

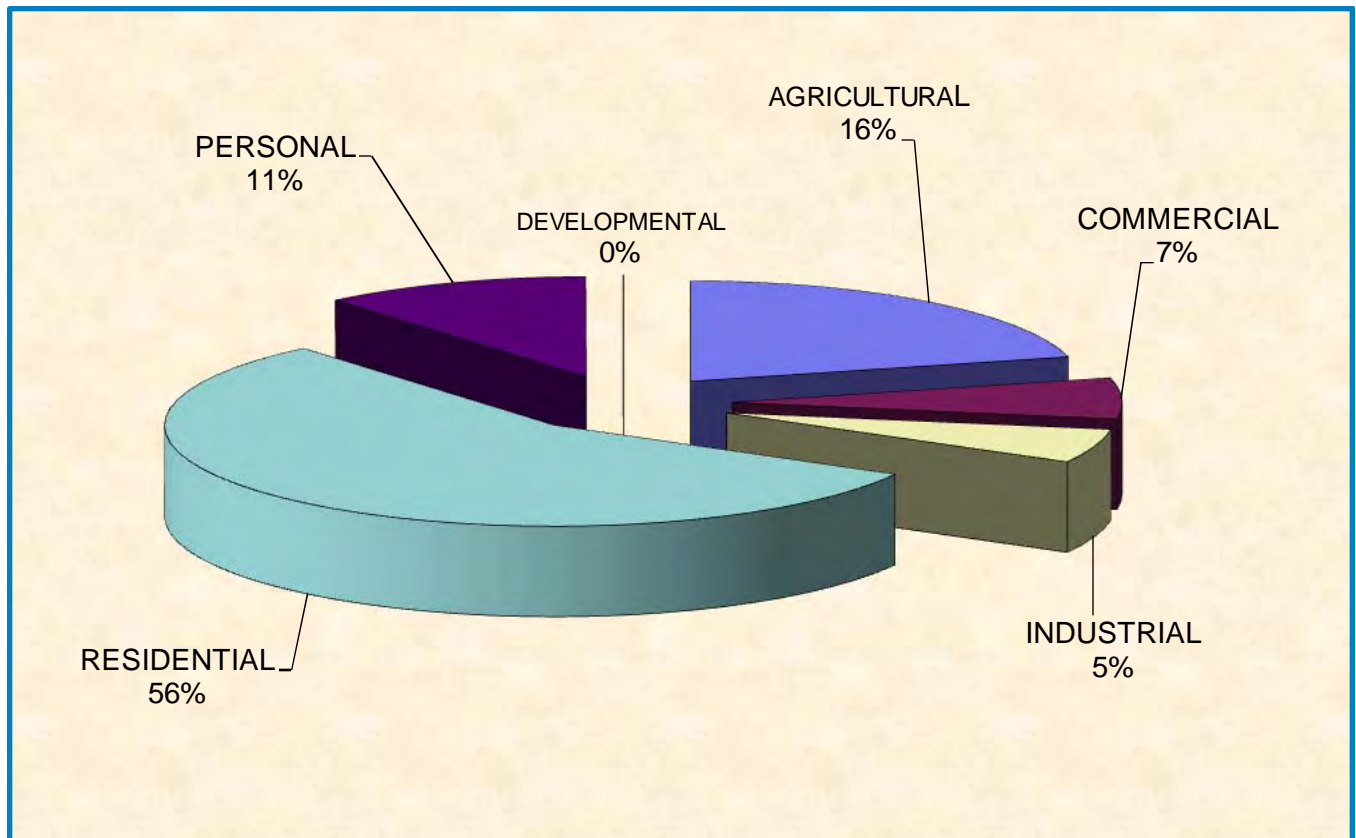
2012

ST JOSEPH COUNTY EQUALIZATION REPORT

SUMMARY EQUALIZED VALUES

CLASS	EQUALIZED VALUE
AGRICULTURAL	\$498,706,562
COMMERCIAL	\$155,332,280
INDUSTRIAL	\$128,631,840
RESIDENTIAL	\$1,319,225,604
PERSONAL	\$263,072,581
DEVELOPMENTAL	\$605,100

GRAND TOTAL EQUALIZED	\$2,365,573,967
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ST JOSEPH COUNTY

2012

SUMMARY OF ASSESSED/RECOMMENDED EQUALIZED VALUATIONS

UNIT	2012 PARCEL COUNT	2011 BOARD OF REVIEW ASSESSED	2012 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2011 STATE EQUALIZED VALUE	2012 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL COUNTY EQUALIZED VALUE
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TOWNSHIPS

BURR OAK	1,695	\$89,817,400	\$88,263,300	-1.73%	\$89,817,400	\$88,263,300	-1.73%	3.73%
COLON	2,756	\$135,665,100	\$138,541,500	2.12%	\$135,665,100	\$138,541,500	2.12%	5.86%
CONSTANTINE	2,192	\$147,885,340	\$143,061,700	-3.26%	\$147,885,340	\$143,061,700	-3.26%	6.05%
FABIUS	3,017	\$233,878,300	\$222,059,200	-5.05%	\$233,878,300	\$222,059,200	-5.05%	9.39%
FAWN RIVER	976	\$49,861,000	\$49,269,700	-1.19%	\$49,861,000	\$49,269,700	-1.19%	2.08%
FLORENCE	845	\$65,905,200	\$67,853,200	2.96%	\$65,905,200	\$67,853,200	2.96%	2.87%
FLOWERFIELD	1,153	\$78,573,307	\$72,219,659	-8.09%	\$78,573,307	\$72,219,659	-8.09%	3.05%
LEONIDAS	1,000	\$62,641,300	\$67,334,700	7.49%	\$62,641,300	\$67,334,700	7.49%	2.85%
LOCKPORT	2,411	\$125,003,100	\$127,146,100	1.71%	\$125,003,100	\$127,146,100	1.71%	5.37%
MENDON	1,949	\$110,753,300	\$116,264,800	4.98%	\$110,753,300	\$116,264,800	4.98%	4.91%
MOTTVILLE	1,023	\$73,396,400	\$70,518,700	-3.92%	\$73,396,400	\$70,518,700	-3.92%	2.98%
NOTTAWA	2,644	\$160,763,500	\$156,593,800	-2.59%	\$160,763,500	\$156,593,800	-2.59%	6.62%
PARK	1,873	\$154,114,800	\$140,686,200	-8.71%	\$154,114,800	\$140,686,200	-8.71%	5.95%
SHERMAN	2,279	\$154,852,900	\$149,106,400	-3.71%	\$154,852,900	\$149,106,400	-3.71%	6.30%
STURGIS	1,063	\$66,815,300	\$66,171,100	-0.96%	\$66,815,300	\$66,171,100	-0.96%	2.80%
WHITE PIGEON	3,038	\$243,080,500	\$236,530,200	-2.69%	\$243,080,500	\$236,530,200	-2.69%	10.00%

CITIES

STURGIS CITY	4,476	\$272,565,650	\$248,108,300	-8.97%	\$272,565,650	\$248,108,300	-8.97%	10.49%
THREE RIVERS	3,391	\$222,088,800	\$205,845,408	-7.31%	\$222,088,800	\$205,845,408	-7.31%	8.70%

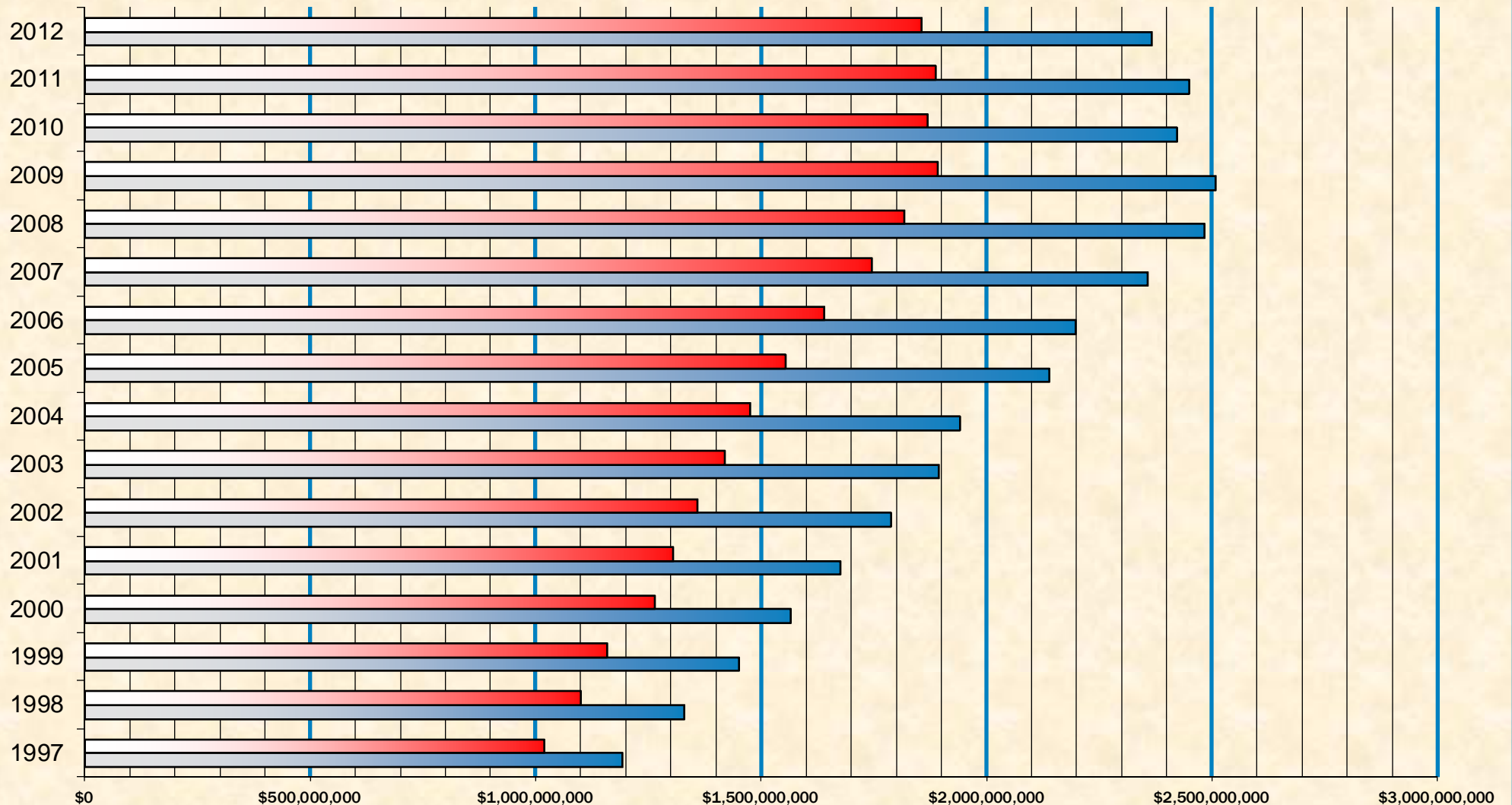
GRAND TOTAL	37,781	\$2,447,661,197	\$2,365,573,967	-3.35%	\$2,447,661,197	\$2,365,573,967	-3.35%	100.00%
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VILLAGES

