

*2014
St Joseph County
Equalization Report*



*Prepared by: St Joseph County
Equalization Department*



St Joseph County

Land Resource Centre

(269) 467-5576

Fax (269) 467-5672

*Public Works Intergovernmental Services
Equalization Geographic Information Systems Rural Address Identification*

April 8, 2014

Board of Commissioners
Saint Joseph County, Michigan

Honorable Members:

The St. Joseph County Equalization Department has prepared the 2014 Equalization Report in accordance with Michigan Compiled Law 211.34 as amended. This involved conducting an Equalization Study in each classification of real property and the aggregate personal property classification in each of the 18 assessing jurisdictions within the County.

Contained within this report are the various values as extracted from each jurisdiction's assessment roll. Any class of property within an assessment jurisdiction having a ratio between 49.00% and 50.00% will be equalized at 50.00% as allowed by the State Tax Commission guidelines. All County Equalized Values are subject to review and possible change by the State Tax Commission through the State Equalization process in May. Please note the values contained in this report are advalorem values only, special acts property values are not subject to Equalization.

This report begins with the required Certification of Recommended County Equalized Valuations by Equalization Director followed by an unsigned copy of the L-4024 report to be approved and signed by the Board of Commissioners. The report then shows county wide statistics and totals, then further shows values of each assessing jurisdiction and school district by property classification.

St. Joseph County Equalization Department is pleased to report that all assessing jurisdictions are being equalized as assessed and therefore requiring no equalization factors.

I would like to commend the Equalization Department staff and each of the County's assessing officers for their dedication and hard work throughout the past year which has made this report possible.

Respectfully submitted,

Anthony E. Meyaard M.M.A.O. P.P.E.
St. Joseph County Equalization Director

CERTIFICATION OF RECOMMENDED COUNTY EQUALIZED VALUATIONS BY EQUALIZATION DIRECTOR

This form is issued under the authority of MCL 211.148
Filing is mandatory

TO: State Tax Commission
FROM: Equalization Director of ST. JOSEPH County
RE: State Assessor Certification of Preparer of the required Recommended County Equalized Valuations

The Recommended County Equalized Valuations for the above referenced county and year were prepared under my direct supervision and control in my role as Equalization Director.

I am certified as an assessor at the level required for the county by Michigan Compiled Laws 211.10d and the rules of the State Tax Commission.

The State Tax Commission requires a Level 4 State Assessor Certification for this county.

I am certified as a Level 4 State Certified Assessing Officer by the State Tax Commission.

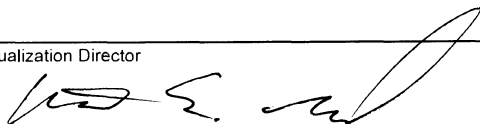
The following are my total Recommended County Equalized Valuations for each separately equalized class of property in ST. JOSEPH County:

Agricultural	<u>621,569,920</u>	Timber-Cutover	<u>0</u>
Commercial	<u>160,524,460</u>	Developmental	<u>642,300</u>
Industrial	<u>116,813,640</u>	Total Real Property	<u>2,222,811,773</u>
Residential	<u>1,323,261,453</u>	Personal Property	<u>308,193,914</u>
		Total Real and Personal Property	<u>2,531,005,687</u>

Please mail this form to the address below within fifteen days of submission of the Recommended County Equalized Valuations to the County Board of Commissioners.

Michigan Department of Treasury
Assessment and Certification Division
Local Assessment Review
P.O. Box 30790
Lansing, Michigan 48909

Signature of Equalization Director



Date

4-8-10

ASSESSED VALUATIONS - REAL

STATEMENT of valuation made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

STATEMENT YEAR:	REAL PROPERTY ASSESSED VALUATIONS APPROVED BY BOARDS OF REVIEW							TOTAL REAL PROPERTY
2014	(COL. 1)	(COL. 2)	(COL. 3)	(COL. 4)	(COL. 5)	(COL. 6)	(COL. 7)	
	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL		
COUNTY:	75 ST JOSEPH							
TOWNSHIP OR CITY								
TOWNSHIPS:								
1 BURR OAK	45,667,600	957,300	818,400	48,489,900	0	0	95,933,200	
2 COLON	49,677,000	3,933,700	2,601,000	85,370,100	0	0	141,581,800	
3 CONSTANTINE	39,418,400	4,262,800	20,793,700	65,871,400	0	0	130,346,300	
4 FABUS	19,730,100	4,513,800	3,476,900	179,928,000	0	0	207,648,800	
5 FAWN RIVER	23,013,700	1,412,200	0	31,853,400	0	0	56,279,300	
6 FLORENCE	59,504,400	0	115,700	19,670,900	0	0	79,291,000	
7 FLOWERFIELD	32,598,720	1,347,610	95,840	43,972,021	0	0	78,014,191	
8 LEONIDAS	54,566,700	920,500	0	18,881,100	0	0	74,368,300	
9 LOCKPORT	31,941,000	4,301,600	981,000	86,541,200	0	0	123,764,800	
10 MENDON	53,192,000	3,131,000	5,279,200	49,540,800	0	0	111,143,000	
11 MOTTVILLE	26,418,300	2,105,300	11,320,100	24,128,800	0	0	63,972,500	
12 NOTTAWA	51,218,000	8,314,200	414,900	98,682,600	0	0	158,629,700	
13 PARK	48,260,600	6,378,600	4,732,300	89,837,400	0	0	149,208,900	
14 SHERMAN	28,182,400	1,379,600	171,200	123,882,600	0	0	153,615,800	
15 STURGIS	26,783,700	9,649,600	1,650,700	27,683,300	0	642,300	66,409,600	
16 WHITE PIGEON	29,813,900	9,372,350	7,990,500	147,493,500	0	0	194,670,250	
CITIES:								
51 THREE RIVERS	0	58,562,000	21,627,700	68,658,832	0	0	148,848,532	
52 STURGIS	1,583,400	39,982,300	34,744,500	112,775,600	0	0	189,085,800	
Totals for County	621,569,920	160,524,460	116,813,640	1,323,261,453	0	642,300	2,222,811,773	

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

DATE: April 15 2014

WE HEREBY CERTIFY That the foregoing is a true statement of the assessed valuations of real property classifications in each township and city in the County of St Joseph, in the year 2014. 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, MI this 15th day of April, 2014.

Page 3, Assessed Values

Chairman of Board of Commissioners

Director of County Equalization

Clerk of Board of Commissioners

EQUALIZED VALUATIONS - REAL

STATEMENT of valuation made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.


REAL PROPERTY EQUALIZED VALUATIONS BY COUNTY BOARD OF COMMISSIONERS

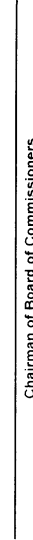
STATEMENT YEAR:	2014	(COL. 1)	(COL. 2)	(COL. 3)	(COL. 4)	(COL. 5)	(COL. 6)	(COL. 7)
COUNTY:	75 ST JOSEPH	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL PROPERTY
TOWNSHIP OR CITY								
TOWNSHIPS:								
1 BURR OAK	45,667,600	957,300	818,400	48,489,900	0	0	0	95,933,200
2 COLON	49,677,000	3,933,700	2,601,000	85,370,100	0	0	0	141,581,800
3 CONSTANTINE	39,418,400	4,262,800	20,793,700	65,871,400	0	0	0	130,346,300
4 FABUS	19,730,100	4,513,800	3,476,900	179,928,000	0	0	0	207,648,800
5 FAWN RIVER	23,013,700	1,412,200	0	31,853,400	0	0	0	56,279,300
6 FLORENCE	59,504,400	0	115,700	19,670,900	0	0	0	79,291,000
7 FLOWERFIELD	32,598,720	1,347,610	95,840	43,972,021	0	0	0	78,014,191
8 LEONIDAS	54,566,700	920,500	0	18,881,100	0	0	0	74,368,300
9 LOCKPORT	31,941,000	4,301,600	981,000	86,541,200	0	0	0	123,764,800
10 MENDON	53,192,000	3,131,000	5,279,200	49,540,800	0	0	0	111,143,000
11 MOTTVILLE	26,418,300	2,105,300	11,320,100	24,128,800	0	0	0	63,972,500
12 NOTTAWA	51,218,000	8,314,200	414,900	98,682,600	0	0	0	158,629,700
13 PARK	48,260,600	6,378,600	4,732,300	89,837,400	0	0	0	149,208,900
14 SHERMAN	28,182,400	1,379,600	171,200	123,882,600	0	0	0	153,615,800
15 STURGIS	26,783,700	9,849,600	1,650,700	27,683,300	0	642,300	0	66,409,600
16 WHITE PIGEON	29,813,900	9,372,350	7,990,500	147,493,500	0	0	0	194,670,250
CITIES:								
51 THREE RIVERS	0	58,562,000	21,627,700	68,658,832	0	0	0	148,848,532
52 STURGIS	1,583,400	39,982,300	34,744,500	112,775,600	0	0	0	189,085,800
Totals for County	621,569,920	160,524,460	116,813,640	1,323,261,453	0	642,300	0	2,222,811,773

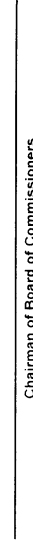
OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF ST. JOSEPH COUNTY, CENTREVILLE, MICHIGAN
 DATE: April 15 2014

WE HEREBY CERTIFY That the foregoing is a true statement of the equalized valuations of real property classifications in each township and city in the County of St. Joseph in the year 2014, as determined by the Board of Commissioners of said county on the 15th day of April, 2014 at a meeting of said board held in pursuance of the provisions 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, MI this 15th day of April, 2014.


 Director of County Equalization


 Chairman of Board of Commissioners


 Clerk of Board of Commissioners

PERSONAL AND REAL PROPERTY - TOTALS

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

STATEMENT YEAR:	2014	NUMBER OF ACRES ASSESSED (COL. 1)	TOTAL REAL PROPERTY VALUATIONS (TOTALS FROM PAGES 2 AND 3)		PERSONAL PROPERTY VALUATIONS		PERSONAL PROPERTY VALUATIONS		TOTAL REAL PLUS PERSONAL PROPERTY (COL. 7)
			ASSESSED VALUATIONS (COL. 2)	EQUALIZED VALUATIONS (COL. 3)	ASSESSED VALUATIONS (COL. 4)	EQUALIZED VALUATIONS (COL. 5)	ASSESSED VALUATIONS (COL. 6)	EQUALIZED VALUATIONS (COL. 7)	
COUNTY:	75	ST JOSEPH							
TOWNSHIP OR CITY TOWNSHIPS:									
		1 BURR OAK	0.00	95,933,200	95,933,200	3,065,900	3,065,900	98,999,100	98,999,100
		2 COLON	0.00	141,581,800	141,581,800	4,626,500	4,626,500	146,208,300	146,208,300
		3 CONSTANTINE	0.00	130,346,300	130,346,300	20,807,800	20,807,800	151,154,100	151,154,100
		4 FABUS	0.00	207,648,800	207,648,800	11,205,900	11,205,900	218,854,700	218,854,700
		5 FAWN RIVER	0.00	56,279,300	56,279,300	817,700	817,700	57,097,000	57,097,000
		6 FLORENCE	0.00	79,291,000	79,291,000	4,376,600	4,376,600	83,667,600	83,667,600
		7 FLOWERFIELD	0.00	78,014,191	78,014,191	8,983,014	8,983,014	86,997,205	86,997,205
		8 LEONIDAS	0.00	74,368,300	74,368,300	8,080,900	8,080,900	82,449,200	82,449,200
		9 LOCKPORT	0.00	123,764,800	123,764,800	3,090,600	3,090,600	126,855,400	126,855,400
		10 MENDON	0.00	111,143,000	111,143,000	28,978,600	28,978,600	140,121,600	140,121,600
		11 MOTTVILLE	0.00	63,972,500	63,972,500	11,240,800	11,240,800	75,213,300	75,213,300
		12 NOTTAWA	0.00	158,629,700	158,629,700	4,838,100	4,838,100	163,467,800	163,467,800
		13 PARK	0.00	149,208,900	149,208,900	22,253,500	22,253,500	171,462,400	171,462,400
		14 SHERMAN	0.00	153,615,800	153,615,800	5,229,000	5,229,000	158,844,800	158,844,800
		15 STURGIS	0.00	66,409,600	66,409,600	2,869,700	2,869,700	69,279,300	69,279,300
		16 WHITE PIGEON	0.00	194,670,250	194,670,250	34,830,400	34,830,400	229,500,650	229,500,650
CITIES:		51 THREE RIVERS	0.00	148,848,532	148,848,532	72,847,900	72,847,900	221,696,432	221,696,432
		52 STURGIS	0.00	189,085,800	189,085,800	60,051,000	60,051,000	249,136,800	249,136,800
Totals for County			0	2,222,811,773	2,222,811,773	308,193,914	308,193,914	2,531,005,687	2,531,005,687

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF ST. JOSEPH COUNTY, CENTREVILLE, MICHIGAN
DATE: April 15 2014

WE HEREBY CERTIFY That the foregoing is a true statement of the number of acres of land in each township in the County of St. Joseph and 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 2014, 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 15th day of April, 2014, at a meeting of said board held in pursuance of the provisions 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 1984; 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, MI this 15th day of April, 2014.

Page 1, Personal and Real Totals



Director of County Equalization

Chairman of Board of Commissioners

Clerk of Board of Commissioners

St Joseph County 2014 Equalization Report

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St. Joseph County Previous and Current Values

AGRICULTURAL								
Unit #	Unit Name	Number of Parcels	2013 Assessed Value	2014 Assessed Value	% Change	2013 Taxable Value	2014 Taxable Value	% Change
001	Burr Oak Township	266	\$40,459,500	\$45,667,600	12.87%	\$14,258,204	\$14,966,768	4.97%
002	Colon Township	272	\$40,042,900	\$49,677,000	24.06%	\$15,360,741	\$15,701,901	2.22%
003	Constantine Township	187	\$31,540,100	\$39,418,400	24.98%	\$11,076,354	\$11,191,546	1.04%
004	Fabius Township	141	\$18,837,300	\$19,730,100	4.74%	\$6,496,603	\$7,233,942	11.35%
005	Fawn River Township	159	\$18,835,100	\$23,013,700	22.19%	\$6,572,107	\$6,703,977	2.01%
006	Florence Township	282	\$47,861,300	\$59,504,400	24.33%	\$18,259,091	\$18,945,446	3.76%
007	Flowerfield Township	193	\$30,134,328	\$32,598,720	8.18%	\$9,431,180	\$10,111,013	7.21%
008	Leonidas Township	373	\$47,268,100	\$54,566,700	15.44%	\$17,043,155	\$17,551,606	2.98%
009	Lockport Township	178	\$31,428,400	\$31,941,000	1.63%	\$13,426,349	\$14,313,924	6.61%
010	Mendon Township	289	\$46,421,800	\$53,192,000	14.58%	\$14,543,306	\$15,018,087	3.26%
011	Mottville Township	133	\$22,424,500	\$26,418,300	17.81%	\$10,792,001	\$11,567,831	7.19%
012	Nottawa Township	320	\$47,267,100	\$51,218,000	8.36%	\$17,492,036	\$17,859,072	2.10%
013	Park Township	251	\$45,600,800	\$48,260,600	5.83%	\$21,338,522	\$21,882,198	2.55%
014	Sherman Township	165	\$27,774,900	\$28,182,400	1.47%	\$11,782,956	\$12,356,359	4.87%
015	Sturgis Township	132	\$21,048,000	\$26,783,700	27.25%	\$9,065,687	\$9,430,559	4.02%
016	White Pigeon Township	212	\$23,457,600	\$29,813,900	27.10%	\$10,117,914	\$10,942,431	8.15%
051	Three Rivers City	0	\$0	\$0	N/A	\$0	\$0	N/A
052	Sturgis City	17	\$1,377,200	\$1,583,400	14.97%	\$1,172,040	\$1,190,713	1.59%
St. Joseph County Total		3570	\$541,778,928	\$621,569,920	14.73%	\$208,228,246	\$216,967,373	4.20%

COMMERCIAL								
Unit #	Unit Name	Number of Parcels	2013 Assessed Value	2014 Assessed Value	% Change	2013 Taxable Value	2014 Taxable Value	% Change
001	Burr Oak Township	38	\$1,035,900	\$957,300	-7.59%	\$935,861	\$818,986	-12.49%
002	Colon Township	67	\$4,017,500	\$3,933,700	-2.09%	\$3,624,277	\$3,523,592	-2.78%
003	Constantine Township	108	\$4,211,800	\$4,262,800	1.21%	\$3,869,400	\$3,904,717	0.91%
004	Fabius Township	58	\$4,933,200	\$4,513,800	-8.50%	\$4,104,953	\$3,904,345	-4.89%
005	Fawn River Township	18	\$1,476,100	\$1,412,200	-4.33%	\$1,211,539	\$1,123,674	-7.25%
006	Florence Township	0	\$0	\$0	N/A	\$0	\$0	N/A
007	Flowerfield Township	8	\$1,338,990	\$1,347,610	0.64%	\$478,751	\$486,060	1.53%
008	Leonidas Township	30	\$1,015,100	\$920,500	-9.32%	\$744,372	\$724,337	-2.69%
009	Lockport Township	66	\$4,080,300	\$4,301,600	5.42%	\$3,802,961	\$3,751,023	-1.37%
010	Mendon Township	64	\$3,204,700	\$3,131,000	-2.30%	\$3,107,213	\$3,011,449	-3.08%
011	Mottville Township	28	\$2,079,200	\$2,105,300	1.26%	\$1,875,320	\$1,913,383	2.03%
012	Nottawa Township	99	\$8,236,800	\$8,314,200	0.94%	\$7,183,692	\$7,382,226	2.76%
013	Park Township	39	\$7,092,200	\$6,378,600	-10.06%	\$6,635,471	\$5,880,919	-11.37%
014	Sherman Township	21	\$1,317,400	\$1,379,600	4.72%	\$1,169,101	\$1,176,182	0.61%
015	Sturgis Township	100	\$9,285,900	\$9,649,600	3.92%	\$8,674,509	\$8,767,490	1.07%
016	White Pigeon Township	165	\$9,478,800	\$9,372,350	-1.12%	\$7,665,497	\$7,763,468	1.28%
051	Three Rivers City	325	\$54,674,900	\$58,562,000	7.11%	\$48,322,414	\$52,212,856	8.05%
052	Sturgis City	337	\$37,901,200	\$39,982,300	5.49%	\$36,901,387	\$37,050,801	0.40%
St. Joseph County Total		1571	\$155,379,990	\$160,524,460	3.31%	\$140,306,718	\$143,395,508	2.20%

St. Joseph County Previous and Current Values

INDUSTRIAL								
Unit #	Unit Name	Number of Parcels	2013 Assessed Value	2014 Assessed Value	% Change	2013 Taxable Value	2014 Taxable Value	% Change
001	Burr Oak Township	27	\$791,400	\$818,400	3.41%	\$721,903	\$717,756	-0.57%
002	Colon Township	14	\$2,763,500	\$2,601,000	-5.88%	\$2,674,852	\$2,559,796	-4.30%
003	Constantine Township	34	\$23,358,600	\$20,793,700	-10.98%	\$21,858,794	\$19,726,223	-9.76%
004	Fabius Township	38	\$3,801,500	\$3,476,900	-8.54%	\$2,576,068	\$2,474,176	-3.96%
005	Fawn River Township	0	\$0	\$0	N/A	\$0	\$0	N/A
006	Florence Township	6	\$109,200	\$115,700	5.95%	\$63,154	\$64,161	1.59%
007	Flowerfield Township	2	\$93,740	\$95,840	2.24%	\$86,063	\$87,439	1.60%
008	Leonidas Township	0	\$0	\$0	N/A	\$0	\$0	N/A
009	Lockport Township	17	\$985,900	\$981,000	-0.50%	\$909,150	\$913,005	0.42%
010	Mendon Township	25	\$5,051,600	\$5,279,200	4.51%	\$4,743,209	\$5,051,474	6.50%
011	Mottville Township	30	\$11,039,500	\$11,320,100	2.54%	\$10,018,408	\$10,397,241	3.78%
012	Nottawa Township	12	\$467,100	\$414,900	-11.18%	\$266,034	\$318,158	19.59%
013	Park Township	24	\$4,673,500	\$4,732,300	1.26%	\$4,576,877	\$4,548,446	-0.62%
014	Sherman Township	1	\$166,700	\$171,200	2.70%	\$154,195	\$156,662	1.60%
015	Sturgis Township	15	\$1,696,900	\$1,650,700	-2.72%	\$1,543,565	\$1,377,334	-10.77%
016	White Pigeon Township	48	\$8,212,900	\$7,990,500	-2.71%	\$7,941,113	\$7,707,009	-2.95%
051	Three Rivers City	66	\$21,813,400	\$21,627,700	-0.85%	\$18,931,075	\$19,272,829	1.81%
052	Sturgis City	114	\$39,436,000	\$34,744,500	-11.90%	\$39,087,703	\$34,215,525	-12.46%
St. Joseph County Total		473	\$124,461,440	\$116,813,640	-6.14%	\$116,152,163	\$109,587,234	-5.65%

RESIDENTIAL								
Unit #	Unit Name	Number of Parcels	2013 Assessed Value	2014 Assessed Value	% Change	2013 Taxable Value	2014 Taxable Value	% Change
001	Burr Oak Township	1275	\$43,053,400	\$48,489,900	12.63%	\$37,428,195	\$38,307,690	2.35%
002	Colon Township	2159	\$83,026,200	\$85,370,100	2.82%	\$67,733,686	\$68,382,668	0.96%
003	Constantine Township	1663	\$63,880,100	\$65,871,400	3.12%	\$58,822,092	\$59,773,949	1.62%
004	Fabius Township	2664	\$181,409,400	\$179,928,000	-0.82%	\$142,709,222	\$143,733,900	0.72%
005	Fawn River Township	750	\$29,726,800	\$31,853,400	7.15%	\$25,490,604	\$26,004,047	2.01%
006	Florence Township	515	\$21,724,500	\$19,670,900	-9.45%	\$19,441,390	\$17,917,798	-7.84%
007	Flowerfield Township	883	\$42,863,310	\$43,972,021	2.59%	\$34,681,088	\$35,261,978	1.67%
008	Leonidas Township	546	\$17,940,100	\$18,881,100	5.25%	\$14,938,541	\$15,302,816	2.44%
009	Lockport Township	1972	\$87,119,500	\$86,541,200	-0.66%	\$79,907,188	\$79,314,609	-0.74%
010	Mendon Township	1417	\$49,241,100	\$49,540,800	0.61%	\$39,276,217	\$39,923,437	1.65%
011	Mottville Township	745	\$25,521,100	\$24,128,800	-5.46%	\$23,920,400	\$22,632,410	-5.38%
012	Nottawa Township	1991	\$95,742,700	\$98,682,600	3.07%	\$82,891,019	\$84,280,077	1.68%
013	Park Township	1429	\$76,435,200	\$89,837,400	17.53%	\$65,591,931	\$66,968,286	2.10%
014	Sherman Township	1987	\$120,633,000	\$123,882,600	2.69%	\$104,426,911	\$106,131,749	1.63%
015	Sturgis Township	698	\$28,250,200	\$27,683,300	-2.01%	\$26,752,968	\$26,284,058	-1.75%
016	White Pigeon Township	2394	\$153,334,700	\$147,493,500	-3.81%	\$132,344,515	\$129,552,672	-2.11%
051	Three Rivers City	2484	\$67,166,870	\$68,658,832	2.22%	\$62,736,661	\$62,906,839	0.27%
052	Sturgis City	3308	\$111,371,500	\$112,775,600	1.26%	\$108,609,825	\$109,532,362	0.85%
St. Joseph County Total		28880	\$1,298,439,680	\$1,323,261,453	1.91%	\$1,127,702,453	\$1,132,211,345	0.40%

St. Joseph County Previous and Current Values

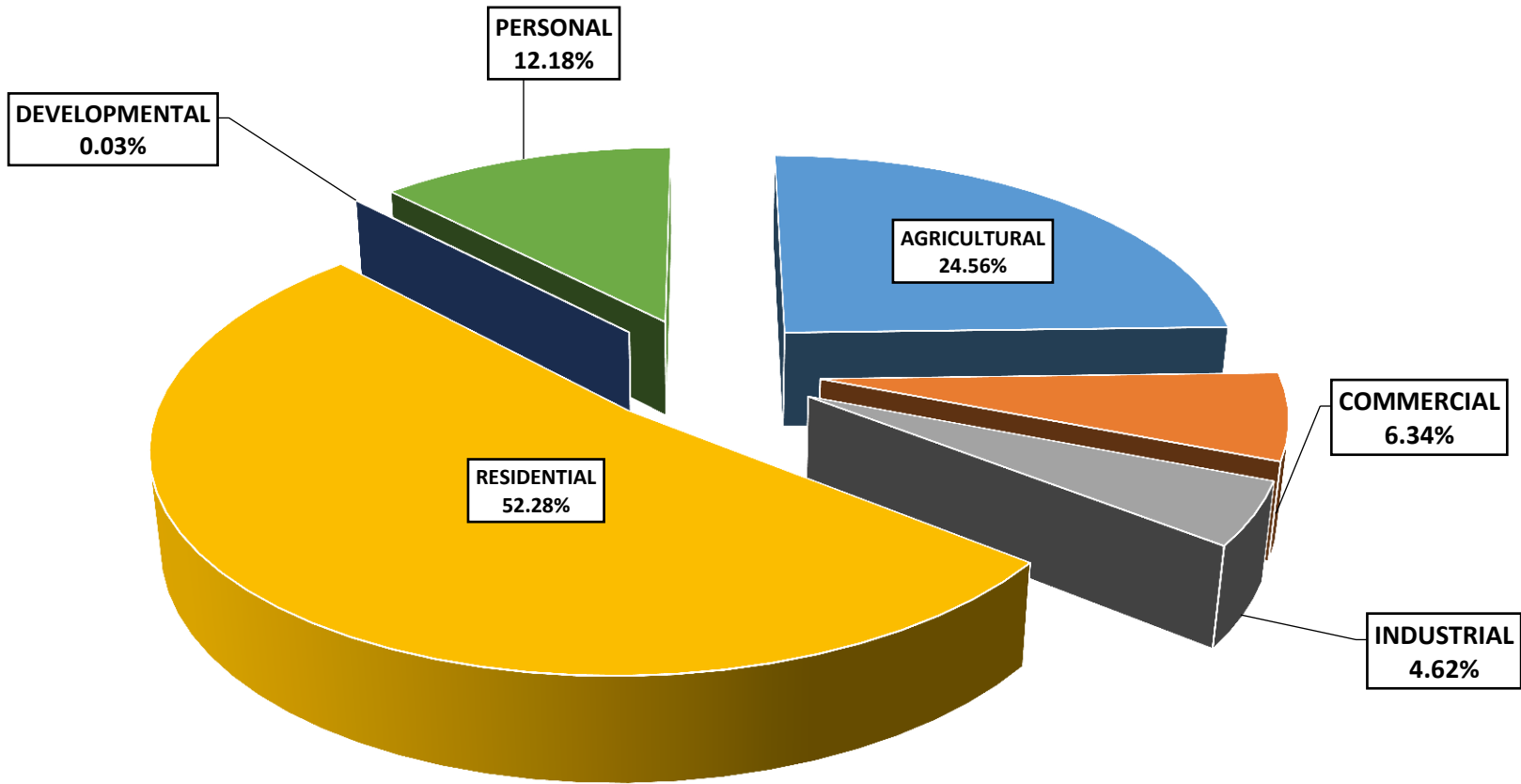
DEVELOPMENTAL								
Unit #	Unit Name	Number of Parcels	2013 Assessed Value	2014 Assessed Value	% Change	2013 Taxable Value	2014 Taxable Value	% Change
001	Burr Oak Township	0	\$0	\$0	N/A	\$0	\$0	N/A
002	Colon Township	0	\$0	\$0	N/A	\$0	\$0	N/A
003	Constantine Township	0	\$0	\$0	N/A	\$0	\$0	N/A
004	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	5	\$711,500	\$642,300	-9.73%	\$253,542	\$244,804	-3.45%
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		5	\$711,500	\$642,300	-9.73%	\$253,542	\$244,804	-3.45%

