The maximum amount of bonded indebtedness over the life of the Tax Increment Financing Plan will be \$44,538.550.

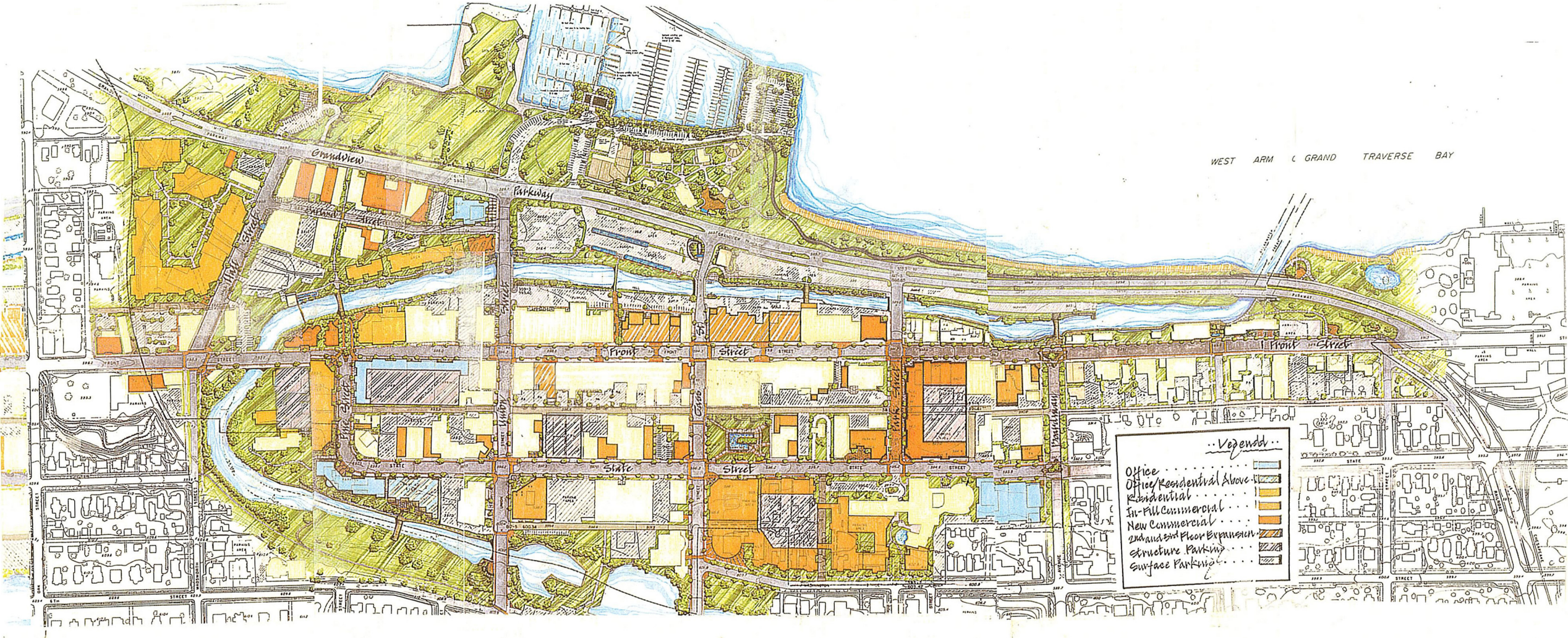
DURATION OF THE PROGRAM

Tax Increment Financing Plan #97 shall last not more than 30 (thirty) years except as may be modified from time to time by the City Commission of the City of Traverse City upon notice and upon Public hearings as required by the Act. The last date of capture is December 31, 2027.

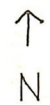
**TRAVERSE CITY DOWNTOWN DEVELOPMENT AUTHORITY
TAX INCREMENT FINANCING PLAN #97**

SCHEDULE OF ATTACHMENTS

- #1 Tax Increment Financing Plan #97 Development Plan Map
- #2 Location, character and extent of existing streets and other public facilities
- #3 Location, character and extent of existing public and private land uses
- #4 Location, character and extent of proposed public and private land uses
- #5 Map & Legal description of Tax Increment Financing Plan#97 Development Area
- #6 Zoning changes proposed in order to conform to the City of Traverse City Master Plan
- #7 Map detailing changes in streets, street levels intersections and utilities
- #8 Schedule of current and assessed values of all real and personal property
- #9 Calculation of estimated assessed value of all improvement completed by December 31, 2027.



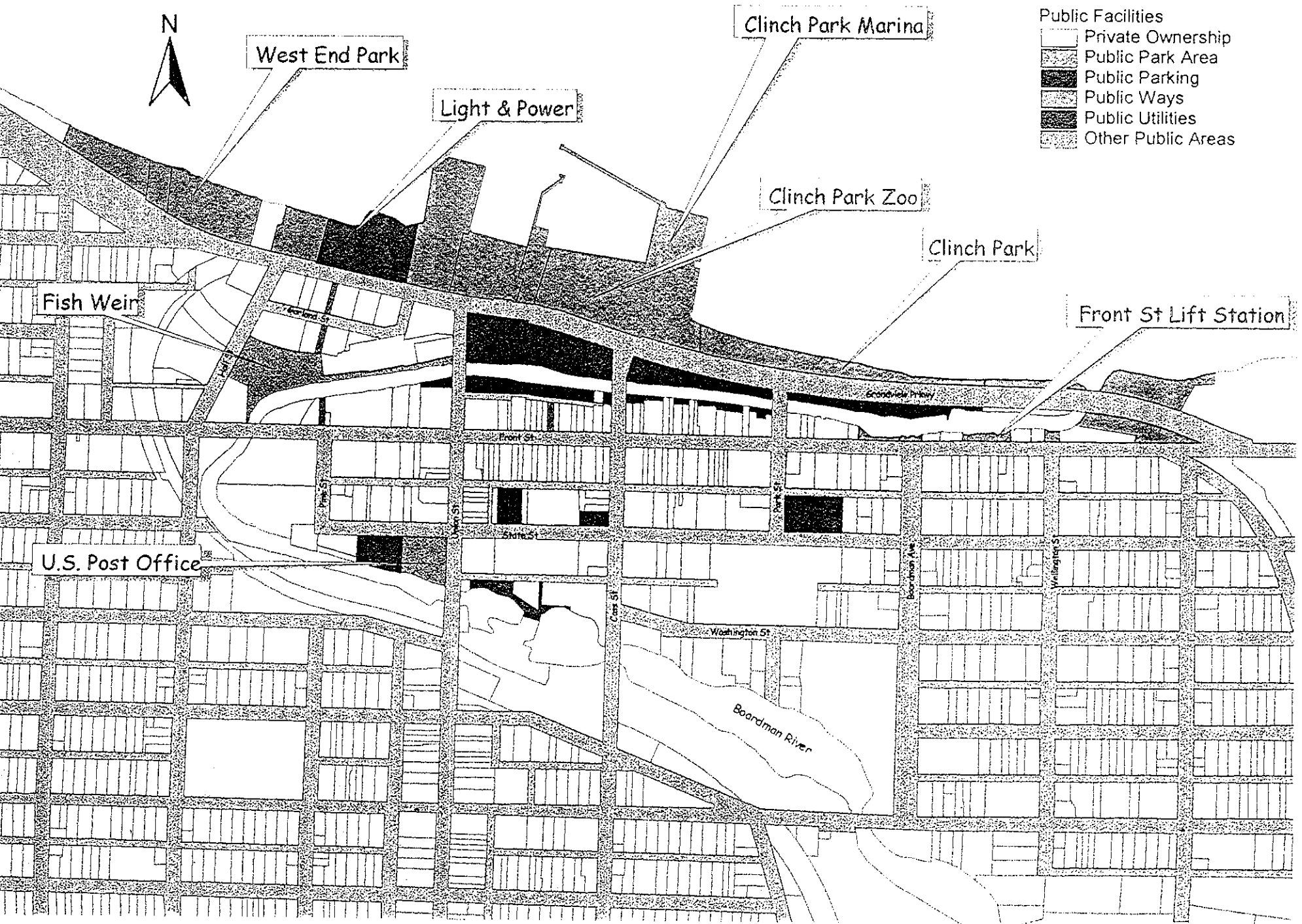
Traverse City DDA - TIF 97 Plan
Revised June 2007



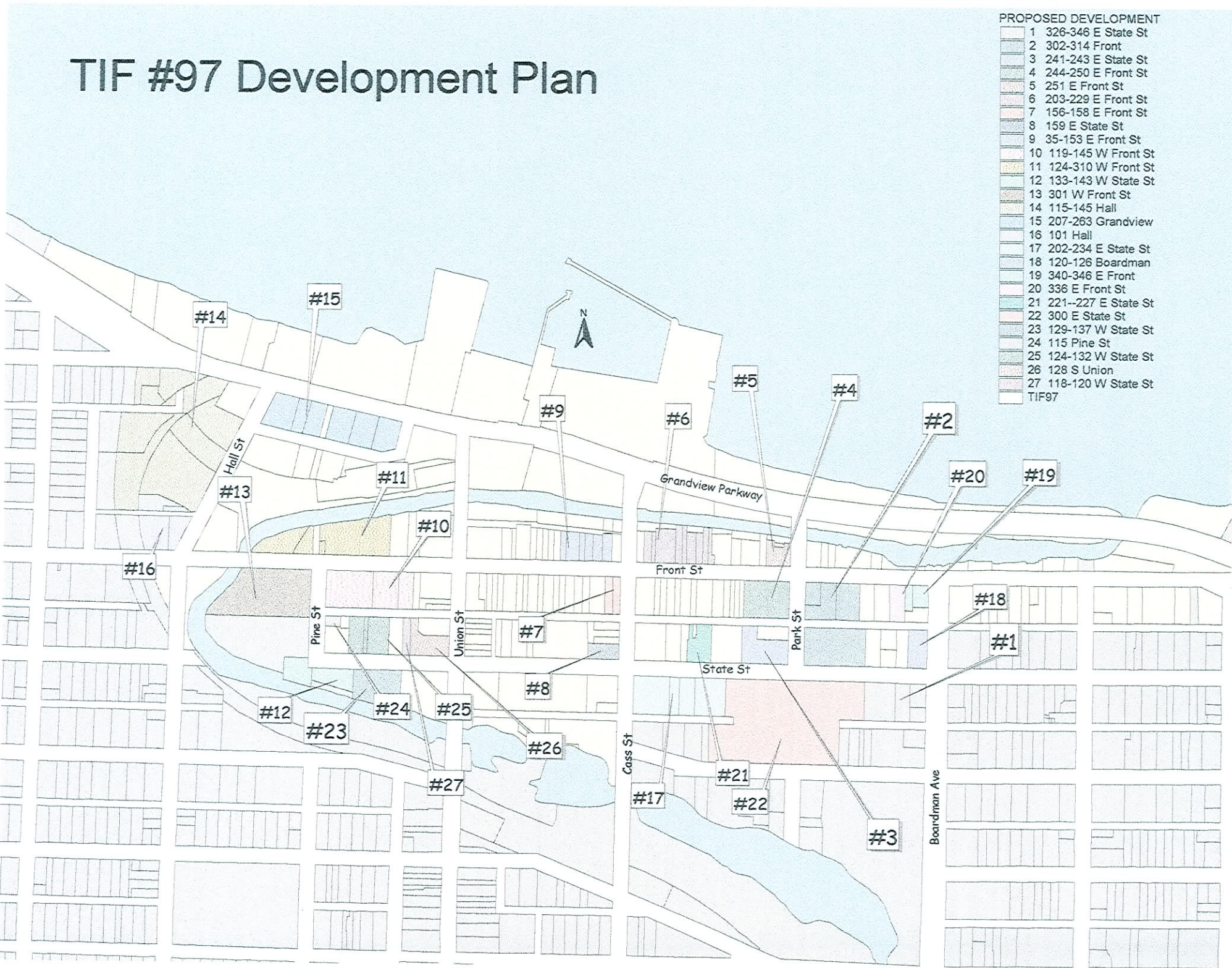
Location Existing Streets & Public Facilities

