

2020
St Joseph County
Equalization Report



Hoshel Canoe Park

Prepared by:
St Joseph County Equalization Department

Staff:

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St Joseph County

Equalization Department

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April 15, 2020

Board of Commissioners
Saint Joseph County, Michigan

Honorable Members:

The St. Joseph County Equalization Department has prepared the 2020 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

Saint Joseph County

L-4024

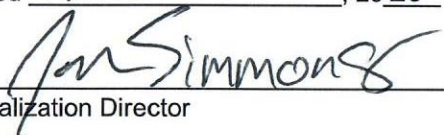
Statement of acreage and valuation in the year 2020 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

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	120,479,700	120,479,700	7,861,900	7,861,900	128,341,600	128,341,600
Colon	20,165.92	176,139,100	176,139,100	7,895,100	7,895,100	184,034,200	184,034,200
Constantine	19,438.77	159,049,100	159,049,100	14,432,200	14,432,200	173,481,300	173,481,300
Fabius	18,758.30	256,373,600	256,373,600	22,244,100	22,244,100	278,617,700	278,617,700
Fawn River	11,984.28	71,373,500	71,373,500	849,800	849,800	72,223,300	72,223,300
Florence	20,856.96	106,600,016	106,600,016	4,146,800	4,146,800	110,746,816	110,746,816
Flowerfield	22,616.59	99,249,100	99,249,100	17,835,048	17,835,048	117,084,148	117,084,148
Leonidas	22,507.80	85,746,000	85,746,000	6,728,800	6,728,800	92,474,800	92,474,800
Lockport	17,656.08	165,778,300	165,778,300	3,613,800	3,613,800	169,392,100	169,392,100
Mendon	21,735.96	133,668,404	133,668,404	39,964,600	39,964,600	173,633,004	173,633,004
Mottville	11,849.58	88,910,600	88,910,600	12,180,500	12,180,500	101,091,100	101,091,100
Nottawa	21,960.60	199,507,600	199,507,600	5,540,900	5,540,900	205,048,500	205,048,500
Park	22,017.55	168,807,300	168,807,300	36,110,200	36,110,200	204,917,500	204,917,500
Sherman	19,903.21	197,832,700	197,832,700	5,190,400	5,190,400	203,023,100	203,023,100
Sturgis	11,075.60	86,959,900	86,959,900	5,706,700	5,706,700	92,666,600	92,666,600
White Pigeon	15,410.04	254,022,900	254,022,900	37,117,200	37,117,200	291,140,100	291,140,100
Three Rivers	1,850.97	177,980,800	177,980,800	25,965,500	25,965,500	203,946,300	203,946,300
Sturgis	2,372.31	248,943,900	248,943,900	21,962,200	21,962,200	270,906,100	270,906,100
Totals for County	304,093.12	2,797,422,520	2,797,422,520	275,345,748	275,345,748	3,072,768,268	3,072,768,268

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 21, 2020



Equalization Director



Clerk of the Board of Commissioners

Dennis Allen

Chairperson of Board of Commissioners

Equalized Valuations - REAL

L-4024

Saint Joseph County

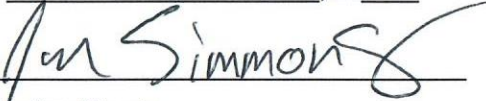
Statement of acreage and valuation in the year 2020 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

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	55,897,800	1,096,000	890,600	62,595,300	0	0	120,479,700
Colon	58,026,700	3,743,800	2,068,800	112,299,800	0	0	176,139,100
Constantine	58,500,600	4,440,900	15,222,200	80,885,400	0	0	159,049,100
Fabius	22,178,900	5,621,900	1,948,000	226,624,800	0	0	256,373,600
Fawn River	29,746,200	1,013,100	0	40,614,200	0	0	71,373,500
Florence	77,081,587	0	131,900	29,386,529	0	0	106,600,016
Flowerfield	37,838,100	1,424,400	14,000	59,972,600	0	0	99,249,100
Leonidas	61,802,400	971,700	0	22,971,900	0	0	85,746,000
Lockport	40,390,900	5,280,700	987,900	119,118,800	0	0	165,778,300
Mendon	60,389,304	4,236,600	4,190,500	64,852,000	0	0	133,668,404
Mottville	36,122,900	2,870,600	12,770,100	37,147,000	0	0	88,910,600
Nottawa	62,529,500	9,009,200	556,100	127,412,800	0	0	199,507,600
Park	50,998,100	7,509,700	7,825,800	102,473,700	0	0	168,807,300
Sherman	38,987,300	2,282,100	139,800	156,423,500	0	0	197,832,700
Sturgis	33,272,800	12,858,000	821,100	40,008,000	0	0	86,959,900
White Pigeon	46,597,000	8,313,100	9,234,200	189,878,600	0	0	254,022,900
Three Rivers	0	64,223,600	20,803,400	92,953,800	0	0	177,980,800
Sturgis	1,045,700	64,787,800	39,918,200	143,192,200	0	0	248,943,900
Total for County	771,405,791	199,683,200	117,522,600	1,708,810,929	0	0	2,797,422,520

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF SAINT JOSEPH COUNTY

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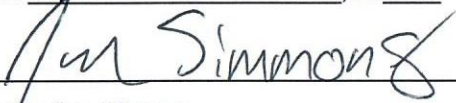
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Real Property Assessed Valuations Approved by Boards of Review							
Township or City	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
Burr Oak	55,897,800	1,096,000	890,600	62,595,300	0	0	120,479,700
Colon	58,026,700	3,743,800	2,068,800	112,299,800	0	0	176,139,100
Constantine	58,500,600	4,440,900	15,222,200	80,885,400	0	0	159,049,100
Fabius	22,178,900	5,621,900	1,948,000	226,624,800	0	0	256,373,600
Fawn River	29,746,200	1,013,100	0	40,614,200	0	0	71,373,500
Florence	77,081,587	0	131,900	29,386,529	0	0	106,600,016
Flowerfield	37,838,100	1,424,400	14,000	59,972,600	0	0	99,249,100
Leonidas	61,802,400	971,700	0	22,971,900	0	0	85,746,000
Lockport	40,390,900	5,280,700	987,900	119,118,800	0	0	165,778,300
Mendon	60,389,304	4,236,600	4,190,500	64,852,000	0	0	133,668,404
Mottville	36,122,900	2,870,600	12,770,100	37,147,000	0	0	88,910,600
Nottawa	62,529,500	9,009,200	556,100	127,412,800	0	0	199,507,600
Park	50,998,100	7,509,700	7,825,800	102,473,700	0	0	168,807,300
Sherman	38,987,300	2,282,100	139,800	156,423,500	0	0	197,832,700
Sturgis	33,272,800	12,858,000	821,100	40,008,000	0	0	86,959,900
White Pigeon	46,597,000	8,313,100	9,234,200	189,878,600	0	0	254,022,900
Three Rivers	0	64,223,600	20,803,400	92,953,800	0	0	177,980,800
Sturgis	1,045,700	64,787,800	39,918,200	143,192,200	0	0	248,943,900
Total for County	771,405,791	199,683,200	117,522,600	1,708,810,929	0	0	2,797,422,520

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Dated April 21, 2020



Equalization Director



Clerk of the Board of Commissioners

Dennis Allen

Chairperson of Board of Commissioners

St Joseph County 2020 Equalization Report

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St. Joseph County

Previous and Current Values

AGRICULTURAL								
Unit #	Unit Name	Number of Parcels	2019 Assessed Value	2020 Assessed Value	% Change	2019 Taxable Value	2020 Taxable Value	% Change
001	Burr Oak Township	272	\$51,323,100	\$55,897,800	8.91%	\$17,031,572	\$17,611,381	3.40%
002	Colon Township	286	\$55,095,500	\$58,026,700	5.32%	\$18,235,819	\$18,672,439	2.39%
003	Constantine Township	206	\$54,147,500	\$58,500,600	8.04%	\$12,818,951	\$13,711,304	6.96%
004	Fabius Township	136	\$21,250,400	\$22,178,900	4.37%	\$7,894,722	\$8,307,264	5.23%
005	Fawn River Township	159	\$26,680,500	\$29,746,200	11.49%	\$8,220,793	\$8,473,563	3.07%
006	Florence Township	286	\$76,724,400	\$77,081,587	0.47%	\$20,577,721	\$20,968,056	1.90%
007	Flowerfield Township	198	\$36,718,100	\$37,838,100	3.05%	\$11,992,718	\$12,062,369	0.58%
008	Leonidas Township	385	\$64,737,527	\$61,802,400	-4.53%	\$19,486,975	\$19,779,790	1.50%
009	Lockport Township	179	\$37,653,500	\$40,390,900	7.27%	\$15,836,129	\$15,717,473	-0.75%
010	Mendon Township	286	\$60,272,900	\$60,389,304	0.19%	\$17,449,441	\$17,732,846	1.62%
011	Mottville Township	147	\$36,059,300	\$36,122,900	0.18%	\$12,551,253	\$13,113,090	4.48%
012	Nottawa Township	322	\$59,520,600	\$62,529,500	5.06%	\$20,521,529	\$20,579,732	0.28%
013	Park Township	250	\$51,821,000	\$50,998,100	-1.59%	\$23,653,340	\$21,742,001	-8.08%
014	Sherman Township	165	\$37,259,200	\$38,987,300	4.64%	\$13,971,293	\$15,004,751	7.40%
015	Sturgis Township	155	\$32,679,500	\$33,272,800	1.82%	\$12,550,614	\$12,692,019	1.13%
016	White Pigeon Township	218	\$42,954,100	\$46,597,000	8.48%	\$13,948,237	\$14,597,150	4.65%
051	Three Rivers City	0	\$0	\$0	N/A	\$0	\$0	N/A
052	Sturgis City	14	\$762,400	\$1,045,700	37.16%	\$515,286	\$704,638	36.75%
St. Joseph County Total		3,664	\$745,659,527	\$771,405,791	3.45%	\$247,256,393	\$251,469,866	1.70%

COMMERCIAL								
Unit #	Unit Name	Number of Parcels	2019 Assessed Value	2020 Assessed Value	% Change	2019 Taxable Value	2020 Taxable Value	% Change
001	Burr Oak Township	36	\$1,057,700	\$1,096,000	3.62%	\$831,140	\$852,326	2.55%
002	Colon Township	66	\$3,992,400	\$3,743,800	-6.23%	\$3,581,865	\$3,498,135	-2.34%
003	Constantine Township	100	\$4,562,200	\$4,440,900	-2.66%	\$3,803,138	\$3,707,353	-2.52%
004	Fabius Township	59	\$5,417,300	\$5,621,900	3.78%	\$4,023,745	\$4,248,853	5.59%
005	Fawn River Township	13	\$949,000	\$1,013,100	6.75%	\$743,577	\$767,747	3.25%
006	Florence Township	0	\$0	\$0	N/A	\$0	\$0	N/A
007	Flowerfield Township	7	\$1,319,700	\$1,424,400	7.93%	\$514,196	\$522,719	1.66%
008	Leonidas Township	24	\$885,156	\$971,700	9.78%	\$714,382	\$714,083	-0.04%
009	Lockport Township	62	\$5,065,000	\$5,280,700	4.26%	\$4,069,539	\$4,356,870	7.06%
010	Mendon Township	64	\$3,779,800	\$4,236,600	12.09%	\$3,179,143	\$3,276,712	3.07%
011	Mottville Township	28	\$2,349,600	\$2,870,600	22.17%	\$2,016,555	\$2,577,517	27.82%
012	Nottawa Township	90	\$8,429,800	\$9,009,200	6.87%	\$7,614,697	\$7,766,331	1.99%
013	Park Township	43	\$6,286,800	\$7,509,700	19.45%	\$5,885,591	\$6,491,963	10.30%
014	Sherman Township	22	\$2,158,300	\$2,282,100	5.74%	\$1,630,035	\$1,704,673	4.58%
015	Sturgis Township	92	\$11,453,600	\$12,858,000	12.26%	\$9,458,123	\$10,013,896	5.88%
016	White Pigeon Township	160	\$8,128,600	\$8,313,100	2.27%	\$6,818,216	\$7,007,126	2.77%
051	Three Rivers City	305	\$58,542,400	\$64,223,600	9.70%	\$49,578,216	\$50,917,414	2.70%
052	Sturgis City	332	\$61,296,700	\$64,787,800	5.70%	\$48,147,414	\$48,764,546	1.28%
St. Joseph County Total		1,503	\$185,674,056	\$199,683,200	7.55%	\$152,609,572	\$157,188,264	3.00%

St. Joseph County

Previous and Current Values

INDUSTRIAL								
Unit #	Unit Name	Number of Parcels	2019 Assessed Value	2020 Assessed Value	% Change	2019 Taxable Value	2020 Taxable Value	% Change
001	Burr Oak Township	27	\$874,200	\$890,600	1.88%	\$738,398	\$751,766	1.81%
002	Colon Township	14	\$2,143,200	\$2,068,800	-3.47%	\$2,051,293	\$1,995,747	-2.71%
003	Constantine Township	43	\$16,967,000	\$15,222,200	-10.28%	\$15,437,153	\$14,602,644	-5.41%
004	Fabius Township	32	\$2,286,800	\$1,948,000	-14.82%	\$1,873,832	\$1,439,970	-23.15%
005	Fawn River Township	0	\$0	\$0	N/A	\$0	\$0	N/A
006	Florence Township	6	\$119,300	\$131,900	10.56%	\$64,454	\$65,676	1.90%
007	Flowerfield Township	1	\$14,300	\$14,000	-2.10%	\$4,511	\$4,596	1.88%
008	Leonidas Township	0	\$0	\$0	N/A	\$0	\$0	N/A
009	Lockport Township	16	\$983,600	\$987,900	0.44%	\$864,073	\$855,616	-0.98%
010	Mendon Township	24	\$4,221,000	\$4,190,500	-0.72%	\$4,023,169	\$3,989,234	-0.84%
011	Mottville Township	31	\$12,946,400	\$12,770,100	-1.36%	\$10,270,189	\$10,509,647	2.33%
012	Nottawa Township	12	\$542,400	\$556,100	2.53%	\$512,869	\$521,463	1.68%
013	Park Township	24	\$6,303,750	\$7,825,800	24.15%	\$5,526,740	\$7,011,778	26.87%
014	Sherman Township	1	\$144,800	\$139,800	-3.45%	\$144,800	\$139,800	-3.45%
015	Sturgis Township	11	\$562,700	\$821,100	45.92%	\$534,486	\$777,615	45.49%
016	White Pigeon Township	51	\$10,383,000	\$9,234,200	-11.06%	\$9,600,423	\$8,851,136	-7.80%
051	Three Rivers City	69	\$21,132,800	\$20,803,400	-1.56%	\$18,058,189	\$18,097,170	0.22%
052	Sturgis City	118	\$43,330,700	\$39,918,200	-7.88%	\$39,694,313	\$38,519,555	-2.96%
St. Joseph County Total		480	\$122,955,950	\$117,522,600	-4.42%	\$109,398,892	\$108,133,413	-1.16%

RESIDENTIAL								
Unit #	Unit Name	Number of Parcels	2019 Assessed Value	2020 Assessed Value	% Change	2019 Taxable Value	2020 Taxable Value	% Change
001	Burr Oak Township	1,258	\$55,849,100	\$62,595,300	12.08%	\$44,258,908	\$46,483,706	5.03%
002	Colon Township	2,203	\$97,555,100	\$112,299,800	15.11%	\$76,743,890	\$79,813,944	4.00%
003	Constantine Township	1,638	\$75,762,600	\$80,885,400	6.76%	\$65,524,584	\$67,150,782	2.48%
004	Fabius Township	2,657	\$216,757,300	\$226,624,800	4.55%	\$162,051,623	\$167,835,206	3.57%
005	Fawn River Township	728	\$38,051,100	\$40,614,200	6.74%	\$29,159,077	\$30,509,821	4.63%
006	Florence Township	518	\$26,115,445	\$29,386,529	12.53%	\$19,679,683	\$20,381,051	3.56%
007	Flowerfield Township	870	\$58,504,300	\$59,972,600	2.51%	\$39,967,085	\$41,089,494	2.81%
008	Leonidas Township	558	\$25,108,974	\$22,971,900	-8.51%	\$17,452,770	\$17,626,490	1.00%
009	Lockport Township	1,992	\$108,248,400	\$119,118,800	10.04%	\$87,006,234	\$91,153,476	4.77%
010	Mendon Township	1,421	\$61,158,100	\$64,852,000	6.04%	\$44,912,735	\$46,566,546	3.68%
011	Mottville Township	737	\$34,157,900	\$37,147,000	8.75%	\$25,828,144	\$27,098,275	4.92%
012	Nottawa Township	1,944	\$121,030,200	\$127,412,800	5.27%	\$96,678,632	\$100,711,519	4.17%
013	Park Township	1,420	\$96,693,900	\$102,473,700	5.98%	\$74,486,706	\$77,083,541	3.49%
014	Sherman Township	1,978	\$147,177,600	\$156,423,500	6.28%	\$123,140,187	\$128,048,675	3.99%
015	Sturgis Township	682	\$35,602,400	\$40,008,000	12.37%	\$28,862,457	\$29,717,852	2.96%
016	White Pigeon Township	2,365	\$178,090,700	\$189,878,600	6.62%	\$140,456,928	\$147,416,738	4.96%
051	Three Rivers City	2,494	\$84,094,800	\$92,953,800	10.53%	\$71,419,542	\$73,701,261	3.19%
052	Sturgis City	3,342	\$135,401,500	\$143,192,200	5.75%	\$116,147,426	\$119,704,760	3.06%
St. Joseph County Total		28,805	\$1,595,359,419	\$1,708,810,929	7.11%	\$1,263,776,611	\$1,312,093,137	3.82%

St. Joseph County

Previous and Current Values

DEVELOPMENTAL								
Unit #	Unit Name	Number of Parcels	2019 Assessed Value	2020 Assessed Value	% Change	2019 Taxable Value	2020 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	2019 Assessed Value	2020 Assessed Value	% Change	2019 Taxable Value	2020 Taxable Value	% Change
001	Burr Oak Township	1,593	109,104,100	120,479,700	10.43%	62,860,018	65,699,179	4.52%
002	Colon Township	2,569	158,786,200	176,139,100	10.93%	100,612,867	103,980,265	3.35%
003	Constantine Township	1,987	151,439,300	159,049,100	5.02%	97,583,826	99,172,083	1.63%
004	Fabius Township	2,884	245,711,800	256,373,600	4.34%	175,843,922	181,831,293	3.40%
005	Fawn River Township	900	65,680,600	71,373,500	8.67%	38,123,447	39,751,131	4.27%
006	Florence Township	810	102,959,145	106,600,016	3.54%	40,321,858	41,414,783	2.71%
007	Flowerfield Township	1,076	96,556,400	99,249,100	2.79%	52,478,510	53,679,178	2.29%
008	Leonidas Township	967	90,731,657	85,746,000	-5.49%	37,654,127	38,120,363	1.24%
009	Lockport Township	2,249	151,950,500	165,778,300	9.10%	107,775,975	112,083,435	4.00%
010	Mendon Township	1,795	129,431,800	133,668,404	3.27%	69,564,488	71,565,338	2.88%
011	Mottville Township	943	85,513,200	88,910,600	3.97%	50,666,141	53,298,529	5.20%
012	Nottawa Township	2,368	189,523,000	199,507,600	5.27%	125,327,727	129,579,045	3.39%
013	Park Township	1,737	161,105,450	168,807,300	4.78%	109,552,377	112,329,283	2.53%
014	Sherman Township	2,166	186,739,900	197,832,700	5.94%	138,886,315	144,897,899	4.33%
015	Sturgis Township	940	80,298,200	86,959,900	8.30%	51,405,680	53,201,382	3.49%
016	White Pigeon Township	2,794	239,556,400	254,022,900	6.04%	170,823,804	177,872,150	4.13%
051	Three Rivers City	2,868	163,770,000	177,980,800	8.68%	139,055,947	142,715,845	2.63%
052	Sturgis City	3,806	240,791,300	248,943,900	3.39%	204,504,439	207,693,499	1.56%
St. Joseph County Total		34,452	\$2,649,648,952	\$2,797,422,520	5.58%	\$1,773,041,468	\$1,828,884,680	3.15%

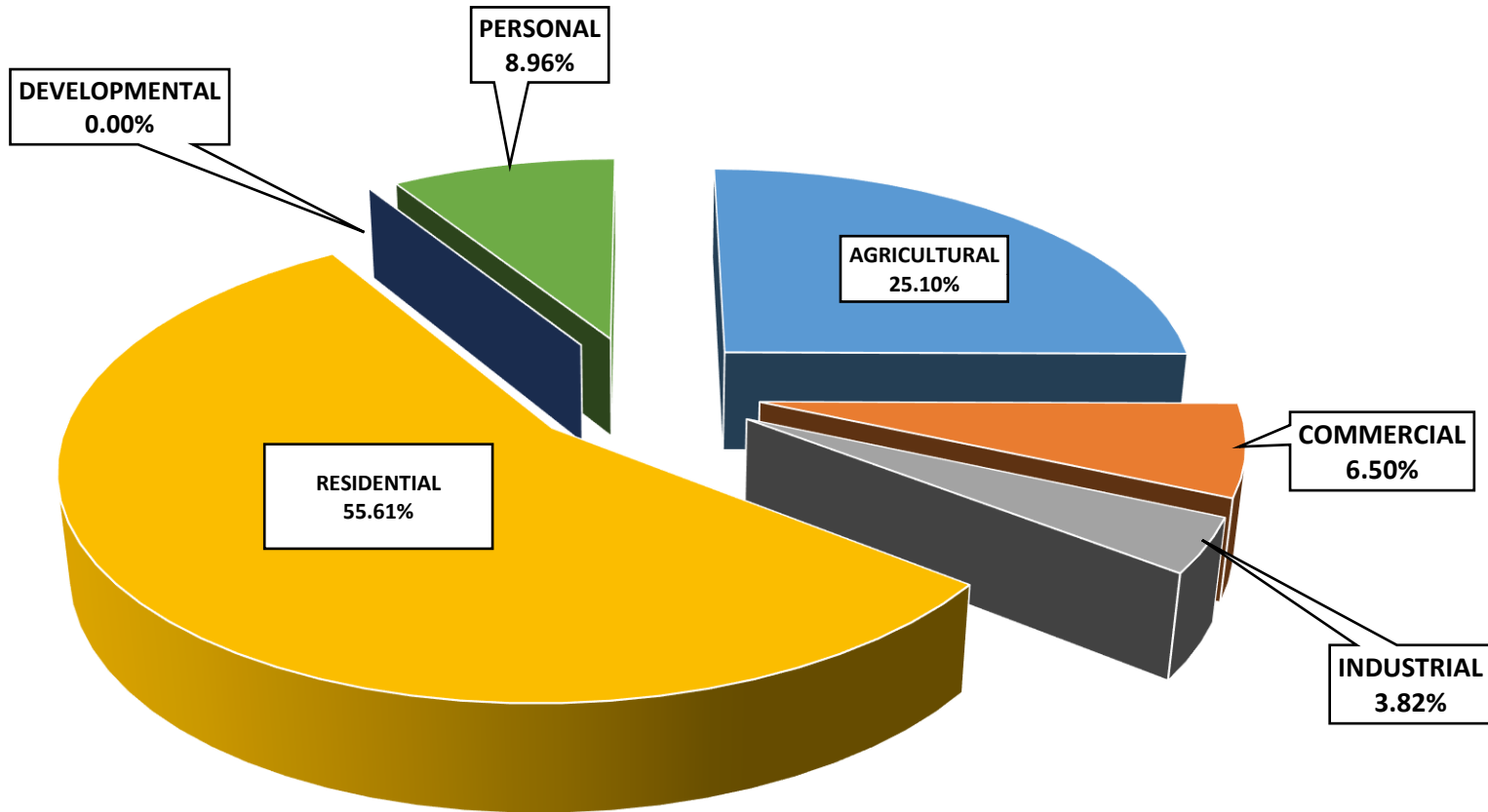
St. Joseph County

Previous and Current Values

Unit #	Unit Name	Number of Parcels	PERSONAL			2019 Taxable Value	2020 Taxable Value	% Change
			2019 Assessed Value	2020 Assessed Value	% Change			
001	Burr Oak Township	44	\$8,251,500	\$7,861,900	-4.72%	\$8,251,500	\$7,861,900	-4.72%
002	Colon Township	120	\$8,102,300	\$7,895,100	-2.56%	\$8,102,300	\$7,895,100	-2.56%
003	Constantine Township	91	\$13,835,500	\$14,432,200	4.31%	\$13,835,500	\$14,432,200	4.31%
004	Fabius Township	63	\$24,822,500	\$22,244,100	-10.39%	\$24,489,516	\$21,985,642	-10.22%
005	Fawn River Township	23	\$934,600	\$849,800	-9.07%	\$934,600	\$849,800	-9.07%
006	Florence Township	26	\$4,076,600	\$4,146,800	1.72%	\$4,076,600	\$4,146,800	1.72%
007	Flowerfield Township	29	\$17,726,375	\$17,835,048	0.61%	\$17,726,375	\$17,835,048	0.61%
008	Leonidas Township	26	\$6,923,218	\$6,728,800	-2.81%	\$6,923,218	\$6,728,800	-2.81%
009	Lockport Township	65	\$3,395,600	\$3,613,800	6.43%	\$3,395,600	\$3,613,800	6.43%
010	Mendon Township	82	\$39,779,300	\$39,964,600	0.47%	\$39,779,300	\$39,964,600	0.47%
011	Mottville Township	43	\$11,168,800	\$12,180,500	9.06%	\$11,168,800	\$12,180,500	9.06%
012	Nottawa Township	137	\$5,002,600	\$5,540,900	10.76%	\$5,002,600	\$5,540,900	10.76%
013	Park Township	70	\$35,609,900	\$36,110,200	1.40%	\$31,327,767	\$31,963,235	2.03%
014	Sherman Township	46	\$4,915,400	\$5,190,400	5.59%	\$4,915,400	\$5,190,400	5.59%
015	Sturgis Township	86	\$6,267,400	\$5,706,700	-8.95%	\$6,267,400	\$5,706,700	-8.95%
016	White Pigeon Township	95	\$34,443,600	\$37,117,200	7.76%	\$34,443,600	\$37,117,200	7.76%
051	Three Rivers City	383	\$29,465,100	\$25,965,500	-11.88%	\$29,468,800	\$25,969,200	-11.88%
052	Sturgis City	440	\$26,071,900	\$21,962,200	-15.76%	\$26,071,900	\$21,962,200	-15.76%
St. Joseph County Total		1,869	\$280,792,193	\$275,345,748	-1.94%	\$276,180,776	\$270,944,025	-1.90%

