

2024  
*St Joseph County  
Equalization Report*



*Plumb Lake County Park*

**Prepared by:**  
***St Joseph County Equalization Department***

Staff:

Joshua Simmons	Director
Mandi Lloyd	Appraiser
Erin Lamb	Equalization Technician

**RESOLUTION 06-2024**

ST. JOSEPH COUNTY, MICHIGAN

**WHEREAS**, MCL 211.34(1) requires the County Board of Commissioners to meet in April each year to determine county equalized valuations; which equalization shall be completed and submitted along with the tabular statement required by Section 5 of Act No. 44 of the Public Acts of 1911, as amended no later than May 1 of each year; and

**WHEREAS**, the assessment rolls of the various assessment jurisdictions have been reviewed by the various local Boards of Review throughout the County of St. Joseph and submitted to your Equalization Department in the appropriate timely manner; and

**WHEREAS**, those assessment rolls have been audited and balanced by your Equalization Department in accordance with the laws of the State of Michigan and the guidelines of the State Tax Commission; the results of such being listed on the attached equalization report and on the prescribed Michigan Department of Treasury Form L-4024 (County Equalization Directors Report of County Equalization).

**NOW, THEREFORE, BE IT HEREBY RESOLVED** that the St. Joseph County Board of Commissioners approves the County Equalized Valuations as indicated within the attached equalization report a cumulative total for Real Property of \$3,940,451,080 (Three Billion, Nine Hundred Forty Million, Four Hundred Fifty-One Thousand, Eighty Dollars) and a cumulative total for Personal Property of \$312,529,283 (Three Hundred Twelve Million, Five Hundred Twenty-Nine Thousand, Two Hundred Eighty-Three Dollars). The combined total of Real and Personal Property of the Cities and Townships in St. Joseph County is \$4,252,980,363 (Four Billion, Two Hundred Fifty-Two Million, Nine Hundred Eighty Thousand, Three Hundred Sixty-Three Dollars).

STATE OF MICHIGAN            )  
  ) SS  
COUNTY OF ST. JOSEPH        )

I, LINDSAY OSWALD, Clerk of the St. Joseph County Board of Commissioners and Clerk of the County of St. Joseph, do hereby certify that the above Resolution was duly adopted by said Board on April 16, 2024.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said County and Circuit Court at Centreville, Michigan, this 16th day of April 2024.

  
Lindsay Oswald, County Clerk

**Personal and Real Property - TOTALS**

The instructions for completing this form are on the reverse side of page 3.

Saint Joseph **COUNTY**

04/02/2024 07:11AM

Statement of acreage and valuation in the year 2024 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Number of Acres Assessed	Total Real Property Valuations (Totals from pages 2 and 3)		Personal Property Valuations		Total Real Plus Personal Property	
	(Col. 1) Acres Hundredths	(Col. 2) Assessed Valuations	(Col. 3) Equalized Valuations	(Col. 4) Assessed Valuations	(Col. 5) Equalized Valuations	(Col. 6) Assessed Valuations	(Col. 7) Equalized Valuations
Burr Oak Township	22,176.13	167,490,000	167,490,000	8,766,500	8,766,500	176,256,500	176,256,500
Colon Township	20,297.61	235,465,900	235,465,900	8,303,500	8,303,500	243,769,400	243,769,400
Constantine Township	19,618.04	229,356,200	229,356,200	13,523,500	13,523,500	242,879,700	242,879,700
Fabius Township	18,828.00	370,815,500	370,815,500	24,642,900	24,642,900	395,458,400	395,458,400
Fawn River Township	12,024.81	89,826,800	89,826,800	1,098,800	1,098,800	90,925,600	90,925,600
Florence Township	20,872.11	130,188,780	130,188,780	4,659,735	4,659,735	134,848,515	134,848,515
Flowerfield Township	22,549.11	131,295,000	131,295,000	20,378,078	20,378,078	151,673,078	151,673,078
Leonidas Township	22,578.04	113,341,000	113,341,000	7,333,300	7,333,300	120,674,300	120,674,300
Lockport Township	17,793.68	226,446,000	226,446,000	5,631,800	5,631,800	232,077,800	232,077,800
Mendon Township	21,740.05	176,702,050	176,702,050	41,061,200	41,061,200	217,763,250	217,763,250
Mottville Township	12,024.58	120,379,000	120,379,000	14,602,500	14,602,500	134,981,500	134,981,500
Nottawa Township	22,142.43	294,289,300	294,289,300	7,785,800	7,785,800	302,075,100	302,075,100
Park Township	22,218.17	235,772,100	235,772,100	39,852,300	39,852,300	275,624,400	275,624,400
Sherman Township	19,930.09	300,758,500	300,758,500	6,298,000	6,298,000	307,056,500	307,056,500
Sturgis City	2,892.25	387,722,250	387,722,250	19,949,870	19,949,870	407,672,120	407,672,120
Sturgis Township	10,885.77	114,219,000	114,219,000	10,432,800	10,432,800	124,651,800	124,651,800
Three Rivers City	1,978.36	261,274,700	261,274,700	30,995,300	30,995,300	292,270,000	292,270,000
White Pigeon Township	15,377.29	355,109,000	355,109,000	47,213,400	47,213,400	402,322,400	402,322,400
<b>Totals for County</b>	305,926.52	3,940,451,080	3,940,451,080	312,529,283	312,529,283	4,252,980,363	4,252,980,363

**Equalized Valuations - REAL**

Saint Joseph **COUNTY**

The instructions for completing this form are on the reverse side of page 3.

Statement of acreage and valuation in the year 2024 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Real Property Equalized by County Board of Commissioners						
	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
Burr Oak Township	60,971,900	1,866,000	1,641,900	103,010,200			167,490,000
Colon Township	67,927,700	5,104,100	3,030,300	159,403,800			235,465,900
Constantine Township	59,935,000	7,309,700	31,741,800	130,369,700			229,356,200
Fabius Township	22,450,800	7,574,600	2,508,800	338,281,300			370,815,500
Fawn River Township	30,413,600	1,667,000		57,746,200			89,826,800
Florence Township	84,219,175		192,600	45,777,005			130,188,780
Flowerfield Township	41,661,000	1,665,200	16,400	87,952,400			131,295,000
Leonidas Township	72,428,400	1,424,500		39,488,100			113,341,000
Lockport Township	42,570,000	8,139,200	1,730,500	174,006,300			226,446,000
Mendon Township	67,884,400	5,975,200	6,137,400	96,705,050			176,702,050
Mottville Township	39,899,000	4,445,600	20,642,000	55,392,400			120,379,000
Nottawa Township	71,119,700	13,457,300	1,123,900	208,588,400			294,289,300
Park Township	56,827,400	8,419,600	13,663,000	156,862,100			235,772,100
Sherman Township	43,415,500	3,529,600	216,100	253,597,300			300,758,500
Sturgis City	1,061,600	85,544,500	59,959,400	241,156,750			387,722,250
Sturgis Township	35,706,400	15,046,200	2,126,200	61,340,200			114,219,000
Three Rivers City		80,835,300	33,213,400	147,226,000			261,274,700
White Pigeon Township	44,342,000	11,807,400	17,558,400	281,401,200			355,109,000
<b>Totals for County</b>	842,833,575	263,811,000	195,502,100	2,638,304,405	0	0	3,940,451,080

Real Property Equalized

**Assessed Valuations - REAL**

Saint Joseph **COUNTY**

The instructions for completing this form are on the reverse side of page 3.

Statement of acreage and valuation in the year 2024 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) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
Burr Oak Township	60,971,900	1,866,000	1,641,900	103,010,200			167,490,000
Colon Township	67,927,700	5,104,100	3,030,300	159,403,800			235,465,900
Constantine Township	59,935,000	7,309,700	31,741,800	130,369,700			229,356,200
Fabius Township	22,450,800	7,574,600	2,508,800	338,281,300			370,815,500
Fawn River Township	30,413,600	1,667,000		57,746,200			89,826,800
Florence Township	84,219,175		192,600	45,777,005			130,188,780
Flowerfield Township	41,661,000	1,665,200	16,400	87,952,400			131,295,000
Leonidas Township	72,428,400	1,424,500		39,488,100			113,341,000
Lockport Township	42,570,000	8,139,200	1,730,500	174,006,300			226,446,000
Mendon Township	67,884,400	5,975,200	6,137,400	96,705,050			176,702,050
Mottville Township	39,899,000	4,445,600	20,642,000	55,392,400			120,379,000
Nottawa Township	71,119,700	13,457,300	1,123,900	208,588,400			294,289,300
Park Township	56,827,400	8,419,600	13,663,000	156,862,100			235,772,100
Sherman Township	43,415,500	3,529,600	216,100	253,597,300			300,758,500
Sturgis City	1,061,600	85,544,500	59,959,400	241,156,750			387,722,250
Sturgis Township	35,706,400	15,046,200	2,126,200	61,340,200			114,219,000
Three Rivers City		80,835,300	33,213,400	147,226,000			261,274,700
White Pigeon Township	44,342,000	11,807,400	17,558,400	281,401,200			355,109,000
<b>Totals for County</b>	842,833,575	263,811,000	195,502,100	2,638,304,405	0	0	3,940,451,080

**OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF Saint Joseph COUNTY**

WE HEREBY CERTIFY that section one column one is a true statement of the number of acres of land in each township and city in Saint Joseph County.

WE FURTHER CERTIFY that section one is a true statement of the value of real property and of the personal property in each township and city in Saint Joseph County in the year 2024 as assessed and of the valuation of the real property and personal property in each township and city in said county as equalized by the Board of County Commissioners of said county.

WE FURTHER CERTIFY that section two is a true statement of the equalized valuations of real property classifications in each township and city in Saint Joseph County in the year 2024 as determined by the Board of County Commissioners of said county.

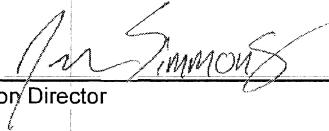
WE FURTHER CERTIFY that section three is a true statement of the assessed valuations, approved by the Board of Review, of real property classifications in each township and city in Saint Joseph County in the year 2024 as determined by the Board of County Commissioners of said county.

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 of Michigan.

These certifications are made on the 16th day of April 2024, at a meeting of said board held pursuant to the provisions of MCL 209.1 - 209.8.

Signed this 16th day of April, 2024.

  
\_\_\_\_\_  
Chairperson of Board of Commissioners

  
\_\_\_\_\_  
Equalization Director

  
\_\_\_\_\_  
Clerk of Board of Commissioners

**INSTRUCTIONS FOR COMPLETING THE 608 (L-4024) ASSESSED AND EQUALIZED VALUATIONS WORKSHEET**

This form is due on or before the first Monday in May to the State Tax Commission (STC) (MCL 209.5 (2)) by attaching a signed L-4024 into the Michigan Equalization Gateway (MEG) filing cabinet and submitting the L-4024 form in the MEG county portal by following the instructions below.

The MEG system will autogenerate the L-4023 following the successful save and submission of all local uni L-4018 and L-4022AV forms by the county and the acceptance of those forms by Property Services Divisions (PSD) staff. MEG will auto-generate the L-4024 form upon the successful save and submission of the L-4023 form by the county and the acceptance of the L-4023 form by PSD staff. All data on the L-4024 is populated from the previously submitted L-4023, except for the number of acres. Counties must manually enter the assessable acreage for each local unit.

The county must review, in the MEG county portal the L-4024 valuation data for each local unit as well as the county totals. The county shall verify the valuation and acreage data in the MEG county portal then save the L-4024 in the L-4024 form module thereby creating an L-4024 PDF rendering. The county shall print this PDF rendering and present it to your County Board of Commissioners for signing during their equalization session.

MCL 209.5 requires the Equalization Director and the Chairperson and Clerk of the County Board of Commissioners to sign the L-4024. After signing, scan and upload the signed form to the filing cabinet in the MEG county portal. After the paper copy of the L-4024 has been signed, scanned and uploaded to the filing cabinet in MEG, submit the L-4024 in the MEG county portal. Once submitted, the L-4024 report will be locked in MEG. To make subsequent changes please contact the Property Services Division at [equalization@michigan.gov](mailto:equalization@michigan.gov).

# St Joseph County 2024 Equalization Report

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# St. Joseph County

## Previous and Current Values

AGRICULTURAL								
Unit #	Unit Name	Number of Parcels	2023 Assessed Value	2024 County Equalized Value	% Change	2023 Taxable Value	2024 Taxable Value	% Change
001	Burr Oak Township	274	\$55,634,300	\$60,971,900	9.59%	\$19,441,362	\$20,438,672	5.13%
002	Colon Township	296	\$64,146,400	\$67,927,700	5.89%	\$21,344,216	\$22,587,159	5.82%
003	Constantine Township	212	\$51,952,400	\$59,935,000	15.37%	\$15,879,669	\$16,300,130	2.65%
004	Fabius Township	134	\$23,322,000	\$22,450,800	-3.74%	\$9,375,441	\$9,610,649	2.51%
005	Fawn River Township	162	\$28,334,600	\$30,413,600	7.34%	\$9,598,061	\$10,586,286	10.30%
006	Florence Township	287	\$71,140,500	\$84,219,175	18.38%	\$22,894,828	\$24,003,607	4.84%
007	Flowerfield Township	200	\$39,253,100	\$41,661,000	6.13%	\$13,324,928	\$13,857,002	3.99%
008	Leonidas Township	391	\$68,645,900	\$72,428,400	5.51%	\$22,072,364	\$23,201,911	5.12%
009	Lockport Township	180	\$38,812,000	\$42,570,000	9.68%	\$18,303,840	\$19,524,819	6.67%
010	Mendon Township	295	\$61,403,800	\$67,884,400	10.55%	\$22,192,512	\$20,566,093	-7.33%
011	Mottville Township	162	\$35,658,700	\$39,899,000	11.89%	\$14,460,279	\$15,058,046	4.13%
012	Nottawa Township	319	\$65,488,100	\$71,119,700	8.60%	\$22,981,269	\$23,571,543	2.57%
013	Park Township	245	\$54,384,800	\$56,827,400	4.49%	\$24,434,230	\$25,403,803	3.97%
014	Sherman Township	163	\$39,893,100	\$43,415,500	8.83%	\$16,876,500	\$17,915,725	6.16%
015	Sturgis Township	153	\$33,796,600	\$35,706,400	5.65%	\$13,385,345	\$13,656,703	2.03%
016	White Pigeon Township	226	\$40,720,700	\$44,342,000	8.89%	\$17,081,263	\$18,404,622	7.75%
051	Three Rivers City	0	\$0	\$0	N/A	\$0	\$0	N/A
052	Sturgis City	13	\$1,040,800	\$1,061,600	2.00%	\$674,725	\$709,343	5.13%
St. Joseph County Total		3,712	\$773,627,800	\$842,833,575	8.95%	\$284,320,832	\$295,396,113	3.90%

COMMERCIAL								
Unit #	Unit Name	Number of Parcels	2023 Assessed Value	2024 County Equalized Value	% Change	2023 Taxable Value	2024 Taxable Value	% Change
001	Burr Oak Township	35	\$1,546,800	\$1,866,000	20.64%	\$1,222,843	\$1,460,079	19.40%
002	Colon Township	64	\$5,135,000	\$5,104,100	-0.60%	\$3,742,576	\$3,975,343	6.22%
003	Constantine Township	103	\$6,234,000	\$7,309,700	17.26%	\$4,261,321	\$4,705,834	10.43%
004	Fabius Township	63	\$7,060,400	\$7,574,600	7.28%	\$5,468,384	\$5,766,456	5.45%
005	Fawn River Township	14	\$1,683,800	\$1,667,000	-1.00%	\$1,347,051	\$1,416,565	5.16%
006	Florence Township	0	\$0	\$0	N/A	\$0	\$0	N/A
007	Flowerfield Township	7	\$1,531,400	\$1,665,200	8.74%	\$568,358	\$593,499	4.42%
008	Leonidas Township	24	\$1,088,300	\$1,424,500	30.89%	\$778,685	\$837,385	7.54%
009	Lockport Township	70	\$7,238,300	\$8,139,200	12.45%	\$5,184,690	\$6,358,788	22.65%
010	Mendon Township	64	\$5,576,900	\$5,975,200	7.14%	\$3,975,207	\$4,219,844	6.15%
011	Mottville Township	31	\$3,374,900	\$4,445,600	31.73%	\$2,882,211	\$3,285,658	14.00%
012	Nottawa Township	98	\$12,210,300	\$13,457,300	10.21%	\$10,790,267	\$12,135,978	12.47%
013	Park Township	44	\$9,291,500	\$8,419,600	-9.38%	\$8,741,111	\$8,235,480	-5.78%
014	Sherman Township	23	\$3,054,100	\$3,529,600	15.57%	\$1,961,578	\$2,306,646	17.59%
015	Sturgis Township	92	\$13,079,200	\$15,046,200	15.04%	\$10,757,044	\$11,862,466	10.28%
016	White Pigeon Township	159	\$10,771,600	\$11,807,400	9.62%	\$8,052,689	\$8,654,594	7.47%
051	Three Rivers City	320	\$71,841,500	\$80,835,300	12.52%	\$58,556,805	\$64,227,416	9.68%
052	Sturgis City	313	\$80,021,300	\$85,544,500	6.90%	\$57,480,003	\$62,194,006	8.20%
St. Joseph County Total		1,524	\$240,739,300	\$263,811,000	9.58%	\$185,770,823	\$202,236,037	8.86%



# St. Joseph County

## Previous and Current Values

INDUSTRIAL								
Unit #	Unit Name	Number of Parcels	2023 Assessed Value	2024 County Equalized Value	% Change	2023 Taxable Value	2024 Taxable Value	% Change
001	Burr Oak Township	27	\$1,310,600	\$1,641,900	25.28%	\$848,351	\$892,598	5.22%
002	Colon Township	14	\$2,662,600	\$3,030,300	13.81%	\$2,222,777	\$2,333,909	5.00%
003	Constantine Township	41	\$27,465,700	\$31,741,800	15.57%	\$20,054,277	\$21,044,067	4.94%
004	Fabius Township	30	\$2,767,100	\$2,508,800	-9.33%	\$1,524,361	\$1,632,740	7.11%
005	Fawn River Township	0	\$0	\$0	N/A	\$0	\$0	N/A
006	Florence Township	6	\$156,200	\$192,600	23.30%	\$72,225	\$75,833	5.00%
007	Flowerfield Township	1	\$15,300	\$16,400	7.19%	\$5,053	\$5,305	4.99%
008	Leonidas Township	0	\$0	\$0	N/A	\$0	\$0	N/A
009	Lockport Township	16	\$1,212,600	\$1,730,500	42.71%	\$948,400	\$995,812	5.00%
010	Mendon Township	24	\$5,144,600	\$6,137,400	19.30%	\$4,404,119	\$4,669,715	6.03%
011	Mottville Township	31	\$17,639,500	\$20,642,000	17.02%	\$12,183,001	\$13,089,410	7.44%
012	Nottawa Township	12	\$550,500	\$1,123,900	104.16%	\$388,906	\$953,759	145.24%
013	Park Township	24	\$11,582,800	\$13,663,000	17.96%	\$8,889,379	\$9,604,372	8.04%
014	Sherman Township	1	\$176,000	\$216,100	22.78%	\$153,755	\$161,442	5.00%
015	Sturgis Township	13	\$2,000,300	\$2,126,200	6.29%	\$1,616,806	\$1,709,317	5.72%
016	White Pigeon Township	54	\$13,605,800	\$17,558,400	29.05%	\$10,963,309	\$12,287,590	12.08%
051	Three Rivers City	70	\$28,382,400	\$33,213,400	17.02%	\$23,112,692	\$24,336,269	5.29%
052	Sturgis City	132	\$62,162,000	\$59,959,400	-3.54%	\$48,747,365	\$50,987,486	4.60%
St. Joseph County Total		496	\$176,834,000	\$195,502,100	10.56%	\$136,134,776	\$144,779,624	6.35%

RESIDENTIAL								
Unit #	Unit Name	Number of Parcels	2023 Assessed Value	2024 County Equalized Value	% Change	2023 Taxable Value	2024 Taxable Value	% Change
001	Burr Oak Township	1,261	\$83,031,900	\$103,010,200	24.06%	\$56,234,919	\$61,954,449	10.17%
002	Colon Township	2,200	\$141,435,000	\$159,403,800	12.70%	\$93,626,921	\$101,598,400	8.51%
003	Constantine Township	1,652	\$112,279,500	\$130,369,700	16.11%	\$79,828,719	\$88,839,260	11.29%
004	Fabius Township	2,643	\$294,698,000	\$338,281,300	14.79%	\$198,831,426	\$216,084,610	8.68%
005	Fawn River Township	687	\$50,153,100	\$57,746,200	15.14%	\$35,226,573	\$37,947,587	7.72%
006	Florence Township	524	\$41,206,597	\$45,777,005	11.09%	\$23,649,663	\$25,091,451	6.10%
007	Flowerfield Township	873	\$75,269,800	\$87,952,400	16.85%	\$48,440,093	\$52,525,856	8.43%
008	Leonidas Township	558	\$34,024,102	\$39,488,100	16.06%	\$21,026,936	\$22,538,015	7.19%
009	Lockport Township	1,983	\$152,574,900	\$174,006,300	14.05%	\$108,983,381	\$118,838,070	9.04%
010	Mendon Township	1,404	\$80,589,700	\$96,705,050	20.00%	\$55,546,763	\$60,274,935	8.51%
011	Mottville Township	719	\$47,480,300	\$55,392,400	16.66%	\$32,098,194	\$34,957,330	8.91%
012	Nottawa Township	1,942	\$174,889,300	\$208,588,400	19.27%	\$122,740,277	\$134,133,116	9.28%
013	Park Township	1,407	\$136,122,600	\$156,862,100	15.24%	\$89,419,657	\$97,967,524	9.56%
014	Sherman Township	1,980	\$216,410,341	\$253,597,300	17.18%	\$153,536,508	\$166,659,543	8.55%
015	Sturgis Township	683	\$52,361,800	\$61,340,200	17.15%	\$35,118,817	\$38,475,347	9.56%
016	White Pigeon Township	2,343	\$232,990,600	\$281,401,200	20.78%	\$174,387,445	\$192,222,929	10.23%
051	Three Rivers City	2,544	\$120,534,900	\$147,226,000	22.14%	\$87,595,791	\$97,646,136	11.47%
052	Sturgis City	3,386	\$209,942,000	\$241,156,750	14.87%	\$145,547,529	\$159,022,800	9.26%
St. Joseph County Total		28,789	\$2,255,994,440	\$2,638,304,405	16.95%	\$1,561,839,612	\$1,706,777,358	9.28%

# St. Joseph County

## Previous and Current Values

DEVELOPMENTAL								
Unit #	Unit Name	Number of Parcels	2023 Assessed Value	2024 County Equalized Value	% Change	2023 Taxable Value	2024 Taxable Value	% Change
001	Burr Oak Township	0	\$0	\$0	N/A	\$0	\$0	N/A
002	Colon Township	0	\$0	\$0	N/A	\$0	\$0	N/A
003	Constantine Township	0	\$0	\$0	N/A	\$0	\$0	N/A
004	Fabius Township	0	\$0	\$0	N/A	\$0	\$0	N/A
005	Fawn River Township	0	\$0	\$0	N/A	\$0	\$0	N/A
006	Florence Township	0	\$0	\$0	N/A	\$0	\$0	N/A
007	Flowerfield Township	0	\$0	\$0	N/A	\$0	\$0	N/A
008	Leonidas Township	0	\$0	\$0	N/A	\$0	\$0	N/A
009	Lockport Township	0	\$0	\$0	N/A	\$0	\$0	N/A
010	Mendon Township	0	\$0	\$0	N/A	\$0	\$0	N/A
011	Mottville Township	0	\$0	\$0	N/A	\$0	\$0	N/A
012	Nottawa Township	0	\$0	\$0	N/A	\$0	\$0	N/A
013	Park Township	0	\$0	\$0	N/A	\$0	\$0	N/A
014	Sherman Township	0	\$0	\$0	N/A	\$0	\$0	N/A
015	Sturgis Township	0	\$0	\$0	N/A	\$0	\$0	N/A
016	White Pigeon Township	0	\$0	\$0	N/A	\$0	\$0	N/A
051	Three Rivers City	0	\$0	\$0	N/A	\$0	\$0	N/A
052	Sturgis City	0	\$0	\$0	N/A	\$0	\$0	N/A
St. Joseph County Total		0	\$0	\$0	N/A	\$0	\$0	N/A

TOTAL REAL PROPERTY								
Unit #	Unit Name	Number of Parcels	2023 Assessed Value	2024 County Equalized Value	% Change	2023 Taxable Value	2024 Taxable Value	% Change
001	Burr Oak Township	1,597	141,523,600	167,490,000	18.35%	77,747,475	84,745,798	9.00%
002	Colon Township	2,574	213,379,000	235,465,900	10.35%	120,936,490	130,494,811	7.90%
003	Constantine Township	2,008	197,931,600	229,356,200	15.88%	120,023,986	130,889,291	9.05%
004	Fabius Township	2,870	327,847,500	370,815,500	13.11%	215,199,612	233,094,455	8.32%
005	Fawn River Township	863	80,171,500	89,826,800	12.04%	46,171,685	49,950,438	8.18%
006	Florence Township	817	112,503,297	130,188,780	15.72%	46,616,716	49,170,891	5.48%
007	Flowerfield Township	1,081	116,069,600	131,295,000	13.12%	62,338,432	66,981,662	7.45%
008	Leonidas Township	973	103,758,302	113,341,000	9.24%	43,877,985	46,577,311	6.15%
009	Lockport Township	2,249	199,837,800	226,446,000	13.31%	133,420,311	145,717,489	9.22%
010	Mendon Township	1,787	152,715,000	176,702,050	15.71%	86,118,601	89,730,587	4.19%
011	Mottville Township	943	104,153,400	120,379,000	15.58%	61,623,685	66,390,444	7.74%
012	Nottawa Township	2,371	253,138,200	294,289,300	16.26%	156,900,719	170,794,396	8.86%
013	Park Township	1,720	211,381,700	235,772,100	11.54%	131,484,377	141,211,179	7.40%
014	Sherman Township	2,167	259,533,541	300,758,500	15.88%	172,528,341	187,043,356	8.41%
015	Sturgis Township	941	101,237,900	114,219,000	12.82%	60,878,012	65,703,833	7.93%
016	White Pigeon Township	2,782	298,088,700	355,109,000	19.13%	210,484,706	231,569,735	10.02%
051	Three Rivers City	2,934	220,758,800	261,274,700	18.35%	169,265,288	186,209,821	10.01%
052	Sturgis City	3,844	353,166,100	387,722,250	9.78%	252,449,622	272,913,635	8.11%
St. Joseph County Total		34,521	\$3,447,195,540	\$3,940,451,080	14.31%	\$2,168,066,043	\$2,349,189,132	8.35%

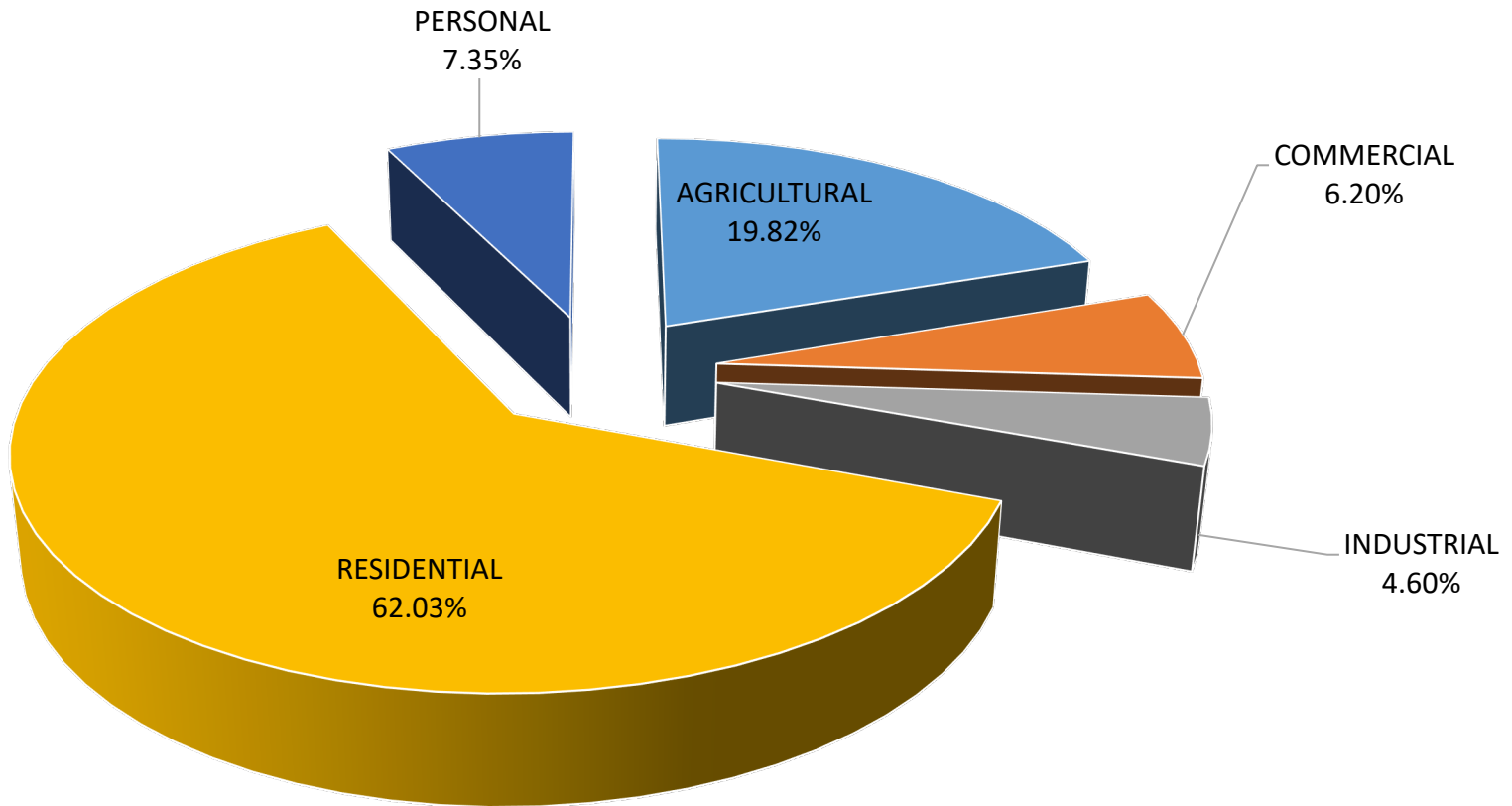
# St. Joseph County

## Previous and Current Values

Unit #	Unit Name	Number of Parcels	PERSONAL					
			2023 Assessed Value	2024 County Equalized Value	% Change	2023 Taxable Value	2024 Taxable Value	% Change
001	Burr Oak Township	46	\$8,940,800	\$8,766,500	-1.95%	\$8,940,800	\$8,766,500	-1.95%
002	Colon Township	123	\$7,993,100	\$8,303,500	3.88%	\$7,993,100	\$8,303,500	3.88%
003	Constantine Township	112	\$13,297,000	\$13,523,500	1.70%	\$13,297,000	\$13,506,400	1.57%
004	Fabius Township	57	\$23,523,900	\$24,642,900	4.76%	\$23,523,900	\$24,642,900	4.76%
005	Fawn River Township	27	\$1,009,300	\$1,098,800	8.87%	\$1,009,300	\$1,098,800	8.87%
006	Florence Township	26	\$4,646,300	\$4,659,735	0.29%	\$4,646,300	\$4,659,735	0.29%
007	Flowerfield Township	27	\$20,065,110	\$20,378,078	1.56%	\$20,065,110	\$20,378,078	1.56%
008	Leonidas Township	27	\$6,979,200	\$7,333,300	5.07%	\$6,979,200	\$7,333,300	5.07%
009	Lockport Township	68	\$5,646,700	\$5,631,800	-0.26%	\$5,646,700	\$5,619,195	-0.49%
010	Mendon Township	81	\$40,539,100	\$41,061,200	1.29%	\$40,539,100	\$41,061,200	1.29%
011	Mottville Township	46	\$10,358,600	\$14,602,500	40.97%	\$10,358,600	\$14,521,065	40.18%
012	Nottawa Township	149	\$6,968,600	\$7,785,800	11.73%	\$6,968,600	\$7,785,800	11.73%
013	Park Township	73	\$37,540,000	\$39,852,300	6.16%	\$34,779,515	\$37,202,670	6.97%
014	Sherman Township	47	\$6,233,900	\$6,298,000	1.03%	\$6,233,900	\$6,298,000	1.03%
015	Sturgis Township	80	\$8,400,500	\$10,432,800	24.19%	\$8,400,500	\$10,432,800	24.19%
016	White Pigeon Township	106	\$47,249,600	\$47,213,400	-0.08%	\$47,249,600	\$47,208,964	-0.09%
051	Three Rivers City	401	\$32,375,100	\$30,995,300	-4.26%	\$32,378,800	\$30,999,000	-4.26%
052	Sturgis City	423	\$19,388,300	\$19,949,870	2.90%	\$19,388,300	\$19,949,870	2.90%
St. Joseph County Total		1,919	\$301,155,110	\$312,529,283	3.78%	\$298,398,325	\$309,767,777	3.81%