PERSONAL								
Unit #	Unit Name	Number of Parcels	2013 Assessed Value	2014 Assessed Value	% Change	2013 Taxable Value	2014 Taxable Value	% Change
001	Burr Oak Township	35	\$2,686,400	\$3,065,900	14.13%	\$2,686,400	\$3,065,900	14.13%
002	Colon Township	114	\$4,581,000	\$4,626,500	0.99%	\$4,581,000	\$4,626,500	0.99%
003	Constantine Township	108	\$21,585,700	\$20,807,800	-3.60%	\$21,574,248	\$20,807,111	-3.56%
004	Fabius Township	45	\$7,873,900	\$11,205,900	42.32%	\$7,769,224	\$11,113,720	43.05%
005	Fawn River Township	20	\$809,800	\$817,700	0.98%	\$809,800	\$817,700	0.98%
006	Florence Township	27	\$2,288,700	\$4,376,600	91.23%	\$2,288,700	\$4,376,600	91.23%
007	Flowerfield Township	33	\$5,609,337	\$8,983,014	60.14%	\$4,223,764	\$5,229,310	23.81%
008	Leonidas Township	33	\$6,816,800	\$8,080,900	18.54%	\$6,816,800	\$8,080,900	18.54%
009	Lockport Township	62	\$3,420,000	\$3,090,600	-9.63%	\$3,420,000	\$3,090,600	-9.63%
010	Mendon Township	60	\$24,784,600	\$28,978,600	16.92%	\$23,964,149	\$27,688,101	15.54%
011	Mottville Township	86	\$10,679,000	\$11,240,800	5.26%	\$10,679,000	\$11,240,800	5.26%
012	Nottawa Township	114	\$4,645,100	\$4,838,100	4.15%	\$4,645,100	\$4,838,100	4.15%
013	Park Township	68	\$14,631,000	\$22,253,500	52.10%	\$14,340,839	\$22,253,500	55.18%
014	Sherman Township	36	\$4,213,600	\$5,229,000	24.10%	\$4,213,600	\$5,229,000	24.10%
015	Sturgis Township	72	\$3,038,900	\$2,869,700	-5.57%	\$3,038,900	\$2,869,700	-5.57%
016	White Pigeon Township	116	\$39,951,700	\$34,830,400	-12.82%	\$39,951,700	\$34,830,400	-12.82%
051	Three Rivers City	336	\$81,088,000	\$72,847,900	-10.16%	\$81,089,900	\$72,851,600	-10.16%
052	Sturgis City	412	\$59,778,300	\$60,051,000	0.46%	\$59,778,300	\$60,039,400	0.44%
St. Joseph County Total		1777	\$298,481,837	\$308,193,914	3.25%	\$295,871,424	\$303,048,942	2.43%

St. Joseph County Previous and Current Values

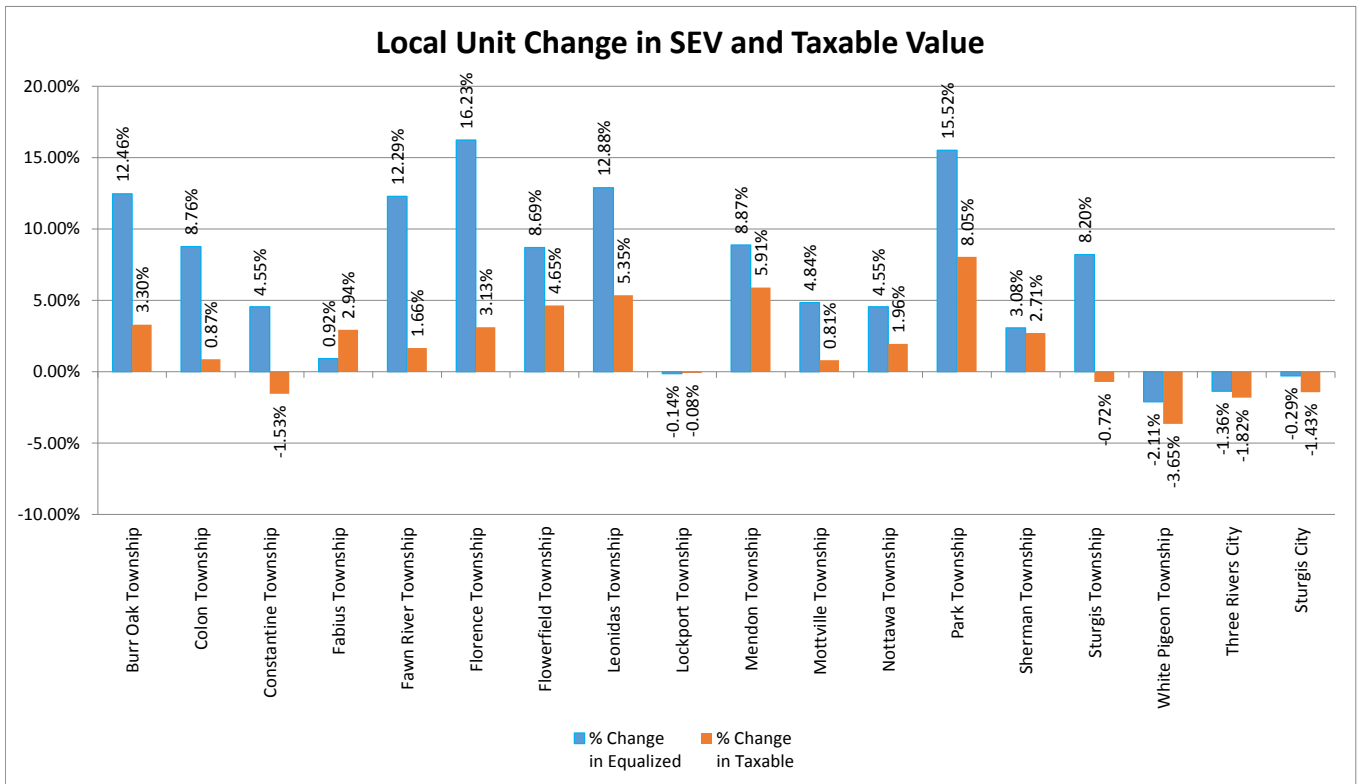
Unit #	Unit Name	Number of Parcels	TOTAL VALUES			2013 Taxable Value	2014 Taxable Value	% Change
			2013 Assessed Value	2014 Assessed Value	% Change			
001	Burr Oak Township	1641	\$88,026,600	\$98,999,100	12.46%	\$56,030,563	\$57,877,100	3.30%
002	Colon Township	2626	\$134,431,100	\$146,208,300	8.76%	\$93,974,556	\$94,794,457	0.87%
003	Constantine Township	2100	\$144,576,300	\$151,154,100	4.55%	\$117,200,888	\$115,403,546	-1.53%
004	Fabius Township	2946	\$216,855,300	\$218,854,700	0.92%	\$163,656,070	\$168,460,083	2.94%
005	Fawn River Township	947	\$50,847,800	\$57,097,000	12.29%	\$34,084,050	\$34,649,398	1.66%
006	Florence Township	830	\$71,983,700	\$83,667,600	16.23%	\$40,052,335	\$41,304,005	3.13%
007	Flowerfield Township	1119	\$80,039,705	\$86,997,205	8.69%	\$48,900,846	\$51,175,800	4.65%
008	Leonidas Township	982	\$73,040,100	\$82,449,200	12.88%	\$39,542,868	\$41,659,659	5.35%
009	Lockport Township	2295	\$127,034,100	\$126,855,400	-0.14%	\$101,465,648	\$101,383,161	-0.08%
010	Mendon Township	1855	\$128,703,800	\$140,121,600	8.87%	\$85,634,094	\$90,692,548	5.91%
011	Mottville Township	1022	\$71,743,300	\$75,213,300	4.84%	\$57,285,129	\$57,751,665	0.81%
012	Nottawa Township	2536	\$156,358,800	\$163,467,800	4.55%	\$112,477,881	\$114,677,633	1.96%
013	Park Township	1811	\$148,432,700	\$171,462,400	15.52%	\$112,483,640	\$121,533,349	8.05%
014	Sherman Township	2210	\$154,105,600	\$158,844,800	3.08%	\$121,746,763	\$125,049,952	2.71%
015	Sturgis Township	1022	\$64,031,400	\$69,279,300	8.20%	\$49,329,171	\$48,973,945	-0.72%
016	White Pigeon Township	2935	\$234,435,700	\$229,500,650	-2.11%	\$198,020,739	\$190,795,980	-3.65%
051	Three Rivers City	3211	\$224,743,170	\$221,696,432	-1.36%	\$211,080,050	\$207,244,124	-1.82%
052	Sturgis City	4188	\$249,864,200	\$249,136,800	-0.29%	\$245,549,255	\$242,028,801	-1.43%
St. Joseph County Total		36276	\$2,419,253,375	\$2,531,005,687	4.62%	\$1,888,514,546	\$1,905,455,206	0.90%

St. Joseph County Equalized Value
Segmented by Property Class

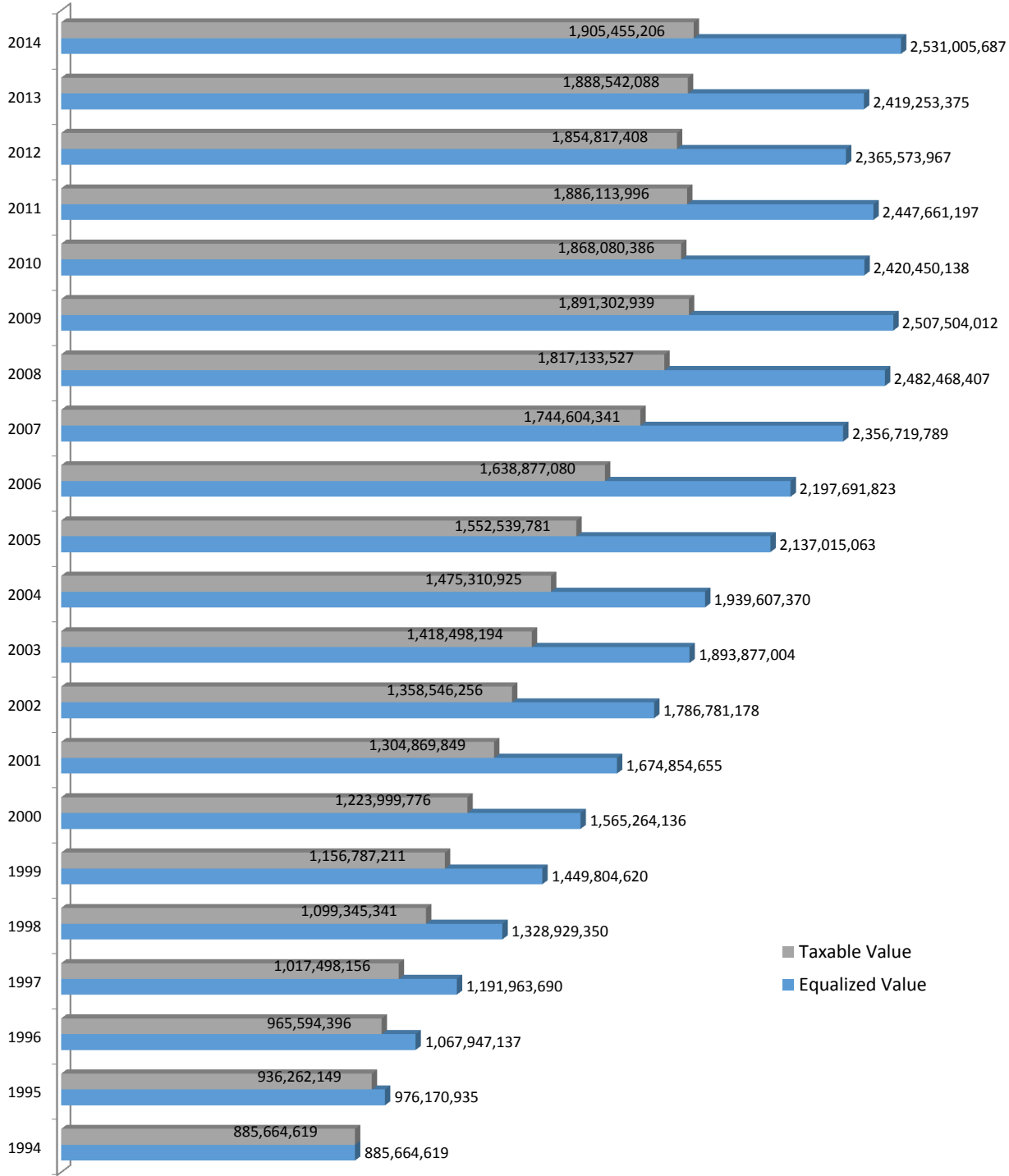


St. Joseph County Percentage Change in SEV and Taxable Value 2013 - 2014

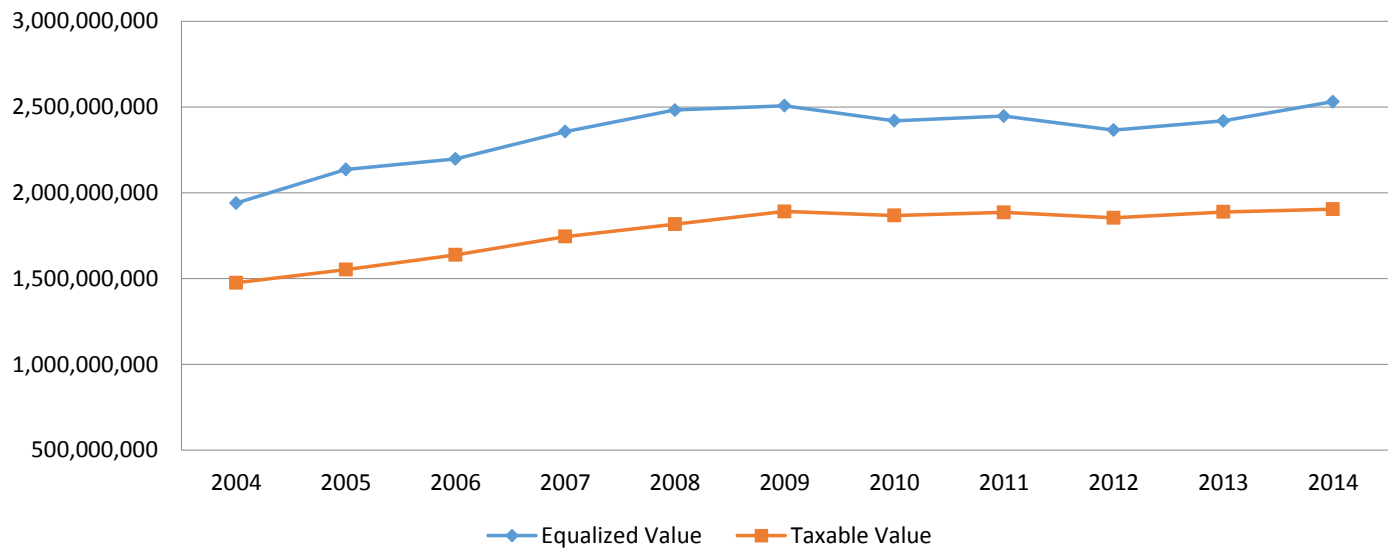
Unit of Gov't	2013 Equalized Value	2014 Equalized Value	% Change in Equalized	2013 Taxable Value	2014 Taxable Value	% Change in Taxable
Burr Oak Township	\$88,026,600	\$98,999,100	12.46%	\$56,030,563	\$57,877,100	3.30%
Colon Township	\$134,431,100	\$146,208,300	8.76%	\$93,974,556	\$94,794,457	0.87%
Constantine Township	\$144,576,300	\$151,154,100	4.55%	\$117,200,888	\$115,403,546	-1.53%
Fabius Township	\$216,855,300	\$218,854,700	0.92%	\$163,656,070	\$168,460,083	2.94%
Fawn River Township	\$50,847,800	\$57,097,000	12.29%	\$34,084,050	\$34,649,398	1.66%
Florence Township	\$71,983,700	\$83,667,600	16.23%	\$40,052,335	\$41,304,005	3.13%
Flowerfield Township	\$80,039,705	\$86,997,205	8.69%	\$48,900,846	\$51,175,800	4.65%
Leonidas Township	\$73,040,100	\$82,449,200	12.88%	\$39,542,868	\$41,659,659	5.35%
Lockport Township	\$127,034,100	\$126,855,400	-0.14%	\$101,465,648	\$101,383,161	-0.08%
Mendon Township	\$128,703,800	\$140,121,600	8.87%	\$85,634,094	\$90,692,548	5.91%
Mottville Township	\$71,743,300	\$75,213,300	4.84%	\$57,285,129	\$57,751,665	0.81%
Nottawa Township	\$156,358,800	\$163,467,800	4.55%	\$112,477,881	\$114,677,633	1.96%
Park Township	\$148,432,700	\$171,462,400	15.52%	\$112,483,640	\$121,533,349	8.05%
Sherman Township	\$154,105,600	\$158,844,800	3.08%	\$121,746,763	\$125,049,952	2.71%
Sturgis Township	\$64,031,400	\$69,279,300	8.20%	\$49,329,171	\$48,973,945	-0.72%
White Pigeon Township	\$234,435,700	\$229,500,650	-2.11%	\$198,020,739	\$190,795,980	-3.65%
Three Rivers City	\$224,743,170	\$221,696,432	-1.36%	\$211,080,050	\$207,244,124	-1.82%
Sturgis City	\$249,864,200	\$249,136,800	-0.29%	\$245,549,255	\$242,028,801	-1.43%
St. Joseph County Total	\$2,419,253,375	\$2,531,005,687	4.62%	\$1,888,514,546	\$1,905,455,206	0.90%



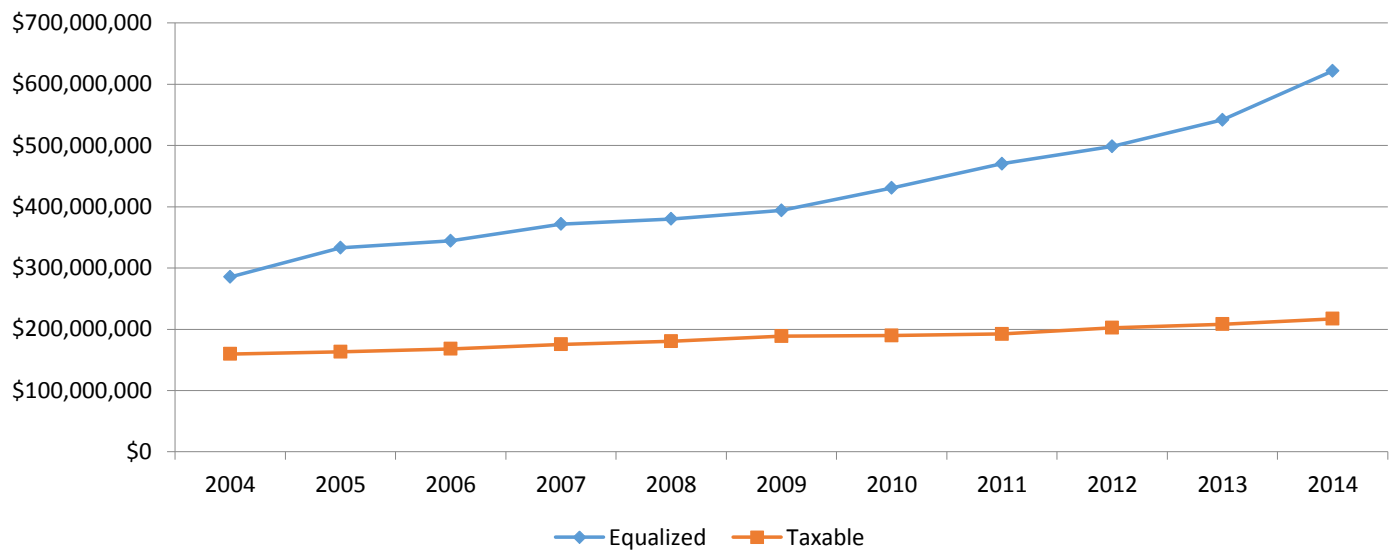
St. Joseph County Equalized and Taxable Values by Year



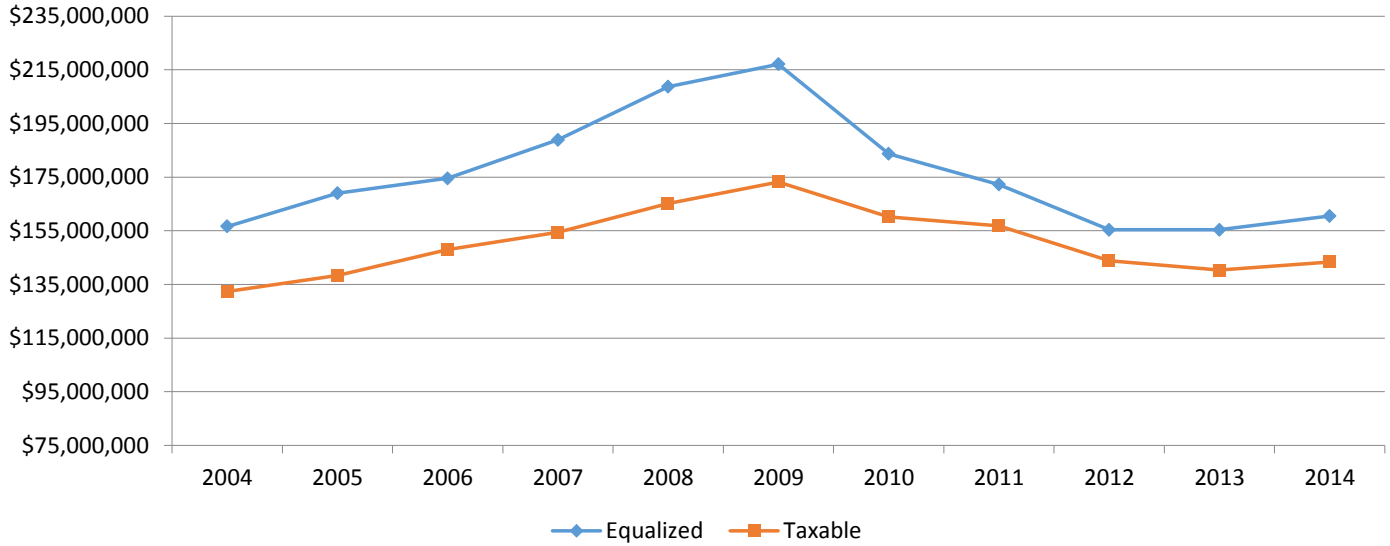
10 Year Trend in Gap between Equalized and Taxable Value (All Properties)



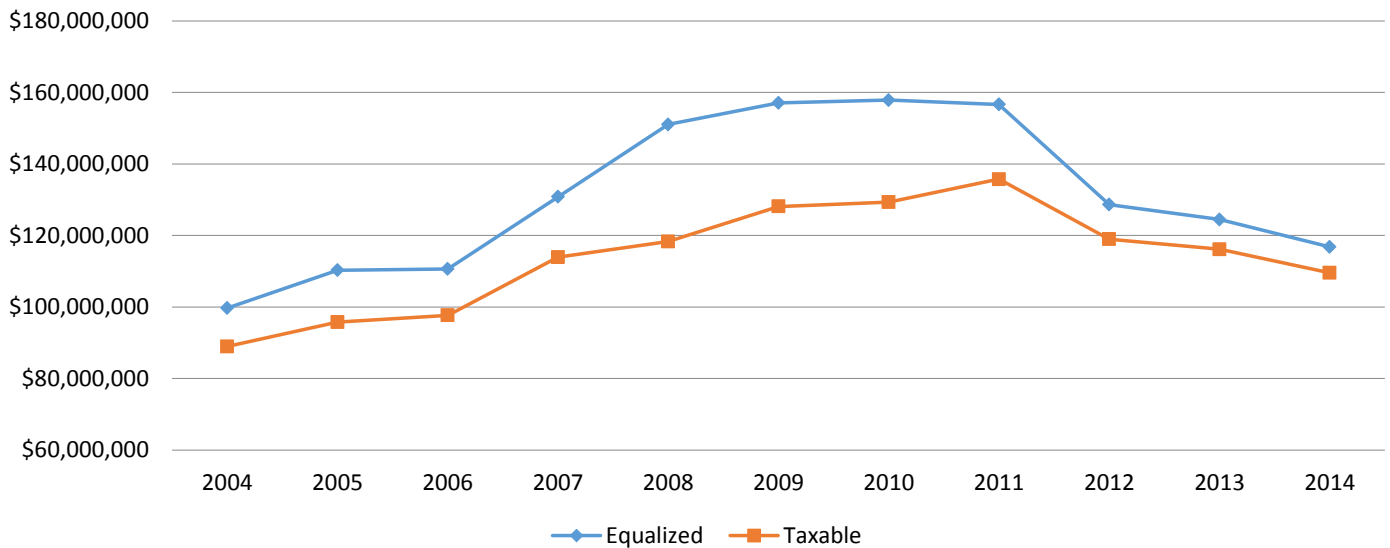
10 Year Trend in Gap between Equalized and Taxable Value (Agricultural)



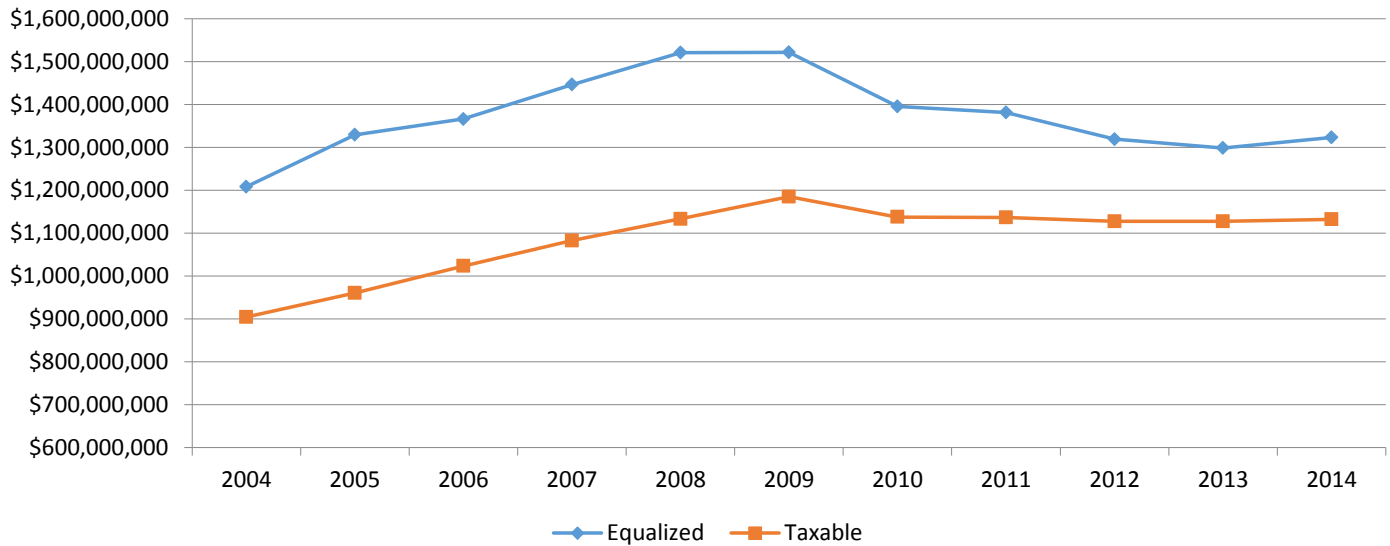
10 Year Trend in Gap between Equalized and Taxable Value (Commercial)



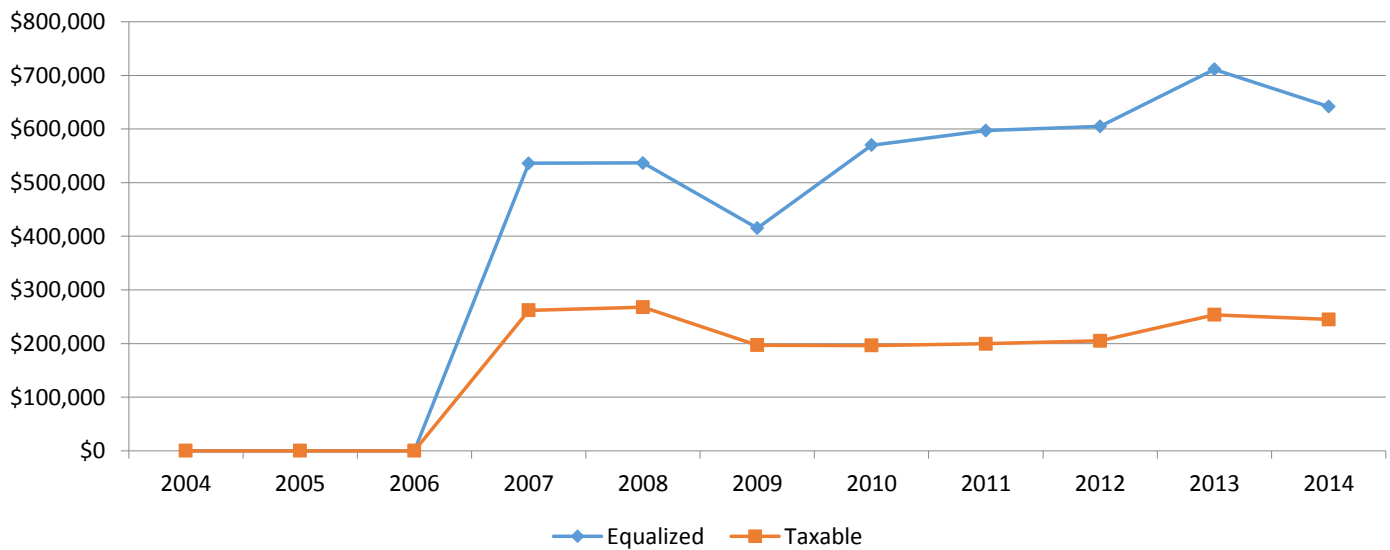
10 Year Trend in Gap between Equalized and Taxable Value (Industrial)