West Grand Traverse Bay

ATTACHMENT #2



TIF #97 Development Plan



Proposed Public & Private Land Use

Revised June 2007



TIF 97 - Page 1

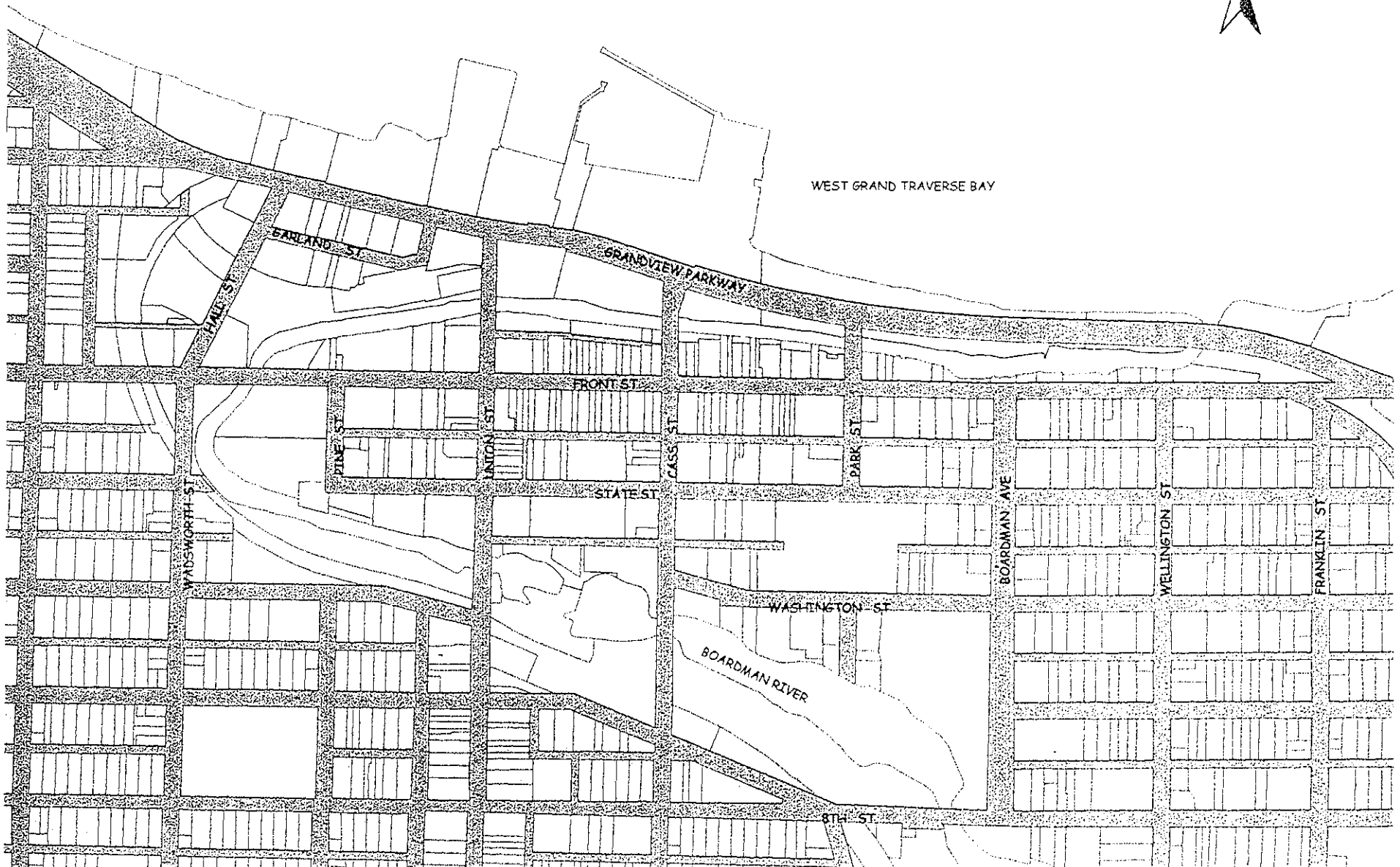
An area in the City within the boundaries described as follows:
That property lying southerly of Grand Traverse Bay and lying
northerly of a line described as follows:

Beginning at a point on the Bay Shore that coincides with the
northerly extension of the centerline of Oak Street; thence
southerly along such centerline extension to its intersection with
the centerline of the abandoned C&O Railroad tracks; thence
southeasterly approximately 500 feet along the abandoned C&O
Railroad tracks to the centerline of 2nd Street; thence southerly
from 2nd Street approximately 1,050 feet along the centerline of
the abandoned C&O Railroad tracks to the centerline of the alley
extended easterly in Block 3 of Hannah, Lay and Co's Tenth
Addition, as recorded in the Grand Traverse County Register of
Deeds, Liber 2 of Plats, Page 55, between Front and 5th Streets;
thence easterly along the centerline extended of said alley to the
east right-of-way line of Wadsworth Street; thence northerly along
said east right-of-way line to the centerline of Kids Creek; thence
easterly along the centerline of Kids Creek to the centerline of
the Boardman River; thence southeasterly along the centerline of
the Boardman River to the centerline of Cass Street; thence
northerly along the centerline of Cass Street to the centerline of
the alley between State and Washington Streets; thence easterly
along the centerline of said alley approximately 363 feet to the
east lot line of Lot 14 extended northerly, Block 7 of the original
Plat of Traverse City; thence southerly along said east lot line

approximately 214.5 feet extended to the centerline of Washington Street; thence easterly approximately 555 feet along the centerline of Washington Street to a point approximately 27 feet east of the west lot line of Lot 14 extended southerly, Block 21, original Plat of Traverse City; thence northerly and parallel to said west lot line approximately 214.5 feet to the centerline of the alley between State and Washington Streets; thence easterly along said alley centerline to the centerline of Boardman Avenue; thence northerly along the centerline of Boardman Avenue to the centerline of the alley between Front and State Streets; thence easterly along said alley centerline to the centerline of Railroad Avenue; thence northwesterly along the centerline of Railroad Avenue to the intersection of the centerlines of East Front Street and Railroad Avenue; thence easterly along the centerline of East Front Street to the intersection of the centerlines of East Front Street and Grandview Parkway; thence northwesterly along the centerline of the Grandview Parkway to the centerline of the Boardman River; thence northerly along the centerline of the Boardman River to a point of ending on the Bay Shore on the Grand Traverse Bay;

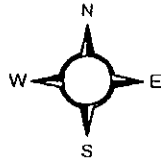
EXCEPT that parcel of land as described in a warranty deed to the Traverse City Housing Commission, dated March 15, 1973, and as recorded in Liber 343, Page 274 of the Office of the Register of Deeds of the County of Grand Traverse.

Proposed TIF "97" Boundaries



Proposed Zoning Map

ATTACHMENT # 6

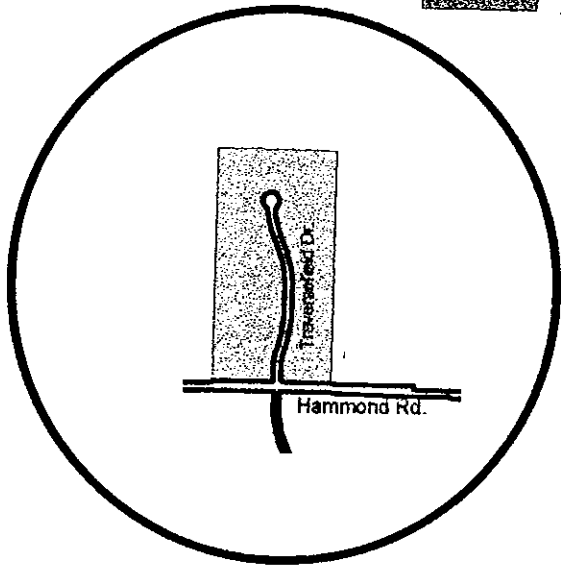


Schools

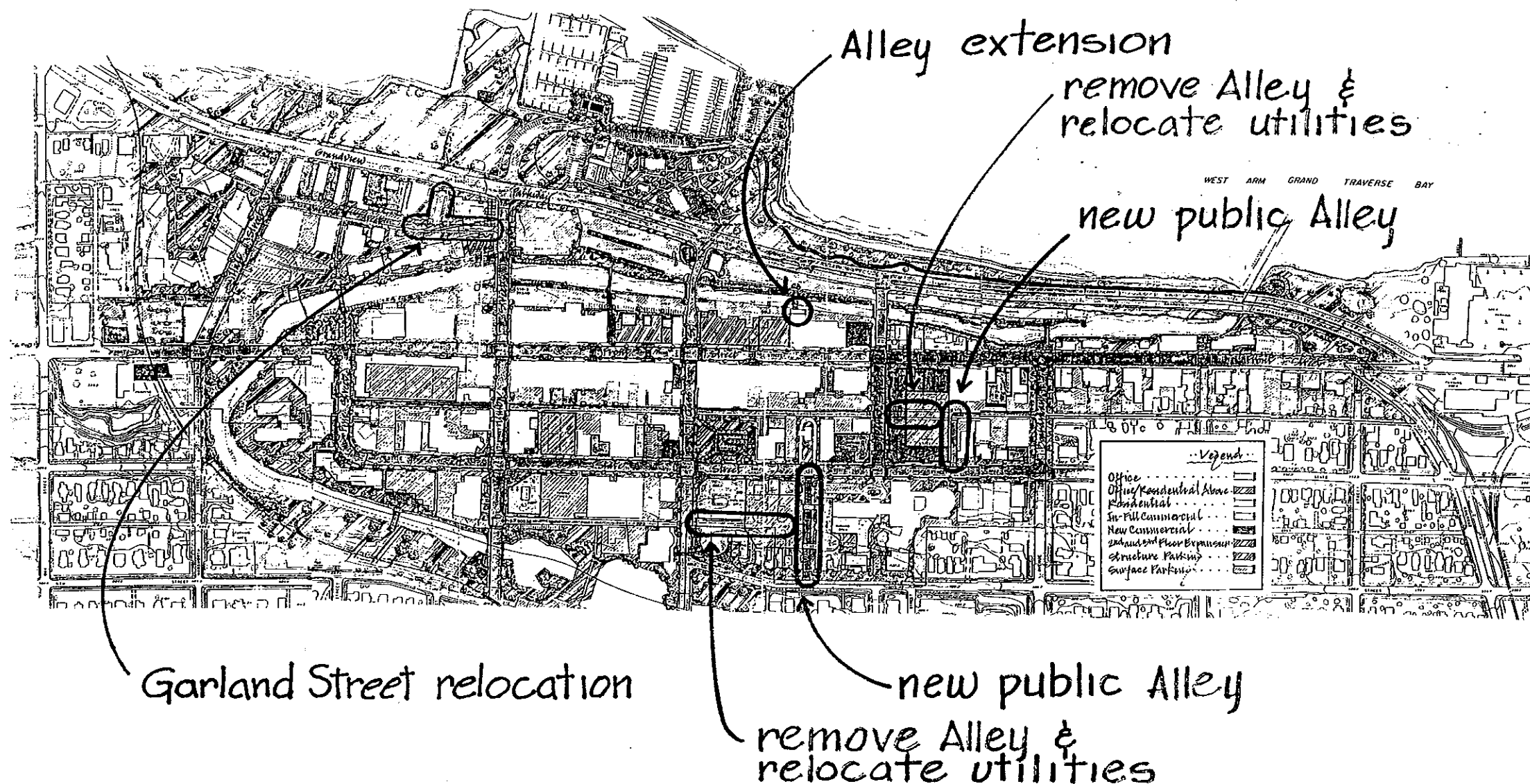


Future Zoni

- OS
- RC
- R-1a
- R-1b
- R-2
- R-9
- R-15
- R-29
- R-60
- HR
- C-1
- C-2
- C-3
- C-4a
- C-4
- C-4b
- T
- GP
- GTC
- I
- U-1
- U-2
- H
- MX-1
- MX-2
- MX-3
- MX-4



Changes in streets, street levels intersections and utilities.



