

The Special Population for this Report is 'Special Acts Parcels'

School(s): PORT HURON AREA SCHOOL DIST

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

Totals for School District: 74010 PORT HURON AREA SCHOOL DIST									
Property Class	Count	2025 ORIG PRE	2025 ORIG Non-PRE	Final PRE	Final Non-PRE	W/O Winter PRE	W/O Winter Non-PRE	2026 ORIG PRE	2026 ORIG Non-PRE
Agricultural	6	21,003,200	0	21,003,200	0	21,003,200	0	21,327,700	0
Commercial	0	0	18,762,500	0	18,762,500	0	18,762,500	0	21,546,600
Industrial	0	0	4,756,500	0	4,756,500	0	4,756,500	0	3,756,200
Residential	25	3,941,400	26,700	3,941,400	26,700	3,941,400	26,700	4,661,300	29,000
All: 74010	31	24,944,600	23,545,700	24,944,600	23,545,700	24,944,600	23,545,700	25,989,000	25,331,800
Totals for Property Class: Agricultural By School District									
School District	Count	2025 ORIG PRE	2025 ORIG Non-PRE	Final PRE	Final Non-PRE	W/O Winter PRE	W/O Winter Non-PRE	2026 ORIG PRE	2026 ORIG Non-PRE
74010	6	21,003,200	0	21,003,200	0	21,003,200	0	21,327,700	0
All: Agricultural	6	21,003,200	0	21,003,200	0	21,003,200	0	21,327,700	0
Totals for Property Class: Commercial By School District									
School District	Count	2025 ORIG PRE	2025 ORIG Non-PRE	Final PRE	Final Non-PRE	W/O Winter PRE	W/O Winter Non-PRE	2026 ORIG PRE	2026 ORIG Non-PRE
74010	0	0	18,762,500	0	18,762,500	0	18,762,500	0	21,546,600
All: Commercial	0	0	18,762,500	0	18,762,500	0	18,762,500	0	21,546,600
Totals for Property Class: Industrial By School District									
School District	Count	2025 ORIG PRE	2025 ORIG Non-PRE	Final PRE	Final Non-PRE	W/O Winter PRE	W/O Winter Non-PRE	2026 ORIG PRE	2026 ORIG Non-PRE
74010	0	0	4,756,500	0	4,756,500	0	4,756,500	0	3,756,200
All: Industrial	0	0	4,756,500	0	4,756,500	0	4,756,500	0	3,756,200
Totals for Property Class: Residential By School District									
School District	Count	2025 ORIG PRE	2025 ORIG Non-PRE	Final PRE	Final Non-PRE	W/O Winter PRE	W/O Winter Non-PRE	2026 ORIG PRE	2026 ORIG Non-PRE
74010	25	3,941,400	26,700	3,941,400	26,700	3,941,400	26,700	4,661,300	29,000
All: Residential	25	3,941,400	26,700	3,941,400	26,700	3,941,400	26,700	4,661,300	29,000
Totals									
	Count	2025 ORIG PRE	2025 ORIG Non-PRE	Final PRE	Final Non-PRE	W/O Winter PRE	W/O Winter Non-PRE	2026 ORIG PRE	2026 ORIG Non-PRE
Real	31	24,944,600	23,545,700	24,944,600	23,545,700	24,944,600	23,545,700	25,989,000	25,331,800
Real & Personal	31	24,944,600	23,545,700	24,944,600	23,545,700	24,944,600	23,545,700	25,989,000	25,331,800

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

Totals for School District: 74010 PORT HURON AREA SCHOOL DIST									
Property Class	Count	2025 ORIG PRE	2025 ORIG Non-PRE	Final PRE	Final Non-PRE	W/O Winter PRE	W/O Winter Non-PRE	2026 ORIG PRE	2026 ORIG Non-PRE
Agricultural	6	9,410,334	0	9,410,334	0	9,410,334	0	9,664,410	0
Commercial	0	0	15,959,005	0	15,959,005	0	15,959,005	0	18,779,172
Industrial	0	0	3,317,319	0	3,317,319	0	3,317,319	0	3,342,837
Residential	25	2,630,867	2,641	2,630,867	2,641	2,630,867	2,641	2,701,888	2,712
All: 74010	31	12,041,201	19,278,965	12,041,201	19,278,965	12,041,201	19,278,965	12,366,298	22,124,721

