

2019
St Joseph County
Equalization Report



Sand Lake County Park

Prepared by:
St Joseph County Equalization Department

Staff:

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Director
Appraiser
Equalization Technician



St Joseph County

Equalization Department

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April 10, 2019

Board of Commissioners
Saint Joseph County, Michigan

Honorable Members:

The St. Joseph County Equalization Department has prepared the 2019 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 ad-valorem 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,

Joshua D Simmons MAAO (3) | MCPPE
St. Joseph County Equalization Director

Personal and Real Property - TOTALS

L-4024

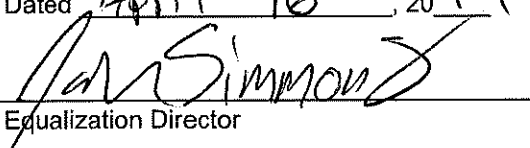
Saint Joseph County

Statement of acreage and valuation in the year 2019 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

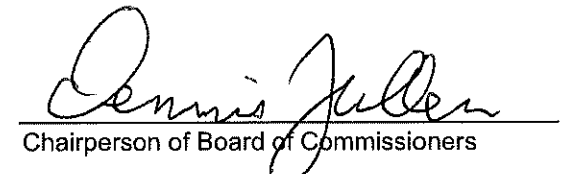
Township or City	Number of Acres Assessed	Total Real Property Valuations		Personal Property Valuations		Total Real Plus Personal Property	
	(Col. 1) Acres Hundredths	(Col. 2) Assessed Valuations	(Col. 3) Equalized Valuations	(Col. 4) Assessed Valuations	(Col. 5) Equalized Valuations	(Col. 6) Assessed Valuations	(Col. 7) Equalized Valuations
Burr Oak	21,932.60	109,104,100	109,104,100	8,251,500	8,251,500	117,355,600	117,355,600
Colon	20,165.92	158,786,200	158,786,200	8,102,300	8,102,300	166,888,500	166,888,500
Constantine	19,438.77	151,439,300	151,439,300	13,835,500	13,835,500	165,274,800	165,274,800
Fabius	18,758.30	245,711,800	245,711,800	24,822,500	24,822,500	270,534,300	270,534,300
Fawn River	11,984.28	65,680,600	65,680,600	934,600	934,600	66,615,200	66,615,200
Florence	20,856.96	102,959,145	102,959,145	4,076,600	4,076,600	107,035,745	107,035,745
Flowerfield	22,616.59	96,556,400	96,556,400	17,726,375	17,726,375	114,282,775	114,282,775
Leonidas	22,507.80	90,731,657	90,731,657	6,923,218	6,923,218	97,654,875	97,654,875
Lockport	17,656.08	151,950,500	151,950,500	3,395,600	3,395,600	155,346,100	155,346,100
Mendon	21,735.96	129,431,800	129,431,800	39,779,300	39,779,300	169,211,100	169,211,100
Mottville	11,849.58	85,513,200	85,513,200	11,168,800	11,168,800	96,682,000	96,682,000
Nottawa	21,960.60	189,523,000	189,523,000	5,002,600	5,002,600	194,525,600	194,525,600
Park	22,017.55	161,105,450	161,105,450	35,609,900	35,609,900	196,715,350	196,715,350
Sherman	19,903.21	186,739,900	186,739,900	4,915,400	4,915,400	191,655,300	191,655,300
Sturgis	11,075.60	80,298,200	80,298,200	6,267,400	6,267,400	86,565,600	86,565,600
White Pigeon	15,410.04	239,556,400	239,556,400	34,443,600	34,443,600	274,000,000	274,000,000
Three Rivers	1,850.97	163,770,000	163,770,000	29,465,100	29,465,100	193,235,100	193,235,100
Sturgis	2,372.31	240,791,300	240,791,300	26,071,900	26,071,900	266,863,200	266,863,200
Totals for County	304,093.12	2,649,648,952	2,649,648,952	280,792,193	280,792,193	2,930,441,145	2,930,441,145

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF SAINT JOSEPH COUNTY

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 sections 209.1 - 209.8, MCL. I 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 April 16th, 2019

 Equalization Director


 Clerk of the Board of Commissioners


 Chairperson of Board of Commissioners

Equalized Valuations - REAL

L-4024

Saint Joseph County

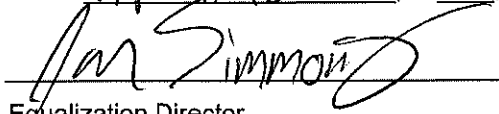
Statement of acreage and valuation in the year 2019 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Real Property Equalized by County Board of Commissioners							
Township or City	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
Burr Oak	51,323,100	1,057,700	874,200	55,849,100	0	0	109,104,100
Colon	55,095,500	3,992,400	2,143,200	97,555,100	0	0	158,786,200
Constantine	54,147,500	4,562,200	16,967,000	75,762,600	0	0	151,439,300
Fabius	21,250,400	5,417,300	2,286,800	216,757,300	0	0	245,711,800
Fawn River	26,680,500	949,000	0	38,051,100	0	0	65,680,600
Florence	76,724,400	0	119,300	26,115,445	0	0	102,959,145
Flowerfield	36,718,100	1,319,700	14,300	58,504,300	0	0	96,556,400
Leonidas	64,737,527	885,156	0	25,108,974	0	0	90,731,657
Lockport	37,653,500	5,065,000	983,600	108,248,400	0	0	151,950,500
Mendon	60,272,900	3,779,800	4,221,000	61,158,100	0	0	129,431,800
Mottville	36,059,300	2,349,600	12,946,400	34,157,900	0	0	85,513,200
Nottawa	59,520,600	8,429,800	542,400	121,030,200	0	0	189,523,000
Park	51,821,000	6,286,800	6,303,750	96,693,900	0	0	161,105,450
Sherman	37,259,200	2,158,300	144,800	147,177,600	0	0	186,739,900
Sturgis	32,679,500	11,453,600	562,700	35,602,400	0	0	80,298,200
White Pigeon	42,954,100	8,128,600	10,383,000	178,090,700	0	0	239,556,400
Three Rivers	0	58,542,400	21,132,800	84,094,800	0	0	163,770,000
Sturgis	762,400	61,296,700	43,330,700	135,401,500	0	0	240,791,300
Total for County	745,659,527	185,674,056	122,955,950	1,595,359,419	0	0	2,649,648,952

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF SAINT JOSEPH COUNTY

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Dated April 16th, 2019



Equalization Director



Clerk of the Board of Commissioners



Chairperson of Board of Commissioners

Assessed Valuations - REAL

L-4024

Saint Joseph County

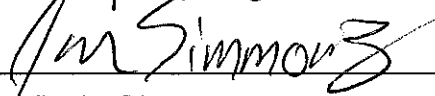
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Real Property Assessed Valuations Approved by Boards of Review							
Township or City	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
Burr Oak	51,323,100	1,057,700	874,200	55,849,100	0	0	109,104,100
Colon	55,095,500	3,992,400	2,143,200	97,555,100	0	0	158,786,200
Constantine	54,147,500	4,562,200	16,967,000	75,762,600	0	0	151,439,300
Fabius	21,250,400	5,417,300	2,286,800	216,757,300	0	0	245,711,800
Fawn River	26,680,500	949,000	0	38,051,100	0	0	65,680,600
Florence	76,724,400	0	119,300	26,115,445	0	0	102,959,145
Flowerfield	36,718,100	1,319,700	14,300	58,504,300	0	0	96,556,400
Leonidas	64,737,527	885,156	0	25,108,974	0	0	90,731,657
Lockport	37,653,500	5,065,000	983,600	108,248,400	0	0	151,950,500
Mendon	60,272,900	3,779,800	4,221,000	61,158,100	0	0	129,431,800
Mottville	36,059,300	2,349,600	12,946,400	34,157,900	0	0	85,513,200
Nottawa	59,520,600	8,429,800	542,400	121,030,200	0	0	189,523,000
Park	51,821,000	6,286,800	6,303,750	96,693,900	0	0	161,105,450
Sherman	37,259,200	2,158,300	144,800	147,177,600	0	0	186,739,900
Sturgis	32,679,500	11,453,600	562,700	35,602,400	0	0	80,298,200
White Pigeon	42,954,100	8,128,600	10,383,000	178,090,700	0	0	239,556,400
Three Rivers	0	58,542,400	21,132,800	84,094,800	0	0	163,770,000
Sturgis	762,400	61,296,700	43,330,700	135,401,500	0	0	240,791,300
Total for County	745,659,527	185,674,056	122,955,950	1,595,359,419	0	0	2,649,648,952

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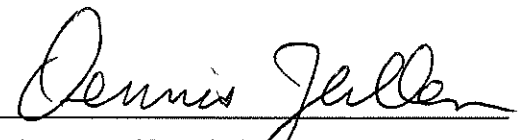
Dated April 16th, 2019



Equalization Director



Clerk of the Board of Commissioners



Chairperson of Board of Commissioners

St Joseph County 2019 Equalization Report

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St. Joseph County

Previous and Current Values

AGRICULTURAL								
Unit #	Unit Name	Number of Parcels	2018 Assessed Value	2019 Assessed Value	% Change	2018 Taxable Value	2019 Taxable Value	% Change
001	Burr Oak Township	273	\$49,668,500	\$51,323,100	3.33%	\$16,336,398	\$17,031,572	4.26%
002	Colon Township	283	\$55,098,800	\$55,095,500	-0.01%	\$17,581,325	\$18,235,819	3.72%
003	Constantine Township	197	\$48,561,600	\$54,147,500	11.50%	\$12,344,310	\$12,818,951	3.85%
004	Fabius Township	133	\$20,612,100	\$21,250,400	3.10%	\$7,753,173	\$7,894,722	1.83%
005	Fawn River Township	159	\$27,387,200	\$26,680,500	-2.58%	\$8,491,722	\$8,220,793	-3.19%
006	Florence Township	284	\$72,843,200	\$76,724,400	5.33%	\$20,161,926	\$20,577,721	2.06%
007	Flowerfield Township	199	\$36,195,000	\$36,718,100	1.45%	\$10,854,862	\$11,992,718	10.48%
008	Leonidas Township	383	\$61,703,487	\$64,737,527	4.92%	\$19,083,249	\$19,486,975	2.12%
009	Lockport Township	180	\$37,946,900	\$37,653,500	-0.77%	\$15,531,528	\$15,836,129	1.96%
010	Mendon Township	287	\$57,115,800	\$60,272,900	5.53%	\$17,264,150	\$17,449,441	1.07%
011	Mottville Township	145	\$33,072,900	\$36,059,300	9.03%	\$12,076,895	\$12,551,253	3.93%
012	Nottawa Township	320	\$57,611,500	\$59,520,600	3.31%	\$20,048,204	\$20,521,529	2.36%
013	Park Township	254	\$52,753,800	\$51,821,000	-1.77%	\$24,118,792	\$23,653,340	-1.93%
014	Sherman Township	165	\$33,549,100	\$37,259,200	11.06%	\$13,512,343	\$13,971,293	3.40%
015	Sturgis Township	157	\$30,990,200	\$32,679,500	5.45%	\$12,252,464	\$12,550,614	2.43%
016	White Pigeon Township	218	\$37,145,900	\$42,954,100	15.64%	\$12,586,149	\$13,948,237	10.82%
051	Three Rivers City	0	\$0	\$0	N/A	\$0	\$0	N/A
052	Sturgis City	12	\$604,900	\$762,400	26.04%	\$418,061	\$515,286	23.26%
St. Joseph County Total		3,649	\$712,860,887	\$745,659,527	4.60%	\$240,415,551	\$247,256,393	2.85%

COMMERCIAL								
Unit #	Unit Name	Number of Parcels	2018 Assessed Value	2019 Assessed Value	% Change	2018 Taxable Value	2019 Taxable Value	% Change
001	Burr Oak Township	37	\$1,011,500	\$1,057,700	4.57%	\$797,650	\$831,140	4.20%
002	Colon Township	66	\$4,153,600	\$3,992,400	-3.88%	\$3,681,997	\$3,581,865	-2.72%
003	Constantine Township	105	\$4,188,600	\$4,562,200	8.92%	\$3,729,055	\$3,803,138	1.99%
004	Fabius Township	59	\$5,153,200	\$5,417,300	5.12%	\$4,009,803	\$4,023,745	0.35%
005	Fawn River Township	14	\$1,169,800	\$949,000	-18.88%	\$893,035	\$743,577	-16.74%
006	Florence Township	0	\$0	\$0	N/A	\$0	\$0	N/A
007	Flowerfield Township	7	\$1,300,600	\$1,319,700	1.47%	\$503,682	\$514,196	2.09%
008	Leonidas Township	25	\$837,500	\$885,156	5.69%	\$727,156	\$714,382	-1.76%
009	Lockport Township	62	\$4,895,300	\$5,065,000	3.47%	\$3,908,110	\$4,069,539	4.13%
010	Mendon Township	64	\$3,707,700	\$3,779,800	1.94%	\$3,039,896	\$3,179,143	4.58%
011	Mottville Township	27	\$3,391,800	\$2,349,600	-30.73%	\$2,731,385	\$2,016,555	-26.17%
012	Nottawa Township	90	\$8,409,400	\$8,429,800	0.24%	\$7,439,171	\$7,614,697	2.36%
013	Park Township	40	\$6,648,000	\$6,286,800	-5.43%	\$5,989,153	\$5,885,591	-1.73%
014	Sherman Township	23	\$1,993,800	\$2,158,300	8.25%	\$1,488,834	\$1,630,035	9.48%
015	Sturgis Township	89	\$11,113,900	\$11,453,600	3.06%	\$9,214,903	\$9,458,123	2.64%
016	White Pigeon Township	157	\$7,789,400	\$8,128,600	4.35%	\$6,648,787	\$6,818,216	2.55%
051	Three Rivers City	306	\$54,153,700	\$58,542,400	8.10%	\$48,989,398	\$49,578,216	1.20%
052	Sturgis City	333	\$57,481,700	\$61,296,700	6.64%	\$43,507,456	\$48,147,414	10.66%
St. Joseph County Total		1,504	\$177,399,500	\$185,674,056	4.66%	\$147,299,471	\$152,609,572	3.60%

St. Joseph County

Previous and Current Values

INDUSTRIAL								
Unit #	Unit Name	Number of Parcels	2018 Assessed Value	2019 Assessed Value	% Change	2018 Taxable Value	2019 Taxable Value	% Change
001	Burr Oak Township	27	\$841,000	\$874,200	3.95%	\$731,119	\$738,398	1.00%
002	Colon Township	14	\$2,194,900	\$2,143,200	-2.36%	\$2,116,471	\$2,051,293	-3.08%
003	Constantine Township	40	\$20,888,100	\$16,967,000	-18.77%	\$18,810,352	\$15,437,153	-17.93%
004	Fabius Township	32	\$2,526,200	\$2,286,800	-9.48%	\$2,010,528	\$1,873,832	-6.80%
005	Fawn River Township	0	\$0	\$0	N/A	\$0	\$0	N/A
006	Florence Township	6	\$121,700	\$119,300	-1.97%	\$62,948	\$64,454	2.39%
007	Flowerfield Township	1	\$31,100	\$14,300	-54.02%	\$21,435	\$4,511	-78.95%
008	Leonidas Township	0	\$0	\$0	N/A	\$0	\$0	N/A
009	Lockport Township	17	\$940,100	\$983,600	4.63%	\$872,942	\$864,073	-1.02%
010	Mendon Township	24	\$4,658,600	\$4,221,000	-9.39%	\$4,076,542	\$4,023,169	-1.31%
011	Mottville Township	31	\$8,957,300	\$12,946,400	44.53%	\$7,163,593	\$10,270,189	43.37%
012	Nottawa Township	11	\$444,700	\$542,400	21.97%	\$422,116	\$512,869	21.50%
013	Park Township	24	\$6,070,700	\$6,303,750	3.84%	\$5,212,152	\$5,526,740	6.04%
014	Sherman Township	1	\$147,300	\$144,800	-1.70%	\$147,300	\$144,800	-1.70%
015	Sturgis Township	10	\$543,500	\$562,700	3.53%	\$529,316	\$534,486	0.98%
016	White Pigeon Township	52	\$9,218,700	\$10,383,000	12.63%	\$8,625,244	\$9,600,423	11.31%
051	Three Rivers City	68	\$20,237,600	\$21,132,800	4.42%	\$17,602,405	\$18,058,189	2.59%
052	Sturgis City	114	\$46,577,300	\$43,330,700	-6.97%	\$39,595,580	\$39,694,313	0.25%
St. Joseph County Total		472	\$124,398,800	\$122,955,950	-1.16%	\$108,000,043	\$109,398,892	1.30%

RESIDENTIAL								
Unit #	Unit Name	Number of Parcels	2018 Assessed Value	2019 Assessed Value	% Change	2018 Taxable Value	2019 Taxable Value	% Change
001	Burr Oak Township	1,259	\$53,162,500	\$55,849,100	5.05%	\$42,732,294	\$44,258,908	3.57%
002	Colon Township	2,201	\$90,618,000	\$97,555,100	7.66%	\$74,554,898	\$76,743,890	2.94%
003	Constantine Township	1,651	\$72,070,100	\$75,762,600	5.12%	\$63,069,735	\$65,524,584	3.89%
004	Fabius Township	2,661	\$203,835,500	\$216,757,300	6.34%	\$156,017,895	\$162,051,623	3.87%
005	Fawn River Township	731	\$36,214,500	\$38,051,100	5.07%	\$28,564,948	\$29,159,077	2.08%
006	Florence Township	517	\$23,462,868	\$26,115,445	11.31%	\$19,097,748	\$19,679,683	3.05%
007	Flowerfield Township	871	\$55,200,100	\$58,504,300	5.99%	\$37,671,511	\$39,967,085	6.09%
008	Leonidas Township	553	\$23,659,390	\$25,108,974	6.13%	\$16,907,882	\$17,452,770	3.22%
009	Lockport Township	1,996	\$100,687,400	\$108,248,400	7.51%	\$84,303,420	\$87,006,234	3.21%
010	Mendon Township	1,414	\$58,932,300	\$61,158,100	3.78%	\$43,033,891	\$44,912,735	4.37%
011	Mottville Township	742	\$33,880,100	\$34,157,900	0.82%	\$24,988,733	\$25,828,144	3.36%
012	Nottawa Township	1,946	\$107,554,800	\$121,030,200	12.53%	\$91,758,051	\$96,678,632	5.36%
013	Park Township	1,417	\$89,381,500	\$96,693,900	8.18%	\$71,042,801	\$74,486,706	4.85%
014	Sherman Township	1,979	\$140,379,954	\$147,177,600	4.84%	\$118,216,381	\$123,140,187	4.17%
015	Sturgis Township	690	\$33,532,800	\$35,602,400	6.17%	\$28,103,047	\$28,862,457	2.70%
016	White Pigeon Township	2,374	\$172,258,800	\$178,090,700	3.39%	\$135,212,024	\$140,456,928	3.88%
051	Three Rivers City	2,509	\$79,755,500	\$84,094,800	5.44%	\$68,446,674	\$71,419,542	4.34%
052	Sturgis City	3,341	\$126,485,800	\$135,401,500	7.05%	\$112,863,691	\$116,147,426	2.91%
St. Joseph County Total		28,852	\$1,501,071,912	\$1,595,359,419	6.28%	\$1,216,585,624	\$1,263,776,611	3.88%

St. Joseph County

Previous and Current Values

DEVELOPMENTAL								
Unit #	Unit Name	Number of Parcels	2018 Assessed Value	2019 Assessed Value	% Change	2018 Taxable Value	2019 Taxable Value	% Change
001	Burr Oak Township	0	\$0	\$0	N/A	\$0	\$0	N/A
002	Colon Township	0	\$0	\$0	N/A	\$0	\$0	N/A
003	Constantine Township	0	\$0	\$0	N/A	\$0	\$0	N/A
004	Fabius Township	0	\$0	\$0	N/A	\$0	\$0	N/A
005	Fawn River Township	0	\$0	\$0	N/A	\$0	\$0	N/A
006	Florence Township	0	\$0	\$0	N/A	\$0	\$0	N/A
007	Flowerfield Township	0	\$0	\$0	N/A	\$0	\$0	N/A
008	Leonidas Township	0	\$0	\$0	N/A	\$0	\$0	N/A
009	Lockport Township	0	\$0	\$0	N/A	\$0	\$0	N/A
010	Mendon Township	0	\$0	\$0	N/A	\$0	\$0	N/A
011	Mottville Township	0	\$0	\$0	N/A	\$0	\$0	N/A
012	Nottawa Township	0	\$0	\$0	N/A	\$0	\$0	N/A
013	Park Township	0	\$0	\$0	N/A	\$0	\$0	N/A
014	Sherman Township	0	\$0	\$0	N/A	\$0	\$0	N/A
015	Sturgis Township	0	\$0	\$0	N/A	\$0	\$0	N/A
016	White Pigeon Township	0	\$0	\$0	N/A	\$0	\$0	N/A
051	Three Rivers City	0	\$0	\$0	N/A	\$0	\$0	N/A
052	Sturgis City	0	\$0	\$0	N/A	\$0	\$0	N/A
St. Joseph County Total		0	\$0	\$0	N/A	\$0	\$0	N/A

TOTAL REAL PROPERTY								
Unit #	Unit Name	Number of Parcels	2018 Assessed Value	2019 Assessed Value	% Change	2018 Taxable Value	2019 Taxable Value	% Change
001	Burr Oak Township	1,596	104,683,500	109,104,100	4.22%	60,597,461	62,860,018	3.73%
002	Colon Township	2,564	152,065,300	158,786,200	4.42%	97,934,691	100,612,867	2.73%
003	Constantine Township	1,993	145,708,400	151,439,300	3.93%	97,953,452	97,583,826	-0.38%
004	Fabius Township	2,885	232,127,000	245,711,800	5.85%	169,791,399	175,843,922	3.56%
005	Fawn River Township	904	64,771,500	65,680,600	1.40%	37,949,705	38,123,447	0.46%
006	Florence Township	807	96,427,768	102,959,145	6.77%	39,322,622	40,321,858	2.54%
007	Flowerfield Township	1,078	92,726,800	96,556,400	4.13%	49,051,490	52,478,510	6.99%
008	Leonidas Township	961	86,200,377	90,731,657	5.26%	36,718,287	37,654,127	2.55%
009	Lockport Township	2,255	144,469,700	151,950,500	5.18%	104,616,000	107,775,975	3.02%
010	Mendon Township	1,789	124,414,400	129,431,800	4.03%	67,414,479	69,564,488	3.19%
011	Mottville Township	945	79,302,100	85,513,200	7.83%	46,960,606	50,666,141	7.89%
012	Nottawa Township	2,367	174,020,400	189,523,000	8.91%	119,667,542	125,327,727	4.73%
013	Park Township	1,735	154,854,000	161,105,450	4.04%	106,362,898	109,552,377	3.00%
014	Sherman Township	2,168	176,070,154	186,739,900	6.06%	133,364,858	138,886,315	4.14%
015	Sturgis Township	946	76,180,400	80,298,200	5.41%	50,099,730	51,405,680	2.61%
016	White Pigeon Township	2,801	226,412,800	239,556,400	5.81%	163,072,204	170,823,804	4.75%
051	Three Rivers City	2,883	154,146,800	163,770,000	6.24%	135,038,477	139,055,947	2.98%
052	Sturgis City	3,800	231,149,700	240,791,300	4.17%	196,384,788	204,504,439	4.13%
St. Joseph County Total		34,477	\$2,515,731,099	\$2,649,648,952	5.32%	\$1,712,300,689	\$1,773,041,468	3.55%

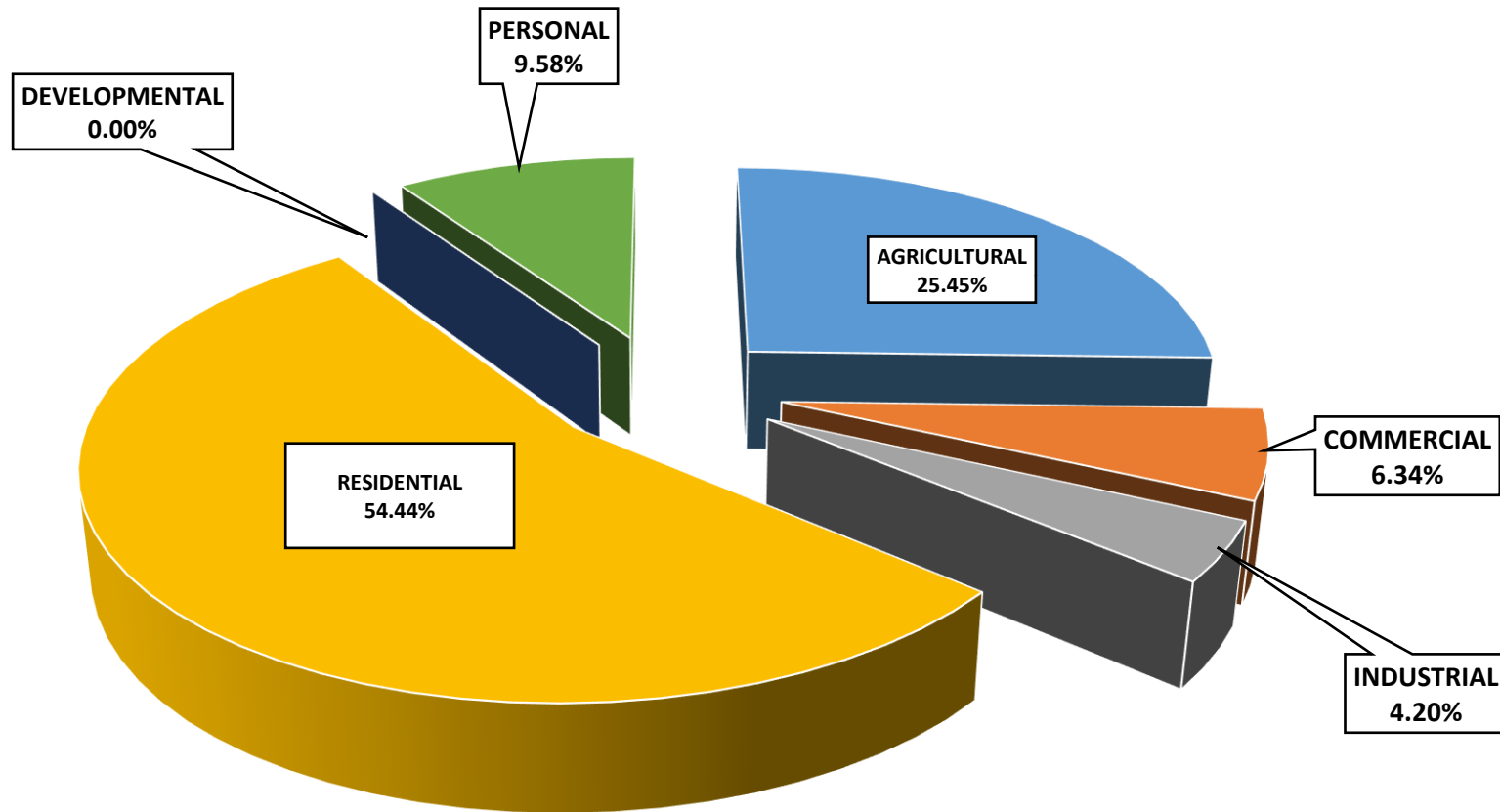
St. Joseph County

Previous and Current Values

Unit #	Unit Name	Number of Parcels	PERSONAL			2018 Taxable Value	2019 Taxable Value	% Change
			2018 Assessed Value	2019 Assessed Value	% Change			
001	Burr Oak Township	43	\$8,187,200	\$8,251,500	0.79%	\$8,187,200	\$8,251,500	0.79%
002	Colon Township	120	\$8,486,900	\$8,102,300	-4.53%	\$8,486,900	\$8,102,300	-4.53%
003	Constantine Township	89	\$11,741,900	\$13,835,500	17.83%	\$11,741,900	\$13,835,500	17.83%
004	Fabius Township	58	\$22,603,900	\$24,822,500	9.82%	\$22,162,629	\$24,489,516	10.50%
005	Fawn River Township	21	\$866,200	\$934,600	7.90%	\$866,200	\$934,600	7.90%
006	Florence Township	26	\$4,105,100	\$4,076,600	-0.69%	\$4,105,100	\$4,076,600	-0.69%
007	Flowerfield Township	29	\$18,003,979	\$17,726,375	-1.54%	\$18,003,979	\$17,726,375	-1.54%
008	Leonidas Township	27	\$7,101,600	\$6,923,218	-2.51%	\$7,101,600	\$6,923,218	-2.51%
009	Lockport Township	62	\$3,196,800	\$3,395,600	6.22%	\$3,196,800	\$3,395,600	6.22%
010	Mendon Township	81	\$40,745,300	\$39,779,300	-2.37%	\$40,745,300	\$39,779,300	-2.37%
011	Mottville Township	42	\$10,662,000	\$11,168,800	4.75%	\$10,662,000	\$11,168,800	4.75%
012	Nottawa Township	130	\$4,847,700	\$5,002,600	3.20%	\$4,847,700	\$5,002,600	3.20%
013	Park Township	69	\$35,055,100	\$35,609,900	1.58%	\$30,561,963	\$31,327,767	2.51%
014	Sherman Township	44	\$5,187,000	\$4,915,400	-5.24%	\$5,187,000	\$4,915,400	-5.24%
015	Sturgis Township	85	\$4,310,900	\$6,267,400	45.38%	\$4,310,900	\$6,267,400	45.38%
016	White Pigeon Township	94	\$35,088,000	\$34,443,600	-1.84%	\$35,088,000	\$34,443,600	-1.84%
051	Three Rivers City	380	\$31,276,900	\$29,465,100	-5.79%	\$31,280,600	\$29,468,800	-5.79%
052	Sturgis City	449	\$28,084,200	\$26,071,900	-7.17%	\$28,080,157	\$26,071,900	-7.15%
St. Joseph County Total		1,849	\$279,550,679	\$280,792,193	0.44%	\$274,615,928	\$276,180,776	0.57%