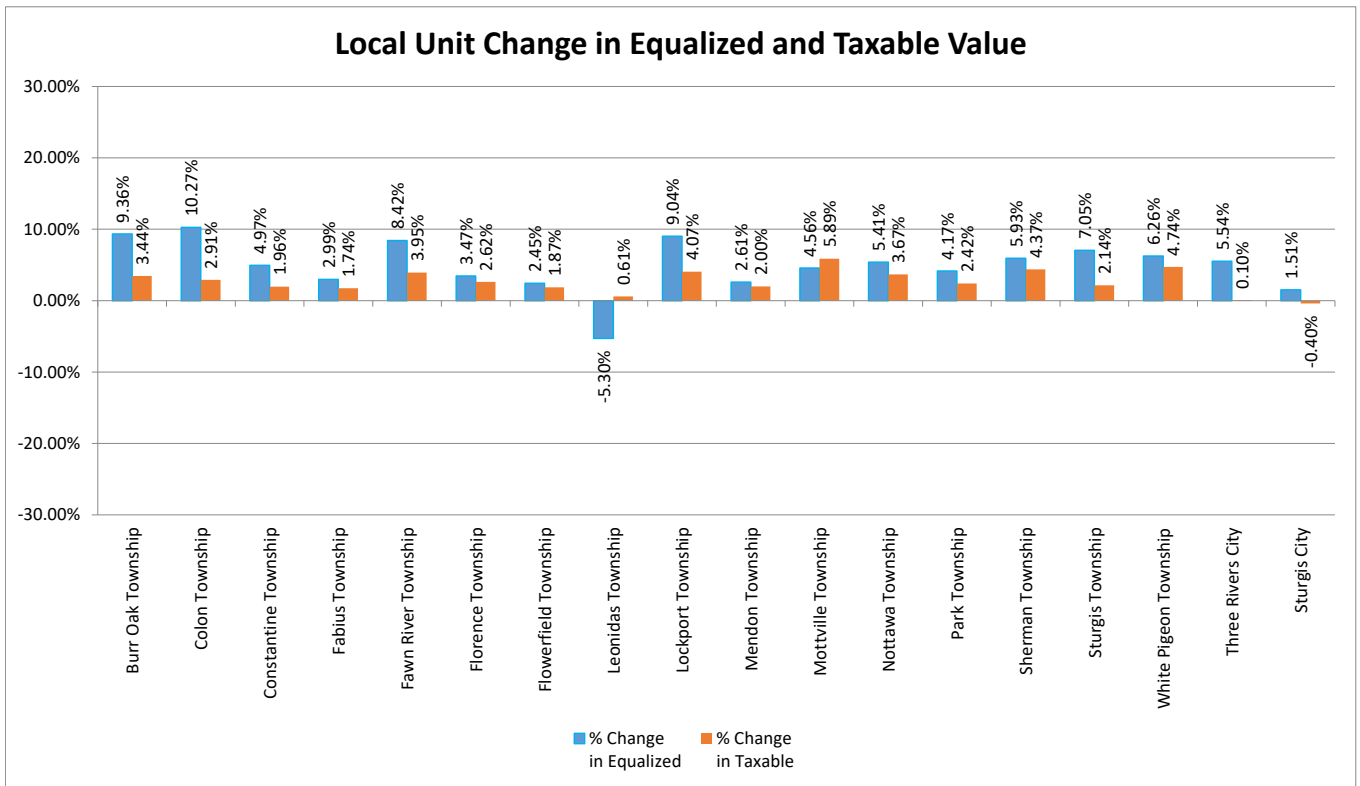
Unit #	Unit Name	Number of Parcels	TOTAL VALUES			2019 Taxable Value	2020 Taxable Value	% Change
			2019 Assessed Value	2020 Assessed Value	% Change			
001	Burr Oak Township	1,637	\$117,355,600	\$128,341,600	9.36%	\$71,111,518	\$73,561,079	3.44%
002	Colon Township	2,689	\$166,888,500	\$184,034,200	10.27%	\$108,715,167	\$111,875,365	2.91%
003	Constantine Township	2,078	\$165,274,800	\$173,481,300	4.97%	\$111,419,326	\$113,604,283	1.96%
004	Fabius Township	2,947	\$270,534,300	\$278,617,700	2.99%	\$200,333,438	\$203,816,935	1.74%
005	Fawn River Township	923	\$66,615,200	\$72,223,300	8.42%	\$39,058,047	\$40,600,931	3.95%
006	Florence Township	836	\$107,035,745	\$110,746,816	3.47%	\$44,398,458	\$45,561,583	2.62%
007	Flowerfield Township	1,105	\$114,282,775	\$117,084,148	2.45%	\$70,204,885	\$71,514,226	1.87%
008	Leonidas Township	993	\$97,654,875	\$92,474,800	-5.30%	\$44,577,345	\$44,849,163	0.61%
009	Lockport Township	2,314	\$155,346,100	\$169,392,100	9.04%	\$111,171,575	\$115,697,235	4.07%
010	Mendon Township	1,877	\$169,211,100	\$173,633,004	2.61%	\$109,343,788	\$111,529,938	2.00%
011	Mottville Township	986	\$96,682,000	\$101,091,100	4.56%	\$61,834,941	\$65,479,029	5.89%
012	Nottawa Township	2,505	\$194,525,600	\$205,048,500	5.41%	\$130,330,327	\$135,119,945	3.67%
013	Park Township	1,807	\$196,715,350	\$204,917,500	4.17%	\$140,880,144	\$144,292,518	2.42%
014	Sherman Township	2,212	\$191,655,300	\$203,023,100	5.93%	\$143,801,715	\$150,088,299	4.37%
015	Sturgis Township	1,026	\$86,565,600	\$92,666,600	7.05%	\$57,673,080	\$58,908,082	2.14%
016	White Pigeon Township	2,889	\$274,000,000	\$291,140,100	6.26%	\$205,267,404	\$214,989,350	4.74%
051	Three Rivers City	3,251	\$193,235,100	\$203,946,300	5.54%	\$168,524,747	\$168,685,045	0.10%
052	Sturgis City	4,246	\$266,863,200	\$270,906,100	1.51%	\$230,576,339	\$229,655,699	-0.40%
St. Joseph County Total		36,321	\$2,930,441,145	\$3,072,768,268	4.86%	\$2,049,222,244	\$2,099,828,705	2.47%

St. Joseph County Equalized Value
Segmented by Property Class

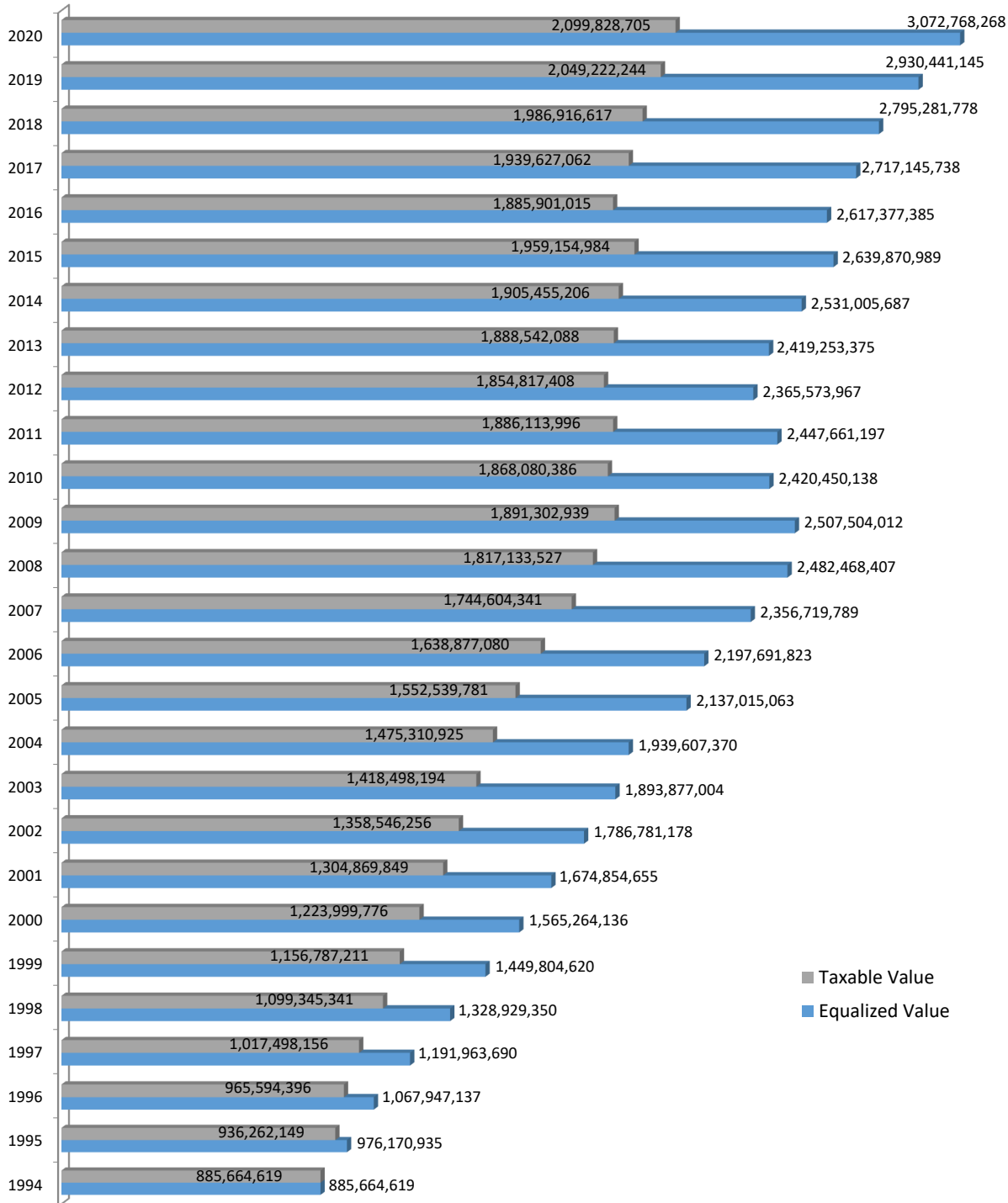


St. Joseph County Percentage Change in Equalized and Taxable Value 2019 - 2020

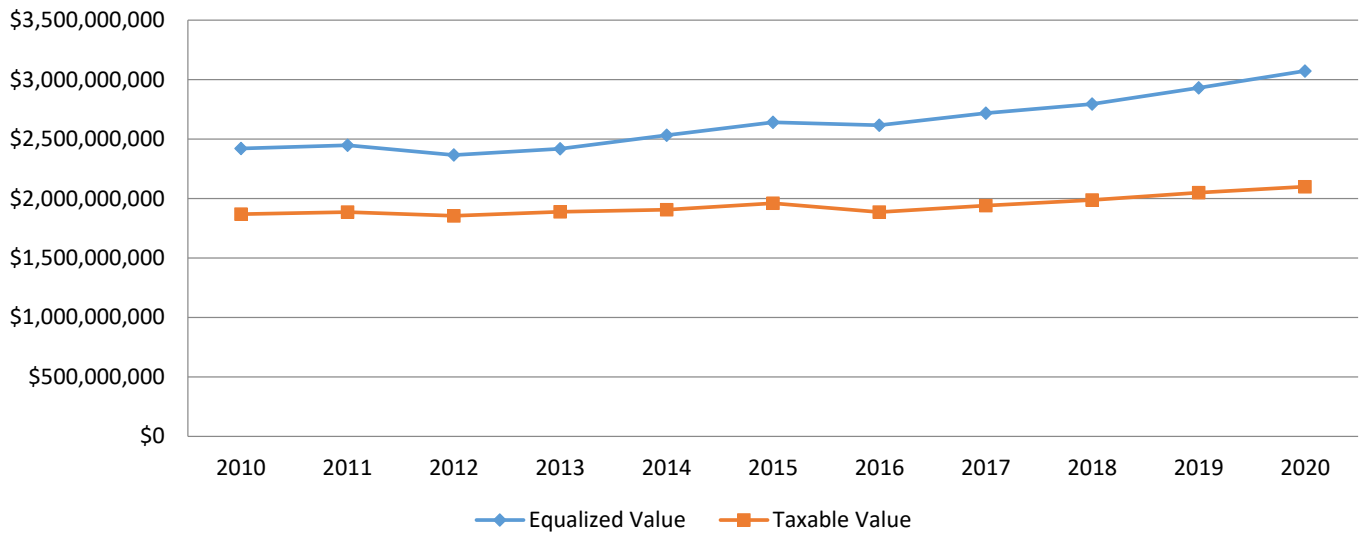
Unit of Gov't	2019 Equalized Value	2020 Equalized Value	% Change in Equalized	2019 Taxable Value	2020 Taxable Value	% Change in Taxable
Burr Oak Township	\$117,355,600	\$128,341,600	9.36%	\$71,111,518	\$73,561,079	3.44%
Colon Township	\$166,888,500	\$184,034,200	10.27%	\$108,715,167	\$111,875,365	2.91%
Constantine Township	\$165,274,800	\$173,481,300	4.97%	\$111,419,326	\$113,604,283	1.96%
Fabius Township	\$270,534,300	\$278,617,700	2.99%	\$200,333,438	\$203,816,935	1.74%
Fawn River Township	\$66,615,200	\$72,223,300	8.42%	\$39,058,047	\$40,600,931	3.95%
Florence Township	\$107,035,745	\$110,746,816	3.47%	\$44,398,458	\$45,561,583	2.62%
Flowerfield Township	\$114,282,775	\$117,084,148	2.45%	\$70,204,885	\$71,514,226	1.87%
Leonidas Township	\$97,654,875	\$92,474,800	-5.30%	\$44,577,345	\$44,849,163	0.61%
Lockport Township	\$155,346,100	\$169,392,100	9.04%	\$111,171,575	\$115,697,235	4.07%
Mendon Township	\$169,211,100	\$173,633,004	2.61%	\$109,343,788	\$111,529,938	2.00%
Mottville Township	\$96,682,000	\$101,091,100	4.56%	\$61,834,941	\$65,479,029	5.89%
Nottawa Township	\$194,525,600	\$205,048,500	5.41%	\$130,330,327	\$135,119,945	3.67%
Park Township	\$196,715,350	\$204,917,500	4.17%	\$140,880,144	\$144,292,518	2.42%
Sherman Township	\$191,655,300	\$203,023,100	5.93%	\$143,801,715	\$150,088,299	4.37%
Sturgis Township	\$86,565,600	\$92,666,600	7.05%	\$57,673,080	\$58,908,082	2.14%
White Pigeon Township	\$274,000,000	\$291,140,100	6.26%	\$205,267,404	\$214,989,350	4.74%
Three Rivers City	\$193,235,100	\$203,946,300	5.54%	\$168,524,747	\$168,685,045	0.10%
Sturgis City	\$266,863,200	\$270,906,100	1.51%	\$230,576,339	\$229,655,699	-0.40%
St. Joseph County Total	\$2,930,441,145	\$3,072,768,268	4.86%	\$2,049,222,244	\$2,099,828,705	2.47%



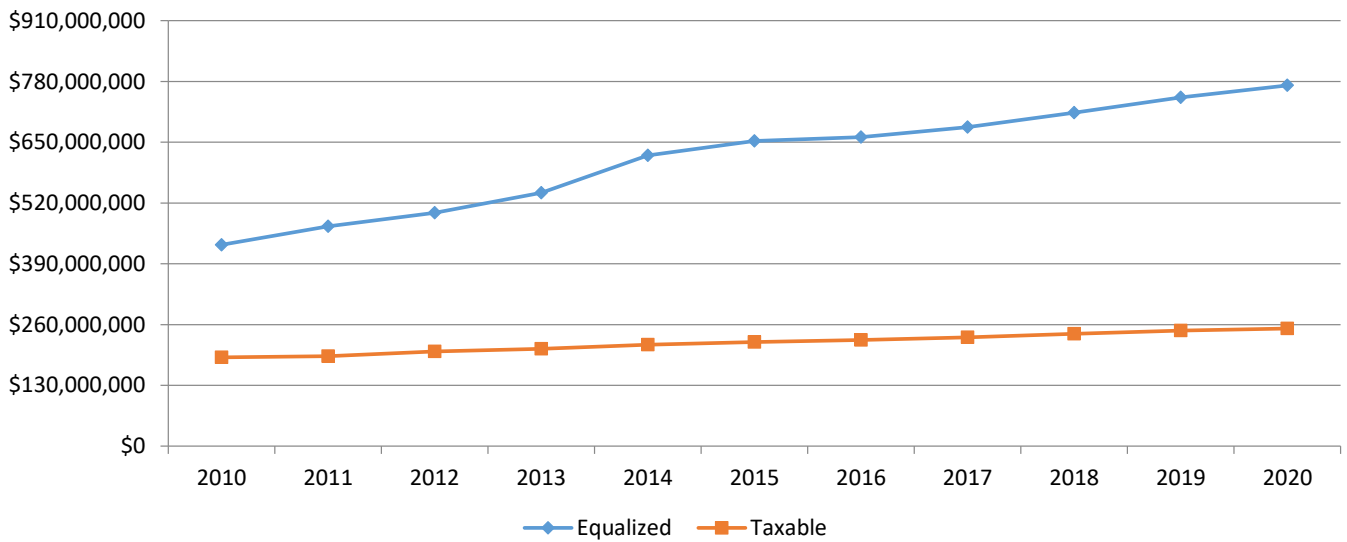
St. Joseph County Equalized and Taxable Values by Year



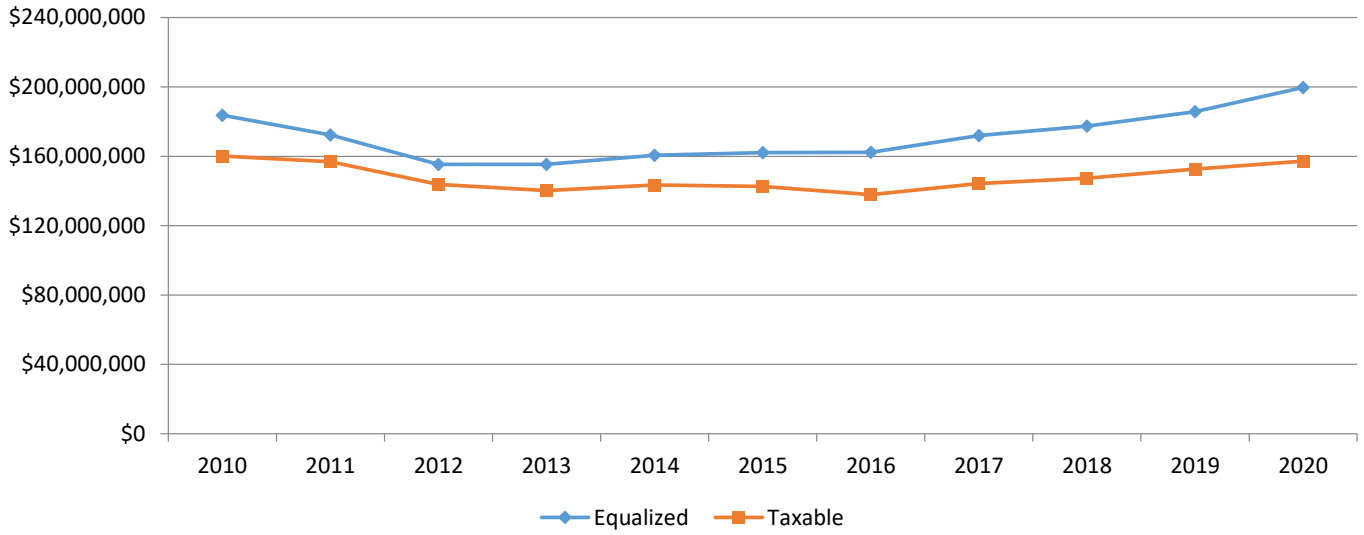
10 Year Trend in Gap between Equalized and Taxable Value (All Properties)



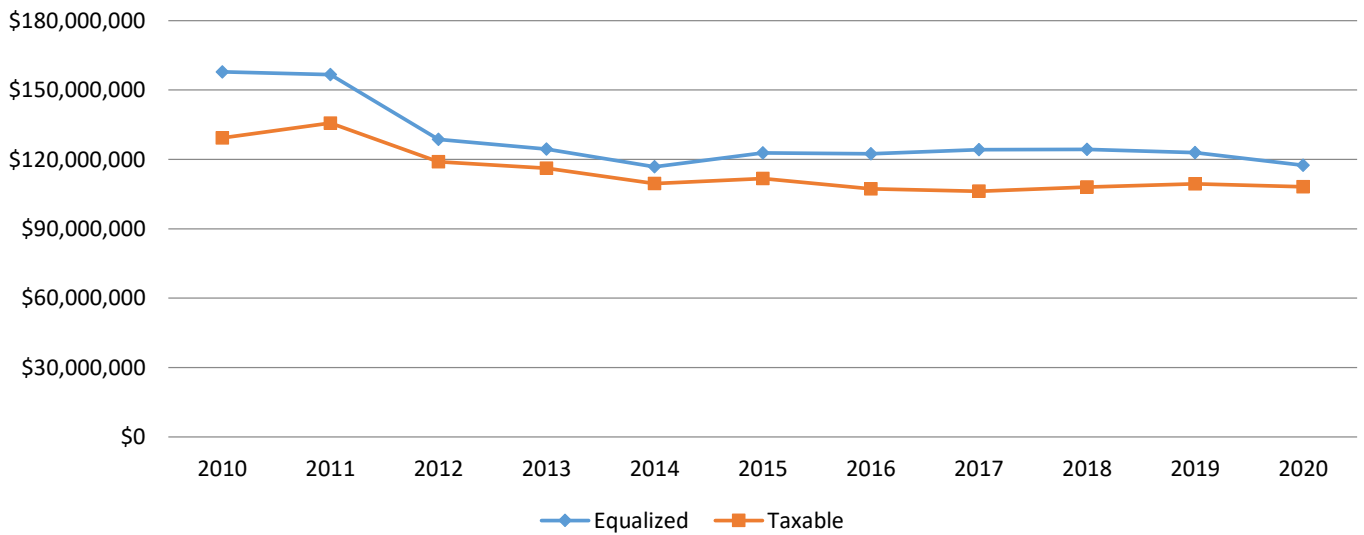
10 Year Trend in Gap between Equalized and Taxable Value (Agricultural)



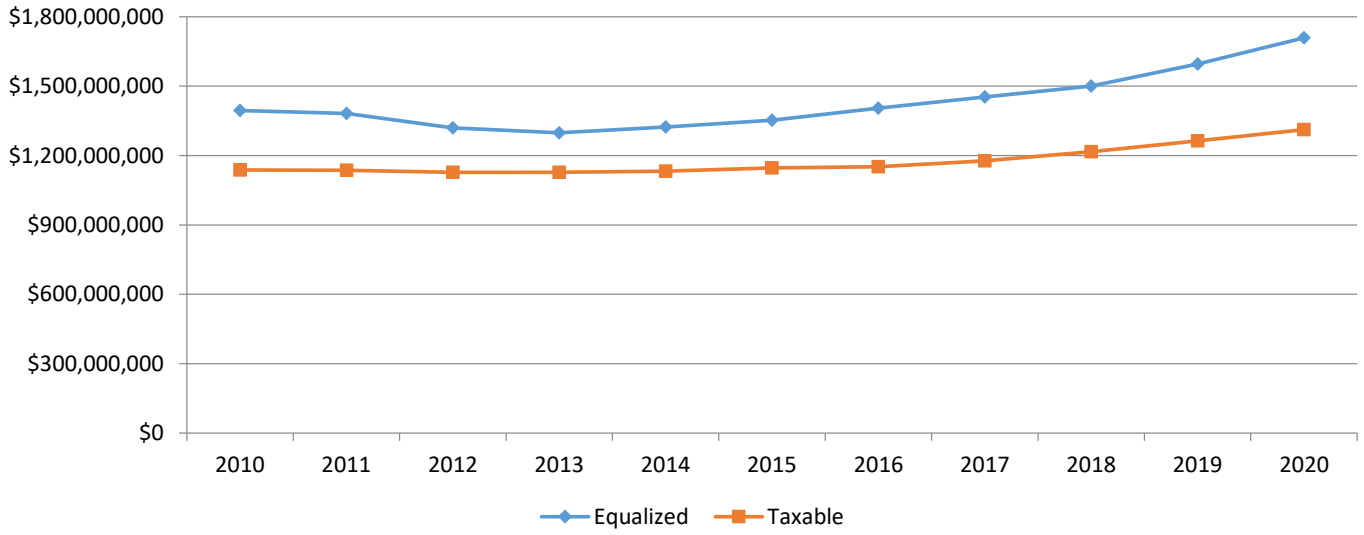
10 Year Trend in Gap between Equalized and Taxable Value (Commercial)



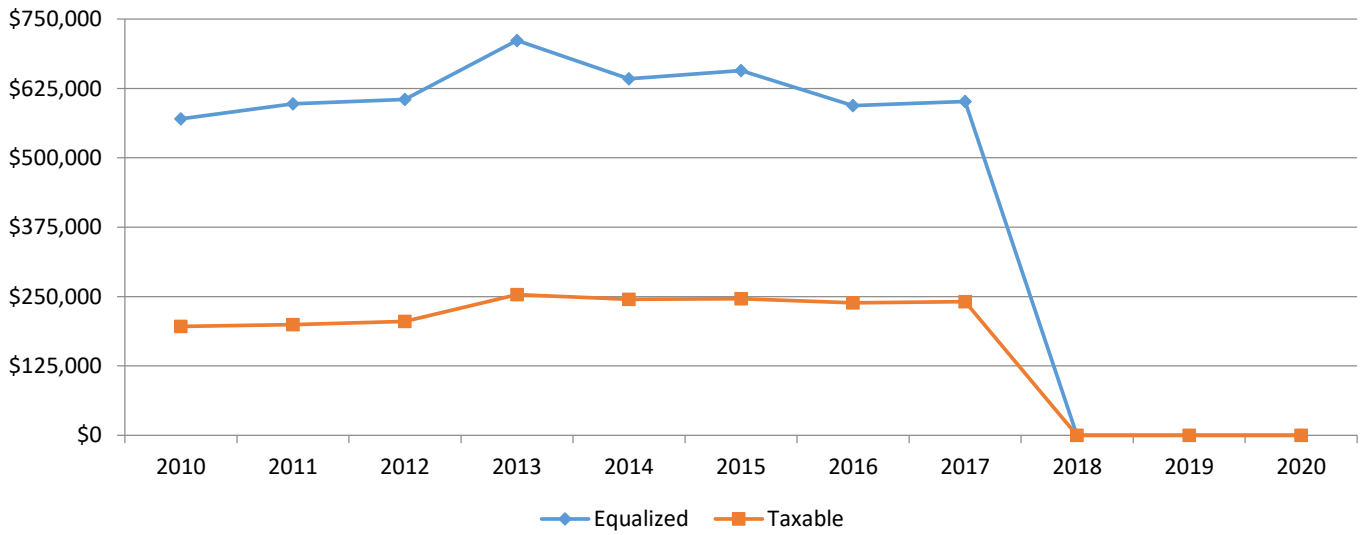
10 Year Trend in Gap between Equalized and Taxable Value (Industrial)



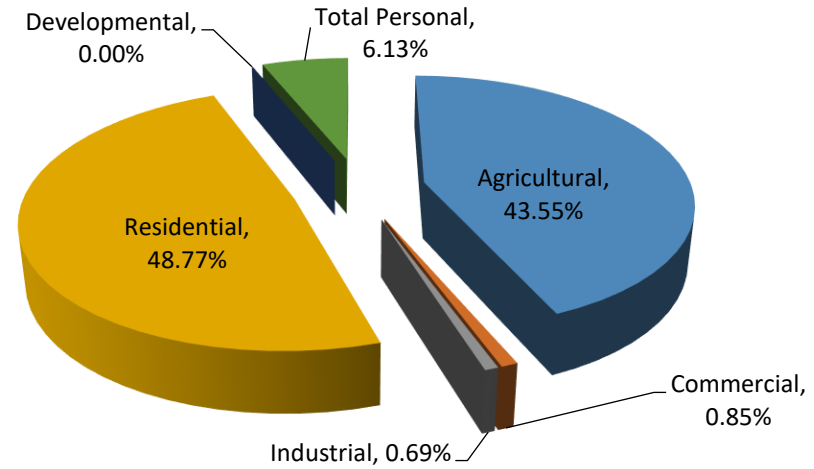
10 Year Trend in Gap between Equalized and Taxable Value (Residential)



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

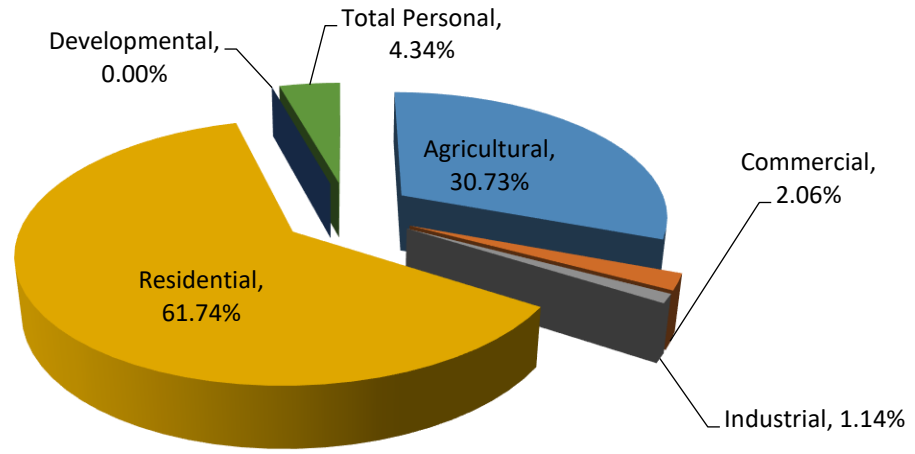


**St. Joseph County
Burr Oak Township**
Summary of Recommended
County Equalized Values and Trends



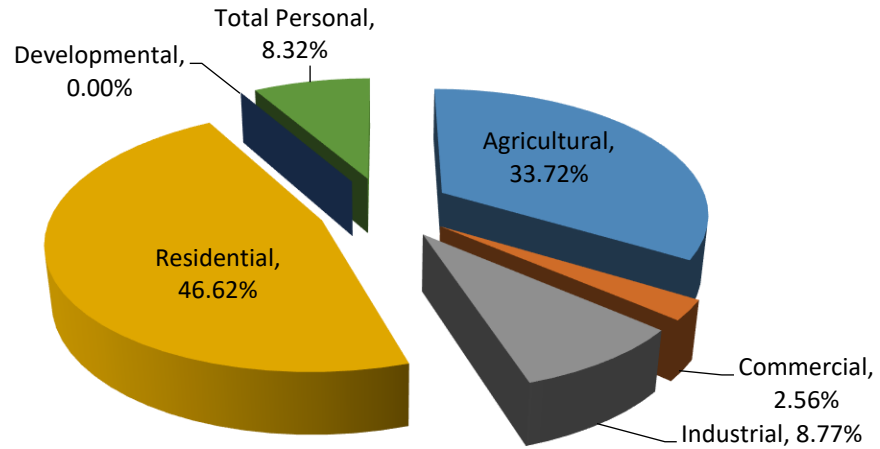
Class	Parcel Count	2019 State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	272	\$51,323,100	\$55,897,800	1.0000	\$55,897,800	8.91%	43.55%
Commercial	36	\$1,057,700	\$1,096,000	1.0000	\$1,096,000	3.62%	0.85%
Industrial	27	\$874,200	\$890,600	1.0000	\$890,600	1.88%	0.69%
Residential	1,258	\$55,849,100	\$62,595,300	1.0000	\$62,595,300	12.08%	48.77%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1,593	\$109,104,100	\$120,479,700		\$120,479,700	10.43%	93.87%
Personal Property							
Commercial	28	\$171,700	\$129,600	1.0000	\$129,600	-24.52%	0.10%
Industrial	7	\$233,500	\$234,800	1.0000	\$234,800	0.56%	0.18%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	9	\$7,846,300	\$7,497,500	1.0000	\$7,497,500	-4.45%	5.84%
Total Personal	44	\$8,251,500	\$7,861,900		\$7,861,900	-4.72%	6.13%
Grand Total	1,637	\$117,355,600	\$128,341,600		\$128,341,600	9.36%	100.00%