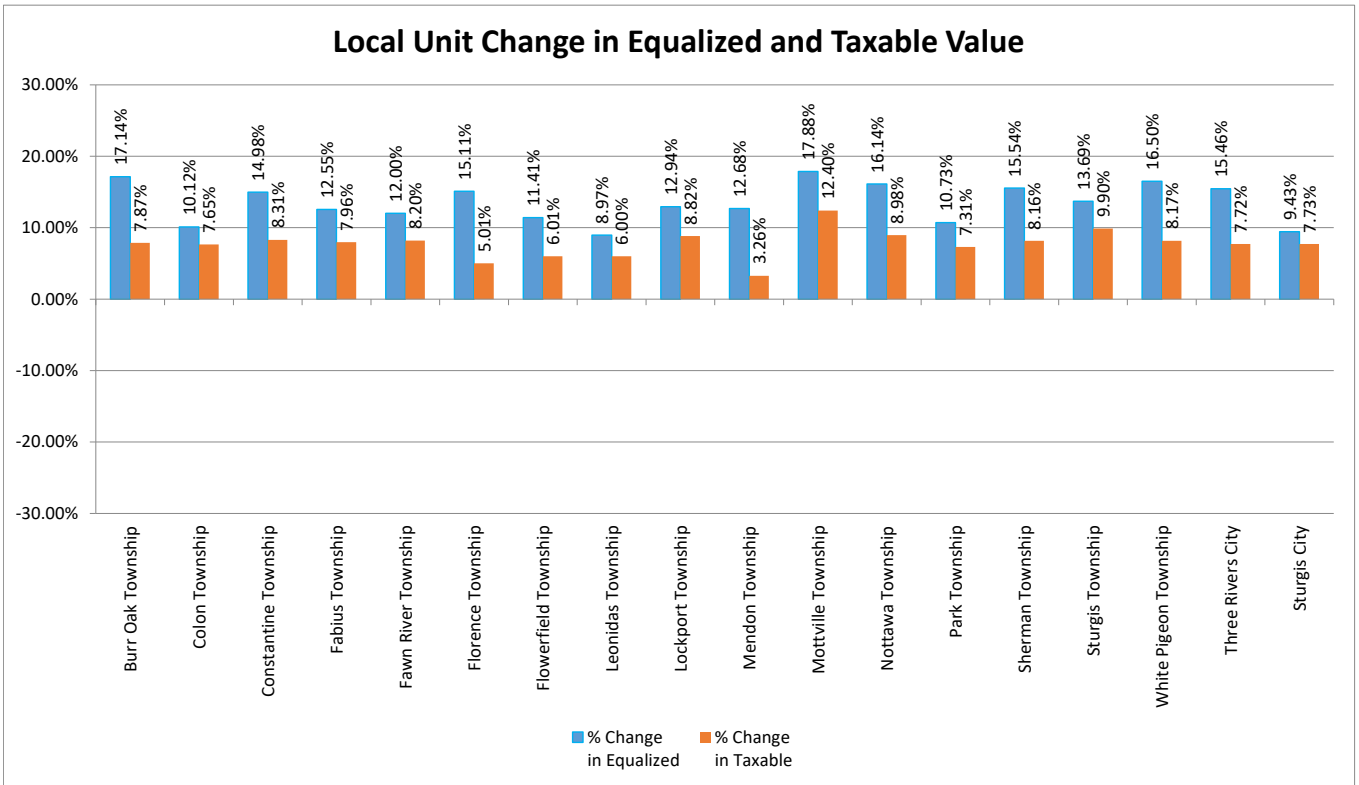
Unit #	Unit Name	Number of Parcels	TOTAL VALUES					
			2023 Assessed Value	2024 County Equalized Value	% Change	2023 Taxable Value	2024 Taxable Value	% Change
001	Burr Oak Township	1,643	\$150,464,400	\$176,256,500	17.14%	\$86,688,275	\$93,512,298	7.87%
002	Colon Township	2,697	\$221,372,100	\$243,769,400	10.12%	\$128,929,590	\$138,798,311	7.65%
003	Constantine Township	2,120	\$211,228,600	\$242,879,700	14.98%	\$133,320,986	\$144,395,691	8.31%
004	Fabius Township	2,927	\$351,371,400	\$395,458,400	12.55%	\$238,723,512	\$257,737,355	7.96%
005	Fawn River Township	890	\$81,180,800	\$90,925,600	12.00%	\$47,180,985	\$51,049,238	8.20%
006	Florence Township	843	\$117,149,597	\$134,848,515	15.11%	\$51,263,016	\$53,830,626	5.01%
007	Flowerfield Township	1,108	\$136,134,710	\$151,673,078	11.41%	\$82,403,542	\$87,359,740	6.01%
008	Leonidas Township	1,000	\$110,737,502	\$120,674,300	8.97%	\$50,857,185	\$53,910,611	6.00%
009	Lockport Township	2,317	\$205,484,500	\$232,077,800	12.94%	\$139,067,011	\$151,336,684	8.82%
010	Mendon Township	1,868	\$193,254,100	\$217,763,250	12.68%	\$126,657,701	\$130,791,787	3.26%
011	Mottville Township	989	\$114,512,000	\$134,981,500	17.88%	\$71,982,285	\$80,911,509	12.40%
012	Nottawa Township	2,520	\$260,106,800	\$302,075,100	16.14%	\$163,869,319	\$178,580,196	8.98%
013	Park Township	1,793	\$248,921,700	\$275,624,400	10.73%	\$166,263,892	\$178,413,849	7.31%
014	Sherman Township	2,214	\$265,767,441	\$307,056,500	15.54%	\$178,762,241	\$193,341,356	8.16%
015	Sturgis Township	1,021	\$109,638,400	\$124,651,800	13.69%	\$69,278,512	\$76,136,633	9.90%
016	White Pigeon Township	2,888	\$345,338,300	\$402,322,400	16.50%	\$257,734,306	\$278,778,699	8.17%
051	Three Rivers City	3,335	\$253,133,900	\$292,270,000	15.46%	\$201,644,088	\$217,208,821	7.72%
052	Sturgis City	4,267	\$372,554,400	\$407,672,120	9.43%	\$271,837,922	\$292,863,505	7.73%
St. Joseph County Total		36,440	\$3,748,350,650	\$4,252,980,363	13.46%	\$2,466,464,368	\$2,658,956,909	7.80%

St. Joseph County Equalized Value  
Segmented by Property Class

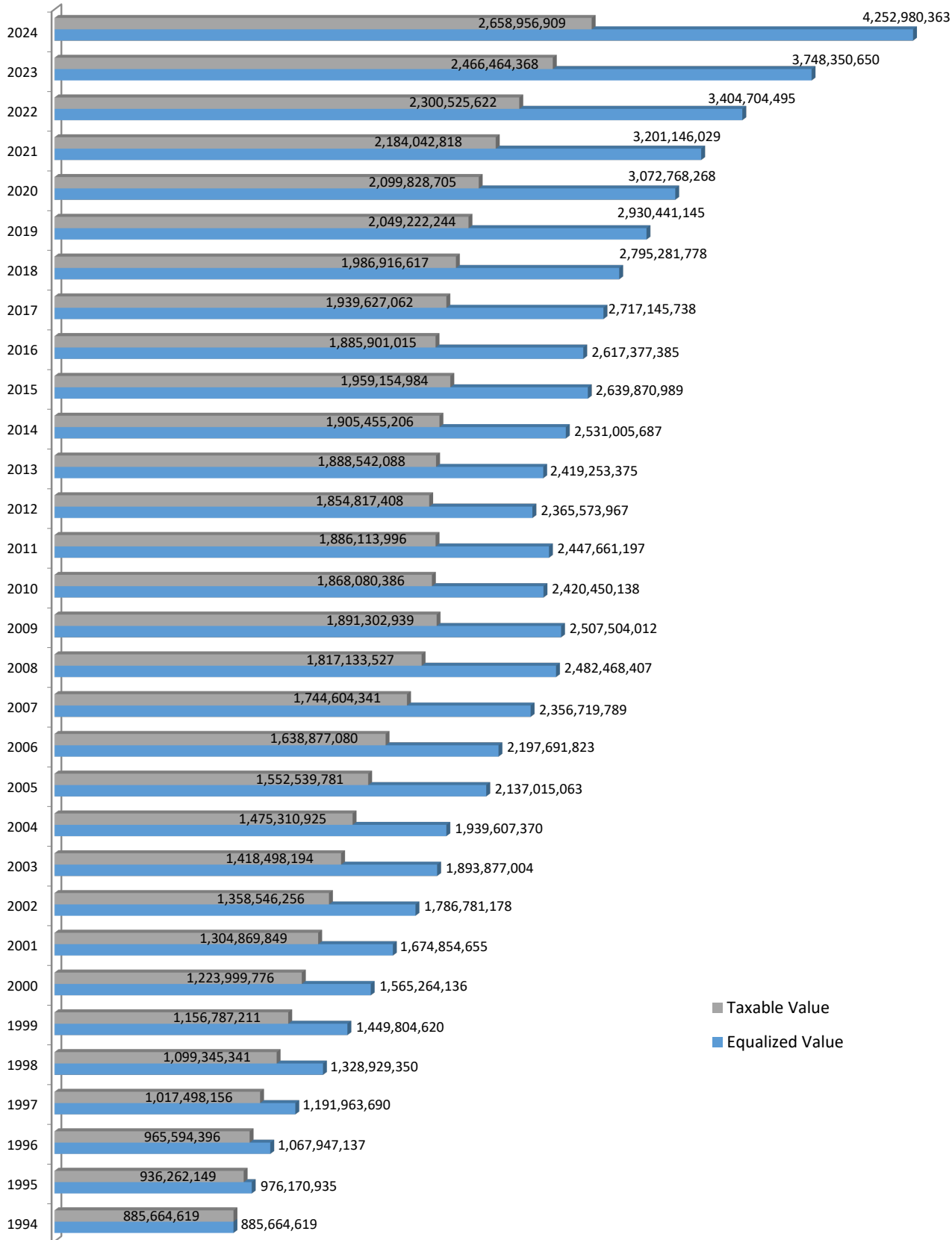


## St. Joseph County Percentage Change in Equalized and Taxable Value 2023 - 2024

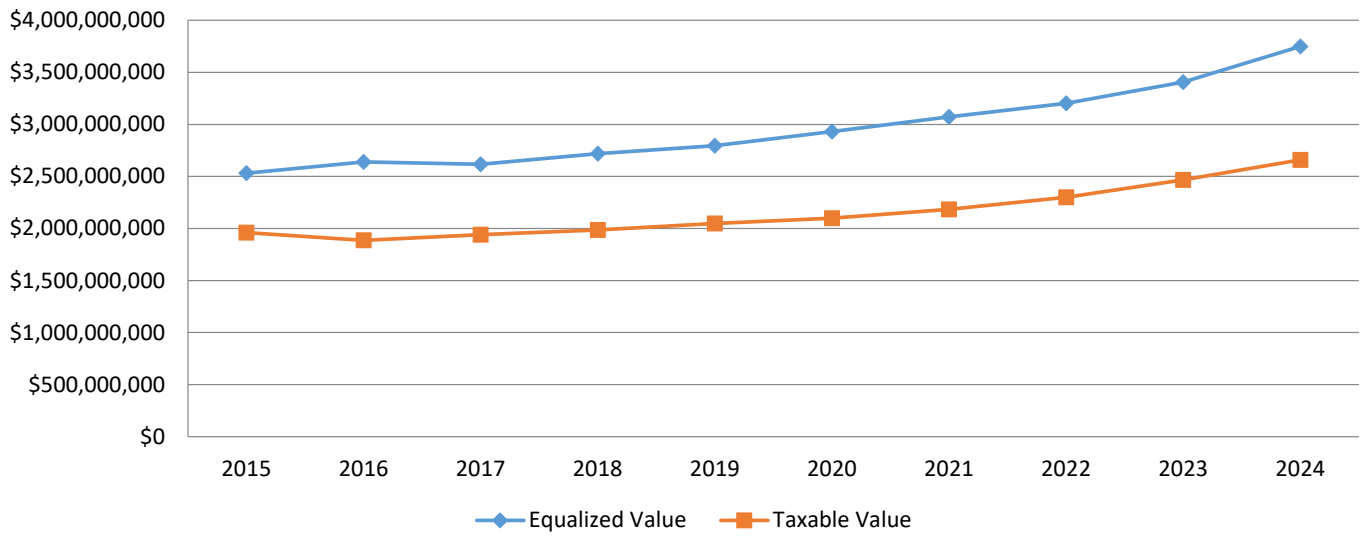
Unit of Gov't	2023 Equalized Value	2024 Equalized Value	% Change in Equalized	2023 Taxable Value	2024 Taxable Value	% Change in Taxable
Burr Oak Township	\$150,464,400	\$176,256,500	17.14%	\$86,688,275	\$93,512,298	7.87%
Colon Township	\$221,372,100	\$243,769,400	10.12%	\$128,929,590	\$138,798,311	7.65%
Constantine Township	\$211,228,600	\$242,879,700	14.98%	\$133,320,986	\$144,395,691	8.31%
Fabius Township	\$351,371,400	\$395,458,400	12.55%	\$238,723,512	\$257,737,355	7.96%
Fawn River Township	\$81,180,800	\$90,925,600	12.00%	\$47,180,985	\$51,049,238	8.20%
Florence Township	\$117,149,597	\$134,848,515	15.11%	\$51,263,016	\$53,830,626	5.01%
Flowerfield Township	\$136,134,710	\$151,673,078	11.41%	\$82,403,542	\$87,359,740	6.01%
Leonidas Township	\$110,737,502	\$120,674,300	8.97%	\$50,857,185	\$53,910,611	6.00%
Lockport Township	\$205,484,500	\$232,077,800	12.94%	\$139,067,011	\$151,336,684	8.82%
Mendon Township	\$193,254,100	\$217,763,250	12.68%	\$126,657,701	\$130,791,787	3.26%
Mottville Township	\$114,512,000	\$134,981,500	17.88%	\$71,982,285	\$80,911,509	12.40%
Nottawa Township	\$260,106,800	\$302,075,100	16.14%	\$163,869,319	\$178,580,196	8.98%
Park Township	\$248,921,700	\$275,624,400	10.73%	\$166,263,892	\$178,413,849	7.31%
Sherman Township	\$265,767,441	\$307,056,500	15.54%	\$178,762,241	\$193,341,356	8.16%
Sturgis Township	\$109,638,400	\$124,651,800	13.69%	\$69,278,512	\$76,136,633	9.90%
White Pigeon Township	\$345,338,300	\$402,322,400	16.50%	\$257,734,306	\$278,778,699	8.17%
Three Rivers City	\$253,133,900	\$292,270,000	15.46%	\$201,644,088	\$217,208,821	7.72%
Sturgis City	\$372,554,400	\$407,672,120	9.43%	\$271,837,922	\$292,863,505	7.73%
<b>St. Joseph County Total</b>	<b>\$3,748,350,650</b>	<b>\$4,252,980,363</b>	<b>13.46%</b>	<b>\$2,466,464,368</b>	<b>\$2,658,956,909</b>	<b>7.80%</b>



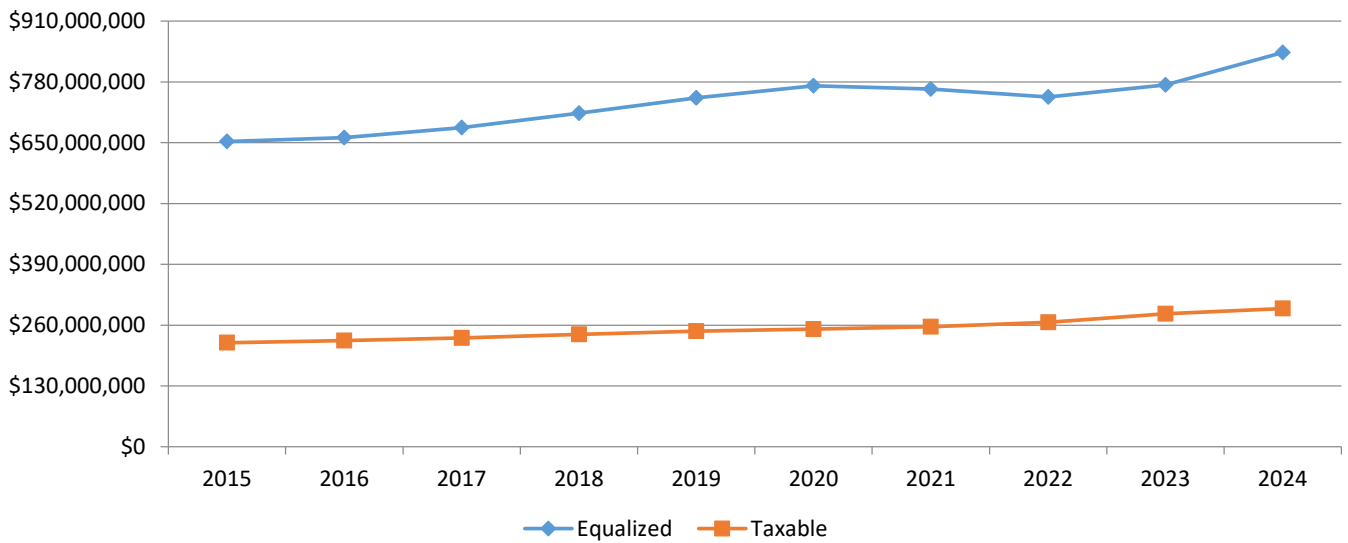
### St. Joseph County Equalized and Taxable Values by Year



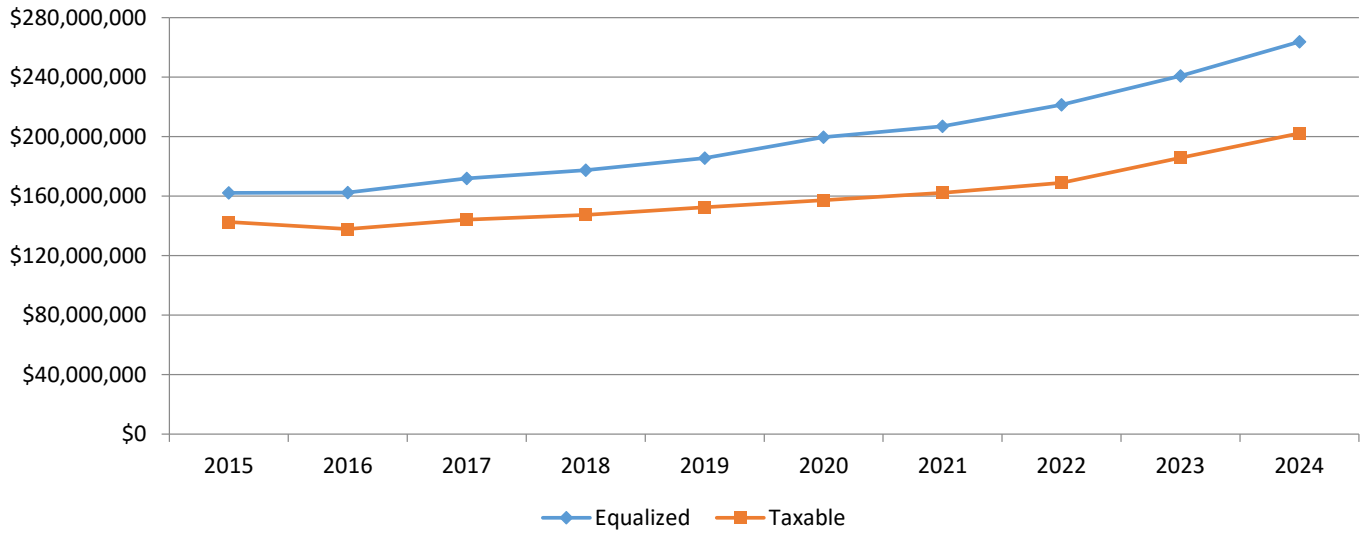
### 10 Year Trend in Gap between Equalized and Taxable Value (All Properties)



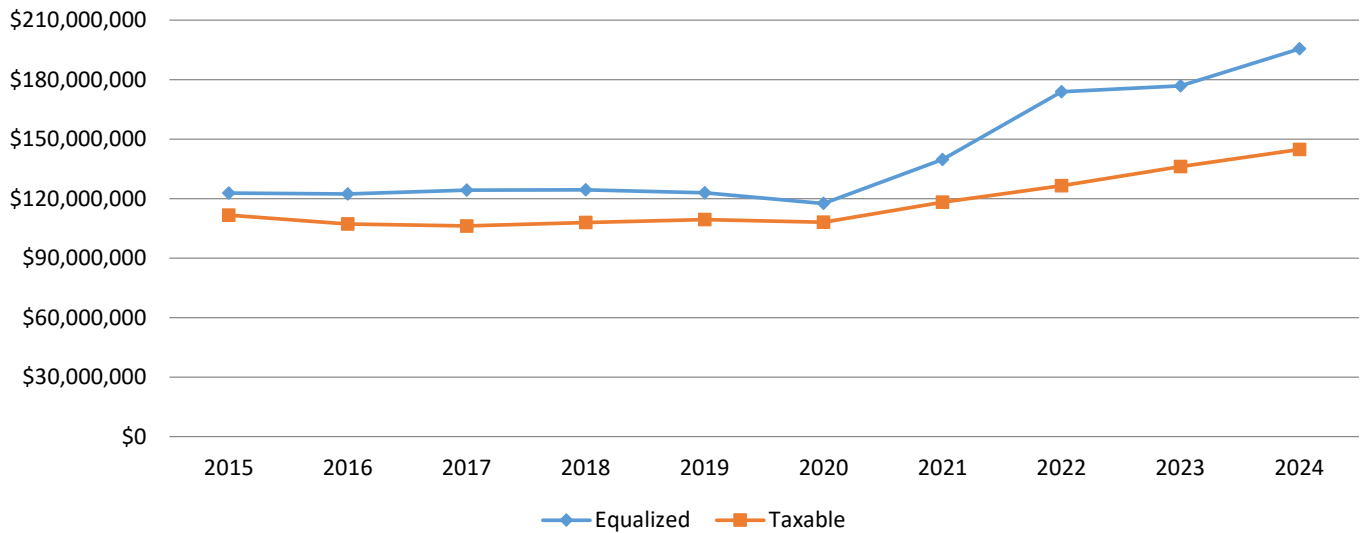
### 10 Year Trend in Gap between Equalized and Taxable Value (Agricultural)



### 10 Year Trend in Gap between Equalized and Taxable Value (Commercial)

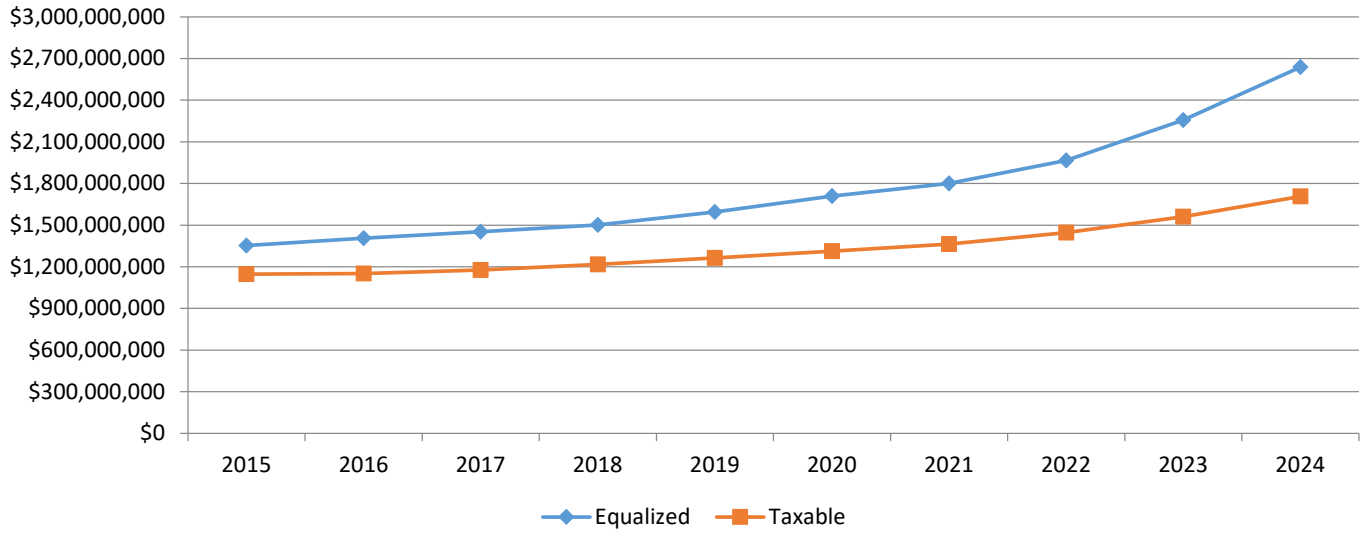


### 10 Year Trend in Gap between Equalized and Taxable Value (Industrial)

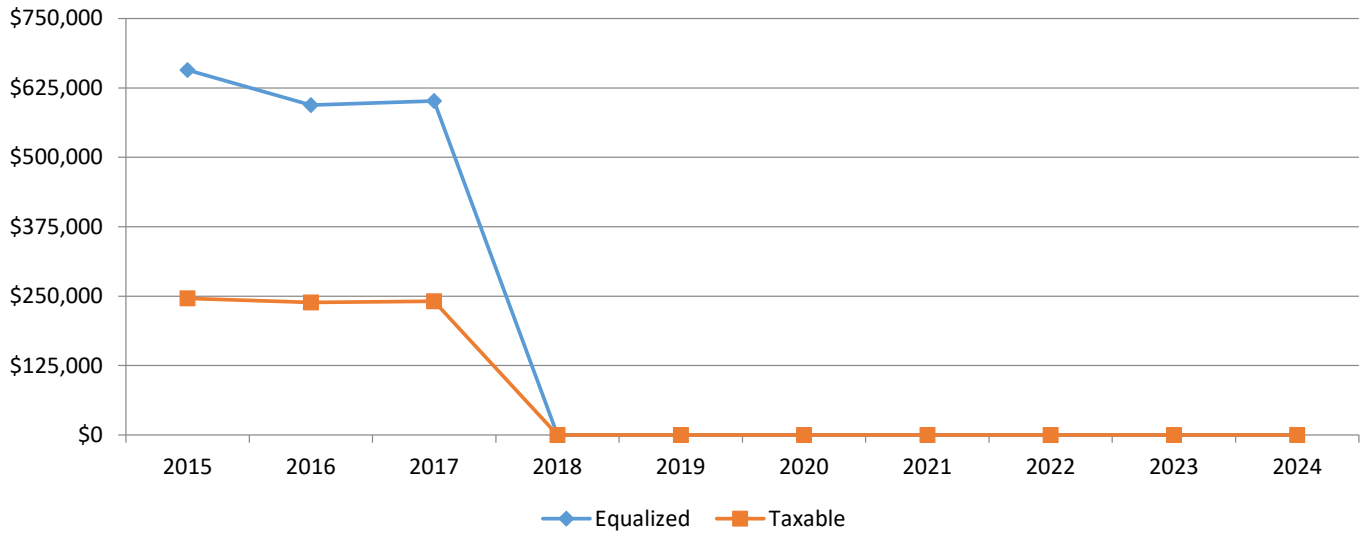




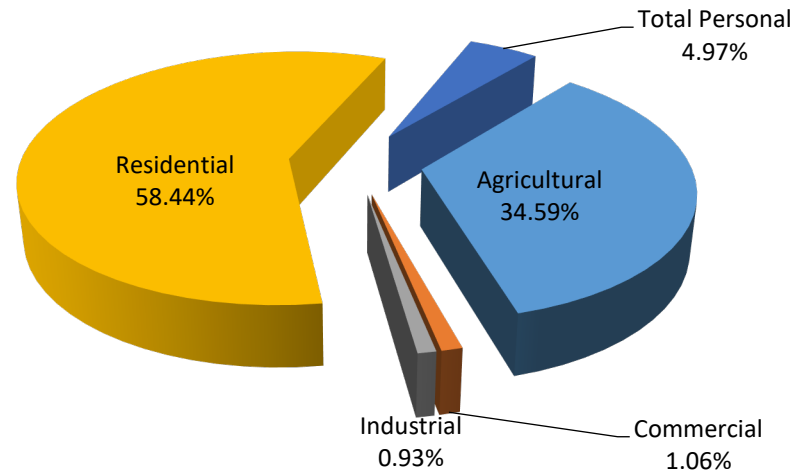
### 10 Year Trend in Gap between Equalized and Taxable Value (Residential)



### 10 Year Trend in Gap between Equalized and Taxable Value (Developmental)

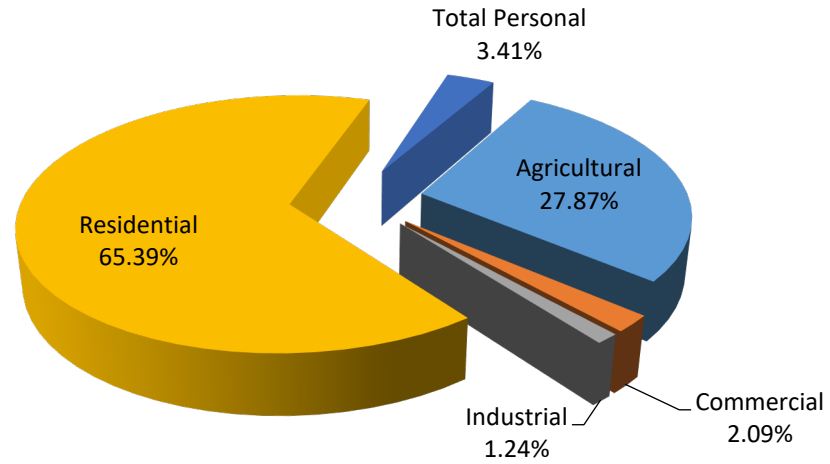


**St. Joseph County  
Burr Oak Township**  
Summary of Recommended  
County Equalized Values and Trends



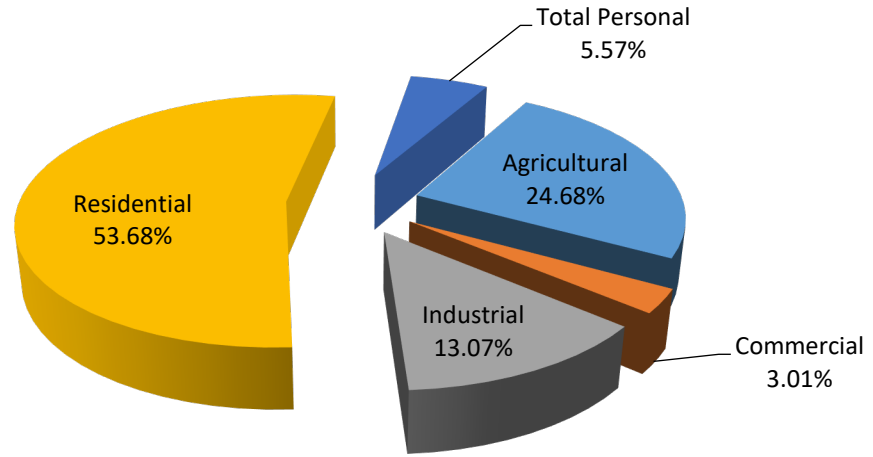
Class	Parcel Count	2023 State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
<b>Real Property</b>							
Agricultural	274	\$55,634,300	\$60,971,900	1.0000	\$60,971,900	9.59%	34.59%
Commercial	35	\$1,546,800	\$1,866,000	1.0000	\$1,866,000	20.64%	1.06%
Industrial	27	\$1,310,600	\$1,641,900	1.0000	\$1,641,900	25.28%	0.93%
Residential	1,261	\$83,031,900	\$103,010,200	1.0000	\$103,010,200	24.06%	58.44%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
<b>Total Real</b>	<b>1,597</b>	<b>\$141,523,600</b>	<b>\$167,490,000</b>		<b>\$167,490,000</b>	<b>18.35%</b>	<b>95.03%</b>
<b>Personal Property</b>							
Commercial	30	\$196,400	\$171,000	1.0000	\$171,000	-12.93%	0.10%
Industrial	7	\$178,700	\$104,000	1.0000	\$104,000	-41.80%	0.06%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	9	\$8,565,700	\$8,491,500	1.0000	\$8,491,500	-0.87%	4.82%
<b>Total Personal</b>	<b>46</b>	<b>\$8,940,800</b>	<b>\$8,766,500</b>		<b>\$8,766,500</b>	<b>-1.95%</b>	<b>4.97%</b>
<b>Grand Total</b>	<b>1,643</b>	<b>\$150,464,400</b>	<b>\$176,256,500</b>		<b>\$176,256,500</b>	<b>17.14%</b>	<b>100.00%</b>