TIF "97" BASE

ATTACHMENT # 8

PROPERTY NUMBER	OWNER OF RECORD	CLASS	PROPERTY ADDRESS	BASE VALUE 1997
28-51-102-008-00	CITY OF TC	090	E GRAND VIEW PKWY	\$0
28-51-102-009-00	PENN R/R CO	094	E GRAND VIEW PKWY	\$0
28-51-103-001-00	CITY OF TC	090	E GRAND VIEW PKWY	\$0
28-51-103-002-00	CITY OF TC	090	111 E GRAND VIEW PKWY	\$0
28-51-103-013-00	CITY OF TC	090	210 N UNION ST	\$0
28-51-103-014-00	OLD KENT BANK GT	201	211 N UNION ST	\$96,818
28-51-103-014-10	OLD KENT BANK GT	201	205 N UNION ST	\$131,101
28-51-103-018-00	OLESON TRUST & GDO INV	201	343 W FRONT ST	\$30,481
28-51-103-019-00	HOLLIS WALTER J & KAY ELLEN	201	401 W FRONT ST	\$102,413
28-51-103-020-00	CITY OF TC	090	W GRANDVIEW PKWY	\$0
28-51-103-020-10	CITY OF TC	090	W GRANDVIEW PKWY	\$0
28-51-103-024-00	COY-LYNN	201	424 W FRONT ST ALLEY S	\$11,602
28-51-103-025-10	BRANSON CHRISTOPHER & APRIL	201	W GRANDVIEW PKWY	\$68,683
28-51-103-026-00	COY-LYNN	201	HALL ST	\$57,060
28-51-103-027-10	FLASKA GLEN & EDWARD FLASKA	201	329 W GRANDVIEW PKWY	\$37,068
28-51-630-060-00	HAMPEL KARL & SANDRA	201	333 W GRANDVIEW PKWY	\$32,000
28-51-630-061-10	BRANSON CHRISTOPHER & APR	301	321 W GRANDVIEW PKWY	\$85,589
28-51-634-107-00	FRANKLIN STREET GROUP	201	115 FRANKLIN ST	\$62,228
28-51-658-002-00	CITY OF TC	090	E GRAND VIEW PKWY	\$0
28-51-658-003-00	CITY OF TC	090	102 W GRANDVIEW PKWY	\$0
28-51-658-004-00	CITY OF TC	090	W GRANDVIEW PKWY	\$0

28-51-658-005-00	TC LIGHT & POWER	090	208 W GRANDVIEW PKWY	\$0	
28-51-658-006-00	CITY OF TC	090	240 W GRANDVIEW PKWY	\$0	
28-51-658-007-00	MAIER II EDWARD C	201	302 W GRANDVIEW PKWY	\$299,858	
28-51-658-008-00	CITY OF TC	090	322 W GRANDVIEW PKWY	\$0	
28-51-658-025-00	CADILLAC RANCH LEASING INC	201	412 W FRONT ST	\$136,690	✓
28-51-658-026-00	CADILLAC RANCH LEASING INC	201	101 HALL ST	\$78,050	✓
28-51-658-027-00	CADILLAC RANCH LEASING INC	201	416 W FRONT ST ALLEY S	\$14,554	✓
28-51-658-028-00	COY-LYNN	201	115 HALL ST	\$178,776	✓
28-51-658-029-00	POST LAWRENCE & DORIS TRUST	201	145 HALL ST	\$95,602	✓
28-51-658-030-10	TEICHMAN JOHN W & MARCIA J	201	301 W GRANDVIEW PKWY	\$112,440	
28-51-658-031-00	ROSTER GERALD J & KATHY N	201	263 W GRANDVIEW PKWY	\$149,200	✓
28-51-658-032-00	BAYWATCH PROPERTIES LCC	201	235 W GRANDVIEW PKWY	\$56,427	✓
28-51-658-033-00	BAYWATCH PROPERTIES LLC	201	223 W GRANDVIEW PKWY	\$91,440	✓
28-51-658-034-00	CITY OF TC	090	W GRANDVIEW PKWY	\$0	
28-51-658-035-00	ARNELL FAMILY TRUST ET AL	201	221 W GRANDVIEW PKWY	\$87,647	✓
28-51-658-036-00	GRAPES GORDON K TRUST	201	211 W GRANDVIEW PKWY	\$49,572	✓
28-51-658-037-00	TC CVB EDUCATION FOUNDATION	092	101 W GRANDVIEW PKWY	\$0	
28-51-658-038-00	VENTURES INVESTMENT CO LLC	201	207 W GRANDVIEW PKWY	\$125,600	✓
28-51-658-040-00	OLD KENT BANK GT	201	205 GARLAND ST	\$46,302	✓
28-51-658-041-00	JAQUA CHAS M & KORNDORFER R	201	221 GARLAND ST	\$88,807	✓
28-51-658-042-00	CITY OF TC	090	GARLAND ST	\$0	
28-51-658-043-00	FIVENSON ELLEN	201	229 GARLAND ST	\$55,373	✓
28-51-658-044-00	FALCONER LLC	201	144 HALL ST	\$211,680	

28-51-658-045-00	TC LIGHT & POWER	090	118 HALL ST	\$0
28-51-658-046-00	MLB OF GRAND TRAVERSE INC	201	336 W FRONT ST	\$161,550
28-51-694-001-00	BREWERS RETAIL LLC	201	157 E FRONT ST	\$198,921
28-51-694-002-00	OLE COMPANY	201	153 E FRONT ST	\$69,927
28-51-694-003-00	RIKER DONALD D & BETTY J	201	149 E FRONT ST	\$102,308
28-51-694-004-00	ROGERS W BRUCE & JOYCE M	201	145 E FRONT ST	\$63,599
28-51-694-005-00	MELONAS KYRIAKI	201	143 E FRONT ST	\$42,189
28-51-694-006-00	JAQUA CHARLES & R KORNDORFER	201	137 E FRONT ST	\$92,725
28-51-694-007-00	SHUMSKY JOHN J & MARY LOANN	201	135 E FRONT ST	\$59,486
28-51-694-008-00	CITY OF TC	090	131 E FRONT ST	\$0
28-51-694-009-00	GINGRAS FRANCIS J	201	129 E FRONT ST	\$60,646
28-51-694-010-00	PUNTURO BRYAN	201	127 E FRONT ST	\$59,064
28-51-694-011-00	PUNTURO BRYAN S & WANDA L	201	125 E FRONT ST	\$60,119
28-51-698-001-00	MARTINEK WILLIAM F	201	217 E FRONT ST	\$55,161
28-51-698-002-00	CRUSE ROBERT W	201	219 E FRONT ST	\$69,515
28-51-698-003-00	BARTLING'S INC	201	221 E FRONT ST	\$89,651
28-51-698-004-00	BARTLING'S INC	201	225 E FRONT ST	\$79,209
28-51-698-005-00	COCHRANE LAWRENCE E	201	229 E FRONT ST	\$131,380
28-51-698-005-10	DeKUIPER/LEWIS	201	227 E FRONT ST	\$53,368
28-51-698-007-00	MICHIGAN ENSEMBLE THEATRES	092	235 E FRONT ST	\$0
28-51-698-008-00	CITY OF TC	090	E FRONT ST ALLEY N	\$0
28-51-698-008-10	CITY OF TC	090		\$0
28-51-698-009-00	KURTZ MARY B	201	237 E FRONT ST	\$92,076
28-51-698-010-00	HERMAN VICTOR W	201	241 E FRONT ST	\$282,821
28-51-698-011-00	BERRY IVOR J & MARCI J	201	247 E FRONT ST	\$54,950
28-51-698-012-00	ALKEN-ZEIGLER INC	201	251 E FRONT ST	\$122,993
28-51-702-001-00	GUYOT ROBERT B III	201	117 S UNION ST	\$48,622
28-51-702-002-00	WYZGOWSKI ARTHUR J	201	119 S UNION ST	\$40,079

28-51-702-003-00	WYZGOWSKI ARTHUR	201	121 S UNION ST	\$76,300	
28-51-702-004-00	LEONARD FRANK W & CAROL	201	123 S UNION ST	\$130,469	
28-51-702-005-00	DORNBOS STEVE & VERONICA	201	127 S UNION ST	\$37,336	
28-51-702-006-00	SHAW INVESTMENT	201	129 S UNION ST	\$75,834	
28-51-706-001-00	OLD KENT BANK GT	201	102 W FRONT ST	\$934,000	
28-51-706-001-10	CITY OF TC	090		\$0	
28-51-706-003-00	OTTAWAY NEWSPAPER INC	201	116 W FRONT ST	\$300,810	
28-51-706-004-00	CALCUTT HARRY	201	124 W FRONT ST	\$239,528	✓
28-51-706-005-00	RECORD EAGLE CO	201	120 W FRONT ST	\$284,670	
28-51-706-006-00	WILLARD SUSAN	201	W FRONT ST	\$11,496	✓
28-51-706-007-00	CITY OF TC	090	W FRONT ST	\$0	
28-51-706-008-00	KROUSE TIRE COMPANY	201	310 W FRONT ST	\$61,489	✓
28-51-706-009-00	WILLARD RICHARD	201	302 W FRONT ST	\$55,794	✓
28-51-794-001-00	OLESON GERALD W TRUST ET AL	201	W FRONT ST	\$146,079	✓
28-51-794-001-50	WOLF DANIEL & JULIE	201	141 W STATE ST	\$83,850	✓
28-51-794-002-00	LAKE STATES INSURANCE CO	201	121 W FRONT ST	\$348,692	✓
28-51-794-002-50	CALCUTT TRUST/SLEDER TRUST	201	145 W FRONT ST	\$196,179	✓
28-51-794-004-00	RECORD EAGLE CO	201	119 W FRONT ST	\$53,051	✓
28-51-794-005-00	SRINIVASAN K & KRISHNAVENI	201	113 W FRONT ST	\$23,308	✓
28-51-794-006-00	SRINIVASAN K	201	101 W FRONT ST	\$208,964	
28-51-794-007-00	WORKMAN ARNOLD T & KAREN L	201	116 S UNION ST	\$46,302	
28-51-794-008-00	NIELSON ENTP LTD PRTRNSHP	201	114 S UNION ST	\$80,041	
28-51-794-009-00	WIITALA JOAN M TRUST	201	118 S UNION ST	\$108,293	
28-51-794-010-00	KINNEY'S PIONEER SERVICE IN	201	128 S UNION ST	\$119,184	
28-51-794-012-00	MENMUIR ZIMMERMAN KUHN &	201	118 W STATE ST	\$76,783	
28-51-794-013-00	PAULOS LAND CO	201	124 W STATE ST	\$101,042	

28-51-794-014-00	MENMUIR ZIMMERMAN KUHN &	201	122 W STATE ST	\$106,738
28-51-794-015-00	PAULOS LAND CO	201	128 W STATE ST	\$16,559
28-51-794-017-00	MENMUIR ZIMMERMAN KUHN &	201	130 W STATE ST	\$48,411
28-51-794-018-00	CALCUTT TRUST/SLEDER TRUST	201	136 W STATE ST ALLEY N	\$12,023
28-51-794-020-00	JOHNSON RICHARD L TRUST	201	134 W STATE ST	\$174,030
28-51-794-021-00	PLASSMAN FAMILY LTD PARTSP	201	115 PINE ST	\$41,028
28-51-794-022-00	CITY OF TC	090	W STATE ST	\$0
28-51-794-023-00	WOLF DANIEL T & JULIE A	201	133 W STATE ST	\$83,850
28-51-794-024-00	US POST OFFICE	090	202 S UNION ST	\$0
28-51-794-025-00	NORTHWESTERN SAVINGS & LOAN	201	203 S UNION ST	\$116,124
28-51-794-026-00	MICH BELL TELEPHONE CO	094	116 E STATE ST	\$0
28-51-794-027-00	KNORR DOUGLAS A	201	160 E STATE ST	\$232,920
28-51-794-027-10	COMTECH	201	216 CASS ST	\$98,932
28-51-794-028-00	CENTRAL METHODIST CHURCH	093	222 CASS ST	\$0
28-51-794-030-00	CITY OF TC	090	E STATE ST ALLEY S	\$0
28-51-794-032-00	CONSUMERS POWER CO	301	215 S UNION ST	\$28,793
28-51-794-033-00	MILLER JACK A & ROSEMARY	201	100 E FRONT ST	\$195,862
28-51-794-034-00	VOTRUBA WILLIAM E	201	106 E FRONT ST	\$38,075
28-51-794-035-00	VOTRUBA WILLIAM E	201	108 E FRONT ST	\$39,657
28-51-794-036-00	VOTRUBA WILLIAM E	201	110 E FRONT ST	\$43,137
28-51-794-037-00	VOTRUBA WILLIAM E	201	112 E FRONT ST	\$41,345
28-51-794-038-00	KUFTA CRAIG	201	114 E FRONT ST	\$131,313
28-51-794-039-00	ZACKS KENNETH W & MARY S	201	118 E FRONT ST	\$60,540
28-51-794-040-00	GRAPHOS SHIRLEY TRUST	201	120 E FRONT ST	\$86,172
28-51-794-041-00	GOLDEN WILLARD M TRUST	201	122 E FRONT ST	\$92,076

