

*2017
St Joseph County
Equalization Report*



Covered Bridge

*Prepared by: St Joseph County
Equalization Department*



St Joseph County

Land Resource Centre

(269) 467-5576

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Public Works Intergovernmental Services
Equalization Geographic Information Systems Rural Address Identification

April 11, 2017

Board of Commissioners
Saint Joseph County, Michigan

Honorable Members:

The St. Joseph County Equalization Department has prepared the 2017 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 required 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 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, and 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. Meynard M.M.A.O. P.P.E.
St. Joseph County Equalization Director

ASSESSED VALUATIONS - REAL

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

STATEMENT YEAR: 2017		REAL PROPERTY ASSESSED VALUATIONS APPROVED BY BOARDS OF REVIEW						
	(COL. 1)	(COL. 2)	(COL. 3)	(COL. 4)	(COL. 5)	(COL. 6)	(COL. 7)	
	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL PROPERTY	
COUNTY:	75	ST JOSEPH						
TOWNSHIP OR CITY								
TOWNSHIPS:	1 BURR OAK	49,574,200	983,900	817,300	50,028,300	0	0	101,403,700
	2 COLON	51,824,900	4,045,000	2,183,600	92,996,700	0	0	151,050,200
	3 CONSTANTINE	44,516,900	4,308,500	19,902,400	68,093,850	0	0	136,821,650
	4 FABIUS	20,075,000	4,780,000	2,792,300	197,679,700	0	0	225,327,000
	5 FAWN RIVER	25,310,500	1,210,800	0	35,750,600	0	0	62,271,900
	6 FLORENCE	64,971,000	0	114,000	24,562,200	0	0	89,647,200
	7 FLOWERFIELD	36,423,600	1,248,700	83,400	53,833,300	0	0	91,589,000
	8 LEONIDAS	58,715,500	825,600	0	21,520,400	0	0	81,061,500
	9 LOCKPORT	36,124,600	5,266,000	949,600	100,619,700	0	0	142,959,900
	10 MENDON	57,654,100	3,276,400	4,467,600	56,250,800	0	0	121,648,900
	11 MOTTVILLE	29,619,600	3,307,500	9,009,800	29,932,237	0	0	71,869,137
	12 NOTTAWA	58,320,700	7,354,800	381,500	104,923,200	0	0	170,980,200
	13 PARK	50,062,700	6,143,800	5,401,800	84,425,100	0	0	146,033,400
	14 SHERMAN	33,885,200	1,931,400	152,300	138,928,300	0	0	174,897,200
	15 STURGIS	29,809,700	10,879,300	572,700	32,801,300	0	601,300	74,664,300
	16 WHITE PIGEON	34,570,900	8,270,200	9,196,700	160,151,800	0	0	212,189,600
CITIES:	51 THREE RIVERS	0	57,626,800	20,283,800	77,689,450	0	0	155,600,050
	52 STURGIS	595,200	50,542,400	47,940,200	122,836,200	0	0	221,914,000
Totals for County		682,054,300	172,001,100	124,249,000	1,453,023,137	0	601,300	2,431,928,837

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

DATE: *April 11, 2017*

WE HEREBY CERTIFY That the foregoing is a true statement of the number of acres of land, the value of the real property and of the personal property, the aggregate valuation of the real property and personal property, the equalized and assessed valuations of real property classifications in each township and city in said county as equalized by the Board of Commissioners in April of the reporting year, at a meeting of said board held in pursuant to the Provisions of section 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. 225 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 12th day of April, 2017.

 Director of County Equalization

 Chairman of Board of Commissioners

 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.

STATEMENT YEAR: 2017		REAL PROPERTY EQUALIZED VALUATIONS BY COUNTY BOARD OF COMMISSIONERS						
	(COL. 1)	(COL. 2)	(COL. 3)	(COL. 4)	(COL. 5)	(COL. 6)	(COL. 7)	
	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL PROPERTY	
COUNTY:	75	ST JOSEPH						
TOWNSHIP OR CITY								
TOWNSHIPS:	1 BURR OAK	49,574,200	983,900	817,300	50,028,300	0	0	101,403,700
	2 COLON	51,824,900	4,045,000	2,183,600	92,996,700	0	0	151,050,200
	3 CONSTANTINE	44,516,900	4,308,500	19,902,400	68,093,850	0	0	136,821,650
	4 FABIOUS	20,075,000	4,780,000	2,792,300	197,679,700	0	0	225,327,000
	5 FAWN RIVER	25,310,500	1,210,800	0	35,750,600	0	0	62,271,900
	6 FLORENCE	64,971,000	0	114,000	24,562,200	0	0	89,647,200
	7 FLOWERFIELD	36,423,600	1,248,700	83,400	53,833,300	0	0	91,589,000
	8 LEONIDAS	58,715,500	825,600	0	21,520,400	0	0	81,061,500
	9 LOCKPORT	36,124,600	5,266,000	949,600	100,619,700	0	0	142,959,900
	10 MENDON	57,654,100	3,276,400	4,467,600	56,250,800	0	0	121,648,900
	11 MOTTVILLE	29,619,600	3,307,500	9,009,800	29,932,237	0	0	71,869,137
	12 NOTTAWA	58,320,700	7,354,800	381,500	104,923,200	0	0	170,980,200
	13 PARK	50,062,700	6,143,800	5,401,800	84,425,100	0	0	146,033,400
	14 SHERMAN	33,885,200	1,931,400	152,300	138,928,300	0	0	174,897,200
	15 STURGIS	29,809,700	10,879,300	572,700	32,801,300	0	601,300	74,664,300
	16 WHITE PIGEON	34,570,900	8,270,200	9,196,700	160,151,800	0	0	212,189,600
CITIES:	51 THREE RIVERS	0	57,626,800	20,283,800	77,689,450	0	0	155,600,050
	52 STURGIS	595,200	50,542,400	47,940,200	122,836,200	0	0	221,914,000
Totals for County		682,054,300	172,001,100	124,249,000	1,453,023,137	0	601,300	2,431,928,837

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

DATE: April 11, 2017

WE HEREBY CERTIFY That the foregoing is a true statement of the number of acres of land, the value of the real property and of the personal property, the aggregate valuation of the real property and personal property, the equalized and assessed valuations of real property classifications in each township and city in said county as equalized by the Board of Commissioners in April of the reporting year, at a meeting of said board held in pursuant to the Provisions of section 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. 225 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 12th day of April, 2017.

Page 2, Equalized Values

Chairman of Board of Commissioners_____
Director of County Equalization_____
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:	2017	NUMBER OF ACRES	TOTAL REAL PROPERTY VALUATIONS		PERSONAL PROPERTY VALUATIONS		TOTAL REAL PLUS PERSONAL PROPERTY	
		ASSESSED	(TOTALS FROM PAGES 2 AND 3)					
		(COL. 1)	(COL. 2)	(COL. 3)	(COL. 4)	(COL. 5)	(COL. 6)	(COL. 7)
		ACRES	ASSESSED	EQUALIZED	ASSESSED	EQUALIZED	ASSESSED	EQUALIZED
COUNTY:	75 ST JOSEPH	HUNDREDTHS	VALUATIONS	VALUATIONS	VALUATIONS	VALUATIONS	VALUATIONS	VALUATIONS
TOWNSHIP OR CITY								
TOWNSHIPS:								
	1 BURR OAK	21,932.60	101,403,700	101,403,700	8,503,400	8,503,400	109,907,100	109,907,100
	2 COLON	20,165.92	151,050,200	151,050,200	8,646,600	8,646,600	159,696,800	159,696,800
	3 CONSTANTINE	19,438.77	136,821,650	136,821,650	13,474,500	13,474,500	150,296,150	150,296,150
	4 FABUS	18,758.30	225,327,000	225,327,000	18,583,200	18,583,200	243,910,200	243,910,200
	5 FAWN RIVER	11,984.28	62,271,900	62,271,900	836,200	836,200	63,108,100	63,108,100
	6 FLORENCE	20,856.96	89,647,200	89,647,200	4,229,100	4,229,100	93,876,300	93,876,300
	7 FLOWERFIELD	22,616.59	91,589,000	91,589,000	17,468,301	17,468,301	109,057,301	109,057,301
	8 LEONIDAS	22,507.80	81,061,500	81,061,500	7,368,100	7,368,100	88,429,600	88,429,600
	9 LOCKPORT	17,656.08	142,959,900	142,959,900	3,157,800	3,157,800	146,117,700	146,117,700
	10 MENDON	21,735.96	121,648,900	121,648,900	42,218,200	42,218,200	163,867,100	163,867,100
	11 MOTTVILLE	11,849.58	71,869,137	71,869,137	11,098,700	11,098,700	82,967,837	82,967,837
	12 NOTTAWA	21,960.60	170,980,200	170,980,200	4,591,800	4,591,800	175,572,000	175,572,000
	13 PARK	22,017.55	146,033,400	146,033,400	35,277,900	35,277,900	181,311,300	181,311,300
	14 SHERMAN	19,903.21	174,897,200	174,897,200	4,792,500	4,792,500	179,689,700	179,689,700
	15 STURGIS	11,075.60	74,664,300	74,664,300	2,894,100	2,894,100	77,558,400	77,558,400
	16 WHITE PIGEON	15,410.04	212,189,600	212,189,600	35,160,700	35,160,700	247,350,300	247,350,300
CITIES:								
	51 THREE RIVERS	1,850.97	155,600,050	155,600,050	32,521,000	32,521,000	188,121,050	188,121,050
	52 STURGIS	2,372.31	221,914,000	221,914,000	34,394,800	34,394,800	256,308,800	256,308,800
Totals for County		304,093.12	2,431,928,837	2,431,928,837	285,216,901	285,216,901	2,717,145,738	2,717,145,738

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

DATE: April 11, 2017

WE HEREBY CERTIFY That the foregoing is a true statement of the number of acres of land, the value of the real property and of the personal property, the aggregate valuation of the real property and personal property, the equalized and assessed valuations of real property classifications in each township and city in said county as equalized by the Board of Commissioners in April of the reporting year, at a meeting of said board held in pursuant to the Provisions of section 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. 225 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 12th day of April, 2017.

Chairman of Board of Commissioners

Director of County Equalization

Clerk of Board of Commissioners

St Joseph County 2017 Equalization Report

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St. Joseph County

Previous and Current Values

AGRICULTURAL								
Unit #	Unit Name	Number of Parcels	2016 Assessed Value	2017 Assessed Value	% Change	2016 Taxable Value	2017 Taxable Value	% Change
001	Burr Oak Township	270	\$50,976,300	\$49,574,200	-2.75%	\$16,422,146	\$16,774,492	2.15%
002	Colon Township	274	\$51,039,600	\$51,824,900	1.54%	\$16,965,013	\$17,217,870	1.49%
003	Constantine Township	192	\$40,565,600	\$44,516,900	9.74%	\$11,443,181	\$11,809,235	3.20%
004	Fabius Township	130	\$18,718,600	\$20,075,000	7.25%	\$6,950,745	\$7,181,861	3.33%
005	Fawn River Township	161	\$23,900,500	\$25,310,500	5.90%	\$7,081,456	\$7,761,445	9.60%
006	Florence Township	282	\$61,700,900	\$64,971,000	5.30%	\$19,361,381	\$19,565,605	1.05%
007	Flowerfield Township	197	\$34,406,500	\$36,423,600	5.86%	\$10,054,842	\$10,224,139	1.68%
008	Leonidas Township	376	\$55,833,800	\$58,715,500	5.16%	\$18,404,581	\$18,491,195	0.47%
009	Lockport Township	182	\$36,651,800	\$36,124,600	-1.44%	\$14,882,667	\$15,198,196	2.12%
010	Mendon Township	287	\$53,926,100	\$57,654,100	6.91%	\$16,301,664	\$16,309,308	0.05%
011	Mottville Township	144	\$27,350,400	\$29,619,600	8.30%	\$11,968,432	\$11,960,724	-0.06%
012	Nottawa Township	318	\$55,140,300	\$58,320,700	5.77%	\$18,385,925	\$18,621,105	1.28%
013	Park Township	253	\$50,503,800	\$50,062,700	-0.87%	\$23,549,427	\$23,762,487	0.90%
014	Sherman Township	166	\$34,183,300	\$33,885,200	-0.87%	\$12,945,452	\$13,589,815	4.98%
015	Sturgis Township	148	\$30,008,900	\$29,809,700	-0.66%	\$10,450,905	\$11,622,930	11.21%
016	White Pigeon Township	217	\$35,104,700	\$34,570,900	-1.52%	\$11,640,323	\$11,912,112	2.33%
051	Three Rivers City	0	\$0	\$0	N/A	\$0	\$0	N/A
052	Sturgis City	9	\$524,500	\$595,200	13.48%	\$364,781	\$409,511	12.26%
St. Joseph County Total		3,606	\$660,535,600	\$682,054,300	3.26%	\$227,172,921	\$232,412,030	2.31%

COMMERCIAL								
Unit #	Unit Name	Number of Parcels	2016 Assessed Value	2017 Assessed Value	% Change	2016 Taxable Value	2017 Taxable Value	% Change
001	Burr Oak Township	36	\$988,000	\$983,900	-0.41%	\$809,724	\$788,856	-2.58%
002	Colon Township	66	\$4,095,900	\$4,045,000	-1.24%	\$3,632,370	\$3,638,211	0.16%
003	Constantine Township	106	\$4,115,700	\$4,308,500	4.68%	\$3,667,400	\$3,624,992	-1.16%
004	Fabius Township	59	\$5,026,200	\$4,780,000	-4.90%	\$3,890,137	\$3,771,031	-3.06%
005	Fawn River Township	15	\$1,513,500	\$1,210,800	-20.00%	\$1,116,958	\$901,899	-19.25%
006	Florence Township	0	\$0	\$0	N/A	\$0	\$0	N/A
007	Flowerfield Township	5	\$1,336,200	\$1,248,700	-6.55%	\$479,369	\$429,170	-10.47%
008	Leonidas Township	26	\$881,200	\$825,600	-6.31%	\$732,508	\$730,876	-0.22%
009	Lockport Township	65	\$4,886,300	\$5,266,000	7.77%	\$3,785,049	\$4,029,102	6.45%
010	Mendon Township	63	\$3,099,600	\$3,276,400	5.70%	\$2,750,160	\$2,808,851	2.13%
011	Mottville Township	27	\$3,165,100	\$3,307,500	4.50%	\$2,513,818	\$2,584,107	2.80%
012	Nottawa Township	90	\$7,261,900	\$7,354,800	1.28%	\$6,766,088	\$6,857,759	1.35%
013	Park Township	42	\$6,118,800	\$6,143,800	0.41%	\$5,821,459	\$5,859,486	0.65%
014	Sherman Township	22	\$1,501,500	\$1,931,400	28.63%	\$1,207,034	\$1,458,325	20.82%
015	Sturgis Township	91	\$9,708,900	\$10,879,300	12.05%	\$8,288,086	\$8,919,849	7.62%
016	White Pigeon Township	156	\$8,816,100	\$8,270,200	-6.19%	\$7,100,031	\$6,971,053	-1.82%
051	Three Rivers City	321	\$56,631,600	\$57,626,800	1.76%	\$49,231,072	\$50,407,833	2.39%
052	Sturgis City	324	\$43,215,700	\$50,542,400	16.95%	\$36,084,618	\$40,496,279	12.23%
St. Joseph County Total		1,514	\$162,362,200	\$172,001,100	5.94%	\$137,875,881	\$144,277,679	4.64%

St. Joseph County Previous and Current Values

INDUSTRIAL								
Unit #	Unit Name	Number of Parcels	2016 Assessed Value	2017 Assessed Value	% Change	2016 Taxable Value	2017 Taxable Value	% Change
001	Burr Oak Township	27	\$874,500	\$817,300	-6.54%	\$744,431	\$727,562	-2.27%
002	Colon Township	14	\$2,057,700	\$2,183,600	6.12%	\$2,039,763	\$2,058,117	0.90%
003	Constantine Township	40	\$20,628,400	\$19,902,400	-3.52%	\$19,645,040	\$18,346,284	-6.61%
004	Fabius Township	32	\$3,007,100	\$2,792,300	-7.14%	\$2,242,792	\$2,164,823	-3.48%
005	Fawn River Township	0	\$0	\$0	N/A	\$0	\$0	N/A
006	Florence Township	6	\$107,600	\$114,000	5.95%	\$61,109	\$61,657	0.90%
007	Flowerfield Township	2	\$91,800	\$83,400	-9.15%	\$67,166	\$67,769	0.90%
008	Leonidas Township	0	\$0	\$0	N/A	\$0	\$0	N/A
009	Lockport Township	17	\$896,500	\$949,600	5.92%	\$845,486	\$860,193	1.74%
010	Mendon Township	24	\$4,028,600	\$4,467,600	10.90%	\$3,732,527	\$3,996,851	7.08%
011	Mottville Township	28	\$9,753,300	\$9,009,800	-7.62%	\$7,405,139	\$7,163,020	-3.27%
012	Nottawa Township	10	\$374,800	\$381,500	1.79%	\$358,356	\$361,575	0.90%
013	Park Township	23	\$5,226,000	\$5,401,800	3.36%	\$4,594,338	\$4,655,307	1.33%
014	Sherman Township	1	\$155,900	\$152,300	-2.31%	\$155,900	\$152,300	-2.31%
015	Sturgis Township	10	\$541,300	\$572,700	5.80%	\$520,981	\$525,664	0.90%
016	White Pigeon Township	51	\$9,187,500	\$9,196,700	0.10%	\$8,380,356	\$8,374,617	-0.07%
051	Three Rivers City	64	\$21,227,400	\$20,283,800	-4.45%	\$18,763,283	\$17,368,135	-7.44%
052	Sturgis City	111	\$44,247,800	\$47,940,200	8.34%	\$37,680,310	\$39,340,106	4.40%
St. Joseph County Total		460	\$122,406,200	\$124,249,000	1.51%	\$107,236,977	\$106,223,980	-0.94%

RESIDENTIAL								
Unit #	Unit Name	Number of Parcels	2016 Assessed Value	2017 Assessed Value	% Change	2016 Taxable Value	2017 Taxable Value	% Change
001	Burr Oak Township	1,259	\$51,376,700	\$50,028,300	-2.62%	\$40,154,829	\$41,063,333	2.26%
002	Colon Township	2,203	\$92,458,900	\$92,996,700	0.58%	\$71,576,993	\$72,988,052	1.97%
003	Constantine Township	1,653	\$68,734,100	\$68,093,850	-0.93%	\$60,792,629	\$61,397,279	0.99%
004	Fabius Township	2,660	\$187,766,800	\$197,679,700	5.28%	\$147,413,005	\$150,925,706	2.38%
005	Fawn River Township	743	\$32,147,700	\$35,750,600	11.21%	\$26,484,314	\$27,252,597	2.90%
006	Florence Township	517	\$23,272,600	\$24,562,200	5.54%	\$18,408,245	\$18,866,382	2.49%
007	Flowerfield Township	869	\$52,722,450	\$53,833,300	2.11%	\$35,187,762	\$36,240,654	2.99%
008	Leonidas Township	553	\$20,225,500	\$21,520,400	6.40%	\$15,940,603	\$16,319,976	2.38%
009	Lockport Township	1,956	\$95,357,500	\$100,619,700	5.52%	\$79,752,498	\$81,613,501	2.33%
010	Mendon Township	1,414	\$53,211,500	\$56,250,800	5.71%	\$40,783,921	\$41,718,439	2.29%
011	Mottville Township	747	\$28,052,200	\$29,932,237	6.70%	\$23,520,867	\$23,988,011	1.99%
012	Nottawa Township	1,946	\$103,821,700	\$104,923,200	1.06%	\$86,496,689	\$88,885,472	2.76%
013	Park Township	1,425	\$85,793,500	\$84,425,100	-1.59%	\$67,662,538	\$68,262,834	0.89%
014	Sherman Township	1,990	\$134,483,600	\$138,928,300	3.31%	\$110,738,675	\$114,050,647	2.99%
015	Sturgis Township	696	\$31,805,900	\$32,801,300	3.13%	\$26,742,237	\$27,255,985	1.92%
016	White Pigeon Township	2,379	\$148,525,900	\$160,151,800	7.83%	\$127,880,297	\$130,037,464	1.69%
051	Three Rivers City	2,474	\$76,655,000	\$77,689,450	1.35%	\$65,061,388	\$66,287,790	1.88%
052	Sturgis City	3,310	\$118,595,800	\$122,836,200	3.58%	\$107,570,617	\$109,396,556	1.70%
St. Joseph County Total		28,794	\$1,405,007,350	\$1,453,023,137	3.42%	\$1,152,168,107	\$1,176,550,678	2.12%

St. Joseph County Previous and Current Values

DEVELOPMENTAL								
Unit #	Unit Name	Number of Parcels	2016 Assessed Value	2017 Assessed Value	% Change	2016 Taxable Value	2017 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	\$594,200	\$601,300	1.19%	\$238,589	\$240,733	0.90%
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	\$594,200	\$601,300	1.19%	\$238,589	\$240,733	0.90%

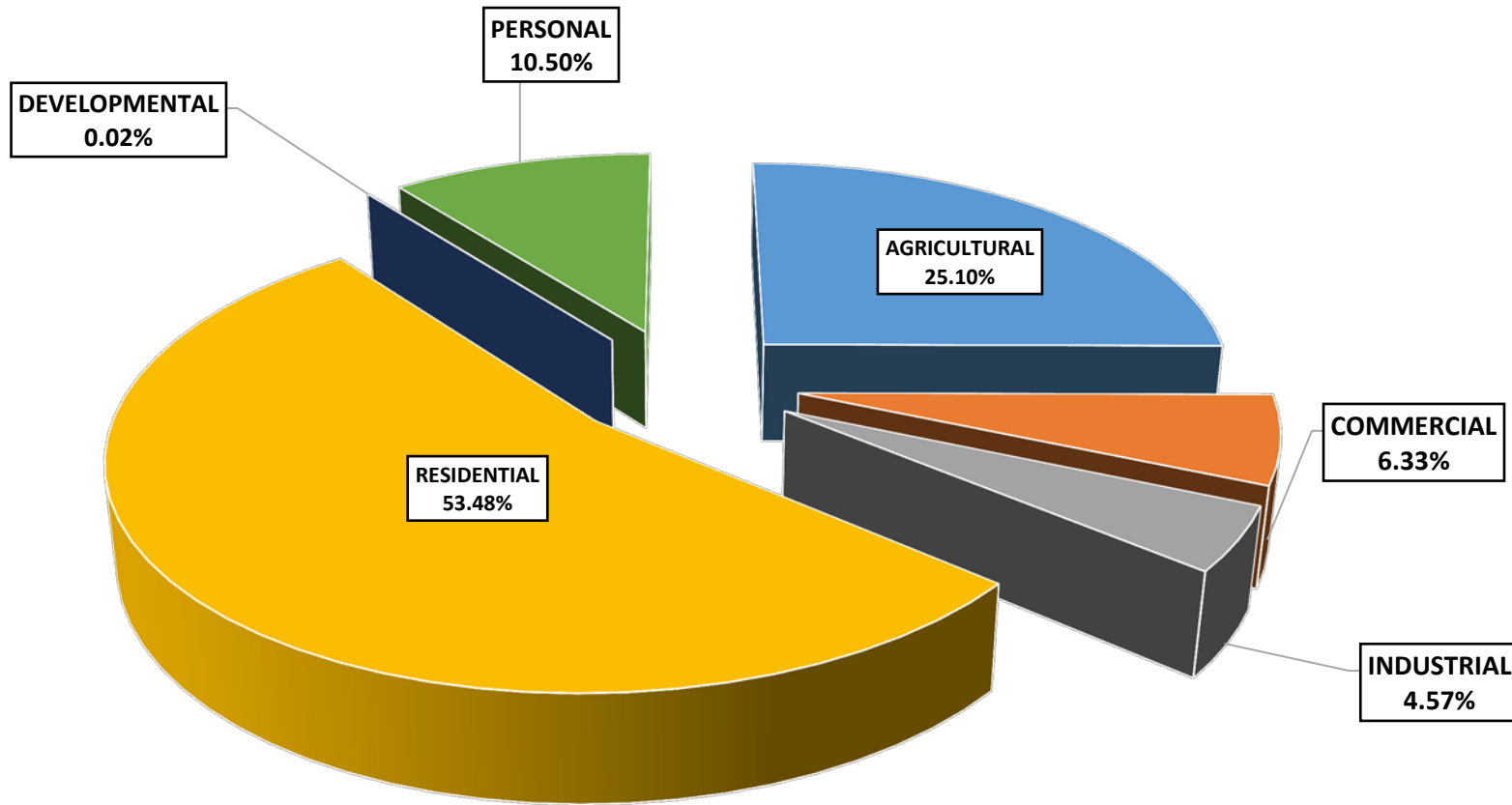
TOTAL REAL PROPERTY								
Unit #	Unit Name	Number of Parcels	2016 Assessed Value	2017 Assessed Value	% Change	2016 Taxable Value	2017 Taxable Value	% Change
001	Burr Oak Township	1,592	104,215,500	101,403,700	-2.70%	58,131,130	59,354,243	2.10%
002	Colon Township	2,557	149,652,100	151,050,200	0.93%	94,214,139	95,902,250	1.79%
003	Constantine Township	1,991	134,043,800	136,821,650	2.07%	95,548,250	95,177,790	-0.39%
004	Fabius Township	2,881	214,518,700	225,327,000	5.04%	160,496,679	164,043,421	2.21%
005	Fawn River Township	919	57,561,700	62,271,900	8.18%	34,682,728	35,915,941	3.56%
006	Florence Township	805	85,081,100	89,647,200	5.37%	37,830,735	38,493,644	1.75%
007	Flowerfield Township	1,073	88,556,950	91,589,000	3.42%	45,789,139	46,961,732	2.56%
008	Leonidas Township	955	76,940,500	81,061,500	5.36%	35,077,692	35,542,047	1.32%
009	Lockport Township	2,220	137,792,100	142,959,900	3.75%	99,265,700	101,700,992	2.45%
010	Mendon Township	1,788	114,265,800	121,648,900	6.46%	63,568,272	64,833,449	1.99%
011	Mottville Township	946	68,321,000	71,869,137	5.19%	45,408,256	45,695,862	0.63%
012	Nottawa Township	2,364	166,598,700	170,980,200	2.63%	112,007,058	114,725,911	2.43%
013	Park Township	1,743	147,642,100	146,033,400	-1.09%	101,627,762	102,540,114	0.90%
014	Sherman Township	2,179	170,324,300	174,897,200	2.68%	125,047,061	129,251,087	3.36%
015	Sturgis Township	950	72,659,200	74,664,300	2.76%	46,240,798	48,565,161	5.03%
016	White Pigeon Township	2,803	201,634,200	212,189,600	5.23%	155,001,007	157,295,246	1.48%
051	Three Rivers City	2,859	154,514,000	155,600,050	0.70%	133,055,743	134,063,758	0.76%
052	Sturgis City	3,754	206,583,800	221,914,000	7.42%	181,700,326	189,642,452	4.37%
St. Joseph County Total		34,379	\$2,350,905,550	\$2,431,928,837	3.45%	\$1,624,692,475	\$1,659,705,100	2.16%

St. Joseph County Previous and Current Values

PERSONAL								
Unit #	Unit Name	Number of Parcels	2016 Assessed Value	2017 Assessed Value	% Change	2016 Taxable Value	2017 Taxable Value	% Change
001	Burr Oak Township	33	\$8,634,700	\$8,503,400	-1.52%	\$8,634,700	\$8,503,400	-1.52%
002	Colon Township	124	\$8,468,500	\$8,646,600	2.10%	\$8,468,500	\$8,646,600	2.10%
003	Constantine Township	96	\$11,860,600	\$13,474,500	13.61%	\$11,860,600	\$13,474,500	13.61%
004	Fabius Township	41	\$15,553,700	\$18,583,200	19.48%	\$15,051,467	\$18,059,491	19.98%
005	Fawn River Township	14	\$733,500	\$836,200	14.00%	\$733,500	\$836,200	14.00%
006	Florence Township	26	\$4,265,800	\$4,229,100	-0.86%	\$4,265,800	\$4,229,100	-0.86%
007	Flowerfield Township	29	\$16,956,535	\$17,468,301	3.02%	\$16,886,191	\$17,345,759	2.72%
008	Leonidas Township	32	\$7,619,700	\$7,368,100	-3.30%	\$7,619,700	\$7,368,100	-3.30%
009	Lockport Township	54	\$3,316,900	\$3,157,800	-4.80%	\$3,316,900	\$3,157,800	-4.80%
010	Mendon Township	57	\$34,591,400	\$42,218,200	22.05%	\$34,464,717	\$42,218,200	22.50%
011	Mottville Township	44	\$7,472,700	\$11,098,700	48.52%	\$7,472,700	\$11,098,700	48.52%
012	Nottawa Township	106	\$4,636,900	\$4,591,800	-0.97%	\$4,636,900	\$4,591,800	-0.97%
013	Park Township	59	\$32,088,700	\$35,277,900	9.94%	\$27,529,009	\$30,631,730	11.27%
014	Sherman Township	35	\$4,943,800	\$4,792,500	-3.06%	\$4,943,800	\$4,792,500	-3.06%
015	Sturgis Township	65	\$2,779,300	\$2,894,100	4.13%	\$2,779,300	\$2,894,100	4.13%
016	White Pigeon Township	96	\$32,918,100	\$35,160,700	6.81%	\$32,918,100	\$35,160,700	6.81%
051	Three Rivers City	347	\$38,362,100	\$32,521,000	-15.23%	\$38,365,800	\$32,524,700	-15.22%
052	Sturgis City	363	\$31,268,900	\$34,394,800	10.00%	\$31,260,856	\$34,388,582	10.01%
St. Joseph County Total		1,621	\$266,471,835	\$285,216,901	7.03%	\$261,208,540	\$279,921,962	7.16%