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



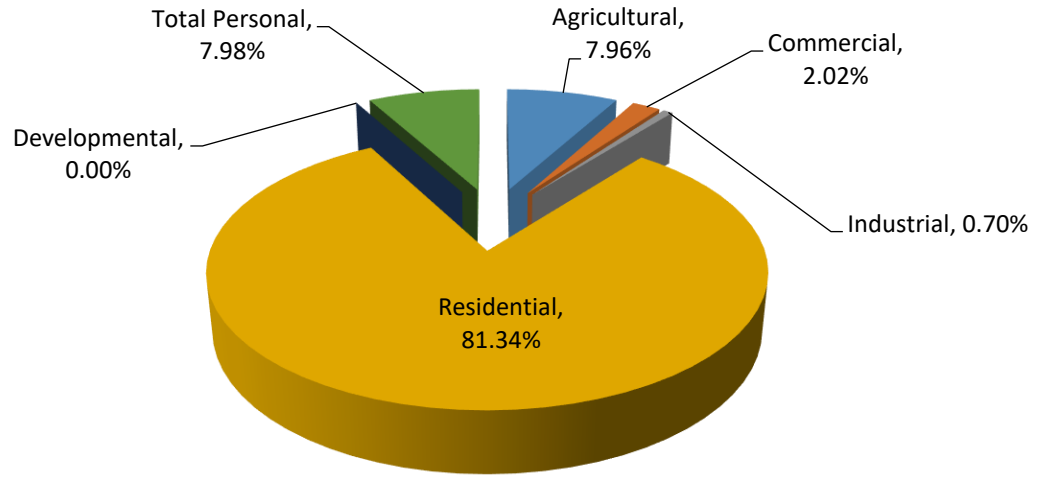
Class	Parcel Count	2019 State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	286	\$51,323,100	\$55,897,800	1.0000	\$55,897,800	8.91%	30.73%
Commercial	66	\$3,992,400	\$3,743,800	1.0000	\$3,743,800	-6.23%	2.06%
Industrial	14	\$2,143,200	\$2,068,800	1.0000	\$2,068,800	-3.47%	1.14%
Residential	2,203	\$97,555,100	\$112,299,800	1.0000	\$112,299,800	15.11%	61.74%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,569	\$155,013,800	\$174,010,200		\$174,010,200	12.25%	95.66%
Personal Property							
Commercial	107	\$679,000	\$753,700	1.0000	\$753,700	11.00%	0.41%
Industrial	3	\$591,200	\$545,900	1.0000	\$545,900	-7.66%	0.30%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$6,832,100	\$6,595,500	1.0000	\$6,595,500	-3.46%	3.63%
Total Personal	120	\$8,102,300	\$7,895,100		\$7,895,100	-2.56%	4.34%
Grand Total	2,689	\$163,116,100	\$181,905,300		\$181,905,300	11.52%	100.00%

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



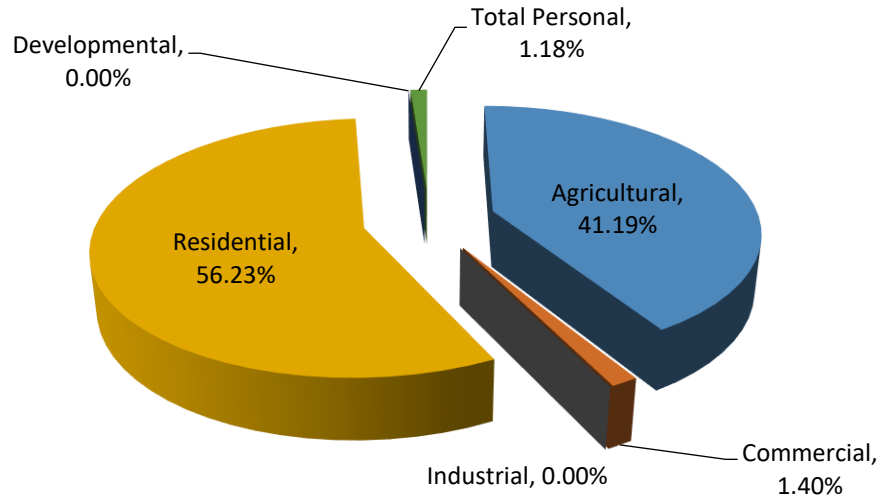
Class	Parcel Count	2019 State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	206	\$54,147,500	\$58,500,600	1.0000	\$58,500,600	8.04%	33.72%
Commercial	100	\$4,562,200	\$4,440,900	1.0000	\$4,440,900	-2.66%	2.56%
Industrial	43	\$16,967,000	\$15,222,200	1.0000	\$15,222,200	-10.28%	8.77%
Residential	1,638	\$75,762,600	\$80,885,400	1.0000	\$80,885,400	6.76%	46.62%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1,987	\$151,439,300	\$159,049,100		\$159,049,100	5.02%	91.68%
Personal Property							
Commercial	67	\$1,770,400	\$1,505,300	1.0000	\$1,505,300	-14.97%	0.87%
Industrial	10	\$4,621,000	\$5,349,100	1.0000	\$5,349,100	15.76%	3.08%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	14	\$7,444,100	\$7,577,800	1.0000	\$7,577,800	1.80%	4.37%
Total Personal	91	\$13,835,500	\$14,432,200		\$14,432,200	4.31%	8.32%
Grand Total	2,078	\$165,274,800	\$173,481,300		\$173,481,300	4.97%	100.00%

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



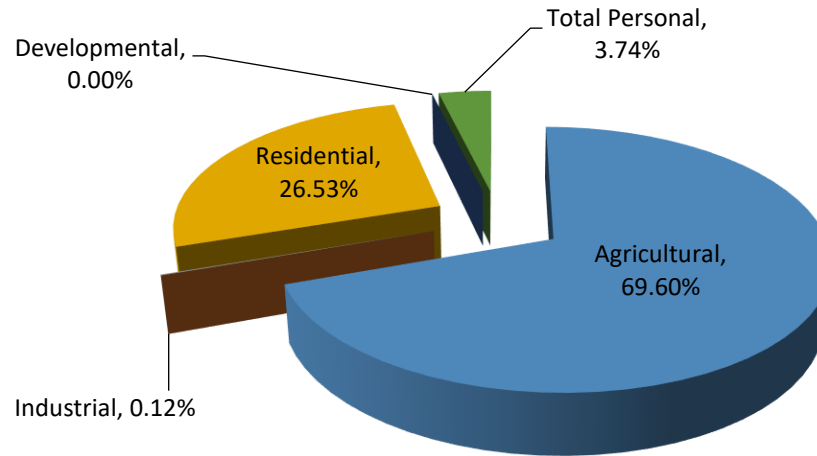
Class	Parcel Count	2019 State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	136	\$21,250,400	\$22,178,900	1.0000	\$22,178,900	4.37%	7.96%
Commercial	59	\$5,417,300	\$5,621,900	1.0000	\$5,621,900	3.78%	2.02%
Industrial	32	\$2,286,800	\$1,948,000	1.0000	\$1,948,000	-14.82%	0.70%
Residential	2,657	\$216,757,300	\$226,624,800	1.0000	\$226,624,800	4.55%	81.34%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,884	\$245,711,800	\$256,373,600		\$256,373,600	4.34%	92.02%
Personal Property							
Commercial	54	\$1,739,300	\$1,766,200	1.0000	\$1,766,200	1.55%	0.63%
Industrial	1	\$354,500	\$319,700	1.0000	\$319,700	-9.82%	0.11%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	8	\$22,728,700	\$20,158,200	1.0000	\$20,158,200	-11.31%	7.24%
Total Personal	63	\$24,822,500	\$22,244,100		\$22,244,100	-10.39%	7.98%
Grand Total	2,947	\$270,534,300	\$278,617,700		\$278,617,700	2.99%	100.00%

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



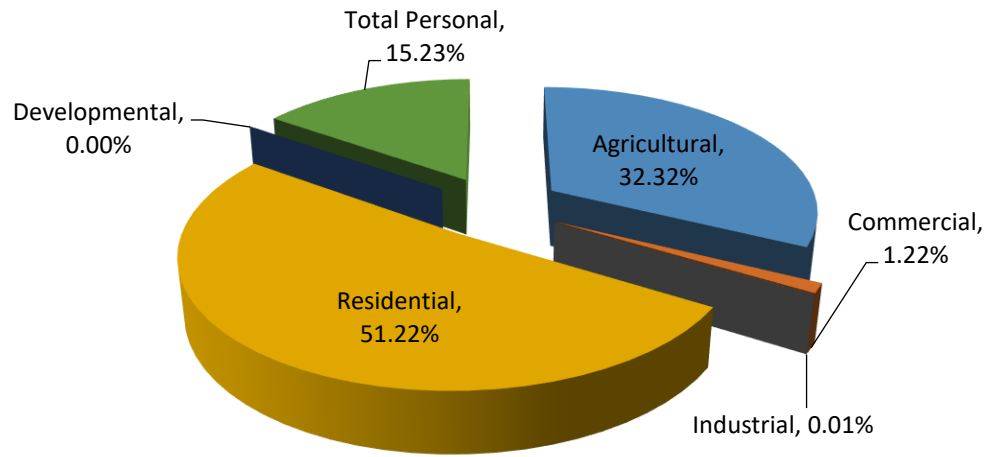
Class	Parcel Count	2019 State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	159	\$26,680,500	\$29,746,200	1.0000	\$29,746,200	11.49%	41.19%
Commercial	13	\$949,000	\$1,013,100	1.0000	\$1,013,100	6.75%	1.40%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	728	\$38,051,100	\$40,614,200	1.0000	\$40,614,200	6.74%	56.23%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	900	\$65,680,600	\$71,373,500		\$71,373,500	8.67%	98.82%
Personal Property							
Commercial	21	\$183,900	\$98,800	1.0000	\$98,800	-46.28%	0.14%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	2	\$750,700	\$751,000	1.0000	\$751,000	0.04%	1.04%
Total Personal	23	\$934,600	\$849,800		\$849,800	-9.07%	1.18%
Grand Total	923	\$66,615,200	\$72,223,300		\$72,223,300	8.42%	100.00%

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



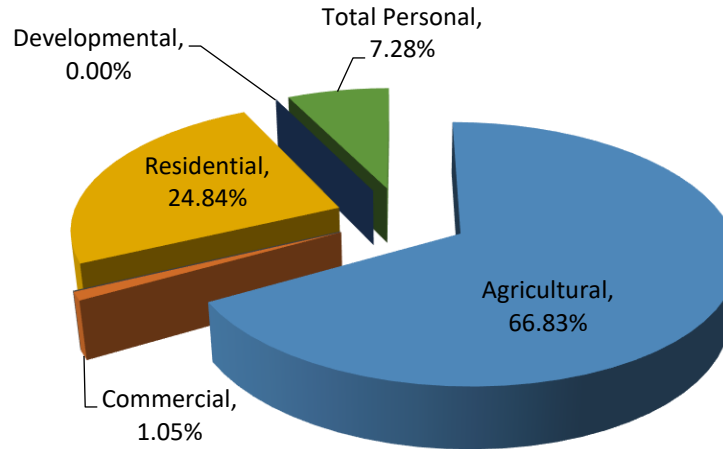
Class	Parcel Count	2019 State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	286	\$76,724,400	\$77,081,587	1.0000	\$77,081,587	0.47%	69.60%
Commercial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Industrial	6	\$119,300	\$131,900	1.0000	\$131,900	10.56%	0.12%
Residential	518	\$26,115,445	\$29,386,529	1.0000	\$29,386,529	12.53%	26.53%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	810	\$102,959,145	\$106,600,016		\$106,600,016	3.54%	96.26%
Personal Property							
Commercial	5	\$194,400	\$183,100	1.0000	\$183,100	-5.81%	0.17%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	21	\$3,882,200	\$3,963,700	1.0000	\$3,963,700	2.10%	3.58%
Total Personal	26	\$4,076,600	\$4,146,800		\$4,146,800	1.72%	3.74%
Grand Total	836	\$107,035,745	\$110,746,816		\$110,746,816	3.47%	100.00%

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



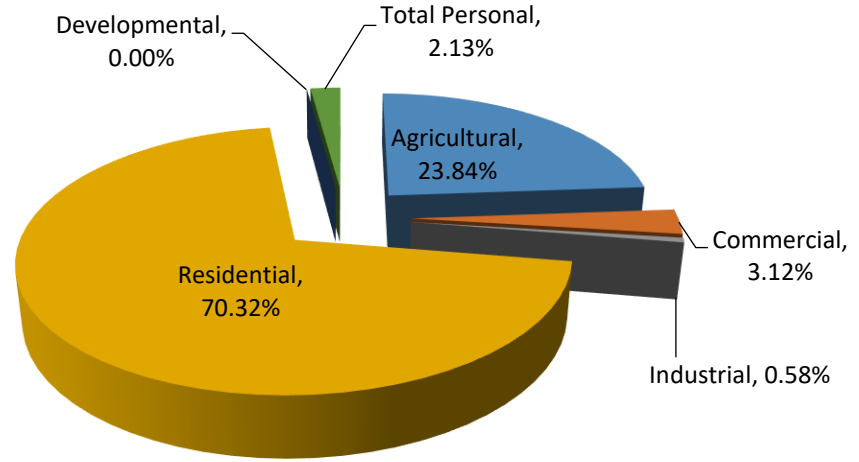
Class	Parcel Count	2019 State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	198	\$36,718,100	\$37,838,100	1.0000	\$37,838,100	3.05%	32.32%
Commercial	7	\$1,319,700	\$1,424,400	1.0000	\$1,424,400	7.93%	1.22%
Industrial	1	\$14,300	\$14,000	1.0000	\$14,000	-2.10%	0.01%
Residential	870	\$58,504,300	\$59,972,600	1.0000	\$59,972,600	2.51%	51.22%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1,076	\$96,556,400	\$99,249,100		\$99,249,100	2.79%	84.77%
Personal Property							
Commercial	20	\$305,831	\$229,189	1.0000	\$229,189	-25.06%	0.20%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	9	\$17,420,544	\$17,605,859	1.0000	\$17,605,859	1.06%	15.04%
Total Personal	29	\$17,726,375	\$17,835,048		\$17,835,048	0.61%	15.23%
Grand Total	1,105	\$114,282,775	\$117,084,148		\$117,084,148	2.45%	100.00%

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



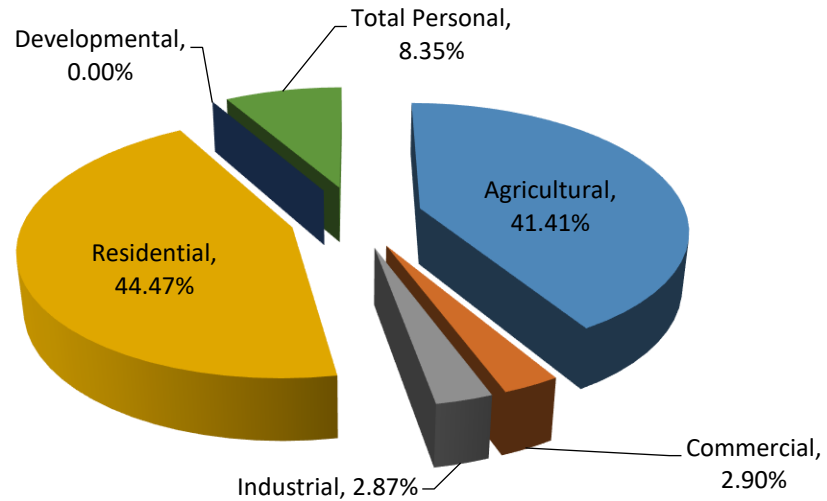
Class	Parcel Count	2019 State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	385	\$64,737,527	\$61,802,400	1.0000	\$61,802,400	-4.53%	66.83%
Commercial	24	\$885,156	\$971,700	1.0000	\$971,700	9.78%	1.05%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	558	\$25,108,974	\$22,971,900	1.0000	\$22,971,900	-8.51%	24.84%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	967	\$90,731,657	\$85,746,000		\$85,746,000	-5.49%	92.72%
Personal Property							
Commercial	19	\$39,100	\$17,600	1.0000	\$17,600	-54.99%	0.02%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	7	\$6,884,118	\$6,711,200	1.0000	\$6,711,200	-2.51%	7.26%
Total Personal	26	\$6,923,218	\$6,728,800		\$6,728,800	-2.81%	7.28%
Grand Total	993	\$97,654,875	\$92,474,800		\$92,474,800	-5.30%	100.00%

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



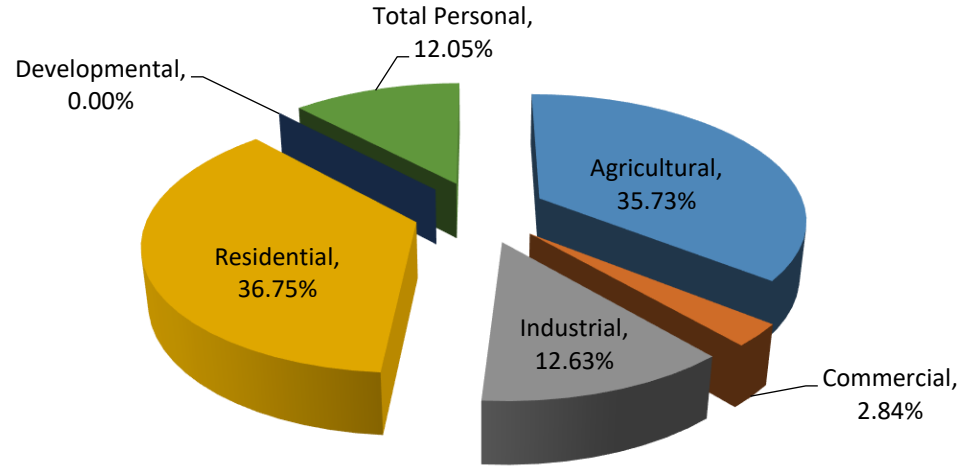
Class	Parcel Count	2019 State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	179	\$37,653,500	\$40,390,900	1.0000	\$40,390,900	7.27%	23.84%
Commercial	62	\$5,065,000	\$5,280,700	1.0000	\$5,280,700	4.26%	3.12%
Industrial	16	\$983,600	\$987,900	1.0000	\$987,900	0.44%	0.58%
Residential	1,992	\$108,248,400	\$119,118,800	1.0000	\$119,118,800	10.04%	70.32%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,249	\$151,950,500	\$165,778,300		\$165,778,300	9.10%	97.87%
Personal Property							
Commercial	49	\$605,900	\$751,600	1.0000	\$751,600	24.05%	0.44%
Industrial	3	\$116,200	\$111,100	1.0000	\$111,100	-4.39%	0.07%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	13	\$2,673,500	\$2,751,100	1.0000	\$2,751,100	2.90%	1.62%
Total Personal	65	\$3,395,600	\$3,613,800		\$3,613,800	6.43%	2.13%
Grand Total	2,314	\$155,346,100	\$169,392,100		\$169,392,100	9.04%	100.00%

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



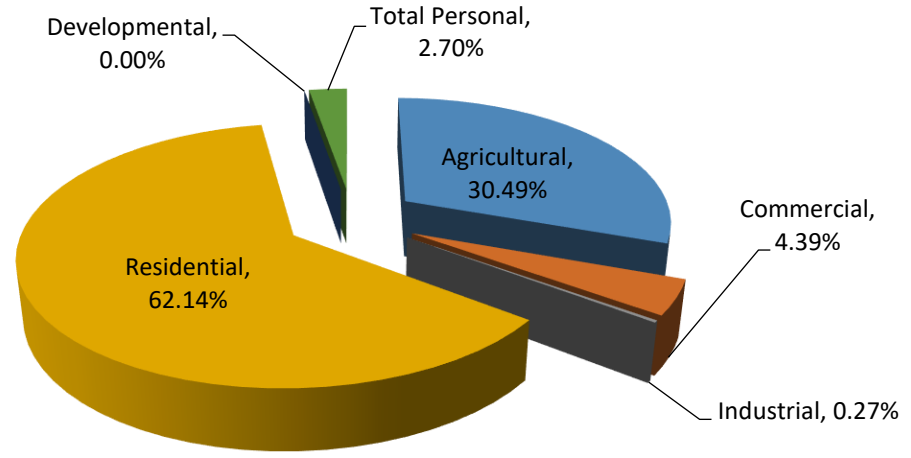
Class	Parcel Count	2019 State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	286	\$60,272,900	\$60,389,304	1.0000	\$60,389,304	0.19%	41.41%
Commercial	64	\$3,779,800	\$4,236,600	1.0000	\$4,236,600	12.09%	2.90%
Industrial	24	\$4,221,000	\$4,190,500	1.0000	\$4,190,500	-0.72%	2.87%
Residential	1,421	\$61,158,100	\$64,852,000	1.0000	\$64,852,000	6.04%	44.47%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1,795	\$129,431,800	\$133,668,404		\$133,668,404	3.27%	91.65%
Personal Property							
Commercial	25	\$413,200	\$372,500	1.0000	\$372,500	-9.85%	0.26%
Industrial	8	\$1,864,100	\$1,123,800	1.0000	\$1,123,800	-39.71%	0.77%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$8,891,500	\$10,684,200	1.0000	\$10,684,200	20.16%	7.33%
Total Personal	43	\$11,168,800	\$12,180,500		\$12,180,500	9.06%	8.35%
Grand Total	1,838	\$140,600,600	\$145,848,904		\$145,848,904	3.73%	100.00%

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



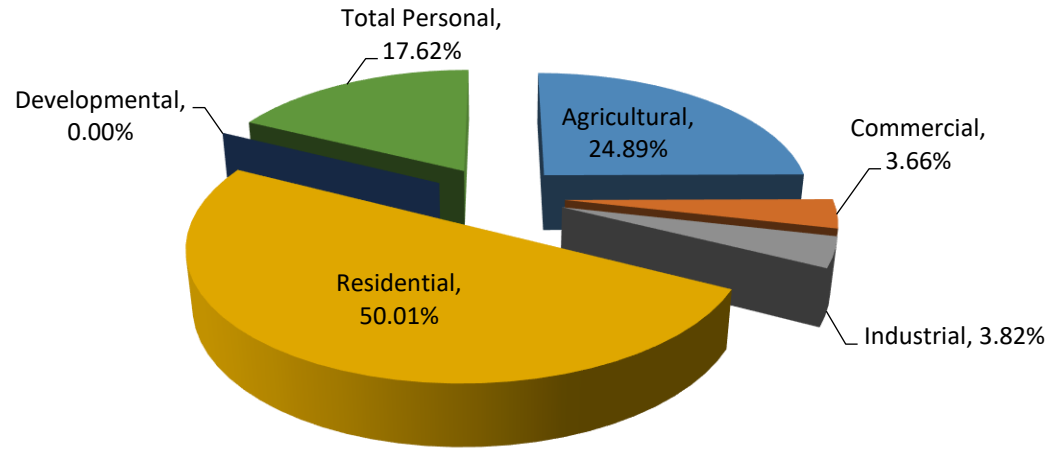
Class	Parcel Count	2019 State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	147	\$36,059,300	\$36,122,900	1.0000	\$36,122,900	0.18%	35.73%
Commercial	28	\$2,349,600	\$2,870,600	1.0000	\$2,870,600	22.17%	2.84%
Industrial	31	\$12,946,400	\$12,770,100	1.0000	\$12,770,100	-1.36%	12.63%
Residential	737	\$34,157,900	\$37,147,000	1.0000	\$37,147,000	8.75%	36.75%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	943	\$85,513,200	\$88,910,600		\$88,910,600	3.97%	87.95%
Personal Property							
Commercial	25	\$413,200	\$372,500	1.0000	\$372,500	-9.85%	0.37%
Industrial	8	\$1,864,100	\$1,123,800	1.0000	\$1,123,800	-39.71%	1.11%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$8,891,500	\$10,684,200	1.0000	\$10,684,200	20.16%	10.57%
Total Personal	43	\$11,168,800	\$12,180,500		\$12,180,500	9.06%	12.05%
Grand Total	986	\$96,682,000	\$101,091,100		\$101,091,100	4.56%	100.00%

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



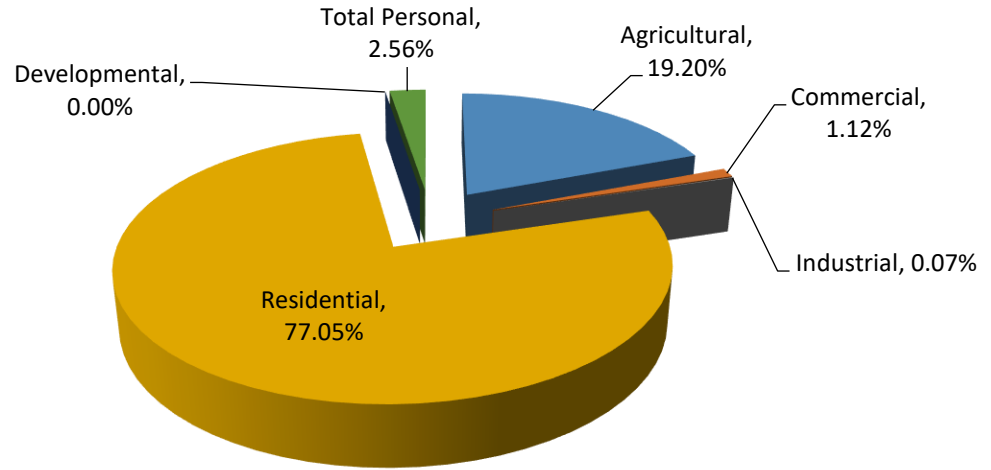
Class	Parcel Count	2019 State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	322	\$59,520,600	\$62,529,500	1.0000	\$62,529,500	5.06%	30.49%
Commercial	90	\$8,429,800	\$9,009,200	1.0000	\$9,009,200	6.87%	4.39%
Industrial	12	\$542,400	\$556,100	1.0000	\$556,100	2.53%	0.27%
Residential	1,944	\$121,030,200	\$127,412,800	1.0000	\$127,412,800	5.27%	62.14%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,368	\$189,523,000	\$199,507,600		\$199,507,600	5.27%	97.30%
Personal Property							
Commercial	121	\$1,657,100	\$1,858,000	1.0000	\$1,858,000	12.12%	0.91%
Industrial	5	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	11	\$3,345,500	\$3,682,900	1.0000	\$3,682,900	10.09%	1.80%
Total Personal	137	\$5,002,600	\$5,540,900		\$5,540,900	10.76%	2.70%
Grand Total	2,505	\$194,525,600	\$205,048,500		\$205,048,500	5.41%	100.00%

