

2025  
*St Joseph County  
Equalization Report*



*Drumhill Bridge, 1910*

Photo courtesy of:

St. Joseph County Historical Society of Michigan

***Prepared by:  
St Joseph County Equalization Department***

Staff:

Joshua Simmons

Director

Mandi Lloyd

Appraiser

Erin Lamb

Equalization Technician

**RESOLUTION 4-2025**

ST. JOSEPH COUNTY, MICHIGAN

**WHEREAS**, MCL 211.34(1) requires the County Board of Commissioners to meet in April each year to determine county equalized valuations; which equalization shall be completed and submitted along with the tabular statement required by Section 5 of Act No. 44 of the Public Acts of 1911, as amended no later than May 1 of each year; and

**WHEREAS**, the assessment rolls of the various assessment jurisdictions have been reviewed by the various local Boards of Review throughout the County of St. Joseph and submitted to your Equalization Department in the appropriate timely manner; and

**WHEREAS**, those assessment rolls have been audited and balanced by your Equalization Department in accordance with the laws of the State of Michigan and the guidelines of the State Tax Commission; the results of such being listed on the attached equalization report and on the prescribed Michigan Department of Treasury Form L-4024 (County Equalization Directors Report of County Equalization).

**NOW, THEREFORE, BE IT HEREBY RESOLVED** that the St. Joseph County Board of Commissioners approves the County Equalized Valuations as indicated within the attached equalization report a cumulative total for Real Property of \$4,346,991,035 (Four Billion, Three Hundred Forty Six Million, Nine Hundred Ninety-One Thousand, Thirty Five Dollars) and a cumulative total for Personal Property of \$331,497,612 (Three Hundred Thirty-One Million, Four Hundred Ninety-One Thousand, Six Hundred Twelve Dollars). The combined total of Real and Personal Property of the Cities and Townships in St. Joseph County is \$4,678,488,647 (Four Billion, Six Hundred Seventy-Eight Million, Four Hundred Eighty-Eight Thousand, Six Hundred Forty-Seven Dollars).

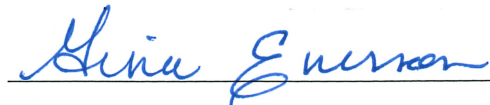
STATE OF MICHIGAN        }

                                      }SS

COUNTY OF ST. JOSEPH    }

I, GINA EVERSON, Clerk of the St. Joseph County Board of Commissioners and Clerk of the County of St. Joseph, do hereby certify that the above Resolution was duly adopted by said Board on April 15<sup>th</sup>, 2025.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said County and Circuit Court at Centreville, Michigan, the 15<sup>th</sup> day of April 2025.

  
\_\_\_\_\_

Gina Everson, Clerk of the County of St. Joseph

**Personal and Real Property - TOTALS**

Saint Joseph **COUNTY**

The instructions for completing this form are on the reverse side of page 3.

03/25/2025 06:53AM

Statement of acreage and valuation in the year 2025 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 (Totals from pages 2 and 3)		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 Township	22,155.26	183,575,850	183,575,850	8,724,400	8,724,400	192,300,250	192,300,250
Colon Township	20,300.20	255,388,600	255,388,600	8,335,600	8,335,600	263,724,200	263,724,200
Constantine Township	19,625.82	242,758,500	242,758,500	13,198,600	13,198,600	255,957,100	255,957,100
Fabius Township	18,789.14	405,996,100	405,996,100	24,744,600	24,744,600	430,740,700	430,740,700
Fawn River Township	11,957.36	98,115,200	98,115,200	1,393,100	1,393,100	99,508,300	99,508,300
Florence Township	20,885.57	138,646,957	138,646,957	5,120,100	5,120,100	143,767,057	143,767,057
Flowerfield Township	22,541.74	149,501,900	149,501,900	20,637,612	20,637,612	170,139,512	170,139,512
Leonidas Township	22,578.04	124,138,628	124,138,628	7,145,100	7,145,100	131,283,728	131,283,728
Lockport Township	17,804.57	258,676,700	258,676,700	5,639,900	5,639,900	264,316,600	264,316,600
Mendon Township	21,741.61	190,485,300	190,485,300	41,165,200	41,165,200	231,650,500	231,650,500
Mottville Township	12,051.62	124,523,300	124,523,300	14,867,300	14,867,300	139,390,600	139,390,600
Nottawa Township	22,142.61	313,609,100	313,609,100	8,315,900	8,315,900	321,925,000	321,925,000
Park Township	22,218.73	254,858,500	254,858,500	40,509,200	40,509,200	295,367,700	295,367,700
Sherman Township	19,913.06	330,396,400	330,396,400	6,546,000	6,546,000	336,942,400	336,942,400
Sturgis City	2,949.25	433,734,000	433,734,000	19,586,800	19,586,800	453,320,800	453,320,800
Sturgis Township	10,884.09	121,926,000	121,926,000	16,348,600	16,348,600	138,274,600	138,274,600
Three Rivers City	1,981.97	302,925,300	302,925,300	34,029,800	34,029,800	336,955,100	336,955,100
White Pigeon Township	15,373.45	417,734,700	417,734,700	55,189,800	55,189,800	472,924,500	472,924,500
<b>Totals for County</b>	305,894.09	4,346,991,035	4,346,991,035	331,497,612	331,497,612	4,678,488,647	4,678,488,647

**Equalized Valuations - REAL**

Saint Joseph **COUNTY**

The instructions for completing this form are on the reverse side of page 3.

Statement of acreage and valuation in the year 2025 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Real Property Equalized by County Board of Commissioners						
	(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 Township	68,228,800	2,179,400	1,668,000	111,499,650			183,575,850
Colon Township	73,347,000	5,006,600	3,344,300	173,690,700			255,388,600
Constantine Township	61,998,700	6,268,400	28,613,200	145,878,200			242,758,500
Fabius Township	27,404,700	7,535,800	2,574,000	368,481,600			405,996,100
Fawn River Township	35,597,900	1,949,000		60,568,300			98,115,200
Florence Township	87,026,826		175,900	51,444,231			138,646,957
Flowerfield Township	52,718,300	1,547,200	19,000	95,217,400			149,501,900
Leonidas Township	82,214,200	1,374,700		40,549,728			124,138,628
Lockport Township	51,881,000	8,879,000	1,632,000	196,284,700			258,676,700
Mendon Township	71,198,700	6,879,200	6,926,900	105,480,500			190,485,300
Mottville Township	40,551,200	4,353,200	21,606,800	58,012,100			124,523,300
Nottawa Township	76,244,500	13,862,000	2,392,700	221,109,900			313,609,100
Park Township	69,954,100	11,220,000	14,588,200	159,096,200			254,858,500
Sherman Township	46,952,100	4,589,000	219,500	278,635,800			330,396,400
Sturgis City	1,512,300	101,631,700	72,522,000	258,068,000			433,734,000
Sturgis Township	37,224,200	15,863,400	1,941,900	66,896,500			121,926,000
Three Rivers City		87,387,400	49,621,200	165,916,700			302,925,300
White Pigeon Township	47,467,800	13,511,700	17,715,200	339,040,000			417,734,700
<b>Totals for County</b>	931,522,326	294,037,700	225,560,800	2,895,870,209	0	0	4,346,991,035

**Assessed Valuations - REAL**

Saint Joseph **COUNTY**

The instructions for completing this form are on the reverse side of page 3.

Statement of acreage and valuation in the year 2025 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Real Property Assessed Valuations Approved by Boards of Review						
	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
Burr Oak Township	68,228,800	2,179,400	1,668,000	111,499,650			183,575,850
Colon Township	73,347,000	5,006,600	3,344,300	173,690,700			255,388,600
Constantine Township	61,998,700	6,268,400	28,613,200	145,878,200			242,758,500
Fabius Township	27,404,700	7,535,800	2,574,000	368,481,600			405,996,100
Fawn River Township	35,597,900	1,949,000		60,568,300			98,115,200
Florence Township	87,026,826		175,900	51,444,231			138,646,957
Flowerfield Township	52,718,300	1,547,200	19,000	95,217,400			149,501,900
Leonidas Township	82,214,200	1,374,700		40,549,728			124,138,628
Lockport Township	51,881,000	8,879,000	1,632,000	196,284,700			258,676,700
Mendon Township	71,198,700	6,879,200	6,926,900	105,480,500			190,485,300
Mottville Township	40,551,200	4,353,200	21,606,800	58,012,100			124,523,300
Nottawa Township	76,244,500	13,862,000	2,392,700	221,109,900			313,609,100
Park Township	69,954,100	11,220,000	14,588,200	159,096,200			254,858,500
Sherman Township	46,952,100	4,589,000	219,500	278,635,800			330,396,400
Sturgis City	1,512,300	101,631,700	72,522,000	258,068,000			433,734,000
Sturgis Township	37,224,200	15,863,400	1,941,900	66,896,500			121,926,000
Three Rivers City		87,387,400	49,621,200	165,916,700			302,925,300
White Pigeon Township	47,467,800	13,511,700	17,715,200	339,040,000			417,734,700
<b>Totals for County</b>	931,522,326	294,037,700	225,560,800	2,895,870,209	0	0	4,346,991,035

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF St. Joseph COUNTY

WE HEREBY CERTIFY that section one column one is a true statement of the number of acres of land in each township and city in St. Joseph County.

WE FURTHER CERTIFY that section one is a true statement of the value of real property and of the personal property in each township and city in St. Joseph County in the year 2025 as assessed and of the valuation of the real property and personal property in each township and city in said county as equalized by the Board of County Commissioners of said county.

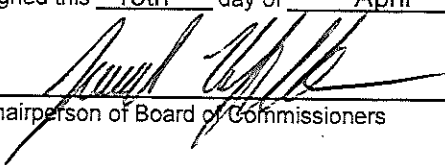
WE FURTHER CERTIFY that section two is a true statement of the equalized valuations of real property classifications in each township and city in St. Joseph County in the year \_\_\_\_\_ as determined by the Board of County Commissioners of said county.

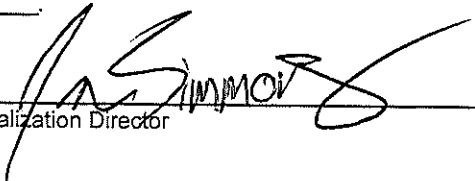
WE FURTHER CERTIFY that section three is a true statement of the assessed valuations, approved by the Board of Review, of real property classifications in each township and city in St. Joseph County in the year 2025 as determined by the Board of County Commissioners of said county.

WE FURTHER CERTIFY that said statement does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1963; P.A. 198 of 1974; P.A. 255 of 1978; P.A. 385 of 1984; P.A. 224 of 1985; P.A. 147 of 1992 or Section 5 of Article IX of the Constitution of the State of Michigan.

These certifications are made on the 15th day of April 2025, at a meeting of said board held pursuant to the provisions of MCL 209.1 - 209.8.

Signed this 15th day of April, 2025

  
\_\_\_\_\_  
Chairperson of Board of Commissioners

  
\_\_\_\_\_  
Equalization Director

  
\_\_\_\_\_  
Clerk of Board of Commissioners

**INSTRUCTIONS FOR COMPLETING THE 608 (L-4024) ASSESSED AND EQUALIZED VALUATIONS WORKSHEET**

This form is due on or before the first Monday in May to the State Tax Commission (STC) (MCL 209.5 (2)) by attaching a signed L-4024 into the Michigan Equalization Gateway (MEG) filing cabinet and submitting the L-4024 form in the MEG county portal by following the instructions below.

The MEG system will autogenerate the L-4023 following the successful save and submission of all local uni L-4018 and L-4022AV forms by the county and the acceptance of those forms by Property Services Divisions (PSD) staff. MEG will auto-generate the L-4024 form upon the successful save and submission of the L-4023 form by the county and the acceptance of the L-4023 form by PSD staff. All data on the L-4024 is populated from the previously submitted L-4023, except for the number of acres. Counties must manually enter the assessable acreage for each local unit.

The county must review, in the MEG county portal the L-4024 valuation data for each local unit as well as the county totals. The county shall verify the valuation and acreage data in the MEG county portal then save the L-4024 in the L-4024 form module thereby creating an L-4024 PDF rendering. The county shall print this PDF rendering and present it to your County Board of Commissioners for signing during their equalization session.

MCL 209.5 requires the Equalization Director and the Chairperson and Clerk of the County Board of Commissioners to sign the L-4024. After signing, scan and upload the signed form to the filing cabinet in the MEG county portal. After the paper copy of the L-4024 has been signed, scanned and uploaded to the filing cabinet in MEG, submit the L-4024 in the MEG county portal. Once submitted, the L-4024 report will be locked in MEG. To make subsequent changes please contact the Property Services Division at [equalization@michigan.gov](mailto:equalization@michigan.gov).

# St Joseph County 2025 Equalization Report

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# St. Joseph County

## Previous and Current Values

AGRICULTURAL								
Unit #	Unit Name	Number of Parcels	2024 Assessed Value	2025 County Equalized Value	% Change	2024 Taxable Value	2025 Taxable Value	% Change
001	Burr Oak Township	281	\$60,971,900	\$68,228,800	11.90%	\$20,438,672	\$21,949,888	7.39%
002	Colon Township	298	\$67,927,700	\$73,347,000	7.98%	\$22,587,159	\$23,700,489	4.93%
003	Constantine Township	211	\$59,935,000	\$61,998,700	3.44%	\$16,300,130	\$16,671,366	2.28%
004	Fabius Township	135	\$22,450,800	\$27,404,700	22.07%	\$9,610,649	\$9,942,313	3.45%
005	Fawn River Township	158	\$30,413,600	\$35,597,900	17.05%	\$10,586,286	\$10,332,592	-2.40%
006	Florence Township	288	\$84,219,175	\$87,026,826	3.33%	\$24,003,607	\$25,119,059	4.65%
007	Flowerfield Township	200	\$41,661,000	\$52,718,300	26.54%	\$13,857,002	\$14,255,532	2.88%
008	Leonidas Township	391	\$72,428,400	\$82,214,200	13.51%	\$23,201,911	\$23,933,677	3.15%
009	Lockport Township	180	\$42,570,000	\$51,881,000	21.87%	\$19,524,819	\$19,752,559	1.17%
010	Mendon Township	296	\$67,884,400	\$71,198,700	4.88%	\$20,566,093	\$21,552,917	4.80%
011	Mottville Township	160	\$39,899,000	\$40,551,200	1.63%	\$15,058,046	\$15,162,173	0.69%
012	Nottawa Township	320	\$71,119,700	\$76,244,500	7.21%	\$23,571,543	\$24,329,907	3.22%
013	Park Township	244	\$56,827,400	\$69,954,100	23.10%	\$25,403,803	\$26,033,173	2.48%
014	Sherman Township	164	\$43,415,500	\$46,952,100	8.15%	\$17,915,725	\$18,760,859	4.72%
015	Sturgis Township	152	\$35,706,400	\$37,224,200	4.25%	\$13,656,703	\$14,531,410	6.40%
016	White Pigeon Township	224	\$44,342,000	\$47,467,800	7.05%	\$18,404,622	\$18,553,489	0.81%
051	Three Rivers City	0	\$0	\$0	N/A	\$0	\$0	N/A
052	Sturgis City	21	\$1,061,600	\$1,512,300	42.45%	\$709,343	\$858,116	20.97%
<b>St. Joseph County Total</b>		<b>3,723</b>	<b>\$842,833,575</b>	<b>\$931,522,326</b>	<b>10.52%</b>	<b>\$295,396,113</b>	<b>\$305,439,519</b>	<b>3.40%</b>

COMMERCIAL								
Unit #	Unit Name	Number of Parcels	2024 Assessed Value	2025 County Equalized Value	% Change	2024 Taxable Value	2025 Taxable Value	% Change
001	Burr Oak Township	33	\$1,866,000	\$2,179,400	16.80%	\$1,460,079	\$1,307,381	-10.46%
002	Colon Township	64	\$5,104,100	\$5,006,600	-1.91%	\$3,975,343	\$4,473,873	12.54%
003	Constantine Township	103	\$7,309,700	\$6,268,400	-14.25%	\$4,705,834	\$4,842,333	2.90%
004	Fabius Township	61	\$7,574,600	\$7,535,800	-0.51%	\$5,766,456	\$6,001,229	4.07%
005	Fawn River Township	13	\$1,667,000	\$1,949,000	16.92%	\$1,416,565	\$1,665,244	17.56%
006	Florence Township	0	\$0	\$0	N/A	\$0	\$0	N/A
007	Flowerfield Township	7	\$1,665,200	\$1,547,200	-7.09%	\$593,499	\$609,864	2.76%
008	Leonidas Township	24	\$1,424,500	\$1,374,700	-3.50%	\$837,385	\$878,558	4.92%
009	Lockport Township	70	\$8,139,200	\$8,879,000	9.09%	\$6,358,788	\$7,372,281	15.94%
010	Mendon Township	69	\$5,975,200	\$6,879,200	15.13%	\$4,219,844	\$4,661,548	10.47%
011	Mottville Township	31	\$4,445,600	\$4,353,200	-2.08%	\$3,285,658	\$3,301,100	0.47%
012	Nottawa Township	99	\$13,457,300	\$13,862,000	3.01%	\$12,135,978	\$12,236,903	0.83%
013	Park Township	44	\$8,419,600	\$11,220,000	33.26%	\$8,235,480	\$8,642,501	4.94%
014	Sherman Township	23	\$3,529,600	\$4,589,000	30.01%	\$2,306,646	\$2,407,228	4.36%
015	Sturgis Township	95	\$15,046,200	\$15,863,400	5.43%	\$11,862,466	\$11,761,515	-0.85%
016	White Pigeon Township	156	\$11,807,400	\$13,511,700	14.43%	\$8,654,594	\$9,524,871	10.06%
051	Three Rivers City	322	\$80,835,300	\$87,387,400	8.11%	\$64,227,416	\$67,417,438	4.97%
052	Sturgis City	318	\$85,544,500	\$101,631,700	18.81%	\$62,194,006	\$68,731,463	10.51%
<b>St. Joseph County Total</b>		<b>1,532</b>	<b>\$263,811,000</b>	<b>\$294,037,700</b>	<b>11.46%</b>	<b>\$202,236,037</b>	<b>\$215,835,330</b>	<b>6.72%</b>

# St. Joseph County

## Previous and Current Values

INDUSTRIAL								
Unit #	Unit Name	Number of Parcels	2024 Assessed Value	2025 County Equalized Value	% Change	2024 Taxable Value	2025 Taxable Value	% Change
001	Burr Oak Township	26	\$1,641,900	\$1,668,000	1.59%	\$892,598	\$935,942	4.86%
002	Colon Township	14	\$3,030,300	\$3,344,300	10.36%	\$2,333,909	\$2,461,533	5.47%
003	Constantine Township	41	\$31,741,800	\$28,613,200	-9.86%	\$21,044,067	\$22,393,775	6.41%
004	Fabius Township	31	\$2,508,800	\$2,574,000	2.60%	\$1,632,740	\$1,702,183	4.25%
005	Fawn River Township	0	\$0	\$0	N/A	\$0	\$0	N/A
006	Florence Township	6	\$192,600	\$175,900	-8.67%	\$75,833	\$78,181	3.10%
007	Flowerfield Township	1	\$16,400	\$19,000	15.85%	\$5,305	\$5,469	3.09%
008	Leonidas Township	0	\$0	\$0	N/A	\$0	\$0	N/A
009	Lockport Township	16	\$1,730,500	\$1,632,000	-5.69%	\$995,812	\$1,026,677	3.10%
010	Mendon Township	24	\$6,137,400	\$6,926,900	12.86%	\$4,669,715	\$5,083,909	8.87%
011	Mottville Township	31	\$20,642,000	\$21,606,800	4.67%	\$13,089,410	\$13,494,029	3.09%
012	Nottawa Township	13	\$1,123,900	\$2,392,700	112.89%	\$953,759	\$2,179,802	128.55%
013	Park Township	24	\$13,663,000	\$14,588,200	6.77%	\$9,604,372	\$9,910,614	3.19%
014	Sherman Township	1	\$216,100	\$219,500	1.57%	\$161,442	\$166,446	3.10%
015	Sturgis Township	13	\$2,126,200	\$1,941,900	-8.67%	\$1,709,317	\$1,659,252	-2.93%
016	White Pigeon Township	55	\$17,558,400	\$17,715,200	0.89%	\$12,287,590	\$12,694,391	3.31%
051	Three Rivers City	70	\$33,213,400	\$49,621,200	49.40%	\$24,336,269	\$30,129,488	23.80%
052	Sturgis City	120	\$59,959,400	\$72,522,000	20.95%	\$50,987,486	\$51,032,821	0.09%
St. Joseph County Total		486	\$195,502,100	\$225,560,800	15.38%	\$144,779,624	\$154,954,512	7.03%

RESIDENTIAL								
Unit #	Unit Name	Number of Parcels	2024 Assessed Value	2025 County Equalized Value	% Change	2024 Taxable Value	2025 Taxable Value	% Change
001	Burr Oak Township	1,260	\$103,010,200	\$111,499,650	8.24%	\$61,954,449	\$65,829,768	6.26%
002	Colon Township	2,202	\$159,403,800	\$173,690,700	8.96%	\$101,598,400	\$107,900,866	6.20%
003	Constantine Township	1,651	\$130,369,700	\$145,878,200	11.90%	\$88,839,260	\$94,001,216	5.81%
004	Fabius Township	2,629	\$338,281,300	\$368,481,600	8.93%	\$216,084,610	\$227,907,191	5.47%
005	Fawn River Township	687	\$57,746,200	\$60,568,300	4.89%	\$37,947,587	\$40,643,974	7.11%
006	Florence Township	525	\$45,777,005	\$51,444,231	12.38%	\$25,091,451	\$26,432,338	5.34%
007	Flowerfield Township	871	\$87,952,400	\$95,217,400	8.26%	\$52,525,856	\$56,036,278	6.68%
008	Leonidas Township	557	\$39,488,100	\$40,549,728	2.69%	\$22,538,015	\$23,424,831	3.93%
009	Lockport Township	1,983	\$174,006,300	\$196,284,700	12.80%	\$118,838,070	\$127,709,064	7.46%
010	Mendon Township	1,397	\$96,705,050	\$105,480,500	9.07%	\$60,274,935	\$63,758,994	5.78%
011	Mottville Township	720	\$55,392,400	\$58,012,100	4.73%	\$34,957,330	\$37,150,580	6.27%
012	Nottawa Township	1,938	\$208,588,400	\$221,109,900	6.00%	\$134,133,116	\$143,208,961	6.77%
013	Park Township	1,406	\$156,862,100	\$159,096,200	1.42%	\$97,967,524	\$103,774,003	5.93%
014	Sherman Township	1,978	\$253,597,300	\$278,635,800	9.87%	\$166,659,543	\$176,394,467	5.84%
015	Sturgis Township	681	\$61,340,200	\$66,896,500	9.06%	\$38,475,347	\$40,581,236	5.47%
016	White Pigeon Township	2,340	\$281,401,200	\$339,040,000	20.48%	\$192,222,929	\$205,287,793	6.80%
051	Three Rivers City	2,544	\$147,226,000	\$165,916,700	12.70%	\$97,646,136	\$105,754,240	8.30%
052	Sturgis City	3,385	\$241,156,750	\$258,068,000	7.01%	\$159,022,800	\$168,520,576	5.97%
St. Joseph County Total		28,754	\$2,638,304,405	\$2,895,870,209	9.76%	\$1,706,777,358	\$1,814,316,376	6.30%

