

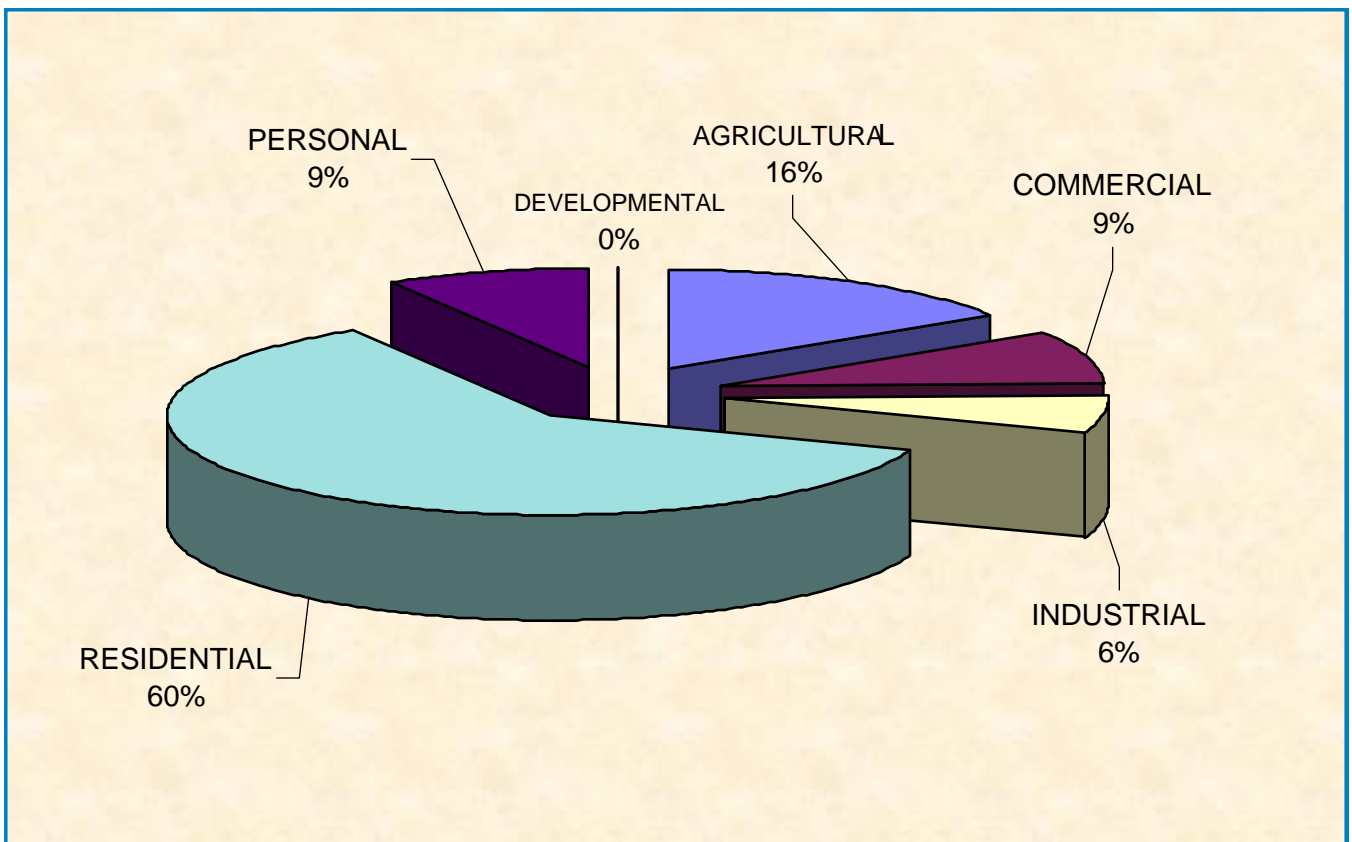
2009

ST JOSEPH COUNTY EQUALIZATION REPORT

SUMMARY EQUALIZED VALUES

CLASS	EQUALIZED VALUE
AGRICULTURAL	\$394,049,336
COMMERCIAL	\$217,093,364
INDUSTRIAL	\$157,098,990
RESIDENTIAL	\$1,521,511,465
PERSONAL	\$217,335,657
DEVELOPMENTAL	\$415,200

GRAND TOTAL EQUALIZED	\$2,507,504,012
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ST JOSEPH COUNTY

2009

SUMMARY OF ASSESSED/RECOMMENDED EQUALIZED VALUATIONS

UNIT	2009 PARCEL COUNT	2008 BOARD OF REVIEW ASSESSED	2009 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2008 STATE EQUALIZED VALUE	2009 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL COUNTY EQUALIZED VALUE
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TOWNSHIPS

BURR OAK	1,703	\$85,039,300	\$89,122,700	4.80%	\$85,039,300	\$89,122,700	4.80%	3.55%
COLON	2,791	\$142,678,800	\$154,549,800	8.32%	\$142,678,800	\$154,549,800	8.32%	6.16%
CONSTANTINE	2,200	\$155,140,700	\$148,105,600	-4.53%	\$155,140,700	\$148,105,600	-4.53%	5.91%
FABIUS	3,028	\$240,281,400	\$237,589,700	-1.12%	\$240,281,400	\$237,589,700	-1.12%	9.48%
FAWN RIVER	994	\$51,668,976	\$50,666,742	-1.94%	\$51,668,976	\$50,666,742	-1.94%	2.02%
FLORENCE	839	\$56,697,500	\$57,712,800	1.79%	\$56,697,500	\$57,712,800	1.79%	2.30%
FLOWERFIELD	1,128	\$74,265,386	\$73,091,136	-1.58%	\$73,983,651	\$73,091,136	-1.21%	2.91%
LEONIDAS	1,001	\$57,048,600	\$57,665,200	1.08%	\$57,048,600	\$57,665,200	1.08%	2.30%
LOCKPORT	2,423	\$137,953,280	\$133,529,000	-3.21%	\$137,953,280	\$133,529,000	-3.21%	5.33%
MENDON	1,942	\$112,052,700	\$113,942,100	1.69%	\$112,052,700	\$113,942,100	1.69%	4.54%
MOTTVILLE	1,027	\$65,598,000	\$66,338,500	1.13%	\$65,598,000	\$66,338,500	1.13%	2.65%
NOTTAWA	2,715	\$168,428,900	\$164,348,250	-2.42%	\$168,428,900	\$164,348,250	-2.42%	6.55%
PARK	1,873	\$140,967,200	\$146,355,434	3.82%	\$140,967,200	\$146,355,434	3.82%	5.84%
SHERMAN	2,292	\$159,512,750	\$162,218,500	1.70%	\$159,512,750	\$162,218,500	1.70%	6.47%
STURGIS	1,067	\$67,347,200	\$70,630,400	4.88%	\$67,347,200	\$70,630,400	4.88%	2.82%
WHITE PIGEON	3,036	\$221,579,700	\$227,463,200	2.66%	\$221,579,700	\$227,463,200	2.66%	9.07%

CITIES

STURGIS CITY	4,463	\$307,642,650	\$316,144,650	2.76%	\$307,642,650	\$316,144,650	2.76%	12.61%
THREE RIVERS	3,418	\$238,847,100	\$238,030,300	-0.34%	\$238,847,100	\$238,030,300	-0.34%	9.49%

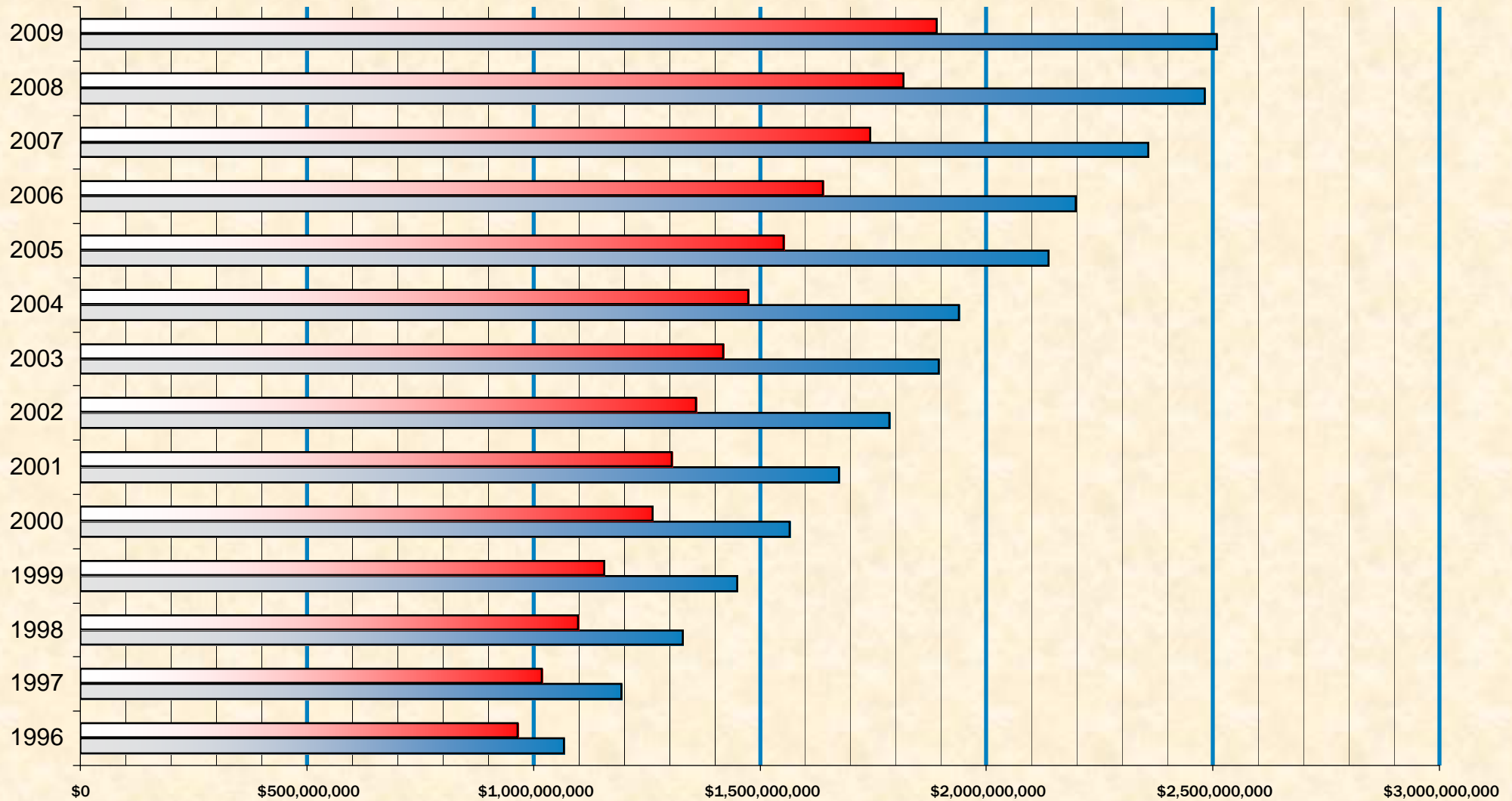
GRAND TOTAL	37,940	\$2,482,750,142	\$2,507,504,012	1.00%	\$2,482,468,407	\$2,507,504,012	1.01%	100.00%
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VILLAGES

BURR OAK Total	482	\$12,567,500	\$12,407,200	-1.28%	\$12,567,500	\$12,407,200	-1.28%	0.49%
COLON Total	854	\$38,235,400	\$41,121,200	7.55%	\$38,235,400	\$41,121,200	7.55%	1.64%
CONSTANTINE Total	818	\$69,903,500	\$66,685,400	-4.60%	\$69,903,500	\$66,685,400	-4.60%	2.66%
MENDON Total	500	\$34,468,400	\$29,776,100	-13.61%	\$34,468,400	\$29,776,100	-13.61%	1.19%
CENTREVILLE Total	610	\$30,920,200	\$30,547,550	-1.21%	\$30,920,200	\$30,547,550	-1.21%	1.22%
WHITE PIGEON Total	763	\$36,876,900	\$37,248,900	1.01%	\$36,876,900	\$37,248,900	1.01%	1.49%