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



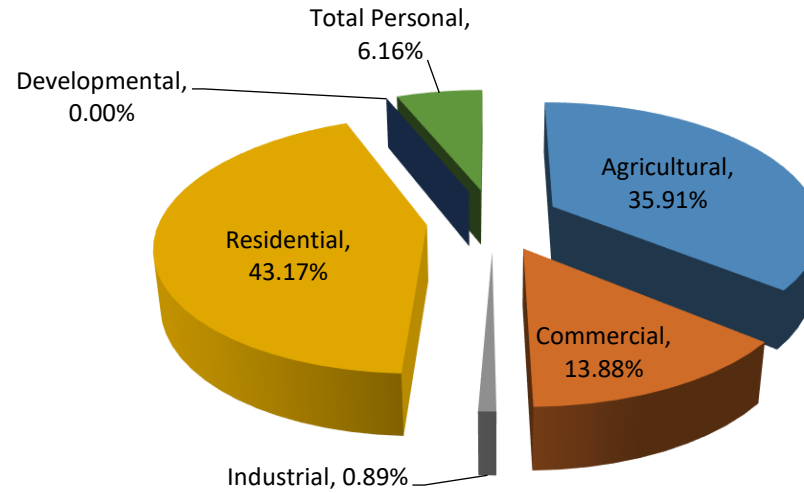
Class	Parcel Count	2019 State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	250	\$51,821,000	\$50,998,100	1.0000	\$50,998,100	-1.59%	24.89%
Commercial	43	\$6,286,800	\$7,509,700	1.0000	\$7,509,700	19.45%	3.66%
Industrial	24	\$6,303,750	\$7,825,800	1.0000	\$7,825,800	24.15%	3.82%
Residential	1,420	\$96,693,900	\$102,473,700	1.0000	\$102,473,700	5.98%	50.01%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1,737	\$161,105,450	\$168,807,300		\$168,807,300	4.78%	82.38%
Personal Property							
Commercial	45	\$1,158,300	\$1,000,800	1.0000	\$1,000,800	-13.60%	0.49%
Industrial	10	\$485,100	\$477,800	1.0000	\$477,800	-1.50%	0.23%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	15	\$33,966,500	\$34,631,600	1.0000	\$34,631,600	1.96%	16.90%
Total Personal	70	\$35,609,900	\$36,110,200		\$36,110,200	1.40%	17.62%
Grand Total	1,807	\$196,715,350	\$204,917,500		\$204,917,500	4.17%	100.00%

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



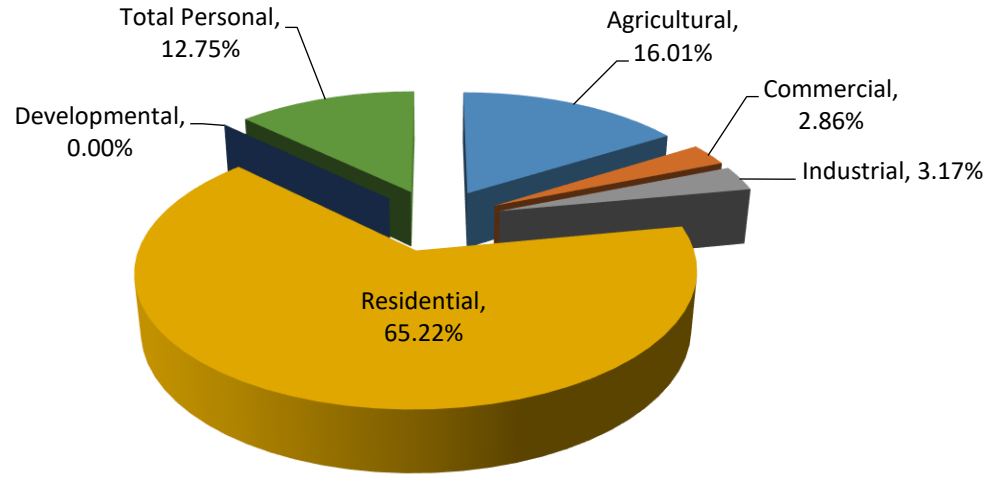
Class	Parcel Count	2019 State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	165	\$37,259,200	\$38,987,300	1.0000	\$38,987,300	4.64%	19.20%
Commercial	22	\$2,158,300	\$2,282,100	1.0000	\$2,282,100	5.74%	1.12%
Industrial	1	\$144,800	\$139,800	1.0000	\$139,800	-3.45%	0.07%
Residential	1,978	\$147,177,600	\$156,423,500	1.0000	\$156,423,500	6.28%	77.05%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,166	\$186,739,900	\$197,832,700		\$197,832,700	5.94%	97.44%
Personal Property							
Commercial	31	\$87,100	\$81,400	1.0000	\$81,400	-6.54%	0.04%
Industrial	3	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	12	\$4,828,300	\$5,109,000	1.0000	\$5,109,000	5.81%	2.52%
Total Personal	46	\$4,915,400	\$5,190,400		\$5,190,400	5.59%	2.56%
Grand Total	2,212	\$191,655,300	\$203,023,100		\$203,023,100	5.93%	100.00%

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



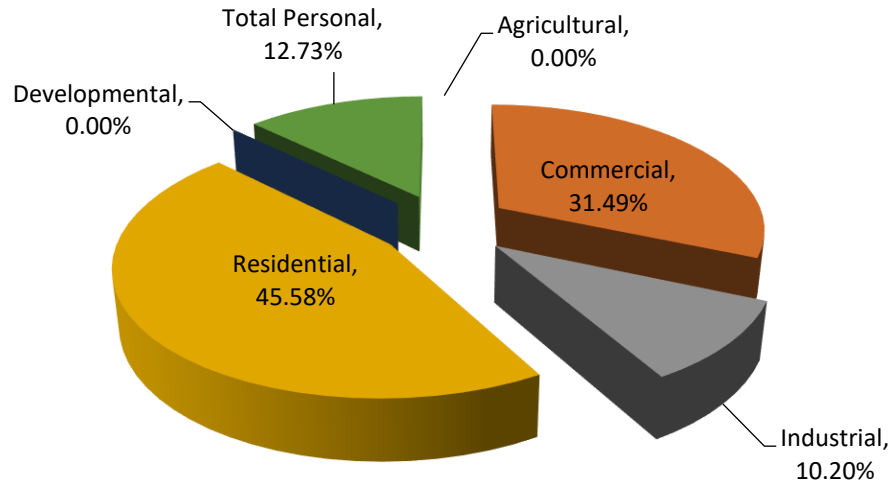
Class	Parcel Count	2019 State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	155	\$32,679,500	\$33,272,800	1.0000	\$33,272,800	1.82%	35.91%
Commercial	92	\$11,453,600	\$12,858,000	1.0000	\$12,858,000	12.26%	13.88%
Industrial	11	\$562,700	\$821,100	1.0000	\$821,100	45.92%	0.89%
Residential	682	\$35,602,400	\$40,008,000	1.0000	\$40,008,000	12.37%	43.17%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	940	\$80,298,200	\$86,959,900		\$86,959,900	8.30%	93.84%
Personal Property							
Commercial	79	\$1,294,200	\$1,338,800	1.0000	\$1,338,800	3.45%	1.44%
Industrial	3	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	4	\$4,973,200	\$4,367,900	1.0000	\$4,367,900	-12.17%	4.71%
Total Personal	86	\$6,267,400	\$5,706,700		\$5,706,700	-8.95%	6.16%
Grand Total	1,026	\$86,565,600	\$92,666,600		\$92,666,600	7.05%	100.00%

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



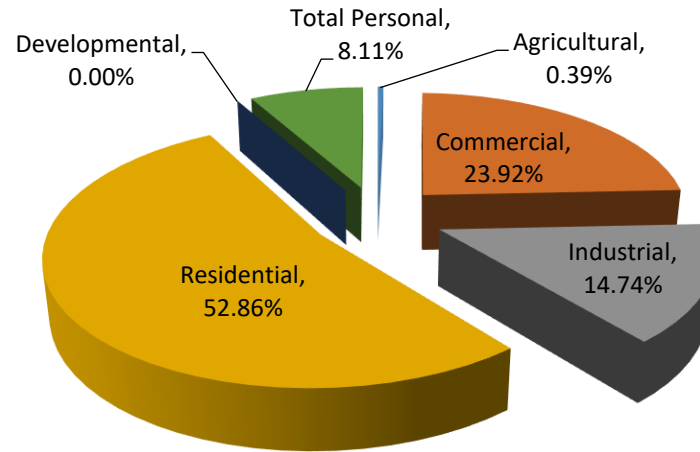
Class	Parcel Count	2019 State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	218	\$42,954,100	\$46,597,000	1.0000	\$46,597,000	8.48%	16.01%
Commercial	160	\$8,128,600	\$8,313,100	1.0000	\$8,313,100	2.27%	2.86%
Industrial	51	\$10,383,000	\$9,234,200	1.0000	\$9,234,200	-11.06%	3.17%
Residential	2,365	\$178,090,700	\$189,878,600	1.0000	\$189,878,600	6.62%	65.22%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,794	\$239,556,400	\$254,022,900		\$254,022,900	6.04%	87.25%
Personal Property							
Commercial	68	\$798,700	\$490,500	1.0000	\$490,500	-38.59%	0.17%
Industrial	13	\$1,188,400	\$935,500	1.0000	\$935,500	-21.28%	0.32%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	14	\$32,456,500	\$35,691,200	1.0000	\$35,691,200	9.97%	12.26%
Total Personal	95	\$34,443,600	\$37,117,200		\$37,117,200	7.76%	12.75%
Grand Total	2,889	\$274,000,000	\$291,140,100		\$291,140,100	6.26%	100.00%

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



Class	Parcel Count	2019 State Equalized Value	2020 Assessed Value	Equalization Factor	2020 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	305	\$58,542,400	\$64,223,600	1.0000	\$64,223,600	9.70%	31.49%
Industrial	69	\$21,132,800	\$20,803,400	1.0000	\$20,803,400	-1.56%	10.20%
Residential	2,494	\$84,094,800	\$92,953,800	1.0000	\$92,953,800	10.53%	45.58%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,868	\$163,770,000	\$177,980,800		\$177,980,800	8.68%	87.27%
Personal Property							
Commercial	336	\$9,314,700	\$10,318,100	1.0000	\$10,318,100	10.77%	5.06%
Industrial	44	\$10,635,700	\$5,145,100	1.0000	\$5,145,100	-51.62%	2.52%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	3	\$9,514,700	\$10,502,300	1.0000	\$10,502,300	10.38%	5.15%
Total Personal	383	\$29,465,100	\$25,965,500		\$25,965,500	-11.88%	12.73%
Grand Total	3,251	\$193,235,100	\$203,946,300		\$203,946,300	5.54%	100.00%

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



Class	Parcel Count	2019 State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	14	\$762,400	\$1,045,700	1.0000	\$1,045,700	37.16%	0.39%
Commercial	332	\$61,296,700	\$64,787,800	1.0000	\$64,787,800	5.70%	23.92%
Industrial	118	\$43,330,700	\$39,918,200	1.0000	\$39,918,200	-7.88%	14.74%
Residential	3,342	\$135,401,500	\$143,192,200	1.0000	\$143,192,200	5.75%	52.86%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	3,806	\$240,791,300	\$248,943,900		\$248,943,900	3.39%	91.89%
Personal Property							
Commercial	389	\$12,770,200	\$10,782,000	1.0000	\$10,782,000	-15.57%	3.98%
Industrial	48	\$11,548,300	\$8,104,600	1.0000	\$8,104,600	-29.82%	2.99%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	3	\$1,753,400	\$3,075,600	1.0000	\$3,075,600	75.41%	1.14%
Total Personal	440	\$26,071,900	\$21,962,200		\$21,962,200	-15.76%	8.11%
Grand Total	4,246	\$266,863,200	\$270,906,100		\$270,906,100	1.51%	100.00%

St. Joseph County
2020 Agricultural Real Property Recapitulation

Unit of Govt.	2020 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2020 Equalized Value	% of Class
Burr Oak Township	\$55,897,800	49.89%	1.0000	\$0	\$55,897,800	7.25%
Colon Township	\$58,026,700	49.66%	1.0000	\$0	\$58,026,700	7.52%
Constantine Township	\$58,500,600	49.74%	1.0000	\$0	\$58,500,600	7.58%
Fabius Township	\$22,178,900	49.84%	1.0000	\$0	\$22,178,900	2.88%
Fawn River Township	\$29,746,200	49.92%	1.0000	\$0	\$29,746,200	3.86%
Florence Township	\$77,081,587	49.50%	1.0000	\$0	\$77,081,587	9.99%
Flowerfield Township	\$37,838,100	49.33%	1.0000	\$0	\$37,838,100	4.91%
Leonidas Township	\$61,802,400	49.75%	1.0000	\$0	\$61,802,400	8.01%
Lockport Township	\$40,390,900	49.96%	1.0000	\$0	\$40,390,900	5.24%
Mendon Township	\$60,389,304	49.46%	1.0000	\$0	\$60,389,304	7.83%
Mottville Township	\$36,122,900	49.46%	1.0000	\$0	\$36,122,900	4.68%
Nottawa Township	\$62,529,500	49.80%	1.0000	\$0	\$62,529,500	8.11%
Park Township	\$50,998,100	49.86%	1.0000	\$0	\$50,998,100	6.61%
Sherman Township	\$38,987,300	49.98%	1.0000	\$0	\$38,987,300	5.05%
Sturgis Township	\$33,272,800	49.90%	1.0000	\$0	\$33,272,800	4.31%
White Pigeon Township	\$46,597,000	49.61%	1.0000	\$0	\$46,597,000	6.04%
Three Rivers City	\$0	0.00%	1.0000	\$0	\$0	0.00%
Sturgis City	\$1,045,700	49.93%	1.0000	\$0	\$1,045,700	0.14%
St. Joseph County Total	\$771,405,791			\$0	\$771,405,791	100%

St. Joseph County
2020 Commercial Real Property Recapitulation

Unit of Govt.	2020 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2020 Equalized Value	% of Class
Burr Oak Township	\$1,096,000	49.70%	1.0000	\$0	\$1,096,000	0.55%
Colon Township	\$3,743,800	50.00%	1.0000	\$0	\$3,743,800	1.87%
Constantine Township	\$4,440,900	49.38%	1.0000	\$0	\$4,440,900	2.22%
Fabius Township	\$5,621,900	49.91%	1.0000	\$0	\$5,621,900	2.82%
Fawn River Township	\$1,013,100	49.93%	1.0000	\$0	\$1,013,100	0.51%
Florence Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Flowerfield Township	\$1,424,400	49.55%	1.0000	\$0	\$1,424,400	0.71%
Leonidas Township	\$971,700	49.36%	1.0000	\$0	\$971,700	0.49%
Lockport Township	\$5,280,700	49.71%	1.0000	\$0	\$5,280,700	2.64%
Mendon Township	\$4,236,600	49.50%	1.0000	\$0	\$4,236,600	2.12%
Mottville Township	\$2,870,600	49.50%	1.0000	\$0	\$2,870,600	1.44%
Nottawa Township	\$9,009,200	49.59%	1.0000	\$0	\$9,009,200	4.51%
Park Township	\$7,509,700	49.95%	1.0000	\$0	\$7,509,700	3.76%
Sherman Township	\$2,282,100	49.92%	1.0000	\$0	\$2,282,100	1.14%
Sturgis Township	\$12,858,000	49.57%	1.0000	\$0	\$12,858,000	6.44%
White Pigeon Township	\$8,313,100	49.72%	1.0000	\$0	\$8,313,100	4.16%
Three Rivers City	\$64,223,600	49.57%	1.0000	\$0	\$64,223,600	32.16%
Sturgis City	\$64,787,800	49.93%	1.0000	\$0	\$64,787,800	32.45%
St. Joseph County Total	\$199,683,200			\$0	\$199,683,200	100%

St. Joseph County
2020 Industrial Real Property Recapitulation

Unit of Govt.	2020 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2020 Equalized Value	% of Class
Burr Oak Township	\$890,600	49.94%	1.0000	\$0	\$890,600	0.76%
Colon Township	\$2,068,800	49.70%	1.0000	\$0	\$2,068,800	1.76%
Constantine Township	\$15,222,200	49.62%	1.0000	\$0	\$15,222,200	12.95%
Fabius Township	\$1,948,000	49.93%	1.0000	\$0	\$1,948,000	1.66%
Fawn River Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Florence Township	\$131,900	49.73%	1.0000	\$0	\$131,900	0.11%
Flowerfield Township	\$14,000	49.94%	1.0000	\$0	\$14,000	0.01%
Leonidas Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Lockport Township	\$987,900	49.80%	1.0000	\$0	\$987,900	0.84%
Mendon Township	\$4,190,500	49.77%	1.0000	\$0	\$4,190,500	3.57%
Mottville Township	\$12,770,100	49.77%	1.0000	\$0	\$12,770,100	10.87%
Nottawa Township	\$556,100	49.70%	1.0000	\$0	\$556,100	0.47%
Park Township	\$7,825,800	49.92%	1.0000	\$0	\$7,825,800	6.66%
Sherman Township	\$139,800	49.85%	1.0000	\$0	\$139,800	0.12%
Sturgis Township	\$821,100	49.93%	1.0000	\$0	\$821,100	0.70%
White Pigeon Township	\$9,234,200	49.47%	1.0000	\$0	\$9,234,200	7.86%
Three Rivers City	\$20,803,400	49.92%	1.0000	\$0	\$20,803,400	17.70%
Sturgis City	\$39,918,200	49.97%	1.0000	\$0	\$39,918,200	33.97%
St. Joseph County Total	\$117,522,600			\$0	\$117,522,600	100%

St. Joseph County
2020 Residential Real Property Recapitulation

Unit of Govt.	2020 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2020 Equalized Value	% of Class
Burr Oak Township	\$62,595,300	49.92%	1.0000	\$0	\$62,595,300	3.66%
Colon Township	\$112,299,800	49.84%	1.0000	\$0	\$112,299,800	6.57%
Constantine Township	\$80,885,400	49.79%	1.0000	\$0	\$80,885,400	4.73%
Fabius Township	\$226,624,800	49.87%	1.0000	\$0	\$226,624,800	13.26%
Fawn River Township	\$40,614,200	49.94%	1.0000	\$0	\$40,614,200	2.38%
Florence Township	\$29,386,529	49.85%	1.0000	\$0	\$29,386,529	1.72%
Flowerfield Township	\$59,972,600	49.52%	1.0000	\$0	\$59,972,600	3.51%
Leonidas Township	\$22,971,900	49.96%	1.0000	\$0	\$22,971,900	1.34%
Lockport Township	\$119,118,800	49.70%	1.0000	\$0	\$119,118,800	6.97%
Mendon Township	\$64,852,000	49.65%	1.0000	\$0	\$64,852,000	3.80%
Mottville Township	\$37,147,000	49.65%	1.0000	\$0	\$37,147,000	2.17%
Nottawa Township	\$127,412,800	49.61%	1.0000	\$0	\$127,412,800	7.46%
Park Township	\$102,473,700	49.87%	1.0000	\$0	\$102,473,700	6.00%
Sherman Township	\$156,423,500	49.92%	1.0000	\$0	\$156,423,500	9.15%
Sturgis Township	\$40,008,000	49.98%	1.0000	\$0	\$40,008,000	2.34%
White Pigeon Township	\$189,878,600	49.83%	1.0000	\$0	\$189,878,600	11.11%
Three Rivers City	\$92,953,800	49.89%	1.0000	\$0	\$92,953,800	5.44%
Sturgis City	\$143,192,200	49.94%	1.0000	\$0	\$143,192,200	8.38%
St. Joseph County Total	\$1,708,810,929			\$0	\$1,708,810,929	100%

St. Joseph County
2020 Personal Property Recapitulation

Unit of Govt.	2020		Equalization Factor	Value Adjustment	2020	
	Assessed Value	Ratio To Value			Equalized Value	% of Class
Burr Oak Township	\$7,861,900	50.00%	1.0000	\$0	\$7,861,900	2.86%
Colon Township	\$7,895,100	50.00%	1.0000	\$0	\$7,895,100	2.87%
Constantine Township	\$14,432,200	50.00%	1.0000	\$0	\$14,432,200	5.24%
Fabius Township	\$22,244,100	50.00%	1.0000	\$0	\$22,244,100	8.08%
Fawn River Township	\$849,800	50.00%	1.0000	\$0	\$849,800	0.31%
Florence Township	\$4,146,800	50.00%	1.0000	\$0	\$4,146,800	1.51%
Flowerfield Township	\$17,835,048	50.00%	1.0000	\$0	\$17,835,048	6.48%
Leonidas Township	\$6,728,800	50.00%	1.0000	\$0	\$6,728,800	2.44%
Lockport Township	\$3,613,800	50.00%	1.0000	\$0	\$3,613,800	1.31%
Mendon Township	\$39,964,600	50.00%	1.0000	\$0	\$39,964,600	14.51%
Mottville Township	\$12,180,500	50.00%	1.0000	\$0	\$12,180,500	4.42%
Nottawa Township	\$5,540,900	50.00%	1.0000	\$0	\$5,540,900	2.01%
Park Township	\$36,110,200	50.00%	1.0000	\$0	\$36,110,200	13.11%
Sherman Township	\$5,190,400	50.00%	1.0000	\$0	\$5,190,400	1.89%
Sturgis Township	\$5,706,700	50.00%	1.0000	\$0	\$5,706,700	2.07%
White Pigeon Township	\$37,117,200	50.00%	1.0000	\$0	\$37,117,200	13.48%
Three Rivers City	\$25,965,500	50.00%	1.0000	\$0	\$25,965,500	9.43%
Sturgis City	\$21,962,200	50.00%	1.0000	\$0	\$21,962,200	7.98%
St. Joseph County Total	\$275,345,748			\$0	\$275,345,748	100%

St. Joseph County

Agricultural

Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	272	\$111,795,600	\$411,013
Colon Township	286	\$111,795,600	\$390,894
Constantine Township	206	\$117,001,200	\$567,967
Fabius Township	136	\$44,357,800	\$326,160
Fawn River Township	159	\$59,492,400	\$374,166
Florence Township	286	\$154,163,174	\$539,032
Flowerfield Township	198	\$75,676,200	\$382,203
Leonidas Township	385	\$123,604,800	\$321,051
Lockport Township	179	\$80,781,800	\$451,295
Mendon Township	286	\$120,778,608	\$422,303
Mottville Township	147	\$72,245,800	\$491,468
Nottawa Township	322	\$125,059,000	\$388,382
Park Township	250	\$101,996,200	\$407,985
Sherman Township	165	\$77,974,600	\$472,573
Sturgis Township	155	\$66,545,600	\$429,326
White Pigeon Township	218	\$93,194,000	\$427,495
Three Rivers City	0	\$0	\$0
Sturgis City	14	\$2,091,400	\$149,386
County Wide Average	204	\$85,475,210	\$419,911

St. Joseph County

Commercial

Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	36	\$2,192,000	\$60,889
Colon Township	66	\$7,487,600	\$113,448
Constantine Township	100	\$8,881,800	\$88,818
Fabius Township	59	\$11,243,800	\$190,573
Fawn River Township	13	\$2,026,200	\$155,862
Florence Township	0	\$0	\$0
Flowerfield Township	7	\$2,848,800	\$406,971
Leonidas Township	24	\$1,943,400	\$80,975
Lockport Township	62	\$10,561,400	\$170,345
Mendon Township	64	\$8,473,200	\$132,394
Mottville Township	28	\$5,741,200	\$205,043
Nottawa Township	90	\$18,018,400	\$200,204
Park Township	43	\$15,019,400	\$349,288
Sherman Township	22	\$4,564,200	\$207,464
Sturgis Township	92	\$25,716,000	\$279,522
White Pigeon Township	160	\$16,626,200	\$103,914
Three Rivers City	305	\$128,447,200	\$421,138
Sturgis City	332	\$129,575,600	\$390,288
County Wide Average	84	\$22,187,022	\$265,713

St. Joseph County

Industrial

Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	27	\$1,781,200	\$65,970
Colon Township	14	\$4,137,600	\$295,543
Constantine Township	43	\$30,444,400	\$708,009
Fabius Township	32	\$3,896,000	\$121,750
Fawn River Township	0	\$0	\$0
Florence Township	6	\$263,800	\$43,967
Flowerfield Township	1	\$28,000	\$28,000
Leonidas Township	0	\$0	\$0
Lockport Township	16	\$1,975,800	\$123,488
Mendon Township	24	\$8,381,000	\$349,208
Mottville Township	31	\$25,540,200	\$823,877
Nottawa Township	12	\$1,112,200	\$92,683
Park Township	24	\$15,651,600	\$652,150
Sherman Township	1	\$279,600	\$279,600
Sturgis Township	11	\$1,642,200	\$149,291
White Pigeon Township	51	\$18,468,400	\$362,125
Three Rivers City	69	\$41,606,800	\$602,997
Sturgis City	118	\$79,836,400	\$676,580
County Wide Average	27	\$13,058,067	\$489,678

St. Joseph County

Residential

Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	1,258	\$125,190,600	\$99,516
Colon Township	2,203	\$224,599,600	\$101,952
Constantine Township	1,638	\$161,770,800	\$98,761
Fabius Township	2,657	\$453,249,600	\$170,587
Fawn River Township	728	\$81,228,400	\$111,577
Florence Township	518	\$58,773,058	\$113,462
Flowerfield Township	870	\$119,945,200	\$137,868
Leonidas Township	558	\$45,943,800	\$82,337
Lockport Township	1,992	\$238,237,600	\$119,597
Mendon Township	1,421	\$129,704,000	\$91,277
Mottville Township	737	\$74,294,000	\$100,806
Nottawa Township	1,944	\$254,825,600	\$131,083
Park Township	1,420	\$204,947,400	\$144,329
Sherman Township	1,978	\$312,847,000	\$158,163
Sturgis Township	682	\$80,016,000	\$117,326
White Pigeon Township	2,365	\$379,757,200	\$160,574
Three Rivers City	2,494	\$185,907,600	\$74,542
Sturgis City	3,342	\$286,384,400	\$85,693
County Wide Average	1,600	\$189,867,881	\$118,647

St. Joseph County

Top 15 Taxpayers by School District (Equalized Value)

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

MC MASTER JASON & TONIE	\$483,400	2 Parcel(s)
COUSINO DONNA R TRUST	\$280,200	1 Parcel(s)
APPLEGATE REVOCABLE TRUST	\$131,800	1 Parcel(s)
CONSUMERS ENERGY COMPANY	\$8,400	1 Parcel(s)

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

KING FARMS	\$192,700	1 Parcel(s)
OTTO JOHN A & NORMA K	\$79,200	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 CO	\$6,234,300	6 Parcel(s)
KING J RANDALL TRUST	\$2,534,100	10 Parcel(s)
MACDANIELS WILLIAM H & CYNTHIA K	\$1,708,400	15 Parcel(s)
WICKEY EDWIN & MARTHA A & KEVIN J	\$1,173,400	2 Parcel(s)
MILLER LYNN M	\$1,139,400	4 Parcel(s)
NISSLEY GLENN DEC OF TRUST	\$1,133,200	5 Parcel(s)
TRIPLE S FARMS INC	\$1,044,400	4 Parcel(s)
YODER LOWAYNE & PHYLLIS D TRUST	\$1,036,200	5 Parcel(s)
FOSTER ROBERT N TRUST	\$1,005,700	6 Parcel(s)
WALL FAMILY TRUST	\$989,700	5 Parcel(s)
KELLEY LYNDON L & JANE E	\$931,000	2 Parcel(s)
BAKER RODNEY TRUST	\$925,000	3 Parcel(s)
TROYER LENNIS V & NANCY S	\$901,800	3 Parcel(s)
ULTZ RICHARD E	\$823,800	5 Parcel(s)
LEVERENCE KEITH & BETTY L TRUST	\$755,300	5 Parcel(s)

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

CONSUMERS ENERGY CO	\$4,313,400	8 Parcel(s)
HENSELL JACK R TRUST UND 1/2 INT &	\$2,449,900	5 Parcel(s)
MILLER JOHN E & TAMARA J	\$2,416,600	8 Parcel(s)
RICE LAWRENCE A & DEBORAH L	\$2,267,300	11 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$2,148,600	11 Parcel(s)
RICE ARTHUR G TRUSTEE	\$2,111,900	3 Parcel(s)
AEP IN MI TRANSMISSION CO	\$2,100,600	2 Parcel(s)
KELLEYS GREENACRES FARMS 2/3 INT &	\$2,064,200	3 Parcel(s)
JONES JERRY A & DARCY J	\$2,050,800	9 Parcel(s)
STUTZMAN REAL PROPERTIES LLC	\$1,981,300	3 Parcel(s)
STUBY DALE E & SARA A	\$1,932,400	5 Parcel(s)
STEFFEL PAUL T & CONNIE J TRUST	\$1,786,100	7 Parcel(s)
STURGIS FARMS LLC	\$1,708,100	5 Parcel(s)
WALTHER INVESTMENT LLC	\$1,662,000	8 Parcel(s)
WOZNICKI JENNIFER REV TRUST	\$1,571,900	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	\$8,453,800	9 Parcel(s)
MICHIGAN ELECTRIC TRANS	\$3,316,100	1 Parcel(s)
DECKER DENNIS N & MARSHA L	\$2,531,600	14 Parcel(s)
HOSTETLER ALLIE M TRUST	\$2,100,200	9 Parcel(s)
CAMPBELL FAMILY TRUST	\$1,978,900	9 Parcel(s)
COOMER DARREL & MARIE TRUST	\$1,675,400	14 Parcel(s)
BELSON ROBERT C & LAURA F	\$1,672,300	8 Parcel(s)
MUMBY SEAN & AMY	\$1,618,200	7 Parcel(s)
YODER LAVON D & VALERIE G TRUST	\$1,529,200	8 Parcel(s)
BARRETT LEON G & KATHRYN L	\$1,434,700	8 Parcel(s)
KAUFFMAN FARM PROPERTIES 20 LLC	\$1,376,400	4 Parcel(s)
ENGLE HELEN, RICHARD & TINA	\$1,342,300	4 Parcel(s)
FRISBIE LOREN M - REV TRUST	\$1,337,800	7 Parcel(s)
CLARK ALVIN R TRUST	\$1,329,000	9 Parcel(s)
CUPP DOUGLAS P	\$1,304,800	6 Parcel(s)