**St. Joseph County  
Colon Township**  
Summary of Recommended  
County Equalized Values and Trends



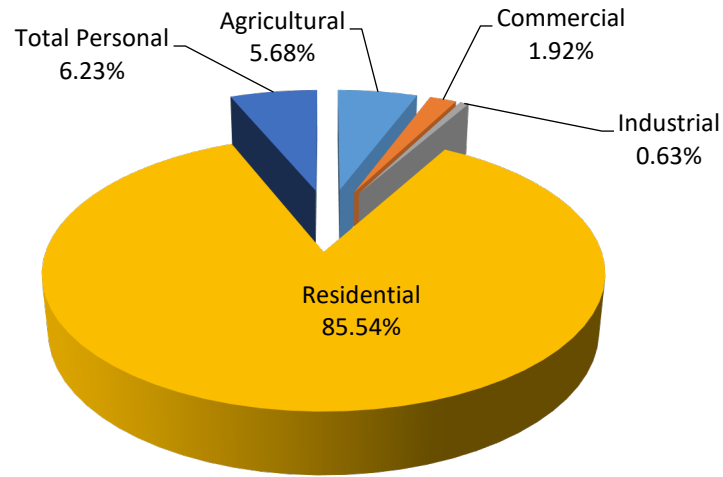
Class	Parcel Count	2023 State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
<b>Real Property</b>							
Agricultural	296	\$64,146,400	\$67,927,700	1.0000	\$67,927,700	5.89%	27.87%
Commercial	64	\$5,135,000	\$5,104,100	1.0000	\$5,104,100	-0.60%	2.09%
Industrial	14	\$2,662,600	\$3,030,300	1.0000	\$3,030,300	13.81%	1.24%
Residential	2,200	\$141,435,000	\$159,403,800	1.0000	\$159,403,800	12.70%	65.39%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
<b>Total Real</b>	<b>2,574</b>	<b>\$213,379,000</b>	<b>\$235,465,900</b>		<b>\$235,465,900</b>	<b>10.35%</b>	<b>96.59%</b>
<b>Personal Property</b>							
Commercial	110	\$700,600	\$783,200	1.0000	\$783,200	11.79%	0.32%
Industrial	3	\$183,200	\$178,600	1.0000	\$178,600	-2.51%	0.07%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$7,109,300	\$7,341,700	1.0000	\$7,341,700	3.27%	3.01%
<b>Total Personal</b>	<b>123</b>	<b>\$7,993,100</b>	<b>\$8,303,500</b>		<b>\$8,303,500</b>	<b>3.88%</b>	<b>3.41%</b>
<b>Grand Total</b>	<b>2,697</b>	<b>\$221,372,100</b>	<b>\$243,769,400</b>		<b>\$243,769,400</b>	<b>10.12%</b>	<b>100.00%</b>

**St. Joseph County  
Constantine Township  
Summary of Recommended  
County Equalized Values and Trends**



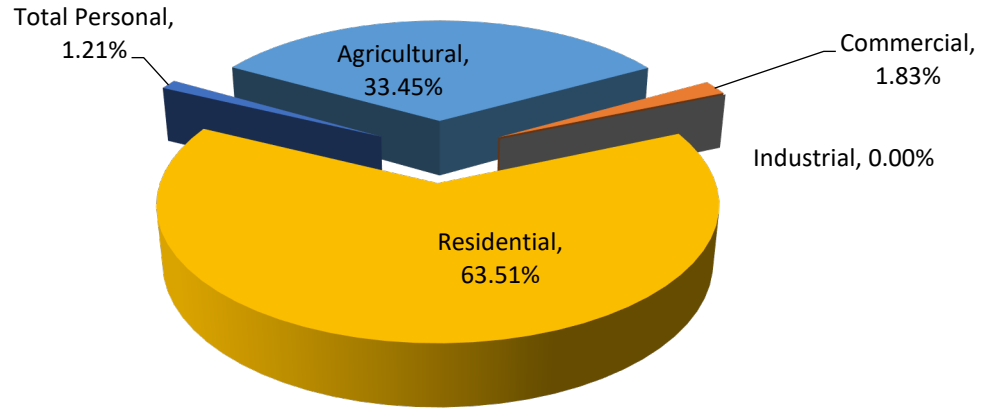
Class	Parcel Count	2023 State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
<b>Real Property</b>							
Agricultural	212	\$51,952,400	\$59,935,000	1.0000	\$59,935,000	15.37%	24.68%
Commercial	103	\$6,234,000	\$7,309,700	1.0000	\$7,309,700	17.26%	3.01%
Industrial	41	\$27,465,700	\$31,741,800	1.0000	\$31,741,800	15.57%	13.07%
Residential	1,652	\$112,279,500	\$130,369,700	1.0000	\$130,369,700	16.11%	53.68%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
<b>Total Real</b>	<b>2,008</b>	<b>\$197,931,600</b>	<b>\$229,356,200</b>		<b>\$229,356,200</b>	<b>15.88%</b>	<b>94.43%</b>
<b>Personal Property</b>							
Commercial	80	\$893,800	\$638,800	1.0000	\$638,800	-28.53%	0.26%
Industrial	18	\$1,304,000	\$1,779,900	1.0000	\$1,779,900	36.50%	0.73%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	14	\$11,099,200	\$11,104,800	1.0000	\$11,104,800	0.05%	4.57%
<b>Total Personal</b>	<b>112</b>	<b>\$13,297,000</b>	<b>\$13,523,500</b>		<b>\$13,523,500</b>	<b>1.70%</b>	<b>5.57%</b>
<b>Grand Total</b>	<b>2,120</b>	<b>\$211,228,600</b>	<b>\$242,879,700</b>		<b>\$242,879,700</b>	<b>14.98%</b>	<b>100.00%</b>

**St. Joseph County  
Fabius Township**  
Summary of Recommended  
County Equalized Values and Trends



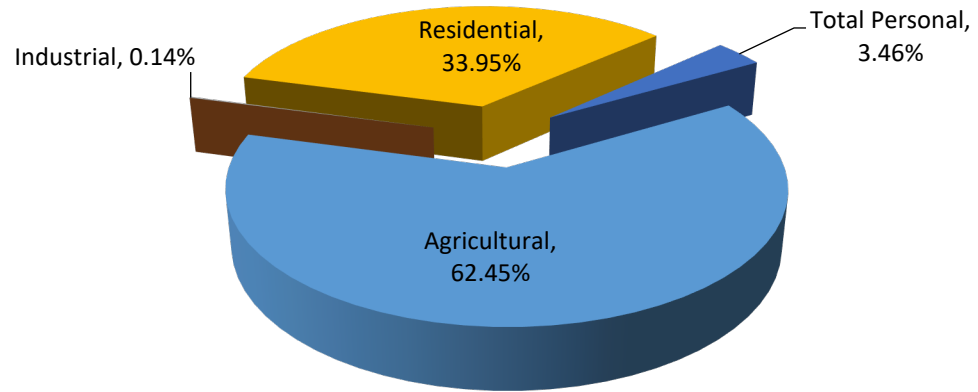
Class	Parcel Count	2023 State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
<b>Real Property</b>							
Agricultural	134	\$23,322,000	\$22,450,800	1.0000	\$22,450,800	-3.74%	5.68%
Commercial	63	\$7,060,400	\$7,574,600	1.0000	\$7,574,600	7.28%	1.92%
Industrial	30	\$2,767,100	\$2,508,800	1.0000	\$2,508,800	-9.33%	0.63%
Residential	2,643	\$294,698,000	\$338,281,300	1.0000	\$338,281,300	14.79%	85.54%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
<b>Total Real</b>	<b>2,870</b>	<b>\$327,847,500</b>	<b>\$370,815,500</b>		<b>\$370,815,500</b>	<b>13.11%</b>	<b>93.77%</b>
<b>Personal Property</b>							
Commercial	48	\$1,865,500	\$2,824,100	1.0000	\$2,824,100	51.39%	0.71%
Industrial	1	\$522,800	\$502,100	1.0000	\$502,100	-3.96%	0.13%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	8	\$21,135,600	\$21,316,700	1.0000	\$21,316,700	0.86%	5.39%
<b>Total Personal</b>	<b>57</b>	<b>\$23,523,900</b>	<b>\$24,642,900</b>		<b>\$24,642,900</b>	<b>4.76%</b>	<b>6.23%</b>
<b>Grand Total</b>	<b>2,927</b>	<b>\$351,371,400</b>	<b>\$395,458,400</b>		<b>\$395,458,400</b>	<b>12.55%</b>	<b>100.00%</b>

**St. Joseph County  
Fawn River Township  
Summary of Recommended  
County Equalized Values and Trends**



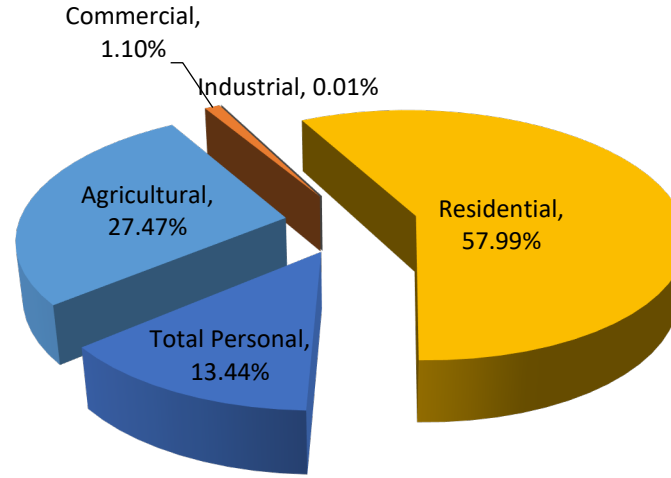
Class	Parcel Count	2023 State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
<b>Real Property</b>							
Agricultural	162	\$28,334,600	\$30,413,600	1.0000	\$30,413,600	7.34%	33.45%
Commercial	14	\$1,683,800	\$1,667,000	1.0000	\$1,667,000	-1.00%	1.83%
Industrial	0	\$0	\$0	NA	\$0	0.00%	0.00%
Residential	687	\$50,153,100	\$57,746,200	1.0000	\$57,746,200	15.14%	63.51%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
<b>Total Real</b>	<b>863</b>	<b>\$80,171,500</b>	<b>\$89,826,800</b>		<b>\$89,826,800</b>	<b>12.04%</b>	<b>98.79%</b>
<b>Personal Property</b>							
Commercial	24	\$79,800	\$83,900	1.0000	\$83,900	5.14%	0.09%
Industrial	1	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	2	\$929,500	\$1,014,900	1.0000	\$1,014,900	9.19%	1.12%
<b>Total Personal</b>	<b>27</b>	<b>\$1,009,300</b>	<b>\$1,098,800</b>		<b>\$1,098,800</b>	<b>8.87%</b>	<b>1.21%</b>
<b>Grand Total</b>	<b>890</b>	<b>\$81,180,800</b>	<b>\$90,925,600</b>		<b>\$90,925,600</b>	<b>12.00%</b>	<b>100.00%</b>

**St. Joseph County  
Florence Township  
Summary of Recommended  
County Equalized Values and Trends**



Class	Parcel Count	2023 State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
<b>Real Property</b>							
Agricultural	287	\$71,140,500	\$84,219,175	1.0000	\$84,219,175	18.38%	62.45%
Commercial	0	\$0	\$0	NA	\$0	0.00%	0.00%
Industrial	6	\$156,200	\$192,600	1.0000	\$192,600	23.30%	0.14%
Residential	524	\$41,206,597	\$45,777,005	1.0000	\$45,777,005	11.09%	33.95%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
<b>Total Real</b>	<b>817</b>	<b>\$112,503,297</b>	<b>\$130,188,780</b>		<b>\$130,188,780</b>	<b>15.72%</b>	<b>96.54%</b>
<b>Personal Property</b>							
Commercial	5	\$0	\$0	N/A	\$0	0.00%	0.00%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	21	\$4,646,300	\$4,659,735	1.0000	\$4,659,735	0.29%	3.46%
<b>Total Personal</b>	<b>26</b>	<b>\$4,646,300</b>	<b>\$4,659,735</b>		<b>\$4,659,735</b>	<b>0.29%</b>	<b>3.46%</b>
<b>Grand Total</b>	<b>843</b>	<b>\$117,149,597</b>	<b>\$134,848,515</b>		<b>\$134,848,515</b>	<b>15.11%</b>	<b>100.00%</b>

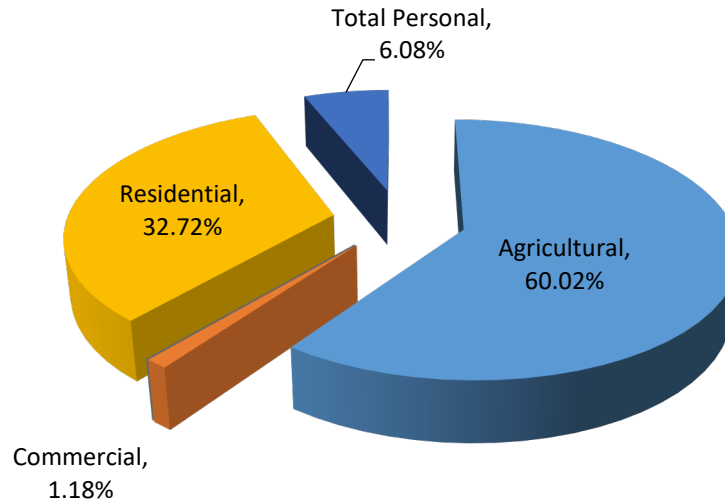
**St. Joseph County  
Flowerfield Township  
Summary of Recommended  
County Equalized Values and Trends**



Class	Parcel Count	2023 State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
<b>Real Property</b>							
Agricultural	200	\$39,253,100	\$41,661,000	1.0000	\$41,661,000	6.13%	27.47%
Commercial	7	\$1,531,400	\$1,665,200	1.0000	\$1,665,200	8.74%	1.10%
Industrial	1	\$15,300	\$16,400	1.0000	\$16,400	7.19%	0.01%
Residential	873	\$75,269,800	\$87,952,400	1.0000	\$87,952,400	16.85%	57.99%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
<b>Total Real</b>	<b>1,081</b>	<b>\$116,069,600</b>	<b>\$131,295,000</b>		<b>\$131,295,000</b>	<b>13.12%</b>	<b>86.56%</b>
<b>Personal Property</b>							
Commercial	17	\$414,455	\$511,099	1.0000	\$511,099	23.32%	0.34%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$19,650,655	\$19,866,979	1.0000	\$19,866,979	1.10%	13.10%
<b>Total Personal</b>	<b>27</b>	<b>\$20,065,110</b>	<b>\$20,378,078</b>		<b>\$20,378,078</b>	<b>1.56%</b>	<b>13.44%</b>
<b>Grand Total</b>	<b>1,108</b>	<b>\$136,134,710</b>	<b>\$151,673,078</b>		<b>\$151,673,078</b>	<b>11.41%</b>	<b>100.00%</b>

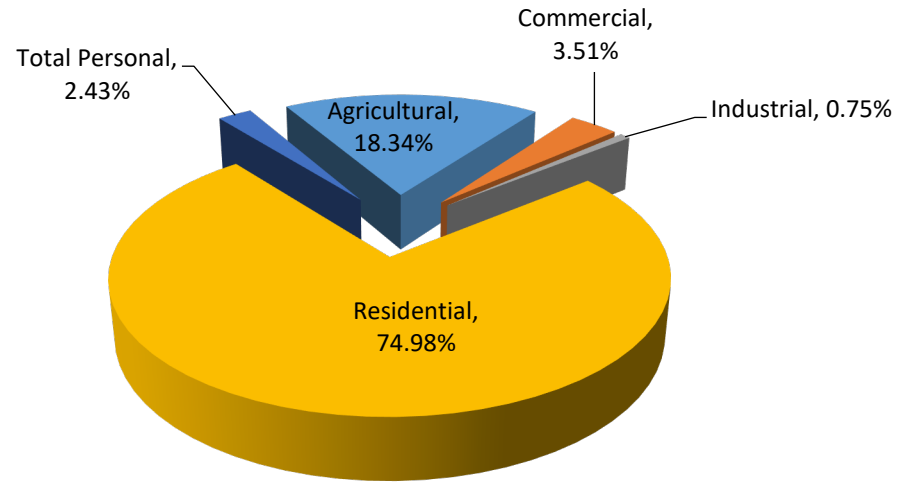


**St. Joseph County  
Leonidas Township  
Summary of Recommended  
County Equalized Values and Trends**



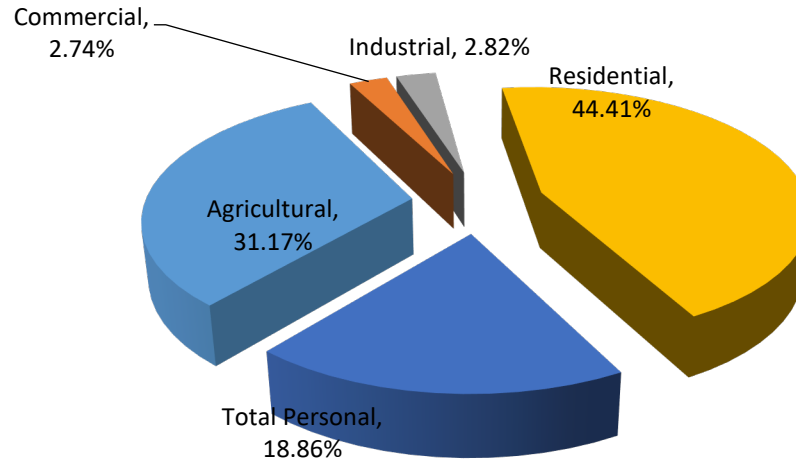
Class	Parcel Count	2023 State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
<b>Real Property</b>							
Agricultural	391	\$68,645,900	\$72,428,400	1.0000	\$72,428,400	5.51%	60.02%
Commercial	24	\$1,088,300	\$1,424,500	1.0000	\$1,424,500	30.89%	1.18%
Industrial	0	\$0	\$0	NA	\$0	0.00%	0.00%
Residential	558	\$34,024,102	\$39,488,100	1.0000	\$39,488,100	16.06%	32.72%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
<b>Total Real</b>	<b>973</b>	<b>\$103,758,302</b>	<b>\$113,341,000</b>		<b>\$113,341,000</b>	<b>9.24%</b>	<b>93.92%</b>
<b>Personal Property</b>							
Commercial	20	\$113,400	\$289,900	1.0000	\$289,900	155.64%	0.24%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	7	\$6,865,800	\$7,043,400	1.0000	\$7,043,400	2.59%	5.84%
<b>Total Personal</b>	<b>27</b>	<b>\$6,979,200</b>	<b>\$7,333,300</b>		<b>\$7,333,300</b>	<b>5.07%</b>	<b>6.08%</b>
<b>Grand Total</b>	<b>1,000</b>	<b>\$110,737,502</b>	<b>\$120,674,300</b>		<b>\$120,674,300</b>	<b>8.97%</b>	<b>100.00%</b>

**St. Joseph County  
Lockport Township  
Summary of Recommended  
County Equalized Values and Trends**



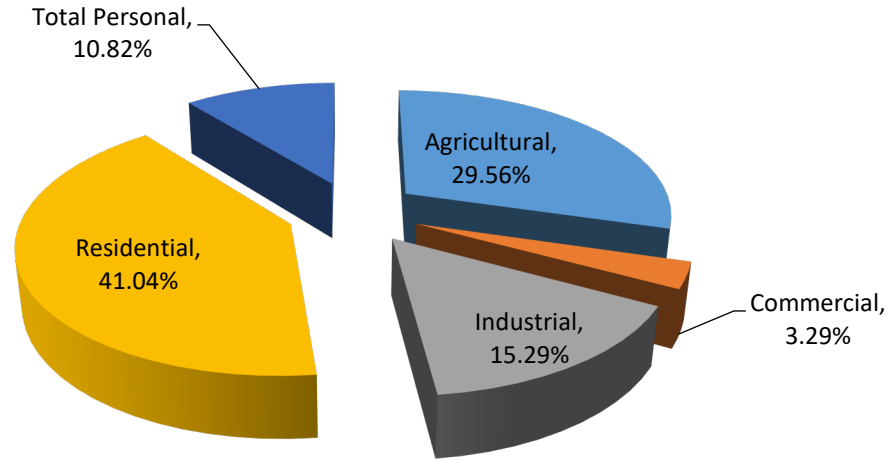
Class	Parcel Count	2023 State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
<b>Real Property</b>							
Agricultural	180	\$38,812,000	\$42,570,000	1.0000	\$42,570,000	9.68%	18.34%
Commercial	70	\$7,238,300	\$8,139,200	1.0000	\$8,139,200	12.45%	3.51%
Industrial	16	\$1,212,600	\$1,730,500	1.0000	\$1,730,500	42.71%	0.75%
Residential	1,983	\$152,574,900	\$174,006,300	1.0000	\$174,006,300	14.05%	74.98%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
<b>Total Real</b>	<b>2,249</b>	<b>\$199,837,800</b>	<b>\$226,446,000</b>		<b>\$226,446,000</b>	<b>13.31%</b>	<b>97.57%</b>
<b>Personal Property</b>							
Commercial	51	\$684,500	\$317,900	1.0000	\$317,900	-53.56%	0.14%
Industrial	3	\$14,700	\$14,700	1.0000	\$14,700	0.00%	0.01%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	14	\$4,947,500	\$5,299,200	1.0000	\$5,299,200	7.11%	2.28%
<b>Total Personal</b>	<b>68</b>	<b>\$5,646,700</b>	<b>\$5,631,800</b>		<b>\$5,631,800</b>	<b>-0.26%</b>	<b>2.43%</b>
<b>Grand Total</b>	<b>2,317</b>	<b>\$205,484,500</b>	<b>\$232,077,800</b>		<b>\$232,077,800</b>	<b>12.94%</b>	<b>100.00%</b>

**St. Joseph County  
Mendon Township**  
Summary of Recommended  
County Equalized Values and Trends



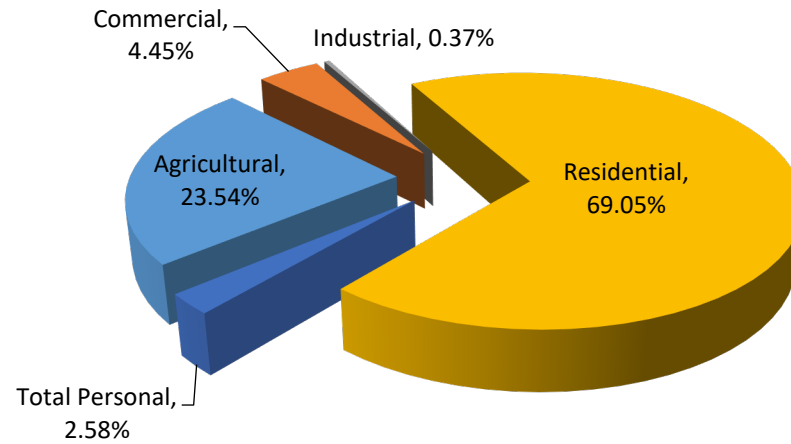
Class	Parcel Count	2023 State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
<b>Real Property</b>							
Agricultural	295	\$61,403,800	\$67,884,400	1.0000	\$67,884,400	10.55%	31.17%
Commercial	64	\$5,576,900	\$5,975,200	1.0000	\$5,975,200	7.14%	2.74%
Industrial	24	\$5,144,600	\$6,137,400	1.0000	\$6,137,400	19.30%	2.82%
Residential	1,404	\$80,589,700	\$96,705,050	1.0000	\$96,705,050	20.00%	44.41%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
<b>Total Real</b>	<b>1,787</b>	<b>\$152,715,000</b>	<b>\$176,702,050</b>		<b>\$176,702,050</b>	<b>15.71%</b>	<b>81.14%</b>
<b>Personal Property</b>							
Commercial	65	\$108,700	\$215,400	1.0000	\$215,400	98.16%	0.10%
Industrial	6	\$13,800	\$12,400	1.0000	\$12,400	-10.14%	0.01%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$40,416,600	\$40,833,400	1.0000	\$40,833,400	1.03%	18.75%
<b>Total Personal</b>	<b>81</b>	<b>\$40,539,100</b>	<b>\$41,061,200</b>		<b>\$41,061,200</b>	<b>1.29%</b>	<b>18.86%</b>
<b>Grand Total</b>	<b>1,868</b>	<b>\$193,254,100</b>	<b>\$217,763,250</b>		<b>\$217,763,250</b>	<b>12.68%</b>	<b>100.00%</b>

**St. Joseph County  
Mottville Township  
Summary of Recommended  
County Equalized Values and Trends**



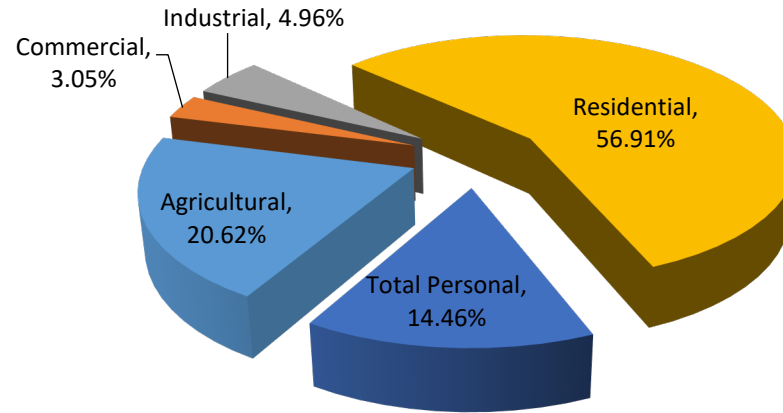
Class	Parcel Count	2023 State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
<b>Real Property</b>							
Agricultural	162	\$35,658,700	\$39,899,000	1.0000	\$39,899,000	11.89%	29.56%
Commercial	31	\$3,374,900	\$4,445,600	1.0000	\$4,445,600	31.73%	3.29%
Industrial	31	\$17,639,500	\$20,642,000	1.0000	\$20,642,000	17.02%	15.29%
Residential	719	\$47,480,300	\$55,392,400	1.0000	\$55,392,400	16.66%	41.04%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
<b>Total Real</b>	<b>943</b>	<b>\$104,153,400</b>	<b>\$120,379,000</b>		<b>\$120,379,000</b>	<b>15.58%</b>	<b>89.18%</b>
<b>Personal Property</b>							
Commercial	27	\$133,100	\$139,700	1.0000	\$139,700	4.96%	0.10%
Industrial	9	\$877,000	\$1,152,100	1.0000	\$1,152,100	31.37%	0.85%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$9,348,500	\$13,310,700	1.0000	\$13,310,700	42.38%	9.86%
<b>Total Personal</b>	<b>46</b>	<b>\$10,358,600</b>	<b>\$14,602,500</b>		<b>\$14,602,500</b>	<b>40.97%</b>	<b>10.82%</b>
<b>Grand Total</b>	<b>989</b>	<b>\$114,512,000</b>	<b>\$134,981,500</b>		<b>\$134,981,500</b>	<b>17.88%</b>	<b>100.00%</b>

**St. Joseph County  
Nottawa Township**  
Summary of Recommended  
County Equalized Values and Trends



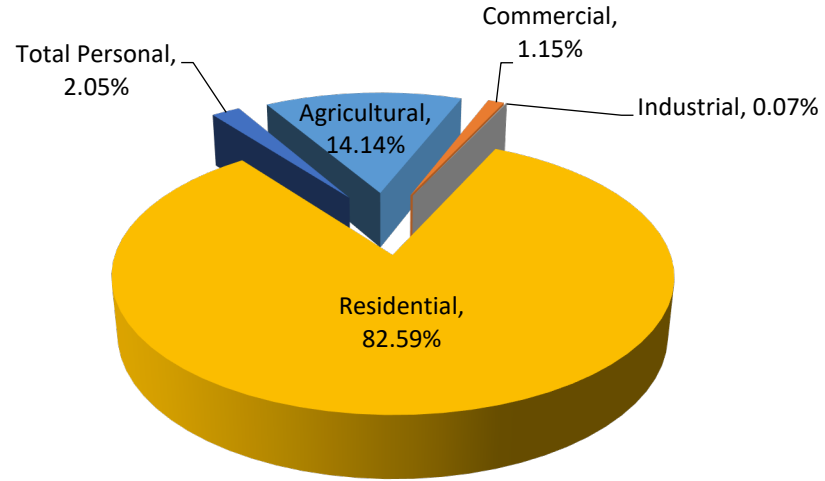
Class	Parcel Count	2023 State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
<b>Real Property</b>							
Agricultural	319	\$65,488,100	\$71,119,700	1.0000	\$71,119,700	8.60%	23.54%
Commercial	98	\$12,210,300	\$13,457,300	1.0000	\$13,457,300	10.21%	4.45%
Industrial	12	\$550,500	\$1,123,900	1.0000	\$1,123,900	104.16%	0.37%
Residential	1,942	\$174,889,300	\$208,588,400	1.0000	\$208,588,400	19.27%	69.05%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
<b>Total Real</b>	<b>2,371</b>	<b>\$253,138,200</b>	<b>\$294,289,300</b>		<b>\$294,289,300</b>	<b>16.26%</b>	<b>97.42%</b>
<b>Personal Property</b>							
Commercial	133	\$2,140,200	\$2,910,100	1.0000	\$2,910,100	35.97%	0.96%
Industrial	5	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	11	\$4,828,400	\$4,875,700	1.0000	\$4,875,700	0.98%	1.61%
<b>Total Personal</b>	<b>149</b>	<b>\$6,968,600</b>	<b>\$7,785,800</b>		<b>\$7,785,800</b>	<b>11.73%</b>	<b>2.58%</b>
<b>Grand Total</b>	<b>2,520</b>	<b>\$260,106,800</b>	<b>\$302,075,100</b>		<b>\$302,075,100</b>	<b>16.14%</b>	<b>100.00%</b>

**St. Joseph County  
Park Township**  
Summary of Recommended  
County Equalized Values and Trends



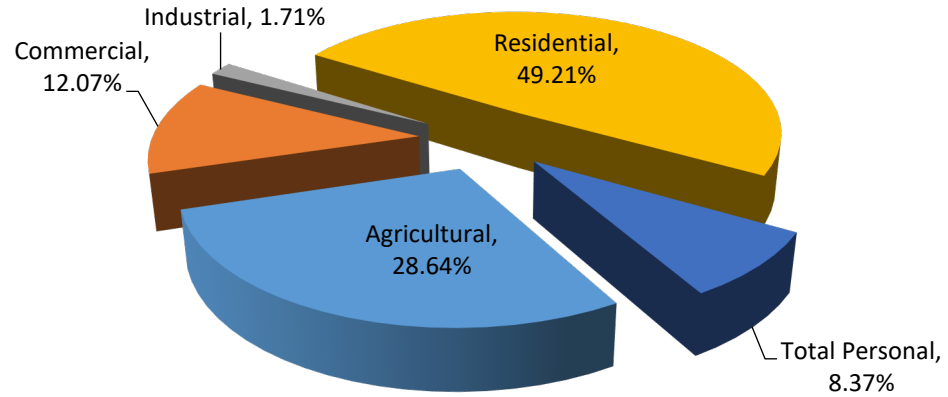
Class	Parcel Count	2023 State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
<b>Real Property</b>							
Agricultural	245	\$54,384,800	\$56,827,400	1.0000	\$56,827,400	4.49%	20.62%
Commercial	44	\$9,291,500	\$8,419,600	1.0000	\$8,419,600	-9.38%	3.05%
Industrial	24	\$11,582,800	\$13,663,000	1.0000	\$13,663,000	17.96%	4.96%
Residential	1,407	\$136,122,600	\$156,862,100	1.0000	\$156,862,100	15.24%	56.91%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
<b>Total Real</b>	<b>1,720</b>	<b>\$211,381,700</b>	<b>\$235,772,100</b>		<b>\$235,772,100</b>	<b>11.54%</b>	<b>85.54%</b>
<b>Personal Property</b>							
Commercial	47	\$1,104,000	\$1,216,700	1.0000	\$1,216,700	10.21%	0.44%
Industrial	11	\$173,700	\$156,400	1.0000	\$156,400	-9.96%	0.06%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	15	\$36,262,300	\$38,479,200	1.0000	\$38,479,200	6.11%	13.96%
<b>Total Personal</b>	<b>73</b>	<b>\$37,540,000</b>	<b>\$39,852,300</b>		<b>\$39,852,300</b>	<b>6.16%</b>	<b>14.46%</b>
<b>Grand Total</b>	<b>1,793</b>	<b>\$248,921,700</b>	<b>\$275,624,400</b>		<b>\$275,624,400</b>	<b>10.73%</b>	<b>100.00%</b>