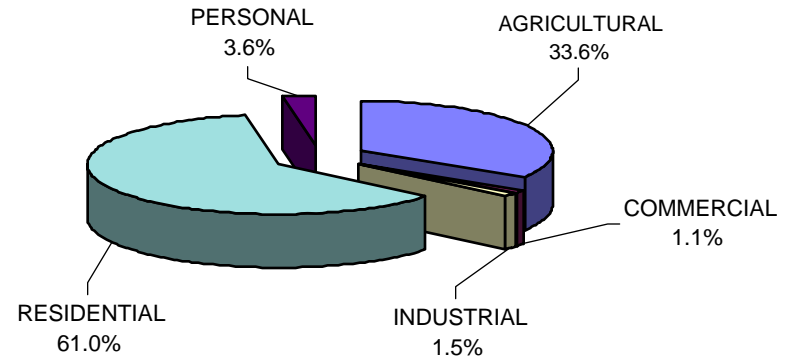
TOTAL VILLAGES	4,027	\$222,971,900	\$217,786,350	-2.33%	\$222,971,900	\$217,786,350	-2.33%	8.69%
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Historical Variance Between Total Equalized & Total Taxable Valuations



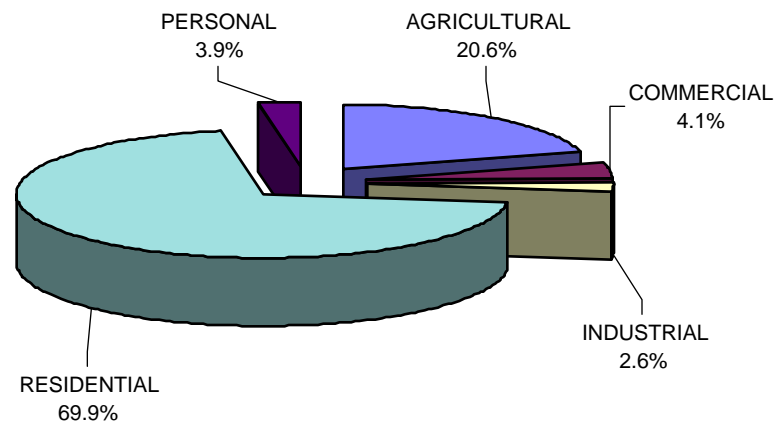
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
■ Taxable	\$965,599,796	\$1,017,498,156	\$1,099,445,341	\$1,156,787,211	\$1,262,556,234	\$1,304,936,096	\$1,358,546,256	\$1,418,498,194	\$1,475,310,925	\$1,552,539,781	\$1,639,085,482	\$1,744,604,341	\$1,817,133,527	\$1,891,302,939
■ Equalized	\$1,067,947,137	\$1,193,893,028	\$1,328,929,350	\$1,449,804,620	\$1,565,264,136	\$1,674,850,655	\$1,786,781,178	\$1,893,847,004	\$1,939,607,370	\$2,137,397,639	\$2,197,691,823	\$2,356,719,789	\$2,482,468,407	\$2,507,504,012

ST JOSEPH COUNTY
2009
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
BURR OAK TOWNSHIP



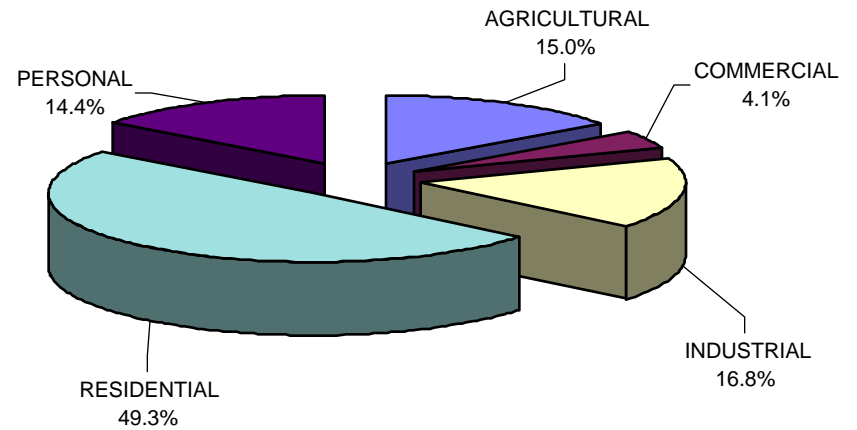
CLASS	2009 PARCEL COUNT	2008 BOARD OF REVIEW ASSESSED	2009 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2008 STATE EQUALIZED VALUE	2009 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	258	\$27,160,100	\$29,959,900	10.31%	\$27,160,100	\$29,959,900	10.31%	33.62%
COMMERCIAL	41	\$1,694,100	\$1,018,300	-39.89%	\$1,694,100	\$1,018,300	-39.89%	1.14%
INDUSTRIAL	28	\$979,100	\$1,304,400	33.22%	\$979,100	\$1,304,400	33.22%	1.46%
RESIDENTIAL	1286	\$52,759,900	\$54,350,500	3.01%	\$52,759,900	\$54,350,500	3.01%	60.98%
TOTAL REAL	1613	\$82,593,200	\$86,633,100	4.89%	\$82,593,200	\$86,633,100	4.89%	97.21%
PERSONAL PROPERTY								
COMMERCIAL	16	\$131,200	\$140,700	7.24%	\$131,200	\$140,700	7.24%	0.16%
INDUSTRIAL	8	\$469,800	\$416,800	-11.28%	\$469,800	\$416,800	-11.28%	0.47%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	9	\$1,845,100	\$1,932,100	4.72%	\$1,845,100	\$1,932,100	4.72%	2.17%
TOTAL PERSONAL	33	\$2,446,100	\$2,489,600	1.78%	\$2,446,100	\$2,489,600	1.78%	2.79%
exempt	57							
GRAND TOTAL	1,703	\$85,039,300	\$89,122,700	4.80%	\$85,039,300	\$89,122,700	4.80%	100.00%

ST JOSEPH COUNTY
2009
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
COLON TOWNSHIP



CLASS	2009 PARCEL COUNT	2008 BOARD OF REVIEW ASSESSED	2009 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2008 STATE EQUALIZED VALUE	2009 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	267	\$31,363,300	\$31,903,400	1.72%	\$31,363,300	\$31,903,400	1.72%	20.64%
COMMERCIAL	226	\$5,043,000	\$6,400,500	26.92%	\$5,043,000	\$6,400,500	26.92%	4.14%
INDUSTRIAL	17	\$3,388,100	\$3,959,400	16.86%	\$3,388,100	\$3,959,400	16.86%	2.56%
RESIDENTIAL	2079	\$98,663,100	\$108,022,700	9.49%	\$98,663,100	\$108,022,700	9.49%	69.90%
TOTAL REAL	2589	\$138,457,500	\$150,286,000	8.54%	\$138,457,500	\$150,286,000	8.54%	97.24%
PERSONAL PROPERTY								
COMMERCIAL	108	\$1,116,700	\$1,072,800	-3.93%	\$1,116,700	\$1,072,800	-3.93%	0.69%
INDUSTRIAL	5	\$1,276,000	\$1,250,400	-2.01%	\$1,276,000	\$1,250,400	-2.01%	0.81%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	10	\$1,828,600	\$1,940,600	6.12%	\$1,828,600	\$1,940,600	6.12%	1.26%
TOTAL PERSONAL	123	\$4,221,300	\$4,263,800	1.01%	\$4,221,300	\$4,263,800	1.01%	2.76%
GRAND TOTAL	2,791	\$142,678,800	\$154,549,800	8.32%	\$142,678,800	\$154,549,800	8.32%	100.00%

ST JOSEPH COUNTY
2009
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
CONSTANTINE TOWNSHIP



CLASS	2009 PARCEL COUNT	2008 BOARD OF REVIEW ASSESSED	2009 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2008 STATE EQUALIZED VALUE	2009 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
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REAL PROPERTY

AGRICULTURAL	176	\$23,264,500	\$22,211,500	-4.53%	\$23,264,500	\$22,211,500	-4.53%	15.00%
COMMERCIAL	115	\$6,214,000	\$6,098,000	-1.87%	\$6,214,000	\$6,098,000	-1.87%	4.12%
INDUSTRIAL	31	\$27,968,200	\$24,871,900	-11.07%	\$27,968,200	\$24,871,900	-11.07%	16.79%
RESIDENTIAL	1679	\$76,605,500	\$72,949,000	-4.77%	\$76,605,500	\$72,949,000	-4.77%	49.25%

TOTAL REAL	2001	\$134,052,200	\$126,130,400	-5.91%	\$134,052,200	\$126,130,400	-5.91%	85.16%
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PERSONAL PROPERTY

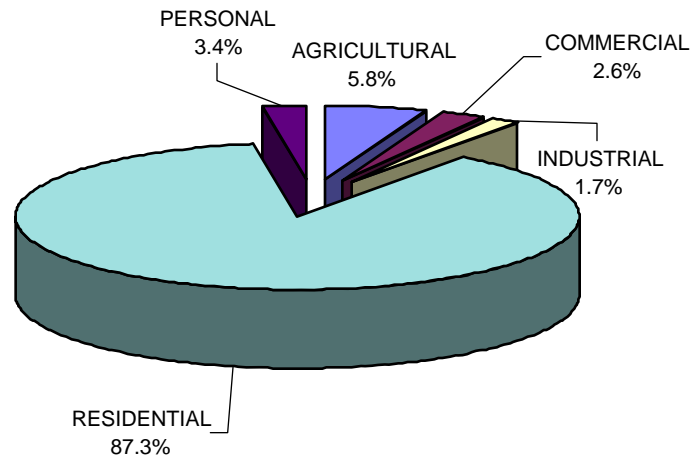
COMMERCIAL	110	\$4,427,000	\$3,994,800	-9.76%	\$4,427,000	\$3,994,800	-9.76%	2.70%
INDUSTRIAL	6	\$14,028,000	\$15,260,100	8.78%	\$14,028,000	\$15,260,100	8.78%	10.30%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	13	\$2,633,500	\$2,720,300	3.30%	\$2,633,500	\$2,720,300	3.30%	1.84%

TOTAL PERSONAL	129	\$21,088,500	\$21,975,200	4.20%	\$21,088,500	\$21,975,200	4.20%	14.84%
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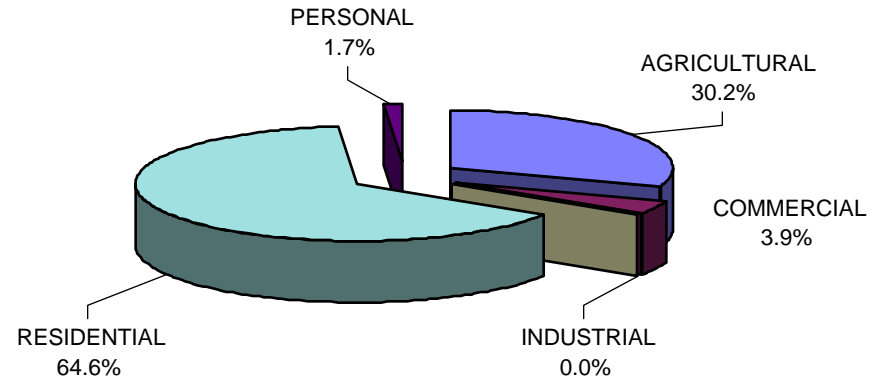
GRAND TOTAL	2,200	\$155,140,700	\$148,105,600	-4.53%	\$155,140,700	\$148,105,600	-4.53%	100.00%
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ST JOSEPH COUNTY
2009
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
FABIUS TOWNSHIP