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

INDIANA MICHIGAN POWER CO	\$6,327,000	9 Parcel(s)
DEKALB GENETICS CORP	\$4,670,500	1 Parcel(s)
RUSSELL FARMS INC	\$4,409,000	12 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$3,766,500	12 Parcel(s)
STEARNS PATRICIA L TRUST	\$3,346,600	15 Parcel(s)
MILLER EDGAR W & PHYLLIS K	\$3,305,700	7 Parcel(s)
PIONEER HI BRED CON1	\$3,108,800	1 Parcel(s)
PIONEER HI BRED INT INC	\$2,774,700	2 Parcel(s)
LOVEJOY GLENN A & SANDRA K	\$2,736,300	10 Parcel(s)
AMERICAN ELECTRIC POWER	\$2,583,200	8 Parcel(s)
HASSINGER JOHN N REV TRUST	\$2,475,000	6 Parcel(s)
KLETT JAMES W	\$2,256,200	7 Parcel(s)
PLATZ VIVIAN V TRUST	\$2,123,300	4 Parcel(s)
BROADSTREET FARMS INC	\$2,048,200	3 Parcel(s)
KLINE SHERRILL A TRUST	\$1,641,900	2 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Equalized Value)

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

KINDIG JANICE Y	\$561,700	3 Parcel(s)
SCHUG VICTOR L	\$560,500	5 Parcel(s)
SCHUG TIMOTHY L & LAURA J	\$328,700	2 Parcel(s)
NORTHROP WILLIAM S	\$283,200	4 Parcel(s)
FOX CHRIS L & DARCIE L	\$260,100	3 Parcel(s)
IVES ALAN & TERESA	\$231,200	2 Parcel(s)
CRIPPS RICHARD P	\$227,100	1 Parcel(s)
JAMES RICHARD E & MERIELLA	\$214,500	1 Parcel(s)
RUPP JACK J & GINNA M	\$198,900	2 Parcel(s)
WORKMAN DONALD & SANDRA	\$185,000	1 Parcel(s)
BEURMANN CHRISTOPHER A & CAREY	\$177,800	1 Parcel(s)
HARRELL BETH J & AUGUSTUS M JR	\$163,500	1 Parcel(s)
SWARTZ RAYMOND E	\$160,500	1 Parcel(s)
BELLEW JAMES L & TEREASA A	\$158,200	1 Parcel(s)
GIANAKIS STEVE A & KAREN D	\$156,600	2 Parcel(s)

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

ENBRIDGE ENERGY LTD PARTNERSHIP	\$38,552,400	4 Parcel(s)
CONSUMERS ENERGY	\$5,940,400	9 Parcel(s)
SCHMIDT LYLE FARMS LLC	\$4,566,300	22 Parcel(s)
RIEDSTRA DAIRY LTD	\$4,477,200	13 Parcel(s)
C & J FARMS INC	\$3,454,800	18 Parcel(s)
MICHIGAN ELECTIRC TRANSMISSION CO.	\$2,474,100	2 Parcel(s)
VECTOR PIPELINE LTD PARTNERS	\$2,276,700	1 Parcel(s)
CUPP KERRY L & BETTS ANNE E	\$2,256,000	13 Parcel(s)
NEMIRE RICK W	\$2,204,100	5 Parcel(s)
COOMER DARRELL & MARIE TRUST	\$2,083,700	7 Parcel(s)
KAUFFMAN FARM PROPERTIES 20 LLC	\$2,028,400	14 Parcel(s)
WILDS WAYNE L & SANDRA K TRUST	\$1,721,800	9 Parcel(s)
CUPP KIM S FAMILY TRUST	\$1,629,800	5 Parcel(s)
KUHLMAN PHILLIP L & GAIL M	\$1,563,300	9 Parcel(s)
BELSON CHARLES A RESTATED TRUST	\$1,532,300	8 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	\$1,979,900	12 Parcel(s)
YODER EDITH TRUST	\$1,431,100	10 Parcel(s)
TERRA 88 LLC	\$1,242,500	115 Parcel(s)
BORGERT DANIEL & PHYLLIS REV TRUST	\$1,118,500	5 Parcel(s)
JON WALTON FARMS LLC	\$1,022,100	8 Parcel(s)
GRANDVIEW ACRES LLC	\$947,700	4 Parcel(s)
MARVIN MOUNTAINS POULTRY LLC	\$919,300	1 Parcel(s)
DUNNING JULIANNE M TRUST	\$827,400	8 Parcel(s)
CONSUMERS ENERGY	\$819,400	3 Parcel(s)
BORGERT DANIEL A TRUST-1/2INT &	\$803,300	2 Parcel(s)
HOCHSTETLER MELVIN & ORPHA TRUST	\$776,300	6 Parcel(s)
KUHLMAN PHILLIP L & GAIL M	\$685,300	6 Parcel(s)
MILLER PERRY E & KATIE J	\$584,000	1 Parcel(s)
HOCHSTETLER CHRIS & AMANDA TRUST	\$559,400	2 Parcel(s)
TROYER RALPH G & ESTHER	\$554,800	2 Parcel(s)

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

ABBOTT MANUFACTURING INC	\$16,617,200	9 Parcel(s)
MEIJER INC	\$7,977,300	2 Parcel(s)
WAL MART REAL ESTATE BUSINESS TRUST	\$6,467,000	1 Parcel(s)
REGENCY STURGIS LLC	\$4,425,900	4 Parcel(s)
BURR OAK TOOL INC	\$3,671,900	10 Parcel(s)
FAIRGROVE FARMS INC	\$3,563,800	9 Parcel(s)
AEP IN MI TRANSMISSION CO	\$3,242,500	3 Parcel(s)
POINDEXTER PROPERTIES LLC	\$3,070,700	4 Parcel(s)
DEER CREEK FARMS INC	\$2,649,700	8 Parcel(s)
CONSUMERS ENERGY	\$2,600,100	6 Parcel(s)
NORFALK PROPERTIES LLC	\$2,553,500	12 Parcel(s)
LITTLEFIELD FARMS	\$2,413,300	15 Parcel(s)
THURSTON WOODS VILLAGE INC	\$2,266,900	5 Parcel(s)
AMERICRAFT CARTON INC	\$2,115,000	3 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	\$36,295,765	3 Parcel(s)
AEP IN MI TRANSMISSION CO	\$16,221,284	6 Parcel(s)
INDIANA MICHIGAN POWER CO	\$11,323,800	11 Parcel(s)
AMERICAN AXLE & MFG INC	\$9,853,400	2 Parcel(s)
MEIJER INC	\$6,379,000	2 Parcel(s)
WAL MART REAL ESTATE TRUST	\$5,687,000	1 Parcel(s)
MENARD INC	\$4,415,600	1 Parcel(s)
SCATTERED ACRES LEASING LLC	\$3,941,400	16 Parcel(s)
JAY HUDDLE FARMS INC	\$3,527,200	19 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	\$3,121,500	4 Parcel(s)
BENTWATERS PARTNERS LTD	\$3,038,100	1 Parcel(s)
BARTH CLARENCE A	\$2,578,300	18 Parcel(s)
VILLA MILLER LAND LLC	\$2,576,000	14 Parcel(s)
WARD MARY TRUST	\$2,439,100	14 Parcel(s)
BENT JUNE & NANETTE 1/2EA TRUST	\$2,431,100	13 Parcel(s)

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

KLINE PHILLIP L & TAMA K	\$2,367,500	3 Parcel(s)
CUPP DUSTIN L & CHRISTINA L	\$1,147,500	4 Parcel(s)
WEINBERG DAVID & JOYCE	\$683,800	4 Parcel(s)
RIVERVIEW LAND HOLDINGS LLC	\$632,900	5 Parcel(s)
HIATT DALE A	\$593,800	2 Parcel(s)
KLINE PAUL C A & JOYCE R	\$547,400	1 Parcel(s)
NEMIRE RICKY	\$496,000	1 Parcel(s)
STRUBLE JAMES A REV TRUST	\$491,500	1 Parcel(s)
KLINE PAUL C & JOYCE R	\$473,900	4 Parcel(s)
LOWE ELIZABETH	\$441,500	4 Parcel(s)
LEARN MONROE & VICKI	\$394,100	8 Parcel(s)
SHOOK FAMILY LLC	\$369,800	2 Parcel(s)
CONSUMERS ENERGY	\$362,700	2 Parcel(s)
HEIKES BURT W	\$343,500	2 Parcel(s)
SHERWOOD CRAIG S	\$342,000	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	\$29,439,600	7 Parcel(s)
INDIANA MICHIGAN POWER CO	\$8,309,500	10 Parcel(s)
AEP IN MI TRANSMISSIONS CO	\$5,928,100	1 Parcel(s)
RUSSELL FARMS INC	\$5,478,500	23 Parcel(s)
AEP IN MI TRANSMISSION CO	\$4,405,000	2 Parcel(s)
STUTZMAN REAL PROPERTIES LLC	\$4,043,100	16 Parcel(s)
SCATTERED ACRES LEASING LLC	\$3,998,700	16 Parcel(s)
KRULL THOMAS R & JACQUELINE R	\$3,801,700	18 Parcel(s)
LOVEJOY GLENN A & SANDRA K	\$3,333,800	10 Parcel(s)
EGGERLING ARTHUR & DELORES	\$2,998,200	16 Parcel(s)
BANKS HARDWOODS INC	\$2,641,300	3 Parcel(s)
KRULL THEODORE R	\$2,580,600	6 Parcel(s)
WAGNER JOHN P & BARBARA J	\$2,296,300	14 Parcel(s)
KRULL MICHAEL L & MELISSA L	\$2,292,100	9 Parcel(s)
HEMINGER TIMOTHY & EVERETT ALAN	\$2,261,500	4 Parcel(s)

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

ENBRIDGE ENERGY LTD PARTNERSHIP	74,848,165	7 Parcel(s)
CONSUMERS ENERGY CO	57,747,991	64 Parcel(s)
AEP IN MI TRANSMISSION CO	28,549,884	15 Parcel(s)
INDIANA MICHIGAN POWER CO	26,690,100	34 Parcel(s)
ABBOTT MANUFACTURING INC	16,617,200	9 Parcel(s)
MEIJER INC	14,356,300	4 Parcel(s)
SCATTERED ACRES LEASING LLC	10,910,600	41 Parcel(s)
RUSSELL FARMS INC	9,887,500	35 Parcel(s)
AMERICAN AXLE & MFG INC	9,853,400	2 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	7,379,900	32 Parcel(s)
WAL MART REAL ESTATE BUSINESS TRUST	6,467,000	1 Parcel(s)
LOVEJOY GLENN A & SANDRA K	6,070,100	20 Parcel(s)
STUTZMAN REAL PROPERTIES LLC	6,024,400	19 Parcel(s)
WAL MART REAL ESTATE TRUST	5,687,000	1 Parcel(s)
VILLA MILLER LAND LLC	5,235,543	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	\$207,570	2 Parcel(s)
COUSINO DONNA R TRUST	\$97,867	1 Parcel(s)
APPLEGATE REVOCABLE TRUST	\$26,620	1 Parcel(s)
CONSUMERS ENERGY COMPANY	\$8,400	1 Parcel(s)

Bronson Schools Top 15 Owners by Taxable Value

OTTO JOHN A & NORMA K	\$73,667	1 Parcel(s)
KING FARMS	\$16,102	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 CO	\$6,224,063	6 Parcel(s)
KING J RANDALL TRUST	\$967,200	10 Parcel(s)
MACDANIELS WILLIAM H & CYNTHIA K	\$581,873	15 Parcel(s)
FOSTER ROBERT N TRUST	\$381,865	6 Parcel(s)
ROUCH JAMEY C & AUBREY A	\$373,221	1 Parcel(s)
ZOOK CARL D & DOROTHY A	\$360,763	4 Parcel(s)
NISSLEY GLENN DEC OF TRUST	\$359,508	5 Parcel(s)
WICKEY EDWIN & MARTHA A & KEVIN J	\$351,707	2 Parcel(s)
MILLER LYNN M	\$334,384	4 Parcel(s)
KELLEY LYNDON L & JANE E	\$330,233	2 Parcel(s)
MILLER LEON & VERNA	\$312,703	1 Parcel(s)
BORGERT JAMES W & KAREN J TRUST	\$310,469	3 Parcel(s)
KING FARMS	\$307,216	4 Parcel(s)
BONTRAGER ALVIN J & RHODA O	\$304,666	5 Parcel(s)
YODER LOWAYNE & PHYLLIS D TRUST	\$302,089	5 Parcel(s)

Centreville Schools Top 15 Owners by Taxable Value

CONSUMERS ENERGY CO	\$4,306,430	8 Parcel(s)
AEP IN MI TRANSMISSION CO	\$2,100,600	2 Parcel(s)
WOZNICKI JENNIFER REV TRUST	\$1,427,379	1 Parcel(s)
JONES JERRY A & DARCY J	\$1,110,457	9 Parcel(s)
ISLAND HILLS LLC	\$974,321	3 Parcel(s)
WALTHER INVESTMENT LLC	\$895,834	8 Parcel(s)
MAKIN BACON FARM LLC	\$782,174	1 Parcel(s)
ORION PROPERTIES EIGHTEEN LLC	\$764,078	2 Parcel(s)
MILLER JOHN E & TAMARA J	\$660,872	8 Parcel(s)
RICE LAWRENCE A & DEBORAH L	\$642,668	11 Parcel(s)
SHIMMEL ROAD FARMS LLC	\$607,115	4 Parcel(s)
KELLEYS GREENACRES FARMS 2/3 INT &	\$601,074	3 Parcel(s)
STUTZMAN REAL PROPERTIES LLC	\$594,503	3 Parcel(s)
HENSELL JACK R TRUST UND 1/2 INT &	\$586,830	5 Parcel(s)
INDIANA MICHIGAN POWER CO	\$584,200	2 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Taxable Value)

Colon Schools Top 15 Owners by Taxable Value

CONSUMERS ENERGY CO	\$8,439,611	9 Parcel(s)
MICHIGAN ELECTRIC TRANS	\$3,316,100	1 Parcel(s)
FOREST RIVER MANUFACTURING LLC	\$1,221,700	2 Parcel(s)
DECKER DENNIS N & MARSHA L	\$736,938	14 Parcel(s)
CAMPBELL FAMILY TRUST	\$662,897	9 Parcel(s)
COOMER DARREL & MARIE TRUST	\$574,989	14 Parcel(s)
HOSTETLER ALLIE M TRUST	\$563,771	9 Parcel(s)
BELSON ROBERT C & LAURA F	\$553,622	8 Parcel(s)
SCHROCK JONATHAN & MYRA & EDNA	\$545,779	2 Parcel(s)
REMINGTON SEEDS, LLC	\$542,400	1 Parcel(s)
BENCHMARK INVESTMENTS LLC	\$507,289	9 Parcel(s)
PREMIUM POULTRY LLC	\$506,505	2 Parcel(s)
GRANDVIEW ACRES LLC	\$492,640	7 Parcel(s)
YODER LAVON D & VALERIE G TRUST	\$477,105	8 Parcel(s)
CAMPBELL TONY L & JANNETTE M	\$476,764	6 Parcel(s)

Constantine Schools Top 15 Owners by Taxable Value

INDIANA MICHIGAN POWER CO	\$6,183,458	9 Parcel(s)
DEKALB GENETICS CORP	\$4,670,500	1 Parcel(s)
PIONEER HI BRED CON1	\$3,108,800	1 Parcel(s)
PIONEER HI BRED INT INC	\$2,774,700	2 Parcel(s)
AMERICAN ELECTRIC POWER	\$2,416,461	8 Parcel(s)
RUSSELL FARMS INC	\$1,638,595	12 Parcel(s)
MICHIGAN REAL ESTATE INVESTMENTS LL	\$1,389,300	3 Parcel(s)
MILLER EDGAR W & PHYLLIS K	\$1,189,283	7 Parcel(s)
FIBRE CONVERTERS INC	\$1,024,270	1 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$980,614	12 Parcel(s)
MONSANTO COMPANY	\$884,900	1 Parcel(s)
CLARK LOGISTICS GROUP VI LLC	\$879,200	1 Parcel(s)
STEARNS PATRICIA L TRUST	\$822,525	15 Parcel(s)
MILLER TIMOTHY L & KELLY	\$817,630	3 Parcel(s)
LOVEJOY GLENN A & SANDRA K	\$784,215	10 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Taxable Value)

Marcellus Schools Top 15 Owners by Taxable Value

KINDIG JANICE Y	\$227,274	3 Parcel(s)
NAFZIGER WESLEY J & KENDRA S	\$151,986	2 Parcel(s)
GIANAKIS STEVE A & KAREN D	\$136,475	2 Parcel(s)
HAND TIMOTHY	\$132,979	1 Parcel(s)
SCHUG TIMOTHY L & LAURA J	\$127,448	2 Parcel(s)
WITT CHAD & TRACIE	\$122,918	1 Parcel(s)
BEURMANN CHRISTOPHER A & CAREY	\$118,353	1 Parcel(s)
CRIPPS RICHARD P	\$114,152	1 Parcel(s)
RUPP JACK J & GINNA M	\$113,352	2 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$107,550	1 Parcel(s)
SCHUG VICTOR L	\$105,851	5 Parcel(s)
WARD KELLY	\$105,700	1 Parcel(s)
BELLEW JAMES L & TEREASA A	\$105,551	1 Parcel(s)
SCOTT WINFIELD C&CASSELBERRY JODIE	\$97,261	1 Parcel(s)
JONES JERRY R II	\$92,830	1 Parcel(s)

Mendon Schools Top 15 Owners by Taxable Value

ENBRIDGE ENERGY LTD PARTNERSHIP	\$35,612,392	4 Parcel(s)
CONSUMERS ENERGY	\$5,887,924	9 Parcel(s)
RIEDSTRA DAIRY LTD	\$2,801,575	13 Parcel(s)
MICHIGAN ELECTIRC TRANSMISSION CO.	\$2,474,100	2 Parcel(s)
VECTOR PIPELINE LTD PARTNERS	\$2,276,700	1 Parcel(s)
SCHMIDT LYLE FARMS LLC	\$1,782,127	22 Parcel(s)
T H PLASTICS INC	\$1,379,913	5 Parcel(s)
IAC MENDON LLC	\$1,191,023	8 Parcel(s)
FRONTIER ASSET MANAGEMENT LTD	\$974,470	6 Parcel(s)
VECTOR PIPELINE LTD PARTNERSHIP	\$867,300	1 Parcel(s)
KAUFFMAN FARM PROPERTIES 20 LLC	\$859,523	14 Parcel(s)
JACA COMPANY LLC	\$783,232	6 Parcel(s)
BURKE PORTER AUTOMOTIVE SYSTEMS LLC	\$702,799	1 Parcel(s)
NEMIRE RICK W	\$677,246	5 Parcel(s)
KBTJ LLC	\$672,600	2 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Taxable Value)

Nottawa Schools Top 15 Owners by Taxable Value

TERRA 88 LLC	\$1,061,559	115 Parcel(s)
CONSUMERS ENERGY	\$819,400	3 Parcel(s)
MARVIN MOUNTAINS POULTRY LLC	\$812,956	1 Parcel(s)
DUNNING JULIANNE M TRUST	\$718,389	8 Parcel(s)
BORGERT FAMILY FARMS LLC	\$489,778	12 Parcel(s)
YODER EDITH TRUST	\$428,903	10 Parcel(s)
LENNARD AG LAND LLC	\$401,300	2 Parcel(s)
YODER LOWAYNE & PHYLLIS TRUST	\$389,665	1 Parcel(s)
MCCOLGAN FAMILY TRUST	\$362,437	1 Parcel(s)
ROUCH TIMOTHY & JULIA	\$357,743	2 Parcel(s)
MILLER MERLE & ESTHER FAMILY TRUST	\$327,451	1 Parcel(s)
JON WALTON FARMS LLC	\$327,110	8 Parcel(s)
ISLAND HILLS LLC	\$315,173	3 Parcel(s)
HERSHBERGER MARION & NAOMI	\$312,247	3 Parcel(s)
SCHROCK MARK & DEBRA	\$304,941	1 Parcel(s)

Sturgis Schools Top 15 Owners by Taxable Value

ABBOTT MANUFACTURING INC	\$16,456,339	9 Parcel(s)
MEIJER INC	\$7,162,052	2 Parcel(s)
REGENCY STURGIS LLC	\$4,020,259	4 Parcel(s)
WAL MART REAL ESTATE BUSINESS TRUST	\$3,708,404	1 Parcel(s)
BURR OAK TOOL INC	\$3,598,897	10 Parcel(s)
AEP IN MI TRANSMISSION CO	\$3,242,500	3 Parcel(s)
POINDEXTER PROPERTIES LLC	\$3,067,393	4 Parcel(s)
CONSUMERS ENERGY	\$2,578,203	6 Parcel(s)
THURSTON WOODS VILLAGE INC	\$2,152,911	5 Parcel(s)
MOSO VILLAGE LLC	\$2,111,600	1 Parcel(s)
MICHIGAN GAS UTILITIES CORP	\$1,959,753	4 Parcel(s)
NORFALK PROPERTIES LLC	\$1,953,146	12 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	\$1,818,100	1 Parcel(s)
WELS HOLDINGS LLC	\$1,644,900	3 Parcel(s)
AMERICRAFT CARTON INC	\$1,624,374	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	\$34,830,350	3 Parcel(s)
AEP IN MI TRANSMISSION CO	\$16,221,284	6 Parcel(s)
INDIANA MICHIGAN POWER CO	\$11,226,383	11 Parcel(s)
AMERICAN AXLE & MFG INC	\$8,368,709	2 Parcel(s)
MEIJER INC	\$5,192,710	2 Parcel(s)
WAL MART REAL ESTATE TRUST	\$4,533,294	1 Parcel(s)
MENARD INC	\$3,449,456	1 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	\$2,991,116	4 Parcel(s)
BENTWATERS PARTNERS LTD	\$2,420,226	1 Parcel(s)
INTERNATIONAL PAPER CO	\$2,263,784	4 Parcel(s)
ARMSTRONG INTERNATIONAL INC	\$2,180,233	7 Parcel(s)
SEMCO ENERGY GAS CO	\$2,123,289	3 Parcel(s)
WALTHER FARMS L L C	\$1,885,072	2 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	\$1,604,513	3 Parcel(s)
LEARN MONROE & VICKI	\$377,220	8 Parcel(s)
CONSUMERS ENERGY	\$362,700	2 Parcel(s)
JACA COMPANY LLC	\$272,455	1 Parcel(s)
CUPP DUSTIN L & CHRISTINA L	\$262,164	4 Parcel(s)
STRUBLE JAMES A REV TRUST	\$245,842	1 Parcel(s)
RIVERVIEW LAND HOLDINGS LLC	\$188,240	5 Parcel(s)
HIATT DALE A	\$179,456	2 Parcel(s)
RIDDLE CRAIG A & NIKKI M	\$161,205	1 Parcel(s)
NEMIRE RICKY W CTR	\$150,715	1 Parcel(s)
LOFTIS BOBBIE	\$140,842	1 Parcel(s)
LEWIS DENNIS F & NANCY L	\$140,541	1 Parcel(s)
SCHANZ TIMOTHY A	\$137,981	1 Parcel(s)
KLINE PAUL C A & JOYCE R	\$130,740	1 Parcel(s)
LASH BUD & LORI LIVING TRUST	\$123,556	7 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Taxable Value)

White Pigeon Schools Top 15 Owners by Taxable Value

CONSUMERS ENERGY	\$29,379,132	7 Parcel(s)
INDIANA MICHIGAN POWER CO	\$7,558,241	10 Parcel(s)
AEP IN MI TRANSMISSIONS CO	\$5,928,100	1 Parcel(s)
AEP IN MI TRANSMISSION CO	\$4,405,000	2 Parcel(s)
BANKS HARDWOODS INC	\$2,188,123	3 Parcel(s)
STUTZMAN REAL PROPERTIES LLC	\$2,178,462	16 Parcel(s)
GPI MIDWEST LLC	\$1,758,816	6 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$1,590,072	4 Parcel(s)
RUSSELL FARMS INC	\$1,523,240	23 Parcel(s)
FRESH SOLUTION FARMS LLC	\$1,462,036	2 Parcel(s)
FOREST RIVER MANUFACTURING LLC	\$1,347,600	2 Parcel(s)
RIETH BLAIR A JR & TERESA O	\$1,322,649	5 Parcel(s)
SCATTERED ACRES LEASING LLC	\$1,259,927	16 Parcel(s)
THE ANDERSONS INC	\$1,192,798	2 Parcel(s)
DAY GARY A & CONNIE C	\$1,149,011	3 Parcel(s)

County Wide Top 15 Owners by Taxable Value

ENBRIDGE ENERGY LTD PARTNERSHIP	70,442,742	7 Parcel(s)
CONSUMERS ENERGY CO	57,531,951	64 Parcel(s)
AEP IN MI TRANSMISSION CO	26,677,984	15 Parcel(s)
INDIANA MICHIGAN POWER CO	25,687,330	34 Parcel(s)
ABBOTT MANUFACTURING INC	16,456,339	9 Parcel(s)
MEIJER INC	12,354,762	4 Parcel(s)
AMERICAN AXLE & MFG INC	8,368,709	2 Parcel(s)
AEP IN MI TRANSMISSIONS CO	6,276,900	2 Parcel(s)
MICHIGAN ELECTRIC TRANS	5,165,700	2 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	4,941,004	7 Parcel(s)
DEKALB GENETICS CORP	4,670,500	1 Parcel(s)
WAL MART REAL ESTATE TRUST	4,533,294	1 Parcel(s)
REGENCY STURGIS LLC	4,020,259	4 Parcel(s)
VECTOR PIPELINE LTD PARTNERS	3,847,775	2 Parcel(s)
WAL MART REAL ESTATE BUSINESS TRUST	3,708,404	1 Parcel(s)

St. Joseph County

Real Property Tentative Taxable Valuation as of April 1st 2020

Township or City Name	Agricultural	Commercial	Industrial	Residential	Timber-Cutover	Developmental	Total Real
001 Burr Oak Township	\$17,611,381	\$852,326	\$751,766	\$46,483,706	\$0	\$0	\$65,699,179
002 Colon Township	\$18,672,439	\$3,498,135	\$1,995,747	\$79,813,944	\$0	\$0	\$103,980,265
003 Constantine Township	\$13,711,304	\$3,707,353	\$14,602,644	\$67,150,782	\$0	\$0	\$99,172,083
004 Fabius Township	\$8,307,264	\$4,248,853	\$1,439,970	\$167,835,206	\$0	\$0	\$181,831,293
005 Fawn River Township	\$8,473,563	\$767,747	\$0	\$30,509,821	\$0	\$0	\$39,751,131
006 Florence Township	\$20,968,056	\$0	\$65,676	\$20,381,051	\$0	\$0	\$41,414,783
007 Flowerfield Township	\$12,062,369	\$522,719	\$4,596	\$41,089,494	\$0	\$0	\$53,679,178
008 Leonidas Township	\$19,779,790	\$714,083	\$0	\$17,626,490	\$0	\$0	\$38,120,363
009 Lockport Township	\$15,717,473	\$4,356,870	\$855,616	\$91,153,476	\$0	\$0	\$112,083,435
010 Mendon Township	\$17,732,846	\$3,276,712	\$3,989,234	\$46,566,546	\$0	\$0	\$71,565,338
011 Mottville Township	\$13,113,090	\$2,577,517	\$10,509,647	\$27,098,275	\$0	\$0	\$53,298,529
012 Nottawa Township	\$20,579,732	\$7,766,331	\$521,463	\$100,711,519	\$0	\$0	\$129,579,045
013 Park Township	\$21,742,001	\$6,491,963	\$7,011,778	\$77,083,541	\$0	\$0	\$112,329,283
014 Sherman Township	\$15,004,751	\$1,704,673	\$139,800	\$128,048,675	\$0	\$0	\$144,897,899
015 Sturgis Township	\$12,692,019	\$10,013,896	\$777,615	\$29,717,852	\$0	\$0	\$53,201,382
016 White Pigeon Township	\$14,597,150	\$7,007,126	\$8,851,136	\$147,416,738	\$0	\$0	\$177,872,150
051 Three Rivers City	\$0	\$50,917,414	\$18,097,170	\$73,701,261	\$0	\$0	\$142,715,845
052 Sturgis City	\$704,638	\$48,764,546	\$38,519,555	\$119,704,760	\$0	\$0	\$207,693,499
040 Burr Oak Village	\$41,027	\$719,405	\$511,509	\$7,177,947	\$0	\$0	\$8,449,888
041 Colon Village	\$0	\$2,439,523	\$1,343,355	\$22,911,709	\$0	\$0	\$26,694,587
042 Centreville Village	\$24,419	\$4,460,929	\$450,422	\$14,696,784	\$0	\$0	\$19,632,554
043 Constantine Village	\$136,357	\$2,576,972	\$9,617,334	\$19,126,549	\$0	\$0	\$31,457,212
044 Mendon Village	\$25,170	\$1,717,697	\$2,434,032	\$11,306,922	\$0	\$0	\$15,483,821
045 White Pigeon Village	\$149,795	\$4,612,983	\$4,338,810	\$17,969,065	\$0	\$0	\$27,070,653
055 Centreville Village	\$0	\$312,026	\$719,590	\$881,433	\$0	\$0	\$1,913,049
Totals for County	\$251,469,866	\$157,188,264	\$108,133,413	\$1,312,093,137	\$0	\$0	\$1,828,884,680