28-51-794-042-00	MOUTSATSON GT COUNTY LLC	201	126 E FRONT ST	\$89,862
28-51-794-043-00	MOUTSATSON GT COUNTY LLC	201	128 E FRONT ST	\$106,064
28-51-794-044-00	GROUSE TAIL INVESTMENTS, INC	201	134 E FRONT ST	\$65,287
28-51-794-045-00	RENNIE J & H WATSON R & C	201	136 E FRONT ST	\$53,579
28-51-794-046-00	RENNIE J & H WATSON R & C	201	140 E FRONT ST	\$146,079
28-51-794-047-00	PLAMONDON GUY J & BRIDGET M	201	144 E FRONT ST	\$68,134
28-51-794-048-00	JAQUA CHARLES & R KORNDORFER	201	146 E FRONT ST	\$221,550
28-51-794-049-00	WARES DONALD E & MARGARET E	201	150 E FRONT ST	\$181,813
28-51-794-050-00	MAPLETON SQUARE	201	156 E FRONT ST	\$105,850
28-51-794-051-00	SWAG INC	201	158 E FRONT ST	\$178,600
28-51-794-053-00	MORRISON GUY & LYN A	201	120 CASS ST	\$107,100
28-51-794-054-00	BOUSCHOR DONALD O & SARA J	201	122 CASS ST	\$53,474
28-51-794-055-00	DELL'ACQUA RICHARD J & JEANETT	201	124 CASS ST	\$40,817
28-51-794-056-00	CITY OF TC	090	159 E STATE ST	\$0
28-51-794-057-10	OWENS JAMES J	201	135 E STATE ST	\$389,958
28-51-794-060-00	MODE ROBERT J	201	125 E STATE ST	\$52,947
28-51-794-061-00	CITY OF TC	090	123 E STATE ST	\$0
28-51-794-062-00	CITY OF TC	090	115 E STATE ST	\$0
28-51-794-063-00	LEONARD FRANK W	201	113 E STATE ST	\$28,055
28-51-794-064-00	MILLIKEN PARTNERS LIMITED	201	202 E FRONT ST	\$369,154
28-51-794-065-00	MILLIKEN PARTNERS LIMITED	201	208 E FRONT ST	\$91,444
28-51-794-066-00	DICKSON STANLEY JR	201	210 E FRONT ST	\$117,602
28-51-794-067-00	HARTFORD-LAFAVE INC	201	212 E FRONT ST	\$154,430
28-51-794-068-00	JOUBRAN THEODORE & LINDA	201	216 E FRONT ST	\$101,464

28-51-794-069-00	JOUBRAN THEODORE M & LINDA W	201	220 E FRONT ST	\$113,260	
28-51-794-070-00	HERMAN VICTOR W	201	224 E FRONT ST	\$84,843	
28-51-794-071-00	LAWSHE WILLIAM & LINDA A	201	226 E FRONT ST	\$146,387	
28-51-794-072-00	MCKINNON WM R ESTATE	201	232 E FRONT ST	\$83,534	
28-51-794-073-00	FRONT STREET VENTURES LLC	201	236 E FRONT ST	\$84,229	
28-51-794-074-00	FRONT STREET VENTURES LLC	201	238 E FRONT ST	\$38,391	
28-51-794-075-00	FRONT STREET VENTURES LLC	201	240 E FRONT ST	\$45,668	
28-51-794-076-00	KNOWLES ALONZO & ALISON	201	242 E FRONT ST	\$54,998	
28-51-794-077-00	NBD BANK NA	201	250 E FRONT ST	\$1,231,510	✓
28-51-794-078-00	D&C INVESTMENTS	201	120 PARK ST	\$145,973	
28-51-794-080-00	MILLER CREEK PARTNERSHIP	201	241 E STATE ST	\$457,650	
28-51-794-081-00	NBD NORTHWEST BANK NA	201	239 E STATE ST	\$212,623	
28-51-794-082-00	MILLER CREEK PARTNERSHIP	201	221 E STATE ST	\$241,830	
28-51-794-082-10	MILLIKEN PARTNERS LIMITED	201	E STATE ST	\$29,953	?
28-51-794-082-20	STROM PETER & KAREN	201	E STATE ST ALLEY N	\$7,593	
28-51-794-083-00	MILLIKEN PARTNERS LIMITED	201	213 E STATE ST	\$70,560	
28-51-794-084-00	MILLIKEN PARTNERS LIMITED	201	201 E STATE ST	\$137,957	
28-51-794-085-00	PAULOS LAND CO	201	202 E STATE ST	\$131,600	✓
28-51-794-086-00	PAULOS LAND CO	201	216 E STATE ST	\$36,400	✓
28-51-794-087-00	COVELL FUNERAL HOME INC	201	222 E STATE ST	\$67,379	✓
28-51-794-088-00	COVELL FUNERAL HOME	201	232 E STATE ST	\$200,925	✓
28-51-794-090-00	REGENCY TC HOTEL VENTURES LP	201	300 E STATE ST	\$1,600,000	
28-51-794-122-00	MIDWESTERN BROADCASTING CO	201	302 E FRONT ST	\$70,350	✓

28-51-794-123-00	MIDWESTERN BROADCASTING CO	201	308 E FRONT ST	\$162,005	✓
28-51-794-124-00	MIDWESTERN BROADCASTING CO	201	314 E FRONT ST	\$143,231	✓
28-51-794-125-00	ZIMMERMAN JO ANNE TRUST	201	322 E FRONT ST	\$138,484	
28-51-794-125-10	ZIMMERMAN JO ANNE TRUST	201	332 E FRONT ST	\$131,101	
28-51-794-126-00	GUYOT ROBERT B TRUST	201	336 E FRONT ST	\$121,300	
28-51-794-127-00	RICHARDSON WARD T ET AL	201	346 E FRONT ST	\$99,987	
28-51-794-128-00	MCCARTHY MARIE G	201	116 BOARDMAN AVE	\$107,370	
28-51-794-129-00	RICHARDSON W & LARKIN E &	201	340 E FRONT ST	\$27,527	✓
28-51-794-130-00	ICARD ROBERT S & CHERYL A	201	120 BOARDMAN AVE	\$156,730	✓
28-51-794-131-00	PICHE JEANNE	201	335 E STATE ST	\$145,800	
28-51-794-132-00	DEBOER DONNA M TRUST	201	333 E STATE ST	\$88,000	
28-51-794-133-00	ROKOS ROBERT C TRUST	201	E STATE ST ALLEY N	\$33,600	
28-51-794-134-00	ROKOS ROBERT C TRUST	201	329 E STATE ST	\$92,604	
28-51-794-135-00	CITY OF TC	090	301 E STATE ST	\$0	✓
28-51-798-000-50	SCHMIDT LAND CO	201	402 E FRONT ST	\$299,100	
28-51-798-003-00	COLLIGAN JEROME A & R SUSANNE	201	414 E FRONT ST	\$90,179	
28-51-798-004-00	COLLIGAN JEROME A & R SUSANNE	201	416 E FRONT ST	\$108,658	
28-51-798-005-00	ROBB INVESTMENTS	201	420 E FRONT ST	\$91,655	
28-51-798-006-00	HAVILL WM & ELIZABETH TRUST	201	424 E FRONT ST	\$55,583	
28-51-798-006-10	YAKEL GEORGE	201	428 E FRONT ST	\$43,032	
28-51-798-007-00	MARTIN DOUGLAS & JANE A	201	430 E FRONT ST	\$33,328	
28-51-798-008-00	PETROLEUM ABSTRACT & TITLE	201	434 E FRONT ST	\$102,730	
28-51-798-009-00	DAMOOSE JOHN B & NANCY W	201	440 E FRONT ST	\$76,045	
28-51-798-010-00	BAUR EDWARD A & SUSAN K	201	448 E FRONT ST	\$91,338	

28-51-798-142-00	GAS LIGHT GROUP (THE)	201	101 WELLINGTON ST	\$116,020
28-51-798-143-00	GAS LIGHT GROUP (THE)	201	115 WELLINGTON ST	\$20,250
28-51-798-144-00	GAS LIGHT GROUP (THE)	201	516 E FRONT ST	\$110,957
28-51-798-145-00	WITKOP ROBERT H & D ANN	201	520 E FRONT ST	\$287,834
28-51-798-147-00	BRAMER FRANCES M TRUST ET AL	201	534 E FRONT ST	\$429,716
28-51-798-149-00	RICHARD P SMITH (TRUST) ET AL	201	548 E FRONT ST	\$126,432
28-51-798-162-00	WISE WILSON FORD & PHILLIPS	201	326 E STATE ST	\$227,821
28-51-798-163-00	NBD NORTHWEST BANK NA	201	340 E STATE ST.	\$63,071
28-51-798-164-00	FABIANO-STRICKLER COMM INC-T	201	346 E STATE ST	\$88,700
28-51-798-165-00	FABIANO STRICKLER COMM INC T	401	214 BOARDMAN AVE	\$33,247
28-51-798-173-00	CITY OF TC	090	539 E FRONT ST	\$0
28-51-798-175-00	ACORN EQUITIES	201	507 E FRONT ST	\$223,813
28-51-798-176-00	GRAFF REX O JR & LINDY L	201	447 E FRONT ST	\$58,220
28-51-798-177-00	GT JASON ASSOCIATES LLC	201	439 E FRONT ST	\$81,214
28-51-798-178-00	CITY OF TC	090	435 E FRONT ST	\$0
28-51-798-179-00	GILLMAN MICHAEL J & BETTY J	201	415 E FRONT ST	\$105,800
28-51-798-180-00	CORNWELL F GORDON TRUST	201	401 E FRONT ST	\$56,955
28-51-798-181-00	CITY OF TC	090	E FRONT ST	\$0
28-51-798-182-00	RIVER FRONT PLAZA INC & WILLME	201	315 E FRONT ST	\$959,760
28-51-798-182-30	BELLINGER MARCIA J	201	321 E FRONT ST	\$35,780
28-51-798-183-00	PITHY CORP	201	311 E FRONT ST	\$68,900
28-51-798-184-00	LAW FACILITIES PARTNERSHIP	201	309 E FRONT ST	\$190,694
28-51-798-185-00	100 NORTH PARK ST LLC, #3000	201	100 N PARK ST	\$319,450
28-51-798-186-00	NORTHWESTERN SAVINGS & LOAN	201	201 E FRONT ST	\$121,504

28-51-798-187-00	JOUBRAN THEODORE & LINDA	201	203 E FRONT ST	\$112,328
28-51-798-188-00	BRADFORD RICHARD G & PHYLLIS	201	207 E FRONT ST	\$39,763
28-51-798-189-00	CITY OF TC	090	E FRONT ST ALLEY N	\$0
28-51-798-190-00	CITY OF TC	090	E FRONT ST ALLEY N	\$0
28-51-798-191-00	OLE-MICHIGAN CO PARTNERSHIP	201	153 E FRONT ST ALLEY N	\$2,741
28-51-798-192-00	TEMPLETON J DEAN TRUST	201	123 E FRONT ST	\$56,849
28-51-798-193-00	CITY OF TC	090	E FRONT ST ALLEY N	\$0
28-51-798-193-10	CITY OF TC	090	E FRONT ST ALLEY N	\$0
28-51-798-196-00	PITHY CORP	201	121 E FRONT ST	\$427,280
28-51-798-197-00	CALCUTT HARRY TRUST	201	101 E FRONT ST	\$767,400
28-51-798-198-00	MATHISON F&L & DEAN RBT	201	115 E FRONT ST	\$107,792
28-51-798-199-00	MURDICK DOUG & DORIS A	201	117 E FRONT ST	\$30,375
28-51-798-200-00	BEY-LAN CO	201	209 E FRONT ST	\$242,060
28-51-900-002-51	AT&T CAPITAL CORP	251		\$1,100
28-51-900-003-00	AT&T CREDIT CORP	251		\$4,300
28-51-900-004-00	ABCD'S MUSIC STORE	251	157 E FRONT ST	\$2,500
28-51-900-004-35	ACCENTS	251	140 E FRONT ST	\$1,500
28-51-900-004-50	VERBENA'S	251	140 E FRONT ST #10	\$800
28-51-900-004-60	PEEK-A-BOO	251	140 E FRONT ST	\$900
28-51-900-004-70	FASCINATIONS	251	140 E FRONT ST	\$400
28-51-900-007-10	ADVANTA LEASING CORP	251		\$2,600
28-51-900-010-20	IKON CAPITAL INC	251		\$23,400
28-51-900-011-00	ALL THAT JAZZ	251	126 BOARDMAN AVE	\$7,500
28-51-900-015-20	AMERICANA COLLECTION	251	224 E FRONT ST	\$5,000
28-51-900-015-61	AMERITECH CREDIT CORP	251		\$43,900
28-51-900-015-70	AMERITECH MOBILE COMM	251		\$14,100
28-51-900-016-21	AMPLICON FINANCIAL	251		\$900