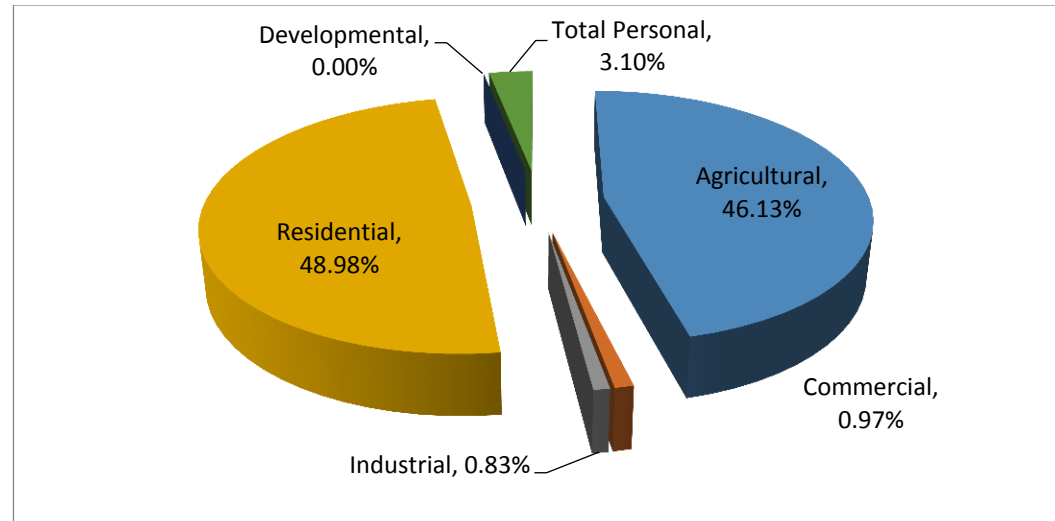
10 Year Trend in Gap between Equalized and Taxable Value (Residential)



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

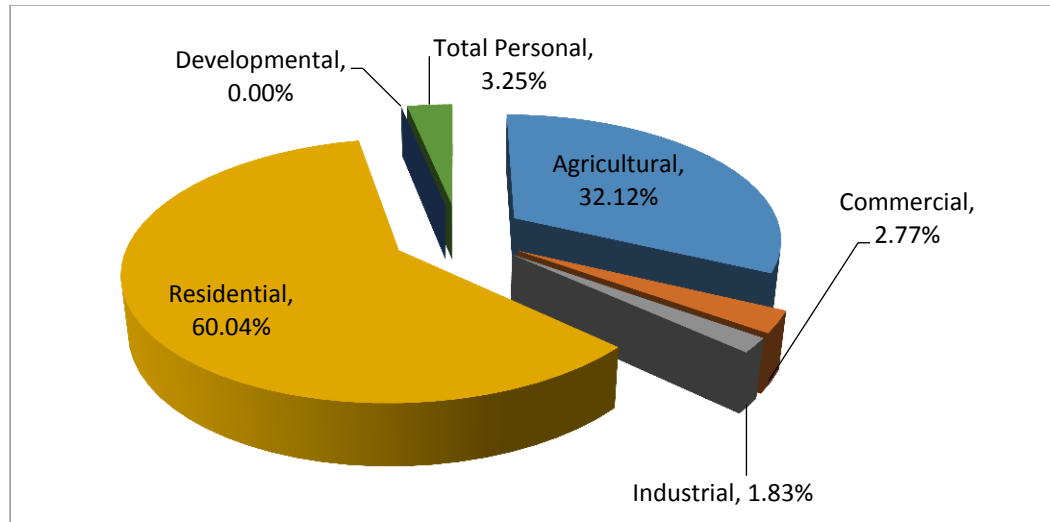


**St. Joseph County
Burr Oak Township
Summary of Recommended
County Equalized Values and Trends**



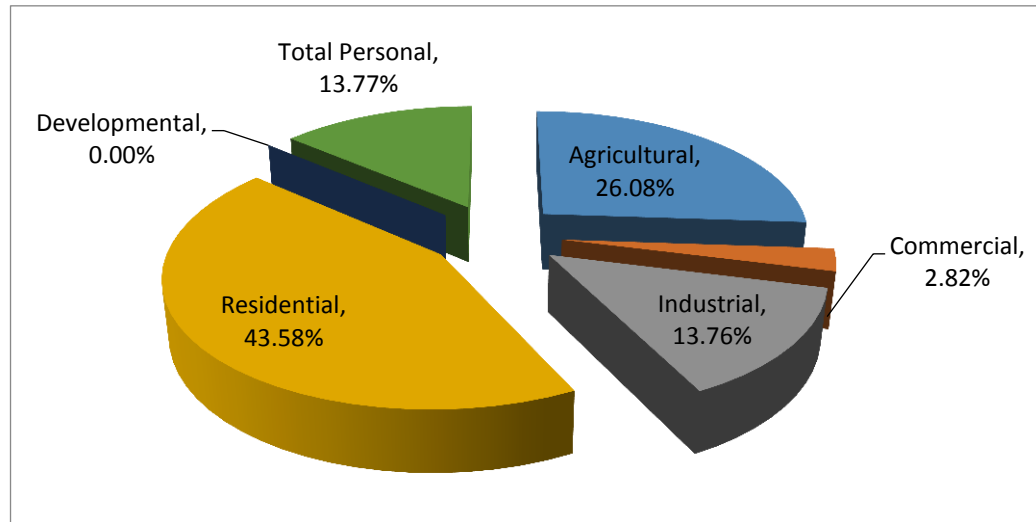
Class	Parcel Count	2013		Equalization Factor	2014 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
		State Equalized Value	2014 Assessed Value				
Real Property							
Agricultural	266	\$40,459,500	\$45,667,600	1.0000	\$45,667,600	12.87%	46.13%
Commercial	38	\$1,035,900	\$957,300	1.0000	\$957,300	-7.59%	0.97%
Industrial	27	\$791,400	\$818,400	1.0000	\$818,400	3.41%	0.83%
Residential	1,275	\$43,053,400	\$48,489,900	1.0000	\$48,489,900	12.63%	48.98%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1,606	\$85,340,200	\$95,933,200		\$95,933,200	12.41%	96.90%
Personal Property							
Commercial	18	\$221,400	\$108,500	1.0000	\$108,500	-50.99%	0.11%
Industrial	8	\$307,300	\$263,300	1.0000	\$263,300	-14.32%	0.27%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	9	\$2,157,700	\$2,694,100	1.0000	\$2,694,100	24.86%	2.72%
Total Personal	35	\$2,686,400	\$3,065,900		\$3,065,900	14.13%	3.10%
Grand Total	1,641	\$88,026,600	\$98,999,100		\$98,999,100	12.46%	100.00%

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



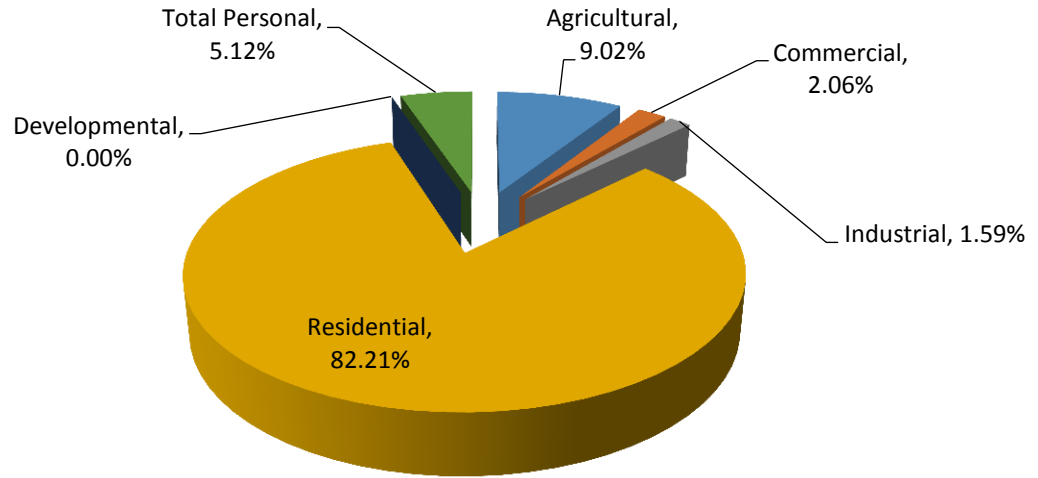
Class	2013		2014 Assessed Value	Equalization Factor	2014 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value					
Real Property							
Agricultural	272	\$40,459,500	\$45,667,600	1.0000	\$45,667,600	12.87%	32.12%
Commercial	67	\$4,017,500	\$3,933,700	1.0000	\$3,933,700	-2.09%	2.77%
Industrial	14	\$2,763,500	\$2,601,000	1.0000	\$2,601,000	-5.88%	1.83%
Residential	2,159	\$83,026,200	\$85,370,100	1.0000	\$85,370,100	2.82%	60.04%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,512	\$130,266,700	\$137,572,400		\$137,572,400	5.61%	96.75%
Personal Property							
Commercial	100	\$1,051,200	\$875,400	1.0000	\$875,400	-16.72%	0.62%
Industrial	4	\$1,135,100	\$1,136,300	1.0000	\$1,136,300	0.11%	0.80%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$2,394,700	\$2,614,800	1.0000	\$2,614,800	9.19%	1.84%
Total Personal	114	\$4,581,000	\$4,626,500		\$4,626,500	0.99%	3.25%
Grand Total	2,626	\$134,847,700	\$142,198,900		\$142,198,900	5.45%	100.00%

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



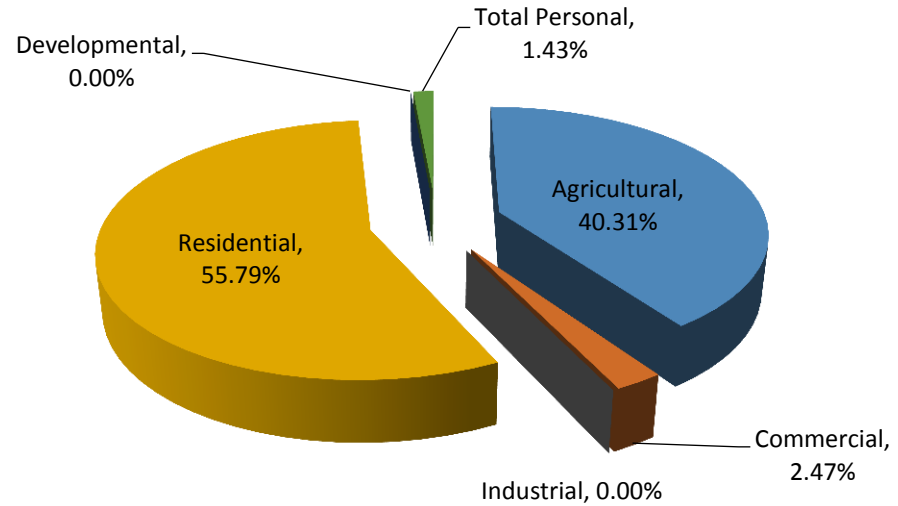
Class	2013		2014 Assessed Value	Equalization Factor	2014 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value					
Real Property							
Agricultural	187	\$31,540,100	\$39,418,400	1.0000	\$39,418,400	24.98%	26.08%
Commercial	108	\$4,211,800	\$4,262,800	1.0000	\$4,262,800	1.21%	2.82%
Industrial	34	\$23,358,600	\$20,793,700	1.0000	\$20,793,700	-10.98%	13.76%
Residential	1,663	\$63,880,100	\$65,871,400	1.0000	\$65,871,400	3.12%	43.58%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1,992	\$122,990,600	\$130,346,300		\$130,346,300	5.98%	86.23%
Personal Property							
Commercial	84	\$2,260,400	\$2,249,600	1.0000	\$2,249,600	-0.48%	1.49%
Industrial	10	\$15,853,900	\$15,400,900	1.0000	\$15,400,900	-2.86%	10.19%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	14	\$3,471,400	\$3,157,300	1.0000	\$3,157,300	-9.05%	2.09%
Total Personal	108	\$21,585,700	\$20,807,800		\$20,807,800	-3.60%	13.77%
Grand Total	2,100	\$144,576,300	\$151,154,100		\$151,154,100	4.55%	100.00%

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



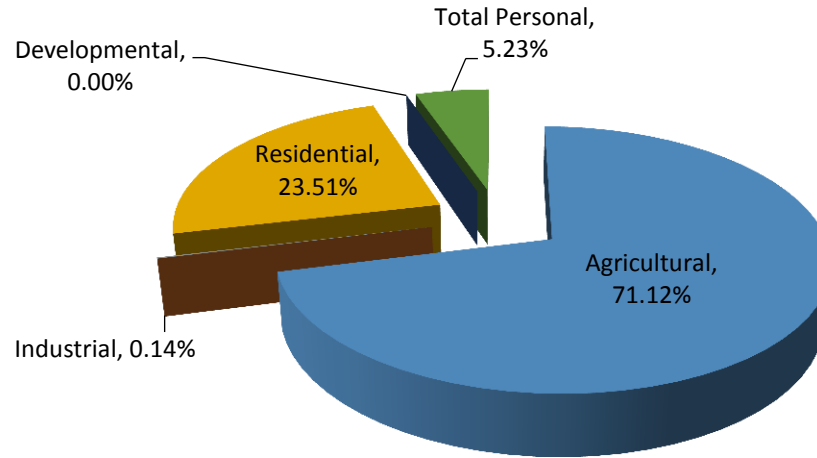
Class	Parcel Count	2013		Equalization Factor	2014 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
		State Equalized Value	2014 Assessed Value				
Real Property							
Agricultural	141	\$18,837,300	\$19,730,100	1.0000	\$19,730,100	4.74%	9.02%
Commercial	58	\$4,933,200	\$4,513,800	1.0000	\$4,513,800	-8.50%	2.06%
Industrial	38	\$3,801,500	\$3,476,900	1.0000	\$3,476,900	-8.54%	1.59%
Residential	2,664	\$181,409,400	\$179,928,000	1.0000	\$179,928,000	-0.82%	82.21%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,901	\$208,981,400	\$207,648,800		\$207,648,800	-0.64%	94.88%
Personal Property							
Commercial	35	\$1,362,700	\$1,070,900	1.0000	\$1,070,900	-21.41%	0.49%
Industrial	1	\$433,300	\$391,300	1.0000	\$391,300	-9.69%	0.18%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	9	\$6,077,900	\$9,743,700	1.0000	\$9,743,700	60.31%	4.45%
Total Personal	45	\$7,873,900	\$11,205,900		\$11,205,900	42.32%	5.12%
Grand Total	2,946	\$216,855,300	\$218,854,700		\$218,854,700	0.92%	100.00%

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



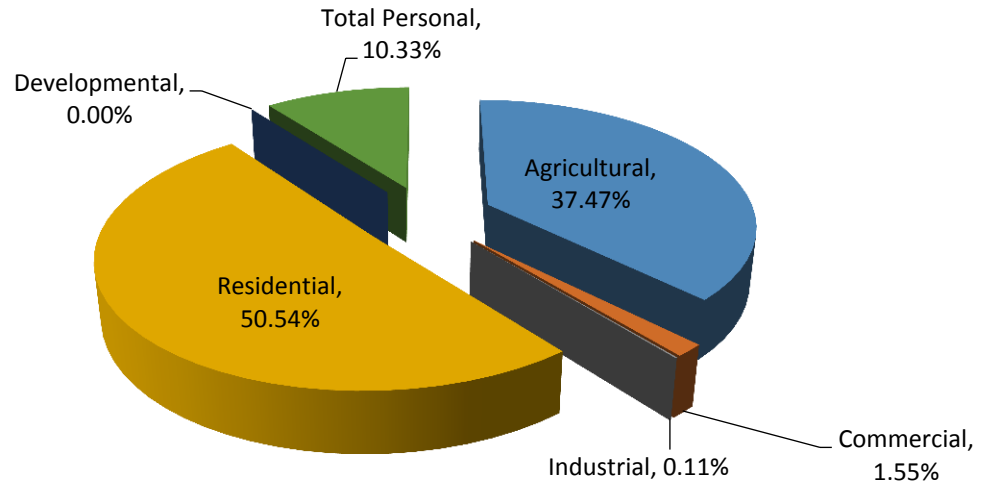
Class	Parcel Count	2013		Equalization Factor	2014 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
		State Equalized Value	2014 Assessed Value				
Real Property							
Agricultural	159	\$18,835,100	\$23,013,700	1.0000	\$23,013,700	22.19%	40.31%
Commercial	18	\$1,476,100	\$1,412,200	1.0000	\$1,412,200	-4.33%	2.47%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	750	\$29,726,800	\$31,853,400	1.0000	\$31,853,400	7.15%	55.79%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	927	\$50,038,000	\$56,279,300		\$56,279,300	12.47%	98.57%
Personal Property							
Commercial	18	\$194,100	\$163,000	1.0000	\$163,000	-16.02%	0.29%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	2	\$615,700	\$654,700	1.0000	\$654,700	6.33%	1.15%
Total Personal	20	\$809,800	\$817,700		\$817,700	0.98%	1.43%
Grand Total	947	\$50,847,800	\$57,097,000		\$57,097,000	12.29%	100.00%

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



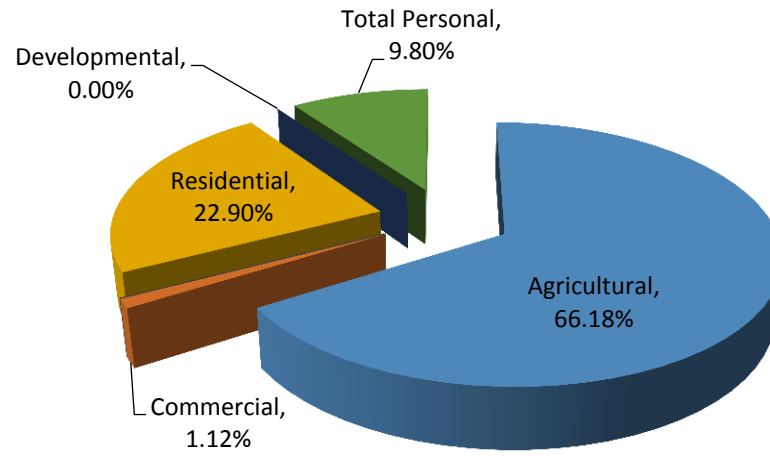
Class	Parcel Count	2013		Equalization Factor	2014 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
		State Equalized Value	2014 Assessed Value				
Real Property							
Agricultural	282	\$47,861,300	\$59,504,400	1.0000	\$59,504,400	24.33%	71.12%
Commercial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Industrial	6	\$109,200	\$115,700	1.0000	\$115,700	5.95%	0.14%
Residential	515	\$21,724,500	\$19,670,900	1.0000	\$19,670,900	-9.45%	23.51%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	803	\$69,695,000	\$79,291,000		\$79,291,000	13.77%	94.77%
Personal Property							
Commercial	6	\$260,900	\$255,100	1.0000	\$255,100	-2.22%	0.30%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	21	\$2,027,800	\$4,121,500	1.0000	\$4,121,500	103.25%	4.93%
Total Personal	27	\$2,288,700	\$4,376,600		\$4,376,600	91.23%	5.23%
Grand Total	830	\$71,983,700	\$83,667,600		\$83,667,600	16.23%	100.00%

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



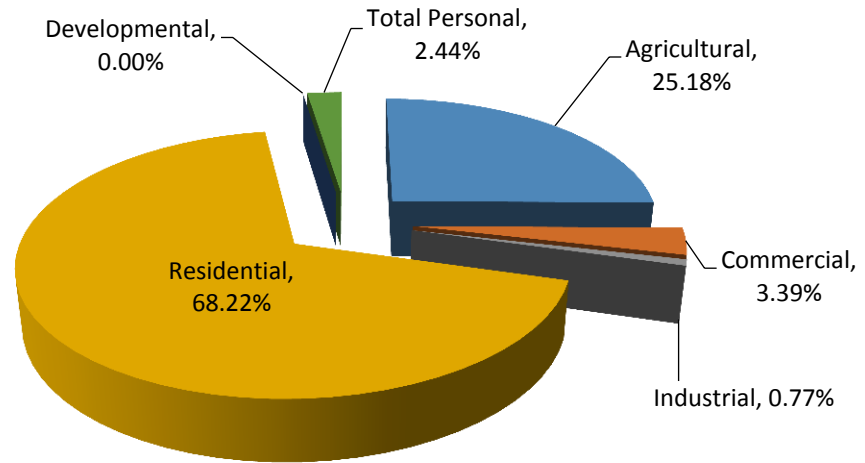
Class	Parcel Count	2013		Equalization Factor	2014 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
		State Equalized Value	2014 Assessed Value				
Real Property							
Agricultural	193	\$30,134,328	\$32,598,720	1.0000	\$32,598,720	8.18%	37.47%
Commercial	8	\$1,338,990	\$1,347,610	1.0000	\$1,347,610	0.64%	1.55%
Industrial	2	\$93,740	\$95,840	1.0000	\$95,840	2.24%	0.11%
Residential	883	\$42,863,310	\$43,972,021	1.0000	\$43,972,021	2.59%	50.54%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1,086	\$74,430,368	\$78,014,191		\$78,014,191	4.82%	89.67%
Personal Property							
Commercial	24	\$408,591	\$304,913	1.0000	\$304,913	-25.37%	0.35%
Industrial	1	\$23,077	\$0	N/A	\$0	-100.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	8	\$5,177,669	\$8,678,101	1.0000	\$8,678,101	67.61%	9.98%
Total Personal	33	\$5,609,337	\$8,983,014		\$8,983,014	60.14%	10.33%
Grand Total	1,119	\$80,039,705	\$86,997,205		\$86,997,205	8.69%	100.00%

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



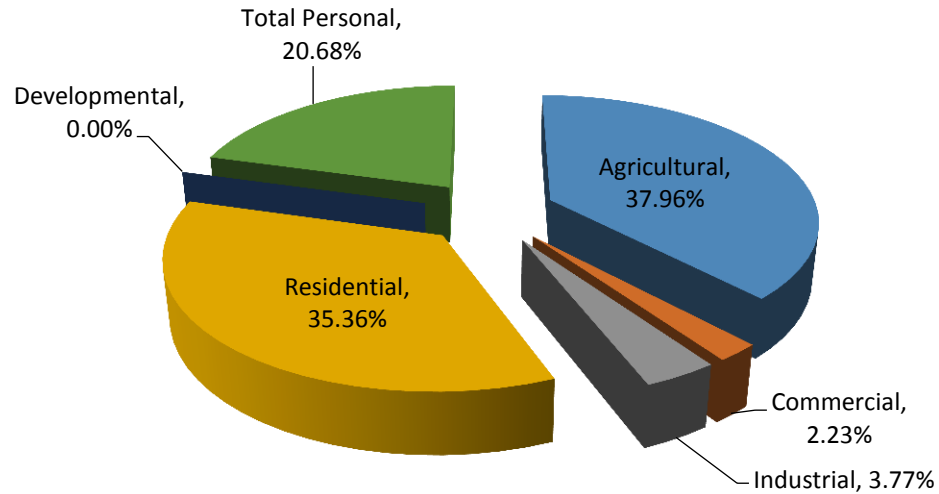
Class	Parcel Count	2013		Equalization Factor	2014 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
		State Equalized Value	2014 Assessed Value				
Real Property							
Agricultural	373	\$47,268,100	\$54,566,700	1.0000	\$54,566,700	15.44%	66.18%
Commercial	30	\$1,015,100	\$920,500	1.0000	\$920,500	-9.32%	1.12%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	546	\$17,940,100	\$18,881,100	1.0000	\$18,881,100	5.25%	22.90%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	949	\$66,223,300	\$74,368,300		\$74,368,300	12.30%	90.20%
Personal Property							
Commercial	26	\$120,900	\$112,600	1.0000	\$112,600	-6.87%	0.14%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	7	\$6,695,900	\$7,968,300	1.0000	\$7,968,300	19.00%	9.66%
Total Personal	33	\$6,816,800	\$8,080,900		\$8,080,900	18.54%	9.80%
Grand Total	982	\$73,040,100	\$82,449,200		\$82,449,200	12.88%	100.00%

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



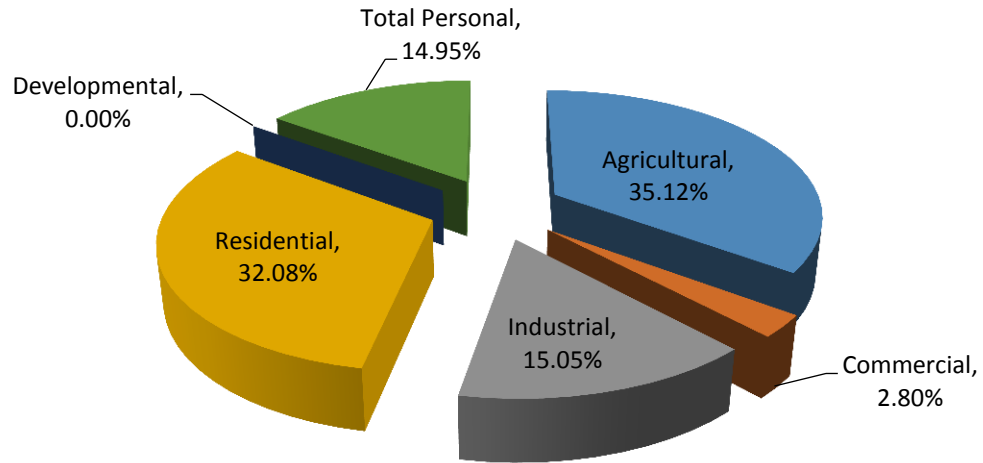
Class	Parcel Count	2013		Equalization Factor	2014 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
		State Equalized Value	2014 Assessed Value				
Real Property							
Agricultural	178	\$31,428,400	\$31,941,000	1.0000	\$31,941,000	1.63%	25.18%
Commercial	66	\$4,080,300	\$4,301,600	1.0000	\$4,301,600	5.42%	3.39%
Industrial	17	\$985,900	\$981,000	1.0000	\$981,000	-0.50%	0.77%
Residential	1,972	\$87,119,500	\$86,541,200	1.0000	\$86,541,200	-0.66%	68.22%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,233	\$123,614,100	\$123,764,800		\$123,764,800	0.12%	97.56%
Personal Property							
Commercial	46	\$777,500	\$582,000	1.0000	\$582,000	-25.14%	0.46%
Industrial	3	\$119,300	\$93,100	1.0000	\$93,100	-21.96%	0.07%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	13	\$2,523,200	\$2,415,500	1.0000	\$2,415,500	-4.27%	1.90%
Total Personal	62	\$3,420,000	\$3,090,600		\$3,090,600	-9.63%	2.44%
Grand Total	2,295	\$127,034,100	\$126,855,400		\$126,855,400	-0.14%	100.00%

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



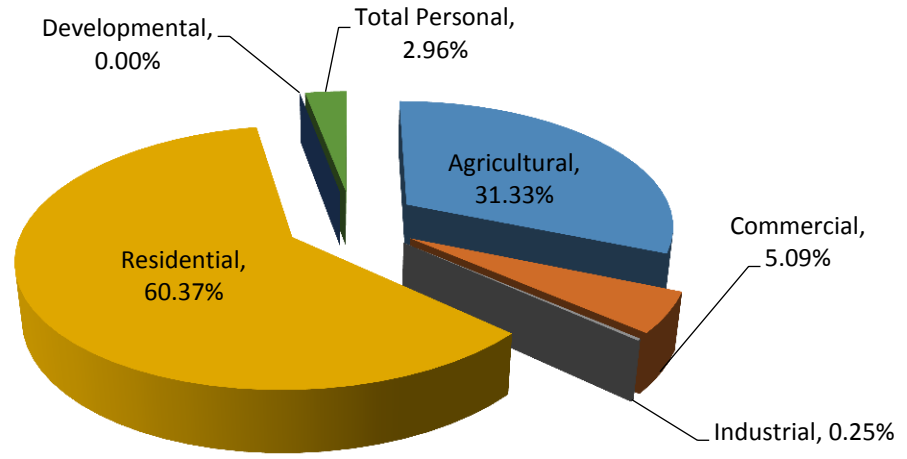
Class	Parcel Count	2013		Equalization Factor	2014 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
		State Equalized Value	2014 Assessed Value				
Real Property							
Agricultural	289	\$46,421,800	\$53,192,000	1.0000	\$53,192,000	14.58%	37.96%
Commercial	64	\$3,204,700	\$3,131,000	1.0000	\$3,131,000	-2.30%	2.23%
Industrial	25	\$5,051,600	\$5,279,200	1.0000	\$5,279,200	4.51%	3.77%
Residential	1,417	\$49,241,100	\$49,540,800	1.0000	\$49,540,800	0.61%	35.36%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1,795	\$103,919,200	\$111,143,000		\$111,143,000	6.95%	79.32%
Personal Property							
Commercial	41	\$712,500	\$804,800	1.0000	\$804,800	12.95%	0.57%
Industrial	9	\$10,176,000	\$11,279,500	1.0000	\$11,279,500	10.84%	8.05%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$13,896,100	\$16,894,300	1.0000	\$16,894,300	21.58%	12.06%
Total Personal	60	\$24,784,600	\$28,978,600		\$28,978,600	16.92%	20.68%
Grand Total	1,855	\$128,703,800	\$140,121,600		\$140,121,600	8.87%	100.00%