St. Joseph County

Personal Property Tentative Taxable Valuation as of April 1st 2020

Township or City Name	Ag. Personal	Com. Personal		Ind. Personal	Res. Personal	Util. Personal	Total Personal
001 Burr Oak Township	\$0	\$129,600		\$234,800	\$0	\$7,497,500	\$7,861,900
002 Colon Township	\$0	\$753,700		\$545,900	\$0	\$6,595,500	\$7,895,100
003 Constantine Township	\$0	\$1,505,300		\$5,349,100	\$0	\$7,577,800	\$14,432,200
004 Fabius Township	\$0	\$1,766,200		\$319,700	\$0	\$19,899,742	\$21,985,642
005 Fawn River Township	\$0	\$98,800		\$0	\$0	\$751,000	\$849,800
006 Florence Township	\$0	\$183,100		\$0	\$0	\$3,963,700	\$4,146,800
007 Flowerfield Township	\$0	\$229,189		\$0	\$0	\$17,605,859	\$17,835,048
008 Leonidas Township	\$0	\$17,600		\$0	\$0	\$6,711,200	\$6,728,800
009 Lockport Township	\$0	\$751,600		\$111,100	\$0	\$2,751,100	\$3,613,800
010 Mendon Township	\$0	\$370,200		\$866,500	\$0	\$38,727,900	\$39,964,600
011 Mottville Township	\$0	\$372,500		\$1,123,800	\$0	\$10,684,200	\$12,180,500
012 Nottawa Township	\$0	\$1,858,000		\$0	\$0	\$3,682,900	\$5,540,900
013 Park Township	\$0	\$1,000,800		\$477,800	\$0	\$30,484,635	\$31,963,235
014 Sherman Township	\$0	\$81,400		\$0	\$0	\$5,109,000	\$5,190,400
015 Sturgis Township	\$0	\$1,338,800		\$0	\$0	\$4,367,900	\$5,706,700
016 White Pigeon Township	\$0	\$490,500		\$935,500	\$0	\$35,691,200	\$37,117,200
051 Three Rivers City	\$0	\$10,321,800		\$5,145,100	\$0	\$10,502,300	\$25,969,200
052 Sturgis City	\$0	\$10,782,000		\$8,104,600	\$0	\$3,075,600	\$21,962,200
040 Burr Oak Village	\$0	\$97,000		\$234,800	\$0	\$811,100	\$1,142,900
041 Colon Village	\$0	\$409,500		\$340,100	\$0	\$1,309,900	\$2,059,500
042 Centreville Village	\$0	\$816,700		\$0	\$0	\$925,000	\$1,741,700
043 Constantine Village	\$0	\$478,200		\$4,464,200	\$0	\$2,206,000	\$7,148,400
044 Mendon Village	\$0	\$290,800		\$861,400	\$0	\$1,250,100	\$2,402,300
045 White Pigeon Village	\$0	\$416,200		\$248,500	\$0	\$3,950,200	\$4,614,900
055 Centreville Village	\$0	\$0		\$111,100	\$0	\$49,500	\$160,600
Totals for County	\$0	\$32,051,089		\$23,213,900	\$0	\$215,679,036	\$270,944,025

St. Joseph County

Real & Personal Property Tentative Taxable Valuation as of April 1st 2020

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	\$73,561,079	\$54,258,102	\$129,600	\$234,800	\$18,938,577
002 Colon Township	\$111,875,365	\$67,115,651	\$753,700	\$545,900	\$43,460,114
003 Constantine Township	\$113,604,283	\$69,241,816	\$1,505,300	\$5,349,100	\$37,508,067
004 Fabius Township	\$203,816,935	\$109,802,743	\$1,766,200	\$319,700	\$91,928,292
005 Fawn River Township	\$40,600,931	\$34,507,224	\$98,800	\$0	\$5,994,907
006 Florence Township	\$45,561,583	\$37,334,608	\$183,100	\$0	\$8,043,875
007 Flowerfield Township	\$71,514,226	\$47,774,052	\$229,189	\$0	\$23,510,985
008 Leonidas Township	\$44,849,163	\$33,682,754	\$17,600	\$0	\$11,148,809
009 Lockport Township	\$115,697,235	\$92,106,287	\$751,600	\$111,100	\$22,728,248
010 Mendon Township	\$111,529,938	\$55,192,295	\$370,200	\$866,500	\$55,100,943
011 Mottville Township	\$65,479,029	\$34,921,155	\$372,500	\$1,123,800	\$29,061,574
012 Nottawa Township	\$135,119,945	\$91,734,697	\$1,858,000	\$0	\$41,527,248
013 Park Township	\$144,292,518	\$78,890,994	\$1,000,800	\$477,800	\$63,922,924
014 Sherman Township	\$150,088,299	\$112,251,908	\$81,400	\$0	\$37,754,991
015 Sturgis Township	\$58,908,082	\$38,408,686	\$1,338,800	\$0	\$19,160,596
016 White Pigeon Township	\$214,989,350	\$101,830,762	\$490,500	\$935,500	\$111,732,588
051 Three Rivers City	\$168,685,045	\$56,833,321	\$10,321,800	\$5,145,100	\$96,384,824
052 Sturgis City	\$229,655,699	\$94,088,925	\$10,782,000	\$8,104,600	\$116,680,174
040 Burr Oak Village	\$9,592,788	\$5,448,557	\$97,000	\$234,800	\$3,812,431
041 Colon Village	\$28,754,087	\$14,125,094	\$409,500	\$340,100	\$13,879,393
042 Centreville Village	\$21,374,254	\$12,741,174	\$816,700	\$0	\$7,816,380
043 Constantine Village	\$38,605,612	\$15,219,540	\$478,200	\$4,464,200	\$18,443,672
044 Mendon Village	\$17,886,121	\$9,340,854	\$290,800	\$861,400	\$7,393,067
045 White Pigeon Village	\$31,685,553	\$14,243,991	\$416,200	\$248,500	\$16,776,862
055 Centreville Village	\$2,073,649	\$772,151	\$0	\$111,100	\$1,190,398
Totals for County	\$2,099,828,705	\$1,209,975,980	\$32,051,089	\$23,213,900	\$834,587,736

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	\$192,700	\$0	\$0	\$79,200	\$0	\$271,900	\$2,300	\$274,200
75100	Nottawa	\$407,600	\$0	\$0	\$426,100	\$0	\$833,700	\$6,400	\$840,100
75010	Sturgis	\$11,310,800	\$44,000	\$0	\$27,779,400	\$0	\$39,134,200	\$485,900	\$39,620,100
75020	Burr Oak	\$39,098,700	\$1,013,700	\$890,600	\$31,025,900	\$0	\$72,028,900	\$5,503,600	\$77,532,500
75040	Colon	\$4,888,000	\$38,300	\$0	\$3,284,700	\$0	\$8,211,000	\$1,863,700	\$10,074,700
Total Burr Oak Township		\$55,897,800	\$1,096,000	\$890,600	\$62,595,300	\$0	\$120,479,700	\$7,861,900	\$128,341,600
002 Colon Township									
75100	Nottawa	\$2,924,200	\$0	\$0	\$2,268,000	\$0	\$5,192,200	\$56,900	\$5,249,100
75020	Burr Oak	\$3,428,700	\$302,100	\$0	\$1,755,800	\$0	\$5,486,600	\$1,141,200	\$6,627,800
75040	Colon	\$50,692,500	\$3,441,700	\$2,068,800	\$108,116,400	\$0	\$164,319,400	\$6,692,200	\$171,011,600
75060	Mendon	\$981,300	\$0	\$0	\$159,600	\$0	\$1,140,900	\$4,800	\$1,145,700
Total Colon Township		\$58,026,700	\$3,743,800	\$2,068,800	\$112,299,800	\$0	\$176,139,100	\$7,895,100	\$184,034,200
003 Constantine Township									
75050	Constantine	\$53,037,800	\$4,440,900	\$15,222,200	\$75,795,800	\$0	\$148,496,700	\$14,327,000	\$162,823,700
75070	White Pigeon	\$1,003,000	\$0	\$0	\$842,700	\$0	\$1,845,700	\$13,400	\$1,859,100
75080	Three Rivers	\$4,459,800	\$0	\$0	\$4,246,900	\$0	\$8,706,700	\$91,800	\$8,798,500
Total Constantine Township		\$58,500,600	\$4,440,900	\$15,222,200	\$80,885,400	\$0	\$159,049,100	\$14,432,200	\$173,481,300
004 Fabius Township									
75050	Constantine	\$147,100	\$0	\$0	\$394,200	\$0	\$541,300	\$540,800	\$1,082,100
75080	Three Rivers	\$22,031,800	\$5,621,900	\$1,948,000	\$226,230,600	\$0	\$255,832,300	\$21,703,300	\$277,535,600
Total Fabius Township		\$22,178,900	\$5,621,900	\$1,948,000	\$226,624,800	\$0	\$256,373,600	\$22,244,100	\$278,617,700
005 Fawn River Township									
75010	Sturgis	\$29,746,200	\$1,013,100	\$0	\$40,614,200	\$0	\$71,373,500	\$849,800	\$72,223,300
Total Fawn River Township		\$29,746,200	\$1,013,100	\$0	\$40,614,200	\$0	\$71,373,500	\$849,800	\$72,223,300
006 Florence Township									
75030	Centreville	\$35,650,943	\$0	\$0	\$11,629,400	\$0	\$47,280,343	\$2,042,600	\$49,322,943
75050	Constantine	\$16,535,300	\$0	\$87,900	\$11,762,229	\$0	\$28,385,429	\$717,200	\$29,102,629
75070	White Pigeon	\$15,750,800	\$0	\$0	\$3,191,100	\$0	\$18,941,900	\$205,300	\$19,147,200
75080	Three Rivers	\$9,144,544	\$0	\$44,000	\$2,803,800	\$0	\$11,992,344	\$1,181,700	\$13,174,044
Total Florence Township		\$77,081,587	\$0	\$131,900	\$29,386,529	\$0	\$106,600,016	\$4,146,800	\$110,746,816
007 Flowerfield Township									
14050	Marcellus	\$2,921,200	\$0	\$0	\$7,790,200	\$0	\$10,711,400	\$169,853	\$10,881,253
75080	Three Rivers	\$34,916,900	\$1,424,400	\$14,000	\$52,182,400	\$0	\$88,537,700	\$17,665,195	\$106,202,895
Total Flowerfield Township		\$37,838,100	\$1,424,400	\$14,000	\$59,972,600	\$0	\$99,249,100	\$17,835,048	\$117,084,148
008 Leonidas Township									
13050	Athens	\$627,300	\$0	\$0	\$268,100	\$0	\$895,400	\$8,400	\$903,800
39170	Vicksburg	\$2,436,400	\$0	\$0	\$581,100	\$0	\$3,017,500	\$103,700	\$3,121,200
75040	Colon	\$54,516,500	\$971,700	\$0	\$21,328,500	\$0	\$76,816,700	\$4,750,300	\$81,567,000
75060	Mendon	\$4,222,200	\$0	\$0	\$794,200	\$0	\$5,016,400	\$1,866,400	\$6,882,800
Total Leonidas Township		\$61,802,400	\$971,700	\$0	\$22,971,900	\$0	\$85,746,000	\$6,728,800	\$92,474,800
009 Lockport Township									
75030	Centreville	\$26,493,400	\$1,015,000	\$800,900	\$23,330,400	\$0	\$51,639,700	\$1,052,200	\$52,691,900
75060	Mendon	\$1,232,400	\$10,200	\$0	\$1,087,000	\$0	\$2,329,600	\$34,500	\$2,364,100
75080	Three Rivers	\$12,665,100	\$4,255,500	\$187,000	\$94,701,400	\$0	\$111,809,000	\$2,527,100	\$114,336,100
Total Lockport Township		\$40,390,900	\$5,280,700	\$987,900	\$119,118,800	\$0	\$165,778,300	\$3,613,800	\$169,392,100

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	\$4,391,100	\$1,663,200	\$0	\$3,902,500	\$0	\$9,956,800	\$265,000	\$10,221,800
75060	Mendon	\$55,998,204	\$2,573,400	\$4,190,500	\$60,949,500	\$0	\$123,711,604	\$39,699,600	\$163,411,204
Total Mendon Township		\$60,389,304	\$4,236,600	\$4,190,500	\$64,852,000	\$0	\$133,668,404	\$39,964,600	\$173,633,004
011 Mottville Township									
75050	Constantine	\$11,218,900	\$121,900	\$250,500	\$9,152,500	\$0	\$20,743,800	\$756,900	\$21,500,700
75070	White Pigeon	\$24,904,000	\$2,748,700	\$12,519,600	\$27,994,500	\$0	\$68,166,800	\$11,423,600	\$79,590,400
Total Mottville Township		\$36,122,900	\$2,870,600	\$12,770,100	\$37,147,000	\$0	\$88,910,600	\$12,180,500	\$101,091,100
012 Nottawa Township									
75100	Nottawa	\$21,845,000	\$1,729,900	\$78,700	\$55,900,000	\$0	\$79,553,600	\$1,204,700	\$80,758,300
75030	Centreville	\$17,469,300	\$6,578,500	\$477,400	\$59,725,200	\$0	\$84,250,400	\$3,461,200	\$87,711,600
75040	Colon	\$6,111,100	\$229,500	\$0	\$2,885,100	\$0	\$9,225,700	\$132,700	\$9,358,400
75060	Mendon	\$17,104,100	\$471,300	\$0	\$8,902,500	\$0	\$26,477,900	\$742,300	\$27,220,200
Total Nottawa Township		\$62,529,500	\$9,009,200	\$556,100	\$127,412,800	\$0	\$199,507,600	\$5,540,900	\$205,048,500
013 Park Township									
39170	Vicksburg	\$8,449,700	\$0	\$0	\$6,733,300	\$0	\$15,183,000	\$291,800	\$15,474,800
39168	Vicksburg-MendonDebt	\$0	\$0	\$0	\$95,200	\$0	\$95,200	\$0	\$95,200
75060	Mendon	\$15,890,000	\$608,500	\$1,995,000	\$32,568,100	\$0	\$51,061,600	\$9,475,800	\$60,537,400
75080	Three Rivers	\$26,658,400	\$6,901,200	\$5,830,800	\$63,077,100	\$0	\$102,467,500	\$26,342,600	\$128,810,100
Total Park Township		\$50,998,100	\$7,509,700	\$7,825,800	\$102,473,700	\$0	\$168,807,300	\$36,110,200	\$204,917,500
014 Sherman Township									
75100	Nottawa	\$4,137,400	\$136,900	\$0	\$11,506,100	\$0	\$15,780,400	\$167,200	\$15,947,600
75010	Sturgis	\$14,804,800	\$1,744,300	\$139,800	\$73,958,700	\$0	\$90,647,600	\$2,011,000	\$92,658,600
75020	Burr Oak	\$0	\$299,800	\$0	\$714,300	\$0	\$1,014,100	\$20,100	\$1,034,200
75030	Centreville	\$20,045,100	\$101,100	\$0	\$70,076,000	\$0	\$90,222,200	\$2,992,100	\$93,214,300
75070	White Pigeon	\$0	\$0	\$0	\$168,400	\$0	\$168,400	\$0	\$168,400
Total Sherman Township		\$38,987,300	\$2,282,100	\$139,800	\$156,423,500	\$0	\$197,832,700	\$5,190,400	\$203,023,100
015 Sturgis Township									
75010	Sturgis	\$33,272,800	\$12,858,000	\$821,100	\$40,008,000	\$0	\$86,959,900	\$5,706,700	\$92,666,600
Total Sturgis Township		\$33,272,800	\$12,858,000	\$821,100	\$40,008,000	\$0	\$86,959,900	\$5,706,700	\$92,666,600
016 White Pigeon Township									
75070	White Pigeon	\$46,597,000	\$8,313,100	\$9,234,200	\$189,878,600	\$0	\$254,022,900	\$37,117,200	\$291,140,100
Total White Pigeon Township		\$46,597,000	\$8,313,100	\$9,234,200	\$189,878,600	\$0	\$254,022,900	\$37,117,200	\$291,140,100
051 Three Rivers City									
75080	Three Rivers	\$0	\$64,223,600	\$20,803,400	\$92,953,800	\$0	\$177,980,800	\$25,965,500	\$203,946,300
Total Three Rivers City		\$0	\$64,223,600	\$20,803,400	\$92,953,800	\$0	\$177,980,800	\$25,965,500	\$203,946,300
052 Sturgis City									
75010	Sturgis	\$1,045,700	\$64,787,800	\$39,918,200	\$143,192,200	\$0	\$248,943,900	\$21,962,200	\$270,906,100
Total Sturgis City		\$1,045,700	\$64,787,800	\$39,918,200	\$143,192,200	\$0	\$248,943,900	\$21,962,200	\$270,906,100

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	\$192,700	\$0	\$0	\$79,200	\$0	\$271,900	\$2,300	\$274,200	
Total Bronson Schools		\$192,700	\$0	\$0	\$79,200	\$0	\$271,900	\$2,300	\$274,200	
13050 Athens Schools										
008	Leonidas Township	\$627,300	\$0	\$0	\$268,100	\$0	\$895,400	\$8,400	\$903,800	
Total Athens Schools		\$627,300	\$0	\$0	\$268,100	\$0	\$895,400	\$8,400	\$903,800	
14050 Marcellus Schools										
007	Flowerfield Township	\$2,921,200	\$0	\$0	\$7,790,200	\$0	\$10,711,400	\$169,853	\$10,881,253	
Total Marcellus Schools		\$2,921,200	\$0	\$0	\$7,790,200	\$0	\$10,711,400	\$169,853	\$10,881,253	
39170 Vicksburg Schools										
008	Leonidas Township	\$2,436,400	\$0	\$0	\$581,100	\$0	\$3,017,500	\$103,700	\$3,121,200	
010	Mendon Township	\$4,391,100	\$1,663,200	\$0	\$3,902,500	\$0	\$9,956,800	\$265,000	\$10,221,800	
013	Park Township	\$8,449,700	\$0	\$0	\$6,733,300	\$0	\$15,183,000	\$291,800	\$15,474,800	
Total Vicksburg Schools		\$15,277,200	\$1,663,200	\$0	\$11,216,900	\$0	\$28,157,300	\$660,500	\$28,817,800	
75100 Nottawa Schools										
001	Burr Oak Township	\$407,600	\$0	\$0	\$426,100	\$0	\$833,700	\$6,400	\$840,100	
002	Colon Township	\$2,924,200	\$0	\$0	\$2,268,000	\$0	\$5,192,200	\$56,900	\$5,249,100	
012	Nottawa Township	\$21,845,000	\$1,729,900	\$78,700	\$55,900,000	\$0	\$79,553,600	\$1,204,700	\$80,758,300	
014	Sherman Township	\$4,137,400	\$136,900	\$0	\$11,506,100	\$0	\$15,780,400	\$167,200	\$15,947,600	
Total Nottawa Schools		\$29,314,200	\$1,866,800	\$78,700	\$70,100,200	\$0	\$101,359,900	\$1,435,200	\$102,795,100	
75010 Sturgis Schools										
001	Burr Oak Township	\$11,310,800	\$44,000	\$0	\$27,779,400	\$0	\$39,134,200	\$485,900	\$39,620,100	
005	Fawn River Township	\$29,746,200	\$1,013,100	\$0	\$40,614,200	\$0	\$71,373,500	\$849,800	\$72,223,300	
014	Sherman Township	\$14,804,800	\$1,744,300	\$139,800	\$73,958,700	\$0	\$90,647,600	\$2,011,000	\$92,658,600	
015	Sturgis Township	\$33,272,800	\$12,858,000	\$821,100	\$40,008,000	\$0	\$86,959,900	\$5,706,700	\$92,666,600	
052	Sturgis City	\$1,045,700	\$64,787,800	\$39,918,200	\$143,192,200	\$0	\$248,943,900	\$21,962,200	\$270,906,100	
Total Sturgis Schools		\$90,180,300	\$80,447,200	\$40,879,100	\$325,552,500	\$0	\$537,059,100	\$31,015,600	\$568,074,700	
75020 Burr Oak Schools										
001	Burr Oak Township	\$39,098,700	\$1,013,700	\$890,600	\$31,025,900	\$0	\$72,028,900	\$5,503,600	\$77,532,500	
002	Colon Township	\$3,428,700	\$302,100	\$0	\$1,755,800	\$0	\$5,486,600	\$1,141,200	\$6,627,800	
014	Sherman Township	\$0	\$299,800	\$0	\$714,300	\$0	\$1,014,100	\$20,100	\$1,034,200	
Total Burr Oak Schools		\$42,527,400	\$1,615,600	\$890,600	\$33,496,000	\$0	\$78,529,600	\$6,664,900	\$85,194,500	
75030 Centreville Schools										
006	Florence Township	\$35,650,943	\$0	\$0	\$11,629,400	\$0	\$47,280,343	\$2,042,600	\$49,322,943	
009	Lockport Township	\$26,493,400	\$1,015,000	\$800,900	\$23,330,400	\$0	\$51,639,700	\$1,052,200	\$52,691,900	
012	Nottawa Township	\$17,469,300	\$6,578,500	\$477,400	\$59,725,200	\$0	\$84,250,400	\$3,461,200	\$87,711,600	
014	Sherman Township	\$20,045,100	\$101,100	\$0	\$70,076,000	\$0	\$90,222,200	\$2,992,100	\$93,214,300	
Total Centreville Schools		\$99,658,743	\$7,694,600	\$1,278,300	\$164,761,000	\$0	\$273,392,643	\$9,548,100	\$282,940,743	

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	\$4,888,000	\$38,300	\$0	\$3,284,700	\$0	\$8,211,000	\$1,863,700	\$10,074,700
002	Colon Township	\$50,692,500	\$3,441,700	\$2,068,800	\$108,116,400	\$0	\$164,319,400	\$6,692,200	\$171,011,600
008	Leonidas Township	\$54,516,500	\$971,700	\$0	\$21,328,500	\$0	\$76,816,700	\$4,750,300	\$81,567,000
012	Nottawa Township	\$6,111,100	\$229,500	\$0	\$2,885,100	\$0	\$9,225,700	\$132,700	\$9,358,400
Total Colon Schools		\$116,208,100	\$4,681,200	\$2,068,800	\$135,614,700	\$0	\$258,572,800	\$13,438,900	\$272,011,700
75050 Constantine Schools									
003	Constantine Township	\$53,037,800	\$4,440,900	\$15,222,200	\$75,795,800	\$0	\$148,496,700	\$14,327,000	\$162,823,700
004	Fabius Township	\$147,100	\$0	\$0	\$394,200	\$0	\$541,300	\$540,800	\$1,082,100
006	Florence Township	\$16,535,300	\$0	\$87,900	\$11,762,229	\$0	\$28,385,429	\$717,200	\$29,102,629
011	Mottville Township	\$11,218,900	\$121,900	\$250,500	\$9,152,500	\$0	\$20,743,800	\$756,900	\$21,500,700
Total Constantine Schools		\$80,939,100	\$4,562,800	\$15,560,600	\$97,104,729	\$0	\$198,167,229	\$16,341,900	\$214,509,129
75060 Mendon Schools									
002	Colon Township	\$981,300	\$0	\$0	\$159,600	\$0	\$1,140,900	\$4,800	\$1,145,700
008	Leonidas Township	\$4,222,200	\$0	\$0	\$794,200	\$0	\$5,016,400	\$1,866,400	\$6,882,800
009	Lockport Township	\$1,232,400	\$10,200	\$0	\$1,087,000	\$0	\$2,329,600	\$34,500	\$2,364,100
010	Mendon Township	\$55,998,204	\$2,573,400	\$4,190,500	\$60,949,500	\$0	\$123,711,604	\$39,699,600	\$163,411,204
012	Nottawa Township	\$17,104,100	\$471,300	\$0	\$8,902,500	\$0	\$26,477,900	\$742,300	\$27,220,200
013	Park Township	\$15,890,000	\$608,500	\$1,995,000	\$32,568,100	\$0	\$51,061,600	\$9,475,800	\$60,537,400
Total Mendon Schools		\$95,428,204	\$3,663,400	\$6,185,500	\$104,460,900	\$0	\$209,738,004	\$51,823,400	\$261,561,404
75070 White Pigeon Schools									
003	Constantine Township	\$1,003,000	\$0	\$0	\$842,700	\$0	\$1,845,700	\$13,400	\$1,859,100
006	Florence Township	\$15,750,800	\$0	\$0	\$3,191,100	\$0	\$18,941,900	\$205,300	\$19,147,200
011	Mottville Township	\$24,904,000	\$2,748,700	\$12,519,600	\$27,994,500	\$0	\$68,166,800	\$11,423,600	\$79,590,400
014	Sherman Township	\$0	\$0	\$0	\$168,400	\$0	\$168,400	\$0	\$168,400
016	White Pigeon Township	\$46,597,000	\$8,313,100	\$9,234,200	\$189,878,600	\$0	\$254,022,900	\$37,117,200	\$291,140,100
Total White Pigeon Schools		\$88,254,800	\$11,061,800	\$21,753,800	\$222,075,300	\$0	\$343,145,700	\$48,759,500	\$391,905,200
75080 Three Rivers Schools									
003	Constantine Township	\$4,459,800	\$0	\$0	\$4,246,900	\$0	\$8,706,700	\$91,800	\$8,798,500
004	Fabius Township	\$22,031,800	\$5,621,900	\$1,948,000	\$226,230,600	\$0	\$255,832,300	\$21,703,300	\$277,535,600
006	Florence Township	\$9,144,544	\$0	\$44,000	\$2,803,800	\$0	\$11,992,344	\$1,181,700	\$13,174,044
007	Flowerfield Township	\$34,916,900	\$1,424,400	\$14,000	\$52,182,400	\$0	\$88,537,700	\$17,665,195	\$106,202,895
009	Lockport Township	\$12,665,100	\$4,255,500	\$187,000	\$94,701,400	\$0	\$111,809,000	\$2,527,100	\$114,336,100
013	Park Township	\$26,658,400	\$6,901,200	\$5,830,800	\$63,077,100	\$0	\$102,467,500	\$26,342,600	\$128,810,100
052	Three Rivers City	\$0	\$64,223,600	\$20,803,400	\$92,953,800	\$0	\$177,980,800	\$25,965,500	\$203,946,300
Total Three Rivers Schools		\$109,876,544	\$82,426,600	\$28,827,200	\$536,196,000	\$0	\$757,326,344	\$95,477,195	\$852,803,539