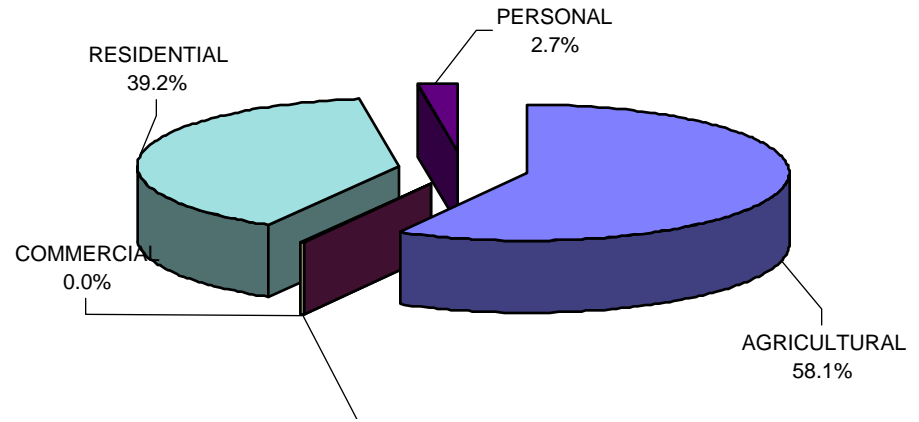
CLASS	2009 PARCEL COUNT	2008 BOARD OF REVIEW ASSESSED	2009 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2008 STATE EQUALIZED VALUE	2009 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	133	\$12,480,800	\$13,728,200	9.99%	\$12,480,800	\$13,728,200	9.99%	5.78%
COMMERCIAL	53	\$7,049,400	\$6,206,000	-11.96%	\$7,049,400	\$6,206,000	-11.96%	2.61%
INDUSTRIAL	39	\$4,146,300	\$4,038,000	-2.61%	\$4,146,300	\$4,038,000	-2.61%	1.70%
RESIDENTIAL	2682	\$209,980,300	\$207,348,800	-1.25%	\$209,980,300	\$207,348,800	-1.25%	87.27%
TOTAL REAL	2907	\$233,656,800	\$231,321,000	-1.00%	\$233,656,800	\$231,321,000	-1.00%	97.36%
PERSONAL PROPERTY								
COMMERCIAL	47	\$1,402,500	\$1,524,800	8.72%	\$1,402,500	\$1,524,800	8.72%	0.64%
INDUSTRIAL	2	\$316,000	\$278,200	-11.96%	\$316,000	\$278,200	-11.96%	0.12%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	8	\$4,906,100	\$4,465,700	-8.98%	\$4,906,100	\$4,465,700	-8.98%	1.88%
TOTAL PERSONAL	57	\$6,624,600	\$6,268,700	-5.37%	\$6,624,600	\$6,268,700	-5.37%	2.64%
	64							
GRAND TOTAL	3,028	\$240,281,400	\$237,589,700	-1.12%	\$240,281,400	\$237,589,700	-1.12%	100.00%

ST JOSEPH COUNTY
2009
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
FAWN RIVER TOWNSHIP



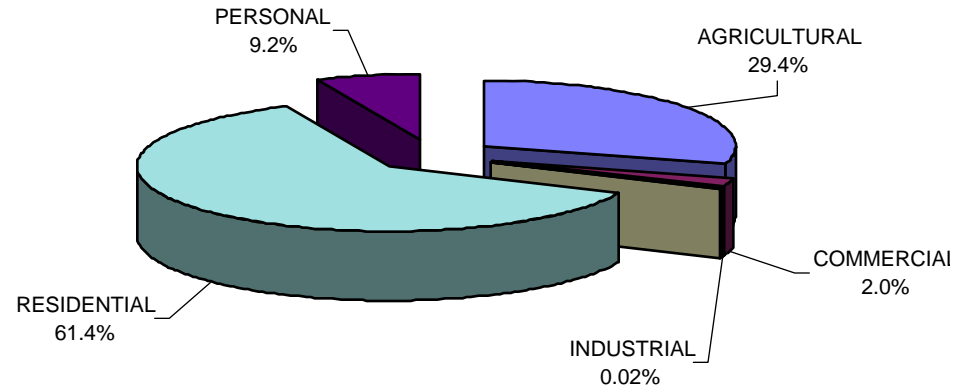
CLASS	2009 PARCEL COUNT	2008 BOARD OF REVIEW ASSESSED	2009 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2008 STATE EQUALIZED VALUE	2009 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	164	\$14,937,146	\$15,277,000	2.28%	\$14,937,146	\$15,277,000	2.28%	30.15%
COMMERCIAL	19	\$1,822,221	\$1,967,000	7.95%	\$1,822,221	\$1,967,000	7.95%	3.88%
INDUSTRIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
RESIDENTIAL	764	\$34,163,196	\$32,733,442	-4.19%	\$34,163,196	\$32,733,442	-4.19%	64.61%
TOTAL REAL	947	\$50,922,563	\$49,977,442	-1.86%	\$50,922,563	\$49,977,442	-1.86%	98.64%
PERSONAL PROPERTY								
COMMERCIAL	22	\$362,099	\$310,600	-14.22%	\$362,099	\$310,600	-14.22%	0.61%
INDUSTRIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	1	\$384,314	\$378,700	-1.46%	\$384,314	\$378,700	-1.46%	0.75%
TOTAL PERSONAL	23	\$746,413	\$689,300	-7.65%	\$746,413	\$689,300	-7.65%	1.36%
GRAND TOTAL	994	\$51,668,976	\$50,666,742	-1.94%	\$51,668,976	\$50,666,742	-1.94%	100.00%

ST JOSEPH COUNTY
2009
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
FLORENCE TOWNSHIP



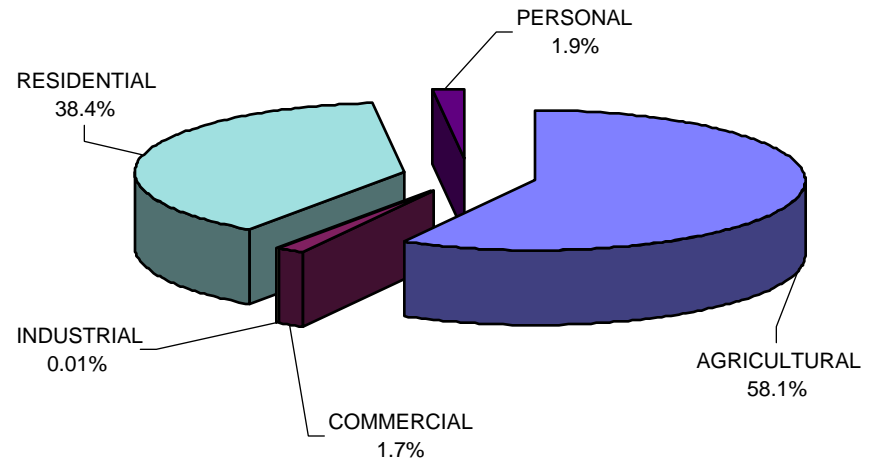
CLASS	2009 PARCEL COUNT	2008 BOARD OF REVIEW ASSESSED	2009 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2008 STATE EQUALIZED VALUE	2009 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	262	\$31,575,000	\$33,540,500	6.22%	\$31,575,000	\$33,540,500	6.22%	58.12%
COMMERCIAL	1	\$10,300	\$10,300	0.00%	\$10,300	\$10,300	0.00%	0.02%
INDUSTRIAL	7	\$96,900	\$105,400	8.77%	\$96,900	\$105,400	8.77%	0.18%
RESIDENTIAL	530	\$23,486,100	\$22,601,500	-3.77%	\$23,486,100	\$22,601,500	-3.77%	39.16%
TOTAL REAL	800	\$55,168,300	\$56,257,700	1.97%	\$55,168,300	\$56,257,700	1.97%	97.48%
PERSONAL PROPERTY								
COMMERCIAL	7	\$239,800	\$230,000	-4.09%	\$239,800	\$230,000	-4.09%	0.40%
INDUSTRIAL	0	\$0	\$0	0.00%	\$0	\$0	#DIV/0!	0.00%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	18	\$1,289,400	\$1,225,100	-4.99%	\$1,289,400	\$1,225,100	-4.99%	2.12%
TOTAL PERSONAL	25	\$1,529,200	\$1,455,100	-4.85%	\$1,529,200	\$1,455,100	-4.85%	2.52%
	14							
GRAND TOTAL	839	\$56,697,500	\$57,712,800	1.79%	\$56,697,500	\$57,712,800	1.79%	100.00%

ST JOSEPH COUNTY
2009
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
FLOWERFIELD TOWNSHIP



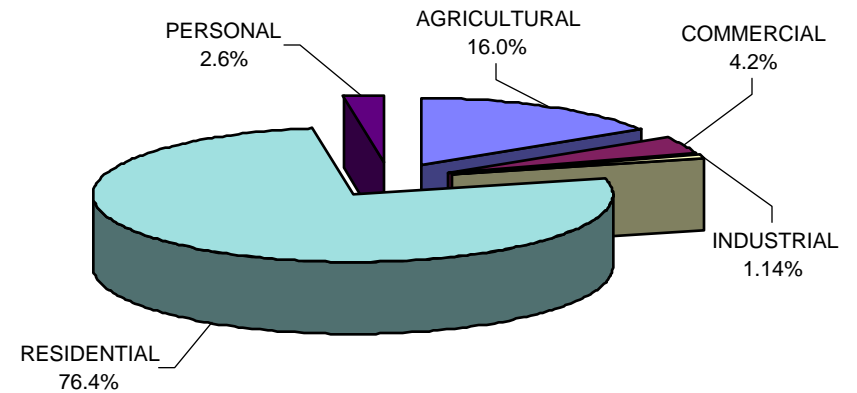
CLASS	2009 PARCEL COUNT	2008 BOARD OF REVIEW ASSESSED	2009 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2008 STATE EQUALIZED VALUE	2009 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	192	\$21,556,525	\$21,508,836	-0.22%	\$21,359,324	\$21,508,836	0.70%	29.43%
COMMERCIAL	6	\$875,450	\$1,475,180	68.51%	\$875,450	\$1,475,180	68.51%	2.02%
INDUSTRIAL	2	\$229,030	\$258,690	12.95%	\$229,030	\$258,690	12.95%	0.35%
RESIDENTIAL	867	\$46,811,650	\$44,879,123	-4.13%	\$46,727,116	\$44,879,123	-3.95%	61.40%
TOTAL REAL	1067	\$69,472,655	\$68,121,829	-1.94%	\$69,190,920	\$68,121,829	-1.55%	93.20%
PERSONAL PROPERTY								
COMMERCIAL	26	\$636,884	\$766,074	20.28%	\$636,884	\$766,074	20.28%	1.05%
INDUSTRIAL	2	\$136,738	\$137,199	0.34%	\$136,738	\$137,199	0.34%	0.19%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	9	\$4,019,109	\$4,066,034	1.17%	\$4,019,109	\$4,066,034	1.17%	5.56%
TOTAL PERSONAL	37	\$4,792,731	\$4,969,307	3.68%	\$4,792,731	\$4,969,307	3.68%	6.80%
24								
GRAND TOTAL	1,128	\$74,265,386	\$73,091,136	-1.58%	\$73,983,651	\$73,091,136	-1.21%	100.00%

ST JOSEPH COUNTY
2009
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
LEONIDAS TOWNSHIP