28-51-900-016-40	STEPHEN E ANABLE & ASSOOC	251	309 E FRONT ST	\$9,500
28-51-900-017-00	ANNELIN THOMAS	251	126 E FRONT ST	\$5,000
28-51-900-017-30	ADVANTAGE DESIGN PC	251	126 E FRONT ST	\$5,000
28-51-900-017-40	ADVANTAGE ENGINEERING	251	126 E FRONT ST	\$2,500
28-51-900-017-50	IN HIS IMAGE INC	251	126 E FRONT ST	\$0
28-51-900-036-30	BACK COUNTRY OUTFITTERS	251	227 E FRONT ST	\$2,600
28-51-900-037-00	BAVARIAN VILLAGE	251	107 E FRONT ST	\$47,100
28-51-900-041-00	BARTLING'S INC	251	225 E FRONT ST	\$10,200
28-51-900-046-70	BAY RIDER	251	329 W GRANDVIEW PKWY	\$1,000
28-51-900-051-00	BAY WEST ANTIQUE CO	251	221 W GRANDVIEW PKWY	\$2,500
28-51-900-054-30	BELSTONE GALLERY & GIFTS	251	321 E FRONT ST	\$1,300
28-51-900-056-50	BEN FRANKLIN STORE	251	105 E FRONT ST	\$17,900
28-51-900-060-00	MODES BUM STEER	251	125 E STATE ST	\$26,300
28-51-900-062-31	BERGEN BRUNSWIG DRUG CO	251		\$500
28-51-900-068-00	BILMAR SPORTS INC	251	211 E FRONT ST	\$7,300
28-51-900-068-20	BIMBER & PARKER	251	121 E FRONT ST 108	\$14,200
28-51-900-074-20	BOGUCKI SHARON CPA	251	122 W STATE ST	\$2,600
28-51-900-074-30	GRAND TRAVERSE ACCOUNTING	251	346 E FRONT ST #3	\$500
28-51-900-074-40	WILCOX LABORATORY	251	346 E FRONT ST #7	\$500
28-51-900-074-50	OSBORNE RENEE PC	251	346 E FRONT ST #2	\$5,500
28-51-900-074-80	HYPNOSIS CENTER	251	346 E FRONT ST #10	\$1,000
28-51-900-074-90	LOVE INC	251	346 E FRONT ST #6	\$0
28-51-900-078-10	BOYSVILLE	092	207 W GRANDVIEW PKWY #200	\$0
28-51-900-078-30	BEV LEASING CO	251	207 W GRANDVIEW PKWY	\$0
28-51-900-078-40	NOEL LEASING CO	251	207 W GRANDVIEW PKWY	\$0

28-51-900-083-20	SCANLAN COMMUNICATIONS, INC	251	201 E FRONT ST	\$157,300
28-51-900-086-20	BRYAN BROTHERS MUSIC CO INC	251		\$700
28-51-900-087-51	ADP FINANCIAL INFORM SERVICES	251		\$100
28-51-900-091-40	BURKE HOMES INC	251	207 W GRANDVIEW PKWY 201	\$0
28-51-900-093-30	LYON FINANCIAL SVCS INC	251		\$10,500
28-51-900-095-00	CTM ASSOCIATES	251	235 W GRANDVIEW PKWY	\$18,200
28-51-900-098-00	CALI'S COTTONS	251	242 E FRONT ST	\$7,100
28-51-900-099-00	CAMERA SHOP	251	114 E FRONT ST	\$28,300
28-51-900-103-00	CANDLE FACTORY (THE)	251	301 W GRANDVIEW PKWY	\$6,200
28-51-900-103-70	CANTERBURY GREEN	251	120 E FRONT ST	\$5,900
28-51-900-104-01	CANTEEN SERVICE OF N MICH INC	251	501 SOUTH AIRPORT ROAD	\$4,900
28-51-900-107-00	CATHIE'S TOTE & DINE	251	104 CASS ST	\$20,000
28-51-900-110-01	CENTURY VENDING CO INC	251	736 DUELL ROAD	\$1,000
28-51-900-110-30	RIECKER'S OUTDOOR GALLERY INC	251	134 E FRONT ST	\$15,500
28-51-900-111-30	CHERRY BAY LTD	251	109 S UNION ST #202	\$100
28-51-900-112-30	BOOKIE JOINT	251	120 S UNION ST	\$900
28-51-900-112-60	CHERRY KE INC	251	207 W GRANDVIEW PKWY #206	\$5,000
28-51-900-115-60	CHRISTOPHERJON	251	441 E FRONT ST	\$7,500
28-51-900-116-00	NOLAN'S TOBACCONISTS	251	336 E FRONT ST STE A	\$8,000
28-51-900-116-20	AMERICOR WEST MORTGAGE	251	336 E FRONT ST STE C	\$5,600
28-51-900-127-10	CLIPPER (THE)	251	441 E FRONT ST	\$0
28-51-900-127-20	CAP SOLEIL	251	441 E FRONT ST	\$2,400
28-51-900-131-10	COCA-COLA BOTTLING CO	251	1031 HASTINGS ST	\$10,700
28-51-900-132-50	JAVASITE	251	108 S UNION ST	\$22,600
28-51-900-133-10	COINS & COLLECTIBLES	251	129 E STATE ST	\$3,900

28-51-900-135-30	BAYSHORE MASSAGE THERAPY	251	416 E FRONT ST 110	\$0
28-51-900-135-40	JOSLIN MARY ACSW	251	416 E FRONT ST 120	\$900
28-51-900-135-50	DALRYMPLE JAMES F ATTY	251	416 E FRONT ST 130	\$1,000
28-51-900-135-60	COLDWELL BANKER SCHMIDT	251	416 E FRONT ST 140	\$600
28-51-900-135-70	COLLIGAN JERRY ATTY	251	416 E FRONT ST 100	\$3,600
28-51-900-139-10	COMMUNITY DESIGN SERVICES	251	126 E FRONT ST	\$4,400
28-51-900-139-20	COMPLIANCE INC	251	321 W GRANDVIEW PKWY	\$9,100
28-51-900-139-71	COMPUTER SALES INTERNATIONAL	251		\$1,400
28-51-900-140-50	COMTECH	251	216 CASS ST	\$9,700
28-51-900-140-60	WALTON SMITH & ATTYS	251	216 CASS ST	\$11,500
28-51-900-142-00	CONKLIN BENHAM DUCEY	251	415 E FRONT ST	\$14,600
28-51-900-144-10	CONSUMERS POWER CO	551	821 HASTINGS ST	\$113,800
28-51-900-146-00	COPY SHOP (THE)	251	514 E FRONT ST	\$76,700
28-51-900-146-20	HB LIMITED	251	514 E FRONT ST	\$0
28-51-900-148-00	CORBIN JEFF DESIGN	251	109 E FRONT ST 304	\$41,300
28-51-900-149-00	CORE RECOVERY BUREAU	251	424 E FRONT ST	\$22,700
28-51-900-150-00	CORNWELL CALLAHAN	251	401 E FRONT ST	\$8,600
28-51-900-150-10	GALLERY INTERIORS LTD	251	401 E FRONT ST	\$400
28-51-900-150-30	CORPORATE TITLE & ESCROW CO	251	414 E FRONT ST	\$27,800
28-51-900-154-00	APOLLO TRAVEL SVCS PTNRSHIP	251		\$900
28-51-900-157-10	JUSTIN PARISH	251	518 E FRONT ST	\$15,000
28-51-900-158-00	CREDIT BUREAU OF TRAVERSE CITY	251	424 E FRONT ST	\$21,600
28-51-900-162-00	CUT & CURL	251	441 E FRONT ST	\$100
28-51-900-165-70	DANDELION INC	251	130 E FRONT ST	\$8,200
28-51-900-170-51	GE CAPITAL COMPUTER LEASING	251		\$2,900
28-51-900-176-00	THOMPSON & O'NEIL	251	309 E FRONT ST	\$53,400

28-51-900-176-10	LEARNING & DEVELOPMENT CTN	251	309 E FRONT ST	\$900
28-51-900-178-00	DEWAR SLOAN RESEARCH & PLANNIN	251	141 W STATE ST	\$24,500
28-51-900-182-00	DEYOUNG'S WALLPAPER & PAINTS	251	234 E FRONT ST	\$6,300
28-51-900-184-45	AMERICAN LUNG ASSN	092	153 E FRONT ST	\$0
28-51-900-184-50	DILLINGERS PUB	251	121 S UNION ST	\$40,000
28-51-900-184-60	DILLON & CO OF TC INC	251	153 E FRONT ST	\$15,000
28-51-900-184-70	DINGEMAN & DANCER	251	100 N PARK ST #3000	\$34,700
28-51-900-185-50	DIVERSIONS	251	140 E FRONT ST	\$1,500
28-51-900-189-10	DOUGLASS BRUCE PH.D	251	107 E STATE ST	\$1,500
28-51-900-189-20	FINE RONALD E MD PH.D	251	107 E STATE ST	\$1,000
28-51-900-207-51	AT&T CAPITAL LEASING SVCS	251		\$3,000
28-51-900-207-70	PROFESSIONAL OFFICE FURNITURE	251	137 E FRONT ST	\$1,000
28-51-900-207-80	EBASHAE	251	137 E FRONT ST	\$1,400
28-51-900-222-65	EXPRESSIONS	251	336 W FRONT ST	\$7,000
28-51-900-222-70	EYE DESIGNS INC	251	324 E FRONT ST	\$2,800
28-51-900-222-75	EXQUISITE EDIBLES	251	223 W GRANDVIEW PKWY #101	\$4,900
28-51-900-226-00	CML ASSOCIATES	251	302 E FRONT ST	\$500
28-51-900-226-05	SCHLUMBERGER WELL SERVICE	251	311 E FRONT ST	\$2,100
28-51-900-227-00	FAWCETT DOPKE AGENCY	251	250 E FRONT ST 412	\$41,500
28-51-900-231-00	FEDERATED OIL & GAS	251	123 E FRONT ST	\$15,300
28-51-900-232-00	STONE SOUP II	251	117 E FRONT ST	\$14,000
28-51-900-232-80	FIREHOUSE FAIR	251	118 CASS ST	\$12,800
28-51-900-233-55	FIRST DATA CORP	251		\$300
28-51-900-233-71	MELLON FIRST UNITED LEASING	251		\$600
28-51-900-237-20	FLOWER STATION	251	341 W FRONT ST	\$2,300
28-51-900-245-00	FEDERICO'S JEWELERS	251	156 E FRONT ST	\$15,000
28-51-900-251-00	NEW MOON RECORDS	251	240 E FRONT ST	\$4,600