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	\$16,102	\$0	\$0	\$73,667	\$0	\$89,769	\$2,300	\$92,069
75100	Nottawa	\$389,665	\$0	\$0	\$362,825	\$0	\$752,490	\$6,400	\$758,890
75010	Sturgis	\$3,516,755	\$33,342	\$0	\$20,721,239	\$0	\$24,271,336	\$485,900	\$24,757,236
75020	Burr Oak	\$12,270,011	\$795,558	\$751,766	\$22,676,770	\$0	\$36,494,105	\$5,503,600	\$41,997,705
75040	Colon	\$1,418,848	\$23,426	\$0	\$2,649,205	\$0	\$4,091,479	\$1,863,700	\$5,955,179
Total Burr Oak Township		\$17,611,381	\$852,326	\$751,766	\$46,483,706	\$0	\$65,699,179	\$7,861,900	\$73,561,079
002 Colon Township									
75100	Nottawa	\$1,000,261	\$0	\$0	\$1,307,643	\$0	\$2,307,904	\$56,900	\$2,364,804
75020	Burr Oak	\$1,167,406	\$279,591	\$0	\$1,235,670	\$0	\$2,682,667	\$1,141,200	\$3,823,867
75040	Colon	\$16,156,489	\$3,218,544	\$1,995,747	\$77,168,798	\$0	\$98,539,578	\$6,692,200	\$105,231,778
75060	Mendon	\$348,283	\$0	\$0	\$101,833	\$0	\$450,116	\$4,800	\$454,916
Total Colon Township		\$18,672,439	\$3,498,135	\$1,995,747	\$79,813,944	\$0	\$103,980,265	\$7,895,100	\$111,875,365
003 Constantine Township									
75050	Constantine	\$12,381,120	\$3,707,353	\$14,602,644	\$63,023,107	\$0	\$93,714,224	\$14,327,000	\$108,041,224
75070	White Pigeon	\$192,822	\$0	\$0	\$697,796	\$0	\$890,618	\$13,400	\$904,018
75080	Three Rivers	\$1,137,362	\$0	\$0	\$3,429,879	\$0	\$4,567,241	\$91,800	\$4,659,041
Total Constantine Township		\$13,711,304	\$3,707,353	\$14,602,644	\$67,150,782	\$0	\$99,172,083	\$14,432,200	\$113,604,283
004 Fabius Township									
75050	Constantine	\$120,373	\$0	\$0	\$160,129	\$0	\$280,502	\$540,800	\$821,302
75080	Three Rivers	\$8,186,891	\$4,248,853	\$1,439,970	\$167,675,077	\$0	\$181,550,791	\$21,444,842	\$202,995,633
Total Fabius Township		\$8,307,264	\$4,248,853	\$1,439,970	\$167,835,206	\$0	\$181,831,293	\$21,985,642	\$203,816,935
005 Fawn River Township									
75010	Sturgis	\$8,473,563	\$767,747	\$0	\$30,509,821	\$0	\$39,751,131	\$849,800	\$40,600,931
Total Fawn River Township		\$8,473,563	\$767,747	\$0	\$30,509,821	\$0	\$39,751,131	\$849,800	\$40,600,931
006 Florence Township									
75030	Centreville	\$9,732,272	\$0	\$0	\$7,974,742	\$0	\$17,707,014	\$2,042,600	\$19,749,614
75050	Constantine	\$4,244,956	\$0	\$49,472	\$8,223,880	\$0	\$12,518,308	\$717,200	\$13,235,508
75070	White Pigeon	\$4,375,690	\$0	\$0	\$2,127,554	\$0	\$6,503,244	\$205,300	\$6,708,544
75080	Three Rivers	\$2,615,138	\$0	\$16,204	\$2,054,875	\$0	\$4,686,217	\$1,181,700	\$5,867,917
Total Florence Township		\$20,968,056	\$0	\$65,676	\$20,381,051	\$0	\$41,414,783	\$4,146,800	\$45,561,583
007 Flowerfield Township									
14050	Marcellus	\$879,396	\$0	\$0	\$5,213,194	\$0	\$6,092,590	\$169,853	\$6,262,443
75080	Three Rivers	\$11,182,973	\$522,719	\$4,596	\$35,876,300	\$0	\$47,586,588	\$17,665,195	\$65,251,783
Total Flowerfield Township		\$12,062,369	\$522,719	\$4,596	\$41,089,494	\$0	\$53,679,178	\$17,835,048	\$71,514,226
008 Leonidas Township									
13050	Athens	\$187,265	\$0	\$0	\$144,792	\$0	\$332,057	\$8,400	\$340,457
39170	Vicksburg	\$706,961	\$0	\$0	\$452,103	\$0	\$1,159,064	\$103,700	\$1,262,764
75040	Colon	\$17,396,425	\$714,083	\$0	\$16,300,418	\$0	\$34,410,926	\$4,750,300	\$39,161,226
75060	Mendon	\$1,489,139	\$0	\$0	\$729,177	\$0	\$2,218,316	\$1,866,400	\$4,084,716
Total Leonidas Township		\$19,779,790	\$714,083	\$0	\$17,626,490	\$0	\$38,120,363	\$6,728,800	\$44,849,163
009 Lockport Township									
75030	Centreville	\$10,093,054	\$783,115	\$721,129	\$16,724,326	\$0	\$28,321,624	\$1,052,200	\$29,373,824
75060	Mendon	\$588,463	\$10,200	\$0	\$777,061	\$0	\$1,375,724	\$34,500	\$1,410,224
75080	Three Rivers	\$5,035,956	\$3,563,555	\$134,487	\$73,652,089	\$0	\$82,386,087	\$2,527,100	\$84,913,187
Total Lockport Township		\$15,717,473	\$4,356,870	\$855,616	\$91,153,476	\$0	\$112,083,435	\$3,613,800	\$115,697,235

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	\$1,351,319	\$1,176,493	\$0	\$2,800,811	\$0	\$5,328,623	\$265,000	\$5,593,623
75060	Mendon	\$16,381,527	\$2,100,219	\$3,989,234	\$43,765,735	\$0	\$66,236,715	\$39,699,600	\$105,936,315
Total Mendon Township		\$17,732,846	\$3,276,712	\$3,989,234	\$46,566,546	\$0	\$71,565,338	\$39,964,600	\$111,529,938
011	Mottville Township								
75050	Constantine	\$4,462,656	\$121,900	\$171,154	\$6,492,320	\$0	\$11,248,030	\$756,900	\$12,004,930
75070	White Pigeon	\$8,650,434	\$2,455,617	\$10,338,493	\$20,605,955	\$0	\$42,050,499	\$11,423,600	\$53,474,099
Total Mottville Township		\$13,113,090	\$2,577,517	\$10,509,647	\$27,098,275	\$0	\$53,298,529	\$12,180,500	\$65,479,029
012	Nottawa Township								
75100	Nottawa	\$8,500,752	\$1,517,898	\$71,041	\$45,210,323	\$0	\$55,300,014	\$1,204,700	\$56,504,714
75030	Centreville	\$5,065,480	\$5,636,140	\$450,422	\$47,812,595	\$0	\$58,964,637	\$3,461,200	\$62,425,837
75040	Colon	\$1,789,167	\$212,650	\$0	\$1,870,602	\$0	\$3,872,419	\$132,700	\$4,005,119
75060	Mendon	\$5,224,333	\$399,643	\$0	\$5,817,999	\$0	\$11,441,975	\$742,300	\$12,184,275
Total Nottawa Township		\$20,579,732	\$7,766,331	\$521,463	\$100,711,519	\$0	\$129,579,045	\$5,540,900	\$135,119,945
013	Park Township								
39170	Vicksburg	\$3,201,882	\$0	\$0	\$4,775,571	\$0	\$7,977,453	\$291,800	\$8,269,253
39168	Vicksburg-Mendon Debt	\$0	\$0	\$0	\$95,200	\$0	\$95,200	\$0	\$95,200
75060	Mendon	\$7,334,097	\$547,428	\$1,732,518	\$24,592,099	\$0	\$34,206,142	\$6,535,792	\$40,741,934
75080	Three Rivers	\$11,206,022	\$5,944,535	\$5,279,260	\$47,620,671	\$0	\$70,050,488	\$25,135,643	\$95,186,131
Total Park Township		\$21,742,001	\$6,491,963	\$7,011,778	\$77,083,541	\$0	\$112,329,283	\$31,963,235	\$144,292,518
014	Sherman Township								
75100	Nottawa	\$1,256,741	\$134,946	\$0	\$9,573,019	\$0	\$10,964,706	\$167,200	\$11,131,906
75010	Sturgis	\$5,826,733	\$1,270,038	\$139,800	\$60,591,152	\$0	\$67,827,723	\$2,011,000	\$69,838,723
75020	Burr Oak	\$0	\$199,212	\$0	\$624,135	\$0	\$823,347	\$20,100	\$843,447
75030	Centreville	\$7,921,277	\$100,477	\$0	\$57,116,322	\$0	\$65,138,076	\$2,992,100	\$68,130,176
75070	White Pigeon	\$0	\$0	\$0	\$144,047	\$0	\$144,047	\$0	\$144,047
Total Sherman Township		\$15,004,751	\$1,704,673	\$139,800	\$128,048,675	\$0	\$144,897,899	\$5,190,400	\$150,088,299
015	Sturgis Township								
75010	Sturgis	\$12,692,019	\$10,013,896	\$777,615	\$29,717,852	\$0	\$53,201,382	\$5,706,700	\$58,908,082
Total Sturgis Township		\$12,692,019	\$10,013,896	\$777,615	\$29,717,852	\$0	\$53,201,382	\$5,706,700	\$58,908,082
016	White Pigeon Township								
75070	White Pigeon	\$14,597,150	\$7,007,126	\$8,851,136	\$147,416,738	\$0	\$177,872,150	\$37,117,200	\$214,989,350
Total White Pigeon Township		\$14,597,150	\$7,007,126	\$8,851,136	\$147,416,738	\$0	\$177,872,150	\$37,117,200	\$214,989,350
051	Three Rivers City								
75080	Three Rivers	\$0	\$50,917,414	\$18,097,170	\$73,701,261	\$0	\$142,715,845	\$25,969,200	\$168,685,045
Total Three Rivers City		\$0	\$50,917,414	\$18,097,170	\$73,701,261	\$0	\$142,715,845	\$25,969,200	\$168,685,045
052	Sturgis City								
75010	Sturgis	\$704,638	\$48,764,546	\$38,519,555	\$119,704,760	\$0	\$207,693,499	\$21,962,200	\$229,655,699
Total Sturgis City		\$704,638	\$48,764,546	\$38,519,555	\$119,704,760	\$0	\$207,693,499	\$21,962,200	\$229,655,699

**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	\$16,102	\$0	\$0	\$73,667	\$0	\$89,769	\$2,300	\$92,069
Total Bronson Schools		\$16,102	\$0	\$0	\$73,667	\$0	\$89,769	\$2,300	\$92,069
13050 Athens Schools									
	008 Leonidas Township	\$187,265	\$0	\$0	\$144,792	\$0	\$332,057	\$8,400	\$340,457
Total Athens Schools		\$187,265	\$0	\$0	\$144,792	\$0	\$332,057	\$8,400	\$340,457
14050 Marcellus Schools									
	007 Flowerfield Township	\$879,396	\$0	\$0	\$5,213,194	\$0	\$6,092,590	\$169,853	\$6,262,443
Total Marcellus Schools		\$879,396	\$0	\$0	\$5,213,194	\$0	\$6,092,590	\$169,853	\$6,262,443
39170 Vicksburg Schools									
	008 Leonidas Township	\$706,961	\$0	\$0	\$452,103	\$0	\$1,159,064	\$103,700	\$1,262,764
	010 Mendon Township	\$1,351,319	\$1,176,493	\$0	\$2,800,811	\$0	\$5,328,623	\$265,000	\$5,593,623
	013 Park Township	\$3,201,882	\$0	\$0	\$4,775,571	\$0	\$7,977,453	\$291,800	\$8,269,253
Total Vicksburg Schools		\$5,260,162	\$1,176,493	\$0	\$8,028,485	\$0	\$14,465,140	\$660,500	\$15,125,640
75100 Nottawa Schools									
	001 Burr Oak Township	\$389,665	\$0	\$0	\$362,825	\$0	\$752,490	\$6,400	\$758,890
	002 Colon Township	\$1,000,261	\$0	\$0	\$1,307,643	\$0	\$2,307,904	\$56,900	\$2,364,804
	012 Nottawa Township	\$8,500,752	\$1,517,898	\$71,041	\$45,210,323	\$0	\$55,300,014	\$1,204,700	\$56,504,714
	014 Sherman Township	\$1,256,741	\$134,946	\$0	\$9,573,019	\$0	\$10,964,706	\$167,200	\$11,131,906
Total Nottawa Schools		\$11,147,419	\$1,652,844	\$71,041	\$56,453,810	\$0	\$69,325,114	\$1,435,200	\$70,760,314
75010 Sturgis Schools									
	001 Burr Oak Township	\$3,516,755	\$33,342	\$0	\$20,721,239	\$0	\$24,271,336	\$485,900	\$24,757,236
	005 Fawn River Township	\$8,473,563	\$767,747	\$0	\$30,509,821	\$0	\$39,751,131	\$849,800	\$40,600,931
	014 Sherman Township	\$5,826,733	\$1,270,038	\$139,800	\$60,591,152	\$0	\$67,827,723	\$2,011,000	\$69,838,723
	015 Sturgis Township	\$12,692,019	\$10,013,896	\$777,615	\$29,717,852	\$0	\$53,201,382	\$5,706,700	\$58,908,082
	052 Sturgis City	\$704,638	\$48,764,546	\$38,519,555	\$119,704,760	\$0	\$207,693,499	\$21,962,200	\$229,655,699
Total Sturgis Schools		\$31,213,708	\$60,849,569	\$39,436,970	\$261,244,824	\$0	\$392,745,071	\$31,015,600	\$423,760,671
75020 Burr Oak Schools									
	001 Burr Oak Township	\$12,270,011	\$795,558	\$751,766	\$22,676,770	\$0	\$36,494,105	\$5,503,600	\$41,997,705
	002 Colon Township	\$1,167,406	\$279,591	\$0	\$1,235,670	\$0	\$2,682,667	\$1,141,200	\$3,823,867
	014 Sherman Township	\$0	\$199,212	\$0	\$624,135	\$0	\$823,347	\$20,100	\$843,447
Total Burr Oak Schools		\$13,437,417	\$1,274,361	\$751,766	\$24,536,575	\$0	\$40,000,119	\$6,664,900	\$46,665,019
75030 Centreville Schools									
	006 Florence Township	\$9,732,272	\$0	\$0	\$7,974,742	\$0	\$17,707,014	\$2,042,600	\$19,749,614
	009 Lockport Township	\$10,093,054	\$783,115	\$721,129	\$16,724,326	\$0	\$28,321,624	\$1,052,200	\$29,373,824
	012 Nottawa Township	\$5,065,480	\$5,636,140	\$450,422	\$47,812,595	\$0	\$58,964,637	\$3,461,200	\$62,425,837
	014 Sherman Township	\$7,921,277	\$100,477	\$0	\$57,116,322	\$0	\$65,138,076	\$2,992,100	\$68,130,176
Total Centreville Schools		\$32,812,083	\$6,519,732	\$1,171,551	\$129,627,985	\$0	\$170,131,351	\$9,548,100	\$179,679,451

**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	\$1,418,848	\$23,426	\$0	\$2,649,205	\$0	\$4,091,479	\$1,863,700	\$5,955,179
002	Colon Township	\$16,156,489	\$3,218,544	\$1,995,747	\$77,168,798	\$0	\$98,539,578	\$6,692,200	\$105,231,778
008	Leonidas Township	\$17,396,425	\$714,083	\$0	\$16,300,418	\$0	\$34,410,926	\$4,750,300	\$39,161,226
012	Nottawa Township	\$1,789,167	\$212,650	\$0	\$1,870,602	\$0	\$3,872,419	\$132,700	\$4,005,119
Total Colon Schools		\$36,760,929	\$4,168,703	\$1,995,747	\$97,989,023	\$0	\$140,914,402	\$13,438,900	\$154,353,302
75050 Constantine Schools									
003	Constantine Township	\$12,381,120	\$3,707,353	\$14,602,644	\$63,023,107	\$0	\$93,714,224	\$14,327,000	\$108,041,224
004	Fabius Township	\$120,373	\$0	\$0	\$160,129	\$0	\$280,502	\$540,800	\$821,302
006	Florence Township	\$4,244,956	\$0	\$49,472	\$8,223,880	\$0	\$12,518,308	\$717,200	\$13,235,508
011	Mottville Township	\$4,462,656	\$121,900	\$171,154	\$6,492,320	\$0	\$11,248,030	\$756,900	\$12,004,930
Total Constantine Schools		\$21,209,105	\$3,829,253	\$14,823,270	\$77,899,436	\$0	\$117,761,064	\$16,341,900	\$134,102,964
75060 Mendon Schools									
002	Colon Township	\$348,283	\$0	\$0	\$101,833	\$0	\$450,116	\$4,800	\$454,916
008	Leonidas Township	\$1,489,139	\$0	\$0	\$729,177	\$0	\$2,218,316	\$1,866,400	\$4,084,716
009	Lockport Township	\$588,463	\$10,200	\$0	\$777,061	\$0	\$1,375,724	\$34,500	\$1,410,224
010	Mendon Township	\$16,381,527	\$2,100,219	\$3,989,234	\$43,765,735	\$0	\$66,236,715	\$39,699,600	\$105,936,315
012	Nottawa Township	\$5,224,333	\$399,643	\$0	\$5,817,999	\$0	\$11,441,975	\$742,300	\$12,184,275
013	Park Township	\$7,334,097	\$547,428	\$1,732,518	\$24,592,099	\$0	\$34,206,142	\$6,535,792	\$40,741,934
Total Mendon Schools		\$31,365,842	\$3,057,490	\$5,721,752	\$75,783,904	\$0	\$115,928,988	\$48,883,392	\$164,812,380
75070 White Pigeon Schools									
003	Constantine Township	\$192,822	\$0	\$0	\$697,796	\$0	\$890,618	\$13,400	\$904,018
006	Florence Township	\$4,375,690	\$0	\$0	\$2,127,554	\$0	\$6,503,244	\$205,300	\$6,708,544
011	Mottville Township	\$8,650,434	\$2,455,617	\$10,338,493	\$20,605,955	\$0	\$42,050,499	\$11,423,600	\$53,474,099
014	Sherman Township	\$0	\$0	\$0	\$144,047	\$0	\$144,047	\$0	\$144,047
016	White Pigeon Township	\$14,597,150	\$7,007,126	\$8,851,136	\$147,416,738	\$0	\$177,872,150	\$37,117,200	\$214,989,350
Total White Pigeon Schools		\$27,816,096	\$9,462,743	\$19,189,629	\$170,992,090	\$0	\$227,460,558	\$48,759,500	\$276,220,058
75080 Three Rivers Schools									
003	Constantine Township	\$1,137,362	\$0	\$0	\$3,429,879	\$0	\$4,567,241	\$91,800	\$4,659,041
004	Fabius Township	\$8,186,891	\$4,248,853	\$1,439,970	\$167,675,077	\$0	\$181,550,791	\$21,444,842	\$202,995,633
006	Florence Township	\$2,615,138	\$0	\$16,204	\$2,054,875	\$0	\$4,686,217	\$1,181,700	\$5,867,917
007	Flowerfield Township	\$11,182,973	\$522,719	\$4,596	\$35,876,300	\$0	\$47,586,588	\$17,665,195	\$65,251,783
009	Lockport Township	\$5,035,956	\$3,563,555	\$134,487	\$73,652,089	\$0	\$82,386,087	\$2,527,100	\$84,913,187
013	Park Township	\$11,206,022	\$5,944,535	\$5,279,260	\$47,620,671	\$0	\$70,050,488	\$25,135,643	\$95,186,131
052	Three Rivers City	\$0	\$50,917,414	\$18,097,170	\$73,701,261	\$0	\$142,715,845	\$25,969,200	\$168,685,045
Total Three Rivers Schools		\$39,364,342	\$65,197,076	\$24,971,687	\$404,010,152	\$0	\$533,543,257	\$94,015,480	\$627,558,737

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	\$89,769	\$0	\$0	\$92,069
Total Bronson Schools		\$2,300	\$89,769	\$0	\$0	\$92,069
13050 Athens Schools						
008	Leonidas Township	\$8,400	\$332,057	\$0	\$0	\$340,457
Total Athens Schools		\$8,400	\$332,057	\$0	\$0	\$340,457
14050 Marcellus Schools						
007	Flowerfield Township	\$947,819	\$5,295,778	\$18,846	\$0	\$6,262,443
Total Marcellus Schools		\$947,819	\$5,295,778	\$18,846	\$0	\$6,262,443
39170 Vicksburg Schools						
008	Leonidas Township	\$164,903	\$1,097,861	\$0	\$0	\$1,262,764
010	Mendon Township	\$2,123,191	\$3,392,032	\$78,400	\$0	\$5,593,623
013	Park Township	\$924,659	\$7,344,594	\$0	\$0	\$8,269,253
Total Vicksburg Schools		\$3,212,753	\$11,834,487	\$78,400	\$0	\$15,125,640
75100 Nottawa Schools						
001	Burr Oak Township	\$79,288	\$674,602	\$5,000	\$0	\$758,890
002	Colon Township	\$313,829	\$2,050,975	\$0	\$0	\$2,364,804
012	Nottawa Township	\$19,138,944	\$36,964,570	\$401,200	\$0	\$56,504,714
014	Sherman Township	\$3,667,846	\$7,464,060	\$0	\$0	\$11,131,906
Total Nottawa Schools		\$23,199,907	\$47,154,207	\$406,200	\$0	\$70,760,314
75010 Sturgis Schools						
001	Burr Oak Township	\$4,339,074	\$20,412,362	\$5,800	\$0	\$24,757,236
005	Fawn River Township	\$5,994,907	\$34,507,224	\$98,800	\$0	\$40,600,931
014	Sherman Township	\$14,016,220	\$55,746,103	\$76,400	\$0	\$69,838,723
015	Sturgis Township	\$19,160,596	\$38,408,686	\$1,338,800	\$0	\$58,908,082
052	Sturgis City	\$116,680,174	\$94,088,925	\$10,782,000	\$8,104,600	\$229,655,699
Total Sturgis Schools		\$160,190,971	\$243,163,300	\$12,301,800	\$8,104,600	\$423,760,671
75020 Burr Oak Schools						
001	Burr Oak Township	\$12,036,559	\$29,607,546	\$118,800	\$234,800	\$41,997,705
002	Colon Township	\$2,003,777	\$1,738,990	\$81,100	\$0	\$3,823,867
014	Sherman Township	\$219,312	\$624,135	\$0	\$0	\$843,447
Total Burr Oak Schools		\$14,259,648	\$31,970,671	\$199,900	\$234,800	\$46,665,019
75030 Centreville Schools						
006	Florence Township	\$3,405,049	\$16,344,565	\$0	\$0	\$19,749,614
009	Lockport Township	\$5,078,115	\$24,184,609	\$0	\$111,100	\$29,373,824
012	Nottawa Township	\$19,234,953	\$41,976,484	\$1,214,400	\$0	\$62,425,837
014	Sherman Township	\$19,851,613	\$48,273,563	\$5,000	\$0	\$68,130,176
Total Centreville Schools		\$47,569,730	\$130,779,221	\$1,219,400	\$111,100	\$179,679,451
75040 Colon Schools						
001	Burr Oak Township	\$2,481,356	\$3,473,823	\$0	\$0	\$5,955,179
002	Colon Township	\$41,137,708	\$62,875,570	\$672,600	\$545,900	\$105,231,778
008	Leonidas Township	\$8,945,606	\$30,198,020	\$17,600	\$0	\$39,161,226
012	Nottawa Township	\$930,164	\$3,068,555	\$6,400	\$0	\$4,005,119
Total Colon Schools		\$53,494,834	\$99,615,968	\$696,600	\$545,900	\$154,353,302
75050 Constantine Schools						
003	Constantine Township	\$36,764,622	\$64,422,202	\$1,505,300	\$5,349,100	\$108,041,224
004	Fabius Township	\$147,957	\$140,145	\$533,200	\$0	\$821,302
006	Florence Township	\$1,929,807	\$11,122,601	\$183,100	\$0	\$13,235,508
011	Mottville Township	\$1,777,735	\$10,141,695	\$85,500	\$0	\$12,004,930
Total Constantine Schools		\$40,620,121	\$85,826,643	\$2,307,100	\$5,349,100	\$134,102,964

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	\$4,800	\$450,116	\$0	\$0	\$454,916
008	Leonidas Township	\$2,029,900	\$2,054,816	\$0	\$0	\$4,084,716
009	Lockport Township	\$347,396	\$1,062,828	\$0	\$0	\$1,410,224
010	Mendon Township	\$52,977,752	\$51,800,263	\$291,800	\$866,500	\$105,936,315
012	Nottawa Township	\$2,223,187	\$9,725,088	\$236,000	\$0	\$12,184,275
013	Park Township	\$16,638,833	\$23,495,501	\$359,200	\$248,400	\$40,741,934
Total Mendon Schools		\$74,221,868	\$88,588,612	\$887,000	\$1,114,900	\$164,812,380
75070 White Pigeon Schools						
003	Constantine Township	\$206,389	\$697,629	\$0	\$0	\$904,018
006	Florence Township	\$985,578	\$5,722,966	\$0	\$0	\$6,708,544
011	Mottville Township	\$27,283,839	\$24,779,460	\$287,000	\$1,123,800	\$53,474,099
014	Sherman Township	\$0	\$144,047	\$0	\$0	\$144,047
016	White Pigeon Township	\$111,732,588	\$101,830,762	\$490,500	\$935,500	\$214,989,350
Total White Pigeon Schools		\$140,208,394	\$133,174,864	\$777,500	\$2,059,300	\$276,220,058
75080 Three Rivers Schools						
003	Constantine Township	\$537,056	\$4,121,985	\$0	\$0	\$4,659,041
004	Fabius Township	\$91,780,335	\$109,662,598	\$1,233,000	\$319,700	\$202,995,633
006	Florence Township	\$1,723,441	\$4,144,476	\$0	\$0	\$5,867,917
007	Flowerfield Township	\$22,563,166	\$42,478,274	\$210,343	\$0	\$65,251,783
009	Lockport Township	\$17,302,737	\$66,858,850	\$751,600	\$0	\$84,913,187
013	Park Township	\$46,359,432	\$47,955,699	\$641,600	\$229,400	\$95,186,131
052	Three Rivers City	\$96,384,824	\$56,833,321	\$10,321,800	\$5,145,100	\$168,685,045
Total Three Rivers Schools		\$276,650,991	\$332,055,203	\$13,158,343	\$5,694,200	\$627,558,737

St. Joseph County
2020 School District Equalized Value Recapitulation

School	Real Property			Personal Property			Total		
	2019 Equalized Value	2020 Equalized Value	% Change	2019 Equalized Value	2020 Equalized Value	% Change	2019 Equalized Value	2020 Equalized Value	% Change
12020 Bronson Schools	\$257,300	\$271,900	5.67%	\$2,300	\$2,300	0.00%	\$259,600	\$274,200	5.62%
13050 Athens School	\$903,300	\$895,400	-0.87%	\$8,618	\$8,400	-2.53%	\$911,918	\$903,800	-0.89%
14050 Marcellus Schools	\$10,332,500	\$10,711,400	3.67%	\$179,550	\$169,853	-5.40%	\$10,512,050	\$10,881,253	3.51%
39170 Vicksburg Schools	\$27,144,018	\$28,157,300	3.73%	\$578,400	\$660,500	14.19%	\$27,722,418	\$28,817,800	3.95%
75100 Nottawa Schools	\$96,704,000	\$101,359,900	4.81%	\$1,453,200	\$1,435,200	-1.24%	\$98,157,200	\$102,795,100	4.72%
75010 Sturgis Schools	\$507,737,400	\$537,059,100	5.77%	\$35,788,000	\$31,015,600	-13.34%	\$543,525,400	\$568,074,700	4.52%
75020 Burr Oak Schools	\$71,503,700	\$78,529,600	9.83%	\$7,029,900	\$6,664,900	-5.19%	\$78,533,600	\$85,194,500	8.48%
75030 Centreville Schools	\$256,444,245	\$273,392,643	6.61%	\$8,801,100	\$9,548,100	8.49%	\$265,245,345	\$282,940,743	6.67%
75040 Colon Schools	\$245,631,839	\$258,572,800	5.27%	\$13,809,000	\$13,438,900	-2.68%	\$259,440,839	\$272,011,700	4.85%
75050 Constantine Schools	\$189,156,700	\$198,167,229	4.76%	\$15,779,000	\$16,341,900	3.57%	\$204,935,700	\$214,509,129	4.67%
75060 Mendon Schools	\$202,341,500	\$209,738,004	3.66%	\$51,499,800	\$51,823,400	0.63%	\$253,841,300	\$261,561,404	3.04%
75070 White Pigeon Schools	\$325,982,500	\$343,145,700	5.27%	\$44,896,200	\$48,759,500	8.60%	\$370,878,700	\$391,905,200	5.67%
75080 Three Rivers Schools	\$715,421,250	\$757,326,344	5.86%	\$100,967,125	\$95,477,195	-5.44%	\$816,388,375	\$852,803,539	4.46%

St. Joseph County
2020 School District Taxable Value Recapitulation

School	Real Property			Personal Property			Total		
	2019 Taxable Value	2020 Taxable Value	% Change	2019 Taxable Value	2020 Taxable Value	% Change	2019 Taxable Value	2020 Taxable Value	% Change
12020 Bronson Schools	\$88,096	\$89,769	1.90%	\$2,300	\$2,300	0.00%	\$90,396	\$92,069	1.85%
13050 Athens Schools	\$325,868	\$332,057	1.90%	\$8,618	\$8,400	-2.53%	\$334,486	\$340,457	1.79%
14050 Marcellus Schools	\$5,909,043	\$6,092,590	3.11%	\$179,550	\$169,853	-5.40%	\$6,088,593	\$6,262,443	2.86%
39170 Vicksburg Schools	\$14,255,785	\$14,465,140	1.47%	\$578,400	\$660,500	14.19%	\$14,834,185	\$15,125,640	1.96%
75100 Nottawa Schools	\$66,811,751	\$69,325,114	3.76%	\$1,453,200	\$1,435,200	-1.24%	\$68,264,951	\$70,760,314	3.66%
75010 Sturgis Schools	\$382,885,516	\$392,745,071	2.58%	\$35,788,000	\$31,015,600	-13.34%	\$418,673,516	\$423,760,671	1.22%
75020 Burr Oak Schools	\$38,210,592	\$40,000,119	4.68%	\$7,029,900	\$6,664,900	-5.19%	\$45,240,492	\$46,665,019	3.15%
75030 Centreville Schools	\$163,500,241	\$170,131,351	4.06%	\$8,801,100	\$9,548,100	8.49%	\$172,301,341	\$179,679,451	4.28%
75040 Colon Schools	\$137,354,098	\$140,914,402	2.59%	\$13,809,000	\$13,438,900	-2.68%	\$151,163,098	\$154,353,302	2.11%
75050 Constantine Schools	\$115,288,998	\$117,761,064	2.14%	\$15,779,000	\$16,341,900	3.57%	\$131,067,998	\$134,102,964	2.32%
75060 Mendon Schools	\$112,380,780	\$115,928,988	3.16%	\$48,543,375	\$48,883,392	0.70%	\$160,924,155	\$164,812,380	2.42%
75070 White Pigeon Schools	\$218,396,819	\$227,460,558	4.15%	\$44,896,200	\$48,759,500	8.60%	\$263,293,019	\$276,220,058	4.91%
75080 Three Rivers Schools	\$517,554,701	\$533,543,257	3.09%	\$99,312,133	\$94,015,480	-5.33%	\$616,866,834	\$627,558,737	1.73%