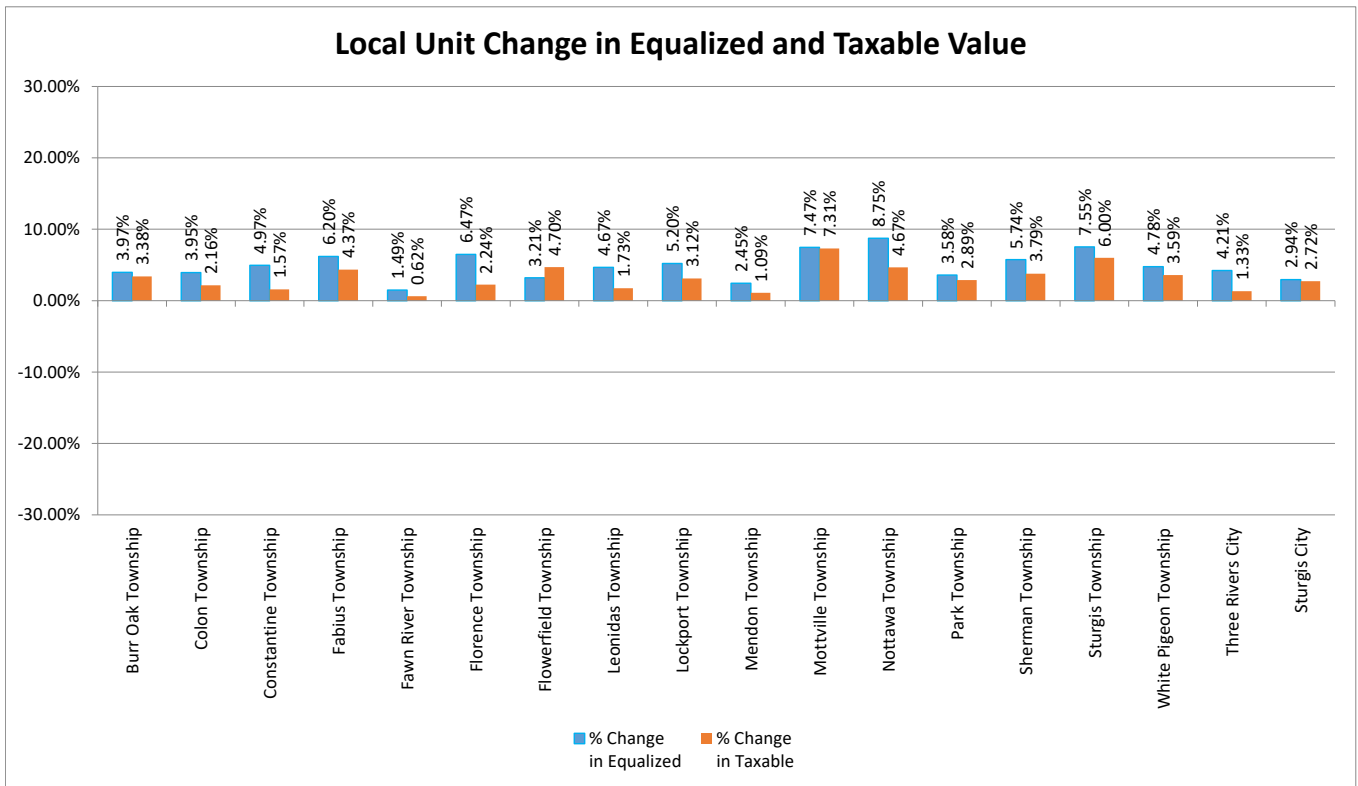
Unit #	Unit Name	Number of Parcels	TOTAL VALUES			2018 Taxable Value	2019 Taxable Value	% Change
			2018 Assessed Value	2019 Assessed Value	% Change			
001	Burr Oak Township	1,639	\$112,870,700	\$117,355,600	3.97%	\$68,784,661	\$71,111,518	3.38%
002	Colon Township	2,684	\$160,552,200	\$166,888,500	3.95%	\$106,421,591	\$108,715,167	2.16%
003	Constantine Township	2,082	\$157,450,300	\$165,274,800	4.97%	\$109,695,352	\$111,419,326	1.57%
004	Fabius Township	2,943	\$254,730,900	\$270,534,300	6.20%	\$191,954,028	\$200,333,438	4.37%
005	Fawn River Township	925	\$65,637,700	\$66,615,200	1.49%	\$38,815,905	\$39,058,047	0.62%
006	Florence Township	833	\$100,532,868	\$107,035,745	6.47%	\$43,427,722	\$44,398,458	2.24%
007	Flowerfield Township	1,107	\$110,730,779	\$114,282,775	3.21%	\$67,055,469	\$70,204,885	4.70%
008	Leonidas Township	988	\$93,301,977	\$97,654,875	4.67%	\$43,819,887	\$44,577,345	1.73%
009	Lockport Township	2,317	\$147,666,500	\$155,346,100	5.20%	\$107,812,800	\$111,171,575	3.12%
010	Mendon Township	1,870	\$165,159,700	\$169,211,100	2.45%	\$108,159,779	\$109,343,788	1.09%
011	Mottville Township	987	\$89,964,100	\$96,682,000	7.47%	\$57,622,606	\$61,834,941	7.31%
012	Nottawa Township	2,497	\$178,868,100	\$194,525,600	8.75%	\$124,515,242	\$130,330,327	4.67%
013	Park Township	1,804	\$189,909,100	\$196,715,350	3.58%	\$136,924,861	\$140,880,144	2.89%
014	Sherman Township	2,212	\$181,257,154	\$191,655,300	5.74%	\$138,551,858	\$143,801,715	3.79%
015	Sturgis Township	1,031	\$80,491,300	\$86,565,600	7.55%	\$54,410,630	\$57,673,080	6.00%
016	White Pigeon Township	2,895	\$261,500,800	\$274,000,000	4.78%	\$198,160,204	\$205,267,404	3.59%
051	Three Rivers City	3,263	\$185,423,700	\$193,235,100	4.21%	\$166,319,077	\$168,524,747	1.33%
052	Sturgis City	4,249	\$259,233,900	\$266,863,200	2.94%	\$224,464,945	\$230,576,339	2.72%
St. Joseph County Total		36,326	\$2,795,281,778	\$2,930,441,145	4.84%	\$1,986,916,617	\$2,049,222,244	3.14%

St. Joseph County Equalized Value Segmented by Property Class

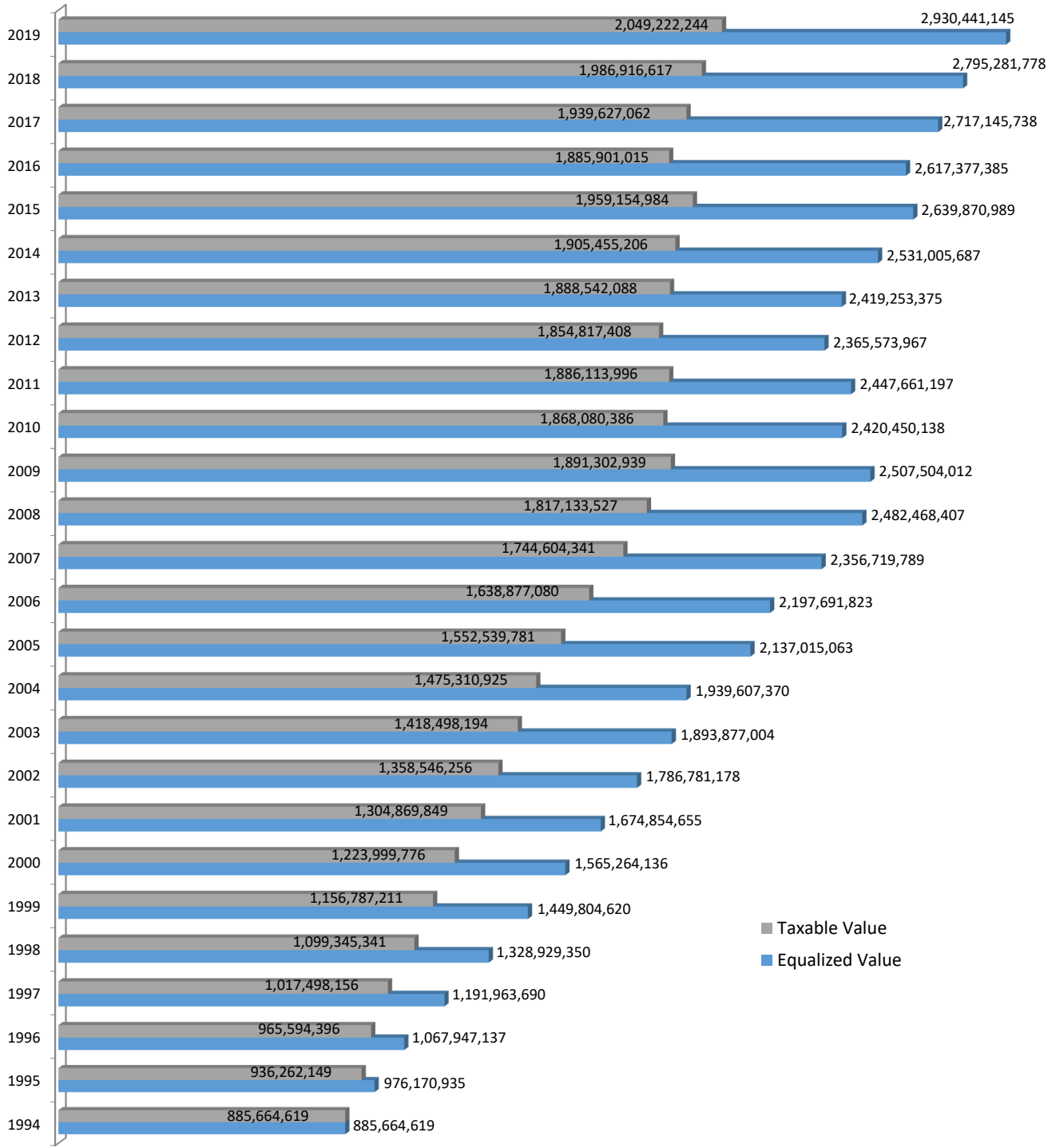


St. Joseph County Percentage Change in Equalized and Taxable Value 2018 - 2019

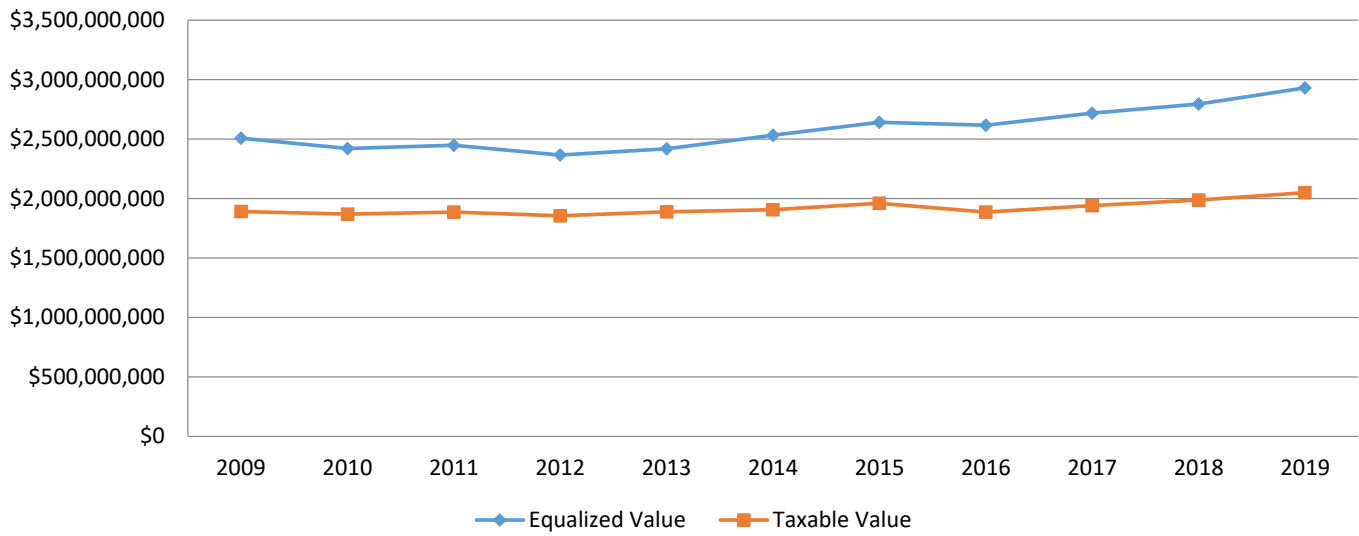
Unit of Gov't	2018 Equalized Value	2019 Equalized Value	% Change in Equalized	2018 Taxable Value	2019 Taxable Value	% Change in Taxable
Burr Oak Township	\$112,870,700	\$117,355,600	3.97%	\$68,784,661	\$71,111,518	3.38%
Colon Township	\$160,552,200	\$166,888,500	3.95%	\$106,421,591	\$108,715,167	2.16%
Constantine Township	\$157,450,300	\$165,274,800	4.97%	\$109,695,352	\$111,419,326	1.57%
Fabius Township	\$254,730,900	\$270,534,300	6.20%	\$191,954,028	\$200,333,438	4.37%
Fawn River Township	\$65,637,700	\$66,615,200	1.49%	\$38,815,905	\$39,058,047	0.62%
Florence Township	\$100,532,868	\$107,035,745	6.47%	\$43,427,722	\$44,398,458	2.24%
Flowerfield Township	\$110,730,779	\$114,282,775	3.21%	\$67,055,469	\$70,204,885	4.70%
Leonidas Township	\$93,301,977	\$97,654,875	4.67%	\$43,819,887	\$44,577,345	1.73%
Lockport Township	\$147,666,500	\$155,346,100	5.20%	\$107,812,800	\$111,171,575	3.12%
Mendon Township	\$165,159,700	\$169,211,100	2.45%	\$108,159,779	\$109,343,788	1.09%
Mottville Township	\$89,964,100	\$96,682,000	7.47%	\$57,622,606	\$61,834,941	7.31%
Nottawa Township	\$178,868,100	\$194,525,600	8.75%	\$124,515,242	\$130,330,327	4.67%
Park Township	\$189,909,100	\$196,715,350	3.58%	\$136,924,861	\$140,880,144	2.89%
Sherman Township	\$181,257,154	\$191,655,300	5.74%	\$138,551,858	\$143,801,715	3.79%
Sturgis Township	\$80,491,300	\$86,565,600	7.55%	\$54,410,630	\$57,673,080	6.00%
White Pigeon Township	\$261,500,800	\$274,000,000	4.78%	\$198,160,204	\$205,267,404	3.59%
Three Rivers City	\$185,423,700	\$193,235,100	4.21%	\$166,319,077	\$168,524,747	1.33%
Sturgis City	\$259,233,900	\$266,863,200	2.94%	\$224,464,945	\$230,576,339	2.72%
St. Joseph County Total	\$2,795,281,778	\$2,930,441,145	4.84%	\$1,986,916,617	\$2,049,222,244	3.14%



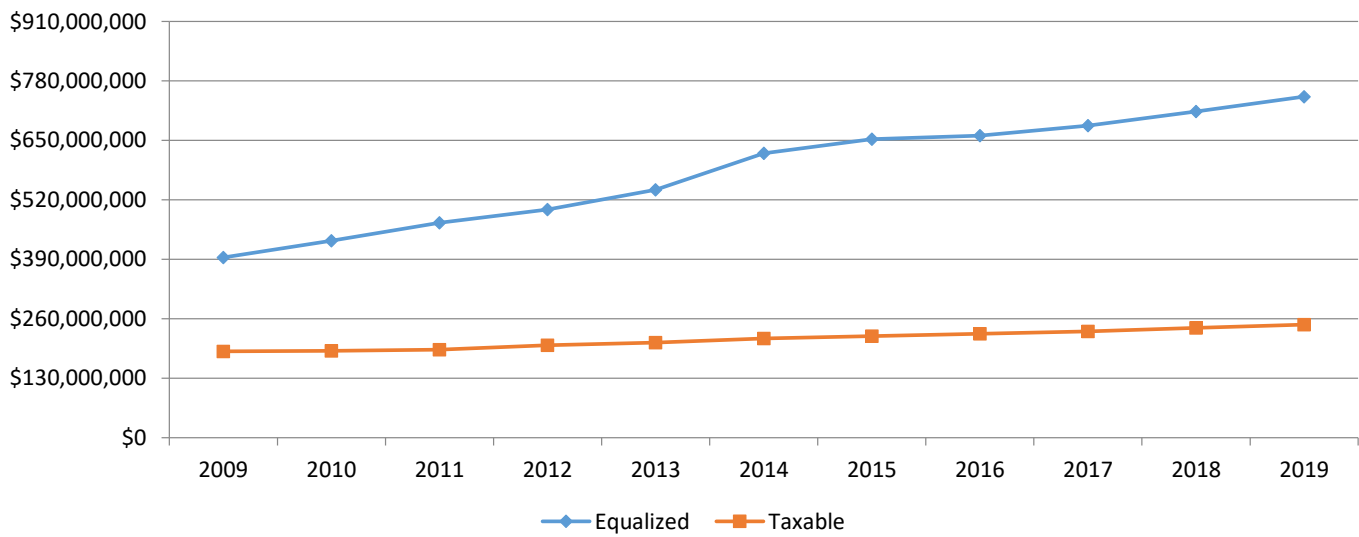
St. Joseph County Equalized and Taxable Values by Year



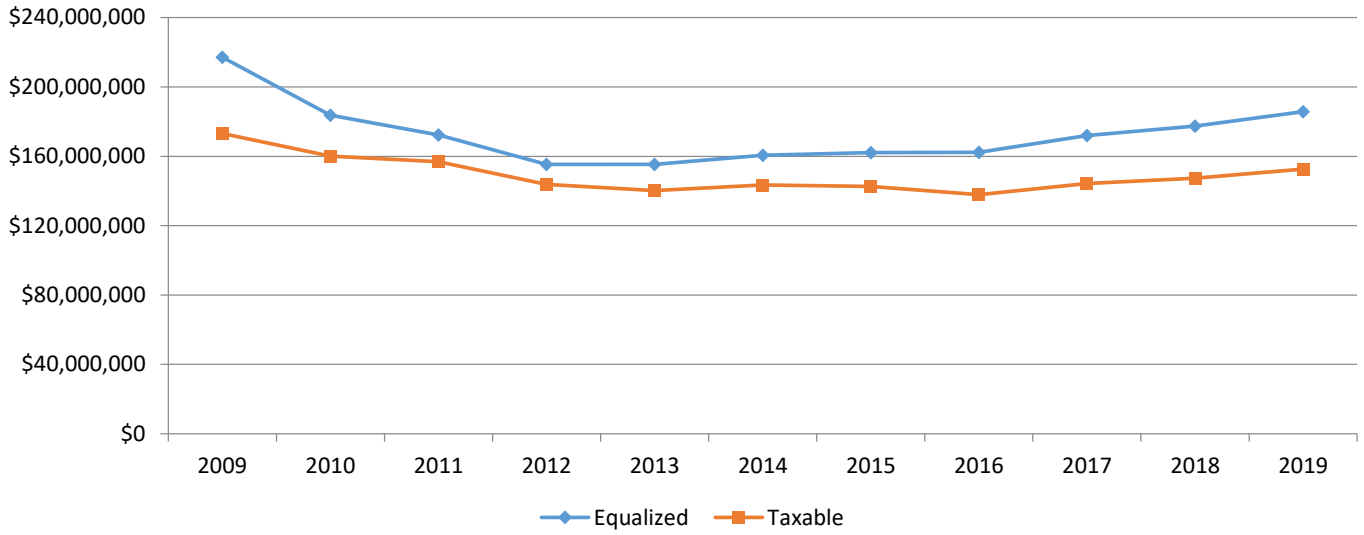
10 Year Trend in Gap between Equalized and Taxable Value (All Properties)



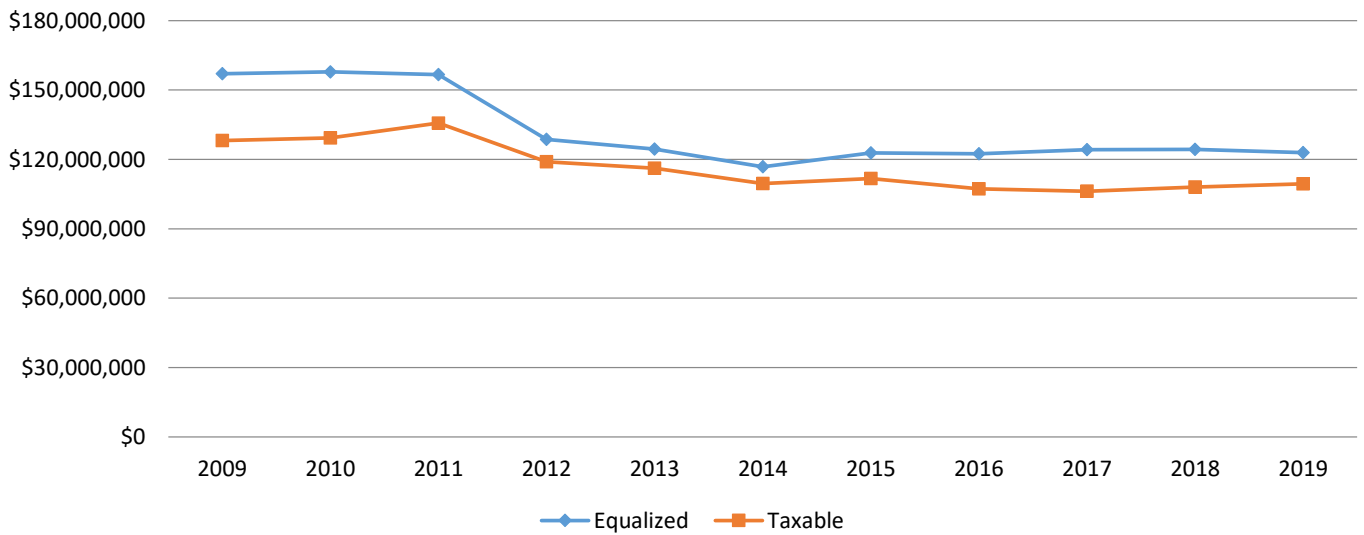
10 Year Trend in Gap between Equalized and Taxable Value (Agricultural)



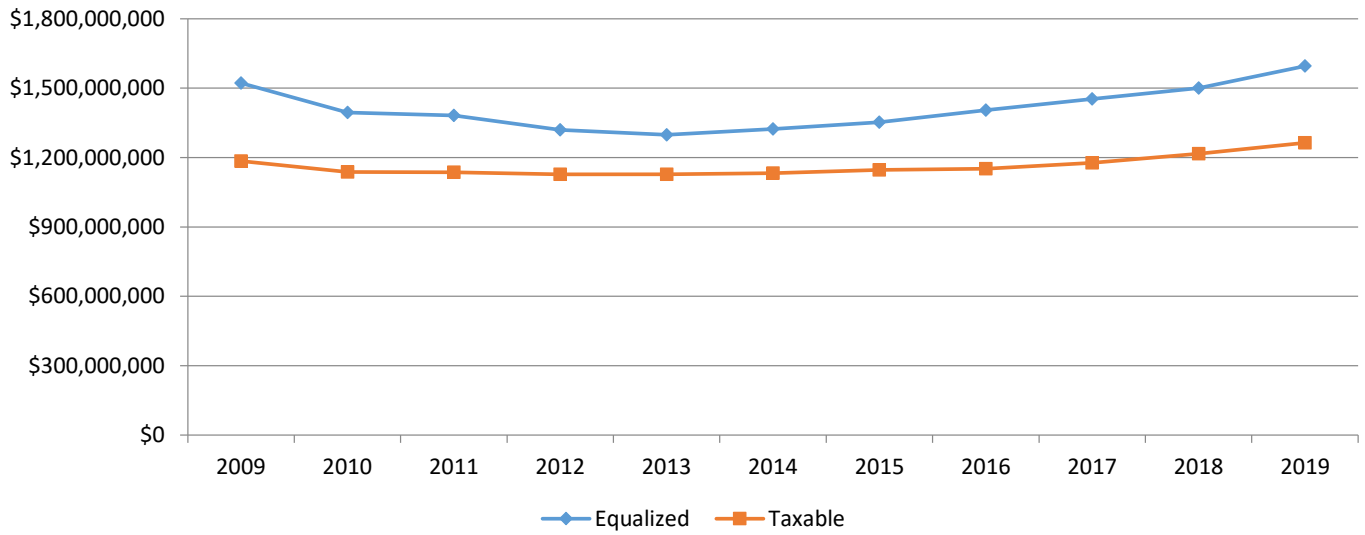
10 Year Trend in Gap between Equalized and Taxable Value (Commercial)



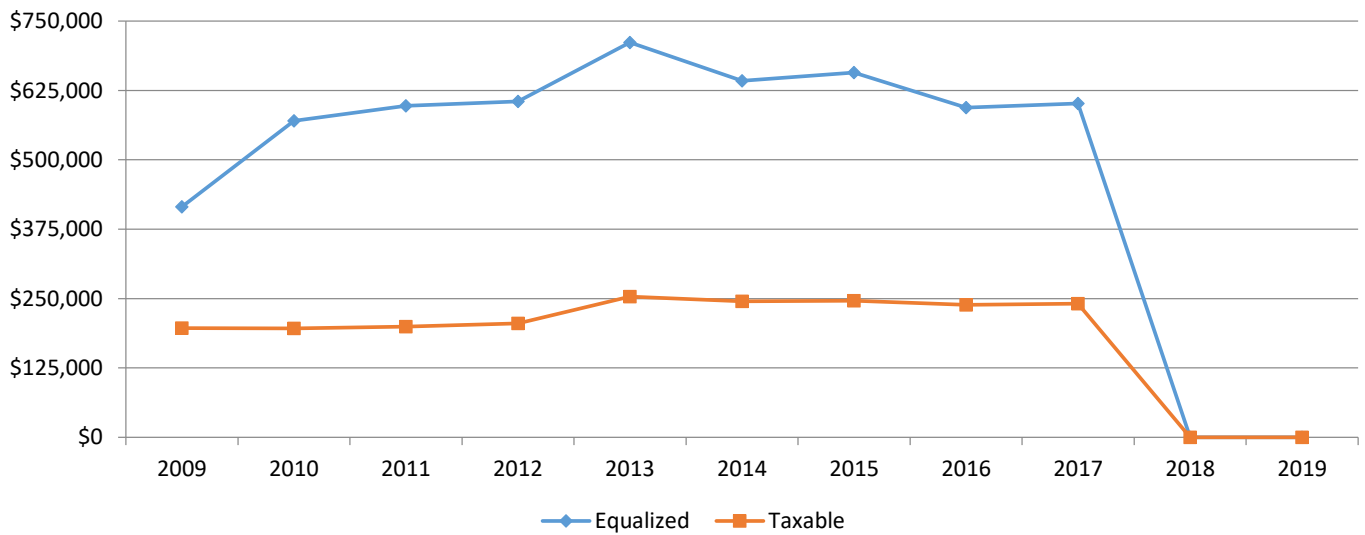
10 Year Trend in Gap between Equalized and Taxable Value (Industrial)



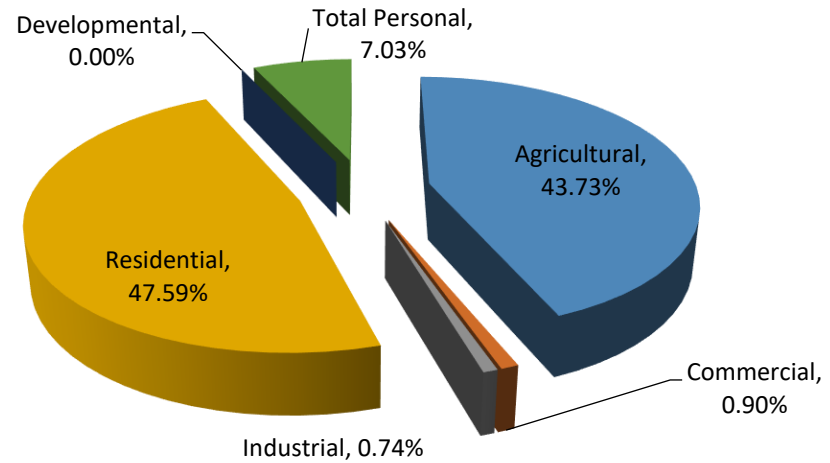
10 Year Trend in Gap between Equalized and Taxable Value (Residential)



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

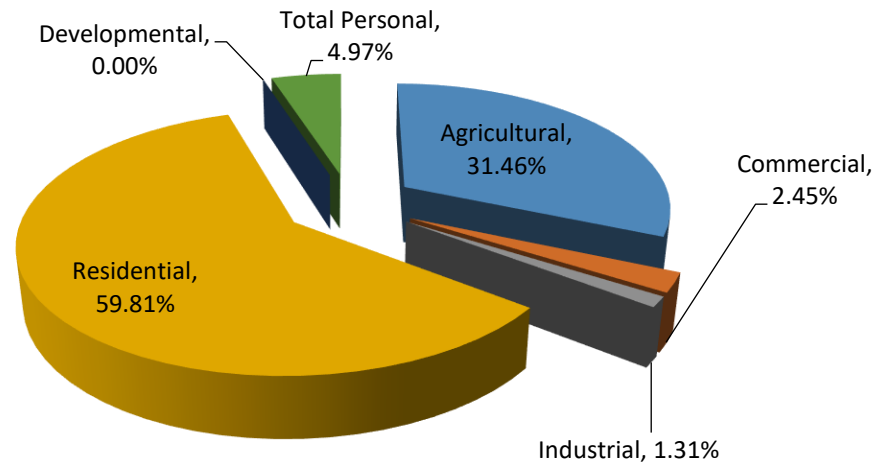


**St. Joseph County
Burr Oak Township**
Summary of Recommended
County Equalized Values and Trends



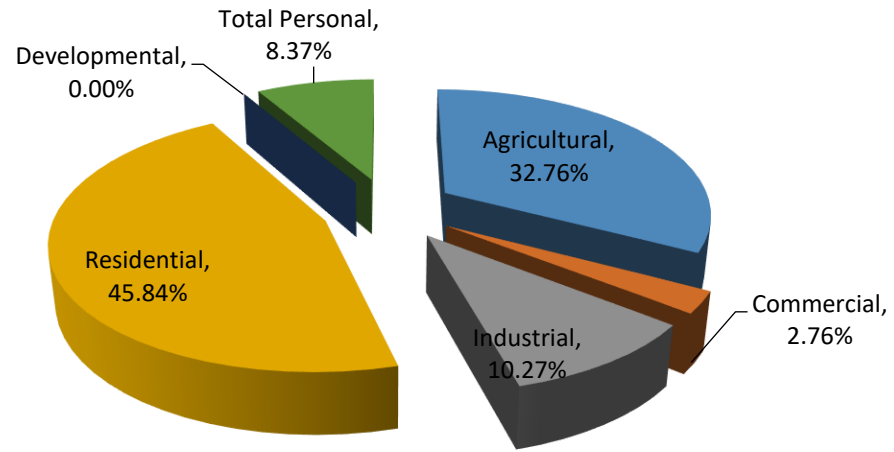
Class	Parcel Count	2018 State Equalized Value	2019 Assessed Value	Equalization Factor	2019 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	273	\$49,668,500	\$51,323,100	1.0000	\$51,323,100	3.33%	43.73%
Commercial	37	\$1,011,500	\$1,057,700	1.0000	\$1,057,700	4.57%	0.90%
Industrial	27	\$841,000	\$874,200	1.0000	\$874,200	3.95%	0.74%
Residential	1,259	\$53,162,500	\$55,849,100	1.0000	\$55,849,100	5.05%	47.59%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1,596	\$104,683,500	\$109,104,100		\$109,104,100	4.22%	92.97%
Personal Property							
Commercial	27	\$111,200	\$171,700	1.0000	\$171,700	54.41%	0.15%
Industrial	7	\$244,800	\$233,500	1.0000	\$233,500	-4.62%	0.20%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	9	\$7,831,200	\$7,846,300	1.0000	\$7,846,300	0.19%	6.69%
Total Personal	43	\$8,187,200	\$8,251,500		\$8,251,500	0.79%	7.03%
Grand Total	1,639	\$112,870,700	\$117,355,600		\$117,355,600	3.97%	100.00%