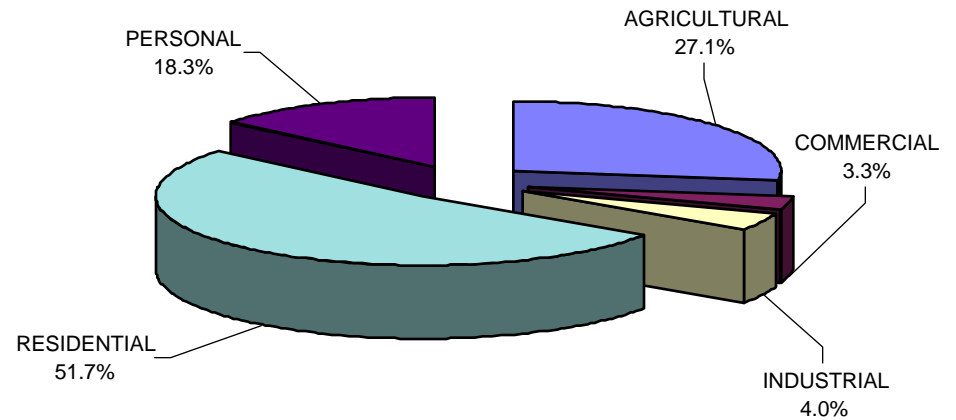
CLASS	2009 PARCEL COUNT	2008 BOARD OF REVIEW ASSESSED	2009 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2008 STATE EQUALIZED VALUE	2009 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	379	\$32,199,800	\$33,523,900	4.11%	\$32,199,800	\$33,523,900	4.11%	58.14%
COMMERCIAL	30	\$808,800	\$970,300	19.97%	\$808,800	\$970,300	19.97%	1.68%
INDUSTRIAL	0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
RESIDENTIAL	533	\$22,897,200	\$22,120,500	-3.39%	\$22,897,200	\$22,120,500	-3.39%	38.36%
TOTAL REAL	942	\$55,905,800	\$56,614,700	1.27%	\$55,905,800	\$56,614,700	1.27%	98.18%
PERSONAL PROPERTY								
COMMERCIAL	29	\$271,800	\$130,400	-52.02%	\$271,800	\$130,400	-52.02%	0.23%
INDUSTRIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	5	\$871,000	\$920,100	5.64%	\$871,000	\$920,100	5.64%	1.60%
TOTAL PERSONAL	34	\$1,142,800	\$1,050,500	-8.08%	\$1,142,800	\$1,050,500	-8.08%	1.82%
GRAND TOTAL	1,001	\$57,048,600	\$57,665,200	1.08%	\$57,048,600	\$57,665,200	1.08%	100.00%

ST JOSEPH COUNTY
2009
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
LOCKPORT TOWNSHIP



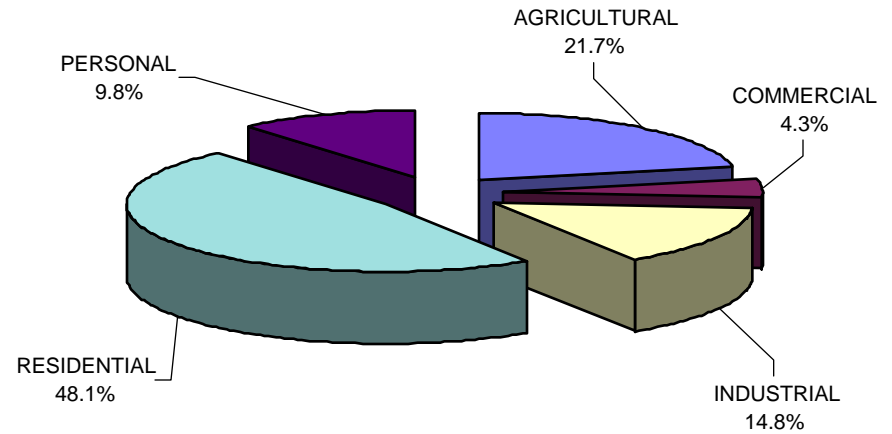
CLASS	2009 PARCEL COUNT	2008 BOARD OF REVIEW ASSESSED	2009 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2008 STATE EQUALIZED VALUE	2009 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	171	\$20,560,200	\$21,361,700	3.90%	\$20,560,200	\$21,361,700	3.90%	16.00%
COMMERCIAL	65	\$5,605,700	\$5,607,600	0.03%	\$5,605,700	\$5,607,600	0.03%	4.20%
INDUSTRIAL	17	\$1,136,800	\$1,162,500	2.26%	\$1,136,800	\$1,162,500	2.26%	0.87%
RESIDENTIAL	2012	\$107,042,580	\$101,949,600	-4.76%	\$107,042,580	\$101,949,600	-4.76%	76.35%
TOTAL REAL	2265	\$134,345,280	\$130,081,400	-3.17%	\$134,345,280	\$130,081,400	-3.17%	97.42%
PERSONAL PROPERTY								
COMMERCIAL	60	\$1,514,800	\$1,337,300	-11.72%	\$1,514,800	\$1,337,300	-11.72%	1.00%
INDUSTRIAL	3	\$80,900	\$62,100	-23.24%	\$80,900	\$62,100	-23.24%	0.05%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	13	\$2,012,300	\$2,048,200	1.78%	\$2,012,300	\$2,048,200	1.78%	1.53%
TOTAL PERSONAL	76	\$3,608,000	\$3,447,600	-4.45%	\$3,608,000	\$3,447,600	-4.45%	2.58%
82								
GRAND TOTAL	2,423	\$137,953,280	\$133,529,000	-3.21%	\$137,953,280	\$133,529,000	-3.21%	100.00%

ST JOSEPH COUNTY
2009
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
MENDON TOWNSHIP



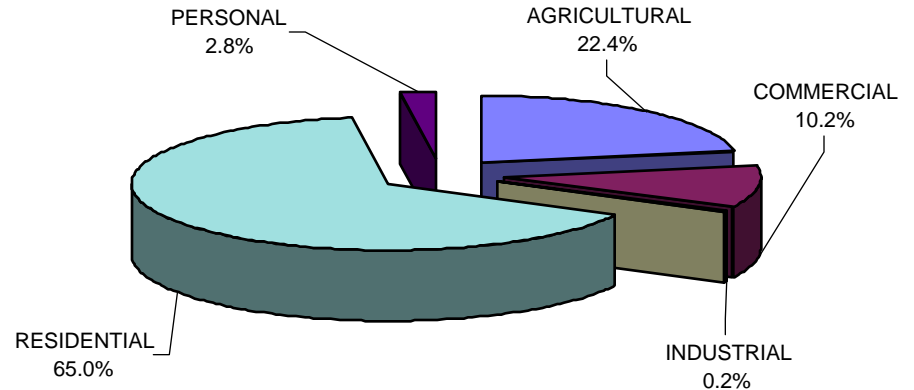
CLASS	2009 PARCEL COUNT	2008 BOARD OF REVIEW ASSESSED	2009 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2008 STATE EQUALIZED VALUE	2009 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	274	\$28,359,400	\$30,908,400	8.99%	\$28,359,400	\$30,908,400	8.99%	27.13%
COMMERCIAL	59	\$4,440,400	\$3,723,800	-16.14%	\$4,440,400	\$3,723,800	-16.14%	3.27%
INDUSTRIAL	31	\$4,377,900	\$4,562,300	4.21%	\$4,377,900	\$4,562,300	4.21%	4.00%
RESIDENTIAL	1429	\$54,473,900	\$58,860,500	8.05%	\$54,473,900	\$58,860,500	8.05%	51.66%
TOTAL REAL	1793	\$91,651,600	\$98,055,000	6.99%	\$91,651,600	\$98,055,000	6.99%	86.06%
PERSONAL PROPERTY								
COMMERCIAL	44	\$549,900	\$667,500	21.39%	\$549,900	\$667,500	21.39%	0.59%
INDUSTRIAL	10	\$13,370,900	\$8,278,000	-38.09%	\$13,370,900	\$8,278,000	-38.09%	7.27%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	11	\$6,480,300	\$6,941,600	7.12%	\$6,480,300	\$6,941,600	7.12%	6.09%
TOTAL PERSONAL	65	\$20,401,100	\$15,887,100	-22.13%	\$20,401,100	\$15,887,100	-22.13%	13.94%
	84							
GRAND TOTAL	1,942	\$112,052,700	\$113,942,100	1.69%	\$112,052,700	\$113,942,100	1.69%	100.00%

ST JOSEPH COUNTY
2009
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
MOTTVILLE TOWNSHIP



CLASS	2009 PARCEL COUNT	2008 BOARD OF REVIEW ASSESSED	2009 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2008 STATE EQUALIZED VALUE	2009 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	119	\$14,933,500	\$14,417,900	-3.45%	\$14,933,500	\$14,417,900	-3.45%	21.73%
COMMERCIAL	32	\$2,147,100	\$2,878,500	34.06%	\$2,147,100	\$2,878,500	34.06%	4.34%
INDUSTRIAL	33	\$9,835,900	\$9,817,600	-0.19%	\$9,835,900	\$9,817,600	-0.19%	14.80%
RESIDENTIAL	761	\$31,821,000	\$31,886,100	0.20%	\$31,821,000	\$31,886,100	0.20%	48.07%
TOTAL REAL	945	\$58,737,500	\$59,000,100	0.45%	\$58,737,500	\$59,000,100	0.45%	88.94%
PERSONAL PROPERTY								
COMMERCIAL	32	\$2,045,700	\$1,691,400	-17.32%	\$2,045,700	\$1,691,400	-17.32%	2.55%
INDUSTRIAL	11	\$2,293,100	\$3,196,300	39.39%	\$2,293,100	\$3,196,300	39.39%	4.82%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	10	\$2,521,700	\$2,450,700	-2.82%	\$2,521,700	\$2,450,700	-2.82%	3.69%
TOTAL PERSONAL	53	\$6,860,500	\$7,338,400	6.97%	\$6,860,500	\$7,338,400	6.97%	11.06%
29								
GRAND TOTAL	1,027	\$65,598,000	\$66,338,500	1.13%	\$65,598,000	\$66,338,500	1.13%	100.00%

ST JOSEPH COUNTY
2009
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
NOTTAWA TOWNSHIP

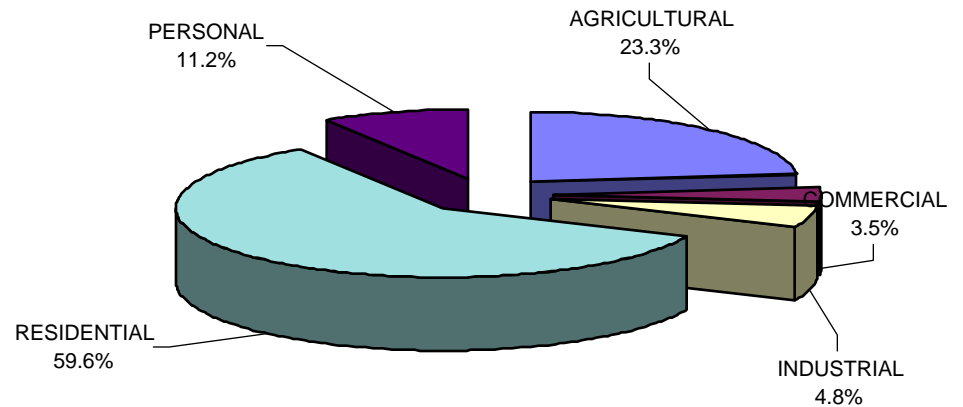


CLASS	2009 PARCEL COUNT	2008 BOARD OF REVIEW ASSESSED	2009 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2008 STATE EQUALIZED VALUE	2009 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	394	\$38,167,500	\$36,748,000	-3.72%	\$38,167,500	\$36,748,000	-3.72%	22.36%
COMMERCIAL	107	\$13,966,800	\$16,804,500	20.32%	\$13,966,800	\$16,804,500	20.32%	10.22%
INDUSTRIAL	12	\$761,700	\$249,200	-67.28%	\$761,700	\$249,200	-67.28%	0.15%
RESIDENTIAL	1931	\$111,461,400	\$106,792,650	-4.19%	\$111,461,400	\$106,792,650	-4.19%	64.98%
TOTAL REAL	2444	\$164,357,400	\$160,594,350	-2.29%	\$164,357,400	\$160,594,350	-2.29%	97.72%
PERSONAL PROPERTY								
COMMERCIAL	128	\$1,676,000	\$1,403,300	-16.27%	\$1,676,000	\$1,403,300	-16.27%	0.85%
INDUSTRIAL	7	\$281,800	\$200,600	-28.81%	\$281,800	\$200,600	-28.81%	0.12%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	14	\$2,113,700	\$2,150,000	1.72%	\$2,113,700	\$2,150,000	1.72%	1.31%
TOTAL PERSONAL	149	\$4,071,500	\$3,753,900	-7.80%	\$4,071,500	\$3,753,900	-7.80%	2.28%
122								
GRAND TOTAL	2,715	\$168,428,900	\$164,348,250	-2.42%	\$168,428,900	\$164,348,250	-2.42%	100.00%