28-51-900-252-00	FUJI FILM USA INC	251		\$5,700
28-51-900-252-50	FULL CIRCLE RECORDING	251	516 E FRONT ST	\$20,000
28-51-900-253-60	PEDDLER'S CORNER	251	119 S UNION ST	\$1,000
28-51-900-254-60	GTECH CORP	251		\$600
28-51-900-267-00	GAB ROBINS NORTH AMERICA INC	251	401 W FRONT ST	\$8,200
28-51-900-267-10	GENERAL ENERGY RESOURCES	251	401 W FRONT ST	\$8,000
28-51-900-272-40	GINGRAS ROBERT CLU ChFC	251	534 E FRONT ST	\$8,900
28-51-900-272-50	GINGRAS ASSOCIATES	251	534 E FRONT ST	\$51,000
28-51-900-273-00	GOLD & SILVER CENTER	251	126 E FRONT ST.	\$6,300
28-51-900-276-01	GILBERT'S SERVICE OIL CO	251	211 W GRANDVIEW PKWY	\$400
28-51-900-278-00	OMELETTE SHOPPE INC	251	124 CASS ST	\$16,700
28-51-900-278-10	CENTER FOR PEACE	251	124 CASS ST #B	\$500
28-51-900-281-00	GOLDEN SHOES INC	251	122 E FRONT ST	\$2,400
28-51-900-281-50	GOOD NEWS MUSIC CENTER	251	140 E FRONT ST	\$7,500
28-51-900-281-70	GOOD HARBOR COFFEE/GOODS	251	111 W FRONT ST	\$3,500
28-51-900-285-00	GOURDIE FRAZER & ASSOCIATE INC	251	124 W STATE ST	\$75,000
28-51-900-287-00	GRAFF & HUNT	251	449 E FRONT ST	\$7,500
28-51-900-290-00	GRAHECK BELL KLINE & BROWN	251	109 E FRONT ST 303	\$29,700
28-51-900-299-00	GT TITLE CO	251	116 BOARDMAN AVE	\$40,500
28-51-900-300-01	GRAND TRAVERSE VENDING INC	251	1115 S UNION STREET	\$700
28-51-900-300-25	LOUIS HEEL	251	118 S UNION ST	\$1,000
28-51-900-300-40	TOOTSIES	251	118 S UNION ST	\$0
28-51-900-300-45	NORTHERN MI MATCHMAKERS	251	104 S UNION ST	\$600
28-51-900-301-10	MACKINAW BREWING INC	251	157 E FRONT ST	\$0
28-51-900-305-00	GREAT FRAME UP (THE)	251	145 E FRONT ST	\$8,000
28-51-900-307-40	GREEN TREE VENDOR SVCS CORP	251		\$22,800

28-51-900-310-50	WESTCOAST GAS SVCS USA INC	251	250 E FRONT ST	\$250,000
28-51-900-313-70	PURE ESSENCE SALON INC	251	414 E FRONT ST	\$1,400
28-51-900-316-15	HALLMARK MARKETING CORP	251		\$1,000
28-51-900-320-00	HARBOR WEAR	251	125 E FRONT ST	\$2,300
28-51-900-320-15	BANANA TREE	251	127 E FRONT ST	\$0
28-51-900-327-10	HEALTH ENRICHMENT CENTER	251	207 W GRANDVIEW PKWY #211	\$1,200
28-51-900-328-30	HIGHER SELF BOOK SHELF	251	328 E FRONT ST	\$8,300
28-51-900-331-00	HOCUS POCUS	251	140 E FRONT ST	\$3,400
28-51-900-336-00	HORIZON BOOKS INC	251	241 E FRONT ST	\$74,300
28-51-900-338-50	IKON OFFICE SOLUTIONS INC	251		\$32,000
28-51-900-341-10	HUNTLEY DENNIS ATTY	251	122 W STATE ST	\$1,700
28-51-900-341-20	SMITH BARNEY INC	251	300 W GRANDVIEW PKWY	\$34,400
28-51-900-342-00	HURLEY'S GLASS HAUS	251	207 W GRANDVIEW PKWY	\$0
28-51-900-344-20	INSTANT FRAMER (THE)	251	326 E FRONT ST	\$5,600
28-51-900-346-11	IBM CREDIT CORP	251		\$1,900
28-51-900-351-00	J&S HAMBURG	251	302 W FRONT ST	\$3,400
28-51-900-352-00	JACK'S FOOD MARKET	251	448 E FRONT ST	\$11,700
28-51-900-352-50	STUDIO 101	251	120 S UNION ST	\$1,000
28-51-900-358-10	JOHNSON RICHARD DDS	251	136 W STATE ST	\$17,400
28-51-900-360-00	TED JONES ACCOUNTING/TAX SVC	251	322 E FRONT ST	\$3,500
28-51-900-363-10	KAN ANDREW TRAVEL AGENCY	251	135 E FRONT ST	\$23,200
28-51-900-365-10	KARENS UNIFORM SHOP	251	116 S UNION ST	\$600
28-51-900-368-00	KAY'S LINGERIE	251	219 E FRONT ST	\$7,900
28-51-900-368-20	PORTER JOHN S APPR	251	346 E STATE ST	\$700
28-51-900-368-40	GT SURVEYING	251	346 E STATE ST	\$22,800
28-51-900-370-50	KEP EXPLORATION INC	251	250 E FRONT ST STE 402	\$11,000

28-51-900-372-10	KILWINS CHOCOLATE SHOPPE	251	129 E FRONT ST	\$21,600
28-51-900-372-20	GROUP 5 DESIGN	251	129 E FRONT ST	\$1,000
28-51-900-372-30	FISHER FINANCIAL	251	129 E FRONT ST	\$2,400
28-51-900-372-40	WHITEFORD LESLIE A	251	129 E FRONT ST	\$15,100
28-51-900-373-10	KINDT CAROL MSW	251	207 W GRANDVIEW PKWY #102	\$1,500
28-51-900-375-00	KINNEYS	251	128 S UNION ST	\$30,400
28-51-900-376-00	KITCHEN & COMPANY	251	122 CASS ST	\$23,900
28-51-900-381-10	KNORR MARKETING	251	160 E STATE ST	\$58,000
28-51-900-381-25	RESEARCH NORTH	251	160 E STATE ST #104	\$1,000
28-51-900-381-30	MICH COMPUTER CONSULTANTS	251	160 E STATE ST #105	\$6,200
28-51-900-381-35	MICH INDIAN LEGAL SVCS INC	092	160 E STATE ST #101	\$0
28-51-900-381-40	LUECK CONSTRUCTION	251	160 E STATE ST #103	\$2,100
28-51-900-385-00	KRONEBERGERS	251	121 E FRONT ST 105	\$1,700
28-51-900-386-00	KROUSE'S TIRE	251	310 W FRONT ST	\$2,000
28-51-900-388-00	KURTZ MUSIC & SOUND INC	251	237 E FRONT ST	\$11,200
28-51-900-390-50	ASCOM HASLER SYSTEMS	251		\$1,400
28-51-900-390-60	LAKE STATES INSURANCE CO	251	121 W FRONT ST	\$127,200
28-51-900-390-90	LACUISINE AMICAL	251	229 E FRONT ST	\$29,100
28-51-900-393-00	ANNIE'S	251	247 E FRONT ST	\$8,500
28-51-900-394-00	LANCASTER PHOTOGRAPHY	251	114 E FRONT ST #208	\$6,000
28-51-900-395-10	CUSTER'S LAST STAMP INC	251	123 E FRONT ST	\$6,700
28-51-900-395-60	LAW FACILITIES PARTSHP	251	309 E FRONT ST	\$300
28-51-900-396-20	LEAPING LIZARD (THE)	251	207 E FRONT ST	\$3,100
28-51-900-398-60	LEGAL SERVICES OF NMI	092	207 W GRANDVIEW PKWY #103	\$0
28-51-900-405-00	LIGHTING CENTER (THE)	251	144 HALL ST	\$10,000
28-51-900-415-33	LOST ART YARN SHOPPE	251	123 E FRONT ST	\$2,500

28-51-900-416-00	NOSS MARK DR OF OPTOMERY	251	322 E FRONT ST	\$20,900
28-51-900-418-00	LYNCH & ASSOCIATES	251	115 FRANKLIN ST	\$15,000
28-51-900-426-60	BMI	251		\$100
28-51-900-426-81	MARIFIL'S BAKERY	251	149 E FRONT ST	\$6,000
28-51-900-427-00	MARKS MANAGEMENT	251	109 E FRONT ST 201	\$28,700
28-51-900-428-00	MARSILJE TRAVEL ASSN INC	251	336 E FRONT ST STE B	\$400
28-51-900-429-00	MARTINEK JEWELERS	251	217 E FRONT ST	\$14,000
28-51-900-429-61	TOKAI FINANCIAL SVCS INC	251		\$2,300
28-51-900-430-00	COVELL FUNERAL HOME INC	251	232 E STATE ST	\$34,100
28-51-900-433-10	MIDAS MUFFLER	251	263 W GRANDVIEW PKWY	\$25,000
28-51-900-441-00	MCGUFFIN SCHMIDT INSURANCE	251	111 BOARDMAN AVE A	\$800
28-51-900-441-10	SCHMIDT MOBILE HOME BROKERS	251	111 BOARDMAN AVE B	\$200
28-51-900-445-10	MECHANICAL SPECIALTY CO	251	160 HALL ST	\$1,100
28-51-900-448-00	MENMUIR ZIMMERMAN KUHN	251	122 W STATE ST	\$6,800
28-51-900-453-01	MICH CONSOLIDATED GAS CO	551	1011 HASTINGS ST	\$55,900
28-51-900-457-30	MID AMERICAN TITLE	251	126 BOARDMAN AVE	\$17,500
28-51-900-457-40	TWIN BAY SPORTS CARDS	251	331 E STATE ST	\$0
28-51-900-457-50	MIDWEST MORTGAGE INC	251	333 E STATE ST	\$19,300
28-51-900-458-00	MIDWESTERN BROADCASTING CO	251	314 E FRONT ST	\$103,300
28-51-900-458-40	FOSTER SWIFT COLLINS & SMITH	251	315 E FRONT ST #103	\$1,500
28-51-900-458-50	RENDEZVOUS CAFE	251	317 E FRONT ST	\$3,000
28-51-900-458-60	PREMIER GAS CO	251	315 E FRONT ST	\$0
28-51-900-459-01	C-TEC CABLE SYSTEMS OF MI	251	701 SOUTH AIRPORT RD	\$9,200
28-51-900-460-00	STAGE MILLIKEN	251	202 E FRONT ST	\$133,600

28-51-900-464-20	MINERS NORTH	251	222 E FRONT ST	\$35,200
28-51-900-474-40	MR BILLS SHIRT CO	251	228 E FRONT ST	\$5,000
28-51-900-475-40	WHIMSCIALITY	251	502 E FRONT ST	\$1,000
28-51-900-479-00	MURCHIE CALCUTT & BOYNTON	251	109 E FRONT ST 300	\$36,100
28-51-900-480-00	DOUG MURDICK'S FUDGE INC	251	116 E FRONT ST	\$4,700
28-51-900-489-50	MY FAVORITE THINGS	251	143 E FRONT ST	\$2,300
28-51-900-490-01	NCR CREDIT FEIN 31 0996153	251		\$22,600
28-51-900-490-10	NAGY MORTGAGE	251	109 E FRONT ST 207	\$2,100
28-51-900-490-15	NAUTICAL WORKS	251	102 E FRONT ST	\$5,100
28-51-900-490-35	NEALIS ENGINEERING	251	109 S UNION ST 207	\$2,900
28-51-900-490-60	NEW EQUIPMENT LEASING CO	251		\$2,300
28-51-900-491-50	NEW ATTITUDES	251	220 E FRONT ST	\$4,000
28-51-900-492-30	NERVIG RONALD MD	251	401 W FRONT ST	\$600
28-51-900-492-70	WRIGHT & ASSOCIATES	251	401 W FRONT ST	\$1,000
28-51-900-492-90	GENERAL ENERGY	251	401 W FRONT ST	\$1,000
28-51-900-493-40	CURTISS STATEWIDE REPORTING	251	401 W FRONT ST	\$1,000
28-51-900-501-50	NORTHWEST REPORTING	251	109 E FRONT ST 307	\$7,700
28-51-900-502-50	NORTHWEST TITLE CORP	251	442 E FRONT ST	\$7,100
28-51-900-508-00	NORWEST FINANCIAL LEASING IN	251		\$1,000
28-51-900-508-60	NU GEN SYSTEMS INC	251	109 S UNION ST #206	\$7,200
28-51-900-509-00	NUTCRACKER THE	251	205 E FRONT ST	\$2,500
28-51-900-510-10	O'HAIR	251	102 E FRONT ST #204	\$1,000
28-51-900-511-00	PRATT'S OF TRAVERSE CITY	251	215 E FRONT ST	\$4,300
28-51-900-514-50	OLLAR CONSULTING LTD	251	109 E FRONT ST 311	\$20,200
28-51-900-516-40	OLSON & NOONAN, PC	251	161 E FRONT ST	\$11,600
28-51-900-516-60	BARBS STITCHERY	251	161.5 E FRONT ST	\$800
28-51-900-516-70	MANAGEMENT HOLDINGS INC	251	161 E FRONT ST 220	\$1,000
28-51-900-516-80	AMI ENERGY INC	251	161 E FRONT ST	\$1,000