# St. Joseph County

## Previous and Current Values

DEVELOPMENTAL								
Unit #	Unit Name	Number of Parcels	2024 Assessed Value	2025 County Equalized Value	% Change	2024 Taxable Value	2025 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	2024 Assessed Value	2025 County Equalized Value	% Change	2024 Taxable Value	2025 Taxable Value	% Change
001	Burr Oak Township	1,600	167,490,000	183,575,850	9.60%	84,745,798	90,022,979	6.23%
002	Colon Township	2,578	235,465,900	255,388,600	8.46%	130,494,811	138,536,761	6.16%
003	Constantine Township	2,006	229,356,200	242,758,500	5.84%	130,889,291	137,908,690	5.36%
004	Fabius Township	2,856	370,815,500	405,996,100	9.49%	233,094,455	245,552,916	5.34%
005	Fawn River Township	858	89,826,800	98,115,200	9.23%	49,950,438	52,641,810	5.39%
006	Florence Township	819	130,188,780	138,646,957	6.50%	49,170,891	51,629,578	5.00%
007	Flowerfield Township	1,079	131,295,000	149,501,900	13.87%	66,981,662	70,907,143	5.86%
008	Leonidas Township	972	113,341,000	124,138,628	9.53%	46,577,311	48,237,066	3.56%
009	Lockport Township	2,249	226,446,000	258,676,700	14.23%	145,717,489	155,860,581	6.96%
010	Mendon Township	1,786	176,702,050	190,485,300	7.80%	89,730,587	95,057,368	5.94%
011	Mottville Township	942	120,379,000	124,523,300	3.44%	66,390,444	69,107,882	4.09%
012	Nottawa Township	2,370	294,289,300	313,609,100	6.56%	170,794,396	181,955,573	6.53%
013	Park Township	1,718	235,772,100	254,858,500	8.10%	141,211,179	148,360,291	5.06%
014	Sherman Township	2,166	300,758,500	330,396,400	9.85%	187,043,356	197,729,000	5.71%
015	Sturgis Township	941	114,219,000	121,926,000	6.75%	65,703,833	68,533,413	4.31%
016	White Pigeon Township	2,775	355,109,000	417,734,700	17.64%	231,569,735	246,060,544	6.26%
051	Three Rivers City	2,936	261,274,700	302,925,300	15.94%	186,209,821	203,301,166	9.18%
052	Sturgis City	3,844	387,722,250	433,734,000	11.87%	272,913,635	289,142,976	5.95%
St. Joseph County Total		34,495	\$3,940,451,080	\$4,346,991,035	10.32%	\$2,349,189,132	\$2,490,545,737	6.02%

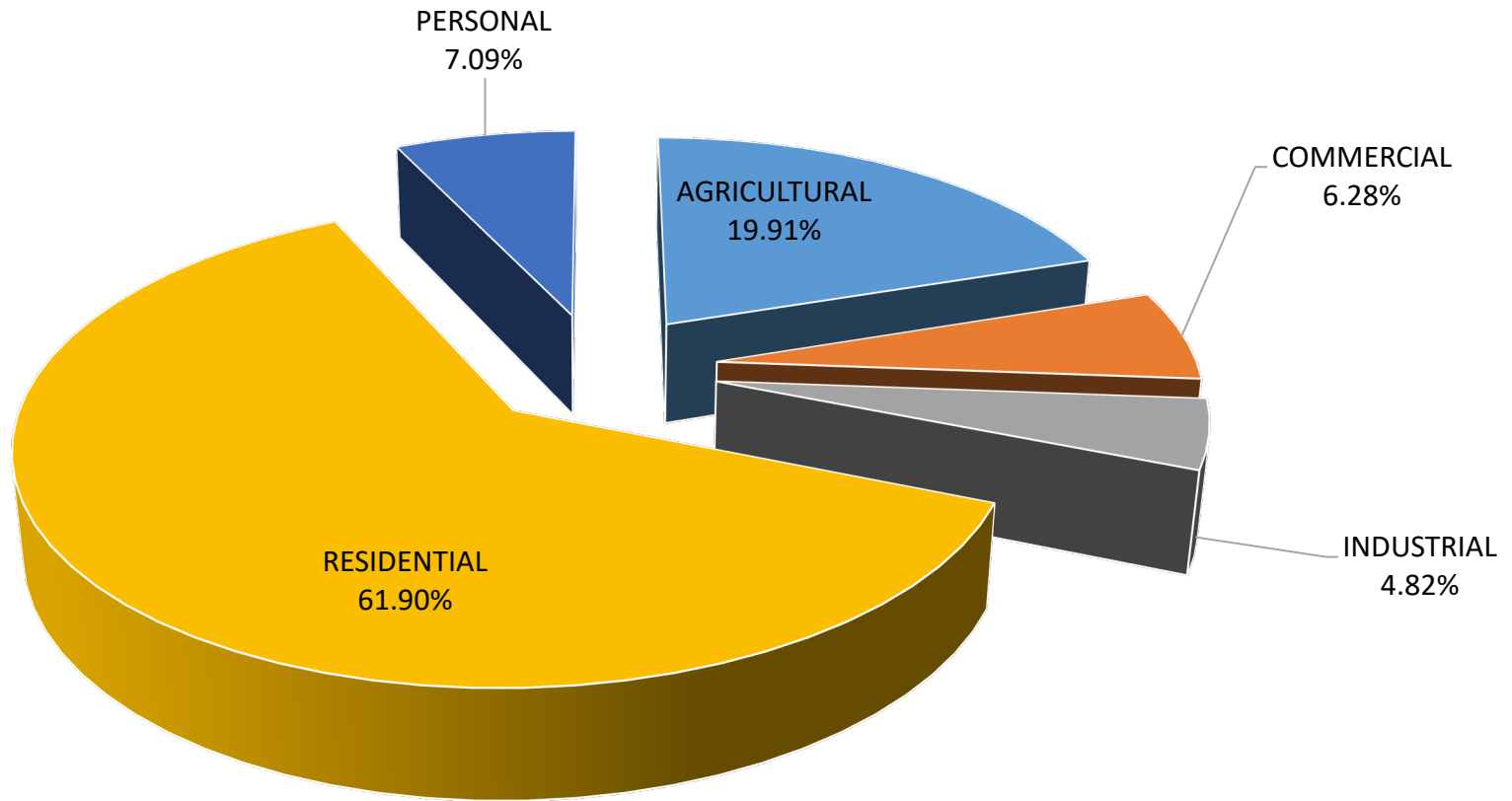
# St. Joseph County

## Previous and Current Values

Unit #	Unit Name	Number of Parcels	PERSONAL			2024 Taxable Value	2025 Taxable Value	% Change
			2024 Assessed Value	2025 County Equalized Value	% Change			
001	Burr Oak Township	46	\$8,766,500	\$8,724,400	-0.48%	\$8,766,500	\$8,724,400	-0.48%
002	Colon Township	124	\$8,303,500	\$8,335,600	0.39%	\$8,303,500	\$8,335,600	0.39%
003	Constantine Township	119	\$13,523,500	\$13,198,600	-2.40%	\$13,506,400	\$13,183,030	-2.39%
004	Fabius Township	53	\$24,642,900	\$24,744,600	0.41%	\$24,642,900	\$24,744,600	0.41%
005	Fawn River Township	27	\$1,098,800	\$1,393,100	26.78%	\$1,098,800	\$1,393,100	26.78%
006	Florence Township	27	\$4,659,735	\$5,120,100	9.88%	\$4,659,735	\$5,120,100	9.88%
007	Flowerfield Township	29	\$20,378,078	\$20,637,612	1.27%	\$20,378,078	\$20,637,612	1.27%
008	Leonidas Township	27	\$7,333,300	\$7,145,100	-2.57%	\$7,333,300	\$7,145,100	-2.57%
009	Lockport Township	70	\$5,631,800	\$5,639,900	0.14%	\$5,619,195	\$5,628,998	0.17%
010	Mendon Township	81	\$41,061,200	\$41,165,200	0.25%	\$41,061,200	\$41,165,200	0.25%
011	Mottville Township	48	\$14,602,500	\$14,867,300	1.81%	\$14,521,065	\$14,793,370	1.88%
012	Nottawa Township	158	\$7,785,800	\$8,315,900	6.81%	\$7,785,800	\$8,315,900	6.81%
013	Park Township	77	\$39,852,300	\$40,509,200	1.65%	\$37,202,670	\$37,886,439	1.84%
014	Sherman Township	47	\$6,298,000	\$6,546,000	3.94%	\$6,298,000	\$6,546,000	3.94%
015	Sturgis Township	80	\$10,432,800	\$16,348,600	56.70%	\$10,432,800	\$16,348,600	56.70%
016	White Pigeon Township	114	\$47,213,400	\$55,189,800	16.89%	\$47,208,964	\$55,187,292	16.90%
051	Three Rivers City	393	\$30,995,300	\$34,029,800	9.79%	\$30,999,000	\$34,033,500	9.79%
052	Sturgis City	421	\$19,949,870	\$19,586,800	-1.82%	\$19,949,870	\$19,586,800	-1.82%
St. Joseph County Total		1,941	\$312,529,283	\$331,497,612	6.07%	\$309,767,777	\$328,775,641	6.14%

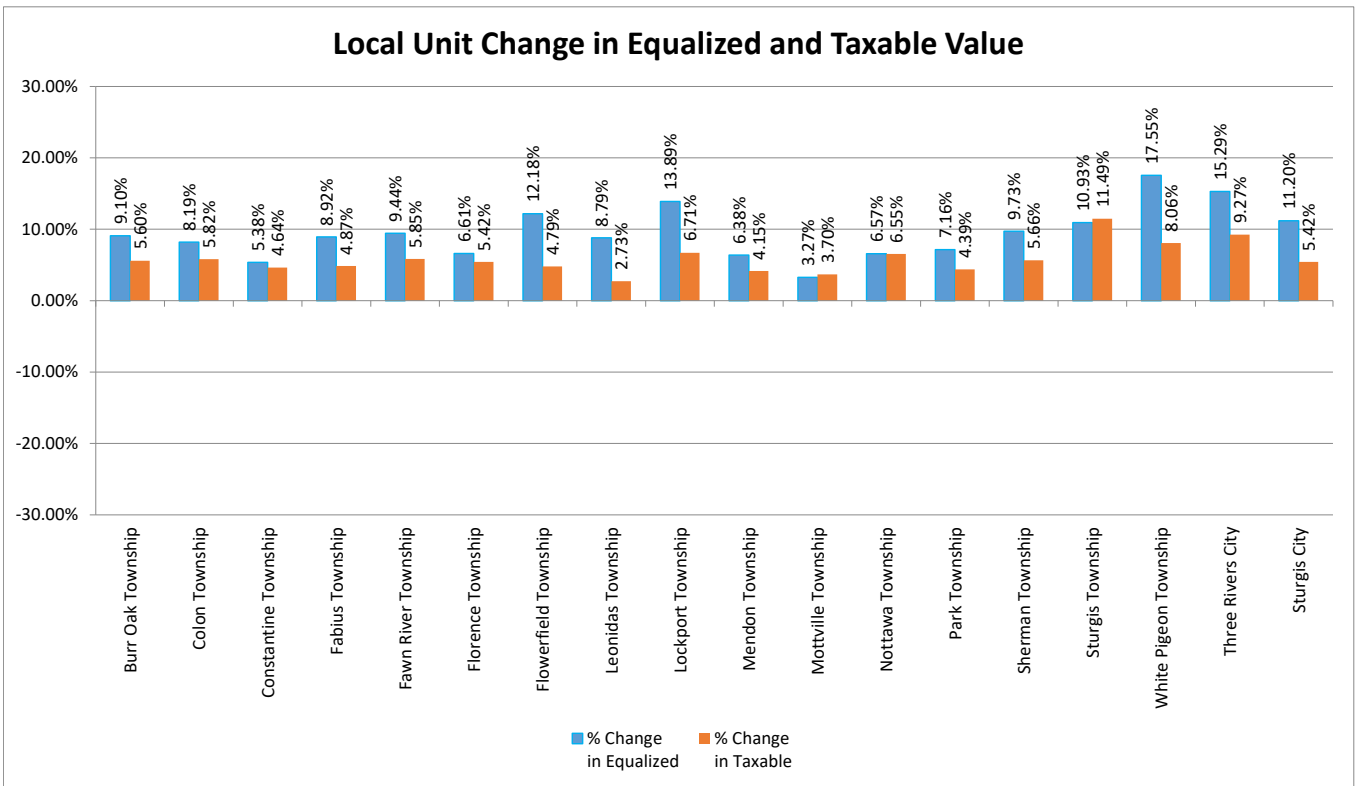
Unit #	Unit Name	Number of Parcels	TOTAL VALUES			2024 Taxable Value	2025 Taxable Value	% Change
			2024 Assessed Value	2025 County Equalized Value	% Change			
001	Burr Oak Township	1,646	\$176,256,500	\$192,300,250	9.10%	\$93,512,298	\$98,747,379	5.60%
002	Colon Township	2,702	\$243,769,400	\$263,724,200	8.19%	\$138,798,311	\$146,872,361	5.82%
003	Constantine Township	2,125	\$242,879,700	\$255,957,100	5.38%	\$144,395,691	\$151,091,720	4.64%
004	Fabius Township	2,909	\$395,458,400	\$430,740,700	8.92%	\$257,737,355	\$270,297,516	4.87%
005	Fawn River Township	885	\$90,925,600	\$99,508,300	9.44%	\$51,049,238	\$54,034,910	5.85%
006	Florence Township	846	\$134,848,515	\$143,767,057	6.61%	\$53,830,626	\$56,749,678	5.42%
007	Flowerfield Township	1,108	\$151,673,078	\$170,139,512	12.18%	\$87,359,740	\$91,544,755	4.79%
008	Leonidas Township	999	\$120,674,300	\$131,283,728	8.79%	\$53,910,611	\$55,382,166	2.73%
009	Lockport Township	2,319	\$232,077,800	\$264,316,600	13.89%	\$151,336,684	\$161,489,579	6.71%
010	Mendon Township	1,867	\$217,763,250	\$231,650,500	6.38%	\$130,791,787	\$136,222,568	4.15%
011	Mottville Township	990	\$134,981,500	\$139,390,600	3.27%	\$80,911,509	\$83,901,252	3.70%
012	Nottawa Township	2,528	\$302,075,100	\$321,925,000	6.57%	\$178,580,196	\$190,271,473	6.55%
013	Park Township	1,795	\$275,624,400	\$295,367,700	7.16%	\$178,413,849	\$186,246,730	4.39%
014	Sherman Township	2,213	\$307,056,500	\$336,942,400	9.73%	\$193,341,356	\$204,275,000	5.66%
015	Sturgis Township	1,021	\$124,651,800	\$138,274,600	10.93%	\$76,136,633	\$84,882,013	11.49%
016	White Pigeon Township	2,889	\$402,322,400	\$472,924,500	17.55%	\$278,778,699	\$301,247,836	8.06%
051	Three Rivers City	3,329	\$292,270,000	\$336,955,100	15.29%	\$217,208,821	\$237,334,666	9.27%
052	Sturgis City	4,265	\$407,672,120	\$453,320,800	11.20%	\$292,863,505	\$308,729,776	5.42%
St. Joseph County Total		36,436	\$4,252,980,363	\$4,678,488,647	10.00%	\$2,658,956,909	\$2,819,321,378	6.03%

St. Joseph County Equalized Value  
Segmented by Property Class

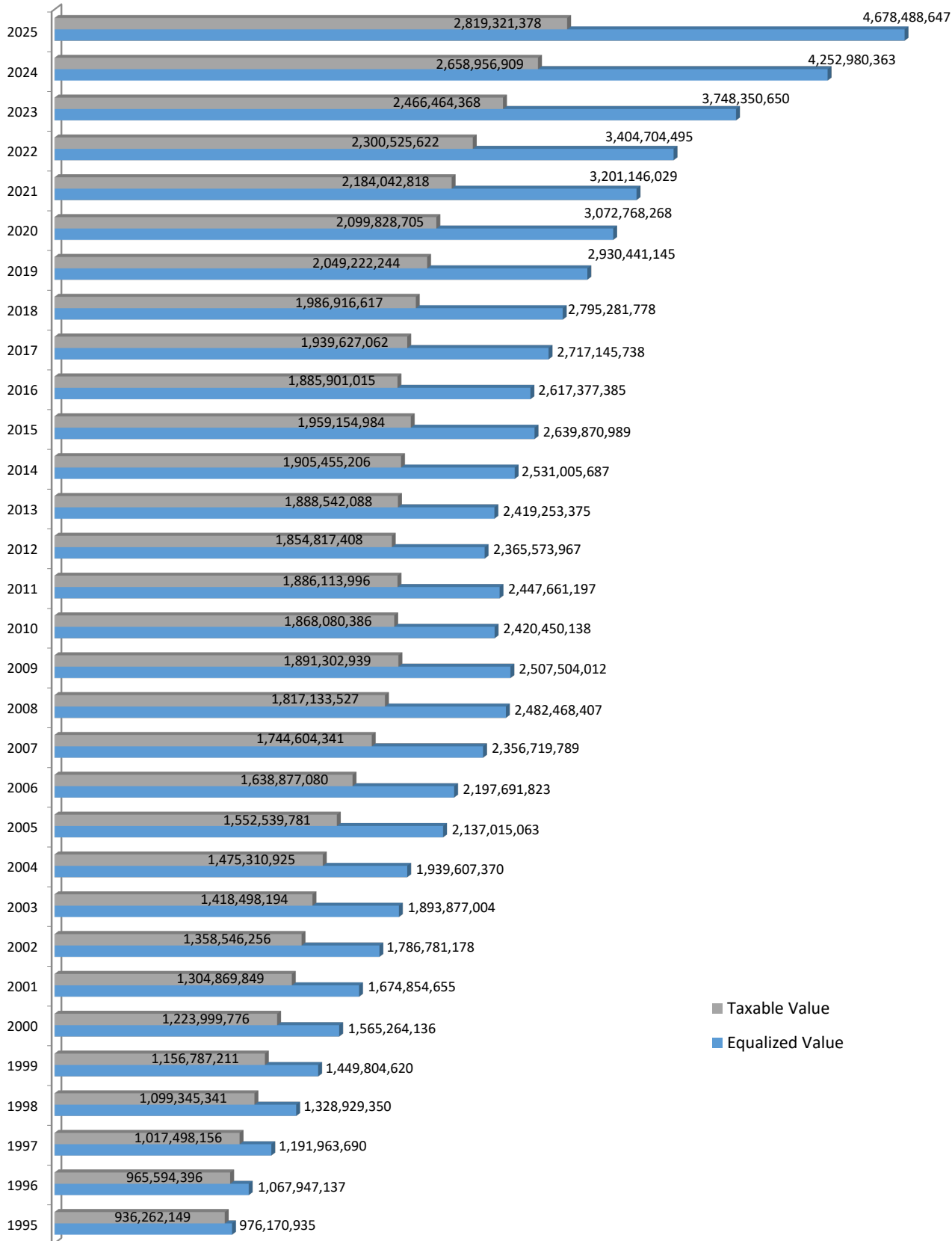


## St. Joseph County Percentage Change in Equalized and Taxable Value 2024 - 2025

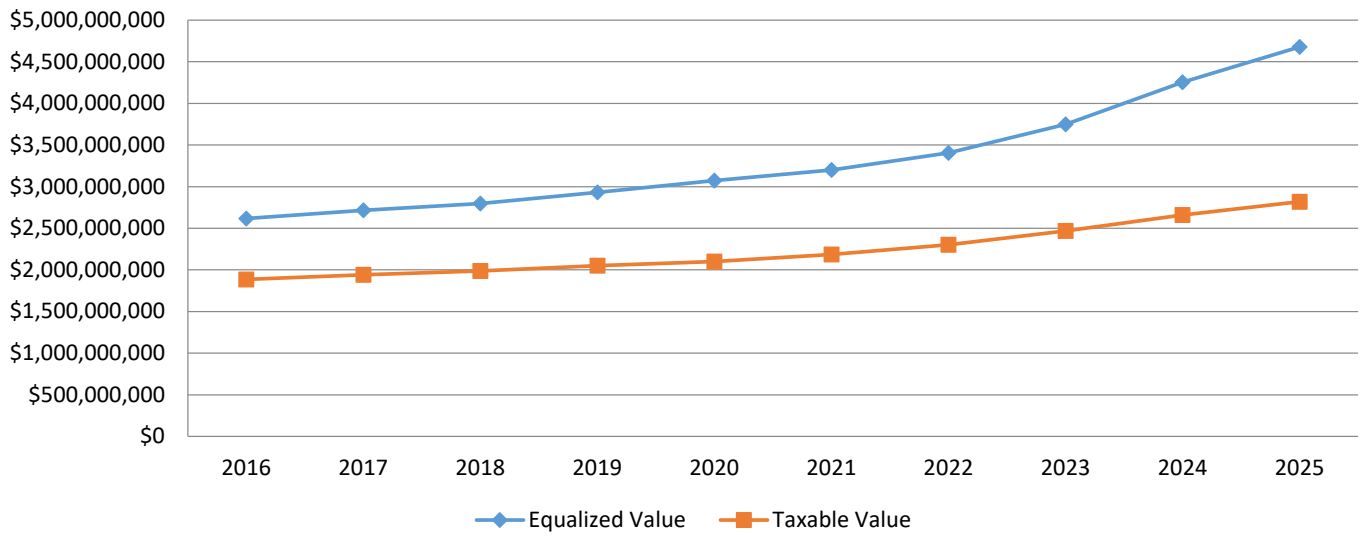
Unit of Gov't	2024 Equalized Value	2025 Equalized Value	% Change in Equalized	2024 Taxable Value	2025 Taxable Value	% Change in Taxable
Burr Oak Township	\$176,256,500	\$192,300,250	9.10%	\$93,512,298	\$98,747,379	5.60%
Colon Township	\$243,769,400	\$263,724,200	8.19%	\$138,798,311	\$146,872,361	5.82%
Constantine Township	\$242,879,700	\$255,957,100	5.38%	\$144,395,691	\$151,091,720	4.64%
Fabius Township	\$395,458,400	\$430,740,700	8.92%	\$257,737,355	\$270,297,516	4.87%
Fawn River Township	\$90,925,600	\$99,508,300	9.44%	\$51,049,238	\$54,034,910	5.85%
Florence Township	\$134,848,515	\$143,767,057	6.61%	\$53,830,626	\$56,749,678	5.42%
Flowerfield Township	\$151,673,078	\$170,139,512	12.18%	\$87,359,740	\$91,544,755	4.79%
Leonidas Township	\$120,674,300	\$131,283,728	8.79%	\$53,910,611	\$55,382,166	2.73%
Lockport Township	\$232,077,800	\$264,316,600	13.89%	\$151,336,684	\$161,489,579	6.71%
Mendon Township	\$217,763,250	\$231,650,500	6.38%	\$130,791,787	\$136,222,568	4.15%
Mottville Township	\$134,981,500	\$139,390,600	3.27%	\$80,911,509	\$83,901,252	3.70%
Nottawa Township	\$302,075,100	\$321,925,000	6.57%	\$178,580,196	\$190,271,473	6.55%
Park Township	\$275,624,400	\$295,367,700	7.16%	\$178,413,849	\$186,246,730	4.39%
Sherman Township	\$307,056,500	\$336,942,400	9.73%	\$193,341,356	\$204,275,000	5.66%
Sturgis Township	\$124,651,800	\$138,274,600	10.93%	\$76,136,633	\$84,882,013	11.49%
White Pigeon Township	\$402,322,400	\$472,924,500	17.55%	\$278,778,699	\$301,247,836	8.06%
Three Rivers City	\$292,270,000	\$336,955,100	15.29%	\$217,208,821	\$237,334,666	9.27%
Sturgis City	\$407,672,120	\$453,320,800	11.20%	\$292,863,505	\$308,729,776	5.42%
<b>St. Joseph County Total</b>	<b>\$4,252,980,363</b>	<b>\$4,678,488,647</b>	<b>10.00%</b>	<b>\$2,658,956,909</b>	<b>\$2,819,321,378</b>	<b>6.03%</b>