ST JOSEPH COUNTY

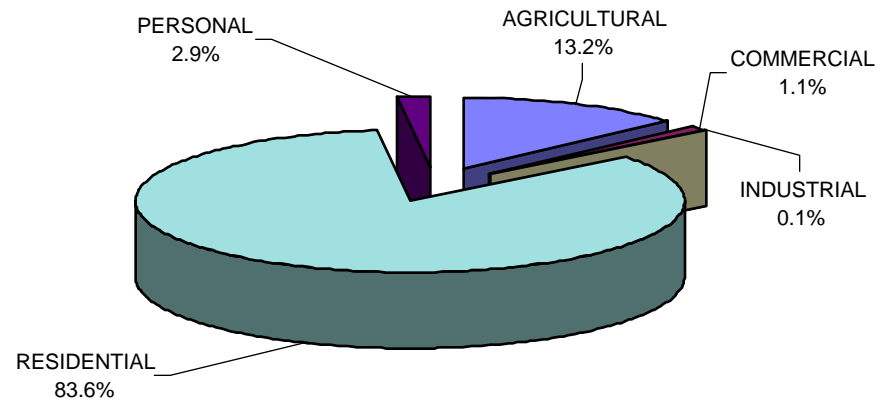
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SUMMARY OF ASSESSED & RECOMMENDED EQUALIZED VALUATIONS PARK TOWNSHIP



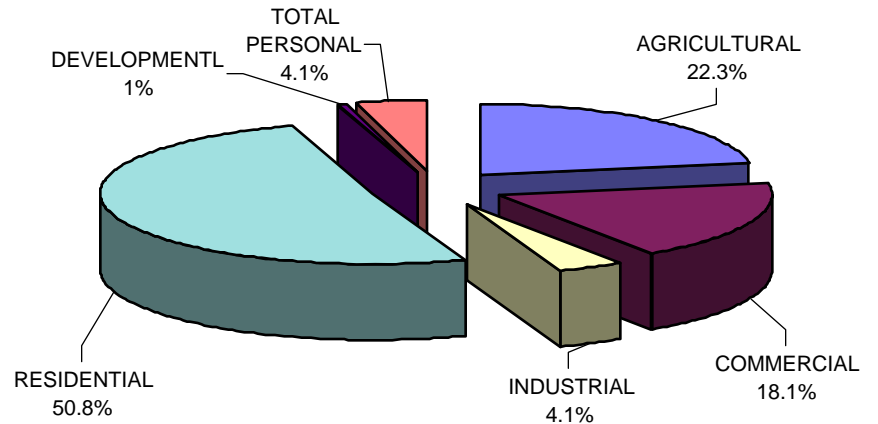
CLASS	2009 PARCEL COUNT	2008 BOARD OF REVIEW ASSESSED	2009 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2008 STATE EQUALIZED VALUE	2009 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	248	\$32,313,100	\$34,053,100	5.38%	\$32,313,100	\$34,053,100	5.38%	23.27%
COMMERCIAL	40	\$5,165,100	\$5,141,734	-0.45%	\$5,165,100	\$5,141,734	-0.45%	3.51%
INDUSTRIAL	22	\$5,735,500	\$7,089,800	23.61%	\$5,735,500	\$7,089,800	23.61%	4.84%
RESIDENTIAL	1459	\$86,317,400	\$87,220,000	1.05%	\$86,317,400	\$87,220,000	1.05%	59.59%
TOTAL REAL	1769	\$129,531,100	\$133,504,634	3.07%	\$129,531,100	\$133,504,634	3.07%	91.22%
PERSONAL PROPERTY								
COMMERCIAL	42	\$541,500	\$679,000	25.39%	\$541,500	\$679,000	25.39%	0.46%
INDUSTRIAL	13	\$4,447,200	\$4,503,800	1.27%	\$4,447,200	\$4,503,800	1.27%	3.08%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	15	\$6,447,400	\$7,668,000	18.93%	\$6,447,400	\$7,668,000	18.93%	5.24%
TOTAL PERSONAL	70	\$11,436,100	\$12,850,800	12.37%	\$11,436,100	\$12,850,800	12.37%	8.78%
34								
GRAND TOTAL	1,873	\$140,967,200	\$146,355,434	3.82%	\$140,967,200	\$146,355,434	3.82%	100.00%

ST JOSEPH COUNTY
2009
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
SHERMAN TOWNSHIP



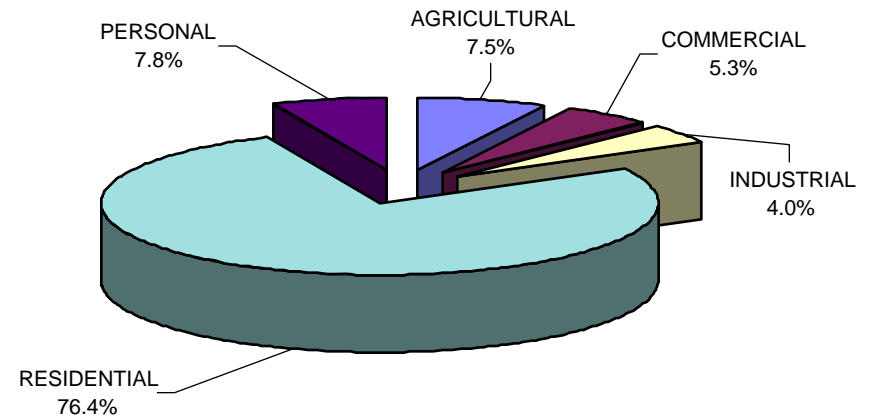
CLASS	2009 PARCEL COUNT	2008 BOARD OF REVIEW ASSESSED	2009 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2008 STATE EQUALIZED VALUE	2009 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	162	\$19,416,900	\$21,409,100	10.26%	\$19,416,900	\$21,409,100	10.26%	13.20%
COMMERCIAL	19	\$1,645,700	\$1,818,500	10.50%	\$1,645,700	\$1,818,500	10.50%	1.12%
INDUSTRIAL	1	\$185,500	\$187,000	0.81%	\$185,500	\$187,000	0.81%	0.12%
RESIDENTIAL	2004	\$135,153,550	\$135,622,900	0.35%	\$135,153,550	\$135,622,900	0.35%	83.61%
TOTAL REAL	2186	\$156,401,650	\$159,037,500	1.69%	\$156,401,650	\$159,037,500	1.69%	98.04%
PERSONAL PROPERTY								
COMMERCIAL	26	\$316,000	\$292,500	-7.44%	\$316,000	\$292,500	-7.44%	0.18%
INDUSTRIAL	2	\$54,900	\$51,700	0.00%	\$54,900	\$51,700	-5.83%	0.03%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	#DIV/0!	0.00%
UTILITY	11	\$2,740,200	\$2,836,800	3.53%	\$2,740,200	\$2,836,800	3.53%	1.75%
TOTAL PERSONAL	39	\$3,111,100	\$3,181,000	2.25%	\$3,111,100	\$3,181,000	2.25%	1.96%
67								
GRAND TOTAL	2,292	\$159,512,750	\$162,218,500	1.70%	\$159,512,750	\$162,218,500	1.70%	100.00%

ST JOSEPH COUNTY
2009
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
STURGIS TOWNSHIP



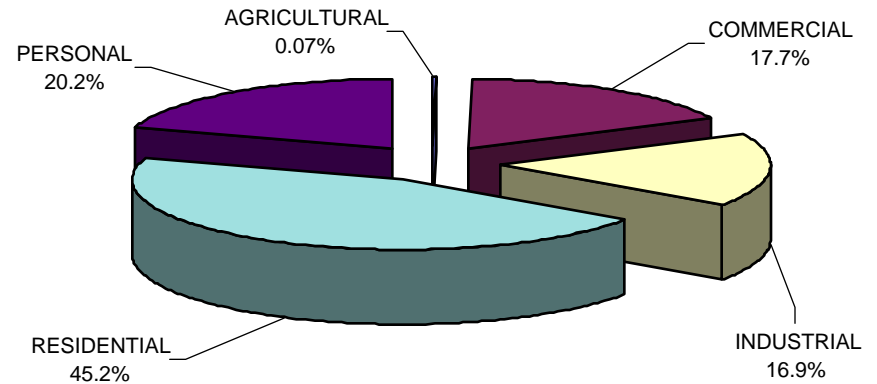
CLASS	2009 PARCEL COUNT	2008 BOARD OF REVIEW ASSESSED	2009 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2008 STATE EQUALIZED VALUE	2009 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	126	\$14,670,600	\$15,772,800	7.51%	\$14,670,600	\$15,772,800	7.51%	22.33%
COMMERCIAL	106	\$13,277,200	\$12,798,400	-3.61%	\$13,277,200	\$12,798,400	-3.61%	18.12%
INDUSTRIAL	17	\$1,793,100	\$2,881,500	60.70%	\$1,793,100	\$2,881,500	60.70%	4.08%
RESIDENTIAL	705	\$34,013,900	\$35,897,200	5.54%	\$34,013,900	\$35,897,200	5.54%	50.82%
DEVELOPMENTAL	4	\$536,700	\$415,200	-22.64%	\$536,700	\$415,200	-22.64%	0.59%
TOTAL REAL	958	\$64,291,500	\$67,765,100	5.40%	\$64,291,500	\$67,765,100	5.40%	95.94%
PERSONAL PROPERTY								
COMMERCIAL	69	\$1,857,800	\$1,846,000	-0.64%	\$1,857,800	\$1,846,000	-0.64%	2.61%
INDUSTRIAL	3	\$37,500	\$54,800	46.13%	\$37,500	\$54,800	46.13%	0.08%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	3	\$1,160,400	\$964,500	-16.88%	\$1,160,400	\$964,500	-16.88%	1.37%
TOTAL PERSONAL	75	\$3,055,700	\$2,865,300	-6.23%	\$3,055,700	\$2,865,300	-6.23%	4.06%
	34							
GRAND TOTAL	1,067	\$67,347,200	\$70,630,400	4.88%	\$67,347,200	\$70,630,400	4.88%	100.00%

ST JOSEPH COUNTY
2009
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
WHITE PIGEON TOWNSHIP