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	\$29,314,200	\$1,866,800	\$78,700	\$70,100,200	\$0	\$101,359,900	\$1,435,200	\$102,795,100
	75010	Sturgis School	\$90,180,300	\$80,447,200	\$40,879,100	\$325,552,500	\$0	\$537,059,100	\$31,015,600	\$568,074,700
	75020	Burr Oak School	\$42,527,400	\$1,615,600	\$890,600	\$33,496,000	\$0	\$78,529,600	\$6,664,900	\$85,194,500
	75030	Centreville School	\$99,658,743	\$7,694,600	\$1,278,300	\$164,761,000	\$0	\$273,392,643	\$9,548,100	\$282,940,743
	75040	Colon School	\$116,208,100	\$4,681,200	\$2,068,800	\$135,614,700	\$0	\$258,572,800	\$13,438,900	\$272,011,700
	75050	Constantine School	\$80,939,100	\$4,562,800	\$15,560,600	\$97,104,729	\$0	\$198,167,229	\$16,341,900	\$214,509,129
	75060	Mendon School	\$95,428,204	\$3,663,400	\$6,185,500	\$104,460,900	\$0	\$209,738,004	\$51,823,400	\$261,561,404
	75070	White Pigeon School	\$88,254,800	\$11,061,800	\$21,753,800	\$222,075,300	\$0	\$343,145,700	\$48,759,500	\$391,905,200
	75080	Three Rivers School	\$109,876,544	\$82,426,600	\$28,827,200	\$536,196,000	\$0	\$757,326,344	\$95,477,195	\$852,803,539
Total St Joseph County ISD			\$752,387,391	\$198,020,000	\$117,522,600	\$1,689,361,329	\$0	\$2,757,291,320	\$274,504,695	\$3,031,796,015
Kalamazoo Regional Educational Service Agency (K-RESA)										
	39170	Vicksburg School	\$15,277,200	\$1,663,200	\$0	\$11,216,900	\$0	\$28,157,300	\$660,500	\$28,817,800
Total K-RESA			\$15,277,200	\$1,663,200	\$0	\$11,216,900	\$0	\$28,157,300	\$660,500	\$28,817,800
Lewis Cass ISD										
	14050	Marcellus School	\$2,921,200	\$0	\$0	\$7,790,200	\$0	\$10,711,400	\$169,853	\$10,881,253
Total Lewis Cass ISD			\$2,921,200	\$0	\$0	\$7,790,200	\$0	\$10,711,400	\$169,853	\$10,881,253
Calhoun ISD										
	13050	Athens School	\$627,300	\$0	\$0	\$268,100	\$0	\$895,400	\$8,400	\$903,800
Total Calhoun ISD			\$627,300	\$0	\$0	\$268,100	\$0	\$895,400	\$8,400	\$903,800
Branch ISD										
	12020	Bronson School	\$192,700	\$0	\$0	\$79,200	\$0	\$271,900	\$2,300	\$274,200
Total Branch ISD			\$192,700	\$0	\$0	\$79,200	\$0	\$271,900	\$2,300	\$274,200

**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	\$11,147,419	\$1,652,844	\$71,041	\$56,453,810	\$0	\$69,325,114	\$1,435,200	\$70,760,314
	75010 Sturgis School	\$31,213,708	\$60,849,569	\$39,436,970	\$261,244,824	\$0	\$392,745,071	\$31,015,600	\$423,760,671
	75020 Burr Oak School	\$13,437,417	\$1,274,361	\$751,766	\$24,536,575	\$0	\$40,000,119	\$6,664,900	\$46,665,019
	75030 Centreville School	\$32,812,083	\$6,519,732	\$1,171,551	\$129,627,985	\$0	\$170,131,351	\$9,548,100	\$179,679,451
	75040 Colon School	\$36,760,929	\$4,168,703	\$1,995,747	\$97,989,023	\$0	\$140,914,402	\$13,438,900	\$154,353,302
	75050 Constantine School	\$21,209,105	\$3,829,253	\$14,823,270	\$77,899,436	\$0	\$117,761,064	\$16,341,900	\$134,102,964
	75060 Mendon School	\$31,365,842	\$3,057,490	\$5,721,752	\$75,783,904	\$0	\$115,928,988	\$48,883,392	\$164,812,380
	75070 White Pigeon School	\$27,816,096	\$9,462,743	\$19,189,629	\$170,992,090	\$0	\$227,460,558	\$48,759,500	\$276,220,058
	75080 Three Rivers School	\$39,364,342	\$65,197,076	\$24,971,687	\$404,010,152	\$0	\$533,543,257	\$94,015,480	\$627,558,737
Total St Joseph County ISD		\$39,364,342	\$65,197,076	\$24,971,687	\$404,010,152	\$0	\$533,543,257	\$94,015,480	\$2,077,912,896
Kalamazoo Regional Educational Service Agency (K-RESA)									
	39170 Vicksburg School	\$5,260,162	\$1,176,493	\$0	\$8,028,485	\$0	\$14,465,140	\$660,500	\$15,125,640
Total K-RESA		\$5,260,162	\$1,176,493	\$0	\$8,028,485	\$0	\$14,465,140	\$660,500	\$15,125,640
Lewis Cass ISD									
	14050 Marcellus School	\$879,396	\$0	\$0	\$5,213,194	\$0	\$6,092,590	\$169,853	\$6,262,443
Total Lewis Cass ISD		\$879,396	\$0	\$0	\$5,213,194	\$0	\$6,092,590	\$169,853	\$6,262,443
Calhoun ISD									
	13050 Athens School	\$187,265	\$0	\$0	\$144,792	\$0	\$332,057	\$8,400	\$340,457
Total Calhoun ISD		\$187,265	\$0	\$0	\$144,792	\$0	\$332,057	\$8,400	\$340,457
Branch ISD									
	12020 Bronson School	\$16,102	\$0	\$0	\$73,667	\$0	\$89,769	\$2,300	\$92,069
Total Branch ISD		\$16,102	\$0	\$0	\$73,667	\$0	\$89,769	\$2,300	\$92,069

St. Joseph County
IFT Parcels
By Unit and School District

Local Unit	Parcel Number	Owner Name	School District	Property Class	SEV	Taxable	Certificate #	Expiration Date
002	Colon Township							
	002 999 013 10	REMINGTON HYBRIDS, NORTH	75040	351	41,000	41,000	2006-200	12/30/2012
Total Colon Township			1		\$41,000	\$41,000		
003	Constantine Township							
	003 999 115 00	DEKALB GENETICS CORPORATIO	75050	305	6,138,100	5,778,349	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	875,000	875,000	2011-375	12/31/2023
	043 999 445 00	MICHIGAN MILK PRODUCERS	75050	305	841,000	841,000	2014-434	12/31/2026
	043 999 445 10	MICHIGAN MILK PRODUCERS	75050	352	0	0	2014-434	12/31/2026
	043 999 445 01	MICHIGAN MILK PRODUCERS	75050	305	787,700	787,700	2018-144	12/30/2030
Total Constantine Township			7		\$8,641,800	\$8,282,049		
010	Mendon Township							
	010 950 013 01	KBTJLLC	75060	352	0	0	2013-385	12/30/2019
	044 900 060 05	IAC MENDON LLC	75060	352	199,100	199,100	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	229,100	229,100	2010-169	12/30/2022
	010 960 013 00	MENDON SEED GROWERS CORP	75060	305	327,700	226,307	2012-513	12/30/2024
	010 950 013 00	MENDON SEED GROWERS CORP	75060	352	256,400	256,400	2012-513	12/30/2024
	044 900 061 06	IAC MENDON LLC	75060	305	421,500	421,500	2013-040	12/30/2025
	044 900 060 06	IAC MENDON LLC	75060	352	0	0	2013-040	12/30/2025
	044 900 040 03	T H PLASTICS INC	75060	305	1,623,000	1,580,400	2019-016	12/31/2031
Total Mendon Township			9		\$3,109,600	\$2,965,607		
011	Mottville Township							
	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	500	500	2009-304	12/31/2021
	011 999 020 10	COPPERCOIN HOLDINGS LLC	75070	352	0	0	2010-164	12/30/2022
	011 999 125 10	UNIVERSAL CONSUMER PRODUCT	75070	352	94,100	94,100	2010-094	12/30/2022
	011 999 020 00	COPPERCOIN HOLDINGS LLC	75070	305	200,000	200,000	2010-164	12/31/2022
	011 999 021 00	THE ANDERSONS AGRICULTURE	75070	305	575,800	575,800	2010-186	12/31/2022
	011 999 125 00	UNIVERSAL CONSUMER PRODUCT	75070	305	22,500	22,500	2010-094	12/31/2022
	011 999 021 10	THE ANDERSONS AGRICULTURE	75070	352	129,100	129,100	2010-186	12/31/2022
	011 999 130 00	THE ANDERSONS AGRICULTURE	75070	305	607,300	607,300	2011-401	12/31/2023
	011 999 130 10	THE ANDERSONS INC	75070	352	63,600	63,600	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
	011 999 003 51	WALTHERINVESTMENT LLC	75070	305	980,600	980,600	2018-109	
Total Mottville Township			15		\$3,882,400	\$3,882,400		

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							
	013 999 120 10	AMERICAN METAL FABRICATOR	75080	352	0	0	2008-008	12/30/2020
	013 999 120 30	AMERICAN METAL FABRICATOR	75080	352	0	0	2008-323	12/30/2020
	013 999 121 10	AMERICAN METAL FAB INC	75080	352	153,900	153,900	2010-093	12/31/2022
	013 999 122 10	AMERICAN METAL FAB INC	75080	352	106,200	106,200	2010-241	12/31/2022
	013 999 130 10	PETERSON SPRING CIMA	75080	352	361,400	361,400	2011-117	12/30/2023
	013 999 135 10	AMERICAN METAL FAB INC	75080	352	147,200	147,200	2011-401	12/30/2023
	013 999 001 09	AMERICAN METAL FABRICATOR	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	75080	352	0	0	2014-157	12/30/2026
	013 900 240 04	X L MACHINE CO INC	75060	305	565,600	549,954	2018-046	12/30/2030
Total Park Township			10		\$1,334,300	\$1,318,654		
016	White Pigeon Township							
	016 999 003 10	NEO MFG LLC	75070	352	14,900	14,900	2010-328	12/30/2022
	016 999 004 10	GRAPHIC PACKAGING INTERNATIONAL	75070	352	654,200	654,200	2011-525	12/30/2023
	045 999 393 10	MERHOW ACQUISITIONS LLC	75070	352	0	0	2013-239	12/30/2027
Total White Pigeon Township			3		\$669,100	\$669,100		
051	Three Rivers City							
	051 970 230 03	INTERNATIONAL PAPER CO	75080	352	0	0	05-146	12/31/2017
	051 970 130 08	METAL TECHNOLOGIES INC	75080	352	0	0	06-656	02/13/2018
	051 970 230 04	INTERNATIONAL PAPER CO	75080	352	0	0	06-129	12/31/2018
	051 960 230 05	INTERNATIONAL PAPER CO	75080	305	608,200	608,200	06-173	12/31/2018
	051 960 012 01	ARMSTRONG INTERNATIONAL INC	75080	305	335,800	331,192	08-182	12/30/2020
	051 970 012 01	ARMSTRONG INTERNATIONAL INC	75080	352	0	0	08-182	12/30/2020
	051 960 111 01	KADANT JOHNSON LLC	75080	305	16,500	16,500	08-298	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	59,600	59,600	2011-170	12/30/2023
	051 970 180 04	R & H MACHINE PRODUCTS	75080	352	52,300	52,300	2012-114	12/30/2024
	051 970 165 01	PRECISION WIRE FORMS INC	75080	352	0	0	2012-428	12/30/2024
	051 960 200 04	TAMARA TOOL INC	75080	305	100,900	91,928	2012-509	12/30/2024
	051 960 012 02	ARMSTRONG INTERNATIONAL INC	75080	305	481,900	481,900	2018-007	12/30/2024
	051 960 010 07	AMERICAN AXLE & MFG INC	75080	305	1,119,200	333,885	2012-113	12/31/2024
	051 970 010 07	AMERICAN AXLE & MFG INC	75080	352	5,545,900	5,545,900	2012-113	12/31/2024
	051 970 231 02	W E SLITT COMPANY	75080	352	34,200	34,200	2013-006	12/30/2025
	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
	051 960 079 00	R & H MACHINE PRODUCTS	75080	305	106,500	78,988	2014-040	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
	051 970 180 05	R & H MACHINE PRODUCTS	75080	352	0	0	2016-025	12/30/2028
	051 970 165 03	PRECISION WIRE FORMS INC	75080	352	0	0	2016-054	12/30/2028
	051 960 045 00	DOCK FOUNDRY COMPANY	75080	305	279,600	279,600	2016-069	12/30/2028
Total Three Rivers City			26		\$9,145,000	\$8,318,593		

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							
	052 950 595 00	ABBOTT MANUFACTURING INC	75010	305	500,000	500,000	2007-669	12/30/2020
	052 900 595 00	ABBOTT MANUFACTURING INC	75010	352	0	0	2007-669	12/30/2020
	052 900 600 00	VCI INC	75010	352	0	0	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
	052 900 620 00	VCI INC	75010	352	54,800	54,800	2011-060	12/30/2023
	052 900 635 00	LTI PRINTING INC	75010	352	61,900	61,900	2011-572	12/30/2023
	052 900 640 00	AMERICRAFT CARTON INC	75010	352	524,900	524,900	2011-624	12/30/2023
	052 900 645 00	METALLOID CORPORATION	75010	352	19,000	19,000	2011-571	12/30/2023
	052 900 650 00	PARMA TUBE CORP	75010	352	26,300	26,300	2011-573	12/30/2023
	052 950 610 00	MAYER TOOL & ENGINEERING INC	75010	305	20,000	20,000	2011-065	12/31/2023
	052 900 625 00	LTI PRINTING INC	75010	352	118,900	118,900	2011-061	12/31/2023
	052 900 630 00	MAYER TOOL & ENGINEERING INC	75010	352	16,900	16,900	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	8,800	8,800	2011-068	12/30/2024
	052 900 670 00	JOHNSON PRECISION MOLD INC	75010	352	31,500	31,500	2012-324	12/30/2024
	052 900 680 00	LTI PRINTING INC	75010	352	12,400	12,400	2012-325	12/30/2024
	052 900 700 00	PARMA TUBE CORP	75010	352	46,600	46,600	2012-327	12/30/2024
	052 900 710 00	STURGIS MOLDED PRODUCTS CO	75010	352	415,600	415,600	2012-328	12/30/2024
	052 900 720 00	TELEMARKCORP	75010	352	86,000	86,000	2012-477	12/30/2024
	052 900 730 00	VCI INC	75010	352	108,600	108,600	2012-478	12/30/2024
	052 900 740 00	LTI PRINTING INC	75010	352	57,500	57,500	2012-479	12/30/2024
	052 900 750 00	MAYER TOOL & ENGINEERING INC	75010	352	76,000	76,000	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 INC	75010	352	29,000	29,000	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 PRODS	75010	352	0	0	2013-524	12/30/2025
	052 900 161 01	PARMA TUBE CORP	75010	352	6,100	6,100	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	187,500	187,500	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	0	0	2011-064	12/31/2025
	052 950 022 03	BURR OAK TOOL INC	75010	305	3,000,000	2,980,961	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	114,000	114,000	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	22,700	22,700	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	639,400	639,400	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
	052 950 030 01	MSZ REALTY LLC	75010	305	1,569,000	1,569,000	2019-139	12/30/2031
	052 950 110 01	KUHLJEFFERY A	75010	305	0	0	2019-111	12/30/2031
Total Sturgis City			52		\$10,343,300	\$10,324,261		

St. Joseph County
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School District	Parcel Number	Owner Name	School District	Property Class	SEV	Taxable	Certificate #	Expiration Date
75010	Sturgis Schools							
	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	\$0	\$0	2007-669	12/30/2020
	052 900 600 00	VCI INC	75010	352	\$0	\$0	2008-547	12/30/2020
	052 950 600 00	VCI INC	75010	305	\$500,000	\$500,000	2008-547	12/31/2020
	052 900 610 00	LTI PRINTING INC	75010	352	\$0	\$0	2008-548	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
	052 900 620 00	VCI INC	75010	352	\$54,800	\$54,800	2011-060	12/30/2023
	052 900 645 00	METALLOID CORPORATION	75010	352	\$19,000	\$19,000	2011-571	12/30/2023
	052 900 635 00	LTI PRINTING INC	75010	352	\$61,900	\$61,900	2011-572	12/30/2023
	052 900 650 00	PARMA TUBE CORP	75010	352	\$26,300	\$26,300	2011-573	12/30/2023
	052 900 640 00	AMERICRAFT CARTON INC	75010	352	\$524,900	\$524,900	2011-624	12/30/2023
	052 900 625 00	LTI PRINTING INC	75010	352	\$118,900	\$118,900	2011-061	12/31/2023
	052 950 610 00	MAYER TOOL & ENGINEERING INC	75010	305	\$20,000	\$20,000	2011-065	12/31/2023
	052 900 630 00	MAYER TOOL & ENGINEERING INC	75010	352	\$16,900	\$16,900	2011-065	12/31/2023
	052 900 651 00	PARMA TUBE CORP	75010	352	\$8,800	\$8,800	2011-068	12/30/2024
	052 900 670 00	JOHNSON PRECISION MOLD INC	75010	352	\$31,500	\$31,500	2012-324	12/30/2024
	052 900 680 00	LTI PRINTING INC	75010	352	\$12,400	\$12,400	2012-325	12/30/2024
	052 900 700 00	PARMA TUBE CORP	75010	352	\$46,600	\$46,600	2012-327	12/30/2024
	052 950 710 00	STURGIS MOLDED PRODUCTS CO	75010	305	\$0	\$0	2012-328	12/30/2024
	052 900 710 00	STURGIS MOLDED PRODUCTS CO	75010	352	\$415,600	\$415,600	2012-328	12/30/2024
	052 900 720 00	TELEMARKCORP	75010	352	\$86,000	\$86,000	2012-477	12/30/2024
	052 900 730 00	VCI INC	75010	352	\$108,600	\$108,600	2012-478	12/30/2024
	052 900 740 00	LTI PRINTING INC	75010	352	\$57,500	\$57,500	2012-479	12/30/2024
	052 900 750 00	MAYER TOOL & ENGINEERING INC	75010	352	\$76,000	\$76,000	2012-326	12/31/2024
	052 900 660 00	STURGIS MOLDED PRODUCTS CO	75010	352	\$187,500	\$187,500	2011-062	12/30/2025
	052 900 192 01	SUMMIT POLYMERS, INC	75010	352	\$0	\$0	2013-520	12/30/2025
	052 900 135 06	MAYER TOOL & ENGINEERING INC	75010	352	\$29,000	\$29,000	2013-521	12/30/2025
	052 900 161 01	PARMA TUBE CORP	75010	352	\$6,100	\$6,100	2013-522	12/30/2025
	052 900 139 03	MICHIANA CORRUGATED PRODS	75010	352	\$0	\$0	2013-524	12/30/2025
	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 07	MAYER TOOL & ENGINEERING INC	75010	352	\$0	\$0	2013-527	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	\$0	\$0	2011-064	12/31/2025
	052 900 101 02	JOHNSON PRECISION MOLD INC	75010	352	\$0	\$0	2013-523	12/30/2026
	052 900 558 02	MORGAN OLSON LLC	75010	352	\$639,400	\$639,400	2014-461	12/30/2026
	052 900 135 08	MAYER TOOL & ENGINEERING INC	75010	352	\$0	\$0	2014-462	12/30/2026
	052 900 425 02	MIDWEST PLASTIC ENGINEERING	75010	352	\$0	\$0	2014-463	12/30/2026
	052 950 192 02	SUMMIT POLYMERS, INC	75010	305	\$697,800	\$697,800	2014-464	12/30/2026
	052 900 192 02	SUMMIT POLYMERS, INC	75010	352	\$0	\$0	2014-464	12/30/2026
	052 900 425 03	MIDWEST PLASTIC ENGINEERING	75010	352	\$0	\$0	2014-469	12/30/2026
	052 900 120 10	LTI PRINTING INC	75010	352	\$0	\$0	2014-470	12/30/2026
	052 900 417 04	MICHIGAN TOOL WORKS	75010	352	\$22,700	\$22,700	2014-471	12/30/2026
	052 900 161 09	PARMA TUBE CORP	75010	352	\$114,000	\$114,000	2014-472	12/30/2026
	052 950 022 03	BURR OAK TOOL INC	75010	305	\$3,000,000	\$2,980,961	2014-473	12/30/2026
	052 900 022 03	BURR OAK TOOL INC	75010	352	\$0	\$0	2014-473	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
	052 950 110 01	KUHLJEFFERY A	75010	305	\$0	\$0	2019-111	12/30/2031
	052 950 030 01	MSZ REALTY LLC	75010	305	\$1,569,000	\$1,569,000	2019-139	12/30/2031
Total Sturgis Schools			52		\$10,343,300	\$10,324,261		

**St. Joseph County
IFT Parcels
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School District	Parcel Number	Owner Name	School District	Property Class	SEV	Taxable	Certificate #	Expiration Date
75070	White Pigeon Schools							
	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	\$500	\$500	2009-304	12/31/2021
	011 999 125 10	UNIVERSAL CONSUMER PRODUCT	75070	352	\$94,100	\$94,100	2010-094	12/30/2022
	011 999 020 10	COPPERCOIN HOLDINGS LLC	75070	352	\$0	\$0	2010-164	12/30/2022
	016 999 003 10	NEO MFG LLC	75070	352	\$14,900	\$14,900	2010-328	12/30/2022
	011 999 125 00	UNIVERSAL CONSUMER PRODUCT	75070	305	\$22,500	\$22,500	2010-094	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
	011 999 021 10	THE ANDERSONS AGRICULTURE	75070	352	\$129,100	\$129,100	2010-186	12/31/2022
	016 999 004 10	GRAPHIC PACKAGING INTERNATIONAL	75070	352	\$654,200	\$654,200	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	\$63,600	\$63,600	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 ACQUISITIONS LLC	75070	352	\$0	\$0	2013-239	12/30/2027
Total White Pigeon Schools			17		\$3,570,900	\$3,570,900		
75080	Three Rivers Schools							
	051 970 230 03	INTERNATIONAL PAPER CO	75080	352	\$0	\$0	05-146	12/31/2017
	051 970 130 08	METAL TECHNOLOGIES INC	75080	352	\$0	\$0	06-656	02/13/2018
	051 970 230 04	INTERNATIONAL PAPER CO	75080	352	\$0	\$0	06-129	12/31/2018
	051 960 230 05	INTERNATIONAL PAPER CO	75080	305	\$608,200	\$608,200	06-173	12/31/2018
	051 960 012 01	ARMSTRONG INTERNATIONAL INC	75080	305	\$335,800	\$331,192	08-182	12/30/2020
	051 970 012 01	ARMSTRONG INTERNATIONAL INC	75080	352	\$0	\$0	08-182	12/30/2020
	051 960 111 01	KADANT JOHNSON LLC	75080	305	\$16,500	\$16,500	08-298	12/30/2020
	051 970 111 01	KADANTJOHNSON INC	75080	352	\$0	\$0	08-298	12/30/2020
	013 999 120 10	AMERICAN METAL FABRICATOR	75080	352	\$0	\$0	2008-008	12/30/2020
	013 999 120 30	AMERICAN METAL FABRICATOR	75080	352	\$0	\$0	2008-323	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	\$153,900	\$153,900	2010-093	12/31/2022
	013 999 122 10	AMERICAN METAL FAB INC	75080	352	\$106,200	\$106,200	2010-241	12/31/2022
	013 999 130 10	PETERSON SPRING CIMA	75080	352	\$361,400	\$361,400	2011-117	12/30/2023
	051 970 200 03	TAMARA TOOL INC	75080	352	\$59,600	\$59,600	2011-170	12/30/2023
	013 999 135 10	AMERICAN METAL FAB INC	75080	352	\$147,200	\$147,200	2011-401	12/30/2023
	051 970 180 04	R & H MACHINE PRODUCTS	75080	352	\$52,300	\$52,300	2012-114	12/30/2024
	051 970 165 01	PRECISION WIRE FORMS INC	75080	352	\$0	\$0	2012-428	12/30/2024
	051 960 200 04	TAMARA TOOL INC	75080	305	\$100,900	\$91,928	2012-509	12/30/2024
	051 960 012 02	ARMSTRONG INTERNATIONAL INC	75080	305	\$481,900	\$481,900	2018-007	12/30/2024
	051 960 010 07	AMERICAN AXLE & MFG INC	75080	305	\$1,119,200	\$333,885	2012-113	12/31/2024
	051 970 010 07	AMERICAN AXLE & MFG INC	75080	352	\$5,545,900	\$5,545,900	2012-113	12/31/2024
	051 970 231 02	W E SLITT COMPANY	75080	352	\$34,200	\$34,200	2013-006	12/30/2025
	013 999 130 05	PETERSON SPRING CIMA	75080	352	\$0	\$0	2013-102	12/30/2025
	013 999 001 09	AMERICAN METAL FABRICATOR	75080	352	\$0	\$0	2013-178	12/30/2025
	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
	051 960 079 00	R & H MACHINE PRODUCTS	75080	305	\$106,500	\$78,988	2014-040	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	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
	051 970 180 05	R & H MACHINE PRODUCTS	75080	352	\$0	\$0	2016-025	12/30/2028
	051 970 165 03	PRECISION WIRE FORMS INC	75080	352	\$0	\$0	2016-054	12/30/2028
	051 960 045 00	DOCK FOUNDRY COMPANY	75080	305	\$279,600	\$279,600	2016-069	12/30/2028
Total Three Rivers Schools			35		\$9,913,700	\$9,087,293		

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							
	003 999 115 00	DEKALB GENETICS CORPORATIO	75050	305	\$6,138,100	\$5,778,349	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	\$875,000	\$875,000	2011-375	12/31/2023
	043 999 445 00	MICHIGAN MILK PRODUCERS	75050	305	\$841,000	\$841,000	2014-434	12/31/2026
	043 999 445 10	MICHIGAN MILK PRODUCERS	75050	352	\$0	\$0	2014-434	12/31/2026
	043 999 445 01	MICHIGAN MILK PRODUCERS	75050	305	\$787,700	\$787,700	2018-144	12/30/2030
Total Constantine Schools			7		\$8,641,800	\$8,282,049		
75060	Mendon Schools							
	010 950 013 01	KBTJLLC	75060	352	\$0	\$0	2013-385	12/30/2019
	044 900 060 05	IAC MENDON LLC	75060	352	\$199,100	\$199,100	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	\$229,100	\$229,100	2010-169	12/30/2022
	010 960 013 00	MENDON SEED GROWERS CORP	75060	305	\$327,700	\$226,307	2012-513	12/30/2024
	010 950 013 00	MENDON SEED GROWERS CORP	75060	352	\$256,400	\$256,400	2012-513	12/30/2024
	044 900 061 06	IAC MENDON LLC	75060	305	\$421,500	\$421,500	2013-040	12/30/2025
	044 900 060 06	IAC MENDON LLC	75060	352	\$0	\$0	2013-040	12/30/2025
	013 900 240 04	X L MACHINE CO INC	75060	305	\$565,600	\$549,954	2018-046	12/30/2030
	044 900 040 03	T H PLASTICS INC	75060	305	\$1,623,000	\$1,580,400	2019-016	12/31/2031
Total Mendon Schools			10		\$3,675,200	\$3,515,561		
75060	Colon Schools							
	002 999 013 10	REMINGTON HYBRIDS, NORTH	75040	351	\$41,000	\$41,000	2006-200	12/30/2012
Total Colon Schools			1		\$41,000	\$41,000		