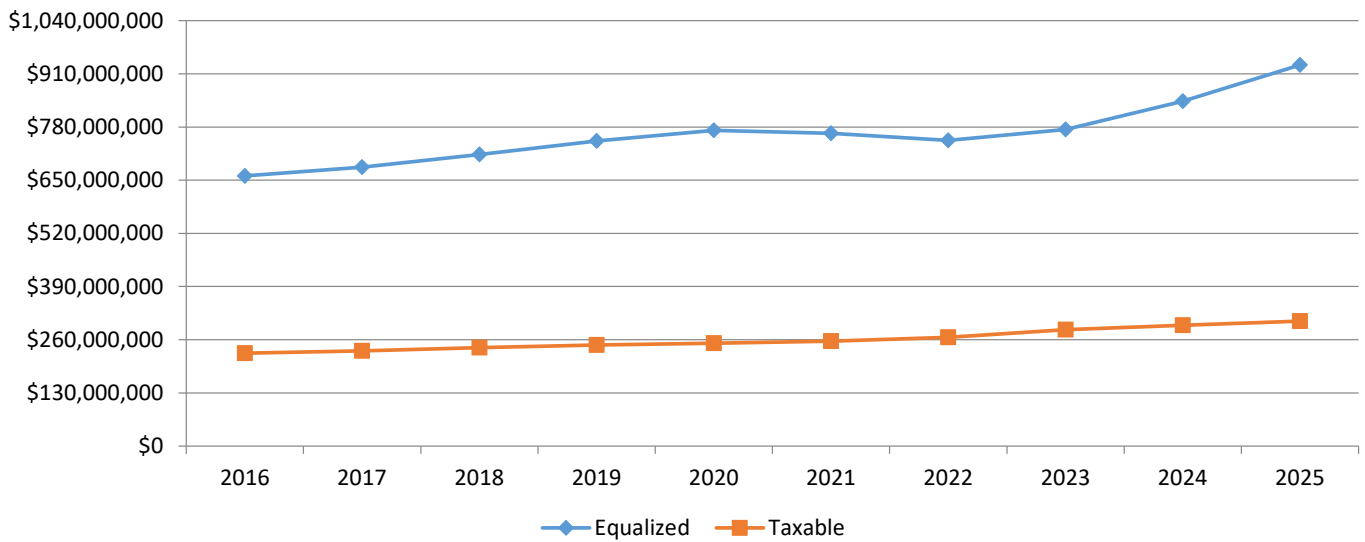
### St. Joseph County Equalized and Taxable Values by Year



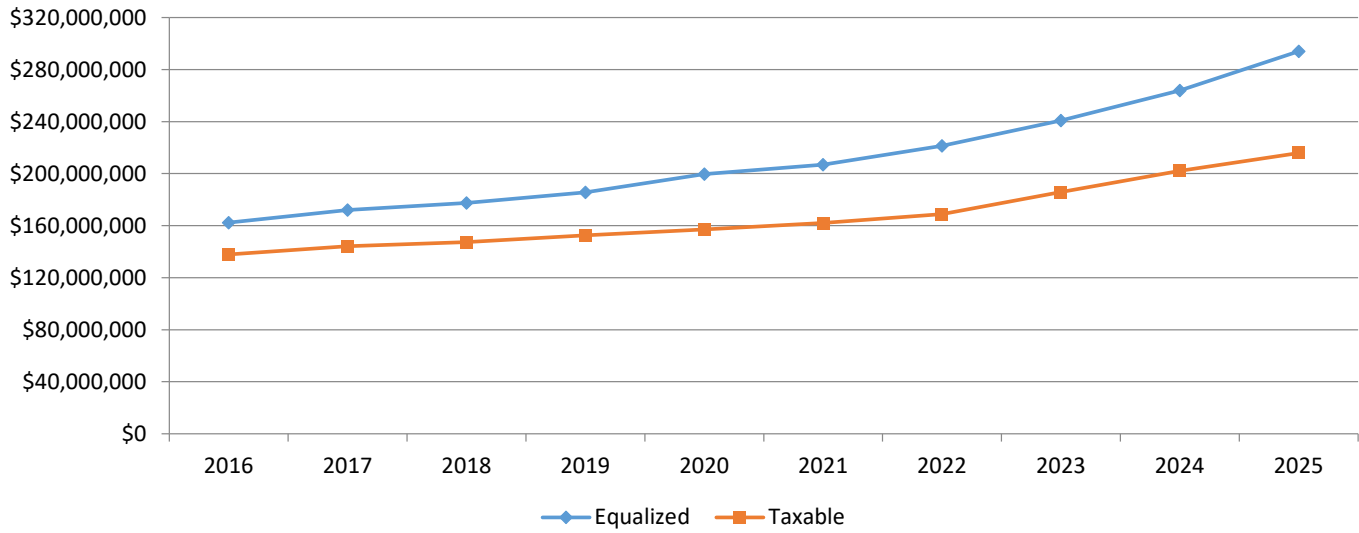
### 10 Year Trend in Gap between Equalized and Taxable Value (All Properties)



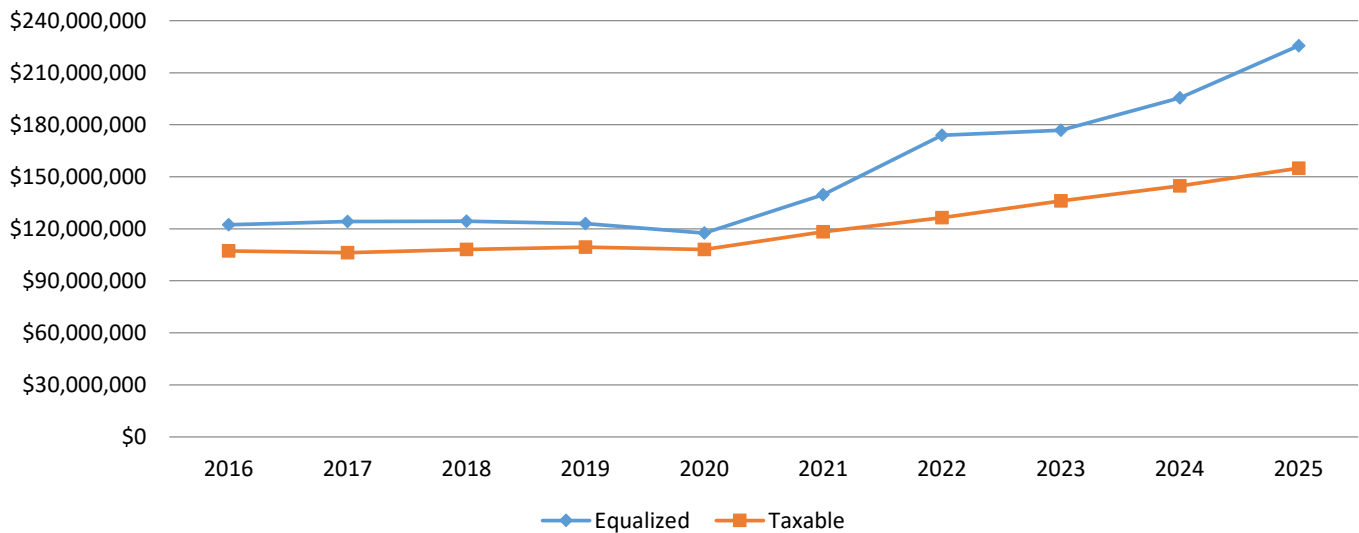
### 10 Year Trend in Gap between Equalized and Taxable Value (Agricultural)



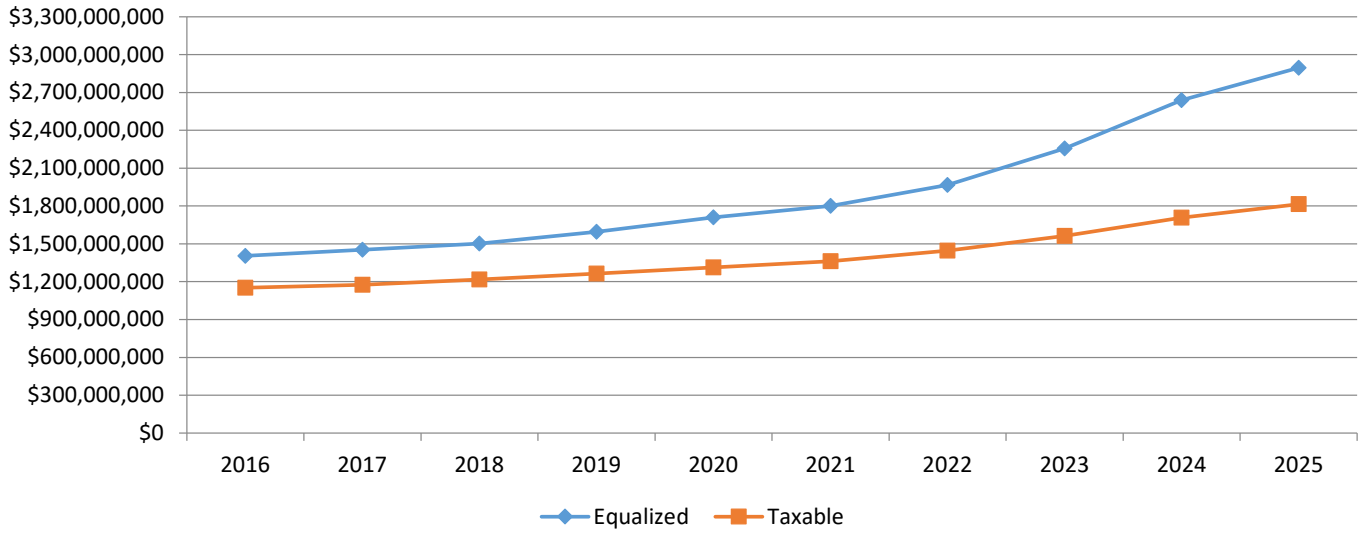
### 10 Year Trend in Gap between Equalized and Taxable Value (Commercial)



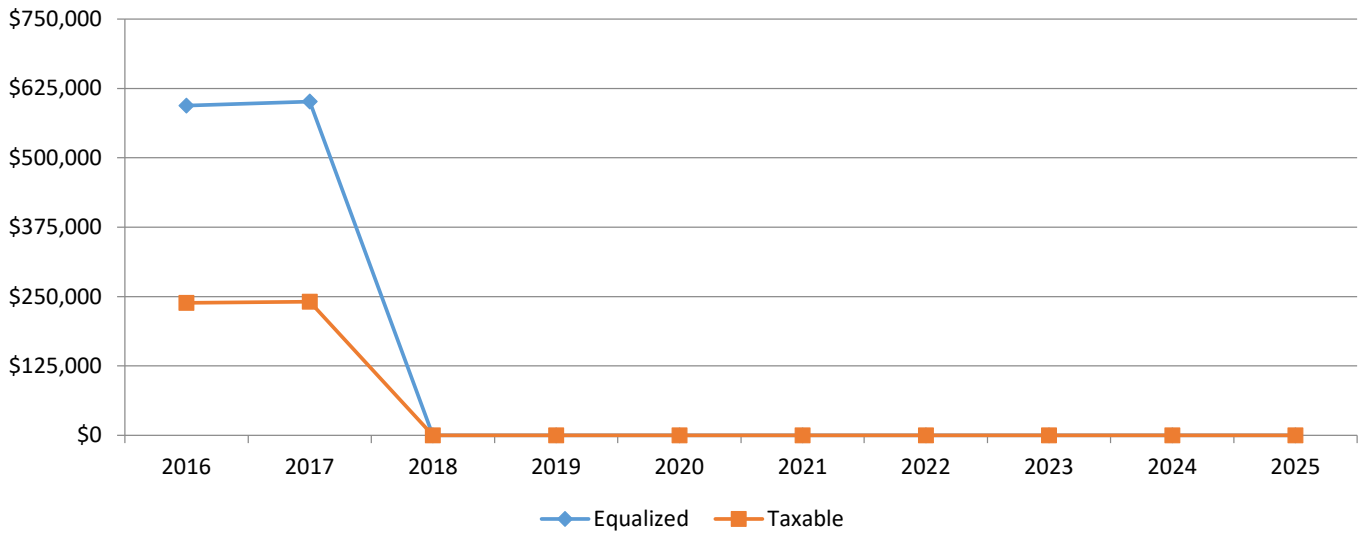
### 10 Year Trend in Gap between Equalized and Taxable Value (Industrial)



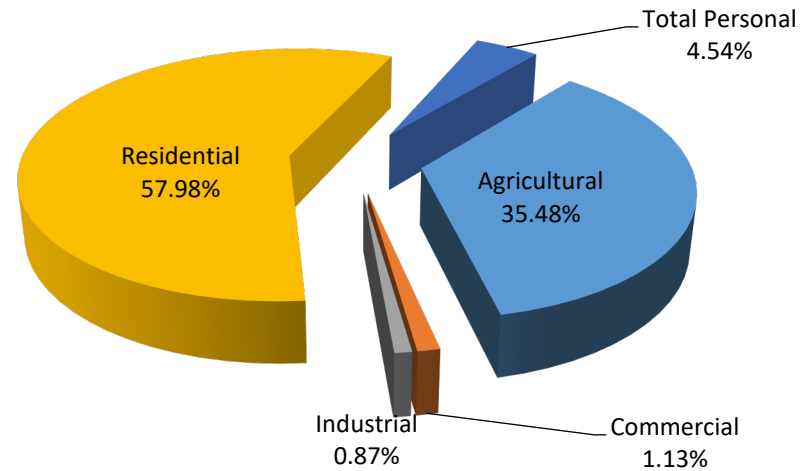
### 10 Year Trend in Gap between Equalized and Taxable Value (Residential)



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

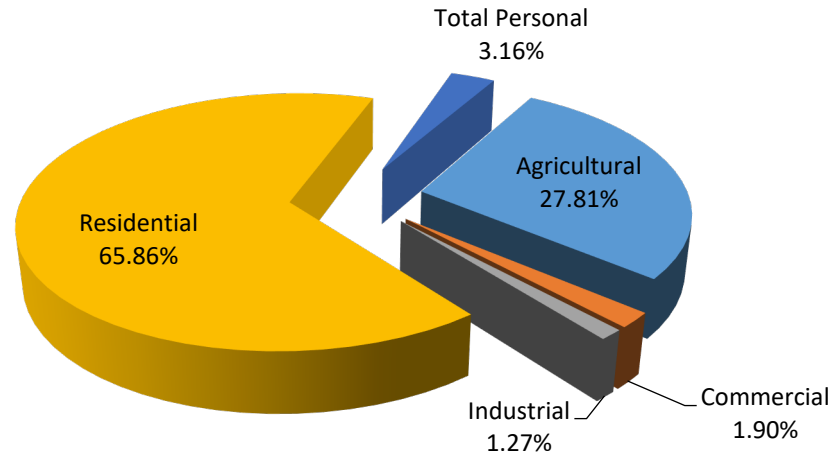


**St. Joseph County  
Burr Oak Township**  
Summary of Recommended  
County Equalized Values and Trends



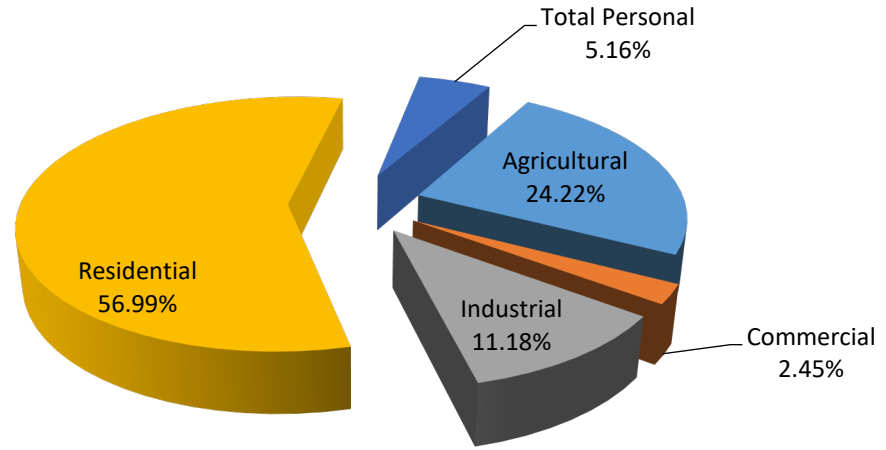
Class	Parcel Count	2024 State Equalized Value	2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
<b>Real Property</b>							
Agricultural	281	\$60,971,900	\$68,228,800	1.0000	\$68,228,800	11.90%	35.48%
Commercial	33	\$1,866,000	\$2,179,400	1.0000	\$2,179,400	16.80%	1.13%
Industrial	26	\$1,641,900	\$1,668,000	1.0000	\$1,668,000	1.59%	0.87%
Residential	1,260	\$103,010,200	\$111,499,650	1.0000	\$111,499,650	8.24%	57.98%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
<b>Total Real</b>	<b>1,600</b>	<b>\$167,490,000</b>	<b>\$183,575,850</b>		<b>\$183,575,850</b>	<b>9.60%</b>	<b>95.46%</b>
<b>Personal Property</b>							
Commercial	29	\$171,000	\$60,000	1.0000	\$60,000	-64.91%	0.03%
Industrial	8	\$104,000	\$121,200	1.0000	\$121,200	16.54%	0.06%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	9	\$8,491,500	\$8,543,200	1.0000	\$8,543,200	0.61%	4.44%
<b>Total Personal</b>	<b>46</b>	<b>\$8,766,500</b>	<b>\$8,724,400</b>		<b>\$8,724,400</b>	<b>-0.48%</b>	<b>4.54%</b>
<b>Grand Total</b>	<b>1,646</b>	<b>\$176,256,500</b>	<b>\$192,300,250</b>		<b>\$192,300,250</b>	<b>9.10%</b>	<b>100.00%</b>

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



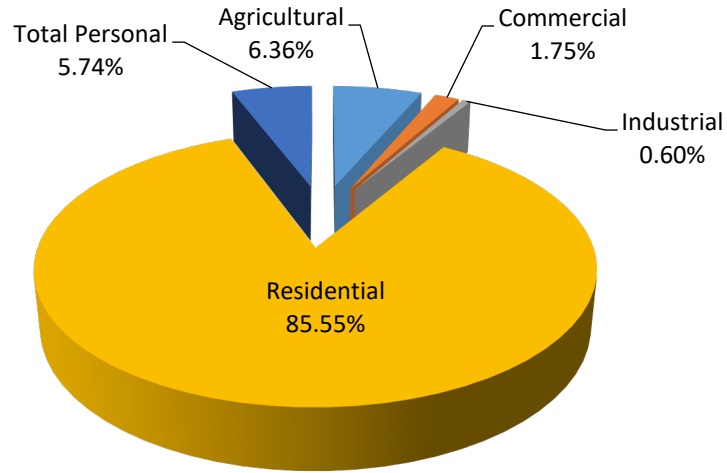
Class	Parcel Count	2024 State Equalized Value	2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
<b>Real Property</b>							
Agricultural	298	\$67,927,700	\$73,347,000	1.0000	\$73,347,000	7.98%	27.81%
Commercial	64	\$5,104,100	\$5,006,600	1.0000	\$5,006,600	-1.91%	1.90%
Industrial	14	\$3,030,300	\$3,344,300	1.0000	\$3,344,300	10.36%	1.27%
Residential	2,202	\$159,403,800	\$173,690,700	1.0000	\$173,690,700	8.96%	65.86%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
<b>Total Real</b>	<b>2,578</b>	<b>\$235,465,900</b>	<b>\$255,388,600</b>		<b>\$255,388,600</b>	<b>8.46%</b>	<b>96.84%</b>
<b>Personal Property</b>							
Commercial	111	\$783,200	\$811,800	1.0000	\$811,800	3.65%	0.31%
Industrial	3	\$178,600	\$173,400	1.0000	\$173,400	-2.91%	0.07%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$7,341,700	\$7,350,400	1.0000	\$7,350,400	0.12%	2.79%
<b>Total Personal</b>	<b>124</b>	<b>\$8,303,500</b>	<b>\$8,335,600</b>		<b>\$8,335,600</b>	<b>0.39%</b>	<b>3.16%</b>
<b>Grand Total</b>	<b>2,702</b>	<b>\$243,769,400</b>	<b>\$263,724,200</b>		<b>\$263,724,200</b>	<b>8.19%</b>	<b>100.00%</b>

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



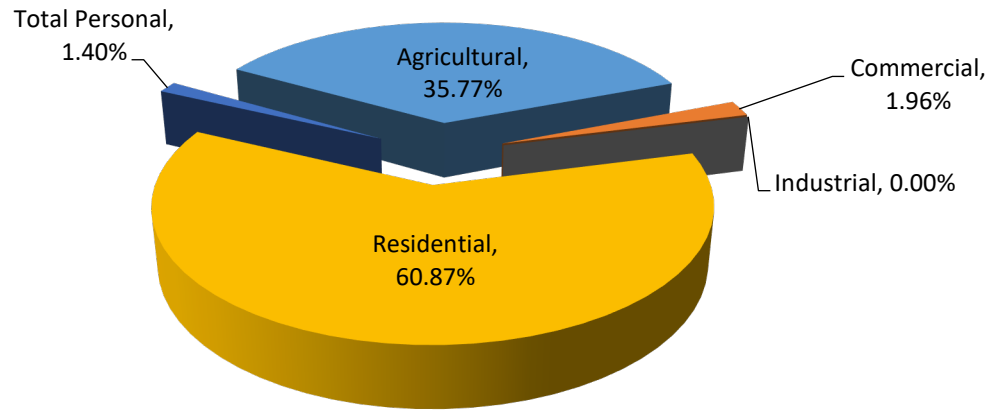
Class	Parcel Count	2024 State Equalized Value	2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
<b>Real Property</b>							
Agricultural	211	\$59,935,000	\$61,998,700	1.0000	\$61,998,700	3.44%	24.22%
Commercial	103	\$7,309,700	\$6,268,400	1.0000	\$6,268,400	-14.25%	2.45%
Industrial	41	\$31,741,800	\$28,613,200	1.0000	\$28,613,200	-9.86%	11.18%
Residential	1,651	\$130,369,700	\$145,878,200	1.0000	\$145,878,200	11.90%	56.99%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
<b>Total Real</b>	<b>2,006</b>	<b>\$229,356,200</b>	<b>\$242,758,500</b>		<b>\$242,758,500</b>	<b>5.84%</b>	<b>94.84%</b>
<b>Personal Property</b>							
Commercial	86	\$638,800	\$474,400	1.0000	\$474,400	-25.74%	0.19%
Industrial	19	\$1,779,900	\$1,596,000	1.0000	\$1,596,000	-10.33%	0.62%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	14	\$11,104,800	\$11,128,200	1.0000	\$11,128,200	0.21%	4.35%
<b>Total Personal</b>	<b>119</b>	<b>\$13,523,500</b>	<b>\$13,198,600</b>		<b>\$13,198,600</b>	<b>-2.40%</b>	<b>5.16%</b>
<b>Grand Total</b>	<b>2,125</b>	<b>\$242,879,700</b>	<b>\$255,957,100</b>		<b>\$255,957,100</b>	<b>5.38%</b>	<b>100.00%</b>