BURR OAK Total	477	\$9,767,500	\$9,040,500	-7.44%	\$9,767,500	\$9,040,500	-7.44%	0.38%
COLON Total	845	\$30,939,300	\$29,408,000	-4.95%	\$30,939,300	\$29,408,000	-4.95%	1.24%
CONSTANTINE Total	814	\$58,349,740	\$53,267,700	-8.71%	\$58,349,740	\$53,267,700	-8.71%	2.25%
MENDON Total	500	\$26,923,200	\$25,559,200	-5.07%	\$26,923,200	\$25,559,200	-5.07%	1.08%
CENTREVILLE Total	588	\$24,609,500	\$22,660,900	-7.92%	\$24,609,500	\$22,660,900	-7.92%	0.96%
WHITE PIGEON Total	759	\$33,407,500	\$30,732,400	-8.01%	\$33,407,500	\$30,732,400	-8.01%	1.30%

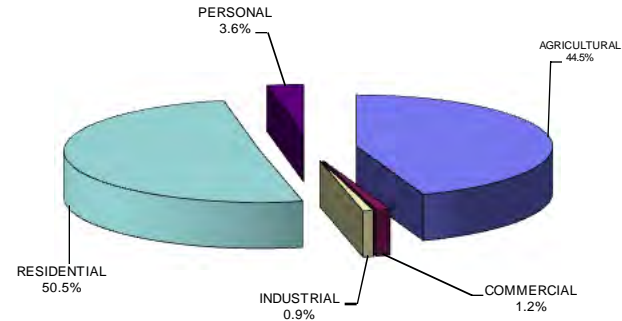
TOTAL VILLAGES	3,983	\$183,996,740	\$170,668,700	-7.24%	\$183,996,740	\$170,668,700	-7.24%	7.21%
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Historical Variance Between Total Equalized & Total Taxable Valuations



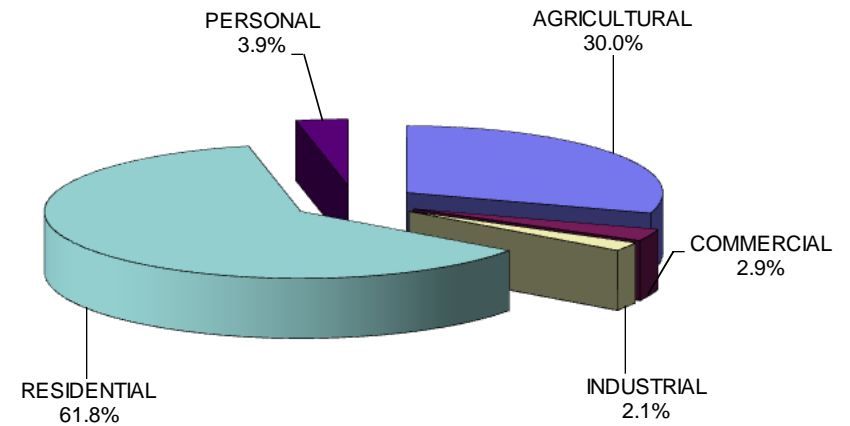
	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
■ Taxable	\$1,017,498,156	\$1,099,445,341	\$1,156,787,211	\$1,262,556,234	\$1,304,936,096	\$1,358,546,256	\$1,418,498,194	\$1,475,310,925	\$1,552,539,781	\$1,639,085,482	\$1,744,604,341	\$1,817,133,527	\$1,891,302,939	\$1,868,080,386	\$1,886,113,996	\$1,854,817,408
■ Equalized	\$1,191,900,290	\$1,328,929,350	\$1,449,804,620	\$1,565,264,136	\$1,674,850,655	\$1,786,781,178	\$1,893,847,004	\$1,939,607,370	\$2,137,397,639	\$2,197,691,823	\$2,356,719,789	\$2,482,468,407	\$2,507,504,012	\$2,420,651,535	\$2,447,661,197	\$2,365,573,967

ST JOSEPH COUNTY
2012
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
BURR OAK TOWNSHIP



CLASS	2012 PARCEL COUNT	2011 BOARD OF REVIEW ASSESSED	2012 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2011 STATE EQUALIZED VALUE	2012 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	259	\$39,260,800	\$39,256,300	-0.01%	\$39,260,800	\$39,256,300	-0.01%	44.48%
COMMERCIAL	40	\$1,025,900	\$1,025,200	-0.07%	\$1,025,900	\$1,025,200	-0.07%	1.16%
INDUSTRIAL	27	\$1,011,700	\$764,300	-24.45%	\$1,011,700	\$764,300	-24.45%	0.87%
RESIDENTIAL	1278	\$46,047,300	\$44,583,500	-3.18%	\$46,047,300	\$44,583,500	-3.18%	50.51%
TOTAL REAL	1604	\$87,345,700	\$85,629,300	-1.97%	\$87,345,700	\$85,629,300	-1.97%	97.02%
PERSONAL PROPERTY								
COMMERCIAL	16	\$95,000	\$103,300	8.74%	\$95,000	\$103,300	8.74%	0.12%
INDUSTRIAL	8	\$352,300	\$336,000	-4.63%	\$352,300	\$336,000	-4.63%	0.38%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	9	\$2,024,400	\$2,194,700	8.41%	\$2,024,400	\$2,194,700	8.41%	2.49%
TOTAL PERSONAL	33	\$2,471,700	\$2,634,000	6.57%	\$2,471,700	\$2,634,000	6.57%	2.98%
exempt	58							
GRAND TOTAL	1,695	\$89,817,400	\$88,263,300	-1.73%	\$89,817,400	\$88,263,300	-1.73%	100.00%

ST JOSEPH COUNTY
2012
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
COLON TOWNSHIP

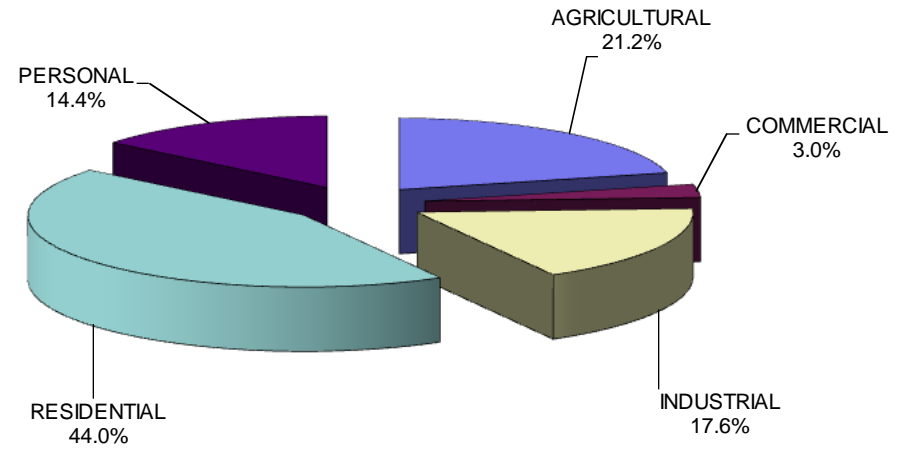


CLASS	2012 PARCEL COUNT	2011 BOARD OF REVIEW ASSESSED	2012 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2011 STATE EQUALIZED VALUE	2012 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	272	\$36,733,000	\$41,526,900	13.05%	\$36,733,000	\$41,526,900	13.05%	29.97%
COMMERCIAL	68	\$4,645,400	\$3,989,700	-14.12%	\$4,645,400	\$3,989,700	-14.12%	2.88%
INDUSTRIAL	16	\$3,274,700	\$2,910,200	-11.13%	\$3,274,700	\$2,910,200	-11.13%	2.10%
RESIDENTIAL	2210	\$86,790,100	\$85,581,200	-1.39%	\$86,790,100	\$85,581,200	-1.39%	61.77%
TOTAL REAL	2566	\$131,443,200	\$134,008,000	1.95%	\$131,443,200	\$134,008,000	1.95%	96.73%
PERSONAL PROPERTY								
COMMERCIAL	99	\$1,110,400	\$1,099,900	-0.95%	\$1,110,400	\$1,099,900	-0.95%	0.79%
INDUSTRIAL	4	\$1,042,700	\$1,124,600	7.85%	\$1,042,700	\$1,124,600	7.85%	0.81%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	10	\$2,068,800	\$2,309,000	11.61%	\$2,068,800	\$2,309,000	11.61%	1.67%
TOTAL PERSONAL	113	\$4,221,900	\$4,533,500	7.38%	\$4,221,900	\$4,533,500	7.38%	3.27%
77								
GRAND TOTAL	2,756	\$135,665,100	\$138,541,500	2.12%	\$135,665,100	\$138,541,500	2.12%	100.00%

ST JOSEPH COUNTY

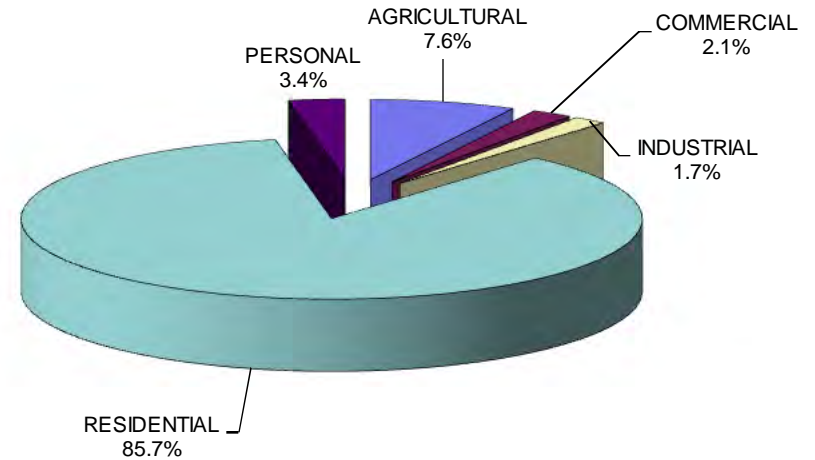
2012

SUMMARY OF ASSESSED & RECOMMENDED EQUALIZED VALUATIONS CONSTANTINE TOWNSHIP



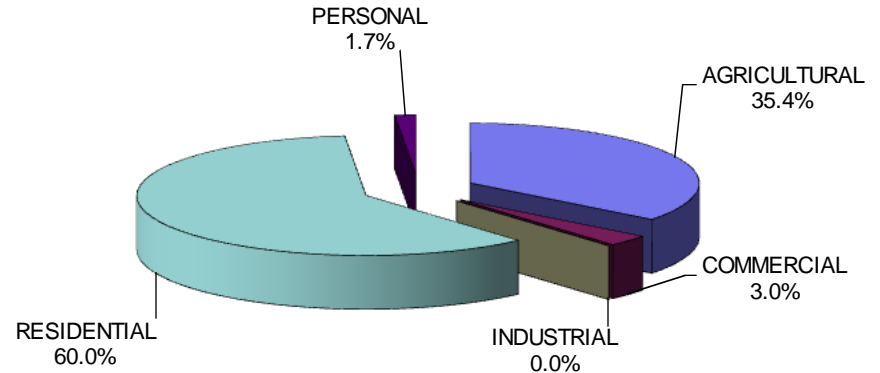
CLASS	2012 PARCEL COUNT	2011 BOARD OF REVIEW ASSESSED	2012 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2011 STATE EQUALIZED VALUE	2012 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	175	\$28,880,100	\$30,334,300	5.04%	\$28,880,100	\$30,334,300	5.04%	21.20%
COMMERCIAL	110	\$4,724,400	\$4,269,400	-9.63%	\$4,724,400	\$4,269,400	-9.63%	2.98%
INDUSTRIAL	34	\$26,311,600	\$25,209,900	-4.19%	\$26,311,600	\$25,209,900	-4.19%	17.62%
RESIDENTIAL	1673	\$69,552,640	\$63,015,400	-9.40%	\$69,552,640	\$63,015,400	-9.40%	44.05%
TOTAL REAL	1992	\$129,468,740	\$122,829,000	-5.13%	\$129,468,740	\$122,829,000	-5.13%	85.86%
PERSONAL PROPERTY								
COMMERCIAL	99	\$1,582,600	\$1,573,600	-0.57%	\$1,582,600	\$1,573,600	-0.57%	1.10%
INDUSTRIAL	9	\$13,780,100	\$15,560,800	12.92%	\$13,780,100	\$15,560,800	12.92%	10.88%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	14	\$3,053,900	\$3,098,300	1.45%	\$3,053,900	\$3,098,300	1.45%	2.17%
TOTAL PERSONAL	122	\$18,416,600	\$20,232,700	9.86%	\$18,416,600	\$20,232,700	9.86%	14.14%
78								
GRAND TOTAL	2,192	\$147,885,340	\$143,061,700	-3.26%	\$147,885,340	\$143,061,700	-3.26%	100.00%