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



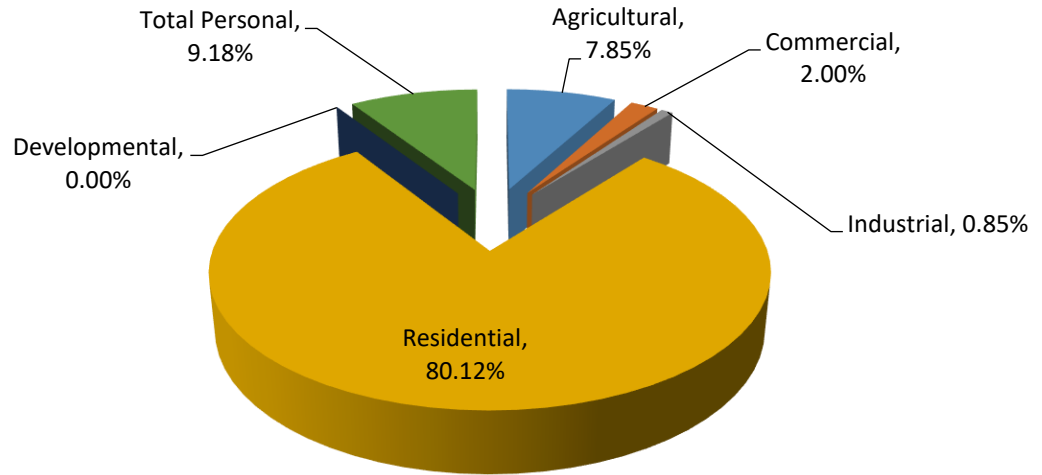
Class	Parcel Count	2018 State Equalized Value	2019 Assessed Value	Equalization Factor	2019 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	283	\$49,668,500	\$51,323,100	1.0000	\$51,323,100	3.33%	31.46%
Commercial	66	\$4,153,600	\$3,992,400	1.0000	\$3,992,400	-3.88%	2.45%
Industrial	14	\$2,194,900	\$2,143,200	1.0000	\$2,143,200	-2.36%	1.31%
Residential	2,201	\$90,618,000	\$97,555,100	1.0000	\$97,555,100	7.66%	59.81%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,564	\$146,635,000	\$155,013,800		\$155,013,800	5.71%	95.03%
Personal Property							
Commercial	106	\$769,000	\$679,000	1.0000	\$679,000	-11.70%	0.42%
Industrial	4	\$646,800	\$591,200	1.0000	\$591,200	-8.60%	0.36%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$7,071,100	\$6,832,100	1.0000	\$6,832,100	-3.38%	4.19%
Total Personal	120	\$8,486,900	\$8,102,300		\$8,102,300	-4.53%	4.97%
Grand Total	2,684	\$155,121,900	\$163,116,100		\$163,116,100	5.15%	100.00%

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



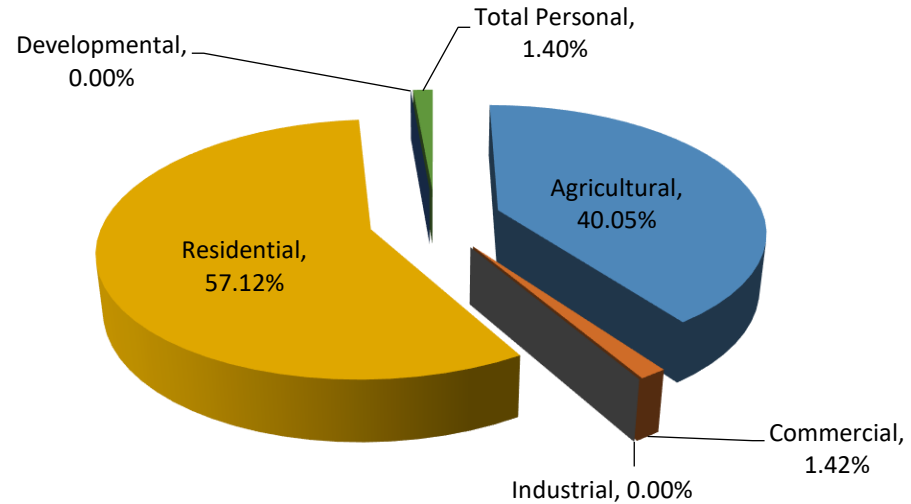
Class	Parcel Count	2018 State Equalized Value	2019 Assessed Value	Equalization Factor	2019 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	197	\$48,561,600	\$54,147,500	1.0000	\$54,147,500	11.50%	32.76%
Commercial	105	\$4,188,600	\$4,562,200	1.0000	\$4,562,200	8.92%	2.76%
Industrial	40	\$20,888,100	\$16,967,000	1.0000	\$16,967,000	-18.77%	10.27%
Residential	1,651	\$72,070,100	\$75,762,600	1.0000	\$75,762,600	5.12%	45.84%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1,993	\$145,708,400	\$151,439,300		\$151,439,300	3.93%	91.63%
Personal Property							
Commercial	66	\$1,809,400	\$1,770,400	1.0000	\$1,770,400	-2.16%	1.07%
Industrial	9	\$5,647,800	\$4,621,000	1.0000	\$4,621,000	-18.18%	2.80%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	14	\$4,284,700	\$7,444,100	1.0000	\$7,444,100	73.74%	4.50%
Total Personal	89	\$11,741,900	\$13,835,500		\$13,835,500	17.83%	8.37%
Grand Total	2,082	\$157,450,300	\$165,274,800		\$165,274,800	4.97%	100.00%

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



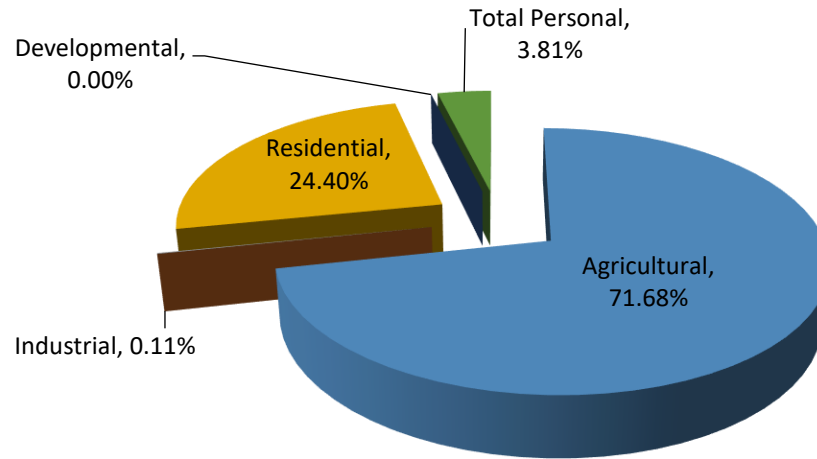
Class	Parcel Count	2018 State Equalized Value	2019 Assessed Value	Equalization Factor	2019 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	133	\$20,612,100	\$21,250,400	1.0000	\$21,250,400	3.10%	7.85%
Commercial	59	\$5,153,200	\$5,417,300	1.0000	\$5,417,300	5.12%	2.00%
Industrial	32	\$2,526,200	\$2,286,800	1.0000	\$2,286,800	-9.48%	0.85%
Residential	2,661	\$203,835,500	\$216,757,300	1.0000	\$216,757,300	6.34%	80.12%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,885	\$232,127,000	\$245,711,800		\$245,711,800	5.85%	90.82%
Personal Property							
Commercial	49	\$1,464,300	\$1,739,300	1.0000	\$1,739,300	18.78%	0.64%
Industrial	1	\$300,400	\$354,500	1.0000	\$354,500	18.01%	0.13%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	8	\$20,839,200	\$22,728,700	1.0000	\$22,728,700	9.07%	8.40%
Total Personal	58	\$22,603,900	\$24,822,500		\$24,822,500	9.82%	9.18%
Grand Total	2,943	\$254,730,900	\$270,534,300		\$270,534,300	6.20%	100.00%

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



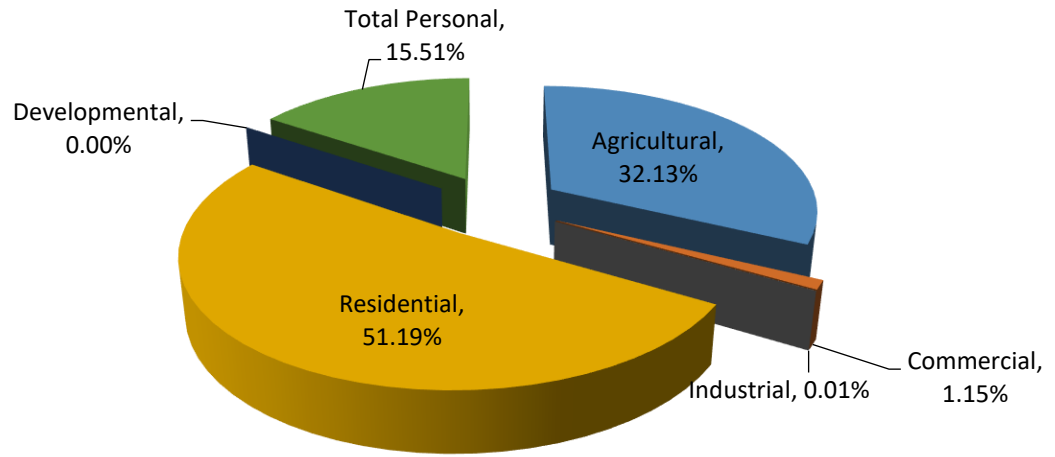
Class	Parcel Count	2018 State Equalized Value	2019 Assessed Value	Equalization Factor	2019 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	159	\$27,387,200	\$26,680,500	1.0000	\$26,680,500	-2.58%	40.05%
Commercial	14	\$1,169,800	\$949,000	1.0000	\$949,000	-18.88%	1.42%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	731	\$36,214,500	\$38,051,100	1.0000	\$38,051,100	5.07%	57.12%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	904	\$64,771,500	\$65,680,600		\$65,680,600	1.40%	98.60%
Personal Property							
Commercial	19	\$146,500	\$183,900	1.0000	\$183,900	25.53%	0.28%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	2	\$719,700	\$750,700	1.0000	\$750,700	4.31%	1.13%
Total Personal	21	\$866,200	\$934,600		\$934,600	7.90%	1.40%
Grand Total	925	\$65,637,700	\$66,615,200		\$66,615,200	1.49%	100.00%

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



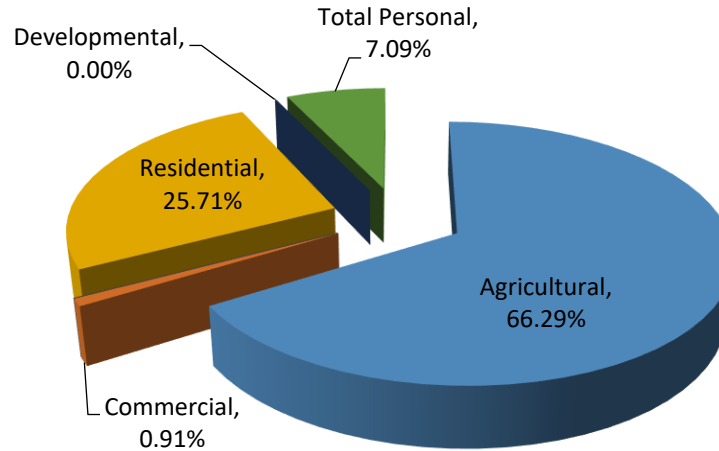
Class	Parcel Count	2018 State Equalized Value	2019 Assessed Value	Equalization Factor	2019 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	284	\$72,843,200	\$76,724,400	1.0000	\$76,724,400	5.33%	71.68%
Commercial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Industrial	6	\$121,700	\$119,300	1.0000	\$119,300	-1.97%	0.11%
Residential	517	\$23,462,868	\$26,115,445	1.0000	\$26,115,445	11.31%	24.40%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	807	\$96,427,768	\$102,959,145		\$102,959,145	6.77%	96.19%
Personal Property							
Commercial	5	\$218,500	\$194,400	1.0000	\$194,400	-11.03%	0.18%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	21	\$3,886,600	\$3,882,200	1.0000	\$3,882,200	-0.11%	3.63%
Total Personal	26	\$4,105,100	\$4,076,600		\$4,076,600	-0.69%	3.81%
Grand Total	833	\$100,532,868	\$107,035,745		\$107,035,745	6.47%	100.00%

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



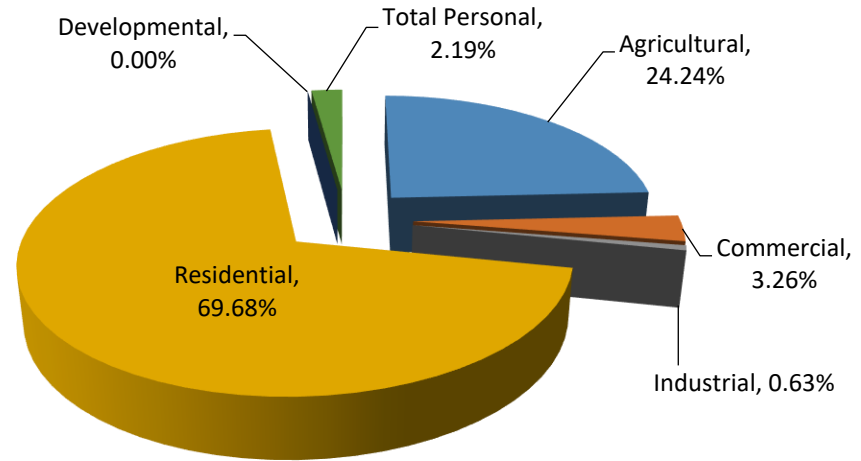
Class	Parcel Count	2018 State Equalized Value	2019 Assessed Value	Equalization Factor	2019 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	199	\$36,195,000	\$36,718,100	1.0000	\$36,718,100	1.45%	32.13%
Commercial	7	\$1,300,600	\$1,319,700	1.0000	\$1,319,700	1.47%	1.15%
Industrial	1	\$31,100	\$14,300	1.0000	\$14,300	-54.02%	0.01%
Residential	871	\$55,200,100	\$58,504,300	1.0000	\$58,504,300	5.99%	51.19%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1,078	\$92,726,800	\$96,556,400		\$96,556,400	4.13%	84.49%
Personal Property							
Commercial	20	\$667,106	\$305,831	1.0000	\$305,831	-54.16%	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	9	\$17,336,873	\$17,420,544	1.0000	\$17,420,544	0.48%	15.24%
Total Personal	29	\$18,003,979	\$17,726,375		\$17,726,375	-1.54%	15.51%
Grand Total	1,107	\$110,730,779	\$114,282,775		\$114,282,775	3.21%	100.00%

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



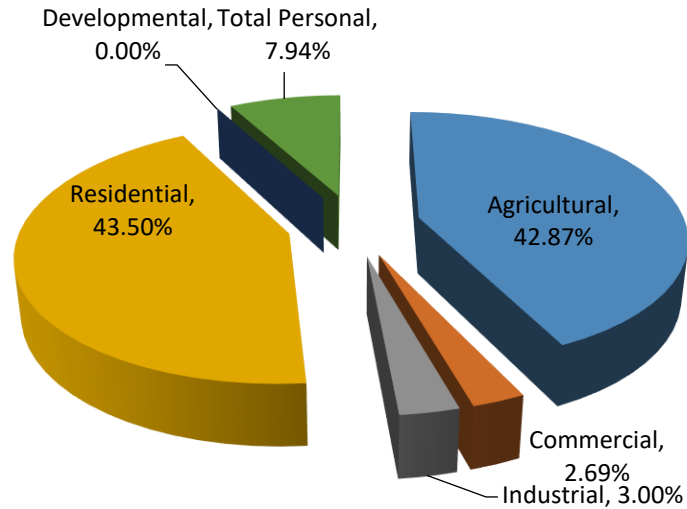
Class	Parcel Count	2018 State Equalized Value	2019 Assessed Value	Equalization Factor	2019 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	383	\$61,703,487	\$64,737,527	1.0000	\$64,737,527	4.92%	66.29%
Commercial	25	\$837,500	\$885,156	1.0000	\$885,156	5.69%	0.91%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	553	\$23,659,390	\$25,108,974	1.0000	\$25,108,974	6.13%	25.71%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	961	\$86,200,377	\$90,731,657		\$90,731,657	5.26%	92.91%
Personal Property							
Commercial	20	\$89,000	\$39,100	1.0000	\$39,100	-56.07%	0.04%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	7	\$7,012,600	\$6,884,118	1.0000	\$6,884,118	-1.83%	7.05%
Total Personal	27	\$7,101,600	\$6,923,218		\$6,923,218	-2.51%	7.09%
Grand Total	988	\$93,301,977	\$97,654,875		\$97,654,875	4.67%	100.00%

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



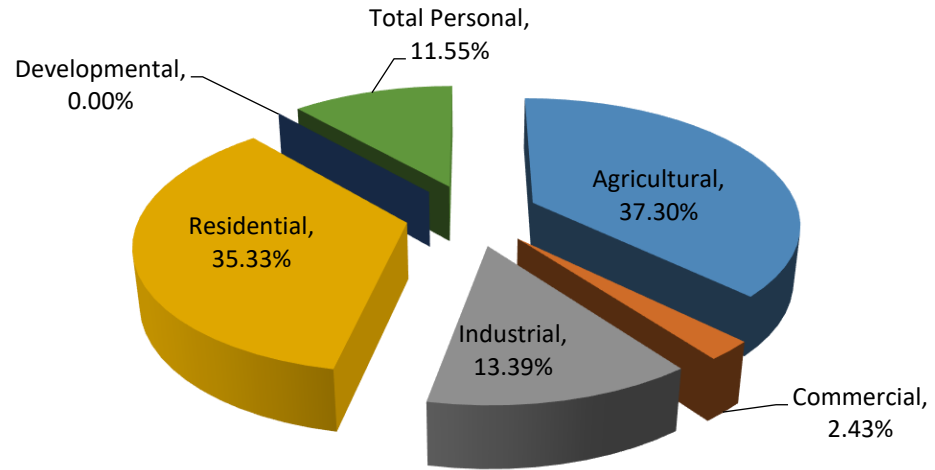
Class	Parcel Count	2018 State Equalized Value	2019 Assessed Value	Equalization Factor	2019 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	180	\$37,946,900	\$37,653,500	1.0000	\$37,653,500	-0.77%	24.24%
Commercial	62	\$4,895,300	\$5,065,000	1.0000	\$5,065,000	3.47%	3.26%
Industrial	17	\$940,100	\$983,600	1.0000	\$983,600	4.63%	0.63%
Residential	1,996	\$100,687,400	\$108,248,400	1.0000	\$108,248,400	7.51%	69.68%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,255	\$144,469,700	\$151,950,500		\$151,950,500	5.18%	97.81%
Personal Property							
Commercial	46	\$562,700	\$605,900	1.0000	\$605,900	7.68%	0.39%
Industrial	3	\$117,500	\$116,200	1.0000	\$116,200	-1.11%	0.07%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	13	\$2,516,600	\$2,673,500	1.0000	\$2,673,500	6.23%	1.72%
Total Personal	62	\$3,196,800	\$3,395,600		\$3,395,600	6.22%	2.19%
Grand Total	2,317	\$147,666,500	\$155,346,100		\$155,346,100	5.20%	100.00%

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



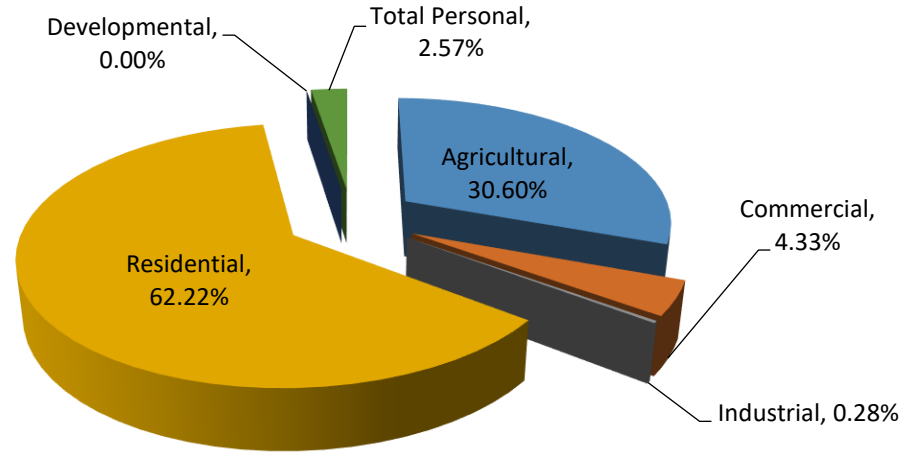
Class	Parcel Count	2018 State Equalized Value	2019 Assessed Value	Equalization Factor	2019 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	287	\$57,115,800	\$60,272,900	1.0000	\$60,272,900	5.53%	42.87%
Commercial	64	\$3,707,700	\$3,779,800	1.0000	\$3,779,800	1.94%	2.69%
Industrial	24	\$4,658,600	\$4,221,000	1.0000	\$4,221,000	-9.39%	3.00%
Residential	1,414	\$58,932,300	\$61,158,100	1.0000	\$61,158,100	3.78%	43.50%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1,789	\$124,414,400	\$129,431,800		\$129,431,800	4.03%	92.06%
Personal Property							
Commercial	24	\$484,000	\$413,200	1.0000	\$413,200	-14.63%	0.29%
Industrial	8	\$2,066,500	\$1,864,100	1.0000	\$1,864,100	-9.79%	1.33%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$8,111,500	\$8,891,500	1.0000	\$8,891,500	9.62%	6.32%
Total Personal	42	\$10,662,000	\$11,168,800		\$11,168,800	4.75%	7.94%
Grand Total	1,831	\$135,076,400	\$140,600,600		\$140,600,600	4.09%	100.00%

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



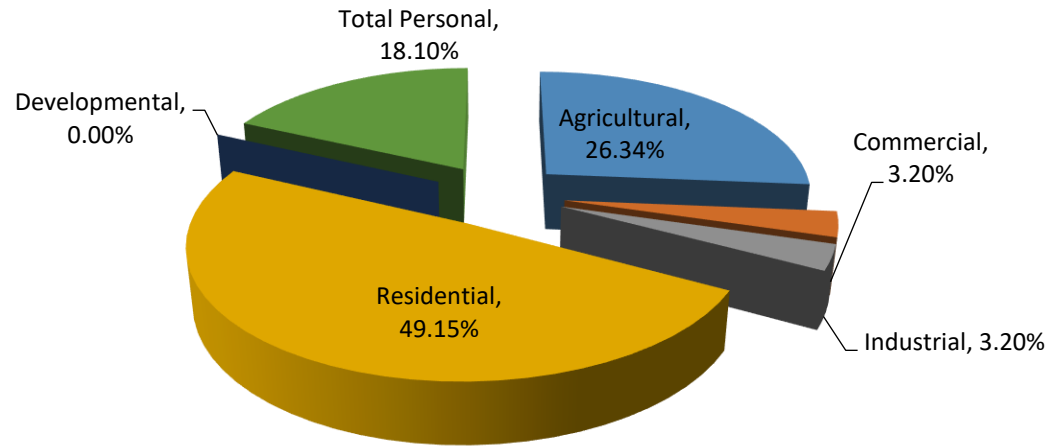
Class	Parcel Count	2018 State Equalized Value	2019 Assessed Value	Equalization Factor	2019 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	145	\$33,072,900	\$36,059,300	1.0000	\$36,059,300	9.03%	37.30%
Commercial	27	\$3,391,800	\$2,349,600	1.0000	\$2,349,600	-30.73%	2.43%
Industrial	31	\$8,957,300	\$12,946,400	1.0000	\$12,946,400	44.53%	13.39%
Residential	742	\$33,880,100	\$34,157,900	1.0000	\$34,157,900	0.82%	35.33%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	945	\$79,302,100	\$85,513,200		\$85,513,200	7.83%	88.45%
Personal Property							
Commercial	24	\$484,000	\$413,200	1.0000	\$413,200	-14.63%	0.43%
Industrial	8	\$2,066,500	\$1,864,100	1.0000	\$1,864,100	-9.79%	1.93%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$8,111,500	\$8,891,500	1.0000	\$8,891,500	9.62%	9.20%
Total Personal	42	\$10,662,000	\$11,168,800		\$11,168,800	4.75%	11.55%
Grand Total	987	\$89,964,100	\$96,682,000		\$96,682,000	7.47%	100.00%

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



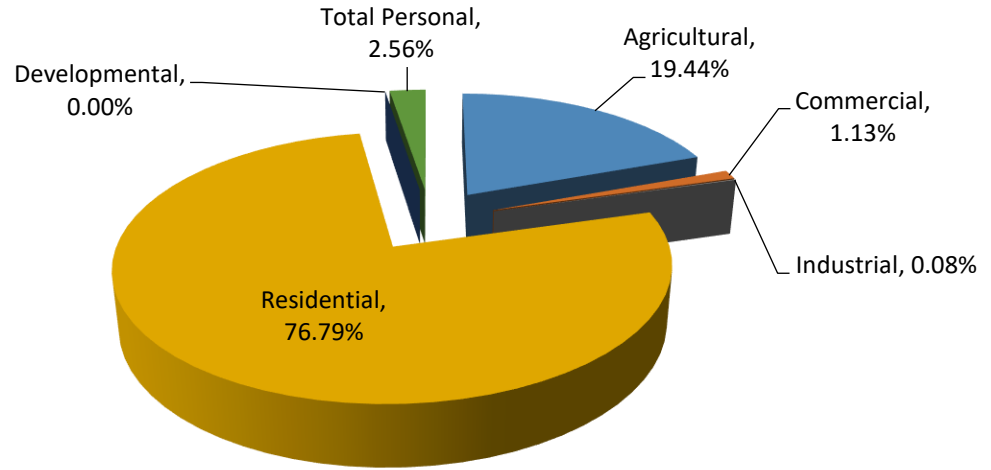
Class	Parcel Count	2018 State Equalized Value	2019 Assessed Value	Equalization Factor	2019 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	320	\$57,611,500	\$59,520,600	1.0000	\$59,520,600	3.31%	30.60%
Commercial	90	\$8,409,400	\$8,429,800	1.0000	\$8,429,800	0.24%	4.33%
Industrial	11	\$444,700	\$542,400	1.0000	\$542,400	21.97%	0.28%
Residential	1,946	\$107,554,800	\$121,030,200	1.0000	\$121,030,200	12.53%	62.22%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,367	\$174,020,400	\$189,523,000		\$189,523,000	8.91%	97.43%
Personal Property							
Commercial	116	\$1,549,800	\$1,657,100	1.0000	\$1,657,100	6.92%	0.85%
Industrial	4	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$3,297,900	\$3,345,500	1.0000	\$3,345,500	1.44%	1.72%
Total Personal	130	\$4,847,700	\$5,002,600		\$5,002,600	3.20%	2.57%
Grand Total	2,497	\$178,868,100	\$194,525,600		\$194,525,600	8.75%	100.00%

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



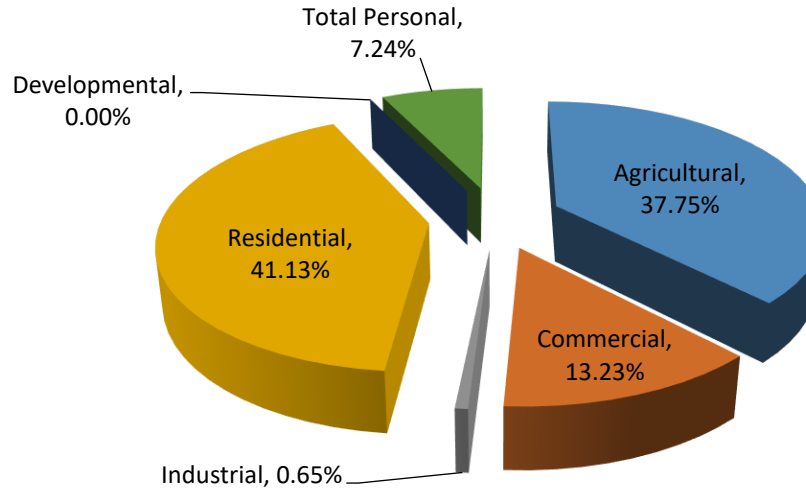
Class	Parcel Count	2018 State Equalized Value	2019 Assessed Value	Equalization Factor	2019 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	254	\$52,753,800	\$51,821,000	1.0000	\$51,821,000	-1.77%	26.34%
Commercial	40	\$6,648,000	\$6,286,800	1.0000	\$6,286,800	-5.43%	3.20%
Industrial	24	\$6,070,700	\$6,303,750	1.0000	\$6,303,750	3.84%	3.20%
Residential	1,417	\$89,381,500	\$96,693,900	1.0000	\$96,693,900	8.18%	49.15%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1,735	\$154,854,000	\$161,105,450		\$161,105,450	4.04%	81.90%
Personal Property							
Commercial	43	\$1,020,000	\$1,158,300	1.0000	\$1,158,300	13.56%	0.59%
Industrial	11	\$921,600	\$485,100	1.0000	\$485,100	-47.36%	0.25%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	15	\$33,113,500	\$33,966,500	1.0000	\$33,966,500	2.58%	17.27%
Total Personal	69	\$35,055,100	\$35,609,900		\$35,609,900	1.58%	18.10%
Grand Total	1,804	\$189,909,100	\$196,715,350		\$196,715,350	3.58%	100.00%