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



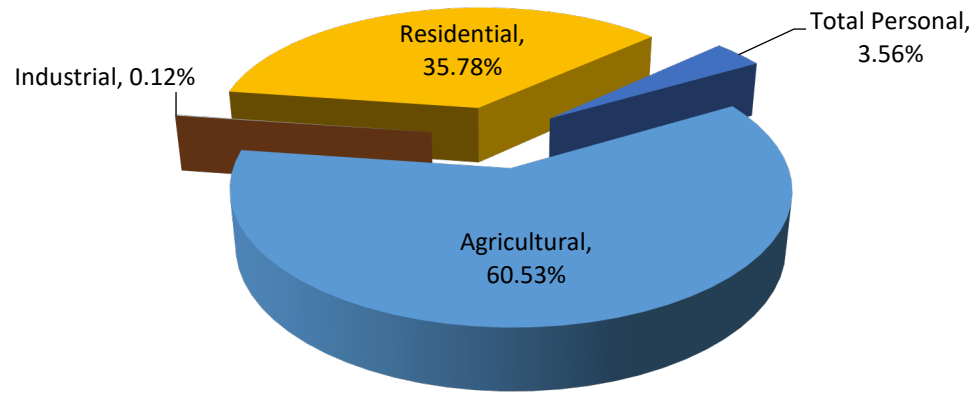
Class	Parcel Count	2024 State Equalized Value	2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
<b>Real Property</b>							
Agricultural	135	\$22,450,800	\$27,404,700	1.0000	\$27,404,700	22.07%	6.36%
Commercial	61	\$7,574,600	\$7,535,800	1.0000	\$7,535,800	-0.51%	1.75%
Industrial	31	\$2,508,800	\$2,574,000	1.0000	\$2,574,000	2.60%	0.60%
Residential	2,629	\$338,281,300	\$368,481,600	1.0000	\$368,481,600	8.93%	85.55%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
<b>Total Real</b>	<b>2,856</b>	<b>\$370,815,500</b>	<b>\$405,996,100</b>		<b>\$405,996,100</b>	<b>9.49%</b>	<b>94.26%</b>
<b>Personal Property</b>							
Commercial	44	\$2,824,100	\$2,429,300	1.0000	\$2,429,300	-13.98%	0.56%
Industrial	1	\$502,100	\$751,000	1.0000	\$751,000	49.57%	0.17%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	8	\$21,316,700	\$21,564,300	1.0000	\$21,564,300	1.16%	5.01%
<b>Total Personal</b>	<b>53</b>	<b>\$24,642,900</b>	<b>\$24,744,600</b>		<b>\$24,744,600</b>	<b>0.41%</b>	<b>5.74%</b>
<b>Grand Total</b>	<b>2,909</b>	<b>\$395,458,400</b>	<b>\$430,740,700</b>		<b>\$430,740,700</b>	<b>8.92%</b>	<b>100.00%</b>

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



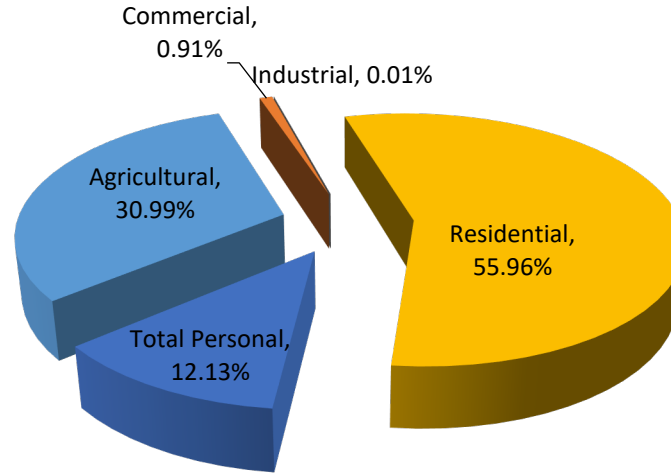
Class	Parcel Count	2024 State Equalized Value	2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
<b>Real Property</b>							
Agricultural	158	\$30,413,600	\$35,597,900	1.0000	\$35,597,900	17.05%	35.77%
Commercial	13	\$1,667,000	\$1,949,000	1.0000	\$1,949,000	16.92%	1.96%
Industrial	0	\$0	\$0	NA	\$0	0.00%	0.00%
Residential	687	\$57,746,200	\$60,568,300	1.0000	\$60,568,300	4.89%	60.87%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
<b>Total Real</b>	<b>858</b>	<b>\$89,826,800</b>	<b>\$98,115,200</b>		<b>\$98,115,200</b>	<b>9.23%</b>	<b>98.60%</b>
<b>Personal Property</b>							
Commercial	24	\$83,900	\$74,200	1.0000	\$74,200	-11.56%	0.07%
Industrial	1	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	2	\$1,014,900	\$1,318,900	1.0000	\$1,318,900	29.95%	1.33%
<b>Total Personal</b>	<b>27</b>	<b>\$1,098,800</b>	<b>\$1,393,100</b>		<b>\$1,393,100</b>	<b>26.78%</b>	<b>1.40%</b>
<b>Grand Total</b>	<b>885</b>	<b>\$90,925,600</b>	<b>\$99,508,300</b>		<b>\$99,508,300</b>	<b>9.44%</b>	<b>100.00%</b>

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



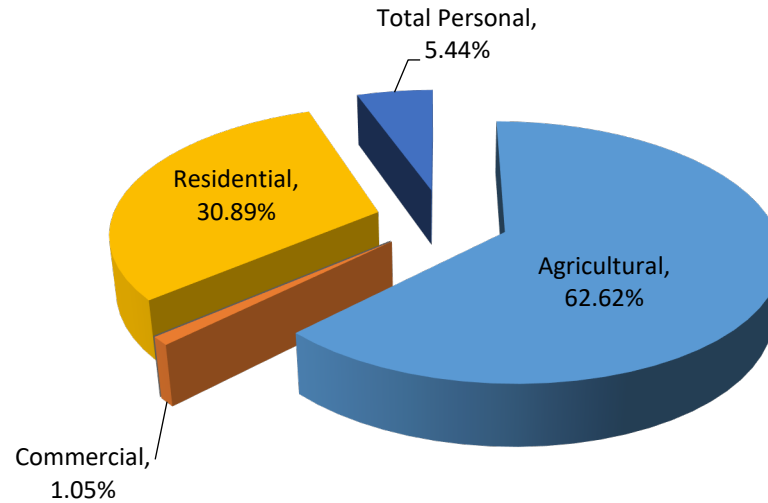
Class	Parcel Count	2024 State Equalized Value	2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
<b>Real Property</b>							
Agricultural	288	\$84,219,175	\$87,026,826	1.0000	\$87,026,826	3.33%	60.53%
Commercial	0	\$0	\$0	NA	\$0	0.00%	0.00%
Industrial	6	\$192,600	\$175,900	1.0000	\$175,900	-8.67%	0.12%
Residential	525	\$45,777,005	\$51,444,231	1.0000	\$51,444,231	12.38%	35.78%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
<b>Total Real</b>	<b>819</b>	<b>\$130,188,780</b>	<b>\$138,646,957</b>		<b>\$138,646,957</b>	<b>6.50%</b>	<b>96.44%</b>
<b>Personal Property</b>							
Commercial	6	\$0	\$0	N/A	\$0	0.00%	0.00%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	21	\$4,659,735	\$5,120,100	1.0000	\$5,120,100	9.88%	3.56%
<b>Total Personal</b>	<b>27</b>	<b>\$4,659,735</b>	<b>\$5,120,100</b>		<b>\$5,120,100</b>	<b>9.88%</b>	<b>3.56%</b>
<b>Grand Total</b>	<b>846</b>	<b>\$134,848,515</b>	<b>\$143,767,057</b>		<b>\$143,767,057</b>	<b>6.61%</b>	<b>100.00%</b>

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



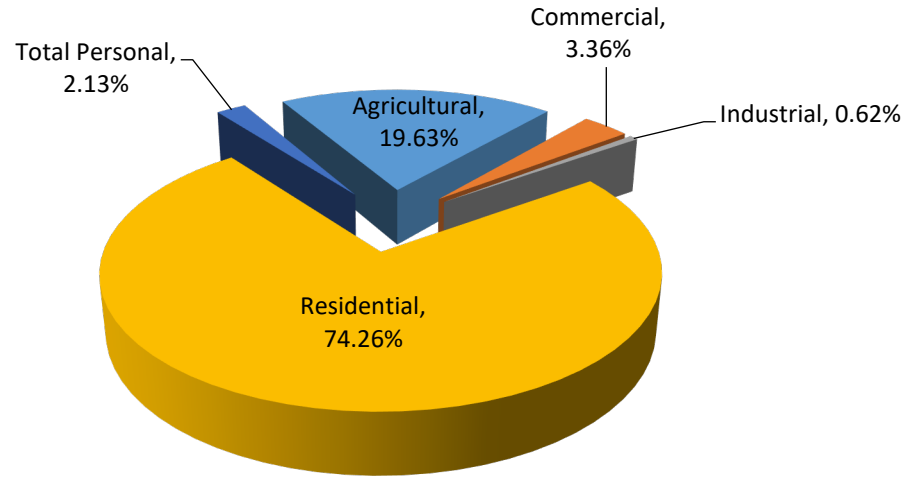
Class	Parcel Count	2024 State Equalized Value	2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
<b>Real Property</b>							
Agricultural	200	\$41,661,000	\$52,718,300	1.0000	\$52,718,300	26.54%	30.99%
Commercial	7	\$1,665,200	\$1,547,200	1.0000	\$1,547,200	-7.09%	0.91%
Industrial	1	\$16,400	\$19,000	1.0000	\$19,000	15.85%	0.01%
Residential	871	\$87,952,400	\$95,217,400	1.0000	\$95,217,400	8.26%	55.96%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
<b>Total Real</b>	<b>1,079</b>	<b>\$131,295,000</b>	<b>\$149,501,900</b>		<b>\$149,501,900</b>	<b>13.87%</b>	<b>87.87%</b>
<b>Personal Property</b>							
Commercial	18	\$511,099	\$525,654	1.0000	\$525,654	2.85%	0.31%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	11	\$19,866,979	\$20,111,958	1.0000	\$20,111,958	1.23%	11.82%
<b>Total Personal</b>	<b>29</b>	<b>\$20,378,078</b>	<b>\$20,637,612</b>		<b>\$20,637,612</b>	<b>1.27%</b>	<b>12.13%</b>
<b>Grand Total</b>	<b>1,108</b>	<b>\$151,673,078</b>	<b>\$170,139,512</b>		<b>\$170,139,512</b>	<b>12.18%</b>	<b>100.00%</b>

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



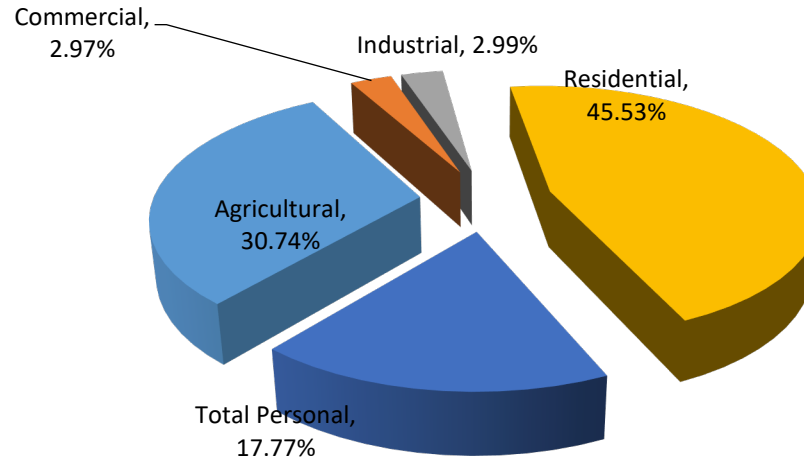
Class	Parcel Count	2024 State Equalized Value	2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
<b>Real Property</b>							
Agricultural	391	\$72,428,400	\$82,214,200	1.0000	\$82,214,200	13.51%	62.62%
Commercial	24	\$1,424,500	\$1,374,700	1.0000	\$1,374,700	-3.50%	1.05%
Industrial	0	\$0	\$0	NA	\$0	0.00%	0.00%
Residential	557	\$39,488,100	\$40,549,728	1.0000	\$40,549,728	2.69%	30.89%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
<b>Total Real</b>	<b>972</b>	<b>\$113,341,000</b>	<b>\$124,138,628</b>		<b>\$124,138,628</b>	<b>9.53%</b>	<b>94.56%</b>
<b>Personal Property</b>							
Commercial	20	\$289,900	\$167,100	1.0000	\$167,100	-42.36%	0.13%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	7	\$7,043,400	\$6,978,000	1.0000	\$6,978,000	-0.93%	5.32%
<b>Total Personal</b>	<b>27</b>	<b>\$7,333,300</b>	<b>\$7,145,100</b>		<b>\$7,145,100</b>	<b>-2.57%</b>	<b>5.44%</b>
<b>Grand Total</b>	<b>999</b>	<b>\$120,674,300</b>	<b>\$131,283,728</b>		<b>\$131,283,728</b>	<b>8.79%</b>	<b>100.00%</b>

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



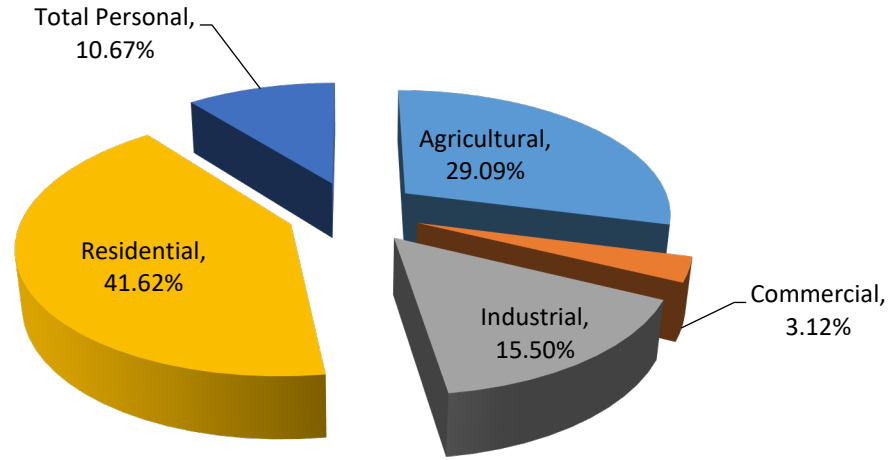
Class	Parcel Count	2024 State Equalized Value	2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
<b>Real Property</b>							
Agricultural	180	\$42,570,000	\$51,881,000	1.0000	\$51,881,000	21.87%	19.63%
Commercial	70	\$8,139,200	\$8,879,000	1.0000	\$8,879,000	9.09%	3.36%
Industrial	16	\$1,730,500	\$1,632,000	1.0000	\$1,632,000	-5.69%	0.62%
Residential	1,983	\$174,006,300	\$196,284,700	1.0000	\$196,284,700	12.80%	74.26%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
<b>Total Real</b>	<b>2,249</b>	<b>\$226,446,000</b>	<b>\$258,676,700</b>		<b>\$258,676,700</b>	<b>14.23%</b>	<b>97.87%</b>
<b>Personal Property</b>							
Commercial	53	\$317,900	\$315,200	1.0000	\$315,200	-0.85%	0.12%
Industrial	3	\$14,700	\$14,700	1.0000	\$14,700	0.00%	0.01%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	14	\$5,299,200	\$5,310,000	1.0000	\$5,310,000	0.20%	2.01%
<b>Total Personal</b>	<b>70</b>	<b>\$5,631,800</b>	<b>\$5,639,900</b>		<b>\$5,639,900</b>	<b>0.14%</b>	<b>2.13%</b>
<b>Grand Total</b>	<b>2,319</b>	<b>\$232,077,800</b>	<b>\$264,316,600</b>		<b>\$264,316,600</b>	<b>13.89%</b>	<b>100.00%</b>

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



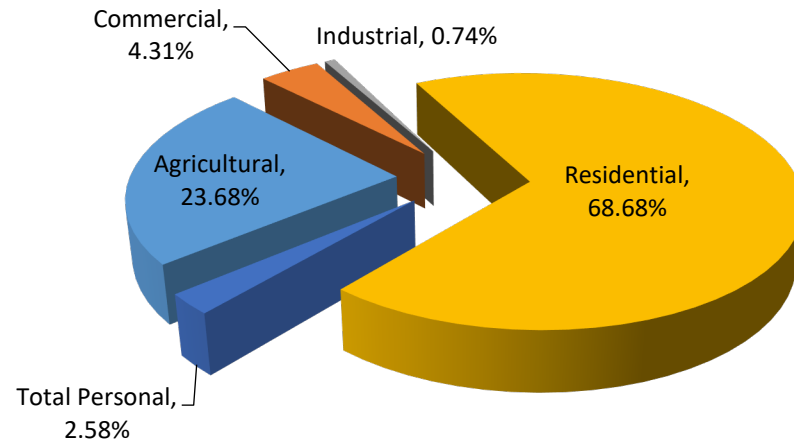
Class	Parcel Count	2024 State Equalized Value	2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
<b>Real Property</b>							
Agricultural	296	\$67,884,400	\$71,198,700	1.0000	\$71,198,700	4.88%	30.74%
Commercial	69	\$5,975,200	\$6,879,200	1.0000	\$6,879,200	15.13%	2.97%
Industrial	24	\$6,137,400	\$6,926,900	1.0000	\$6,926,900	12.86%	2.99%
Residential	1,397	\$96,705,050	\$105,480,500	1.0000	\$105,480,500	9.07%	45.53%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
<b>Total Real</b>	<b>1,786</b>	<b>\$176,702,050</b>	<b>\$190,485,300</b>		<b>\$190,485,300</b>	<b>7.80%</b>	<b>82.23%</b>
<b>Personal Property</b>							
Commercial	64	\$215,400	\$1,000	1.0000	\$1,000	-99.54%	0.00%
Industrial	7	\$12,400	\$11,300	1.0000	\$11,300	-8.87%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$40,833,400	\$41,152,900	1.0000	\$41,152,900	0.78%	17.77%
<b>Total Personal</b>	<b>81</b>	<b>\$41,061,200</b>	<b>\$41,165,200</b>		<b>\$41,165,200</b>	<b>0.25%</b>	<b>17.77%</b>
<b>Grand Total</b>	<b>1,867</b>	<b>\$217,763,250</b>	<b>\$231,650,500</b>		<b>\$231,650,500</b>	<b>6.38%</b>	<b>100.00%</b>

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



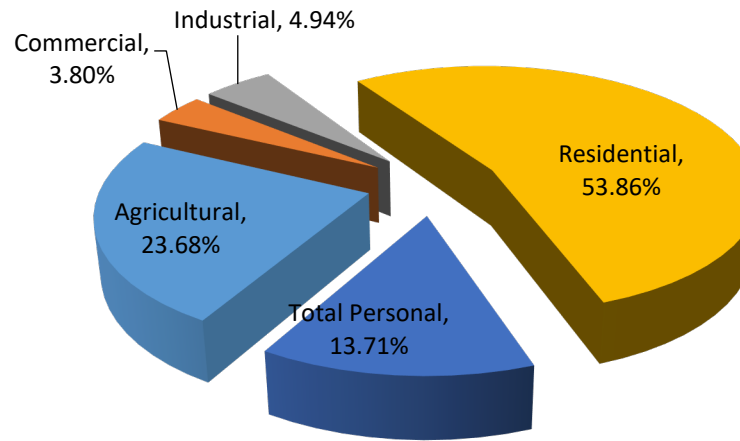
Class	Parcel Count	2024 State Equalized Value	2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
<b>Real Property</b>							
Agricultural	160	\$39,899,000	\$40,551,200	1.0000	\$40,551,200	1.63%	29.09%
Commercial	31	\$4,445,600	\$4,353,200	1.0000	\$4,353,200	-2.08%	3.12%
Industrial	31	\$20,642,000	\$21,606,800	1.0000	\$21,606,800	4.67%	15.50%
Residential	720	\$55,392,400	\$58,012,100	1.0000	\$58,012,100	4.73%	41.62%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
<b>Total Real</b>	<b>942</b>	<b>\$120,379,000</b>	<b>\$124,523,300</b>		<b>\$124,523,300</b>	<b>3.44%</b>	<b>89.33%</b>
<b>Personal Property</b>							
Commercial	29	\$139,700	\$172,800	1.0000	\$172,800	23.69%	0.12%
Industrial	9	\$1,152,100	\$1,085,200	1.0000	\$1,085,200	-5.81%	0.78%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$13,310,700	\$13,609,300	1.0000	\$13,609,300	2.24%	9.76%
<b>Total Personal</b>	<b>48</b>	<b>\$14,602,500</b>	<b>\$14,867,300</b>		<b>\$14,867,300</b>	<b>1.81%</b>	<b>10.67%</b>
<b>Grand Total</b>	<b>990</b>	<b>\$134,981,500</b>	<b>\$139,390,600</b>		<b>\$139,390,600</b>	<b>3.27%</b>	<b>100.00%</b>

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



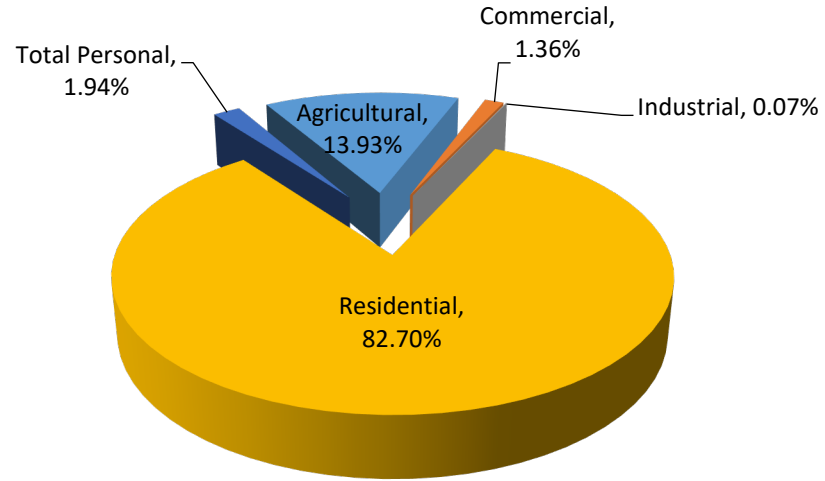
Class	Parcel Count	2024 State Equalized Value	2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
<b>Real Property</b>							
Agricultural	320	\$71,119,700	\$76,244,500	1.0000	\$76,244,500	7.21%	23.68%
Commercial	99	\$13,457,300	\$13,862,000	1.0000	\$13,862,000	3.01%	4.31%
Industrial	13	\$1,123,900	\$2,392,700	1.0000	\$2,392,700	112.89%	0.74%
Residential	1,938	\$208,588,400	\$221,109,900	1.0000	\$221,109,900	6.00%	68.68%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
<b>Total Real</b>	<b>2,370</b>	<b>\$294,289,300</b>	<b>\$313,609,100</b>		<b>\$313,609,100</b>	<b>6.56%</b>	<b>97.42%</b>
<b>Personal Property</b>							
Commercial	141	\$2,910,100	\$3,095,300	1.0000	\$3,095,300	6.36%	0.96%
Industrial	6	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	11	\$4,875,700	\$5,220,600	1.0000	\$5,220,600	7.07%	1.62%
<b>Total Personal</b>	<b>158</b>	<b>\$7,785,800</b>	<b>\$8,315,900</b>		<b>\$8,315,900</b>	<b>6.81%</b>	<b>2.58%</b>
<b>Grand Total</b>	<b>2,528</b>	<b>\$302,075,100</b>	<b>\$321,925,000</b>		<b>\$321,925,000</b>	<b>6.57%</b>	<b>100.00%</b>