28-51-900-518-00	ONE HOUR MARTINIZING OF TC	251	115 PINE ST	\$4,500
28-51-900-522-50	OTWELL MAWBY PC	251	309 E FRONT ST	\$20,600
28-51-900-523-25	GRAND BAY KITE	251	121 E FRONT ST 104	\$500
28-51-900-523-30	PACESETTER CORP THE	251	121 E FRONT ST #101	\$800
28-51-900-523-35	PORTABLE DATA TECH	251	121 E FRONT ST 103	\$18,000
28-51-900-523-40	COULTER ROBERT C	251	121 E FRONT ST 201	\$300
28-51-900-523-45	JENKINS GROUP	251	121 E FRONT ST 401	\$11,400
28-51-900-523-50	PEPPERCORN	251	226 E FRONT ST	\$4,000
28-51-900-523-60	MYLER JOEL R ATTY	251	121 E FRONT ST 106	\$7,200
28-51-900-523-65	KOSCO ENERGY	251	121 E FRONT ST 302	\$5,400
28-51-900-524-01	PITNEY BOWES CREDIT CORP	251		\$35,800
28-51-900-525-05	PAINTED DOOR GALLERY	251	154 E FRONT ST	\$500
28-51-900-525-10	PAESANO'S	251	447 E FRONT ST	\$6,800
28-51-900-525-40	SNAP QUICK PRINT	251	131 E STATE ST	\$15,000
28-51-900-525-50	PAINE WEBBER INC	251	109 E FRONT ST 203	\$34,600
28-51-900-525-60	PARSONS GRANT W PC	251	202 E FRONT ST	\$13,900
28-51-900-528-50	PARK PLACE HOTEL	251	300 E STATE ST	\$550,000
28-51-900-531-00	PASSAGEWAYS TRAVEL SERVICE INC	251	116 CASS ST	\$146,400
28-51-900-531-20	COUSIN JENNY'S GOURMET PASTIES	251	129 S UNION ST	\$18,100
28-51-900-531-50	PASTA COMPANY (THE)	251	221 E STATE ST	\$30,000
28-51-900-532-50	PAVLOVA	251	114 S UNION ST	\$25,400
28-51-900-540-00	PETERTYL DRUG CO INC	251	115 E FRONT ST	\$22,900
28-51-900-540-10	PETROLEUM ABSTRACT & TITLE	251	434 E FRONT ST	\$13,500
28-51-900-540-20	TRAVERSE AREA TITLE SVC INC	251	434 E FRONT ST	\$8,300
28-51-900-543-00	PICHE DONALD DDS	251	335 E STATE ST	\$33,300
28-51-900-548-01	PITNEY BOWES INC	251		\$30,400
28-51-900-549-00	PLAMONDON SHOE STORE	251	144 E FRONT ST	\$10,000
28-51-900-551-50	POPPYCOCK'S	251	128 E FRONT ST	\$33,000

28-51-900-561-05	BROOKS FIBER COMMUNICATIONS	251	148 E FRONT ST #2-B	\$2,500
28-51-900-561-10	PROFESSIONAL OFFICE SUPPLY	251	221 GARLAND ST	\$1,000
28-51-900-563-00	PROGRESS LAUNDRY	251	329 E STATE ST	\$55,000
28-51-900-566-31	QUAKER STATE CORPORATION	251		\$2,000
28-51-900-572-50	RAVENS CHILD	251	101 W FRONT ST	\$4,500
28-51-900-572-80	RAY'S COFFEEHOUSE	251	129 E FRONT ST	\$5,000
28-51-900-575-00	TWIN BAY TITLE	251	319 E FRONT ST	\$900
28-51-900-578-00	RECKLACE NECKLACE	251	140 E FRONT ST	\$800
28-51-900-582-00	RESUME' DYNAMICS	251	346 E STATE ST	\$1,300
28-51-900-586-00	RICKERD MONUMENT CO	251	325 W GRANDVIEW PKWY	\$32,600
28-51-900-586-80	LEFT BANK CAFE	251	439 E FRONT ST	\$3,200
28-51-900-587-10	MESSING PALMER & WAIBEL	251	420 E FRONT ST	\$32,700
28-51-900-587-20	ROBB DEAN LAW FIRM	251	420 E FRONT ST	\$7,600
28-51-900-589-00	ROBERTSON BARBERSHOP	251	109 S UNION ST	\$900
28-51-900-592-00	ROLLERT & MACNEAL	251	216 CASS ST	\$7,500
28-51-900-594-10	RONEY WM C & CO	251	522 E FRONT ST	\$101,600
28-51-900-594-80	BEADLE BLDG LAW FACILITIES	251	161 E FRONT ST	\$10,200
28-51-900-597-00	RUNNING WISE & WILSON ET AL	251	326 E STATE ST	\$66,700
28-51-900-602-50	SAVOY EXPLORATION INC	251	148 E FRONT ST #3AB	\$22,100
28-51-900-603-00	LUTFY'S HALLMARK SHOP	251	209 E FRONT ST	\$19,500
28-51-900-606-30	PROPERTY MANAGEMENT ONE	251	126 BOARDMAN AVE	\$800
28-51-900-606-60	SCHMIDT MANAGEMENT	251	120 BOARDMAN AVE	\$200
28-51-900-606-70	THE ICARD GROUP INC	251	120 BOARDMAN AVE	\$1,000
28-51-900-607-00	SCHMIDT REAL ESTATE INC	251	402 E FRONT ST	\$111,500
28-51-900-607-20	SCHMIDT REAL ESTATE	251	548 E FRONT ST	\$6,900
28-51-900-610-50	SCREEN PLUS	251	308 E FRONT ST	\$5,600
28-51-900-612-00	SELKIRKS	251	302 E FRONT ST	\$6,000

28-51-900-613-00	ROSI LAW OFFICES PC	251	121 E FRONT ST 301	\$5,300
28-51-900-620-00	CAPTAIN'S QUARTERS	251	151 E FRONT ST	\$4,200
28-51-900-625-00	SHELDON DAVID PDPM	251	346 E FRONT ST #5	\$8,000
28-51-900-629-10	SHUMSKY & EWING PC	251	117 PARK ST	\$4,900
28-51-900-629-20	BONNER INSURANCE	251	117 PARK ST	\$1,600
28-51-900-635-30	SIMMONS WAYNE/SCHRODER K PHD	251	109 E FRONT ST 200	\$2,300
28-51-900-635-60	DICK SMITH INC	251	548 E FRONT ST	\$200
28-51-900-636-30	SMITH HAUGHEY RICE ROEGGEY PC	251	241 E STATE ST	\$159,200
28-51-900-636-50	SO MANY BOOKS/SO LITTLE TIME	251	140 E FRONT ST	\$700
28-51-900-638-00	AMERICAN SPOON FOODS	251	230 E FRONT ST	\$14,300
28-51-900-641-50	STANDARD REGISTER CO	251	121 E FRONT ST 202	\$1,000
28-51-900-642-10	ALZHEIMERS ASSOCIATION	092	531 S UNION ST	\$0
28-51-900-643-00	HAIR SHACK (THE)	251	128 W STATE ST	\$400
28-51-900-646-10	STEREO SHOPPE (THE)	251	110 E FRONT ST	\$1,200
28-51-900-648-10	STEWART ZACKS FABRICS	251	118 E FRONT ST	\$5,700
28-51-900-648-20	FIELDSET TYPE	251	222 E STATE ST	\$1,000
28-51-900-648-30	COMPU-CORD INC	251	222 E STATE ST	\$1,000
28-51-900-648-40	CHERRY LAN SYSTEMS	251	222 E STATE ST	\$1,000
28-51-900-648-50	STIFEL NICOLAUS & CO INC	251	223 E STATE ST 100	\$3,100
28-51-900-651-10	STRONG DRURY & ELKINS INC	251	309 E FRONT ST	\$4,800
28-51-900-651-40	BASIC VINYL	251	118 S UNION ST	\$600
28-51-900-651-60	MARCH OF DIMES	092	118 S UNION ST	\$0
28-51-900-651-70	WAISANEN DON CPA	251	118 S UNION ST	\$1,000
28-51-900-651-80	ULTRA GRIP INTERNAT'L	251	118 S UNION ST	\$9,900
28-51-900-651-90	CHRISTIAN SCI READING ROOM	093	118 S UNION ST	\$0
28-51-900-652-40	SUBWAY SANDWICHES & SALADS	251	136 E FRONT ST	\$21,800

28-51-900-653-10	CHRISTIAN SCI PRACTITIONER	093	202 E FRONT ST	\$0
28-51-900-653-20	FLAHERTY PATRICK CPA	251	116 E FRONT ST #204	\$1,400
28-51-900-653-30	NEILSON DESIGN GROUP	251	114 E FRONT ST #205	\$10,300
28-51-900-653-50	SUNDANCE SOCCER INC	251	114 E FRONT ST #201	\$400
28-51-900-654-10	STUDIO JOSEF'S SALON	251	330 E FRONT ST #2	\$6,600
28-51-900-654-20	SUNSATIIONS TANNING	251	330 E FRONT ST #1	\$5,500
28-51-900-654-70	SURGICAL SPECIALTIES	251	223 W GRANDVIEW PKWY #106	\$32,400
28-51-900-660-20	TC ATHLETIC CLUB	251	428 E FRONT ST	\$6,600
28-51-900-660-31	TRAVERSE COMMUNICATION CO	251	223 W GRANDVIEW PKWY #108	\$40,000
28-51-900-661-01	SANWA LEASING CORP	251		\$300
28-51-900-662-00	TAYLOR PRINTING CO OF GT INC	251	127 S UNION ST	\$40,700
28-51-900-663-50	TC MILLWORKS	251	115 HALL ST	\$9,000
28-51-900-673-50	THIMBLE WORKS	251	109 S UNION ST #201	\$1,500
28-51-900-679-00	DJ KELLY'S	251	120 PARK ST	\$57,000
28-51-900-685-00	TIMBUKTU STATION	251	238 E FRONT ST	\$14,500
28-51-900-689-00	TOP OF MICH INSURANCE	251	207 W GRANDVIEW PKWY 200	\$5,000
28-51-900-697-30	TOY HARBOR	251	221 E FRONT ST	\$5,400
28-51-900-699-50	TRAINS & THINGS HOBBIES	251	106 E FRONT ST	\$2,500
28-51-900-699-60	ARTISTS FOR DANCE INC	251	106 E FRONT ST	\$14,300
28-51-900-702-00	MICHIGAN MESSAGE CENTER NW	251	109 S UNION ST #103	\$11,900
28-51-900-708-00	TC AREA CHAMBER OF COMMERCE	251	202 E GRAND VIEW PKWY	\$148,900
28-51-900-718-00	TC RECORD EAGLE	251	120 W FRONT ST	\$700,500
28-51-900-718-50	TC SHIRT CO	251	223 E FRONT ST	\$13,300
28-51-900-724-10	TRAVERSE THE MAGAZINE	251	121 S UNION ST	\$22,300
28-51-900-727-00	TROPHY TROLLEY	251	152 E FRONT ST	\$10,000
28-51-900-732-02	SHANNON KATHLEEN, ATTY	251	104 S UNION ST #210	\$5,000
28-51-900-732-10	AIR TRAFFIC CORP	251	104 S UNION ST	\$900