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



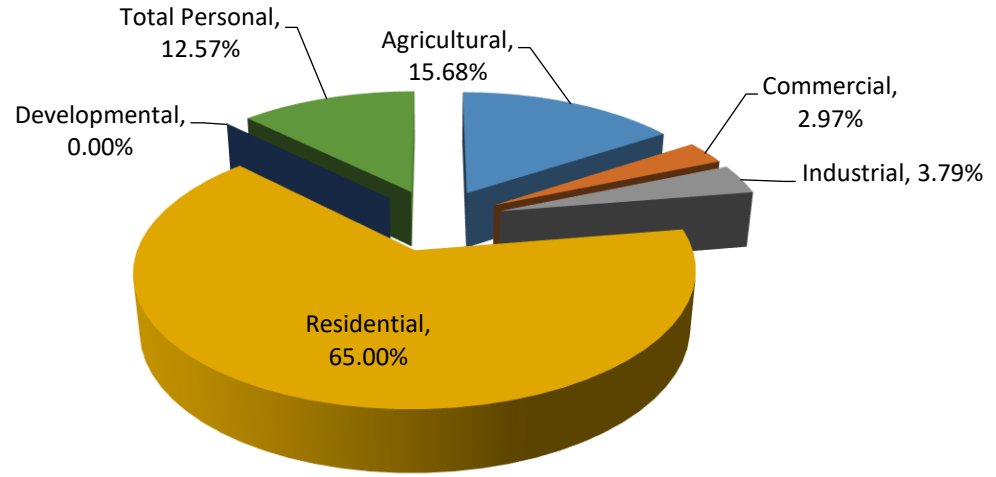
Class	Parcel Count	2018 State Equalized Value	2019 Assessed Value	Equalization Factor	2019 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	165	\$33,549,100	\$37,259,200	1.0000	\$37,259,200	11.06%	19.44%
Commercial	23	\$1,993,800	\$2,158,300	1.0000	\$2,158,300	8.25%	1.13%
Industrial	1	\$147,300	\$144,800	1.0000	\$144,800	-1.70%	0.08%
Residential	1,979	\$140,379,954	\$147,177,600	1.0000	\$147,177,600	4.84%	76.79%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,168	\$176,070,154	\$186,739,900		\$186,739,900	6.06%	97.44%
Personal Property							
Commercial	29	\$89,700	\$87,100	1.0000	\$87,100	-2.90%	0.05%
Industrial	3	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	12	\$5,097,300	\$4,828,300	1.0000	\$4,828,300	-5.28%	2.52%
Total Personal	44	\$5,187,000	\$4,915,400		\$4,915,400	-5.24%	2.56%
Grand Total	2,212	\$181,257,154	\$191,655,300		\$191,655,300	5.74%	100.00%

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



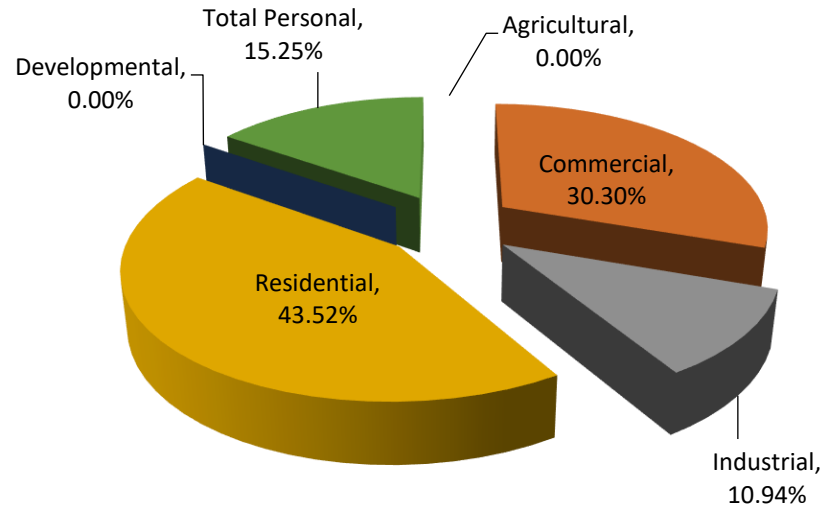
Class	Parcel Count	2018 State Equalized Value	2019 Assessed Value	Equalization Factor	2019 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	157	\$30,990,200	\$32,679,500	1.0000	\$32,679,500	5.45%	37.75%
Commercial	89	\$11,113,900	\$11,453,600	1.0000	\$11,453,600	3.06%	13.23%
Industrial	10	\$543,500	\$562,700	1.0000	\$562,700	3.53%	0.65%
Residential	690	\$33,532,800	\$35,602,400	1.0000	\$35,602,400	6.17%	41.13%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	946	\$76,180,400	\$80,298,200		\$80,298,200	5.41%	92.76%
Personal Property							
Commercial	78	\$1,099,800	\$1,294,200	1.0000	\$1,294,200	17.68%	1.50%
Industrial	3	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	4	\$3,211,100	\$4,973,200	1.0000	\$4,973,200	54.88%	5.75%
Total Personal	85	\$4,310,900	\$6,267,400		\$6,267,400	45.38%	7.24%
Grand Total	1,031	\$80,491,300	\$86,565,600		\$86,565,600	7.55%	100.00%

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



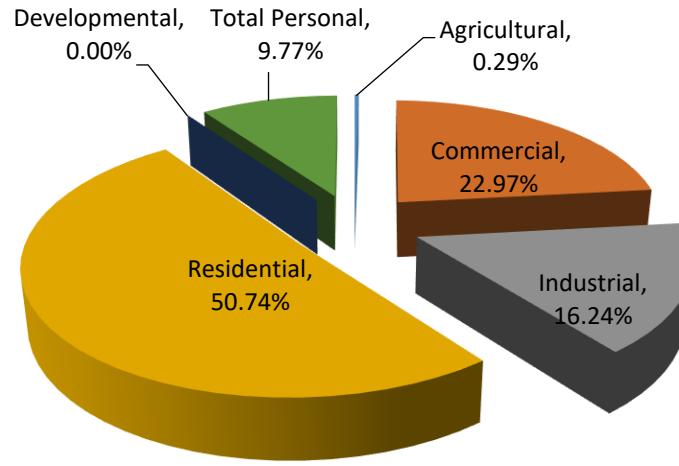
Class	Parcel Count	2018 State Equalized Value	2019 Assessed Value	Equalization Factor	2019 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	218	\$37,145,900	\$42,954,100	1.0000	\$42,954,100	15.64%	15.68%
Commercial	157	\$7,789,400	\$8,128,600	1.0000	\$8,128,600	4.35%	2.97%
Industrial	52	\$9,218,700	\$10,383,000	1.0000	\$10,383,000	12.63%	3.79%
Residential	2,374	\$172,258,800	\$178,090,700	1.0000	\$178,090,700	3.39%	65.00%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,801	\$226,412,800	\$239,556,400		\$239,556,400	5.81%	87.43%
Personal Property							
Commercial	66	\$633,400	\$798,700	1.0000	\$798,700	26.10%	0.29%
Industrial	14	\$1,378,900	\$1,188,400	1.0000	\$1,188,400	-13.82%	0.43%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	14	\$33,075,700	\$32,456,500	1.0000	\$32,456,500	-1.87%	11.85%
Total Personal	94	\$35,088,000	\$34,443,600		\$34,443,600	-1.84%	12.57%
Grand Total	2,895	\$261,500,800	\$274,000,000		\$274,000,000	4.78%	100.00%

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



Class	Parcel Count	2018 State Equalized Value	2019 Assessed Value	Equalization Factor	2019 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	306	\$54,153,700	\$58,542,400	1.0000	\$58,542,400	8.10%	30.30%
Industrial	68	\$20,237,600	\$21,132,800	1.0000	\$21,132,800	4.42%	10.94%
Residential	2,509	\$79,755,500	\$84,094,800	1.0000	\$84,094,800	5.44%	43.52%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,883	\$154,146,800	\$163,770,000		\$163,770,000	6.24%	84.75%
Personal Property							
Commercial	333	\$9,710,600	\$9,314,700	1.0000	\$9,314,700	-4.08%	4.82%
Industrial	44	\$13,640,400	\$10,635,700	1.0000	\$10,635,700	-22.03%	5.50%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	3	\$7,925,900	\$9,514,700	1.0000	\$9,514,700	20.05%	4.92%
Total Personal	380	\$31,276,900	\$29,465,100		\$29,465,100	-5.79%	15.25%
Grand Total	3,263	\$185,423,700	\$193,235,100		\$193,235,100	4.21%	100.00%

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



Class	Parcel Count	2018 State Equalized Value	2019 Assessed Value	Equalization Factor	2019 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	12	\$604,900	\$762,400	1.0000	\$762,400	26.04%	0.29%
Commercial	333	\$57,481,700	\$61,296,700	1.0000	\$61,296,700	6.64%	22.97%
Industrial	114	\$46,577,300	\$43,330,700	1.0000	\$43,330,700	-6.97%	16.24%
Residential	3,341	\$126,485,800	\$135,401,500	1.0000	\$135,401,500	7.05%	50.74%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	3,800	\$231,149,700	\$240,791,300		\$240,791,300	4.17%	90.23%
Personal Property							
Commercial	398	\$12,979,300	\$12,770,200	1.0000	\$12,770,200	-1.61%	4.79%
Industrial	49	\$13,398,000	\$11,548,300	1.0000	\$11,548,300	-13.81%	4.33%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	2	\$1,706,900	\$1,753,400	1.0000	\$1,753,400	2.72%	0.66%
Total Personal	449	\$28,084,200	\$26,071,900		\$26,071,900	-7.17%	9.77%
Grand Total	4,249	\$259,233,900	\$266,863,200		\$266,863,200	2.94%	100.00%

St. Joseph County
2019 Agricultural Real Property Recapitulation

Unit of Govt.	2019 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2019 Equalized Value	% of Class
Burr Oak Township	\$51,323,100	49.80%	1.0000	\$0	\$51,323,100	6.88%
Colon Township	\$55,095,500	49.83%	1.0000	\$0	\$55,095,500	7.39%
Constantine Township	\$54,147,500	49.74%	1.0000	\$0	\$54,147,500	7.26%
Fabius Township	\$21,250,400	49.86%	1.0000	\$0	\$21,250,400	2.85%
Fawn River Township	\$26,680,500	49.98%	1.0000	\$0	\$26,680,500	3.58%
Florence Township	\$76,724,400	49.88%	1.0000	\$0	\$76,724,400	10.29%
Flowerfield Township	\$36,718,100	49.95%	1.0000	\$0	\$36,718,100	4.92%
Leonidas Township	\$64,737,527	49.58%	1.0000	\$0	\$64,737,527	8.68%
Lockport Township	\$37,653,500	49.92%	1.0000	\$0	\$37,653,500	5.05%
Mendon Township	\$60,272,900	49.84%	1.0000	\$0	\$60,272,900	8.08%
Mottville Township	\$36,059,300	49.84%	1.0000	\$0	\$36,059,300	4.84%
Nottawa Township	\$59,520,600	49.31%	1.0000	\$0	\$59,520,600	7.98%
Park Township	\$51,821,000	49.98%	1.0000	\$0	\$51,821,000	6.95%
Sherman Township	\$37,259,200	49.94%	1.0000	\$0	\$37,259,200	5.00%
Sturgis Township	\$32,679,500	49.91%	1.0000	\$0	\$32,679,500	4.38%
White Pigeon Township	\$42,954,100	49.75%	1.0000	\$0	\$42,954,100	5.76%
Three Rivers City	\$0	0.00%	1.0000	\$0	\$0	0.00%
Sturgis City	\$762,400	49.91%	1.0000	\$0	\$762,400	0.10%
St. Joseph County Total	\$745,659,527			\$0	\$745,659,527	100%

St. Joseph County
2019 Commercial Real Property Recapitulation

Unit of Govt.	2019		Equalization Factor	Value Adjustment	2019	
	Assessed Value	Ratio To Value			Equalized Value	% of Class
Burr Oak Township	\$1,057,700	49.82%	1.0000	\$0	\$1,057,700	0.57%
Colon Township	\$3,992,400	49.78%	1.0000	\$0	\$3,992,400	2.15%
Constantine Township	\$4,562,200	49.79%	1.0000	\$0	\$4,562,200	2.46%
Fabius Township	\$5,417,300	49.88%	1.0000	\$0	\$5,417,300	2.92%
Fawn River Township	\$949,000	49.97%	1.0000	\$0	\$949,000	0.51%
Florence Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Flowerfield Township	\$1,319,700	49.24%	1.0000	\$0	\$1,319,700	0.71%
Leonidas Township	\$885,156	49.50%	1.0000	\$0	\$885,156	0.48%
Lockport Township	\$5,065,000	49.98%	1.0000	\$0	\$5,065,000	2.73%
Mendon Township	\$3,779,800	49.62%	1.0000	\$0	\$3,779,800	2.04%
Mottville Township	\$2,349,600	49.62%	1.0000	\$0	\$2,349,600	1.27%
Nottawa Township	\$8,429,800	49.76%	1.0000	\$0	\$8,429,800	4.54%
Park Township	\$6,286,800	49.81%	1.0000	\$0	\$6,286,800	3.39%
Sherman Township	\$2,158,300	49.96%	1.0000	\$0	\$2,158,300	1.16%
Sturgis Township	\$11,453,600	49.89%	1.0000	\$0	\$11,453,600	6.17%
White Pigeon Township	\$8,128,600	49.87%	1.0000	\$0	\$8,128,600	4.38%
Three Rivers City	\$58,542,400	49.96%	1.0000	\$0	\$58,542,400	31.53%
Sturgis City	\$61,296,700	49.94%	1.0000	\$0	\$61,296,700	33.01%
St. Joseph County Total	\$185,674,056			\$0	\$185,674,056	100%

St. Joseph County
2019 Industrial Real Property Recapitulation

Unit of Govt.	2019 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2019 Equalized Value	% of Class
Burr Oak Township	\$874,200	49.79%	1.0000	\$0	\$874,200	0.71%
Colon Township	\$2,143,200	49.87%	1.0000	\$0	\$2,143,200	1.74%
Constantine Township	\$16,967,000	49.46%	1.0000	\$0	\$16,967,000	13.80%
Fabius Township	\$2,286,800	49.97%	1.0000	\$0	\$2,286,800	1.86%
Fawn River Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Florence Township	\$119,300	49.93%	1.0000	\$0	\$119,300	0.10%
Flowerfield Township	\$14,300	49.46%	1.0000	\$0	\$14,300	0.01%
Leonidas Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Lockport Township	\$983,600	49.97%	1.0000	\$0	\$983,600	0.80%
Mendon Township	\$4,221,000	49.96%	1.0000	\$0	\$4,221,000	3.43%
Mottville Township	\$12,946,400	49.96%	1.0000	\$0	\$12,946,400	10.53%
Nottawa Township	\$542,400	49.53%	1.0000	\$0	\$542,400	0.44%
Park Township	\$6,303,750	49.84%	1.0000	\$0	\$6,303,750	5.13%
Sherman Township	\$144,800	49.92%	1.0000	\$0	\$144,800	0.12%
Sturgis Township	\$562,700	49.93%	1.0000	\$0	\$562,700	0.46%
White Pigeon Township	\$10,383,000	49.83%	1.0000	\$0	\$10,383,000	8.44%
Three Rivers City	\$21,132,800	49.41%	1.0000	\$0	\$21,132,800	17.19%
Sturgis City	\$43,330,700	49.95%	1.0000	\$0	\$43,330,700	35.24%
St. Joseph County Total	\$122,955,950			\$0	\$122,955,950	100%

St. Joseph County
2019 Residential Real Property Recapitulation

Unit of Govt.	2019 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2019 Equalized Value	% of Class
Burr Oak Township	\$55,849,100	49.85%	1.0000	\$0	\$55,849,100	3.50%
Colon Township	\$97,555,100	49.71%	1.0000	\$0	\$97,555,100	6.11%
Constantine Township	\$75,762,600	49.64%	1.0000	\$0	\$75,762,600	4.75%
Fabius Township	\$216,757,300	49.80%	1.0000	\$0	\$216,757,300	13.59%
Fawn River Township	\$38,051,100	49.92%	1.0000	\$0	\$38,051,100	2.39%
Florence Township	\$26,115,445	49.67%	1.0000	\$0	\$26,115,445	1.64%
Flowerfield Township	\$58,504,300	49.91%	1.0000	\$0	\$58,504,300	3.67%
Leonidas Township	\$25,108,974	49.87%	1.0000	\$0	\$25,108,974	1.57%
Lockport Township	\$108,248,400	49.98%	1.0000	\$0	\$108,248,400	6.79%
Mendon Township	\$61,158,100	49.80%	1.0000	\$0	\$61,158,100	3.83%
Mottville Township	\$34,157,900	49.80%	1.0000	\$0	\$34,157,900	2.14%
Nottawa Township	\$121,030,200	49.81%	1.0000	\$0	\$121,030,200	7.59%
Park Township	\$96,693,900	49.89%	1.0000	\$0	\$96,693,900	6.06%
Sherman Township	\$147,177,600	49.95%	1.0000	\$0	\$147,177,600	9.23%
Sturgis Township	\$35,602,400	49.94%	1.0000	\$0	\$35,602,400	2.23%
White Pigeon Township	\$178,090,700	49.82%	1.0000	\$0	\$178,090,700	11.16%
Three Rivers City	\$84,094,800	49.53%	1.0000	\$0	\$84,094,800	5.27%
Sturgis City	\$135,401,500	49.74%	1.0000	\$0	\$135,401,500	8.49%
St. Joseph County Total	\$1,595,359,419			\$0	\$1,595,359,419	100%

St. Joseph County
2019 Personal Property Recapitulation

Unit of Govt.	2019			Value Adjustment	2019	
	Assessed Value	Ratio To Value	Equalization Factor		Equalized Value	% of Class
Burr Oak Township	\$8,251,500	50.00%	1.0000	\$0	\$8,251,500	2.94%
Colon Township	\$8,102,300	50.00%	1.0000	\$0	\$8,102,300	2.89%
Constantine Township	\$13,835,500	50.00%	1.0000	\$0	\$13,835,500	4.93%
Fabius Township	\$24,822,500	50.00%	1.0000	\$0	\$24,822,500	8.84%
Fawn River Township	\$934,600	50.00%	1.0000	\$0	\$934,600	0.33%
Florence Township	\$4,076,600	50.00%	1.0000	\$0	\$4,076,600	1.45%
Flowerfield Township	\$17,726,375	50.00%	1.0000	\$0	\$17,726,375	6.31%
Leonidas Township	\$6,923,218	50.00%	1.0000	\$0	\$6,923,218	2.47%
Lockport Township	\$3,395,600	50.00%	1.0000	\$0	\$3,395,600	1.21%
Mendon Township	\$39,779,300	50.00%	1.0000	\$0	\$39,779,300	14.17%
Mottville Township	\$11,168,800	50.00%	1.0000	\$0	\$11,168,800	3.98%
Nottawa Township	\$5,002,600	50.00%	1.0000	\$0	\$5,002,600	1.78%
Park Township	\$35,609,900	50.00%	1.0000	\$0	\$35,609,900	12.68%
Sherman Township	\$4,915,400	50.00%	1.0000	\$0	\$4,915,400	1.75%
Sturgis Township	\$6,267,400	50.00%	1.0000	\$0	\$6,267,400	2.23%
White Pigeon Township	\$34,443,600	50.00%	1.0000	\$0	\$34,443,600	12.27%
Three Rivers City	\$29,465,100	50.00%	1.0000	\$0	\$29,465,100	10.49%
Sturgis City	\$26,071,900	50.00%	1.0000	\$0	\$26,071,900	9.29%
St. Joseph County Total	\$280,792,193			\$0	\$280,792,193	100%

St. Joseph County
Agricultural
Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	273	\$102,646,200	\$375,993
Colon Township	283	\$102,646,200	\$362,707
Constantine Township	197	\$108,295,000	\$549,721
Fabius Township	133	\$42,500,800	\$319,555
Fawn River Township	159	\$53,361,000	\$335,604
Florence Township	284	\$153,448,800	\$540,313
Flowerfield Township	199	\$73,436,200	\$369,026
Leonidas Township	383	\$129,475,054	\$338,055
Lockport Township	180	\$75,307,000	\$418,372
Mendon Township	287	\$120,545,800	\$420,020
Mottville Township	145	\$72,118,600	\$497,370
Nottawa Township	320	\$119,041,200	\$372,004
Park Township	254	\$103,642,000	\$408,039
Sherman Township	165	\$74,518,400	\$451,627
Sturgis Township	157	\$65,359,000	\$416,299
White Pigeon Township	218	\$85,908,200	\$394,074
Three Rivers City	0	\$0	\$0
Sturgis City	12	\$1,524,800	\$127,067
County Wide Average	203	\$82,431,903	\$406,625

St. Joseph County

Commercial

Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	37	\$2,115,400	\$57,173
Colon Township	66	\$7,984,800	\$120,982
Constantine Township	105	\$9,124,400	\$86,899
Fabius Township	59	\$10,834,600	\$183,637
Fawn River Township	14	\$1,898,000	\$135,571
Florence Township	0	\$0	\$0
Flowerfield Township	7	\$2,639,400	\$377,057
Leonidas Township	25	\$1,770,312	\$70,812
Lockport Township	62	\$10,130,000	\$163,387
Mendon Township	64	\$7,559,600	\$118,119
Mottville Township	27	\$4,699,200	\$174,044
Nottawa Township	90	\$16,859,600	\$187,329
Park Township	40	\$12,573,600	\$314,340
Sherman Township	23	\$4,316,600	\$187,678
Sturgis Township	89	\$22,907,200	\$257,384
White Pigeon Township	157	\$16,257,200	\$103,549
Three Rivers City	306	\$117,084,800	\$382,630
Sturgis City	333	\$122,593,400	\$368,148
County Wide Average	84	\$20,630,451	\$246,907

St. Joseph County

Industrial

Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	27	\$1,748,400	\$64,756
Colon Township	14	\$4,286,400	\$306,171
Constantine Township	40	\$33,934,000	\$848,350
Fabius Township	32	\$4,573,600	\$142,925
Fawn River Township	0	\$0	\$0
Florence Township	6	\$238,600	\$39,767
Flowerfield Township	1	\$28,600	\$28,600
Leonidas Township	0	\$0	\$0
Lockport Township	17	\$1,967,200	\$115,718
Mendon Township	24	\$8,442,000	\$351,750
Mottville Township	31	\$25,892,800	\$835,252
Nottawa Township	11	\$1,084,800	\$98,618
Park Township	24	\$12,607,500	\$525,313
Sherman Township	1	\$289,600	\$289,600
Sturgis Township	10	\$1,125,400	\$112,540
White Pigeon Township	52	\$20,766,000	\$399,346
Three Rivers City	68	\$42,265,600	\$621,553
Sturgis City	114	\$86,661,400	\$760,188
County Wide Average	26	\$13,661,772	\$521,000

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	\$111,698,200	\$88,720
Colon Township	2,201	\$195,110,200	\$88,646
Constantine Township	1,651	\$151,525,200	\$91,778
Fabius Township	2,661	\$433,514,600	\$162,914
Fawn River Township	731	\$76,102,200	\$104,107
Florence Township	517	\$52,230,890	\$101,027
Flowerfield Township	871	\$117,008,600	\$134,338
Leonidas Township	553	\$50,217,948	\$90,810
Lockport Township	1,996	\$216,496,800	\$108,465
Mendon Township	1,414	\$122,316,200	\$86,504
Mottville Township	742	\$68,315,800	\$92,070
Nottawa Township	1,946	\$242,060,400	\$124,389
Park Township	1,417	\$193,387,800	\$136,477
Sherman Township	1,979	\$294,355,200	\$148,739
Sturgis Township	690	\$71,204,800	\$103,195
White Pigeon Township	2,374	\$356,181,400	\$150,034
Three Rivers City	2,509	\$168,189,600	\$67,035
Sturgis City	3,341	\$270,803,000	\$81,054
County Wide Average	1,603	\$177,262,158	\$110,589

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	\$283,800	1 Parcel(s)
MC MASTER JASON & TONIE	\$267,200	1 Parcel(s)
MC MASTER JASON T & TONIE J	\$217,400	1 Parcel(s)
APPLEGATE REVOCABLE TRUST	\$134,900	1 Parcel(s)
CONSUMERS ENERGY COMPANY	\$8,618	1 Parcel(s)

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

KING FARMS	\$184,200	1 Parcel(s)
OTTO JOHN A & NORMA K	\$73,100	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	\$4,580,600	3 Parcel(s)
KING FARMS	\$2,881,000	17 Parcel(s)
CONSUMERS ENERGY CO	\$1,943,200	3 Parcel(s)
MACDANIELS WILLIAM H & CYNTHIA K	\$1,556,500	14 Parcel(s)
WICKEY EDWIN & MARTHA A & KEVIN J	\$1,154,100	2 Parcel(s)
MILLER LYNN M	\$1,117,200	4 Parcel(s)
YODER LOWAYNE & PHYLLIS D TRUST	\$976,000	5 Parcel(s)
NISSLEY GLENN DEC OF TRUST	\$962,300	5 Parcel(s)
TRIPLE S FARMS INC	\$937,900	4 Parcel(s)
FOSTER ROBERT N TRUST	\$882,500	6 Parcel(s)
WALL FAMILY TRUST	\$867,000	5 Parcel(s)
KELLEY LYNDON L & JANE E	\$863,000	2 Parcel(s)
BAKER RODNEY TRUST	\$853,200	3 Parcel(s)
TROYER LENNIS V & NANCY S	\$829,800	3 Parcel(s)
ULTZ RICHARD E	\$805,400	5 Parcel(s)

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

CONSUMERS ENERGY	\$2,919,900	5 Parcel(s)
HENSELL JACK R TRUST UND 1/2 INT &	\$2,354,800	5 Parcel(s)
MILLER JOHN E & TAMARA J	\$2,329,100	8 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$2,155,200	11 Parcel(s)
RICE LAWRENCE A & DEBORAH L	\$2,133,900	11 Parcel(s)
AEP IN MI TRANSMISSION CO	\$2,120,100	2 Parcel(s)
JONES JERRY A & DARCY J	\$2,076,200	9 Parcel(s)
KELLEYS GREENACRES FARMS 2/3 INT &	\$2,022,500	3 Parcel(s)
STUBY DALE E & SARA A	\$1,984,500	5 Parcel(s)
RICE ARTHUR G TRUSTEE	\$1,888,700	3 Parcel(s)
STEFFEL PAUL T & CONNIE J TRUST	\$1,703,600	7 Parcel(s)
STURGIS FARMS LLC	\$1,666,300	5 Parcel(s)
STUTZMAN REAL PROPERTIES LLC	\$1,568,500	3 Parcel(s)
WALTHER INVESTMENT LLC	\$1,561,300	8 Parcel(s)
WOZNICKI JENNIFER REV TRUST	\$1,515,100	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	\$5,252,300	3 Parcel(s)
MICHIGAN ELECTRIC TRANS	\$3,445,400	1 Parcel(s)
DECKER DENNIS N & MARSHA L	\$2,691,800	14 Parcel(s)
CONSUMERS ENERGY	\$2,111,100	4 Parcel(s)
CAMPBELL FAMILY TRUST	\$2,039,300	9 Parcel(s)
HOSTETLER ALLIE M TRUST	\$2,035,300	9 Parcel(s)
COOMER DARREL & MARIE TRUST	\$1,802,500	14 Parcel(s)
CLARK ALVIN R (TRUSTEE)	\$1,795,700	11 Parcel(s)
BELSON ROBERT C & LAURA F	\$1,712,300	8 Parcel(s)
MUMBY SEAN & AMY	\$1,659,900	7 Parcel(s)
BARRETT LEON G & KATHRYN L	\$1,626,000	8 Parcel(s)
YODER LAVON D & VALERIE G TRUST	\$1,455,000	8 Parcel(s)
KAUFFMAN FARM PROPERTIES 20 LLC	\$1,436,100	4 Parcel(s)
CONSUMERS ENERGY COMPANY	\$1,373,000	2 Parcel(s)
ENGLE HELEN, RICHARD & TINA	\$1,301,800	4 Parcel(s)

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

INDIANA MICHIGAN POWER CO	\$6,199,000	9 Parcel(s)
DEKALB GENETICS CORP	\$4,380,000	1 Parcel(s)
RUSSELL FARMS INC	\$4,282,600	12 Parcel(s)
PIONEER HI BRED INT INC	\$3,527,000	2 Parcel(s)
MILLER EDGAR W & PHYLLIS K	\$3,314,600	12 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$3,078,800	11 Parcel(s)
AMERICAN ELECTRIC POWER	\$2,646,300	8 Parcel(s)
HASSINGER JOHN N REV TRUST	\$2,313,100	6 Parcel(s)
LOVEJOY GLENN A & SANDRA K	\$2,018,200	8 Parcel(s)
BROADSTREET FARMS INC	\$1,991,100	3 Parcel(s)
WILLMAN ERNEST A TRUST	\$1,849,300	3 Parcel(s)
MICHIGAN REAL ESTATE INVESTMENTS LL	\$1,736,800	3 Parcel(s)
STEARNS PATRICIA L TRUST	\$1,612,000	4 Parcel(s)
KLINE SHERRILL A TRUST	\$1,556,200	2 Parcel(s)
MILLER TIMOTHY L & KELLY	\$1,546,300	3 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	\$508,300	5 Parcel(s)
SCHUG TIMOTHY L & LAURA J	\$320,300	2 Parcel(s)
KINDIG JESSIE J & JANICE Y	\$287,900	2 Parcel(s)
KINDIG JESSE J & JANICE Y	\$265,900	1 Parcel(s)
NORTHROP WILLIAM S	\$248,100	4 Parcel(s)
FOX CHRIS L & DARCIE L	\$237,700	3 Parcel(s)
IVES ALAN & TERESA	\$227,400	2 Parcel(s)
CRIPPS RICHARD P	\$224,100	1 Parcel(s)
JAMES RICHARD E & MERIELLA	\$199,200	1 Parcel(s)
RUPP JACK J & GINNA M	\$193,200	2 Parcel(s)
BEURMANN CHRISTOPHER A & CAREY	\$175,700	1 Parcel(s)
WORKMAN DONALD & SANDRA	\$172,800	1 Parcel(s)
HARRELL BETH J & AUGUSTUS M JR	\$159,700	1 Parcel(s)
NAFZIGER WESLEY J & KENDRA S	\$156,300	2 Parcel(s)
BELLEW JAMES L & TEREASA A	\$152,400	1 Parcel(s)