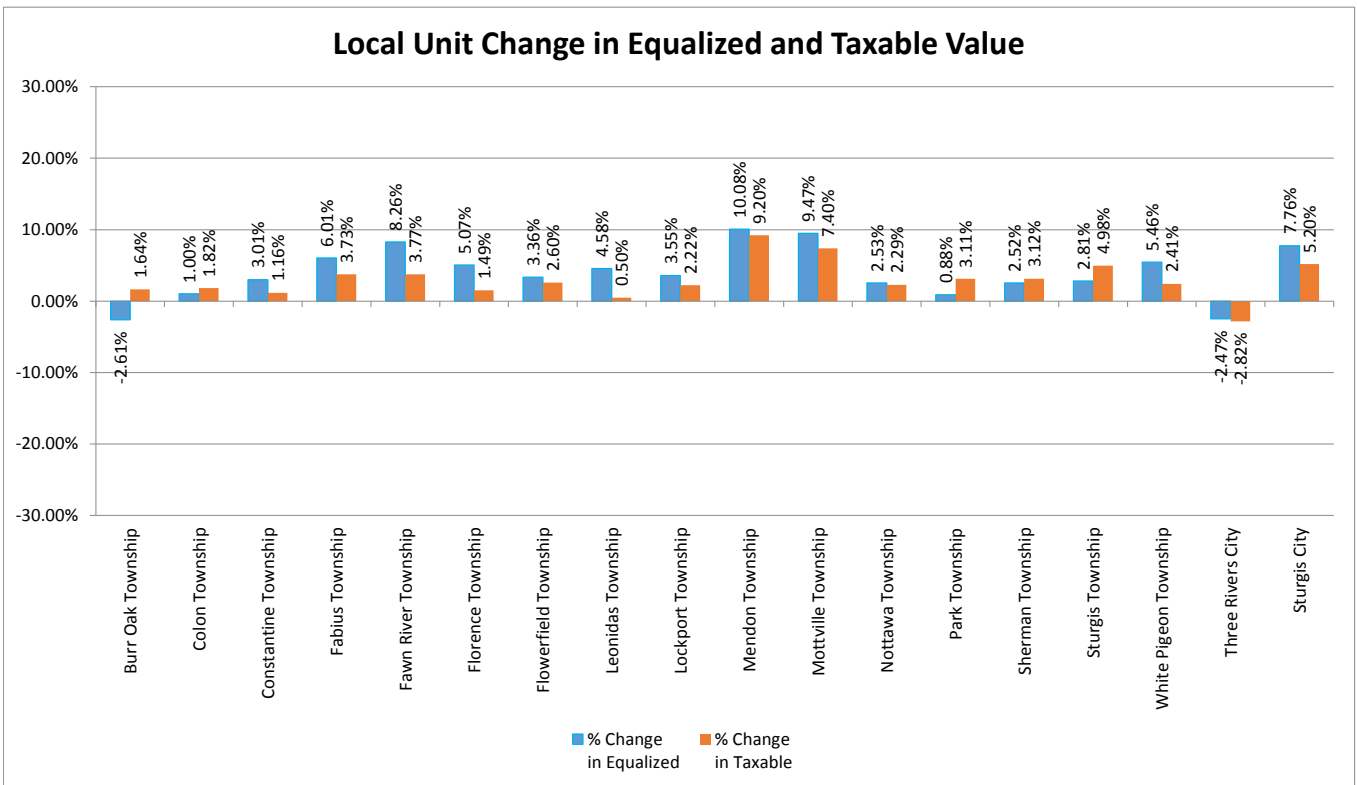
TOTAL VALUES								
Unit #	Unit Name	Number of Parcels	2016 Assessed Value	2017 Assessed Value	% Change	2016 Taxable Value	2017 Taxable Value	% Change
001	Burr Oak Township	1,625	\$112,850,200	\$109,907,100	-2.61%	\$66,765,830	\$67,857,643	1.64%
002	Colon Township	2,681	\$158,120,600	\$159,696,800	1.00%	\$102,682,639	\$104,548,850	1.82%
003	Constantine Township	2,087	\$145,904,400	\$150,296,150	3.01%	\$107,408,850	\$108,652,290	1.16%
004	Fabius Township	2,922	\$230,072,400	\$243,910,200	6.01%	\$175,548,146	\$182,102,912	3.73%
005	Fawn River Township	933	\$58,295,200	\$63,108,100	8.26%	\$35,416,228	\$36,752,141	3.77%
006	Florence Township	831	\$89,346,900	\$93,876,300	5.07%	\$42,096,535	\$42,722,744	1.49%
007	Flowerfield Township	1,102	\$105,513,485	\$109,057,301	3.36%	\$62,675,330	\$64,307,491	2.60%
008	Leonidas Township	987	\$84,560,200	\$88,429,600	4.58%	\$42,697,392	\$42,910,147	0.50%
009	Lockport Township	2,274	\$141,109,000	\$146,117,700	3.55%	\$102,582,600	\$104,858,792	2.22%
010	Mendon Township	1,845	\$148,857,200	\$163,867,100	10.08%	\$98,032,989	\$107,051,649	9.20%
011	Mottville Township	990	\$75,793,700	\$82,967,837	9.47%	\$52,880,956	\$56,794,562	7.40%
012	Nottawa Township	2,470	\$171,235,600	\$175,572,000	2.53%	\$116,643,958	\$119,317,711	2.29%
013	Park Township	1,802	\$179,730,800	\$181,311,300	0.88%	\$129,156,771	\$133,171,844	3.11%
014	Sherman Township	2,214	\$175,268,100	\$179,689,700	2.52%	\$129,990,861	\$134,043,587	3.12%
015	Sturgis Township	1,015	\$75,438,500	\$77,558,400	2.81%	\$49,020,098	\$51,459,261	4.98%
016	White Pigeon Township	2,899	\$234,552,300	\$247,350,300	5.46%	\$187,919,107	\$192,455,946	2.41%
051	Three Rivers City	3,206	\$192,876,100	\$188,121,050	-2.47%	\$171,421,543	\$166,588,458	-2.82%
052	Sturgis City	4,117	\$237,852,700	\$256,308,800	7.76%	\$212,961,182	\$224,031,034	5.20%
St. Joseph County Total		36,000	\$2,617,377,385	\$2,717,145,738	3.81%	\$1,885,901,015	\$1,939,627,062	2.85%

St. Joseph County Equalized Value Segmented by Property Class

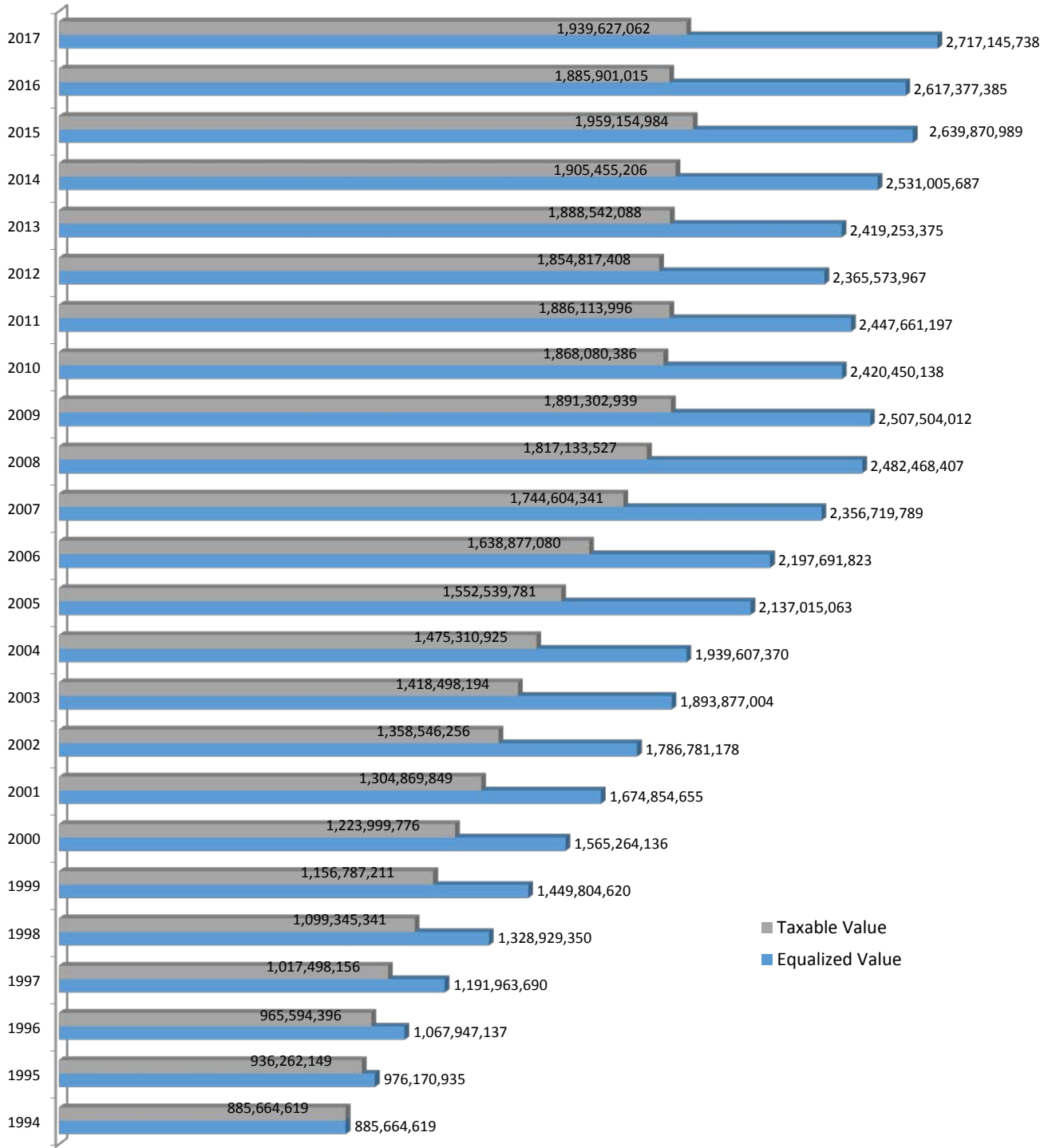


St. Joseph County Percentage Change in Equalized and Taxable Value 2016 - 2017

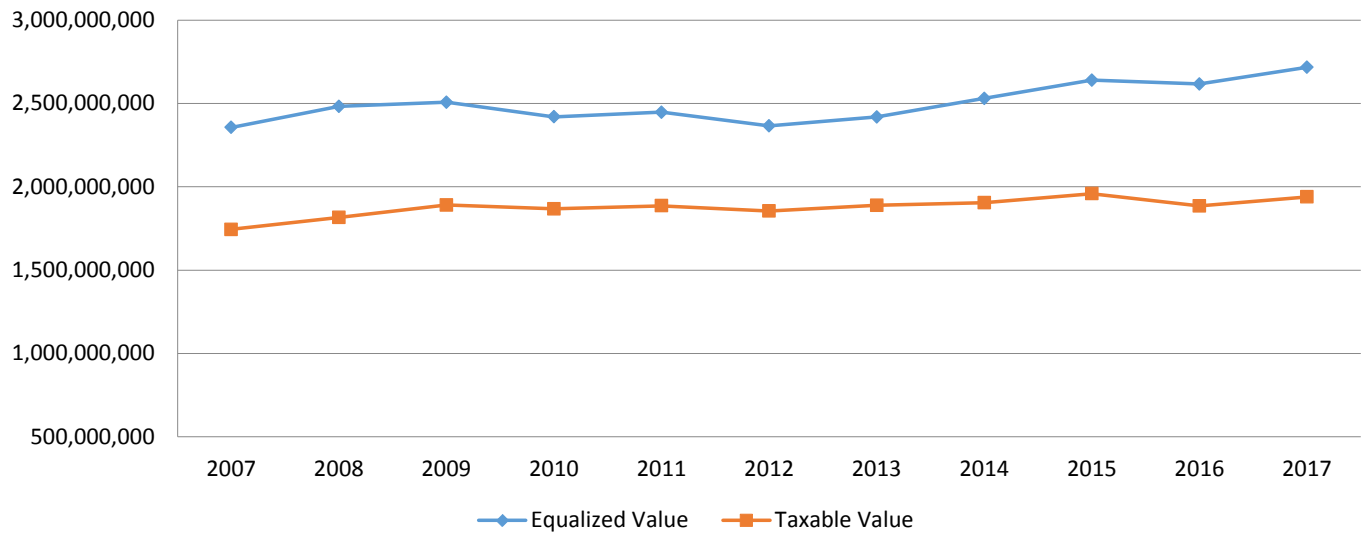
Unit of Gov't	2016 Equalized Value	2017 Equalized Value	% Change in Equalized	2016 Taxable Value	2017 Taxable Value	% Change in Taxable
Burr Oak Township	\$112,850,200	\$109,907,100	-2.61%	\$66,765,830	\$67,857,643	1.64%
Colon Township	\$158,120,600	\$159,696,800	1.00%	\$102,682,639	\$104,548,850	1.82%
Constantine Township	\$145,904,400	\$150,296,150	3.01%	\$107,408,850	\$108,652,290	1.16%
Fabius Township	\$230,072,400	\$243,910,200	6.01%	\$175,548,146	\$182,102,912	3.73%
Fawn River Township	\$58,295,200	\$63,108,100	8.26%	\$35,416,228	\$36,752,141	3.77%
Florence Township	\$89,346,900	\$93,876,300	5.07%	\$42,096,535	\$42,722,744	1.49%
Flowerfield Township	\$105,513,485	\$109,057,301	3.36%	\$62,675,330	\$64,307,491	2.60%
Leonidas Township	\$84,560,200	\$88,429,600	4.58%	\$42,697,392	\$42,910,147	0.50%
Lockport Township	\$141,109,000	\$146,117,700	3.55%	\$102,582,600	\$104,858,792	2.22%
Mendon Township	\$148,857,200	\$163,867,100	10.08%	\$98,032,989	\$107,051,649	9.20%
Mottville Township	\$75,793,700	\$82,967,837	9.47%	\$52,880,956	\$56,794,562	7.40%
Nottawa Township	\$171,235,600	\$175,572,000	2.53%	\$116,643,958	\$119,317,711	2.29%
Park Township	\$179,730,800	\$181,311,300	0.88%	\$129,156,771	\$133,171,844	3.11%
Sherman Township	\$175,268,100	\$179,689,700	2.52%	\$129,990,861	\$134,043,587	3.12%
Sturgis Township	\$75,438,500	\$77,558,400	2.81%	\$49,020,098	\$51,459,261	4.98%
White Pigeon Township	\$234,552,300	\$247,350,300	5.46%	\$187,919,107	\$192,455,946	2.41%
Three Rivers City	\$192,876,100	\$188,121,050	-2.47%	\$171,421,543	\$166,588,458	-2.82%
Sturgis City	\$237,852,700	\$256,308,800	7.76%	\$212,961,182	\$224,031,034	5.20%
St. Joseph County Total	\$2,617,377,385	\$2,717,145,738	3.81%	\$1,885,901,015	\$1,939,627,062	2.85%



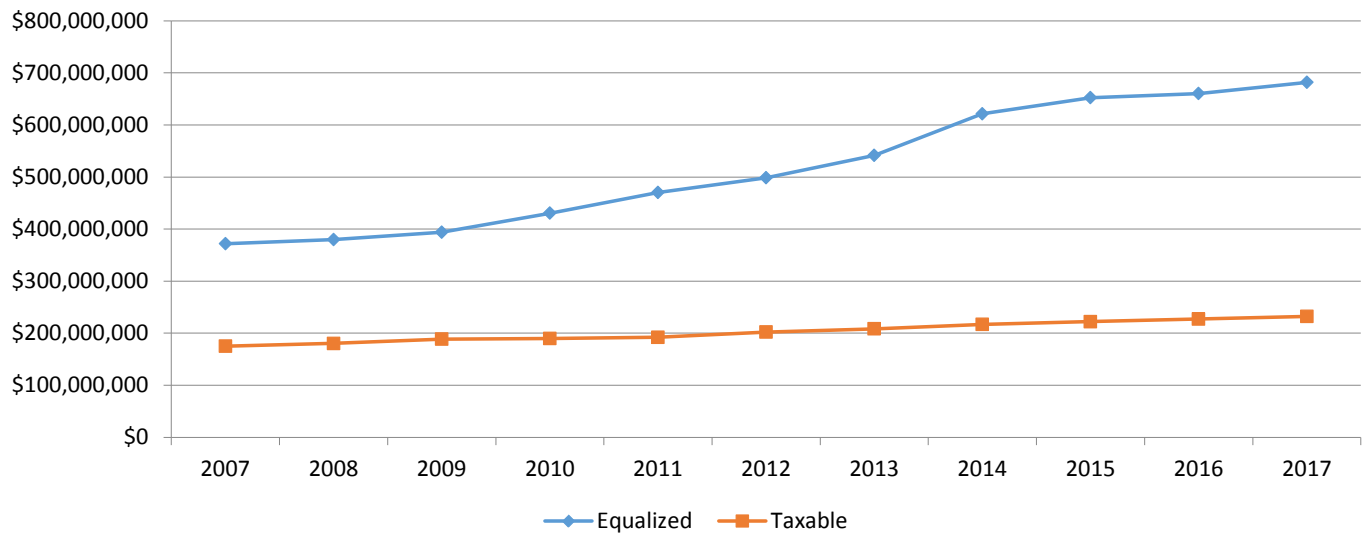
St. Joseph County Equalized and Taxable Values by Year



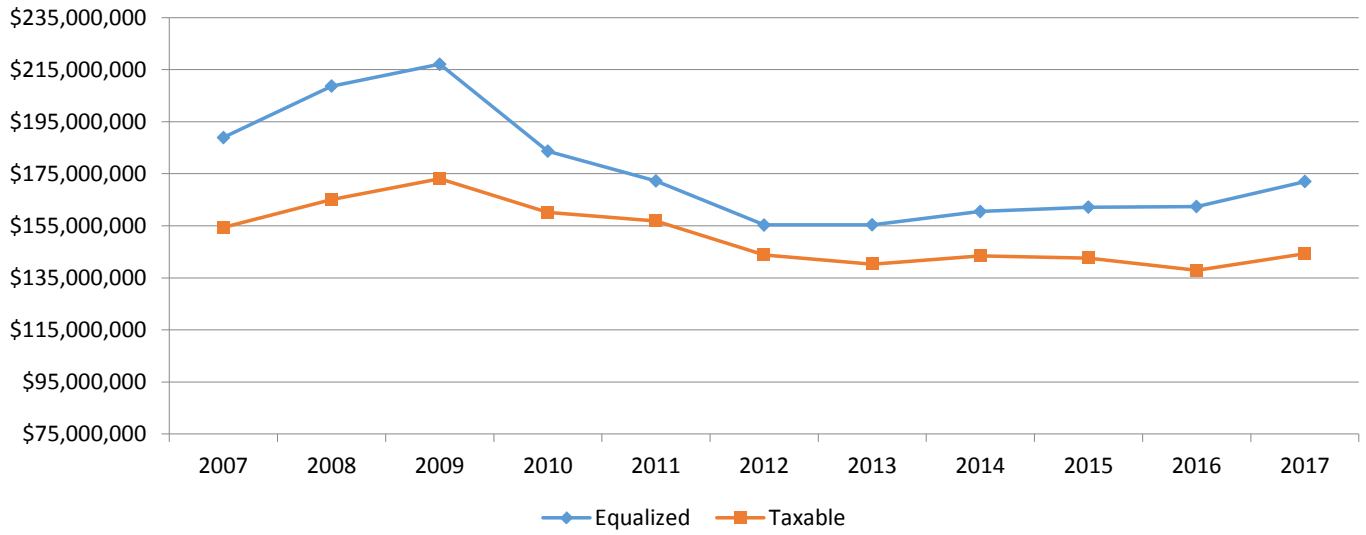
10 Year Trend in Gap between Equalized and Taxable Value (All Properties)



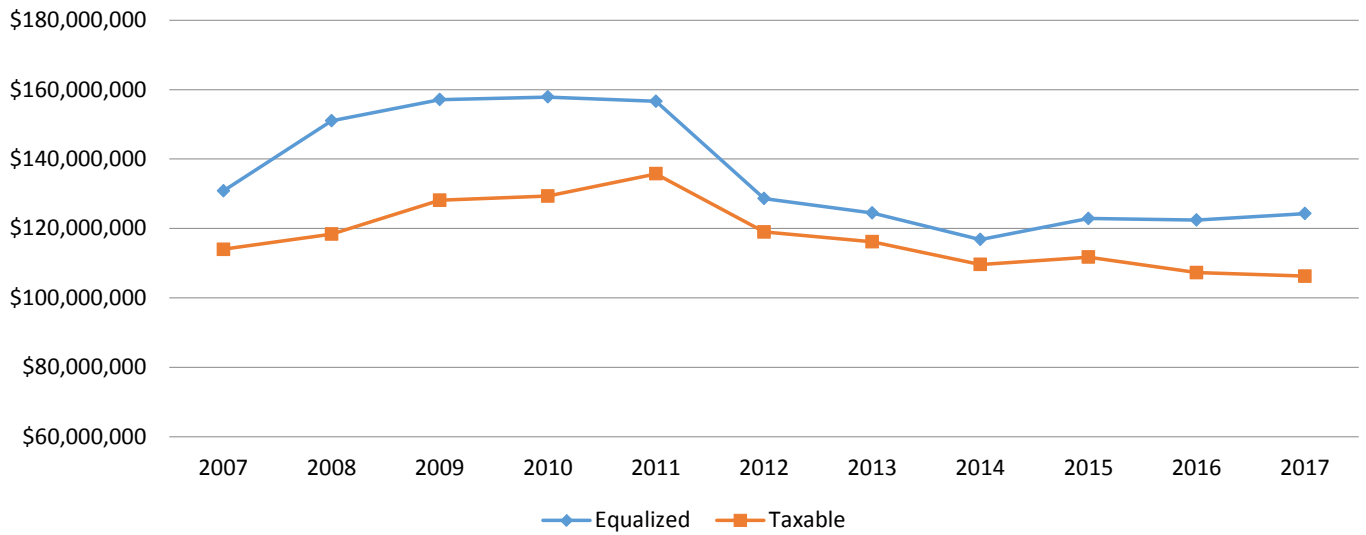
10 Year Trend in Gap between Equalized and Taxable Value (Agricultural)



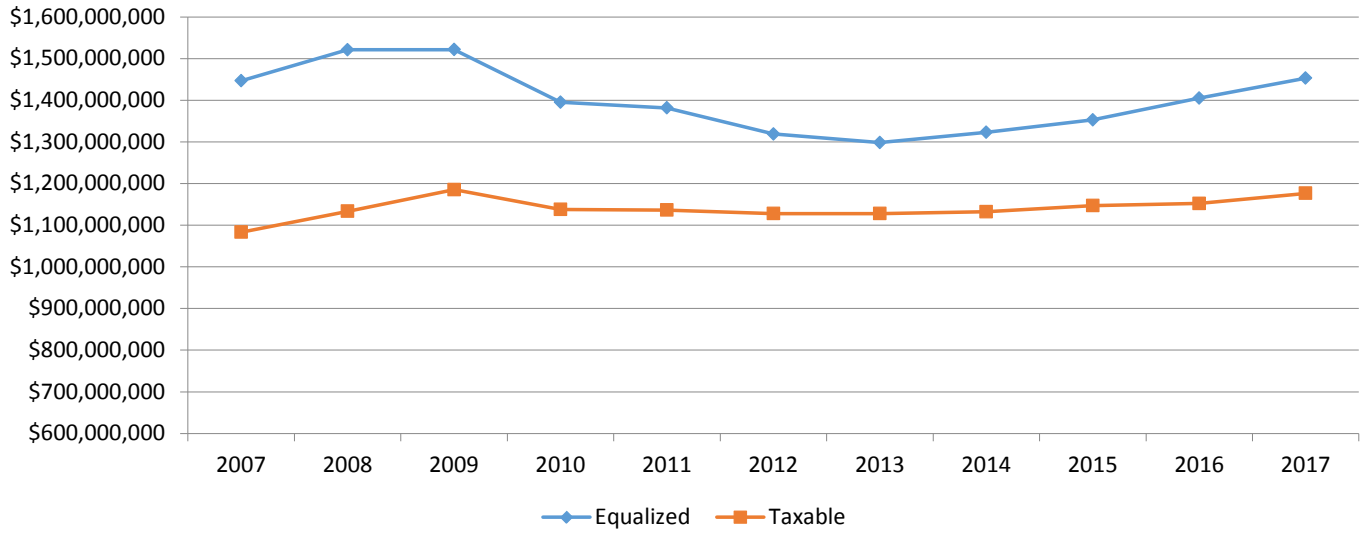
10 Year Trend in Gap between Equalized and Taxable Value (Commercial)



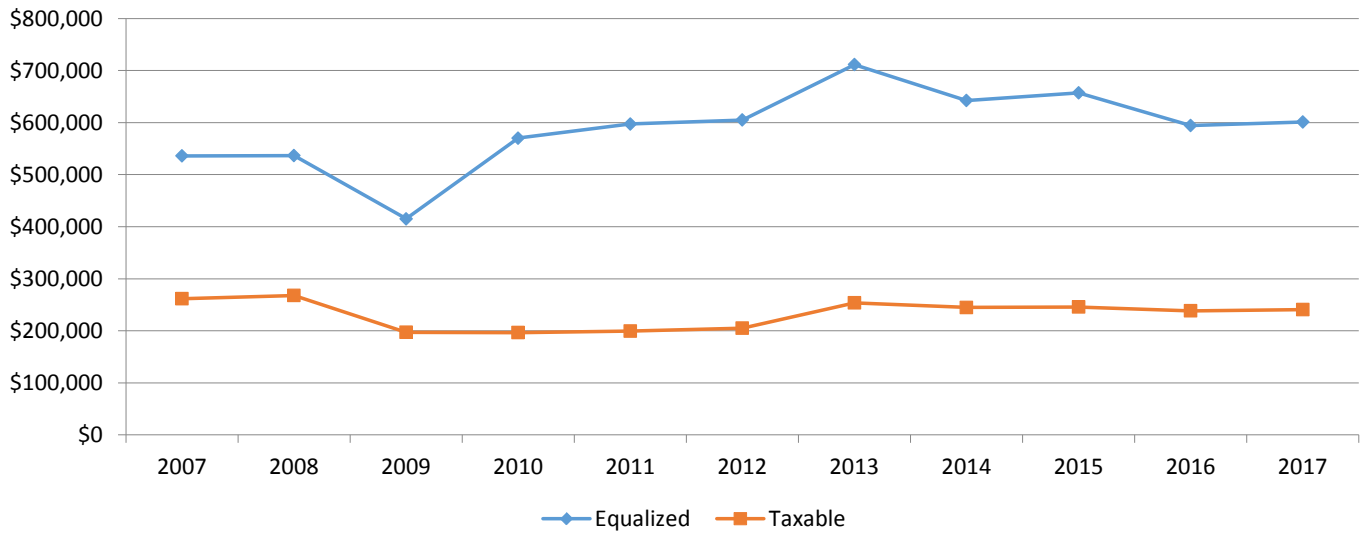
10 Year Trend in Gap between Equalized and Taxable Value (Industrial)



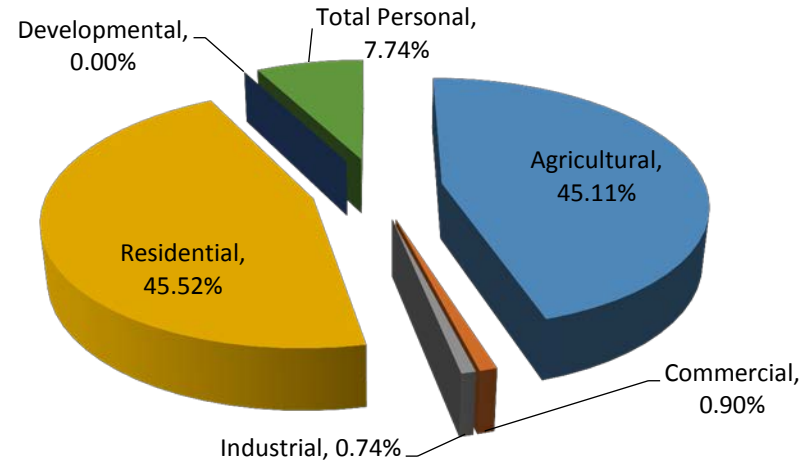
10 Year Trend in Gap between Equalized and Taxable Value (Residential)



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

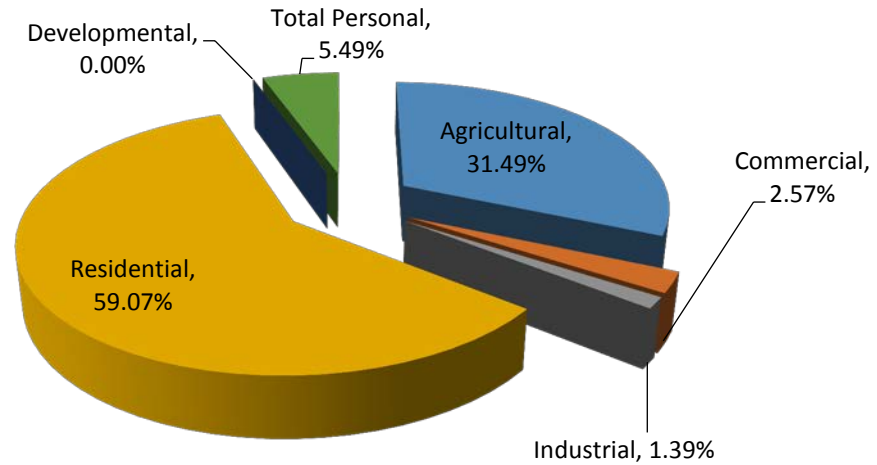


**St. Joseph County
Burr Oak Township
Summary of Recommended
County Equalized Values and Trends**



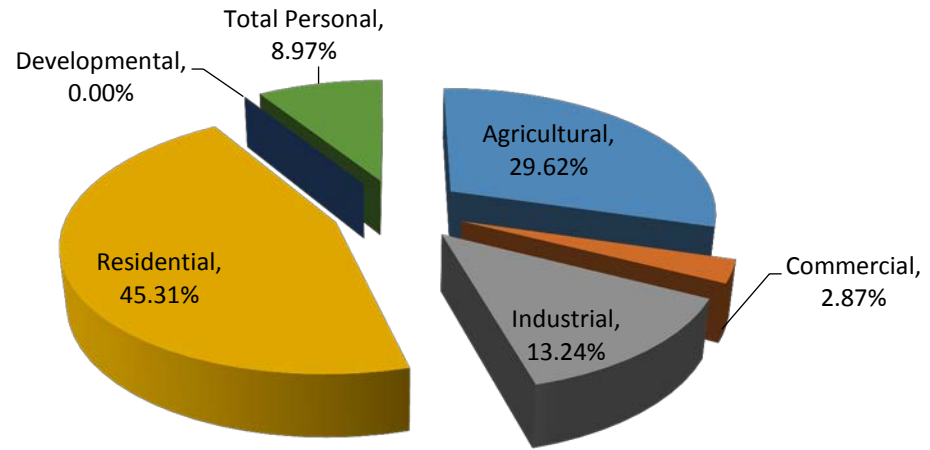
Class	Parcel Count	2016 State Equalized Value	2017 Assessed Value	Equalization Factor	2017 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	270	\$50,976,300	\$49,574,200	1.0000	\$49,574,200	-2.75%	45.11%
Commercial	36	\$988,000	\$983,900	1.0000	\$983,900	-0.41%	0.90%
Industrial	27	\$874,500	\$817,300	1.0000	\$817,300	-6.54%	0.74%
Residential	1,259	\$51,376,700	\$50,028,300	1.0000	\$50,028,300	-2.62%	45.52%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1,592	\$104,215,500	\$101,403,700		\$101,403,700	-2.70%	92.26%
Personal Property							
Commercial	16	\$178,500	\$182,700	1.0000	\$182,700	2.35%	0.17%
Industrial	8	\$189,000	\$228,400	1.0000	\$228,400	20.85%	0.21%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	9	\$8,267,200	\$8,092,300	1.0000	\$8,092,300	-2.12%	7.36%
Total Personal	33	\$8,634,700	\$8,503,400		\$8,503,400	-1.52%	7.74%
Grand Total	1,625	\$112,850,200	\$109,907,100		\$109,907,100	-2.61%	100.00%