**St. Joseph County  
Sherman Township  
Summary of Recommended  
County Equalized Values and Trends**



Class	Parcel Count	2023 State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
<b>Real Property</b>							
Agricultural	163	\$39,893,100	\$43,415,500	1.0000	\$43,415,500	8.83%	14.14%
Commercial	23	\$3,054,100	\$3,529,600	1.0000	\$3,529,600	15.57%	1.15%
Industrial	1	\$176,000	\$216,100	1.0000	\$216,100	22.78%	0.07%
Residential	1,980	\$216,410,341	\$253,597,300	1.0000	\$253,597,300	17.18%	82.59%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
<b>Total Real</b>	<b>2,167</b>	<b>\$259,533,541</b>	<b>\$300,758,500</b>		<b>\$300,758,500</b>	<b>15.88%</b>	<b>97.95%</b>
<b>Personal Property</b>							
Commercial	32	\$155,100	\$110,400	1.0000	\$110,400	-28.82%	0.04%
Industrial	3	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	12	\$6,078,800	\$6,187,600	1.0000	\$6,187,600	1.79%	2.02%
<b>Total Personal</b>	<b>47</b>	<b>\$6,233,900</b>	<b>\$6,298,000</b>		<b>\$6,298,000</b>	<b>1.03%</b>	<b>2.05%</b>
<b>Grand Total</b>	<b>2,214</b>	<b>\$265,767,441</b>	<b>\$307,056,500</b>		<b>\$307,056,500</b>	<b>15.54%</b>	<b>100.00%</b>

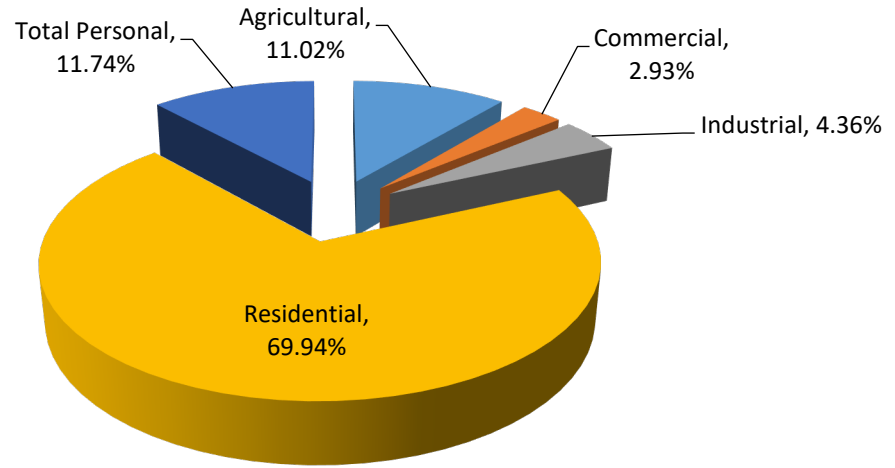
**St. Joseph County  
Sturgis Township**  
Summary of Recommended  
County Equalized Values and Trends



Class	Parcel Count	2023 State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
<b>Real Property</b>							
Agricultural	153	\$33,796,600	\$35,706,400	1.0000	\$35,706,400	5.65%	28.64%
Commercial	92	\$13,079,200	\$15,046,200	1.0000	\$15,046,200	15.04%	12.07%
Industrial	13	\$2,000,300	\$2,126,200	1.0000	\$2,126,200	6.29%	1.71%
Residential	683	\$52,361,800	\$61,340,200	1.0000	\$61,340,200	17.15%	49.21%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
<b>Total Real</b>	<b>941</b>	<b>\$101,237,900</b>	<b>\$114,219,000</b>		<b>\$114,219,000</b>	<b>12.82%</b>	<b>91.63%</b>
<b>Personal Property</b>							
Commercial	74	\$856,100	\$1,235,100	1.0000	\$1,235,100	44.27%	0.99%
Industrial	2	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	4	\$7,544,400	\$9,197,700	1.0000	\$9,197,700	21.91%	7.38%
<b>Total Personal</b>	<b>80</b>	<b>\$8,400,500</b>	<b>\$10,432,800</b>		<b>\$10,432,800</b>	<b>24.19%</b>	<b>8.37%</b>
<b>Grand Total</b>	<b>1,021</b>	<b>\$109,638,400</b>	<b>\$124,651,800</b>		<b>\$124,651,800</b>	<b>13.69%</b>	<b>100.00%</b>

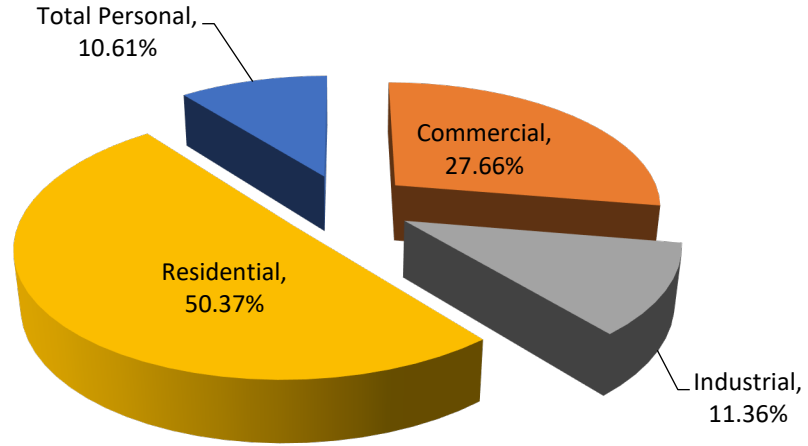


**St. Joseph County  
White Pigeon Township  
Summary of Recommended  
County Equalized Values and Trends**



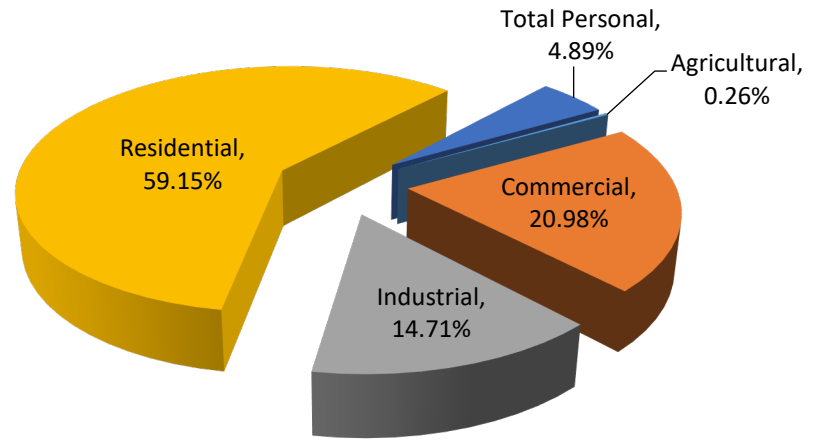
Class	Parcel Count	2023 State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
<b>Real Property</b>							
Agricultural	226	\$40,720,700	\$44,342,000	1.0000	\$44,342,000	8.89%	11.02%
Commercial	159	\$10,771,600	\$11,807,400	1.0000	\$11,807,400	9.62%	2.93%
Industrial	54	\$13,605,800	\$17,558,400	1.0000	\$17,558,400	29.05%	4.36%
Residential	2,343	\$232,990,600	\$281,401,200	1.0000	\$281,401,200	20.78%	69.94%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
<b>Total Real</b>	<b>2,782</b>	<b>\$298,088,700</b>	<b>\$355,109,000</b>		<b>\$355,109,000</b>	<b>19.13%</b>	<b>88.26%</b>
<b>Personal Property</b>							
Commercial	77	\$416,900	\$385,200	1.0000	\$385,200	-7.60%	0.10%
Industrial	15	\$3,692,600	\$3,659,800	1.0000	\$3,659,800	-0.89%	0.91%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	14	\$43,140,100	\$43,168,400	1.0000	\$43,168,400	0.07%	10.73%
<b>Total Personal</b>	<b>106</b>	<b>\$47,249,600</b>	<b>\$47,213,400</b>		<b>\$47,213,400</b>	<b>-0.08%</b>	<b>11.74%</b>
<b>Grand Total</b>	<b>2,888</b>	<b>\$345,338,300</b>	<b>\$402,322,400</b>		<b>\$402,322,400</b>	<b>16.50%</b>	<b>100.00%</b>

**St. Joseph County  
Three Rivers City  
Summary of Recommended  
County Equalized Values and Trends**



Class	Parcel Count	2023 State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
<b>Real Property</b>							
Agricultural	0	\$0	\$0	NA	\$0	0.00%	0.00%
Commercial	320	\$71,841,500	\$80,835,300	1.0000	\$80,835,300	12.52%	27.66%
Industrial	70	\$28,382,400	\$33,213,400	1.0000	\$33,213,400	17.02%	11.36%
Residential	2,544	\$120,534,900	\$147,226,000	1.0000	\$147,226,000	22.14%	50.37%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
<b>Total Real</b>	<b>2,934</b>	<b>\$220,758,800</b>	<b>\$261,274,700</b>		<b>\$261,274,700</b>	<b>18.35%</b>	<b>89.39%</b>
<b>Personal Property</b>							
Commercial	350	\$14,330,900	\$12,809,900	1.0000	\$12,809,900	-10.61%	4.38%
Industrial	48	\$920,200	\$658,000	1.0000	\$658,000	-28.49%	0.23%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	3	\$17,124,000	\$17,527,400	1.0000	\$17,527,400	2.36%	6.00%
<b>Total Personal</b>	<b>401</b>	<b>\$32,375,100</b>	<b>\$30,995,300</b>		<b>\$30,995,300</b>	<b>-4.26%</b>	<b>10.61%</b>
<b>Grand Total</b>	<b>3,335</b>	<b>\$253,133,900</b>	<b>\$292,270,000</b>		<b>\$292,270,000</b>	<b>15.46%</b>	<b>100.00%</b>

**St. Joseph County  
Sturgis City**  
Summary of Recommended  
County Equalized Values and Trends



Class	Parcel Count	2023 State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
<b>Real Property</b>							
Agricultural	13	\$1,040,800	\$1,061,600	1.0000	\$1,061,600	2.00%	0.26%
Commercial	313	\$80,021,300	\$85,544,500	1.0000	\$85,544,500	6.90%	20.98%
Industrial	132	\$62,162,000	\$59,959,400	1.0000	\$59,959,400	-3.54%	14.71%
Residential	3,386	\$209,942,000	\$241,156,750	1.0000	\$241,156,750	14.87%	59.15%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
<b>Total Real</b>	<b>3,844</b>	<b>\$353,166,100</b>	<b>\$387,722,250</b>		<b>\$387,722,250</b>	<b>9.78%</b>	<b>95.11%</b>
<b>Personal Property</b>							
Commercial	367	\$8,100,700	\$9,071,100	1.0000	\$9,071,100	11.98%	2.23%
Industrial	53	\$7,621,300	\$6,988,700	1.0000	\$6,988,700	-8.30%	1.71%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	3	\$3,666,300	\$3,890,070	1.0000	\$3,890,070	6.10%	0.95%
<b>Total Personal</b>	<b>423</b>	<b>\$19,388,300</b>	<b>\$19,949,870</b>		<b>\$19,949,870</b>	<b>2.90%</b>	<b>4.89%</b>
<b>Grand Total</b>	<b>4,267</b>	<b>\$372,554,400</b>	<b>\$407,672,120</b>		<b>\$407,672,120</b>	<b>9.43%</b>	<b>100.00%</b>

**St. Joseph County**  
**2024 Agricultural Real Property Recapitulation**

Unit of Govt.	2024 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2024 Equalized Value	% of Class
Burr Oak Township	\$60,971,900	49.99%	1.0000	\$0	\$60,971,900	7.23%
Colon Township	\$67,927,700	49.78%	1.0000	\$0	\$67,927,700	8.06%
Constantine Township	\$59,935,000	49.57%	1.0000	\$0	\$59,935,000	7.11%
Fabius Township	\$22,450,800	49.88%	1.0000	\$0	\$22,450,800	2.66%
Fawn River Township	\$30,413,600	49.90%	1.0000	\$0	\$30,413,600	3.61%
Florence Township	\$84,219,175	49.46%	1.0000	\$0	\$84,219,175	9.99%
Flowerfield Township	\$41,661,000	49.01%	1.0000	\$0	\$41,661,000	4.94%
Leonidas Township	\$72,428,400	49.54%	1.0000	\$0	\$72,428,400	8.59%
Lockport Township	\$42,570,000	49.90%	1.0000	\$0	\$42,570,000	5.05%
Mendon Township	\$67,884,400	49.46%	1.0000	\$0	\$67,884,400	8.05%
Mottville Township	\$39,899,000	49.46%	1.0000	\$0	\$39,899,000	4.73%
Nottawa Township	\$71,119,700	49.86%	1.0000	\$0	\$71,119,700	8.44%
Park Township	\$56,827,400	49.80%	1.0000	\$0	\$56,827,400	6.74%
Sherman Township	\$43,415,500	49.89%	1.0000	\$0	\$43,415,500	5.15%
Sturgis Township	\$35,706,400	49.79%	1.0000	\$0	\$35,706,400	4.24%
White Pigeon Township	\$44,342,000	49.38%	1.0000	\$0	\$44,342,000	5.26%
Three Rivers City	\$0	0.00%	NA	\$0	\$0	0.00%
Sturgis City	\$1,061,600	49.93%	1.0000	\$0	\$1,061,600	0.13%
<b>St. Joseph County Total</b>	<b>\$842,833,575</b>			<b>\$0</b>	<b>\$842,833,575</b>	<b>100%</b>

**St. Joseph County**  
**2024 Commercial Real Property Recapitulation**

Unit of Govt.	2024 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2024 Equalized Value	% of Class
Burr Oak Township	\$1,866,000	49.78%	1.0000	\$0	\$1,866,000	0.71%
Colon Township	\$5,104,100	49.61%	1.0000	\$0	\$5,104,100	1.93%
Constantine Township	\$7,309,700	49.84%	1.0000	\$0	\$7,309,700	2.77%
Fabius Township	\$7,574,600	49.97%	1.0000	\$0	\$7,574,600	2.87%
Fawn River Township	\$1,667,000	49.89%	1.0000	\$0	\$1,667,000	0.63%
Florence Township	\$0	0.00%	NA	\$0	\$0	0.00%
Flowerfield Township	\$1,665,200	49.80%	1.0000	\$0	\$1,665,200	0.63%
Leonidas Township	\$1,424,500	49.66%	1.0000	\$0	\$1,424,500	0.54%
Lockport Township	\$8,139,200	49.79%	1.0000	\$0	\$8,139,200	3.09%
Mendon Township	\$5,975,200	49.41%	1.0000	\$0	\$5,975,200	2.26%
Mottville Township	\$4,445,600	49.41%	1.0000	\$0	\$4,445,600	1.69%
Nottawa Township	\$13,457,300	49.26%	1.0000	\$0	\$13,457,300	5.10%
Park Township	\$8,419,600	49.92%	1.0000	\$0	\$8,419,600	3.19%
Sherman Township	\$3,529,600	49.91%	1.0000	\$0	\$3,529,600	1.34%
Sturgis Township	\$15,046,200	49.98%	1.0000	\$0	\$15,046,200	5.70%
White Pigeon Township	\$11,807,400	49.65%	1.0000	\$0	\$11,807,400	4.48%
Three Rivers City	\$80,835,300	49.63%	1.0000	\$0	\$80,835,300	30.64%
Sturgis City	\$85,544,500	49.93%	1.0000	\$0	\$85,544,500	32.43%
<b>St. Joseph County Total</b>	<b>\$263,811,000</b>			<b>\$0</b>	<b>\$263,811,000</b>	<b>100%</b>

**St. Joseph County**  
**2024 Industrial Real Property Recapitulation**

Unit of Govt.	2024 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2024 Equalized Value	% of Class
Burr Oak Township	\$1,641,900	49.91%	1.0000	\$0	\$1,641,900	0.84%
Colon Township	\$3,030,300	49.91%	1.0000	\$0	\$3,030,300	1.55%
Constantine Township	\$31,741,800	49.48%	1.0000	\$0	\$31,741,800	16.24%
Fabius Township	\$2,508,800	49.98%	1.0000	\$0	\$2,508,800	1.28%
Fawn River Township	\$0	0.00%	NA	\$0	\$0	0.00%
Florence Township	\$192,600	49.77%	1.0000	\$0	\$192,600	0.10%
Flowerfield Township	\$16,400	49.65%	1.0000	\$0	\$16,400	0.01%
Leonidas Township	\$0	0.00%	NA	\$0	\$0	0.00%
Lockport Township	\$1,730,500	49.93%	1.0000	\$0	\$1,730,500	0.89%
Mendon Township	\$6,137,400	49.54%	1.0000	\$0	\$6,137,400	3.14%
Mottville Township	\$20,642,000	49.54%	1.0000	\$0	\$20,642,000	10.56%
Nottawa Township	\$1,123,900	49.48%	1.0000	\$0	\$1,123,900	0.57%
Park Township	\$13,663,000	49.94%	1.0000	\$0	\$13,663,000	6.99%
Sherman Township	\$216,100	49.94%	1.0000	\$0	\$216,100	0.11%
Sturgis Township	\$2,126,200	49.92%	1.0000	\$0	\$2,126,200	1.09%
White Pigeon Township	\$17,558,400	49.51%	1.0000	\$0	\$17,558,400	8.98%
Three Rivers City	\$33,213,400	49.25%	1.0000	\$0	\$33,213,400	16.99%
Sturgis City	\$59,959,400	49.93%	1.0000	\$0	\$59,959,400	30.67%
<b>St. Joseph County Total</b>	<b>\$195,502,100</b>			<b>\$0</b>	<b>\$195,502,100</b>	<b>100%</b>

**St. Joseph County**  
**2024 Residential Real Property Recapitulation**

Unit of Govt.	2024 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2024 Equalized Value	% of Class
Burr Oak Township	\$103,010,200	49.92%	1.0000	\$0	\$103,010,200	3.90%
Colon Township	\$159,403,800	49.66%	1.0000	\$0	\$159,403,800	6.04%
Constantine Township	\$130,369,700	49.46%	1.0000	\$0	\$130,369,700	4.94%
Fabius Township	\$338,281,300	49.91%	1.0000	\$0	\$338,281,300	12.82%
Fawn River Township	\$57,746,200	49.71%	1.0000	\$0	\$57,746,200	2.19%
Florence Township	\$45,777,005	49.65%	1.0000	\$0	\$45,777,005	1.74%
Flowerfield Township	\$87,952,400	49.83%	1.0000	\$0	\$87,952,400	3.33%
Leonidas Township	\$39,488,100	49.55%	1.0000	\$0	\$39,488,100	1.50%
Lockport Township	\$174,006,300	49.98%	1.0000	\$0	\$174,006,300	6.60%
Mendon Township	\$96,705,050	49.57%	1.0000	\$0	\$96,705,050	3.67%
Mottville Township	\$55,392,400	49.57%	1.0000	\$0	\$55,392,400	2.10%
Nottawa Township	\$208,588,400	49.16%	1.0000	\$0	\$208,588,400	7.91%
Park Township	\$156,862,100	49.88%	1.0000	\$0	\$156,862,100	5.95%
Sherman Township	\$253,597,300	49.90%	1.0000	\$0	\$253,597,300	9.61%
Sturgis Township	\$61,340,200	49.94%	1.0000	\$0	\$61,340,200	2.32%
White Pigeon Township	\$281,401,200	49.46%	1.0000	\$0	\$281,401,200	10.67%
Three Rivers City	\$147,226,000	49.10%	1.0000	\$0	\$147,226,000	5.58%
Sturgis City	\$241,156,750	49.85%	1.0000	\$0	\$241,156,750	9.14%
<b>St. Joseph County Total</b>	<b>\$2,638,304,405</b>			<b>\$0</b>	<b>\$2,638,304,405</b>	<b>100%</b>

**St. Joseph County**  
2024 Personal Property Recapitulation

Unit of Govt.	2024			Value Adjustment	2024	
	Assessed Value	Ratio To Value	Equalization Factor		Equalized Value	% of Class
Burr Oak Township	\$8,766,500	50.00%	1.0000	\$0	\$8,766,500	2.81%
Colon Township	\$8,303,500	50.00%	1.0000	\$0	\$8,303,500	2.66%
Constantine Township	\$13,523,500	50.00%	1.0000	\$0	\$13,523,500	4.33%
Fabius Township	\$24,642,900	50.00%	1.0000	\$0	\$24,642,900	7.88%
Fawn River Township	\$1,098,800	50.00%	1.0000	\$0	\$1,098,800	0.35%
Florence Township	\$4,659,735	50.00%	1.0000	\$0	\$4,659,735	1.49%
Flowerfield Township	\$20,378,078	50.00%	1.0000	\$0	\$20,378,078	6.52%
Leonidas Township	\$7,333,300	50.00%	1.0000	\$0	\$7,333,300	2.35%
Lockport Township	\$5,631,800	50.00%	1.0000	\$0	\$5,631,800	1.80%
Mendon Township	\$41,061,200	50.00%	1.0000	\$0	\$41,061,200	13.14%
Mottville Township	\$14,602,500	50.00%	1.0000	\$0	\$14,602,500	4.67%
Nottawa Township	\$7,785,800	50.00%	1.0000	\$0	\$7,785,800	2.49%
Park Township	\$39,852,300	50.00%	1.0000	\$0	\$39,852,300	12.75%
Sherman Township	\$6,298,000	50.00%	1.0000	\$0	\$6,298,000	2.02%
Sturgis Township	\$10,432,800	50.00%	1.0000	\$0	\$10,432,800	3.34%
White Pigeon Township	\$47,213,400	50.00%	1.0000	\$0	\$47,213,400	15.11%
Three Rivers City	\$30,995,300	50.00%	1.0000	\$0	\$30,995,300	9.92%
Sturgis City	\$19,949,870	50.00%	1.0000	\$0	\$19,949,870	6.38%
<b>St. Joseph County Total</b>	<b>\$312,529,283</b>			<b>\$0</b>	<b>\$312,529,283</b>	<b>100%</b>



**St. Joseph County**  
**Agricultural**  
Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	274	\$121,943,800	\$445,050
Colon Township	296	\$135,855,400	\$458,971
Constantine Township	212	\$119,870,000	\$565,425
Fabius Township	134	\$44,901,600	\$335,087
Fawn River Township	162	\$60,827,200	\$375,477
Florence Township	287	\$168,438,350	\$586,893
Flowerfield Township	200	\$83,322,000	\$416,610
Leonidas Township	391	\$144,856,800	\$370,478
Lockport Township	180	\$85,140,000	\$473,000
Mendon Township	295	\$135,768,800	\$460,233
Mottville Township	162	\$79,798,000	\$492,580
Nottawa Township	319	\$142,239,400	\$445,892
Park Township	245	\$113,654,800	\$463,897
Sherman Township	163	\$86,831,000	\$532,706
Sturgis Township	153	\$71,412,800	\$466,750
White Pigeon Township	226	\$88,684,000	\$392,407
Three Rivers City	0	\$0	\$0
Sturgis City	13	\$2,123,200	\$163,323
<b>County Wide</b>	<b>3712</b>	<b>\$1,685,667,150</b>	<b>\$454,113</b>

## St. Joseph County

### Commercial

Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	35	\$3,732,000	\$106,629
Colon Township	64	\$10,208,200	\$159,503
Constantine Township	103	\$14,619,400	\$141,936
Fabius Township	63	\$15,149,200	\$240,463
Fawn River Township	14	\$3,334,000	\$238,143
Florence Township	0	\$0	\$0
Flowerfield Township	7	\$3,330,400	\$475,771
Leonidas Township	24	\$2,849,000	\$118,708
Lockport Township	70	\$16,278,400	\$232,549
Mendon Township	64	\$11,950,400	\$186,725
Mottville Township	31	\$8,891,200	\$286,813
Nottawa Township	98	\$26,914,600	\$274,639
Park Township	44	\$16,839,200	\$382,709
Sherman Township	23	\$7,059,200	\$306,922
Sturgis Township	92	\$30,092,400	\$327,091
White Pigeon Township	159	\$23,614,800	\$148,521
Three Rivers City	320	\$161,670,600	\$505,221
Sturgis City	313	\$171,089,000	\$546,610
<b>County Wide</b>	<b>1524</b>	<b>\$527,622,000</b>	<b>\$346,209</b>

## St. Joseph County

### Industrial

#### Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	27	\$3,283,800	\$121,622
Colon Township	14	\$6,060,600	\$432,900
Constantine Township	41	\$63,483,600	\$1,548,380
Fabius Township	30	\$5,017,600	\$167,253
Fawn River Township	0	\$0	\$0
Florence Township	6	\$385,200	\$64,200
Flowerfield Township	1	\$32,800	\$32,800
Leonidas Township	0	\$0	\$0
Lockport Township	16	\$3,461,000	\$216,313
Mendon Township	24	\$12,274,800	\$511,450
Mottville Township	31	\$41,284,000	\$1,331,742
Nottawa Township	12	\$2,247,800	\$187,317
Park Township	24	\$27,326,000	\$1,138,583
Sherman Township	1	\$432,200	\$432,200
Sturgis Township	13	\$4,252,400	\$327,108
White Pigeon Township	54	\$35,116,800	\$650,311
Three Rivers City	70	\$66,426,800	\$948,954
Sturgis City	132	\$119,918,800	\$908,476
<b>County Wide</b>	<b>496</b>	<b>\$391,004,200</b>	<b>\$788,315</b>

## St. Joseph County

### Residential

Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	1,261	\$206,020,400	\$163,379
Colon Township	2,200	\$318,807,600	\$144,913
Constantine Township	1,652	\$260,739,400	\$157,833
Fabius Township	2,643	\$676,562,600	\$255,983
Fawn River Township	687	\$115,492,400	\$168,111
Florence Township	524	\$91,554,010	\$174,721
Flowerfield Township	873	\$175,904,800	\$201,495
Leonidas Township	558	\$78,976,200	\$141,534
Lockport Township	1,983	\$348,012,600	\$175,498
Mendon Township	1,404	\$193,410,100	\$137,756
Mottville Township	719	\$110,784,800	\$154,082
Nottawa Township	1,942	\$417,176,800	\$214,818
Park Township	1,407	\$313,724,200	\$222,974
Sherman Township	1,980	\$507,194,600	\$256,159
Sturgis Township	683	\$122,680,400	\$179,620
White Pigeon Township	2,343	\$562,802,400	\$240,206
Three Rivers City	2,544	\$294,452,000	\$115,744
Sturgis City	3,386	\$482,313,500	\$142,443
<b>County Wide</b>	<b>28,789</b>	<b>\$5,276,608,810</b>	<b>\$183,286</b>

## St. Joseph County

### Top 15 Taxpayers by School District (Equalized Value)

#### Athens Schools Top 15 Owners by C.E.V.

MC MASTER JASON T & TONIE J	\$656,100	2 Parcel(s)
COUSINO DONNA R TRUST	\$329,500	1 Parcel(s)
APPLEGATE REVOCABLE TRUST	\$137,600	1 Parcel(s)
CONSUMERS ENERGY CO	\$26,600	1 Parcel(s)

#### Bronson Schools Top 15 Owners by C.E.V.

KING FARMS	\$200,900	1 Parcel(s)
OTTO JOHN A & NORMA K	\$126,200	1 Parcel(s)
CONSUMERS ENERGY CO	\$2,300	1 Parcel(s)

## St. Joseph County

### Top 15 Taxpayers by School District (Equalized Value)

#### Burr Oak Schools Top 15 Owners by C.E.V.

CONSUMERS ENERGY CO	\$7,285,100	6 Parcel(s)
KING J RANDALL TRUST	\$2,638,000	10 Parcel(s)
MACDANIELS WILLIAM H & CYNTHIA K	\$1,766,700	15 Parcel(s)
PRAIRIE RIVER FARM LLC	\$1,688,200	3 Parcel(s)
YODER LOWAYNE & PHYLLIS D TRUST	\$1,259,700	5 Parcel(s)
MILLER LYNN M	\$1,208,100	4 Parcel(s)
WALL FAMILY TRUST	\$1,134,400	5 Parcel(s)
FOSTER ROBERT N TRUST	\$1,127,800	6 Parcel(s)
TRIPLE S FARMS INC	\$1,095,600	4 Parcel(s)
BAKER RODNEY TRUST	\$1,071,900	3 Parcel(s)
KELLEY LYNDON L & JANE E	\$1,047,800	2 Parcel(s)
TROYER LENNIS & NANCY TRUST	\$973,700	3 Parcel(s)
ULTZ RICHARD E	\$919,700	5 Parcel(s)
BAKER EMILY TRUST	\$836,700	1 Parcel(s)
LEVERENCE KEITH & BETTY L TRUST	\$823,500	5 Parcel(s)

#### Centreville Schools Top 15 Owners by C.E.V.

CONSUMERS ENERGY CO	\$5,443,300	7 Parcel(s)
STUBY LAND LLC	\$3,271,600	6 Parcel(s)
MILLER JOHN E & TAMARA J	\$2,740,500	9 Parcel(s)
HENSELL JACK R TRUST UND 1/2 INT &	\$2,642,000	5 Parcel(s)
RICE LAWRENCE A & DEBORAH L	\$2,529,000	11 Parcel(s)
KELLEYS GREENACRES FARMS INC	\$2,366,100	2 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$2,278,100	11 Parcel(s)
RICE ARTHUR G TRUSTEE	\$2,233,200	3 Parcel(s)
JONES JERRY A & DARCY J	\$2,180,400	9 Parcel(s)
STURGIS FARMS LLC	\$2,144,900	5 Parcel(s)
AEP IN MI TRANSMISSION CO	\$2,087,700	2 Parcel(s)
STEFFEL PAUL T & CONNIE J TRUST	\$1,998,400	7 Parcel(s)
STUTZMAN REAL PROPERTIES LLC	\$1,907,100	3 Parcel(s)
STORMS LAVON R TRUSTEE	\$1,727,000	5 Parcel(s)
BOHM ROLLAND G REV QTIP TRUST	\$1,552,700	7 Parcel(s)

## St. Joseph County

### Top 15 Taxpayers by School District (Equalized Value)

#### Colon Schools Top 15 Owners by C.E.V.

CONSUMERS ENERGY CO	\$9,706,500	7 Parcel(s)
CERES FARMS LLC	\$3,078,000	16 Parcel(s)
MICHIGAN ELECTRIC TRANS	\$2,899,500	1 Parcel(s)
CAMPBELL FAMILY TRUST	\$2,820,100	10 Parcel(s)
DECKER DENNIS N & MARSHA L	\$2,775,200	11 Parcel(s)
HOSTETLER ALLIE M TRUST	\$2,440,500	9 Parcel(s)
COOMER DARREL & MARIE TRUST	\$1,898,400	14 Parcel(s)
BARRETT LEON G & KATHRYN L	\$1,838,000	8 Parcel(s)
YODER LAVON D & VALERIE G TRUST	\$1,747,900	8 Parcel(s)
BELSON ROBERT C & LAURA F	\$1,600,600	6 Parcel(s)
CAMPBELL TONY L & JANNETTE M	\$1,526,500	7 Parcel(s)
CLARK ALVIN R TRUST	\$1,511,700	10 Parcel(s)
ENGLE HELEN, RICHARD & TINA	\$1,503,100	4 Parcel(s)
FRISBIE LOREN M - REV TRUST	\$1,493,700	7 Parcel(s)
BRUECK DOUGLAS L & KATHERINE L	\$1,379,700	6 Parcel(s)