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



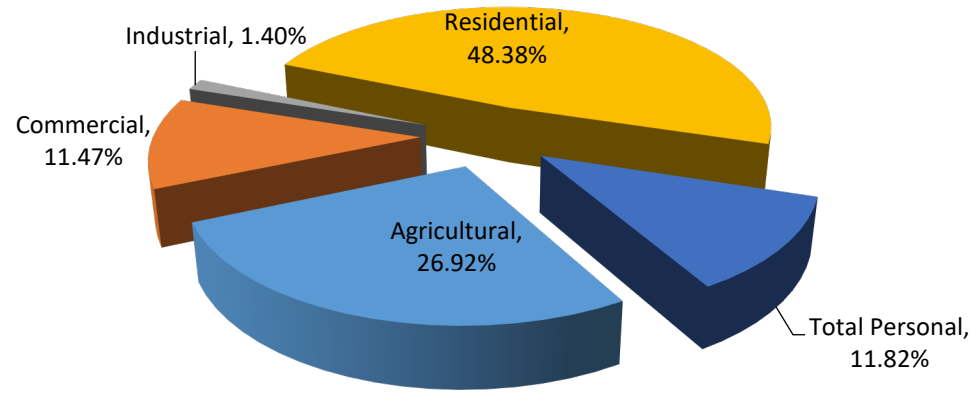
Class	Parcel Count	2024 State Equalized Value	2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
<b>Real Property</b>							
Agricultural	244	\$56,827,400	\$69,954,100	1.0000	\$69,954,100	23.10%	23.68%
Commercial	44	\$8,419,600	\$11,220,000	1.0000	\$11,220,000	33.26%	3.80%
Industrial	24	\$13,663,000	\$14,588,200	1.0000	\$14,588,200	6.77%	4.94%
Residential	1,406	\$156,862,100	\$159,096,200	1.0000	\$159,096,200	1.42%	53.86%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
<b>Total Real</b>	<b>1,718</b>	<b>\$235,772,100</b>	<b>\$254,858,500</b>		<b>\$254,858,500</b>	<b>8.10%</b>	<b>86.29%</b>
<b>Personal Property</b>							
Commercial	50	\$1,216,700	\$1,442,500	1.0000	\$1,442,500	18.56%	0.49%
Industrial	12	\$156,400	\$142,700	1.0000	\$142,700	-8.76%	0.05%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	15	\$38,479,200	\$38,924,000	1.0000	\$38,924,000	1.16%	13.18%
<b>Total Personal</b>	<b>77</b>	<b>\$39,852,300</b>	<b>\$40,509,200</b>		<b>\$40,509,200</b>	<b>1.65%</b>	<b>13.71%</b>
<b>Grand Total</b>	<b>1,795</b>	<b>\$275,624,400</b>	<b>\$295,367,700</b>		<b>\$295,367,700</b>	<b>7.16%</b>	<b>100.00%</b>

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



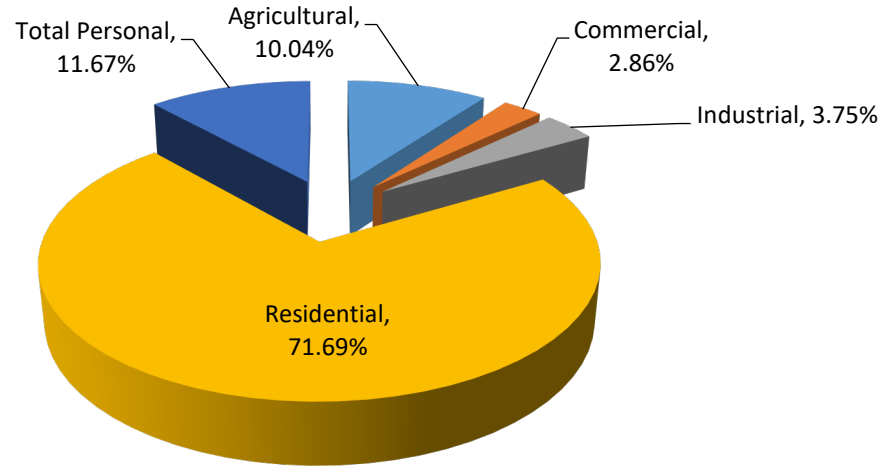
Class	Parcel Count	2024 State Equalized Value	2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
<b>Real Property</b>							
Agricultural	164	\$43,415,500	\$46,952,100	1.0000	\$46,952,100	8.15%	13.93%
Commercial	23	\$3,529,600	\$4,589,000	1.0000	\$4,589,000	30.01%	1.36%
Industrial	1	\$216,100	\$219,500	1.0000	\$219,500	1.57%	0.07%
Residential	1,978	\$253,597,300	\$278,635,800	1.0000	\$278,635,800	9.87%	82.70%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
<b>Total Real</b>	<b>2,166</b>	<b>\$300,758,500</b>	<b>\$330,396,400</b>		<b>\$330,396,400</b>	<b>9.85%</b>	<b>98.06%</b>
<b>Personal Property</b>							
Commercial	32	\$110,400	\$103,400	1.0000	\$103,400	-6.34%	0.03%
Industrial	3	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	12	\$6,187,600	\$6,442,600	1.0000	\$6,442,600	4.12%	1.91%
<b>Total Personal</b>	<b>47</b>	<b>\$6,298,000</b>	<b>\$6,546,000</b>		<b>\$6,546,000</b>	<b>3.94%</b>	<b>1.94%</b>
<b>Grand Total</b>	<b>2,213</b>	<b>\$307,056,500</b>	<b>\$336,942,400</b>		<b>\$336,942,400</b>	<b>9.73%</b>	<b>100.00%</b>

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



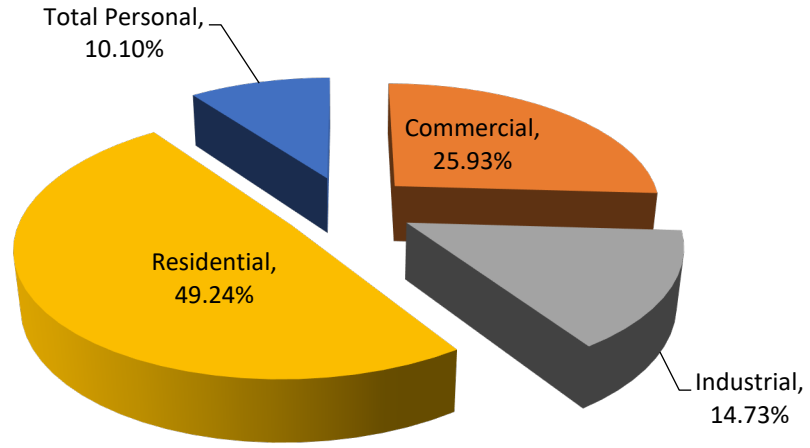
Class	Parcel Count	2024 State Equalized Value	2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
<b>Real Property</b>							
Agricultural	152	\$35,706,400	\$37,224,200	1.0000	\$37,224,200	4.25%	26.92%
Commercial	95	\$15,046,200	\$15,863,400	1.0000	\$15,863,400	5.43%	11.47%
Industrial	13	\$2,126,200	\$1,941,900	1.0000	\$1,941,900	-8.67%	1.40%
Residential	681	\$61,340,200	\$66,896,500	1.0000	\$66,896,500	9.06%	48.38%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
<b>Total Real</b>	<b>941</b>	<b>\$114,219,000</b>	<b>\$121,926,000</b>		<b>\$121,926,000</b>	<b>6.75%</b>	<b>88.18%</b>
<b>Personal Property</b>							
Commercial	74	\$1,235,100	\$1,102,500	1.0000	\$1,102,500	-10.74%	0.80%
Industrial	2	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	4	\$9,197,700	\$15,246,100	1.0000	\$15,246,100	65.76%	11.03%
<b>Total Personal</b>	<b>80</b>	<b>\$10,432,800</b>	<b>\$16,348,600</b>		<b>\$16,348,600</b>	<b>56.70%</b>	<b>11.82%</b>
<b>Grand Total</b>	<b>1,021</b>	<b>\$124,651,800</b>	<b>\$138,274,600</b>		<b>\$138,274,600</b>	<b>10.93%</b>	<b>100.00%</b>

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



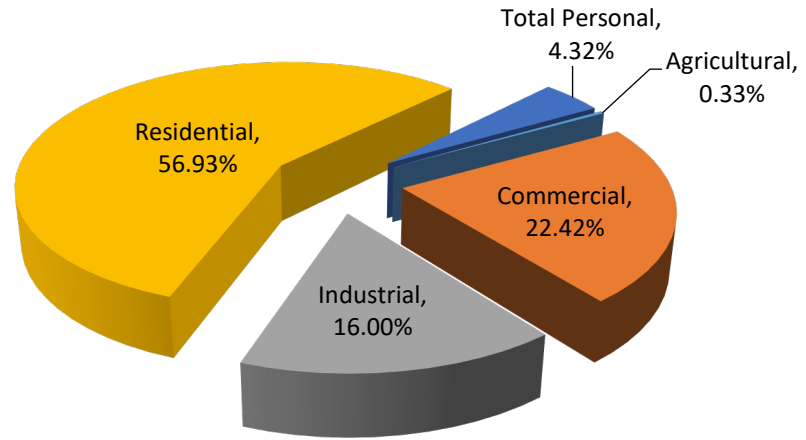
Class	Parcel Count	2024 State Equalized Value	2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
<b>Real Property</b>							
Agricultural	224	\$44,342,000	\$47,467,800	1.0000	\$47,467,800	7.05%	10.04%
Commercial	156	\$11,807,400	\$13,511,700	1.0000	\$13,511,700	14.43%	2.86%
Industrial	55	\$17,558,400	\$17,715,200	1.0000	\$17,715,200	0.89%	3.75%
Residential	2,340	\$281,401,200	\$339,040,000	1.0000	\$339,040,000	20.48%	71.69%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
<b>Total Real</b>	<b>2,775</b>	<b>\$355,109,000</b>	<b>\$417,734,700</b>		<b>\$417,734,700</b>	<b>17.64%</b>	<b>88.33%</b>
<b>Personal Property</b>							
Commercial	85	\$385,200	\$406,500	1.0000	\$406,500	5.53%	0.09%
Industrial	15	\$3,659,800	\$3,640,900	1.0000	\$3,640,900	-0.52%	0.77%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	14	\$43,168,400	\$51,142,400	1.0000	\$51,142,400	18.47%	10.81%
<b>Total Personal</b>	<b>114</b>	<b>\$47,213,400</b>	<b>\$55,189,800</b>		<b>\$55,189,800</b>	<b>16.89%</b>	<b>11.67%</b>
<b>Grand Total</b>	<b>2,889</b>	<b>\$402,322,400</b>	<b>\$472,924,500</b>		<b>\$472,924,500</b>	<b>17.55%</b>	<b>100.00%</b>

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



Class	Parcel Count	2024 State Equalized Value	2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
<b>Real Property</b>							
Agricultural	0	\$0	\$0	NA	\$0	0.00%	0.00%
Commercial	322	\$80,835,300	\$87,387,400	1.0000	\$87,387,400	8.11%	25.93%
Industrial	70	\$33,213,400	\$49,621,200	1.0000	\$49,621,200	49.40%	14.73%
Residential	2,544	\$147,226,000	\$165,916,700	1.0000	\$165,916,700	12.70%	49.24%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
<b>Total Real</b>	<b>2,936</b>	<b>\$261,274,700</b>	<b>\$302,925,300</b>		<b>\$302,925,300</b>	<b>15.94%</b>	<b>89.90%</b>
<b>Personal Property</b>							
Commercial	346	\$12,809,900	\$16,448,500	1.0000	\$16,448,500	28.40%	4.88%
Industrial	44	\$658,000	\$619,200	1.0000	\$619,200	-5.90%	0.18%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	3	\$17,527,400	\$16,962,100	1.0000	\$16,962,100	-3.23%	5.03%
<b>Total Personal</b>	<b>393</b>	<b>\$30,995,300</b>	<b>\$34,029,800</b>		<b>\$34,029,800</b>	<b>9.79%</b>	<b>10.10%</b>
<b>Grand Total</b>	<b>3,329</b>	<b>\$292,270,000</b>	<b>\$336,955,100</b>		<b>\$336,955,100</b>	<b>15.29%</b>	<b>100.00%</b>

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



Class	Parcel Count	2024 State Equalized Value	2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
<b>Real Property</b>							
Agricultural	21	\$1,061,600	\$1,512,300	1.0000	\$1,512,300	42.45%	0.33%
Commercial	318	\$85,544,500	\$101,631,700	1.0000	\$101,631,700	18.81%	22.42%
Industrial	120	\$59,959,400	\$72,522,000	1.0000	\$72,522,000	20.95%	16.00%
Residential	3,385	\$241,156,750	\$258,068,000	1.0000	\$258,068,000	7.01%	56.93%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
<b>Total Real</b>	<b>3,844</b>	<b>\$387,722,250</b>	<b>\$433,734,000</b>		<b>\$433,734,000</b>	<b>11.87%</b>	<b>95.68%</b>
<b>Personal Property</b>							
Commercial	366	\$9,071,100	\$8,972,600	1.0000	\$8,972,600	-1.09%	1.98%
Industrial	52	\$6,988,700	\$6,524,000	1.0000	\$6,524,000	-6.65%	1.44%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	3	\$3,890,070	\$4,090,200	1.0000	\$4,090,200	5.14%	0.90%
<b>Total Personal</b>	<b>421</b>	<b>\$19,949,870</b>	<b>\$19,586,800</b>		<b>\$19,586,800</b>	<b>-1.82%</b>	<b>4.32%</b>
<b>Grand Total</b>	<b>4,265</b>	<b>\$407,672,120</b>	<b>\$453,320,800</b>		<b>\$453,320,800</b>	<b>11.20%</b>	<b>100.00%</b>

**St. Joseph County**  
**2025 Agricultural Real Property Recapitulation**

Unit of Govt.	2025 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2025 Equalized Value	% of Class
Burr Oak Township	\$68,228,800	49.95%	1.0000	\$0	\$68,228,800	7.32%
Colon Township	\$73,347,000	49.30%	1.0000	\$0	\$73,347,000	7.87%
Constantine Township	\$61,998,700	49.53%	1.0000	\$0	\$61,998,700	6.66%
Fabius Township	\$27,404,700	49.90%	1.0000	\$0	\$27,404,700	2.94%
Fawn River Township	\$35,597,900	49.78%	1.0000	\$0	\$35,597,900	3.82%
Florence Township	\$87,026,826	49.98%	1.0000	\$0	\$87,026,826	9.34%
Flowerfield Township	\$52,718,300	49.62%	1.0000	\$0	\$52,718,300	5.66%
Leonidas Township	\$82,214,200	49.51%	1.0000	\$0	\$82,214,200	8.83%
Lockport Township	\$51,881,000	49.94%	1.0000	\$0	\$51,881,000	5.57%
Mendon Township	\$71,198,700	49.44%	1.0000	\$0	\$71,198,700	7.64%
Mottville Township	\$40,551,200	49.44%	1.0000	\$0	\$40,551,200	4.35%
Nottawa Township	\$76,244,500	49.39%	1.0000	\$0	\$76,244,500	8.18%
Park Township	\$69,954,100	49.92%	1.0000	\$0	\$69,954,100	7.51%
Sherman Township	\$46,952,100	49.90%	1.0000	\$0	\$46,952,100	5.04%
Sturgis Township	\$37,224,200	49.71%	1.0000	\$0	\$37,224,200	4.00%
White Pigeon Township	\$47,467,800	49.24%	1.0000	\$0	\$47,467,800	5.10%
Three Rivers City	\$0	0.00%	NA	\$0	\$0	0.00%
Sturgis City	\$1,512,300	49.83%	1.0000	\$0	\$1,512,300	0.16%
<b>St. Joseph County Total</b>	<b>\$931,522,326</b>			<b>\$0</b>	<b>\$931,522,326</b>	<b>100%</b>

**St. Joseph County**  
**2025 Commercial Real Property Recapitulation**

Unit of Govt.	2025 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2025 Equalized Value	% of Class
Burr Oak Township	\$2,179,400	49.84%	1.0000	\$0	\$2,179,400	0.74%
Colon Township	\$5,006,600	49.91%	1.0000	\$0	\$5,006,600	1.70%
Constantine Township	\$6,268,400	49.88%	1.0000	\$0	\$6,268,400	2.13%
Fabius Township	\$7,535,800	49.95%	1.0000	\$0	\$7,535,800	2.56%
Fawn River Township	\$1,949,000	49.95%	1.0000	\$0	\$1,949,000	0.66%
Florence Township	\$0	0.00%	NA	\$0	\$0	0.00%
Flowerfield Township	\$1,547,200	49.26%	1.0000	\$0	\$1,547,200	0.53%
Leonidas Township	\$1,374,700	49.35%	1.0000	\$0	\$1,374,700	0.47%
Lockport Township	\$8,879,000	49.95%	1.0000	\$0	\$8,879,000	3.02%
Mendon Township	\$6,879,200	49.55%	1.0000	\$0	\$6,879,200	2.34%
Mottville Township	\$4,353,200	49.55%	1.0000	\$0	\$4,353,200	1.48%
Nottawa Township	\$13,862,000	49.44%	1.0000	\$0	\$13,862,000	4.71%
Park Township	\$11,220,000	49.79%	1.0000	\$0	\$11,220,000	3.82%
Sherman Township	\$4,589,000	49.76%	1.0000	\$0	\$4,589,000	1.56%
Sturgis Township	\$15,863,400	49.97%	1.0000	\$0	\$15,863,400	5.40%
White Pigeon Township	\$13,511,700	49.40%	1.0000	\$0	\$13,511,700	4.60%
Three Rivers City	\$87,387,400	49.46%	1.0000	\$0	\$87,387,400	29.72%
Sturgis City	\$101,631,700	49.87%	1.0000	\$0	\$101,631,700	34.56%
<b>St. Joseph County Total</b>	<b>\$294,037,700</b>			<b>\$0</b>	<b>\$294,037,700</b>	<b>100%</b>

**St. Joseph County**  
**2025 Industrial Real Property Recapitulation**

Unit of Govt.	2025 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2025 Equalized Value	% of Class
Burr Oak Township	\$1,668,000	49.70%	1.0000	\$0	\$1,668,000	0.74%
Colon Township	\$3,344,300	49.87%	1.0000	\$0	\$3,344,300	1.48%
Constantine Township	\$28,613,200	49.87%	1.0000	\$0	\$28,613,200	12.69%
Fabius Township	\$2,574,000	49.89%	1.0000	\$0	\$2,574,000	1.14%
Fawn River Township	\$0	0.00%	NA	\$0	\$0	0.00%
Florence Township	\$175,900	49.85%	1.0000	\$0	\$175,900	0.08%
Flowerfield Township	\$19,000	49.91%	1.0000	\$0	\$19,000	0.01%
Leonidas Township	\$0	0.00%	NA	\$0	\$0	0.00%
Lockport Township	\$1,632,000	49.92%	1.0000	\$0	\$1,632,000	0.72%
Mendon Township	\$6,926,900	49.79%	1.0000	\$0	\$6,926,900	3.07%
Mottville Township	\$21,606,800	49.79%	1.0000	\$0	\$21,606,800	9.58%
Nottawa Township	\$2,392,700	49.81%	1.0000	\$0	\$2,392,700	1.06%
Park Township	\$14,588,200	49.94%	1.0000	\$0	\$14,588,200	6.47%
Sherman Township	\$219,500	49.74%	1.0000	\$0	\$219,500	0.10%
Sturgis Township	\$1,941,900	49.95%	1.0000	\$0	\$1,941,900	0.86%
White Pigeon Township	\$17,715,200	49.56%	1.0000	\$0	\$17,715,200	7.85%
Three Rivers City	\$49,621,200	49.44%	1.0000	\$0	\$49,621,200	22.00%
Sturgis City	\$72,522,000	49.80%	1.0000	\$0	\$72,522,000	32.15%
<b>St. Joseph County Total</b>	<b>\$225,560,800</b>			<b>\$0</b>	<b>\$225,560,800</b>	<b>100%</b>

**St. Joseph County**  
**2025 Residential Real Property Recapitulation**

Unit of Govt.	2025 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2025 Equalized Value	% of Class
Burr Oak Township	\$111,499,650	49.79%	1.0000	\$0	\$111,499,650	3.85%
Colon Township	\$173,690,700	49.39%	1.0000	\$0	\$173,690,700	6.00%
Constantine Township	\$145,878,200	49.62%	1.0000	\$0	\$145,878,200	5.04%
Fabius Township	\$368,481,600	49.85%	1.0000	\$0	\$368,481,600	12.72%
Fawn River Township	\$60,568,300	49.90%	1.0000	\$0	\$60,568,300	2.09%
Florence Township	\$51,444,231	49.67%	1.0000	\$0	\$51,444,231	1.78%
Flowerfield Township	\$95,217,400	49.85%	1.0000	\$0	\$95,217,400	3.29%
Leonidas Township	\$40,549,728	49.34%	1.0000	\$0	\$40,549,728	1.40%
Lockport Township	\$196,284,700	49.86%	1.0000	\$0	\$196,284,700	6.78%
Mendon Township	\$105,480,500	49.79%	1.0000	\$0	\$105,480,500	3.64%
Mottville Township	\$58,012,100	49.79%	1.0000	\$0	\$58,012,100	2.00%
Nottawa Township	\$221,109,900	49.81%	1.0000	\$0	\$221,109,900	7.64%
Park Township	\$159,096,200	49.95%	1.0000	\$0	\$159,096,200	5.49%
Sherman Township	\$278,635,800	49.75%	1.0000	\$0	\$278,635,800	9.62%
Sturgis Township	\$66,896,500	49.89%	1.0000	\$0	\$66,896,500	2.31%
White Pigeon Township	\$339,040,000	49.79%	1.0000	\$0	\$339,040,000	11.71%
Three Rivers City	\$165,916,700	49.77%	1.0000	\$0	\$165,916,700	5.73%
Sturgis City	\$258,068,000	49.88%	1.0000	\$0	\$258,068,000	8.91%
<b>St. Joseph County Total</b>	<b>\$2,895,870,209</b>			<b>\$0</b>	<b>\$2,895,870,209</b>	<b>100%</b>

**St. Joseph County**  
2025 Personal Property Recapitulation

Unit of Govt.	2025 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2025 Equalized Value	% of Class
Burr Oak Township	\$8,724,400	50.00%	1.0000	\$0	\$8,724,400	2.63%
Colon Township	\$8,335,600	50.00%	1.0000	\$0	\$8,335,600	2.51%
Constantine Township	\$13,198,600	50.00%	1.0000	\$0	\$13,198,600	3.98%
Fabius Township	\$24,744,600	50.00%	1.0000	\$0	\$24,744,600	7.46%
Fawn River Township	\$1,393,100	50.00%	1.0000	\$0	\$1,393,100	0.42%
Florence Township	\$5,120,100	50.00%	1.0000	\$0	\$5,120,100	1.54%
Flowerfield Township	\$20,637,612	50.00%	1.0000	\$0	\$20,637,612	6.23%
Leonidas Township	\$7,145,100	50.00%	1.0000	\$0	\$7,145,100	2.16%
Lockport Township	\$5,639,900	50.00%	1.0000	\$0	\$5,639,900	1.70%
Mendon Township	\$41,165,200	50.00%	1.0000	\$0	\$41,165,200	12.42%
Mottville Township	\$14,867,300	50.00%	1.0000	\$0	\$14,867,300	4.48%
Nottawa Township	\$8,315,900	50.00%	1.0000	\$0	\$8,315,900	2.51%
Park Township	\$40,509,200	50.00%	1.0000	\$0	\$40,509,200	12.22%
Sherman Township	\$6,546,000	50.00%	1.0000	\$0	\$6,546,000	1.97%
Sturgis Township	\$16,348,600	50.00%	1.0000	\$0	\$16,348,600	4.93%
White Pigeon Township	\$55,189,800	50.00%	1.0000	\$0	\$55,189,800	16.65%
Three Rivers City	\$34,029,800	50.00%	1.0000	\$0	\$34,029,800	10.27%
Sturgis City	\$19,586,800	50.00%	1.0000	\$0	\$19,586,800	5.91%
<b>St. Joseph County Total</b>	<b>\$331,497,612</b>			<b>\$0</b>	<b>\$331,497,612</b>	<b>100%</b>