ST JOSEPH COUNTY
2012
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
FABIUS TOWNSHIP



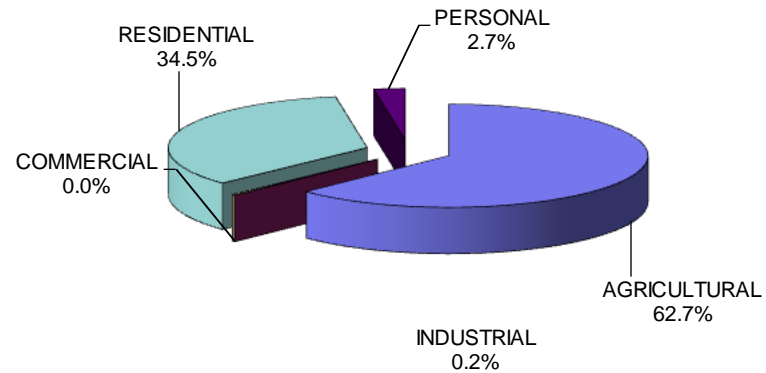
CLASS	2012 PARCEL COUNT	2011 BOARD OF REVIEW ASSESSED	2012 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2011 STATE EQUALIZED VALUE	2012 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	129	\$17,153,800	\$16,853,100	-1.75%	\$17,153,800	\$16,853,100	-1.75%	7.59%
COMMERCIAL	55	\$4,891,200	\$4,633,100	-5.28%	\$4,891,200	\$4,633,100	-5.28%	2.09%
INDUSTRIAL	37	\$4,943,500	\$3,785,500	-23.42%	\$4,943,500	\$3,785,500	-23.42%	1.70%
RESIDENTIAL	2681	\$200,476,600	\$190,316,500	-5.07%	\$200,476,600	\$190,316,500	-5.07%	85.71%
TOTAL REAL	2902	\$227,465,100	\$215,588,200	-5.22%	\$227,465,100	\$215,588,200	-5.22%	97.09%
PERSONAL PROPERTY								
COMMERCIAL	44	\$1,653,900	\$1,427,300	-13.70%	\$1,653,900	\$1,427,300	-13.70%	0.64%
INDUSTRIAL	2	\$329,000	\$443,700	34.86%	\$329,000	\$443,700	34.86%	0.20%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	9	\$4,430,300	\$4,600,000	3.83%	\$4,430,300	\$4,600,000	3.83%	2.07%
TOTAL PERSONAL	55	\$6,413,200	\$6,471,000	0.90%	\$6,413,200	\$6,471,000	0.90%	2.91%
60								
GRAND TOTAL	3,017	\$233,878,300	\$222,059,200	-5.05%	\$233,878,300	\$222,059,200	-5.05%	100.00%

ST JOSEPH COUNTY
2012
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
FAWN RIVER TOWNSHIP



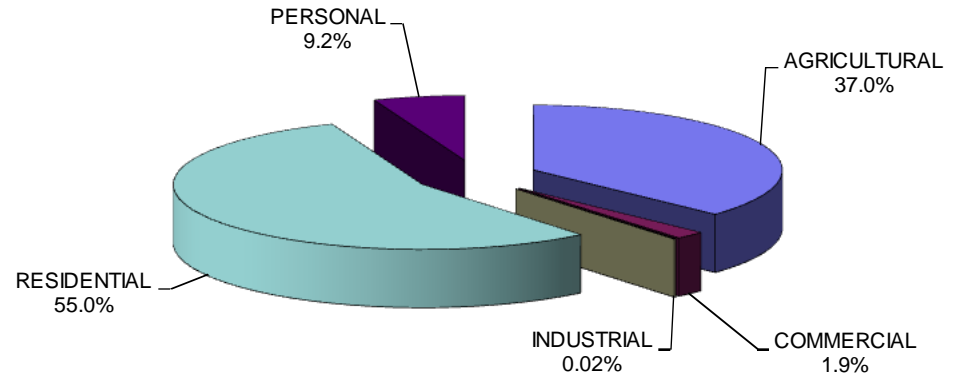
CLASS	2012 PARCEL COUNT	2011 BOARD OF REVIEW ASSESSED	2012 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2011 STATE EQUALIZED VALUE	2012 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	152	\$17,126,000	\$17,465,000	1.98%	\$17,126,000	\$17,465,000	1.98%	35.45%
COMMERCIAL	18	\$1,647,800	\$1,493,600	-9.36%	\$1,647,800	\$1,493,600	-9.36%	3.03%
INDUSTRIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
RESIDENTIAL	763	\$30,377,700	\$29,576,600	-2.64%	\$30,377,700	\$29,576,600	-2.64%	60.03%
TOTAL REAL	933	\$49,151,500	\$48,535,200	-1.25%	\$49,151,500	\$48,535,200	-1.25%	98.51%
PERSONAL PROPERTY								
COMMERCIAL	17	\$151,900	\$128,200	-15.60%	\$151,900	\$128,200	-15.60%	0.26%
INDUSTRIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	2	\$557,600	\$606,300	8.73%	\$557,600	\$606,300	8.73%	1.23%
TOTAL PERSONAL	19	\$709,500	\$734,500	3.52%	\$709,500	\$734,500	3.52%	1.49%
	24							
GRAND TOTAL	976	\$49,861,000	\$49,269,700	-1.19%	\$49,861,000	\$49,269,700	-1.19%	100.00%

ST JOSEPH COUNTY
2012
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATION
FLORENCE TOWNSHIP



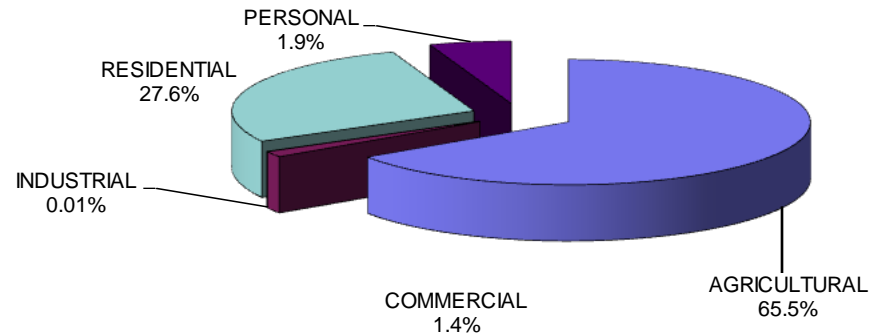
CLASS	2012 PARCEL COUNT	2011 BOARD OF REVIEW ASSESSED	2012 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2011 STATE EQUALIZED VALUE	2012 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	263	\$41,542,100	\$42,540,900	2.40%	\$41,542,100	\$42,540,900	2.40%	62.70%
COMMERCIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
INDUSTRIAL	7	\$146,400	\$161,900	10.59%	\$146,400	\$161,900	10.59%	0.24%
RESIDENTIAL	532	\$22,673,200	\$23,428,500	3.33%	\$22,673,200	\$23,428,500	3.33%	34.53%
TOTAL REAL	802	\$64,361,700	\$66,131,300	2.75%	\$64,361,700	\$66,131,300	2.75%	97.46%
PERSONAL PROPERTY								
COMMERCIAL	8	\$351,200	\$283,300	-19.33%	\$351,200	\$283,300	-19.33%	0.42%
INDUSTRIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	21	\$1,192,300	\$1,438,600	20.66%	\$1,192,300	\$1,438,600	20.66%	2.12%
TOTAL PERSONAL	29	\$1,543,500	\$1,721,900	11.56%	\$1,543,500	\$1,721,900	11.56%	2.54%
	14							
GRAND TOTAL	845	\$65,905,200	\$67,853,200	2.96%	\$65,905,200	\$67,853,200	2.96%	100.00%

ST JOSEPH COUNTY
2012
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
FLOWERFIELD TOWNSHIP



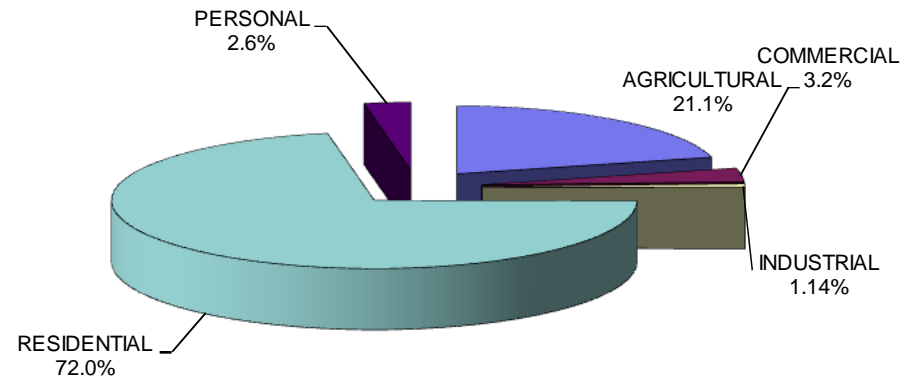
CLASS	2012 PARCEL COUNT	2011 BOARD OF REVIEW ASSESSED	2012 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2011 STATE EQUALIZED VALUE	2012 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	190	\$26,090,500	\$26,725,862	2.44%	\$26,090,500	\$26,725,862	2.44%	37.01%
COMMERCIAL	8	\$1,448,520	\$1,386,580	-4.28%	\$1,448,520	\$1,386,580	-4.28%	1.92%
INDUSTRIAL	2	\$324,150	\$90,140	-72.19%	\$324,150	\$90,140	-72.19%	0.12%
RESIDENTIAL	897	\$46,248,408	\$39,743,054	-14.07%	\$46,248,408	\$39,743,054	-14.07%	55.03%
TOTAL REAL	1097	\$74,111,578	\$67,945,636	-8.32%	\$74,111,578	\$67,945,636	-8.32%	94.08%
PERSONAL PROPERTY								
COMMERCIAL	24	\$627,270	\$455,974	-27.31%	\$627,270	\$455,974	-27.31%	0.63%
INDUSTRIAL	1	\$41,732	\$40,274	-3.49%	\$41,732	\$40,274	-3.49%	0.06%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	9	\$3,792,727	\$3,777,775	-0.39%	\$3,792,727	\$3,777,775	-0.39%	5.23%
TOTAL PERSONAL	34	\$4,461,729	\$4,274,023	-4.21%	\$4,461,729	\$4,274,023	-4.21%	5.92%
22								
GRAND TOTAL	1,153	\$78,573,307	\$72,219,659	-8.09%	\$78,573,307	\$72,219,659	-8.09%	100.00%

ST JOSEPH COUNTY
2012
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
LEONIDAS TOWNSHIP