Totals for Property Class: Agricultural By School District									
School District	Count	2025 ORIG PRE	2025 ORIG Non-PRE	Final PRE	Final Non-PRE	W/O Winter PRE	W/O Winter Non-PRE	2026 ORIG PRE	2026 ORIG Non-PRE
74010	6	9,410,334	0	9,410,334	0	9,410,334	0	9,664,410	0
All: Agricultural	6	9,410,334	0	9,410,334	0	9,410,334	0	9,664,410	0

Totals for Property Class: Commercial By School District									
School District	Count	2025 ORIG PRE	2025 ORIG Non-PRE	Final PRE	Final Non-PRE	W/O Winter PRE	W/O Winter Non-PRE	2026 ORIG PRE	2026 ORIG Non-PRE
74010	0	0	15,959,005	0	15,959,005	0	15,959,005	0	18,779,172
All: Commercial	0	0	15,959,005	0	15,959,005	0	15,959,005	0	18,779,172

Totals for Property Class: Industrial By School District									
School District	Count	2025 ORIG PRE	2025 ORIG Non-PRE	Final PRE	Final Non-PRE	W/O Winter PRE	W/O Winter Non-PRE	2026 ORIG PRE	2026 ORIG Non-PRE
74010	0	0	3,317,319	0	3,317,319	0	3,317,319	0	3,342,837
All: Industrial	0	0	3,317,319	0	3,317,319	0	3,317,319	0	3,342,837

Totals for Property Class: Residential By School District									
School District	Count	2025 ORIG PRE	2025 ORIG Non-PRE	Final PRE	Final Non-PRE	W/O Winter PRE	W/O Winter Non-PRE	2026 ORIG PRE	2026 ORIG Non-PRE
74010	25	2,630,867	2,641	2,630,867	2,641	2,630,867	2,641	2,701,888	2,712
All: Residential	25	2,630,867	2,641	2,630,867	2,641	2,630,867	2,641	2,701,888	2,712

Totals									
	Count	2025 ORIG PRE	2025 ORIG Non-PRE	Final PRE	Final Non-PRE	W/O Winter PRE	W/O Winter Non-PRE	2026 ORIG PRE	2026 ORIG Non-PRE
Real	31	12,041,201	19,278,965	12,041,201	19,278,965	12,041,201	19,278,965	12,366,298	22,124,721
Real & Personal	31	12,041,201	19,278,965	12,041,201	19,278,965	12,041,201	19,278,965	12,366,298	22,124,721

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

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

DDA/LDFA	Count	Base Value	Current Assessed	Current Taxable	Current Captured	Final Assessed	Final Taxable	Final Captured
23 SOUTH SIDE NIA	2	0	724,300	705,133	705,133	515,200	508,073	508,073
08 MAINSTREET #5	12	93,656	2,381,400	2,142,979	2,049,323	2,293,900	2,106,179	2,012,523
20 D.D.A.	58	0	12,955,100	13,508,584	13,508,584	15,488,500	12,911,832	12,911,832
22 WRIGLEY CENTER	1	0	4,913,700	4,578,397	4,578,397	4,698,400	4,458,031	4,458,031
21 BENS 314, LLC	1	26,100	0	0	-26,100	0	0	-26,100
19 HURON MAINSTREET	6	0	1,760,100	785,462	785,462	1,678,300	428,832	428,832
17 BROWNFIELD SPERR	2	316,352	0	0	-316,352	0	0	-316,352
12 BROWNFIELD PLAN	6	34,308	714,300	3,584,672	3,550,364	4,095,100	3,723,572	3,689,264
28-DDA/TIFA #1	19	1,210,050	0	0	-1,210,050	0	0	-1,210,050
DDA/TIFA #1	6	0	0	0	0	0	0	0