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



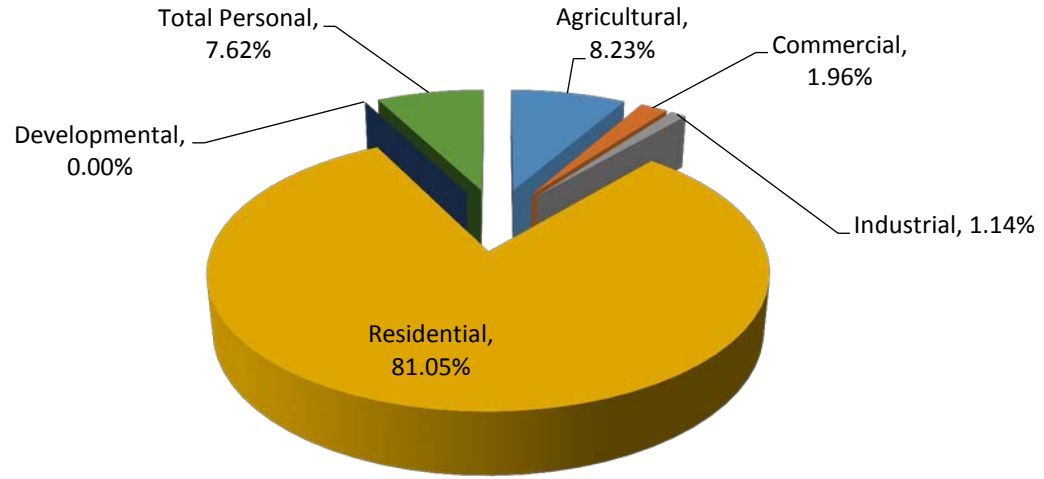
Class	Parcel Count	2016 State Equalized Value	2017 Assessed Value	Equalization Factor	2017 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	274	\$50,976,300	\$49,574,200	1.0000	\$49,574,200	-2.75%	31.49%
Commercial	66	\$4,095,900	\$4,045,000	1.0000	\$4,045,000	-1.24%	2.57%
Industrial	14	\$2,057,700	\$2,183,600	1.0000	\$2,183,600	6.12%	1.39%
Residential	2,203	\$92,458,900	\$92,996,700	1.0000	\$92,996,700	0.58%	59.07%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,557	\$149,588,800	\$148,799,500		\$148,799,500	-0.53%	94.51%
Personal Property							
Commercial	110	\$866,400	\$779,000	1.0000	\$779,000	-10.09%	0.49%
Industrial	4	\$742,000	\$706,500	1.0000	\$706,500	-4.78%	0.45%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$6,860,100	\$7,161,100	1.0000	\$7,161,100	4.39%	4.55%
Total Personal	124	\$8,468,500	\$8,646,600		\$8,646,600	2.10%	5.49%
Grand Total	2,681	\$158,057,300	\$157,446,100		\$157,446,100	-0.39%	100.00%

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



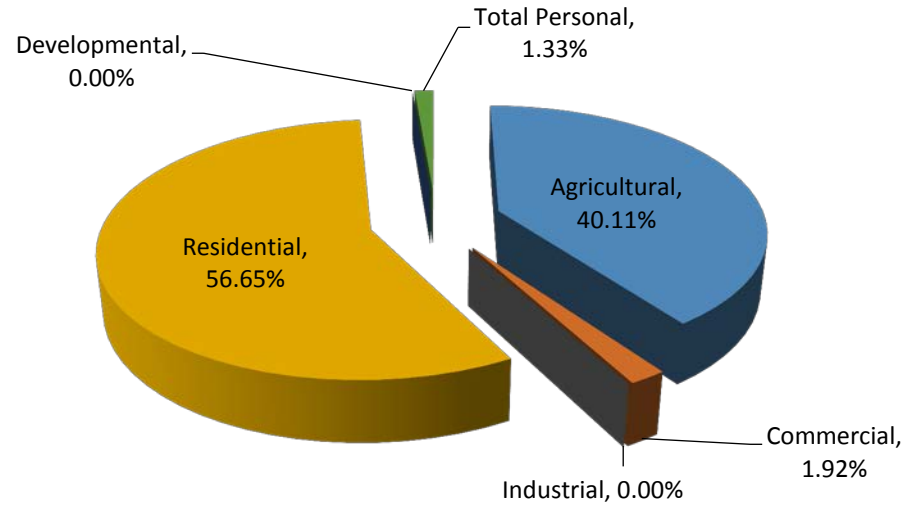
Class	Parcel Count	2016 State Equalized Value	2017 Assessed Value	Equalization Factor	2017 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	192	\$40,565,600	\$44,516,900	1.0000	\$44,516,900	9.74%	29.62%
Commercial	106	\$4,115,700	\$4,308,500	1.0000	\$4,308,500	4.68%	2.87%
Industrial	40	\$20,628,400	\$19,902,400	1.0000	\$19,902,400	-3.52%	13.24%
Residential	1,653	\$68,734,100	\$68,093,850	1.0000	\$68,093,850	-0.93%	45.31%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1,991	\$134,043,800	\$136,821,650		\$136,821,650	2.07%	91.03%
Personal Property							
Commercial	70	\$2,234,600	\$2,110,500	1.0000	\$2,110,500	-5.55%	1.40%
Industrial	11	\$6,290,600	\$7,385,400	1.0000	\$7,385,400	17.40%	4.91%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	15	\$3,335,400	\$3,978,600	1.0000	\$3,978,600	19.28%	2.65%
Total Personal	96	\$11,860,600	\$13,474,500		\$13,474,500	13.61%	8.97%
Grand Total	2,087	\$145,904,400	\$150,296,150		\$150,296,150	3.01%	100.00%

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



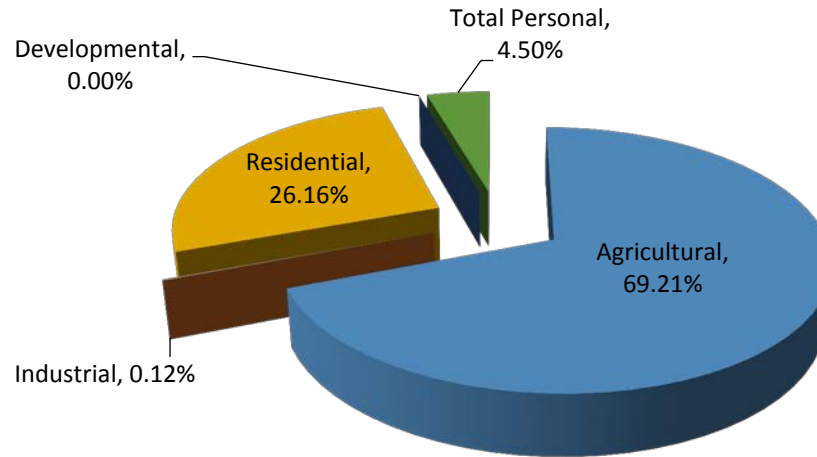
Class	Parcel Count	2016 State Equalized Value	2017 Assessed Value	Equalization Factor	2017 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	130	\$18,718,600	\$20,075,000	1.0000	\$20,075,000	7.25%	8.23%
Commercial	59	\$5,026,200	\$4,780,000	1.0000	\$4,780,000	-4.90%	1.96%
Industrial	32	\$3,007,100	\$2,792,300	1.0000	\$2,792,300	-7.14%	1.14%
Residential	2,660	\$187,766,800	\$197,679,700	1.0000	\$197,679,700	5.28%	81.05%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,881	\$214,518,700	\$225,327,000		\$225,327,000	5.04%	92.38%
Personal Property							
Commercial	32	\$1,210,000	\$1,248,700	1.0000	\$1,248,700	3.20%	0.51%
Industrial	1	\$320,600	\$306,700	1.0000	\$306,700	-4.34%	0.13%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	8	\$14,023,100	\$17,027,800	1.0000	\$17,027,800	21.43%	6.98%
Total Personal	41	\$15,553,700	\$18,583,200		\$18,583,200	19.48%	7.62%
Grand Total	2,922	\$230,072,400	\$243,910,200		\$243,910,200	6.01%	100.00%

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



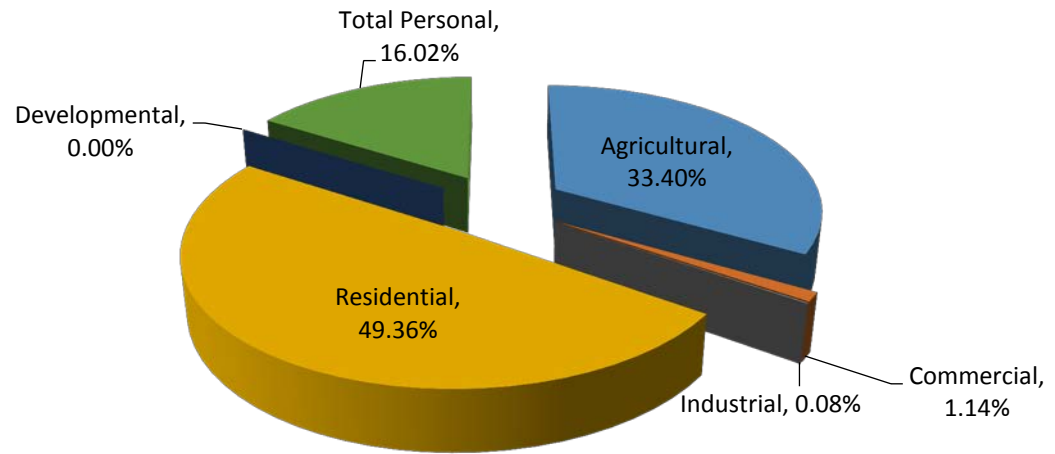
Class	Parcel Count	2016 State Equalized Value	2017 Assessed Value	Equalization Factor	2017 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	161	\$23,900,500	\$25,310,500	1.0000	\$25,310,500	5.90%	40.11%
Commercial	15	\$1,513,500	\$1,210,800	1.0000	\$1,210,800	-20.00%	1.92%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	743	\$32,147,700	\$35,750,600	1.0000	\$35,750,600	11.21%	56.65%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	919	\$57,561,700	\$62,271,900		\$62,271,900	8.18%	98.67%
Personal Property							
Commercial	12	\$208,900	\$172,200	1.0000	\$172,200	-17.57%	0.27%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	2	\$524,600	\$664,000	1.0000	\$664,000	26.57%	1.05%
Total Personal	14	\$733,500	\$836,200		\$836,200	14.00%	1.33%
Grand Total	933	\$58,295,200	\$63,108,100		\$63,108,100	8.26%	100.00%

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



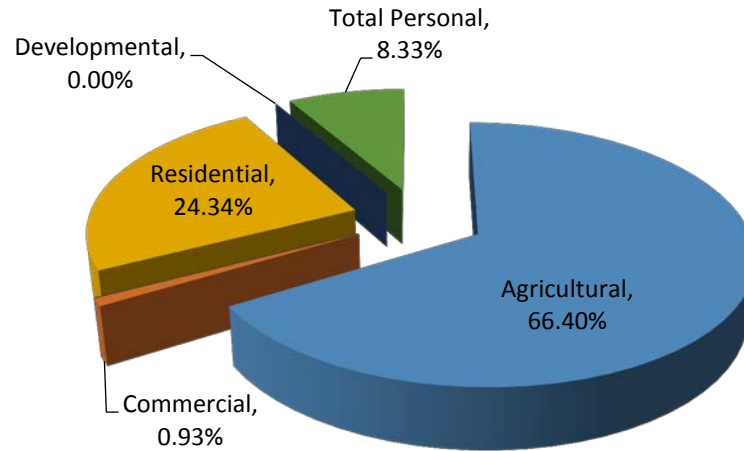
Class	Parcel Count	2016 State Equalized Value	2017 Assessed Value	Equalization Factor	2017 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	282	\$61,700,900	\$64,971,000	1.0000	\$64,971,000	5.30%	69.21%
Commercial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Industrial	6	\$107,600	\$114,000	1.0000	\$114,000	5.95%	0.12%
Residential	517	\$23,272,600	\$24,562,200	1.0000	\$24,562,200	5.54%	26.16%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	805	\$85,081,100	\$89,647,200		\$89,647,200	5.37%	95.50%
Personal Property							
Commercial	5	\$128,900	\$139,900	1.0000	\$139,900	8.53%	0.15%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	21	\$4,136,900	\$4,089,200	1.0000	\$4,089,200	-1.15%	4.36%
Total Personal	26	\$4,265,800	\$4,229,100		\$4,229,100	-0.86%	4.50%
Grand Total	831	\$89,346,900	\$93,876,300		\$93,876,300	5.07%	100.00%

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



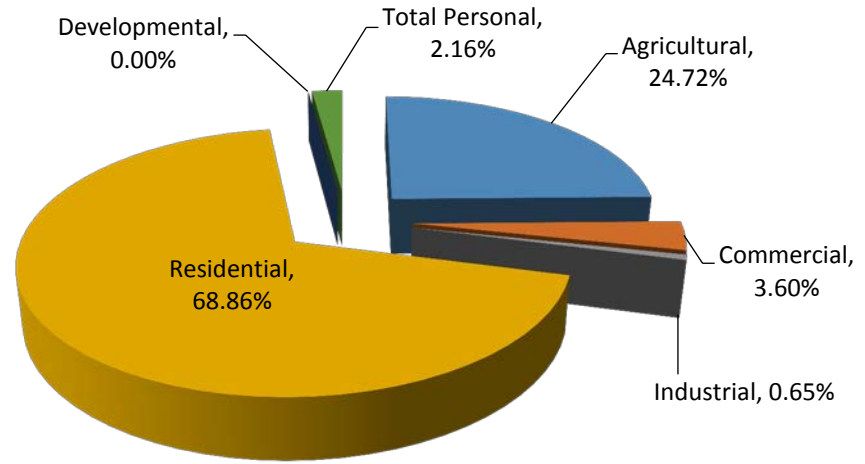
Class	Parcel Count	2016 State Equalized Value	2017 Assessed Value	Equalization Factor	2017 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	197	\$34,406,500	\$36,423,600	1.0000	\$36,423,600	5.86%	33.40%
Commercial	5	\$1,336,200	\$1,248,700	1.0000	\$1,248,700	-6.55%	1.14%
Industrial	2	\$91,800	\$83,400	1.0000	\$83,400	-9.15%	0.08%
Residential	869	\$52,722,450	\$53,833,300	1.0000	\$53,833,300	2.11%	49.36%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1,073	\$88,556,950	\$91,589,000		\$91,589,000	3.42%	83.98%
Personal Property							
Commercial	20	\$441,332	\$369,806	1.0000	\$369,806	-16.21%	0.34%
Industrial	1	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	8	\$16,515,203	\$17,098,495	1.0000	\$17,098,495	3.53%	15.68%
Total Personal	29	\$16,956,535	\$17,468,301		\$17,468,301	3.02%	16.02%
Grand Total	1,102	\$105,513,485	\$109,057,301		\$109,057,301	3.36%	100.00%

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



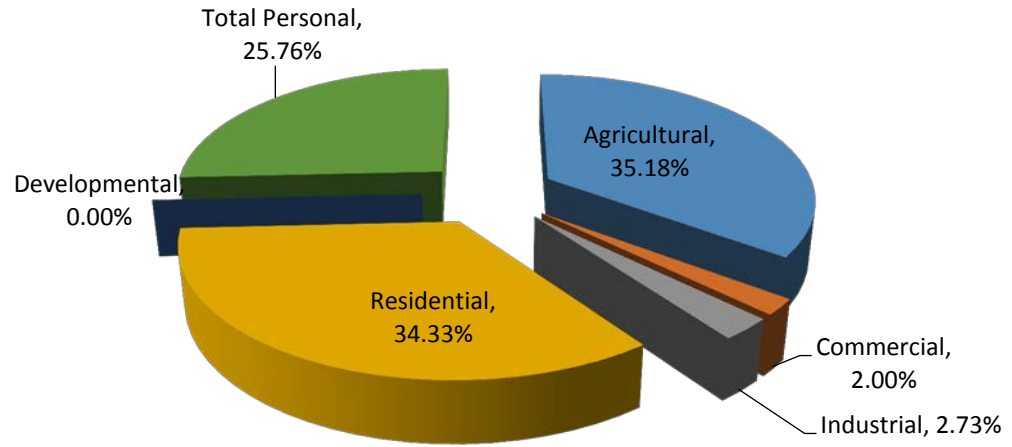
Class	Parcel Count	2016 State Equalized Value	2017 Assessed Value	Equalization Factor	2017 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	376	\$55,833,800	\$58,715,500	1.0000	\$58,715,500	5.16%	66.40%
Commercial	26	\$881,200	\$825,600	1.0000	\$825,600	-6.31%	0.93%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	553	\$20,225,500	\$21,520,400	1.0000	\$21,520,400	6.40%	24.34%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	955	\$76,940,500	\$81,061,500		\$81,061,500	5.36%	91.67%
Personal Property							
Commercial	25	\$178,000	\$103,600	1.0000	\$103,600	-41.80%	0.12%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	7	\$7,441,700	\$7,264,500	1.0000	\$7,264,500	-2.38%	8.22%
Total Personal	32	\$7,619,700	\$7,368,100		\$7,368,100	-3.30%	8.33%
Grand Total	987	\$84,560,200	\$88,429,600		\$88,429,600	4.58%	100.00%

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



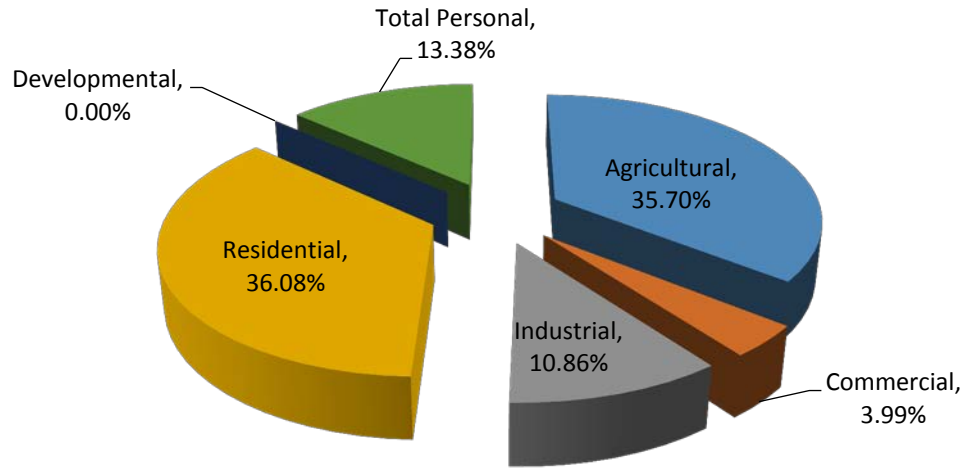
Class	Parcel Count	2016 State Equalized Value	2017 Assessed Value	Equalization Factor	2017 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	182	\$36,651,800	\$36,124,600	1.0000	\$36,124,600	-1.44%	24.72%
Commercial	65	\$4,886,300	\$5,266,000	1.0000	\$5,266,000	7.77%	3.60%
Industrial	17	\$896,500	\$949,600	1.0000	\$949,600	5.92%	0.65%
Residential	1,956	\$95,357,500	\$100,619,700	1.0000	\$100,619,700	5.52%	68.86%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,220	\$137,792,100	\$142,959,900		\$142,959,900	3.75%	97.84%
Personal Property							
Commercial	38	\$682,600	\$428,100	1.0000	\$428,100	-37.28%	0.29%
Industrial	3	\$148,200	\$112,800	1.0000	\$112,800	-23.89%	0.08%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	13	\$2,486,100	\$2,616,900	1.0000	\$2,616,900	5.26%	1.79%
Total Personal	54	\$3,316,900	\$3,157,800		\$3,157,800	-4.80%	2.16%
Grand Total	2,274	\$141,109,000	\$146,117,700		\$146,117,700	3.55%	100.00%

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



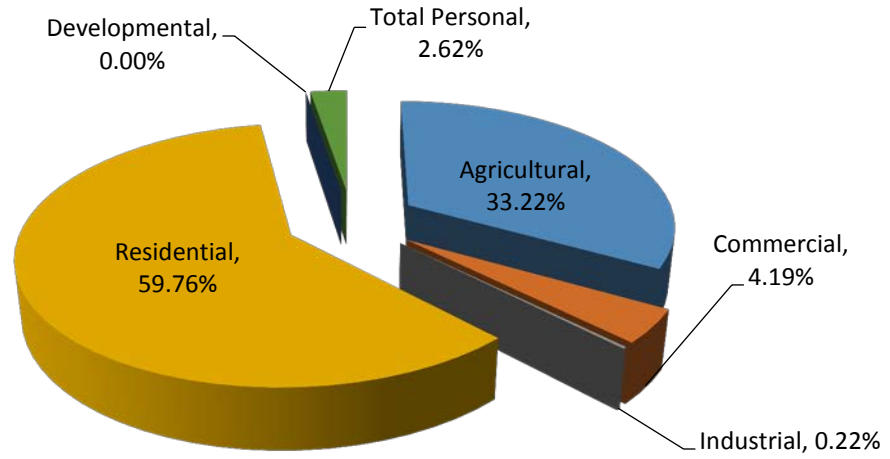
Class	Parcel Count	2016 State Equalized Value	2017 Assessed Value	Equalization Factor	2017 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	287	\$53,926,100	\$57,654,100	1.0000	\$57,654,100	6.91%	35.18%
Commercial	63	\$3,099,600	\$3,276,400	1.0000	\$3,276,400	5.70%	2.00%
Industrial	24	\$4,028,600	\$4,467,600	1.0000	\$4,467,600	10.90%	2.73%
Residential	1,414	\$53,211,500	\$56,250,800	1.0000	\$56,250,800	5.71%	34.33%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1,788	\$114,265,800	\$121,648,900		\$121,648,900	6.46%	74.24%
Personal Property							
Commercial	40	\$408,800	\$361,700	1.0000	\$361,700	-11.52%	0.22%
Industrial	7	\$3,487,300	\$1,902,100	1.0000	\$1,902,100	-45.46%	1.16%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$30,695,300	\$39,954,400	1.0000	\$39,954,400	30.16%	24.38%
Total Personal	57	\$34,591,400	\$42,218,200		\$42,218,200	22.05%	25.76%
Grand Total	1,845	\$148,857,200	\$163,867,100		\$163,867,100	10.08%	100.00%

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



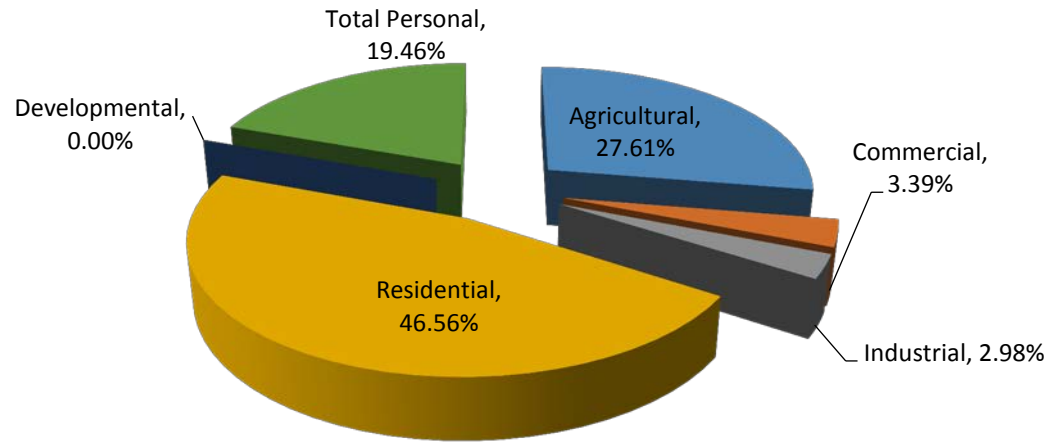
Class	Parcel Count	2016 State Equalized Value	2017 Assessed Value	Equalization Factor	2017 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	144	\$27,350,400	\$29,619,600	1.0000	\$29,619,600	8.30%	35.70%
Commercial	27	\$3,165,100	\$3,307,500	1.0000	\$3,307,500	4.50%	3.99%
Industrial	28	\$9,753,300	\$9,009,800	1.0000	\$9,009,800	-7.62%	10.86%
Residential	747	\$28,052,200	\$29,932,237	1.0000	\$29,932,237	6.70%	36.08%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	946	\$68,321,000	\$71,869,137		\$71,869,137	5.19%	86.62%
Personal Property							
Commercial	26	\$1,700,700	\$1,429,900	1.0000	\$1,429,900	-15.92%	1.72%
Industrial	8	\$2,510,000	\$2,097,700	1.0000	\$2,097,700	-16.43%	2.53%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$3,262,000	\$7,571,100	1.0000	\$7,571,100	132.10%	9.13%
Total Personal	44	\$7,472,700	\$11,098,700		\$11,098,700	48.52%	13.38%
Grand Total	990	\$75,793,700	\$82,967,837		\$82,967,837	9.47%	100.00%

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



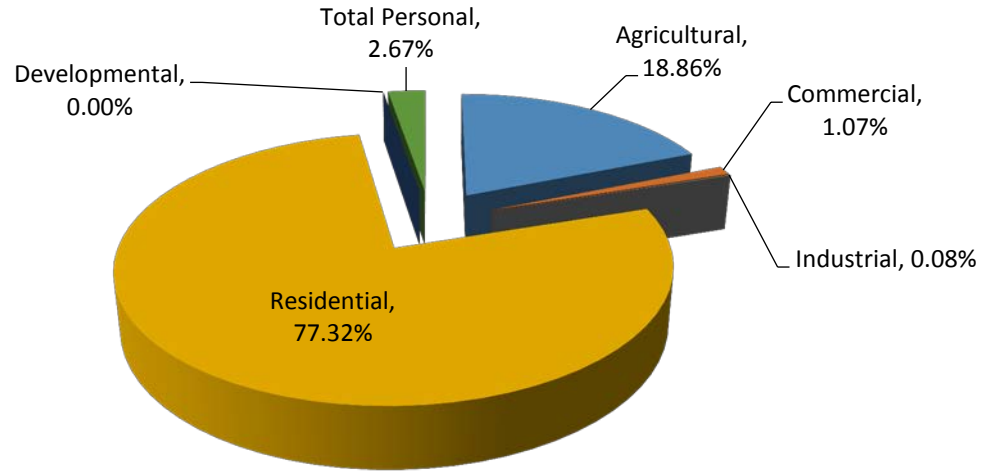
Class	Parcel Count	2016 State Equalized Value	2017 Assessed Value	Equalization Factor	2017 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	318	\$55,140,300	\$58,320,700	1.0000	\$58,320,700	5.77%	33.22%
Commercial	90	\$7,261,900	\$7,354,800	1.0000	\$7,354,800	1.28%	4.19%
Industrial	10	\$374,800	\$381,500	1.0000	\$381,500	1.79%	0.22%
Residential	1,946	\$103,821,700	\$104,923,200	1.0000	\$104,923,200	1.06%	59.76%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,364	\$166,598,700	\$170,980,200		\$170,980,200	2.63%	97.38%
Personal Property							
Commercial	92	\$1,491,800	\$1,404,400	1.0000	\$1,404,400	-5.86%	0.80%
Industrial	1	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	13	\$3,145,100	\$3,187,400	1.0000	\$3,187,400	1.34%	1.82%
Total Personal	106	\$4,636,900	\$4,591,800		\$4,591,800	-0.97%	2.62%
Grand Total	2,470	\$171,235,600	\$175,572,000		\$175,572,000	2.53%	100.00%

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



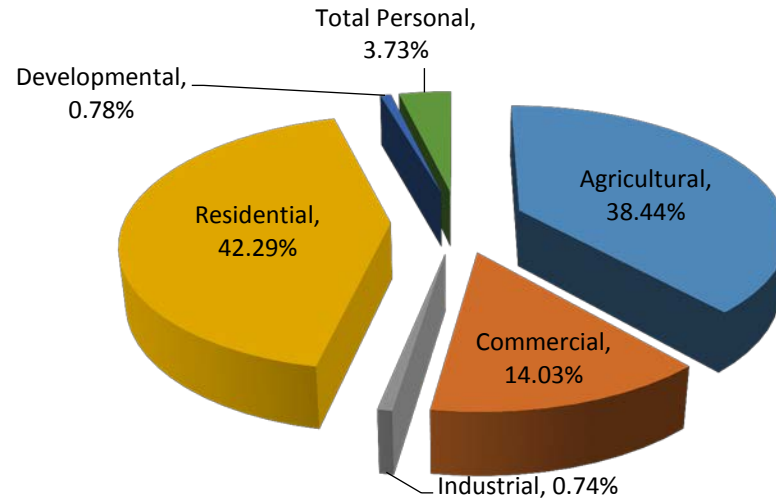
Class	Parcel Count	2016 State Equalized Value	2017 Assessed Value	Equalization Factor	2017 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	253	\$50,503,800	\$50,062,700	1.0000	\$50,062,700	-0.87%	27.61%
Commercial	42	\$6,118,800	\$6,143,800	1.0000	\$6,143,800	0.41%	3.39%
Industrial	23	\$5,226,000	\$5,401,800	1.0000	\$5,401,800	3.36%	2.98%
Residential	1,425	\$85,793,500	\$84,425,100	1.0000	\$84,425,100	-1.59%	46.56%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1,743	\$147,642,100	\$146,033,400		\$146,033,400	-1.09%	80.54%
Personal Property							
Commercial	33	\$783,000	\$1,091,900	1.0000	\$1,091,900	39.45%	0.60%
Industrial	11	\$2,025,800	\$1,002,900	1.0000	\$1,002,900	-50.49%	0.55%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	15	\$29,279,900	\$33,183,100	1.0000	\$33,183,100	13.33%	18.30%
Total Personal	59	\$32,088,700	\$35,277,900		\$35,277,900	9.94%	19.46%
Grand Total	1,802	\$179,730,800	\$181,311,300		\$181,311,300	0.88%	100.00%