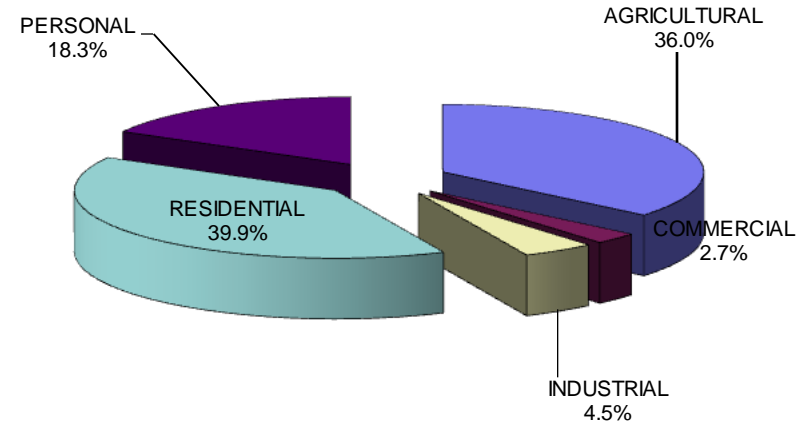
CLASS	2012 PARCEL COUNT	2011 BOARD OF REVIEW ASSESSED	2012 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2011 STATE EQUALIZED VALUE	2012 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	368	\$39,829,100	\$44,120,500	10.77%	\$39,829,100	\$44,120,500	10.77%	65.52%
COMMERCIAL	31	\$757,100	\$961,500	27.00%	\$757,100	\$961,500	27.00%	1.43%
INDUSTRIAL	0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
RESIDENTIAL	544	\$20,839,800	\$18,574,200	-10.87%	\$20,839,800	\$18,574,200	-10.87%	27.58%
TOTAL REAL	943	\$61,426,000	\$63,656,200	3.63%	\$61,426,000	\$63,656,200	3.63%	94.54%
PERSONAL PROPERTY								
COMMERCIAL	24	\$130,800	\$112,200	-14.22%	\$130,800	\$112,200	-14.22%	0.17%
INDUSTRIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	7	\$1,084,500	\$3,566,300	228.84%	\$1,084,500	\$3,566,300	228.84%	5.30%
TOTAL PERSONAL	31	\$1,215,300	\$3,678,500	202.68%	\$1,215,300	\$3,678,500	202.68%	5.46%
26								
GRAND TOTAL	1,000	\$62,641,300	\$67,334,700	7.49%	\$62,641,300	\$67,334,700	7.49%	100.00%

ST JOSEPH COUNTY
2012
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
LOCKPORT TOWNSHIP



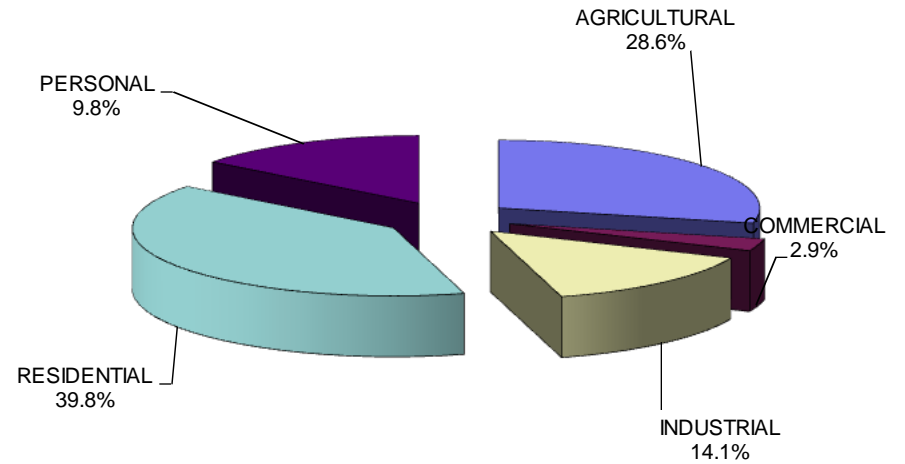
CLASS	2012 PARCEL COUNT	2011 BOARD OF REVIEW ASSESSED	2012 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2011 STATE EQUALIZED VALUE	2012 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	167	\$24,484,000	\$26,772,200	9.35%	\$24,484,000	\$26,772,200	9.35%	21.06%
COMMERCIAL	66	\$4,379,700	\$4,119,900	-5.93%	\$4,379,700	\$4,119,900	-5.93%	3.24%
INDUSTRIAL	17	\$967,800	\$1,070,000	10.56%	\$967,800	\$1,070,000	10.56%	0.84%
RESIDENTIAL	2011	\$91,795,200	\$91,557,400	-0.26%	\$91,795,200	\$91,557,400	-0.26%	72.01%
TOTAL REAL	2261	\$121,626,700	\$123,519,500	1.56%	\$121,626,700	\$123,519,500	1.56%	97.15%
PERSONAL PROPERTY								
COMMERCIAL	55	\$974,100	\$1,001,400	2.80%	\$974,100	\$1,001,400	2.80%	0.79%
INDUSTRIAL	3	\$127,200	\$125,200	-1.57%	\$127,200	\$125,200	-1.57%	0.10%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	13	\$2,275,100	\$2,500,000	9.89%	\$2,275,100	\$2,500,000	9.89%	1.97%
TOTAL PERSONAL	71	\$3,376,400	\$3,626,600	7.41%	\$3,376,400	\$3,626,600	7.41%	2.85%
GRAND TOTAL	2,411	\$125,003,100	\$127,146,100	1.71%	\$125,003,100	\$127,146,100	1.71%	100.00%

ST JOSEPH COUNTY
2012
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
MENDON TOWNSHIP



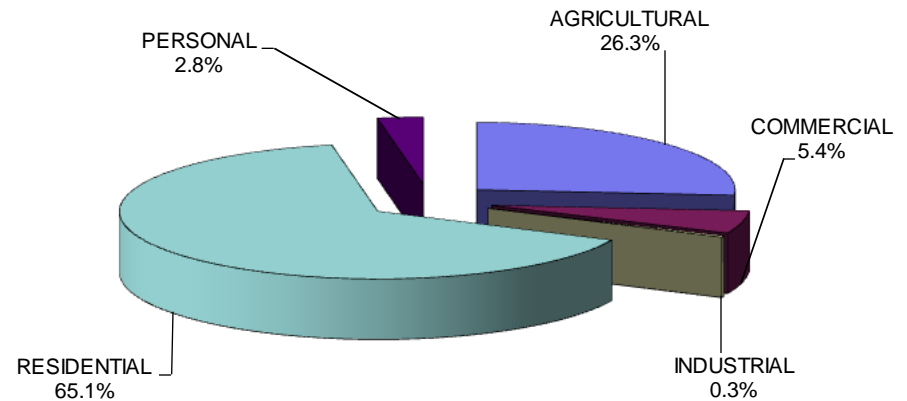
CLASS	2012 PARCEL COUNT	2011 BOARD OF REVIEW ASSESSED	2012 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2011 STATE EQUALIZED VALUE	2012 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	271	\$36,838,800	\$41,898,600	13.73%	\$36,838,800	\$41,898,600	13.73%	36.04%
COMMERCIAL	58	\$3,449,000	\$3,180,900	-7.77%	\$3,449,000	\$3,180,900	-7.77%	2.74%
INDUSTRIAL	30	\$5,170,900	\$5,184,700	0.27%	\$5,170,900	\$5,184,700	0.27%	4.46%
RESIDENTIAL	1432	\$47,269,600	\$46,356,700	-1.93%	\$47,269,600	\$46,356,700	-1.93%	39.87%
TOTAL REAL	1791	\$92,728,300	\$96,620,900	4.20%	\$92,728,300	\$96,620,900	4.20%	83.10%
PERSONAL PROPERTY								
COMMERCIAL	44	\$545,600	\$509,000	-6.71%	\$545,600	\$509,000	-6.71%	0.44%
INDUSTRIAL	12	\$9,589,200	\$9,725,100	1.42%	\$9,589,200	\$9,725,100	1.42%	8.36%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	11	\$7,890,200	\$9,409,800	19.26%	\$7,890,200	\$9,409,800	19.26%	8.09%
TOTAL PERSONAL	67	\$18,025,000	\$19,643,900	8.98%	\$18,025,000	\$19,643,900	8.98%	16.90%
91								
GRAND TOTAL	1,949	\$110,753,300	\$116,264,800	4.98%	\$110,753,300	\$116,264,800	4.98%	100.00%

ST JOSEPH COUNTY
2012
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
MOTTVILLE TOWNSHIP



CLASS	2012 PARCEL COUNT	2011 BOARD OF REVIEW ASSESSED	2012 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2011 STATE EQUALIZED VALUE	2012 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	118	\$19,498,400	\$20,167,000	3.43%	\$19,498,400	\$20,167,000	3.43%	28.60%
COMMERCIAL	28	\$2,259,900	\$2,044,400	-9.54%	\$2,259,900	\$2,044,400	-9.54%	2.90%
INDUSTRIAL	32	\$12,191,800	\$9,971,300	-18.21%	\$12,191,800	\$9,971,300	-18.21%	14.14%
RESIDENTIAL	762	\$28,493,500	\$28,100,300	-1.38%	\$28,493,500	\$28,100,300	-1.38%	39.85%
TOTAL REAL	940	\$62,443,600	\$60,283,000	-3.46%	\$62,443,600	\$60,283,000	-3.46%	85.49%
PERSONAL PROPERTY								
COMMERCIAL	35	\$2,481,400	\$2,588,100	4.30%	\$2,481,400	\$2,588,100	4.30%	3.67%
INDUSTRIAL	8	\$5,167,600	\$4,494,400	-13.03%	\$5,167,600	\$4,494,400	-13.03%	6.37%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	10	\$3,303,800	\$3,153,200	-4.56%	\$3,303,800	\$3,153,200	-4.56%	4.47%
TOTAL PERSONAL	53	\$10,952,800	\$10,235,700	-6.55%	\$10,952,800	\$10,235,700	-6.55%	14.51%
	30							
GRAND TOTAL	1,023	\$73,396,400	\$70,518,700	-3.92%	\$73,396,400	\$70,518,700	-3.92%	100.00%

ST JOSEPH COUNTY
2012
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
NOTTAWA TOWNSHIP

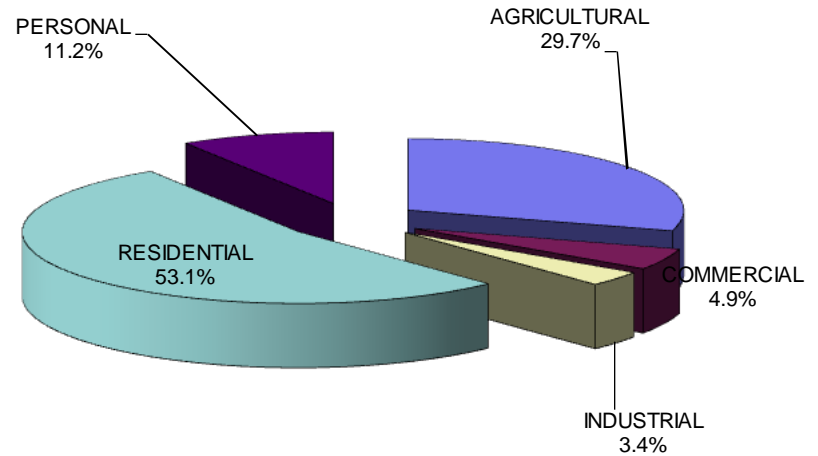


CLASS	2012 PARCEL COUNT	2011 BOARD OF REVIEW ASSESSED	2012 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2011 STATE EQUALIZED VALUE	2012 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	318	\$39,369,600	\$41,181,000	4.60%	\$39,369,600	\$41,181,000	4.60%	26.30%
COMMERCIAL	100	\$9,384,400	\$8,522,500	-9.18%	\$9,384,400	\$8,522,500	-9.18%	5.44%
INDUSTRIAL	12	\$462,900	\$470,200	1.58%	\$462,900	\$470,200	1.58%	0.30%
RESIDENTIAL	1968	\$107,277,300	\$101,947,800	-4.97%	\$107,277,300	\$101,947,800	-4.97%	65.10%
TOTAL REAL	2398	\$156,494,200	\$152,121,500	-2.79%	\$156,494,200	\$152,121,500	-2.79%	97.14%
PERSONAL PROPERTY								
COMMERCIAL	103	\$1,709,300	\$1,766,900	3.37%	\$1,709,300	\$1,766,900	3.37%	1.13%
INDUSTRIAL	2	\$158,400	\$127,300	-19.63%	\$158,400	\$127,300	-19.63%	0.08%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	13	\$2,401,600	\$2,578,100	7.35%	\$2,401,600	\$2,578,100	7.35%	1.65%
TOTAL PERSONAL	118	\$4,269,300	\$4,472,300	4.75%	\$4,269,300	\$4,472,300	4.75%	2.86%
128								
GRAND TOTAL	2,644	\$160,763,500	\$156,593,800	-2.59%	\$160,763,500	\$156,593,800	-2.59%	100.00%