#### Constantine Schools Top 15 Owners by C.E.V.

BAYER GREAT LAKES PRODUCTION CO LLC	\$10,150,000	2 Parcel(s)
INDIANA MICHIGAN POWER CO	\$6,674,100	9 Parcel(s)
PIONEER HI BRED INT INC	\$6,294,400	2 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$5,195,800	14 Parcel(s)
RUSSELL FARMS INC	\$4,749,200	12 Parcel(s)
MILLER EDGAR W & PHYLLIS K	\$3,648,100	8 Parcel(s)
STEARNS PATRICIA L TRUST	\$3,619,100	15 Parcel(s)
AMERICAN ELECTRIC POWER	\$3,166,500	8 Parcel(s)
AEP IN MI TRANSMISSION CO	\$3,135,300	4 Parcel(s)
LOVEJOY GLENN A & SANDRA K	\$2,841,100	10 Parcel(s)
BURGENER JANE A	\$2,482,800	7 Parcel(s)
L M 2 HOLDINGS LLC	\$2,464,500	1 Parcel(s)
MOORD PETER SCOTT TRUST	\$2,403,200	6 Parcel(s)
KLETT JAMES W	\$2,310,600	7 Parcel(s)
PLATZ VIVIAN V TRUST	\$2,187,700	4 Parcel(s)

## St. Joseph County

### Top 15 Taxpayers by School District (Equalized Value)

#### Marcellus Schools Top 15 Owners by C.E.V.

KINDIG JANICE Y	\$651,900	3 Parcel(s)
SCHUG VICTOR L	\$623,600	5 Parcel(s)
NAFZIGER WESLEY J & KENDRA S	\$470,700	3 Parcel(s)
FOX CHRIS L & DARCI E L	\$355,300	3 Parcel(s)
CRIPPS RICHARD P	\$336,000	1 Parcel(s)
PAWLIK AMY J TRUST	\$312,600	1 Parcel(s)
IVES ALAN & TERESA	\$299,700	2 Parcel(s)
BEURMANN CHRISTOPHER A & CAREY	\$299,300	1 Parcel(s)
SCHUG TIMOTHY L & LAURA J	\$289,200	1 Parcel(s)
RUPP JACK J & GINNA M	\$280,600	2 Parcel(s)
KELLOGG DOUGLAS A & BONNIE S	\$235,700	2 Parcel(s)
BELLEW JAMES L & TEREASA A	\$221,800	1 Parcel(s)
WORKMAN DONALD & SANDRA	\$219,100	1 Parcel(s)
MILLER DANIEL J	\$217,400	3 Parcel(s)
NELSON JOEL	\$214,400	2 Parcel(s)

#### Mendon Schools Top 15 Owners by C.E.V.

ENBRIDGE ENERGY LTD PARTNERSHIP	\$39,785,800	4 Parcel(s)
CONSUMERS ENERGY CO	\$7,691,200	13 Parcel(s)
RIEDSTRA DAIRY LTD	\$5,874,700	13 Parcel(s)
SCHMIDT LYLE FARMS LLC	\$4,911,300	22 Parcel(s)
C & J FARMS INC	\$4,477,500	22 Parcel(s)
CUPP KERRY L & BETTS ANNE E	\$2,553,400	13 Parcel(s)
KAUFFMAN FARM PROPERTIES 20 LLC	\$2,331,600	16 Parcel(s)
NEMIRE RICK W	\$2,315,900	5 Parcel(s)
VECTOR PIPELINE LTD PARTNERS	\$2,276,700	1 Parcel(s)
COOMER DARREL & MARIE TRUST	\$2,243,500	7 Parcel(s)
LYLE SCHMIDT FARMS LLC	\$2,153,500	8 Parcel(s)
KUHLMAN PHILLIP TRUST & GAIL TRUST	\$1,998,100	10 Parcel(s)
WILDS FARM PROPERTIES LLC	\$1,783,900	8 Parcel(s)
CUPP KIM S FAMILY TRUST	\$1,752,000	5 Parcel(s)
BELSON CHARLES A RESTATED TRUST	\$1,651,800	7 Parcel(s)



## St. Joseph County

### Top 15 Taxpayers by School District (Equalized Value)

#### Nottawa Schools Top 15 Owners by C.E.V.

BORGERT FAMILY FARMS LLC	\$2,379,800	13 Parcel(s)
TERRA 88 LLC	\$1,562,600	111 Parcel(s)
YODER EDITH TRUST	\$1,455,300	9 Parcel(s)
DUNNING JULIANNE M TRUST	\$1,364,900	8 Parcel(s)
CONSUMERS ENERGY CO	\$1,279,900	4 Parcel(s)
MARVIN MOUNTAINS POULTRY LLC	\$1,246,200	1 Parcel(s)
GRANDVIEW ACRES LLC	\$1,228,200	4 Parcel(s)
BORGERT DANIEL & PHYLLIS REV TRUST	\$1,169,800	5 Parcel(s)
JON WALTON FARMS LLC	\$1,165,300	8 Parcel(s)
NOTTAWA LUMBER INC	\$1,064,900	1 Parcel(s)
BORGERT DANIEL A TRUST-1/2INT & MILLER ALVIN H & MARY A TRUST	\$891,200	2 Parcel(s)
KUHLMAN PHILLIP TRUST & GAIL TRUST	\$760,500	1 Parcel(s)
HOCHSTETLER CHRIS & AMANDA TRUST	\$750,600	6 Parcel(s)
HOCHSTETLER MELVIN & ORPHA TRUST	\$750,500	2 Parcel(s)
	\$699,000	6 Parcel(s)

#### Sturgis Schools Top 15 Owners by C.E.V.

ABBOTT MANUFACTURING INC	\$15,653,000	9 Parcel(s)
MEIJER INC	\$11,213,400	2 Parcel(s)
WAL MART REAL ESTATE BUSINESS TRUST	\$8,672,900	1 Parcel(s)
AEP IN MI TRANSMISSION CO	\$6,969,900	3 Parcel(s)
REGENCY STURGIS LLC	\$6,177,500	4 Parcel(s)
ELECTRIC CITY SOLAR LLC	\$5,767,600	2 Parcel(s)
POINDEXTER PROPERTIES LLC	\$4,667,000	4 Parcel(s)
FAIRGROVE FARMS INC	\$3,956,700	8 Parcel(s)
BURR OAK TOOL INC	\$3,935,000	13 Parcel(s)
NORFALK PROPERTIES LLC	\$3,413,100	12 Parcel(s)
CONSUMERS ENERGY CO	\$3,207,600	5 Parcel(s)
DEER CREEK FARMS INC	\$3,086,800	11 Parcel(s)
LITTLEFIELD LARRY N & LYNN M TRUST	\$2,993,500	17 Parcel(s)
CRITES JAMIE D & SHARON L	\$2,945,700	47 Parcel(s)
MICHIGAN GAS UTILITIES CORP	\$2,875,070	4 Parcel(s)

## St. Joseph County

### Top 15 Taxpayers by School District (Equalized Value)

#### Three Rivers Schools Top 15 Owners by C.E.V.

ENBRIDGE ENERGY LTD PARTNERSHIP	\$38,196,584	3 Parcel(s)
AEP IN MI TRANSMISSION CO	\$23,285,360	8 Parcel(s)
INDIANA MICHIGAN POWER CO	\$15,628,200	13 Parcel(s)
AMERICAN AXLE & MFG INC	\$11,184,700	3 Parcel(s)
MEIJER INC	\$7,006,600	2 Parcel(s)
MENARD INC	\$6,850,400	1 Parcel(s)
WAL MART REAL ESTATE TRUST	\$5,823,900	1 Parcel(s)
SCATTERED ACRES LEASING LLC	\$4,136,100	16 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	\$3,863,200	4 Parcel(s)
JAY HUDDLE FARMS INC	\$3,588,000	19 Parcel(s)
BENTWATERS PARTNERS LTD	\$3,435,200	1 Parcel(s)
BARTH CLARENCE A	\$3,304,200	21 Parcel(s)
VILLA MILLER LAND LLC	\$2,987,500	15 Parcel(s)
ARMSTRONG INTERNATIONAL INC	\$2,839,300	7 Parcel(s)
WESTVIEW CAPITAL LLC	\$2,749,600	32 Parcel(s)

#### Vicksburg Schools Top 15 Owners by C.E.V.

KLINE PHILLIP L & TAMA K	\$2,937,400	5 Parcel(s)
CUPP DUSTIN L & CHRISTINA L	\$1,263,200	4 Parcel(s)
STEPHENSON RONALD & HUEY STEPHANIE	\$691,700	5 Parcel(s)
JACA COMPANY LLC	\$679,000	2 Parcel(s)
RIVERVIEW LAND HOLDINGS LLC	\$668,000	1 Parcel(s)
WEINBERG JUSTIN D TRUST	\$664,700	4 Parcel(s)
HIATT DALE A	\$638,900	3 Parcel(s)
KLINE PAUL C A & JOYCE R	\$588,400	1 Parcel(s)
CONSUMERS ENERGY CO	\$555,300	3 Parcel(s)
NEMIRE RICKY	\$504,200	1 Parcel(s)
KLINE PAUL C & JOYCE R	\$502,500	3 Parcel(s)
STRUBLE JAMES A REV TRUST	\$499,600	1 Parcel(s)
LOWE ELIZABETH	\$477,000	4 Parcel(s)
LASH BUD & LORI LIVING TRUST	\$445,000	7 Parcel(s)
WEINBERG DAVID & JOYCE	\$443,300	2 Parcel(s)

## St. Joseph County

### Top 15 Taxpayers by School District (Equalized Value)

#### White Pigeon Schools Top 15 Owners by C.E.V.

CONSUMERS ENERGY CO	\$35,807,800	8 Parcel(s)
INDIANA MICHIGAN POWER CO	\$10,627,000	10 Parcel(s)
AEP IN MI TRANSMSSION CO	\$8,415,400	2 Parcel(s)
RUSSELL FARMS INC	\$6,066,800	23 Parcel(s)
STUTZMAN REAL PROPERTIES LLC	\$5,050,600	16 Parcel(s)
AEP IN MI TRANSMISSION CO	\$4,984,500	1 Parcel(s)
BANKS HARDWOODS INC	\$4,262,900	3 Parcel(s)
SCATTERED ACRES LEASING LLC	\$4,260,700	16 Parcel(s)
KRULL THOMAS R & JACQUELINE R	\$3,577,400	18 Parcel(s)
LOVEJOY GLENN A & SANDRA K	\$3,422,100	10 Parcel(s)
EGGERLING ARTHUR & DELORES	\$3,416,100	18 Parcel(s)
OX INDUSTRIES	\$3,144,100	1 Parcel(s)
THE ANDERSONS INC	\$2,858,900	2 Parcel(s)
WHITE PIGEON MILLS LLC	\$2,795,800	6 Parcel(s)
KRULL THEODORE R	\$2,684,300	5 Parcel(s)

#### County Wide Top 15 Owners by C.E.V.

ENBRIDGE ENERGY LTD PARTNERSHIP	77,982,384	7 Parcel(s)
CONSUMERS ENERGY CO	73,942,880	63 Parcel(s)
AEP IN MI TRANSMISSION CO	40,462,760	18 Parcel(s)
INDIANA MICHIGAN POWER CO	33,873,646	36 Parcel(s)
MEIJER INC	18,220,000	4 Parcel(s)
ABBOTT MANUFACTURING INC	15,653,000	9 Parcel(s)
SCATTERED ACRES LEASING LLC	11,544,100	41 Parcel(s)
AMERICAN AXLE & MFG INC	11,184,700	3 Parcel(s)
RUSSELL FARMS INC	10,816,000	35 Parcel(s)
BAYER GREAT LAKES PRODUCTION CO LLC	10,150,000	2 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	8,961,300	34 Parcel(s)
WAL MART REAL ESTATE BUSINESS TRUST	8,672,900	1 Parcel(s)
AEP IN MI TRANSMISSION CO	8,415,400	2 Parcel(s)
STUTZMAN REAL PROPERTIES LLC	6,957,700	19 Parcel(s)
MENARD INC	6,850,400	1 Parcel(s)

## St. Joseph County

### Top 15 Taxpayers by School District (Taxable Value)

#### Athens Schools Top 15 Owners by Taxable Value

MC MASTER JASON T & TONIE J	\$239,704	2 Parcel(s)
COUSINO DONNA R TRUST	\$113,017	1 Parcel(s)
APPLEGATE REVOCABLE TRUST	\$30,739	1 Parcel(s)
CONSUMERS ENERGY CO	\$26,600	1 Parcel(s)

#### Bronson Schools Top 15 Owners by Taxable Value

OTTO JOHN A & NORMA K	\$85,072	1 Parcel(s)
KING FARMS	\$18,593	1 Parcel(s)
CONSUMERS ENERGY CO	\$2,300	1 Parcel(s)

## St. Joseph County

### Top 15 Taxpayers by School District (Taxable Value)

#### Burr Oak Schools Top 15 Owners by Taxable Value

CONSUMERS ENERGY CO	\$7,265,515	6 Parcel(s)
KING J RANDALL TRUST	\$1,082,633	10 Parcel(s)
PRAIRIE RIVER FARM LLC	\$636,394	3 Parcel(s)
MACDANIELS WILLIAM H & CYNTHIA K	\$581,261	15 Parcel(s)
ROUCH JAMEY C & AUBREY A	\$484,379	1 Parcel(s)
MILLER DAVID	\$451,002	2 Parcel(s)
YODER LOWAYNE & PHYLLIS D TRUST	\$445,655	5 Parcel(s)
FOSTER ROBERT N TRUST	\$440,974	6 Parcel(s)
ZOOK CARL D & DOROTHY A	\$416,613	4 Parcel(s)
BONTRAGER ALVIN J & RHODA O	\$392,293	5 Parcel(s)
MILLER LYNN M	\$386,147	4 Parcel(s)
KELLEY LYNDON L & JANE E	\$381,357	2 Parcel(s)
BORGERT JAMES W & KAREN J TRUST	\$358,534	3 Parcel(s)
YODER MARLIN & WILMA FAMILY TRUST	\$343,786	1 Parcel(s)
HACKETT RANDY L & NORMA J	\$343,101	1 Parcel(s)

#### Centreville Schools Top 15 Owners by Taxable Value

CONSUMERS ENERGY CO	\$5,427,264	7 Parcel(s)
AEP IN MI TRANSMISSION CO	\$2,087,700	2 Parcel(s)
JONES JERRY A & DARCY J	\$1,234,999	9 Parcel(s)
WALTHER FARMS LLC	\$1,058,925	4 Parcel(s)
BIANCO ANTHONY R & CARLA	\$1,003,700	1 Parcel(s)
ISLAND HILLS LLC	\$973,885	3 Parcel(s)
MAKIN BACON FARM LLC	\$903,274	1 Parcel(s)
ORION PROPERTIES EIGHTEEN LLC	\$882,376	2 Parcel(s)
STUBY LAND LLC	\$877,736	6 Parcel(s)
MAJOR MARK W & MELISSA D - LC	\$864,570	2 Parcel(s)
INDIANA MICHIGAN POWER CO	\$839,100	2 Parcel(s)
MILLER JOHN E & TAMARA J	\$824,148	9 Parcel(s)
RICE LAWRENCE A & DEBORAH L	\$742,148	11 Parcel(s)
V SQUARED VENTURES LLC	\$684,525	2 Parcel(s)
HENSELL JACK R TRUST UND 1/2 INT &	\$677,677	5 Parcel(s)

## St. Joseph County

### Top 15 Taxpayers by School District (Taxable Value)

#### Colon Schools Top 15 Owners by Taxable Value

CONSUMERS ENERGY CO	\$9,691,560	7 Parcel(s)
MICHIGAN ELECTRIC TRANS	\$2,899,500	1 Parcel(s)
CAMPBELL FAMILY TRUST	\$1,071,249	10 Parcel(s)
FOREST RIVER MANUFACTURING LLC	\$1,035,416	2 Parcel(s)
DECKER DENNIS N & MARSHA L	\$807,362	11 Parcel(s)
CERES FARMS LLC	\$799,938	16 Parcel(s)
SCHROCK JONATHAN & MYRA & EDNA	\$673,537	2 Parcel(s)
COOMER DARREL & MARIE TRUST	\$663,982	14 Parcel(s)
HOSTETLER ALLIE M TRUST	\$651,041	9 Parcel(s)
CAMPBELL TONY L & JANNETTE M	\$627,027	7 Parcel(s)
REMINGTON SEEDS, LLC	\$626,376	1 Parcel(s)
BENCHMARK INVESTMENTS LLC	\$585,810	9 Parcel(s)
BELSON ROBERT C & LAURA F	\$572,350	6 Parcel(s)
GRANDVIEW ACRES LLC	\$568,639	8 Parcel(s)
YODER LAVON D & VALERIE G TRUST	\$550,958	8 Parcel(s)

#### Constantine Schools Top 15 Owners by Taxable Value

BAYER GREAT LAKES PRODUCTION CO LLC	\$7,237,763	2 Parcel(s)
INDIANA MICHIGAN POWER CO	\$6,508,879	9 Parcel(s)
PIONEER HI BRED INT INC	\$3,861,090	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$3,135,300	4 Parcel(s)
AMERICAN ELECTRIC POWER	\$2,338,699	8 Parcel(s)
L M 2 HOLDINGS LLC	\$2,069,879	1 Parcel(s)
RUSSELL FARMS INC	\$1,885,827	12 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$1,461,296	14 Parcel(s)
MILLER EDGAR W & PHYLLIS K	\$1,443,404	8 Parcel(s)
FIBRE CONVERTERS INC	\$1,182,853	1 Parcel(s)
CONSUMERS ENERGY CO	\$1,146,326	3 Parcel(s)
CLARK LOGISTICS GROUP VI LLC	\$1,015,321	1 Parcel(s)
MICHIGAN REAL ESTATE INVESTMENTS LL	\$1,012,653	3 Parcel(s)
MILLER TIMOTHY L & KELLY	\$994,205	4 Parcel(s)
STEARNS PATRICIA L TRUST	\$934,007	15 Parcel(s)

## St. Joseph County

### Top 15 Taxpayers by School District (Taxable Value)

#### Marcellus Schools Top 15 Owners by Taxable Value

NAFZIGER WESLEY J & KENDRA S	\$403,118	3 Parcel(s)
PAWLIK AMY J TRUST	\$280,875	1 Parcel(s)
KINDIG JANICE Y	\$262,455	3 Parcel(s)
HICE NICHOLAS & REBECCA	\$187,845	1 Parcel(s)
NELSON JOEL	\$176,052	2 Parcel(s)
HAND TIMOTHY	\$152,610	1 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$151,923	1 Parcel(s)
PARK ROBERT	\$148,756	1 Parcel(s)
BEURMANN CHRISTOPHER A & CAREY	\$136,675	1 Parcel(s)
CRIPPS RICHARD P	\$131,824	1 Parcel(s)
RUPP JACK J & GINNA M	\$130,898	2 Parcel(s)
IVES ALAN T & TERESA & ERTMAN	\$125,905	1 Parcel(s)
SCHUG VICTOR L	\$122,228	5 Parcel(s)
BELLEW JAMES L & TEREASA A	\$121,890	1 Parcel(s)
WARD KELLY	\$119,695	1 Parcel(s)

#### Mendon Schools Top 15 Owners by Taxable Value

ENBRIDGE ENERGY LTD PARTNERSHIP	\$36,936,092	4 Parcel(s)
CONSUMERS ENERGY CO	\$7,613,013	13 Parcel(s)
RIEDSTRA DAIRY LTD	\$3,235,307	13 Parcel(s)
VECTOR PIPELINE LTD PARTNERS	\$2,276,700	1 Parcel(s)
SCHMIDT LYLE FARMS LLC	\$2,062,407	22 Parcel(s)
MICHIGAN ELECTRIC TRANS	\$1,617,100	1 Parcel(s)
IAC MENDON LLC	\$1,195,116	8 Parcel(s)
T H PLASTICS INC	\$1,168,824	4 Parcel(s)
JACA COMPANY LLC	\$1,162,184	8 Parcel(s)
LYLE SCHMIDT FARMS LLC	\$923,599	8 Parcel(s)
VECTOR PIPELINE LTD PARTNERSHIP	\$867,300	1 Parcel(s)
STEPHENSON MARK A	\$866,062	11 Parcel(s)
C & J FARMS INC	\$829,152	22 Parcel(s)
KEOUGH WILLIAM JR & CINDY	\$828,206	2 Parcel(s)
FRONTIER ASSET MANAGEMENT LTD	\$813,039	5 Parcel(s)

## St. Joseph County

### Top 15 Taxpayers by School District (Taxable Value)

#### Nottawa Schools Top 15 Owners by Taxable Value

CONSUMERS ENERGY CO	\$1,279,900	4 Parcel(s)
NOTTAWA LUMBER INC	\$1,064,900	1 Parcel(s)
MARVIN MOUNTAINS POULTRY LLC	\$938,822	1 Parcel(s)
TERRA 88 LLC	\$927,378	111 Parcel(s)
DUNNING JULIANNE M TRUST	\$829,601	8 Parcel(s)
BORGERT FAMILY FARMS LLC	\$703,012	13 Parcel(s)
DUNCAN SUSAN D TRUST	\$530,286	1 Parcel(s)
HERSHBERGER MARION & NAOMI	\$487,714	3 Parcel(s)
CHUPP IVAN L & RUTH E TRUST	\$474,046	1 Parcel(s)
FEGAN REBECCA A TRUST	\$465,600	1 Parcel(s)
EICHER REUBEN & LINDSEY	\$458,955	1 Parcel(s)
LENNARD AG LAND LLC	\$455,111	2 Parcel(s)
YODER EDITH TRUST	\$439,625	9 Parcel(s)
MILLER MARVIN LEE & ELLEN - LC	\$428,658	1 Parcel(s)
PANZER CAROLYN M TRUST	\$424,683	1 Parcel(s)

#### Sturgis Schools Top 15 Owners by Taxable Value

ABBOTT MANUFACTURING INC	\$14,975,072	9 Parcel(s)
MEIJER INC	\$7,127,648	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$6,969,900	3 Parcel(s)
ELECTRIC CITY SOLAR LLC	\$5,767,600	2 Parcel(s)
REGENCY STURGIS LLC	\$4,538,863	4 Parcel(s)
WAL MART REAL ESTATE BUSINESS TRUST	\$4,282,562	1 Parcel(s)
POINDEXTER PROPERTIES LLC	\$3,577,134	4 Parcel(s)
BURR OAK TOOL INC	\$3,259,579	13 Parcel(s)
CONSUMERS ENERGY CO	\$3,175,223	5 Parcel(s)
MICHIGAN GAS UTILITIES CORP	\$2,870,278	4 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	\$2,599,000	1 Parcel(s)
GRAPHIC PACKAGING INTERN LLC.	\$2,579,300	2 Parcel(s)
NORFALK PROPERTIES LLC	\$2,291,936	12 Parcel(s)
MOSO VILLAGE LLC	\$2,239,600	1 Parcel(s)
CLARK LOGISTICS GROUP XXVIII LLC	\$2,108,300	2 Parcel(s)



## St. Joseph County

### Top 15 Taxpayers by School District (Taxable Value)

#### Three Rivers Schools Top 15 Owners by Taxable Value

ENBRIDGE ENERGY LTD PARTNERSHIP	\$38,196,584	3 Parcel(s)
AEP IN MI TRANSMISSION CO	\$23,285,360	8 Parcel(s)
INDIANA MICHIGAN POWER CO	\$15,330,319	13 Parcel(s)
AMERICAN AXLE & MFG INC	\$7,114,819	3 Parcel(s)
MENARD INC	\$6,114,122	1 Parcel(s)
MEIJER INC	\$5,776,863	2 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	\$3,593,481	4 Parcel(s)
BENTWATERS PARTNERS LTD	\$2,794,940	1 Parcel(s)
WAL MART REAL ESTATE TRUST	\$2,729,757	1 Parcel(s)
HUNTINGTON NATIONAL BANK	\$2,549,600	1 Parcel(s)
THREE RIVERS HEALTH	\$2,257,700	1 Parcel(s)
ARMSTRONG INTERNATIONAL INC	\$2,255,932	7 Parcel(s)
TRTACTILE LLC	\$2,234,400	1 Parcel(s)
SEMCO ENERGY GAS CO	\$2,212,018	3 Parcel(s)
AMIGO R & L INC	\$2,165,480	8 Parcel(s)

#### Vicksburg Schools Top 15 Owners by Taxable Value

KLINE PHILLIP L & TAMA K	\$1,972,012	5 Parcel(s)
CONSUMERS ENERGY CO	\$555,300	3 Parcel(s)
JACA COMPANY LLC	\$406,713	2 Parcel(s)
CUPP DUSTIN L & CHRISTINA L	\$367,212	4 Parcel(s)
STRUBLE JAMES A REV TRUST	\$283,903	1 Parcel(s)
LEARN MONROE E & VICKI RAE	\$276,030	2 Parcel(s)
WAURIO MARK & REBECCA	\$250,530	2 Parcel(s)
FLEETWOOD MICHAEL & KARIN	\$250,183	2 Parcel(s)
HIATT DALE A	\$219,536	3 Parcel(s)
RIVERVIEW LAND HOLDINGS LLC	\$217,382	1 Parcel(s)
LEARN MONROE & VICKI	\$190,981	6 Parcel(s)
RIDDLE CRAIG A & NIKKI M	\$186,161	1 Parcel(s)
REYNOLDS BRIAN J & TAMARA ANN	\$174,413	1 Parcel(s)
NEMIRE RICKY W CTR	\$174,049	1 Parcel(s)
STEPHENSON RONALD & HUEY STEPHANIE	\$163,813	5 Parcel(s)

## St. Joseph County

### Top 15 Taxpayers by School District (Taxable Value)

#### White Pigeon Schools Top 15 Owners by Taxable Value

CONSUMERS ENERGY CO	\$34,690,304	8 Parcel(s)
INDIANA MICHIGAN POWER CO	\$9,090,344	10 Parcel(s)
AEP IN MI TRANSMSSION CO	\$8,415,400	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$4,984,500	1 Parcel(s)
OX INDUSTRIES	\$3,144,100	1 Parcel(s)
STUTZMAN REAL PROPERTIES LLC	\$3,052,495	16 Parcel(s)
BANKS HARDWOODS INC	\$2,336,814	3 Parcel(s)
THE ANDERSONS INC	\$2,158,946	2 Parcel(s)
WHITE PIGEON MILLS LLC	\$1,962,462	6 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$1,934,020	4 Parcel(s)
PIGEON RIVER PROPERTIES LLC	\$1,882,727	9 Parcel(s)
WINDING RIVER INVESTMENTS LLC	\$1,784,031	7 Parcel(s)
RUSSELL FARMS INC	\$1,759,024	23 Parcel(s)
FRESH SOLUTION FARMS LLC	\$1,508,244	2 Parcel(s)
SCATTERED ACRES LEASING LLC	\$1,454,735	16 Parcel(s)

#### County Wide Top 15 Owners by Taxable Value

ENBRIDGE ENERGY LTD PARTNERSHIP	75,132,676	7 Parcel(s)
CONSUMERS ENERGY CO	72,607,545	63 Parcel(s)
AEP IN MI TRANSMISSION CO	40,462,760	18 Parcel(s)
INDIANA MICHIGAN POWER CO	31,873,888	36 Parcel(s)
ABBOTT MANUFACTURING INC	14,975,072	9 Parcel(s)
MEIJER INC	12,904,511	4 Parcel(s)
AEP IN MI TRANSMISSION CO	8,415,400	2 Parcel(s)
BAYER GREAT LAKES PRODUCTION CO LLC	7,237,763	2 Parcel(s)
AMERICAN AXLE & MFG INC	7,114,819	3 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	6,379,335	7 Parcel(s)
MENARD INC	6,114,122	1 Parcel(s)
ELECTRIC CITY SOLAR LLC	5,767,600	2 Parcel(s)
MIDWEST ENERGY COOPERATIVE	4,598,527	13 Parcel(s)
REGENCY STURGIS LLC	4,538,863	4 Parcel(s)
MICHIGAN ELECTRIC TRANS	4,516,600	2 Parcel(s)

## St. Joseph County

### Real Property Tentative Taxable Valuation as of April 1st 2024

Township or City Name	Agricultural	Commercial	Industrial	Residential	Timber-Cutover	Developmental	Total Real
001 Burr Oak Township	\$20,438,672	\$1,460,079	\$892,598	\$61,954,449	\$0	\$0	\$84,745,798
002 Colon Township	\$22,587,159	\$3,975,343	\$2,333,909	\$101,598,400	\$0	\$0	\$130,494,811
003 Constantine Township	\$16,300,130	\$4,705,834	\$21,044,067	\$88,839,260	\$0	\$0	\$130,889,291
004 Fabius Township	\$9,610,649	\$5,766,456	\$1,632,740	\$216,084,610	\$0	\$0	\$233,094,455
005 Fawn River Township	\$10,586,286	\$1,416,565	\$0	\$37,947,587	\$0	\$0	\$49,950,438
006 Florence Township	\$24,003,607	\$0	\$75,833	\$25,091,451	\$0	\$0	\$49,170,891
007 Flowerfield Township	\$13,857,002	\$593,499	\$5,305	\$52,525,856	\$0	\$0	\$66,981,662
008 Leonidas Township	\$23,201,911	\$837,385	\$0	\$22,538,015	\$0	\$0	\$46,577,311
009 Lockport Township	\$19,524,819	\$6,358,788	\$995,812	\$118,838,070	\$0	\$0	\$145,717,489
010 Mendon Township	\$20,566,093	\$4,219,844	\$4,669,715	\$60,274,935	\$0	\$0	\$89,730,587
011 Mottville Township	\$15,058,046	\$3,285,658	\$13,089,410	\$34,957,330	\$0	\$0	\$66,390,444
012 Nottawa Township	\$23,571,543	\$12,135,978	\$953,759	\$134,133,116	\$0	\$0	\$170,794,396
013 Park Township	\$25,403,803	\$8,235,480	\$9,604,372	\$97,967,524	\$0	\$0	\$141,211,179
014 Sherman Township	\$17,915,725	\$2,306,646	\$161,442	\$166,659,543	\$0	\$0	\$187,043,356
015 Sturgis Township	\$13,656,703	\$11,862,466	\$1,709,317	\$38,475,347	\$0	\$0	\$65,703,833
016 White Pigeon Township	\$18,404,622	\$8,654,594	\$12,287,590	\$192,222,929	\$0	\$0	\$231,569,735
051 Three Rivers City	\$0	\$64,227,416	\$24,336,269	\$97,646,136	\$0	\$0	\$186,209,821
052 Sturgis City	\$709,343	\$62,194,006	\$50,987,486	\$159,022,800	\$0	\$0	\$272,913,635
040 Burr Oak Village	\$47,373	\$1,050,928	\$615,151	\$9,253,319	\$0	\$0	\$10,966,771
041 Colon Village	\$0	\$2,722,281	\$1,558,325	\$29,129,917	\$0	\$0	\$33,410,523
042 Centreville Village	\$0	\$6,599,722	\$443,063	\$19,199,044	\$0	\$0	\$26,241,829
043 Constantine Village	\$163,539	\$3,455,338	\$13,379,064	\$26,872,873	\$0	\$0	\$43,870,814
044 Mendon Village	\$29,063	\$2,390,503	\$2,849,342	\$14,408,892	\$0	\$0	\$19,677,800
045 White Pigeon Village	\$184,842	\$5,880,870	\$7,091,821	\$23,680,244	\$0	\$0	\$36,837,777
055 Centreville Village	\$0	\$1,233,798	\$828,494	\$1,185,293	\$0	\$0	\$3,247,585
Totals for County	\$295,396,113	\$202,236,037	\$144,779,624	\$1,706,777,358	\$0	\$0	\$2,349,189,132