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



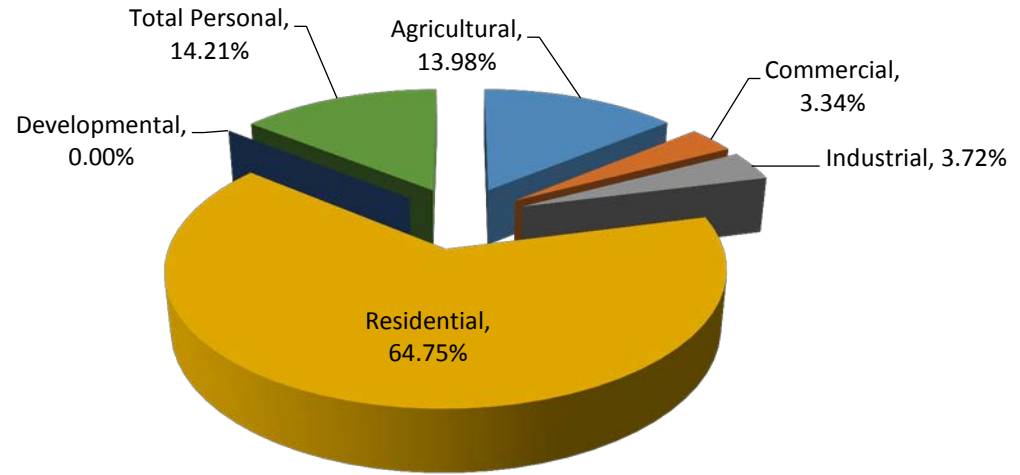
Class	Parcel Count	2016 State Equalized Value	2017 Assessed Value	Equalization Factor	2017 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	166	\$34,183,300	\$33,885,200	1.0000	\$33,885,200	-0.87%	18.86%
Commercial	22	\$1,501,500	\$1,931,400	1.0000	\$1,931,400	28.63%	1.07%
Industrial	1	\$155,900	\$152,300	1.0000	\$152,300	-2.31%	0.08%
Residential	1,990	\$134,483,600	\$138,928,300	1.0000	\$138,928,300	3.31%	77.32%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,179	\$170,324,300	\$174,897,200		\$174,897,200	2.68%	97.33%
Personal Property							
Commercial	21	\$67,000	\$5,900	1.0000	\$5,900	-91.19%	0.00%
Industrial	2	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	12	\$4,876,800	\$4,786,600	1.0000	\$4,786,600	-1.85%	2.66%
Total Personal	35	\$4,943,800	\$4,792,500		\$4,792,500	-3.06%	2.67%
Grand Total	2,214	\$175,268,100	\$179,689,700		\$179,689,700	2.52%	100.00%

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



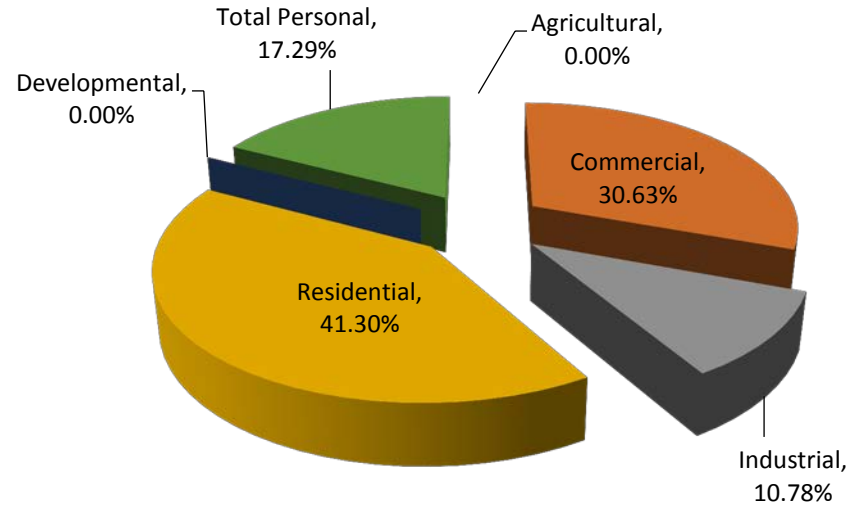
Class	Parcel Count	2016 State Equalized Value	2017 Assessed Value	Equalization Factor	2017 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	148	\$30,008,900	\$29,809,700	1.0000	\$29,809,700	-0.66%	38.44%
Commercial	91	\$9,708,900	\$10,879,300	1.0000	\$10,879,300	12.05%	14.03%
Industrial	10	\$541,300	\$572,700	1.0000	\$572,700	5.80%	0.74%
Residential	696	\$31,805,900	\$32,801,300	1.0000	\$32,801,300	3.13%	42.29%
Developmental	5	\$594,200	\$601,300	1.0000	\$601,300	1.19%	0.78%
Total Real	950	\$72,659,200	\$74,664,300		\$74,664,300	2.76%	96.27%
Personal Property							
Commercial	58	\$1,246,900	\$1,172,400	1.0000	\$1,172,400	-5.97%	1.51%
Industrial	3	\$9,900	\$13,000	1.0000	\$13,000	31.31%	0.02%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	4	\$1,522,500	\$1,708,700	1.0000	\$1,708,700	12.23%	2.20%
Total Personal	65	\$2,779,300	\$2,894,100		\$2,894,100	4.13%	3.73%
Grand Total	1,015	\$75,438,500	\$77,558,400		\$77,558,400	2.81%	100.00%

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



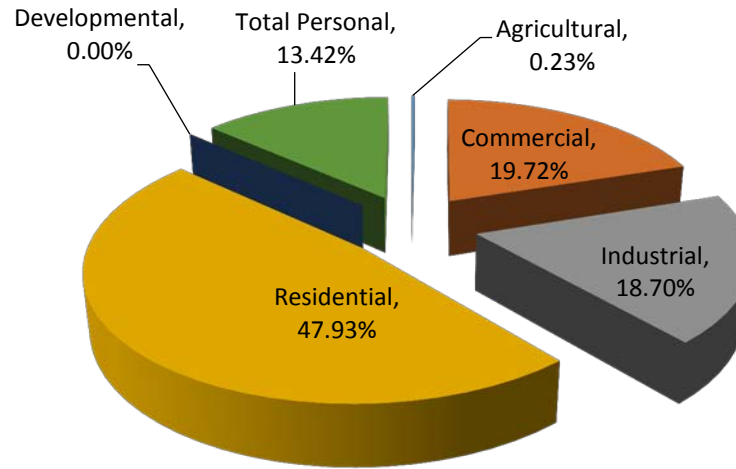
Class	Parcel Count	2016 State Equalized Value	2017 Assessed Value	Equalization Factor	2017 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	217	\$35,104,700	\$34,570,900	1.0000	\$34,570,900	-1.52%	13.98%
Commercial	156	\$8,816,100	\$8,270,200	1.0000	\$8,270,200	-6.19%	3.34%
Industrial	51	\$9,187,500	\$9,196,700	1.0000	\$9,196,700	0.10%	3.72%
Residential	2,379	\$148,525,900	\$160,151,800	1.0000	\$160,151,800	7.83%	64.75%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,803	\$201,634,200	\$212,189,600		\$212,189,600	5.23%	85.79%
Personal Property							
Commercial	68	\$583,700	\$522,800	1.0000	\$522,800	-10.43%	0.21%
Industrial	13	\$1,263,600	\$1,389,800	1.0000	\$1,389,800	9.99%	0.56%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	15	\$31,070,800	\$33,248,100	1.0000	\$33,248,100	7.01%	13.44%
Total Personal	96	\$32,918,100	\$35,160,700		\$35,160,700	6.81%	14.21%
Grand Total	2,899	\$234,552,300	\$247,350,300		\$247,350,300	5.46%	100.00%

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



Class	Parcel Count	2016 State Equalized Value	2017 Assessed Value	Equalization Factor	2017 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Commercial	321	\$56,631,600	\$57,626,800	1.0000	\$57,626,800	1.76%	30.63%
Industrial	64	\$21,227,400	\$20,283,800	1.0000	\$20,283,800	-4.45%	10.78%
Residential	2,474	\$76,655,000	\$77,689,450	1.0000	\$77,689,450	1.35%	41.30%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,859	\$154,514,000	\$155,600,050		\$155,600,050	0.70%	82.71%
Personal Property							
Commercial	299	\$8,374,500	\$9,385,200	1.0000	\$9,385,200	12.07%	4.99%
Industrial	45	\$23,241,300	\$15,880,700	1.0000	\$15,880,700	-31.67%	8.44%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	3	\$6,746,300	\$7,255,100	1.0000	\$7,255,100	7.54%	3.86%
Total Personal	347	\$38,362,100	\$32,521,000		\$32,521,000	-15.23%	17.29%
Grand Total	3,206	\$192,876,100	\$188,121,050		\$188,121,050	-2.47%	100.00%

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



Class	Parcel Count	2016 State Equalized Value	2017 Assessed Value	Equalization Factor	2017 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	9	\$524,500	\$595,200	1.0000	\$595,200	13.48%	0.23%
Commercial	324	\$43,215,700	\$50,542,400	1.0000	\$50,542,400	16.95%	19.72%
Industrial	111	\$44,247,800	\$47,940,200	1.0000	\$47,940,200	8.34%	18.70%
Residential	3,310	\$118,595,800	\$122,836,200	1.0000	\$122,836,200	3.58%	47.93%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	3,754	\$206,583,800	\$221,914,000		\$221,914,000	7.42%	86.58%
Personal Property							
Commercial	310	\$8,495,100	\$13,378,000	1.0000	\$13,378,000	57.48%	5.22%
Industrial	51	\$21,275,700	\$19,341,700	1.0000	\$19,341,700	-9.09%	7.55%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	2	\$1,498,100	\$1,675,100	1.0000	\$1,675,100	11.81%	0.65%
Total Personal	363	\$31,268,900	\$34,394,800		\$34,394,800	10.00%	13.42%
Grand Total	4,117	\$237,852,700	\$256,308,800		\$256,308,800	7.76%	100.00%

St. Joseph County
2017 Agricultural Real Property Recapitulation

Unit of Govt.	2017 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2017 Equalized Value	% of Class
Burr Oak Township	\$49,574,200	49.87%	1.0000	\$0	\$49,574,200	7.27%
Colon Township	\$51,824,900	49.96%	1.0000	\$0	\$51,824,900	7.60%
Constantine Township	\$44,516,900	49.83%	1.0000	\$0	\$44,516,900	6.53%
Fabius Township	\$20,075,000	49.82%	1.0000	\$0	\$20,075,000	2.94%
Fawn River Township	\$25,310,500	49.91%	1.0000	\$0	\$25,310,500	3.71%
Florence Township	\$64,971,000	49.62%	1.0000	\$0	\$64,971,000	9.53%
Flowerfield Township	\$36,423,600	49.92%	1.0000	\$0	\$36,423,600	5.34%
Leonidas Township	\$58,715,500	49.88%	1.0000	\$0	\$58,715,500	8.61%
Lockport Township	\$36,124,600	49.91%	1.0000	\$0	\$36,124,600	5.30%
Mendon Township	\$57,654,100	49.72%	1.0000	\$0	\$57,654,100	8.45%
Mottville Township	\$29,619,600	49.43%	1.0000	\$0	\$29,619,600	4.34%
Nottawa Township	\$58,320,700	49.85%	1.0000	\$0	\$58,320,700	8.55%
Park Township	\$50,062,700	49.83%	1.0000	\$0	\$50,062,700	7.34%
Sherman Township	\$33,885,200	49.76%	1.0000	\$0	\$33,885,200	4.97%
Sturgis Township	\$29,809,700	49.94%	1.0000	\$0	\$29,809,700	4.37%
White Pigeon Township	\$34,570,900	49.77%	1.0000	\$0	\$34,570,900	5.07%
Three Rivers City	\$0	0.00%	1.0000	\$0	\$0	0.00%
Sturgis City	\$595,200	49.90%	1.0000	\$0	\$595,200	0.09%
St. Joseph County Total	\$682,054,300			\$0	\$682,054,300	100%

St. Joseph County
2017 Commercial Real Property Recapitulation

Unit of Govt.	2017 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2017 Equalized Value	% of Class
Burr Oak Township	\$983,900	49.92%	1.0000	\$0	\$983,900	0.57%
Colon Township	\$4,045,000	49.99%	1.0000	\$0	\$4,045,000	2.35%
Constantine Township	\$4,308,500	49.10%	1.0000	\$0	\$4,308,500	2.50%
Fabius Township	\$4,780,000	49.74%	1.0000	\$0	\$4,780,000	2.78%
Fawn River Township	\$1,210,800	49.80%	1.0000	\$0	\$1,210,800	0.70%
Florence Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Flowerfield Township	\$1,248,700	49.15%	1.0000	\$0	\$1,248,700	0.73%
Leonidas Township	\$825,600	49.94%	1.0000	\$0	\$825,600	0.48%
Lockport Township	\$5,266,000	49.79%	1.0000	\$0	\$5,266,000	3.06%
Mendon Township	\$3,276,400	49.86%	1.0000	\$0	\$3,276,400	1.90%
Mottville Township	\$3,307,500	49.80%	1.0000	\$0	\$3,307,500	1.92%
Nottawa Township	\$7,354,800	49.52%	1.0000	\$0	\$7,354,800	4.28%
Park Township	\$6,143,800	49.75%	1.0000	\$0	\$6,143,800	3.57%
Sherman Township	\$1,931,400	49.67%	1.0000	\$0	\$1,931,400	1.12%
Sturgis Township	\$10,879,300	49.78%	1.0000	\$0	\$10,879,300	6.33%
White Pigeon Township	\$8,270,200	49.54%	1.0000	\$0	\$8,270,200	4.81%
Three Rivers City	\$57,626,800	49.53%	1.0000	\$0	\$57,626,800	33.50%
Sturgis City	\$50,542,400	49.90%	1.0000	\$0	\$50,542,400	29.38%
St. Joseph County Total	\$172,001,100			\$0	\$172,001,100	100%

St. Joseph County
2017 Industrial Real Property Recapitulation

Unit of Govt.	2017 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2017 Equalized Value	% of Class
Burr Oak Township	\$817,300	49.89%	1.0000	\$0	\$817,300	0.66%
Colon Township	\$2,183,600	49.74%	1.0000	\$0	\$2,183,600	1.76%
Constantine Township	\$19,902,400	49.93%	1.0000	\$0	\$19,902,400	16.02%
Fabius Township	\$2,792,300	49.78%	1.0000	\$0	\$2,792,300	2.25%
Fawn River Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Florence Township	\$114,000	49.42%	1.0000	\$0	\$114,000	0.09%
Flowerfield Township	\$83,400	49.78%	1.0000	\$0	\$83,400	0.07%
Leonidas Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Lockport Township	\$949,600	49.93%	1.0000	\$0	\$949,600	0.76%
Mendon Township	\$4,467,600	49.78%	1.0000	\$0	\$4,467,600	3.60%
Mottville Township	\$9,009,800	49.70%	1.0000	\$0	\$9,009,800	7.25%
Nottawa Township	\$381,500	49.60%	1.0000	\$0	\$381,500	0.31%
Park Township	\$5,401,800	49.82%	1.0000	\$0	\$5,401,800	4.35%
Sherman Township	\$152,300	49.83%	1.0000	\$0	\$152,300	0.12%
Sturgis Township	\$572,700	49.78%	1.0000	\$0	\$572,700	0.46%
White Pigeon Township	\$9,196,700	49.83%	1.0000	\$0	\$9,196,700	7.40%
Three Rivers City	\$20,283,800	49.61%	1.0000	\$0	\$20,283,800	16.33%
Sturgis City	\$47,940,200	49.69%	1.0000	\$0	\$47,940,200	38.58%
St. Joseph County Total	\$124,249,000			\$0	\$124,249,000	100%

St. Joseph County
2017 Residential Real Property Recapitulation

Unit of Govt.	2017 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2017 Equalized Value	% of Class
Burr Oak Township	\$50,028,300	49.69%	1.0000	\$0	\$50,028,300	3.44%
Colon Township	\$92,996,700	49.92%	1.0000	\$0	\$92,996,700	6.40%
Constantine Township	\$68,093,850	49.39%	1.0000	\$0	\$68,093,850	4.69%
Fabius Township	\$197,679,700	49.65%	1.0000	\$0	\$197,679,700	13.60%
Fawn River Township	\$35,750,600	49.90%	1.0000	\$0	\$35,750,600	2.46%
Florence Township	\$24,562,200	49.91%	1.0000	\$0	\$24,562,200	1.69%
Flowerfield Township	\$53,833,300	49.76%	1.0000	\$0	\$53,833,300	3.70%
Leonidas Township	\$21,520,400	49.96%	1.0000	\$0	\$21,520,400	1.48%
Lockport Township	\$100,619,700	49.77%	1.0000	\$0	\$100,619,700	6.92%
Mendon Township	\$56,250,800	49.76%	1.0000	\$0	\$56,250,800	3.87%
Mottville Township	\$29,932,237	49.67%	1.0000	\$0	\$29,932,237	2.06%
Nottawa Township	\$104,923,200	49.74%	1.0000	\$0	\$104,923,200	7.22%
Park Township	\$84,425,100	49.77%	1.0000	\$0	\$84,425,100	5.81%
Sherman Township	\$138,928,300	49.87%	1.0000	\$0	\$138,928,300	9.56%
Sturgis Township	\$32,801,300	49.88%	1.0000	\$0	\$32,801,300	2.26%
White Pigeon Township	\$160,151,800	49.65%	1.0000	\$0	\$160,151,800	11.02%
Three Rivers City	\$77,689,450	49.33%	1.0000	\$0	\$77,689,450	5.35%
Sturgis City	\$122,836,200	49.77%	1.0000	\$0	\$122,836,200	8.45%
St. Joseph County Total	\$1,453,023,137			\$0	\$1,453,023,137	100%

St. Joseph County
2017 Developmental Real Property Recapitulation

Unit of Govt.	2017 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2017 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	\$601,300	49.73%	1.0000	\$0	\$601,300	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	\$601,300			\$0	\$601,300	100%

St. Joseph County
2017 Personal Property Recapitulation

Unit of Govt.	2017		Equalization Factor	Value Adjustment	2017	
	Assessed Value	Ratio To Value			Equalized Value	% of Class
Burr Oak Township	\$8,503,400	50.00%	1.0000	\$0	\$8,503,400	2.98%
Colon Township	\$8,646,600	50.00%	1.0000	\$0	\$8,646,600	3.03%
Constantine Township	\$13,474,500	50.00%	1.0000	\$0	\$13,474,500	4.72%
Fabius Township	\$18,583,200	50.00%	1.0000	\$0	\$18,583,200	6.52%
Fawn River Township	\$836,200	50.00%	1.0000	\$0	\$836,200	0.29%
Florence Township	\$4,229,100	50.00%	1.0000	\$0	\$4,229,100	1.48%
Flowerfield Township	\$17,468,301	50.00%	1.0000	\$0	\$17,468,301	6.12%
Leonidas Township	\$7,368,100	50.00%	1.0000	\$0	\$7,368,100	2.58%
Lockport Township	\$3,157,800	50.00%	1.0000	\$0	\$3,157,800	1.11%
Mendon Township	\$42,218,200	50.00%	1.0000	\$0	\$42,218,200	14.80%
Mottville Township	\$11,098,700	50.00%	1.0000	\$0	\$11,098,700	3.89%
Nottawa Township	\$4,591,800	50.00%	1.0000	\$0	\$4,591,800	1.61%
Park Township	\$35,277,900	50.00%	1.0000	\$0	\$35,277,900	12.37%
Sherman Township	\$4,792,500	50.00%	1.0000	\$0	\$4,792,500	1.68%
Sturgis Township	\$2,894,100	50.00%	1.0000	\$0	\$2,894,100	1.01%
White Pigeon Township	\$35,160,700	50.00%	1.0000	\$0	\$35,160,700	12.33%
Three Rivers City	\$32,521,000	50.00%	1.0000	\$0	\$32,521,000	11.40%
Sturgis City	\$34,394,800	50.00%	1.0000	\$0	\$34,394,800	12.06%
St. Joseph County Total	\$285,216,901			\$0	\$285,216,901	100%

St. Joseph County
Agricultural
Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	270	\$99,148,400	\$367,216
Colon Township	274	\$99,148,400	\$361,855
Constantine Township	192	\$89,033,800	\$463,718
Fabius Township	130	\$40,150,000	\$308,846
Fawn River Township	161	\$50,621,000	\$314,416
Florence Township	282	\$129,942,000	\$460,787
Flowerfield Township	197	\$72,847,200	\$369,783
Leonidas Township	376	\$117,431,000	\$312,316
Lockport Township	182	\$72,249,200	\$396,974
Mendon Township	287	\$115,308,200	\$401,771
Mottville Township	144	\$59,239,200	\$411,383
Nottawa Township	318	\$116,641,400	\$366,797
Park Township	253	\$100,125,400	\$395,753
Sherman Township	166	\$67,770,400	\$408,255
Sturgis Township	148	\$59,619,400	\$402,834
White Pigeon Township	217	\$69,141,800	\$318,626
Three Rivers City	0	\$0	\$0
Sturgis City	9	\$1,190,400	\$132,267
County Wide Average	200	\$75,533,733	\$377,040

St. Joseph County

Commercial

Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	36	\$1,967,800	\$54,661
Colon Township	66	\$8,090,000	\$122,576
Constantine Township	106	\$8,617,000	\$81,292
Fabius Township	59	\$9,560,000	\$162,034
Fawn River Township	15	\$2,421,600	\$161,440
Florence Township	0	\$0	\$0
Flowerfield Township	5	\$2,497,400	\$499,480
Leonidas Township	26	\$1,651,200	\$63,508
Lockport Township	65	\$10,532,000	\$162,031
Mendon Township	63	\$6,552,800	\$104,013
Mottville Township	27	\$6,615,000	\$245,000
Nottawa Township	90	\$14,709,600	\$163,440
Park Township	42	\$12,287,600	\$292,562
Sherman Township	22	\$3,862,800	\$175,582
Sturgis Township	91	\$21,758,600	\$239,105
White Pigeon Township	156	\$16,540,400	\$106,028
Three Rivers City	321	\$115,253,600	\$359,045
Sturgis City	324	\$101,084,800	\$311,990
County Wide Average	84	\$19,111,233	\$227,214

St. Joseph County

Industrial

Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	27	\$1,634,600	\$60,541
Colon Township	14	\$4,367,200	\$311,943
Constantine Township	40	\$39,804,800	\$995,120
Fabius Township	32	\$5,584,600	\$174,519
Fawn River Township	0	\$0	\$0
Florence Township	6	\$228,000	\$38,000
Flowerfield Township	2	\$166,800	\$83,400
Leonidas Township	0	\$0	\$0
Lockport Township	17	\$1,899,200	\$111,718
Mendon Township	24	\$8,935,200	\$372,300
Mottville Township	28	\$18,019,600	\$643,557
Nottawa Township	10	\$763,000	\$76,300
Park Township	23	\$10,803,600	\$469,722
Sherman Township	1	\$304,600	\$304,600
Sturgis Township	10	\$1,145,400	\$114,540
White Pigeon Township	51	\$18,393,400	\$360,655
Three Rivers City	64	\$40,567,600	\$633,869
Sturgis City	111	\$95,880,400	\$863,787
County Wide Average	26	\$13,805,444	\$540,213

St. Joseph County

Residential

Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	1,259	\$100,056,600	\$79,473
Colon Township	2,203	\$185,993,400	\$84,427
Constantine Township	1,653	\$136,187,700	\$82,388
Fabius Township	2,660	\$395,359,400	\$148,631
Fawn River Township	743	\$71,501,200	\$96,233
Florence Township	517	\$49,124,400	\$95,018
Flowerfield Township	869	\$107,666,600	\$123,897
Leonidas Township	553	\$43,040,800	\$77,831
Lockport Township	1,956	\$201,239,400	\$102,883
Mendon Township	1,414	\$112,501,600	\$79,563
Mottville Township	747	\$59,864,474	\$80,140
Nottawa Township	1,946	\$209,846,400	\$107,835
Park Township	1,425	\$168,850,200	\$118,491
Sherman Township	1,990	\$277,856,600	\$139,626
Sturgis Township	696	\$65,602,600	\$94,257
White Pigeon Township	2,379	\$320,303,600	\$134,638
Three Rivers City	2,474	\$155,378,900	\$62,805
Sturgis City	3,310	\$245,672,400	\$74,221
County Wide Average	1,600	\$161,447,015	\$100,925

St. Joseph County

Top 15 Taxpayers by School District (Equalized Value)

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

COUSINO PAUL E & DONNA R	\$222,000	Parcel(s)
MC MASTER JASON T & TONIE J	\$160,700	Parcel(s)
MC MASTER JASON & TONIE	\$159,200	Parcel(s)
APPLEGATE REVOCABLE TRUST	\$118,200	Parcel(s)
CONSUMERS ENERGY COMPANY	\$22,600	Parcel(s)

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

KING FARMS	\$182,200	1 Parcel(s)
CUREY ROBERT C & KAREN S	\$62,800	1 Parcel(s)
CONSUMERS ENERGY	\$2,300	1 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Equalized Value)

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

CONSUMERS ENERGY	\$4,938,800	3 Parcel(s)
KING FARMS	\$2,874,800	18 Parcel(s)
CONSUMERS ENERGY CO	\$1,748,000	3 Parcel(s)
MACDANIELS WILLIAM H & CYNTHIA K	\$1,495,600	14 Parcel(s)
MILLER LYNN M	\$1,099,000	4 Parcel(s)
WICKEY EDWIN & MARTHA A & KEVIN J	\$1,088,000	2 Parcel(s)
TRIPLE S FARMS INC	\$923,100	4 Parcel(s)
FOSTER ROBERT N TRUST	\$872,800	6 Parcel(s)
NUNEMAKER JOHN E & DORIS J &	\$844,200	1 Parcel(s)
BAKER RODNEY TRUST	\$835,100	3 Parcel(s)
KELLEY LYNDON L & JANE E	\$825,500	2 Parcel(s)
YODER LOWAYNE & PHYLLIS	\$812,200	2 Parcel(s)
WALL FAMILY TRUST	\$811,200	5 Parcel(s)
TROYER LENNIS V & NANCY S	\$800,200	3 Parcel(s)
ULTZ RICHARD E	\$756,300	4 Parcel(s)

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

CONSUMERS ENERGY	\$2,431,800	5 Parcel(s)
AEP IN MI TRANSMISSION CO	\$2,337,500	2 Parcel(s)
MILLER JOHN E & TAMARA J	\$2,026,000	8 Parcel(s)
KELLEYS GREENACRES FARMS 2/3 INT &	\$2,018,300	2 Parcel(s)
HENSELL JACK R TRUST UND 1/2 INT &	\$1,999,100	5 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$1,912,000	11 Parcel(s)
JONES JERRY A & DARCY J	\$1,796,700	8 Parcel(s)
RICE ARTHUR G TRUSTEE	\$1,770,000	3 Parcel(s)
RICE LAWRENCE A & DEBORAH L	\$1,769,100	10 Parcel(s)
STUBY DALE E & SARA A	\$1,641,100	5 Parcel(s)
STEFFEL PAUL T & CONNIE J TRUST	\$1,522,600	7 Parcel(s)
STURGIS FARMS LLC	\$1,521,100	5 Parcel(s)
WALTHER INVESTMENT LLC	\$1,489,200	8 Parcel(s)
STORMS LAVON R TRUSTEE	\$1,356,800	5 Parcel(s)
WOZNICKI JENNIFER REV TRUST	\$1,339,800	1 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Equalized Value)

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

CONSUMERS ENERGY CO	\$5,458,500	3 Parcel(s)
MICHIGAN ELECTRIC TRANS	\$3,704,200	1 Parcel(s)
CONSUMERS ENERGY	\$2,326,400	4 Parcel(s)
HOSTETLER ALLIE M TRUST	\$1,893,900	8 Parcel(s)
DECKER DENNIS N & MARSHA L	\$1,893,300	13 Parcel(s)
CAMPBELL FAMILY TRUST	\$1,802,100	9 Parcel(s)
CLARK ALVIN R (TRUSTEE)	\$1,775,600	11 Parcel(s)
COOMER DARREL & MARIE TRUST	\$1,726,400	14 Parcel(s)
BARRETT LEON G & KATHRYN L	\$1,596,400	8 Parcel(s)
BELSON ROBERT C & LAURA F	\$1,533,700	8 Parcel(s)
MUMBY SEAN & AMY	\$1,428,300	7 Parcel(s)
CONSUMERS ENERGY COMPANY	\$1,333,100	2 Parcel(s)
KAUFFMAN FARM PROPERTIES 20 LLC	\$1,302,300	4 Parcel(s)
FOREST RIVER MANUFACTURING LLC	\$1,280,800	2 Parcel(s)
BENCHMARK INVESTMENTS LLC	\$1,242,100	9 Parcel(s)

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

PIONEER HI BRED INT INC	\$7,000,000	2 Parcel(s)
DEKALB GENETICS CORP	\$4,380,000	1 Parcel(s)
PIONEER HI BRED CON1	\$3,787,300	1 Parcel(s)
RUSSELL FARMS INC	\$3,724,100	11 Parcel(s)
MILLER EDGAR W & PHYLLIS K	\$2,869,500	12 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$2,675,300	11 Parcel(s)
INDIANA MICHIGAN POWER CO	\$2,595,800	9 Parcel(s)
AMERICAN ELECTRIC POWER	\$2,580,700	8 Parcel(s)
MICHIGAN REAL ESTATE INVESTMENTS LL	\$2,275,600	3 Parcel(s)
HASSINGER JOHN N REV TRUST	\$1,892,700	6 Parcel(s)
BROADSTREET FARMS INC	\$1,744,200	4 Parcel(s)
LOVEJOY GLENN A & SANDRA K	\$1,726,700	8 Parcel(s)
WILLMAN ERNEST A TRUST	\$1,570,700	3 Parcel(s)
MILLER TIMOTHY L & KELLY	\$1,365,500	3 Parcel(s)
FIBRE CONVERTERS INC	\$1,361,400	1 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Equalized Value)

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

SCHUG VICTOR L	\$511,400	5 Parcel(s)
SCHUG TIMOTHY L & LAURA J	\$357,300	2 Parcel(s)
KINDIG JESSIE J & JANICE Y	\$291,200	2 Parcel(s)
KINDIG JESSE J & JANICE Y	\$276,900	1 Parcel(s)
NORTHROP WILLIAM S	\$265,400	4 Parcel(s)
FOX CHRIS L & DARCIE L	\$233,400	3 Parcel(s)
IVES ALAN & TERESA	\$227,200	2 Parcel(s)
CRIPPS RICHARD P	\$218,900	1 Parcel(s)
JAMES RICHARD E & MERIELLA	\$197,100	1 Parcel(s)
BEURMANN CHRISTOPHER A & CAREY	\$179,000	1 Parcel(s)
WORKMAN DONALD & SANDRA	\$178,600	1 Parcel(s)
GIANAKIS STEVE A & KAREN D	\$163,800	2 Parcel(s)
HARRELL BETH J & AUGUSTUS M JR	\$151,700	1 Parcel(s)
LEER RICHARD M & REA TRUSTEES	\$150,000	2 Parcel(s)
SWARTZ RAYMOND E	\$143,800	1 Parcel(s)