CLASS	2009 PARCEL COUNT	2008 BOARD OF REVIEW ASSESSED	2009 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2008 STATE EQUALIZED VALUE	2009 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	196	\$16,883,200	\$17,079,800	1.16%	\$16,883,200	\$17,079,800	1.16%	7.51%
COMMERCIAL	176	\$13,016,700	\$12,032,800	-7.56%	\$13,016,700	\$12,032,800	-7.56%	5.29%
INDUSTRIAL	49	\$8,690,000	\$9,143,000	5.21%	\$8,690,000	\$9,143,000	5.21%	4.02%
RESIDENTIAL	2399	\$167,401,600	\$173,758,900	3.80%	\$167,401,600	\$173,758,900	3.80%	76.39%
TOTAL REAL	2820	\$205,991,500	\$212,014,500	2.92%	\$205,991,500	\$212,014,500	2.92%	93.21%
PERSONAL PROPERTY								
COMMERCIAL	100	\$1,319,900	\$1,353,000	2.51%	\$1,319,900	\$1,353,000	2.51%	0.59%
INDUSTRIAL	8	\$5,729,700	\$4,570,400	-20.23%	\$5,729,700	\$4,570,400	-20.23%	2.01%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	#DIV/0!	0.00%
UTILITY	14	\$8,538,600	\$9,525,300	11.56%	\$8,538,600	\$9,525,300	11.56%	4.19%
TOTAL PERSONAL	122	\$15,588,200	\$15,448,700	-0.89%	\$15,588,200	\$15,448,700	-0.89%	6.79%
GRAND TOTAL	3,036	\$221,579,700	\$227,463,200	2.66%	\$221,579,700	\$227,463,200	2.66%	100.00%

ST JOSEPH COUNTY
2009
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
CITY OF STURGIS

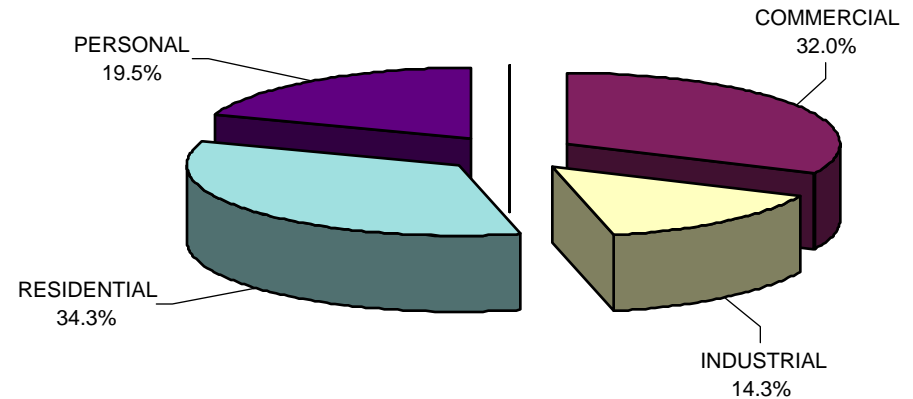


CLASS	2009 PARCEL COUNT	2008 BOARD OF REVIEW ASSESSED	2009 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2008 STATE EQUALIZED VALUE	2009 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	10	\$486,000	\$645,300	32.78%	\$486,000	\$645,300	32.78%	0.20%
COMMERCIAL	338	\$53,750,650	\$55,972,200	4.13%	\$53,750,650	\$55,972,200	4.13%	17.70%
INDUSTRIAL	113	\$46,843,100	\$53,496,300	14.20%	\$46,843,100	\$53,496,300	14.20%	16.92%
RESIDENTIAL	3337	\$141,423,500	\$142,857,550	1.01%	\$141,423,500	\$142,857,550	1.01%	45.19%
TOTAL REAL	3798	\$242,503,250	\$252,971,350	4.32%	\$242,503,250	\$252,971,350	4.32%	80.02%
PERSONAL PROPERTY								
COMMERCIAL	411	\$14,420,900	\$10,220,100	-29.13%	\$14,420,900	\$10,220,100	-29.13%	3.23%
INDUSTRIAL	37	\$49,664,900	\$51,993,900	4.69%	\$49,664,900	\$51,993,900	4.69%	16.45%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	2	\$1,053,600	\$959,300	-8.95%	\$1,053,600	\$959,300	-8.95%	0.30%
TOTAL PERSONAL	450	\$65,139,400	\$63,173,300	-3.02%	\$65,139,400	\$63,173,300	-3.02%	19.98%
215								
GRAND TOTAL	4,463	\$307,642,650	\$316,144,650	2.76%	\$307,642,650	\$316,144,650	2.76%	100.00%

ST JOSEPH COUNTY

2009

SUMMARY OF ASSESSED & RECOMMENDED EQUALIZED VALUATIONS CITY OF THREE RIVERS



CLASS	2009 PARCEL COUNT	2008 BOARD OF REVIEW ASSESSED	2009 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2008 STATE EQUALIZED VALUE	2009 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
COMMERCIAL	322	\$72,149,800	\$76,169,750	5.57%	\$72,149,800	\$76,169,750	5.57%	32.00%
INDUSTRIAL	64	\$34,883,500	\$33,972,000	-2.61%	\$34,883,500	\$33,972,000	-2.61%	14.27%
RESIDENTIAL	2495	\$86,936,300	\$81,660,500	-6.07%	\$86,936,300	\$81,660,500	-6.07%	34.31%
TOTAL REAL	2881	\$193,969,600	\$191,802,250	-1.12%	\$193,969,600	\$191,802,250	-1.12%	80.58%
PERSONAL PROPERTY								
COMMERCIAL	294	\$10,424,150	\$10,190,500	-2.24%	\$10,424,150	\$10,190,500	-2.24%	4.28%
INDUSTRIAL	50	\$30,673,100	\$31,918,950	4.06%	\$30,673,100	\$31,918,950	4.06%	13.41%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	2	\$3,780,250	\$4,118,600	8.95%	\$3,780,250	\$4,118,600	8.95%	1.73%
TOTAL PERSONAL	346	\$44,877,500	\$46,228,050	3.01%	\$44,877,500	\$46,228,050	3.01%	19.42%
	191							
GRAND TOTAL	3,418	\$238,847,100	\$238,030,300	-0.34%	\$238,847,100	\$238,030,300	-0.34%	100.00%

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STATEMENT of acreage and valuation in the year 2008 made in accordance with sections 209.1 - 209.8 of the Michigan Compiled Laws.

TOWNSHIP OR CITY	(COL. 1) ACRES HUNDREDTHS	TOTAL REAL PROPERTY VALUATIONS (TOTALS FROM PAGES 2 AND 3)		PERSONAL PROPERTY VALUATION		TOTAL REAL PLUS PERSONAL PROPERTY	
		(COL. 2) ASSESSED VALUATIONS	(COL. 3) EQUALIZEI VALUATIONS	(COL. 4) ASSESSED VALUATIONS	(COL. 5) EQUALIZEI VALUATIONS	(COL. 6) ASSESSED VALUATIONS	(COL. 7) EQUALIZEI VALUATIONS
01 BURR OAK	21.90	\$86,633,100	\$86,633,100	\$2,489,600	\$2,489,600	\$89,122,700	\$89,122,700
02 COLON	21.03	\$150,286,000	\$150,286,000	\$4,263,800	\$4,263,800	\$154,549,800	\$154,549,800
03 CONSTANTINE	20.98	\$126,130,400	\$126,130,400	\$21,975,200	\$21,975,200	\$148,105,600	\$148,105,600
04 FABIUS	20.10	\$231,321,000	\$231,321,000	\$6,268,700	\$6,268,700	\$237,589,700	\$237,589,700
05 FAWN RIVER	12.26	\$49,977,442	\$49,977,442	\$689,300	\$689,300	\$50,666,742	\$50,666,742
06 FLORENCE	21.39	\$56,257,700	\$56,257,700	\$1,455,100	\$1,455,100	\$57,712,800	\$57,712,800
07 FLOWERFIELD	22.79	\$68,121,829	\$68,121,829	\$4,969,307	\$4,969,307	\$73,091,136	\$73,091,136
08 LEONIDAS	22.65	\$56,614,700	\$56,614,700	\$1,050,500	\$1,050,500	\$57,665,200	\$57,665,200
09 LOCKPORT	18.15	\$130,081,400	\$130,081,400	\$3,447,600	\$3,447,600	\$133,529,000	\$133,529,000
10 MENDON	21.69	\$98,055,000	\$98,055,000	\$15,887,100	\$15,887,100	\$113,942,100	\$113,942,100
11 MOTTVILLE	12.37	\$59,000,100	\$59,000,100	\$7,338,400	\$7,338,400	\$66,338,500	\$66,338,500
12 NOTTAWA	21.97	\$160,594,350	\$160,594,350	\$3,753,900	\$3,753,900	\$164,348,250	\$164,348,250
13 PARK	22.26	\$133,504,634	\$133,504,634	\$12,850,800	\$12,850,800	\$146,355,434	\$146,355,434
14 SHERMAN	21.00	\$159,037,500	\$159,037,500	\$3,181,000	\$3,181,000	\$162,218,500	\$162,218,500
15 STURGIS	11.30	\$67,765,100	\$67,765,100	\$2,865,300	\$2,865,300	\$70,630,400	\$70,630,400
16 WHITE PIGEON	15.03	\$212,014,500	\$212,014,500	\$15,448,700	\$15,448,700	\$227,463,200	\$227,463,200
52 STURGIS CITY	0.00	\$252,971,350	\$252,971,350	\$63,173,300	\$63,173,300	\$316,144,650	\$316,144,650
51 THREE RIVERS	31.33	\$191,802,250	\$191,802,250	\$46,228,050	\$46,228,050	\$238,030,300	\$238,030,300
COUNTY TOTALS:	338.20	\$2,290,168,355	\$2,290,168,355	\$217,335,657	\$217,335,657	\$2,507,504,012	\$2,507,504,012

**OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF ST JOSEPH COUNTY, CENTREVILLE,
MICHIGAN, APRIL 21, 2009**

WE HEREBY CERTIFY That the foregoing is a true statement of the value of the real property and of the personal property in each Township and City in said county as assessed in the year **2009**, and of the aggregate valuation of the real property and personal property in each township and city in said county as equalized by the Board of Commissioners of said county on the **twenty first day of April, 2009**, at a meeting of said Board held in pursuance of the provisions of Sections 209.1 - 209.8, MCL. We further certify that said statement does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1963; P.A. 198 of 1974; P.A. 255 of 1978; P.A. 385 of 1984; P.A. 224 of 1985; P.A. 147 of 1992; or Section 5 of Article IX of the Constitution of the State.

Dated at Centreville, Michigan this twenty first day of April, **2009**.

Chairman of the St Joseph County Board of Commissioners

STATEMENT of acreage and valuation in the year 2009 made in accordance with sections 209.1 - 209.8 of the Michigan Compiled Laws.