## St. Joseph County

### Personal Property Tentative Taxable Valuation as of April 1st 2024

Township or City Name	Ag. Personal	Com. Personal		Ind. Personal	Res. Personal	Util. Personal	Total Personal
001 Burr Oak Township	\$0	\$171,000		\$104,000	\$0	\$8,491,500	\$8,766,500
002 Colon Township	\$0	\$783,200		\$178,600	\$0	\$7,341,700	\$8,303,500
003 Constantine Township	\$0	\$638,800		\$1,779,900	\$0	\$11,087,700	\$13,506,400
004 Fabius Township	\$0	\$2,824,100		\$502,100	\$0	\$21,316,700	\$24,642,900
005 Fawn River Township	\$0	\$83,900		\$0	\$0	\$1,014,900	\$1,098,800
006 Florence Township	\$0	\$0		\$0	\$0	\$4,659,735	\$4,659,735
007 Flowerfield Township	\$0	\$511,099		\$0	\$0	\$19,866,979	\$20,378,078
008 Leonidas Township	\$0	\$289,900		\$0	\$0	\$7,043,400	\$7,333,300
009 Lockport Township	\$0	\$317,900		\$14,700	\$0	\$5,286,595	\$5,619,195
010 Mendon Township	\$0	\$215,400		\$12,400	\$0	\$40,833,400	\$41,061,200
011 Mottville Township	\$0	\$139,700		\$1,152,100	\$0	\$13,229,265	\$14,521,065
012 Nottawa Township	\$0	\$2,910,100		\$0	\$0	\$4,875,700	\$7,785,800
013 Park Township	\$0	\$1,216,700		\$156,400	\$0	\$35,829,570	\$37,202,670
014 Sherman Township	\$0	\$110,400		\$0	\$0	\$6,187,600	\$6,298,000
015 Sturgis Township	\$0	\$1,235,100		\$0	\$0	\$9,197,700	\$10,432,800
016 White Pigeon Township	\$0	\$385,200		\$3,659,800	\$0	\$43,163,964	\$47,208,964
051 Three Rivers City	\$0	\$12,813,600		\$658,000	\$0	\$17,527,400	\$30,999,000
052 Sturgis City	\$0	\$9,071,100		\$6,988,700	\$0	\$3,890,070	\$19,949,870
040 Burr Oak Village	\$0	\$136,600		\$104,000	\$0	\$868,400	\$1,109,000
041 Colon Village	\$0	\$357,900		\$0	\$0	\$1,435,100	\$1,793,000
042 Centreville Village	\$0	\$1,318,400		\$0	\$0	\$1,365,800	\$2,684,200
043 Constantine Village	\$0	\$260,000		\$1,365,400	\$0	\$2,508,400	\$4,133,800
044 Mendon Village	\$0	\$214,400		\$12,400	\$0	\$1,670,700	\$1,897,500
045 White Pigeon Village	\$0	\$190,000		\$184,900	\$0	\$5,605,300	\$5,980,200
055 Centreville Village	\$0	\$0		\$14,700	\$0	\$63,300	\$78,000
Totals for County	\$0	\$33,717,199		\$15,206,700	\$0	\$260,843,878	\$309,767,777

## St. Joseph County

### Real & Personal Property Tentative Taxable Valuation as of April 1st 2024

Township or City name	Real & Pers. Taxable Values	PRE/Qual Forest & Ag Taxable Values	Commercial Pers. Prop. Taxable Values	Industrial Pers. Prop. Taxable Values	~PRE, Ag/FR PP excl C&I PP Taxable Values
001 Burr Oak Township	\$93,512,298	\$70,146,944	\$171,000	\$104,000	\$23,090,354
002 Colon Township	\$138,798,311	\$83,900,777	\$783,200	\$178,600	\$53,935,734
003 Constantine Township	\$144,395,691	\$89,819,190	\$638,800	\$1,779,900	\$52,157,801
004 Fabius Township	\$257,737,355	\$138,707,678	\$2,824,100	\$502,100	\$115,703,477
005 Fawn River Township	\$51,049,238	\$42,737,018	\$83,900	\$0	\$8,228,320
006 Florence Township	\$53,830,626	\$44,433,277	\$0	\$0	\$9,397,349
007 Flowerfield Township	\$87,359,740	\$59,332,569	\$511,099	\$0	\$27,516,072
008 Leonidas Township	\$53,910,611	\$41,191,043	\$289,900	\$0	\$12,429,668
009 Lockport Township	\$151,336,684	\$119,141,868	\$317,900	\$14,700	\$31,862,216
010 Mendon Township	\$130,791,787	\$69,237,687	\$215,400	\$12,400	\$61,326,300
011 Mottville Township	\$80,911,509	\$44,072,935	\$139,700	\$1,152,100	\$35,546,774
012 Nottawa Township	\$178,580,196	\$115,469,625	\$2,910,100	\$0	\$60,200,471
013 Park Township	\$178,413,849	\$97,438,127	\$1,216,700	\$156,400	\$79,602,622
014 Sherman Township	\$193,341,356	\$140,665,448	\$110,400	\$0	\$52,565,508
015 Sturgis Township	\$76,136,633	\$47,670,637	\$1,235,100	\$0	\$27,230,896
016 White Pigeon Township	\$278,778,699	\$134,395,420	\$385,200	\$3,659,800	\$140,338,279
051 Three Rivers City	\$217,208,821	\$78,662,500	\$12,813,600	\$658,000	\$125,074,721
052 Sturgis City	\$292,863,505	\$129,002,266	\$9,071,100	\$6,988,700	\$147,801,439
040 Burr Oak Village	\$12,075,771	\$7,132,409	\$136,600	\$104,000	\$4,702,762
041 Colon Village	\$35,203,523	\$17,882,635	\$357,900	\$0	\$16,962,988
042 Centreville Village	\$28,926,029	\$16,266,894	\$1,318,400	\$0	\$11,340,735
043 Constantine Village	\$48,004,614	\$21,598,666	\$260,000	\$1,365,400	\$24,780,548
044 Mendon Village	\$21,575,300	\$11,771,531	\$214,400	\$12,400	\$9,576,969
045 White Pigeon Village	\$42,817,977	\$18,450,211	\$190,000	\$184,900	\$23,992,866
055 Centreville Village	\$3,325,585	\$951,089	\$0	\$14,700	\$2,359,796
Totals for County	\$2,658,956,909	\$1,546,025,009	\$33,717,199	\$15,206,700	\$1,064,008,001

**St. Joseph County**  
**Tabulation of County Equalized Values**  
**By Unit, School District and Classification**

Local Unit	School	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
<b>001 Burr Oak Township</b>									
12020	Bronson	\$200,900	\$0	\$0	\$126,200	\$0	\$327,100	\$2,300	\$329,400
75100	Nottawa	\$453,200	\$0	\$0	\$669,200	\$0	\$1,122,400	\$36,000	\$1,158,400
75010	Sturgis	\$12,430,200	\$322,000	\$0	\$43,880,200	\$0	\$56,632,400	\$603,700	\$57,236,100
75020	Burr Oak	\$42,724,100	\$1,491,400	\$1,641,900	\$52,629,800	\$0	\$98,487,200	\$6,472,200	\$104,959,400
75040	Colon	\$5,163,500	\$52,600	\$0	\$5,704,800	\$0	\$10,920,900	\$1,652,300	\$12,573,200
<b>Total Burr Oak Township</b>		<b>\$60,971,900</b>	<b>\$1,866,000</b>	<b>\$1,641,900</b>	<b>\$103,010,200</b>	<b>\$0</b>	<b>\$167,490,000</b>	<b>\$8,766,500</b>	<b>\$176,256,500</b>
<b>002 Colon Township</b>									
75100	Nottawa	\$3,440,500	\$0	\$0	\$3,279,700	\$0	\$6,720,200	\$105,100	\$6,825,300
75020	Burr Oak	\$3,970,100	\$348,100	\$0	\$2,519,100	\$0	\$6,837,300	\$1,175,100	\$8,012,400
75040	Colon	\$59,394,600	\$4,756,000	\$3,030,300	\$153,382,200	\$0	\$220,563,100	\$7,018,900	\$227,582,000
75060	Mendon	\$1,122,500	\$0	\$0	\$222,800	\$0	\$1,345,300	\$4,400	\$1,349,700
<b>Total Colon Township</b>		<b>\$67,927,700</b>	<b>\$5,104,100</b>	<b>\$3,030,300</b>	<b>\$159,403,800</b>	<b>\$0</b>	<b>\$235,465,900</b>	<b>\$8,303,500</b>	<b>\$243,769,400</b>
<b>003 Constantine Township</b>									
75050	Constantine	\$54,569,600	\$7,309,700	\$31,741,800	\$122,419,000	\$0	\$216,040,100	\$13,394,500	\$229,434,600
75070	White Pigeon	\$997,500	\$0	\$0	\$1,336,800	\$0	\$2,334,300	\$14,900	\$2,349,200
75080	Three Rivers	\$4,367,900	\$0	\$0	\$6,613,900	\$0	\$10,981,800	\$114,100	\$11,095,900
<b>Total Constantine Township</b>		<b>\$59,935,000</b>	<b>\$7,309,700</b>	<b>\$31,741,800</b>	<b>\$130,369,700</b>	<b>\$0</b>	<b>\$229,356,200</b>	<b>\$13,523,500</b>	<b>\$242,879,700</b>
<b>004 Fabius Township</b>									
75050	Constantine	\$144,500	\$0	\$0	\$589,800	\$0	\$734,300	\$570,800	\$1,305,100
75080	Three Rivers	\$22,306,300	\$7,574,600	\$2,508,800	\$337,691,500	\$0	\$370,081,200	\$24,072,100	\$394,153,300
<b>Total Fabius Township</b>		<b>\$22,450,800</b>	<b>\$7,574,600</b>	<b>\$2,508,800</b>	<b>\$338,281,300</b>	<b>\$0</b>	<b>\$370,815,500</b>	<b>\$24,642,900</b>	<b>\$395,458,400</b>
<b>005 Fawn River Township</b>									
75010	Sturgis	\$30,413,600	\$1,667,000	\$0	\$57,746,200	\$0	\$89,826,800	\$1,098,800	\$90,925,600
<b>Total Fawn River Township</b>		<b>\$30,413,600</b>	<b>\$1,667,000</b>	<b>\$0</b>	<b>\$57,746,200</b>	<b>\$0</b>	<b>\$89,826,800</b>	<b>\$1,098,800</b>	<b>\$90,925,600</b>
<b>006 Florence Township</b>									
75030	Centreville	\$39,328,975	\$0	\$0	\$18,046,900	\$0	\$57,375,875	\$2,385,500	\$59,761,375
75050	Constantine	\$17,888,100	\$0	\$127,800	\$18,126,005	\$0	\$36,141,905	\$678,775	\$36,820,680
75070	White Pigeon	\$17,166,700	\$0	\$0	\$4,991,200	\$0	\$22,157,900	\$396,100	\$22,554,000
75080	Three Rivers	\$9,835,400	\$0	\$64,800	\$4,612,900	\$0	\$14,513,100	\$1,199,360	\$15,712,460
<b>Total Florence Township</b>		<b>\$84,219,175</b>	<b>\$0</b>	<b>\$192,600</b>	<b>\$45,777,005</b>	<b>\$0</b>	<b>\$130,188,780</b>	<b>\$4,659,735</b>	<b>\$134,848,515</b>
<b>007 Flowerfield Township</b>									
14050	Marcellus	\$3,253,000	\$0	\$0	\$11,898,300	\$0	\$15,151,300	\$197,769	\$15,349,069
75080	Three Rivers	\$38,408,000	\$1,665,200	\$16,400	\$76,054,100	\$0	\$116,143,700	\$20,180,309	\$136,324,009
<b>Total Flowerfield Township</b>		<b>\$41,661,000</b>	<b>\$1,665,200</b>	<b>\$16,400</b>	<b>\$87,952,400</b>	<b>\$0</b>	<b>\$131,295,000</b>	<b>\$20,378,078</b>	<b>\$151,673,078</b>
<b>008 Leonidas Township</b>									
13050	Athens	\$731,000	\$0	\$0	\$392,200	\$0	\$1,123,200	\$26,600	\$1,149,800
39170	Vicksburg	\$2,972,200	\$0	\$0	\$932,100	\$0	\$3,904,300	\$129,700	\$4,034,000
75040	Colon	\$63,830,700	\$1,418,700	\$0	\$35,520,800	\$0	\$100,770,200	\$5,535,400	\$106,305,600
75060	Mendon	\$4,894,500	\$5,800	\$0	\$2,643,000	\$0	\$7,543,300	\$1,641,600	\$9,184,900
<b>Total Leonidas Township</b>		<b>\$72,428,400</b>	<b>\$1,424,500</b>	<b>\$0</b>	<b>\$39,488,100</b>	<b>\$0</b>	<b>\$113,341,000</b>	<b>\$7,333,300</b>	<b>\$120,674,300</b>
<b>009 Lockport Township</b>									
75030	Centreville	\$27,854,100	\$1,960,200	\$1,437,100	\$33,850,300	\$0	\$65,101,700	\$1,412,200	\$66,513,900
75060	Mendon	\$1,173,700	\$14,300	\$0	\$1,799,900	\$0	\$2,987,900	\$109,400	\$3,097,300
75080	Three Rivers	\$13,542,200	\$6,164,700	\$293,400	\$138,356,100	\$0	\$158,356,400	\$4,110,200	\$162,466,600
<b>Total Lockport Township</b>		<b>\$42,570,000</b>	<b>\$8,139,200</b>	<b>\$1,730,500</b>	<b>\$174,006,300</b>	<b>\$0</b>	<b>\$226,446,000</b>	<b>\$5,631,800</b>	<b>\$232,077,800</b>

**St. Joseph County**  
**Tabulation of County Equalized Values**  
**By Unit, School District and Classification**

Local Unit	School	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
<b>010 Mendon Township</b>									
39170	Vicksburg	\$4,838,700	\$1,996,800	\$0	\$5,878,650	\$0	\$12,714,150	\$264,400	\$12,978,550
75060	Mendon	\$63,045,700	\$3,978,400	\$6,137,400	\$90,826,400	\$0	\$163,987,900	\$40,796,800	\$204,784,700
<b>Total Mendon Township</b>		<b>\$67,884,400</b>	<b>\$5,975,200</b>	<b>\$6,137,400</b>	<b>\$96,705,050</b>	<b>\$0</b>	<b>\$176,702,050</b>	<b>\$41,061,200</b>	<b>\$217,763,250</b>
<b>011 Mottville Township</b>									
75050	Constantine	\$12,419,700	\$239,700	\$327,600	\$13,595,200	\$0	\$26,582,200	\$863,700	\$27,445,900
75070	White Pigeon	\$27,479,300	\$4,205,900	\$20,314,400	\$41,797,200	\$0	\$93,796,800	\$13,738,800	\$107,535,600
<b>Total Mottville Township</b>		<b>\$39,899,000</b>	<b>\$4,445,600</b>	<b>\$20,642,000</b>	<b>\$55,392,400</b>	<b>\$0</b>	<b>\$120,379,000</b>	<b>\$14,602,500</b>	<b>\$134,981,500</b>
<b>012 Nottawa Township</b>									
75100	Nottawa	\$25,169,100	\$3,491,000	\$591,100	\$92,562,600	\$0	\$121,813,800	\$1,879,600	\$123,693,400
75030	Centreville	\$19,463,500	\$9,113,900	\$532,800	\$97,788,600	\$0	\$126,898,800	\$4,655,300	\$131,554,100
75040	Colon	\$7,055,400	\$276,300	\$0	\$4,243,500	\$0	\$11,575,200	\$278,500	\$11,853,700
75060	Mendon	\$19,431,700	\$576,100	\$0	\$13,993,700	\$0	\$34,001,500	\$972,400	\$34,973,900
<b>Total Nottawa Township</b>		<b>\$71,119,700</b>	<b>\$13,457,300</b>	<b>\$1,123,900</b>	<b>\$208,588,400</b>	<b>\$0</b>	<b>\$294,289,300</b>	<b>\$7,785,800</b>	<b>\$302,075,100</b>
<b>013 Park Township</b>									
39170	Vicksburg	\$9,202,200	\$0	\$0	\$12,106,200	\$0	\$21,308,400	\$308,600	\$21,617,000
39168	Vicksburg-MendonDebt	\$0	\$0	\$0	\$151,500	\$0	\$151,500	\$0	\$151,500
75060	Mendon	\$17,830,300	\$664,800	\$3,203,400	\$48,404,000	\$0	\$70,102,500	\$9,896,100	\$79,998,600
75080	Three Rivers	\$29,794,900	\$7,754,800	\$10,459,600	\$96,200,400	\$0	\$144,209,700	\$29,647,600	\$173,857,300
<b>Total Park Township</b>		<b>\$56,827,400</b>	<b>\$8,419,600</b>	<b>\$13,663,000</b>	<b>\$156,862,100</b>	<b>\$0</b>	<b>\$235,772,100</b>	<b>\$39,852,300</b>	<b>\$275,624,400</b>
<b>014 Sherman Township</b>									
75100	Nottawa	\$4,530,200	\$305,500	\$0	\$17,950,900	\$0	\$22,786,600	\$248,700	\$23,035,300
75010	Sturgis	\$15,779,800	\$2,698,600	\$216,100	\$119,724,600	\$0	\$138,419,100	\$2,367,200	\$140,786,300
75020	Burr Oak	\$0	\$474,000	\$0	\$1,079,100	\$0	\$1,553,100	\$18,300	\$1,571,400
75030	Centreville	\$23,105,500	\$51,500	\$0	\$114,597,700	\$0	\$137,754,700	\$3,663,800	\$141,418,500
75070	White Pigeon	\$0	\$0	\$0	\$245,000	\$0	\$245,000	\$0	\$245,000
<b>Total Sherman Township</b>		<b>\$43,415,500</b>	<b>\$3,529,600</b>	<b>\$216,100</b>	<b>\$253,597,300</b>	<b>\$0</b>	<b>\$300,758,500</b>	<b>\$6,298,000</b>	<b>\$307,056,500</b>
<b>015 Sturgis Township</b>									
75010	Sturgis	\$35,706,400	\$15,046,200	\$2,126,200	\$61,340,200	\$0	\$114,219,000	\$10,432,800	\$124,651,800
<b>Total Sturgis Township</b>		<b>\$35,706,400</b>	<b>\$15,046,200</b>	<b>\$2,126,200</b>	<b>\$61,340,200</b>	<b>\$0</b>	<b>\$114,219,000</b>	<b>\$10,432,800</b>	<b>\$124,651,800</b>
<b>016 White Pigeon Township</b>									
75070	White Pigeon	\$44,342,000	\$11,807,400	\$17,558,400	\$281,401,200	\$0	\$355,109,000	\$47,213,400	\$402,322,400
<b>Total White Pigeon Township</b>		<b>\$44,342,000</b>	<b>\$11,807,400</b>	<b>\$17,558,400</b>	<b>\$281,401,200</b>	<b>\$0</b>	<b>\$355,109,000</b>	<b>\$47,213,400</b>	<b>\$402,322,400</b>
<b>051 Three Rivers City</b>									
75080	Three Rivers	\$0	\$80,835,300	\$33,213,400	\$147,226,000	\$0	\$261,274,700	\$30,995,300	\$292,270,000
<b>Total Three Rivers City</b>		<b>\$0</b>	<b>\$80,835,300</b>	<b>\$33,213,400</b>	<b>\$147,226,000</b>	<b>\$0</b>	<b>\$261,274,700</b>	<b>\$30,995,300</b>	<b>\$292,270,000</b>
<b>052 Sturgis City</b>									
75010	Sturgis	\$1,061,600	\$85,544,500	\$59,959,400	\$241,156,750	\$0	\$387,722,250	\$19,949,870	\$407,672,120
<b>Total Sturgis City</b>		<b>\$1,061,600</b>	<b>\$85,544,500</b>	<b>\$59,959,400</b>	<b>\$241,156,750</b>	<b>\$0</b>	<b>\$387,722,250</b>	<b>\$19,949,870</b>	<b>\$407,672,120</b>

**St. Joseph County**  
**Tabulation of County Equalized Values**  
**By School District, Unit and Classification**

School District	Local Unit	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
<b>12020 Bronson Schools</b>									
001	Burr Oak Township	\$200,900	\$0	\$0	\$126,200	\$0	\$327,100	\$2,300	\$329,400
<b>Total Bronson Schools</b>		<b>\$200,900</b>	<b>\$0</b>	<b>\$0</b>	<b>\$126,200</b>	<b>\$0</b>	<b>\$327,100</b>	<b>\$2,300</b>	<b>\$329,400</b>
<b>13050 Athens Schools</b>									
008	Leonidas Township	\$731,000	\$0	\$0	\$392,200	\$0	\$1,123,200	\$26,600	\$1,149,800
<b>Total Athens Schools</b>		<b>\$731,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$392,200</b>	<b>\$0</b>	<b>\$1,123,200</b>	<b>\$26,600</b>	<b>\$1,149,800</b>
<b>14050 Marcellus Schools</b>									
007	Flowerfield Township	\$3,253,000	\$0	\$0	\$11,898,300	\$0	\$15,151,300	\$197,769	\$15,349,069
<b>Total Marcellus Schools</b>		<b>\$3,253,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$11,898,300</b>	<b>\$0</b>	<b>\$15,151,300</b>	<b>\$197,769</b>	<b>\$15,349,069</b>
<b>39170 Vicksburg Schools</b>									
008	Leonidas Township	\$2,972,200	\$0	\$0	\$932,100	\$0	\$3,904,300	\$129,700	\$4,034,000
010	Mendon Township	\$4,838,700	\$1,996,800	\$0	\$5,878,650	\$0	\$12,714,150	\$264,400	\$12,978,550
013	Park Township	\$9,202,200	\$0	\$0	\$12,106,200	\$0	\$21,308,400	\$308,600	\$21,617,000
<b>Total Vicksburg Schools</b>		<b>\$17,013,100</b>	<b>\$1,996,800</b>	<b>\$0</b>	<b>\$18,916,950</b>	<b>\$0</b>	<b>\$37,926,850</b>	<b>\$702,700</b>	<b>\$38,629,550</b>
<b>75100 Nottawa Schools</b>									
001	Burr Oak Township	\$453,200	\$0	\$0	\$669,200	\$0	\$1,122,400	\$36,000	\$1,158,400
002	Colon Township	\$3,440,500	\$0	\$0	\$3,279,700	\$0	\$6,720,200	\$105,100	\$6,825,300
012	Nottawa Township	\$25,169,100	\$3,491,000	\$591,100	\$92,562,600	\$0	\$121,813,800	\$1,879,600	\$123,693,400
014	Sherman Township	\$4,530,200	\$305,500	\$0	\$17,950,900	\$0	\$22,786,600	\$248,700	\$23,035,300
<b>Total Nottawa Schools</b>		<b>\$33,593,000</b>	<b>\$3,796,500</b>	<b>\$591,100</b>	<b>\$114,462,400</b>	<b>\$0</b>	<b>\$152,443,000</b>	<b>\$2,269,400</b>	<b>\$154,712,400</b>
<b>75010 Sturgis Schools</b>									
001	Burr Oak Township	\$12,430,200	\$322,000	\$0	\$43,880,200	\$0	\$56,632,400	\$603,700	\$57,236,100
005	Fawn River Township	\$30,413,600	\$1,667,000	\$0	\$57,746,200	\$0	\$89,826,800	\$1,098,800	\$90,925,600
014	Sherman Township	\$15,779,800	\$2,698,600	\$216,100	\$119,724,600	\$0	\$138,419,100	\$2,367,200	\$140,786,300
015	Sturgis Township	\$35,706,400	\$15,046,200	\$2,126,200	\$61,340,200	\$0	\$114,219,000	\$10,432,800	\$124,651,800
052	Sturgis City	\$1,061,600	\$85,544,500	\$59,959,400	\$241,156,750	\$0	\$387,722,250	\$19,949,870	\$407,672,120
<b>Total Sturgis Schools</b>		<b>\$95,391,600</b>	<b>\$105,278,300</b>	<b>\$62,301,700</b>	<b>\$523,847,950</b>	<b>\$0</b>	<b>\$786,819,550</b>	<b>\$34,452,370</b>	<b>\$821,271,920</b>
<b>75020 Burr Oak Schools</b>									
001	Burr Oak Township	\$42,724,100	\$1,491,400	\$1,641,900	\$52,629,800	\$0	\$98,487,200	\$6,472,200	\$104,959,400
002	Colon Township	\$3,970,100	\$348,100	\$0	\$2,519,100	\$0	\$6,837,300	\$1,175,100	\$8,012,400
014	Sherman Township	\$0	\$474,000	\$0	\$1,079,100	\$0	\$1,553,100	\$18,300	\$1,571,400
<b>Total Burr Oak Schools</b>		<b>\$46,694,200</b>	<b>\$2,313,500</b>	<b>\$1,641,900</b>	<b>\$56,228,000</b>	<b>\$0</b>	<b>\$106,877,600</b>	<b>\$7,665,600</b>	<b>\$114,543,200</b>
<b>75030 Centreville Schools</b>									
006	Florence Township	\$39,328,975	\$0	\$0	\$18,046,900	\$0	\$57,375,875	\$2,385,500	\$59,761,375
009	Lockport Township	\$27,854,100	\$1,960,200	\$1,437,100	\$33,850,300	\$0	\$65,101,700	\$1,412,200	\$66,513,900
012	Nottawa Township	\$19,463,500	\$9,113,900	\$532,800	\$97,788,600	\$0	\$126,898,800	\$4,655,300	\$131,554,100
014	Sherman Township	\$23,105,600	\$51,500	\$0	\$114,597,700	\$0	\$137,754,700	\$3,663,800	\$141,418,500
<b>Total Centreville Schools</b>		<b>\$109,752,075</b>	<b>\$11,125,600</b>	<b>\$1,969,900</b>	<b>\$264,283,500</b>	<b>\$0</b>	<b>\$387,131,075</b>	<b>\$12,116,800</b>	<b>\$399,247,875</b>



**St. Joseph County**  
**Tabulation of County Equalized Values**  
**By School District, Unit and Classification**

School District	Local Unit	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
<b>75040 Colon Schools</b>									
001	Burr Oak Township	\$5,163,500	\$52,600	\$0	\$5,704,800	\$0	\$10,920,900	\$1,652,300	\$12,573,200
002	Colon Township	\$59,394,600	\$4,756,000	\$3,030,300	\$153,382,200	\$0	\$220,563,100	\$7,018,900	\$227,582,000
008	Leonidas Township	\$63,830,700	\$1,418,700	\$0	\$35,520,800	\$0	\$100,770,200	\$5,535,400	\$106,305,600
012	Nottawa Township	\$7,055,400	\$276,300	\$0	\$4,243,500	\$0	\$11,575,200	\$278,500	\$11,853,700
<b>Total Colon Schools</b>		<b>\$135,444,200</b>	<b>\$6,503,600</b>	<b>\$3,030,300</b>	<b>\$198,851,300</b>	<b>\$0</b>	<b>\$343,829,400</b>	<b>\$14,485,100</b>	<b>\$358,314,500</b>
<b>75050 Constantine Schools</b>									
003	Constantine Township	\$54,569,600	\$7,309,700	\$31,741,800	\$122,419,000	\$0	\$216,040,100	\$13,394,500	\$229,434,600
004	Fabius Township	\$144,500	\$0	\$0	\$589,800	\$0	\$734,300	\$570,800	\$1,305,100
006	Florence Township	\$17,888,100	\$0	\$127,800	\$18,126,005	\$0	\$36,141,905	\$678,775	\$36,820,680
011	Mottville Township	\$12,419,700	\$239,700	\$327,600	\$13,595,200	\$0	\$26,582,200	\$863,700	\$27,445,900
<b>Total Constantine Schools</b>		<b>\$85,021,900</b>	<b>\$7,549,400</b>	<b>\$32,197,200</b>	<b>\$154,730,005</b>	<b>\$0</b>	<b>\$279,498,505</b>	<b>\$15,507,775</b>	<b>\$295,006,280</b>
<b>75060 Mendon Schools</b>									
002	Colon Township	\$1,122,500	\$0	\$0	\$222,800	\$0	\$1,345,300	\$4,400	\$1,349,700
008	Leonidas Township	\$4,894,500	\$5,800	\$0	\$2,643,000	\$0	\$7,543,300	\$1,641,600	\$9,184,900
009	Lockport Township	\$1,173,700	\$14,300	\$0	\$1,799,900	\$0	\$2,987,900	\$109,400	\$3,097,300
010	Mendon Township	\$63,045,700	\$3,978,400	\$6,137,400	\$90,826,400	\$0	\$163,987,900	\$40,796,800	\$204,784,700
012	Nottawa Township	\$19,431,700	\$576,100	\$0	\$13,993,700	\$0	\$34,001,500	\$972,400	\$34,973,900
013	Park Township	\$17,830,300	\$664,800	\$3,203,400	\$48,404,000	\$0	\$70,102,500	\$9,896,100	\$79,998,600
<b>Total Mendon Schools</b>		<b>\$107,498,400</b>	<b>\$5,239,400</b>	<b>\$9,340,800</b>	<b>\$157,889,800</b>	<b>\$0</b>	<b>\$279,968,400</b>	<b>\$53,420,700</b>	<b>\$333,389,100</b>
<b>75070 White Pigeon Schools</b>									
003	Constantine Township	\$997,500	\$0	\$0	\$1,336,800	\$0	\$2,334,300	\$14,900	\$2,349,200
006	Florence Township	\$17,166,700	\$0	\$0	\$4,991,200	\$0	\$22,157,900	\$396,100	\$22,554,000
011	Mottville Township	\$27,479,300	\$4,205,900	\$20,314,400	\$41,797,200	\$0	\$93,796,800	\$13,738,800	\$107,535,600
014	Sherman Township	\$0	\$0	\$0	\$245,000	\$0	\$245,000	\$0	\$245,000
016	White Pigeon Township	\$44,342,000	\$11,807,400	\$17,558,400	\$281,401,200	\$0	\$355,109,000	\$47,213,400	\$402,322,400
<b>Total White Pigeon Schools</b>		<b>\$89,985,500</b>	<b>\$16,013,300</b>	<b>\$37,872,800</b>	<b>\$329,771,400</b>	<b>\$0</b>	<b>\$473,643,000</b>	<b>\$61,363,200</b>	<b>\$535,006,200</b>
<b>75080 Three Rivers Schools</b>									
003	Constantine Township	\$4,367,900	\$0	\$0	\$6,613,900	\$0	\$10,981,800	\$114,100	\$11,095,900
004	Fabius Township	\$22,306,300	\$7,574,600	\$2,508,800	\$337,691,500	\$0	\$370,081,200	\$24,072,100	\$394,153,300
006	Florence Township	\$9,835,400	\$0	\$64,800	\$4,612,900	\$0	\$14,513,100	\$1,199,360	\$15,712,460
007	Flowerfield Township	\$38,408,000	\$1,665,200	\$16,400	\$76,054,100	\$0	\$116,143,700	\$20,180,309	\$136,324,009
009	Lockport Township	\$13,542,200	\$6,164,700	\$293,400	\$138,356,100	\$0	\$158,356,400	\$4,110,200	\$162,466,600
013	Park Township	\$29,794,900	\$7,754,800	\$10,459,600	\$96,200,400	\$0	\$144,209,700	\$29,647,600	\$173,857,300
052	Three Rivers City	\$0	\$80,835,300	\$33,213,400	\$147,226,000	\$0	\$261,274,700	\$30,995,300	\$292,270,000
<b>Total Three Rivers Schools</b>		<b>\$118,254,700</b>	<b>\$103,994,600</b>	<b>\$46,556,400</b>	<b>\$806,754,900</b>	<b>\$0</b>	<b>\$1,075,560,600</b>	<b>\$110,318,969</b>	<b>\$1,185,879,569</b>