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

ENBRIDGE ENERGY PARTNERS LP	\$31,572,200	3 Parcel(s)
ENBRIDGE ENERGY LTD PARTNERSHIP	\$7,210,000	1 Parcel(s)
CONSUMERS ENERGY	\$5,742,400	9 Parcel(s)
SCHMIDT LYLE FARMS LLC	\$4,543,700	23 Parcel(s)
RIEDSTRA DAIRY LTD	\$4,489,300	13 Parcel(s)
C & J FARMS INC	\$3,369,400	18 Parcel(s)
VECTOR PIPELINE LTD PARTNERS	\$2,276,700	1 Parcel(s)
CUPP KERRY L & BETTS ANNE E	\$2,189,100	13 Parcel(s)
NEMIRE RICK W	\$2,130,000	5 Parcel(s)
COOMER DARRELL & MARIE TRUST	\$2,067,300	7 Parcel(s)
KAUFFMAN FARM PROPERTIES 20 LLC	\$2,036,100	14 Parcel(s)
MICHIGAN ELECTRIC TRANS	\$1,921,800	1 Parcel(s)
WILDS WAYNE L & SANDRA K TRUST	\$1,674,900	9 Parcel(s)
CUPP KIM S FAMILY TRUST	\$1,610,000	5 Parcel(s)
T H PLASTICS INC	\$1,526,300	4 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	\$1,908,200	12 Parcel(s)
YODER EDITH TRUST	\$1,398,300	11 Parcel(s)
BORGERT DANIEL & PHYLLIS REV TRUST	\$1,178,600	5 Parcel(s)
TERRA 88 LLC	\$1,017,700	115 Parcel(s)
JON WALTON FARMS LLC	\$982,100	8 Parcel(s)
MARVIN MOUNTAINS POULTRY LLC	\$886,800	1 Parcel(s)
GRANDVIEW ACRES LLC	\$874,600	4 Parcel(s)
CONSUMERS ENERGY	\$826,700	3 Parcel(s)
DUNNING JULIANNE M TRUST	\$808,500	8 Parcel(s)
BORGERT DANIEL A TRUST-1/2INT &	\$757,200	2 Parcel(s)
HOCHSTETLER MELVIN & ORPHA TRUST	\$751,400	6 Parcel(s)
MILLER PERRY E & KATIE J	\$568,600	1 Parcel(s)
TROYER RALPH G & ESTHER	\$545,000	7 Parcel(s)
HOCHSTETLER CHRIS & AMANDA TRUST	\$544,700	2 Parcel(s)
MILLER ELMER H & ELLA C	\$531,700	2 Parcel(s)

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

ABBOTT MANUFACTURING INC	\$20,121,600	9 Parcel(s)
MEIJER INC	\$7,991,000	2 Parcel(s)
WAL MART REAL ESTATE BUSINESS TRUST	\$6,902,900	1 Parcel(s)
BURR OAK TOOL INC	\$4,590,800	10 Parcel(s)
AEP IN MI TRANSMISSION CO	\$3,993,500	3 Parcel(s)
REGENCY STURGIS LLC	\$3,945,300	4 Parcel(s)
POINDEXTER PROPERTIES LLC	\$3,746,700	4 Parcel(s)
FAIRGROVE FARMS INC	\$3,514,300	9 Parcel(s)
AMERICRAFT CARTON INC	\$2,629,700	3 Parcel(s)
CONSUMERS ENERGY	\$2,602,800	6 Parcel(s)
DEER CREEK FARMS INC	\$2,593,600	8 Parcel(s)
NORFALK PROPERTIES LLC	\$2,331,000	12 Parcel(s)
LITTLEFIELD FARMS	\$2,137,300	15 Parcel(s)
THURSTON WOODS VILLAGE INC	\$2,117,700	5 Parcel(s)
MOSO VILLAGE LLC	\$2,111,600	1 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	\$35,909,462	3 Parcel(s)
AEP IN MI TRANSMISSION CO	\$17,777,566	6 Parcel(s)
AMERICAN AXLE & MFG INC	\$14,689,800	2 Parcel(s)
INDIANA MICHIGAN POWER CO	\$10,989,100	11 Parcel(s)
MEIJER INC	\$5,917,400	2 Parcel(s)
WAL MART REAL ESTATE TRUST	\$5,057,800	1 Parcel(s)
SCATTERED ACRES LEASING LLC	\$3,903,800	16 Parcel(s)
MENARD INC	\$3,876,500	1 Parcel(s)
JAY HUDDLE FARMS INC	\$3,316,300	20 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	\$3,012,900	4 Parcel(s)
VILLA MILLER LAND LLC	\$2,563,700	14 Parcel(s)
INTERNATIONAL PAPER CO	\$2,482,800	4 Parcel(s)
WALTHER FARMS L L C	\$2,391,300	2 Parcel(s)
BENTWATERS PARTNERS LTD	\$2,375,100	1 Parcel(s)
BENT JUNE & NANETTE 1/2EA TRUST	\$2,325,000	13 Parcel(s)

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

KLINE PHILLIP L & TAMA K	\$2,140,400	3 Parcel(s)
CUPP DUSTIN L & CHRISTINA L	\$760,400	2 Parcel(s)
WEINBERG DAVID & JOYCE	\$678,400	4 Parcel(s)
RIVERVIEW LAND HOLDINGS LLC	\$627,600	5 Parcel(s)
HIATT DALE A	\$588,800	2 Parcel(s)
NEMIRE RICKY	\$505,400	1 Parcel(s)
KLINE PAUL C A & JOYCE R	\$496,800	1 Parcel(s)
STRUBLE JAMES A REV TRUST	\$486,900	1 Parcel(s)
KLINE PAUL C & JOYCE R	\$463,800	4 Parcel(s)
BUTLER RONALD L & SHARRON S	\$441,800	7 Parcel(s)
LOWE ELIZABETH	\$431,500	4 Parcel(s)
LYONS ROBERT F TRUST	\$380,400	2 Parcel(s)
LEARN MONROE & VICKI	\$375,600	8 Parcel(s)
SHOOK FAMILY LLC	\$365,400	2 Parcel(s)
SHERWOOD CRAIG S	\$330,900	1 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	\$29,813,300	7 Parcel(s)
INDIANA MICHIGAN POWER CO	\$7,619,900	10 Parcel(s)
RUSSELL FARMS INC	\$5,504,000	22 Parcel(s)
SCATTERED ACRES LEASING LLC	\$3,973,900	16 Parcel(s)
AEP IN MI TRANSMISSIONS CO	\$3,930,600	1 Parcel(s)
STUTZMAN REAL PROPERTIES LLC	\$3,830,800	14 Parcel(s)
KRULL THOMAS R & JACQUELINE R	\$3,633,000	20 Parcel(s)
LOVEJOY GLENN A & SANDRA K	\$3,185,400	10 Parcel(s)
BANKS HARDWOODS INC	\$2,907,000	3 Parcel(s)
EGGERLING ARTHUR & DELORES	\$2,830,300	16 Parcel(s)
WHITE PIGEON PAPER CO	\$2,690,200	10 Parcel(s)
KRULL THEODORE R	\$2,553,500	6 Parcel(s)
HEMINGER TIMOTHY & EVERETT ALAN	\$2,257,400	4 Parcel(s)
KRULL MICHAEL L & MELISSA L	\$2,145,000	9 Parcel(s)
WAGNER JOHN P & BARBARA J	\$2,097,300	14 Parcel(s)

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

ENBRIDGE ENERGY LTD PARTNERSHIP	74,691,662	7 Parcel(s)
CONSUMERS ENERGY	58,187,095	64 Parcel(s)
INDIANA MICHIGAN POWER CO	30,447,700	41 Parcel(s)
AEP IN MI TRANSMISSION CO	28,905,566	15 Parcel(s)
ABBOTT MANUFACTURING INC	20,121,600	9 Parcel(s)
AMERICAN AXLE & MFG INC	14,689,800	2 Parcel(s)
MEIJER INC	13,908,400	4 Parcel(s)
WAL MART REAL ESTATE BUSINESS TRUST	11,960,700	2 Parcel(s)
SCATTERED ACRES LEASING LLC	10,850,700	41 Parcel(s)
RUSSELL FARMS INC	9,786,600	34 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	6,668,600	31 Parcel(s)
STUTZMAN REAL PROPERTIES LLC	5,399,300	17 Parcel(s)
MICHIGAN ELECTRIC TRANS	5,367,200	2 Parcel(s)
LOVEJOY GLENN A & SANDRA K	5,203,600	18 Parcel(s)
VILLA MILLER LAND LLC	5,043,600	28 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	\$142,093	1 Parcel(s)
COUSINO PAUL E & DONNA R	\$96,043	1 Parcel(s)
MC MASTER JASON T & TONIE J	\$61,608	1 Parcel(s)
APPLEGATE REVOCABLE TRUST	\$26,124	1 Parcel(s)
CONSUMERS ENERGY COMPANY	\$8,618	1 Parcel(s)

Bronson Schools Top 15 Owners by Taxable Value

OTTO JOHN A & NORMA K	\$72,294	1 Parcel(s)
KING FARMS	\$15,802	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	\$4,573,671	3 Parcel(s)
CONSUMERS ENERGY CO	\$1,939,773	3 Parcel(s)
KING FARMS	\$1,289,727	17 Parcel(s)
MACDANIELS WILLIAM H & CYNTHIA K	\$525,986	14 Parcel(s)
FOSTER ROBERT N TRUST	\$374,748	6 Parcel(s)
ROUCH JAMEY C & AUBREY A	\$367,864	1 Parcel(s)
ZOOK CARL D & DOROTHY A	\$354,038	4 Parcel(s)
NISSLEY GLENN DEC OF TRUST	\$352,807	5 Parcel(s)
WICKEY EDWIN & MARTHA A & KEVIN J	\$345,150	2 Parcel(s)
MILLER LYNN M	\$328,152	4 Parcel(s)
KELLEY LYNDON L & JANE E	\$324,076	2 Parcel(s)
BONTRAGER ALVIN J & RHODA O	\$321,319	5 Parcel(s)
MILLER LEON & VERNA	\$306,873	1 Parcel(s)
BORGERT JAMES W & KAREN J TRUST	\$304,681	3 Parcel(s)
YODER LOWAYNE & PHYLLIS D TRUST	\$296,459	5 Parcel(s)

Centreville Schools Top 15 Owners by Taxable Value

CONSUMERS ENERGY	\$2,912,902	5 Parcel(s)
AEP IN MI TRANSMISSION CO	\$2,120,100	2 Parcel(s)
WOZNICKI JENNIFER REV TRUST	\$1,400,765	1 Parcel(s)
CONSUMERS ENERGY CO	\$1,134,000	3 Parcel(s)
JONES JERRY A & DARCY J	\$1,089,756	9 Parcel(s)
ISLAND HILLS LLC	\$989,871	42 Parcel(s)
WALTHER INVESTMENT LLC	\$882,596	8 Parcel(s)
MAKIN BACON FARM LLC	\$767,590	1 Parcel(s)
ORION PROPERTIES EIGHTEEN LLC	\$749,832	2 Parcel(s)
WALTON LARRY	\$686,560	3 Parcel(s)
MILLER JOHN E & TAMARA J	\$648,553	8 Parcel(s)
RICE LAWRENCE A & DEBORAH L	\$630,690	11 Parcel(s)
KELLEYS GREENACRES FARMS 2/3 INT &	\$589,868	3 Parcel(s)
STUTZMAN REAL PROPERTIES LLC	\$583,420	3 Parcel(s)
HENSELL JACK R TRUST UND 1/2 INT &	\$575,892	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	\$5,251,693	3 Parcel(s)
MICHIGAN ELECTRIC TRANS	\$3,445,400	1 Parcel(s)
CONSUMERS ENERGY	\$2,111,100	4 Parcel(s)
CONSUMERS ENERGY COMPANY	\$1,360,216	2 Parcel(s)
FOREST RIVER MANUFACTURING LLC	\$1,223,300	2 Parcel(s)
DECKER DENNIS N & MARSHA L	\$723,228	14 Parcel(s)
CAMPBELL FAMILY TRUST	\$650,542	9 Parcel(s)
CLARK ALVIN R (TRUSTEE)	\$567,182	11 Parcel(s)
COOMER DARREL & MARIE TRUST	\$564,747	14 Parcel(s)
REMINGTON SEEDS, LLC	\$561,100	1 Parcel(s)
HOSTETLER ALLIE M TRUST	\$553,264	9 Parcel(s)
BELSON ROBERT C & LAURA F	\$543,304	8 Parcel(s)
SCHROCK JONATHAN & MYRA & EDNA	\$535,604	2 Parcel(s)
BENCHMARK INVESTMENTS LLC	\$497,835	9 Parcel(s)
GRANDVIEW ACRES LLC	\$483,504	7 Parcel(s)

Constantine Schools Top 15 Owners by Taxable Value

INDIANA MICHIGAN POWER CO	\$6,056,594	9 Parcel(s)
DEKALB GENETICS CORP	\$4,324,114	1 Parcel(s)
PIONEER HI BRED INT INC	\$3,441,254	2 Parcel(s)
AMERICAN ELECTRIC POWER	\$2,376,070	8 Parcel(s)
MICHIGAN REAL ESTATE INVESTMENTS LL	\$1,695,878	3 Parcel(s)
RUSSELL FARMS INC	\$1,608,048	12 Parcel(s)
PIONEER HI BRED CON1	\$1,374,300	1 Parcel(s)
MILLER EDGAR W & PHYLLIS K	\$1,167,112	12 Parcel(s)
CLARK LOGISTICS GROUP VI LLC	\$1,054,913	1 Parcel(s)
VAUPELL	\$1,038,200	2 Parcel(s)
FIBRE CONVERTERS INC	\$1,005,172	1 Parcel(s)
MONSANTO COMPANY	\$984,300	1 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$843,112	11 Parcel(s)
MILLER TIMOTHY L & KELLY	\$802,387	3 Parcel(s)
MICHIGAN MILK PRODUCERS ASSOC	\$796,102	9 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Taxable Value)

Marcellus Schools Top 15 Owners by Taxable Value

NAFZIGER WESLEY J & KENDRA S	\$150,551	2 Parcel(s)
GIANAKIS STEVE A & KAREN D	\$134,493	2 Parcel(s)
HAND TIMOTHY	\$130,500	1 Parcel(s)
SCHUG TIMOTHY L & LAURA J	\$125,072	2 Parcel(s)
WITT CHAD & TRACIE	\$120,627	1 Parcel(s)
BEURMANN CHRISTOPHER A & CAREY	\$116,147	1 Parcel(s)
CRIPPS RICHARD P	\$112,024	1 Parcel(s)
KINDIG JESSE J & JANICE Y	\$111,715	1 Parcel(s)
KINDIG JESSIE J & JANICE Y	\$111,323	2 Parcel(s)
RUPP JACK J & GINNA M	\$111,239	2 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$107,550	1 Parcel(s)
SCHUG VICTOR L	\$103,879	5 Parcel(s)
BELLEW JAMES L & TEREASA A	\$103,583	1 Parcel(s)
SCOTT WINFIELD C&CASSELBERRY JODIE	\$95,448	1 Parcel(s)
JONES JERRY R II	\$91,100	1 Parcel(s)

Mendon Schools Top 15 Owners by Taxable Value

ENBRIDGE ENERGY PARTNERS LP	\$31,572,200	3 Parcel(s)
CONSUMERS ENERGY	\$5,717,833	9 Parcel(s)
ENBRIDGE ENERGY LTD PARTNERSHIP	\$4,253,575	1 Parcel(s)
RIEDSTRA DAIRY LTD	\$2,753,448	13 Parcel(s)
VECTOR PIPELINE LTD PARTNERS	\$2,276,700	1 Parcel(s)
MICHIGAN ELECTRIC TRANS	\$1,921,800	1 Parcel(s)
SCHMIDT LYLE FARMS LLC	\$1,752,920	23 Parcel(s)
T H PLASTICS INC	\$1,424,673	4 Parcel(s)
IAC MENDON LLC	\$1,275,678	8 Parcel(s)
FRONTIER ASSET MANAGEMENT LTD	\$958,406	6 Parcel(s)
VECTOR PIPELINE LTD PARTNERSHIP	\$867,300	1 Parcel(s)
KAUFFMAN FARM PROPERTIES 20 LLC	\$843,504	14 Parcel(s)
JACA COMPANY LLC	\$768,734	6 Parcel(s)
KBTJ LLC	\$697,400	2 Parcel(s)
BURKE PORTER AUTOMOTIVE SYSTEMS LLC	\$689,695	1 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Taxable Value)

Nottawa Schools Top 15 Owners by Taxable Value

TERRA 88 LLC	\$828,634	115 Parcel(s)
CONSUMERS ENERGY	\$826,700	3 Parcel(s)
MARVIN MOUNTAINS POULTRY LLC	\$797,798	1 Parcel(s)
DUNNING JULIANNE M TRUST	\$706,936	8 Parcel(s)
BORGERT FAMILY FARMS LLC	\$480,651	12 Parcel(s)
ROUCH REAL ESTATE LLC	\$443,100	3 Parcel(s)
YODER EDITH TRUST	\$420,910	11 Parcel(s)
LENNARD AG LAND LLC	\$401,200	2 Parcel(s)
YODER LOWAYNE & PHYLLIS TRUST	\$382,400	1 Parcel(s)
MCCOLGAN FAMILY TRUST	\$355,680	1 Parcel(s)
ROUCH TIMOTHY & JULIA	\$351,595	3 Parcel(s)
PEARLMAN DANIEL & RAEON	\$343,756	1 Parcel(s)
MILLER MERLE & ESTHER FAMILY TRUST	\$321,346	1 Parcel(s)
JON WALTON FARMS LLC	\$321,015	8 Parcel(s)
ISLAND HILLS LLC	\$308,345	21 Parcel(s)

Sturgis Schools Top 15 Owners by Taxable Value

ABBOTT MANUFACTURING INC	\$19,936,158	9 Parcel(s)
MEIJER INC	\$7,388,671	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$3,993,500	3 Parcel(s)
BURR OAK TOOL INC	\$3,960,491	10 Parcel(s)
REGENCY STURGIS LLC	\$3,945,300	4 Parcel(s)
WAL MART REAL ESTATE BUSINESS TRUST	\$3,639,259	1 Parcel(s)
POINDEXTER PROPERTIES LLC	\$3,499,234	4 Parcel(s)
CONSUMERS ENERGY	\$2,580,080	6 Parcel(s)
THURSTON WOODS VILLAGE INC	\$2,114,232	5 Parcel(s)
MOSO VILLAGE LLC	\$2,111,600	1 Parcel(s)
NORFALK PROPERTIES LLC	\$1,836,135	12 Parcel(s)
WELS HOLDINGS LLC	\$1,816,200	3 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	\$1,804,900	1 Parcel(s)
ICEBERG ENTERPRISES LLC	\$1,757,914	2 Parcel(s)
AMERICRAFT CARTON INC	\$1,714,189	3 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	\$34,250,770	3 Parcel(s)
AEP IN MI TRANSMISSION CO	\$17,777,566	6 Parcel(s)
AMERICAN AXLE & MFG INC	\$13,124,568	2 Parcel(s)
INDIANA MICHIGAN POWER CO	\$10,943,546	11 Parcel(s)
MEIJER INC	\$5,209,448	2 Parcel(s)
WAL MART REAL ESTATE TRUST	\$4,448,768	1 Parcel(s)
MENARD INC	\$3,385,139	1 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	\$2,905,995	4 Parcel(s)
INTERNATIONAL PAPER CO	\$2,465,703	4 Parcel(s)
BENTWATERS PARTNERS LTD	\$2,375,100	1 Parcel(s)
WALTHER FARMS L L C	\$2,231,925	2 Parcel(s)
ARMSTRONG INTERNATIONAL INC	\$2,205,225	8 Parcel(s)
SEMCO ENERGY GAS CO	\$2,038,988	3 Parcel(s)
VECTOR PIPELINE LTD PARTNERS	\$1,571,075	1 Parcel(s)
VECTOR PIPELINE LTD PARTNERSHIP	\$1,558,900	1 Parcel(s)

Vicksburg Schools Top 15 Owners by Taxable Value

KLINE PHILLIP L & TAMA K	\$1,534,165	3 Parcel(s)
LEARN MONROE & VICKI	\$370,217	8 Parcel(s)
CONSUMERS ENERGY	\$315,000	2 Parcel(s)
JACA COMPANY LLC	\$267,375	1 Parcel(s)
STRUBLE JAMES A REV TRUST	\$241,259	1 Parcel(s)
RIVERVIEW LAND HOLDINGS LLC	\$184,731	5 Parcel(s)
CUPP DUSTIN L & CHRISTINA L	\$183,158	2 Parcel(s)
HIATT DALE A	\$176,110	2 Parcel(s)
BUTLER RONALD L & SHARRON S	\$159,579	7 Parcel(s)
RIDDLE CRAIG A & NIKKI M	\$158,200	1 Parcel(s)
NEMIRE RICKY W CTR	\$147,905	1 Parcel(s)
LOFTIS BOBBIE	\$138,216	1 Parcel(s)
LEWIS DENNIS F & NANCY L	\$137,921	1 Parcel(s)
SCHANZ TIMOTHY A	\$135,409	1 Parcel(s)
KLINE PAUL C A & JOYCE R	\$128,303	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	\$29,666,644	7 Parcel(s)
INDIANA MICHIGAN POWER CO	\$7,019,738	10 Parcel(s)
AEP IN MI TRANSMISSIONS CO	\$3,930,600	1 Parcel(s)
WHITE PIGEON PAPER CO	\$2,407,115	10 Parcel(s)
BANKS HARDWOODS INC	\$2,210,894	3 Parcel(s)
STUTZMAN REAL PROPERTIES LLC	\$2,043,680	14 Parcel(s)
AEP IN MI TRANSMISSION CO	\$1,692,600	3 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$1,506,854	5 Parcel(s)
FOREST RIVER MANUFACTURING LLC	\$1,450,687	2 Parcel(s)
FRESH SOLUTION FARMS LLC	\$1,388,160	2 Parcel(s)
RIETH BLAIR A JR & TERESA O	\$1,299,513	5 Parcel(s)
RUSSELL FARMS INC	\$1,246,762	22 Parcel(s)
THE ANDERSONS INC	\$1,239,258	2 Parcel(s)
SCATTERED ACRES LEASING LLC	\$1,236,444	16 Parcel(s)
WALTHER INVESTMENT LLC	\$1,173,500	1 Parcel(s)

County Wide Top 15 Owners by Taxable Value

ENBRIDGE ENERGY LTD PARTNERSHIP	70,076,545	7 Parcel(s)
CONSUMERS ENERGY	57,912,334	64 Parcel(s)
INDIANA MICHIGAN POWER CO	29,536,366	41 Parcel(s)
AEP IN MI TRANSMISSION CO	28,905,566	15 Parcel(s)
ABBOTT MANUFACTURING INC	19,936,158	9 Parcel(s)
AMERICAN AXLE & MFG INC	13,124,568	2 Parcel(s)
MEIJER INC	12,598,119	4 Parcel(s)
WAL MART REAL ESTATE TRUST	8,088,027	2 Parcel(s)
MICHIGAN ELECTRIC TRANS	5,367,200	2 Parcel(s)
DEKALB GENETICS CORP	4,324,114	1 Parcel(s)
BURR OAK TOOL INC	3,960,491	10 Parcel(s)
REGENCY STURGIS LLC	3,945,300	4 Parcel(s)
VECTOR PIPELINE LTD PARTNERS	3,847,775	2 Parcel(s)
MIDWEST ENERGY COOPERATIVE	3,535,818	15 Parcel(s)
POINDEXTER PROPERTIES LLC	3,499,234	4 Parcel(s)

St. Joseph County

Real Property Tentative Taxable Valuation as of April 1st 2019

Township or City Name	Agricultural	Commercial	Industrial	Residential	Timber-Cutover	Developmental	Total Real
001 Burr Oak Township	\$17,031,572	\$831,140	\$738,398	\$44,258,908	\$0	\$0	\$62,860,018
002 Colon Township	\$18,235,819	\$3,581,865	\$2,051,293	\$76,743,890	\$0	\$0	\$100,612,867
003 Constantine Township	\$12,818,951	\$3,803,138	\$15,437,153	\$65,524,584	\$0	\$0	\$97,583,826
004 Fabius Township	\$7,894,722	\$4,023,745	\$1,873,832	\$162,051,623	\$0	\$0	\$175,843,922
005 Fawn River Township	\$8,220,793	\$743,577	\$0	\$29,159,077	\$0	\$0	\$38,123,447
006 Florence Township	\$20,577,721	\$0	\$64,454	\$19,679,683	\$0	\$0	\$40,321,858
007 Flowerfield Township	\$11,992,718	\$514,196	\$4,511	\$39,967,085	\$0	\$0	\$52,478,510
008 Leonidas Township	\$19,486,975	\$714,382	\$0	\$17,452,770	\$0	\$0	\$37,654,127
009 Lockport Township	\$15,836,129	\$4,069,539	\$864,073	\$87,006,234	\$0	\$0	\$107,775,975
010 Mendon Township	\$17,449,441	\$3,179,143	\$4,023,169	\$44,912,735	\$0	\$0	\$69,564,488
011 Mottville Township	\$12,551,253	\$2,016,555	\$10,270,189	\$25,828,144	\$0	\$0	\$50,666,141
012 Nottawa Township	\$20,521,529	\$7,614,697	\$512,869	\$96,678,632	\$0	\$0	\$125,327,727
013 Park Township	\$23,653,340	\$5,885,591	\$5,526,740	\$74,486,706	\$0	\$0	\$109,552,377
014 Sherman Township	\$13,971,293	\$1,630,035	\$144,800	\$123,140,187	\$0	\$0	\$138,886,315
015 Sturgis Township	\$12,550,614	\$9,458,123	\$534,486	\$28,862,457	\$0	\$0	\$51,405,680
016 White Pigeon Township	\$13,948,237	\$6,818,216	\$9,600,423	\$140,456,928	\$0	\$0	\$170,823,804
051 Three Rivers City	\$0	\$49,578,216	\$18,058,189	\$71,419,542	\$0	\$0	\$139,055,947
052 Sturgis City	\$515,286	\$48,147,414	\$39,694,313	\$116,147,426	\$0	\$0	\$204,504,439
040 Burr Oak Village	\$42,514	\$692,855	\$501,989	\$6,853,262	\$0	\$0	\$8,090,620
041 Colon Village	\$0	\$2,488,687	\$1,378,975	\$22,023,459	\$0	\$0	\$25,891,121
042 Centreville Village	\$23,964	\$4,370,493	\$443,152	\$13,918,889	\$0	\$0	\$18,756,498
043 Constantine Village	\$130,973	\$2,717,678	\$10,775,433	\$18,497,816	\$0	\$0	\$32,121,900
044 Mendon Village	\$24,701	\$1,688,095	\$2,480,171	\$11,020,321	\$0	\$0	\$15,213,288
045 White Pigeon Village	\$147,005	\$4,373,148	\$4,725,526	\$17,433,779	\$0	\$0	\$26,679,458
055 Centreville Village	\$0	\$306,210	\$722,087	\$827,331	\$0	\$0	\$1,855,628
Totals for County	\$247,256,393	\$152,609,572	\$109,398,892	\$1,263,776,611	\$0	\$0	\$1,773,041,468

St. Joseph County

Personal Property Tentative Taxable Valuation as of April 1st 2019

Township or City Name	Ag. Personal	Com. Personal		Ind. Personal	Res. Personal	Util. Personal	Total Personal
001 Burr Oak Township	\$0	\$171,700		\$233,500	\$0	\$7,846,300	\$8,251,500
002 Colon Township	\$0	\$679,000		\$591,200	\$0	\$6,832,100	\$8,102,300
003 Constantine Township	\$0	\$1,770,400		\$4,621,000	\$0	\$7,444,100	\$13,835,500
004 Fabius Township	\$0	\$1,739,300		\$354,500	\$0	\$22,395,716	\$24,489,516
005 Fawn River Township	\$0	\$183,900		\$0	\$0	\$750,700	\$934,600
006 Florence Township	\$0	\$194,400		\$0	\$0	\$3,882,200	\$4,076,600
007 Flowerfield Township	\$0	\$305,831		\$0	\$0	\$17,420,544	\$17,726,375
008 Leonidas Township	\$0	\$39,100		\$0	\$0	\$6,884,118	\$6,923,218
009 Lockport Township	\$0	\$605,900		\$116,200	\$0	\$2,673,500	\$3,395,600
010 Mendon Township	\$0	\$342,300		\$652,300	\$0	\$38,784,700	\$39,779,300
011 Mottville Township	\$0	\$413,200		\$1,864,100	\$0	\$8,891,500	\$11,168,800
012 Nottawa Township	\$0	\$1,657,100		\$0	\$0	\$3,345,500	\$5,002,600
013 Park Township	\$0	\$1,158,300		\$485,100	\$0	\$29,684,367	\$31,327,767
014 Sherman Township	\$0	\$87,100		\$0	\$0	\$4,828,300	\$4,915,400
015 Sturgis Township	\$0	\$1,294,200		\$0	\$0	\$4,973,200	\$6,267,400
016 White Pigeon Township	\$0	\$798,700		\$1,188,400	\$0	\$32,456,500	\$34,443,600
051 Three Rivers City	\$0	\$9,318,400		\$10,635,700	\$0	\$9,514,700	\$29,468,800
052 Sturgis City	\$0	\$12,770,200		\$11,548,300	\$0	\$1,753,400	\$26,071,900
040 Burr Oak Village	\$0	\$101,400		\$233,500	\$0	\$844,400	\$1,179,300
041 Colon Village	\$0	\$298,500		\$313,200	\$0	\$1,331,200	\$1,942,900
042 Centreville Village	\$0	\$630,800		\$0	\$0	\$895,400	\$1,526,200
043 Constantine Village	\$0	\$656,100		\$3,636,700	\$0	\$2,180,800	\$6,473,600
044 Mendon Village	\$0	\$257,400		\$641,700	\$0	\$1,191,000	\$2,090,100
045 White Pigeon Village	\$0	\$724,300		\$346,900	\$0	\$2,403,000	\$3,474,200
055 Centreville Village	\$0	\$0		\$116,200	\$0	\$52,200	\$168,400
Totals for County	\$0	\$33,529,031		\$32,290,300	\$0	\$210,361,445	\$276,180,776