***** CFT/IFT/REHAB Totals *****

	Count	SEV Value	Taxable Value
CFT - Pre 1994 Rates (Depr... Real	0	0	0
CFT - Pre 1994 Rates (Depr... Personal	15	0	0
CFT - Pre 1994 Rates (Depr... Real & Personal	15	0	0
IFT - Pre 1994 Rates Real	16	0	0
IFT - Pre 1994 Rates Personal	22	0	0
IFT - Pre 1994 Rates Real & Personal	38	0	0
IFT - FZN AdVal Rates PA 2... Real	0	0	0
IFT - FZN AdVal Rates PA 2... Personal	2	0	0
IFT - FZN AdVal Rates PA 2... Real & Personal	2	0	0
IFT - Post 1994 Rates Real	76	3,756,200	3,342,837
IFT - Post 1994 Rates Personal	214	0	0
IFT - Post 1994 Rates Real & Personal	290	3,756,200	3,342,837
NEZ - Neighborhood Enterpr... Real	7	0	0
NEZ - Neighborhood Enterpr... Personal	0	0	0
NEZ - Neighborhood Enterpr... Real & Personal	7	0	0
OPRA - Frozen Real	10	1,798,200	3,915,540
OPRA - Frozen Personal	0	0	0
OPRA - Frozen Real & Personal	10	1,798,200	3,915,540
PILT - Payment in Lieu of ... Real	4	6,548,000	6,416,007
PILT - Payment in Lieu of ... Personal	0	0	0
PILT - Payment in Lieu of ... Real & Personal	4	6,548,000	6,416,007
NEZ - REHAB (Frozen) Real	3	536,800	70,861
NEZ - REHAB (Frozen) Personal	0	0	0
NEZ - REHAB (Frozen) Real & Personal	3	536,800	70,861
OPRA - Rehab Real	7	1,355,000	1,339,467
OPRA - Rehab Personal	0	0	0
OPRA - Rehab Real & Personal	7	1,355,000	1,339,467
RZ - REHAB IFT (Frozen) Real	1	0	0

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Miscellaneous Totals/Statistics Report

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

RZ - REHAB IFT (Frozen)	Personal	0	0	0
RZ - REHAB IFT (Frozen)	Real & Personal	1	0	0

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<<<<< Special Act Totals >>>>>

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

DDA/LDFA	Count	Base Value	Current Assessed	Current Taxable	Current Captured	Final Assessed	Final Taxable	Final Captured
23 SOUTH SIDE NIA	2	0	724,300	705,133	705,133	515,200	508,073	508,073
08 MAINSTREET #5	12	93,656	2,381,400	2,142,979	2,049,323	2,293,900	2,106,179	2,012,523
20 D.D.A.	58	0	12,955,100	13,508,584	13,508,584	15,488,500	12,911,832	12,911,832
22 WRIGLEY CENTER	1	0	4,913,700	4,578,397	4,578,397	4,698,400	4,458,031	4,458,031
21 BENS 314, LLC	1	26,100	0	0	-26,100	0	0	-26,100
19 HURON MAINSTREET	6	0	1,760,100	785,462	785,462	1,678,300	428,832	428,832
17 BROWNFIELD SPERR	2	316,352	0	0	-316,352	0	0	-316,352
12 BROWNFIELD PLAN	6	34,308	714,300	3,584,672	3,550,364	4,095,100	3,723,572	3,689,264
28-DDA/TIFA #1	19	1,210,050	0	0	-1,210,050	0	0	-1,210,050
DDA/TIFA #1	6	0	0	0	0	0	0	0