TOWNSHIP OR CITY	REAL PROPERTY EQUALIZED VALUATIONS BY COUNTY BOARD OF COMMISSIONERS						
	(COL. 1) AGRICULTURAL	(COL. 2) COMMERCIAL	(COL. 3) INDUSTRIAL	(COL. 4) RESIDENTIAL	(COL. 5) TIMBER CUT-OVER	(COL. 6) DEVELOP- MENTAL	(COL. 7) TOTAL REAL PROPERTY
01 BURR OAK	\$29,959,900	\$1,018,300	\$1,304,400	\$54,350,500	\$0	\$0	\$86,633,100
02 COLON	\$31,903,400	\$6,400,500	\$3,959,400	\$108,022,700	\$0	\$0	\$150,286,000
03 CONSTANTINE	\$22,211,500	\$6,098,000	\$24,871,900	\$72,949,000	\$0	\$0	\$126,130,400
04 FABUS	\$13,728,200	\$6,206,000	\$4,038,000	\$207,348,800	\$0	\$0	\$231,321,000
05 FAWN RIVER	\$15,277,000	\$1,967,000	\$0	\$32,733,442	\$0	\$0	\$49,977,442
06 FLORENCE	\$33,540,500	\$10,300	\$105,400	\$22,601,500	\$0	\$0	\$56,257,700
07 FLOWERFIELD	\$21,508,836	\$1,475,180	\$258,690	\$44,879,123	\$0	\$0	\$68,121,829
08 LEONIDAS	\$33,523,900	\$970,300	\$0	\$22,120,500	\$0	\$0	\$56,614,700
09 LOCKPORT	\$21,361,700	\$5,607,600	\$1,162,500	\$101,949,600	\$0	\$0	\$130,081,400
10 MENDON	\$30,908,400	\$3,723,800	\$4,562,300	\$58,860,500	\$0	\$0	\$98,055,000
11 MOTTVILLE	\$14,417,900	\$2,878,500	\$9,817,600	\$31,886,100	\$0	\$0	\$59,000,100
12 NOTTAWA	\$36,748,000	\$16,804,500	\$249,200	\$106,792,650	\$0	\$0	\$160,594,350
13 PARK	\$34,053,100	\$5,141,734	\$7,089,800	\$87,220,000	\$0	\$0	\$133,504,634
14 SHERMAN	\$21,409,100	\$1,818,500	\$187,000	\$135,622,900	\$0	\$0	\$159,037,500
15 STURGIS	\$15,772,800	\$12,798,400	\$2,881,500	\$35,897,200	\$0	\$415,200	\$67,765,100
16 WHITE PIGEON	\$17,079,800	\$12,032,800	\$9,143,000	\$173,758,900	\$0	\$0	\$212,014,500
52 STURGIS CITY	\$645,300	\$55,972,200	\$53,496,300	\$142,857,550	\$0	\$0	\$252,971,350
51 THREE RIVERS	\$0	\$76,169,750	\$33,972,000	\$81,660,500	\$0	\$0	\$191,802,250
COUNTY TOTALS	\$394,049,336	\$217,093,364	\$157,098,990	\$1,521,511,465	\$0	\$415,200	\$2,290,168,355

**OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF ST JOSEPH COUNTY,
CENTREVILLE, MICHIGAN, APRIL 21, 2009**

WE HEREBY CERTIFY That the foregoing is a true statement of the equalized valuations of the real property classifications in each Township and City in said county of St Joseph in the year **2009** as determined by the Board of Commissioners of said county on the **twenty first day of April, 2009**, at a meeting of said Board held in pursuance of the provisions of Sections 209.1 - 209.8, MCL. We further certify that said statement does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1963; P.A. 198 of 1974; P.A. 255 of 1978; P.A. 385 of 1984; P.A. 224 of 1985; P.A. 147 of 1992; or Section 5 of Article IX of the Constitution of the State.

Dated at Centreville, Michigan this twenty first day of April, 2009.

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Page 3
Assessed Valuations - REAL

STATEMENT of acreage and valuation in the year 2009 made in accordance with sections 209.1 - 209.8 of the Michigan Compiled Laws.

TOWNSHIP OR CITY	REAL PROPERTY ASSESSED VALUATIONS APPROVED BY BOARDS OF REVIEW						
	(COL. 1) AGRICULTURE	(COL. 2) COMMERCIAL	(COL. 3) INDUSTRIAL	(COL. 4) RESIDENTIAL	(COL. 5) TIMBER CUT-OVER	(COL. 6) DEVELOP- MENTAL	(COL. 7) TOTAL REAL PROPERTY
01 BURR OAK	\$29,959,900	\$1,018,300	\$1,304,400	\$54,350,500	\$0	\$0	\$86,633,100
02 COLON	\$31,903,400	\$6,400,500	\$3,959,400	\$108,022,700	\$0	\$0	\$150,286,000
03 CONSTANTINE	\$22,211,500	\$6,098,000	\$24,871,900	\$72,949,000	\$0	\$0	\$126,130,400
04 FABUS	\$13,728,200	\$6,206,000	\$4,038,000	\$207,348,800	\$0	\$0	\$231,321,000
05 FAWN RIVER	\$15,277,000	\$1,967,000	\$0	\$32,733,442	\$0	\$0	\$49,977,442
06 FLORENCE	\$33,540,500	\$10,300	\$105,400	\$22,601,500	\$0	\$0	\$56,257,700
07 FLOWERFIELD	\$21,508,836	\$1,475,180	\$258,690	\$44,879,123	\$0	\$0	\$68,121,829
08 LEONIDAS	\$33,523,900	\$970,300	\$0	\$22,120,500	\$0	\$0	\$56,614,700
09 LOCKPORT	\$21,361,700	\$5,607,600	\$1,162,500	\$101,949,600	\$0	\$0	\$130,081,400
10 MENDON	\$30,908,400	\$3,723,800	\$4,562,300	\$58,860,500	\$0	\$0	\$98,055,000
11 MOTTVILLE	\$14,417,900	\$2,878,500	\$9,817,600	\$31,886,100	\$0	\$0	\$59,000,100
12 NOTTAWA	\$36,748,000	\$16,804,500	\$249,200	\$106,792,650	\$0	\$0	\$160,594,350
13 PARK	\$34,053,100	\$5,141,734	\$7,089,800	\$87,220,000	\$0	\$0	\$133,504,634
14 SHERMAN	\$21,409,100	\$1,818,500	\$187,000	\$135,622,900	\$0	\$0	\$159,037,500
15 STURGIS	\$15,772,800	\$12,798,400	\$2,881,500	\$35,897,200	\$0	\$415,200	\$67,765,100
16 WHITE PIGEON	\$17,079,800	\$12,032,800	\$9,143,000	\$173,758,900	\$0	\$0	\$212,014,500
52 STURGIS CITY	\$645,300	\$55,972,200	\$53,496,300	\$142,857,550	\$0	\$0	\$252,971,350
51 THREE RIVERS	\$0	\$76,169,750	\$33,972,000	\$81,660,500	\$0	\$0	\$191,802,250
COUNTY TOTALS	\$394,049,336	\$217,093,364	\$157,098,990	\$1,521,511,465	\$0	\$415,200	\$2,290,168,355

**OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF ST JOSEPH COUNTY,
CENTREVILLE, MICHIGAN, APRIL 21 2009**

WE HEREBY CERTIFY That the foregoing is a true statement of the assessed valuations of the real property classifications in each Township and City in said county of St Joseph in the year **2009** as determined by the Board of Commissioners of said county on the **twenty first day of April, 2009**, at a meeting of said Board held in pursuance of the provisions of Sections 209.1 - 209.8, MCL. We further certify that said statement does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1963; P.A. 198 of 1974; P.A. 255 of 1978; P.A. 385 of 1984; P.A. 224 of 1985; P.A. 147 of 1992; or Section 5 of Article IX of the Constitution of the State.

Dated at Centreville, Michigan this twenty first day of April, **2009**

Chairman of the St Joseph County Board of Commissioners

ST JOSEPH COUNTY CLASSIFICATION EQUALIZATION SUMMARY

AGRICULTURE

TOWNSHIP OR CITY	2009 BOARD OF REVIEW ASSESSED	2009 TENTATIVE FACTOR	ADDING OR SUBTRACTING	2009 COUNTY EQUALIZED VALUE
01 BURR OAK	\$29,959,900	1.00000	\$0	\$29,959,900
02 COLON	\$31,903,400	1.00000	\$0	\$31,903,400
03 CONSTANTINE	\$22,211,500	1.00000	\$0	\$22,211,500
04 FABIVS	\$13,728,200	1.00000	\$0	\$13,728,200
05 FAWN RIVER	\$15,277,000	1.00000	\$0	\$15,277,000
06 FLORENCE	\$33,540,500	1.00000	\$0	\$33,540,500
07 FLOWERFIELD	\$21,508,836	1.00000	\$0	\$21,508,836
08 LEONIDAS	\$33,523,900	1.00000	\$0	\$33,523,900
09 LOCKPORT	\$21,361,700	1.00000	\$0	\$21,361,700
10 MENDON	\$30,908,400	1.00000	\$0	\$30,908,400
11 MOTTVILLE	\$14,417,900	1.00000	\$0	\$14,417,900
12 NOTTAWA	\$36,748,000	1.00000	\$0	\$36,748,000
13 PARK	\$34,053,100	1.00000	\$0	\$34,053,100
14 SHERMAN	\$21,409,100	1.00000	\$0	\$21,409,100
15 STURGIS	\$15,772,800	1.00000	\$0	\$15,772,800
16 WHITE PIGEON	\$17,079,800	1.00000	\$0	\$17,079,800
52 STURGIS CITY	\$645,300	1.00000	\$0	\$645,300
51 THREE RIVERS	\$0	NONE	\$0	\$0
COUNTY TOTAL	\$394,049,336		\$0	\$394,049,336

CERTIFIED BY THE COUNTY BOARD OF COMMISSIONERS, APRIL 21, 2009.

CHAIRMAN OF THE ST JOSEPH COUNTY BOARD OF COMMISSIONERS

PATTIE S. BENDER, CLERK OF THE ST JOSEPH COUNTY BOARD OF COMMISSIONERS

ST JOSEPH COUNTY CLASSIFICATION EQUALIZATION SUMMARY

COMMERCIAL

TOWNSHIP OR CITY	2009 BOARD OF REVIEW ASSESSED	2009 TENTATIVE FACTOR	ADDING OR SUBTRACTING	2009 COUNTY EQUALIZED VALUE
01 BURR OAK	\$1,018,300	1.00000	\$0	\$1,018,300
02 COLON	\$6,400,500	1.00000	\$0	\$6,400,500
03 CONSTANTINE	\$6,098,000	1.00000	\$0	\$6,098,000
04 FABIVS	\$6,206,000	1.00000	\$0	\$6,206,000
05 FAWN RIVER	\$1,967,000	1.00000	\$0	\$1,967,000
06 FLORENCE	\$10,300	1.00000	\$0	\$10,300
07 FLOWERFIELD	\$1,475,180	1.00000	\$0	\$1,475,180
08 LEONIDAS	\$970,300	1.00000	\$0	\$970,300
09 LOCKPORT	\$5,607,600	1.00000	\$0	\$5,607,600
10 MENDON	\$3,723,800	1.00000	\$0	\$3,723,800
11 MOTTVILLE	\$2,878,500	1.00000	\$0	\$2,878,500
12 NOTTAWA	\$16,804,500	1.00000	\$0	\$16,804,500
13 PARK	\$5,141,734	1.00000	\$0	\$5,141,734
14 SHERMAN	\$1,818,500	1.00000	\$0	\$1,818,500
15 STURGIS	\$12,798,400	1.00000	\$0	\$12,798,400
16 WHITE PIGEON	\$12,032,800	1.00000	\$0	\$12,032,800
52 STURGIS CITY	\$55,972,200	1.00000	\$0	\$55,972,200
51 THREE RIVERS	\$76,169,750	1.00000	\$0	\$76,169,750
COUNTY TOTAL	\$217,093,364		\$0	\$217,093,364

CERTIFIED BY THE COUNTY BOARD OF COMMISSIONERS, APRIL 21, 2009.