## St. Joseph County

### Agricultural

Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	281	\$136,457,600	\$485,614
Colon Township	298	\$146,694,000	\$492,262
Constantine Township	211	\$123,997,400	\$587,665
Fabius Township	135	\$54,809,400	\$405,996
Fawn River Township	158	\$71,195,800	\$450,606
Florence Township	288	\$174,053,652	\$604,353
Flowerfield Township	200	\$105,436,600	\$527,183
Leonidas Township	391	\$164,428,400	\$420,533
Lockport Township	180	\$103,762,000	\$576,456
Mendon Township	296	\$142,397,400	\$481,072
Mottville Township	160	\$81,102,400	\$506,890
Nottawa Township	320	\$152,489,000	\$476,528
Park Township	244	\$139,908,200	\$573,394
Sherman Township	164	\$93,904,200	\$572,587
Sturgis Township	152	\$74,448,400	\$489,792
White Pigeon Township	224	\$94,935,600	\$423,820
Three Rivers City	0	\$0	\$0
Sturgis City	21	\$3,024,600	\$144,029
<b>County Wide</b>	<b>3723</b>	<b>\$1,863,044,652</b>	<b>\$500,415</b>

## St. Joseph County

### Commercial

Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	33	\$4,358,800	\$132,085
Colon Township	64	\$10,013,200	\$156,456
Constantine Township	103	\$12,536,800	\$121,717
Fabius Township	61	\$15,071,600	\$247,075
Fawn River Township	13	\$3,898,000	\$299,846
Florence Township	0	\$0	\$0
Flowerfield Township	7	\$3,094,400	\$442,057
Leonidas Township	24	\$2,749,400	\$114,558
Lockport Township	70	\$17,758,000	\$253,686
Mendon Township	69	\$13,758,400	\$199,397
Mottville Township	31	\$8,706,400	\$280,852
Nottawa Township	99	\$27,724,000	\$280,040
Park Township	44	\$22,440,000	\$510,000
Sherman Township	23	\$9,178,000	\$399,043
Sturgis Township	95	\$31,726,800	\$333,966
White Pigeon Township	156	\$27,023,400	\$173,227
Three Rivers City	322	\$174,774,800	\$542,779
Sturgis City	318	\$203,263,400	\$639,193
<b>County Wide</b>	<b>1532</b>	<b>\$588,075,400</b>	<b>\$383,861</b>

## St. Joseph County

### Industrial

#### Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	26	\$3,336,000	\$128,308
Colon Township	14	\$6,688,600	\$477,757
Constantine Township	41	\$57,226,400	\$1,395,766
Fabius Township	31	\$5,148,000	\$166,065
Fawn River Township	0	\$0	\$0
Florence Township	6	\$351,800	\$58,633
Flowerfield Township	1	\$38,000	\$38,000
Leonidas Township	0	\$0	\$0
Lockport Township	16	\$3,264,000	\$204,000
Mendon Township	24	\$13,853,800	\$577,242
Mottville Township	31	\$43,213,600	\$1,393,987
Nottawa Township	13	\$4,785,400	\$368,108
Park Township	24	\$29,176,400	\$1,215,683
Sherman Township	1	\$439,000	\$439,000
Sturgis Township	13	\$3,883,800	\$298,754
White Pigeon Township	55	\$35,430,400	\$644,189
Three Rivers City	70	\$99,242,400	\$1,417,749
Sturgis City	120	\$145,044,000	\$1,208,700
<b>County Wide</b>	<b>486</b>	<b>\$451,121,600</b>	<b>\$928,234</b>

## St. Joseph County

### Residential

Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	1,260	\$222,999,300	\$176,984
Colon Township	2,202	\$347,381,400	\$157,757
Constantine Township	1,651	\$291,756,400	\$176,715
Fabius Township	2,629	\$736,963,200	\$280,321
Fawn River Township	687	\$121,136,600	\$176,327
Florence Township	525	\$102,888,462	\$195,978
Flowerfield Township	871	\$190,434,800	\$218,639
Leonidas Township	557	\$81,099,456	\$145,600
Lockport Township	1,983	\$392,569,400	\$197,967
Mendon Township	1,397	\$210,961,000	\$151,010
Mottville Township	720	\$116,024,200	\$161,145
Nottawa Township	1,938	\$442,219,800	\$228,184
Park Township	1,406	\$318,192,400	\$226,310
Sherman Township	1,978	\$557,271,600	\$281,735
Sturgis Township	681	\$133,793,000	\$196,465
White Pigeon Township	2,340	\$678,080,000	\$289,778
Three Rivers City	2,544	\$331,833,400	\$130,438
Sturgis City	3,385	\$516,136,000	\$152,477
<b>County Wide</b>	<b>28,754</b>	<b>\$5,791,740,418</b>	<b>\$201,424</b>

## St. Joseph County

### Top 15 Taxpayers by School District (Equalized Value)

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

MC MASTER JASON & TONIE	\$411,700	1 Parcel(s)
COUSINO DONNA R TRUST	\$369,500	1 Parcel(s)
MC MASTER JASON T & TONIE J	\$291,500	1 Parcel(s)
APPLEGATE REVOCABLE TRUST	\$158,000	1 Parcel(s)
CONSUMERS ENERGY CO	\$25,100	1 Parcel(s)

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

KING FARMS	\$208,200	1 Parcel(s)
OTTO JOHN A & NORMA K	\$132,500	1 Parcel(s)
CONSUMERS ENERGY CO	\$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	\$7,233,800	6 Parcel(s)
KING J RANDALL TRUST	\$2,891,100	10 Parcel(s)
MACDANIELS WILLIAM H & CYNTHIA K	\$1,844,100	15 Parcel(s)
PRAIRIE RIVER FARM LLC	\$1,832,200	3 Parcel(s)
YODER LOWAYNE & PHYLLIS D TRUST	\$1,368,700	5 Parcel(s)
MILLER LYNN M	\$1,283,500	4 Parcel(s)
FOSTER ROBERT N TRUST	\$1,250,800	6 Parcel(s)
TRIPLE S FARMS INC	\$1,233,900	4 Parcel(s)
WALL FAMILY TRUST	\$1,219,900	5 Parcel(s)
KELLEY LYNDON L & JANE E	\$1,101,500	2 Parcel(s)
BAKER RODNEY TRUST	\$1,100,300	3 Parcel(s)
TROYER LENNIS & NANCY TRUST	\$1,024,700	3 Parcel(s)
ULTZ RICHARD E	\$1,000,500	5 Parcel(s)
LEVERENCE KEITH & BETTY L TRUST	\$975,900	6 Parcel(s)
NEIGHBORS OF STEINKE RESORT LLC	\$961,200	2 Parcel(s)

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

CONSUMERS ENERGY CO	\$5,664,200	7 Parcel(s)
STUBY LAND LLC	\$3,438,500	6 Parcel(s)
HENSELL JACK R TRUST UND 1/2 INT &	\$2,815,000	5 Parcel(s)
MILLER JOHN E & TAMARA J	\$2,796,100	9 Parcel(s)
RICE LAWRENCE A & DEBORAH L	\$2,791,100	11 Parcel(s)
RICE ARTHUR G TRUSTEE	\$2,660,600	2 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$2,573,300	11 Parcel(s)
JONES JERRY A & DARCY J	\$2,432,000	9 Parcel(s)
AEP IN MI TRANSMISSION CO	\$2,415,900	2 Parcel(s)
STURGIS FARMS LLC	\$2,299,400	5 Parcel(s)
KELLEYS GREENACRES FARMS INC	\$2,155,300	2 Parcel(s)
RICE DORIS P TRUST	\$2,144,900	4 Parcel(s)
STEFFEL PAUL T & CONNIE J TRUST	\$2,005,500	7 Parcel(s)
STORMS LAVON R TRUSTEE	\$1,841,800	5 Parcel(s)
BOHM ROLLAND G REV QTIP TRUST	\$1,670,900	7 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	\$9,835,100	7 Parcel(s)
CERES FARMS LLC	\$3,535,900	16 Parcel(s)
CAMPBELL FAMILY TRUST	\$3,213,200	10 Parcel(s)
DECKER DENNIS N & MARSHA L	\$3,172,200	11 Parcel(s)
MICHIGAN ELECTRIC TRANS	\$2,803,400	1 Parcel(s)
HOSTETLER RONALD & MELODY TRUST	\$2,236,500	7 Parcel(s)
COOMER DARREL & MARIE TRUST	\$2,184,700	14 Parcel(s)
BARRETT LEON G & KATHRYN L	\$2,118,600	8 Parcel(s)
YODER LAVON D & VALERIE G TRUST	\$1,917,000	8 Parcel(s)
BELSON ROBERT C & LAURA F	\$1,840,300	6 Parcel(s)
CAMPBELL TONY L & JANNETTE M	\$1,746,600	7 Parcel(s)
CLARK ALVIN R TRUST	\$1,723,900	10 Parcel(s)
ENGLE RICHARD & TINA	\$1,632,400	4 Parcel(s)
FRISBIE LOREN M - REV TRUST	\$1,604,500	7 Parcel(s)
BENCHMARK AG INVESTMENTS LLC	\$1,579,200	9 Parcel(s)

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

BAYER GREAT LAKES PRODUCTION CO LLC	\$8,861,600	2 Parcel(s)
INDIANA MICHIGAN POWER CO	\$6,715,000	9 Parcel(s)
PIONEER HI BRED INT INC	\$5,548,600	2 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$5,417,700	14 Parcel(s)
RUSSELL FARMS INC	\$4,949,800	12 Parcel(s)
STEARNS PATRICIA L TRUST	\$3,795,800	15 Parcel(s)
MILLER EDGAR W & PHYLLIS K	\$3,748,600	8 Parcel(s)
AMERICAN ELECTRIC POWER	\$3,369,600	8 Parcel(s)
AEP IN MI TRANSMISSION CO	\$3,166,700	4 Parcel(s)
LOVEJOY GLENN A & SANDRA K	\$2,937,700	10 Parcel(s)
MOORD PETER SCOTT TRUST	\$2,473,900	6 Parcel(s)
KLETT JAMES W	\$2,399,400	7 Parcel(s)
PLATZ VIVIAN V TRUST	\$2,269,800	4 Parcel(s)
BROADSTREET FARMS INC	\$2,175,700	3 Parcel(s)
SHIMMEL ROAD FARMS LLC	\$2,162,000	4 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 TRUST	\$806,800	3 Parcel(s)
SCHUG VICTOR L	\$772,700	5 Parcel(s)
NAFZIGER WESLEY J & KENDRA S	\$513,400	3 Parcel(s)
FOX CHRIS L & DARCI E L	\$436,000	3 Parcel(s)
CRIPPS RICHARD P	\$403,300	1 Parcel(s)
IVES ALAN & TERESA	\$372,200	2 Parcel(s)
SCHUG TIMOTHY L & LAURA J	\$356,500	1 Parcel(s)
BEURMANN CHRISTOPHER A & CAREY	\$343,500	1 Parcel(s)
PAWLIK AMY J TRUST	\$337,600	1 Parcel(s)
RUPP JACK J & GINNA M	\$305,000	2 Parcel(s)
KELLOGG DOUGLAS A & BONNIE S	\$268,400	2 Parcel(s)
WORKMAN DONALD & SANDRA	\$268,000	1 Parcel(s)
NORTHROP WILLIAM S	\$252,100	3 Parcel(s)
BELLEW JAMES L & TEREASA A	\$239,400	1 Parcel(s)
FULLER MATTHEW TRUST	\$234,500	1 Parcel(s)

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

ENBRIDGE ENERGY LTD PARTNERSHIP	\$40,111,000	4 Parcel(s)
CONSUMERS ENERGY CO	\$7,920,600	13 Parcel(s)
RIEDSTRA DAIRY LTD	\$5,455,900	13 Parcel(s)
SCHMIDT LYLE FARMS LLC	\$5,157,200	22 Parcel(s)
C & J FARMS INC	\$4,701,000	22 Parcel(s)
NEMIRE RICK W	\$3,082,500	5 Parcel(s)
KAUFFMAN FARM PROPERTIES 20 LLC	\$2,485,100	16 Parcel(s)
COOMER DARREL & MARIE TRUST	\$2,366,600	7 Parcel(s)
VECTOR PIPELINE LTD PARTNERS	\$2,276,700	1 Parcel(s)
LYLE SCHMIDT FARMS LLC	\$2,252,800	8 Parcel(s)
BELSON CHARLES A RESTATED TRUST	\$2,143,700	7 Parcel(s)
KUHLMAN PHILLIP TRUST & GAIL TRUST	\$2,122,700	10 Parcel(s)
STEPHENSON MARK A	\$1,928,600	11 Parcel(s)
CUPP DUSTIN L & CHRISTINA L	\$1,922,000	12 Parcel(s)
WILDS WAYNE L & SANDRA K	\$1,861,600	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	\$2,542,700	13 Parcel(s)
TERRA 88 LLC	\$2,315,700	110 Parcel(s)
YODER EDITH TRUST	\$1,578,400	9 Parcel(s)
DUNNING JULIANNE M TRUST	\$1,513,600	8 Parcel(s)
MARVIN MOUNTAIN POULTRY LLC	\$1,426,300	3 Parcel(s)
GRANDVIEW ACRES LLC	\$1,345,700	4 Parcel(s)
CONSUMERS ENERGY CO	\$1,331,400	4 Parcel(s)
BORGERT DANIEL & PHYLLIS REV TRUST	\$1,267,400	5 Parcel(s)
JON WALTON FARMS LLC	\$1,230,400	8 Parcel(s)
NOTTAWA LUMBER INC	\$1,121,300	1 Parcel(s)
BORGERT DANIEL A TRUST-1/2INT & MILLER ALVIN H & MARY A TRUST	\$984,400	2 Parcel(s)
KUHLMAN PHILLIP TRUST & GAIL TRUST	\$807,800	1 Parcel(s)
HOCHSTETLER CHRIS & AMANDA TRUST	\$805,400	6 Parcel(s)
WOOD CLARENCE L & LAURA J	\$797,900	2 Parcel(s)
	\$752,800	3 Parcel(s)

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

ABBOTT LABORATORIES, INC	\$20,334,500	9 Parcel(s)
AEP IN MI TRANSMISSION CO	\$12,755,400	3 Parcel(s)
MEIJER INC	\$11,969,000	2 Parcel(s)
WAL MART REAL ESTATE BUSINESS TRUST	\$9,458,700	1 Parcel(s)
REGENCY STURGIS LLC	\$6,714,100	4 Parcel(s)
POINDEXTER PROPERTIES LLC	\$5,643,000	4 Parcel(s)
ELECTRIC CITY SOLAR LLC	\$5,220,200	2 Parcel(s)
BURR OAK TOOL INC	\$4,875,100	13 Parcel(s)
FAIRGROVE FARMS INC	\$4,234,300	8 Parcel(s)
NORFALK PROPERTIES LLC	\$3,701,600	12 Parcel(s)
GRABE MICHAEL A	\$3,674,000	22 Parcel(s)
LITTLEFIELD LARRY N & LYNN M TRUST	\$3,659,600	17 Parcel(s)
CONSUMERS ENERGY CO	\$3,608,200	5 Parcel(s)
CRITES JAMIE D & SHARON L	\$3,295,600	45 Parcel(s)
GRAPHIC PACKAGING INTERN LLC.	\$3,271,800	2 Parcel(s)

## St. Joseph County

### Top 15 Taxpayers by School District (Equalized Value)

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

ENBRIDGE ENERGY LTD PARTNERSHIP	\$38,837,333	3 Parcel(s)
AEP IN MI TRANSMISSION CO	\$22,963,634	8 Parcel(s)
AMERICAN AXLE & MFG INC	\$16,025,100	3 Parcel(s)
INDIANA MICHIGAN POWER CO	\$15,396,100	13 Parcel(s)
MENARD INC	\$7,168,100	1 Parcel(s)
MEIJER INC	\$6,801,900	2 Parcel(s)
TRTACTILE LLC	\$6,658,600	1 Parcel(s)
WAL MART REAL ESTATE TRUST	\$6,254,900	1 Parcel(s)
BENT JUNE TRUST & BENT DALE TRUST -	\$5,429,300	19 Parcel(s)
SCATTERED ACRES LEASING LLC	\$5,428,400	16 Parcel(s)
BARTH CLARENCE A	\$4,577,900	24 Parcel(s)
JAY HUDDLE FARMS INC	\$4,520,100	19 Parcel(s)
HUNTINGTON NATIONAL BANK	\$4,404,700	1 Parcel(s)
ARMSTRONG INTERNATIONAL INC	\$4,373,500	7 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	\$3,967,100	4 Parcel(s)

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

KLINE PHILLIP L & TAMA K	\$3,092,900	5 Parcel(s)
CUPP DUSTIN L & CHRISTINA L	\$1,351,400	4 Parcel(s)
JACA COMPANY LLC	\$881,900	2 Parcel(s)
STEPHENSON RONALD & HUEY STEPHANIE	\$830,600	5 Parcel(s)
KLINE PAUL C A & JOYCE R	\$748,500	1 Parcel(s)
RIVERVIEW LAND HOLDINGS LLC	\$713,600	1 Parcel(s)
WEINBERG JUSTIN D TRUST	\$695,000	4 Parcel(s)
NEMIRE RICKY	\$694,300	1 Parcel(s)
STRUBLE JAMES A REV TRUST	\$687,900	1 Parcel(s)
HIATT DALE A	\$685,500	3 Parcel(s)
KLINE PAUL C & JOYCE R	\$671,400	3 Parcel(s)
LOWE ELIZABETH	\$597,100	4 Parcel(s)
CONSUMERS ENERGY CO	\$567,000	3 Parcel(s)
SHERWOOD CRAIG S	\$478,200	1 Parcel(s)
WEINBERG DAVID & JOYCE	\$463,600	2 Parcel(s)

## St. Joseph County

### Top 15 Taxpayers by School District (Equalized Value)

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

CONSUMERS ENERGY CO	\$34,996,800	8 Parcel(s)
AEP IN MI TRANSMSSION CO	\$16,865,000	2 Parcel(s)
INDIANA MICHIGAN POWER CO	\$10,880,700	10 Parcel(s)
RUSSELL FARMS INC	\$6,607,500	23 Parcel(s)
AEP IN MI TRANSMISSION CO	\$5,376,200	1 Parcel(s)
STUTZMAN REAL PROPERTIES LLC	\$5,339,300	16 Parcel(s)
SCATTERED ACRES LEASING LLC	\$4,335,300	16 Parcel(s)
BANKS HARDWOODS INC	\$4,332,800	3 Parcel(s)
KRULL THOMAS R & JACQUELINE R	\$3,823,000	17 Parcel(s)
LOVEJOY GLENN A & SANDRA K	\$3,587,200	10 Parcel(s)
EGGERLING ARTHUR & DELORES	\$3,542,100	18 Parcel(s)
OX INDUSTRIES	\$3,116,200	1 Parcel(s)
FRESH SOLUTION FARMS LLC	\$3,097,000	2 Parcel(s)
WHITE PIGEON MILLS LLC	\$2,855,700	6 Parcel(s)
THE ANDERSONS INC	\$2,852,700	2 Parcel(s)

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

ENBRIDGE ENERGY LTD PARTNERSHIP	78,948,333	7 Parcel(s)
CONSUMERS ENERGY CO	74,007,010	63 Parcel(s)
AEP IN MI TRANSMISSION CO	46,677,834	18 Parcel(s)
INDIANA MICHIGAN POWER CO	33,952,700	36 Parcel(s)
ABBOTT LABORATORIES, INC	20,334,500	9 Parcel(s)
MEIJER INC	18,770,900	4 Parcel(s)
AEP IN MI TRANSMISSION CO	16,865,000	2 Parcel(s)
AMERICAN AXLE & MFG INC	16,025,100	3 Parcel(s)
SCATTERED ACRES LEASING LLC	13,247,100	41 Parcel(s)
RUSSELL FARMS INC	11,557,300	35 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	9,954,300	34 Parcel(s)
WAL MART REAL ESTATE BUSINESS TRUST	9,458,700	1 Parcel(s)
BAYER GREAT LAKES PRODUCTION CO LLC	8,861,600	2 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	7,226,400	7 Parcel(s)
MENARD INC	7,168,100	1 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	\$172,392	1 Parcel(s)
COUSINO DONNA R TRUST	\$116,520	1 Parcel(s)
MC MASTER JASON T & TONIE J	\$74,742	1 Parcel(s)
APPLEGATE REVOCABLE TRUST	\$31,691	1 Parcel(s)
CONSUMERS ENERGY CO	\$25,100	1 Parcel(s)

#### Bronson Schools Top 15 Owners by Taxable Value

OTTO JOHN A & NORMA K	\$87,709	1 Parcel(s)
KING FARMS	\$19,169	1 Parcel(s)
CONSUMERS ENERGY CO	\$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	\$7,214,271	6 Parcel(s)
KING J RANDALL TRUST	\$1,116,189	10 Parcel(s)
NEIGHBORS OF STEINKE RESORT LLC	\$961,200	2 Parcel(s)
PRAIRIE RIVER FARM LLC	\$656,121	3 Parcel(s)
MACDANIELS WILLIAM H & CYNTHIA K	\$599,273	15 Parcel(s)
ROUCH JAMEY C & AUBREY A	\$499,394	1 Parcel(s)
MILLER DAVID	\$464,982	2 Parcel(s)
YODER LOWAYNE & PHYLLIS D TRUST	\$459,467	5 Parcel(s)
FOSTER ROBERT N TRUST	\$454,642	6 Parcel(s)
ZOOK CARL D & DOROTHY A	\$429,526	4 Parcel(s)
BONTRAGER ALVIN J & RHODA O	\$404,451	5 Parcel(s)
MILLER LYNN M	\$398,115	4 Parcel(s)
KELLEY LYNDON L & JANE E	\$393,178	2 Parcel(s)
CURRIER WILLIAM L	\$377,500	4 Parcel(s)
YODER MARLIN & WILMA FAMILY TRUST	\$354,443	1 Parcel(s)

#### Centreville Schools Top 15 Owners by Taxable Value

CONSUMERS ENERGY CO	\$5,648,318	7 Parcel(s)
AEP IN MI TRANSMISSION CO	\$2,415,900	2 Parcel(s)
V SQUARED VENTURES LLC	\$1,371,612	2 Parcel(s)
JONES JERRY A & DARCY J	\$1,273,281	9 Parcel(s)
YODER HOLDINGS LLC	\$1,257,356	3 Parcel(s)
WALTHER FARMS LLC	\$1,091,750	4 Parcel(s)
BIANCO ANTHONY R & CARLA	\$1,034,814	1 Parcel(s)
ISLAND HILLS LLC	\$953,947	3 Parcel(s)
MAKIN BACON FARM LLC	\$931,275	1 Parcel(s)
ORION PROPERTIES EIGHTEEN LLC	\$909,729	2 Parcel(s)
STUBY LAND LLC	\$904,944	6 Parcel(s)
INDIANA MICHIGAN POWER CO	\$855,100	2 Parcel(s)
MILLER JOHN E & TAMARA J	\$849,694	9 Parcel(s)
LOUDIN STEPHEN C TRUST - 1/2 INT &	\$781,800	3 Parcel(s)
RICE LAWRENCE A & DEBORAH L	\$765,149	11 Parcel(s)