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

ENBRIDGE ENERGY PARTNERS LP	\$32,759,600	3 Parcel(s)
ENBRIDGE ENERGY LTD PARTNERSHIP	\$7,058,200	1 Parcel(s)
CONSUMERS ENERGY	\$5,496,200	9 Parcel(s)
RIEDSTRA DAIRY LTD	\$4,439,700	13 Parcel(s)
SCHMIDT LYLE FARMS LLC	\$4,404,400	23 Parcel(s)
C & J FARMS INC	\$3,233,000	18 Parcel(s)
IAC MENDON LLC	\$2,345,300	8 Parcel(s)
VECTOR PIPELINE LTD PARTNERS	\$2,278,900	1 Parcel(s)
MICHIGAN ELECTRIC TRANS	\$2,066,300	1 Parcel(s)
COOMER DARRELL & MARIE TRUST	\$2,049,800	7 Parcel(s)
NEMIRE RICK W	\$1,980,600	5 Parcel(s)
KAUFFMAN FARM PROPERTIES 20 LLC	\$1,945,400	14 Parcel(s)
T H PLASTICS INC	\$1,835,100	7 Parcel(s)
WILDS WAYNE L & SANDRA K TRUST	\$1,632,000	9 Parcel(s)
CUPP KIM S FAMILY TRUST	\$1,476,700	5 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Equalized Value)

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

BORGERT FAMILY FARMS LLC	\$1,780,300	11 Parcel(s)
YODER EDITH TRUST	\$1,375,100	11 Parcel(s)
BORGERT DANIEL & PHYLLIS REV TRUST	\$1,096,900	5 Parcel(s)
TERRA 88 LLC	\$950,400	112 Parcel(s)
JON WALTON FARMS LLC	\$930,400	8 Parcel(s)
HOCHSTETLER MELVIN & ORPHA TRUST	\$819,000	6 Parcel(s)
CONSUMERS ENERGY	\$790,700	3 Parcel(s)
MARVIN MOUNTAINS POULTRY LLC	\$767,700	1 Parcel(s)
YODER NELSON & AUDREY REV TRUST-CTR	\$766,400	3 Parcel(s)
BORGERT DANIEL A TRUST-1/2INT &	\$699,200	2 Parcel(s)
DUNNING JULIANNE M TRUST	\$668,600	7 Parcel(s)
MILLER PERRY E & KATIE J	\$556,200	1 Parcel(s)
TROYER RALPH G & ESTHER	\$541,900	7 Parcel(s)
HOCHSTELLER CHRISTOPHER V & AMANDA	\$524,600	2 Parcel(s)
MILLER ROY E-CTR	\$512,600	2 Parcel(s)

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

ABBOTT MANUFACTURING INC	\$22,239,100	9 Parcel(s)
MEIJER INC	\$10,307,000	2 Parcel(s)
BURR OAK TOOL INC	\$6,368,200	11 Parcel(s)
WAL MART REAL ESTATE BUSINESS TRUST	\$5,541,400	1 Parcel(s)
PENGUIN LLC	\$4,590,500	2 Parcel(s)
POINDEXTER PROPERTIES LLC	\$3,955,300	5 Parcel(s)
FAIRGROVE FARMS INC	\$3,297,700	10 Parcel(s)
STURGIS PLAZA LLC	\$2,899,700	5 Parcel(s)
CONSUMERS ENERGY	\$2,497,800	6 Parcel(s)
DEER CREEK FARMS INC	\$2,492,400	8 Parcel(s)
AMERICRAFT CARTON INC	\$2,458,500	3 Parcel(s)
STURGIS MOLDED PRODUCTS CO	\$2,412,000	2 Parcel(s)
REHAU INC	\$2,133,100	1 Parcel(s)
LITTLEFIELD FARMS	\$2,103,800	15 Parcel(s)
ICEBERG ENTERPRISES, LLC	\$2,047,600	2 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Equalized Value)

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

ENBRIDGE ENERGY LTD PARTNERSHIP	\$35,191,901	3 Parcel(s)
AMERICAN AXLE & MFG INC	\$17,745,000	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$11,326,500	5 Parcel(s)
INDIANA MICHIGAN POWER CO	\$8,405,000	11 Parcel(s)
MEIJER INC	\$5,110,600	2 Parcel(s)
WAL MART REAL ESTATE TRUST	\$4,375,400	1 Parcel(s)
SCATTERED ACRES LEASING LLC	\$3,596,700	16 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$3,391,049	6 Parcel(s)
MENARD INC	\$3,327,600	1 Parcel(s)
JAY HUDDLE FARMS INC	\$3,164,600	19 Parcel(s)
INTERNATIONAL PAPER CO	\$2,997,000	4 Parcel(s)
ARMSTRONG INTERNATIONAL INC	\$2,814,800	7 Parcel(s)
BENTWATERS PARTNERS LTD	\$2,763,900	1 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	\$2,584,600	4 Parcel(s)
WALTHER FARMS L L C	\$2,577,800	2 Parcel(s)

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

KLINE PHILLIP L & TAMA K	\$1,937,300	3 Parcel(s)
WEINBERG DAVID & JOYCE	\$644,100	4 Parcel(s)
RIVERVIEW LAND HOLDINGS LLC	\$600,300	5 Parcel(s)
HIATT DALE A	\$563,600	2 Parcel(s)
CUPP DUSTIN & CHRISTINA- 1/2 INT &	\$469,400	1 Parcel(s)
NEMIRE RICKY	\$467,600	1 Parcel(s)
KLINE PAUL C A & JOYCE R	\$463,300	1 Parcel(s)
STRUBLE JAMES A REV TRUST	\$450,500	1 Parcel(s)
KLINE PAUL C & JOYCE R	\$432,600	4 Parcel(s)
BUTLER RONALD L & SHARRON S	\$432,300	7 Parcel(s)
LOWE ELIZABETH	\$422,700	4 Parcel(s)
LYONS ROBERT F TRUST	\$379,000	2 Parcel(s)
LEARN MONROE & VICKI	\$351,700	7 Parcel(s)
STEPHENSON RONALD & HUEY STEPHANIE	\$318,300	3 Parcel(s)
SHOOK FAMILY TRUST	\$310,800	2 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Equalized Value)

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

CONSUMERS ENERGY	\$32,604,000	7 Parcel(s)
INDIANA MICHIGAN POWER CO	\$6,716,600	10 Parcel(s)
RUSSELL FARMS INC	\$4,698,600	23 Parcel(s)
SCATTERED ACRES LEASING LLC	\$3,504,000	17 Parcel(s)
KRULL THOMAS R & JACQUELINE R	\$2,902,200	19 Parcel(s)
AEP IN MI TRANSMISSIONS CO	\$2,683,000	1 Parcel(s)
EGGERLING ARTHUR & DELORES	\$2,406,800	16 Parcel(s)
STUTZMAN REAL PROPERTIES LLC	\$2,290,400	14 Parcel(s)
KRULL THEODORE R	\$2,141,700	6 Parcel(s)
LOVEJOY GLENN A & SANDRA K	\$2,109,600	7 Parcel(s)
WHITE PIGEON PAPER CO	\$2,053,000	8 Parcel(s)
WAGNER JOHN P & BARBARA J	\$1,864,300	15 Parcel(s)
HEMINGER TIMOTHY & EVERETT ALAN	\$1,864,000	4 Parcel(s)
KRULL MICHAEL L & MELISSA L	\$1,788,600	10 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$1,774,300	7 Parcel(s)

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

CONSUMERS ENERGY	\$51,912,472	47 Parcel(s)
ENBRIDGE ENERGY LTD PARTNERSHIP	\$42,250,101	4 Parcel(s)
ENBRIDGE ENERGY PARTNERS LP	\$32,759,600	3 Parcel(s)
ABBOTT MANUFACTURING INC	\$22,239,100	9 Parcel(s)
INDIANA MICHIGAN POWER CO	\$18,279,200	34 Parcel(s)
AMERICAN AXLE & MFG INC	\$17,745,000	2 Parcel(s)
MEIJER INC	\$15,417,600	4 Parcel(s)
AEP IN MI TRANSMISSION CO	\$14,610,300	11 Parcel(s)
SCATTERED ACRES LEASING LLC	\$9,627,000	42 Parcel(s)
CONSUMERS ENERGY CO	\$8,759,700	17 Parcel(s)
RUSSELL FARMS INC	\$8,422,700	34 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$7,304,122	25 Parcel(s)
PIONEER HI BRED INT INC	\$7,000,000	2 Parcel(s)
BURR OAK TOOL INC	\$6,368,200	11 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$5,935,000	31 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Taxable Value)

Athens Schools Top 15 Owners by Taxable Value

MC MASTER JASON & TONIE	\$135,909	1 Parcel(s)
COUSINO PAUL E & DONNA R	\$91,863	1 Parcel(s)
MC MASTER JASON T & TONIE J	\$58,928	1 Parcel(s)
APPLEGATE REVOCABLE TRUST	\$24,988	1 Parcel(s)
CONSUMERS ENERGY COMPANY	\$22,600	1 Parcel(s)

Bronson Schools Top 15 Owners by Taxable Value

CUREY ROBERT C & KAREN S	\$45,478	1 Parcel(s)
KING FARMS	\$15,115	1 Parcel(s)
CONSUMERS ENERGY	\$2,300	1 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Taxable Value)

Burr Oak Schools Top 15 Owners by Taxable Value

CONSUMERS ENERGY	\$4,929,703	3 Parcel(s)
CONSUMERS ENERGY CO	\$1,744,223	3 Parcel(s)
KING FARMS	\$1,264,808	18 Parcel(s)
NUNEMAKER JOHN E & DORIS J &	\$844,200	1 Parcel(s)
ROUCH REAL ESTATE LLC	\$489,714	4 Parcel(s)
MACDANIELS WILLIAM H & CYNTHIA K	\$480,376	14 Parcel(s)
BROOKS STEVEN A & JOYCE	\$393,930	4 Parcel(s)
FOSTER ROBERT N TRUST	\$358,444	6 Parcel(s)
ZOOK CARL D & DOROTHY A	\$338,633	4 Parcel(s)
WICKEY EDWIN & MARTHA A & KEVIN J	\$330,129	2 Parcel(s)
MILLER LYNN M	\$313,874	4 Parcel(s)
KELLEY LYNDON L & JANE E	\$309,972	2 Parcel(s)
MILLER LEON & VERNA	\$293,518	1 Parcel(s)
BORGERT JAMES W & KAREN J TRUST	\$291,423	3 Parcel(s)
YODER MARLIN JAY & WILMA JANE	\$280,526	1 Parcel(s)

Centreville Schools Top 15 Owners by Taxable Value

CONSUMERS ENERGY	\$2,426,939	5 Parcel(s)
AEP IN MI TRANSMISSION CO	\$2,337,500	2 Parcel(s)
WOZNICKI JENNIFER REV TRUST	\$1,339,800	1 Parcel(s)
CONSUMERS ENERGY CO	\$1,118,200	3 Parcel(s)
JONES JERRY A & DARCY J	\$1,058,424	8 Parcel(s)
ISLAND HILLS LLC	\$927,861	42 Parcel(s)
WALTHER INVESTMENT LLC	\$844,191	8 Parcel(s)
MAKIN BACON FARM LLC	\$755,300	1 Parcel(s)
ORION PROPERTIES EIGHTEEN LLC	\$744,597	2 Parcel(s)
MILLER JOHN E & TAMARA J	\$620,334	8 Parcel(s)
KELLEYS GREENACRES FARMS 2/3 INT &	\$564,199	2 Parcel(s)
RICE LAWRENCE A & DEBORAH L	\$550,852	10 Parcel(s)
HENSELL JACK R TRUST UND 1/2 INT &	\$550,831	5 Parcel(s)
RICE ARTHUR G TRUSTEE	\$516,890	3 Parcel(s)
HUNTER GARY L & SANDRA	\$508,236	5 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Taxable Value)

Colon Schools Top 15 Owners by Taxable Value

CONSUMERS ENERGY CO	\$5,458,315	3 Parcel(s)
MICHIGAN ELECTRIC TRANS	\$3,704,200	1 Parcel(s)
CONSUMERS ENERGY	\$2,324,384	4 Parcel(s)
CONSUMERS ENERGY COMPANY	\$1,326,060	2 Parcel(s)
FOREST RIVER MANUFACTURING LLC	\$1,231,905	2 Parcel(s)
CAMPBELL FAMILY TRUST	\$622,237	9 Parcel(s)
REMINGTON SEEDS, LLC	\$598,337	1 Parcel(s)
COOMER DARREL & MARIE TRUST	\$548,305	14 Parcel(s)
CLARK ALVIN R (TRUSTEE)	\$542,592	11 Parcel(s)
BELSON ROBERT C & LAURA F	\$519,667	8 Parcel(s)
HOSTETLER ALLIE M TRUST	\$515,824	8 Parcel(s)
SCHROCK JONATHAN & MYRA & EDNA	\$512,294	2 Parcel(s)
BENCHMARK INVESTMENTS LLC	\$476,176	9 Parcel(s)
DECKER DENNIS N & MARSHA L	\$469,075	13 Parcel(s)
CAMPBELL TONY L & JANNETTE M	\$447,520	6 Parcel(s)

Constantine Schools Top 15 Owners by Taxable Value

PIONEER HI BRED INT INC	\$7,000,000	2 Parcel(s)
DEKALB GENETICS CORP	\$4,135,914	1 Parcel(s)
PIONEER HI BRED CON1	\$3,787,300	1 Parcel(s)
INDIANA MICHIGAN POWER CO	\$2,464,268	9 Parcel(s)
AMERICAN ELECTRIC POWER	\$2,283,543	8 Parcel(s)
MICHIGAN REAL ESTATE INVESTMENTS LL	\$2,203,215	3 Parcel(s)
RUSSELL FARMS INC	\$1,500,823	11 Parcel(s)
MONSANTO COMPANY	\$1,241,200	1 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$1,233,400	5 Parcel(s)
MILLER EDGAR W & PHYLLIS K	\$1,151,533	12 Parcel(s)
MICHIGAN MILK PRODUCERS ASSOC	\$1,044,348	7 Parcel(s)
CLARK LOGISTICS GROUP VI LLC	\$1,009,000	1 Parcel(s)
FIBRE CONVERTERS INC	\$961,425	1 Parcel(s)
BANC OF AMERICA LEASING & CAPITAL	\$883,800	1 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$844,009	11 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Taxable Value)

Marcellus Schools Top 15 Owners by Taxable Value

MIDWEST ENERGY COOPERATIVE	\$138,273	1 Parcel(s)
GIANAKIS STEVE A & KAREN D	\$131,169	2 Parcel(s)
SCHUG TIMOTHY L & LAURA J	\$122,034	2 Parcel(s)
BEURMANN CHRISTOPHER A & CAREY	\$111,093	1 Parcel(s)
CRIPPS RICHARD P	\$107,149	1 Parcel(s)
KINDIG JESSE J & JANICE Y	\$106,854	1 Parcel(s)
KINDIG JESSIE J & JANICE Y	\$106,480	2 Parcel(s)
RUPP JACK J & GINNA M	\$106,398	2 Parcel(s)
SCHUG VICTOR L	\$99,362	5 Parcel(s)
BELLEW JAMES L & TEREASA A	\$99,076	1 Parcel(s)
WITT CHAD & TRACIE	\$95,636	1 Parcel(s)
JONES JERRY R II	\$93,000	1 Parcel(s)
HUGHES EDWARD J & HUGHES EAMES	\$92,187	2 Parcel(s)
SCOTT WINFIELD C & CASSELBERRY JODI	\$91,294	1 Parcel(s)
PRESLEY ALLAN & ANNE	\$86,430	1 Parcel(s)

Mendon Schools Top 15 Owners by Taxable Value

ENBRIDGE ENERGY PARTNERS LP	\$32,756,447	3 Parcel(s)
CONSUMERS ENERGY	\$5,450,433	9 Parcel(s)
ENBRIDGE ENERGY LTD PARTNERSHIP	\$4,045,799	1 Parcel(s)
RIEDSTRA DAIRY LTD	\$2,828,708	13 Parcel(s)
VECTOR PIPELINE LTD PARTNERS	\$2,278,900	1 Parcel(s)
IAC MENDON LLC	\$2,210,406	8 Parcel(s)
MICHIGAN ELECTRIC TRANS	\$2,066,300	1 Parcel(s)
SCHMIDT LYLE FARMS LLC	\$1,676,648	23 Parcel(s)
T H PLASTICS INC	\$1,653,759	7 Parcel(s)
VECTOR PIPELINE LTD PARTNERSHIP	\$868,200	1 Parcel(s)
KAUFFMAN FARM PROPERTIES 20 LLC	\$807,469	14 Parcel(s)
KBTJ LLC	\$791,451	2 Parcel(s)
JACA COMPANY LLC	\$735,498	6 Parcel(s)
BURKE PORTER AUTOMOTIVE SYSTEMS LLC	\$657,328	1 Parcel(s)
NEMIRE RICK W	\$635,700	5 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Taxable Value)

Nottawa Schools Top 15 Owners by Taxable Value

CONSUMERS ENERGY	\$790,700	3 Parcel(s)
TERRA 88 LLC	\$784,136	112 Parcel(s)
MARVIN MOUNTAINS POULTRY LLC	\$767,700	1 Parcel(s)
DUNNING JULIANNE M TRUST	\$628,600	7 Parcel(s)
YODER EDITH TRUST	\$444,028	11 Parcel(s)
BORGERT FAMILY FARMS LLC	\$401,872	11 Parcel(s)
LENNARD AG LAND LLC	\$353,000	1 Parcel(s)
MCCOLGAN FAMILY TRUST	\$340,200	1 Parcel(s)
ROUCH TIMOTHY & JULIA	\$310,100	3 Parcel(s)
MILLER MERLE & ESTHER FAMILY TRUST	\$307,361	1 Parcel(s)
JON WALTON FARMS LLC	\$307,052	8 Parcel(s)
BURKE LISA GAYE TRUST	\$283,699	3 Parcel(s)
YODER VERNON JAY & NAOMI JOY TRUST	\$279,320	2 Parcel(s)
HOCHSTETLER MELVIN & ORPHA TRUST	\$270,965	6 Parcel(s)
MARBACH CLAUDE & NICHOLE	\$267,900	1 Parcel(s)

Sturgis Schools Top 15 Owners by Taxable Value

ABBOTT MANUFACTURING INC	\$21,502,596	9 Parcel(s)
MEIJER INC	\$10,228,375	2 Parcel(s)
BURR OAK TOOL INC	\$5,121,296	11 Parcel(s)
PENGUIN LLC	\$4,427,212	2 Parcel(s)
WAL MART REAL ESTATE BUSINESS TRUST	\$3,480,866	1 Parcel(s)
POINDEXTER PROPERTIES LLC	\$3,322,850	5 Parcel(s)
CONSUMERS ENERGY	\$2,474,999	6 Parcel(s)
STURGIS MOLDED PRODUCTS CO	\$2,038,791	2 Parcel(s)
MOSO VILLAGE LLC	\$1,993,391	2 Parcel(s)
WELS HOLDINGS LLC	\$1,695,145	1 Parcel(s)
AMERICRAFT CARTON INC	\$1,691,935	3 Parcel(s)
STURGIS PLAZA LLC	\$1,661,147	5 Parcel(s)
MICHIGAN GAS UTILITIES CORP	\$1,639,441	4 Parcel(s)
FAWN RIVER APT CO LDHA LP	\$1,432,765	2 Parcel(s)
REHAU INC	\$1,430,458	1 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Taxable Value)

Three Rivers Schools Top 15 Owners by Taxable Value

ENBRIDGE ENERGY LTD PARTNERSHIP	\$32,911,881	3 Parcel(s)
AMERICAN AXLE & MFG INC	\$16,114,102	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$11,326,500	5 Parcel(s)
INDIANA MICHIGAN POWER CO	\$8,365,541	11 Parcel(s)
MEIJER INC	\$5,110,600	2 Parcel(s)
WAL MART REAL ESTATE TRUST	\$4,321,539	1 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$3,382,629	6 Parcel(s)
MENARD INC	\$3,284,735	1 Parcel(s)
INTERNATIONAL PAPER CO	\$2,909,175	4 Parcel(s)
ARMSTRONG INTERNATIONAL INC	\$2,802,760	7 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	\$2,470,182	4 Parcel(s)
BENTWATERS PARTNERS LTD	\$2,433,555	1 Parcel(s)
WALTHER FARMS L L C	\$2,240,330	2 Parcel(s)
SEMCO ENERGY GAS CO	\$2,124,667	3 Parcel(s)
TLCO LLC	\$1,651,127	1 Parcel(s)

Vicksburg Schools Top 15 Owners by Taxable Value

KLINE PHILLIP L & TAMA K	\$1,461,174	3 Parcel(s)
CONSUMERS ENERGY	\$310,400	2 Parcel(s)
JACA COMPANY LLC	\$255,739	1 Parcel(s)
STRUBLE JAMES A REV TRUST	\$230,760	1 Parcel(s)
LEARN MONROE & VICKI	\$225,955	7 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$196,200	2 Parcel(s)
RIVERVIEW LAND HOLDINGS LLC	\$173,052	5 Parcel(s)
HIATT DALE A	\$168,447	2 Parcel(s)
RIDDLE CRAIG A & NIKKI M	\$157,000	1 Parcel(s)
BUTLER RONALD L & SHARRON S	\$152,639	7 Parcel(s)
NEMIRE RICKY W CTR	\$141,469	1 Parcel(s)
LOFTIS BOBBIE & IVA G	\$132,201	1 Parcel(s)
LEWIS DENNIS F & NANCY L	\$131,919	1 Parcel(s)
SCHANZ TIMOTHY A	\$129,517	1 Parcel(s)
CUPP DUSTIN & CHRISTINA- 1/2 INT &	\$126,603	1 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Taxable Value)

White Pigeon Schools Top 15 Owners by Taxable Value

CONSUMERS ENERGY	\$32,512,006	7 Parcel(s)
INDIANA MICHIGAN POWER CO	\$6,411,998	10 Parcel(s)
AEP IN MI TRANSMISSIONS CO	\$2,683,000	1 Parcel(s)
WHITE PIGEON PAPER CO	\$1,808,736	8 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$1,756,545	7 Parcel(s)
BANKS HARDWOODS INC	\$1,687,666	3 Parcel(s)
FRESH SOLUTION FARMS LLC	\$1,624,397	2 Parcel(s)
FOREST RIVER MANUFACTURING LLC	\$1,416,945	2 Parcel(s)
RUSSELL FARMS INC	\$1,377,999	23 Parcel(s)
SCATTERED ACRES LEASING LLC	\$1,349,734	17 Parcel(s)
UNIVERSAL FOREST PRODUCTS	\$1,339,406	3 Parcel(s)
RIETH BLAIR A JR & TERESA O	\$1,264,191	5 Parcel(s)
THE ANDERSONS INC	\$990,329	2 Parcel(s)
KRULL THOMAS R & JACQUELINE R	\$983,660	19 Parcel(s)
STUTZMAN REAL PROPERTIES LLC	\$890,018	14 Parcel(s)

County Wide Top 15 Owners by Taxable Value

CONSUMERS ENERGY	\$51,683,246	47 Parcel(s)
ENBRIDGE ENERGY LTD PARTNERSHIP	\$36,957,680	4 Parcel(s)
ENBRIDGE ENERGY PARTNERS LP	\$32,756,447	3 Parcel(s)
ABBOTT MANUFACTURING INC	\$21,502,596	9 Parcel(s)
INDIANA MICHIGAN POWER CO	\$17,800,449	34 Parcel(s)
AMERICAN AXLE & MFG INC	\$16,114,102	2 Parcel(s)
MEIJER INC	\$15,338,975	4 Parcel(s)
AEP IN MI TRANSMISSION CO	\$14,610,300	11 Parcel(s)
CONSUMERS ENERGY CO	\$8,749,675	17 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$7,277,947	25 Parcel(s)
PIONEER HI BRED INT INC	\$7,000,000	2 Parcel(s)
MICHIGAN ELECTRIC TRANS	\$5,770,500	2 Parcel(s)
BURR OAK TOOL INC	\$5,121,296	11 Parcel(s)
PENGUIN LLC	\$4,427,212	2 Parcel(s)
WAL MART REAL ESTATE TRUST	\$4,321,539	1 Parcel(s)

St. Joseph County

Real Property Tentative Taxable Valuation as of April 1st 2017

Township or City Name	Agricultural	Commercial	Industrial	Residential	Timber-Cutover	Developmental	Total Real
001 Burr Oak Township	\$16,774,492	\$788,856	\$727,562	\$41,063,333	\$0	\$0	\$59,354,243
002 Colon Township	\$17,217,870	\$3,638,211	\$2,058,117	\$72,988,052	\$0	\$0	\$95,902,250
003 Constantine Township	\$11,809,235	\$3,624,992	\$18,346,284	\$61,397,279	\$0	\$0	\$95,177,790
004 Fabius Township	\$7,181,861	\$3,771,031	\$2,164,823	\$150,925,706	\$0	\$0	\$164,043,421
005 Fawn River Township	\$7,761,445	\$901,899	\$0	\$27,252,597	\$0	\$0	\$35,915,941
006 Florence Township	\$19,565,605	\$0	\$61,657	\$18,866,382	\$0	\$0	\$38,493,644
007 Flowerfield Township	\$10,224,139	\$429,170	\$67,769	\$36,240,654	\$0	\$0	\$46,961,732
008 Leonidas Township	\$18,491,195	\$730,876	\$0	\$16,319,976	\$0	\$0	\$35,542,047
009 Lockport Township	\$15,198,196	\$4,029,102	\$860,193	\$81,613,501	\$0	\$0	\$101,700,992
010 Mendon Township	\$16,309,308	\$2,808,851	\$3,996,851	\$41,718,439	\$0	\$0	\$64,833,449
011 Mottville Township	\$11,960,724	\$2,584,107	\$7,163,020	\$23,988,011	\$0	\$0	\$45,695,862
012 Nottawa Township	\$18,621,105	\$6,857,759	\$361,575	\$88,885,472	\$0	\$0	\$114,725,911
013 Park Township	\$23,762,487	\$5,859,486	\$4,655,307	\$68,262,834	\$0	\$0	\$102,540,114
014 Sherman Township	\$13,589,815	\$1,458,325	\$152,300	\$114,050,647	\$0	\$0	\$129,251,087
015 Sturgis Township	\$11,622,930	\$8,919,849	\$525,664	\$27,255,985	\$0	\$240,733	\$48,565,161
016 White Pigeon Township	\$11,912,112	\$6,971,053	\$8,374,617	\$130,037,464	\$0	\$0	\$157,295,246
051 Three Rivers City	\$0	\$50,407,833	\$17,368,135	\$66,287,790	\$0	\$0	\$134,063,758
052 Sturgis City	\$409,511	\$40,496,279	\$39,340,106	\$109,396,556	\$0	\$0	\$189,642,452
040 Burr Oak Village	\$40,712	\$655,639	\$499,509	\$6,434,213	\$0	\$0	\$7,630,073
041 Colon Village	\$0	\$2,550,402	\$1,347,951	\$20,836,871	\$0	\$0	\$24,735,224
042 Centreville Village	\$22,922	\$3,929,993	\$361,575	\$12,728,626	\$0	\$0	\$17,043,116
043 Constantine Village	\$125,282	\$2,632,750	\$13,849,431	\$17,533,438	\$0	\$0	\$34,140,901
044 Mendon Village	\$23,628	\$1,504,649	\$2,417,975	\$10,414,109	\$0	\$0	\$14,360,361
045 White Pigeon Village	\$143,151	\$4,493,684	\$4,408,140	\$16,181,115	\$0	\$0	\$25,226,090
055 Centreville Village	\$0	\$295,948	\$731,023	\$775,504	\$0	\$0	\$1,802,475
Totals for County	\$232,412,030	\$144,277,679	\$106,223,980	\$1,176,550,678	\$0	\$240,733	\$1,659,705,100

St. Joseph County

Personal Property Tentative Taxable Valuation as of April 1st 2017

Township or City Name	Ag. Personal	Com. Personal	Ind. Personal	Res. Personal	Util. Personal	Total Personal
001 Burr Oak Township	\$0	\$182,700	\$228,400	\$0	\$8,092,300	\$8,503,400
002 Colon Township	\$0	\$779,000	\$706,500	\$0	\$7,161,100	\$8,646,600
003 Constantine Township	\$0	\$2,110,500	\$7,385,400	\$0	\$3,978,600	\$13,474,500
004 Fabius Township	\$0	\$1,248,700	\$306,700	\$0	\$16,504,091	\$18,059,491
005 Fawn River Township	\$0	\$172,200	\$0	\$0	\$664,000	\$836,200
006 Florence Township	\$0	\$139,900	\$0	\$0	\$4,089,200	\$4,229,100
007 Flowerfield Township	\$0	\$369,806	\$0	\$0	\$16,975,953	\$17,345,759
008 Leonidas Township	\$0	\$103,600	\$0	\$0	\$7,264,500	\$7,368,100
009 Lockport Township	\$0	\$428,100	\$112,800	\$0	\$2,616,900	\$3,157,800
010 Mendon Township	\$0	\$361,700	\$1,902,100	\$0	\$39,954,400	\$42,218,200
011 Mottville Township	\$0	\$1,429,900	\$2,097,700	\$0	\$7,571,100	\$11,098,700
012 Nottawa Township	\$0	\$1,404,400	\$0	\$0	\$3,187,400	\$4,591,800
013 Park Township	\$0	\$1,091,900	\$1,002,900	\$0	\$28,536,930	\$30,631,730
014 Sherman Township	\$0	\$5,900	\$0	\$0	\$4,786,600	\$4,792,500
015 Sturgis Township	\$0	\$1,172,400	\$13,000	\$0	\$1,708,700	\$2,894,100
016 White Pigeon Township	\$0	\$522,800	\$1,389,800	\$0	\$33,248,100	\$35,160,700
051 Three Rivers City	\$0	\$9,388,900	\$15,880,700	\$0	\$7,255,100	\$32,524,700
052 Sturgis City	\$0	\$13,371,782	\$19,341,700	\$0	\$1,675,100	\$34,388,582
040 Burr Oak Village	\$0	\$157,100	\$205,900	\$0	\$510,100	\$873,100
041 Colon Village	\$0	\$337,900	\$360,800	\$0	\$1,382,400	\$2,081,100
042 Centreville Village	\$0	\$525,000	\$0	\$0	\$852,000	\$1,377,000
043 Constantine Village	\$0	\$771,600	\$6,143,300	\$0	\$1,180,000	\$8,094,900
044 Mendon Village	\$0	\$254,500	\$1,855,500	\$0	\$1,123,700	\$3,233,700
045 White Pigeon Village	\$0	\$435,100	\$396,000	\$0	\$1,544,900	\$2,376,000
055 Centreville Village	\$0	\$0	\$112,800	\$0	\$32,400	\$145,200
Totals for County	\$0	\$34,284,188	\$50,367,700	\$0	\$195,270,074	\$279,921,962