28-51-900-732-20	AVALON BEAUTY SHOP	251	106 S UNION ST	\$1,400
28-51-900-732-25	AUSTIN & NELSON	251	104 S UNION ST #211	\$3,400
28-51-900-732-35	SCHIMP DONN N APPRAISER	251	104 S UNION ST	\$3,200
28-51-900-732-40	TRINKETS	251	102 S UNION ST	\$1,000
28-51-900-732-45	HOFFMASTER MECH	251	104 S UNION ST #204	\$1,000
28-51-900-732-60	BENGHAUSER KURT BUILDER	251	104 S UNION ST A	\$300
28-51-900-732-70	NMEAC	251	104 S UNION ST #201	\$1,000
28-51-900-732-80	NOONAN AGENCY	251	104 S UNION ST #208	\$2,700
28-51-900-734-90	J J SKINER CLOTHING CO	251	212 E FRONT ST	\$1,000
28-51-900-735-00	U&I COCKTAIL LOUNGE	251	214 E FRONT ST	\$45,000
28-51-900-740-00	UNION ST STATION	251	117 S UNION ST	\$29,200
28-51-900-753-11	VANGUARD FINANCIAL SVCS CORP	251		\$81,000
28-51-900-757-00	VOTRUBA LEATHER GOODS	251	112 E FRONT ST	\$1,700
28-51-900-758-00	WCCW RADIO STATION	251	121 E FRONT ST 204	\$48,800
28-51-900-758-05	LEMURIA INC	251	232 E FRONT ST #C11	\$1,000
28-51-900-758-10	CAMALL COMPANY	251	232 E FRONT ST #A13	\$1,000
28-51-900-758-15	C G DESIGN STATION	251	232 E FRONT ST #D4	\$2,500
28-51-900-758-20	WGFM/REYNOLDS COMMUNICATION	251	232 E FRONT ST #B2	\$1,500
28-51-900-758-25	PIONEER: TC HISTORICAL SOCIETY	092	232 E FRONT ST #E6	\$0
28-51-900-758-40	MARITIME HETITAGE ALLIANCE	092	232 E FRONT ST I13	\$0
28-51-900-759-00	WLDR RADIO STATION	251	118 S UNION ST	\$10,300
28-51-900-759-50	WXLT/WMBN	251	120 W STATE ST	\$4,100
28-51-900-772-20	WATSON SWOPE GRAPHIC COMM	251	102 E FRONT ST #303	\$19,000
28-51-900-772-70	WEATHERVANE (THE)	251	108 E FRONT ST	\$8,500
28-51-900-778-60	SMITH BARBARA J PHD	251	221 E STATE ST #200	\$5,400
28-51-900-778-70	WILLIAMS JOHN PHOTOGRAPHY	251	227 E STATE ST	\$25,000
28-51-900-781-10	WESTERN STAFF SERVICES	251	207 W GRANDVIEW PKWY	\$1,300

28-51-900-785-00	WHITING WARES HOTEL	251	152 E FRONT ST	\$3,600
28-51-900-786-50	WILDFLOWERS	251	332 E FRONT ST	\$1,200
28-51-900-787-20	DINGEMAN ENTERPRISES INC	251	100 N PARK ST #2000	\$7,300
28-51-900-787-30	GRAND TRAVERSE REALTY CO	251	100 N PARK ST #1000A	\$5,000
28-51-900-787-40	WILDWOOD ENTERPRISES	251	100 N PARK ST #1000	\$5,000
28-51-900-787-50	GT DEV & CONSTRUCTION INC	251	100 N PARK ST #1000B	\$5,000
28-51-900-787-60	GT MGT CONSULTANTS	251	100 N PARK ST #1000C	\$5,000
28-51-900-787-70	CORNERSTONE ARCHITECTS INC	251	100 N PARK ST #1000D	\$900
28-51-900-788-60	MICHIGAN RAG CO	251	104 E FRONT ST	\$200
28-51-900-790-00	WILSON ANTIQUES	251	123 S UNION ST	\$5,200
28-51-900-791-10	WITKOP & ASSOCIATES ATTYS	251	522 E FRONT ST	\$8,500
28-51-900-791-51	WINTHROP RESOURCES	251		\$1,100
28-51-900-794-00	WOLVERINE POWER SUPPLY CO-OP	251		\$28,600
28-51-900-794-50	WOODEN GALLERY (THE)	251	116 E FRONT ST #203	\$5,100
28-51-900-797-00	WOODWORKS (THE)	251	235 W GRANDVIEW PKWY A	\$800
28-51-900-798-10	FUTONS & MORE	251	150 E FRONT ST	\$100
28-51-900-799-60	WORLDSPAN LP	251		\$10,800
28-51-900-801-01	XEROX CORPORATION	251		\$33,100
28-51-900-815-00	REAL ESTATE ONE OF TC	251	511 E FRONT ST	\$34,100
TOTAL				\$32,860,088

100% PROJECTED NEW

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
ESTIMATE D GROWTH INFLATION (2%)		657,202	686,846	850,583	1,007,594	1,085,746	1,167,961	1,381,320	1,408,947	1,437,126	1,465,868
EST NEW CONST (DDA COMM) 50% ROLL		825,000	7,500,000	7,000,000	2,900,000	3,025,000	9,500,000	0	0	0	0
ESTIMATED NEW TO ROLL (100%)		825,000	7,500,000	7,000,000	2,900,000	3,025,000	9,500,000	0	0	0	0
TOTAL PROJECTED VALUE		34,342,290	42,529,136	50,379,718	54,287,313	58,398,059	69,066,020	70,447,340	71,856,287	73,293,413	74,759,281
BASE VALUE	32,860,088	32,860,088	32,860,088	32,860,088	32,860,088	32,860,088	32,860,088	32,860,088	32,860,088	32,860,088	32,860,088
CAPTURED VALUE		1,482,202	9,669,048	17,519,630	21,427,225	25,537,971	36,205,932	37,587,252	38,996,199	40,433,325	41,899,193
CITY	13.7575	\$20,391	\$133,022	\$241,026	\$294,785	\$351,339	\$498,103	\$517,107	\$536,490	\$556,261	\$576,428
COLLEGE	2.4838	\$3,681	\$24,016	\$43,515	\$53,221	\$63,431	\$89,928	\$93,359	\$96,859	\$100,428	\$104,069
COUNTY	5.7400	\$8,508	\$55,500	\$100,563	\$122,992	\$146,588	\$207,822	\$215,751	\$223,838	\$232,087	\$240,501
COMMISSION ON AGING	0.1866	\$277	\$1,804	\$3,269	\$3,998	\$4,765	\$6,756	\$7,014	\$7,277	\$7,545	\$7,818
LIBRARY	0.9000	\$1,334	\$8,702	\$15,768	\$19,285	\$22,984	\$32,585	\$33,829	\$35,097	\$36,390	\$37,709
LIBRARY BOND	0.3200	\$474	\$3,094	\$5,606	\$6,857	\$8,172	\$11,586	\$12,028	\$12,479	\$12,939	\$13,408
MEDICAL CARE	0.7600	\$1,126	\$7,348	\$13,315	\$16,285	\$19,409	\$27,517	\$28,566	\$29,637	\$30,729	\$31,843
DDA	1.9776	\$2,931	\$19,122	\$34,647	\$42,374	\$50,504	\$71,601	\$74,333	\$77,119	\$79,961	\$82,860
TOTAL CAPTURE	26.1255	\$38,723	\$252,609	\$457,709	\$559,797	\$667,192	\$945,898	\$981,986	\$1,018,795	\$1,056,341	\$1,094,637

100% PROJECTED NEW

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
ESTIMATE D GROWTH INFLATION (2%)	1,495,186	1,925,089	2,023,591	2,064,063	2,105,344	2,147,451	2,310,400	2,371,608	2,426,540	2,485,071
EST NEW CONST (DDA COMM) 50% ROL	20,000,000	3,000,000	0	0	0	6,000,000	750,000	375,000	500,000	375,000
ESTIMATED NEW TO ROLL (100%)	20,000,000	3,000,000	0	0	0	6,000,000	750,000	375,000	500,000	375,000
TOTAL PROJECTED VALUE	96,254,467	101,179,556	103,203,147	105,267,210	107,372,555	115,520,006	118,580,406	121,327,014	124,253,554	127,113,625
BASE VALUE	32,860,088	32,860,088	32,860,088	32,860,088	32,860,088	32,860,088	32,860,088	32,860,088	32,860,088	32,860,088
CAPTURED VALUE	63,394,379	68,319,468	70,343,059	72,407,122	74,512,467	82,659,918	85,720,318	88,466,926	91,393,466	94,253,537
CITY	\$872,148	\$939,905	\$967,745	\$996,141	\$1,025,105	\$1,137,194	\$1,179,297	\$1,217,084	\$1,257,346	\$1,296,693
COLLEGE	\$157,459	\$169,692	\$174,718	\$179,845	\$185,074	\$205,311	\$212,912	\$219,734	\$227,003	\$234,107
COUNTY	\$363,884	\$392,154	\$403,769	\$415,617	\$427,702	\$474,468	\$492,035	\$507,800	\$524,598	\$541,015
COMMISSION ON AGING	\$11,829	\$12,748	\$13,126	\$13,511	\$13,904	\$15,424	\$15,995	\$16,508	\$17,054	\$17,588
LIBRARY	\$57,055	\$61,488	\$63,309	\$65,166	\$67,061	\$74,394	\$77,148	\$79,620	\$82,254	\$84,828
LIBRARY BOND	\$20,286	\$21,862	\$22,510	\$23,170	\$23,844	\$26,451	\$27,431	\$28,309	\$29,246	\$30,161
MEDICAL CARE	\$48,180	\$51,923	\$53,461	\$55,029	\$56,629	\$62,822	\$65,147	\$67,235	\$69,459	\$71,633
DDA	\$125,369	\$135,109	\$139,110	\$143,192	\$147,356	\$163,468	\$169,521	\$174,952	\$180,740	\$186,396
TOTAL CAPTURE	\$1,656,210	\$1,784,880	\$1,837,748	\$1,891,672	\$1,946,675	\$2,159,532	\$2,239,486	\$2,311,243	\$2,387,700	\$2,462,421

100% PROJECTED NEW

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
ESTIMATE D GROWTH INFLATION (2%)	2,542,273	2,600,618	2,682,630	2,751,283	2,833,809	2,890,485	2,948,294	3,027,260	3,087,806	3,149,562
EST NEW CONST (DDA COMM) 50% ROL	375,000	1,500,000	750,000	1,375,000	0	0	1,000,000	0	0	0
ESTIMATED NEW TO ROLL (100%)	375,000	1,500,000	750,000	1,375,000	0	0	1,000,000	0	0	0
TOTAL PROJECTED VALUE	130,030,898	134,131,516	137,564,146	141,690,429	144,524,237	147,414,722	151,363,017	154,390,277	157,478,083	160,627,644
BASE VALUE	32,860,088	32,860,088	32,860,088	32,860,088	32,860,088	32,860,088	32,860,088	32,860,088	32,860,088	32,860,088
CAPTURED VALUE	97,170,810	101,271,428	104,704,058	108,830,341	111,664,149	114,554,634	118,502,929	121,530,189	124,617,995	127,767,556
CITY	\$1,336,827	\$1,393,242	\$1,440,466	\$1,497,233	\$1,536,220	\$1,575,985	\$1,630,304	\$1,671,952	\$1,714,432	\$1,757,762
COLLEGE	\$241,353	\$251,538	\$260,064	\$270,313	\$277,351	\$284,531	\$294,338	\$301,857	\$309,526	\$317,349
COUNTY	\$557,760	\$581,298	\$601,001	\$624,686	\$640,952	\$657,544	\$680,207	\$697,583	\$715,307	\$733,386
COMMISSION ON AGING	\$18,132	\$18,897	\$19,538	\$20,308	\$20,837	\$21,376	\$22,113	\$22,678	\$23,254	\$23,841
LIBRARY	\$87,454	\$91,144	\$94,234	\$97,947	\$100,498	\$103,099	\$106,653	\$109,377	\$112,156	\$114,991
LIBRARY BOND	\$31,095	\$32,407	\$33,505	\$34,826	\$35,733	\$36,657	\$37,921	\$38,890	\$39,878	\$40,886
MEDICAL CARE	\$73,850	\$76,966	\$79,575	\$82,711	\$84,865	\$87,062	\$90,062	\$92,363	\$94,710	\$97,103
DDA	\$192,165	\$200,274	\$207,063	\$215,223	\$220,827	\$226,543	\$234,351	\$240,338	\$246,445	\$252,673
TOTAL CAPTURE	\$2,538,636	\$2,645,767	\$2,735,446	\$2,843,247	\$2,917,282	\$2,992,797	\$3,095,948	\$3,175,037	\$3,255,707	\$3,337,991