ST JOSEPH COUNTY

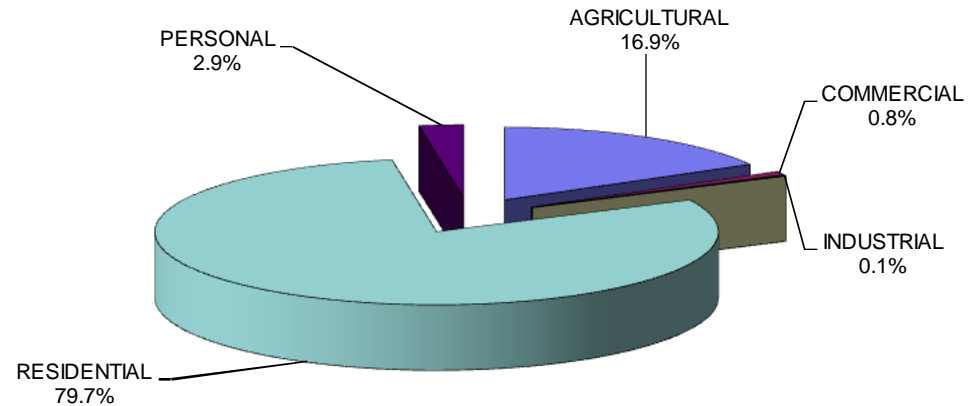
2012

SUMMARY OF ASSESSED & RECOMMENDED EQUALIZED VALUATIONS PARK TOWNSHIP



CLASS	2012 PARCEL COUNT	2011 BOARD OF REVIEW ASSESSED	2012 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2011 STATE EQUALIZED VALUE	2012 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	241	\$37,666,100	\$41,725,500	10.78%	\$37,666,100	\$41,725,500	10.78%	29.66%
COMMERCIAL	40	\$8,265,900	\$6,831,400	-17.35%	\$8,265,900	\$6,831,400	-17.35%	4.86%
INDUSTRIAL	24	\$6,327,300	\$4,819,700	-23.83%	\$6,327,300	\$4,819,700	-23.83%	3.43%
RESIDENTIAL	1464	\$89,111,700	\$74,657,500	-16.22%	\$89,111,700	\$74,657,500	-16.22%	53.07%
TOTAL REAL	1769	\$141,371,000	\$128,034,100	-9.43%	\$141,371,000	\$128,034,100	-9.43%	91.01%
PERSONAL PROPERTY								
COMMERCIAL	42	\$754,400	\$941,600	24.81%	\$754,400	\$941,600	24.81%	0.67%
INDUSTRIAL	12	\$5,120,900	\$4,624,200	-9.70%	\$5,120,900	\$4,624,200	-9.70%	3.29%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	16	\$6,868,500	\$7,086,300	3.17%	\$6,868,500	\$7,086,300	3.17%	5.04%
TOTAL PERSONAL	70	\$12,743,800	\$12,652,100	-0.72%	\$12,743,800	\$12,652,100	-0.72%	8.99%
GRAND TOTAL	1,873	\$154,114,800	\$140,686,200	-8.71%	\$154,114,800	\$140,686,200	-8.71%	100.00%

ST JOSEPH COUNTY
2012
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
SHERMAN TOWNSHIP

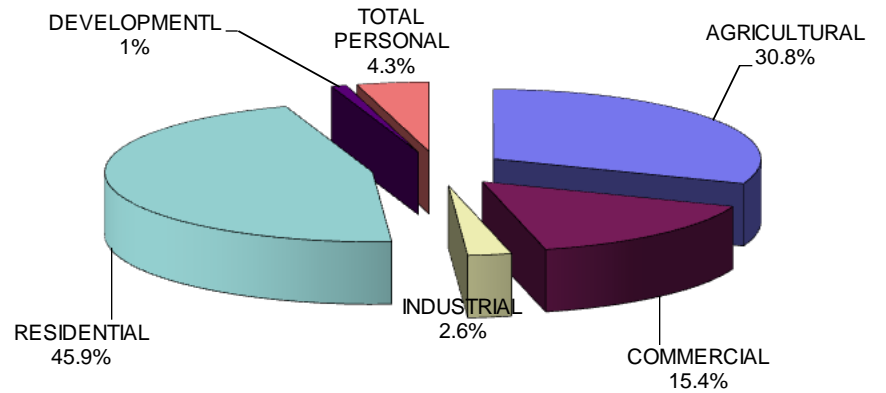


CLASS	2012 PARCEL COUNT	2011 BOARD OF REVIEW ASSESSED	2012 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2011 STATE EQUALIZED VALUE	2012 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	160	\$25,765,300	\$25,133,000	-2.45%	\$25,765,300	\$25,133,000	-2.45%	16.86%
COMMERCIAL	19	\$1,311,900	\$1,257,000	-4.18%	\$1,311,900	\$1,257,000	-4.18%	0.84%
INDUSTRIAL	1	\$185,700	\$169,900	-8.51%	\$185,700	\$169,900	-8.51%	0.11%
RESIDENTIAL	1997	\$124,349,200	\$118,764,200	-4.49%	\$124,349,200	\$118,764,200	-4.49%	79.65%
TOTAL REAL	2177	\$151,612,100	\$145,324,100	-4.15%	\$151,612,100	\$145,324,100	-4.15%	97.46%
PERSONAL PROPERTY								
COMMERCIAL	22	\$241,300	\$217,200	-9.99%	\$241,300	\$217,200	-9.99%	0.15%
INDUSTRIAL	2	\$46,200	\$45,000	0.00%	\$46,200	\$45,000	-2.60%	0.03%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	#DIV/0!	0.00%
UTILITY	13	\$2,953,300	\$3,520,100	19.19%	\$2,953,300	\$3,520,100	19.19%	2.36%
TOTAL PERSONAL	37	\$3,240,800	\$3,782,300	16.71%	\$3,240,800	\$3,782,300	16.71%	2.54%
65								
GRAND TOTAL	2,279	\$154,852,900	\$149,106,400	-3.71%	\$154,852,900	\$149,106,400	-3.71%	100.00%

ST JOSEPH COUNTY

2012

SUMMARY OF ASSESSED & RECOMMENDED EQUALIZED VALUATIONS STURGIS TOWNSHIP

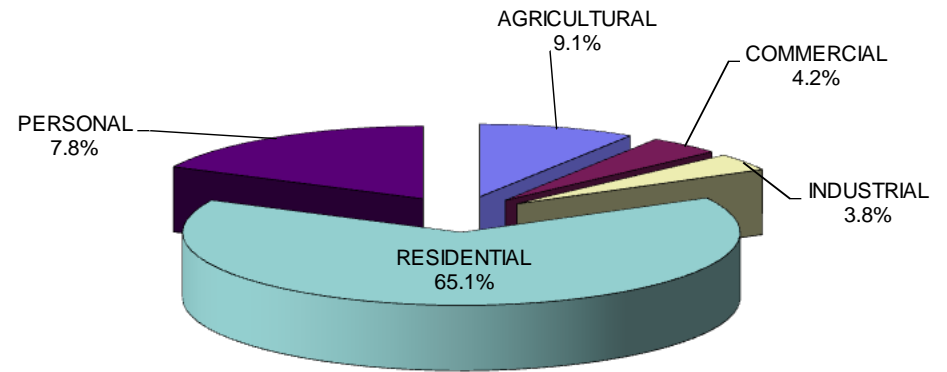


CLASS	2012 PARCEL COUNT	2011 BOARD OF REVIEW ASSESSED	2012 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2011 STATE EQUALIZED VALUE	2012 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	127	\$19,281,500	\$20,378,700	5.69%	\$19,281,500	\$20,378,700	5.69%	30.80%
COMMERCIAL	107	\$11,329,500	\$10,205,400	-9.92%	\$11,329,500	\$10,205,400	-9.92%	15.42%
INDUSTRIAL	14	\$1,939,500	\$1,744,400	-10.06%	\$1,939,500	\$1,744,400	-10.06%	2.64%
RESIDENTIAL	700	\$30,727,300	\$30,361,300	-1.19%	\$30,727,300	\$30,361,300	-1.19%	45.88%
DEVELOPMENTAL	4	\$597,400	\$605,100	1.29%	\$597,400	\$605,100	1.29%	0.91%
						\$0		0.00%
TOTAL REAL	952	\$63,875,200	\$63,294,900	-0.91%	\$63,875,200	\$63,294,900	-0.91%	95.65%

PERSONAL PROPERTY								
COMMERCIAL	72	\$1,883,500	\$1,816,300	-3.57%	\$1,883,500	\$1,816,300	-3.57%	2.74%
INDUSTRIAL	3	\$31,400	\$36,200	15.29%	\$31,400	\$36,200	15.29%	0.05%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	4	\$1,025,200	\$1,023,700	-0.15%	\$1,025,200	\$1,023,700	-0.15%	1.55%

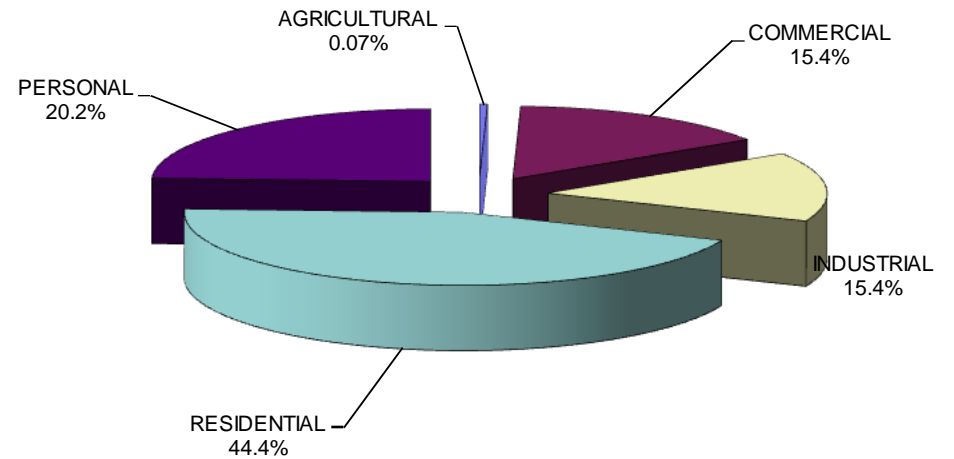
TOTAL PERSONAL	79	\$2,940,100	\$2,876,200	-2.17%	\$2,940,100	\$2,876,200	-2.17%	4.35%
	32							
GRAND TOTAL	1,063	\$66,815,300	\$66,171,100	-0.96%	\$66,815,300	\$66,171,100	-0.96%	100.00%