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



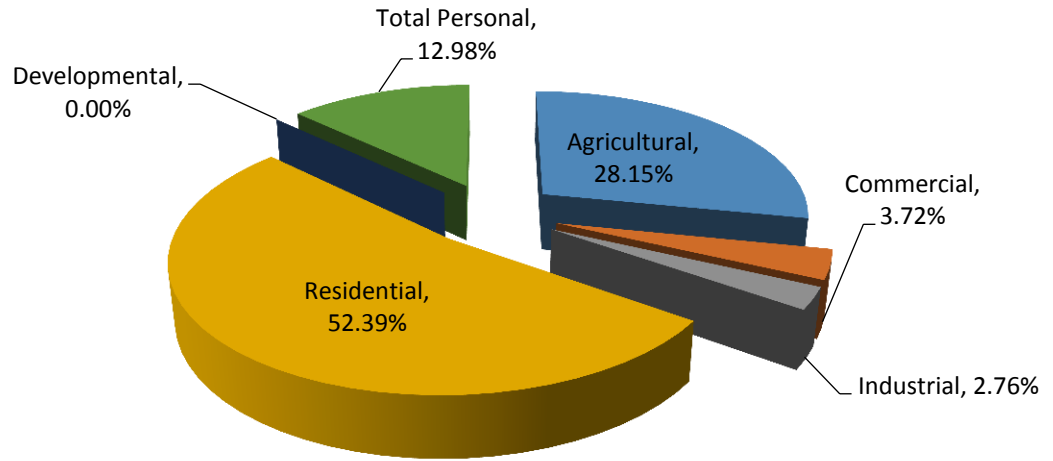
Class	Parcel Count	2013		Equalization Factor	2014 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
		State Equalized Value	2014 Assessed Value				
Real Property							
Agricultural	133	\$22,424,500	\$26,418,300	1.0000	\$26,418,300	17.81%	35.12%
Commercial	28	\$2,079,200	\$2,105,300	1.0000	\$2,105,300	1.26%	2.80%
Industrial	30	\$11,039,500	\$11,320,100	1.0000	\$11,320,100	2.54%	15.05%
Residential	745	\$25,521,100	\$24,128,800	1.0000	\$24,128,800	-5.46%	32.08%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	936	\$61,064,300	\$63,972,500		\$63,972,500	4.76%	85.05%
Personal Property							
Commercial	30	\$2,725,500	\$2,420,700	1.0000	\$2,420,700	-11.18%	3.22%
Industrial	9	\$4,785,800	\$5,737,200	1.0000	\$5,737,200	19.88%	7.63%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	47	\$3,167,700	\$3,082,900	1.0000	\$3,082,900	-2.68%	4.10%
Total Personal	86	\$10,679,000	\$11,240,800		\$11,240,800	5.26%	14.95%
Grand Total	1,022	\$71,743,300	\$75,213,300		\$75,213,300	4.84%	100.00%

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



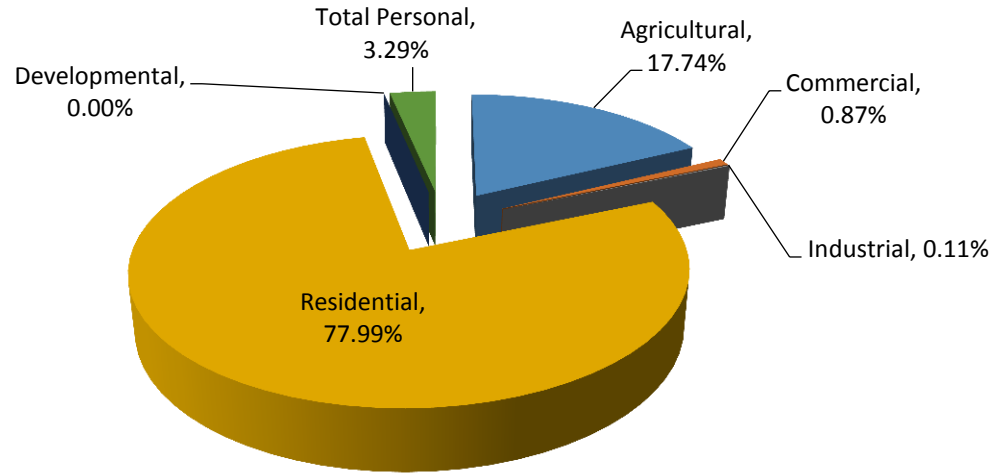
Class	Parcel Count	2013		Equalization Factor	2014 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
		State Equalized Value	2014 Assessed Value				
Real Property							
Agricultural	320	\$47,267,100	\$51,218,000	1.0000	\$51,218,000	8.36%	31.33%
Commercial	99	\$8,236,800	\$8,314,200	1.0000	\$8,314,200	0.94%	5.09%
Industrial	12	\$467,100	\$414,900	1.0000	\$414,900	-11.18%	0.25%
Residential	1,991	\$95,742,700	\$98,682,600	1.0000	\$98,682,600	3.07%	60.37%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,422	\$151,713,700	\$158,629,700		\$158,629,700	4.56%	97.04%
Personal Property							
Commercial	99	\$1,757,600	\$1,411,000	1.0000	\$1,411,000	-19.72%	0.86%
Industrial	2	\$271,300	\$564,200	1.0000	\$564,200	107.96%	0.35%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	13	\$2,616,200	\$2,862,900	1.0000	\$2,862,900	9.43%	1.75%
Total Personal	114	\$4,645,100	\$4,838,100		\$4,838,100	4.15%	2.96%
Grand Total	2,536	\$156,358,800	\$163,467,800		\$163,467,800	4.55%	100.00%

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



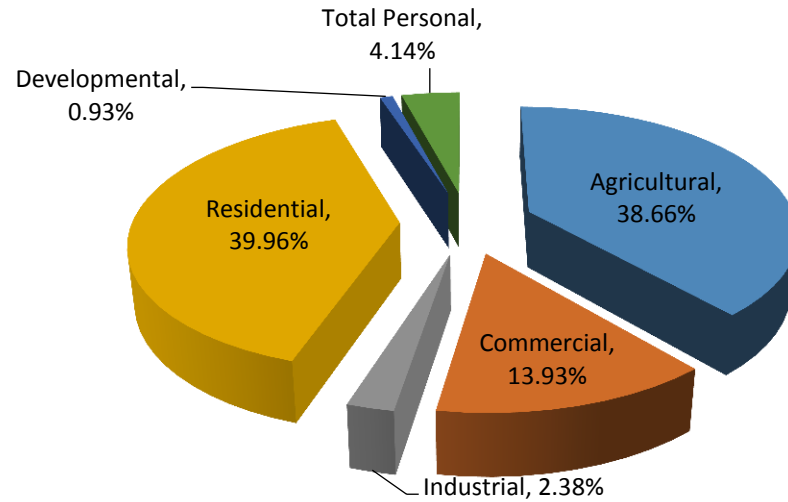
Class	Parcel Count	2013		Equalization Factor	2014 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
		State Equalized Value	2014 Assessed Value				
Real Property							
Agricultural	251	\$45,600,800	\$48,260,600	1.0000	\$48,260,600	5.83%	28.15%
Commercial	39	\$7,092,200	\$6,378,600	1.0000	\$6,378,600	-10.06%	3.72%
Industrial	24	\$4,673,500	\$4,732,300	1.0000	\$4,732,300	1.26%	2.76%
Residential	1,429	\$76,435,200	\$89,837,400	1.0000	\$89,837,400	17.53%	52.39%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1,743	\$133,801,700	\$149,208,900		\$149,208,900	11.51%	87.02%
Personal Property							
Commercial	38	\$1,016,500	\$978,400	1.0000	\$978,400	-3.75%	0.57%
Industrial	14	\$4,214,200	\$4,855,100	1.0000	\$4,855,100	15.21%	2.83%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	16	\$9,400,300	\$16,420,000	1.0000	\$16,420,000	74.68%	9.58%
Total Personal	68	\$14,631,000	\$22,253,500		\$22,253,500	52.10%	12.98%
Grand Total	1,811	\$148,432,700	\$171,462,400		\$171,462,400	15.52%	100.00%

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



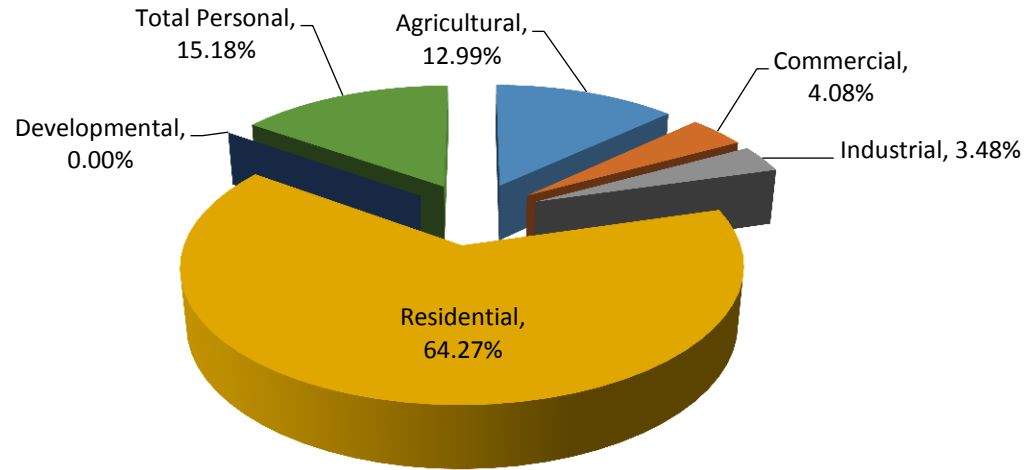
Class	Parcel Count	2013		Equalization Factor	2014 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
		State Equalized Value	2014 Assessed Value				
Real Property							
Agricultural	165	\$27,774,900	\$28,182,400	1.0000	\$28,182,400	1.47%	17.74%
Commercial	21	\$1,317,400	\$1,379,600	1.0000	\$1,379,600	4.72%	0.87%
Industrial	1	\$166,700	\$171,200	1.0000	\$171,200	2.70%	0.11%
Residential	1,987	\$120,633,000	\$123,882,600	1.0000	\$123,882,600	2.69%	77.99%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,174	\$149,892,000	\$153,615,800		\$153,615,800	2.48%	96.71%
Personal Property							
Commercial	21	\$191,700	\$68,700	1.0000	\$68,700	-64.16%	0.04%
Industrial	2	\$43,800	\$0	N/A	\$0	-100.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	13	\$3,978,100	\$5,160,300	1.0000	\$5,160,300	29.72%	3.25%
Total Personal	36	\$4,213,600	\$5,229,000		\$5,229,000	24.10%	3.29%
Grand Total	2,210	\$154,105,600	\$158,844,800		\$158,844,800	3.08%	100.00%

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



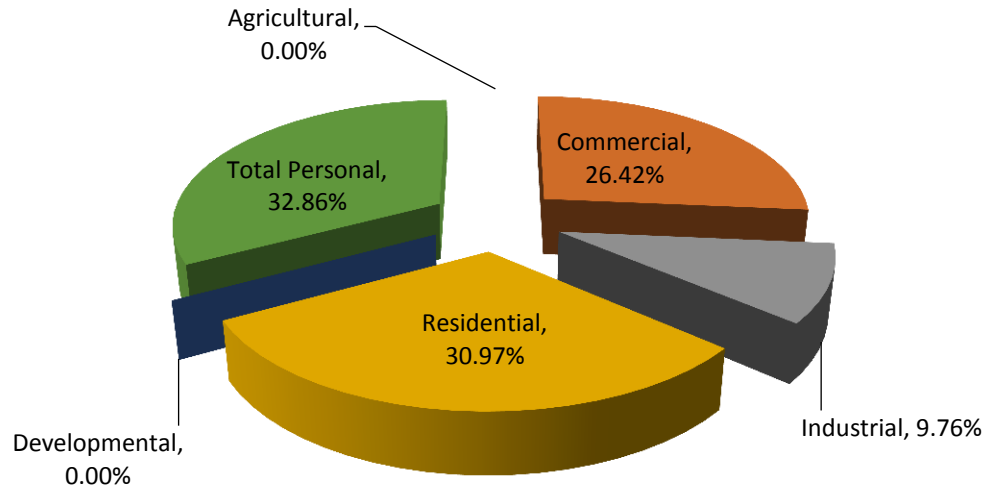
Class	Parcel Count	2013		Equalization Factor	2014 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
		State Equalized Value	2014 Assessed Value				
Real Property							
Agricultural	132	\$21,048,000	\$26,783,700	1.0000	\$26,783,700	27.25%	38.66%
Commercial	100	\$9,285,900	\$9,649,600	1.0000	\$9,649,600	3.92%	13.93%
Industrial	15	\$1,696,900	\$1,650,700	1.0000	\$1,650,700	-2.72%	2.38%
Residential	698	\$28,250,200	\$27,683,300	1.0000	\$27,683,300	-2.01%	39.96%
Developmental	5	\$711,500	\$642,300	1.0000	\$642,300	-9.73%	0.93%
Total Real	950	\$60,992,500	\$66,409,600		\$66,409,600	8.88%	95.86%
Personal Property							
Commercial	64	\$1,854,200	\$1,408,700	1.0000	\$1,408,700	-24.03%	2.03%
Industrial	4	\$38,000	\$3,800	1.0000	\$3,800	-90.00%	0.01%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	4	\$1,146,700	\$1,457,200	1.0000	\$1,457,200	27.08%	2.10%
Total Personal	72	\$3,038,900	\$2,869,700		\$2,869,700	-5.57%	4.14%
Grand Total	1,022	\$64,031,400	\$69,279,300		\$69,279,300	8.20%	100.00%

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



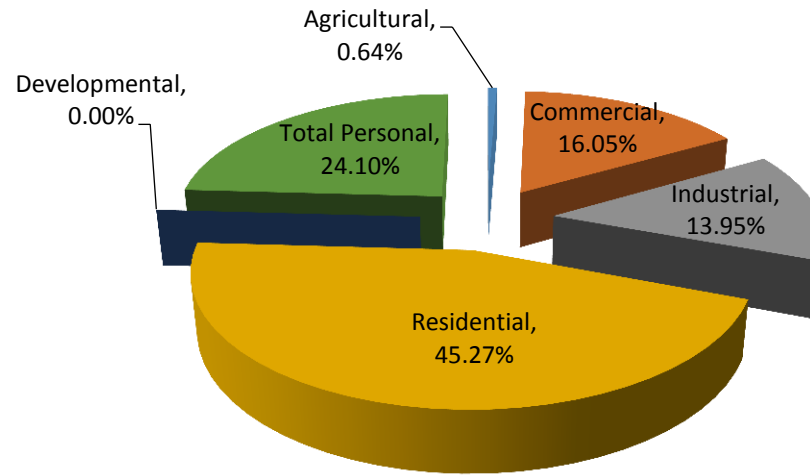
Class	Parcel Count	2013		Equalization Factor	2014 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
		State Equalized Value	2014 Assessed Value				
Real Property							
Agricultural	212	\$23,457,600	\$29,813,900	1.0000	\$29,813,900	27.10%	12.99%
Commercial	165	\$9,478,800	\$9,372,350	1.0000	\$9,372,350	-1.12%	4.08%
Industrial	48	\$8,212,900	\$7,990,500	1.0000	\$7,990,500	-2.71%	3.48%
Residential	2,394	\$153,334,700	\$147,493,500	1.0000	\$147,493,500	-3.81%	64.27%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,819	\$194,484,000	\$194,670,250		\$194,670,250	0.10%	84.82%
Personal Property							
Commercial	89	\$1,069,100	\$564,700	1.0000	\$564,700	-47.18%	0.25%
Industrial	13	\$3,872,000	\$4,254,200	1.0000	\$4,254,200	9.87%	1.85%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	14	\$35,010,600	\$30,011,500	1.0000	\$30,011,500	-14.28%	13.08%
Total Personal	116	\$39,951,700	\$34,830,400		\$34,830,400	-12.82%	15.18%
Grand Total	2,935	\$234,435,700	\$229,500,650		\$229,500,650	-2.11%	100.00%

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



Class	Parcel Count	2013		Equalization Factor	2014 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
		State Equalized Value	2014 Assessed Value				
Real Property							
Agricultural	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Commercial	325	\$54,674,900	\$58,562,000	1.0000	\$58,562,000	7.11%	26.42%
Industrial	66	\$21,813,400	\$21,627,700	1.0000	\$21,627,700	-0.85%	9.76%
Residential	2,484	\$67,166,870	\$68,658,832	1.0000	\$68,658,832	2.22%	30.97%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,875	\$143,655,170	\$148,848,532		\$148,848,532	3.62%	67.14%
Personal Property							
Commercial	288	\$16,322,800	\$9,933,200	1.0000	\$9,933,200	-39.15%	4.48%
Industrial	45	\$59,759,200	\$57,028,900	1.0000	\$57,028,900	-4.57%	25.72%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	3	\$5,006,000	\$5,885,800	1.0000	\$5,885,800	17.57%	2.65%
Total Personal	336	\$81,088,000	\$72,847,900		\$72,847,900	-10.16%	32.86%
Grand Total	3,211	\$224,743,170	\$221,696,432		\$221,696,432	-1.36%	100.00%

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



Class	Parcel Count	2013		Equalization Factor	2014 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
		State Equalized Value	2014 Assessed Value				
Real Property							
Agricultural	17	\$1,377,200	\$1,583,400	1.0000	\$1,583,400	14.97%	0.64%
Commercial	337	\$37,901,200	\$39,982,300	1.0000	\$39,982,300	5.49%	16.05%
Industrial	114	\$39,436,000	\$34,744,500	1.0000	\$34,744,500	-11.90%	13.95%
Residential	3,308	\$111,371,500	\$112,775,600	1.0000	\$112,775,600	1.26%	45.27%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	3,776	\$190,085,900	\$189,085,800		\$189,085,800	-0.53%	75.90%
Personal Property							
Commercial	353	\$9,340,100	\$6,552,400	1.0000	\$6,552,400	-29.85%	2.63%
Industrial	57	\$49,424,600	\$52,435,000	1.0000	\$52,435,000	6.09%	21.05%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	2	\$1,013,600	\$1,063,600	1.0000	\$1,063,600	4.93%	0.43%
Total Personal	412	\$59,778,300	\$60,051,000		\$60,051,000	0.46%	24.10%
Grand Total	4,188	\$249,864,200	\$249,136,800		\$249,136,800	-0.29%	100.00%

St. Joseph County
2014 Agricultural Real Property Recapitulation

Unit of Govt.	2014		Equalization Factor	Value Adjustment	2014	
	Assessed Value	Ratio To Value			Equalized Value	% of Class
Burr Oak Township	\$45,667,600	49.95%	1.0000	\$0	\$45,667,600	7.35%
Colon Township	\$49,677,000	50.00%	1.0000	\$0	\$49,677,000	7.99%
Constantine Township	\$39,418,400	49.86%	1.0000	\$0	\$39,418,400	6.34%
Fabius Township	\$19,730,100	49.97%	1.0000	\$0	\$19,730,100	3.17%
Fawn River Township	\$23,013,700	49.88%	1.0000	\$0	\$23,013,700	3.70%
Florence Township	\$59,504,400	49.47%	1.0000	\$0	\$59,504,400	9.57%
Flowerfield Township	\$32,598,720	49.25%	1.0000	\$0	\$32,598,720	5.24%
Leonidas Township	\$54,566,700	49.95%	1.0000	\$0	\$54,566,700	8.78%
Lockport Township	\$31,941,000	49.63%	1.0000	\$0	\$31,941,000	5.14%
Mendon Township	\$53,192,000	49.96%	1.0000	\$0	\$53,192,000	8.56%
Mottville Township	\$26,418,300	49.91%	1.0000	\$0	\$26,418,300	4.25%
Nottawa Township	\$51,218,000	49.78%	1.0000	\$0	\$51,218,000	8.24%
Park Township	\$48,260,600	49.86%	1.0000	\$0	\$48,260,600	7.76%
Sherman Township	\$28,182,400	49.95%	1.0000	\$0	\$28,182,400	4.53%
Sturgis Township	\$26,783,700	49.79%	1.0000	\$0	\$26,783,700	4.31%
White Pigeon Township	\$29,813,900	49.86%	1.0000	\$0	\$29,813,900	4.80%
Three Rivers City	\$0	0.00%	1.0000	\$0	\$0	0.00%
Sturgis City	\$1,583,400	49.78%	1.0000	\$0	\$1,583,400	0.25%
St. Joseph County Total	\$621,569,920			\$0	\$621,569,920	100%

St. Joseph County
2014 Commercial Real Property Recapitulation

Unit of Govt.	2014		Equalization Factor	Value Adjustment	2014	
	Assessed Value	Ratio To Value			Equalized Value	% of Class
Burr Oak Township	\$957,300	49.62%	1.0000	\$0	\$957,300	0.60%
Colon Township	\$3,933,700	49.86%	1.0000	\$0	\$3,933,700	2.45%
Constantine Township	\$4,262,800	49.47%	1.0000	\$0	\$4,262,800	2.66%
Fabius Township	\$4,513,800	49.59%	1.0000	\$0	\$4,513,800	2.81%
Fawn River Township	\$1,412,200	49.43%	1.0000	\$0	\$1,412,200	0.88%
Florence Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Flowerfield Township	\$1,347,610	49.84%	1.0000	\$0	\$1,347,610	0.84%
Leonidas Township	\$920,500	50.00%	1.0000	\$0	\$920,500	0.57%
Lockport Township	\$4,301,600	49.87%	1.0000	\$0	\$4,301,600	2.68%
Mendon Township	\$3,131,000	49.90%	1.0000	\$0	\$3,131,000	1.95%
Mottville Township	\$2,105,300	49.74%	1.0000	\$0	\$2,105,300	1.31%
Nottawa Township	\$8,314,200	49.85%	1.0000	\$0	\$8,314,200	5.18%
Park Township	\$6,378,600	49.91%	1.0000	\$0	\$6,378,600	3.97%
Sherman Township	\$1,379,600	49.96%	1.0000	\$0	\$1,379,600	0.86%
Sturgis Township	\$9,649,600	49.73%	1.0000	\$0	\$9,649,600	6.01%
White Pigeon Township	\$9,372,350	49.73%	1.0000	\$0	\$9,372,350	5.84%
Three Rivers City	\$58,562,000	49.31%	1.0000	\$0	\$58,562,000	36.48%
Sturgis City	\$39,982,300	49.38%	1.0000	\$0	\$39,982,300	24.91%
St. Joseph County Total	\$160,524,460			\$0	\$160,524,460	100%

St. Joseph County
2014 Industrial Real Property Recapitulation

Unit of Govt.	2014		Equalization Factor	Value Adjustment	2014	
	Assessed Value	Ratio To Value			Equalized Value	% of Class
Burr Oak Township	\$818,400	49.95%	1.0000	\$0	\$818,400	0.70%
Colon Township	\$2,601,000	49.54%	1.0000	\$0	\$2,601,000	2.23%
Constantine Township	\$20,793,700	49.42%	1.0000	\$0	\$20,793,700	17.80%
Fabius Township	\$3,476,900	49.53%	1.0000	\$0	\$3,476,900	2.98%
Fawn River Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Florence Township	\$115,700	49.85%	1.0000	\$0	\$115,700	0.10%
Flowerfield Township	\$95,840	49.40%	1.0000	\$0	\$95,840	0.08%
Leonidas Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Lockport Township	\$981,000	49.78%	1.0000	\$0	\$981,000	0.84%
Mendon Township	\$5,279,200	49.88%	1.0000	\$0	\$5,279,200	4.52%
Mottville Township	\$11,320,100	49.98%	1.0000	\$0	\$11,320,100	9.69%
Nottawa Township	\$414,900	49.91%	1.0000	\$0	\$414,900	0.36%
Park Township	\$4,732,300	49.76%	1.0000	\$0	\$4,732,300	4.05%
Sherman Township	\$171,200	49.90%	1.0000	\$0	\$171,200	0.15%
Sturgis Township	\$1,650,700	49.76%	1.0000	\$0	\$1,650,700	1.41%
White Pigeon Township	\$7,990,500	49.47%	1.0000	\$0	\$7,990,500	6.84%
Three Rivers City	\$21,627,700	49.77%	1.0000	\$0	\$21,627,700	18.51%
Sturgis City	\$34,744,500	49.59%	1.0000	\$0	\$34,744,500	29.74%
St. Joseph County Total	\$116,813,640			\$0	\$116,813,640	100%

St. Joseph County
2014 Residential Real Property Recapitulation

Unit of Govt.	2014		Equalization Factor	Value Adjustment	2014	
	Assessed Value	Ratio To Value			Equalized Value	% of Class
Burr Oak Township	\$48,489,900	49.87%	1.0000	\$0	\$48,489,900	3.66%
Colon Township	\$85,370,100	49.83%	1.0000	\$0	\$85,370,100	6.45%
Constantine Township	\$65,871,400	49.54%	1.0000	\$0	\$65,871,400	4.98%
Fabius Township	\$179,928,000	49.93%	1.0000	\$0	\$179,928,000	13.60%
Fawn River Township	\$31,853,400	49.86%	1.0000	\$0	\$31,853,400	2.41%
Florence Township	\$19,670,900	49.22%	1.0000	\$0	\$19,670,900	1.49%
Flowerfield Township	\$43,972,021	49.44%	1.0000	\$0	\$43,972,021	3.32%
Leonidas Township	\$18,881,100	49.80%	1.0000	\$0	\$18,881,100	1.43%
Lockport Township	\$86,541,200	49.76%	1.0000	\$0	\$86,541,200	6.54%
Mendon Township	\$49,540,800	49.97%	1.0000	\$0	\$49,540,800	3.74%
Mottville Township	\$24,128,800	49.57%	1.0000	\$0	\$24,128,800	1.82%
Nottawa Township	\$98,682,600	49.78%	1.0000	\$0	\$98,682,600	7.46%
Park Township	\$89,837,400	49.74%	1.0000	\$0	\$89,837,400	6.79%
Sherman Township	\$123,882,600	49.91%	1.0000	\$0	\$123,882,600	9.36%
Sturgis Township	\$27,683,300	49.92%	1.0000	\$0	\$27,683,300	2.09%
White Pigeon Township	\$147,493,500	49.66%	1.0000	\$0	\$147,493,500	11.15%
Three Rivers City	\$68,658,832	49.78%	1.0000	\$0	\$68,658,832	5.19%
Sturgis City	\$112,775,600	49.83%	1.0000	\$0	\$112,775,600	8.52%
St. Joseph County Total	\$1,323,261,453			\$0	\$1,323,261,453	100%

St. Joseph County
2014 Developmental Real Property Recapitulation

Unit of Govt.	2014 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2014 Equalized Value	% of Class
Burr Oak Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Colon Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Constantine Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Fabius Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Fawn River Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Florence Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Flowerfield Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Leonidas Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Lockport Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Mendon Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Mottville Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Nottawa Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Park Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Sherman Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Sturgis Township	\$642,300	49.59%	1.0000	\$0	\$642,300	100.00%
White Pigeon Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Three Rivers City	\$0	0.00%	1.0000	\$0	\$0	0.00%
Sturgis City	\$0	0.00%	1.0000	\$0	\$0	0.00%
St. Joseph County Total	\$642,300			\$0	\$642,300	100%