St. Joseph County

Real & Personal Property Tentative Taxable Valuation as of April 1st 2019

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	\$71,111,518	\$52,144,249	\$171,700	\$233,500	\$18,562,069
002 Colon Township	\$108,715,167	\$64,459,106	\$679,000	\$591,200	\$42,985,861
003 Constantine Township	\$111,419,326	\$66,883,232	\$1,770,400	\$4,621,000	\$38,144,694
004 Fabius Township	\$200,333,438	\$106,927,770	\$1,739,300	\$354,500	\$91,311,868
005 Fawn River Township	\$39,058,047	\$32,909,587	\$183,900	\$0	\$5,964,560
006 Florence Township	\$44,398,458	\$36,257,295	\$194,400	\$0	\$7,946,763
007 Flowerfield Township	\$70,204,885	\$46,499,141	\$305,831	\$0	\$23,399,913
008 Leonidas Township	\$44,577,345	\$33,196,698	\$39,100	\$0	\$11,341,547
009 Lockport Township	\$111,171,575	\$89,670,782	\$605,900	\$116,200	\$20,778,693
010 Mendon Township	\$109,343,788	\$53,983,158	\$342,300	\$652,300	\$54,366,030
011 Mottville Township	\$61,834,941	\$33,313,211	\$413,200	\$1,864,100	\$26,244,430
012 Nottawa Township	\$130,330,327	\$88,200,299	\$1,657,100	\$0	\$40,472,928
013 Park Township	\$140,880,144	\$78,508,272	\$1,158,300	\$485,100	\$60,728,472
014 Sherman Township	\$143,801,715	\$107,017,044	\$87,100	\$0	\$36,697,571
015 Sturgis Township	\$57,673,080	\$37,348,603	\$1,294,200	\$0	\$19,030,277
016 White Pigeon Township	\$205,267,404	\$97,310,165	\$798,700	\$1,188,400	\$105,970,139
051 Three Rivers City	\$168,524,747	\$54,733,382	\$9,318,400	\$10,635,700	\$93,837,265
052 Sturgis City	\$230,576,339	\$91,490,420	\$12,770,200	\$11,548,300	\$114,767,419
040 Burr Oak Village	\$9,269,920	\$5,223,554	\$101,400	\$233,500	\$3,711,466
041 Colon Village	\$27,834,021	\$13,584,136	\$298,500	\$313,200	\$13,638,185
042 Centreville Village	\$20,282,698	\$12,577,728	\$630,800	\$0	\$7,074,170
043 Constantine Village	\$38,595,500	\$14,681,155	\$656,100	\$3,636,700	\$19,621,545
044 Mendon Village	\$17,303,388	\$9,091,060	\$257,400	\$641,700	\$7,313,228
045 White Pigeon Village	\$30,153,658	\$14,002,953	\$724,300	\$346,900	\$15,079,505
055 Centreville Village	\$2,024,028	\$679,884	\$0	\$116,200	\$1,227,944
Totals for County	\$2,049,222,244	\$1,170,852,414	\$33,529,031	\$32,290,300	\$812,550,499

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	\$184,200	\$0	\$0	\$73,100	\$0	\$257,300	\$2,300	\$259,600
75100	Nottawa	\$382,400	\$0	\$0	\$386,000	\$0	\$768,400	\$1,500	\$769,900
75010	Sturgis	\$10,290,600	\$52,000	\$0	\$24,683,600	\$0	\$35,026,200	\$490,300	\$35,516,500
75020	Burr Oak	\$35,966,300	\$970,500	\$874,200	\$27,751,700	\$0	\$65,562,700	\$5,768,400	\$71,331,100
75040	Colon	\$4,499,600	\$35,200	\$0	\$2,954,700	\$0	\$7,489,500	\$1,989,000	\$9,478,500
Total Burr Oak Township		\$51,323,100	\$1,057,700	\$874,200	\$55,849,100	\$0	\$109,104,100	\$8,251,500	\$117,355,600
002 Colon Township									
75100	Nottawa	\$2,729,500	\$0	\$0	\$2,020,900	\$0	\$4,750,400	\$58,000	\$4,808,400
75020	Burr Oak	\$3,183,900	\$310,200	\$0	\$1,510,200	\$0	\$5,004,300	\$1,241,600	\$6,245,900
75040	Colon	\$48,258,500	\$3,682,200	\$2,143,200	\$93,887,000	\$0	\$147,970,900	\$6,796,900	\$154,767,800
75060	Mendon	\$923,600	\$0	\$0	\$137,000	\$0	\$1,060,600	\$5,800	\$1,066,400
Total Colon Township		\$55,095,500	\$3,992,400	\$2,143,200	\$97,555,100	\$0	\$158,786,200	\$8,102,300	\$166,888,500
003 Constantine Township									
75050	Constantine	\$49,210,000	\$4,562,200	\$16,967,000	\$70,717,800	\$0	\$141,457,000	\$13,740,800	\$155,197,800
75070	White Pigeon	\$948,800	\$0	\$0	\$780,100	\$0	\$1,728,900	\$12,000	\$1,740,900
75080	Three Rivers	\$3,988,700	\$0	\$0	\$4,264,700	\$0	\$8,253,400	\$82,700	\$8,336,100
Total Constantine Township		\$54,147,500	\$4,562,200	\$16,967,000	\$75,762,600	\$0	\$151,439,300	\$13,835,500	\$165,274,800
004 Fabius Township									
75050	Constantine	\$143,200	\$0	\$0	\$372,800	\$0	\$516,000	\$401,500	\$917,500
75080	Three Rivers	\$21,107,200	\$5,417,300	\$2,286,800	\$216,384,500	\$0	\$245,195,800	\$24,421,000	\$269,616,800
Total Fabius Township		\$21,250,400	\$5,417,300	\$2,286,800	\$216,757,300	\$0	\$245,711,800	\$24,822,500	\$270,534,300
005 Fawn River Township									
75010	Sturgis	\$26,680,500	\$949,000	\$0	\$38,051,100	\$0	\$65,680,600	\$934,600	\$66,615,200
Total Fawn River Township		\$26,680,500	\$949,000	\$0	\$38,051,100	\$0	\$65,680,600	\$934,600	\$66,615,200
006 Florence Township									
75030	Centreville	\$34,728,900	\$0	\$0	\$10,373,445	\$0	\$45,102,345	\$2,002,900	\$47,105,245
75050	Constantine	\$16,823,500	\$0	\$79,700	\$10,364,300	\$0	\$27,267,500	\$717,700	\$27,985,200
75070	White Pigeon	\$16,060,300	\$0	\$0	\$2,887,800	\$0	\$18,948,100	\$190,800	\$19,138,900
75080	Three Rivers	\$9,111,700	\$0	\$39,600	\$2,489,900	\$0	\$11,641,200	\$1,165,200	\$12,806,400
Total Florence Township		\$76,724,400	\$0	\$119,300	\$26,115,445	\$0	\$102,959,145	\$4,076,600	\$107,035,745
007 Flowerfield Township									
14050	Marcellus	\$2,740,400	\$0	\$0	\$7,592,100	\$0	\$10,332,500	\$179,550	\$10,512,050
75080	Three Rivers	\$33,977,700	\$1,319,700	\$14,300	\$50,912,200	\$0	\$86,223,900	\$17,546,825	\$103,770,725
Total Flowerfield Township		\$36,718,100	\$1,319,700	\$14,300	\$58,504,300	\$0	\$96,556,400	\$17,726,375	\$114,282,775
008 Leonidas Township									
13050	Athens	\$636,100	\$0	\$0	\$267,200	\$0	\$903,300	\$8,618	\$911,918
39170	Vicksburg	\$2,582,800	\$0	\$0	\$640,218	\$0	\$3,223,018	\$79,900	\$3,302,918
75040	Colon	\$57,093,227	\$885,156	\$0	\$23,448,056	\$0	\$81,426,439	\$4,896,500	\$86,322,939
75060	Mendon	\$4,425,400	\$0	\$0	\$753,500	\$0	\$5,178,900	\$1,938,200	\$7,117,100
Total Leonidas Township		\$64,737,527	\$885,156	\$0	\$25,108,974	\$0	\$90,731,657	\$6,923,218	\$97,654,875
009 Lockport Township									
75030	Centreville	\$24,544,400	\$948,800	\$789,000	\$20,809,000	\$0	\$47,091,200	\$1,052,300	\$48,143,500
75060	Mendon	\$1,149,600	\$10,200	\$0	\$894,200	\$0	\$2,054,000	\$33,500	\$2,087,500
75080	Three Rivers	\$11,959,500	\$4,106,000	\$194,600	\$86,545,200	\$0	\$102,805,300	\$2,309,800	\$105,115,100
Total Lockport Township		\$37,653,500	\$5,065,000	\$983,600	\$108,248,400	\$0	\$151,950,500	\$3,395,600	\$155,346,100

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	\$4,360,300	\$1,448,000	\$0	\$3,763,500	\$0	\$9,571,800	\$268,300	\$9,840,100
75060	Mendon	\$55,912,600	\$2,331,800	\$4,221,000	\$57,394,600	\$0	\$119,860,000	\$39,511,000	\$159,371,000
Total Mendon Township		\$60,272,900	\$3,779,800	\$4,221,000	\$61,158,100	\$0	\$129,431,800	\$39,779,300	\$169,211,100
011 Mottville Township									
75050	Constantine	\$11,211,200	\$120,100	\$264,700	\$8,320,200	\$0	\$19,916,200	\$919,000	\$20,835,200
75070	White Pigeon	\$24,848,100	\$2,229,500	\$12,681,700	\$25,837,700	\$0	\$65,597,000	\$10,249,800	\$75,846,800
Total Mottville Township		\$36,059,300	\$2,349,600	\$12,946,400	\$34,157,900	\$0	\$85,513,200	\$11,168,800	\$96,682,000
012 Nottawa Township									
75100	Nottawa	\$21,002,300	\$1,594,700	\$80,600	\$53,560,200	\$0	\$76,237,800	\$1,223,300	\$77,461,100
75030	Centreville	\$16,584,200	\$6,181,800	\$461,800	\$56,260,300	\$0	\$79,488,100	\$3,044,600	\$82,532,700
75040	Colon	\$5,822,600	\$210,800	\$0	\$2,711,600	\$0	\$8,745,000	\$126,600	\$8,871,600
75060	Mendon	\$16,111,500	\$442,500	\$0	\$8,498,100	\$0	\$25,052,100	\$608,100	\$25,660,200
Total Nottawa Township		\$59,520,600	\$8,429,800	\$542,400	\$121,030,200	\$0	\$189,523,000	\$5,002,600	\$194,525,600
013 Park Township									
39170	Vicksburg	\$8,217,300	\$0	\$0	\$6,131,900	\$0	\$14,349,200	\$230,200	\$14,579,400
39168	Vicksburg-MendonDebt	\$0	\$0	\$0	\$88,700	\$0	\$88,700	\$0	\$88,700
75060	Mendon	\$15,395,400	\$570,400	\$1,900,100	\$31,270,000	\$0	\$49,135,900	\$9,403,200	\$58,539,100
75080	Three Rivers	\$28,208,300	\$5,716,400	\$4,403,650	\$59,203,300	\$0	\$97,531,650	\$25,976,500	\$123,508,150
Total Park Township		\$51,821,000	\$6,286,800	\$6,303,750	\$96,693,900	\$0	\$161,105,450	\$35,609,900	\$196,715,350
014 Sherman Township									
75100	Nottawa	\$4,084,600	\$70,900	\$0	\$10,791,900	\$0	\$14,947,400	\$170,400	\$15,117,800
75010	Sturgis	\$14,414,500	\$1,690,600	\$144,800	\$69,691,200	\$0	\$85,941,100	\$2,023,800	\$87,964,900
75020	Burr Oak	\$0	\$297,600	\$0	\$639,100	\$0	\$936,700	\$19,900	\$956,600
75030	Centreville	\$18,760,100	\$99,200	\$0	\$65,903,300	\$0	\$84,762,600	\$2,701,300	\$87,463,900
75070	White Pigeon	\$0	\$0	\$0	\$152,100	\$0	\$152,100	\$0	\$152,100
Total Sherman Township		\$37,259,200	\$2,158,300	\$144,800	\$147,177,600	\$0	\$186,739,900	\$4,915,400	\$191,655,300
015 Sturgis Township									
75010	Sturgis	\$32,679,500	\$11,453,600	\$562,700	\$35,602,400	\$0	\$80,298,200	\$6,267,400	\$86,565,600
Total Sturgis Township		\$32,679,500	\$11,453,600	\$562,700	\$35,602,400	\$0	\$80,298,200	\$6,267,400	\$86,565,600
016 White Pigeon Township									
75070	White Pigeon	\$42,954,100	\$8,128,600	\$10,383,000	\$178,090,700	\$0	\$239,556,400	\$34,443,600	\$274,000,000
Total White Pigeon Township		\$42,954,100	\$8,128,600	\$10,383,000	\$178,090,700	\$0	\$239,556,400	\$34,443,600	\$274,000,000
051 Three Rivers City									
75080	Three Rivers	\$0	\$58,542,400	\$21,132,800	\$84,094,800	\$0	\$163,770,000	\$29,465,100	\$193,235,100
Total Three Rivers City		\$0	\$58,542,400	\$21,132,800	\$84,094,800	\$0	\$163,770,000	\$29,465,100	\$193,235,100
052 Sturgis City									
75010	Sturgis	\$762,400	\$61,296,700	\$43,330,700	\$135,401,500	\$0	\$240,791,300	\$26,071,900	\$266,863,200
Total Sturgis City		\$762,400	\$61,296,700	\$43,330,700	\$135,401,500	\$0	\$240,791,300	\$26,071,900	\$266,863,200

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	\$184,200	\$0	\$0	\$73,100	\$0	\$257,300	\$2,300	\$259,600
Total Bronson Schools		\$184,200	\$0	\$0	\$73,100	\$0	\$257,300	\$2,300	\$259,600
13050 Athens Schools									
008	Leonidas Township	\$636,100	\$0	\$0	\$267,200	\$0	\$903,300	\$8,618	\$911,918
Total Athens Schools		\$636,100	\$0	\$0	\$267,200	\$0	\$903,300	\$8,618	\$911,918
14050 Marcellus Schools									
007	Flowerfield Township	\$2,740,400	\$0	\$0	\$7,592,100	\$0	\$10,332,500	\$179,550	\$10,512,050
Total Marcellus Schools		\$2,740,400	\$0	\$0	\$7,592,100	\$0	\$10,332,500	\$179,550	\$10,512,050
39170 Vicksburg Schools									
008	Leonidas Township	\$2,582,800	\$0	\$0	\$640,218	\$0	\$3,223,018	\$79,900	\$3,302,918
010	Mendon Township	\$4,360,300	\$1,448,000	\$0	\$3,763,500	\$0	\$9,571,800	\$268,300	\$9,840,100
013	Park Township	\$8,217,300	\$0	\$0	\$6,131,900	\$0	\$14,349,200	\$230,200	\$14,579,400
Total Vicksburg Schools		\$15,160,400	\$1,448,000	\$0	\$10,535,618	\$0	\$27,144,018	\$578,400	\$27,722,418
75100 Nottawa Schools									
001	Burr Oak Township	\$382,400	\$0	\$0	\$386,000	\$0	\$768,400	\$1,500	\$769,900
002	Colon Township	\$2,729,500	\$0	\$0	\$2,020,900	\$0	\$4,750,400	\$58,000	\$4,808,400
012	Nottawa Township	\$21,002,300	\$1,594,700	\$80,600	\$53,560,200	\$0	\$76,237,800	\$1,223,300	\$77,461,100
014	Sherman Township	\$4,084,600	\$70,900	\$0	\$10,791,900	\$0	\$14,947,400	\$170,400	\$15,117,800
Total Nottawa Schools		\$28,198,800	\$1,665,600	\$80,600	\$66,759,000	\$0	\$96,704,000	\$1,453,200	\$98,157,200
75010 Sturgis Schools									
001	Burr Oak Township	\$10,290,600	\$52,000	\$0	\$24,683,600	\$0	\$35,026,200	\$490,300	\$35,516,500
005	Fawn River Township	\$26,680,500	\$949,000	\$0	\$38,051,100	\$0	\$65,680,600	\$934,600	\$66,615,200
014	Sherman Township	\$14,414,500	\$1,690,600	\$144,800	\$69,691,200	\$0	\$85,941,100	\$2,023,800	\$87,964,900
015	Sturgis Township	\$32,679,500	\$11,453,600	\$562,700	\$35,602,400	\$0	\$80,298,200	\$6,267,400	\$86,565,600
052	Sturgis City	\$762,400	\$61,296,700	\$43,330,700	\$135,401,500	\$0	\$240,791,300	\$26,071,900	\$266,863,200
Total Sturgis Schools		\$84,827,500	\$75,441,900	\$44,038,200	\$303,429,800	\$0	\$507,737,400	\$35,788,000	\$543,525,400
75020 Burr Oak Schools									
001	Burr Oak Township	\$35,966,300	\$970,500	\$874,200	\$27,751,700	\$0	\$65,562,700	\$5,768,400	\$71,331,100
002	Colon Township	\$3,183,900	\$310,200	\$0	\$1,510,200	\$0	\$5,004,300	\$1,241,600	\$6,245,900
014	Sherman Township	\$0	\$297,600	\$0	\$639,100	\$0	\$936,700	\$19,900	\$956,600
Total Burr Oak Schools		\$39,150,200	\$1,578,300	\$874,200	\$29,901,000	\$0	\$71,503,700	\$7,029,900	\$78,533,600
75030 Centreville Schools									
006	Florence Township	\$34,728,900	\$0	\$0	\$10,373,445	\$0	\$45,102,345	\$2,002,900	\$47,105,245
009	Lockport Township	\$24,544,400	\$948,800	\$789,000	\$20,809,000	\$0	\$47,091,200	\$1,052,300	\$48,143,500
012	Nottawa Township	\$16,584,200	\$6,181,800	\$461,800	\$56,260,300	\$0	\$79,488,100	\$3,044,600	\$82,532,700
014	Sherman Township	\$18,760,100	\$99,200	\$0	\$65,903,300	\$0	\$84,762,600	\$2,701,300	\$87,463,900
Total Centreville Schools		\$94,617,600	\$7,229,800	\$1,250,800	\$153,346,045	\$0	\$256,444,245	\$8,801,100	\$265,245,345

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	\$4,499,600	\$35,200	\$0	\$2,954,700	\$0	\$7,489,500	\$1,989,000	\$9,478,500
002	Colon Township	\$48,258,500	\$3,682,200	\$2,143,200	\$93,887,000	\$0	\$147,970,900	\$6,796,900	\$154,767,800
008	Leonidas Township	\$57,093,227	\$885,156	\$0	\$23,448,056	\$0	\$81,426,439	\$4,896,500	\$86,322,939
012	Nottawa Township	\$5,822,600	\$210,800	\$0	\$2,711,600	\$0	\$8,745,000	\$126,600	\$8,871,600
Total Colon Schools		\$115,673,927	\$4,813,356	\$2,143,200	\$123,001,356	\$0	\$245,631,839	\$13,809,000	\$259,440,839
75050 Constantine Schools									
003	Constantine Township	\$49,210,000	\$4,562,200	\$16,967,000	\$70,717,800	\$0	\$141,457,000	\$13,740,800	\$155,197,800
004	Fabius Township	\$143,200	\$0	\$0	\$372,800	\$0	\$516,000	\$401,500	\$917,500
006	Florence Township	\$16,823,500	\$0	\$79,700	\$10,364,300	\$0	\$27,267,500	\$717,700	\$27,985,200
011	Mottville Township	\$11,211,200	\$120,100	\$264,700	\$8,320,200	\$0	\$19,916,200	\$919,000	\$20,835,200
Total Constantine Schools		\$77,387,900	\$4,682,300	\$17,311,400	\$89,775,100	\$0	\$189,156,700	\$15,779,000	\$204,935,700
75060 Mendon Schools									
002	Colon Township	\$923,600	\$0	\$0	\$137,000	\$0	\$1,060,600	\$5,800	\$1,066,400
008	Leonidas Township	\$4,425,400	\$0	\$0	\$753,500	\$0	\$5,178,900	\$1,938,200	\$7,117,100
009	Lockport Township	\$1,149,600	\$10,200	\$0	\$894,200	\$0	\$2,054,000	\$33,500	\$2,087,500
010	Mendon Township	\$55,912,600	\$2,331,800	\$4,221,000	\$57,394,600	\$0	\$119,860,000	\$39,511,000	\$159,371,000
012	Nottawa Township	\$16,111,500	\$442,500	\$0	\$8,498,100	\$0	\$25,052,100	\$608,100	\$25,660,200
013	Park Township	\$15,395,400	\$570,400	\$1,900,100	\$31,270,000	\$0	\$49,135,900	\$9,403,200	\$58,539,100
Total Mendon Schools		\$93,918,100	\$3,354,900	\$6,121,100	\$98,947,400	\$0	\$202,341,500	\$51,499,800	\$253,841,300
75070 White Pigeon Schools									
003	Constantine Township	\$948,800	\$0	\$0	\$780,100	\$0	\$1,728,900	\$12,000	\$1,740,900
006	Florence Township	\$16,060,300	\$0	\$0	\$2,887,800	\$0	\$18,948,100	\$190,800	\$19,138,900
011	Mottville Township	\$24,848,100	\$2,229,500	\$12,681,700	\$25,837,700	\$0	\$65,597,000	\$10,249,800	\$75,846,800
014	Sherman Township	\$0	\$0	\$0	\$152,100	\$0	\$152,100	\$0	\$152,100
016	White Pigeon Township	\$42,954,100	\$8,128,600	\$10,383,000	\$178,090,700	\$0	\$239,556,400	\$34,443,600	\$274,000,000
Total White Pigeon Schools		\$84,811,300	\$10,358,100	\$23,064,700	\$207,748,400	\$0	\$325,982,500	\$44,896,200	\$370,878,700
75080 Three Rivers Schools									
003	Constantine Township	\$3,988,700	\$0	\$0	\$4,264,700	\$0	\$8,253,400	\$82,700	\$8,336,100
004	Fabius Township	\$21,107,200	\$5,417,300	\$2,286,800	\$216,384,500	\$0	\$245,195,800	\$24,421,000	\$269,616,800
006	Florence Township	\$9,111,700	\$0	\$39,600	\$2,489,900	\$0	\$11,641,200	\$1,165,200	\$12,806,400
007	Flowerfield Township	\$33,977,700	\$1,319,700	\$14,300	\$50,912,200	\$0	\$86,223,900	\$17,546,825	\$103,770,725
009	Lockport Township	\$11,959,500	\$4,106,000	\$194,600	\$86,545,200	\$0	\$102,805,300	\$2,309,800	\$105,115,100
013	Park Township	\$28,208,300	\$5,716,400	\$4,403,650	\$59,203,300	\$0	\$97,531,650	\$25,976,500	\$123,508,150
052	Three Rivers City	\$0	\$58,542,400	\$21,132,800	\$84,094,800	\$0	\$163,770,000	\$29,465,100	\$193,235,100
Total Three Rivers Schools		\$108,353,100	\$75,101,800	\$28,071,750	\$503,894,600	\$0	\$715,421,250	\$100,967,125	\$816,388,375

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	\$15,802	\$0	\$0	\$72,294	\$0	\$88,096	\$2,300	\$90,396
75100	Nottawa	\$382,400	\$0	\$0	\$356,063	\$0	\$738,463	\$1,500	\$739,963
75010	Sturgis	\$3,255,352	\$32,788	\$0	\$19,859,745	\$0	\$23,147,885	\$490,300	\$23,638,185
75020	Burr Oak	\$11,984,282	\$775,362	\$738,398	\$21,367,941	\$0	\$34,865,983	\$5,768,400	\$40,634,383
75040	Colon	\$1,393,736	\$22,990	\$0	\$2,602,865	\$0	\$4,019,591	\$1,989,000	\$6,008,591
Total Burr Oak Township		\$17,031,572	\$831,140	\$738,398	\$44,258,908	\$0	\$62,860,018	\$8,251,500	\$71,111,518
002 Colon Township									
75100	Nottawa	\$981,721	\$0	\$0	\$1,261,613	\$0	\$2,243,334	\$58,000	\$2,301,334
75020	Burr Oak	\$1,058,404	\$274,378	\$0	\$1,199,723	\$0	\$2,532,505	\$1,241,600	\$3,774,105
75040	Colon	\$15,853,904	\$3,307,487	\$2,051,293	\$74,182,619	\$0	\$95,395,303	\$6,796,900	\$102,192,203
75060	Mendon	\$341,790	\$0	\$0	\$99,935	\$0	\$441,725	\$5,800	\$447,525
Total Colon Township		\$18,235,819	\$3,581,865	\$2,051,293	\$76,743,890	\$0	\$100,612,867	\$8,102,300	\$108,715,167
003 Constantine Township									
75050	Constantine	\$11,818,671	\$3,803,138	\$15,437,153	\$61,379,858	\$0	\$92,438,820	\$13,740,800	\$106,179,620
75070	White Pigeon	\$189,228	\$0	\$0	\$683,427	\$0	\$872,655	\$12,000	\$884,655
75080	Three Rivers	\$811,052	\$0	\$0	\$3,461,299	\$0	\$4,272,351	\$82,700	\$4,355,051
Total Constantine Township		\$12,818,951	\$3,803,138	\$15,437,153	\$65,524,584	\$0	\$97,583,826	\$13,835,500	\$111,419,326
004 Fabius Township									
75050	Constantine	\$118,129	\$0	\$0	\$157,146	\$0	\$275,275	\$401,500	\$676,775
75080	Three Rivers	\$7,776,593	\$4,023,745	\$1,873,832	\$161,894,477	\$0	\$175,568,647	\$24,088,016	\$199,656,663
Total Fabius Township		\$7,894,722	\$4,023,745	\$1,873,832	\$162,051,623	\$0	\$175,843,922	\$24,489,516	\$200,333,438
005 Fawn River Township									
75010	Sturgis	\$8,220,793	\$743,577	\$0	\$29,159,077	\$0	\$38,123,447	\$934,600	\$39,058,047
Total Fawn River Township		\$8,220,793	\$743,577	\$0	\$29,159,077	\$0	\$38,123,447	\$934,600	\$39,058,047
006 Florence Township									
75030	Centreville	\$9,550,871	\$0	\$0	\$7,748,489	\$0	\$17,299,360	\$2,002,900	\$19,302,260
75050	Constantine	\$4,165,835	\$0	\$48,551	\$7,879,066	\$0	\$12,093,452	\$717,700	\$12,811,152
75070	White Pigeon	\$4,294,619	\$0	\$0	\$2,079,689	\$0	\$6,374,308	\$190,800	\$6,565,108
75080	Three Rivers	\$2,566,396	\$0	\$15,903	\$1,972,439	\$0	\$4,554,738	\$1,165,200	\$5,719,938
Total Florence Township		\$20,577,721	\$0	\$64,454	\$19,679,683	\$0	\$40,321,858	\$4,076,600	\$44,398,458
007 Flowerfield Township									
14050	Marcellus	\$863,007	\$0	\$0	\$5,046,036	\$0	\$5,909,043	\$179,550	\$6,088,593
75080	Three Rivers	\$11,129,711	\$514,196	\$4,511	\$34,921,049	\$0	\$46,569,467	\$17,546,825	\$64,116,292
Total Flowerfield Township		\$11,992,718	\$514,196	\$4,511	\$39,967,085	\$0	\$52,478,510	\$17,726,375	\$70,204,885
008 Leonidas Township									
13050	Athens	\$183,775	\$0	\$0	\$142,093	\$0	\$325,868	\$8,618	\$334,486
39170	Vicksburg	\$693,787	\$0	\$0	\$453,850	\$0	\$1,147,637	\$79,900	\$1,227,537
75040	Colon	\$17,148,032	\$714,382	\$0	\$16,249,948	\$0	\$34,112,362	\$4,896,500	\$39,008,862
75060	Mendon	\$1,461,381	\$0	\$0	\$606,879	\$0	\$2,068,260	\$1,938,200	\$4,006,460
Total Leonidas Township		\$19,486,975	\$714,382	\$0	\$17,452,770	\$0	\$37,654,127	\$6,923,218	\$44,577,345
009 Lockport Township									
75030	Centreville	\$10,168,019	\$722,077	\$723,598	\$15,946,581	\$0	\$27,560,275	\$1,052,300	\$28,612,575
75060	Mendon	\$585,815	\$10,200	\$0	\$658,553	\$0	\$1,254,568	\$33,500	\$1,288,068
75080	Three Rivers	\$5,082,295	\$3,337,262	\$140,475	\$70,401,100	\$0	\$78,961,132	\$2,309,800	\$81,270,932
Total Lockport Township		\$15,836,129	\$4,069,539	\$864,073	\$87,006,234	\$0	\$107,775,975	\$3,395,600	\$111,171,575