ST JOSEPH COUNTY
2012
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
WHITE PIGEON TOWNSHIP



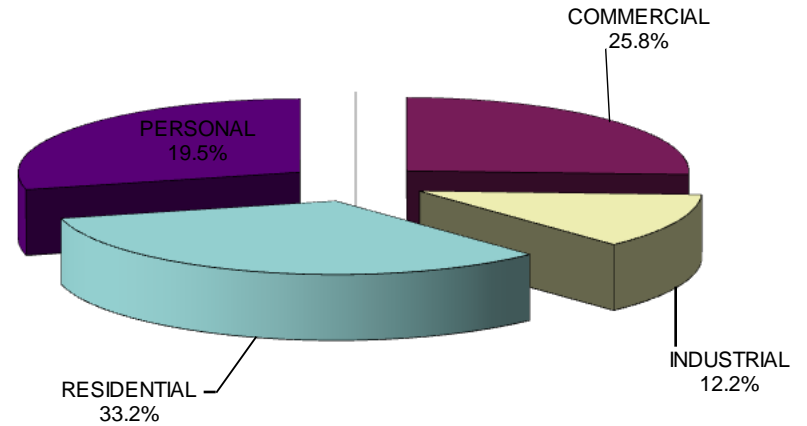
CLASS	2012 PARCEL COUNT	2011 BOARD OF REVIEW ASSESSED	2012 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2011 STATE EQUALIZED VALUE	2012 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	191	\$20,080,800	\$21,509,700	7.12%	\$20,080,800	\$21,509,700	7.12%	9.09%
COMMERCIAL	168	\$11,108,800	\$10,011,400	-9.88%	\$11,108,800	\$10,011,400	-9.88%	4.23%
INDUSTRIAL	50	\$10,737,600	\$9,055,500	-15.67%	\$10,737,600	\$9,055,500	-15.67%	3.83%
RESIDENTIAL	2410	\$156,266,200	\$154,037,200	-1.43%	\$156,266,200	\$154,037,200	-1.43%	65.12%
TOTAL REAL	2819	\$198,193,400	\$194,613,800	-1.81%	\$198,193,400	\$194,613,800	-1.81%	82.28%
PERSONAL PROPERTY								
COMMERCIAL	91	\$1,272,800	\$1,084,000	-14.83%	\$1,272,800	\$1,084,000	-14.83%	0.46%
INDUSTRIAL	11	\$4,250,200	\$4,000,600	-5.87%	\$4,250,200	\$4,000,600	-5.87%	1.69%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	#DIV/0!	0.00%
UTILITY	15	\$39,364,100	\$36,831,800	-6.43%	\$39,364,100	\$36,831,800	-6.43%	15.57%
TOTAL PERSONAL	117	\$44,887,100	\$41,916,400	-6.62%	\$44,887,100	\$41,916,400	-6.62%	17.72%
102								
GRAND TOTAL	3,038	\$243,080,500	\$236,530,200	-2.69%	\$243,080,500	\$236,530,200	-2.69%	100.00%

ST JOSEPH COUNTY
2012
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
CITY OF STURGIS



CLASS	2012 PARCEL COUNT	2011 BOARD OF REVIEW ASSESSED	2012 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2011 STATE EQUALIZED VALUE	2012 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	14	\$562,700	\$1,118,000	98.68%	\$562,700	\$1,118,000	98.68%	0.45%
COMMERCIAL	341	\$43,772,250	\$38,314,600	-12.47%	\$43,772,250	\$38,314,600	-12.47%	15.44%
INDUSTRIAL	113	\$50,960,500	\$38,164,500	-25.11%	\$50,960,500	\$38,164,500	-25.11%	15.38%
RESIDENTIAL	3339	\$116,181,700	\$110,266,300	-5.09%	\$116,181,700	\$110,266,300	-5.09%	44.44%
TOTAL REAL	3807	\$211,477,150	\$187,863,400	-11.17%	\$211,477,150	\$187,863,400	-11.17%	75.72%
PERSONAL PROPERTY								
COMMERCIAL	395	\$9,198,600	\$9,144,200	-0.59%	\$9,198,600	\$9,144,200	-0.59%	3.69%
INDUSTRIAL	49	\$50,897,600	\$50,103,600	-1.56%	\$50,897,600	\$50,103,600	-1.56%	20.19%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	3	\$992,300	\$997,100	0.48%	\$992,300	\$997,100	0.48%	0.40%
TOTAL PERSONAL	447	\$61,088,500	\$60,244,900	-1.38%	\$61,088,500	\$60,244,900	-1.38%	24.28%
	222							
GRAND TOTAL	4,476	\$272,565,650	\$248,108,300	-8.97%	\$272,565,650	\$248,108,300	-8.97%	100.00%

ST JOSEPH COUNTY
2012
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
CITY OF THREE RIVERS



CLASS	2012 PARCEL COUNT	2011 BOARD OF REVIEW ASSESSED	2012 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2011 STATE EQUALIZED VALUE	2012 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
COMMERCIAL	326	\$57,844,200	\$53,085,700	-8.23%	\$57,844,200	\$53,085,700	-8.23%	25.79%
INDUSTRIAL	65	\$31,666,700	\$25,059,700	-20.86%	\$31,666,700	\$25,059,700	-20.86%	12.17%
RESIDENTIAL	2493	\$67,292,100	\$68,357,950	1.58%	\$67,292,100	\$68,357,950	1.58%	33.21%
TOTAL REAL	2884	\$156,803,000	\$146,503,350	-6.57%	\$156,803,000	\$146,503,350	-6.57%	71.17%
PERSONAL PROPERTY								
COMMERCIAL	275	\$11,625,400	\$11,115,600	-4.39%	\$11,625,400	\$11,115,600	-4.39%	5.40%
INDUSTRIAL	47	\$49,204,300	\$43,469,200	-11.66%	\$49,204,300	\$43,469,200	-11.66%	21.12%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	2	\$4,456,100	\$4,757,258	6.76%	\$4,456,100	\$4,757,258	6.76%	2.31%
TOTAL PERSONAL	324	\$65,285,800	\$59,342,058	-9.10%	\$65,285,800	\$59,342,058	-9.10%	28.83%
	183							
GRAND TOTAL	3,391	\$222,088,800	\$205,845,408	-7.31%	\$222,088,800	\$205,845,408	-7.31%	100.00%

STATEMENT of acreage and valuation in the year 2012 made in accordance with sections 209.1 - 209.8 of the Michigan Compiled Laws.

TOWNSHIP OR CITY	(COL. 1) ACRES HUNDRETHS	TOTAL REAL PROPERTY VALUATIONS (TOTALS FROM PAGES 2 AND 3)		PERSONAL PROPERTY VALUATIONS		TOTAL REAL PLUS PERSONAL PROPERTY	
		(COL. 2) ASSESSED VALUATIONS	(COL. 3) EQUALIZED VALUATIONS	(COL. 4) ASSESSED VALUATIONS	(COL. 5) EQUALIZED VALUATIONS	(COL. 6) ASSESSED VALUATIONS	(COL. 7) EQUALIZED VALUATIONS
01 BURR OAK	21.90	\$85,629,300	\$85,629,300	\$2,634,000	\$2,634,000	\$88,263,300	\$88,263,300
02 COLON	21.03	\$134,008,000	\$134,008,000	\$4,533,500	\$4,533,500	\$138,541,500	\$138,541,500
03 CONSTANTINE	20.98	\$122,829,000	\$122,829,000	\$20,232,700	\$20,232,700	\$143,061,700	\$143,061,700
04 FABIUS	20.10	\$215,588,200	\$215,588,200	\$6,471,000	\$6,471,000	\$222,059,200	\$222,059,200
05 FAWN RIVER	12.26	\$48,535,200	\$48,535,200	\$734,500	\$734,500	\$49,269,700	\$49,269,700
06 FLORENCE	21.39	\$66,131,300	\$66,131,300	\$1,721,900	\$1,721,900	\$67,853,200	\$67,853,200
07 FLOWERFIELD	22.79	\$67,945,636	\$67,945,636	\$4,274,023	\$4,274,023	\$72,219,659	\$72,219,659
08 LEONIDAS	22.65	\$63,656,200	\$63,656,200	\$3,678,500	\$3,678,500	\$67,334,700	\$67,334,700
09 LOCKPORT	18.15	\$123,519,500	\$123,519,500	\$3,626,600	\$3,626,600	\$127,146,100	\$127,146,100
10 MENDON	21.69	\$96,620,900	\$96,620,900	\$19,643,900	\$19,643,900	\$116,264,800	\$116,264,800
11 MOTTVILLE	12.37	\$60,283,000	\$60,283,000	\$10,235,700	\$10,235,700	\$70,518,700	\$70,518,700
12 NOTTAWA	21.97	\$152,121,500	\$152,121,500	\$4,472,300	\$4,472,300	\$156,593,800	\$156,593,800
13 PARK	22.26	\$128,034,100	\$128,034,100	\$12,652,100	\$12,652,100	\$140,686,200	\$140,686,200
14 SHERMAN	21.00	\$145,324,100	\$145,324,100	\$3,782,300	\$3,782,300	\$149,106,400	\$149,106,400
15 STURGIS	11.30	\$63,294,900	\$63,294,900	\$2,876,200	\$2,876,200	\$66,171,100	\$66,171,100
16 WHITE PIGEON	15.03	\$194,613,800	\$194,613,800	\$41,916,400	\$41,916,400	\$236,530,200	\$236,530,200
52 STURGIS CITY	0.00	\$187,863,400	\$187,863,400	\$60,244,900	\$60,244,900	\$248,108,300	\$248,108,300
51 THREE RIVERS	31.33	\$146,503,350	\$146,503,350	\$59,342,058	\$59,342,058	\$205,845,408	\$205,845,408
COUNTY TOTALS:	338.20	\$2,102,501,386	\$2,102,501,386	\$263,072,581	\$263,072,581	\$2,365,573,967	\$2,365,573,967

**OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF ST JOSEPH
COUNTY,CENTREVILLE, MICHIGAN, APRIL 17, 2012**

WE HEREBY CERTIFY That the foregoing is a true statement of the value of the real property and of the personal property in each Township and City in said county as assessed in the year **2012**, and of the aggregate valuation of the real property and personal property in each township and city in said county as equalized by the Board of Commissioners of said county on the **Seventeenth day of April, 2012**, at a meeting of said Board held in pursuance of the provisions of Sections 209.1 - 209.8, MCL. We further certify that said statement does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1963; P.A. 198 of 1974; P.A. 255 of 1978; P.A. 385 of 1984; P.A. 224 of 1985; P.A. 147 of 1992; or Section 5 of Article IX of the Constitution of the State.

Dated at Centreville, Michigan this seventeenth day of April, 2012.

Chairman of the St Joseph County Board of Commissioners

Clerk of the St Joseph County Board of Commissioners

Page 2
Equalized Valuations - REAL

STATEMENT of acreage and valuation in the year 2012 made in accordance with sections 209.1 - 209.8 of the Michigan Compiled Laws.