St. Joseph County
2014 Personal Property Recapitulation

Unit of Govt.	2014			Value Adjustment	2014	
	Assessed Value	Ratio To Value	Equalization Factor		Equalized Value	% of Class
Burr Oak Township	\$3,065,900	50.00%	1.0000	\$0	\$3,065,900	0.99%
Colon Township	\$4,626,500	50.00%	1.0000	\$0	\$4,626,500	1.50%
Constantine Township	\$20,807,800	50.00%	1.0000	\$0	\$20,807,800	6.75%
Fabius Township	\$11,205,900	50.00%	1.0000	\$0	\$11,205,900	3.64%
Fawn River Township	\$817,700	50.00%	1.0000	\$0	\$817,700	0.27%
Florence Township	\$4,376,600	50.00%	1.0000	\$0	\$4,376,600	1.42%
Flowerfield Township	\$8,983,014	50.00%	1.0000	\$0	\$8,983,014	2.91%
Leonidas Township	\$8,080,900	50.00%	1.0000	\$0	\$8,080,900	2.62%
Lockport Township	\$3,090,600	50.00%	1.0000	\$0	\$3,090,600	1.00%
Mendon Township	\$28,978,600	50.00%	1.0000	\$0	\$28,978,600	9.40%
Mottville Township	\$11,240,800	50.00%	1.0000	\$0	\$11,240,800	3.65%
Nottawa Township	\$4,838,100	50.00%	1.0000	\$0	\$4,838,100	1.57%
Park Township	\$22,253,500	50.00%	1.0000	\$0	\$22,253,500	7.22%
Sherman Township	\$5,229,000	50.00%	1.0000	\$0	\$5,229,000	1.70%
Sturgis Township	\$2,869,700	50.00%	1.0000	\$0	\$2,869,700	0.93%
White Pigeon Township	\$34,830,400	50.00%	1.0000	\$0	\$34,830,400	11.30%
Three Rivers City	\$72,847,900	50.00%	1.0000	\$0	\$72,847,900	23.64%
Sturgis City	\$60,051,000	50.00%	1.0000	\$0	\$60,051,000	19.48%
St. Joseph County Total	\$308,193,914			\$0	\$308,193,914	100%

St. Joseph County
Agricultural

Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	266	\$91,335,200	\$343,365
Colon Township	272	\$91,335,200	\$335,791
Constantine Township	187	\$78,836,800	\$421,587
Fabius Township	141	\$39,460,200	\$279,860
Fawn River Township	159	\$46,027,400	\$289,481
Florence Township	282	\$119,008,800	\$422,017
Flowerfield Township	193	\$65,197,440	\$337,811
Leonidas Township	373	\$109,133,400	\$292,583
Lockport Township	178	\$63,882,000	\$358,888
Mendon Township	289	\$106,384,000	\$368,111
Mottville Township	133	\$52,836,600	\$397,268
Nottawa Township	320	\$102,436,000	\$320,113
Park Township	251	\$96,521,200	\$384,547
Sherman Township	165	\$56,364,800	\$341,605
Sturgis Township	132	\$53,567,400	\$405,814
White Pigeon Township	212	\$59,627,800	\$281,263
Three Rivers City	0	\$0	\$0
Sturgis City	17	\$3,166,800	\$186,282
County Wide Average	198	\$68,617,836	\$345,972

St. Joseph County

Commercial

Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	38	\$1,914,600	\$50,384
Colon Township	67	\$7,867,400	\$117,424
Constantine Township	108	\$8,525,600	\$78,941
Fabius Township	58	\$9,027,600	\$155,648
Fawn River Township	18	\$2,824,400	\$156,911
Florence Township	0	\$0	\$0
Flowerfield Township	8	\$2,695,220	\$336,903
Leonidas Township	30	\$1,841,000	\$61,367
Lockport Township	66	\$8,603,200	\$130,352
Mendon Township	64	\$6,262,000	\$97,844
Mottville Township	28	\$4,210,600	\$150,379
Nottawa Township	99	\$16,628,400	\$167,964
Park Township	39	\$12,757,200	\$327,108
Sherman Township	21	\$2,759,200	\$131,390
Sturgis Township	100	\$19,299,200	\$192,992
White Pigeon Township	165	\$18,744,700	\$113,604
Three Rivers City	325	\$117,124,000	\$360,382
Sturgis City	337	\$79,964,600	\$237,284
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County Wide Average	87	\$17,836,051	\$204,360

St. Joseph County

Industrial

Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	27	\$1,636,800	\$60,622
Colon Township	14	\$5,202,000	\$371,571
Constantine Township	34	\$41,587,400	\$1,223,159
Fabius Township	38	\$6,953,800	\$182,995
Fawn River Township	0	\$0	\$0
Florence Township	6	\$231,400	\$38,567
Flowerfield Township	2	\$191,680	\$95,840
Leonidas Township	0	\$0	\$0
Lockport Township	17	\$1,962,000	\$115,412
Mendon Township	25	\$10,558,400	\$422,336
Mottville Township	30	\$22,640,200	\$754,673
Nottawa Township	12	\$829,800	\$69,150
Park Township	24	\$9,464,600	\$394,358
Sherman Township	1	\$342,400	\$342,400
Sturgis Township	15	\$3,301,400	\$220,093
White Pigeon Township	48	\$15,981,000	\$332,938
Three Rivers City	66	\$43,255,400	\$655,385
Sturgis City	114	\$69,489,000	\$609,553
County Wide Average	26	\$12,979,293	\$493,927

St. Joseph County

Residential

Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	1,275	\$96,979,800	\$76,063
Colon Township	2,159	\$170,740,200	\$79,083
Constantine Township	1,663	\$131,742,800	\$79,220
Fabius Township	2,664	\$359,856,000	\$135,081
Fawn River Township	750	\$63,706,800	\$84,942
Florence Township	515	\$39,341,800	\$76,392
Flowerfield Township	883	\$87,944,042	\$99,597
Leonidas Township	546	\$37,762,200	\$69,162
Lockport Township	1,972	\$173,082,400	\$87,770
Mendon Township	1,417	\$99,081,600	\$69,924
Mottville Township	745	\$48,257,600	\$64,775
Nottawa Township	1,991	\$197,365,200	\$99,129
Park Township	1,429	\$179,674,800	\$125,735
Sherman Township	1,987	\$247,765,200	\$124,693
Sturgis Township	698	\$55,366,600	\$79,322
White Pigeon Township	2,394	\$294,987,000	\$123,219
Three Rivers City	2,484	\$137,317,664	\$55,281
Sturgis City	3,308	\$225,551,200	\$68,184
County Wide Average	1,604	\$147,029,050	\$91,639

St. Joseph County

Top 15 Taxpayers by Unit (Equalized Value)

Burr Oak Township Top 15 Owners by C.E.V.

KING FARMS	\$2,634,300	19 Parcel(s)
CONSUMERS ENERGY	\$2,210,500	6 Parcel(s)
MACDANIELS WILLIAM H & CYNTHIA K	\$1,146,200	14 Parcel(s)
YODER LOWAYNE & PHYLLIS DAWN TRUST	\$1,058,800	4 Parcel(s)
BAKER EMILY TRUST	\$970,800	2 Parcel(s)
TRIPLE S FARMS INC	\$934,000	5 Parcel(s)
MILLER LYNN M	\$883,000	4 Parcel(s)
WICKEY EDWIN & MARTHA A & KEVIN J	\$860,700	2 Parcel(s)
FOSTER ROBERT N TRUST	\$808,500	6 Parcel(s)
WALL FAMILY TRUST	\$769,200	5 Parcel(s)
STUCKEY IVAN A TRUST	\$756,700	3 Parcel(s)
WELLS DALE L & CINDY M	\$741,700	4 Parcel(s)
NUNEMAKER JOHN E & DORIS J &	\$740,800	1 Parcel(s)
KELLEY LYNDON L & JANE E	\$695,700	2 Parcel(s)
YODER PHILLIP A & ESTHER E	\$695,300	4 Parcel(s)

Colon Township Top 15 Owners by C.E.V.

CONSUMERS ENERGY CO	\$2,232,000	6 Parcel(s)
HOSTETLER ALLIE M TRUST	\$1,828,100	8 Parcel(s)
FOREST RIVER MANUFACTURING LLC	\$1,463,000	2 Parcel(s)
FRISBIE LOREN M - REV TRUST	\$1,201,600	7 Parcel(s)
YODER NELSON & AUDREY REV TRUST-CTR	\$1,024,400	6 Parcel(s)
AVERY ROBERT E & AUDREY TRUST	\$936,100	9 Parcel(s)
YODER ARLEN & KETURAH TRUST	\$931,100	6 Parcel(s)
MILLER SAMUEL G & MATTIE-TRUSTEES	\$907,600	5 Parcel(s)
ENGLE HELEN E-UND 1/2 INTEREST &	\$854,200	3 Parcel(s)
REMINGTON SEEDS, LLC	\$810,600	1 Parcel(s)
ALBRIGHT JERRY R & LINDA E TRUST	\$804,200	6 Parcel(s)
BORGERT JAMES W & KAREN J TRUST	\$793,300	5 Parcel(s)
CUPP DOUGLAS P	\$781,400	3 Parcel(s)
HOCHSTEDLER TIMOTHY & VIOLET TRUST	\$767,600	4 Parcel(s)
OSWALD RICHARD PAUL	\$740,300	2 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Equalized Value)

Constantine Township Top 15 Owners by C.E.V.

DEKALB GENETICS CORP	\$9,331,500	2 Parcel(s)
PIONEER HI BRED INT INC	\$7,000,000	2 Parcel(s)
PIONEER HI BRED CON1	\$4,340,400	1 Parcel(s)
RUSSELL FARMS INC	\$3,190,300	10 Parcel(s)
AMERICAN ELECTRIC POWER	\$2,676,600	8 Parcel(s)
MICHIGAN REAL ESTATE INVESTMENTS LL	\$2,655,700	3 Parcel(s)
REXAM CLOSURE SYSTEMS INC	\$2,500,000	1 Parcel(s)
MICHIGAN MILK PRODUCERS ASSOC	\$1,986,100	6 Parcel(s)
INDIANA MICHIGAN POWER CO	\$1,956,800	8 Parcel(s)
HASSINGER JOHN N REV TRUST	\$1,819,000	7 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$1,544,200	6 Parcel(s)
LOVEJOY GLENN A & SANDRA K	\$1,543,400	6 Parcel(s)
BROADSTREET FARMS INC	\$1,511,200	4 Parcel(s)
FIBRE CONVERTERS	\$1,490,400	1 Parcel(s)
WILLMAN ERNEST A TRUST	\$1,480,400	4 Parcel(s)

Fabius Township Top 15 Owners by C.E.V.

ENBRIDGE ENERGY LTD PARTNERSHIP	\$3,029,900	1 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	\$2,308,000	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$1,828,400	1 Parcel(s)
ROCKWELL JEAN M TRUST	\$1,399,300	8 Parcel(s)
WESTSIDE LANDFILL INC	\$1,326,200	14 Parcel(s)
WASTE MANAGEMENT OF MICHIGAN INC	\$1,132,700	6 Parcel(s)
LATVIAN CENTER GAREZERS INC	\$1,006,200	10 Parcel(s)
COREY LAKE ORCHARDS LAND LLC	\$1,004,700	15 Parcel(s)
VECTOR PIPELINE	\$965,200	1 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$957,800	3 Parcel(s)
BARTH CLARENCE A	\$824,100	6 Parcel(s)
SERENITY SHORES LLC	\$735,100	22 Parcel(s)
ROBERTS WILLIAM JR & EDITH	\$708,200	2 Parcel(s)
WASTE MANAGEMENT OF MICH INC	\$703,200	7 Parcel(s)
DUFOUR PHILIP ALLEN & KAREN SUE	\$684,800	6 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Equalized Value)

Fawn River Township Top 15 Owners by C.E.V.

LITTLEFIELD FARMS	\$1,719,000	13 Parcel(s)
FBI FARMS INC	\$1,297,900	10 Parcel(s)
ARVER JOHN P	\$904,200	8 Parcel(s)
WINDY KNOLL FARM INC	\$768,200	4 Parcel(s)
MISHLER ERVIN	\$698,600	3 Parcel(s)
LORDS INC	\$635,000	4 Parcel(s)
BASTIN JEFFREY K TRUST UND 1/2 INT&	\$601,700	2 Parcel(s)
SUTTON DANIEL R & TINA L	\$580,700	2 Parcel(s)
KING RUTH A REVOCABLE TRUST	\$571,700	4 Parcel(s)
CONSUMERS ENERGY	\$552,300	2 Parcel(s)
INMAN HOLDINGS LLC	\$541,000	9 Parcel(s)
C & B LLC	\$528,700	4 Parcel(s)
QUIRIN LLC	\$522,800	4 Parcel(s)
ARVER JOHN	\$518,200	5 Parcel(s)
BORDNER MONTE J & ROBIN A	\$510,100	6 Parcel(s)

Florence Township Top 15 Owners by C.E.V.

RUSSELL FARMS INC	\$4,355,600	23 Parcel(s)
AEP IN MI TRANSMISSION CO	\$2,821,400	3 Parcel(s)
KELLEYS GREENACRES FARMS 2/3 INT &	\$2,169,800	3 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$1,958,700	13 Parcel(s)
STUBY DALE E & SARA A	\$1,875,700	7 Parcel(s)
MILLER JOHN E & TAMARA J	\$1,846,000	8 Parcel(s)
JONES JERRY A & DARCY J	\$1,625,100	9 Parcel(s)
STEFFEL PAUL T & CONNIE J	\$1,388,300	6 Parcel(s)
SCATTERED ACRES LEASING LLC	\$1,371,000	7 Parcel(s)
HENSELL JACK R TRUST UND 1/2 INT &	\$1,369,300	4 Parcel(s)
CARLS RITA MAE TRUST	\$1,265,100	5 Parcel(s)
STEARNS FARMS INC	\$1,211,900	4 Parcel(s)
MOCK STEPHEN S & JEAN M	\$1,130,800	6 Parcel(s)
STEARNS MICHAEL E	\$1,035,400	6 Parcel(s)
STUTZMAN REAL PROPERTIES LLC	\$1,021,500	3 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Equalized Value)

Flowerfield Township Top 15 Owners by C.E.V.

ENBRIDGE ENERGY LTD PARTNERSHIP	\$5,339,702	1 Parcel(s)
BENT JUNE & NANETTE 1/2EA TRUST	\$1,930,360	13 Parcel(s)
VECTOR PIPELINE LTD PARTNERS	\$1,644,859	1 Parcel(s)
KLEIN VINCENT DONALD LIVING TRUST	\$1,543,260	8 Parcel(s)
WILLIAMS KATHLEEN M	\$1,400,690	10 Parcel(s)
HACKENBERG SALLY J LIVING TRUST	\$1,384,510	10 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$1,071,615	2 Parcel(s)
PINE VIEW GOLF CLUB LLC	\$1,004,422	5 Parcel(s)
DRAKE KENT C TRUST	\$937,110	9 Parcel(s)
GLASS MICHAEL C & CHRISTINE	\$783,040	6 Parcel(s)
BARTH CLARENCE A	\$679,970	4 Parcel(s)
FORBUSH DAVID LEE &	\$653,980	1 Parcel(s)
SCHUG TIMOTHY L & LAURA J	\$627,080	5 Parcel(s)
THORNBURGH DOUGLAS C & SHELLIE A	\$621,650	4 Parcel(s)
BENT DAVID L & PHYLLIS E	\$611,020	3 Parcel(s)

Leonidas Township Top 15 Owners by C.E.V.

MICIGAN ELECTRIC TRANSMISSION	\$4,262,200	1 Parcel(s)
MICHIGAN ELECTRIC TRANSMISSION CO	\$2,370,500	1 Parcel(s)
BELSON ROBERT C & LAURA F	\$2,135,900	8 Parcel(s)
CAMPBELL FAMILY TRUST	\$1,862,400	11 Parcel(s)
DECKER DENNIS N & MARSHA L	\$1,680,000	10 Parcel(s)
CLARK ALVIN R (TRUSTEE)	\$1,640,000	11 Parcel(s)
COOMER DARREL & MARIE TRUST	\$1,613,100	14 Parcel(s)
BARRETT LEON G & KATHRYN L	\$1,481,500	8 Parcel(s)
MUMBY SEAN & AMY	\$1,352,500	7 Parcel(s)
CONSUMERS ENERGY COMPANY	\$1,289,900	5 Parcel(s)
BENCHMARK INVESTMENTS LLC	\$1,162,900	9 Parcel(s)
CARLISLE M LOREN & GWEN L	\$990,800	4 Parcel(s)
MUMBY DAVID & DEANNA	\$987,800	8 Parcel(s)
BRUECK DOUGLAS L & KATHERINE L	\$960,500	6 Parcel(s)
CERES FARMS LLC	\$947,900	6 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Equalized Value)

Lockport Township Top 15 Owners by C.E.V.

JAY HUDDLE FARMS INC	\$3,619,900	25 Parcel(s)
VILLA MILLER LAND LLC	\$1,938,400	12 Parcel(s)
RICE ARTHUR G TRUSTEE	\$1,559,400	3 Parcel(s)
WALTHER INVESTMENT LLC	\$1,535,700	10 Parcel(s)
INDIANA MICHIGAN POWER CO	\$1,242,900	2 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$1,149,900	5 Parcel(s)
L WALTHER & SONS INC	\$859,300	6 Parcel(s)
RICE LAWRENCE & DEBORAH L	\$795,600	4 Parcel(s)
MEYER LEO E TRUST	\$771,900	1 Parcel(s)
STROBEL ALFRED L & BETTY L	\$741,800	4 Parcel(s)
LANDCO AG LLC	\$716,900	6 Parcel(s)
COOMER GEORGE W REV LIV TRUST &	\$676,400	2 Parcel(s)
SEMCO ENERGY INC	\$555,400	3 Parcel(s)
RICE DORIS P TRUSTEE	\$544,800	2 Parcel(s)
MEYER VENTURES LLC	\$536,100	3 Parcel(s)

Mendon Township Top 15 Owners by C.E.V.

ENBRIDGE ENERGY PARTNERS LP	\$10,127,300	3 Parcel(s)
IAC MENDON LLC	\$8,692,000	9 Parcel(s)
CONSUMERS ENERGY	\$4,199,400	8 Parcel(s)
T H PLASTICS INC	\$3,473,500	7 Parcel(s)
SCHMIDT LYLE FARMS LLC	\$2,934,500	17 Parcel(s)
C & J FARMS INC	\$2,855,600	18 Parcel(s)
VECTOR PIPELINE LTD PARTNERS	\$2,383,500	1 Parcel(s)
CUPP KIM S & LORI A FAMILY TRUST	\$2,327,300	9 Parcel(s)
COOMER DARRELL & MARIE TRUST	\$1,798,400	7 Parcel(s)
KLINE PAUL C & JOYCE R	\$1,505,100	18 Parcel(s)
KAUFFMAN FARM PROPERTIES 20 LLC	\$1,504,400	11 Parcel(s)
KBTJ LLC	\$1,411,800	2 Parcel(s)
WHITE LESTER L FAMILY TRUST	\$1,401,400	8 Parcel(s)
KAUFFMAN ANN M TRUST	\$1,349,600	6 Parcel(s)
PRECISION PIPE LLC	\$1,320,400	1 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Equalized Value)

Mottville Township Top 15 Owners by C.E.V.

BANKS HARDWOODS INC	\$6,114,700	4 Parcel(s)
MILLER EDGAR W & PHYLLIS K	\$3,952,800	17 Parcel(s)
INDIANA MICHIGAN POWER CO	\$3,752,100	6 Parcel(s)
SCATTERED ACRES LEASING LLC	\$2,492,300	13 Parcel(s)
FRESH SOLUTION FARMS LLC	\$2,087,300	2 Parcel(s)
ENTECH INC	\$1,960,100	1 Parcel(s)
HEMINGER TIMOTHY & EVERETT ALAN	\$1,683,500	4 Parcel(s)
UNIVERSAL FOREST PRODUCTS	\$1,594,700	3 Parcel(s)
THE ANDERSONS INC	\$1,540,200	2 Parcel(s)
COPPERCOIN HOLDINGS LLC	\$1,190,000	5 Parcel(s)
MILLER CONNIE E	\$1,067,000	5 Parcel(s)
MILLER TIMOTHY L & KELLY J	\$965,800	9 Parcel(s)
MCNAMARA GLENN ETAL	\$965,600	2 Parcel(s)
MILLER TIMOTHY L & KELLY	\$948,600	4 Parcel(s)
CONSUMERS ENERGY	\$899,500	4 Parcel(s)

Nottawa Township Top 15 Owners by C.E.V.

KUHLMAN PHILLIP L & GAIL M	\$1,927,300	16 Parcel(s)
CONSUMERS ENERGY	\$1,626,200	6 Parcel(s)
WOZNICKI JENNIFER REV TRUST	\$1,463,800	1 Parcel(s)
BRUECK LARRY F & VICKI S TRUST	\$1,353,400	7 Parcel(s)
ISLAND HILLS LLC	\$1,293,200	10 Parcel(s)
MAST LARRY E & ESTHER J REV TRUST	\$1,287,700	12 Parcel(s)
RICE LAWRENCE A & DEBORAH L	\$1,224,500	8 Parcel(s)
ROBINSON FAMILY TRUST	\$1,208,600	3 Parcel(s)
BORGERT FAMILY FARMS LLC	\$1,127,000	9 Parcel(s)
FLETCHER FARM INC	\$962,400	2 Parcel(s)
COOMER JOHN E & KERRY	\$927,100	6 Parcel(s)
YODER EDITH TRUST	\$908,700	7 Parcel(s)
STORMS LAVON R & AGNES H	\$903,400	3 Parcel(s)
SCHMIDT LYLE FARMS LLC	\$885,600	6 Parcel(s)
CUPP KERRY L & BETTS ANNE E	\$852,600	4 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Equalized Value)

Park Township Top 15 Owners by C.E.V.

ENBRIDGE ENERGY LTD PARTNERSHIP	\$8,127,400	2 Parcel(s)
SCATTERED ACRES LEASING LLC	\$3,497,900	14 Parcel(s)
RIEDSTRA DAIRY LTD	\$3,014,500	7 Parcel(s)
INDIANA MICHIGAN POWER CO	\$2,910,700	4 Parcel(s)
WALTHER FARMS L L C	\$2,703,200	2 Parcel(s)
VECTOR PIPELINE LTD PARTNERSHIP	\$2,537,800	2 Parcel(s)
X L MACHINE CO INC	\$2,152,500	1 Parcel(s)
AEP IN MI TRANSMISSION CO	\$1,895,100	1 Parcel(s)
NEMIRE RICK W	\$1,877,400	10 Parcel(s)
TLCO LLC	\$1,689,100	1 Parcel(s)
NAGEL FRED W & SONS INC	\$1,642,900	6 Parcel(s)
AMERICAN METAL FABRICATOR INC	\$1,550,700	3 Parcel(s)
VILLA MILLER LAND LLC	\$1,094,500	8 Parcel(s)
STRUBLE JAMES A REV TRUST	\$1,060,100	4 Parcel(s)
STRUBLE PHILLIP S	\$1,010,400	3 Parcel(s)

Sherman Township Top 15 Owners by C.E.V.

CONSUMERS ENERGY	\$3,270,300	4 Parcel(s)
STURGIS FARMS LLC	\$1,740,900	7 Parcel(s)
AEP IN MI TRANSMISSION CO	\$1,348,500	2 Parcel(s)
GRIFFIOEN ROBERT H & JOSEPHINE	\$1,157,600	3 Parcel(s)
GENTZ FAMILY PROPERTIES LLC	\$947,100	4 Parcel(s)
HIBBARD JAMES A	\$865,400	6 Parcel(s)
KELLEYS GREENACRES FARMS INC	\$779,600	3 Parcel(s)
MAKIN BACON FARM LLC	\$769,200	1 Parcel(s)
CLARK ROY L & ALANA V	\$682,900	4 Parcel(s)
BIZIK CHARLOTTE	\$667,800	5 Parcel(s)
BORGERT DANIEL & PHYLLIS REV TRUST	\$658,900	3 Parcel(s)
FAIRGROVE FARMS INC	\$585,600	2 Parcel(s)
KELLEY WILLIAM R & ELEANOR E	\$571,500	6 Parcel(s)
BORGERT FAMILY FARMS LLC	\$545,600	4 Parcel(s)
EICHORN GALEN R & CAROL A	\$536,300	2 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Equalized Value)

Sturgis Township Top 15 Owners by C.E.V.

FAIRGROVE FARMS INC	\$2,257,600	10 Parcel(s)
DEER CREEK FARMS INC	\$1,765,200	8 Parcel(s)
YUNKER STEPHEN & KAREN LIVING TRUST	\$1,623,300	12 Parcel(s)
PUESCHEL JOHN M TRUST	\$1,503,000	8 Parcel(s)
MILLIMAN MARVIN W TRUST	\$998,800	14 Parcel(s)
GUSHWA JAMES E	\$998,600	4 Parcel(s)
FAIRGROVE FARMS	\$853,100	5 Parcel(s)
MEMORY LANES MOBILE HOME PARK LLC	\$812,500	1 Parcel(s)
STURGIS FARMS LLC	\$736,300	9 Parcel(s)
MIDWEST HOSPITALITY PARTNERS INC	\$735,300	2 Parcel(s)
GRABE MICHAEL A	\$693,000	4 Parcel(s)
LEGACY 5 LLC	\$690,100	5 Parcel(s)
ABBOTT LABORATORIES	\$677,300	4 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	\$651,900	1 Parcel(s)
EATON MARGARET L TRUST	\$638,200	2 Parcel(s)

White Pigeon Township Top 15 Owners by C.E.V.

CONSUMERS ENERGY	\$28,461,100	3 Parcel(s)
WHITE PIGEON PAPER CO	\$4,635,900	8 Parcel(s)
KRULL THOMAS R & JACQUELINE R	\$2,336,300	19 Parcel(s)
INDIANA MICHIGAN POWER CO	\$2,009,400	3 Parcel(s)
STUTZMAN REAL PROPERTIES LLC	\$1,987,300	13 Parcel(s)
WAGNER JOHN P & BARBARA J	\$1,633,300	15 Parcel(s)
KLINGER LAKE COUNTRY CLUB	\$1,631,000	6 Parcel(s)
EA TECH PROPERTIES LLC	\$1,515,000	3 Parcel(s)
RIETH BLAIR A JR & TERESA O	\$1,284,000	5 Parcel(s)
KRULL MICHAEL L & MELISSA L	\$1,086,400	6 Parcel(s)
BAKER DENNIS E & JUDITH A	\$1,058,900	4 Parcel(s)
MILLER SHINAZY LLC	\$1,000,700	8 Parcel(s)
BEX FARMS INC	\$987,600	19 Parcel(s)
EGGERLING ARTHUR & DELORES	\$945,100	8 Parcel(s)
KOMRSKA ROGER R TRUSTEE &	\$930,800	19 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Equalized Value)

Sturgis City Top 15 Owners by C.E.V.

ABBOTT MANUFACTURING INC	\$42,526,700	8 Parcel(s)
BURR OAK TOOL INC	\$8,330,300	8 Parcel(s)
WAL MART REAL ESTATE BUSINESS TRUST	\$4,250,000	1 Parcel(s)
STURGIS MOLDED PRODUCTS CO	\$3,518,000	2 Parcel(s)
AMERICRAFT CARTON INC	\$3,365,300	5 Parcel(s)
POINDEXTER PROPERTIES LLC	\$2,188,700	1 Parcel(s)
STURGIS PLAZA LLC	\$1,760,300	5 Parcel(s)
INTERNATIONAL PAPER COMPANY	\$1,732,800	1 Parcel(s)
VILLAGE MANOR	\$1,700,000	1 Parcel(s)
REHAU INC	\$1,556,000	2 Parcel(s)
FEDERAL PAPER BOARD CO INC	\$1,525,500	1 Parcel(s)
FAWN RIVER APT CO LDHA LP	\$1,515,300	2 Parcel(s)
MORGAN OLSON LLC	\$1,486,800	1 Parcel(s)
SUMMIT POLYMERS, INC	\$1,042,800	2 Parcel(s)
OAK PRESS SOLUTIONS INC	\$1,026,600	1 Parcel(s)

Three Rivers City Top 15 Owners by C.E.V.