**St. Joseph County**  
**Tabulation of Taxable Values**  
**By Unit, School District and Classification**

Local Unit	School	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
<b>001 Burr Oak Township</b>									
12020	Bronson	\$18,593	\$0	\$0	\$85,072	\$0	\$103,665	\$2,300	\$105,965
75100	Nottawa	\$152,986	\$0	\$0	\$439,866	\$0	\$592,852	\$36,000	\$628,852
75010	Sturgis	\$4,211,887	\$283,515	\$0	\$27,417,145	\$0	\$31,912,547	\$603,700	\$32,516,247
75020	Burr Oak	\$14,538,034	\$1,149,516	\$892,598	\$30,388,787	\$0	\$46,968,935	\$6,472,200	\$53,441,135
75040	Colon	\$1,517,172	\$27,048	\$0	\$3,623,579	\$0	\$5,167,799	\$1,652,300	\$6,820,099
<b>Total Burr Oak Township</b>		<b>\$20,438,672</b>	<b>\$1,460,079</b>	<b>\$892,598</b>	<b>\$61,954,449</b>	<b>\$0</b>	<b>\$84,745,798</b>	<b>\$8,766,500</b>	<b>\$93,512,298</b>
<b>002 Colon Township</b>									
75100	Nottawa	\$1,175,448	\$0	\$0	\$1,565,371	\$0	\$2,740,819	\$105,100	\$2,845,919
75020	Burr Oak	\$1,198,186	\$322,878	\$0	\$1,603,389	\$0	\$3,124,453	\$1,175,100	\$4,299,553
75040	Colon	\$19,811,324	\$3,652,465	\$2,333,909	\$98,312,043	\$0	\$124,109,741	\$7,018,900	\$131,128,641
75060	Mendon	\$402,201	\$0	\$0	\$117,597	\$0	\$519,798	\$4,400	\$524,198
<b>Total Colon Township</b>		<b>\$22,587,159</b>	<b>\$3,975,343</b>	<b>\$2,333,909</b>	<b>\$101,598,400</b>	<b>\$0</b>	<b>\$130,494,811</b>	<b>\$8,303,500</b>	<b>\$138,798,311</b>
<b>003 Constantine Township</b>									
75050	Constantine	\$14,836,944	\$4,705,834	\$21,044,067	\$83,472,255	\$0	\$124,059,100	\$13,377,400	\$137,436,500
75070	White Pigeon	\$222,667	\$0	\$0	\$870,925	\$0	\$1,093,592	\$14,900	\$1,108,492
75080	Three Rivers	\$1,240,519	\$0	\$0	\$4,496,080	\$0	\$5,736,599	\$114,100	\$5,850,699
<b>Total Constantine Township</b>		<b>\$16,300,130</b>	<b>\$4,705,834</b>	<b>\$21,044,067</b>	<b>\$88,839,260</b>	<b>\$0</b>	<b>\$130,889,291</b>	<b>\$13,506,400</b>	<b>\$144,395,691</b>
<b>004 Fabius Township</b>									
75050	Constantine	\$136,708	\$0	\$0	\$184,909	\$0	\$321,617	\$570,800	\$892,417
75080	Three Rivers	\$9,473,941	\$5,766,456	\$1,632,740	\$215,899,701	\$0	\$232,772,838	\$24,072,100	\$256,844,938
<b>Total Fabius Township</b>		<b>\$9,610,649</b>	<b>\$5,766,456</b>	<b>\$1,632,740</b>	<b>\$216,084,610</b>	<b>\$0</b>	<b>\$233,094,455</b>	<b>\$24,642,900</b>	<b>\$257,737,355</b>
<b>005 Fawn River Township</b>									
75010	Sturgis	\$10,586,286	\$1,416,565	\$0	\$37,947,587	\$0	\$49,950,438	\$1,098,800	\$51,049,238
<b>Total Fawn River Township</b>		<b>\$10,586,286</b>	<b>\$1,416,565</b>	<b>\$0</b>	<b>\$37,947,587</b>	<b>\$0</b>	<b>\$49,950,438</b>	<b>\$1,098,800</b>	<b>\$51,049,238</b>
<b>006 Florence Township</b>									
75030	Centreville	\$11,134,138	\$0	\$0	\$10,014,046	\$0	\$21,148,184	\$2,385,500	\$23,533,684
75050	Constantine	\$4,839,343	\$0	\$57,124	\$10,028,949	\$0	\$14,925,416	\$678,775	\$15,604,191
75070	White Pigeon	\$5,054,878	\$0	\$0	\$2,486,798	\$0	\$7,541,676	\$396,100	\$7,937,776
75080	Three Rivers	\$2,975,248	\$0	\$18,709	\$2,561,658	\$0	\$5,555,615	\$1,199,360	\$6,754,975
<b>Total Florence Township</b>		<b>\$24,003,607</b>	<b>\$0</b>	<b>\$75,833</b>	<b>\$25,091,451</b>	<b>\$0</b>	<b>\$49,170,891</b>	<b>\$4,659,735</b>	<b>\$53,830,626</b>
<b>007 Flowerfield Township</b>									
14050	Marcellus	\$957,687	\$0	\$0	\$6,819,036	\$0	\$7,776,723	\$197,769	\$7,974,492
75080	Three Rivers	\$12,899,315	\$593,499	\$5,305	\$45,706,820	\$0	\$59,204,939	\$20,180,309	\$79,385,248
<b>Total Flowerfield Township</b>		<b>\$13,857,002</b>	<b>\$593,499</b>	<b>\$5,305</b>	<b>\$52,525,856</b>	<b>\$0</b>	<b>\$66,981,662</b>	<b>\$20,378,078</b>	<b>\$87,359,740</b>
<b>008 Leonidas Township</b>									
13050	Athens	\$216,251	\$0	\$0	\$167,209	\$0	\$383,460	\$26,600	\$410,060
39170	Vicksburg	\$816,384	\$0	\$0	\$561,027	\$0	\$1,377,411	\$129,700	\$1,507,111
75040	Colon	\$20,449,623	\$831,585	\$0	\$20,460,537	\$0	\$41,741,745	\$5,535,400	\$47,277,145
75060	Mendon	\$1,719,653	\$5,800	\$0	\$1,349,242	\$0	\$3,074,695	\$1,641,600	\$4,716,295
<b>Total Leonidas Township</b>		<b>\$23,201,911</b>	<b>\$837,385</b>	<b>\$0</b>	<b>\$22,538,015</b>	<b>\$0</b>	<b>\$46,577,311</b>	<b>\$7,333,300</b>	<b>\$53,910,611</b>
<b>009 Lockport Township</b>									
75030	Centreville	\$12,874,831	\$1,644,432	\$830,269	\$21,013,508	\$0	\$36,363,040	\$1,412,200	\$37,775,240
75060	Mendon	\$537,237	\$11,615	\$0	\$1,174,314	\$0	\$1,723,166	\$109,400	\$1,832,566
75080	Three Rivers	\$6,112,751	\$4,702,741	\$165,543	\$96,650,248	\$0	\$107,631,283	\$4,097,595	\$111,728,878
<b>Total Lockport Township</b>		<b>\$19,524,819</b>	<b>\$6,358,788</b>	<b>\$995,812</b>	<b>\$118,838,070</b>	<b>\$0</b>	<b>\$145,717,489</b>	<b>\$5,619,195</b>	<b>\$151,336,684</b>

**St. Joseph County**  
**Tabulation of Taxable Values**  
**By Unit, School District and Classification**

Local Unit	School	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
<b>010</b>	<b>Mendon Township</b>								
	39170 Vicksburg	\$1,624,084	\$1,358,643	\$0	\$3,689,457	\$0	\$6,672,184	\$264,400	\$6,936,584
	75060 Mendon	\$18,942,009	\$2,861,201	\$4,669,715	\$56,585,478	\$0	\$83,058,403	\$40,796,800	\$123,855,203
	<b>Total Mendon Township</b>	<b>\$20,566,093</b>	<b>\$4,219,844</b>	<b>\$4,669,715</b>	<b>\$60,274,935</b>	<b>\$0</b>	<b>\$89,730,587</b>	<b>\$41,061,200</b>	<b>\$130,791,787</b>
<b>011</b>	<b>Mottville Township</b>								
	75050 Constantine	\$5,011,357	\$199,022	\$146,718	\$8,256,364	\$0	\$13,613,461	\$787,405	\$14,400,866
	75070 White Pigeon	\$10,046,689	\$3,086,636	\$12,942,692	\$26,700,966	\$0	\$52,776,983	\$13,733,660	\$66,510,643
	<b>Total Mottville Township</b>	<b>\$15,058,046</b>	<b>\$3,285,658</b>	<b>\$13,089,410</b>	<b>\$34,957,330</b>	<b>\$0</b>	<b>\$66,390,444</b>	<b>\$14,521,065</b>	<b>\$80,911,509</b>
<b>012</b>	<b>Nottawa Township</b>								
	75100 Nottawa	\$9,636,392	\$3,317,343	\$510,696	\$62,574,060	\$0	\$76,038,491	\$1,879,600	\$77,918,091
	75030 Centreville	\$5,774,633	\$8,079,325	\$443,063	\$61,300,220	\$0	\$75,597,241	\$4,655,300	\$80,252,541
	75040 Colon	\$2,072,362	\$245,569	\$0	\$2,562,884	\$0	\$4,880,815	\$278,500	\$5,159,315
	75060 Mendon	\$6,088,156	\$493,741	\$0	\$7,695,952	\$0	\$14,277,849	\$972,400	\$15,250,249
	<b>Total Nottawa Township</b>	<b>\$23,571,543</b>	<b>\$12,135,978</b>	<b>\$953,759</b>	<b>\$134,133,116</b>	<b>\$0</b>	<b>\$170,794,396</b>	<b>\$7,785,800</b>	<b>\$178,580,196</b>
<b>013</b>	<b>Park Township</b>								
	39170 Vicksburg	\$3,577,027	\$0	\$0	\$6,721,092	\$0	\$10,298,119	\$308,600	\$10,606,719
	39168 Vicksburg-Mendon Debt	\$0	\$0	\$0	\$109,937	\$0	\$109,937	\$0	\$109,937
	75060 Mendon	\$8,371,325	\$560,606	\$2,165,517	\$31,132,387	\$0	\$42,229,835	\$7,246,470	\$49,476,305
	75080 Three Rivers	\$13,455,451	\$7,674,874	\$7,438,855	\$60,004,108	\$0	\$88,573,288	\$29,647,600	\$118,220,888
	<b>Total Park Township</b>	<b>\$25,403,803</b>	<b>\$8,235,480</b>	<b>\$9,604,372</b>	<b>\$97,967,524</b>	<b>\$0</b>	<b>\$141,211,179</b>	<b>\$37,202,670</b>	<b>\$178,413,849</b>
<b>014</b>	<b>Sherman Township</b>								
	75100 Nottawa	\$1,447,719	\$293,238	\$0	\$12,275,741	\$0	\$14,016,698	\$248,700	\$14,265,398
	75010 Sturgis	\$7,142,345	\$1,740,911	\$161,442	\$77,824,036	\$0	\$86,868,734	\$2,367,200	\$89,235,934
	75020 Burr Oak	\$0	\$230,051	\$0	\$774,140	\$0	\$1,004,191	\$18,300	\$1,022,491
	75030 Centreville	\$9,325,661	\$42,446	\$0	\$75,619,278	\$0	\$84,987,385	\$3,663,800	\$88,651,185
	75070 White Pigeon	\$0	\$0	\$0	\$166,348	\$0	\$166,348	\$0	\$166,348
	<b>Total Sherman Township</b>	<b>\$17,915,725</b>	<b>\$2,306,646</b>	<b>\$161,442</b>	<b>\$166,659,543</b>	<b>\$0</b>	<b>\$187,043,356</b>	<b>\$6,298,000</b>	<b>\$193,341,356</b>
<b>015</b>	<b>Sturgis Township</b>								
	75010 Sturgis	\$13,656,703	\$11,862,466	\$1,709,317	\$38,475,347	\$0	\$65,703,833	\$10,432,800	\$76,136,633
	<b>Total Sturgis Township</b>	<b>\$13,656,703</b>	<b>\$11,862,466</b>	<b>\$1,709,317</b>	<b>\$38,475,347</b>	<b>\$0</b>	<b>\$65,703,833</b>	<b>\$10,432,800</b>	<b>\$76,136,633</b>
<b>016</b>	<b>White Pigeon Township</b>								
	75070 White Pigeon	\$18,404,622	\$8,654,594	\$12,287,590	\$192,222,929	\$0	\$231,569,735	\$47,208,964	\$278,778,699
	<b>Total White Pigeon Township</b>	<b>\$18,404,622</b>	<b>\$8,654,594</b>	<b>\$12,287,590</b>	<b>\$192,222,929</b>	<b>\$0</b>	<b>\$231,569,735</b>	<b>\$47,208,964</b>	<b>\$278,778,699</b>
<b>051</b>	<b>Three Rivers City</b>								
	75080 Three Rivers	\$0	\$64,227,416	\$24,336,269	\$97,646,136	\$0	\$186,209,821	\$30,999,000	\$217,208,821
	<b>Total Three Rivers City</b>	<b>\$0</b>	<b>\$64,227,416</b>	<b>\$24,336,269</b>	<b>\$97,646,136</b>	<b>\$0</b>	<b>\$186,209,821</b>	<b>\$30,999,000</b>	<b>\$217,208,821</b>
<b>052</b>	<b>Sturgis City</b>								
	75010 Sturgis	\$709,343	\$62,194,006	\$50,987,486	\$159,022,800	\$0	\$272,913,635	\$19,949,870	\$292,863,505
	<b>Total Sturgis City</b>	<b>\$709,343</b>	<b>\$62,194,006</b>	<b>\$50,987,486</b>	<b>\$159,022,800</b>	<b>\$0</b>	<b>\$272,913,635</b>	<b>\$19,949,870</b>	<b>\$292,863,505</b>

**St. Joseph County  
Tabulation of Taxable Values  
By School District, Unit and Classification**

School District	Local Unit	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
<b>12020 Bronson Schools</b>									
	001 Burr Oak Township	\$18,593	\$0	\$0	\$85,072	\$0	\$103,665	\$2,300	\$105,965
<b>Total Bronson Schools</b>		<b>\$18,593</b>	<b>\$0</b>	<b>\$0</b>	<b>\$85,072</b>	<b>\$0</b>	<b>\$103,665</b>	<b>\$2,300</b>	<b>\$105,965</b>
<b>13050 Athens Schools</b>									
	008 Leonidas Township	\$216,251	\$0	\$0	\$167,209	\$0	\$383,460	\$26,600	\$410,060
<b>Total Athens Schools</b>		<b>\$216,251</b>	<b>\$0</b>	<b>\$0</b>	<b>\$167,209</b>	<b>\$0</b>	<b>\$383,460</b>	<b>\$26,600</b>	<b>\$410,060</b>
<b>14050 Marcellus Schools</b>									
	007 Flowerfield Township	\$957,687	\$0	\$0	\$6,819,036	\$0	\$7,776,723	\$197,769	\$7,974,492
<b>Total Marcellus Schools</b>		<b>\$957,687</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,819,036</b>	<b>\$0</b>	<b>\$7,776,723</b>	<b>\$197,769</b>	<b>\$7,974,492</b>
<b>39170 Vicksburg Schools</b>									
	008 Leonidas Township	\$816,384	\$0	\$0	\$561,027	\$0	\$1,377,411	\$129,700	\$1,507,111
	010 Mendon Township	\$1,624,084	\$1,358,643	\$0	\$3,689,457	\$0	\$6,672,184	\$264,400	\$6,936,584
	013 Park Township	\$3,577,027	\$0	\$0	\$6,721,092	\$0	\$10,298,119	\$308,600	\$10,606,719
<b>Total Vicksburg Schools</b>		<b>\$6,017,495</b>	<b>\$1,358,643</b>	<b>\$0</b>	<b>\$10,971,576</b>	<b>\$0</b>	<b>\$18,347,714</b>	<b>\$702,700</b>	<b>\$19,050,414</b>
<b>75100 Nottawa Schools</b>									
	001 Burr Oak Township	\$152,986	\$0	\$0	\$439,866	\$0	\$592,852	\$36,000	\$628,852
	002 Colon Township	\$1,175,448	\$0	\$0	\$1,565,371	\$0	\$2,740,819	\$105,100	\$2,845,919
	012 Nottawa Township	\$9,636,392	\$3,317,343	\$510,696	\$62,574,060	\$0	\$76,038,491	\$1,879,600	\$77,918,091
	014 Sherman Township	\$1,447,719	\$293,238	\$0	\$12,275,741	\$0	\$14,016,698	\$248,700	\$14,265,398
<b>Total Nottawa Schools</b>		<b>\$12,412,545</b>	<b>\$3,610,581</b>	<b>\$510,696</b>	<b>\$76,855,038</b>	<b>\$0</b>	<b>\$93,388,860</b>	<b>\$2,269,400</b>	<b>\$95,658,260</b>
<b>75010 Sturgis Schools</b>									
	001 Burr Oak Township	\$4,211,887	\$283,515	\$0	\$27,417,145	\$0	\$31,912,547	\$603,700	\$32,516,247
	005 Fawn River Township	\$10,586,286	\$1,416,565	\$0	\$37,947,587	\$0	\$49,950,438	\$1,098,800	\$51,049,238
	014 Sherman Township	\$7,142,345	\$1,740,911	\$161,442	\$77,824,036	\$0	\$86,868,734	\$2,367,200	\$89,235,934
	015 Sturgis Township	\$13,656,703	\$11,862,466	\$1,709,317	\$38,475,347	\$0	\$65,703,833	\$10,432,800	\$76,136,633
	052 Sturgis City	\$709,343	\$62,194,006	\$50,987,486	\$159,022,800	\$0	\$272,913,635	\$19,949,870	\$292,863,505
<b>Total Sturgis Schools</b>		<b>\$36,306,564</b>	<b>\$77,497,463</b>	<b>\$52,858,245</b>	<b>\$340,686,915</b>	<b>\$0</b>	<b>\$507,349,187</b>	<b>\$34,452,370</b>	<b>\$541,801,557</b>
<b>75020 Burr Oak Schools</b>									
	001 Burr Oak Township	\$14,538,034	\$1,149,516	\$892,598	\$30,388,787	\$0	\$46,968,935	\$6,472,200	\$53,441,135
	002 Colon Township	\$1,198,186	\$322,878	\$0	\$1,603,389	\$0	\$3,124,453	\$1,175,100	\$4,299,553
	014 Sherman Township	\$0	\$230,051	\$0	\$774,140	\$0	\$1,004,191	\$18,300	\$1,022,491
<b>Total Burr Oak Schools</b>		<b>\$15,736,220</b>	<b>\$1,702,445</b>	<b>\$892,598</b>	<b>\$32,766,316</b>	<b>\$0</b>	<b>\$51,097,579</b>	<b>\$7,665,600</b>	<b>\$58,763,179</b>
<b>75030 Centreville Schools</b>									
	006 Florence Township	\$11,134,138	\$0	\$0	\$10,014,046	\$0	\$21,148,184	\$2,385,500	\$23,533,684
	009 Lockport Township	\$12,874,831	\$1,644,432	\$830,269	\$21,013,508	\$0	\$36,363,040	\$1,412,200	\$37,775,240
	012 Nottawa Township	\$5,774,633	\$8,079,325	\$443,063	\$61,300,220	\$0	\$75,597,241	\$4,655,300	\$80,252,541
	014 Sherman Township	\$9,325,661	\$42,446	\$0	\$75,619,278	\$0	\$84,987,385	\$3,663,800	\$88,651,185
<b>Total Centreville Schools</b>		<b>\$39,109,263</b>	<b>\$9,766,203</b>	<b>\$1,273,332</b>	<b>\$167,947,052</b>	<b>\$0</b>	<b>\$218,095,850</b>	<b>\$12,116,800</b>	<b>\$230,212,650</b>

**St. Joseph County  
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By School District, Unit and Classification**

School District	Local Unit	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
<b>75040 Colon Schools</b>									
001	Burr Oak Township	\$1,517,172	\$27,048	\$0	\$3,623,579	\$0	\$5,167,799	\$1,652,300	\$6,820,099
002	Colon Township	\$19,811,324	\$3,652,465	\$2,333,909	\$98,312,043	\$0	\$124,109,741	\$7,018,900	\$131,128,641
008	Leonidas Township	\$20,449,623	\$831,585	\$0	\$20,460,537	\$0	\$41,741,745	\$5,535,400	\$47,277,145
012	Nottawa Township	\$2,072,362	\$245,569	\$0	\$2,562,884	\$0	\$4,880,815	\$278,500	\$5,159,315
<b>Total Colon Schools</b>		<b>\$43,850,481</b>	<b>\$4,756,667</b>	<b>\$2,333,909</b>	<b>\$124,959,043</b>	<b>\$0</b>	<b>\$175,900,100</b>	<b>\$14,485,100</b>	<b>\$190,385,200</b>
<b>75050 Constantine Schools</b>									
003	Constantine Township	\$14,836,944	\$4,705,834	\$21,044,067	\$83,472,255	\$0	\$124,059,100	\$13,377,400	\$137,436,500
004	Fabius Township	\$136,708	\$0	\$0	\$184,909	\$0	\$321,617	\$570,800	\$892,417
006	Florence Township	\$4,839,343	\$0	\$57,124	\$10,028,949	\$0	\$14,925,416	\$678,775	\$15,604,191
011	Mottville Township	\$5,011,357	\$199,022	\$146,718	\$8,256,364	\$0	\$13,613,461	\$787,405	\$14,400,866
<b>Total Constantine Schools</b>		<b>\$24,824,352</b>	<b>\$4,904,856</b>	<b>\$21,247,909</b>	<b>\$101,942,477</b>	<b>\$0</b>	<b>\$152,919,594</b>	<b>\$15,414,380</b>	<b>\$168,333,974</b>
<b>75060 Mendon Schools</b>									
002	Colon Township	\$402,201	\$0	\$0	\$117,597	\$0	\$519,798	\$4,400	\$524,198
008	Leonidas Township	\$1,719,653	\$5,800	\$0	\$1,349,242	\$0	\$3,074,695	\$1,641,600	\$4,716,295
009	Lockport Township	\$537,237	\$11,615	\$0	\$1,174,314	\$0	\$1,723,166	\$109,400	\$1,832,566
010	Mendon Township	\$18,942,009	\$2,861,201	\$4,669,715	\$56,585,478	\$0	\$83,058,403	\$40,796,800	\$123,855,203
012	Nottawa Township	\$6,088,156	\$493,741	\$0	\$7,695,952	\$0	\$14,277,849	\$972,400	\$15,250,249
013	Park Township	\$8,371,325	\$560,606	\$2,165,517	\$31,132,387	\$0	\$42,229,835	\$7,246,470	\$49,476,305
<b>Total Mendon Schools</b>		<b>\$36,060,581</b>	<b>\$3,932,963</b>	<b>\$6,835,232</b>	<b>\$98,054,970</b>	<b>\$0</b>	<b>\$144,883,746</b>	<b>\$50,771,070</b>	<b>\$195,654,816</b>
<b>75070 White Pigeon Schools</b>									
003	Constantine Township	\$222,667	\$0	\$0	\$870,925	\$0	\$1,093,592	\$14,900	\$1,108,492
006	Florence Township	\$5,054,878	\$0	\$0	\$2,486,798	\$0	\$7,541,676	\$396,100	\$7,937,776
011	Mottville Township	\$10,046,689	\$3,086,636	\$12,942,692	\$26,700,966	\$0	\$52,776,983	\$13,733,660	\$66,510,643
014	Sherman Township	\$0	\$0	\$0	\$166,348	\$0	\$166,348	\$0	\$166,348
016	White Pigeon Township	\$18,404,622	\$8,654,594	\$12,287,590	\$192,222,929	\$0	\$231,569,735	\$47,208,964	\$278,778,699
<b>Total White Pigeon Schools</b>		<b>\$33,728,856</b>	<b>\$11,741,230</b>	<b>\$25,230,282</b>	<b>\$222,447,966</b>	<b>\$0</b>	<b>\$293,148,334</b>	<b>\$61,353,624</b>	<b>\$354,501,958</b>
<b>75080 Three Rivers Schools</b>									
003	Constantine Township	\$1,240,519	\$0	\$0	\$4,496,080	\$0	\$5,736,599	\$114,100	\$5,850,699
004	Fabius Township	\$9,473,941	\$5,766,456	\$1,632,740	\$215,899,701	\$0	\$232,772,838	\$24,072,100	\$256,844,938
006	Florence Township	\$2,975,248	\$0	\$18,709	\$2,561,658	\$0	\$5,555,615	\$1,199,360	\$6,754,975
007	Flowerfield Township	\$12,899,315	\$593,499	\$5,305	\$45,706,820	\$0	\$59,204,939	\$20,180,309	\$79,385,248
009	Lockport Township	\$6,112,751	\$4,702,741	\$165,543	\$96,650,248	\$0	\$107,631,283	\$4,097,595	\$111,728,878
013	Park Township	\$13,455,451	\$7,674,874	\$7,438,855	\$60,004,108	\$0	\$88,573,288	\$29,647,600	\$118,220,888
052	Three Rivers City	\$0	\$64,227,416	\$24,336,269	\$97,646,136	\$0	\$186,209,821	\$30,999,000	\$217,208,821
<b>Total Three Rivers Schools</b>		<b>\$46,157,225</b>	<b>\$82,964,986</b>	<b>\$33,597,421</b>	<b>\$522,964,751</b>	<b>\$0</b>	<b>\$685,684,383</b>	<b>\$110,310,064</b>	<b>\$795,994,447</b>

**St. Joseph County**  
**Tabulation of Taxable Values**  
**By School District, Unit and PRE Status**

School District	Local Unit	Non-PRE	PRE	Com. Personal	Ind. Personal	Total Taxable
<b>12020 Bronson Schools</b>						
001	Burr Oak Township	\$2,300	\$103,665	\$0	\$0	\$105,965
<b>Total Bronson Schools</b>		<b>\$2,300</b>	<b>\$103,665</b>	<b>\$0</b>	<b>\$0</b>	<b>\$105,965</b>
<b>13050 Athens Schools</b>						
008	Leonidas Township	\$26,600	\$383,460	\$0	\$0	\$410,060
<b>Total Athens Schools</b>		<b>\$26,600</b>	<b>\$383,460</b>	<b>\$0</b>	<b>\$0</b>	<b>\$410,060</b>
<b>14050 Marcellus Schools</b>						
007	Flowerfield Township	\$1,570,201	\$6,404,291	\$0	\$0	\$7,974,492
<b>Total Marcellus Schools</b>		<b>\$1,570,201</b>	<b>\$6,404,291</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,974,492</b>
<b>39170 Vicksburg Schools</b>						
008	Leonidas Township	\$219,125	\$1,287,986	\$0	\$0	\$1,507,111
010	Mendon Township	\$2,778,654	\$4,157,930	\$0	\$0	\$6,936,584
013	Park Township	\$1,276,698	\$9,330,021	\$0	\$0	\$10,606,719
<b>Total Vicksburg Schools</b>		<b>\$4,274,477</b>	<b>\$14,775,937</b>	<b>\$0</b>	<b>\$0</b>	<b>\$19,050,414</b>
<b>75100 Nottawa Schools</b>						
001	Burr Oak Township	\$108,658	\$520,194	\$0	\$0	\$628,852
002	Colon Township	\$407,882	\$2,438,037	\$0	\$0	\$2,845,919
012	Nottawa Township	\$28,567,106	\$48,611,085	\$739,900	\$0	\$77,918,091
014	Sherman Township	\$4,909,570	\$9,355,828	\$0	\$0	\$14,265,398
<b>Total Nottawa Schools</b>		<b>\$33,993,216</b>	<b>\$60,925,144</b>	<b>\$739,900</b>	<b>\$0</b>	<b>\$95,658,260</b>
<b>75010 Sturgis Schools</b>						
001	Burr Oak Township	\$5,372,889	\$27,137,558	\$5,800	\$0	\$32,516,247
005	Fawn River Township	\$8,228,320	\$42,737,018	\$83,900	\$0	\$51,049,238
014	Sherman Township	\$19,871,316	\$69,254,218	\$110,400	\$0	\$89,235,934
015	Sturgis Township	\$27,230,896	\$47,670,637	\$1,235,100	\$0	\$76,136,633
052	Sturgis City	\$147,801,439	\$129,002,266	\$9,071,100	\$6,988,700	\$292,863,505
<b>Total Sturgis Schools</b>		<b>\$208,504,860</b>	<b>\$315,801,697</b>	<b>\$10,506,300</b>	<b>\$6,988,700</b>	<b>\$541,801,557</b>
<b>75020 Burr Oak Schools</b>						
001	Burr Oak Township	\$15,259,346	\$37,912,589	\$165,200	\$104,000	\$53,441,135
002	Colon Township	\$2,186,474	\$1,987,679	\$125,400	\$0	\$4,299,553
014	Sherman Township	\$248,351	\$774,140	\$0	\$0	\$1,022,491
<b>Total Burr Oak Schools</b>		<b>\$17,694,171</b>	<b>\$40,674,408</b>	<b>\$290,600</b>	<b>\$104,000</b>	<b>\$58,763,179</b>
<b>75030 Centreville Schools</b>						
006	Florence Township	\$4,332,088	\$19,201,596	\$0	\$0	\$23,533,684
009	Lockport Township	\$6,925,677	\$30,834,863	\$0	\$14,700	\$37,775,240
012	Nottawa Township	\$27,596,003	\$50,939,138	\$1,717,400	\$0	\$80,252,541
014	Sherman Township	\$27,536,271	\$61,114,914	\$0	\$0	\$88,651,185
<b>Total Centreville Schools</b>		<b>\$66,390,039</b>	<b>\$162,090,511</b>	<b>\$1,717,400</b>	<b>\$14,700</b>	<b>\$230,212,650</b>
<b>75040 Colon Schools</b>						
001	Burr Oak Township	\$2,347,161	\$4,472,938	\$0	\$0	\$6,820,099
002	Colon Township	\$51,336,978	\$78,955,263	\$657,800	\$178,600	\$131,128,641
008	Leonidas Township	\$10,234,510	\$36,752,735	\$289,900	\$0	\$47,277,145
012	Nottawa Township	\$1,372,653	\$3,780,762	\$5,900	\$0	\$5,159,315
<b>Total Colon Schools</b>		<b>\$65,291,302</b>	<b>\$123,961,698</b>	<b>\$953,600</b>	<b>\$178,600</b>	<b>\$190,385,200</b>
<b>75050 Constantine Schools</b>						
003	Constantine Township	\$51,198,828	\$83,818,972	\$638,800	\$1,779,900	\$137,436,500
004	Fabius Township	\$170,978	\$159,539	\$561,900	\$0	\$892,417
006	Florence Township	\$2,032,905	\$13,571,286	\$0	\$0	\$15,604,191
011	Mottville Township	\$2,491,462	\$11,909,404	\$0	\$0	\$14,400,866
<b>Total Constantine Schools</b>		<b>\$55,894,173</b>	<b>\$109,459,201</b>	<b>\$1,200,700</b>	<b>\$1,779,900</b>	<b>\$168,333,974</b>

**St. Joseph County**  
**Tabulation of Taxable Values**  
**By School District, Unit and PRE Status**

School District	Local Unit	Non-PRE	PRE	Com. Personal	Ind. Personal	Total Taxable
<b>75060 Mendon Schools</b>						
002	Colon Township	\$4,400	\$519,798	\$0	\$0	\$524,198
008	Leonidas Township	\$1,949,433	\$2,766,862	\$0	\$0	\$4,716,295
009	Lockport Township	\$324,944	\$1,507,622	\$0	\$0	\$1,832,566
010	Mendon Township	\$58,547,646	\$65,079,757	\$215,400	\$12,400	\$123,855,203
012	Nottawa Township	\$2,664,709	\$12,138,640	\$446,900	\$0	\$15,250,249
013	Park Township	\$20,259,581	\$28,671,924	\$388,400	\$156,400	\$49,476,305
<b>Total Mendon Schools</b>		<b>\$83,750,713</b>	<b>\$110,684,603</b>	<b>\$1,050,700</b>	<b>\$168,800</b>	<b>\$195,654,816</b>
<b>75070 White Pigeon Schools</b>						
003	Constantine Township	\$178,338	\$930,154	\$0	\$0	\$1,108,492
006	Florence Township	\$1,199,503	\$6,738,273	\$0	\$0	\$7,937,776
011	Mottville Township	\$33,055,312	\$32,163,531	\$139,700	\$1,152,100	\$66,510,643
014	Sherman Township	\$0	\$166,348	\$0	\$0	\$166,348
016	White Pigeon Township	\$140,338,279	\$134,395,420	\$385,200	\$3,659,800	\$278,778,699
<b>Total White Pigeon Schools</b>		<b>\$174,771,432</b>	<b>\$174,393,726</b>	<b>\$524,900</b>	<b>\$4,811,900</b>	<b>\$354,501,958</b>
<b>75080 Three Rivers Schools</b>						
003	Constantine Township	\$780,635	\$5,070,064	\$0	\$0	\$5,850,699
004	Fabius Township	\$115,532,499	\$138,548,139	\$2,262,200	\$502,100	\$256,844,938
006	Florence Township	\$1,832,853	\$4,922,122	\$0	\$0	\$6,754,975
007	Flowerfield Township	\$25,945,871	\$52,928,278	\$511,099	\$0	\$79,385,248
009	Lockport Township	\$24,611,595	\$86,799,383	\$317,900	\$0	\$111,728,878
013	Park Township	\$58,066,343	\$59,326,245	\$828,300	\$0	\$118,220,888
052	Three Rivers City	\$125,074,721	\$78,662,500	\$12,813,600	\$658,000	\$217,208,821
<b>Total Three Rivers Schools</b>		<b>\$351,844,517</b>	<b>\$426,256,731</b>	<b>\$16,733,099</b>	<b>\$1,160,100</b>	<b>\$795,994,447</b>