TOWNSHIP OR CITY	REAL PROPERTY EQUALIZED VALUATIONS BY COUNTY BOARD OF COMMISSIONERS						
	(COL. 1) AGRICULTURE	(COL. 2) COMMERCIAL	(COL. 3) INDUSTRIAL	(COL. 4) RESIDENTIAL	(COL. 5) TIMBER CUT-OVER	(COL. 6) DEVELOP- MENTAL	(COL. 7) TOTAL REAL PROPERTY
01 BURR OAK	\$39,256,300	\$1,025,200	\$764,300	\$44,583,500	\$0	\$0	\$85,629,300
02 COLON	\$41,526,900	\$3,989,700	\$2,910,200	\$85,581,200	\$0	\$0	\$134,008,000
03 CONSTANTINE	\$30,334,300	\$4,269,400	\$25,209,900	\$63,015,400	\$0	\$0	\$122,829,000
04 FABUS	\$16,853,100	\$4,633,100	\$3,785,500	\$190,316,500	\$0	\$0	\$215,588,200
05 FAWN RIVER	\$17,465,000	\$1,493,600	\$0	\$29,576,600	\$0	\$0	\$48,535,200
06 FLORENCE	\$42,540,900	\$0	\$161,900	\$23,428,500	\$0	\$0	\$66,131,300
07 FLOWERFIELD	\$26,725,862	\$1,386,580	\$90,140	\$39,743,054	\$0	\$0	\$67,945,636
08 LEONIDAS	\$44,120,500	\$961,500	\$0	\$18,574,200	\$0	\$0	\$63,656,200
09 LOCKPORT	\$26,772,200	\$4,119,900	\$1,070,000	\$91,557,400	\$0	\$0	\$123,519,500
10 MENDON	\$41,898,600	\$3,180,900	\$5,184,700	\$46,356,700	\$0	\$0	\$96,620,900
11 MOTIVILLE	\$20,167,000	\$2,044,400	\$9,971,300	\$28,100,300	\$0	\$0	\$60,283,000
12 NOTTAWA	\$41,181,000	\$8,522,500	\$470,200	\$101,947,800	\$0	\$0	\$152,121,500
13 PARK	\$41,725,500	\$6,831,400	\$4,819,700	\$74,657,500	\$0	\$0	\$128,034,100
14 SHERMAN	\$25,133,000	\$1,257,000	\$169,900	\$118,764,200	\$0	\$0	\$145,324,100
15 STURGIS	\$20,378,700	\$10,205,400	\$1,744,400	\$30,361,300	\$0	\$605,100	\$63,294,900
16 WHITE PIGEON	\$21,509,700	\$10,011,400	\$9,055,500	\$154,037,200	\$0	\$0	\$194,613,800
52 STURGIS CITY	\$1,118,000	\$38,314,600	\$38,164,500	\$110,266,300	\$0	\$0	\$187,863,400
51 THREE RIVERS	\$0	\$53,085,700	\$25,059,700	\$68,357,950	\$0	\$0	\$146,503,350
COUNTY TOTALS	\$498,706,562	\$155,332,280	\$128,631,840	\$1,319,225,604	\$0	\$605,100	\$2,102,501,386

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF ST JOSEPH COUNTY,

WE HEREBY CERTIFY That the foregoing is a true statement of the equalized valuations of the real property classifications in each Township and City in said county of St Joseph in the year **2012** as determined by the Board of Commissioners of said county on the **seventeenth day of April, 2012**, at a meeting of said Board held in pursuance of the provisions of Sections 209.1 - 209.8, MCL. We further certify that said statement does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1963; P.A. 198 of 1974; P.A. 255 of 1978; P.A. 385 of 1984; P.A. 224 of 1985; P.A. 147 of 1992; or Section 5 of Article IX of the Constitution of the State.

Dated at Centreville, Michigan this seventeenth day of April, 2012.

STATEMENT of acreage and valuation in the year 2012 made in accordance with sections 209.1 - 209.8 of the Michigan Compiled Laws.

TOWNSHIP OR CITY	REAL PROPERTY ASSESSED VALUATIONS APPROVED BY BOARDS OF REVIEW						
	(COL. 1) AGRICULTURE	(COL. 2) COMMERCIAL	(COL. 3) INDUSTRIAL	(COL. 4) RESIDENTIAL	(COL. 5) TIMBER CUT-OVER	(COL. 6) DEVELOP- MENTAL	(COL. 7) TOTAL REAL PROPERTY
01 BURR OAK	\$39,256,300	\$1,025,200	\$764,300	\$44,583,500	\$0	\$0	\$85,629,300
02 COLON	\$41,526,900	\$3,989,700	\$2,910,200	\$85,581,200	\$0	\$0	\$134,008,000
03 CONSTANTINE	\$30,334,300	\$4,269,400	\$25,209,900	\$63,015,400	\$0	\$0	\$122,829,000
04 FABIUS	\$16,853,100	\$4,633,100	\$3,785,500	\$190,316,500	\$0	\$0	\$215,588,200
05 FAWN RIVER	\$17,465,000	\$1,493,600	\$0	\$29,576,600	\$0	\$0	\$48,535,200
06 FLORENCE	\$42,540,900	\$0	\$161,900	\$23,428,500	\$0	\$0	\$66,131,300
07 FLOWERFIELD	\$26,725,862	\$1,386,580	\$90,140	\$39,743,054	\$0	\$0	\$67,945,636
08 LEONIDAS	\$44,120,500	\$961,500	\$0	\$18,574,200	\$0	\$0	\$63,656,200
09 LOCKPORT	\$26,772,200	\$4,119,900	\$1,070,000	\$91,557,400	\$0	\$0	\$123,519,500
10 MENDON	\$41,898,600	\$3,180,900	\$5,184,700	\$46,356,700	\$0	\$0	\$96,620,900
11 MOTIVILLE	\$20,167,000	\$2,044,400	\$9,971,300	\$28,100,300	\$0	\$0	\$60,283,000
12 NOTTAWA	\$41,181,000	\$8,522,500	\$470,200	\$101,947,800	\$0	\$0	\$152,121,500
13 PARK	\$41,725,500	\$6,831,400	\$4,819,700	\$74,657,500	\$0	\$0	\$128,034,100
14 SHERMAN	\$25,133,000	\$1,257,000	\$169,900	\$118,764,200	\$0	\$0	\$145,324,100
15 STURGIS	\$20,378,700	\$10,205,400	\$1,744,400	\$30,361,300	\$0	\$605,100	\$63,294,900
16 WHITE PIGEON	\$21,509,700	\$10,011,400	\$9,055,500	\$154,037,200	\$0	\$0	\$194,613,800
52 STURGIS CITY	\$1,118,000	\$38,314,600	\$38,164,500	\$110,266,300	\$0	\$0	\$187,863,400
51 THREE RIVERS	\$0	\$53,085,700	\$25,059,700	\$68,357,950	\$0	\$0	\$146,503,350
COUNTY TOTALS	\$498,706,562	\$155,332,280	\$128,631,840	\$1,319,225,604	\$0	\$605,100	\$2,102,501,386

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF ST JOSEPH COUNTY,

WE HEREBY CERTIFY That the foregoing is a true statement of the assessed valuations of the real property classifications in each Township and City in said county of St Joseph in the year **2012** as determined by the Board of Commissioners of said county on the **seventeenth day of April, 2012**, at a meeting of said Board held in pursuance of the provisions of Sections 209.1 - 209.8, MCL. We further certify that said statement does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1963; P.A. 198 of 1974; P.A. 255 of 1978; P.A. 385 of 1984; P.A. 224 of 1985; P.A. 147 of 1992; or Section 5 of Article IX of the Constitution of the State.

Chairman of the St Joseph County Board of Commissioners

Clerk of the St Joseph County Board of Commissioners

ST JOSEPH COUNTY CLASSIFICATION EQUALIZATION SUMMARY

AGRICULTURE

TOWNSHIP OR CITY	2012 BOARD OF REVIEW ASSESSED	2012 TENTATIVE FACTOR	ADDING OR SUBTRACTING	2012 COUNTY EQUALIZED VALUE
01 BURR OAK	\$39,256,300	1.00000	\$0	\$39,256,300
02 COLON	\$41,526,900	1.00000	\$0	\$41,526,900
03 CONSTANTINE	\$30,334,300	1.00000	\$0	\$30,334,300
04 FABIUS	\$16,853,100	1.00000	\$0	\$16,853,100
05 FAWN RIVER	\$17,465,000	1.00000	\$0	\$17,465,000
06 FLORENCE	\$42,540,900	1.00000	\$0	\$42,540,900
07 FLOWERFIELD	\$26,725,862	1.00000	\$0	\$26,725,862
08 LEONIDAS	\$44,120,500	1.00000	\$0	\$44,120,500
09 LOCKPORT	\$26,772,200	1.00000	\$0	\$26,772,200
10 MENDON	\$41,898,600	1.00000	\$0	\$41,898,600
11 MOTTVILLE	\$20,167,000	1.00000	\$0	\$20,167,000
12 NOTTAWA	\$41,181,000	1.00000	\$0	\$41,181,000
13 PARK	\$41,725,500	1.00000	\$0	\$41,725,500
14 SHERMAN	\$25,133,000	1.00000	\$0	\$25,133,000
15 STURGIS	\$20,378,700	1.00000	\$0	\$20,378,700
16 WHITE PIGEON	\$21,509,700	1.00000	\$0	\$21,509,700
52 STURGIS CITY	\$1,118,000	1.00000	\$0	\$1,118,000
51 THREE RIVERS	\$0	NONE	\$0	\$0
COUNTY TOTAL	\$498,706,562		\$0	\$498,706,562

CERTIFIED BY THE COUNTY BOARD OF COMMISSIONERS, APRIL 17, 2012.

CHAIRMAN OF THE ST JOSEPH COUNTY BOARD OF COMMISSIONERS

PATTIES. BENDER, CLERK OF THE ST JOSEPH COUNTY BOARD OF COMMISSIONERS

ST JOSEPH COUNTY CLASSIFICATION EQUALIZATION SUMMARY

COMMERCIAL

TOWNSHIP OR CITY	2012 BOARD OF REVIEW ASSESSED	2012 TENTATIVE FACTOR	ADDING OR SUBTRACTING	2012 COUNTY EQUALIZED VALUE
01 BURR OAK	\$1,025,200	1.00000	\$0	\$1,025,200
02 COLON	\$3,989,700	1.00000	\$0	\$3,989,700
03 CONSTANTINE	\$4,269,400	1.00000	\$0	\$4,269,400
04 FABIVS	\$4,633,100	1.00000	\$0	\$4,633,100
05 FAWN RIVER	\$1,493,600	1.00000	\$0	\$1,493,600
06 FLORENCE	\$0	0.00000	\$0	\$0
07 FLOWERFIELD	\$1,386,580	1.00000	\$0	\$1,386,580
08 LEONIDAS	\$961,500	1.00000	\$0	\$961,500
09 LOCKPORT	\$4,119,900	1.00000	\$0	\$4,119,900
10 MENDON	\$3,180,900	1.00000	\$0	\$3,180,900
11 MOTTVILLE	\$2,044,400	1.00000	\$0	\$2,044,400
12 NOTTAWA	\$8,522,500	1.00000	\$0	\$8,522,500
13 PARK	\$6,831,400	1.00000	\$0	\$6,831,400
14 SHERMAN	\$1,257,000	1.00000	\$0	\$1,257,000
15 STURGIS	\$10,205,400	1.00000	\$0	\$10,205,400
16 WHITE PIGEON	\$10,011,400	1.00000	\$0	\$10,011,400
52 STURGIS CITY	\$38,314,600	1.00000	\$0	\$38,314,600
51 THREE RIVERS	\$53,085,700	1.00000	\$0	\$53,085,700
COUNTY TOTAL	\$155,332,280		\$0	\$155,332,280

CERTIFIED BY THE COUNTY BOARD OF COMMISSIONERS, APRIL 17, 2012.