St. Joseph County

Real & Personal Property Tentative Taxable Valuation as of April 1st 2017

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	\$67,857,643	\$49,461,134	\$182,700	\$228,400	\$17,985,409
002 Colon Township	\$104,548,850	\$60,959,752	\$779,000	\$706,500	\$42,103,598
003 Constantine Township	\$108,652,290	\$61,936,774	\$2,110,500	\$7,385,400	\$37,219,616
004 Fabius Township	\$182,102,912	\$97,730,690	\$1,248,700	\$306,700	\$82,816,822
005 Fawn River Township	\$36,752,141	\$30,314,841	\$172,200	\$0	\$6,265,100
006 Florence Township	\$42,722,744	\$34,508,783	\$139,900	\$0	\$8,074,061
007 Flowerfield Township	\$64,307,491	\$41,537,012	\$369,806	\$0	\$22,400,673
008 Leonidas Township	\$42,910,147	\$30,875,577	\$103,600	\$0	\$11,930,970
009 Lockport Township	\$104,858,792	\$82,413,516	\$428,100	\$112,800	\$21,904,376
010 Mendon Township	\$107,051,649	\$49,803,063	\$361,700	\$1,902,100	\$54,984,786
011 Mottville Township	\$56,794,562	\$30,855,694	\$1,429,900	\$2,097,700	\$22,411,268
012 Nottawa Township	\$119,317,711	\$82,507,891	\$1,404,400	\$0	\$35,405,420
013 Park Township	\$133,171,844	\$73,943,406	\$1,091,900	\$1,002,900	\$57,133,638
014 Sherman Township	\$134,043,587	\$97,184,658	\$5,900	\$0	\$36,853,029
015 Sturgis Township	\$51,459,261	\$34,782,375	\$1,172,400	\$13,000	\$15,491,486
016 White Pigeon Township	\$192,455,946	\$88,219,154	\$522,800	\$1,389,800	\$102,324,192
051 Three Rivers City	\$166,588,458	\$50,915,527	\$9,388,900	\$15,880,700	\$90,403,331
052 Sturgis City	\$224,031,034	\$84,385,869	\$13,371,782	\$19,341,700	\$106,931,683
040 Burr Oak Village	\$8,503,173	\$4,930,355	\$157,100	\$205,900	\$3,209,818
041 Colon Village	\$26,816,324	\$12,810,960	\$337,900	\$360,800	\$13,306,664
042 Centreville Village	\$18,420,116	\$10,869,874	\$525,000	\$0	\$7,025,242
043 Constantine Village	\$42,235,801	\$13,732,371	\$771,600	\$6,143,300	\$21,588,530
044 Mendon Village	\$17,594,061	\$8,350,494	\$254,500	\$1,855,500	\$7,133,567
045 White Pigeon Village	\$27,602,090	\$13,092,410	\$435,100	\$396,000	\$13,678,580
055 Centreville Village	\$1,947,675	\$606,765	\$0	\$112,800	\$1,228,110
Totals for County	\$1,939,627,062	\$1,082,335,716	\$34,284,188	\$50,367,700	\$772,639,458

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	\$182,200	\$0	\$0	\$62,800	\$0	\$245,000	\$2,300	\$247,300
75003	Nottawa	\$367,400	\$0	\$0	\$353,300	\$0	\$720,700	\$1,200	\$721,900
75010	Sturgis	\$9,981,300	\$51,200	\$0	\$21,631,300	\$0	\$31,663,800	\$484,800	\$32,148,600
75020	Burr Oak	\$34,741,100	\$901,600	\$817,300	\$25,335,800	\$0	\$61,795,800	\$5,813,500	\$67,609,300
75040	Colon	\$4,302,200	\$31,100	\$0	\$2,645,100	\$0	\$6,978,400	\$2,201,600	\$9,180,000
Total Burr Oak Township		\$49,574,200	\$983,900	\$817,300	\$50,028,300	\$0	\$101,403,700	\$8,503,400	\$109,907,100
002 Colon Township									
75003	Nottawa	\$2,629,300	\$0	\$0	\$1,780,900	\$0	\$4,410,200	\$60,100	\$4,470,300
75020	Burr Oak	\$2,960,900	\$308,300	\$0	\$1,474,100	\$0	\$4,743,300	\$1,378,900	\$6,122,200
75040	Colon	\$45,362,700	\$3,736,700	\$2,183,600	\$89,622,500	\$0	\$140,905,500	\$7,199,800	\$148,105,300
75060	Mendon	\$872,000	\$0	\$0	\$119,200	\$0	\$991,200	\$7,800	\$999,000
Total Colon Township		\$51,824,900	\$4,045,000	\$2,183,600	\$92,996,700	\$0	\$151,050,200	\$8,646,600	\$159,696,800
003 Constantine Township									
75050	Constantine	\$40,567,200	\$4,308,500	\$19,902,400	\$63,617,950	\$0	\$128,396,050	\$13,346,300	\$141,742,350
75070	White Pigeon	\$753,300	\$0	\$0	\$778,200	\$0	\$1,531,500	\$46,800	\$1,578,300
75080	Three Rivers	\$3,196,400	\$0	\$0	\$3,697,700	\$0	\$6,894,100	\$81,400	\$6,975,500
Total Constantine Township		\$44,516,900	\$4,308,500	\$19,902,400	\$68,093,850	\$0	\$136,821,650	\$13,474,500	\$150,296,150
004 Fabius Township									
75050	Constantine	\$140,800	\$0	\$0	\$370,000	\$0	\$510,800	\$50,300	\$561,100
75080	Three Rivers	\$19,934,200	\$4,780,000	\$2,792,300	\$197,309,700	\$0	\$224,816,200	\$18,532,900	\$243,349,100
Total Fabius Township		\$20,075,000	\$4,780,000	\$2,792,300	\$197,679,700	\$0	\$225,327,000	\$18,583,200	\$243,910,200
005 Fawn River Township									
75010	Sturgis	\$25,310,500	\$1,210,800	\$0	\$35,750,600	\$0	\$62,271,900	\$836,200	\$63,108,100
Total Fawn River Township		\$25,310,500	\$1,210,800	\$0	\$35,750,600	\$0	\$62,271,900	\$836,200	\$63,108,100
006 Florence Township									
75030	Centreville	\$29,854,400	\$0	\$0	\$9,746,200	\$0	\$39,600,600	\$2,069,800	\$41,670,400
75050	Constantine	\$13,999,600	\$0	\$75,300	\$9,723,700	\$0	\$23,798,600	\$683,900	\$24,482,500
75070	White Pigeon	\$13,417,700	\$0	\$0	\$2,818,300	\$0	\$16,236,000	\$248,300	\$16,484,300
75080	Three Rivers	\$7,699,300	\$0	\$38,700	\$2,274,000	\$0	\$10,012,000	\$1,227,100	\$11,239,100
Total Florence Township		\$64,971,000	\$0	\$114,000	\$24,562,200	\$0	\$89,647,200	\$4,229,100	\$93,876,300
007 Flowerfield Township									
14050	Marcellus	\$2,785,600	\$0	\$0	\$7,152,400	\$0	\$9,938,000	\$216,986	\$10,154,986
75080	Three Rivers	\$33,638,000	\$1,248,700	\$83,400	\$46,680,900	\$0	\$81,651,000	\$17,251,315	\$98,902,315
Total Flowerfield Township		\$36,423,600	\$1,248,700	\$83,400	\$53,833,300	\$0	\$91,589,000	\$17,468,301	\$109,057,301
008 Leonidas Township									
13050	Athens	\$500,900	\$0	\$0	\$159,200	\$0	\$660,100	\$22,600	\$682,700
39170	Vicksburg	\$2,353,800	\$0	\$0	\$540,300	\$0	\$2,894,100	\$69,300	\$2,963,400
75040	Colon	\$51,969,000	\$825,600	\$0	\$19,968,600	\$0	\$72,763,200	\$5,194,700	\$77,957,900
75060	Mendon	\$3,891,800	\$0	\$0	\$852,300	\$0	\$4,744,100	\$2,081,500	\$6,825,600
Total Leonidas Township		\$58,715,500	\$825,600	\$0	\$21,520,400	\$0	\$81,061,500	\$7,368,100	\$88,429,600
009 Lockport Township									
75030	Centreville	\$23,404,800	\$1,021,700	\$769,400	\$18,457,000	\$0	\$43,652,900	\$1,034,300	\$44,687,200
75060	Mendon	\$1,134,400	\$10,200	\$0	\$807,500	\$0	\$1,952,100	\$35,400	\$1,987,500
75080	Three Rivers	\$11,585,400	\$4,234,100	\$180,200	\$81,355,200	\$0	\$97,354,900	\$2,088,100	\$99,443,000
Total Lockport Township		\$36,124,600	\$5,266,000	\$949,600	\$100,619,700	\$0	\$142,959,900	\$3,157,800	\$146,117,700

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
010 Mendon Township									
39170	Vicksburg	\$4,189,300	\$1,271,800	\$0	\$3,523,700	\$0	\$8,984,800	\$279,400	\$9,264,200
75060	Mendon	\$53,464,800	\$2,004,600	\$4,467,600	\$52,727,100	\$0	\$112,664,100	\$41,938,800	\$154,602,900
Total Mendon Township		\$57,654,100	\$3,276,400	\$4,467,600	\$56,250,800	\$0	\$121,648,900	\$42,218,200	\$163,867,100
011 Mottville Township									
75050	Constantine	\$9,353,600	\$111,500	\$287,700	\$7,435,200	\$0	\$17,188,000	\$504,200	\$17,692,200
75070	White Pigeon	\$20,266,000	\$3,196,000	\$8,722,100	\$22,497,037	\$0	\$54,681,137	\$10,594,500	\$65,275,637
Total Mottville Township		\$29,619,600	\$3,307,500	\$9,009,800	\$29,932,237	\$0	\$71,869,137	\$11,098,700	\$82,967,837
012 Nottawa Township									
75003	Nottawa	\$19,897,200	\$1,502,100	\$0	\$45,890,700	\$0	\$67,290,000	\$1,116,800	\$68,406,800
75030	Centreville	\$16,261,500	\$5,369,000	\$381,500	\$49,718,000	\$0	\$71,730,000	\$2,719,100	\$74,449,100
75040	Colon	\$6,065,800	\$81,900	\$0	\$1,976,700	\$0	\$8,124,400	\$122,100	\$8,246,500
75060	Mendon	\$16,096,200	\$401,800	\$0	\$7,337,800	\$0	\$23,835,800	\$633,800	\$24,469,600
Total Nottawa Township		\$58,320,700	\$7,354,800	\$381,500	\$104,923,200	\$0	\$170,980,200	\$4,591,800	\$175,572,000
013 Park Township									
39170	Vicksburg	\$7,924,600	\$0	\$0	\$5,754,500	\$0	\$13,679,100	\$326,900	\$14,006,000
39168	Vicksburg-MendonDebt	\$0	\$0	\$0	\$79,400	\$0	\$79,400	\$0	\$79,400
75060	Mendon	\$14,621,900	\$801,400	\$1,391,000	\$27,279,500	\$0	\$44,093,800	\$9,238,700	\$53,332,500
75080	Three Rivers	\$27,516,200	\$5,342,400	\$4,010,800	\$51,311,700	\$0	\$88,181,100	\$25,712,300	\$113,893,400
Total Park Township		\$50,062,700	\$6,143,800	\$5,401,800	\$84,425,100	\$0	\$146,033,400	\$35,277,900	\$181,311,300
014 Sherman Township									
75003	Nottawa	\$3,864,100	\$72,100	\$0	\$10,035,600	\$0	\$13,971,800	\$172,700	\$14,144,500
75010	Sturgis	\$13,023,200	\$1,541,300	\$152,300	\$66,221,000	\$0	\$80,937,800	\$1,954,500	\$82,892,300
75020	Burr Oak	\$0	\$292,400	\$0	\$301,700	\$0	\$594,100	\$3,600	\$597,700
75030	Centreville	\$16,997,900	\$25,600	\$0	\$62,225,600	\$0	\$79,249,100	\$2,661,700	\$81,910,800
75070	White Pigeon	\$0	\$0	\$0	\$144,400	\$0	\$144,400	\$0	\$144,400
Total Sherman Township		\$33,885,200	\$1,931,400	\$152,300	\$138,928,300	\$0	\$174,897,200	\$4,792,500	\$179,689,700
015 Sturgis Township									
75010	Sturgis	\$29,809,700	\$10,879,300	\$572,700	\$32,801,300	\$601,300	\$74,664,300	\$2,894,100	\$77,558,400
Total Sturgis Township		\$29,809,700	\$10,879,300	\$572,700	\$32,801,300	\$601,300	\$74,664,300	\$2,894,100	\$77,558,400
016 White Pigeon Township									
75070	White Pigeon	\$34,570,900	\$8,270,200	\$9,196,700	\$160,151,800	\$0	\$212,189,600	\$35,160,700	\$247,350,300
Total White Pigeon Township		\$34,570,900	\$8,270,200	\$9,196,700	\$160,151,800	\$0	\$212,189,600	\$35,160,700	\$247,350,300
051 Three Rivers City									
75080	Three Rivers	\$0	\$57,626,800	\$20,283,800	\$77,689,450	\$0	\$155,600,050	\$32,521,000	\$188,121,050
Total Three Rivers City		\$0	\$57,626,800	\$20,283,800	\$77,689,450	\$0	\$155,600,050	\$32,521,000	\$188,121,050
052 Sturgis City									
75010	Sturgis	\$595,200	\$50,542,400	\$47,940,200	\$122,836,200	\$0	\$221,914,000	\$34,394,800	\$256,308,800
Total Sturgis City		\$595,200	\$50,542,400	\$47,940,200	\$122,836,200	\$0	\$221,914,000	\$34,394,800	\$256,308,800

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	\$182,200	\$0	\$0	\$62,800	\$0	\$245,000	\$2,300	\$247,300
Total Bronson Schools		\$182,200	\$0	\$0	\$62,800	\$0	\$245,000	\$2,300	\$247,300
13050 Athens Schools									
	008 Leonidas Township	\$500,900	\$0	\$0	\$159,200	\$0	\$660,100	\$22,600	\$682,700
Total Athens Schools		\$500,900	\$0	\$0	\$159,200	\$0	\$660,100	\$22,600	\$682,700
14050 Marcellus Schools									
	007 Flowerfield Township	\$2,785,600	\$0	\$0	\$7,152,400	\$0	\$9,938,000	\$216,986	\$10,154,986
Total Marcellus Schools		\$2,785,600	\$0	\$0	\$7,152,400	\$0	\$9,938,000	\$216,986	\$10,154,986
39170 Vicksburg Schools									
	008 Leonidas Township	\$2,353,800	\$0	\$0	\$540,300	\$0	\$2,894,100	\$69,300	\$2,963,400
	010 Mendon Township	\$4,189,300	\$1,271,800	\$0	\$3,523,700	\$0	\$8,984,800	\$279,400	\$9,264,200
	013 Park Township	\$7,924,600	\$0	\$0	\$5,754,500	\$0	\$13,679,100	\$326,900	\$14,006,000
Total Vicksburg Schools		\$14,467,700	\$1,271,800	\$0	\$9,818,500	\$0	\$25,558,000	\$675,600	\$26,233,600
75003 Nottawa Schools									
	001 Burr Oak Township	\$367,400	\$0	\$0	\$353,300	\$0	\$720,700	\$1,200	\$721,900
	002 Colon Township	\$2,629,300	\$0	\$0	\$1,780,900	\$0	\$4,410,200	\$60,100	\$4,470,300
	012 Nottawa Township	\$19,897,200	\$1,502,100	\$0	\$45,890,700	\$0	\$67,290,000	\$1,116,800	\$68,406,800
	014 Sherman Township	\$3,864,100	\$72,100	\$0	\$10,035,600	\$0	\$13,971,800	\$172,700	\$14,144,500
Total Nottawa Schools		\$26,758,000	\$1,574,200	\$0	\$58,060,500	\$0	\$86,392,700	\$1,350,800	\$87,743,500
75010 Sturgis Schools									
	001 Burr Oak Township	\$9,981,300	\$51,200	\$0	\$21,631,300	\$0	\$31,663,800	\$484,800	\$32,148,600
	005 Fawn River Township	\$25,310,500	\$1,210,800	\$0	\$35,750,600	\$0	\$62,271,900	\$836,200	\$63,108,100
	014 Sherman Township	\$13,023,200	\$1,541,300	\$152,300	\$66,221,000	\$0	\$80,937,800	\$1,954,500	\$82,892,300
	015 Sturgis Township	\$29,809,700	\$10,879,300	\$572,700	\$32,801,300	\$601,300	\$74,664,300	\$2,894,100	\$77,558,400
	052 Sturgis City	\$595,200	\$50,542,400	\$47,940,200	\$122,836,200	\$0	\$221,914,000	\$34,394,800	\$256,308,800
Total Sturgis Schools		\$78,719,900	\$64,225,000	\$48,665,200	\$279,240,400	\$601,300	\$471,451,800	\$40,564,400	\$512,016,200
75020 Burr Oak Schools									
	001 Burr Oak Township	\$34,741,100	\$901,600	\$817,300	\$25,335,800	\$0	\$61,795,800	\$5,813,500	\$67,609,300
	002 Colon Township	\$2,960,900	\$308,300	\$0	\$1,474,100	\$0	\$4,743,300	\$1,378,900	\$6,122,200
	014 Sherman Township	\$0	\$292,400	\$0	\$301,700	\$0	\$594,100	\$3,600	\$597,700
Total Burr Oak Schools		\$37,702,000	\$1,502,300	\$817,300	\$27,111,600	\$0	\$67,133,200	\$7,196,000	\$74,329,200
75030 Centreville Schools									
	006 Florence Township	\$29,854,400	\$0	\$0	\$9,746,200	\$0	\$39,600,600	\$2,069,800	\$41,670,400
	009 Lockport Township	\$23,404,800	\$1,021,700	\$769,400	\$18,457,000	\$0	\$43,652,900	\$1,034,300	\$44,687,200
	012 Nottawa Township	\$16,261,500	\$5,369,000	\$381,500	\$49,718,000	\$0	\$71,730,000	\$2,719,100	\$74,449,100
	014 Sherman Township	\$16,997,900	\$25,600	\$0	\$62,225,600	\$0	\$79,249,100	\$2,661,700	\$81,910,800
Total Centreville Schools		\$86,518,600	\$6,416,300	\$1,150,900	\$140,146,800	\$0	\$234,232,600	\$8,484,900	\$242,717,500

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	\$4,302,200	\$31,100	\$0	\$2,645,100	\$0	\$6,978,400	\$2,201,600	\$9,180,000
002	Colon Township	\$45,362,700	\$3,736,700	\$2,183,600	\$89,622,500	\$0	\$140,905,500	\$7,199,800	\$148,105,300
008	Leonidas Township	\$51,969,000	\$825,600	\$0	\$19,968,600	\$0	\$72,763,200	\$5,194,700	\$77,957,900
012	Nottawa Township	\$6,065,800	\$81,900	\$0	\$1,976,700	\$0	\$8,124,400	\$122,100	\$8,246,500
Total Colon Schools		\$107,699,700	\$4,675,300	\$2,183,600	\$114,212,900	\$0	\$228,771,500	\$14,718,200	\$243,489,700
75050 Constantine Schools									
003	Constantine Township	\$40,567,200	\$4,308,500	\$19,902,400	\$63,617,950	\$0	\$128,396,050	\$13,346,300	\$141,742,350
004	Fabius Township	\$140,800	\$0	\$0	\$370,000	\$0	\$510,800	\$50,300	\$561,100
006	Florence Township	\$13,999,600	\$0	\$75,300	\$9,723,700	\$0	\$23,798,600	\$683,900	\$24,482,500
011	Mottville Township	\$9,353,600	\$111,500	\$287,700	\$7,435,200	\$0	\$17,188,000	\$504,200	\$17,692,200
Total Constantine Schools		\$64,061,200	\$4,420,000	\$20,265,400	\$81,146,850	\$0	\$169,893,450	\$14,584,700	\$184,478,150
75060 Mendon Schools									
002	Colon Township	\$872,000	\$0	\$0	\$119,200	\$0	\$991,200	\$7,800	\$999,000
008	Leonidas Township	\$3,891,800	\$0	\$0	\$852,300	\$0	\$4,744,100	\$2,081,500	\$6,825,600
009	Lockport Township	\$1,134,400	\$10,200	\$0	\$807,500	\$0	\$1,952,100	\$35,400	\$1,987,500
010	Mendon Township	\$53,464,800	\$2,004,600	\$4,467,600	\$52,727,100	\$0	\$112,664,100	\$41,938,800	\$154,602,900
012	Nottawa Township	\$16,096,200	\$401,800	\$0	\$7,337,800	\$0	\$23,835,800	\$633,800	\$24,469,600
013	Park Township	\$14,621,900	\$801,400	\$1,391,000	\$27,279,500	\$0	\$44,093,800	\$9,238,700	\$53,332,500
Total Mendon Schools		\$90,081,100	\$3,218,000	\$5,858,600	\$89,123,400	\$0	\$188,281,100	\$53,936,000	\$242,217,100
75070 White Pigeon Schools									
003	Constantine Township	\$753,300	\$0	\$0	\$778,200	\$0	\$1,531,500	\$46,800	\$1,578,300
006	Florence Township	\$13,417,700	\$0	\$0	\$2,818,300	\$0	\$16,236,000	\$248,300	\$16,484,300
011	Mottville Township	\$20,266,000	\$3,196,000	\$8,722,100	\$22,497,037	\$0	\$54,681,137	\$10,594,500	\$65,275,637
014	Sherman Township	\$0	\$0	\$0	\$144,400	\$0	\$144,400	\$0	\$144,400
016	White Pigeon Township	\$34,570,900	\$8,270,200	\$9,196,700	\$160,151,800	\$0	\$212,189,600	\$35,160,700	\$247,350,300
Total White Pigeon Schools		\$69,007,900	\$11,466,200	\$17,918,800	\$186,389,737	\$0	\$284,782,637	\$46,050,300	\$330,832,937
75080 Three Rivers Schools									
003	Constantine Township	\$3,196,400	\$0	\$0	\$3,697,700	\$0	\$6,894,100	\$81,400	\$6,975,500
004	Fabius Township	\$19,934,200	\$4,780,000	\$2,792,300	\$197,309,700	\$0	\$224,816,200	\$18,532,900	\$243,349,100
006	Florence Township	\$7,699,300	\$0	\$38,700	\$2,274,000	\$0	\$10,012,000	\$1,227,100	\$11,239,100
007	Flowerfield Township	\$33,638,000	\$1,248,700	\$83,400	\$46,680,900	\$0	\$81,651,000	\$17,251,315	\$98,902,315
009	Lockport Township	\$11,585,400	\$4,234,100	\$180,200	\$81,355,200	\$0	\$97,354,900	\$2,088,100	\$99,443,000
013	Park Township	\$27,516,200	\$5,342,400	\$4,010,800	\$51,311,700	\$0	\$88,181,100	\$25,712,300	\$113,893,400
052	Three Rivers City	\$0	\$57,626,800	\$20,283,800	\$77,689,450	\$0	\$155,600,050	\$32,521,000	\$188,121,050
Total Three Rivers Schools		\$103,569,500	\$73,232,000	\$27,389,200	\$460,318,650	\$0	\$664,509,350	\$97,414,115	\$761,923,465

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	\$15,115	\$0	\$0	\$45,478	\$0	\$60,593	\$2,300	\$62,893
75003	Nottawa	\$95,183	\$0	\$0	\$338,315	\$0	\$433,498	\$1,200	\$434,698
75010	Sturgis	\$3,122,424	\$31,518	\$0	\$18,286,095	\$0	\$21,440,037	\$484,800	\$21,924,837
75020	Burr Oak	\$12,237,739	\$735,347	\$727,562	\$20,022,963	\$0	\$33,723,611	\$5,813,500	\$39,537,111
75040	Colon	\$1,304,031	\$21,991	\$0	\$2,370,482	\$0	\$3,696,504	\$2,201,600	\$5,898,104
Total Burr Oak Township		\$16,774,492	\$788,856	\$727,562	\$41,063,333	\$0	\$59,354,243	\$8,503,400	\$67,857,643
002 Colon Township									
75003	Nottawa	\$968,863	\$0	\$0	\$1,135,685	\$0	\$2,104,548	\$60,100	\$2,164,648
75020	Burr Oak	\$1,004,420	\$262,437	\$0	\$1,151,876	\$0	\$2,418,733	\$1,378,900	\$3,797,633
75040	Colon	\$14,943,135	\$3,375,774	\$2,058,117	\$70,604,905	\$0	\$90,981,931	\$7,199,800	\$98,181,731
75060	Mendon	\$301,452	\$0	\$0	\$95,586	\$0	\$397,038	\$7,800	\$404,838
Total Colon Township		\$17,217,870	\$3,638,211	\$2,058,117	\$72,988,052	\$0	\$95,902,250	\$8,646,600	\$104,548,850
003 Constantine Township									
75050	Constantine	\$10,874,801	\$3,624,992	\$18,346,284	\$57,495,466	\$0	\$90,341,543	\$13,346,300	\$103,687,843
75070	White Pigeon	\$180,996	\$0	\$0	\$721,645	\$0	\$902,641	\$46,800	\$949,441
75080	Three Rivers	\$753,438	\$0	\$0	\$3,180,168	\$0	\$3,933,606	\$81,400	\$4,015,006
Total Constantine Township		\$11,809,235	\$3,624,992	\$18,346,284	\$61,397,279	\$0	\$95,177,790	\$13,474,500	\$108,652,290
004 Fabius Township									
75050	Constantine	\$112,990	\$0	\$0	\$150,312	\$0	\$263,302	\$50,300	\$313,602
75080	Three Rivers	\$7,068,871	\$3,771,031	\$2,164,823	\$150,775,394	\$0	\$163,780,119	\$18,009,191	\$181,789,310
Total Fabius Township		\$7,181,861	\$3,771,031	\$2,164,823	\$150,925,706	\$0	\$164,043,421	\$18,059,491	\$182,102,912
005 Fawn River Township									
75010	Sturgis	\$7,761,445	\$901,899	\$0	\$27,252,597	\$0	\$35,915,941	\$836,200	\$36,752,141
Total Fawn River Township		\$7,761,445	\$901,899	\$0	\$27,252,597	\$0	\$35,915,941	\$836,200	\$36,752,141
006 Florence Township									
75030	Centreville	\$9,016,601	\$0	\$0	\$7,404,799	\$0	\$16,421,400	\$2,069,800	\$18,491,200
75050	Constantine	\$3,981,242	\$0	\$46,443	\$7,549,011	\$0	\$11,576,696	\$683,900	\$12,260,596
75070	White Pigeon	\$4,084,359	\$0	\$0	\$2,021,844	\$0	\$6,106,203	\$248,300	\$6,354,503
75080	Three Rivers	\$2,483,403	\$0	\$15,214	\$1,890,728	\$0	\$4,389,345	\$1,227,100	\$5,616,445
Total Florence Township		\$19,565,605	\$0	\$61,657	\$18,866,382	\$0	\$38,493,644	\$4,229,100	\$42,722,744
007 Flowerfield Township									
14050	Marcellus	\$825,462	\$0	\$0	\$4,702,814	\$0	\$5,528,276	\$216,986	\$5,745,262
75080	Three Rivers	\$9,398,677	\$429,170	\$67,769	\$31,537,840	\$0	\$41,433,456	\$17,128,773	\$58,562,229
Total Flowerfield Township		\$10,224,139	\$429,170	\$67,769	\$36,240,654	\$0	\$46,961,732	\$17,345,759	\$64,307,491
008 Leonidas Township									
13050	Athens	\$175,779	\$0	\$0	\$135,909	\$0	\$311,688	\$22,600	\$334,288
39170	Vicksburg	\$639,406	\$0	\$0	\$423,875	\$0	\$1,063,281	\$69,300	\$1,132,581
75040	Colon	\$16,354,366	\$730,876	\$0	\$15,074,047	\$0	\$32,159,289	\$5,194,700	\$37,353,989
75060	Mendon	\$1,321,644	\$0	\$0	\$686,145	\$0	\$2,007,789	\$2,081,500	\$4,089,289
Total Leonidas Township		\$18,491,195	\$730,876	\$0	\$16,319,976	\$0	\$35,542,047	\$7,368,100	\$42,910,147
009 Lockport Township									
75030	Centreville	\$9,847,211	\$696,561	\$732,469	\$14,633,748	\$0	\$25,909,989	\$1,034,300	\$26,944,289
75060	Mendon	\$567,533	\$10,200	\$0	\$629,902	\$0	\$1,207,635	\$35,400	\$1,243,035
75080	Three Rivers	\$4,783,452	\$3,322,341	\$127,724	\$66,349,851	\$0	\$74,583,368	\$2,088,100	\$76,671,468
Total Lockport Township		\$15,198,196	\$4,029,102	\$860,193	\$81,613,501	\$0	\$101,700,992	\$3,157,800	\$104,858,792