AMERICAN AXLE & MFG INC	\$45,320,100	2 Parcel(s)
INTERNATIONAL PAPER CO	\$6,163,900	3 Parcel(s)
MENARD INC	\$5,679,600	1 Parcel(s)
MEIJER INC	\$5,341,300	2 Parcel(s)
WAL MART REAL ESTATE TRUST	\$4,563,400	1 Parcel(s)
METAL TECHNOLOGIES INC	\$4,260,600	2 Parcel(s)
ARMSTRONG MACHINE WORKS	\$4,012,400	5 Parcel(s)
INDIANA MICHIGAN POWER CO	\$3,521,700	3 Parcel(s)
DAY INTERNATIONAL INC	\$2,714,500	3 Parcel(s)
BENTWATERS PARTNERS LTD	\$2,602,000	1 Parcel(s)
CAMOPLAST CROCKER LLC	\$1,919,100	2 Parcel(s)
SEMCO ENERGY GAS CO	\$1,823,600	1 Parcel(s)
HD DEV OF MARYLAND INC	\$1,706,900	2 Parcel(s)
RIVER TRAIL APARTMENTS LLC	\$1,549,400	1 Parcel(s)
SUNDANCE MEADOW LANE LLC	\$1,440,600	4 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Equalized Value)

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

AMERICAN AXLE & MFG INC	\$45,320,100	2 Parcel(s)
CONSUMERS ENERGY	\$42,842,723	47 Parcel(s)
ABBOTT MANUFACTURING INC	\$42,553,400	9 Parcel(s)
ENBRIDGE ENERGY LTD PARTNERSHIP	\$16,497,002	4 Parcel(s)
INDIANA MICHIGAN POWER CO	\$15,694,800	33 Parcel(s)
ENBRIDGE ENERGY PARTNERS LP	\$10,127,300	3 Parcel(s)
DEKALB GENETICS CORP	\$9,331,500	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$8,859,600	9 Parcel(s)
IAC MENDON LLC	\$8,692,000	9 Parcel(s)
SCATTERED ACRES LEASING LLC	\$8,626,400	40 Parcel(s)
BURR OAK TOOL INC	\$8,359,000	9 Parcel(s)
RUSSELL FARMS INC	\$7,748,900	34 Parcel(s)
PIONEER HI BRED INT INC	\$7,000,000	2 Parcel(s)
INTERNATIONAL PAPER CO	\$6,187,000	4 Parcel(s)
BANKS HARDWOODS INC	\$6,114,700	4 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Taxable Value)

Burr Oak Top 15 Owners by Taxable Value

CONSUMERS ENERGY	\$2,207,327	6 Parcel(s)
KING FARMS	\$1,042,650	19 Parcel(s)
MACDANIELS WILLIAM H & CYNTHIA K	\$432,981	14 Parcel(s)
YODER LOWAYNE & PHYLLIS DAWN TRUST	\$389,109	4 Parcel(s)
MUNN DAVID S & ROXANNA J TRUST	\$374,200	4 Parcel(s)
FOSTER ROBERT N TRUST	\$348,613	6 Parcel(s)
CONSUMERS ENERGY CO	\$346,334	2 Parcel(s)
LOCEY DAVID F & CHERYL S	\$331,558	12 Parcel(s)
ZOOK CARL D & DOROTHY A	\$329,346	4 Parcel(s)
WICKEY EDWIN & MARTHA A & KEVIN J	\$321,072	2 Parcel(s)
MILLER LYNN M	\$305,267	4 Parcel(s)
KELLEY LYNDON L & JANE E	\$301,468	2 Parcel(s)
YODER MARLIN JAY & WILMA JANE	\$293,522	1 Parcel(s)
BAKER EMILY TRUST	\$273,517	2 Parcel(s)
STUCKEY IVAN A TRUST	\$258,625	3 Parcel(s)

Colon Township Top 15 Owners by Taxable Value

CONSUMERS ENERGY CO	\$2,232,000	6 Parcel(s)
FOREST RIVER MANUFACTURING LLC	\$1,463,000	2 Parcel(s)
REMINGTON SEEDS, LLC	\$810,518	1 Parcel(s)
MAXITROL CO COLMER	\$502,300	1 Parcel(s)
HOSTETLER ALLIE M TRUST	\$501,679	8 Parcel(s)
WHM INVESTMENTS INC	\$415,626	5 Parcel(s)
YODER ARLEN & KETURAH TRUST	\$412,605	6 Parcel(s)
BORGERT JAMES W & KAREN J TRUST	\$392,643	5 Parcel(s)
COUNTY SEAT PROPERTIES	\$388,800	2 Parcel(s)
MAXITROL COMPANY	\$363,600	1 Parcel(s)
REMINGTON HYBRID SEED CO INC	\$354,600	1 Parcel(s)
YODER DANIEL J & SUSANNAH	\$345,310	2 Parcel(s)
HOCHSTEDLER TIMOTHY & VIOLET TRUST	\$344,653	4 Parcel(s)
JACKSON CONSTANCE L	\$306,050	4 Parcel(s)
MILLER SAMUEL G & MATTIE-TRUSTEES	\$305,445	5 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Taxable Value)

Constantine Township Top 15 Owners by Taxable Value

DEKALB GENETICS CORP	\$8,975,550	2 Parcel(s)
PIONEER HI BRED INT INC	\$7,000,000	2 Parcel(s)
PIONEER HI BRED CON1	\$4,340,400	1 Parcel(s)
MICHIGAN REAL ESTATE INVESTMENTS LL	\$2,655,700	3 Parcel(s)
REXAM CLOSURE SYSTEMS INC	\$2,404,067	1 Parcel(s)
AMERICAN ELECTRIC POWER	\$2,227,741	8 Parcel(s)
MICHIGAN MILK PRODUCERS ASSOC	\$1,953,343	6 Parcel(s)
INDIANA MICHIGAN POWER CO	\$1,932,555	8 Parcel(s)
FIBRE CONVERTERS	\$1,490,400	1 Parcel(s)
RUSSELL FARMS INC	\$1,342,002	10 Parcel(s)
VAUPELL	\$1,285,400	3 Parcel(s)
FIBRE CONVERTERS INC	\$950,000	1 Parcel(s)
BANC OF AMERICA LEASING & CAPITAL	\$876,200	1 Parcel(s)
HIG RECOVERY FUND INC	\$593,700	1 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$580,924	6 Parcel(s)

Fabius Township Top 15 Owners by Taxable Value

ENBRIDGE ENERGY LTD PARTNERSHIP	\$2,937,720	1 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	\$2,259,639	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$1,828,400	1 Parcel(s)
WASTE MANAGEMENT OF MICHIGAN INC	\$1,090,839	6 Parcel(s)
WESTSIDE LANDFILL INC	\$1,050,863	14 Parcel(s)
VECTOR PIPELINE	\$965,200	1 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$945,581	3 Parcel(s)
DUFOUR PHILIP ALLEN & KAREN SUE	\$684,800	6 Parcel(s)
LATVIAN CENTER GAREZERS INC	\$656,700	10 Parcel(s)
VIZULIS ANDA L REV TRUST	\$535,717	1 Parcel(s)
SEMCO ENERGY GAS CO	\$498,800	1 Parcel(s)
WASTE MANAGEMENT	\$447,800	1 Parcel(s)
LATELLA VICTORIA J LIVING TRUST	\$438,982	1 Parcel(s)
MUNN FAMILY LTD PARTNERSHIP	\$437,960	3 Parcel(s)
WESTSIDE GAS PRODUCERS LLC	\$424,413	2 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Taxable Value)

Fawn River Township Top 15 Owners by Taxable Value

CONSUMERS ENERGY	\$529,730	2 Parcel(s)
LITTLEFIELD FARMS	\$470,089	13 Parcel(s)
FBI FARMS INC	\$385,946	10 Parcel(s)
FEDERAL HOME LOAN MORTGAGE CORP	\$259,720	2 Parcel(s)
WINDY KNOLL FARM INC	\$252,443	4 Parcel(s)
HARRISON EUGENE R & KAREE' LOU	\$249,594	1 Parcel(s)
BASTIN JEFFREY K TRUST UND 1/2 INT&	\$248,772	2 Parcel(s)
ARVER JOHN P	\$242,894	8 Parcel(s)
LINDAMOOD JOHN & SHARON TRUST	\$228,794	2 Parcel(s)
SUTTON DANIEL R & TINA L	\$221,950	2 Parcel(s)
LAMPE DONALD & LOIS TRUST	\$216,102	2 Parcel(s)
BORDNER MONTE J & ROBIN A	\$213,248	6 Parcel(s)
MISHLER ERVIN	\$208,911	3 Parcel(s)
CABANSAG VICENTE D & NIEVES L	\$208,352	2 Parcel(s)
ROYER VINCENT E	\$207,674	2 Parcel(s)

Florence Township Top 15 Owners by Taxable Value

AEP IN MI TRANSMISSION CO	\$2,821,400	3 Parcel(s)
RUSSELL FARMS INC	\$1,277,474	23 Parcel(s)
JONES JERRY A & DARCY J	\$930,974	9 Parcel(s)
MILLER JOHN E & TAMARA J	\$603,317	8 Parcel(s)
KELLEYS GREENACRES FARMS 2/3 INT &	\$556,473	3 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$529,500	4 Parcel(s)
STUBY DALE E & SARA A	\$529,481	7 Parcel(s)
HUNTER GARY L & SANDRA	\$504,681	5 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$491,268	13 Parcel(s)
HENSELL JACK R TRUST UND 1/2 INT &	\$406,088	4 Parcel(s)
MILLER EUGENE TRUST	\$383,241	1 Parcel(s)
CONSUMERS ENERGY	\$381,479	5 Parcel(s)
HENSELL WILLIAM A & JEAN A REV	\$378,068	3 Parcel(s)
SCATTERED ACRES LEASING LLC	\$369,807	7 Parcel(s)
STEFFEL PAUL T & CONNIE J	\$363,874	6 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Taxable Value)

Flowerfield Township Top 15 Owners by Taxable Value

VECTOR PIPELINE LTD PARTNERS	\$1,644,859	1 Parcel(s)
ENBRIDGE ENERGY LTD PARTNERSHIP	\$1,585,998	1 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$1,071,615	2 Parcel(s)
FORBUSH DAVID LEE &	\$653,980	1 Parcel(s)
BENT JUNE & NANETTE 1/2EA TRUST	\$459,769	13 Parcel(s)
KLEIN VINCENT DONALD LIVING TRUST	\$436,043	8 Parcel(s)
INDIANA MICHIGAN POWER COMPANY	\$430,977	2 Parcel(s)
HACKENBERG SALLY J LIVING TRUST	\$416,137	10 Parcel(s)
WILLIAMS KATHLEEN M	\$393,383	10 Parcel(s)
PINE VIEW GOLF CLUB LLC	\$367,027	5 Parcel(s)
BARTH CLARENCE A	\$347,018	4 Parcel(s)
DRAKE KENT C TRUST	\$328,396	9 Parcel(s)
BARROW DOUG & GWENDOLYN	\$253,717	1 Parcel(s)
THORNBURGH DOUGLAS C & SHELLIE A	\$251,728	4 Parcel(s)
SCHUG TIMOTHY L & LAURA J	\$246,590	5 Parcel(s)

Leonidas Township Top 15 Owners by Taxable Value

MICIGAN ELECTRIC TRANSMISSION	\$4,262,200	1 Parcel(s)
MICHIGAN ELECTRIC TRANSMISSION CO	\$2,370,500	1 Parcel(s)
CONSUMERS ENERGY COMPANY	\$1,282,767	5 Parcel(s)
BELSON ROBERT C & LAURA F	\$828,063	8 Parcel(s)
CAMPBELL FAMILY TRUST	\$641,680	11 Parcel(s)
CLARK ALVIN R (TRUSTEE)	\$536,936	11 Parcel(s)
COOMER DARREL & MARIE TRUST	\$535,424	14 Parcel(s)
BENCHMARK INVESTMENTS LLC	\$463,120	9 Parcel(s)
MUMBY SEAN & AMY	\$423,789	7 Parcel(s)
DECKER DENNIS N & MARSHA L	\$421,633	10 Parcel(s)
BARRETT LEON G & KATHRYN L	\$397,489	8 Parcel(s)
ROCKELEIN JAMES	\$382,910	4 Parcel(s)
BRUECK DOUGLAS L & KATHERINE L	\$322,161	6 Parcel(s)
GENTZ RAYMOND L & CYNTHIA-CTR	\$305,873	9 Parcel(s)
MUMBY DAVID & DEANNA	\$291,398	8 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Taxable Value)

Lockport Township Top 15 Owners by Taxable Value

JAY HUDDLE FARMS INC	\$1,485,616	25 Parcel(s)
INDIANA MICHIGAN POWER CO	\$1,242,900	2 Parcel(s)
WALTHER INVESTMENT LLC	\$966,501	10 Parcel(s)
L WALTHER & SONS INC	\$607,314	6 Parcel(s)
MEYER LEO E TRUST	\$556,711	1 Parcel(s)
SEMCO ENERGY INC	\$555,400	3 Parcel(s)
LANDCO AG LLC	\$539,360	6 Parcel(s)
COASTAL REAL ESTATE HOLDINGS LLC	\$516,000	1 Parcel(s)
RICE ARTHUR G TRUSTEE	\$502,709	3 Parcel(s)
VILLA MILLER LAND LLC	\$501,480	12 Parcel(s)
FOREST RIVER MANUFACTURING LLC	\$487,000	3 Parcel(s)
MEYER VENTURES LLC	\$472,536	3 Parcel(s)
STROBEL ALFRED L & BETTY L	\$429,467	4 Parcel(s)
CONSUMERS ENERGY CO	\$409,000	3 Parcel(s)
SKRZYNIARZ JOSEPH & DARCI TRUST	\$406,600	5 Parcel(s)

Mendon Township Top 15 Owners by Taxable Value

ENBRIDGE ENERGY PARTNERS LP	\$8,836,801	3 Parcel(s)
IAC MENDON LLC	\$8,676,272	9 Parcel(s)
CONSUMERS ENERGY	\$4,169,686	8 Parcel(s)
T H PLASTICS INC	\$3,449,560	7 Parcel(s)
VECTOR PIPELINE LTD PARTNERS	\$2,383,500	1 Parcel(s)
KBTJ LLC	\$1,353,803	2 Parcel(s)
SCHMIDT LYLE FARMS LLC	\$1,321,906	17 Parcel(s)
PRECISION PIPE LLC	\$1,320,400	1 Parcel(s)
KLINE PHILLIP L & TAMA K CTR	\$1,030,340	1 Parcel(s)
MICHIGAN CAT	\$777,000	1 Parcel(s)
C & J FARMS INC	\$561,522	18 Parcel(s)
CUPP KIM S & LORI A FAMILY TRUST	\$525,757	9 Parcel(s)
LANDCO AG LLC	\$489,571	2 Parcel(s)
KAUFFMAN FARM PROPERTIES 20 LLC	\$472,584	11 Parcel(s)
PARKS MARK A & ROBIN	\$438,380	3 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Taxable Value)

Mottville Township Top 15 Owners by Taxable Value

BANKS HARDWOODS INC	\$6,114,035	4 Parcel(s)
INDIANA MICHIGAN POWER CO	\$3,492,786	6 Parcel(s)
FRESH SOLUTION FARMS LLC	\$1,993,079	2 Parcel(s)
ENTECH INC	\$1,960,100	1 Parcel(s)
MILLER EDGAR W & PHYLLIS K	\$1,934,191	17 Parcel(s)
UNIVERSAL FOREST PRODUCTS	\$1,587,793	3 Parcel(s)
THE ANDERSONS INC	\$1,182,992	2 Parcel(s)
COPPERCOIN HOLDINGS LLC	\$1,080,721	5 Parcel(s)
SCATTERED ACRES LEASING LLC	\$983,525	13 Parcel(s)
CONSUMERS ENERGY	\$869,847	4 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$847,200	5 Parcel(s)
HEMINGER TIMOTHY & EVERETT ALAN	\$616,644	4 Parcel(s)
MILLER CONNIE E	\$553,548	5 Parcel(s)
KLINE SHERRILL A TRUST-UND 1/2 INT&	\$510,800	1 Parcel(s)
MILLER TIMOTHY L & KELLY	\$452,518	4 Parcel(s)

Nottawa Township Top 15 Owners by Taxable Value

CONSUMERS ENERGY	\$1,620,503	6 Parcel(s)
WOZNICKI JENNIFER REV TRUST	\$1,308,702	1 Parcel(s)
ISLAND HILLS LLC	\$1,293,200	10 Parcel(s)
TERRA 88 LLC	\$691,935	98 Parcel(s)
CONSUMERS ENERGY CO	\$679,400	1 Parcel(s)
KUHLMAN PHILLIP L & GAIL M	\$598,674	16 Parcel(s)
DUNNING JULIANNE M TRUST	\$564,220	5 Parcel(s)
CCG REAL ESTATE LLC	\$558,023	1 Parcel(s)
119 PROPERTIES LLC	\$510,300	1 Parcel(s)
RICE LAWRENCE A & DEBORAH L	\$445,857	8 Parcel(s)
YODER EDITH TRUST	\$411,844	7 Parcel(s)
MAST LARRY E & ESTHER J REV TRUST	\$375,512	12 Parcel(s)
MCCOLGAN PATRICK T & ANNE M TRUST	\$375,300	1 Parcel(s)
COOMER JOHN E & KERRY	\$371,791	6 Parcel(s)
CENTREVILLE PROPERTIES LLC	\$370,400	1 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Taxable Value)

Park Township Top 15 Owners by Taxable Value

ENBRIDGE ENERGY LTD PARTNERSHIP	\$8,127,400	2 Parcel(s)
INDIANA MICHIGAN POWER CO	\$2,873,438	4 Parcel(s)
VECTOR PIPELINE LTD PARTNERSHIP	\$2,537,800	2 Parcel(s)
RIEDSTRA DAIRY LTD	\$2,446,262	7 Parcel(s)
WALTHER FARMS L L C	\$2,178,847	2 Parcel(s)
X L MACHINE CO INC	\$2,152,500	1 Parcel(s)
AEP IN MI TRANSMISSION CO	\$1,895,100	1 Parcel(s)
TLCO LLC	\$1,689,100	1 Parcel(s)
AMERICAN METAL FABRICATOR INC	\$1,534,162	3 Parcel(s)
SCATTERED ACRES LEASING LLC	\$1,108,768	14 Parcel(s)
NAGEL FRED W & SONS INC	\$923,286	6 Parcel(s)
CROWN WILBUR ROAD LLC	\$876,523	1 Parcel(s)
CONSUMERS ENERGY	\$818,500	3 Parcel(s)
PETERSON SPRING CIMA	\$792,600	2 Parcel(s)
NEMIRE RICK W	\$633,806	10 Parcel(s)

Sherman Township Top 15 Owners by Taxable Value

CONSUMERS ENERGY	\$3,270,300	4 Parcel(s)
AEP IN MI TRANSMISSION CO	\$1,348,500	2 Parcel(s)
GRIFFIOEN ROBERT H & JOSEPHINE	\$821,318	3 Parcel(s)
STURGIS FARMS LLC	\$774,789	7 Parcel(s)
MAKIN BACON FARM LLC	\$769,200	1 Parcel(s)
KELLEYS GREENACRES FARMS INC	\$492,681	3 Parcel(s)
GENTZ FAMILY PROPERTIES LLC	\$399,233	4 Parcel(s)
AQUILA INC AQUILA NETWORKS MGU	\$393,200	2 Parcel(s)
CORCORAN LINDA M TRUST	\$387,346	2 Parcel(s)
MOLIS RYAN & JILLIAN UND 1/2 INT &	\$373,200	1 Parcel(s)
SHIM PARTNERSHIP LLC	\$356,717	1 Parcel(s)
BIZIK CHARLOTTE	\$351,585	5 Parcel(s)
JURKOVIC EDWARD J & LAURA M	\$338,400	1 Parcel(s)
CLARK ROY L & ALANA V	\$331,976	4 Parcel(s)
SILVER ROBERT	\$319,800	1 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Taxable Value)

Sturgis Township Top 15 Owners by Taxable Value

MEMORY LANES MOBILE HOME PARK LLC	\$812,500	1 Parcel(s)
FAIRGROVE FARMS INC	\$786,472	10 Parcel(s)
MIDWEST HOSPITALITY PARTNERS INC	\$708,258	2 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	\$651,900	1 Parcel(s)
S S J INVESTMENTS LIMITED	\$588,162	1 Parcel(s)
ABBOTT LABORATORIES	\$578,209	4 Parcel(s)
YUNKER STEPHEN & KAREN LIVING TRUST	\$570,336	12 Parcel(s)
DEER CREEK FARMS INC	\$460,991	8 Parcel(s)
PUESCHEL JOHN M TRUST	\$415,831	8 Parcel(s)
GRABE MICHAEL A	\$410,253	4 Parcel(s)
BOGEN MOBILE CONCRETE	\$400,000	1 Parcel(s)
AEP IN MI TRANSMISSION CO	\$395,300	1 Parcel(s)
TRADE WINDS LIMITED DIVIDEND	\$366,572	1 Parcel(s)
MICHIGAN GAS UTILTIY CORP	\$361,100	1 Parcel(s)
MILLIMAN MARVIN W TRUST	\$347,344	14 Parcel(s)

White Pigeon Township Top 15 Owners by Taxable Value

CONSUMERS ENERGY	\$28,444,167	3 Parcel(s)
WHITE PIGEON PAPER CO	\$4,504,855	8 Parcel(s)
INDIANA MICHIGAN POWER CO	\$1,993,178	3 Parcel(s)
EA TECH PROPERTIES LLC	\$1,506,670	3 Parcel(s)
RIETH BLAIR A JR & TERESA O	\$1,254,018	5 Parcel(s)
KRULL THOMAS R & JACQUELINE R	\$966,727	19 Parcel(s)
WRIGHT DAVID C & SHERI L	\$856,200	2 Parcel(s)
STUTZMAN REAL PROPERTIES LLC	\$843,308	13 Parcel(s)
BAKER DENNIS E & JUDITH A	\$758,251	4 Parcel(s)
SUPREME PROPERTIES NORTH INC	\$727,300	1 Parcel(s)
KLINGER LAKE COUNTRY CLUB	\$707,319	6 Parcel(s)
MCKINLEY LAVIDGE REV TRUST	\$686,100	1 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$659,789	2 Parcel(s)
DEPUTY ROBERT J TRUST UND 1/2 INT &	\$647,800	1 Parcel(s)
KOMRSKA ROGER R TRUSTEE &	\$633,337	19 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Taxable Value)

Sturgis City Top 15 Owners by Taxable Value

ABBOTT MANUFACTURING INC	\$42,486,787	8 Parcel(s)
BURR OAK TOOL INC	\$8,318,614	8 Parcel(s)
WAL MART REAL ESTATE BUSINESS TRUST	\$4,250,000	1 Parcel(s)
AMERICRAFT CARTON INC	\$3,358,715	5 Parcel(s)
STURGIS MOLDED PRODUCTS CO	\$3,322,109	2 Parcel(s)
POINDEXTER PROPERTIES LLC	\$2,188,700	1 Parcel(s)
INTERNATIONAL PAPER COMPANY	\$1,732,800	1 Parcel(s)
VILLAGE MANOR	\$1,700,000	1 Parcel(s)
STURGIS PLAZA LLC	\$1,616,916	5 Parcel(s)
REHAU INC	\$1,556,000	2 Parcel(s)
FEDERAL PAPER BOARD CO INC	\$1,525,500	1 Parcel(s)
MORGAN OLSON LLC	\$1,486,800	1 Parcel(s)
FAWN RIVER APT CO LDHA LP	\$1,393,444	2 Parcel(s)
SUMMIT POLYMERS, INC	\$1,042,800	2 Parcel(s)
OAK PRESS SOLUTIONS INC	\$1,026,600	1 Parcel(s)

Three Rivers City Top 15 Owners by Taxable Value

AMERICAN AXLE & MFG INC	\$43,999,483	2 Parcel(s)
INTERNATIONAL PAPER CO	\$6,161,028	3 Parcel(s)
MENARD INC	\$5,539,660	1 Parcel(s)
MEIJER INC	\$5,258,338	2 Parcel(s)
WAL MART REAL ESTATE TRUST	\$4,409,846	1 Parcel(s)
METAL TECHNOLOGIES INC	\$4,260,600	2 Parcel(s)
ARMSTRONG MACHINE WORKS	\$4,000,699	5 Parcel(s)
INDIANA MICHIGAN POWER CO	\$3,503,641	3 Parcel(s)
DAY INTERNATIONAL INC	\$2,714,500	3 Parcel(s)
BENTWATERS PARTNERS LTD	\$2,366,768	1 Parcel(s)
CAMOPLAST CROCKER LLC	\$1,919,100	2 Parcel(s)
SEMCO ENERGY GAS CO	\$1,823,600	1 Parcel(s)
RIVER TRAIL APARTMENTS LLC	\$1,549,400	1 Parcel(s)
AMIGO R & L INC	\$1,359,558	5 Parcel(s)
MENARD INC #3301	\$1,357,600	1 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Taxable Value)

County Wide Top 15 Owners by Taxable Value

AMERICAN AXLE & MFG INC	\$43,999,483	2 Parcel(s)
CONSUMERS ENERGY	\$42,693,721	47 Parcel(s)
ABBOTT MANUFACTURING INC	\$42,494,652	9 Parcel(s)
INDIANA MICHIGAN POWER CO	\$15,295,025	33 Parcel(s)
ENBRIDGE ENERGY LTD PARTNERSHIP	\$12,651,118	4 Parcel(s)
DEKALB GENETICS CORP	\$8,975,550	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$8,859,600	9 Parcel(s)
ENBRIDGE ENERGY PARTNERS LP	\$8,836,801	3 Parcel(s)
IAC MENDON LLC	\$8,676,272	9 Parcel(s)
BURR OAK TOOL INC	\$8,346,554	9 Parcel(s)
PIONEER HI BRED INT INC	\$7,000,000	2 Parcel(s)
INTERNATIONAL PAPER CO	\$6,184,128	4 Parcel(s)
BANKS HARDWOODS INC	\$6,114,035	4 Parcel(s)
MENARD INC	\$5,539,660	1 Parcel(s)
MEIJER INC	\$5,258,338	2 Parcel(s)

St. Joseph County

Real Property Tentative Taxable Valuation as of April 1st 2014

Township or City Name	Agricultural	Commercial	Industrial	Residential	Timber-Cutover	Developmental	Total Real
001 Burr Oak Township	\$14,966,768	\$818,986	\$717,756	\$38,307,690	\$0	\$0	\$54,811,200
002 Colon Township	\$15,701,901	\$3,523,592	\$2,559,796	\$68,382,668	\$0	\$0	\$90,167,957
003 Constantine Township	\$11,191,546	\$3,904,717	\$19,726,223	\$59,773,949	\$0	\$0	\$94,596,435
004 Fabius Township	\$7,233,942	\$3,904,345	\$2,474,176	\$143,733,900	\$0	\$0	\$157,346,363
005 Fawn River Township	\$6,703,977	\$1,123,674	\$0	\$26,004,047	\$0	\$0	\$33,831,698
006 Florence Township	\$18,945,446	\$0	\$64,161	\$17,917,798	\$0	\$0	\$36,927,405
007 Flowerfield Township	\$10,111,013	\$486,060	\$87,439	\$35,261,978	\$0	\$0	\$45,946,490
008 Leonidas Township	\$17,551,606	\$724,337	\$0	\$15,302,816	\$0	\$0	\$33,578,759
009 Lockport Township	\$14,313,924	\$3,751,023	\$913,005	\$79,314,609	\$0	\$0	\$98,292,561
010 Mendon Township	\$15,018,087	\$3,011,449	\$5,051,474	\$39,923,437	\$0	\$0	\$63,004,447
011 Mottville Township	\$11,567,831	\$1,913,383	\$10,397,241	\$22,632,410	\$0	\$0	\$46,510,865
012 Nottawa Township	\$17,859,072	\$7,382,226	\$318,158	\$84,280,077	\$0	\$0	\$109,839,533
013 Park Township	\$21,882,198	\$5,880,919	\$4,548,446	\$66,968,286	\$0	\$0	\$99,279,849
014 Sherman Township	\$12,356,359	\$1,176,182	\$156,662	\$106,131,749	\$0	\$0	\$119,820,952
015 Sturgis Township	\$9,430,559	\$8,767,490	\$1,377,334	\$26,284,058	\$0	\$244,804	\$46,104,245
016 White Pigeon Township	\$10,942,431	\$7,763,468	\$7,707,009	\$129,552,672	\$0	\$0	\$155,965,580
051 Three Rivers City	\$0	\$52,212,856	\$19,272,829	\$62,906,839	\$0	\$0	\$134,392,524
052 Sturgis City	\$1,190,713	\$37,050,801	\$34,215,525	\$109,532,362	\$0	\$0	\$181,989,401
040 Burr Oak Village	\$52,420	\$686,971	\$521,569	\$5,742,101	\$0	\$0	\$7,003,061
041 Colon Village	\$0	\$2,514,208	\$1,640,087	\$19,522,711	\$0	\$0	\$23,677,006
042 Centreville Village	\$22,295	\$4,075,325	\$318,158	\$12,038,377	\$0	\$0	\$16,454,155
043 Constantine Village	\$125,150	\$2,842,207	\$15,346,555	\$16,872,186	\$0	\$0	\$35,186,098
044 Mendon Village	\$22,982	\$1,564,469	\$3,938,117	\$9,631,104	\$0	\$0	\$15,156,672
045 White Pigeon Village	\$284,936	\$5,143,767	\$3,567,352	\$15,480,280	\$0	\$0	\$24,476,335
055 Centreville Village	\$0	\$284,056	\$771,303	\$784,651	\$0	\$0	\$1,840,010
Totals for County	\$216,967,373	\$143,395,508	\$109,587,234	\$1,132,211,345	\$0	\$244,804	\$1,602,406,264