CHAIRMAN OF THE ST JOSEPH COUNTY BOARD OF COMMISSIONERS

PATTIES. BENDER, CLERK OF THE ST JOSEPH COUNTY BOARD OF COMMISSIONERS

ST JOSEPH COUNTY CLASSIFICATION EQUALIZATION SUMMARY

INDUSTRIAL

TOWNSHIP OR CITY	2012 BOARD OF REVIEW ASSESSED	2012 TENTATIVE FACTOR	ADDING OR SUBTRACTING	2012 COUNTY EQUALIZED VALUE
01 BURR OAK	\$764,300	1.00000	\$0	\$764,300
02 COLON	\$2,910,200	1.00000	\$0	\$2,910,200
03 CONSTANTINE	\$25,209,900	1.00000	\$0	\$25,209,900
04 FABIUS	\$3,785,500	1.00000	\$0	\$3,785,500
05 FAWN RIVER	\$0	NONE	\$0	\$0
06 FLORENCE	\$161,900	1.00000	\$0	\$161,900
07 FLOWERFIELD	\$90,140	1.00000	\$0	\$90,140
08 LEONIDAS	\$0	NONE	\$0	\$0
09 LOCKPORT	\$1,070,000	1.00000	\$0	\$1,070,000
10 MENDON	\$5,184,700	1.00000	\$0	\$5,184,700
11 MOTTVILLE	\$9,971,300	1.00000	\$0	\$9,971,300
12 NOTTAWA	\$470,200	1.00000	\$0	\$470,200
13 PARK	\$4,819,700	1.00000	\$0	\$4,819,700
14 SHERMAN	\$169,900	1.00000	\$0	\$169,900
15 STURGIS	\$1,744,400	1.00000	\$0	\$1,744,400
16 WHITE PIGEON	\$9,055,500	1.00000	\$0	\$9,055,500
52 STURGIS CITY	\$38,164,500	1.00000	\$0	\$38,164,500
51 THREE RIVERS	\$25,059,700	1.00000	\$0	\$25,059,700
COUNTY TOTAL	\$128,631,840		\$0	\$128,631,840

CERTIFIED BY THE COUNTY BOARD OF COMMISSIONERS, APRIL 17, 2012.

CHAIRMAN OF THE ST JOSEPH COUNTY BOARD OF COMMISSIONERS

PATTIES. BENDER, CLERK OF THE ST JOSEPH COUNTY BOARD OF COMMISSIONERS

ST JOSEPH COUNTY CLASSIFICATION EQUALIZATION SUMMARY

RESIDENTIAL

TOWNSHIP OR CITY	2012 BOARD OF REVIEW ASSESSED	2012 TENTATIVE FACTOR	ADDING OR SUBTRACTING	2012 COUNTY EQUALIZED VALUE
01 BURR OAK	\$44,583,500	1.00000	\$0	\$44,583,500
02 COLON	\$85,581,200	1.00000	\$0	\$85,581,200
03 CONSTANTINE	\$63,015,400	1.00000	\$0	\$63,015,400
04 FABIVS	\$190,316,500	1.00000	\$0	\$190,316,500
05 FAWN RIVER	\$29,576,600	1.00000	\$0	\$29,576,600
06 FLORENCE	\$23,428,500	1.00000	\$0	\$23,428,500
07 FLOWERFIELD	\$39,743,054	1.00000	\$0	\$39,743,054
08 LEONIDAS	\$18,574,200	1.00000	\$0	\$18,574,200
09 LOCKPORT	\$91,557,400	1.00000	\$0	\$91,557,400
10 MENDON	\$46,356,700	1.00000	\$0	\$46,356,700
11 MOTTVILLE	\$28,100,300	1.00000	\$0	\$28,100,300
12 NOTTAWA	\$101,947,800	1.00000	\$0	\$101,947,800
13 PARK	\$74,657,500	1.00000	\$0	\$74,657,500
14 SHERMAN	\$118,764,200	1.00000	\$0	\$118,764,200
15 STURGIS	\$30,361,300	1.00000	\$0	\$30,361,300
16 WHITE PIGEON	\$154,037,200	1.00000	\$0	\$154,037,200
52 STURGIS CITY	\$110,266,300	1.00000	\$0	\$110,266,300
51 THREE RIVERS	\$68,357,950	1.00000	\$0	\$68,357,950
COUNTY TOTAL	\$1,319,225,604		\$0	\$1,319,225,604

CERTIFIED BY THE COUNTY BOARD OF COMMISSIONERS, APRIL 17, 2012.

CHAIRMAN OF THE ST JOSEPH COUNTY BOARD OF COMMISSIONERS

PATTIES. BENDER, CLERK OF THE ST JOSEPH COUNTY BOARD OF COMMISSIONERS

ST JOSEPH COUNTY CLASSIFICATION EQUALIZATION SUMMARY

PERSONAL PROPERTY

TOWNSHIP OR CITY	2012 BOARD OF REVIEW ASSESSED	2012 TENTATIVE FACTOR	ADDING OR SUBTRACTING	2012 COUNTY EQUALIZED VALUE
01 BURR OAK	\$2,634,000	1.00000	\$0	\$2,634,000
02 COLON	\$4,533,500	1.00000	\$0	\$4,533,500
03 CONSTANTINE	\$20,232,700	1.00000	\$0	\$20,232,700
04 FABIUS	\$6,471,000	1.00000	\$0	\$6,471,000
05 FAWN RIVER	\$734,500	1.00000	\$0	\$734,500
06 FLORENCE	\$1,721,900	1.00000	\$0	\$1,721,900
07 FLOWERFIELD	\$4,274,023	1.00000	\$0	\$4,274,023
08 LEONIDAS	\$3,678,500	1.00000	\$0	\$3,678,500
09 LOCKPORT	\$3,626,600	1.00000	\$0	\$3,626,600
10 MENDON	\$19,643,900	1.00000	\$0	\$19,643,900
11 MOTTVILLE	\$10,235,700	1.00000	\$0	\$10,235,700
12 NOTTAWA	\$4,472,300	1.00000	\$0	\$4,472,300
13 PARK	\$12,652,100	1.00000	\$0	\$12,652,100
14 SHERMAN	\$3,782,300	1.00000	\$0	\$3,782,300
15 STURGIS	\$2,876,200	1.00000	\$0	\$2,876,200
16 WHITE PIGEON	\$41,916,400	1.00000	\$0	\$41,916,400
52 STURGIS CITY	\$60,244,900	1.00000	\$0	\$60,244,900
51 THREE RIVERS	\$59,342,058	1.00000	\$0	\$59,342,058
COUNTY TOTAL	\$263,072,581		\$0	\$263,072,581

CERTIFIED BY THE COUNTY BOARD OF COMMISSIONERS, APRIL 17, 2012

CHAIRMAN OF THE ST JOSEPH COUNTY BOARD OF COMMISSIONERS

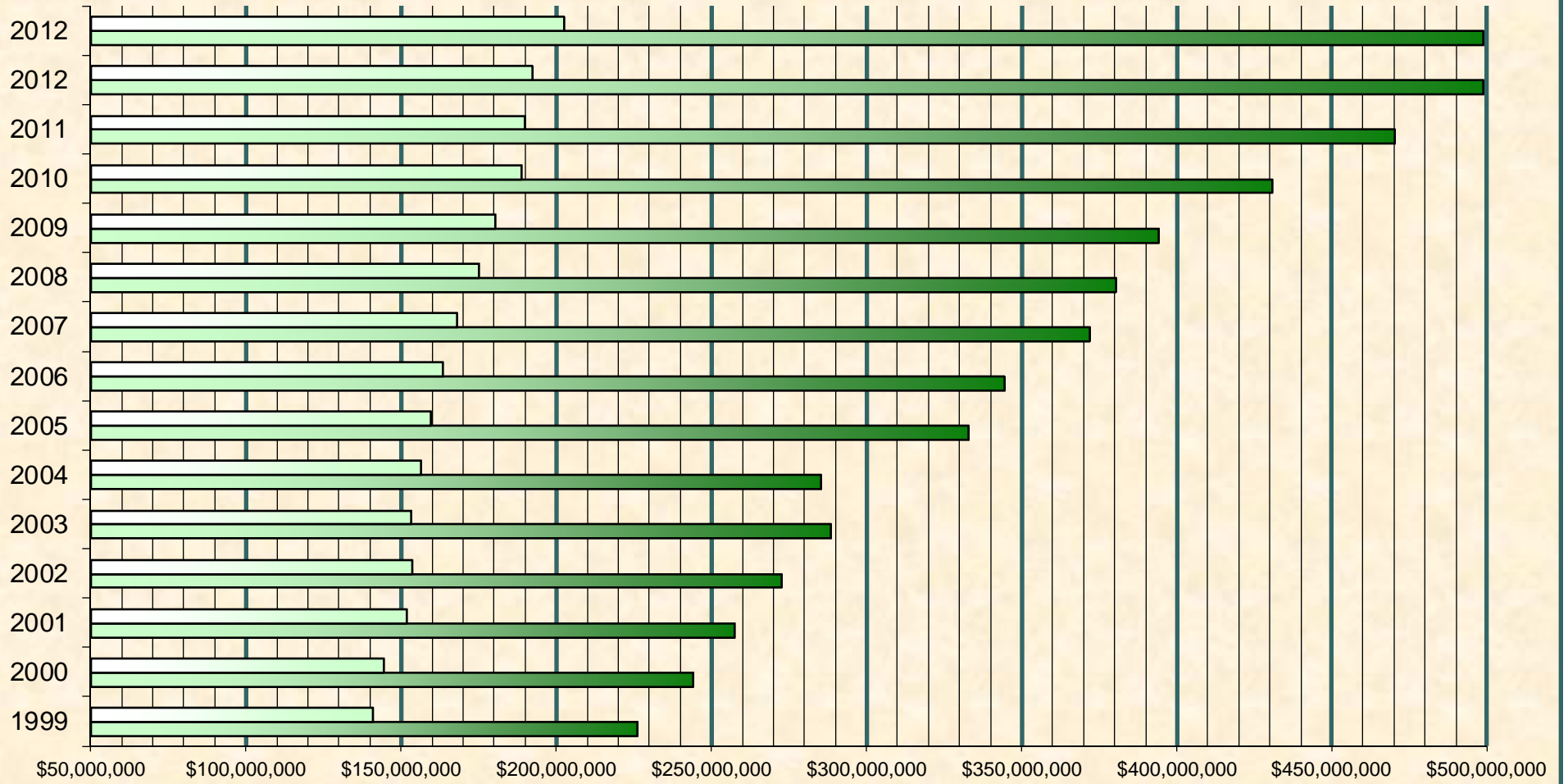
PATTIES. BENDER, CLERK OF THE ST JOSEPH COUNTY BOARD OF COMMISSIONERS

ST JOSEPH COUNTY

2012 SEV PROPERTY CLASS FACTORS

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

Historical Variance Between Equalized & Taxable Valuations - Agricultural Classification



	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2012
□ Taxable	\$140,946,642	\$144,241,761	\$151,635,069	\$153,390,328	\$153,149,245	\$156,385,499	\$159,602,003	\$163,389,182	\$167,994,971	\$174,978,019	\$180,304,895	\$188,695,091	\$189,797,177	\$192,183,905	\$202,316,710
■ \$149,208,132	\$226,047,244	\$244,128,529	\$257,469,264	\$272,439,788	\$288,516,360	\$285,320,950	\$332,810,500	\$344,188,519	\$371,807,109	\$380,130,370	\$394,049,336	\$430,549,736	\$470,162,600	\$498,706,562	\$498,706,562