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
010	Mendon Township								
39170	Vicksburg	\$1,264,793	\$1,059,414	\$0	\$2,571,384	\$0	\$4,895,591	\$279,400	\$5,174,991
75060	Mendon	\$15,044,515	\$1,749,437	\$3,996,851	\$39,147,055	\$0	\$59,937,858	\$41,938,800	\$101,876,658
Total Mendon Township		\$16,309,308	\$2,808,851	\$3,996,851	\$41,718,439	\$0	\$64,833,449	\$42,218,200	\$107,051,649
011	Mottville Township								
75050	Constantine	\$3,920,358	\$67,096	\$151,116	\$5,666,095	\$0	\$9,804,665	\$504,200	\$10,308,865
75070	White Pigeon	\$8,040,366	\$2,517,011	\$7,011,904	\$18,321,916	\$0	\$35,891,197	\$10,594,500	\$46,485,697
Total Mottville Township		\$11,960,724	\$2,584,107	\$7,163,020	\$23,988,011	\$0	\$45,695,862	\$11,098,700	\$56,794,562
012	Nottawa Township								
75003	Nottawa	\$7,330,804	\$1,441,196	\$0	\$39,624,015	\$0	\$48,396,015	\$1,116,800	\$49,512,815
75030	Centreville	\$4,636,531	\$4,975,296	\$361,575	\$42,529,090	\$0	\$52,502,492	\$2,719,100	\$55,221,592
75040	Colon	\$1,779,664	\$80,619	\$0	\$1,496,652	\$0	\$3,356,935	\$122,100	\$3,479,035
75060	Mendon	\$4,874,106	\$360,648	\$0	\$5,235,715	\$0	\$10,470,469	\$633,800	\$11,104,269
Total Nottawa Township		\$18,621,105	\$6,857,759	\$361,575	\$88,885,472	\$0	\$114,725,911	\$4,591,800	\$119,317,711
013	Park Township								
39170	Vicksburg	\$2,952,282	\$0	\$0	\$4,408,389	\$0	\$7,360,671	\$326,900	\$7,687,571
39168	Vicksburg-Mendon Debt	\$0	\$0	\$0	\$75,735	\$0	\$75,735	\$0	\$75,735
75060	Mendon	\$7,599,752	\$631,438	\$1,291,391	\$21,647,082	\$0	\$31,169,663	\$6,226,299	\$37,395,962
75080	Three Rivers	\$13,210,453	\$5,228,048	\$3,363,916	\$42,131,628	\$0	\$63,934,045	\$24,078,531	\$88,012,576
Total Park Township		\$23,762,487	\$5,859,486	\$4,655,307	\$68,262,834	\$0	\$102,540,114	\$30,631,730	\$133,171,844
014	Sherman Township								
75003	Nottawa	\$1,179,508	\$58,843	\$0	\$8,715,862	\$0	\$9,954,213	\$172,700	\$10,126,913
75010	Sturgis	\$5,333,936	\$1,184,494	\$152,300	\$54,729,670	\$0	\$61,400,400	\$1,954,500	\$63,354,900
75020	Burr Oak	\$0	\$189,388	\$0	\$300,326	\$0	\$489,714	\$3,600	\$493,314
75030	Centreville	\$7,076,371	\$25,600	\$0	\$50,169,579	\$0	\$57,271,550	\$2,661,700	\$59,933,250
75070	White Pigeon	\$0	\$0	\$0	\$135,210	\$0	\$135,210	\$0	\$135,210
Total Sherman Township		\$13,589,815	\$1,458,325	\$152,300	\$114,050,647	\$0	\$129,251,087	\$4,792,500	\$134,043,587
015	Sturgis Township								
75010	Sturgis	\$11,622,930	\$8,919,849	\$525,664	\$27,255,985	\$240,733	\$48,565,161	\$2,894,100	\$51,459,261
Total Sturgis Township		\$11,622,930	\$8,919,849	\$525,664	\$27,255,985	\$240,733	\$48,565,161	\$2,894,100	\$51,459,261
016	White Pigeon Township								
75070	White Pigeon	\$11,912,112	\$6,971,053	\$8,374,617	\$130,037,464	\$0	\$157,295,246	\$35,160,700	\$192,455,946
Total White Pigeon Township		\$11,912,112	\$6,971,053	\$8,374,617	\$130,037,464	\$0	\$157,295,246	\$35,160,700	\$192,455,946
051	Three Rivers City								
75080	Three Rivers	\$0	\$50,407,833	\$17,368,135	\$66,287,790	\$0	\$134,063,758	\$32,524,700	\$166,588,458
Total Three Rivers City		\$0	\$50,407,833	\$17,368,135	\$66,287,790	\$0	\$134,063,758	\$32,524,700	\$166,588,458
052	Sturgis City								
75010	Sturgis	\$409,511	\$40,496,279	\$39,340,106	\$109,396,556	\$0	\$189,642,452	\$34,388,582	\$224,031,034
Total Sturgis City		\$409,511	\$40,496,279	\$39,340,106	\$109,396,556	\$0	\$189,642,452	\$34,388,582	\$224,031,034

**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	\$15,115	\$0	\$0	\$45,478	\$0	\$60,593	\$2,300	\$62,893
Total Bronson Schools		\$15,115	\$0	\$0	\$45,478	\$0	\$60,593	\$2,300	\$62,893
13050 Athens Schools									
008	Leonidas Township	\$175,779	\$0	\$0	\$135,909	\$0	\$311,688	\$22,600	\$334,288
Total Athens Schools		\$175,779	\$0	\$0	\$135,909	\$0	\$311,688	\$22,600	\$334,288
14050 Marcellus Schools									
007	Flowerfield Township	\$825,462	\$0	\$0	\$4,702,814	\$0	\$5,528,276	\$216,986	\$5,745,262
Total Marcellus Schools		\$825,462	\$0	\$0	\$4,702,814	\$0	\$5,528,276	\$216,986	\$5,745,262
39170 Vicksburg Schools									
008	Leonidas Township	\$639,406	\$0	\$0	\$423,875	\$0	\$1,063,281	\$69,300	\$1,132,581
010	Mendon Township	\$1,264,793	\$1,059,414	\$0	\$2,571,384	\$0	\$4,895,591	\$279,400	\$5,174,991
013	Park Township	\$2,952,282	\$0	\$0	\$4,408,389	\$0	\$7,360,671	\$326,900	\$7,687,571
Total Vicksburg Schools		\$4,856,481	\$1,059,414	\$0	\$7,403,648	\$0	\$13,319,543	\$675,600	\$13,995,143
75003 Nottawa Schools									
001	Burr Oak Township	\$95,183	\$0	\$0	\$338,315	\$0	\$433,498	\$1,200	\$434,698
002	Colon Township	\$968,863	\$0	\$0	\$1,135,685	\$0	\$2,104,548	\$60,100	\$2,164,648
012	Nottawa Township	\$7,330,804	\$1,441,196	\$0	\$39,624,015	\$0	\$48,396,015	\$1,116,800	\$49,512,815
014	Sherman Township	\$1,179,508	\$58,843	\$0	\$8,715,862	\$0	\$9,954,213	\$172,700	\$10,126,913
Total Nottawa Schools		\$9,574,358	\$1,500,039	\$0	\$49,813,877	\$0	\$60,888,274	\$1,350,800	\$62,239,074
75010 Sturgis Schools									
001	Burr Oak Township	\$3,122,424	\$31,518	\$0	\$18,286,095	\$0	\$21,440,037	\$484,800	\$21,924,837
005	Fawn River Township	\$7,761,445	\$901,899	\$0	\$27,252,597	\$0	\$35,915,941	\$836,200	\$36,752,141
014	Sherman Township	\$5,333,936	\$1,184,494	\$152,300	\$54,729,670	\$0	\$61,400,400	\$1,954,500	\$63,354,900
015	Sturgis Township	\$11,622,930	\$8,919,849	\$525,664	\$27,255,985	\$240,733	\$48,565,161	\$2,894,100	\$51,459,261
052	Sturgis City	\$409,511	\$40,496,279	\$39,340,106	\$109,396,556	\$0	\$189,642,452	\$34,388,582	\$224,031,034
Total Sturgis Schools		\$28,250,246	\$51,534,039	\$40,018,070	\$236,920,903	\$240,733	\$356,963,991	\$40,558,182	\$397,522,173
75020 Burr Oak Schools									
001	Burr Oak Township	\$12,237,739	\$735,347	\$727,562	\$20,022,963	\$0	\$33,723,611	\$5,813,500	\$39,537,111
002	Colon Township	\$1,004,420	\$262,437	\$0	\$1,151,876	\$0	\$2,418,733	\$1,378,900	\$3,797,633
014	Sherman Township	\$0	\$189,388	\$0	\$300,326	\$0	\$489,714	\$3,600	\$493,314
Total Burr Oak Schools		\$13,242,159	\$1,187,172	\$727,562	\$21,475,165	\$0	\$36,632,058	\$7,196,000	\$43,828,058
75030 Centreville Schools									
006	Florence Township	\$9,016,601	\$0	\$0	\$7,404,799	\$0	\$16,421,400	\$2,069,800	\$18,491,200
009	Lockport Township	\$9,847,211	\$696,561	\$732,469	\$14,633,748	\$0	\$25,909,989	\$1,034,300	\$26,944,289
012	Nottawa Township	\$4,636,531	\$4,975,296	\$361,575	\$42,529,090	\$0	\$52,502,492	\$2,719,100	\$55,221,592
014	Sherman Township	\$7,076,371	\$25,600	\$0	\$50,169,579	\$0	\$57,271,550	\$2,661,700	\$59,933,250
Total Centreville Schools		\$30,576,714	\$5,697,457	\$1,094,044	\$114,737,216	\$0	\$152,105,431	\$8,484,900	\$160,590,331

**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	\$1,304,031	\$21,991	\$0	\$2,370,482	\$0	\$3,696,504	\$2,201,600	\$5,898,104
	002	Colon Township	\$14,943,135	\$3,375,774	\$2,058,117	\$70,604,905	\$0	\$90,981,931	\$7,199,800	\$98,181,731
	008	Leonidas Township	\$16,354,366	\$730,876	\$0	\$15,074,047	\$0	\$32,159,289	\$5,194,700	\$37,353,989
	012	Nottawa Township	\$1,779,664	\$80,619	\$0	\$1,496,652	\$0	\$3,356,935	\$122,100	\$3,479,035
Total Colon Schools			\$34,381,196	\$4,209,260	\$2,058,117	\$89,546,086	\$0	\$130,194,659	\$14,718,200	\$144,912,859
75050 Constantine Schools										
	003	Constantine Township	\$10,874,801	\$3,624,992	\$18,346,284	\$57,495,466	\$0	\$90,341,543	\$13,346,300	\$103,687,843
	004	Fabius Township	\$112,990	\$0	\$0	\$150,312	\$0	\$263,302	\$50,300	\$313,602
	006	Florence Township	\$3,981,242	\$0	\$46,443	\$7,549,011	\$0	\$11,576,696	\$683,900	\$12,260,596
	011	Mottville Township	\$3,920,358	\$67,096	\$151,116	\$5,666,095	\$0	\$9,804,665	\$504,200	\$10,308,865
Total Constantine Schools			\$18,889,391	\$3,692,088	\$18,543,843	\$70,860,884	\$0	\$111,986,206	\$14,584,700	\$126,570,906
75060 Mendon Schools										
	002	Colon Township	\$301,452	\$0	\$0	\$95,586	\$0	\$397,038	\$7,800	\$404,838
	008	Leonidas Township	\$1,321,644	\$0	\$0	\$686,145	\$0	\$2,007,789	\$2,081,500	\$4,089,289
	009	Lockport Township	\$567,533	\$10,200	\$0	\$629,902	\$0	\$1,207,635	\$35,400	\$1,243,035
	010	Mendon Township	\$15,044,515	\$1,749,437	\$3,996,851	\$39,147,055	\$0	\$59,937,858	\$41,938,800	\$101,876,658
	012	Nottawa Township	\$4,874,106	\$360,648	\$0	\$5,235,715	\$0	\$10,470,469	\$633,800	\$11,104,269
	013	Park Township	\$7,599,752	\$631,438	\$1,291,391	\$21,647,082	\$0	\$31,169,663	\$6,226,299	\$37,395,962
Total Mendon Schools			\$29,709,002	\$2,751,723	\$5,288,242	\$67,441,485	\$0	\$105,190,452	\$50,923,599	\$156,114,051
75070 White Pigeon Schools										
	003	Constantine Township	\$180,996	\$0	\$0	\$721,645	\$0	\$902,641	\$46,800	\$949,441
	006	Florence Township	\$4,084,359	\$0	\$0	\$2,021,844	\$0	\$6,106,203	\$248,300	\$6,354,503
	011	Mottville Township	\$8,040,366	\$2,517,011	\$7,011,904	\$18,321,916	\$0	\$35,891,197	\$10,594,500	\$46,485,697
	014	Sherman Township	\$0	\$0	\$0	\$135,210	\$0	\$135,210	\$0	\$135,210
	016	White Pigeon Township	\$11,912,112	\$6,971,053	\$8,374,617	\$130,037,464	\$0	\$157,295,246	\$35,160,700	\$192,455,946
Total White Pigeon Schools			\$24,217,833	\$9,488,064	\$15,386,521	\$151,238,079	\$0	\$200,330,497	\$46,050,300	\$246,380,797
75080 Three Rivers Schools										
	003	Constantine Township	\$753,438	\$0	\$0	\$3,180,168	\$0	\$3,933,606	\$81,400	\$4,015,006
	004	Fabius Township	\$7,068,871	\$3,771,031	\$2,164,823	\$150,775,394	\$0	\$163,780,119	\$18,009,191	\$181,789,310
	006	Florence Township	\$2,483,403	\$0	\$15,214	\$1,890,728	\$0	\$4,389,345	\$1,227,100	\$5,616,445
	007	Flowerfield Township	\$9,398,677	\$429,170	\$67,769	\$31,537,840	\$0	\$41,433,456	\$17,128,773	\$58,562,229
	009	Lockport Township	\$4,783,452	\$3,322,341	\$127,724	\$66,349,851	\$0	\$74,583,368	\$2,088,100	\$76,671,468
	013	Park Township	\$13,210,453	\$5,228,048	\$3,363,916	\$42,131,628	\$0	\$63,934,045	\$24,078,531	\$88,012,576
	052	Three Rivers City	\$0	\$50,407,833	\$17,368,135	\$66,287,790	\$0	\$134,063,758	\$32,524,700	\$166,588,458
Total Three Rivers Schools			\$37,698,294	\$63,158,423	\$23,107,581	\$362,153,399	\$0	\$486,117,697	\$95,137,795	\$581,255,492

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

School District	Local Unit	Non-PRE	PRE	Com. Personal	Ind. Personal	Total Taxable
12020 Bronson Schools						
001	Burr Oak Township	\$6,848	\$56,045	\$0	\$0	\$62,893
Total Bronson Schools		\$6,848	\$56,045	\$0	\$0	\$62,893
13050 Athens Schools						
008	Leonidas Township	\$22,600	\$311,688	\$0	\$0	\$334,288
Total Athens Schools		\$22,600	\$311,688	\$0	\$0	\$334,288
14050 Marcellus Schools						
007	Flowerfield Township	\$857,840	\$4,839,835	\$47,587	\$0	\$5,745,262
Total Marcellus Schools		\$857,840	\$4,839,835	\$47,587	\$0	\$5,745,262
39170 Vicksburg Schools						
008	Leonidas Township	\$134,771	\$997,810	\$0	\$0	\$1,132,581
010	Mendon Township	\$1,963,617	\$3,111,674	\$99,700	\$0	\$5,174,991
013	Park Township	\$938,216	\$6,749,355	\$0	\$0	\$7,687,571
Total Vicksburg Schools		\$3,036,604	\$10,858,839	\$99,700	\$0	\$13,995,143
75003 Nottawa Schools						
001	Burr Oak Township	\$41,842	\$392,856	\$0	\$0	\$434,698
002	Colon Township	\$303,156	\$1,861,492	\$0	\$0	\$2,164,648
012	Nottawa Township	\$16,373,388	\$32,881,127	\$258,300	\$0	\$49,512,815
014	Sherman Township	\$3,596,050	\$6,530,863	\$0	\$0	\$10,126,913
Total Nottawa Schools		\$20,314,436	\$41,666,338	\$258,300	\$0	\$62,239,074
75010 Sturgis Schools						
001	Burr Oak Township	\$3,453,914	\$18,465,023	\$5,900	\$0	\$21,924,837
005	Fawn River Township	\$6,265,100	\$30,314,841	\$172,200	\$0	\$36,752,141
014	Sherman Township	\$14,929,496	\$48,419,504	\$5,900	\$0	\$63,354,900
015	Sturgis Township	\$15,491,486	\$34,782,375	\$1,172,400	\$13,000	\$51,459,261
052	Sturgis City	\$106,931,683	\$84,385,869	\$13,371,782	\$19,341,700	\$224,031,034
Total Sturgis Schools		\$147,071,679	\$216,367,612	\$14,728,182	\$19,354,700	\$397,522,173
75020 Burr Oak Schools						
001	Burr Oak Township	\$11,787,897	\$27,344,014	\$176,800	\$228,400	\$39,537,111
002	Colon Township	\$2,257,399	\$1,430,134	\$110,100	\$0	\$3,797,633
014	Sherman Township	\$493,314	\$0	\$0	\$0	\$493,314
Total Burr Oak Schools		\$14,538,610	\$28,774,148	\$286,900	\$228,400	\$43,828,058
75030 Centreville Schools						
006	Florence Township	\$3,593,768	\$14,884,532	\$12,900	\$0	\$18,491,200
009	Lockport Township	\$5,295,774	\$21,526,615	\$9,100	\$112,800	\$26,944,289
012	Nottawa Township	\$16,481,016	\$37,863,376	\$877,200	\$0	\$55,221,592
014	Sherman Township	\$17,834,169	\$42,099,081	\$0	\$0	\$59,933,250
Total Centreville Schools		\$43,204,727	\$116,373,604	\$899,200	\$112,800	\$160,590,331
75040 Colon Schools						
001	Burr Oak Township	\$2,694,908	\$3,203,196	\$0	\$0	\$5,898,104
002	Colon Township	\$39,535,243	\$57,271,088	\$668,900	\$706,500	\$98,181,731
008	Leonidas Township	\$9,549,527	\$27,700,862	\$103,600	\$0	\$37,353,989
012	Nottawa Township	\$737,543	\$2,741,492	\$0	\$0	\$3,479,035
Total Colon Schools		\$52,517,221	\$90,916,638	\$772,500	\$706,500	\$144,912,859
75050 Constantine Schools						
003	Constantine Township	\$36,428,693	\$57,763,250	\$2,110,500	\$7,385,400	\$103,687,843
004	Fabius Township	\$152,051	\$131,551	\$30,000	\$0	\$313,602
006	Florence Township	\$1,712,866	\$10,420,730	\$127,000	\$0	\$12,260,596
011	Mottville Township	\$1,488,599	\$8,686,066	\$134,200	\$0	\$10,308,865
Total Constantine Schools		\$39,782,209	\$77,001,597	\$2,401,700	\$7,385,400	\$126,570,906

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

School District	Local Unit	Non-PRE	PRE	Com. Personal	Ind. Personal	Total Taxable
75060 Mendon Schools						
002	Colon Township	\$7,800	\$397,038	\$0	\$0	\$404,838
008	Leonidas Township	\$2,224,072	\$1,865,217	\$0	\$0	\$4,089,289
009	Lockport Township	\$154,230	\$1,088,805	\$0	\$0	\$1,243,035
010	Mendon Township	\$53,021,169	\$46,691,389	\$262,000	\$1,902,100	\$101,876,658
012	Nottawa Township	\$1,813,473	\$9,021,896	\$268,900	\$0	\$11,104,269
013	Park Township	\$15,658,785	\$21,170,477	\$219,900	\$346,800	\$37,395,962
Total Mendon Schools		\$72,879,529	\$80,234,822	\$750,800	\$2,248,900	\$156,114,051
75070 White Pigeon Schools						
003	Constantine Township	\$247,816	\$701,625	\$0	\$0	\$949,441
006	Florence Township	\$1,015,987	\$5,338,516	\$0	\$0	\$6,354,503
011	Mottville Township	\$20,922,669	\$22,169,628	\$1,295,700	\$2,097,700	\$46,485,697
014	Sherman Township	\$0	\$135,210	\$0	\$0	\$135,210
016	White Pigeon Township	\$102,324,192	\$88,219,154	\$522,800	\$1,389,800	\$192,455,946
Total White Pigeon Schools		\$124,510,664	\$116,564,133	\$1,818,500	\$3,487,500	\$246,380,797
75080 Three Rivers Schools						
003	Constantine Township	\$543,107	\$3,471,899	\$0	\$0	\$4,015,006
004	Fabius Township	\$82,664,771	\$97,599,139	\$1,218,700	\$306,700	\$181,789,310
006	Florence Township	\$1,751,440	\$3,865,005	\$0	\$0	\$5,616,445
007	Flowerfield Township	\$21,542,833	\$36,697,177	\$322,219	\$0	\$58,562,229
009	Lockport Township	\$16,454,372	\$59,798,096	\$419,000	\$0	\$76,671,468
013	Park Township	\$40,536,637	\$45,947,839	\$872,000	\$656,100	\$88,012,576
052	Three Rivers City	\$90,403,331	\$50,915,527	\$9,388,900	\$15,880,700	\$166,588,458
Total Three Rivers Schools		\$253,896,491	\$298,294,682	\$12,220,819	\$16,843,500	\$581,255,492

St. Joseph County
2017 School District Equalized Value Recapitulation

School	Real Property			Personal Property			Total		
	2016 Equalized Value	2017 Equalized Value	% Change	2016 Equalized Value	2017 Equalized Value	% Change	2016 Equalized Value	2017 Equalized Value	% Change
12020 Bronson Schools	\$254,500	\$245,000	-3.73%	\$2,400	\$2,300	0.00%	\$256,900	\$247,300	-3.74%
13050 Athens School	\$624,200	\$660,100	5.75%	\$9,300	\$22,600	143.01%	\$633,500	\$682,700	7.77%
14050 Marcellus Schools	\$9,851,400	\$9,938,000	0.88%	\$221,833	\$216,986	-2.18%	\$10,073,233	\$10,154,986	0.81%
39170 Vicksburg Schools	\$25,083,300	\$25,558,000	1.89%	\$493,500	\$675,600	36.90%	\$25,576,800	\$26,233,600	2.57%
75003 Nottawa Schools	\$84,282,900	\$86,392,700	2.50%	\$1,291,400	\$1,350,800	4.60%	\$85,574,300	\$87,743,500	2.53%
75010 Sturgis Schools	\$448,191,500	\$471,451,800	5.19%	\$37,166,900	\$40,564,400	9.14%	\$485,358,400	\$512,016,200	5.49%
75020 Burr Oak Schools	\$68,729,500	\$67,133,200	-2.32%	\$7,365,300	\$7,196,000	-2.30%	\$76,094,800	\$74,329,200	-2.32%
75030 Centreville Schools	\$228,321,200	\$234,232,600	2.59%	\$8,791,100	\$8,484,900	-3.48%	\$237,112,300	\$242,717,500	2.36%
75040 Colon Schools	\$223,676,000	\$228,771,500	2.28%	\$14,803,100	\$14,718,200	-0.57%	\$238,479,100	\$243,489,700	2.10%
75050 Constantine Schools	\$164,931,600	\$169,893,450	3.01%	\$12,877,400	\$14,584,700	13.26%	\$177,809,000	\$184,478,150	3.75%
75060 Mendon Schools	\$180,370,300	\$188,281,100	4.39%	\$45,826,300	\$53,936,000	17.70%	\$226,196,600	\$242,217,100	7.08%
75070 White Pigeon Schools	\$270,968,100	\$284,782,637	5.10%	\$40,235,400	\$46,050,300	14.45%	\$311,203,500	\$330,832,937	6.31%
75080 Three Rivers Schools	\$645,539,750	\$664,509,350	2.94%	\$97,387,902	\$97,414,115	0.03%	\$742,927,652	\$761,923,465	2.56%

St. Joseph County
2017 School District Taxable Value Recapitulation

School	Real Property			Personal Property			Total		
	2016 Taxable Value	2017 Taxable Value	% Change	2016 Taxable Value	2017 Taxable Value	% Change	2016 Taxable Value	2017 Taxable Value	% Change
12020 Bronson Schools	\$60,054	\$60,593	0.90%	\$2,400	\$2,300	0.00%	\$62,454	\$62,893	0.70%
13050 Athens Schools	\$308,910	\$311,688	0.90%	\$9,300	\$22,600	143.01%	\$318,210	\$334,288	5.05%
14050 Marcellus Schools	\$5,344,762	\$5,528,276	3.43%	\$221,833	\$216,986	-2.18%	\$5,566,595	\$5,745,262	3.21%
39170 Vicksburg Schools	\$13,554,184	\$13,319,543	-1.73%	\$493,500	\$675,600	36.90%	\$14,047,684	\$13,995,143	-0.37%
75003 Nottawa Schools	\$58,615,621	\$60,888,274	3.88%	\$1,291,400	\$1,350,800	4.60%	\$59,907,021	\$62,239,074	3.89%
75010 Sturgis Schools	\$343,491,356	\$356,963,991	3.92%	\$37,158,856	\$40,558,182	9.15%	\$380,650,212	\$397,522,173	4.43%
75020 Burr Oak Schools	\$35,773,447	\$36,632,058	2.40%	\$7,365,300	\$7,196,000	-2.30%	\$43,138,747	\$43,828,058	1.60%
75030 Centreville Schools	\$148,529,303	\$152,105,431	2.41%	\$8,791,100	\$8,484,900	-3.48%	\$157,320,403	\$160,590,331	2.08%
75040 Colon Schools	\$128,111,955	\$130,194,659	1.63%	\$14,803,100	\$14,718,200	-0.57%	\$142,915,055	\$144,912,859	1.40%
75050 Constantine Schools	\$112,189,101	\$111,986,206	-0.18%	\$12,877,400	\$14,584,700	13.26%	\$125,066,501	\$126,570,906	1.20%
75060 Mendon Schools	\$103,248,862	\$105,190,452	1.88%	\$42,729,217	\$50,923,599	19.18%	\$145,978,079	\$156,114,051	6.94%
75070 White Pigeon Schools	\$197,623,456	\$200,330,497	1.37%	\$40,235,400	\$46,050,300	14.45%	\$237,858,856	\$246,380,797	3.58%
75080 Three Rivers Schools	\$477,766,404	\$486,117,697	1.75%	\$95,229,734	\$95,137,795	-0.10%	\$572,996,138	\$581,255,492	1.44%

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	\$26,758,000	\$1,574,200	\$0	\$58,060,500	\$0	\$86,392,700	\$1,350,800	\$87,743,500
	75010	Sturgis School	\$78,719,900	\$64,225,000	\$48,665,200	\$279,240,400	\$601,300	\$471,451,800	\$40,564,400	\$512,016,200
	75020	Burr Oak School	\$37,702,000	\$1,502,300	\$817,300	\$27,111,600	\$0	\$67,133,200	\$7,196,000	\$74,329,200
	75030	Centreville School	\$86,518,600	\$6,416,300	\$1,150,900	\$140,146,800	\$0	\$234,232,600	\$8,484,900	\$242,717,500
	75040	Colon School	\$107,699,700	\$4,675,300	\$2,183,600	\$114,212,900	\$0	\$228,771,500	\$14,718,200	\$243,489,700
	75050	Constantine School	\$64,061,200	\$4,420,000	\$20,265,400	\$81,146,850	\$0	\$169,893,450	\$14,584,700	\$184,478,150
	75060	Mendon School	\$90,081,100	\$3,218,000	\$5,858,600	\$89,123,400	\$0	\$188,281,100	\$53,936,000	\$242,217,100
	75070	White Pigeon School	\$69,007,900	\$11,466,200	\$17,918,800	\$186,389,737	\$0	\$284,782,637	\$46,050,300	\$330,832,937
	75080	Three Rivers School	\$103,569,500	\$73,232,000	\$27,389,200	\$460,318,650	\$0	\$664,509,350	\$97,414,115	\$761,923,465
Total St Joseph County ISD			\$664,117,900	\$170,729,300	\$124,249,000	\$1,435,750,837	\$601,300	\$2,395,448,337	\$284,299,415	\$2,679,747,752
Kalamazoo Regional Educational Service Agency (K-RESA)										
	39170	Vicksburg School	\$14,467,700	\$1,271,800	\$0	\$9,818,500	\$0	\$25,558,000	\$675,600	\$26,233,600
Total K-RESA			\$14,467,700	\$1,271,800	\$0	\$9,818,500	\$0	\$25,558,000	\$675,600	\$26,233,600
Lewis Cass ISD										
	14050	Marcellus School	\$2,785,600	\$0	\$0	\$7,152,400	\$0	\$9,938,000	\$216,986	\$10,154,986
Total Lewis Cass ISD			\$2,785,600	\$0	\$0	\$7,152,400	\$0	\$9,938,000	\$216,986	\$10,154,986
Calhoun ISD										
	13050	Athens School	\$500,900	\$0	\$0	\$159,200	\$0	\$660,100	\$22,600	\$682,700
Total Calhoun ISD			\$500,900	\$0	\$0	\$159,200	\$0	\$660,100	\$22,600	\$682,700
Branch ISD										
	12020	Bronson School	\$182,200	\$0	\$0	\$62,800	\$0	\$245,000	\$2,300	\$247,300
Total Branch ISD			\$182,200	\$0	\$0	\$62,800	\$0	\$245,000	\$2,300	\$247,300

**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	\$9,574,358	\$1,500,039	\$0	\$49,813,877	\$0	\$60,888,274	\$1,350,800	\$62,239,074
	75010 Sturgis School	\$28,250,246	\$51,534,039	\$40,018,070	\$236,920,903	\$240,733	\$356,963,991	\$40,558,182	\$397,522,173
	75020 Burr Oak School	\$13,242,159	\$1,187,172	\$727,562	\$21,475,165	\$0	\$36,632,058	\$7,196,000	\$43,828,058
	75030 Centreville School	\$30,576,714	\$5,697,457	\$1,094,044	\$114,737,216	\$0	\$152,105,431	\$8,484,900	\$160,590,331
	75040 Colon School	\$34,381,196	\$4,209,260	\$2,058,117	\$89,546,086	\$0	\$130,194,659	\$14,718,200	\$144,912,859
	75050 Constantine School	\$18,889,391	\$3,692,088	\$18,543,843	\$70,860,884	\$0	\$111,986,206	\$14,584,700	\$126,570,906
	75060 Mendon School	\$29,709,002	\$2,751,723	\$5,288,242	\$67,441,485	\$0	\$105,190,452	\$50,923,599	\$156,114,051
	75070 White Pigeon School	\$24,217,833	\$9,488,064	\$15,386,521	\$151,238,079	\$0	\$200,330,497	\$46,050,300	\$246,380,797
	75080 Three Rivers School	\$37,698,294	\$63,158,423	\$23,107,581	\$362,153,399	\$0	\$486,117,697	\$95,137,795	\$581,255,492
Total St Joseph County ISD		\$37,698,294	\$63,158,423	\$23,107,581	\$362,153,399	\$0	\$486,117,697	\$95,137,795	\$1,919,413,741
Kalamazoo Regional Educational Service Agency (K-RESA)									
	39170 Vicksburg School	\$4,856,481	\$1,059,414	\$0	\$7,403,648	\$0	\$13,319,543	\$675,600	\$13,995,143
Total K-RESA		\$4,856,481	\$1,059,414	\$0	\$7,403,648	\$0	\$13,319,543	\$675,600	\$13,995,143
Lewis Cass ISD									
	14050 Marcellus School	\$825,462	\$0	\$0	\$4,702,814	\$0	\$5,528,276	\$216,986	\$5,745,262
Total Lewis Cass ISD		\$825,462	\$0	\$0	\$4,702,814	\$0	\$5,528,276	\$216,986	\$5,745,262
Calhoun ISD									
	13050 Athens School	\$175,779	\$0	\$0	\$135,909	\$0	\$311,688	\$22,600	\$334,288
Total Calhoun ISD		\$175,779	\$0	\$0	\$135,909	\$0	\$311,688	\$22,600	\$334,288
Branch ISD									
	12020 Bronson School	\$15,115	\$0	\$0	\$45,478	\$0	\$60,593	\$2,300	\$62,893
Total Branch ISD		\$15,115	\$0	\$0	\$45,478	\$0	\$60,593	\$2,300	\$62,893