CHAIRMAN OF THE ST JOSEPH COUNTY BOARD OF COMMISSIONERS

PATTIE S. BENDER, CLERK OF THE ST JOSEPH COUNTY BOARD OF COMMISSIONERS

ST JOSEPH COUNTY CLASSIFICATION EQUALIZATION SUMMARY

INDUSTRIAL

TOWNSHIP OR CITY	2009 BOARD OF REVIEW ASSESSED	2009 TENTATIVE FACTOR	ADDING OR SUBTRACTING	2009 COUNTY EQUALIZED VALUE
01 BURR OAK	\$1,304,400	1.00000	\$0	\$1,304,400
02 COLON	\$3,959,400	1.00000	\$0	\$3,959,400
03 CONSTANTINE	\$24,871,900	1.00000	\$0	\$24,871,900
04 FABIOUS	\$4,038,000	1.00000	\$0	\$4,038,000
05 FAWN RIVER	\$0	NONE	\$0	\$0
06 FLORENCE	\$105,400	1.00000	\$0	\$105,400
07 FLOWERFIELD	\$258,690	1.00000	\$0	\$258,690
08 LEONIDAS	\$0	NONE	\$0	\$0
09 LOCKPORT	\$1,162,500	1.00000	\$0	\$1,162,500
10 MENDON	\$4,562,300	1.00000	\$0	\$4,562,300
11 MOTTVILLE	\$9,817,600	1.00000	\$0	\$9,817,600
12 NOTTAWA	\$249,200	1.00000	\$0	\$249,200
13 PARK	\$7,089,800	1.00000	\$0	\$7,089,800
14 SHERMAN	\$187,000	1.00000	\$0	\$187,000
15 STURGIS	\$2,881,500	1.00000	\$0	\$2,881,500
16 WHITE PIGEON	\$9,143,000	1.00000	\$0	\$9,143,000
52 STURGIS CITY	\$53,496,300	1.00000	\$0	\$53,496,300
51 THREE RIVERS	\$33,972,000	1.00000	\$0	\$33,972,000
COUNTY TOTAL	\$157,098,990		\$0	\$157,098,990

CERTIFIED BY THE COUNTY BOARD OF COMMISSIONERS, APRIL 21, 2009.

CHAIRMAN OF THE ST JOSEPH COUNTY BOARD OF COMMISSIONERS

PATTIE S. BENDER, CLERK OF THE ST JOSEPH COUNTY BOARD OF COMMISSIONERS

ST JOSEPH COUNTY CLASSIFICATION EQUALIZATION SUMMARY

RESIDENTIAL

TOWNSHIP OR CITY	2009 BOARD OF REVIEW ASSESSED	2009 TENTATIVE FACTOR	ADDING OR SUBTRACTING	2009 COUNTY EQUALIZED VALUE
01 BURR OAK	\$54,350,500	1.00000	\$0	\$54,350,500
02 COLON	\$108,022,700	1.00000	\$0	\$108,022,700
03 CONSTANTINE	\$72,949,000	1.00000	\$0	\$72,949,000
04 FABIUS	\$207,348,800	1.00000	\$0	\$207,348,800
05 FAWN RIVER	\$32,733,442	1.00000	\$0	\$32,733,442
06 FLORENCE	\$22,601,500	1.00000	\$0	\$22,601,500
07 FLOWERFIELD	\$44,879,123	1.00000	\$0	\$44,879,123
08 LEONIDAS	\$22,120,500	1.00000	\$0	\$22,120,500
09 LOCKPORT	\$101,949,600	1.00000	\$0	\$101,949,600
10 MENDON	\$58,860,500	1.00000	\$0	\$58,860,500
11 MOTTVILLE	\$31,886,100	1.00000	\$0	\$31,886,100
12 NOTTAWA	\$106,792,650	1.00000	\$0	\$106,792,650
13 PARK	\$87,220,000	1.00000	\$0	\$87,220,000
14 SHERMAN	\$135,622,900	1.00000	\$0	\$135,622,900
15 STURGIS	\$35,897,200	1.00000	\$0	\$35,897,200
16 WHITE PIGEON	\$173,758,900	1.00000	\$0	\$173,758,900
52 STURGIS CITY	\$142,857,550	1.00000	\$0	\$142,857,550
51 THREE RIVERS	\$81,660,500	1.00000	\$0	\$81,660,500
COUNTY TOTAL	\$1,521,511,465		\$0	\$1,521,511,465

CERTIFIED BY THE COUNTY BOARD OF COMMISSIONERS, APRIL 21, 2009.

CHAIRMAN OF THE ST JOSEPH COUNTY BOARD OF COMMISSIONERS

PATTIE S. BENDER, CLERK OF THE ST JOSEPH COUNTY BOARD OF COMMISSIONERS

ST JOSEPH COUNTY CLASSIFICATION EQUALIZATION SUMMARY

PERSONAL PROPERTY

TOWNSHIP OR CITY	2009 BOARD OF REVIEW ASSESSED	2009 TENTATIVE FACTOR	ADDING OR SUBTRACTING	2009 COUNTY EQUALIZED VALUE
01 BURR OAK	\$2,489,600	1.00000	\$0	\$2,489,600
02 COLON	\$4,263,800	1.00000	\$0	\$4,263,800
03 CONSTANTINE	\$21,975,200	1.00000	\$0	\$21,975,200
04 FABIUS	\$6,268,700	1.00000	\$0	\$6,268,700
05 FAWN RIVER	\$689,300	1.00000	\$0	\$689,300
06 FLORENCE	\$1,455,100	1.00000	\$0	\$1,455,100
07 FLOWERFIELD	\$4,969,307	1.00000	\$0	\$4,969,307
08 LEONIDAS	\$1,050,500	1.00000	\$0	\$1,050,500
09 LOCKPORT	\$3,447,600	1.00000	\$0	\$3,447,600
10 MENDON	\$15,887,100	1.00000	\$0	\$15,887,100
11 MOTTVILLE	\$7,338,400	1.00000	\$0	\$7,338,400
12 NOTTAWA	\$3,753,900	1.00000	\$0	\$3,753,900
13 PARK	\$12,850,800	1.00000	\$0	\$12,850,800
14 SHERMAN	\$3,181,000	1.00000	\$0	\$3,181,000
15 STURGIS	\$2,865,300	1.00000	\$0	\$2,865,300
16 WHITE PIGEON	\$15,448,700	1.00000	\$0	\$15,448,700
52 STURGIS CITY	\$63,173,300	1.00000	\$0	\$63,173,300
51 THREE RIVERS	\$46,228,050	1.00000	\$0	\$46,228,050
COUNTY TOTAL	\$217,335,657		\$0	\$217,335,657

CERTIFIED BY THE COUNTY BOARD OF COMMISSIONERS, APRIL 21, 2009

CHAIRMAN OF THE ST JOSEPH COUNTY BOARD OF COMMISSIONERS

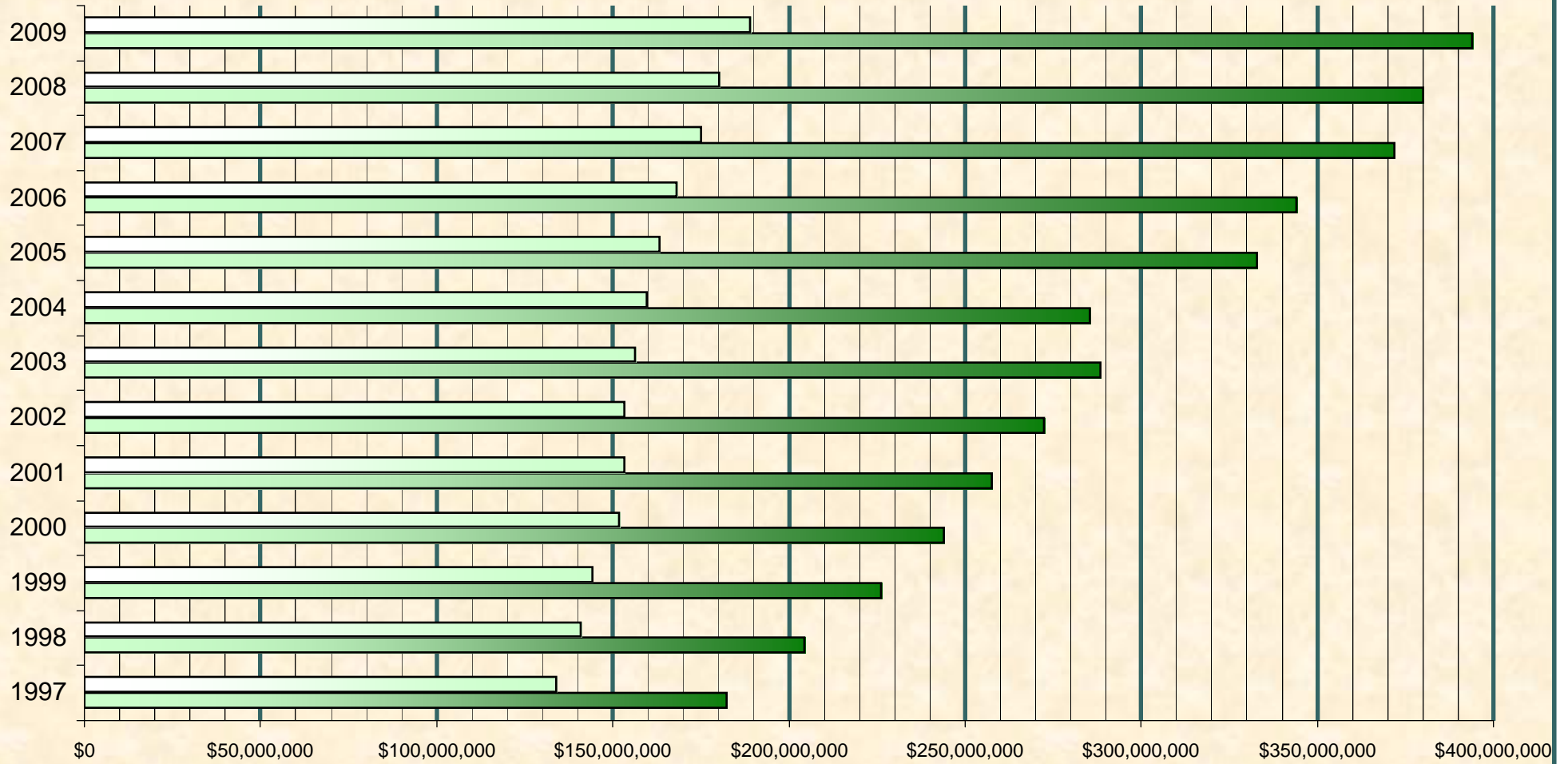
PATTIE S. BENDER, CLERK OF THE ST JOSEPH COUNTY BOARD OF COMMISSIONERS

ST JOSEPH COUNTY

2009 SEV PROPERTY CLASS FACTORS

UNIT	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL
BURR OAK	1.00000	1.00000	1.00000	1.00000
COLON	1.00000	1.00000	1.00000	1.00000
CONSTANTINE	1.00000	1.00000	1.00000	1.00000
FABIUS	1.00000	1.00000	1.00000	1.00000
FAWN RIVER	1.00000	1.00000	NONE	1.00000
FLORENCE	1.00000	1.00000	1.00000	1.00000
FLOWERFIELD	1.00000	1.00000	1.00000	1.00000
LEONIDAS	1.00000	1.00000	NONE	1.00000
LOCKPORT	1.00000	1.00000	1.00000	1.00000
MENDON	1.00000	1.00000	1.00000	1.00000
MOTTVILLE	1.00000	1.00000	1.00000	1.00000
NOTTAWA	1.00000	1.00000	1.00000	1.00000
PARK	1.00000	1.00000	1.00000	1.00000
SHERMAN	1.00000	1.00000	1.00000	1.00000
STURGIS	1.00000	1.00000	1.00000	1.00000
WHITE PIGEON	1.00000	1.00000	1.00000	1.00000
STURGIS CITY	1.00000	1.00000	1.00000	1.00000
THREE RIVERS	NONE	1.00000	1.00000	1.00000

Historical Variance Between Equalized & Taxable Valuations - Agricultural Classification



	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
□ Taxable	\$134,009,471	\$140,946,642	\$144,241,761	\$151,635,069	\$153,390,328	\$153,149,245	\$156,385,499	\$159,602,003	\$163,389,182	\$167,994,971	\$174,978,019	\$180,304,895	\$188,814,241
■ Equalized	\$182,253,733	\$204,349,640	\$226,047,244	\$244,128,529	\$257,469,264	\$272,439,788	\$288,516,360	\$285,320,950	\$332,810,500	\$344,188,519	\$371,807,109	\$380,130,370	\$394,049,336