***** Special Act Totals *****

	Count	SEV Value	Taxable Value
PILT - Payment in Lieu of Taxes	4	6548000	6416007
PILT - Payment in Lieu of Taxes	0	0	0
PILT - Payment in Lieu of Taxes	4	6548000	6416007
OPRA Frozen 1/2 rate	5	593800	399431
OPRA Frozen 1/2 rate	0	0	0
OPRA Frozen 1/2 rate	5	593800	399431
OPRA Rehab 1/2 rate	5	9411500	8985655
OPRA Rehab 1/2 rate	0	0	0
OPRA Rehab 1/2 rate	5	9411500	8985655
OPRA - Frozen	10	1798200	3915540
OPRA - Frozen	0	0	0
OPRA - Frozen	10	1798200	3915540
OPRA - Rehab	7	1355000	1339467
OPRA - Rehab	0	0	0
OPRA - Rehab	7	1355000	1339467
NEZ - .875	2	80000	79710
NEZ - .875	0	0	0
NEZ - .875	2	80000	79710
NEZ - Neighborhood Enterprise Zone	7	0	0
NEZ - Neighborhood Enterprise Zone	0	0	0
NEZ - Neighborhood Enterprise Zone	7	0	0
NEZ - .75	3	1223300	714601
NEZ - .75	0	0	0
NEZ - .75	3	1223300	714601
NEZ - REHAB (Frozen)	3	536800	70861
NEZ - REHAB (Frozen)	0	0	0
NEZ - REHAB (Frozen)	3	536800	70861
IFT - Pre 1994 Rates	16	0	0
IFT - Pre 1994 Rates	22	0	0

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<<<< Special Act Totals >>>>

IFT - Pre 1994 Rates	Real & Personal	38	0	0
IFT - Post 1994 Rates	Real	76	3756200	3342837
IFT - Post 1994 Rates	Personal	214	0	0
IFT - Post 1994 Rates	Real & Personal	290	3756200	3342837
RZ - REHAB IFT (Frozen)	Real	1	0	0
RZ - REHAB IFT (Frozen)	Personal	0	0	0
RZ - REHAB IFT (Frozen)	Real & Personal	1	0	0
PA 328	Real	0	0	0
PA 328	Personal	5	0	0
PA 328	Real & Personal	5	0	0
IFT - FZN AdVal Rates PA 210 2005	Real	0	0	0
IFT - FZN AdVal Rates PA 210 2005	Personal	2	0	0
IFT - FZN AdVal Rates PA 210 2005	Real & Personal	2	0	0
CFT - Pre 1994 Rates (Depreciated)	Real	0	0	0
CFT - Pre 1994 Rates (Depreciated)	Personal	15	0	0
CFT - Pre 1994 Rates (Depreciated)	Real & Personal	15	0	0
DNR - DNR-PILT	Real	37	26018000	12369010
DNR - DNR-PILT	Personal	0	0	0
DNR - DNR-PILT	Real & Personal	37	26018000	12369010

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School(s): PORT HURON AREA SCHOOL DIST

<<<<< Top 20 Statistics >>>>>

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

11-020-1001-000	MI DEPT OF NATURAL RESOURCES	\$ 8,932,800
11-017-4003-000	MI DEPT OF NATURAL RESOURCES	\$ 7,596,700
06-298-0007-851	WRIGLEY CENTER LLC	\$ 4,913,700
11-029-1001-000	MI DEPT OF NATURAL RESOURCES	\$ 3,234,800
06-027-3001-022	NORTH PORT PRESERVATION LIMITED DIV	\$ 3,022,400
06-743-0512-851	STONE STREET LLC	\$ 2,677,900
06-900-0093-000	EISSMAN AUTOMOTIVE PORT HURON, LLC	\$ 2,136,000
06-027-3001-020	NORTH PORT PRESERVATION LIMITED DIV	\$ 1,964,400
06-743-0545-100	GRANDVIEW TOWER 2010 LTD DIV HOUSIN	\$ 1,561,200
06-298-0002-851	QUAY DOCKS LLC	\$ 1,163,100
06-743-0708-801	911W2 LLC	\$ 936,100
06-900-0094-000	MICHIGAN METAL COATINGS COMPANY	\$ 763,600
25-009-1001-000	STATE OF MICHIGAN	\$ 728,700
06-152-0025-851	3592 MILITARY LLC	\$ 656,800
06-298-0071-851	3 10 TO HURON LLC	\$ 618,000
06-298-0081-901	LANDMARK PORT HURON LLC	\$ 589,400
06-743-0778-851	BOAT YARD LLC	\$ 524,500
25-010-1001-000	STATE OF MICHGAN	\$ 488,200
15-009-1001-100	MI DEPT OF NATURAL RESOURCES	\$ 482,000
06-900-0092-000	AUTO ANODICS	\$ 462,700