St. Joseph County
IFT Parcels
By Unit and School District

Local Unit	Parcel Number	Owner Name	School District	Property Class	SEV	Taxable	Certificate #	Expiration Date
002	Colon Township							
	002 999 013 00	REMINGTON HYBRIDS, NORTH	75040	93	600,000	600,000	2006-200	12/30/2018
Total Colon Township			1		\$600,000	\$600,000		
003	Constantine Township							
	043 999 400 10	FIBRE CONVERTERS	75050	352	158,300	158,300	2001-150	12/31/2013
	043 999 410 00	RETRO ENTERPRISES INC	75050	305	27,000	27,000	2004-173	12/31/2016
	003 999 110 00	DEKALB GENETICS CORP TAX DE	75050	305	663,500	586,333	2007-328	12/30/2019
	043 999 425 10	VAUPELL	75050	352	62,000	62,000	2007-660	12/30/2019
	003 999 115 00	DEKALB GENETICS CORPORATIO	75050	305	6,138,100	5,423,805	2008-241	12/30/2020
	003 999 115 10	MONSANTO COMPANY	75050	352	5,583,300	5,583,300	2008-241	12/30/2020
	043 999 430 00	FIBRE CONVERTERS	75050	352	343,700	343,700	2008-587	12/30/2020
	043 999 435 00	JACKSON INTERNATIONAL INC	75050	305	300,000	300,000	2009-408	12/31/2021
	003 999 116 10	MONSANTO COMPANY	75050	352	1,128,700	1,128,700	2011-375	12/31/2023
	043 999 445 00	MICHIGAN MILK PRODUCERS ASS	75050	305	841,000	841,000	2014-434	12/31/2026
Total Constantine Township			10		\$15,245,600	\$14,454,138		
010	Mendon Township							
	044 900 060 03	IAC MENDON LLC	75060	352	144,800	144,800	06-290	12/30/2019
	044 900 060 05	IAC MENDON LLC	75060	352	446,600	446,600	2011-432	12/30/2020
	044 900 060 04	IAC MENDON LLC	75060	352	327,100	327,100	2010-169	12/30/2022
	044 900 061 04	IAC MENDON LLC	75060	305	52,800	52,800	2010-169	12/30/2022
	010 950 013 00	MENDON SEED GROWERS CORP	75060	352	329,700	329,700	2012-513	12/30/2024
	010 960 013 00	MENDON SEED GROWERS CORP	75060	305	217,100	212,423	2012-513	12/30/2024
	044 900 061 06	IAC MENDON LLC	75060	305	421,500	421,500	2013-040	12/30/2025
Total Mendon Township			7		\$1,939,600	\$1,934,923		
011	Mottville Township							
	011 999 014 10	BANKS HARDWOODS INC	75070	352	223,200	223,200	2004-331	12/30/2016
	011 999 014 00	BANKS HARDWOODS INC	75070	305	200,000	200,000	2004-331	12/31/2016
	011 999 001 00	BANKS HARDWOODS INC	75070	305	687,500	687,500	2005-252	12/31/2017
	011 999 016 00	COPPERCOIN HOLDINGS LLC	75070	305	364,500	364,500	2006-353	12/30/2018
	011 999 016 10	COPPERCOIN HOLDINGS LLC	75070	352	199,300	199,300	2006-353	12/30/2018
	011 999 017 00	THE ANDERSONS AGRICULTURE	75070	305	492,000	492,000	2006-355	12/30/2018
	011 999 120 00	FRESH SOLUTION FARMS	75070	305	4,762,500	4,762,500	2007-541	12/30/2019
	011 999 120 10	FRESH SOLUTION FARMS	75070	352	913,900	913,900	2007-541	12/30/2019
	011 999 019 00	THE ANDERSONS AGRICULTURE	75070	305	258,900	258,900	2009-304	12/31/2021
	011 999 019 10	THE ANDERSONS AGRICULTURE	75070	352	94,400	94,400	2009-304	12/31/2021
	011 999 020 10	COPPERCOIN HOLDINGS LLC	75070	352	41,900	41,900	2010-164	12/30/2022
	011 999 125 10	UNIVERSAL CONSUMER PRODUC	75070	352	119,700	119,700	2010-094	12/30/2022
	011 999 020 00	COPPERCOIN HOLDINGS LLC	75070	305	200,000	200,000	2010-164	12/31/2022
	011 999 021 00	THE ANDERSONS AGRICULTURE	75070	305	575,800	575,800	2010-186	12/31/2022
	011 999 021 10	THE ANDERSONS AGRICULTURE	75070	352	161,300	161,300	2010-186	12/31/2022
	011 999 125 00	UNIVERSAL CONSUMER PRODUC	75070	305	22,500	22,500	2010-094	12/31/2022
	011 999 130 00	THE ANDERSONS AGRICULTURE	75070	305	607,300	607,300	2011-401	12/31/2023
	011 999 130 10	THE ANDERSONS INC	75070	352	82,100	82,100	2011-401	12/31/2023
	011 999 135 00	BANKS HARDWOODS, INC	75070	305	450,000	450,000	2013-354	12/30/2025
	011 999 140 00	THE ANDERSONS AGRICULTURE	75070	305	500,000	500,000	2014-109	12/30/2026
Total Mottville Township			20		\$10,956,800	\$10,956,800		

St. Joseph County
IFT Parcels
By Unit and School District

Local Unit	Parcel Number	Owner Name	School District	Property Class	SEV	Taxable	Certificate #	Expiration Date
013	Park Township							
	013 999 122 10	AMERICAN METAL FAB INC	75080	352	135,600	135,600	2010-241	12/31/2012
	013 999 114 00	AMERICAN METAL FABRICATOR I	75080	305	66,000	66,000	2005-629	12/30/2017
	013 999 115 00	AFFINITY CUSTOM MOLDING INC	75060	305	169,400	169,400	2005-618	12/30/2017
	013 999 115 10	AFFINITY CUSTOM MOLDING INC	75060	352	52,600	52,600	2005-618	12/30/2017
	013 999 116 00	W F WELLS INC	75080	305	100,000	100,000	2005-619	12/30/2017
	013 999 117 00	AMERICAN METAL FABRICATOR I	75080	305	177,000	177,000	2006-109	12/30/2018
	013 999 117 10	AMERICAN METAL FABRICATOR I	75080	352	64,400	64,400	2006-109	12/30/2018
	013 999 118 10	X L MACHINE CO INC	75060	352	393,500	393,500	2006-453	12/30/2018
	013 999 119 10	PETERSON SPRING CIMA	75080	352	137,700	137,700	2007-344	12/30/2019
	013 999 120 10	AMERICAN METAL FABRICATOR I	75080	352	144,100	144,100	2008-008	12/30/2020
	013 999 120 30	AMERICAN METAL FABRICATOR I	75080	352	159,500	159,500	2008-323	12/30/2020
	013 999 125 00	PDQ METAL FABRICATION INC	75060	305	188,900	185,555	2009-149	12/30/2021
	013 999 121 10	AMERICAN METAL FAB INC	75080	352	192,400	192,400	2010-093	12/31/2022
	013 999 130 10	PETERSON SPRING CIMA	75080	352	465,800	465,800	2011-117	12/30/2023
	013 999 135 10	AMERICAN METAL FAB INC	75080	352	189,900	189,900	2011-401	12/30/2023
Total Park Township			15		\$2,636,800	\$2,633,455		
016	White Pigeon Township							
	016 999 001 00	WHITE PIGEON PAPER CO	75070	305	1,105,000	1,105,000	05-444	12/30/2017
	016 999 002 10	WHITE PIGEON PAPER CO	75070	352	337,600	337,600	2008-110	12/30/2020
	016 999 003 10	NEO MFG LLC	75070	352	26,900	26,900	2010-328	12/30/2022
	016 999 004 10	WHITE PIGEON PAPER CO	75070	352	841,400	841,400	2011-525	12/30/2023
	045 999 393 10	MERHOW ACQUISTIONS LLC	75070	352	47,200	47,200	2013-239	12/30/2027
Total White Pigeon Township			5		\$2,358,100	\$2,358,100		
051	Three Rivers City							
	051 970 160 01	PHANTOM AERONAUTICS	75080	352	2,400	2,400	05-422	12/30/2017
	051 960 160 01	PHANTOM AERONAUTICS	75080	305	51,400	51,400	05-422	12/30/2017
	051 960 230 03	INTERNATIONAL PAPER CO	75080	305	3,900	3,900	05-146	12/31/2017
	051 960 230 05	INTERNATIONAL PAPER CO	75080	305	608,200	608,200	06-173	12/31/2018
	051 970 045 00	DEGRAAFX INC	75080	352	93,800	93,800	07-699	12/30/2019
	051 960 111 01	KADANT JOHNSON INC	75080	305	16,500	16,500	08-298	12/30/2020
	051 970 012 01	ARMSTRONG INTERNATIONAL IN	75080	352	21,700	21,700	08-182	12/30/2020
	051 970 111 01	KADANT JOHNSON INC	75080	352	108,400	108,400	08-298	12/30/2020
	051 960 012 01	ARMSTRONG INTERNATIONAL IN	75080	305	319,800	319,800	08-182	12/30/2020
	051 970 180 03	R & H MACHINE PRODUCTS	75080	352	75,700	75,700	2009-069	12/30/2021
	051 960 231 03	W E SLITT COMPANY	75080	305	162,200	162,200	2017-009	12/30/2022
	051 970 200 03	TAMARA TOOL INC	75080	352	76,900	76,900	2011-170	12/30/2023
	051 970 180 04	R & H MACHINE PRODUCTS	75080	352	67,400	67,400	2012-114	12/30/2024
	051 960 200 04	TAMARA TOOL INC	75080	305	88,700	88,700	2012-509	12/30/2024
	051 970 165 01	PRECISION WIRE FORMS INC.	75080	352	245,200	245,200	2012-428	12/30/2024
	051 960 010 07	AMERICAN AXLE & MFG INC	75080	305	1,119,200	313,400	2012-113	12/31/2024
	051 970 010 07	AMERICAN AXLE & MFG INC	75080	352	7,354,900	7,354,900	2012-113	12/31/2024
	051 970 231 02	W E SLITT COMPANY	75080	352	43,900	43,900	2013-006	12/30/2025
	051 960 079 00	R & H MACHINE PRODUCTS	75080	305	76,200	76,200	2014-040	12/31/2025
	051 960 231 02	W E SLITT COMPANY	75080	305	242,200	237,826	2013-006	12/31/2025
	051 960 045 00	DOCK FOUNDRY COMPANY	75080	305	279,600	279,600	2016-069	12/30/2028
Total Three Rivers City			21		\$11,058,200	\$10,248,026		

St. Joseph County
IFT Parcels
By Unit and School District

Local Unit	Parcel Number	Owner Name	School District	Property Class	SEV	Taxable	Certificate #	Expiration Date
052	Sturgis City							
	052 950 590 00	VCI INC	75010	305	100,000	100,000	2005-608	12/30/2017
	052 950 526 00	PARMA TUBE CORP	75010	305	123,000	123,000	2005-609	12/30/2017
	052 900 599 00	STURGIS MOLDED PRODUCTS C	75010	352	268,100	268,100	2007-666	12/30/2019
	052 950 597 00	LTI PRINTING INC	75010	305	172,500	172,500	2007-667	12/30/2019
	052 900 598 00	PARMA TUBE CORP	75010	352	115,900	115,900	2007-670	12/30/2019
	052 950 598 00	PARMA TUBE CORP	75010	305	55,500	55,500	2007-670	12/30/2019
	052 900 595 00	ABBOTT MANUFACTURING INC	75010	352	5,218,500	5,218,500	2007-669	12/30/2020
	052 950 595 00	ABBOTT MANUFACTURING INC	75010	305	500,000	500,000	2007-669	12/30/2020
	052 900 600 00	VCI INC	75010	352	177,500	177,500	2008-547	12/31/2020
	052 950 600 00	VCI INC	75010	305	500,000	500,000	2008-547	12/31/2020
	052 900 610 00	LTI PRINTING INC	75010	352	9,100	9,100	2008-548	12/31/2020
	052 900 605 00	PARMA TUBE CORP	75010	352	72,200	72,200	2008-568	12/31/2020
	052 950 605 00	PARMA TUBE CORP	75010	305	165,000	165,000	2008-568	12/31/2020
	052 900 645 00	METALLOID CORPORATION	75010	352	24,700	24,700	2011-571	12/30/2023
	052 900 635 00	LTI PRINTING, INC	75010	352	79,900	79,900	2011-572	12/30/2023
	052 900 650 00	PARMA TUBE CORP	75010	352	33,800	33,800	2011-573	12/30/2023
	052 900 640 00	AMERICRAFT CARTON INC	75010	352	676,900	676,900	2011-624	12/30/2023
	052 900 620 00	VCI INC	75010	352	205,000	205,000	2011-060	12/31/2023
	052 900 625 00	LTI PRINTING, INC	75010	352	148,600	148,600	2011-061	12/31/2023
	052 900 630 00	MAYER TOOL & ENGINEERING IN	75010	352	21,100	21,100	2011-065	12/31/2023
	052 950 610 00	MAYER TOOL & ENGINEERING IN	75010	305	20,000	20,000	2011-065	12/31/2023
	052 900 651 00	PARMA TUBE CORP	75010	352	11,000	11,000	2011-068	12/30/2024
	052 900 670 00	JOHNSON PRECISION MOLD INC	75010	352	40,400	40,400	2012-324	12/30/2024
	052 900 680 00	LTI PRINTING INC	75010	352	16,200	16,200	2012-325	12/30/2024
	052 900 700 00	PARMA TUBE CORP	75010	352	66,500	66,500	2012-327	12/30/2024
	052 900 710 00	STURGIS MOLDED PRODUCTS C	75010	352	539,900	539,900	2012-328	12/30/2024
	052 950 710 00	STURGIS MOLDED PRODUCTS C	75010	305	128,600	128,600	2012-328	12/30/2024
	052 900 720 00	TELEMARK CORP	75010	352	110,600	110,600	2012-477	12/30/2024
	052 900 730 00	VCI INC	75010	352	117,900	117,900	2012-478	12/30/2024
	052 900 740 00	LTI PRINTING INC	75010	352	77,200	77,200	2012-479	12/30/2024
	052 900 750 00	MAYER TOOL & ENGINEERING IN	75010	352	106,200	106,200	2012-326	12/31/2024
	052 900 660 00	STURGIS MOLDED PRODUCTS C	75010	352	268,500	268,500	2011-062	12/30/2025
	052 900 192 01	SUMMIT POLYMERS, INC	75010	352	247,300	247,300	2013-520	12/30/2025
	052 900 161 01	PARMA TUBE CORP	75010	352	7,900	7,900	2013-522	12/30/2025
	052 950 011 03	AMERICRAFT CARTON INC	75010	305	425,000	425,000	2013-525	12/30/2025
	052 900 760 00	VCI INC	75010	352	112,100	112,100	2011-064	12/31/2025
	052 950 760 00	VCI INC	75010	305	215,000	215,000	2011-064	12/31/2025
	052 950 192 02	SUMMIT POLYMERS, INC	75010	305	697,800	697,800	2014-464	12/30/2026
	052 950 022 03	BURR OAK TOOL INC	75010	305	2,886,400	2,798,057	2014-473	12/30/2026
	052 950 021 01	UNIQUE TRUCK ACCESSORIES	75010	305	87,300	84,756	2015-261	12/30/2027
Total Sturgis City			40		\$14,849,100	\$14,758,213		

St. Joseph County
IFT Parcels
By School District and Unit

School District	Parcel Number	Owner Name	School District	Property Class	SEV	Taxable	Certificate #	Expiration Date
75010	Sturgis Schools							
	052 950 590 00	VCI INC	75010	305	\$100,000	\$100,000	2005-608	12/30/2017
	052 950 526 00	PARMA TUBE CORP	75010	305	\$123,000	\$123,000	2005-609	12/30/2017
	052 950 598 00	PARMA TUBE CORP	75010	305	\$55,500	\$55,500	2007-670	12/30/2019
	052 900 598 00	PARMA TUBE CORP	75010	352	\$115,900	\$115,900	2007-670	12/30/2019
	052 950 597 00	LTI PRINTING INC	75010	305	\$172,500	\$172,500	2007-667	12/30/2019
	052 900 599 00	STURGIS MOLDED PRODUCTS C	75010	352	\$268,100	\$268,100	2007-666	12/30/2019
	052 950 595 00	ABBOTT MANUFACTURING INC	75010	305	\$500,000	\$500,000	2007-669	12/30/2020
	052 900 595 00	ABBOTT MANUFACTURING INC	75010	352	\$5,218,500	\$5,218,500	2007-669	12/30/2020
	052 900 610 00	LTI PRINTING INC	75010	352	\$9,100	\$9,100	2008-548	12/31/2020
	052 900 605 00	PARMA TUBE CORP	75010	352	\$72,200	\$72,200	2008-568	12/31/2020
	052 950 605 00	PARMA TUBE CORP	75010	305	\$165,000	\$165,000	2008-568	12/31/2020
	052 900 600 00	VCI INC	75010	352	\$177,500	\$177,500	2008-547	12/31/2020
	052 950 600 00	VCI INC	75010	305	\$500,000	\$500,000	2008-547	12/31/2020
	052 900 645 00	METALLOID CORPORATION	75010	352	\$24,700	\$24,700	2011-571	12/30/2023
	052 900 650 00	PARMA TUBE CORP	75010	352	\$33,800	\$33,800	2011-573	12/30/2023
	052 900 635 00	LTI PRINTING, INC	75010	352	\$79,900	\$79,900	2011-572	12/30/2023
	052 900 640 00	AMERICRAFT CARTON INC	75010	352	\$676,900	\$676,900	2011-624	12/30/2023
	052 950 610 00	MAYER TOOL & ENGINEERING IN	75010	305	\$20,000	\$20,000	2011-065	12/31/2023
	052 900 630 00	MAYER TOOL & ENGINEERING IN	75010	352	\$21,100	\$21,100	2011-065	12/31/2023
	052 900 625 00	LTI PRINTING, INC	75010	352	\$148,600	\$148,600	2011-061	12/31/2023
	052 900 620 00	VCI INC	75010	352	\$205,000	\$205,000	2011-060	12/31/2023
	052 900 651 00	PARMA TUBE CORP	75010	352	\$11,000	\$11,000	2011-068	12/30/2024
	052 900 680 00	LTI PRINTING INC	75010	352	\$16,200	\$16,200	2012-325	12/30/2024
	052 900 670 00	JOHNSON PRECISION MOLD INC	75010	352	\$40,400	\$40,400	2012-324	12/30/2024
	052 900 700 00	PARMA TUBE CORP	75010	352	\$66,500	\$66,500	2012-327	12/30/2024
	052 900 740 00	LTI PRINTING INC	75010	352	\$77,200	\$77,200	2012-479	12/30/2024
	052 900 720 00	TELEMARK CORP	75010	352	\$110,600	\$110,600	2012-477	12/30/2024
	052 900 730 00	VCI INC	75010	352	\$117,900	\$117,900	2012-478	12/30/2024
	052 950 710 00	STURGIS MOLDED PRODUCTS C	75010	305	\$128,600	\$128,600	2012-328	12/30/2024
	052 900 710 00	STURGIS MOLDED PRODUCTS C	75010	352	\$539,900	\$539,900	2012-328	12/30/2024
	052 900 750 00	MAYER TOOL & ENGINEERING IN	75010	352	\$106,200	\$106,200	2012-326	12/31/2024
	052 900 161 01	PARMA TUBE CORP	75010	352	\$7,900	\$7,900	2013-522	12/30/2025
	052 900 192 01	SUMMIT POLYMERS, INC	75010	352	\$247,300	\$247,300	2013-520	12/30/2025
	052 900 660 00	STURGIS MOLDED PRODUCTS C	75010	352	\$268,500	\$268,500	2011-062	12/30/2025
	052 950 011 03	AMERICRAFT CARTON INC	75010	305	\$425,000	\$425,000	2013-525	12/30/2025
	052 900 760 00	VCI INC	75010	352	\$112,100	\$112,100	2011-064	12/31/2025
	052 950 760 00	VCI INC	75010	305	\$215,000	\$215,000	2011-064	12/31/2025
	052 950 192 02	SUMMIT POLYMERS, INC	75010	305	\$697,800	\$697,800	2014-464	12/30/2026
	052 950 022 03	BURR OAK TOOL INC	75010	305	\$2,886,400	\$2,798,057	2014-473	12/30/2026
	052 950 021 01	UNIQUE TRUCK ACCESSORIES	75010	305	\$87,300	\$84,756	2015-261	12/30/2027
Total Sturgis Schools			40		\$14,849,100	\$14,758,213		
75040	Colon Schools							
	002 999 013 00	REMINGTON HYBRIDS, NORTH	75040	93	\$600,000	\$600,000	2006-200	12/30/2018
Total Colon Schools			1		\$600,000	\$600,000		

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

School District	Parcel Number	Owner Name	School District	Property Class	SEV	Taxable	Certificate #	Expiration Date
75050	Constantine Schools							
	043 999 400 10	FIBRE CONVERTERS	75050	352	\$158,300	\$158,300	2001-150	12/31/2013
	043 999 410 00	RETRO ENTERPRISES INC	75050	305	\$27,000	\$27,000	2004-173	12/31/2016
	043 999 425 10	VAUPELL	75050	352	\$62,000	\$62,000	2007-660	12/30/2019
	003 999 110 00	DEKALB GENETICS CORP TAX DE	75050	305	\$663,500	\$586,333	2007-328	12/30/2019
	043 999 430 00	FIBRE CONVERTERS	75050	352	\$343,700	\$343,700	2008-587	12/30/2020
	003 999 115 10	MONSANTO COMPANY	75050	352	\$5,583,300	\$5,583,300	2008-241	12/30/2020
	003 999 115 00	DEKALB GENETICS CORPORATIO	75050	305	\$6,138,100	\$5,423,805	2008-241	12/30/2020
	043 999 435 00	JACKSON INTERNATIONAL INC	75050	305	\$300,000	\$300,000	2009-408	12/31/2021
	003 999 116 10	MONSANTO COMPANY	75050	352	\$1,128,700	\$1,128,700	2011-375	12/31/2023
	043 999 445 00	MICHIGAN MILK PRODUCERS ASS	75050	305	\$841,000	\$841,000	2014-434	12/31/2026
Total Constantine Schools			10		\$15,245,600	\$14,454,138		
75060	Mendon Schools							
	013 999 115 10	AFFINITY CUSTOM MOLDING INC	75060	352	\$52,600	\$52,600	2005-618	12/30/2017
	013 999 115 00	AFFINITY CUSTOM MOLDING INC	75060	305	\$169,400	\$169,400	2005-618	12/30/2017
	013 999 118 10	X L MACHINE CO INC	75060	352	\$393,500	\$393,500	2006-453	12/30/2018
	044 900 060 03	IAC MENDON LLC	75060	352	\$144,800	\$144,800	06-290	12/30/2019
	044 900 060 05	IAC MENDON LLC	75060	352	\$446,600	\$446,600	2011-432	12/30/2020
	013 999 125 00	PDQ METAL FABRICATION INC	75060	305	\$188,900	\$185,555	2009-149	12/30/2021
	044 900 061 04	IAC MENDON LLC	75060	305	\$52,800	\$52,800	2010-169	12/30/2022
	044 900 060 04	IAC MENDON LLC	75060	352	\$327,100	\$327,100	2010-169	12/30/2022
	010 960 013 00	MENDON SEED GROWERS CORP	75060	305	\$217,100	\$212,423	2012-513	12/30/2024
	010 950 013 00	MENDON SEED GROWERS CORP	75060	352	\$329,700	\$329,700	2012-513	12/30/2024
	044 900 061 06	IAC MENDON LLC	75060	305	\$421,500	\$421,500	2013-040	12/30/2025
Total Mendon Schools			11		\$2,744,000	\$2,735,978		
75070	White Pigeon Schools							
	011 999 014 10	BANKS HARDWOODS INC	75070	352	\$223,200	\$223,200	2004-331	12/30/2016
	011 999 014 00	BANKS HARDWOODS INC	75070	305	\$200,000	\$200,000	2004-331	12/31/2016
	016 999 001 00	WHITE PIGEON PAPER CO	75070	305	\$1,105,000	\$1,105,000	05-444	12/30/2017
	011 999 001 00	BANKS HARDWOODS INC	75070	305	\$687,500	\$687,500	2005-252	12/31/2017
	011 999 016 10	COPPERCOIN HOLDINGS LLC	75070	352	\$199,300	\$199,300	2006-353	12/30/2018
	011 999 016 00	COPPERCOIN HOLDINGS LLC	75070	305	\$364,500	\$364,500	2006-353	12/30/2018
	011 999 017 00	THE ANDERSONS AGRICULTURE	75070	305	\$492,000	\$492,000	2006-355	12/30/2018
	011 999 120 10	FRESH SOLUTION FARMS	75070	352	\$913,900	\$913,900	2007-541	12/30/2019
	011 999 120 00	FRESH SOLUTION FARMS	75070	305	\$4,762,500	\$4,762,500	2007-541	12/30/2019
	016 999 002 10	WHITE PIGEON PAPER CO	75070	352	\$337,600	\$337,600	2008-110	12/30/2020
	011 999 019 10	THE ANDERSONS AGRICULTURE	75070	352	\$94,400	\$94,400	2009-304	12/31/2021
	011 999 019 00	THE ANDERSONS AGRICULTURE	75070	305	\$258,900	\$258,900	2009-304	12/31/2021
	016 999 003 10	NEO MFG LLC	75070	352	\$26,900	\$26,900	2010-328	12/30/2022
	011 999 020 10	COPPERCOIN HOLDINGS LLC	75070	352	\$41,900	\$41,900	2010-164	12/30/2022
	011 999 125 10	UNIVERSAL CONSUMER PRODUC	75070	352	\$119,700	\$119,700	2010-094	12/30/2022
	011 999 125 00	UNIVERSAL CONSUMER PRODUC	75070	305	\$22,500	\$22,500	2010-094	12/31/2022
	011 999 021 10	THE ANDERSONS AGRICULTURE	75070	352	\$161,300	\$161,300	2010-186	12/31/2022
	011 999 020 00	COPPERCOIN HOLDINGS LLC	75070	305	\$200,000	\$200,000	2010-164	12/31/2022
	011 999 021 00	THE ANDERSONS AGRICULTURE	75070	305	\$575,800	\$575,800	2010-186	12/31/2022
	016 999 004 10	WHITE PIGEON PAPER CO	75070	352	\$841,400	\$841,400	2011-525	12/30/2023
	011 999 130 10	THE ANDERSONS INC	75070	352	\$82,100	\$82,100	2011-401	12/31/2023
	011 999 130 00	THE ANDERSONS AGRICULTURE	75070	305	\$607,300	\$607,300	2011-401	12/31/2023
	011 999 135 00	BANKS HARDWOODS, INC	75070	305	\$450,000	\$450,000	2013-354	12/30/2025
	011 999 140 00	THE ANDERSONS AGRICULTURE	75070	305	\$500,000	\$500,000	2014-109	12/30/2026
	045 999 393 10	MERHOW ACQUISTIONS LLC	75070	352	\$47,200	\$47,200	2013-239	12/30/2027
Total White Pigeon Schools			25		\$13,314,900	\$13,314,900		

St. Joseph County
IFT Parcels
By School District and Unit

School District	Parcel Number	Owner Name	School District	Property Class	SEV	Taxable	Certificate #	Expiration Date
75080	Three Rivers Schools							
	013 999 122 10	AMERICAN METAL FAB INC	75080	352	\$135,600	\$135,600	2010-241	12/31/2012
	051 970 160 01	PHANTOM AERONAUTICS	75080	352	\$2,400	\$2,400	05-422	12/30/2017
	051 960 160 01	PHANTOM AERONAUTICS	75080	305	\$51,400	\$51,400	05-422	12/30/2017
	013 999 114 00	AMERICAN METAL FABRICATOR I	75080	305	\$66,000	\$66,000	2005-629	12/30/2017
	013 999 116 00	W F WELLS INC	75080	305	\$100,000	\$100,000	2005-619	12/30/2017
	051 960 230 03	INTERNATIONAL PAPER CO	75080	305	\$3,900	\$3,900	05-146	12/31/2017
	013 999 117 10	AMERICAN METAL FABRICATOR I	75080	352	\$64,400	\$64,400	2006-109	12/30/2018
	013 999 117 00	AMERICAN METAL FABRICATOR I	75080	305	\$177,000	\$177,000	2006-109	12/30/2018
	051 960 230 05	INTERNATIONAL PAPER CO	75080	305	\$608,200	\$608,200	06-173	12/31/2018
	051 970 045 00	DEGRAAFX INC	75080	352	\$93,800	\$93,800	07-699	12/30/2019
	013 999 119 10	PETERSON SPRING CIMA	75080	352	\$137,700	\$137,700	2007-344	12/30/2019
	051 960 111 01	KADANT JOHNSON INC	75080	305	\$16,500	\$16,500	08-298	12/30/2020
	051 970 012 01	ARMSTRONG INTERNATIONAL IN	75080	352	\$21,700	\$21,700	08-182	12/30/2020
	051 970 111 01	KADANT JOHNSON INC	75080	352	\$108,400	\$108,400	08-298	12/30/2020
	013 999 120 10	AMERICAN METAL FABRICATOR I	75080	352	\$144,100	\$144,100	2008-008	12/30/2020
	013 999 120 30	AMERICAN METAL FABRICATOR I	75080	352	\$159,500	\$159,500	2008-323	12/30/2020
	051 960 012 01	ARMSTRONG INTERNATIONAL IN	75080	305	\$319,800	\$319,800	08-182	12/30/2020
	051 970 180 03	R & H MACHINE PRODUCTS	75080	352	\$75,700	\$75,700	2009-069	12/30/2021
	051 960 231 03	W E SLITT COMPANY	75080	305	\$162,200	\$162,200	2017-009	12/30/2022
	013 999 121 10	AMERICAN METAL FAB INC	75080	352	\$192,400	\$192,400	2010-093	12/31/2022
	051 970 200 03	TAMARA TOOL INC	75080	352	\$76,900	\$76,900	2011-170	12/30/2023
	013 999 135 10	AMERICAN METAL FAB INC	75080	352	\$189,900	\$189,900	2011-401	12/30/2023
	013 999 130 10	PETERSON SPRING CIMA	75080	352	\$465,800	\$465,800	2011-117	12/30/2023
	051 970 180 04	R & H MACHINE PRODUCTS	75080	352	\$67,400	\$67,400	2012-114	12/30/2024
	051 960 200 04	TAMARA TOOL INC	75080	305	\$88,700	\$88,700	2012-509	12/30/2024
	051 970 165 01	PRECISION WIRE FORMS INC.	75080	352	\$245,200	\$245,200	2012-428	12/30/2024
	051 960 010 07	AMERICAN AXLE & MFG INC	75080	305	\$1,119,200	\$313,400	2012-113	12/31/2024
	051 970 010 07	AMERICAN AXLE & MFG INC	75080	352	\$7,354,900	\$7,354,900	2012-113	12/31/2024
	051 970 231 02	W E SLITT COMPANY	75080	352	\$43,900	\$43,900	2013-006	12/30/2025
	051 960 079 00	R & H MACHINE PRODUCTS	75080	305	\$76,200	\$76,200	2014-040	12/31/2025
	051 960 231 02	W E SLITT COMPANY	75080	305	\$242,200	\$237,826	2013-006	12/31/2025
	051 960 045 00	DOCK FOUNDRY COMPANY	75080	305	\$279,600	\$279,600	2016-069	12/30/2028
Total Three Rivers Schools			32		\$12,890,600	\$12,080,426		