St. Joseph County

Personal Property Tentative Taxable Valuation as of April 1st 2014

Township or City Name	Ag. Personal	Com. Personal		Ind. Personal	Res. Personal	Util. Personal	Total Personal
001 Burr Oak Township	\$0	\$108,500		\$263,300	\$0	\$2,694,100	\$3,065,900
002 Colon Township	\$0	\$875,400		\$1,136,300	\$0	\$2,614,800	\$4,626,500
003 Constantine Township	\$0	\$2,248,911		\$15,400,900	\$0	\$3,157,300	\$20,807,111
004 Fabius Township	\$0	\$1,070,900		\$391,300	\$0	\$9,651,520	\$11,113,720
005 Fawn River Township	\$0	\$163,000		\$0	\$0	\$654,700	\$817,700
006 Florence Township	\$0	\$255,100		\$0	\$0	\$4,121,500	\$4,376,600
007 Flowerfield Township	\$0	\$304,913		\$0	\$0	\$4,924,397	\$5,229,310
008 Leonidas Township	\$0	\$112,600		\$0	\$0	\$7,968,300	\$8,080,900
009 Lockport Township	\$0	\$582,000		\$93,100	\$0	\$2,415,500	\$3,090,600
010 Mendon Township	\$0	\$804,800		\$11,279,500	\$0	\$15,603,801	\$27,688,101
011 Mottville Township	\$0	\$2,420,700		\$5,737,200	\$0	\$3,082,900	\$11,240,800
012 Nottawa Township	\$0	\$1,411,000		\$564,200	\$0	\$2,862,900	\$4,838,100
013 Park Township	\$0	\$978,400		\$4,855,100	\$0	\$16,420,000	\$22,253,500
014 Sherman Township	\$0	\$68,700		\$0	\$0	\$5,160,300	\$5,229,000
015 Sturgis Township	\$0	\$1,408,700		\$3,800	\$0	\$1,457,200	\$2,869,700
016 White Pigeon Township	\$0	\$564,700		\$4,254,200	\$0	\$30,011,500	\$34,830,400
051 Three Rivers City	\$0	\$9,936,900		\$57,028,900	\$0	\$5,885,800	\$72,851,600
052 Sturgis City	\$0	\$6,540,800		\$52,435,000	\$0	\$1,063,600	\$60,039,400
040 Burr Oak Village	\$0	\$92,300		\$218,400	\$0	\$381,600	\$692,300
041 Colon Village	\$0	\$354,400		\$781,700	\$0	\$693,600	\$1,829,700
042 Centreville Village	\$0	\$511,500		\$564,200	\$0	\$787,900	\$1,863,600
043 Constantine Village	\$0	\$849,600		\$10,369,400	\$0	\$1,039,100	\$12,258,100
044 Mendon Village	\$0	\$410,200		\$8,570,600	\$0	\$765,500	\$9,746,300
045 White Pigeon Village	\$0	\$335,100		\$409,900	\$0	\$1,109,800	\$1,854,800
055 Centreville Village	\$0	\$0		\$93,100	\$0	\$40,900	\$134,000
Totals for County	\$0	\$29,856,024		\$153,442,800	\$0	\$119,750,118	\$303,048,942

St. Joseph County

Real & Personal Property Tentative Taxable Valuation as of April 1st 2014

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	\$57,877,100	\$45,279,546	\$108,500	\$263,300	\$12,225,754
002 Colon Township	\$94,794,457	\$56,506,425	\$875,400	\$1,136,300	\$36,276,332
003 Constantine Township	\$115,403,546	\$59,569,113	\$2,248,911	\$15,400,900	\$38,184,622
004 Fabius Township	\$168,460,083	\$94,673,965	\$1,070,900	\$391,300	\$72,323,918
005 Fawn River Township	\$34,649,398	\$28,240,017	\$163,000	\$0	\$6,246,381
006 Florence Township	\$41,304,005	\$33,011,814	\$255,100	\$0	\$8,037,091
007 Flowerfield Township	\$51,175,800	\$40,434,994	\$304,913	\$0	\$10,435,893
008 Leonidas Township	\$41,659,659	\$29,320,210	\$112,600	\$0	\$12,226,849
009 Lockport Township	\$101,383,161	\$78,511,895	\$582,000	\$93,100	\$22,196,166
010 Mendon Township	\$90,692,548	\$47,016,554	\$804,800	\$11,279,500	\$31,591,694
011 Mottville Township	\$57,751,665	\$28,743,628	\$2,420,700	\$5,737,200	\$20,850,137
012 Nottawa Township	\$114,677,633	\$77,570,032	\$1,411,000	\$564,200	\$35,132,401
013 Park Township	\$121,533,349	\$70,868,852	\$978,400	\$4,855,100	\$44,830,997
014 Sherman Township	\$125,049,952	\$89,707,238	\$68,700	\$0	\$35,274,014
015 Sturgis Township	\$48,973,945	\$32,903,747	\$1,408,700	\$3,800	\$14,657,698
016 White Pigeon Township	\$190,795,980	\$84,744,621	\$564,700	\$4,254,200	\$101,232,459
051 Three Rivers City	\$207,244,124	\$47,589,730	\$9,936,900	\$57,028,900	\$92,688,594
052 Sturgis City	\$242,028,801	\$86,871,304	\$6,540,800	\$52,435,000	\$96,181,697
040 Burr Oak Village	\$7,695,361	\$4,474,083	\$92,300	\$218,400	\$2,910,578
041 Colon Village	\$25,506,706	\$12,393,356	\$354,400	\$781,700	\$11,977,250
042 Centreville Village	\$18,317,755	\$10,416,121	\$511,500	\$564,200	\$6,825,934
043 Constantine Village	\$47,444,198	\$12,772,788	\$849,600	\$10,369,400	\$23,452,410
044 Mendon Village	\$24,902,972	\$7,884,574	\$410,200	\$8,570,600	\$8,037,598
045 White Pigeon Village	\$26,331,135	\$12,753,447	\$335,100	\$409,900	\$12,832,688
055 Centreville Village	\$1,974,010	\$680,397	\$0	\$93,100	\$1,200,513
Totals for County	\$1,905,455,206	\$1,031,563,685	\$29,856,024	\$153,442,800	\$690,592,697

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
001 Burr Oak Township									
	12020 Bronson	\$122,100	\$0	\$0	\$63,400	\$0	\$185,500	\$0	\$185,500
	75003 Nottawa	\$315,800	\$0	\$0	\$374,800	\$0	\$690,600	\$0	\$690,600
	75010 Sturgis	\$10,417,200	\$42,800	\$0	\$21,240,800	\$0	\$31,700,800	\$378,400	\$32,079,200
	75020 Burr Oak	\$30,792,800	\$889,900	\$818,400	\$23,896,000	\$0	\$56,397,100	\$2,505,800	\$58,902,900
	75040 Colon	\$4,019,700	\$24,600	\$0	\$2,914,900	\$0	\$6,959,200	\$181,700	\$7,140,900
Total Burr Oak Township		\$45,667,600	\$957,300	\$818,400	\$48,489,900	\$0	\$95,933,200	\$3,065,900	\$98,999,100
002 Colon Township									
	75003 Nottawa	\$2,506,700	\$0	\$0	\$1,587,900	\$0	\$4,094,600	\$58,500	\$4,153,100
	75020 Burr Oak	\$2,903,500	\$297,700	\$0	\$1,345,900	\$0	\$4,547,100	\$240,100	\$4,787,200
	75040 Colon	\$43,414,800	\$3,636,000	\$2,601,000	\$82,337,900	\$0	\$131,989,700	\$4,317,100	\$136,306,800
	75060 Mendon	\$852,000	\$0	\$0	\$98,400	\$0	\$950,400	\$10,800	\$961,200
Total Colon Township		\$49,677,000	\$3,933,700	\$2,601,000	\$85,370,100	\$0	\$141,581,800	\$4,626,500	\$146,208,300
003 Constantine Township									
	75050 Constantine	\$35,859,800	\$4,262,800	\$20,793,700	\$61,594,700	\$0	\$122,511,000	\$20,716,000	\$143,227,000
	75070 White Pigeon	\$724,900	\$0	\$0	\$748,700	\$0	\$1,473,600	\$6,100	\$1,479,700
	75080 Three Rivers	\$2,833,700	\$0	\$0	\$3,528,000	\$0	\$6,361,700	\$85,700	\$6,447,400
Total Constantine Township		\$39,418,400	\$4,262,800	\$20,793,700	\$65,871,400	\$0	\$130,346,300	\$20,807,800	\$151,154,100
004 Fabius Township									
	75050 Constantine	\$139,500	\$0	\$0	\$314,900	\$0	\$454,400	\$5,000	\$459,400
	75080 Three Rivers	\$19,590,600	\$4,513,800	\$3,476,900	\$179,613,100	\$0	\$207,194,400	\$11,200,900	\$218,395,300
Total Fabius Township		\$19,730,100	\$4,513,800	\$3,476,900	\$179,928,000	\$0	\$207,648,800	\$11,205,900	\$218,854,700
005 Fawn River Township									
	75010 Sturgis	\$23,013,700	\$1,412,200	\$0	\$31,853,400	\$0	\$56,279,300	\$817,700	\$57,097,000
Total Fawn River Township		\$23,013,700	\$1,412,200	\$0	\$31,853,400	\$0	\$56,279,300	\$817,700	\$57,097,000
006 Florence Township									
	75030 Centreville	\$27,776,400	\$0	\$0	\$7,742,800	\$0	\$35,519,200	\$2,210,700	\$37,729,900
	75050 Constantine	\$12,577,800	\$0	\$77,500	\$7,723,800	\$0	\$20,379,100	\$690,700	\$21,069,800
	75070 White Pigeon	\$12,273,300	\$0	\$0	\$2,300,900	\$0	\$14,574,200	\$245,800	\$14,820,000
	75080 Three Rivers	\$6,876,900	\$0	\$38,200	\$1,903,400	\$0	\$8,818,500	\$1,229,400	\$10,047,900
Total Florence Township		\$59,504,400	\$0	\$115,700	\$19,670,900	\$0	\$79,291,000	\$4,376,600	\$83,667,600
007 Flowerfield Township									
	14050 Marcellus	\$2,799,300	\$0	\$0	\$5,286,010	\$0	\$8,085,310	\$163,538	\$8,248,848
	75080 Three Rivers	\$29,799,420	\$1,347,610	\$95,840	\$38,686,011	\$0	\$69,928,881	\$8,819,476	\$78,748,357
Total Flowerfield Township		\$32,598,720	\$1,347,610	\$95,840	\$43,972,021	\$0	\$78,014,191	\$8,983,014	\$86,997,205
008 Leonidas Township									
	13050 Athens	\$430,000	\$0	\$0	\$142,500	\$0	\$572,500	\$5,600	\$578,100
	39170 Vicksburg	\$2,198,200	\$0	\$0	\$470,500	\$0	\$2,668,700	\$84,400	\$2,753,100
	75040 Colon	\$48,295,800	\$920,500	\$0	\$17,760,000	\$0	\$66,976,300	\$5,604,200	\$72,580,500
	75060 Mendon	\$3,642,700	\$0	\$0	\$508,100	\$0	\$4,150,800	\$2,386,700	\$6,537,500
Total Leonidas Township		\$54,566,700	\$920,500	\$0	\$18,881,100	\$0	\$74,368,300	\$8,080,900	\$82,449,200

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
009 Lockport Township									
	75030 Centreville	\$20,745,100	\$607,300	\$792,900	\$15,884,700	\$0	\$38,030,000	\$977,300	\$39,007,300
	75060 Mendon	\$1,057,300	\$12,000	\$0	\$768,900	\$0	\$1,838,200	\$35,600	\$1,873,800
	75080 Three Rivers	\$10,138,600	\$3,682,300	\$188,100	\$69,887,600	\$0	\$83,896,600	\$2,077,700	\$85,974,300
Total Lockport Township		\$31,941,000	\$4,301,600	\$981,000	\$86,541,200	\$0	\$123,764,800	\$3,090,600	\$126,855,400
010 Mendon Township									
	39170 Vicksburg	\$3,868,000	\$1,051,700	\$0	\$3,412,500	\$0	\$8,332,200	\$192,700	\$8,524,900
	75060 Mendon	\$49,324,000	\$2,079,300	\$5,279,200	\$46,128,300	\$0	\$102,810,800	\$28,785,900	\$131,596,700
Total Mendon Township		\$53,192,000	\$3,131,000	\$5,279,200	\$49,540,800	\$0	\$111,143,000	\$28,978,600	\$140,121,600
011 Mottville Township									
	75050 Constantine	\$8,465,200	\$66,900	\$189,500	\$5,929,200	\$0	\$14,650,800	\$361,400	\$15,012,200
	75070 White Pigeon	\$17,953,100	\$2,038,400	\$11,130,600	\$18,199,600	\$0	\$49,321,700	\$10,879,400	\$60,201,100
Total Mottville Township		\$26,418,300	\$2,105,300	\$11,320,100	\$24,128,800	\$0	\$63,972,500	\$11,240,800	\$75,213,300
012 Nottawa Township									
	75003 Nottawa	\$17,340,500	\$1,808,300	\$0	\$44,211,100	\$0	\$63,359,900	\$979,500	\$64,339,400
	75030 Centreville	\$14,419,600	\$5,969,200	\$414,900	\$46,887,500	\$0	\$67,691,200	\$3,211,700	\$70,902,900
	75040 Colon	\$5,185,300	\$91,700	\$0	\$1,755,400	\$0	\$7,032,400	\$199,800	\$7,232,200
	75060 Mendon	\$14,272,600	\$445,000	\$0	\$5,828,600	\$0	\$20,546,200	\$447,100	\$20,993,300
Total Nottawa Township		\$51,218,000	\$8,314,200	\$414,900	\$98,682,600	\$0	\$158,629,700	\$4,838,100	\$163,467,800
013 Park Township									
	39170 Vicksburg	\$8,237,400	\$0	\$0	\$6,182,500	\$0	\$14,419,900	\$184,500	\$14,604,400
	75060 Mendon	\$13,913,300	\$1,020,900	\$1,117,700	\$28,182,900	\$0	\$44,234,800	\$6,970,000	\$51,204,800
	75080 Three Rivers	\$26,109,900	\$5,357,700	\$3,614,600	\$55,472,000	\$0	\$90,554,200	\$15,099,000	\$105,653,200
Total Park Township		\$48,260,600	\$6,378,600	\$4,732,300	\$89,837,400	\$0	\$149,208,900	\$22,253,500	\$171,462,400
014 Sherman Township									
	75003 Nottawa	\$2,889,900	\$52,400	\$0	\$8,327,700	\$0	\$11,270,000	\$162,900	\$11,432,900
	75010 Sturgis	\$10,914,600	\$1,300,500	\$171,200	\$59,225,600	\$0	\$71,611,900	\$2,070,000	\$73,681,900
	75020 Burr Oak	\$0	\$0	\$0	\$0	\$0	\$0	\$3,600	\$3,600
	75030 Centreville	\$14,377,900	\$26,700	\$0	\$56,197,800	\$0	\$70,602,400	\$2,992,500	\$73,594,900
	75070 White Pigeon	\$0	\$0	\$0	\$131,500	\$0	\$131,500	\$0	\$131,500
Total Sherman Township		\$28,182,400	\$1,379,600	\$171,200	\$123,882,600	\$0	\$153,615,800	\$5,229,000	\$158,844,800
015 Sturgis Township									
	75010 Sturgis	\$26,783,700	\$9,649,600	\$1,650,700	\$27,683,300	\$642,300	\$66,409,600	\$2,869,700	\$69,279,300
Total Sturgis Township		\$26,783,700	\$9,649,600	\$1,650,700	\$27,683,300	\$642,300	\$66,409,600	\$2,869,700	\$69,279,300
016 White Pigeon Township									
	75070 White Pigeon	\$29,813,900	\$9,372,350	\$7,990,500	\$147,493,500	\$0	\$194,670,250	\$34,830,400	\$229,500,650
Total White Pigeon Township		\$29,813,900	\$9,372,350	\$7,990,500	\$147,493,500	\$0	\$194,670,250	\$34,830,400	\$229,500,650
051 Three Rivers City									
	75080 Three Rivers	\$0	\$58,562,000	\$21,627,700	\$68,658,832	\$0	\$148,848,532	\$72,847,900	\$221,696,432
Total Three Rivers City		\$0	\$58,562,000	\$21,627,700	\$68,658,832	\$0	\$148,848,532	\$72,847,900	\$221,696,432
052 Sturgis City									
	75010 Sturgis	\$1,583,400	\$39,982,300	\$34,744,500	\$112,775,600	\$0	\$189,085,800	\$60,051,000	\$249,136,800
Total Sturgis City		\$1,583,400	\$39,982,300	\$34,744,500	\$112,775,600	\$0	\$189,085,800	\$60,051,000	\$249,136,800

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
12020 Bronson Schools									
	001 Burr Oak Township	\$122,100	\$0	\$0	\$63,400	\$0	\$185,500	\$0	\$185,500
Total Bronson Schools		\$122,100	\$0	\$0	\$63,400	\$0	\$185,500	\$0	\$185,500
13050 Athens Schools									
	008 Leonidas Township	\$430,000	\$0	\$0	\$142,500	\$0	\$572,500	\$5,600	\$578,100
Total Athens Schools		\$430,000	\$0	\$0	\$142,500	\$0	\$572,500	\$5,600	\$578,100
14050 Marcellus Schools									
	007 Flowerfield Township	\$2,799,300	\$0	\$0	\$5,286,010	\$0	\$8,085,310	\$163,538	\$8,248,848
Total Marcellus Schools		\$2,799,300	\$0	\$0	\$5,286,010	\$0	\$8,085,310	\$163,538	\$8,248,848
39170 Vicksburg Schools									
	008 Leonidas Township	\$2,198,200	\$0	\$0	\$470,500	\$0	\$2,668,700	\$84,400	\$2,753,100
	010 Mendon Township	\$3,868,000	\$1,051,700	\$0	\$3,412,500	\$0	\$8,332,200	\$192,700	\$8,524,900
	013 Park Township	\$8,237,400	\$0	\$0	\$6,182,500	\$0	\$14,419,900	\$184,500	\$14,604,400
Total Vicksburg Schools		\$14,303,600	\$1,051,700	\$0	\$10,065,500	\$0	\$25,420,800	\$461,600	\$25,882,400
75003 Nottawa Schools									
	001 Burr Oak Township	\$315,800	\$0	\$0	\$374,800	\$0	\$690,600	\$0	\$690,600
	002 Colon Township	\$2,506,700	\$0	\$0	\$1,587,900	\$0	\$4,094,600	\$58,500	\$4,153,100
	012 Nottawa Township	\$17,340,500	\$1,808,300	\$0	\$44,211,100	\$0	\$63,359,900	\$979,500	\$64,339,400
	014 Sherman Township	\$2,889,900	\$52,400	\$0	\$8,327,700	\$0	\$11,270,000	\$162,900	\$11,432,900
Total Nottawa Schools		\$23,052,900	\$1,860,700	\$0	\$54,501,500	\$0	\$79,415,100	\$1,200,900	\$80,616,000
75010 Sturgis Schools									
	001 Burr Oak Township	\$10,417,200	\$42,800	\$0	\$21,240,800	\$0	\$31,700,800	\$378,400	\$32,079,200
	005 Fawn River Township	\$23,013,700	\$1,412,200	\$0	\$31,853,400	\$0	\$56,279,300	\$817,700	\$57,097,000
	014 Sherman Township	\$10,914,600	\$1,300,500	\$171,200	\$59,225,600	\$0	\$71,611,900	\$2,070,000	\$73,681,900
	015 Sturgis Township	\$26,783,700	\$9,649,600	\$1,650,700	\$27,683,300	\$642,300	\$66,409,600	\$2,869,700	\$69,279,300
	052 Sturgis City	\$1,583,400	\$39,982,300	\$34,744,500	\$112,775,600	\$0	\$189,085,800	\$60,051,000	\$249,136,800
Total Sturgis Schools		\$72,712,600	\$52,387,400	\$36,566,400	\$252,778,700	\$642,300	\$415,087,400	\$66,186,800	\$481,274,200
75020 Burr Oak Schools									
	001 Burr Oak Township	\$30,792,800	\$889,900	\$818,400	\$23,896,000	\$0	\$56,397,100	\$2,505,800	\$58,902,900
	002 Colon Township	\$2,903,500	\$297,700	\$0	\$1,345,900	\$0	\$4,547,100	\$240,100	\$4,787,200
	014 Sherman Township	\$0	\$0	\$0	\$0	\$0	\$0	\$3,600	\$3,600
Total Burr Oak Schools		\$33,696,300	\$1,187,600	\$818,400	\$25,241,900	\$0	\$60,944,200	\$2,749,500	\$63,693,700
75030 Centreville Schools									
	006 Florence Township	\$27,776,400	\$0	\$0	\$7,742,800	\$0	\$35,519,200	\$2,210,700	\$37,729,900
	009 Lockport Township	\$20,745,100	\$607,300	\$792,900	\$15,884,700	\$0	\$38,030,000	\$977,300	\$39,007,300
	012 Nottawa Township	\$14,419,600	\$5,969,200	\$414,900	\$46,887,500	\$0	\$67,691,200	\$3,211,700	\$70,902,900
	014 Sherman Township	\$14,377,900	\$26,700	\$0	\$56,197,800	\$0	\$70,602,400	\$2,992,500	\$73,594,900
Total Centreville Schools		\$77,319,000	\$6,603,200	\$1,207,800	\$126,712,800	\$0	\$211,842,800	\$9,392,200	\$221,235,000

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
75040 Colon Schools									
	001 Burr Oak Township	\$4,019,700	\$24,600	\$0	\$2,914,900	\$0	\$6,959,200	\$181,700	\$7,140,900
	002 Colon Township	\$43,414,800	\$3,636,000	\$2,601,000	\$82,337,900	\$0	\$131,989,700	\$4,317,100	\$136,306,800
	008 Leonidas Township	\$48,295,800	\$920,500	\$0	\$17,760,000	\$0	\$66,976,300	\$5,604,200	\$72,580,500
	012 Nottawa Township	\$5,185,300	\$91,700	\$0	\$1,755,400	\$0	\$7,032,400	\$199,800	\$7,232,200
Total Colon Schools		\$100,915,600	\$4,672,800	\$2,601,000	\$104,768,200	\$0	\$212,957,600	\$10,302,800	\$223,260,400
75050 Constantine Schools									
	003 Constantine Township	\$35,859,800	\$4,262,800	\$20,793,700	\$61,594,700	\$0	\$122,511,000	\$20,716,000	\$143,227,000
	004 Fabius Township	\$139,500	\$0	\$0	\$314,900	\$0	\$454,400	\$5,000	\$459,400
	006 Florence Township	\$12,577,800	\$0	\$77,500	\$7,723,800	\$0	\$20,379,100	\$690,700	\$21,069,800
	011 Mottville Township	\$8,465,200	\$66,900	\$189,500	\$5,929,200	\$0	\$14,650,800	\$361,400	\$15,012,200
Total Constantine Schools		\$57,042,300	\$4,329,700	\$21,060,700	\$75,562,600	\$0	\$157,995,300	\$21,773,100	\$179,768,400
75060 Mendon Schools									
	002 Colon Township	\$852,000	\$0	\$0	\$98,400	\$0	\$950,400	\$10,800	\$961,200
	008 Leonidas Township	\$3,642,700	\$0	\$0	\$508,100	\$0	\$4,150,800	\$2,386,700	\$6,537,500
	009 Lockport Township	\$1,057,300	\$12,000	\$0	\$768,900	\$0	\$1,838,200	\$35,600	\$1,873,800
	010 Mendon Township	\$49,324,000	\$2,079,300	\$5,279,200	\$46,128,300	\$0	\$102,810,800	\$28,785,900	\$131,596,700
	012 Nottawa Township	\$14,272,600	\$445,000	\$0	\$5,828,600	\$0	\$20,546,200	\$447,100	\$20,993,300
	013 Park Township	\$13,913,300	\$1,020,900	\$1,117,700	\$28,182,900	\$0	\$44,234,800	\$6,970,000	\$51,204,800
Total Mendon Schools		\$83,061,900	\$3,557,200	\$6,396,900	\$81,515,200	\$0	\$174,531,200	\$38,636,100	\$213,167,300
75070 White Pigeon Schools									
	003 Constantine Township	\$724,900	\$0	\$0	\$748,700	\$0	\$1,473,600	\$6,100	\$1,479,700
	006 Florence Township	\$12,273,300	\$0	\$0	\$2,300,900	\$0	\$14,574,200	\$245,800	\$14,820,000
	011 Mottville Township	\$17,953,100	\$2,038,400	\$11,130,600	\$18,199,600	\$0	\$49,321,700	\$10,879,400	\$60,201,100
	014 Sherman Township	\$0	\$0	\$0	\$131,500	\$0	\$131,500	\$0	\$131,500
	016 White Pigeon Township	\$29,813,900	\$9,372,350	\$7,990,500	\$147,493,500	\$0	\$194,670,250	\$34,830,400	\$229,500,650
Total White Pigeon Schools		\$60,765,200	\$11,410,750	\$19,121,100	\$168,874,200	\$0	\$260,171,250	\$45,961,700	\$306,132,950
75080 Three Rivers Schools									
	003 Constantine Township	\$2,833,700	\$0	\$0	\$3,528,000	\$0	\$6,361,700	\$85,700	\$6,447,400
	004 Fabius Township	\$19,590,600	\$4,513,800	\$3,476,900	\$179,613,100	\$0	\$207,194,400	\$11,200,900	\$218,395,300
	006 Florence Township	\$6,876,900	\$0	\$38,200	\$1,903,400	\$0	\$8,818,500	\$1,229,400	\$10,047,900
	007 Flowerfield Township	\$29,799,420	\$1,347,610	\$95,840	\$38,686,011	\$0	\$69,928,881	\$8,819,476	\$78,748,357
	009 Lockport Township	\$10,138,600	\$3,682,300	\$188,100	\$69,887,600	\$0	\$83,896,600	\$2,077,700	\$85,974,300
	013 Park Township	\$26,109,900	\$5,357,700	\$3,614,600	\$55,472,000	\$0	\$90,554,200	\$15,099,000	\$105,653,200
	052 Three Rivers City	\$0	\$58,562,000	\$21,627,700	\$68,658,832	\$0	\$148,848,532	\$72,847,900	\$221,696,432
Total Three Rivers Schools		\$95,349,120	\$73,463,410	\$29,041,340	\$417,748,943	\$0	\$615,602,813	\$111,360,076	\$726,962,889