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

06-298-0007-851	WRIGLEY CENTER LLC	\$ 4,578,397
11-020-1001-000	MI DEPT OF NATURAL RESOURCES	\$ 3,656,073
06-743-0793-851	PH HOTEL REAL ESTATE HOLDING CO LLC	\$ 3,029,700
06-027-3001-022	NORTH PORT PRESERVATION LIMITED DIV	\$ 3,022,400
11-017-4003-000	MI DEPT OF NATURAL RESOURCES	\$ 2,812,369
11-029-1001-000	MI DEPT OF NATURAL RESOURCES	\$ 2,772,640
06-743-0512-851	STONE STREET LLC	\$ 2,634,255
06-027-3001-020	NORTH PORT PRESERVATION LIMITED DIV	\$ 1,964,400
06-900-0093-000	EISSMAN AUTOMOTIVE PORT HURON, LLC	\$ 1,889,182
06-743-0545-100	GRANDVIEW TOWER 2010 LTD DIV HOUSIN	\$ 1,429,207
06-298-0002-851	QUAY DOCKS LLC	\$ 1,125,543
06-900-0094-000	MICHIGAN METAL COATINGS COMPANY	\$ 754,209
06-152-0025-851	3592 MILITARY LLC	\$ 647,460
06-298-0071-851	3 10 TO HURON LLC	\$ 618,000
06-743-0778-851	BOAT YARD LLC	\$ 513,500
06-743-0708-801	911W2 LLC	\$ 401,200
06-298-0081-901	LANDMARK PORT HURON LLC	\$ 390,213
06-900-0092-000	AUTO ANODICS	\$ 369,755
06-900-0091-000	ALD THERMAL TREATMENT INC	\$ 329,691
15-009-1001-100	MI DEPT OF NATURAL RESOURCES	\$ 286,020

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

MI DEPT OF NATURAL RESOURCES	has	11,501,006	Taxable Value in 29 Parcel(s)
NORTH PORT PRESERVATION LIMITED DIV	has	4,986,800	Taxable Value in 2 Parcel(s)
WRIGLEY CENTER LLC	has	4,658,797	Taxable Value in 2 Parcel(s)
PH HOTEL REAL ESTATE HOLDING CO LLC	has	3,029,700	Taxable Value in 2 Parcel(s)
STONE STREET LLC	has	2,720,755	Taxable Value in 2 Parcel(s)
EISSMAN AUTOMOTIVE PORT HURON, LLC	has	1,889,182	Taxable Value in 1 Parcel(s)
GRANDVIEW TOWER 2010 LTD DIV HOUSIN	has	1,429,207	Taxable Value in 1 Parcel(s)
QUAY DOCKS LLC	has	1,300,401	Taxable Value in 2 Parcel(s)
LANDMARK PORT HURON LLC	has	785,462	Taxable Value in 6 Parcel(s)
STATE OF MICHIGAN	has	774,713	Taxable Value in 7 Parcel(s)
MICHIGAN METAL COATINGS COMPANY	has	754,209	Taxable Value in 1 Parcel(s)
3592 MILITARY LLC	has	705,133	Taxable Value in 2 Parcel(s)
3 10 TO HURON LLC	has	682,468	Taxable Value in 2 Parcel(s)

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<<<<< Top 20 Statistics >>>>>

911W2 LLC	has	609,167	Taxable Value in 2 Parcel(s)
BOAT YARD LLC	has	554,972	Taxable Value in 2 Parcel(s)
AUTO ANODICS	has	369,755	Taxable Value in 3 Parcel(s)
ALD THERMAL TREATMENT INC	has	329,691	Taxable Value in 12 Parcel(s)
RETURN OF THE MACC LLC	has	266,300	Taxable Value in 2 Parcel(s)
STATE OF MICHGAN	has	93,291	Taxable Value in 1 Parcel(s)
MIDTOWN LOFTS LLC	has	79,710	Taxable Value in 1 Parcel(s)