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	\$1,326,132	\$1,114,125	\$0	\$2,826,757	\$0	\$5,267,014	\$268,300	\$5,535,314
75060	Mendon	\$16,123,309	\$2,065,018	\$4,023,169	\$42,085,978	\$0	\$64,297,474	\$39,511,000	\$103,808,474
Total Mendon Township		\$17,449,441	\$3,179,143	\$4,023,169	\$44,912,735	\$0	\$69,564,488	\$39,779,300	\$109,343,788
011	Mottville Township								
75050	Constantine	\$4,179,475	\$70,149	\$157,989	\$6,073,838	\$0	\$10,481,451	\$919,000	\$11,400,451
75070	White Pigeon	\$8,371,778	\$1,946,406	\$10,112,200	\$19,754,306	\$0	\$40,184,690	\$10,249,800	\$50,434,490
Total Mottville Township		\$12,551,253	\$2,016,555	\$10,270,189	\$25,828,144	\$0	\$50,666,141	\$11,168,800	\$61,834,941
012	Nottawa Township								
75100	Nottawa	\$8,323,869	\$1,489,605	\$69,717	\$43,236,033	\$0	\$53,119,224	\$1,223,300	\$54,342,524
75030	Centreville	\$5,400,124	\$5,524,214	\$443,152	\$45,755,062	\$0	\$57,122,552	\$3,044,600	\$60,167,152
75040	Colon	\$1,701,721	\$208,686	\$0	\$1,916,435	\$0	\$3,826,842	\$126,600	\$3,953,442
75060	Mendon	\$5,095,815	\$392,192	\$0	\$5,771,102	\$0	\$11,259,109	\$608,100	\$11,867,209
Total Nottawa Township		\$20,521,529	\$7,614,697	\$512,869	\$96,678,632	\$0	\$125,327,727	\$5,002,600	\$130,330,327
013	Park Township								
39170	Vicksburg	\$3,196,668	\$0	\$0	\$4,644,466	\$0	\$7,841,134	\$230,200	\$8,071,334
39168	Vicksburg-Mendon Debt	\$0	\$0	\$0	\$79,180	\$0	\$79,180	\$0	\$79,180
75060	Mendon	\$7,232,666	\$523,149	\$1,700,280	\$23,603,549	\$0	\$33,059,644	\$6,446,775	\$39,506,419
75080	Three Rivers	\$13,224,006	\$5,362,442	\$3,826,460	\$46,159,511	\$0	\$68,572,419	\$24,650,792	\$93,223,211
Total Park Township		\$23,653,340	\$5,885,591	\$5,526,740	\$74,486,706	\$0	\$109,552,377	\$31,327,767	\$140,880,144
014	Sherman Township								
75100	Nottawa	\$1,378,567	\$61,518	\$0	\$9,270,645	\$0	\$10,710,730	\$170,400	\$10,881,130
75010	Sturgis	\$5,681,636	\$1,271,313	\$144,800	\$58,606,316	\$0	\$65,704,065	\$2,023,800	\$67,727,865
75020	Burr Oak	\$0	\$198,004	\$0	\$614,100	\$0	\$812,104	\$19,900	\$832,004
75030	Centreville	\$6,911,090	\$99,200	\$0	\$54,507,764	\$0	\$61,518,054	\$2,701,300	\$64,219,354
75070	White Pigeon	\$0	\$0	\$0	\$141,362	\$0	\$141,362	\$0	\$141,362
Total Sherman Township		\$13,971,293	\$1,630,035	\$144,800	\$123,140,187	\$0	\$138,886,315	\$4,915,400	\$143,801,715
015	Sturgis Township								
75010	Sturgis	\$12,550,614	\$9,458,123	\$534,486	\$28,862,457	\$0	\$51,405,680	\$6,267,400	\$57,673,080
Total Sturgis Township		\$12,550,614	\$9,458,123	\$534,486	\$28,862,457	\$0	\$51,405,680	\$6,267,400	\$57,673,080
016	White Pigeon Township								
75070	White Pigeon	\$13,948,237	\$6,818,216	\$9,600,423	\$140,456,928	\$0	\$170,823,804	\$34,443,600	\$205,267,404
Total White Pigeon Township		\$13,948,237	\$6,818,216	\$9,600,423	\$140,456,928	\$0	\$170,823,804	\$34,443,600	\$205,267,404
051	Three Rivers City								
75080	Three Rivers	\$0	\$49,578,216	\$18,058,189	\$71,419,542	\$0	\$139,055,947	\$29,468,800	\$168,524,747
Total Three Rivers City		\$0	\$49,578,216	\$18,058,189	\$71,419,542	\$0	\$139,055,947	\$29,468,800	\$168,524,747
052	Sturgis City								
75010	Sturgis	\$515,286	\$48,147,414	\$39,694,313	\$116,147,426	\$0	\$204,504,439	\$26,071,900	\$230,576,339
Total Sturgis City		\$515,286	\$48,147,414	\$39,694,313	\$116,147,426	\$0	\$204,504,439	\$26,071,900	\$230,576,339

**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	\$15,802	\$0	\$0	\$72,294	\$0	\$88,096	\$2,300	\$90,396
Total Bronson Schools		\$15,802	\$0	\$0	\$72,294	\$0	\$88,096	\$2,300	\$90,396
13050 Athens Schools									
008	Leonidas Township	\$183,775	\$0	\$0	\$142,093	\$0	\$325,868	\$8,618	\$334,486
Total Athens Schools		\$183,775	\$0	\$0	\$142,093	\$0	\$325,868	\$8,618	\$334,486
14050 Marcellus Schools									
007	Flowerfield Township	\$863,007	\$0	\$0	\$5,046,036	\$0	\$5,909,043	\$179,550	\$6,088,593
Total Marcellus Schools		\$863,007	\$0	\$0	\$5,046,036	\$0	\$5,909,043	\$179,550	\$6,088,593
39170 Vicksburg Schools									
008	Leonidas Township	\$693,787	\$0	\$0	\$453,850	\$0	\$1,147,637	\$79,900	\$1,227,537
010	Mendon Township	\$1,326,132	\$1,114,125	\$0	\$2,826,757	\$0	\$5,267,014	\$268,300	\$5,535,314
013	Park Township	\$3,196,668	\$0	\$0	\$4,644,466	\$0	\$7,841,134	\$230,200	\$8,071,334
Total Vicksburg Schools		\$5,216,587	\$1,114,125	\$0	\$7,925,073	\$0	\$14,255,785	\$578,400	\$14,834,185
75100 Nottawa Schools									
001	Burr Oak Township	\$382,400	\$0	\$0	\$356,063	\$0	\$738,463	\$1,500	\$739,963
002	Colon Township	\$981,721	\$0	\$0	\$1,261,613	\$0	\$2,243,334	\$58,000	\$2,301,334
012	Nottawa Township	\$8,323,869	\$1,489,605	\$69,717	\$43,236,033	\$0	\$53,119,224	\$1,223,300	\$54,342,524
014	Sherman Township	\$1,378,567	\$61,518	\$0	\$9,270,645	\$0	\$10,710,730	\$170,400	\$10,881,130
Total Nottawa Schools		\$11,066,557	\$1,551,123	\$69,717	\$54,124,354	\$0	\$66,811,751	\$1,453,200	\$68,264,951
75010 Sturgis Schools									
001	Burr Oak Township	\$3,255,352	\$32,788	\$0	\$19,859,745	\$0	\$23,147,885	\$490,300	\$23,638,185
005	Fawn River Township	\$8,220,793	\$743,577	\$0	\$29,159,077	\$0	\$38,123,447	\$934,600	\$39,058,047
014	Sherman Township	\$5,681,636	\$1,271,313	\$144,800	\$58,606,316	\$0	\$65,704,065	\$2,023,800	\$67,727,865
015	Sturgis Township	\$12,550,614	\$9,458,123	\$534,486	\$28,862,457	\$0	\$51,405,680	\$6,267,400	\$57,673,080
052	Sturgis City	\$515,286	\$48,147,414	\$39,694,313	\$116,147,426	\$0	\$204,504,439	\$26,071,900	\$230,576,339
Total Sturgis Schools		\$30,223,681	\$59,653,215	\$40,373,599	\$252,635,021	\$0	\$382,885,516	\$35,788,000	\$418,673,516
75020 Burr Oak Schools									
001	Burr Oak Township	\$11,984,282	\$775,362	\$738,398	\$21,367,941	\$0	\$34,865,983	\$5,768,400	\$40,634,383
002	Colon Township	\$1,058,404	\$274,378	\$0	\$1,199,723	\$0	\$2,532,505	\$1,241,600	\$3,774,105
014	Sherman Township	\$0	\$198,004	\$0	\$614,100	\$0	\$812,104	\$19,900	\$832,004
Total Burr Oak Schools		\$13,042,686	\$1,247,744	\$738,398	\$23,181,764	\$0	\$38,210,592	\$7,029,900	\$45,240,492
75030 Centreville Schools									
006	Florence Township	\$9,550,871	\$0	\$0	\$7,748,489	\$0	\$17,299,360	\$2,002,900	\$19,302,260
009	Lockport Township	\$10,168,019	\$722,077	\$723,598	\$15,946,581	\$0	\$27,560,275	\$1,052,300	\$28,612,575
012	Nottawa Township	\$5,400,124	\$5,524,214	\$443,152	\$45,755,062	\$0	\$57,122,552	\$3,044,600	\$60,167,152
014	Sherman Township	\$6,911,090	\$99,200	\$0	\$54,507,764	\$0	\$61,518,054	\$2,701,300	\$64,219,354
Total Centreville Schools		\$32,030,104	\$6,345,491	\$1,166,750	\$123,957,896	\$0	\$163,500,241	\$8,801,100	\$172,301,341

**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	\$1,393,736	\$22,990	\$0	\$2,602,865	\$0	\$4,019,591	\$1,989,000	\$6,008,591
002	Colon Township	\$15,853,904	\$3,307,487	\$2,051,293	\$74,182,619	\$0	\$95,395,303	\$6,796,900	\$102,192,203
008	Leonidas Township	\$17,148,032	\$714,382	\$0	\$16,249,948	\$0	\$34,112,362	\$4,896,500	\$39,008,862
012	Nottawa Township	\$1,701,721	\$208,686	\$0	\$1,916,435	\$0	\$3,826,842	\$126,600	\$3,953,442
Total Colon Schools		\$36,097,393	\$4,253,545	\$2,051,293	\$94,951,867	\$0	\$137,354,098	\$13,809,000	\$151,163,098
75050 Constantine Schools									
003	Constantine Township	\$11,818,671	\$3,803,138	\$15,437,153	\$61,379,858	\$0	\$92,438,820	\$13,740,800	\$106,179,620
004	Fabius Township	\$118,129	\$0	\$0	\$157,146	\$0	\$275,275	\$401,500	\$676,775
006	Florence Township	\$4,165,835	\$0	\$48,551	\$7,879,066	\$0	\$12,093,452	\$717,700	\$12,811,152
011	Mottville Township	\$4,179,475	\$70,149	\$157,989	\$6,073,838	\$0	\$10,481,451	\$919,000	\$11,400,451
Total Constantine Schools		\$20,282,110	\$3,873,287	\$15,643,693	\$75,489,908	\$0	\$115,288,998	\$15,779,000	\$131,067,998
75060 Mendon Schools									
002	Colon Township	\$341,790	\$0	\$0	\$99,935	\$0	\$441,725	\$5,800	\$447,525
008	Leonidas Township	\$1,461,381	\$0	\$0	\$606,879	\$0	\$2,068,260	\$1,938,200	\$4,006,460
009	Lockport Township	\$585,815	\$10,200	\$0	\$658,553	\$0	\$1,254,568	\$33,500	\$1,288,068
010	Mendon Township	\$16,123,309	\$2,065,018	\$4,023,169	\$42,085,978	\$0	\$64,297,474	\$39,511,000	\$103,808,474
012	Nottawa Township	\$5,095,815	\$392,192	\$0	\$5,771,102	\$0	\$11,259,109	\$608,100	\$11,867,209
013	Park Township	\$7,232,666	\$523,149	\$1,700,280	\$23,603,549	\$0	\$33,059,644	\$6,446,775	\$39,506,419
Total Mendon Schools		\$30,840,776	\$2,990,559	\$5,723,449	\$72,825,996	\$0	\$112,380,780	\$48,543,375	\$160,924,155
75070 White Pigeon Schools									
003	Constantine Township	\$189,228	\$0	\$0	\$683,427	\$0	\$872,655	\$12,000	\$884,655
006	Florence Township	\$4,294,619	\$0	\$0	\$2,079,689	\$0	\$6,374,308	\$190,800	\$6,565,108
011	Mottville Township	\$8,371,778	\$1,946,406	\$10,112,200	\$19,754,306	\$0	\$40,184,690	\$10,249,800	\$50,434,490
014	Sherman Township	\$0	\$0	\$0	\$141,362	\$0	\$141,362	\$0	\$141,362
016	White Pigeon Township	\$13,948,237	\$6,818,216	\$9,600,423	\$140,456,928	\$0	\$170,823,804	\$34,443,600	\$205,267,404
Total White Pigeon Schools		\$26,803,862	\$8,764,622	\$19,712,623	\$163,115,712	\$0	\$218,396,819	\$44,896,200	\$263,293,019
75080 Three Rivers Schools									
003	Constantine Township	\$811,052	\$0	\$0	\$3,461,299	\$0	\$4,272,351	\$82,700	\$4,355,051
004	Fabius Township	\$7,776,593	\$4,023,745	\$1,873,832	\$161,894,477	\$0	\$175,568,647	\$24,088,016	\$199,656,663
006	Florence Township	\$2,566,396	\$0	\$15,903	\$1,972,439	\$0	\$4,554,738	\$1,165,200	\$5,719,938
007	Flowerfield Township	\$11,129,711	\$514,196	\$4,511	\$34,921,049	\$0	\$46,569,467	\$17,546,825	\$64,116,292
009	Lockport Township	\$5,082,295	\$3,337,262	\$140,475	\$70,401,100	\$0	\$78,961,132	\$2,309,800	\$81,270,932
013	Park Township	\$13,224,006	\$5,362,442	\$3,826,460	\$46,159,511	\$0	\$68,572,419	\$24,650,792	\$93,223,211
052	Three Rivers City	\$0	\$49,578,216	\$18,058,189	\$71,419,542	\$0	\$139,055,947	\$29,468,800	\$168,524,747
Total Three Rivers Schools		\$40,590,053	\$62,815,861	\$23,919,370	\$390,229,417	\$0	\$517,554,701	\$99,312,133	\$616,866,834

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	\$2,300	\$88,096	\$0	\$0	\$90,396
Total Bronson Schools		\$2,300	\$88,096	\$0	\$0	\$90,396
13050 Athens Schools						
008	Leonidas Township	\$8,618	\$325,868	\$0	\$0	\$334,486
Total Athens Schools		\$8,618	\$325,868	\$0	\$0	\$334,486
14050 Marcellus Schools						
007	Flowerfield Township	\$910,964	\$5,148,287	\$29,342	\$0	\$6,088,593
Total Marcellus Schools		\$910,964	\$5,148,287	\$29,342	\$0	\$6,088,593
39170 Vicksburg Schools						
008	Leonidas Township	\$145,753	\$1,081,784	\$0	\$0	\$1,227,537
010	Mendon Township	\$2,075,539	\$3,375,875	\$83,900	\$0	\$5,535,314
013	Park Township	\$839,333	\$7,232,001	\$0	\$0	\$8,071,334
Total Vicksburg Schools		\$3,060,625	\$11,689,660	\$83,900	\$0	\$14,834,185
75100 Nottawa Schools						
001	Burr Oak Township	\$236,615	\$503,348	\$0	\$0	\$739,963
002	Colon Township	\$310,282	\$1,991,052	\$0	\$0	\$2,301,334
012	Nottawa Township	\$18,329,665	\$35,593,359	\$419,500	\$0	\$54,342,524
014	Sherman Township	\$3,564,716	\$7,316,414	\$0	\$0	\$10,881,130
Total Nottawa Schools		\$22,441,278	\$45,404,173	\$419,500	\$0	\$68,264,951
75010 Sturgis Schools						
001	Burr Oak Township	\$3,994,411	\$19,637,974	\$5,800	\$0	\$23,638,185
005	Fawn River Township	\$5,964,560	\$32,909,587	\$183,900	\$0	\$39,058,047
014	Sherman Township	\$14,633,396	\$53,007,369	\$87,100	\$0	\$67,727,865
015	Sturgis Township	\$19,030,277	\$37,348,603	\$1,294,200	\$0	\$57,673,080
052	Sturgis City	\$114,767,419	\$91,490,420	\$12,770,200	\$11,548,300	\$230,576,339
Total Sturgis Schools		\$158,390,063	\$234,393,953	\$14,341,200	\$11,548,300	\$418,673,516
75020 Burr Oak Schools						
001	Burr Oak Township	\$11,759,696	\$28,475,287	\$165,900	\$233,500	\$40,634,383
002	Colon Township	\$2,095,476	\$1,566,829	\$111,800	\$0	\$3,774,105
014	Sherman Township	\$217,904	\$614,100	\$0	\$0	\$832,004
Total Burr Oak Schools		\$14,073,076	\$30,656,216	\$277,700	\$233,500	\$45,240,492
75030 Centreville Schools						
006	Florence Township	\$3,389,634	\$15,912,626	\$0	\$0	\$19,302,260
009	Lockport Township	\$4,792,106	\$23,704,269	\$0	\$116,200	\$28,612,575
012	Nottawa Township	\$18,914,086	\$40,197,366	\$1,055,700	\$0	\$60,167,152
014	Sherman Township	\$18,281,555	\$45,937,799	\$0	\$0	\$64,219,354
Total Centreville Schools		\$45,377,381	\$125,752,060	\$1,055,700	\$116,200	\$172,301,341
75040 Colon Schools						
001	Burr Oak Township	\$2,569,047	\$3,439,544	\$0	\$0	\$6,008,591
002	Colon Township	\$40,574,303	\$60,459,500	\$567,200	\$591,200	\$102,192,203
008	Leonidas Township	\$9,146,912	\$29,822,850	\$39,100	\$0	\$39,008,862
012	Nottawa Township	\$1,018,600	\$2,928,342	\$6,500	\$0	\$3,953,442
Total Colon Schools		\$53,308,862	\$96,650,236	\$612,800	\$591,200	\$151,163,098
75050 Constantine Schools						
003	Constantine Township	\$37,341,466	\$62,446,754	\$1,770,400	\$4,621,000	\$106,179,620
004	Fabius Township	\$147,042	\$137,533	\$392,200	\$0	\$676,775
006	Florence Township	\$1,861,624	\$10,755,128	\$194,400	\$0	\$12,811,152
011	Mottville Township	\$1,913,282	\$9,392,869	\$94,300	\$0	\$11,400,451
Total Constantine Schools		\$41,263,414	\$82,732,284	\$2,451,300	\$4,621,000	\$131,067,998

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	\$5,800	\$441,725	\$0	\$0	\$447,525
008	Leonidas Township	\$2,040,264	\$1,966,196	\$0	\$0	\$4,006,460
009	Lockport Township	\$157,270	\$1,130,798	\$0	\$0	\$1,288,068
010	Mendon Township	\$52,290,491	\$50,607,283	\$258,400	\$652,300	\$103,808,474
012	Nottawa Township	\$2,210,577	\$9,481,232	\$175,400	\$0	\$11,867,209
013	Park Township	\$16,648,274	\$22,266,145	\$358,900	\$233,100	\$39,506,419
Total Mendon Schools		\$73,352,676	\$85,893,379	\$792,700	\$885,400	\$160,924,155
75070 White Pigeon Schools						
003	Constantine Township	\$199,747	\$684,908	\$0	\$0	\$884,655
006	Florence Township	\$1,018,249	\$5,546,859	\$0	\$0	\$6,565,108
011	Mottville Township	\$24,331,148	\$23,920,342	\$318,900	\$1,864,100	\$50,434,490
014	Sherman Township	\$0	\$141,362	\$0	\$0	\$141,362
016	White Pigeon Township	\$105,970,139	\$97,310,165	\$798,700	\$1,188,400	\$205,267,404
Total White Pigeon Schools		\$131,519,283	\$127,603,636	\$1,117,600	\$3,052,500	\$263,293,019
75080 Three Rivers Schools						
003	Constantine Township	\$603,481	\$3,751,570	\$0	\$0	\$4,355,051
004	Fabius Township	\$91,164,826	\$106,790,237	\$1,347,100	\$354,500	\$199,656,663
006	Florence Township	\$1,677,256	\$4,042,682	\$0	\$0	\$5,719,938
007	Flowerfield Township	\$22,488,949	\$41,350,854	\$276,489	\$0	\$64,116,292
009	Lockport Township	\$15,829,317	\$64,835,715	\$605,900	\$0	\$81,270,932
013	Park Township	\$43,240,865	\$48,930,946	\$799,400	\$252,000	\$93,223,211
052	Three Rivers City	\$93,837,265	\$54,733,382	\$9,318,400	\$10,635,700	\$168,524,747
Total Three Rivers Schools		\$268,841,959	\$324,435,386	\$12,347,289	\$11,242,200	\$616,866,834

St. Joseph County
2019 School District Equalized Value Recapitulation

School	Real Property			Personal Property			Total		
	2018 Equalized Value	2019 Equalized Value	% Change	2018 Equalized Value	2019 Equalized Value	% Change	2018 Equalized Value	2019 Equalized Value	% Change
12020 Bronson Schools	\$252,800	\$257,300	1.78%	\$2,300	\$2,300	0.00%	\$255,100	\$259,600	1.76%
13050 Athens School	\$779,200	\$903,300	15.93%	\$22,500	\$8,618	-61.70%	\$801,700	\$911,918	13.75%
14050 Marcellus Schools	\$10,107,600	\$10,332,500	2.23%	\$358,340	\$179,550	-49.89%	\$10,465,940	\$10,512,050	0.44%
39170 Vicksburg Schools	\$26,650,400	\$27,144,018	1.85%	\$628,300	\$578,400	-7.94%	\$27,278,700	\$27,722,418	1.63%
75100 Nottawa Schools	\$88,037,300	\$96,704,000	9.84%	\$1,387,800	\$1,453,200	4.71%	\$89,425,100	\$98,157,200	9.76%
75010 Sturgis Schools	\$486,817,300	\$507,737,400	4.30%	\$35,760,000	\$35,788,000	0.08%	\$522,577,300	\$543,525,400	4.01%
75020 Burr Oak Schools	\$68,747,100	\$71,503,700	4.01%	\$6,940,900	\$7,029,900	1.28%	\$75,688,000	\$78,533,600	3.76%
75030 Centreville Schools	\$241,378,322	\$256,444,245	6.24%	\$8,946,200	\$8,801,100	-1.62%	\$250,324,522	\$265,245,345	5.96%
75040 Colon Schools	\$234,317,477	\$245,631,839	4.83%	\$14,349,000	\$13,809,000	-3.76%	\$248,666,477	\$259,440,839	4.33%
75050 Constantine Schools	\$181,292,800	\$189,156,700	4.34%	\$12,998,000	\$15,779,000	21.40%	\$194,290,800	\$204,935,700	5.48%
75060 Mendon Schools	\$193,900,500	\$202,341,500	4.35%	\$52,448,300	\$51,499,800	-1.81%	\$246,348,800	\$253,841,300	3.04%
75070 White Pigeon Schools	\$306,222,400	\$325,982,500	6.45%	\$45,474,500	\$44,896,200	-1.27%	\$351,696,900	\$370,878,700	5.45%
75080 Three Rivers Schools	\$677,146,700	\$715,421,250	5.65%	\$100,234,539	\$100,967,125	0.73%	\$777,381,239	\$816,388,375	5.02%

St. Joseph County
2019 School District Taxable Value Recapitulation

School	Real Property			Personal Property			Total		
	2018 Taxable Value	2019 Taxable Value	% Change	2018 Taxable Value	2019 Taxable Value	% Change	2018 Taxable Value	2019 Taxable Value	% Change
12020 Bronson Schools	\$86,032	\$88,096	2.40%	\$2,300	\$2,300	0.00%	\$88,332	\$90,396	2.34%
13050 Athens Schools	\$318,232	\$325,868	2.40%	\$22,500	\$8,618	-61.70%	\$340,732	\$334,486	-1.83%
14050 Marcellus Schools	\$5,718,165	\$5,909,043	3.34%	\$358,340	\$179,550	-49.89%	\$6,076,505	\$6,088,593	0.20%
39170 Vicksburg Schools	\$13,853,989	\$14,255,785	2.90%	\$628,300	\$578,400	-7.94%	\$14,482,289	\$14,834,185	2.43%
75100 Nottawa Schools	\$63,208,669	\$66,811,751	5.70%	\$1,387,800	\$1,453,200	4.71%	\$64,596,469	\$68,264,951	5.68%
75010 Sturgis Schools	\$370,293,253	\$382,885,516	3.40%	\$35,755,957	\$35,788,000	0.09%	\$406,049,210	\$418,673,516	3.11%
75020 Burr Oak Schools	\$36,943,663	\$38,210,592	3.43%	\$6,940,900	\$7,029,900	1.28%	\$43,884,563	\$45,240,492	3.09%
75030 Centreville Schools	\$157,439,181	\$163,500,241	3.85%	\$8,946,200	\$8,801,100	-1.62%	\$166,385,381	\$172,301,341	3.56%
75040 Colon Schools	\$133,753,386	\$137,354,098	2.69%	\$14,349,000	\$13,809,000	-3.76%	\$148,102,386	\$151,163,098	2.07%
75050 Constantine Schools	\$115,088,852	\$115,288,998	0.17%	\$12,998,000	\$15,779,000	21.40%	\$128,086,852	\$131,067,998	2.33%
75060 Mendon Schools	\$109,271,161	\$112,380,780	2.85%	\$49,456,660	\$48,543,375	-1.85%	\$158,727,821	\$160,924,155	1.38%
75070 White Pigeon Schools	\$207,200,719	\$218,396,819	5.40%	\$45,474,500	\$44,896,200	-1.27%	\$252,675,219	\$263,293,019	4.20%
75080 Three Rivers Schools	\$499,048,062	\$517,554,701	3.71%	\$98,295,471	\$99,312,133	1.03%	\$597,343,533	\$616,866,834	3.27%

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										
	75100	Nottawa School	\$28,198,800	\$1,665,600	\$80,600	\$66,759,000	\$0	\$96,704,000	\$1,453,200	\$98,157,200
	75010	Sturgis School	\$84,827,500	\$75,441,900	\$44,038,200	\$303,429,800	\$0	\$507,737,400	\$35,788,000	\$543,525,400
	75020	Burr Oak School	\$39,150,200	\$1,578,300	\$874,200	\$29,901,000	\$0	\$71,503,700	\$7,029,900	\$78,533,600
	75030	Centreville School	\$94,617,600	\$7,229,800	\$1,250,800	\$153,346,045	\$0	\$256,444,245	\$8,801,100	\$265,245,345
	75040	Colon School	\$115,673,927	\$4,813,356	\$2,143,200	\$123,001,356	\$0	\$245,631,839	\$13,809,000	\$259,440,839
	75050	Constantine School	\$77,387,900	\$4,682,300	\$17,311,400	\$89,775,100	\$0	\$189,156,700	\$15,779,000	\$204,935,700
	75060	Mendon School	\$93,918,100	\$3,354,900	\$6,121,100	\$98,947,400	\$0	\$202,341,500	\$51,499,800	\$253,841,300
	75070	White Pigeon School	\$84,811,300	\$10,358,100	\$23,064,700	\$207,748,400	\$0	\$325,982,500	\$44,896,200	\$370,878,700
	75080	Three Rivers School	\$108,353,100	\$75,101,800	\$28,071,750	\$503,894,600	\$0	\$715,421,250	\$100,967,125	\$816,388,375
Total St Joseph County ISD			\$726,938,427	\$184,226,056	\$122,955,950	\$1,576,802,701	\$0	\$2,610,923,134	\$280,023,325	\$2,890,946,459
Kalamazoo Regional Educational Service Agency (K-RESA)										
	39170	Vicksburg School	\$15,160,400	\$1,448,000	\$0	\$10,535,618	\$0	\$27,144,018	\$578,400	\$27,722,418
Total K-RESA			\$15,160,400	\$1,448,000	\$0	\$10,535,618	\$0	\$27,144,018	\$578,400	\$27,722,418
Lewis Cass ISD										
	14050	Marcellus School	\$2,740,400	\$0	\$0	\$7,592,100	\$0	\$10,332,500	\$179,550	\$10,512,050
Total Lewis Cass ISD			\$2,740,400	\$0	\$0	\$7,592,100	\$0	\$10,332,500	\$179,550	\$10,512,050
Calhoun ISD										
	13050	Athens School	\$636,100	\$0	\$0	\$267,200	\$0	\$903,300	\$8,618	\$911,918
Total Calhoun ISD			\$636,100	\$0	\$0	\$267,200	\$0	\$903,300	\$8,618	\$911,918
Branch ISD										
	12020	Bronson School	\$184,200	\$0	\$0	\$73,100	\$0	\$257,300	\$2,300	\$259,600
Total Branch ISD			\$184,200	\$0	\$0	\$73,100	\$0	\$257,300	\$2,300	\$259,600

**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									
	75100 Nottawa School	\$11,066,557	\$1,551,123	\$69,717	\$54,124,354	\$0	\$66,811,751	\$1,453,200	\$68,264,951
	75010 Sturgis School	\$30,223,681	\$59,653,215	\$40,373,599	\$252,635,021	\$0	\$382,885,516	\$35,788,000	\$418,673,516
	75020 Burr Oak School	\$13,042,686	\$1,247,744	\$738,398	\$23,181,764	\$0	\$38,210,592	\$7,029,900	\$45,240,492
	75030 Centreville School	\$32,030,104	\$6,345,491	\$1,166,750	\$123,957,896	\$0	\$163,500,241	\$8,801,100	\$172,301,341
	75040 Colon School	\$36,097,393	\$4,253,545	\$2,051,293	\$94,951,867	\$0	\$137,354,098	\$13,809,000	\$151,163,098
	75050 Constantine School	\$20,282,110	\$3,873,287	\$15,643,693	\$75,489,908	\$0	\$115,288,998	\$15,779,000	\$131,067,998
	75060 Mendon School	\$30,840,776	\$2,990,559	\$5,723,449	\$72,825,996	\$0	\$112,380,780	\$48,543,375	\$160,924,155
	75070 White Pigeon School	\$26,803,862	\$8,764,622	\$19,712,623	\$163,115,712	\$0	\$218,396,819	\$44,896,200	\$263,293,019
	75080 Three Rivers School	\$40,590,053	\$62,815,861	\$23,919,370	\$390,229,417	\$0	\$517,554,701	\$99,312,133	\$616,866,834
Total St Joseph County ISD		\$40,590,053	\$62,815,861	\$23,919,370	\$390,229,417	\$0	\$517,554,701	\$99,312,133	\$2,027,795,404
Kalamazoo Regional Educational Service Agency (K-RESA)									
	39170 Vicksburg School	\$5,216,587	\$1,114,125	\$0	\$7,925,073	\$0	\$14,255,785	\$578,400	\$14,834,185
Total K-RESA		\$5,216,587	\$1,114,125	\$0	\$7,925,073	\$0	\$14,255,785	\$578,400	\$14,834,185
Lewis Cass ISD									
	14050 Marcellus School	\$863,007	\$0	\$0	\$5,046,036	\$0	\$5,909,043	\$179,550	\$6,088,593
Total Lewis Cass ISD		\$863,007	\$0	\$0	\$5,046,036	\$0	\$5,909,043	\$179,550	\$6,088,593
Calhoun ISD									
	13050 Athens School	\$183,775	\$0	\$0	\$142,093	\$0	\$325,868	\$8,618	\$334,486
Total Calhoun ISD		\$183,775	\$0	\$0	\$142,093	\$0	\$325,868	\$8,618	\$334,486
Branch ISD									
	12020 Bronson School	\$15,802	\$0	\$0	\$72,294	\$0	\$88,096	\$2,300	\$90,396
Total Branch ISD		\$15,802	\$0	\$0	\$72,294	\$0	\$88,096	\$2,300	\$90,396