## St. Joseph County

### Top 15 Taxpayers by School District (Taxable Value)

#### Colon Schools Top 15 Owners by Taxable Value

CONSUMERS ENERGY CO	\$9,816,856	7 Parcel(s)
MICHIGAN ELECTRIC TRANS	\$2,803,400	1 Parcel(s)
CAMPBELL FAMILY TRUST	\$1,104,452	10 Parcel(s)
FOREST RIVER MANUFACTURING LLC	\$1,067,513	2 Parcel(s)
DECKER DENNIS N & MARSHA L	\$832,385	11 Parcel(s)
CERES FARMS LLC	\$824,728	16 Parcel(s)
SCHROCK JONATHAN & MYRA & EDNA	\$694,416	2 Parcel(s)
COOMER DARREL & MARIE TRUST	\$684,558	14 Parcel(s)
CAMPBELL TONY L & JANNETTE M	\$646,462	7 Parcel(s)
REMINGTON SEEDS, LLC	\$645,793	1 Parcel(s)
BENCHMARK AG INVESTMENTS LLC	\$603,966	9 Parcel(s)
YODER LAVON D & VALERIE G TRUST	\$592,735	8 Parcel(s)
BELSON ROBERT C & LAURA F	\$590,089	6 Parcel(s)
GRANDVIEW ACRES LLC	\$586,264	8 Parcel(s)
CLARK ALVIN R TRUST	\$557,798	10 Parcel(s)

#### Constantine Schools Top 15 Owners by Taxable Value

BAYER GREAT LAKES PRODUCTION CO LLC	\$7,462,133	2 Parcel(s)
INDIANA MICHIGAN POWER CO	\$6,554,404	9 Parcel(s)
PIONEER HI BRED INT INC	\$3,980,783	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$3,166,700	4 Parcel(s)
AMERICAN ELECTRIC POWER	\$2,409,627	8 Parcel(s)
L M 2 HOLDINGS LLC	\$2,134,045	1 Parcel(s)
RUSSELL FARMS INC	\$1,944,281	12 Parcel(s)
MICHIGAN REAL ESTATE INVESTMENTS LL	\$1,675,600	3 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$1,506,591	14 Parcel(s)
MILLER EDGAR W & PHYLLIS K	\$1,487,075	8 Parcel(s)
FIBRE CONVERTERS INC	\$1,219,521	1 Parcel(s)
CONSUMERS ENERGY CO	\$1,081,660	3 Parcel(s)
CLARK LOGISTICS GROUP VI LLC	\$1,046,795	1 Parcel(s)
MILLER TIMOTHY L & KELLY	\$1,025,023	4 Parcel(s)
STEARNS PATRICIA L TRUST	\$962,955	15 Parcel(s)

## St. Joseph County

### Top 15 Taxpayers by School District (Taxable Value)

#### Marcellus Schools Top 15 Owners by Taxable Value

NAFZIGER WESLEY J & KENDRA S	\$415,612	3 Parcel(s)
PAWLIK AMY J TRUST	\$289,582	1 Parcel(s)
KINDIG JANICE Y TRUST	\$270,590	3 Parcel(s)
HICE NICHOLAS & REBECCA	\$193,668	1 Parcel(s)
NELSON JOEL	\$181,509	2 Parcel(s)
HOWARD CINDY & RANDY	\$170,600	1 Parcel(s)
HAND TIMOTHY	\$157,340	1 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$156,297	1 Parcel(s)
PARK ROBERT	\$153,367	1 Parcel(s)
BEURMANN TRAVIS D & CRYSTAL L	\$145,900	1 Parcel(s)
BEURMANN CHRISTOPHER A & CAREY	\$140,911	1 Parcel(s)
SMALL PHILLIP D & REEANNA N	\$139,656	1 Parcel(s)
CRIPPS RICHARD P	\$135,910	1 Parcel(s)
RUPP JACK J & GINNA M	\$134,955	2 Parcel(s)
IVES ALAN T & TERESA & ERTMAN	\$129,808	1 Parcel(s)

#### Mendon Schools Top 15 Owners by Taxable Value

ENBRIDGE ENERGY LTD PARTNERSHIP	\$37,280,863	4 Parcel(s)
CONSUMERS ENERGY CO	\$7,842,752	13 Parcel(s)
RIEDSTRA DAIRY LTD	\$3,335,595	13 Parcel(s)
VECTOR PIPELINE LTD PARTNERS	\$2,276,700	1 Parcel(s)
SCHMIDT LYLE FARMS LLC	\$2,136,630	22 Parcel(s)
JACA COMPANY LLC	\$1,634,209	11 Parcel(s)
MICHIGAN ELECTRIC TRANS	\$1,563,400	1 Parcel(s)
IAC MENDON LLC	\$1,232,161	8 Parcel(s)
T H PLASTICS INC	\$1,205,056	4 Parcel(s)
NUTRIEN AG SOLUTIONS	\$1,069,789	2 Parcel(s)
KEOUGH WILLIAM JR & CINDY	\$1,050,680	2 Parcel(s)
LYLE SCHMIDT FARMS LLC	\$952,227	8 Parcel(s)
VECTOR PIPELINE LTD PARTNERSHIP	\$867,300	1 Parcel(s)
C & J FARMS INC	\$854,804	22 Parcel(s)
FRONTIER ASSET MANAGEMENT LTD	\$838,240	5 Parcel(s)

## St. Joseph County

### Top 15 Taxpayers by School District (Taxable Value)

#### Nottawa Schools Top 15 Owners by Taxable Value

CONSUMERS ENERGY CO	\$1,331,400	4 Parcel(s)
NOTTAWA LUMBER INC	\$1,097,911	1 Parcel(s)
MARVIN MOUNTAIN POULTRY LLC	\$1,010,321	3 Parcel(s)
TERRA 88 LLC	\$948,137	110 Parcel(s)
DUNNING JULIANNE M TRUST	\$855,314	8 Parcel(s)
BORGERT FAMILY FARMS LLC	\$724,798	13 Parcel(s)
THOMAS LISA & BARRY	\$561,604	1 Parcel(s)
DUNCAN SUSAN D TRUST	\$546,724	1 Parcel(s)
HERSHBERGER MARION & NAOMI	\$538,596	3 Parcel(s)
CHUPP IVAN L & RUTH E TRUST	\$488,741	1 Parcel(s)
FEGAN REBECCA A TRUST	\$480,033	1 Parcel(s)
EICHER REUBEN & LINDSEY	\$473,182	1 Parcel(s)
LENNARD AG LAND LLC	\$469,218	2 Parcel(s)
YODER EDITH TRUST	\$453,249	9 Parcel(s)
NICHOLS JACK & HEATHER	\$448,500	1 Parcel(s)

#### Sturgis Schools Top 15 Owners by Taxable Value

ABBOTT LABORATORIES, INC	\$15,537,736	9 Parcel(s)
AEP IN MI TRANSMISSION CO	\$12,755,400	3 Parcel(s)
MEIJER INC	\$7,118,931	2 Parcel(s)
ELECTRIC CITY SOLAR LLC	\$5,220,200	2 Parcel(s)
REGENCY STURGIS LLC	\$4,679,567	4 Parcel(s)
WAL MART REAL ESTATE BUSINESS TRUST	\$4,415,321	1 Parcel(s)
POINDEXTER PROPERTIES LLC	\$3,688,022	4 Parcel(s)
CONSUMERS ENERGY CO	\$3,577,859	5 Parcel(s)
BURR OAK TOOL INC	\$3,356,111	13 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	\$3,049,700	1 Parcel(s)
MICHIGAN GAS UTILITIES CORP	\$2,929,952	4 Parcel(s)
CLARK LOGISTICS GROUP XXVIII LLC	\$2,735,200	2 Parcel(s)
GRAPHIC PACKAGING INTERN LLC.	\$2,659,257	2 Parcel(s)
NORFALK PROPERTIES LLC	\$2,362,982	12 Parcel(s)
MOSO VILLAGE LLC	\$2,309,027	1 Parcel(s)

## St. Joseph County

### Top 15 Taxpayers by School District (Taxable Value)

#### Three Rivers Schools Top 15 Owners by Taxable Value

ENBRIDGE ENERGY LTD PARTNERSHIP	\$38,837,333	3 Parcel(s)
AEP IN MI TRANSMISSION CO	\$22,963,634	8 Parcel(s)
INDIANA MICHIGAN POWER CO	\$14,997,854	13 Parcel(s)
AMERICAN AXLE & MFG INC	\$7,732,907	3 Parcel(s)
MEIJER INC	\$6,546,299	2 Parcel(s)
MENARD INC	\$6,442,359	1 Parcel(s)
TRTACTILE LLC	\$5,689,666	1 Parcel(s)
HUNTINGTON NATIONAL BANK	\$4,404,700	1 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	\$3,703,595	4 Parcel(s)
WAL MART REAL ESTATE TRUST	\$3,098,379	1 Parcel(s)
BENTWATERS PARTNERS LTD	\$2,881,583	1 Parcel(s)
ARMSTRONG INTERNATIONAL INC	\$2,756,100	7 Parcel(s)
SEMCO ENERGY GAS CO	\$2,433,614	3 Parcel(s)
THREE RIVERS HEALTH	\$2,351,400	1 Parcel(s)
AMIGO R & L INC	\$2,239,106	9 Parcel(s)

#### Vicksburg Schools Top 15 Owners by Taxable Value

KLINE PHILLIP L & TAMA K	\$2,035,442	5 Parcel(s)
CONSUMERS ENERGY CO	\$567,000	3 Parcel(s)
JACA COMPANY LLC	\$419,320	2 Parcel(s)
CUPP DUSTIN L & CHRISTINA L	\$378,593	4 Parcel(s)
STRUBLE JAMES A REV TRUST	\$292,703	1 Parcel(s)
LEARN MONROE E & VICKI RAE	\$281,876	2 Parcel(s)
WAURIO MARK & REBECCA	\$258,296	2 Parcel(s)
FLEETWOOD MICHAEL & KARIN	\$257,938	2 Parcel(s)
HIATT DALE A	\$225,960	3 Parcel(s)
RIVERVIEW LAND HOLDINGS LLC	\$224,120	1 Parcel(s)
LEARN MONROE & VICKI	\$196,879	6 Parcel(s)
RIDDLE CRAIG A & NIKKI M	\$191,931	1 Parcel(s)
REYNOLDS BRIAN J & TAMARA ANN	\$179,819	1 Parcel(s)
NEMIRE RICKY W CTR	\$179,444	1 Parcel(s)
STEPHENSON RONALD & HUEY STEPHANIE	\$168,889	5 Parcel(s)

## St. Joseph County

### Top 15 Taxpayers by School District (Taxable Value)

#### White Pigeon Schools Top 15 Owners by Taxable Value

CONSUMERS ENERGY CO	\$33,897,502	8 Parcel(s)
AEP IN MI TRANSMSSION CO	\$16,865,000	2 Parcel(s)
INDIANA MICHIGAN POWER CO	\$9,351,606	10 Parcel(s)
AEP IN MI TRANSMISSION CO	\$5,376,200	1 Parcel(s)
STUTZMAN REAL PROPERTIES LLC	\$3,147,115	16 Parcel(s)
OX INDUSTRIES	\$3,116,200	1 Parcel(s)
BANKS HARDWOODS INC	\$2,409,254	3 Parcel(s)
THE ANDERSONS INC	\$2,225,873	2 Parcel(s)
WHITE PIGEON MILLS LLC	\$2,023,296	6 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$1,941,054	4 Parcel(s)
PIGEON RIVER PROPERTIES LLC	\$1,940,301	9 Parcel(s)
WINDING RIVER INVESTMENTS LLC	\$1,833,977	7 Parcel(s)
RUSSELL FARMS INC	\$1,813,541	23 Parcel(s)
FRESH SOLUTION FARMS LLC	\$1,554,999	2 Parcel(s)
SCATTERED ACRES LEASING LLC	\$1,499,824	16 Parcel(s)

#### County Wide Top 15 Owners by Taxable Value

ENBRIDGE ENERGY LTD PARTNERSHIP	76,118,196	7 Parcel(s)
CONSUMERS ENERGY CO	72,691,163	63 Parcel(s)
AEP IN MI TRANSMISSION CO	46,677,834	18 Parcel(s)
INDIANA MICHIGAN POWER CO	31,864,764	36 Parcel(s)
AEP IN MI TRANSMISSION CO	16,865,000	2 Parcel(s)
ABBOTT LABORATORIES, INC	15,537,736	9 Parcel(s)
MEIJER INC	13,665,230	4 Parcel(s)
AMERICAN AXLE & MFG INC	7,732,907	3 Parcel(s)
BAYER GREAT LAKES PRODUCTION CO LLC	7,462,133	2 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	6,943,487	7 Parcel(s)
MENARD INC	6,442,359	1 Parcel(s)
TRTACTILE LLC	5,689,666	1 Parcel(s)
ELECTRIC CITY SOLAR LLC	5,220,200	2 Parcel(s)
MIDWEST ENERGY COOPERATIVE	4,741,175	13 Parcel(s)
REGENCY STURGIS LLC	4,679,567	4 Parcel(s)

## St. Joseph County

### Real Property Tentative Taxable Valuation as of April 1st 2025

Township or City Name	Agricultural	Commercial	Industrial	Residential	Timber-Cutover	Developmental	Total Real
001 Burr Oak Township	\$21,949,888	\$1,307,381	\$935,942	\$65,829,768	\$0	\$0	\$90,022,979
002 Colon Township	\$23,700,489	\$4,473,873	\$2,461,533	\$107,900,866	\$0	\$0	\$138,536,761
003 Constantine Township	\$16,671,366	\$4,842,333	\$22,393,775	\$94,001,216	\$0	\$0	\$137,908,690
004 Fabius Township	\$9,942,313	\$6,001,229	\$1,702,183	\$227,907,191	\$0	\$0	\$245,552,916
005 Fawn River Township	\$10,332,592	\$1,665,244	\$0	\$40,643,974	\$0	\$0	\$52,641,810
006 Florence Township	\$25,119,059	\$0	\$78,181	\$26,432,338	\$0	\$0	\$51,629,578
007 Flowerfield Township	\$14,255,532	\$609,864	\$5,469	\$56,036,278	\$0	\$0	\$70,907,143
008 Leonidas Township	\$23,933,677	\$878,558	\$0	\$23,424,831	\$0	\$0	\$48,237,066
009 Lockport Township	\$19,752,559	\$7,372,281	\$1,026,677	\$127,709,064	\$0	\$0	\$155,860,581
010 Mendon Township	\$21,552,917	\$4,661,548	\$5,083,909	\$63,758,994	\$0	\$0	\$95,057,368
011 Mottville Township	\$15,162,173	\$3,301,100	\$13,494,029	\$37,150,580	\$0	\$0	\$69,107,882
012 Nottawa Township	\$24,329,907	\$12,236,903	\$2,179,802	\$143,208,961	\$0	\$0	\$181,955,573
013 Park Township	\$26,033,173	\$8,642,501	\$9,910,614	\$103,774,003	\$0	\$0	\$148,360,291
014 Sherman Township	\$18,760,859	\$2,407,228	\$166,446	\$176,394,467	\$0	\$0	\$197,729,000
015 Sturgis Township	\$14,531,410	\$11,761,515	\$1,659,252	\$40,581,236	\$0	\$0	\$68,533,413
016 White Pigeon Township	\$18,553,489	\$9,524,871	\$12,694,391	\$205,287,793	\$0	\$0	\$246,060,544
051 Three Rivers City	\$0	\$67,417,438	\$30,129,488	\$105,754,240	\$0	\$0	\$203,301,166
052 Sturgis City	\$858,116	\$68,731,463	\$51,032,821	\$168,520,576	\$0	\$0	\$289,142,976
040 Burr Oak Village	\$286,169	\$885,549	\$649,896	\$9,704,030	\$0	\$0	\$11,525,644
041 Colon Village	\$0	\$2,702,157	\$1,606,628	\$30,669,221	\$0	\$0	\$34,978,006
042 Centreville Village	\$0	\$6,264,876	\$1,653,275	\$20,316,391	\$0	\$0	\$28,234,542
043 Constantine Village	\$168,603	\$3,481,268	\$14,497,692	\$28,464,363	\$0	\$0	\$46,611,926
044 Mendon Village	\$29,963	\$2,773,200	\$2,937,665	\$15,155,971	\$0	\$0	\$20,896,799
045 White Pigeon Village	\$190,569	\$6,504,229	\$7,311,372	\$25,557,227	\$0	\$0	\$39,563,397
055 Centreville Village	\$0	\$1,937,479	\$854,174	\$1,284,906	\$0	\$0	\$4,076,559
Totals for County	\$305,439,519	\$215,835,330	\$154,954,512	\$1,814,316,376	\$0	\$0	\$2,490,545,737

## St. Joseph County

### Personal Property Tentative Taxable Valuation as of April 1st 2025

Township or City Name	Ag. Personal	Com. Personal		Ind. Personal	Res. Personal	Util. Personal	Total Personal
001 Burr Oak Township	\$0	\$60,000		\$121,200	\$0	\$8,543,200	\$8,724,400
002 Colon Township	\$0	\$811,800		\$173,400	\$0	\$7,350,400	\$8,335,600
003 Constantine Township	\$0	\$474,400		\$1,596,000	\$0	\$11,112,630	\$13,183,030
004 Fabius Township	\$0	\$2,429,300		\$751,000	\$0	\$21,564,300	\$24,744,600
005 Fawn River Township	\$0	\$74,200		\$0	\$0	\$1,318,900	\$1,393,100
006 Florence Township	\$0	\$0		\$0	\$0	\$5,120,100	\$5,120,100
007 Flowerfield Township	\$0	\$525,654		\$0	\$0	\$20,111,958	\$20,637,612
008 Leonidas Township	\$0	\$167,100		\$0	\$0	\$6,978,000	\$7,145,100
009 Lockport Township	\$0	\$315,200		\$14,700	\$0	\$5,299,098	\$5,628,998
010 Mendon Township	\$0	\$1,000		\$11,300	\$0	\$41,152,900	\$41,165,200
011 Mottville Township	\$0	\$172,800		\$1,085,200	\$0	\$13,535,370	\$14,793,370
012 Nottawa Township	\$0	\$3,095,300		\$0	\$0	\$5,220,600	\$8,315,900
013 Park Township	\$0	\$1,442,500		\$142,700	\$0	\$36,301,239	\$37,886,439
014 Sherman Township	\$0	\$103,400		\$0	\$0	\$6,442,600	\$6,546,000
015 Sturgis Township	\$0	\$1,102,500		\$0	\$0	\$15,246,100	\$16,348,600
016 White Pigeon Township	\$0	\$406,500		\$3,640,900	\$0	\$51,139,892	\$55,187,292
051 Three Rivers City	\$0	\$16,452,200		\$619,200	\$0	\$16,962,100	\$34,033,500
052 Sturgis City	\$0	\$8,972,600		\$6,524,000	\$0	\$4,090,200	\$19,586,800
040 Burr Oak Village	\$0	\$33,100		\$121,200	\$0	\$901,000	\$1,055,300
041 Colon Village	\$0	\$353,900		\$0	\$0	\$1,429,200	\$1,783,100
042 Centreville Village	\$0	\$1,202,600		\$0	\$0	\$1,411,700	\$2,614,300
043 Constantine Village	\$0	\$157,100		\$1,293,400	\$0	\$2,501,400	\$3,951,900
044 Mendon Village	\$0	\$0		\$11,300	\$0	\$1,776,400	\$1,787,700
045 White Pigeon Village	\$0	\$228,600		\$111,500	\$0	\$7,432,900	\$7,773,000
055 Centreville Village	\$0	\$0		\$14,700	\$0	\$59,500	\$74,200
Totals for County	\$0	\$36,606,454		\$14,679,600	\$0	\$277,489,587	\$328,775,641

## St. Joseph County

### Real & Personal Property Tentative Taxable Valuation as of April 1st 2025

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	\$98,747,379	\$75,474,402	\$60,000	\$121,200	\$23,091,777
002 Colon Township	\$146,872,361	\$89,507,947	\$811,800	\$173,400	\$56,379,214
003 Constantine Township	\$151,091,720	\$94,575,276	\$474,400	\$1,596,000	\$54,446,044
004 Fabius Township	\$270,297,516	\$147,209,625	\$2,429,300	\$751,000	\$119,907,591
005 Fawn River Township	\$54,034,910	\$44,770,252	\$74,200	\$0	\$9,190,458
006 Florence Township	\$56,749,678	\$46,729,677	\$0	\$0	\$10,020,001
007 Flowerfield Township	\$91,544,755	\$62,914,845	\$525,654	\$0	\$28,104,256
008 Leonidas Township	\$55,382,166	\$42,764,907	\$167,100	\$0	\$12,450,159
009 Lockport Township	\$161,489,579	\$129,057,179	\$315,200	\$14,700	\$32,102,500
010 Mendon Township	\$136,222,568	\$73,268,142	\$1,000	\$11,300	\$62,942,126
011 Mottville Township	\$83,901,252	\$46,505,260	\$172,800	\$1,085,200	\$36,137,992
012 Nottawa Township	\$190,271,473	\$124,599,217	\$3,095,300	\$0	\$62,576,956
013 Park Township	\$186,246,730	\$102,013,415	\$1,442,500	\$142,700	\$82,648,115
014 Sherman Township	\$204,275,000	\$149,946,232	\$103,400	\$0	\$54,225,368
015 Sturgis Township	\$84,882,013	\$50,417,490	\$1,102,500	\$0	\$33,362,023
016 White Pigeon Township	\$301,247,836	\$139,551,337	\$406,500	\$3,640,900	\$157,649,099
051 Three Rivers City	\$237,334,666	\$85,860,838	\$16,452,200	\$619,200	\$134,402,428
052 Sturgis City	\$308,729,776	\$136,905,499	\$8,972,600	\$6,524,000	\$156,327,677
040 Burr Oak Village	\$12,580,944	\$7,684,567	\$33,100	\$121,200	\$4,742,077
041 Colon Village	\$36,761,106	\$19,202,160	\$353,900	\$0	\$17,205,046
042 Centreville Village	\$30,848,842	\$17,830,239	\$1,202,600	\$0	\$11,816,003
043 Constantine Village	\$50,563,826	\$23,332,773	\$157,100	\$1,293,400	\$25,780,553
044 Mendon Village	\$22,684,499	\$12,274,203	\$0	\$11,300	\$10,398,996
045 White Pigeon Village	\$47,336,397	\$20,117,909	\$228,600	\$111,500	\$26,878,388
055 Centreville Village	\$4,150,759	\$906,544	\$0	\$14,700	\$3,229,515
Totals for County	\$2,819,321,378	\$1,642,071,540	\$36,606,454	\$14,679,600	\$1,125,963,784