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
001 Burr Oak Township									
	12020 Bronson	\$14,702	\$0	\$0	\$44,232	\$0	\$58,934	\$0	\$58,934
	75003 Nottawa	\$92,571	\$0	\$0	\$329,335	\$0	\$421,906	\$0	\$421,906
	75010 Sturgis	\$3,140,648	\$32,153	\$0	\$16,870,601	\$0	\$20,043,402	\$378,400	\$20,421,802
	75020 Burr Oak	\$10,450,577	\$765,442	\$717,756	\$18,616,093	\$0	\$30,549,868	\$2,505,800	\$33,055,668
	75040 Colon	\$1,268,270	\$21,391	\$0	\$2,447,429	\$0	\$3,737,090	\$181,700	\$3,918,790
Total Burr Oak Township		\$14,966,768	\$818,986	\$717,756	\$38,307,690	\$0	\$54,811,200	\$3,065,900	\$57,877,100
002 Colon Township									
	75003 Nottawa	\$893,189	\$0	\$0	\$1,110,645	\$0	\$2,003,834	\$58,500	\$2,062,334
	75020 Burr Oak	\$873,091	\$255,237	\$0	\$1,100,637	\$0	\$2,228,965	\$240,100	\$2,469,065
	75040 Colon	\$13,642,440	\$3,268,355	\$2,559,796	\$66,078,422	\$0	\$85,549,013	\$4,317,100	\$89,866,113
	75060 Mendon	\$293,181	\$0	\$0	\$92,964	\$0	\$386,145	\$10,800	\$396,945
Total Colon Township		\$15,701,901	\$3,523,592	\$2,559,796	\$68,382,668	\$0	\$90,167,957	\$4,626,500	\$94,794,457
003 Constantine Township									
	75050 Constantine	\$10,282,731	\$3,904,717	\$19,726,223	\$56,001,469	\$0	\$89,915,140	\$20,715,311	\$110,630,451
	75070 White Pigeon	\$176,034	\$0	\$0	\$709,185	\$0	\$885,219	\$6,100	\$891,319
	75080 Three Rivers	\$732,781	\$0	\$0	\$3,063,295	\$0	\$3,796,076	\$85,700	\$3,881,776
Total Constantine Township		\$11,191,546	\$3,904,717	\$19,726,223	\$59,773,949	\$0	\$94,596,435	\$20,807,111	\$115,403,546
004 Fabius Township									
	75050 Constantine	\$109,892	\$0	\$0	\$147,702	\$0	\$257,594	\$5,000	\$262,594
	75080 Three Rivers	\$7,124,050	\$3,904,345	\$2,474,176	\$143,586,198	\$0	\$157,088,769	\$11,108,720	\$168,197,489
Total Fabius Township		\$7,233,942	\$3,904,345	\$2,474,176	\$143,733,900	\$0	\$157,346,363	\$11,113,720	\$168,460,083
005 Fawn River Township									
	75010 Sturgis	\$6,703,977	\$1,123,674	\$0	\$26,004,047	\$0	\$33,831,698	\$817,700	\$34,649,398
Total Fawn River Township		\$6,703,977	\$1,123,674	\$0	\$26,004,047	\$0	\$33,831,698	\$817,700	\$34,649,398
006 Florence Township									
	75030 Centreville	\$8,788,383	\$0	\$0	\$6,975,150	\$0	\$15,763,533	\$2,210,700	\$17,974,233
	75050 Constantine	\$3,833,295	\$0	\$49,362	\$7,189,767	\$0	\$11,072,424	\$690,700	\$11,763,124
	75070 White Pigeon	\$3,985,020	\$0	\$0	\$1,912,064	\$0	\$5,897,084	\$245,800	\$6,142,884
	75080 Three Rivers	\$2,338,748	\$0	\$14,799	\$1,840,817	\$0	\$4,194,364	\$1,229,400	\$5,423,764
Total Florence Township		\$18,945,446	\$0	\$64,161	\$17,917,798	\$0	\$36,927,405	\$4,376,600	\$41,304,005
007 Flowerfield Township									
	14050 Marcellus	\$801,543	\$0	\$0	\$4,471,501	\$0	\$5,273,044	\$163,538	\$5,436,582
	75080 Three Rivers	\$9,309,470	\$486,060	\$87,439	\$30,790,477	\$0	\$40,673,446	\$5,065,772	\$45,739,218
Total Flowerfield Township		\$10,111,013	\$486,060	\$87,439	\$35,261,978	\$0	\$45,946,490	\$5,229,310	\$51,175,800
008 Leonidas Township									
	13050 Athens	\$139,660	\$0	\$0	\$132,181	\$0	\$271,841	\$5,600	\$277,441
	39170 Vicksburg	\$621,883	\$0	\$0	\$392,397	\$0	\$1,014,280	\$84,400	\$1,098,680
	75040 Colon	\$15,504,663	\$724,337	\$0	\$14,319,142	\$0	\$30,548,142	\$5,604,200	\$36,152,342
	75060 Mendon	\$1,285,400	\$0	\$0	\$459,096	\$0	\$1,744,496	\$2,386,700	\$4,131,196
Total Leonidas Township		\$17,551,606	\$724,337	\$0	\$15,302,816	\$0	\$33,578,759	\$8,080,900	\$41,659,659

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
009 Lockport Township									
	75030 Centreville	\$9,116,539	\$454,333	\$772,711	\$14,191,614	\$0	\$24,535,197	\$977,300	\$25,512,497
	75060 Mendon	\$543,012	\$10,058	\$0	\$659,006	\$0	\$1,212,076	\$35,600	\$1,247,676
	75080 Three Rivers	\$4,654,373	\$3,286,632	\$140,294	\$64,463,989	\$0	\$72,545,288	\$2,077,700	\$74,622,988
Total Lockport Township		\$14,313,924	\$3,751,023	\$913,005	\$79,314,609	\$0	\$98,292,561	\$3,090,600	\$101,383,161
010 Mendon Township									
	39170 Vicksburg	\$1,116,735	\$1,030,340	\$0	\$2,530,601	\$0	\$4,677,676	\$192,700	\$4,870,376
	75060 Mendon	\$13,901,352	\$1,981,109	\$5,051,474	\$37,392,836	\$0	\$58,326,771	\$27,495,401	\$85,822,172
Total Mendon Township		\$15,018,087	\$3,011,449	\$5,051,474	\$39,923,437	\$0	\$63,004,447	\$27,688,101	\$90,692,548
011 Mottville Township									
	75050 Constantine	\$3,944,391	\$66,751	\$151,616	\$5,363,003	\$0	\$9,525,761	\$361,400	\$9,887,161
	75070 White Pigeon	\$7,623,440	\$1,846,632	\$10,245,625	\$17,269,407	\$0	\$36,985,104	\$10,879,400	\$47,864,504
Total Mottville Township		\$11,567,831	\$1,913,383	\$10,397,241	\$22,632,410	\$0	\$46,510,865	\$11,240,800	\$57,751,665
012 Nottawa Township									
	75003 Nottawa	\$7,116,693	\$1,653,212	\$0	\$36,878,559	\$0	\$45,648,464	\$979,500	\$46,627,964
	75030 Centreville	\$4,415,970	\$5,281,129	\$318,158	\$40,991,448	\$0	\$51,006,705	\$3,211,700	\$54,218,405
	75040 Colon	\$1,594,033	\$91,700	\$0	\$1,442,767	\$0	\$3,128,500	\$199,800	\$3,328,300
	75060 Mendon	\$4,732,376	\$356,185	\$0	\$4,967,303	\$0	\$10,055,864	\$447,100	\$10,502,964
Total Nottawa Township		\$17,859,072	\$7,382,226	\$318,158	\$84,280,077	\$0	\$109,839,533	\$4,838,100	\$114,677,633
013 Park Township									
	39170 Vicksburg	\$2,975,600	\$0	\$0	\$4,247,951	\$0	\$7,223,551	\$184,500	\$7,408,051
	75060 Mendon	\$6,745,104	\$805,776	\$1,070,647	\$21,163,521	\$0	\$29,785,048	\$6,970,000	\$36,755,048
	75080 Three Rivers	\$12,161,494	\$5,075,143	\$3,477,799	\$41,556,814	\$0	\$62,271,250	\$15,099,000	\$77,370,250
Total Park Township		\$21,882,198	\$5,880,919	\$4,548,446	\$66,968,286	\$0	\$99,279,849	\$22,253,500	\$121,533,349
014 Sherman Township									
	75003 Nottawa	\$1,058,569	\$50,508	\$0	\$7,158,621	\$0	\$8,267,698	\$162,900	\$8,430,598
	75010 Sturgis	\$5,034,240	\$1,098,974	\$156,662	\$51,333,455	\$0	\$57,623,331	\$2,070,000	\$59,693,331
	75020 Burr Oak	\$0	\$0	\$0	\$0	\$0	\$0	\$3,600	\$3,600
	75030 Centreville	\$6,263,550	\$26,700	\$0	\$47,508,173	\$0	\$53,798,423	\$2,992,500	\$56,790,923
	75070 White Pigeon	\$0	\$0	\$0	\$131,500	\$0	\$131,500	\$0	\$131,500
Total Sherman Township		\$12,356,359	\$1,176,182	\$156,662	\$106,131,749	\$0	\$119,820,952	\$5,229,000	\$125,049,952
015 Sturgis Township									
	75010 Sturgis	\$9,430,559	\$8,767,490	\$1,377,334	\$26,284,058	\$244,804	\$46,104,245	\$2,869,700	\$48,973,945
Total Sturgis Township		\$9,430,559	\$8,767,490	\$1,377,334	\$26,284,058	\$244,804	\$46,104,245	\$2,869,700	\$48,973,945
016 White Pigeon Township									
	75070 White Pigeon	\$10,942,431	\$7,763,468	\$7,707,009	\$129,552,672	\$0	\$155,965,580	\$34,830,400	\$190,795,980
Total White Pigeon Township		\$10,942,431	\$7,763,468	\$7,707,009	\$129,552,672	\$0	\$155,965,580	\$34,830,400	\$190,795,980
051 Three Rivers City									
	75080 Three Rivers	\$0	\$52,212,856	\$19,272,829	\$62,906,839	\$0	\$134,392,524	\$72,851,600	\$207,244,124
Total Three Rivers City		\$0	\$52,212,856	\$19,272,829	\$62,906,839	\$0	\$134,392,524	\$72,851,600	\$207,244,124
052 Sturgis City									
	75010 Sturgis	\$1,190,713	\$37,050,801	\$34,215,525	\$109,532,362	\$0	\$181,989,401	\$60,039,400	\$242,028,801
Total Sturgis City		\$1,190,713	\$37,050,801	\$34,215,525	\$109,532,362	\$0	\$181,989,401	\$60,039,400	\$242,028,801

**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
12020 Bronson Schools									
	001 Burr Oak Township	\$14,702	\$0	\$0	\$44,232	\$0	\$58,934	\$0	\$58,934
Total Bronson Schools		\$14,702	\$0	\$0	\$44,232	\$0	\$58,934	\$0	\$58,934
13050 Athens Schools									
	008 Leonidas Township	\$139,660	\$0	\$0	\$132,181	\$0	\$271,841	\$5,600	\$277,441
Total Athens Schools		\$139,660	\$0	\$0	\$132,181	\$0	\$271,841	\$5,600	\$277,441
14050 Marcellus Schools									
	007 Flowerfield Township	\$801,543	\$0	\$0	\$4,471,501	\$0	\$5,273,044	\$163,538	\$5,436,582
Total Marcellus Schools		\$801,543	\$0	\$0	\$4,471,501	\$0	\$5,273,044	\$163,538	\$5,436,582
39170 Vicksburg Schools									
	008 Leonidas Township	\$621,883	\$0	\$0	\$392,397	\$0	\$1,014,280	\$84,400	\$1,098,680
	010 Mendon Township	\$1,116,735	\$1,030,340	\$0	\$2,530,601	\$0	\$4,677,676	\$192,700	\$4,870,376
	013 Park Township	\$2,975,600	\$0	\$0	\$4,247,951	\$0	\$7,223,551	\$184,500	\$7,408,051
Total Vicksburg Schools		\$4,714,218	\$1,030,340	\$0	\$7,170,949	\$0	\$12,915,507	\$461,600	\$13,377,107
75003 Nottawa Schools									
	001 Burr Oak Township	\$92,571	\$0	\$0	\$329,335	\$0	\$421,906	\$0	\$421,906
	002 Colon Township	\$893,189	\$0	\$0	\$1,110,645	\$0	\$2,003,834	\$58,500	\$2,062,334
	012 Nottawa Township	\$7,116,693	\$1,653,212	\$0	\$36,878,559	\$0	\$45,648,464	\$979,500	\$46,627,964
	014 Sherman Township	\$1,058,569	\$50,508	\$0	\$7,158,621	\$0	\$8,267,698	\$162,900	\$8,430,598
Total Nottawa Schools		\$9,161,022	\$1,703,720	\$0	\$45,477,160	\$0	\$56,341,902	\$1,200,900	\$57,542,802
75010 Sturgis Schools									
	001 Burr Oak Township	\$3,140,648	\$32,153	\$0	\$16,870,601	\$0	\$20,043,402	\$378,400	\$20,421,802
	005 Fawn River Township	\$6,703,977	\$1,123,674	\$0	\$26,004,047	\$0	\$33,831,698	\$817,700	\$34,649,398
	014 Sherman Township	\$5,034,240	\$1,098,974	\$156,662	\$51,333,455	\$0	\$57,623,331	\$2,070,000	\$59,693,331
	015 Sturgis Township	\$9,430,559	\$8,767,490	\$1,377,334	\$26,284,058	\$244,804	\$46,104,245	\$2,869,700	\$48,973,945
	052 Sturgis City	\$1,190,713	\$37,050,801	\$34,215,525	\$109,532,362	\$0	\$181,989,401	\$60,039,400	\$242,028,801
Total Sturgis Schools		\$25,500,137	\$48,073,092	\$35,749,521	\$230,024,523	\$244,804	\$339,592,077	\$66,175,200	\$405,767,277
75020 Burr Oak Schools									
	001 Burr Oak Township	\$10,450,577	\$765,442	\$717,756	\$18,616,093	\$0	\$30,549,868	\$2,505,800	\$33,055,668
	002 Colon Township	\$873,091	\$255,237	\$0	\$1,100,637	\$0	\$2,228,965	\$240,100	\$2,469,065
	014 Sherman Township	\$0	\$0	\$0	\$0	\$0	\$0	\$3,600	\$3,600
Total Burr Oak Schools		\$11,323,668	\$1,020,679	\$717,756	\$19,716,730	\$0	\$32,778,833	\$2,749,500	\$35,528,333
75030 Centreville Schools									
	006 Florence Township	\$8,788,383	\$0	\$0	\$6,975,150	\$0	\$15,763,533	\$2,210,700	\$17,974,233
	009 Lockport Township	\$9,116,539	\$454,333	\$772,711	\$14,191,614	\$0	\$24,535,197	\$977,300	\$25,512,497
	012 Nottawa Township	\$4,415,970	\$5,281,129	\$318,158	\$40,991,448	\$0	\$51,006,705	\$3,211,700	\$54,218,405
	014 Sherman Township	\$6,263,550	\$26,700	\$0	\$47,508,173	\$0	\$53,798,423	\$2,992,500	\$56,790,923
Total Centreville Schools		\$28,584,442	\$5,762,162	\$1,090,869	\$109,666,385	\$0	\$145,103,858	\$9,392,200	\$154,496,058

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
75040 Colon Schools									
	001 Burr Oak Township	\$1,268,270	\$21,391	\$0	\$2,447,429	\$0	\$3,737,090	\$181,700	\$3,918,790
	002 Colon Township	\$13,642,440	\$3,268,355	\$2,559,796	\$66,078,422	\$0	\$85,549,013	\$4,317,100	\$89,866,113
	008 Leonidas Township	\$15,504,663	\$724,337	\$0	\$14,319,142	\$0	\$30,548,142	\$5,604,200	\$36,152,342
	012 Nottawa Township	\$1,594,033	\$91,700	\$0	\$1,442,767	\$0	\$3,128,500	\$199,800	\$3,328,300
Total Colon Schools		\$32,009,406	\$4,105,783	\$2,559,796	\$84,287,760	\$0	\$122,962,745	\$10,302,800	\$133,265,545
75050 Constantine Schools									
	003 Constantine Township	\$10,282,731	\$3,904,717	\$19,726,223	\$56,001,469	\$0	\$89,915,140	\$20,715,311	\$110,630,451
	004 Fabius Township	\$109,892	\$0	\$0	\$147,702	\$0	\$257,594	\$5,000	\$262,594
	006 Florence Township	\$3,833,295	\$0	\$49,362	\$7,189,767	\$0	\$11,072,424	\$690,700	\$11,763,124
	011 Mottville Township	\$3,944,391	\$66,751	\$151,616	\$5,363,003	\$0	\$9,525,761	\$361,400	\$9,887,161
Total Constantine Schools		\$18,170,309	\$3,971,468	\$19,927,201	\$68,701,941	\$0	\$110,770,919	\$21,772,411	\$132,543,330
75060 Mendon Schools									
	002 Colon Township	\$293,181	\$0	\$0	\$92,964	\$0	\$386,145	\$10,800	\$396,945
	008 Leonidas Township	\$1,285,400	\$0	\$0	\$459,096	\$0	\$1,744,496	\$2,386,700	\$4,131,196
	009 Lockport Township	\$543,012	\$10,058	\$0	\$659,006	\$0	\$1,212,076	\$35,600	\$1,247,676
	010 Mendon Township	\$13,901,352	\$1,981,109	\$5,051,474	\$37,392,836	\$0	\$58,326,771	\$27,495,401	\$85,822,172
	012 Nottawa Township	\$4,732,376	\$356,185	\$0	\$4,967,303	\$0	\$10,055,864	\$447,100	\$10,502,964
	013 Park Township	\$6,745,104	\$805,776	\$1,070,647	\$21,163,521	\$0	\$29,785,048	\$6,970,000	\$36,755,048
Total Mendon Schools		\$27,500,425	\$3,153,128	\$6,122,121	\$64,734,726	\$0	\$101,510,400	\$37,345,601	\$138,856,001
75070 White Pigeon Schools									
	003 Constantine Township	\$176,034	\$0	\$0	\$709,185	\$0	\$885,219	\$6,100	\$891,319
	006 Florence Township	\$3,985,020	\$0	\$0	\$1,912,064	\$0	\$5,897,084	\$245,800	\$6,142,884
	011 Mottville Township	\$7,623,440	\$1,846,632	\$10,245,625	\$17,269,407	\$0	\$36,985,104	\$10,879,400	\$47,864,504
	014 Sherman Township	\$0	\$0	\$0	\$131,500	\$0	\$131,500	\$0	\$131,500
	016 White Pigeon Township	\$10,942,431	\$7,763,468	\$7,707,009	\$129,552,672	\$0	\$155,965,580	\$34,830,400	\$190,795,980
Total White Pigeon Schools		\$22,726,925	\$9,610,100	\$17,952,634	\$149,574,828	\$0	\$199,864,487	\$45,961,700	\$245,826,187
75080 Three Rivers Schools									
	003 Constantine Township	\$732,781	\$0	\$0	\$3,063,295	\$0	\$3,796,076	\$85,700	\$3,881,776
	004 Fabius Township	\$7,124,050	\$3,904,345	\$2,474,176	\$143,586,198	\$0	\$157,088,769	\$11,108,720	\$168,197,489
	006 Florence Township	\$2,338,748	\$0	\$14,799	\$1,840,817	\$0	\$4,194,364	\$1,229,400	\$5,423,764
	007 Flowerfield Township	\$9,309,470	\$486,060	\$87,439	\$30,790,477	\$0	\$40,673,446	\$5,065,772	\$45,739,218
	009 Lockport Township	\$4,654,373	\$3,286,632	\$140,294	\$64,463,989	\$0	\$72,545,288	\$2,077,700	\$74,622,988
	013 Park Township	\$12,161,494	\$5,075,143	\$3,477,799	\$41,556,814	\$0	\$62,271,250	\$15,099,000	\$77,370,250
	052 Three Rivers City	\$0	\$52,212,856	\$19,272,829	\$62,906,839	\$0	\$134,392,524	\$72,851,600	\$207,244,124
Total Three Rivers Schools		\$36,320,916	\$64,965,036	\$25,467,336	\$348,208,429	\$0	\$474,961,717	\$107,517,892	\$582,479,609

St. Joseph County
2014 School District Equalized Value Recapitulation

School	Real Property			Personal Property			Total		
	2013 Equalized Value	2014 Equalized Value	% Change	2013 Equalized Value	2014 Equalized Value	% Change	2013 Equalized Value	2014 Equalized Value	% Change
12020 Bronson Schools	\$164,000	\$185,500	13.11%	\$0	\$0	0.00%	\$164,000	\$185,500	13.11%
13050 Athens School	\$500,500	\$572,500	14.39%	\$5,800	\$5,600	-3.45%	\$506,300	\$578,100	14.18%
14050 Marcellus Schools	\$7,993,361	\$8,085,310	1.15%	\$265,502	\$163,538	-38.40%	\$8,258,863	\$8,248,848	-0.12%
39170 Vicksburg Schools	\$22,828,900	\$25,420,800	11.35%	\$468,800	\$461,600	-1.54%	\$23,297,700	\$25,882,400	11.09%
75003 Nottawa Schools	\$75,858,300	\$79,415,100	4.69%	\$1,243,400	\$1,200,900	-3.42%	\$77,101,700	\$80,616,000	4.56%
75010 Sturgis Schools	\$398,778,400	\$415,087,400	4.09%	\$65,755,700	\$66,186,800	0.66%	\$464,534,100	\$481,274,200	3.60%
75020 Burr Oak Schools	\$54,343,800	\$60,944,200	12.15%	\$2,210,200	\$2,749,500	24.40%	\$56,554,000	\$63,693,700	12.62%
75030 Centreville Schools	\$203,273,500	\$211,842,800	4.22%	\$7,345,900	\$9,392,200	27.86%	\$210,619,400	\$221,235,000	5.04%
75040 Colon Schools	\$194,083,500	\$212,957,600	9.72%	\$9,308,000	\$10,302,800	10.69%	\$203,391,500	\$223,260,400	9.77%
75050 Constantine Schools	\$149,036,200	\$157,995,300	6.01%	\$22,323,200	\$21,773,100	-2.46%	\$171,359,400	\$179,768,400	4.91%
75060 Mendon Schools	\$161,182,900	\$174,531,200	8.28%	\$31,961,400	\$38,636,100	20.88%	\$193,144,300	\$213,167,300	10.37%
75070 White Pigeon Schools	\$255,786,400	\$260,171,250	1.71%	\$50,592,000	\$45,961,700	-9.15%	\$306,378,400	\$306,132,950	-0.08%
75080 Three Rivers Schools	\$596,868,277	\$615,602,813	3.14%	\$106,940,335	\$111,360,076	4.13%	\$703,808,612	\$726,962,889	3.29%

St. Joseph County
2014 School District Taxable Value Recapitulation

School	Real Property			Personal Property			Total		
	2013 Taxable Value	2014 Taxable Value	% Change	2013 Taxable Value	2014 Taxable Value	% Change	2013 Taxable Value	2014 Taxable Value	% Change
12020 Bronson Schools	\$58,007	\$58,934	1.60%	\$0	\$0	0.00%	\$58,007	\$58,934	1.60%
13050 Athens Schools	\$267,563	\$271,841	1.60%	\$5,800	\$5,600	-3.45%	\$273,363	\$277,441	1.49%
14050 Marcellus Schools	\$5,263,828	\$5,273,044	0.18%	\$265,502	\$163,538	-38.40%	\$5,529,330	\$5,436,582	-1.68%
39170 Vicksburg Schools	\$12,447,059	\$12,915,507	3.76%	\$468,800	\$461,600	-1.54%	\$12,915,859	\$13,377,107	3.57%
75003 Nottawa Schools	\$55,114,732	\$56,341,902	2.23%	\$1,243,400	\$1,200,900	-3.42%	\$56,358,132	\$57,542,802	2.10%
75010 Sturgis Schools	\$342,275,908	\$339,592,077	-0.78%	\$65,755,700	\$66,175,200	0.64%	\$408,031,608	\$405,767,277	-0.55%
75020 Burr Oak Schools	\$31,947,352	\$32,778,833	2.60%	\$2,271,800	\$2,749,500	21.03%	\$34,219,152	\$35,528,333	3.83%
75030 Centreville Schools	\$143,582,129	\$145,103,858	1.06%	\$7,340,200	\$9,392,200	27.96%	\$150,922,329	\$154,496,058	2.37%
75040 Colon Schools	\$121,334,504	\$122,962,745	1.34%	\$9,310,400	\$10,302,800	10.66%	\$130,644,904	\$133,265,545	2.01%
75050 Constantine Schools	\$112,742,596	\$110,770,919	-1.75%	\$22,311,748	\$21,772,411	-2.42%	\$135,054,344	\$132,543,330	-1.86%
75060 Mendon Schools	\$99,676,108	\$101,510,400	1.84%	\$31,040,607	\$37,345,601	20.31%	\$130,716,715	\$138,856,001	6.23%
75070 White Pigeon Schools	\$201,866,239	\$199,864,487	-0.99%	\$51,812,100	\$45,961,700	-11.29%	\$253,678,339	\$245,826,187	-3.10%
75080 Three Rivers Schools	\$467,939,144	\$474,961,717	1.50%	\$97,574,767	\$107,517,892	10.19%	\$565,513,911	\$582,479,609	3.00%

**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
St Joseph County ISD									
75003	Nottawa School	\$23,052,900	\$1,860,700	\$0	\$54,501,500	\$0	\$79,415,100	\$1,200,900	\$80,616,000
75010	Sturgis School	\$72,712,600	\$52,387,400	\$36,566,400	\$252,778,700	\$642,300	\$415,087,400	\$66,186,800	\$481,274,200
75020	Burr Oak School	\$33,696,300	\$1,187,600	\$818,400	\$25,241,900	\$0	\$60,944,200	\$2,749,500	\$63,693,700
75030	Centreville School	\$77,319,000	\$6,603,200	\$1,207,800	\$126,712,800	\$0	\$211,842,800	\$9,392,200	\$221,235,000
75040	Colon School	\$100,915,600	\$4,672,800	\$2,601,000	\$104,768,200	\$0	\$212,957,600	\$10,302,800	\$223,260,400
75050	Constantine School	\$57,042,300	\$4,329,700	\$21,060,700	\$75,562,600	\$0	\$157,995,300	\$21,773,100	\$179,768,400
75060	Mendon School	\$83,061,900	\$3,557,200	\$6,396,900	\$81,515,200	\$0	\$174,531,200	\$38,636,100	\$213,167,300
75070	White Pigeon School	\$60,765,200	\$11,410,750	\$19,121,100	\$168,874,200	\$0	\$260,171,250	\$45,961,700	\$306,132,950
75080	Three Rivers School	\$95,349,120	\$73,463,410	\$29,041,340	\$417,748,943	\$0	\$615,602,813	\$111,360,076	\$726,962,889
Total St Joseph County ISD		\$603,914,920	\$159,472,760	\$116,813,640	\$1,307,704,043	\$642,300	\$2,188,547,663	\$307,563,176	\$2,496,110,839
Kalamazoo Regional Educational Service Agency (K-RESA)									
39170	Vicksburg School	\$14,303,600	\$1,051,700	\$0	\$10,065,500	\$0	\$25,420,800	\$461,600	\$25,882,400
Total K-RESA		\$14,303,600	\$1,051,700	\$0	\$10,065,500	\$0	\$25,420,800	\$461,600	\$25,882,400
Lewis Cass ISD									
14050	Marcellus School	\$2,799,300	\$0	\$0	\$5,286,010	\$0	\$8,085,310	\$163,538	\$8,248,848
Total Lewis Cass ISD		\$2,799,300	\$0	\$0	\$5,286,010	\$0	\$8,085,310	\$163,538	\$8,248,848
Calhoun ISD									
13050	Athens School	\$430,000	\$0	\$0	\$142,500	\$0	\$572,500	\$5,600	\$578,100
Total Calhoun ISD		\$430,000	\$0	\$0	\$142,500	\$0	\$572,500	\$5,600	\$578,100
Branch ISD									
12020	Bronson School	\$122,100	\$0	\$0	\$63,400	\$0	\$185,500	\$0	\$185,500
Total Branch ISD		\$122,100	\$0	\$0	\$63,400	\$0	\$185,500	\$0	\$185,500

**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
St Joseph County ISD									
75003	Nottawa School	\$9,161,022	\$1,703,720	\$0	\$45,477,160	\$0	\$56,341,902	\$1,200,900	\$57,542,802
75010	Sturgis School	\$25,500,137	\$48,073,092	\$35,749,521	\$230,024,523	\$244,804	\$339,592,077	\$66,175,200	\$405,767,277
75020	Burr Oak School	\$11,323,668	\$1,020,679	\$717,756	\$19,716,730	\$0	\$32,778,833	\$2,749,500	\$35,528,333
75030	Centreville School	\$28,584,442	\$5,762,162	\$1,090,869	\$109,666,385	\$0	\$145,103,858	\$9,392,200	\$154,496,058
75040	Colon School	\$32,009,406	\$4,105,783	\$2,559,796	\$84,287,760	\$0	\$122,962,745	\$10,302,800	\$133,265,545
75050	Constantine School	\$18,170,309	\$3,971,468	\$19,927,201	\$68,701,941	\$0	\$110,770,919	\$21,772,411	\$132,543,330
75060	Mendon School	\$27,500,425	\$3,153,128	\$6,122,121	\$64,734,726	\$0	\$101,510,400	\$37,345,601	\$138,856,001
75070	White Pigeon School	\$22,726,925	\$9,610,100	\$17,952,634	\$149,574,828	\$0	\$199,864,487	\$45,961,700	\$245,826,187
75080	Three Rivers School	\$36,320,916	\$64,965,036	\$25,467,336	\$348,208,429	\$0	\$474,961,717	\$107,517,892	\$582,479,609
Total St Joseph County ISD		\$36,320,916	\$64,965,036	\$25,467,336	\$348,208,429	\$0	\$474,961,717	\$107,517,892	\$1,886,305,142
Kalamazoo Regional Educational Service Agency (K-RESA)									
39170	Vicksburg School	\$4,714,218	\$1,030,340	\$0	\$7,170,949	\$0	\$12,915,507	\$461,600	\$13,377,107
Total K-RESA		\$4,714,218	\$1,030,340	\$0	\$7,170,949	\$0	\$12,915,507	\$461,600	\$13,377,107
Lewis Cass ISD									
14050	Marcellus School	\$801,543	\$0	\$0	\$4,471,501	\$0	\$5,273,044	\$163,538	\$5,436,582
Total Lewis Cass ISD		\$801,543	\$0	\$0	\$4,471,501	\$0	\$5,273,044	\$163,538	\$5,436,582
Calhoun ISD									
13050	Athens School	\$139,660	\$0	\$0	\$132,181	\$0	\$271,841	\$5,600	\$277,441
Total Calhoun ISD		\$139,660	\$0	\$0	\$132,181	\$0	\$271,841	\$5,600	\$277,441
Branch ISD									
12020	Bronson School	\$14,702	\$0	\$0	\$44,232	\$0	\$58,934	\$0	\$58,934
Total Branch ISD		\$14,702	\$0	\$0	\$44,232	\$0	\$58,934	\$0	\$58,934