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
003	Constantine Township							
	003 999 110 00	DEKALB GENETICS CORP TAX DEPT	75050	305	663,500	613,012	2007-328	12/30/2019
	003 999 110 10	MONSANTO COMPANY	75050	352	0	0	2007-328	12/30/2019
	043 999 425 10	VAUPELL	75050	352	100,400	100,400	2007-660	12/30/2019
	003 999 115 00	DEKALB GENETICS CORPORATION	75050	305	6,138,100	5,670,608	2008-241	12/30/2020
	003 999 115 10	MONSANTO COMPANY	75050	352	0	0	2008-241	12/30/2020
	043 999 430 00	FIBRE CONVERTERS	75050	352	0	0	2008-587	12/30/2020
	003 999 116 10	MONSANTO COMPANY	75050	352	967,200	967,200	2011-375	12/31/2023
	043 999 445 00	MICHIGAN MILK PRODUCERS ASSOC	75050	305	841,000	841,000	2014-434	12/31/2026
	043 999 445 10	MICHIGAN MILK PRODUCERS ASSOC	75050	352	0	0	2014-434	12/31/2026
	043 999 445 01	MICHIGAN MILK PRODUCERS ASSOC	75050	305	1,042,800	1,042,800	2018-144	12/30/2030
Total Constantine Township			10		\$9,753,000	\$9,235,020		
010	Mendon Township							
	010 950 013 01	KBTJLLC	75060	352	0	0	2013-385	12/30/2019
	044 900 060 02	IAC MENDON LLC	75060	352	0	0	06-094	12/30/2019
	044 900 060 03	IAC MENDON LLC	75060	352	0	0	06-290	12/30/2019
	044 900 060 05	IAC MENDON LLC	75060	352	218,400	218,400	2011-432	12/30/2020
	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	241,900	241,900	2010-169	12/30/2022
	010 950 013 00	MENDON SEED GROWERS CORP	75060	352	274,700	274,700	2012-513	12/30/2024
	010 960 013 00	MENDON SEED GROWERS CORP	75060	305	344,900	222,088	2012-513	12/30/2024
	044 900 060 06	IAC MENDON LLC	75060	352	0	0	2013-040	12/30/2025
	044 900 061 06	IAC MENDON LLC	75060	305	421,500	421,500	2013-040	12/30/2025
Total Mendon Township			10		\$1,554,200	\$1,431,388		
011	Mottville Township							
	011 999 001 10	BANKS HARDWOODS INC	75070	352	134,700	134,700	2005-252	12/30/2017
	011 999 120 10	FRESH SOLUTION FARMS	75070	352	793,700	793,700	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
	011 999 019 10	THE ANDERSONS AGRICULTURE	75070	352	80,900	80,900	2009-304	12/31/2021
	011 999 019 00	THE ANDERSONS AGRICULTURE	75070	305	258,900	258,900	2009-304	12/31/2021
	011 999 020 10	COPPERCOIN HOLDINGS LLC	75070	352	36,000	36,000	2010-164	12/30/2022
	011 999 125 10	UNIVERSAL CONSUMER PRODUCE	75070	352	102,600	102,600	2010-094	12/30/2022
	011 999 125 00	UNIVERSAL CONSUMER PRODUCE	75070	305	22,500	22,500	2010-094	12/31/2022
	011 999 021 10	THE ANDERSONS AGRICULTURE	75070	352	136,200	136,200	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
	011 999 130 10	THE ANDERSONS INC	75070	352	70,300	70,300	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 10	BANKS HARDWOODS INC	75070	352	0	0	2013-354	12/30/2025
	011 999 135 00	BANKS HARDWOODS, INC	75070	305	450,000	450,000	2013-354	12/30/2025
	011 999 140 10	THE ANDERSONS AGRICULTURE	75070	352	0	0	2014-109	12/30/2026
	011 999 140 00	THE ANDERSONS AGRICULTURE	75070	305	500,000	500,000	2014-109	12/30/2026
Total Mottville Township			17		\$8,731,400	\$8,731,400		

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	112,100	112,100	2010-241	12/31/2012
	013 999 119 10	PETERSON SPRING CIMA	75080	352	0	0	2007-344	12/30/2019
	013 999 120 10	AMERICAN METAL FABRICATOR INC	75080	352	0	0	2008-008	12/30/2020
	013 999 120 30	AMERICAN METAL FABRICATOR INC	75080	352	0	0	2008-323	12/30/2020
	013 999 121 10	AMERICAN METAL FAB INC	75080	352	162,500	162,500	2010-093	12/31/2022
	013 999 130 10	PETERSON SPRING CIMA	75080	352	399,200	399,200	2011-117	12/30/2023
	013 999 135 10	AMERICAN METAL FAB INC	75080	352	162,700	162,700	2011-401	12/30/2023
	013 999 001 09	AMERICAN METAL FABRICATOR INC	75080	352	0	0	2013-178	12/30/2025
	013 999 130 05	PETERSON SPRING CIMA	75080	352	0	0	2013-102	12/30/2025
	013 999 001 08	AMERICAN METAL FABRICATOR INC	75080	352	0	0	2014-157	12/30/2026
	013 900 240 04	X L MACHINE CO INC	75060	305	539,700	539,700	2018-046	12/30/2030
Total Park Township			11		\$1,376,200	\$1,376,200		
016	White Pigeon Township							
	016 999 002 10	WHITE PIGEON PAPER CO	75070	352	0	0	2008-110	12/30/2020
	016 999 003 10	NEO MFG LLC	75070	352	21,100	21,100	2010-328	12/30/2022
	016 999 004 10	WHITE PIGEON PAPER CO	75070	352	703,800	703,800	2011-525	12/30/2023
	045 999 393 10	MERHOW ACQUISTIONS LLC	75070	352	36,900	36,900	2013-239	12/30/2027
Total White Pigeon Township			4		\$761,800	\$761,800		
051	Three Rivers City							
	051 960 230 05	INTERNATIONAL PAPER CO	75080	305	608,200	608,200	06-173	12/31/2018
	051 970 045 00	DEGRAAFXINC	75080	352	82,500	82,500	07-699	12/30/2019
	051 960 012 01	ARMSTRONG INTERNATIONAL INI	75080	305	329,500	325,017	08-182	12/30/2020
	051 960 111 01	KADANTJOHNSON LLC	75080	305	16,500	16,500	08-298	12/30/2020
	051 970 012 01	ARMSTRONG INTERNATIONAL INC	75080	352	0	0	08-182	12/30/2020
	051 970 111 01	KADANTJOHNSON INC	75080	352	0	0	08-298	12/30/2020
	051 970 180 03	R & H MACHINE PRODUCTS	75080	352	0	0	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	65,900	65,900	2011-170	12/30/2023
	051 960 012 02	ARMSTRONG INTERNATIONAL INC	75080	305	481,900	481,900	2018-007	12/30/2024
	051 960 200 04	TAMARA TOOL INC	75080	305	99,000	90,214	2012-509	12/30/2024
	051 970 165 01	PRECISION WIRE FORMS INC.	75080	352	0	0	2012-428	12/30/2024
	051 970 180 04	R & H MACHINE PRODUCTS	75080	352	57,800	57,800	2012-114	12/30/2024
	051 960 010 07	AMERICAN AXLE & MFG INC	75080	305	1,119,200	327,660	2012-113	12/31/2024
	051 970 010 07	AMERICAN AXLE & MFG INC	75080	352	6,029,400	6,029,400	2012-113	12/31/2024
	051 970 231 02	W E SLITT COMPANY	75080	352	36,600	36,600	2013-006	12/30/2025
	051 960 079 00	R & H MACHINE PRODUCTS	75080	305	104,500	77,516	2014-040	12/31/2025
	051 960 231 02	W E SLITT COMPANY	75080	305	242,200	242,200	2013-006	12/31/2025
	051 970 165 02	PRECISION WIRE FORMS INC	75080	352	0	0	2013-308	12/31/2025
	051 970 674 55	R & H MACHINE PRODUCTS	75080	352	0	0	2014-040	12/31/2025
	051 970 231 03	W E SLITT COMPANY	75080	352	0	0	2014-172	12/31/2026
	051 960 045 00	DOCK FOUNDRY COMPANY	75080	305	279,600	279,600	2016-069	12/30/2028
	051 970 165 03	PRECISION WIRE FORMS INC	75080	352	0	0	2016-054	12/30/2028
	051 970 180 05	R & H MACHINE PRODUCTS	75080	352	0	0	2016-025	12/30/2028
Total Three Rivers City			24		\$9,715,000	\$8,883,207		

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							
	052 950 597 00	LTI PRINTING INC	75010	305	172,500	172,500	2007-667	12/30/2019
	052 950 598 00	PARMA TUBE CORP	75010	305	55,500	55,500	2007-670	12/30/2019
	052 950 599 00	STURGIS MOLDED PRODUCTS CC	75010	305	0	0	2007-666	12/30/2019
	052 900 598 00	PARMA TUBE CORP	75010	352	0	0	2007-670	12/30/2019
	052 900 599 00	STURGIS MOLDED PRODUCTS CC	75010	352	75,300	75,300	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	557,900	557,900	2007-669	12/30/2020
	052 900 600 00	VCI INC	75010	352	154,000	154,000	2008-547	12/30/2020
	052 950 600 00	VCI INC	75010	305	500,000	500,000	2008-547	12/31/2020
	052 950 605 00	PARMA TUBE CORP	75010	305	165,000	165,000	2008-568	12/31/2020
	052 900 605 00	PARMA TUBE CORP	75010	352	0	0	2008-568	12/31/2020
	052 900 610 00	LTI PRINTING INC	75010	352	0	0	2008-548	12/31/2020
	052 950 660 10	STURGIS MOLDED PRODUCTS CO	75010	305	0	0	2011-062	12/30/2023
	052 900 620 00	VCI INC	75010	352	204,900	204,900	2011-060	12/30/2023
	052 900 635 00	LTI PRINTING INC	75010	352	68,500	68,500	2011-572	12/30/2023
	052 900 640 00	AMERICRAFT CARTON INC	75010	352	580,200	580,200	2011-624	12/30/2023
	052 900 645 00	METALLOID CORPORATION	75010	352	19,700	19,700	2011-571	12/30/2023
	052 900 650 00	PARMA TUBE CORP	75010	352	28,600	28,600	2011-573	12/30/2023
	052 950 610 00	MAYER TOOL & ENGINEERING INI	75010	305	20,000	20,000	2011-065	12/31/2023
	052 900 625 00	LTI PRINTING INC	75010	352	125,500	125,500	2011-061	12/31/2023
	052 900 630 00	MAYER TOOL & ENGINEERING INI	75010	352	17,800	17,800	2011-065	12/31/2023
	052 950 710 00	STURGIS MOLDED PRODUCTS CO	75010	305	0	0	2012-328	12/30/2024
	052 900 651 00	PARMA TUBE CORP	75010	352	8,700	8,700	2011-068	12/30/2024
	052 900 670 00	JOHNSON PRECISION MOLD INC	75010	352	33,700	33,700	2012-324	12/30/2024
	052 900 680 00	LTI PRINTING INC	75010	352	5,800	5,800	2012-325	12/30/2024
	052 900 700 00	PARMA TUBE CORP	75010	352	55,100	55,100	2012-327	12/30/2024
	052 900 710 00	STURGIS MOLDED PRODUCTS CO	75010	352	447,600	447,600	2012-328	12/30/2024
	052 900 720 00	TELEMARKCORP	75010	352	92,200	92,200	2012-477	12/30/2024
	052 900 730 00	VCI INC	75010	352	159,100	159,100	2012-478	12/30/2024
	052 900 740 00	LTI PRINTING INC	75010	352	61,400	61,400	2012-479	12/30/2024
	052 900 750 00	MAYER TOOL & ENGINEERING INC	75010	352	85,000	85,000	2012-326	12/31/2024
	052 950 011 03	AMERICRAFT CARTON INC	75010	305	425,000	425,000	2013-525	12/30/2025
	052 900 011 03	AMERICRAFT CARTON INC	75010	352	0	0	2013-525	12/30/2025
	052 900 022 02	BURR OAK TOOL INC	75010	352	0	0	2013-526	12/30/2025
	052 900 135 06	MAYER TOOL & ENGINEERING INI	75010	352	0	0	2013-521	12/30/2025
	052 900 135 07	MAYER TOOL & ENGINEERING INC	75010	352	0	0	2013-527	12/30/2025
	052 900 139 03	MICHIANA CORRUGATED PRODU1	75010	352	0	0	2013-524	12/30/2025
	052 900 161 01	PARMA TUBE CORP	75010	352	6,600	6,600	2013-522	12/30/2025
	052 900 192 01	SUMMIT POLYMERS, INC	75010	352	0	0	2013-520	12/30/2025
	052 900 660 00	STURGIS MOLDED PRODUCTS CO	75010	352	226,400	226,400	2011-062	12/30/2025
	052 950 760 00	VCI INC	75010	305	215,000	215,000	2011-064	12/31/2025
	052 900 760 00	VCI INC	75010	352	95,100	95,100	2011-064	12/31/2025
	052 950 022 03	BURR OAK TOOL INC	75010	305	3,000,000	2,925,379	2014-473	12/30/2026
	052 950 192 02	SUMMIT POLYMERS, INC	75010	305	697,800	697,800	2014-464	12/30/2026
	052 900 022 03	BURR OAK TOOL INC	75010	352	0	0	2014-473	12/30/2026
	052 900 101 02	JOHNSON PRECISION MOLD INC	75010	352	0	0	2013-523	12/30/2026
	052 900 120 10	LTI PRINTING INC	75010	352	0	0	2014-470	12/30/2026
	052 900 135 08	MAYER TOOL & ENGINEERING INC	75010	352	0	0	2014-462	12/30/2026
	052 900 161 09	PARMA TUBE CORP	75010	352	0	0	2014-472	12/30/2026
	052 900 192 02	SUMMIT POLYMERS, INC	75010	352	0	0	2014-464	12/30/2026
	052 900 417 04	MICHIGAN TOOL WORKS	75010	352	19,800	19,800	2014-471	12/30/2026
	052 900 425 02	MIDWEST PLASTIC ENGINEERING	75010	352	0	0	2014-463	12/30/2026
	052 900 425 03	MIDWEST PLASTIC ENGINEERING	75010	352	0	0	2014-469	12/30/2026
	052 900 558 02	MORGAN OLSON LLC	75010	352	0	0	2014-461	12/30/2026
	052 950 021 01	UNIQUE TRUCK ACCESSORIES	75010	305	87,100	87,100	2015-261	12/30/2027
	052 950 268 14	STURGIS MOLDED PRODUCTS CO	75010	305	500,000	500,000	2018-179	12/30/2030
Total Sturgis City			56		\$9,466,800	\$9,392,179		

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							
	052 900 598 00	PARMA TUBE CORP	75010	352	\$0	\$0	2007-670	12/30/2019
	052 900 599 00	STURGIS MOLDED PRODUCTS CC	75010	352	\$75,300	\$75,300	2007-666	12/30/2019
	052 950 597 00	LTI PRINTING INC	75010	305	\$172,500	\$172,500	2007-667	12/30/2019
	052 950 598 00	PARMA TUBE CORP	75010	305	\$55,500	\$55,500	2007-670	12/30/2019
	052 950 599 00	STURGIS MOLDED PRODUCTS CC	75010	305	\$0	\$0	2007-666	12/30/2019
	052 900 595 00	ABBOTT MANUFACTURING INC	75010	352	\$557,900	\$557,900	2007-669	12/30/2020
	052 900 600 00	VCI INC	75010	352	\$154,000	\$154,000	2008-547	12/30/2020
	052 950 595 00	ABBOTT MANUFACTURING INC	75010	305	\$500,000	\$500,000	2007-669	12/30/2020
	052 900 605 00	PARMA TUBE CORP	75010	352	\$0	\$0	2008-568	12/31/2020
	052 900 610 00	LTI PRINTING INC	75010	352	\$0	\$0	2008-548	12/31/2020
	052 950 600 00	VCI INC	75010	305	\$500,000	\$500,000	2008-547	12/31/2020
	052 950 605 00	PARMA TUBE CORP	75010	305	\$165,000	\$165,000	2008-568	12/31/2020
	052 900 620 00	VCI INC	75010	352	\$204,900	\$204,900	2011-060	12/30/2023
	052 900 635 00	LTI PRINTING INC	75010	352	\$68,500	\$68,500	2011-572	12/30/2023
	052 900 640 00	AMERICRAFT CARTON INC	75010	352	\$580,200	\$580,200	2011-624	12/30/2023
	052 900 645 00	METALLOID CORPORATION	75010	352	\$19,700	\$19,700	2011-571	12/30/2023
	052 900 650 00	PARMA TUBE CORP	75010	352	\$28,600	\$28,600	2011-573	12/30/2023
	052 950 660 10	STURGIS MOLDED PRODUCTS CO	75010	305	\$0	\$0	2011-062	12/30/2023
	052 900 625 00	LTI PRINTING INC	75010	352	\$125,500	\$125,500	2011-061	12/31/2023
	052 900 630 00	MAYER TOOL & ENGINEERING INI	75010	352	\$17,800	\$17,800	2011-065	12/31/2023
	052 950 610 00	MAYER TOOL & ENGINEERING INI	75010	305	\$20,000	\$20,000	2011-065	12/31/2023
	052 900 651 00	PARMA TUBE CORP	75010	352	\$8,700	\$8,700	2011-068	12/30/2024
	052 900 670 00	JOHNSON PRECISION MOLD INC	75010	352	\$33,700	\$33,700	2012-324	12/30/2024
	052 900 680 00	LTI PRINTING INC	75010	352	\$5,800	\$5,800	2012-325	12/30/2024
	052 900 700 00	PARMA TUBE CORP	75010	352	\$55,100	\$55,100	2012-327	12/30/2024
	052 900 710 00	STURGIS MOLDED PRODUCTS CO	75010	352	\$447,600	\$447,600	2012-328	12/30/2024
	052 900 720 00	TELEMARKCORP	75010	352	\$92,200	\$92,200	2012-477	12/30/2024
	052 900 730 00	VCI INC	75010	352	\$159,100	\$159,100	2012-478	12/30/2024
	052 900 740 00	LTI PRINTING INC	75010	352	\$61,400	\$61,400	2012-479	12/30/2024
	052 950 710 00	STURGIS MOLDED PRODUCTS CO	75010	305	\$0	\$0	2012-328	12/30/2024
	052 900 750 00	MAYER TOOL & ENGINEERING INC	75010	352	\$85,000	\$85,000	2012-326	12/31/2024
	052 900 011 03	AMERICRAFT CARTON INC	75010	352	\$0	\$0	2013-525	12/30/2025
	052 900 022 02	BURR OAK TOOL INC	75010	352	\$0	\$0	2013-526	12/30/2025
	052 900 135 06	MAYER TOOL & ENGINEERING INI	75010	352	\$0	\$0	2013-521	12/30/2025
	052 900 135 07	MAYER TOOL & ENGINEERING INC	75010	352	\$0	\$0	2013-527	12/30/2025
	052 900 139 03	MICHIANA CORRUGATED PRODU1	75010	352	\$0	\$0	2013-524	12/30/2025
	052 900 161 01	PARMA TUBE CORP	75010	352	\$6,600	\$6,600	2013-522	12/30/2025
	052 900 192 01	SUMMIT POLYMERS, INC	75010	352	\$0	\$0	2013-520	12/30/2025
	052 900 660 00	STURGIS MOLDED PRODUCTS CO	75010	352	\$226,400	\$226,400	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	\$95,100	\$95,100	2011-064	12/31/2025
	052 950 760 00	VCI INC	75010	305	\$215,000	\$215,000	2011-064	12/31/2025
	052 900 022 03	BURR OAK TOOL INC	75010	352	\$0	\$0	2014-473	12/30/2026
	052 900 101 02	JOHNSON PRECISION MOLD INC	75010	352	\$0	\$0	2013-523	12/30/2026
	052 900 120 10	LTI PRINTING INC	75010	352	\$0	\$0	2014-470	12/30/2026
	052 900 135 08	MAYER TOOL & ENGINEERING INC	75010	352	\$0	\$0	2014-462	12/30/2026
	052 900 161 09	PARMA TUBE CORP	75010	352	\$0	\$0	2014-472	12/30/2026
	052 900 192 02	SUMMIT POLYMERS, INC	75010	352	\$0	\$0	2014-464	12/30/2026
	052 900 417 04	MICHIGAN TOOL WORKS	75010	352	\$19,800	\$19,800	2014-471	12/30/2026
	052 900 425 02	MIDWEST PLASTIC ENGINEERING	75010	352	\$0	\$0	2014-463	12/30/2026
	052 900 425 03	MIDWEST PLASTIC ENGINEERING	75010	352	\$0	\$0	2014-469	12/30/2026
	052 900 558 02	MORGAN OLSON LLC	75010	352	\$0	\$0	2014-461	12/30/2026
	052 950 022 03	BURR OAK TOOL INC	75010	305	\$3,000,000	\$2,925,379	2014-473	12/30/2026
	052 950 192 02	SUMMIT POLYMERS, INC	75010	305	\$697,800	\$697,800	2014-464	12/30/2026
	052 950 021 01	UNIQUE TRUCK ACCESSORIES	75010	305	\$87,100	\$87,100	2015-261	12/30/2027
	052 950 268 14	STURGIS MOLDED PRODUCTS CO	75010	305	\$500,000	\$500,000	2018-179	12/30/2030
Total Sturgis Schools			56		\$9,466,800	\$9,392,179		

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
75070	White Pigeon Schools							
	011 999 001 10	BANKS HARDWOODS INC	75070	352	\$134,700	\$134,700	2005-252	12/30/2017
	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	\$793,700	\$793,700	2007-541	12/30/2019
	016 999 002 10	WHITE PIGEON PAPER CO	75070	352	\$0	\$0	2008-110	12/30/2020
	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	\$80,900	\$80,900	2009-304	12/31/2021
	011 999 020 10	COPPERCOIN HOLDINGS LLC	75070	352	\$36,000	\$36,000	2010-164	12/30/2022
	011 999 125 10	UNIVERSAL CONSUMER PRODUCE	75070	352	\$102,600	\$102,600	2010-094	12/30/2022
	016 999 003 10	NEO MFG LLC	75070	352	\$21,100	\$21,100	2010-328	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	\$136,200	\$136,200	2010-186	12/31/2022
	011 999 125 00	UNIVERSAL CONSUMER PRODUCE	75070	305	\$22,500	\$22,500	2010-094	12/31/2022
	016 999 004 10	WHITE PIGEON PAPER CO	75070	352	\$703,800	\$703,800	2011-525	12/30/2023
	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	\$70,300	\$70,300	2011-401	12/31/2023
	011 999 135 00	BANKS HARDWOODS, INC	75070	305	\$450,000	\$450,000	2013-354	12/30/2025
	011 999 135 10	BANKS HARDWOODS INC	75070	352	\$0	\$0	2013-354	12/30/2025
	011 999 140 00	THE ANDERSONS AGRICULTURE	75070	305	\$500,000	\$500,000	2014-109	12/30/2026
	011 999 140 10	THE ANDERSONS AGRICULTURE	75070	352	\$0	\$0	2014-109	12/30/2026
	045 999 393 10	MERHOW ACQUISTIONS LLC	75070	352	\$36,900	\$36,900	2013-239	12/30/2027
Total White Pigeon Schools			21		\$9,493,200	\$9,493,200		
75080	Three Rivers Schools							
	013 999 122 10	AMERICAN METAL FAB INC	75080	352	\$112,100	\$112,100	2010-241	12/31/2012
	051 960 230 05	INTERNATIONAL PAPER CO	75080	305	\$608,200	\$608,200	06-173	12/31/2018
	013 999 119 10	PETERSON SPRING CIMA	75080	352	\$0	\$0	2007-344	12/30/2019
	051 970 045 00	DEGRAAFXINC	75080	352	\$82,500	\$82,500	07-699	12/30/2019
	013 999 120 10	AMERICAN METAL FABRICATOR INC	75080	352	\$0	\$0	2008-008	12/30/2020
	013 999 120 30	AMERICAN METAL FABRICATOR INC	75080	352	\$0	\$0	2008-323	12/30/2020
	051 960 012 01	ARMSTRONG INTERNATIONAL INI	75080	305	\$329,500	\$325,017	08-182	12/30/2020
	051 960 111 01	KADANTJOHNSON LLC	75080	305	\$16,500	\$16,500	08-298	12/30/2020
	051 970 012 01	ARMSTRONG INTERNATIONAL INC	75080	352	\$0	\$0	08-182	12/30/2020
	051 970 111 01	KADANTJOHNSON INC	75080	352	\$0	\$0	08-298	12/30/2020
	051 970 180 03	R & H MACHINE PRODUCTS	75080	352	\$0	\$0	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	\$162,500	\$162,500	2010-093	12/31/2022
	013 999 130 10	PETERSON SPRING CIMA	75080	352	\$399,200	\$399,200	2011-117	12/30/2023
	013 999 135 10	AMERICAN METAL FAB INC	75080	352	\$162,700	\$162,700	2011-401	12/30/2023
	051 970 200 03	TAMARA TOOL INC	75080	352	\$65,900	\$65,900	2011-170	12/30/2023
	051 960 012 02	ARMSTRONG INTERNATIONAL INC	75080	305	\$481,900	\$481,900	2018-007	12/30/2024
	051 960 200 04	TAMARA TOOL INC	75080	305	\$99,000	\$90,214	2012-509	12/30/2024
	051 970 165 01	PRECISION WIRE FORMS INC.	75080	352	\$0	\$0	2012-428	12/30/2024
	051 970 180 04	R & H MACHINE PRODUCTS	75080	352	\$57,800	\$57,800	2012-114	12/30/2024
	051 960 010 07	AMERICAN AXLE & MFG INC	75080	305	\$1,119,200	\$327,660	2012-113	12/31/2024
	051 970 010 07	AMERICAN AXLE & MFG INC	75080	352	\$6,029,400	\$6,029,400	2012-113	12/31/2024
	013 999 001 09	AMERICAN METAL FABRICATOR INC	75080	352	\$0	\$0	2013-178	12/30/2025
	013 999 130 05	PETERSON SPRING CIMA	75080	352	\$0	\$0	2013-102	12/30/2025
	051 970 231 02	W E SLITT COMPANY	75080	352	\$36,600	\$36,600	2013-006	12/30/2025
	051 960 079 00	R & H MACHINE PRODUCTS	75080	305	\$104,500	\$77,516	2014-040	12/31/2025
	051 960 231 02	W E SLITT COMPANY	75080	305	\$242,200	\$242,200	2013-006	12/31/2025
	051 970 165 02	PRECISION WIRE FORMS INC	75080	352	\$0	\$0	2013-308	12/31/2025
	051 970 674 55	R & H MACHINE PRODUCTS	75080	352	\$0	\$0	2014-040	12/31/2025
	013 999 001 08	AMERICAN METAL FABRICATOR INC	75080	352	\$0	\$0	2014-157	12/30/2026
	051 970 231 03	W E SLITT COMPANY	75080	352	\$0	\$0	2014-172	12/31/2026
	051 960 045 00	DOCK FOUNDRY COMPANY	75080	305	\$279,600	\$279,600	2016-069	12/30/2028
	051 970 165 03	PRECISION WIRE FORMS INC	75080	352	\$0	\$0	2016-054	12/30/2028
	051 970 180 05	R & H MACHINE PRODUCTS	75080	352	\$0	\$0	2016-025	12/30/2028
Total Three Rivers Schools			34		\$10,551,500	\$9,719,707		

**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							
	003 999 110 00	DEKALB GENETICS CORP TAX DEPT	75050	305	\$663,500	\$613,012	2007-328	12/30/2019
	003 999 110 10	MONSANTO COMPANY	75050	352	\$0	\$0	2007-328	12/30/2019
	043 999 425 10	VAUPELL	75050	352	\$100,400	\$100,400	2007-660	12/30/2019
	003 999 115 00	DEKALB GENETICS CORPORATION	75050	305	\$6,138,100	\$5,670,608	2008-241	12/30/2020
	003 999 115 10	MONSANTO COMPANY	75050	352	\$0	\$0	2008-241	12/30/2020
	043 999 430 00	FIBRE CONVERTERS	75050	352	\$0	\$0	2008-587	12/30/2020
	003 999 116 10	MONSANTO COMPANY	75050	352	\$967,200	\$967,200	2011-375	12/31/2023
	043 999 445 00	MICHIGAN MILK PRODUCERS ASSOC	75050	305	\$841,000	\$841,000	2014-434	12/31/2026
	043 999 445 10	MICHIGAN MILK PRODUCERS ASSOC	75050	352	\$0	\$0	2014-434	12/31/2026
	043 999 445 01	MICHIGAN MILK PRODUCERS ASSOC	75050	305	\$1,042,800	\$1,042,800	2018-144	12/30/2030
Total Constantine Schools			10		\$9,753,000	\$9,235,020		
75060	Mendon Schools							
	010 950 013 01	KBTJLLC	75060	352	\$0	\$0	2013-385	12/30/2019
	044 900 060 02	IAC MENDON LLC	75060	352	\$0	\$0	06-094	12/30/2019
	044 900 060 03	IAC MENDON LLC	75060	352	\$0	\$0	06-290	12/30/2019
	044 900 060 05	IAC MENDON LLC	75060	352	\$218,400	\$218,400	2011-432	12/30/2020
	044 900 060 04	IAC MENDON LLC	75060	352	\$241,900	\$241,900	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	\$274,700	\$274,700	2012-513	12/30/2024
	010 960 013 00	MENDON SEED GROWERS CORP	75060	305	\$344,900	\$222,088	2012-513	12/30/2024
	044 900 060 06	IAC MENDON LLC	75060	352	\$0	\$0	2013-040	12/30/2025
	044 900 061 06	IAC MENDON LLC	75060	305	\$421,500	\$421,500	2013-040	12/30/2025
	013 900 240 04	X L MACHINE CO INC	75060	305	\$539,700	\$539,700	2018-046	12/30/2030
Total Mendon Schools			11		\$2,093,900	\$1,971,088		