**St. Joseph County**  
**2024 School District Equalized Value Recapitulation**

School	Real Property			Personal Property			Total		
	2023 Equalized Value	2024 Equalized Value	% Change	2023 Equalized Value	2024 Equalized Value	% Change	2023 Equalized Value	2024 Equalized Value	% Change
12020 Bronson Schools	\$286,900	\$327,100	14.01%	\$2,300	\$2,300	0.00%	\$289,200	\$329,400	13.90%
13050 Athens School	\$916,400	\$1,123,200	22.57%	\$7,700	\$26,600	245.45%	\$924,100	\$1,149,800	24.42%
14050 Marcellus Schools	\$13,296,900	\$15,151,300	13.95%	\$184,946	\$197,769	6.93%	\$13,481,846	\$15,349,069	13.85%
39170 Vicksburg Schools	\$33,258,200	\$37,926,850	14.04%	\$695,800	\$702,700	0.99%	\$33,954,000	\$38,629,550	13.77%
75100 Nottawa Schools	\$132,133,241	\$152,443,000	15.37%	\$1,933,200	\$2,269,400	17.39%	\$134,066,441	\$154,712,400	15.40%
75010 Sturgis Schools	\$701,586,700	\$786,819,550	12.15%	\$31,691,300	\$34,452,370	8.71%	\$733,278,000	\$821,271,920	12.00%
75020 Burr Oak Schools	\$90,833,600	\$106,877,600	17.66%	\$7,779,500	\$7,665,600	-1.46%	\$98,613,100	\$114,543,200	16.15%
75030 Centreville Schools	\$332,289,197	\$387,131,075	16.50%	\$11,503,000	\$12,116,800	5.34%	\$343,792,197	\$399,247,875	16.13%
75040 Colon Schools	\$312,194,002	\$343,829,400	10.13%	\$13,908,800	\$14,485,100	4.14%	\$326,102,802	\$358,314,500	9.88%
75050 Constantine Schools	\$242,106,700	\$279,498,505	15.44%	\$15,194,900	\$15,507,775	2.06%	\$257,301,600	\$295,006,280	14.65%
75060 Mendon Schools	\$245,510,200	\$279,968,400	14.04%	\$52,794,400	\$53,420,700	1.19%	\$298,304,600	\$333,389,100	11.76%
75070 White Pigeon Schools	\$399,931,700	\$473,643,000	18.43%	\$57,233,900	\$61,363,200	7.21%	\$457,165,600	\$535,006,200	17.03%
75080 Three Rivers Schools	\$942,719,700	\$1,075,560,600	14.09%	\$108,225,364	\$110,318,969	1.93%	\$1,050,945,064	\$1,185,879,569	12.84%



**St. Joseph County**  
**2024 School District Taxable Value Recapitulation**

School	Real Property			Personal Property			Total		
	2023 Taxable Value	2024 Taxable Value	% Change	2023 Taxable Value	2024 Taxable Value	% Change	2023 Taxable Value	2024 Taxable Value	% Change
12020 Bronson Schools	\$98,729	\$103,665	5.00%	\$2,300	\$2,300	0.00%	\$101,029	\$105,965	4.89%
13050 Athens Schools	\$365,202	\$383,460	5.00%	\$7,700	\$26,600	245.45%	\$372,902	\$410,060	9.96%
14050 Marcellus Schools	\$7,402,673	\$7,776,723	5.05%	\$184,946	\$197,769	6.93%	\$7,587,619	\$7,974,492	5.10%
39170 Vicksburg Schools	\$17,244,723	\$18,347,714	6.40%	\$695,800	\$702,700	0.99%	\$17,940,523	\$19,050,414	6.19%
75100 Nottawa Schools	\$86,588,296	\$93,388,860	7.85%	\$1,933,200	\$2,269,400	17.39%	\$88,521,496	\$95,658,260	8.06%
75010 Sturgis Schools	\$468,725,460	\$507,349,187	8.24%	\$31,691,300	\$34,452,370	8.71%	\$500,416,760	\$541,801,557	8.27%
75020 Burr Oak Schools	\$46,959,030	\$51,097,579	8.81%	\$7,779,500	\$7,665,600	-1.46%	\$54,738,530	\$58,763,179	7.35%
75030 Centreville Schools	\$199,905,301	\$218,095,850	9.10%	\$11,503,000	\$12,116,800	5.34%	\$211,408,301	\$230,212,650	8.89%
75040 Colon Schools	\$163,855,107	\$175,900,100	7.35%	\$13,908,800	\$14,485,100	4.14%	\$177,763,907	\$190,385,200	7.10%
75050 Constantine Schools	\$141,043,989	\$152,919,594	8.42%	\$15,194,900	\$15,414,380	1.44%	\$156,238,889	\$168,333,974	7.74%
75060 Mendon Schools	\$137,165,490	\$144,883,746	5.63%	\$50,033,915	\$50,771,070	1.47%	\$187,199,405	\$195,654,816	4.52%
75070 White Pigeon Schools	\$267,675,171	\$293,148,334	9.52%	\$57,233,900	\$61,353,624	7.20%	\$324,909,071	\$354,501,958	9.11%
75080 Three Rivers Schools	\$630,932,170	\$685,684,383	8.68%	\$108,229,064	\$110,310,064	1.92%	\$739,161,234	\$795,994,447	7.69%

**St. Joseph County**  
**Tabulation of County Equalized Values**  
**By ISD, School District and Classification**

ISD	School District	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized	
<b>St Joseph County ISD</b>										
	75100	Nottawa School	\$33,593,000	\$3,796,500	\$591,100	\$114,462,400	\$0	\$152,443,000	\$2,269,400	\$154,712,400
	75010	Sturgis School	\$95,391,600	\$105,278,300	\$62,301,700	\$523,847,950	\$0	\$786,819,550	\$34,452,370	\$821,271,920
	75020	Burr Oak School	\$46,694,200	\$2,313,500	\$1,641,900	\$56,228,000	\$0	\$106,877,600	\$7,665,600	\$114,543,200
	75030	Centreville School	\$109,752,075	\$11,125,600	\$1,969,900	\$264,283,500	\$0	\$387,131,075	\$12,116,800	\$399,247,875
	75040	Colon School	\$135,444,200	\$6,503,600	\$3,030,300	\$198,851,300	\$0	\$343,829,400	\$14,485,100	\$358,314,500
	75050	Constantine School	\$85,021,900	\$7,549,400	\$32,197,200	\$154,730,005	\$0	\$279,498,505	\$15,507,775	\$295,006,280
	75060	Mendon School	\$107,498,400	\$5,239,400	\$9,340,800	\$157,889,800	\$0	\$279,968,400	\$53,420,700	\$333,389,100
	75070	White Pigeon School	\$89,985,500	\$16,013,300	\$37,872,800	\$329,771,400	\$0	\$473,643,000	\$61,363,200	\$535,006,200
	75080	Three Rivers School	\$118,254,700	\$103,994,600	\$46,556,400	\$806,754,900	\$0	\$1,075,560,600	\$110,318,969	\$1,185,879,569
<b>Total St Joseph County ISD</b>			<b>\$821,635,575</b>	<b>\$261,814,200</b>	<b>\$195,502,100</b>	<b>\$2,606,819,255</b>	<b>\$0</b>	<b>\$3,885,771,130</b>	<b>\$311,599,914</b>	<b>\$4,197,371,044</b>
<b>Kalamazoo Regional Educational Service Agency (K-RESA)</b>										
	39170	Vicksburg School	\$17,013,100	\$1,996,800	\$0	\$18,916,950	\$0	\$37,926,850	\$702,700	\$38,629,550
<b>Total K-RESA</b>			<b>\$17,013,100</b>	<b>\$1,996,800</b>	<b>\$0</b>	<b>\$18,916,950</b>	<b>\$0</b>	<b>\$37,926,850</b>	<b>\$702,700</b>	<b>\$38,629,550</b>
<b>Lewis Cass ISD</b>										
	14050	Marcellus School	\$3,253,000	\$0	\$0	\$11,898,300	\$0	\$15,151,300	\$197,769	\$15,349,069
<b>Total Lewis Cass ISD</b>			<b>\$3,253,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$11,898,300</b>	<b>\$0</b>	<b>\$15,151,300</b>	<b>\$197,769</b>	<b>\$15,349,069</b>
<b>Calhoun ISD</b>										
	13050	Athens School	\$731,000	\$0	\$0	\$392,200	\$0	\$1,123,200	\$26,600	\$1,149,800
<b>Total Calhoun ISD</b>			<b>\$731,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$392,200</b>	<b>\$0</b>	<b>\$1,123,200</b>	<b>\$26,600</b>	<b>\$1,149,800</b>
<b>Branch ISD</b>										
	12020	Bronson School	\$200,900	\$0	\$0	\$126,200	\$0	\$327,100	\$2,300	\$329,400
<b>Total Branch ISD</b>			<b>\$200,900</b>	<b>\$0</b>	<b>\$0</b>	<b>\$126,200</b>	<b>\$0</b>	<b>\$327,100</b>	<b>\$2,300</b>	<b>\$329,400</b>

**St. Joseph County  
Tabulation of Taxable Values  
By ISD, School District and Classification**

ISD	School District	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Taxable
<b>St Joseph County ISD</b>									
	75100 Nottawa School	\$12,412,545	\$3,610,581	\$510,696	\$76,855,038	\$0	\$93,388,860	\$2,269,400	\$95,658,260
	75010 Sturgis School	\$36,306,564	\$77,497,463	\$52,858,245	\$340,686,915	\$0	\$507,349,187	\$34,452,370	\$541,801,557
	75020 Burr Oak School	\$15,736,220	\$1,702,445	\$892,598	\$32,766,316	\$0	\$51,097,579	\$7,665,600	\$58,763,179
	75030 Centreville School	\$39,109,263	\$9,766,203	\$1,273,332	\$167,947,052	\$0	\$218,095,850	\$12,116,800	\$230,212,650
	75040 Colon School	\$43,850,481	\$4,756,667	\$2,333,909	\$124,959,043	\$0	\$175,900,100	\$14,485,100	\$190,385,200
	75050 Constantine School	\$24,824,352	\$4,904,856	\$21,247,909	\$101,942,477	\$0	\$152,919,594	\$15,414,380	\$168,333,974
	75060 Mendon School	\$36,060,581	\$3,932,963	\$6,835,232	\$98,054,970	\$0	\$144,883,746	\$50,771,070	\$195,654,816
	75070 White Pigeon School	\$33,728,856	\$11,741,230	\$25,230,282	\$222,447,966	\$0	\$293,148,334	\$61,353,624	\$354,501,958
	75080 Three Rivers School	\$46,157,225	\$82,964,986	\$33,597,421	\$522,964,751	\$0	\$685,684,383	\$110,310,064	\$795,994,447
<b>Total St Joseph County ISD</b>		<b>\$46,157,225</b>	<b>\$82,964,986</b>	<b>\$33,597,421</b>	<b>\$522,964,751</b>	<b>\$0</b>	<b>\$685,684,383</b>	<b>\$110,310,064</b>	<b>\$2,631,306,041</b>
<b>Kalamazoo Regional Educational Service Agency (K-RESA)</b>									
	39170 Vicksburg School	\$6,017,495	\$1,358,643	\$0	\$10,971,576	\$0	\$18,347,714	\$702,700	\$19,050,414
<b>Total K-RESA</b>		<b>\$6,017,495</b>	<b>\$1,358,643</b>	<b>\$0</b>	<b>\$10,971,576</b>	<b>\$0</b>	<b>\$18,347,714</b>	<b>\$702,700</b>	<b>\$19,050,414</b>
<b>Lewis Cass ISD</b>									
	14050 Marcellus School	\$957,687	\$0	\$0	\$6,819,036	\$0	\$7,776,723	\$197,769	\$7,974,492
<b>Total Lewis Cass ISD</b>		<b>\$957,687</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,819,036</b>	<b>\$0</b>	<b>\$7,776,723</b>	<b>\$197,769</b>	<b>\$7,974,492</b>
<b>Calhoun ISD</b>									
	13050 Athens School	\$216,251	\$0	\$0	\$167,209	\$0	\$383,460	\$26,600	\$410,060
<b>Total Calhoun ISD</b>		<b>\$216,251</b>	<b>\$0</b>	<b>\$0</b>	<b>\$167,209</b>	<b>\$0</b>	<b>\$383,460</b>	<b>\$26,600</b>	<b>\$410,060</b>
<b>Branch ISD</b>									
	12020 Bronson School	\$18,593	\$0	\$0	\$85,072	\$0	\$103,665	\$2,300	\$105,965
<b>Total Branch ISD</b>		<b>\$18,593</b>	<b>\$0</b>	<b>\$0</b>	<b>\$85,072</b>	<b>\$0</b>	<b>\$103,665</b>	<b>\$2,300</b>	<b>\$105,965</b>

**St. Joseph County**  
**IFT Parcels**  
**By Unit and School District**

Local Unit	Parcel Number	Owner Name	School District	Property Class	SEV	Taxable	Certificate #	Expiration Date
<b>003</b>	<b>Constantine Township</b>							
	043 999 445 00	MICHIGAN MILK PRODUCERS ASSOC	75050	302	841,000	841,000	2014-434	12/31/2026
	043 999 445 10	MICHIGAN MILK PRODUCERS ASSOC	75050	351	0	0	2014-434	12/31/2026
	043 999 445 01	MICHIGAN MILK PRODUCERS ASSOC	75050	301	1,660,500	909,654	2018-144	12/31/2030
<b>Total Constantine Township</b>			<b>3</b>		<b>\$2,501,500</b>	<b>\$1,750,654</b>		
<b>010</b>	<b>Mendon Township</b>							
	010 960 013 00	MENDON SEED GROWERS CORP	75060	301	427,900	261,343	2012-513	12/30/2024
	010 950 013 00	MENDON SEED GROWERS CORP	75060	351	189,300	189,300	2012-513	12/30/2024
	044 900 061 06	IAC MENDON LLC	75060	301	421,500	421,500	2013-040	12/30/2025
	044 900 060 06	IAC MENDON LLC	75060	351	0	0	2013-040	12/30/2025
	044 900 040 03	TH PLASTICS INC	75060	301	2,549,300	1,825,086	2019-016	12/31/2031
<b>Total Mendon Township</b>			<b>5</b>		<b>\$3,588,000</b>	<b>\$2,697,229</b>		
<b>011</b>	<b>Mottville Township</b>							
	011 999 135 00	BANKS HARDWOODS INC	75070	302	450,000	450,000	2013-354	12/30/2025
	011 999 135 10	BANKS HARDWOODS INC	75070	351	0	0	2013-354	12/30/2025
	011 999 140 00	THE ANDERSONS AGRICULTURE GROUP LP	75070	301	256,000	251,160	2014-109	12/30/2026
	011 999 140 10	THE ANDERSONS AGRICULTURE GROUP LP	75070	351	0	0	2014-109	12/30/2026
	011 999 003 51	WALTHER INVESTMENT LLC	75070	301	1,742,100	1,132,421	2018-109	12/30/2031
<b>Total Mottville Township</b>			<b>5</b>		<b>\$2,448,100</b>	<b>\$1,833,581</b>		
<b>013</b>	<b>Park Township</b>							
	013 999 001 09	AMERICAN METAL FABRICATOR INC	75080	351	0	0	2013-178	12/30/2025
	013 999 130 05	PETERSON SPRING CIMA	75080	351	0	0	2013-102	12/30/2025
	013 999 001 08	AMERICAN METAL FABRICATOR INC	75080	351	0	0	2014-157	12/30/2026
	013 900 240 04	X L MACHINE CO INC	75060	301	898,000	635,099	2018-046	12/30/2030
	013 950 001 01	AM21 PROPERTIES LLC	75080	301	843,500	843,500	2022-059	12/30/2035
<b>Total Park Township</b>			<b>5</b>		<b>\$1,741,500</b>	<b>\$1,478,599</b>		
<b>016</b>	<b>White Pigeon Township</b>							
	045 999 393 10	MERHOW ACQUISTIONS LLC	75070	351	0	0	2013-239	12/30/2027
<b>Total White Pigeon Township</b>			<b>1</b>		<b>\$0</b>	<b>\$0</b>		
<b>051</b>	<b>Three Rivers City</b>							
	051 960 012 02	ARMSTRONG INTERNATIONAL INC	75080	301	417,300	417,300	2018-007	12/30/2024
	051 960 200 04	TAMARA TOOL AND MACHINING INC	75080	301	131,900	131,900	2012-509	12/30/2024
	051 970 165 01	PRECISION WIRE FORMS INC.	75080	351	0	0	2012-428	12/30/2024
	051 970 180 04	R & H MACHINE PRODUCTS	75080	351	0	0	2012-114	12/30/2024
	051 960 010 07	AMERICAN AXLE & MFG INC	75080	301	969,200	385,577	2012-113	12/31/2024
	051 970 010 07	AMERICAN AXLE & MFG INC	75080	351	0	0	2012-113	12/31/2024
	051 960 079 00	R & H MACHINE PRODUCTS	75080	301	112,400	91,215	2014-040	12/31/2025
	051 960 231 02	W E SLITT COMPANY	75080	301	242,200	242,200	2013-006	12/31/2025
	051 970 165 02	PRECISION WIRE FORMS INC	75080	351	0	0	2013-308	12/31/2025
	051 970 674 55	R & H MACHINE PRODUCTS	75080	351	0	0	2014-040	12/31/2025
	051 970 231 03	W E SLITT COMPANY	75080	351	0	0	2014-172	12/31/2026
	051 960 045 00	DOCK FOUNDRY COMPANY	75080	301	242,100	242,100	2016-069	12/30/2028
	051 970 165 03	PRECISION WIRE FORMS INC	75080	351	0	0	2016-054	12/30/2028
	051 970 180 05	R & H MACHINE PRODUCTS	75080	351	0	0	2016-025	12/30/2028
	051 960 220 08	801 TMWAY LLC	75080	301	2,980,300	2,980,300	2020-008	12/30/2032
<b>Total Three Rivers City</b>			<b>15</b>		<b>\$5,095,400</b>	<b>\$4,490,592</b>		

**St. Joseph County**  
**IFT Parcels**  
**By Unit and School District**

Local Unit	Parcel Number	Owner Name	School District	Property Class	SEV	Taxable	Certificate #	Expiration Date
<b>052</b>	<b>Sturgis City</b>							
	052 950 710 00	STURGIS MOLDED PRODUCTS CO	75010	301	0	0	2012-328	12/30/2024
	052 900 651 00	PARMA TUBE CORP	75010	351	0	0	2011-068	12/30/2024
	052 900 670 00	JOHNSON PRECISION MOLD INC	75010	351	0	0	2012-324	12/30/2024
	052 900 680 00	LTI PRINTING INC	75010	351	0	0	2012-325	12/30/2024
	052 900 700 00	PARMA TUBE CORP	75010	351	0	0	2012-327	12/30/2024
	052 900 710 00	STURGIS MOLDED PRODUCTS CO	75010	351	0	0	2012-328	12/30/2024
	052 900 720 00	TELEMARK CORP	75010	351	0	0	2012-477	12/30/2024
	052 900 730 00	VCI INC	75010	351	0	0	2012-478	12/30/2024
	052 900 740 00	LTI PRINTING INC	75010	351	0	0	2012-479	12/30/2024
	052 900 750 00	MAYER TOOL & ENGINEERING INC	75010	351	0	0	2012-326	12/30/2024
	052 950 011 03	GRAPHIC PACKAGING INTERN LLC.	75010	301	382,500	382,500	2013-525	12/30/2025
	052 900 011 03	GRAPHIC PACKAGING INTERNATIONAL LLC	75010	351	0	0	2013-525	12/30/2025
	052 900 022 02	BURR OAK TOOL INC	75010	351	0	0	2013-526	12/30/2025
	052 900 135 06	MAYER TOOL & ENGINEERING INC	75010	351	0	0	2013-521	12/30/2025
	052 900 135 07	MAYER TOOL & ENGINEERING INC	75010	351	0	0	2013-527	12/30/2025
	052 900 139 03	MICHIANA CORRUGATED PRODUCTS	75010	351	0	0	2013-524	12/30/2025
	052 900 161 01	PARMA TUBE CORP	75010	351	0	0	2013-522	12/30/2025
	052 900 192 01	SUMMIT POLYMERS, INC	75010	351	0	0	2013-520	12/30/2025
	052 900 660 00	STURGIS MOLDED PRODUCTS CO	75010	351	0	0	2011-062	12/30/2025
	052 950 760 00	VCI INC	75010	301	225,000	219,233	2011-064	12/31/2025
	052 900 760 00	VCI INC	75010	351	0	0	2011-064	12/31/2025
	052 950 022 03	BURR OAK TOOL INC	75010	301	3,060,000	2,981,593	2014-473	12/30/2026
	052 950 192 02	SUMMIT POLYMERS, INC	75010	301	630,000	613,857	2014-464	12/30/2026
	052 900 022 03	BURR OAK TOOL INC	75010	351	0	0	2014-473	12/30/2026
	052 900 101 02	JOHNSON PRECISION MOLD INC	75010	351	0	0	2013-523	12/30/2026
	052 900 120 10	LTI PRINTING INC	75010	351	0	0	2014-470	12/30/2026
	052 900 135 08	MAYER TOOL & ENGINEERING INC	75010	351	0	0	2014-462	12/30/2026
	052 900 161 09	PARMA TUBE CORP	75010	351	0	0	2014-472	12/30/2026
	052 900 192 02	SUMMIT POLYMERS, INC	75010	351	0	0	2014-464	12/30/2026
	052 900 417 04	MICHIGAN TOOL WORKS	75010	351	0	0	2014-471	12/30/2026
	052 900 425 02	MIDWEST PLASTIC ENGINEERING IN	75010	351	0	0	2014-463	12/30/2026
	052 900 425 03	MIDWEST PLASTIC ENGINEERING IN	75010	351	0	0	2014-469	12/30/2026
	052 900 558 02	MORGAN OLSON LLC	75010	351	0	0	2014-461	12/30/2026
	052 950 021 01	UNIQUE TRUCK ACCESSORIES	75010	301	187,300	140,879	2015-261	12/30/2027
	052 950 268 14	STURGIS MOLDED PRODUCTS CO	75010	301	495,000	482,315	2018-179	12/30/2030
	052 950 030 01	MSZ REALTY LLC	75010	301	2,622,900	1,976,188	2019-139	12/30/2031
	052 950 110 01	KUHL JEFFERY A	75010	301	32,800	32,800	2019-111	12/30/2031
	052 950 230 01	WELS HOLDINGS LLC	75010	301	2,882,600	2,156,359	2020-053	12/30/2032
	052 950 110 02	MICHIANA MILLWORKS	75010	301	223,800	209,695	2021-064	12/30/2033
	052 950 578 02	PRECISION SPEED EQUIPMENT INC	75010	301	585,100	585,100	2021-065	12/30/2033
	052 950 800 01	HEARTLAND RECREATIONAL VEHICLES LLC	75010	301	7,212,600	7,212,600	2022-097	12/30/2034
<b>Total Sturgis City</b>			<b>41</b>		<b>\$18,539,600</b>	<b>\$16,993,119</b>		

**St. Joseph County**  
**IFT Parcels**  
**By School District and Unit**

School District	Parcel Number	Owner Name	School District	Property Class	SEV	Taxable	Certificate #	Expiration Date
<b>75010</b>	<b>Sturgis Schools</b>							
	052 950 710 00	STURGIS MOLDED PRODUCTS CO	75010	301	\$0	\$0	2012-328	12/30/2024
	052 900 651 00	PARMA TUBE CORP	75010	351	\$0	\$0	2011-068	12/30/2024
	052 900 670 00	JOHNSON PRECISION MOLD INC	75010	351	\$0	\$0	2012-324	12/30/2024
	052 900 680 00	LTI PRINTING INC	75010	351	\$0	\$0	2012-325	12/30/2024
	052 900 700 00	PARMA TUBE CORP	75010	351	\$0	\$0	2012-327	12/30/2024
	052 900 710 00	STURGIS MOLDED PRODUCTS CO	75010	351	\$0	\$0	2012-328	12/30/2024
	052 900 720 00	TELEMARK CORP	75010	351	\$0	\$0	2012-477	12/30/2024
	052 900 730 00	VCI INC	75010	351	\$0	\$0	2012-478	12/30/2024
	052 900 740 00	LTI PRINTING INC	75010	351	\$0	\$0	2012-479	12/30/2024
	052 900 750 00	MAYER TOOL & ENGINEERING INC	75010	351	\$0	\$0	2012-326	12/30/2024
	052 950 011 03	GRAPHIC PACKAGING INTERN LLC.	75010	301	\$382,500	\$382,500	2013-525	12/30/2025
	052 900 011 03	GRAPHIC PACKAGING INTERNATIONAL LLC	75010	351	\$0	\$0	2013-525	12/30/2025
	052 900 022 02	BURR OAK TOOL INC	75010	351	\$0	\$0	2013-526	12/30/2025
	052 900 135 06	MAYER TOOL & ENGINEERING INC	75010	351	\$0	\$0	2013-521	12/30/2025
	052 900 135 07	MAYER TOOL & ENGINEERING INC	75010	351	\$0	\$0	2013-527	12/30/2025
	052 900 139 03	MICHIANA CORRUGATED PRODUCTS	75010	351	\$0	\$0	2013-524	12/30/2025
	052 900 161 01	PARMA TUBE CORP	75010	351	\$0	\$0	2013-522	12/30/2025
	052 900 192 01	SUMMIT POLYMERS, INC	75010	351	\$0	\$0	2013-520	12/30/2025
	052 900 660 00	STURGIS MOLDED PRODUCTS CO	75010	351	\$0	\$0	2011-062	12/30/2025
	052 950 760 00	VCI INC	75010	301	\$225,000	\$219,233	2011-064	12/31/2025
	052 900 760 00	VCI INC	75010	351	\$0	\$0	2011-064	12/31/2025
	052 950 022 03	BURR OAK TOOL INC	75010	301	\$3,060,000	\$2,981,593	2014-473	12/30/2026
	052 950 192 02	SUMMIT POLYMERS, INC	75010	301	\$630,000	\$613,857	2014-464	12/30/2026
	052 900 022 03	BURR OAK TOOL INC	75010	351	\$0	\$0	2014-473	12/30/2026
	052 900 101 02	JOHNSON PRECISION MOLD INC	75010	351	\$0	\$0	2013-523	12/30/2026
	052 900 120 10	LTI PRINTING INC	75010	351	\$0	\$0	2014-470	12/30/2026
	052 900 135 08	MAYER TOOL & ENGINEERING INC	75010	351	\$0	\$0	2014-462	12/30/2026
	052 900 161 09	PARMA TUBE CORP	75010	351	\$0	\$0	2014-472	12/30/2026
	052 900 192 02	SUMMIT POLYMERS, INC	75010	351	\$0	\$0	2014-464	12/30/2026
	052 900 417 04	MICHIGAN TOOL WORKS	75010	351	\$0	\$0	2014-471	12/30/2026
	052 900 425 02	MIDWEST PLASTIC ENGINEERING IN	75010	351	\$0	\$0	2014-463	12/30/2026
	052 900 425 03	MIDWEST PLASTIC ENGINEERING IN	75010	351	\$0	\$0	2014-469	12/30/2026
	052 900 558 02	MORGAN OLSON LLC	75010	351	\$0	\$0	2014-461	12/30/2026
	052 950 021 01	UNIQUE TRUCK ACCESSORIES	75010	301	\$187,300	\$140,879	2015-261	12/30/2027
	052 950 268 14	STURGIS MOLDED PRODUCTS CO	75010	301	\$495,000	\$482,315	2018-179	12/30/2030
	052 950 030 01	MSZ REALTY LLC	75010	301	\$2,622,900	\$1,976,188	2019-139	12/30/2031
	052 950 110 01	KUHL JEFFERY A	75010	301	\$32,800	\$32,800	2019-111	12/30/2031
	052 950 230 01	WELS HOLDINGS LLC	75010	301	\$2,882,600	\$2,156,359	2020-053	12/30/2032
	052 950 110 02	MICHIANA MILLWORKS	75010	301	\$223,800	\$209,695	2021-064	12/30/2033
	052 950 578 02	PRECISION SPEED EQUIPMENT INC	75010	301	\$585,100	\$585,100	2021-065	12/30/2033
	052 950 800 01	HEARTLAND RECREATIONAL VEHICLES LLC	75010	301	\$7,212,600	\$7,212,600	2022-097	12/30/2034
<b>Total Sturgis Schools</b>			<b>41</b>		<b>\$18,539,600</b>	<b>\$16,993,119</b>		

**St. Joseph County**  
**IFT Parcels**  
**By School District and Unit**

School District	Parcel Number	Owner Name	School District	Property Class	SEV	Taxable	Certificate #	Expiration Date
<b>75070</b>	<b>White Pigeon Schools</b>							
	011 999 135 00	BANKS HARDWOODS INC	75070	302	\$450,000	\$450,000	2013-354	12/30/2025
	011 999 135 10	BANKS HARDWOODS INC	75070	351	\$0	\$0	2013-354	12/30/2025
	011 999 140 00	THE ANDERSONS AGRICULTURE GROUP LP	75070	301	\$256,000	\$251,160	2014-109	12/30/2026
	011 999 140 10	THE ANDERSONS AGRICULTURE GROUP LP	75070	351	\$0	\$0	2014-109	12/30/2026
	045 999 393 10	MERHOW ACQUISTIONS LLC	75070	351	\$0	\$0	2013-239	12/30/2027
	011 999 003 51	WALTHER INVESTMENT LLC	75070	301	\$1,742,100	\$1,132,421	2018-109	12/30/2031
<b>Total White Pigeon Schools</b>			<b>6</b>		<b>\$2,448,100</b>	<b>\$1,833,581</b>		
<b>75080</b>	<b>Three Rivers Schools</b>							
	051 960 012 02	ARMSTRONG INTERNATIONAL INC	75080	301	\$417,300	\$417,300	2018-007	12/30/2024
	051 960 200 04	TAMARA TOOL AND MACHINING INC	75080	301	\$131,900	\$131,900	2012-509	12/30/2024
	051 970 165 01	PRECISION WIRE FORMS INC.	75080	351	\$0	\$0	2012-428	12/30/2024
	051 970 180 04	R & H MACHINE PRODUCTS	75080	351	\$0	\$0	2012-114	12/30/2024
	051 960 010 07	AMERICAN AXLE & MFG INC	75080	301	\$969,200	\$385,577	2012-113	12/31/2024
	051 970 010 07	AMERICAN AXLE & MFG INC	75080	351	\$0	\$0	2012-113	12/31/2024
	013 999 001 09	AMERICAN METAL FABRICATOR INC	75080	351	\$0	\$0	2013-178	12/30/2025
	013 999 130 05	PETERSON SPRING CIMA	75080	351	\$0	\$0	2013-102	12/30/2025
	051 960 079 00	R & H MACHINE PRODUCTS	75080	301	\$112,400	\$91,215	2014-040	12/31/2025
	051 960 231 02	W E SLITT COMPANY	75080	301	\$242,200	\$242,200	2013-006	12/31/2025
	051 970 165 02	PRECISION WIRE FORMS INC	75080	351	\$0	\$0	2013-308	12/31/2025
	051 970 674 55	R & H MACHINE PRODUCTS	75080	351	\$0	\$0	2014-040	12/31/2025
	013 999 001 08	AMERICAN METAL FABRICATOR INC	75080	351	\$0	\$0	2014-157	12/30/2026
	051 970 231 03	W E SLITT COMPANY	75080	351	\$0	\$0	2014-172	12/31/2026
	051 960 045 00	DOCK FOUNDRY COMPANY	75080	301	\$242,100	\$242,100	2016-069	12/30/2028
	051 970 165 03	PRECISION WIRE FORMS INC	75080	351	\$0	\$0	2016-054	12/30/2028
	051 970 180 05	R & H MACHINE PRODUCTS	75080	351	\$0	\$0	2016-025	12/30/2028
	051 960 220 08	801 TMWAY LLC	75080	301	\$2,980,300	\$2,980,300	2020-008	12/30/2032
	013 950 001 01	AM21 PROPERTIES LLC	75080	301	\$843,500	\$843,500	2022-059	12/30/2035
<b>Total Three Rivers Schools</b>			<b>19</b>		<b>\$5,938,900</b>	<b>\$5,334,092</b>		
<b>75050</b>	<b>Constantine Schools</b>							
	043 999 445 00	MICHIGAN MILK PRODUCERS ASSOC	75050	302	\$841,000	\$841,000	2014-434	12/31/2026
	043 999 445 10	MICHIGAN MILK PRODUCERS ASSOC	75050	351	\$0	\$0	2014-434	12/31/2026
	043 999 445 01	MICHIGAN MILK PRODUCERS ASSOC	75050	301	\$1,660,500	\$909,654	2018-144	12/31/2030
<b>Total Constantine Schools</b>			<b>3</b>		<b>\$2,501,500</b>	<b>\$1,750,654</b>		
<b>75060</b>	<b>Mendon Schools</b>							
	010 960 013 00	MENDON SEED GROWERS CORP	75060	301	\$427,900	\$261,343	2012-513	12/30/2024
	010 950 013 00	MENDON SEED GROWERS CORP	75060	351	\$189,300	\$189,300	2012-513	12/30/2024
	044 900 061 06	IAC MENDON LLC	75060	301	\$421,500	\$421,500	2013-040	12/30/2025
	044 900 060 06	IAC MENDON LLC	75060	351	\$0	\$0	2013-040	12/30/2025
	013 900 240 04	X L MACHINE CO INC	75060	301	\$898,000	\$635,099	2018-046	12/30/2030
	044 900 040 03	TH PLASTICS INC	75060	301	\$2,549,300	\$1,825,086	2019-016	12/31/2031
<b>Total Mendon Schools</b>			<b>6</b>		<b>\$4,486,000</b>	<b>\$3,332,328</b>		