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

MI DEPT OF NATURAL RESOURCES	has	24,026,100	S.E.V. Value in 29 Parcel(s)
WRIGLEY CENTER LLC	has	5,033,000	S.E.V. Value in 2 Parcel(s)
NORTH PORT PRESERVATION LIMITED DIV	has	4,986,800	S.E.V. Value in 2 Parcel(s)
STONE STREET LLC	has	2,880,400	S.E.V. Value in 2 Parcel(s)
EISSMAN AUTOMOTIVE PORT HURON, LLC	has	2,136,000	S.E.V. Value in 1 Parcel(s)
LANDMARK PORT HURON LLC	has	1,760,100	S.E.V. Value in 6 Parcel(s)
GRANDVIEW TOWER 2010 LTD DIV HOUSIN	has	1,561,200	S.E.V. Value in 1 Parcel(s)
STATE OF MICHIGAN	has	1,503,700	S.E.V. Value in 7 Parcel(s)
QUAY DOCKS LLC	has	1,367,600	S.E.V. Value in 2 Parcel(s)
911W2 LLC	has	1,148,600	S.E.V. Value in 2 Parcel(s)
3 10 TO HURON LLC	has	814,500	S.E.V. Value in 2 Parcel(s)
MICHIGAN METAL COATINGS COMPANY	has	763,600	S.E.V. Value in 1 Parcel(s)
3592 MILITARY LLC	has	724,300	S.E.V. Value in 2 Parcel(s)
BOAT YARD LLC	has	714,300	S.E.V. Value in 2 Parcel(s)
STATE OF MICHGAN	has	488,200	S.E.V. Value in 1 Parcel(s)
RETURN OF THE MACC LLC	has	475,800	S.E.V. Value in 2 Parcel(s)
AUTO ANODICS	has	462,700	S.E.V. Value in 3 Parcel(s)
ALD THERMAL TREATMENT INC	has	393,900	S.E.V. Value in 12 Parcel(s)
MIDTOWN LOFTS LLC	has	80,000	S.E.V. Value in 1 Parcel(s)
LK INVESTMENTS INC	has	0	S.E.V. Value in 2 Parcel(s)

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

MI DEPT OF NATURAL RESOURCES	has	4,530.26	Total Acres in 29 Parcel(s)
STATE OF MICHIGAN	has	786.61	Total Acres in 7 Parcel(s)
STATE OF MICHGAN	has	176.00	Total Acres in 1 Parcel(s)
NORTH PORT PRESERVATION LIMITED DIV	has	15.80	Total Acres in 2 Parcel(s)
DORCHESTER COURT ASSOC	has	9.62	Total Acres in 1 Parcel(s)
3592 MILITARY LLC	has	0.00	Total Acres in 2 Parcel(s)
QUAY DOCKS LLC	has	0.00	Total Acres in 2 Parcel(s)
WRIGLEY CENTER LLC	has	0.00	Total Acres in 2 Parcel(s)
LK INVESTMENTS INC	has	0.00	Total Acres in 2 Parcel(s)
3 10 TO HURON LLC	has	0.00	Total Acres in 2 Parcel(s)
MIDTOWN LOFTS LLC	has	0.00	Total Acres in 1 Parcel(s)
BENS 314 LLC	has	0.00	Total Acres in 1 Parcel(s)
LANDMARK PORT HURON LLC	has	0.00	Total Acres in 6 Parcel(s)
ARASHI LLC	has	0.00	Total Acres in 2 Parcel(s)
MCKEOUGH, LLC	has	0.00	Total Acres in 1 Parcel(s)
MALMOK LLC	has	0.00	Total Acres in 1 Parcel(s)
C B DELIGIANIS & SONS	has	0.00	Total Acres in 1 Parcel(s)
TECUMSEH LLC	has	0.00	Total Acres in 1 Parcel(s)
SPERRYS LANDMARK INC	has	0.00	Total Acres in 2 Parcel(s)
F A B NO 1 LLC	has	0.00	Total Acres in 2 Parcel(s)