**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
<b>001 Burr Oak Township</b>									
12020	Bronson	\$208,200	\$0	\$0	\$132,500	\$0	\$340,700	\$2,300	\$343,000
75100	Nottawa	\$475,900	\$0	\$0	\$720,100	\$0	\$1,196,000	\$34,900	\$1,230,900
75010	Sturgis	\$14,436,600	\$423,300	\$0	\$47,826,400	\$0	\$62,686,300	\$718,000	\$63,404,300
75020	Burr Oak	\$47,383,800	\$1,687,200	\$1,668,000	\$56,187,750	\$0	\$106,926,750	\$6,379,600	\$113,306,350
75040	Colon	\$5,724,300	\$68,900	\$0	\$6,632,900	\$0	\$12,426,100	\$1,589,600	\$14,015,700
<b>Total Burr Oak Township</b>		<b>\$68,228,800</b>	<b>\$2,179,400</b>	<b>\$1,668,000</b>	<b>\$111,499,650</b>	<b>\$0</b>	<b>\$183,575,850</b>	<b>\$8,724,400</b>	<b>\$192,300,250</b>
<b>002 Colon Township</b>									
75100	Nottawa	\$3,692,200	\$0	\$0	\$3,547,300	\$0	\$7,239,500	\$105,100	\$7,344,600
75020	Burr Oak	\$4,146,900	\$874,000	\$0	\$2,793,000	\$0	\$7,813,900	\$1,183,000	\$8,996,900
75040	Colon	\$64,331,100	\$4,132,600	\$3,344,300	\$167,126,200	\$0	\$238,934,200	\$7,043,400	\$245,977,600
75060	Mendon	\$1,176,800	\$0	\$0	\$224,200	\$0	\$1,401,000	\$4,100	\$1,405,100
<b>Total Colon Township</b>		<b>\$73,347,000</b>	<b>\$5,006,600</b>	<b>\$3,344,300</b>	<b>\$173,690,700</b>	<b>\$0</b>	<b>\$255,388,600</b>	<b>\$8,335,600</b>	<b>\$263,724,200</b>
<b>003 Constantine Township</b>									
75050	Constantine	\$56,467,000	\$6,268,400	\$28,613,200	\$136,913,400	\$0	\$228,262,000	\$13,061,600	\$241,323,600
75070	White Pigeon	\$1,042,900	\$0	\$0	\$1,511,300	\$0	\$2,554,200	\$15,300	\$2,569,500
75080	Three Rivers	\$4,488,800	\$0	\$0	\$7,453,500	\$0	\$11,942,300	\$121,700	\$12,064,000
<b>Total Constantine Township</b>		<b>\$61,998,700</b>	<b>\$6,268,400</b>	<b>\$28,613,200</b>	<b>\$145,878,200</b>	<b>\$0</b>	<b>\$242,758,500</b>	<b>\$13,198,600</b>	<b>\$255,957,100</b>
<b>004 Fabius Township</b>									
75050	Constantine	\$178,900	\$0	\$0	\$644,800	\$0	\$823,700	\$532,500	\$1,356,200
75080	Three Rivers	\$27,225,800	\$7,535,800	\$2,574,000	\$367,836,800	\$0	\$405,172,400	\$24,212,100	\$429,384,500
<b>Total Fabius Township</b>		<b>\$27,404,700</b>	<b>\$7,535,800</b>	<b>\$2,574,000</b>	<b>\$368,481,600</b>	<b>\$0</b>	<b>\$405,996,100</b>	<b>\$24,744,600</b>	<b>\$430,740,700</b>
<b>005 Fawn River Township</b>									
75010	Sturgis	\$35,597,900	\$1,949,000	\$0	\$60,568,300	\$0	\$98,115,200	\$1,393,100	\$99,508,300
<b>Total Fawn River Township</b>		<b>\$35,597,900</b>	<b>\$1,949,000</b>	<b>\$0</b>	<b>\$60,568,300</b>	<b>\$0</b>	<b>\$98,115,200</b>	<b>\$1,393,100</b>	<b>\$99,508,300</b>
<b>006 Florence Township</b>									
75030	Centreville	\$39,841,626	\$0	\$0	\$20,593,859	\$0	\$60,435,485	\$2,600,200	\$63,035,685
75050	Constantine	\$18,905,700	\$0	\$116,900	\$20,197,546	\$0	\$39,220,146	\$792,000	\$40,012,146
75070	White Pigeon	\$18,015,800	\$0	\$0	\$5,525,377	\$0	\$23,541,177	\$386,300	\$23,927,477
75080	Three Rivers	\$10,263,700	\$0	\$59,000	\$5,127,449	\$0	\$15,450,149	\$1,341,600	\$16,791,749
<b>Total Florence Township</b>		<b>\$87,026,826</b>	<b>\$0</b>	<b>\$175,900</b>	<b>\$51,444,231</b>	<b>\$0</b>	<b>\$138,646,957</b>	<b>\$5,120,100</b>	<b>\$143,767,057</b>
<b>007 Flowerfield Township</b>									
14050	Marcellus	\$4,030,500	\$0	\$0	\$13,123,000	\$0	\$17,153,500	\$259,209	\$17,412,709
75080	Three Rivers	\$48,687,800	\$1,547,200	\$19,000	\$82,094,400	\$0	\$132,348,400	\$20,378,403	\$152,726,803
<b>Total Flowerfield Township</b>		<b>\$52,718,300</b>	<b>\$1,547,200</b>	<b>\$19,000</b>	<b>\$95,217,400</b>	<b>\$0</b>	<b>\$149,501,900</b>	<b>\$20,637,612</b>	<b>\$170,139,512</b>
<b>008 Leonidas Township</b>									
13050	Athens	\$819,000	\$0	\$0	\$411,700	\$0	\$1,230,700	\$25,100	\$1,255,800
39170	Vicksburg	\$3,360,200	\$0	\$0	\$960,500	\$0	\$4,320,700	\$130,200	\$4,450,900
75040	Colon	\$72,472,700	\$1,368,900	\$0	\$36,587,028	\$0	\$110,428,628	\$5,356,700	\$115,785,328
75060	Mendon	\$5,562,300	\$5,800	\$0	\$2,590,500	\$0	\$8,158,600	\$1,633,100	\$9,791,700
<b>Total Leonidas Township</b>		<b>\$82,214,200</b>	<b>\$1,374,700</b>	<b>\$0</b>	<b>\$40,549,728</b>	<b>\$0</b>	<b>\$124,138,628</b>	<b>\$7,145,100</b>	<b>\$131,283,728</b>
<b>009 Lockport Township</b>									
75030	Centreville	\$33,931,900	\$2,696,900	\$1,352,600	\$38,139,600	\$0	\$76,121,000	\$1,439,600	\$77,560,600
75060	Mendon	\$1,430,800	\$14,500	\$0	\$1,957,400	\$0	\$3,402,700	\$105,400	\$3,508,100
75080	Three Rivers	\$16,518,300	\$6,167,600	\$279,400	\$156,187,700	\$0	\$179,153,000	\$4,094,900	\$183,247,900
<b>Total Lockport Township</b>		<b>\$51,881,000</b>	<b>\$8,879,000</b>	<b>\$1,632,000</b>	<b>\$196,284,700</b>	<b>\$0</b>	<b>\$258,676,700</b>	<b>\$5,639,900</b>	<b>\$264,316,600</b>

**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
<b>010 Mendon Township</b>									
39170	Vicksburg	\$5,237,200	\$2,117,700	\$0	\$6,449,400	\$0	\$13,804,300	\$259,900	\$14,064,200
75060	Mendon	\$65,961,500	\$4,761,500	\$6,926,900	\$99,031,100	\$0	\$176,681,000	\$40,905,300	\$217,586,300
<b>Total Mendon Township</b>		<b>\$71,198,700</b>	<b>\$6,879,200</b>	<b>\$6,926,900</b>	<b>\$105,480,500</b>	<b>\$0</b>	<b>\$190,485,300</b>	<b>\$41,165,200</b>	<b>\$231,650,500</b>
<b>011 Mottville Township</b>									
75050	Constantine	\$12,772,000	\$241,000	\$331,200	\$14,322,400	\$0	\$27,666,600	\$879,800	\$28,546,400
75070	White Pigeon	\$27,779,200	\$4,112,200	\$21,275,600	\$43,689,700	\$0	\$96,856,700	\$13,987,500	\$110,844,200
<b>Total Mottville Township</b>		<b>\$40,551,200</b>	<b>\$4,353,200</b>	<b>\$21,606,800</b>	<b>\$58,012,100</b>	<b>\$0</b>	<b>\$124,523,300</b>	<b>\$14,867,300</b>	<b>\$139,390,600</b>
<b>012 Nottawa Township</b>									
75100	Nottawa	\$26,828,400	\$3,667,500	\$576,000	\$101,350,200	\$0	\$132,422,100	\$1,971,200	\$134,393,300
75030	Centreville	\$20,789,700	\$9,277,800	\$1,816,700	\$102,112,500	\$0	\$133,996,700	\$4,711,800	\$138,708,500
75040	Colon	\$7,565,300	\$305,700	\$0	\$4,553,000	\$0	\$12,424,000	\$357,200	\$12,781,200
75060	Mendon	\$21,061,100	\$611,000	\$0	\$13,094,200	\$0	\$34,766,300	\$1,275,700	\$36,042,000
<b>Total Nottawa Township</b>		<b>\$76,244,500</b>	<b>\$13,862,000</b>	<b>\$2,392,700</b>	<b>\$221,109,900</b>	<b>\$0</b>	<b>\$313,609,100</b>	<b>\$8,315,900</b>	<b>\$321,925,000</b>
<b>013 Park Township</b>									
39170	Vicksburg	\$11,218,400	\$0	\$0	\$11,805,400	\$0	\$23,023,800	\$329,500	\$23,353,300
39168	Vicksburg-MendonDebt	\$0	\$0	\$0	\$144,700	\$0	\$144,700	\$0	\$144,700
75060	Mendon	\$21,340,900	\$798,900	\$3,453,700	\$49,993,100	\$0	\$75,586,600	\$10,036,800	\$85,623,400
75080	Three Rivers	\$37,394,800	\$10,421,100	\$11,134,500	\$97,153,000	\$0	\$156,103,400	\$30,142,900	\$186,246,300
<b>Total Park Township</b>		<b>\$69,954,100</b>	<b>\$11,220,000</b>	<b>\$14,588,200</b>	<b>\$159,096,200</b>	<b>\$0</b>	<b>\$254,858,500</b>	<b>\$40,509,200</b>	<b>\$295,367,700</b>
<b>014 Sherman Township</b>									
75100	Nottawa	\$4,907,800	\$357,700	\$0	\$19,570,500	\$0	\$24,836,000	\$253,600	\$25,089,600
75010	Sturgis	\$16,781,600	\$3,703,300	\$219,500	\$130,314,300	\$0	\$151,018,700	\$2,453,700	\$153,472,400
75020	Burr Oak	\$0	\$452,600	\$0	\$1,166,200	\$0	\$1,618,800	\$17,500	\$1,636,300
75030	Centreville	\$25,262,700	\$75,400	\$0	\$127,304,800	\$0	\$152,642,900	\$3,821,200	\$156,464,100
75070	White Pigeon	\$0	\$0	\$0	\$280,000	\$0	\$280,000	\$0	\$280,000
<b>Total Sherman Township</b>		<b>\$46,952,100</b>	<b>\$4,589,000</b>	<b>\$219,500</b>	<b>\$278,635,800</b>	<b>\$0</b>	<b>\$330,396,400</b>	<b>\$6,546,000</b>	<b>\$336,942,400</b>
<b>015 Sturgis Township</b>									
75010	Sturgis	\$37,224,200	\$15,863,400	\$1,941,900	\$66,896,500	\$0	\$121,926,000	\$16,348,600	\$138,274,600
<b>Total Sturgis Township</b>		<b>\$37,224,200</b>	<b>\$15,863,400</b>	<b>\$1,941,900</b>	<b>\$66,896,500</b>	<b>\$0</b>	<b>\$121,926,000</b>	<b>\$16,348,600</b>	<b>\$138,274,600</b>
<b>016 White Pigeon Township</b>									
75070	White Pigeon	\$47,467,800	\$13,511,700	\$17,715,200	\$339,040,000	\$0	\$417,734,700	\$55,189,800	\$472,924,500
<b>Total White Pigeon Township</b>		<b>\$47,467,800</b>	<b>\$13,511,700</b>	<b>\$17,715,200</b>	<b>\$339,040,000</b>	<b>\$0</b>	<b>\$417,734,700</b>	<b>\$55,189,800</b>	<b>\$472,924,500</b>
<b>051 Three Rivers City</b>									
75080	Three Rivers	\$0	\$87,387,400	\$49,621,200	\$165,916,700	\$0	\$302,925,300	\$34,029,800	\$336,955,100
<b>Total Three Rivers City</b>		<b>\$0</b>	<b>\$87,387,400</b>	<b>\$49,621,200</b>	<b>\$165,916,700</b>	<b>\$0</b>	<b>\$302,925,300</b>	<b>\$34,029,800</b>	<b>\$336,955,100</b>
<b>052 Sturgis City</b>									
75010	Sturgis	\$1,512,300	\$101,631,700	\$72,522,000	\$258,068,000	\$0	\$433,734,000	\$19,586,800	\$453,320,800
<b>Total Sturgis City</b>		<b>\$1,512,300</b>	<b>\$101,631,700</b>	<b>\$72,522,000</b>	<b>\$258,068,000</b>	<b>\$0</b>	<b>\$433,734,000</b>	<b>\$19,586,800</b>	<b>\$453,320,800</b>

**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	
<b>12020 Bronson Schools</b>										
	001 Burr Oak Township	\$208,200	\$0	\$0	\$132,500	\$0	\$340,700	\$2,300	\$343,000	
<b>Total Bronson Schools</b>		<b>\$208,200</b>	<b>\$0</b>	<b>\$0</b>	<b>\$132,500</b>	<b>\$0</b>	<b>\$340,700</b>	<b>\$2,300</b>	<b>\$343,000</b>	
<b>13050 Athens Schools</b>										
	008 Leonidas Township	\$819,000	\$0	\$0	\$411,700	\$0	\$1,230,700	\$25,100	\$1,255,800	
<b>Total Athens Schools</b>		<b>\$819,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$411,700</b>	<b>\$0</b>	<b>\$1,230,700</b>	<b>\$25,100</b>	<b>\$1,255,800</b>	
<b>14050 Marcellus Schools</b>										
	007 Flowerfield Township	\$4,030,500	\$0	\$0	\$13,123,000	\$0	\$17,153,500	\$259,209	\$17,412,709	
<b>Total Marcellus Schools</b>		<b>\$4,030,500</b>	<b>\$0</b>	<b>\$0</b>	<b>\$13,123,000</b>	<b>\$0</b>	<b>\$17,153,500</b>	<b>\$259,209</b>	<b>\$17,412,709</b>	
<b>39170 Vicksburg Schools</b>										
	008 Leonidas Township	\$3,360,200	\$0	\$0	\$960,500	\$0	\$4,320,700	\$130,200	\$4,450,900	
	010 Mendon Township	\$5,237,200	\$2,117,700	\$0	\$6,449,400	\$0	\$13,804,300	\$259,900	\$14,064,200	
	013 Park Township	\$11,218,400	\$0	\$0	\$11,805,400	\$0	\$23,023,800	\$329,500	\$23,353,300	
<b>Total Vicksburg Schools</b>		<b>\$19,815,800</b>	<b>\$2,117,700</b>	<b>\$0</b>	<b>\$19,215,300</b>	<b>\$0</b>	<b>\$41,148,800</b>	<b>\$719,600</b>	<b>\$41,868,400</b>	
<b>75100 Nottawa Schools</b>										
	001 Burr Oak Township	\$475,900	\$0	\$0	\$720,100	\$0	\$1,196,000	\$34,900	\$1,230,900	
	002 Colon Township	\$3,692,200	\$0	\$0	\$3,547,300	\$0	\$7,239,500	\$105,100	\$7,344,600	
	012 Nottawa Township	\$26,828,400	\$3,667,500	\$576,000	\$101,350,200	\$0	\$132,422,100	\$1,971,200	\$134,393,300	
	014 Sherman Township	\$4,907,800	\$357,700	\$0	\$19,570,500	\$0	\$24,836,000	\$253,600	\$25,089,600	
<b>Total Nottawa Schools</b>		<b>\$35,904,300</b>	<b>\$4,025,200</b>	<b>\$576,000</b>	<b>\$125,188,100</b>	<b>\$0</b>	<b>\$165,693,600</b>	<b>\$2,364,800</b>	<b>\$168,058,400</b>	
<b>75010 Sturgis Schools</b>										
	001 Burr Oak Township	\$14,436,600	\$423,300	\$0	\$47,826,400	\$0	\$62,686,300	\$718,000	\$63,404,300	
	005 Fawn River Township	\$35,597,900	\$1,949,000	\$0	\$60,568,300	\$0	\$98,115,200	\$1,393,100	\$99,508,300	
	014 Sherman Township	\$16,781,600	\$3,703,300	\$219,500	\$130,314,300	\$0	\$151,018,700	\$2,453,700	\$153,472,400	
	015 Sturgis Township	\$37,224,200	\$15,863,400	\$1,941,900	\$66,896,500	\$0	\$121,926,000	\$16,348,600	\$138,274,600	
	052 Sturgis City	\$1,512,300	\$101,631,700	\$72,522,000	\$258,068,000	\$0	\$433,734,000	\$19,586,800	\$453,320,800	
<b>Total Sturgis Schools</b>		<b>\$105,552,600</b>	<b>\$123,570,700</b>	<b>\$74,683,400</b>	<b>\$563,673,500</b>	<b>\$0</b>	<b>\$867,480,200</b>	<b>\$40,500,200</b>	<b>\$907,980,400</b>	
<b>75020 Burr Oak Schools</b>										
	001 Burr Oak Township	\$47,383,800	\$1,687,200	\$1,668,000	\$56,187,750	\$0	\$106,926,750	\$6,379,600	\$113,306,350	
	002 Colon Township	\$4,146,900	\$874,000	\$0	\$2,793,000	\$0	\$7,813,900	\$1,183,000	\$8,996,900	
	014 Sherman Township	\$0	\$452,600	\$0	\$1,166,200	\$0	\$1,618,800	\$17,500	\$1,636,300	
<b>Total Burr Oak Schools</b>		<b>\$51,530,700</b>	<b>\$3,013,800</b>	<b>\$1,668,000</b>	<b>\$60,146,950</b>	<b>\$0</b>	<b>\$116,359,450</b>	<b>\$7,580,100</b>	<b>\$123,939,550</b>	
<b>75030 Centreville Schools</b>										
	006 Florence Township	\$39,841,626	\$0	\$0	\$20,593,859	\$0	\$60,435,485	\$2,600,200	\$63,035,685	
	009 Lockport Township	\$33,931,900	\$2,696,900	\$1,352,600	\$38,139,600	\$0	\$76,121,000	\$1,439,600	\$77,560,600	
	012 Nottawa Township	\$20,789,700	\$9,277,800	\$1,816,700	\$102,112,500	\$0	\$133,996,700	\$4,711,800	\$138,708,500	
	014 Sherman Township	\$25,262,700	\$75,400	\$0	\$127,304,800	\$0	\$152,642,900	\$3,821,200	\$156,464,100	
<b>Total Centreville Schools</b>		<b>\$119,825,926</b>	<b>\$12,050,100</b>	<b>\$3,169,300</b>	<b>\$288,150,759</b>	<b>\$0</b>	<b>\$423,196,085</b>	<b>\$12,572,800</b>	<b>\$435,768,885</b>	

**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
<b>75040 Colon Schools</b>									
001	Burr Oak Township	\$5,724,300	\$68,900	\$0	\$6,632,900	\$0	\$12,426,100	\$1,589,600	\$14,015,700
002	Colon Township	\$64,331,100	\$4,132,600	\$3,344,300	\$167,126,200	\$0	\$238,934,200	\$7,043,400	\$245,977,600
008	Leonidas Township	\$72,472,700	\$1,368,900	\$0	\$36,587,028	\$0	\$110,428,628	\$5,356,700	\$115,785,328
012	Nottawa Township	\$7,565,300	\$305,700	\$0	\$4,553,000	\$0	\$12,424,000	\$357,200	\$12,781,200
<b>Total Colon Schools</b>		<b>\$150,093,400</b>	<b>\$5,876,100</b>	<b>\$3,344,300</b>	<b>\$214,899,128</b>	<b>\$0</b>	<b>\$374,212,928</b>	<b>\$14,346,900</b>	<b>\$388,559,828</b>
<b>75050 Constantine Schools</b>									
003	Constantine Township	\$56,467,000	\$6,268,400	\$28,613,200	\$136,913,400	\$0	\$228,262,000	\$13,061,600	\$241,323,600
004	Fabius Township	\$178,900	\$0	\$0	\$644,800	\$0	\$823,700	\$532,500	\$1,356,200
006	Florence Township	\$18,905,700	\$0	\$116,900	\$20,197,546	\$0	\$39,220,146	\$792,000	\$40,012,146
011	Mottville Township	\$12,772,000	\$241,000	\$331,200	\$14,322,400	\$0	\$27,666,600	\$879,800	\$28,546,400
<b>Total Constantine Schools</b>		<b>\$88,323,600</b>	<b>\$6,509,400</b>	<b>\$29,061,300</b>	<b>\$172,078,146</b>	<b>\$0</b>	<b>\$295,972,446</b>	<b>\$15,265,900</b>	<b>\$311,238,346</b>
<b>75060 Mendon Schools</b>									
002	Colon Township	\$1,176,800	\$0	\$0	\$224,200	\$0	\$1,401,000	\$4,100	\$1,405,100
008	Leonidas Township	\$5,562,300	\$5,800	\$0	\$2,590,500	\$0	\$8,158,600	\$1,633,100	\$9,791,700
009	Lockport Township	\$1,430,800	\$14,500	\$0	\$1,957,400	\$0	\$3,402,700	\$105,400	\$3,508,100
010	Mendon Township	\$65,961,500	\$4,761,500	\$6,926,900	\$99,031,100	\$0	\$176,681,000	\$40,905,300	\$217,586,300
012	Nottawa Township	\$21,061,100	\$611,000	\$0	\$13,094,200	\$0	\$34,766,300	\$1,275,700	\$36,042,000
013	Park Township	\$21,340,900	\$798,900	\$3,453,700	\$49,993,100	\$0	\$75,586,600	\$10,036,800	\$85,623,400
<b>Total Mendon Schools</b>		<b>\$116,533,400</b>	<b>\$6,191,700</b>	<b>\$10,380,600</b>	<b>\$166,890,500</b>	<b>\$0</b>	<b>\$299,996,200</b>	<b>\$53,960,400</b>	<b>\$353,956,600</b>
<b>75070 White Pigeon Schools</b>									
003	Constantine Township	\$1,042,900	\$0	\$0	\$1,511,300	\$0	\$2,554,200	\$15,300	\$2,569,500
006	Florence Township	\$18,015,800	\$0	\$0	\$5,525,377	\$0	\$23,541,177	\$386,300	\$23,927,477
011	Mottville Township	\$27,779,200	\$4,112,200	\$21,275,600	\$43,689,700	\$0	\$96,856,700	\$13,987,500	\$110,844,200
014	Sherman Township	\$0	\$0	\$0	\$280,000	\$0	\$280,000	\$0	\$280,000
016	White Pigeon Township	\$47,467,800	\$13,511,700	\$17,715,200	\$339,040,000	\$0	\$417,734,700	\$55,189,800	\$472,924,500
<b>Total White Pigeon Schools</b>		<b>\$94,305,700</b>	<b>\$17,623,900</b>	<b>\$38,990,800</b>	<b>\$390,046,377</b>	<b>\$0</b>	<b>\$540,966,777</b>	<b>\$69,578,900</b>	<b>\$610,545,677</b>
<b>75080 Three Rivers Schools</b>									
003	Constantine Township	\$4,488,800	\$0	\$0	\$7,453,500	\$0	\$11,942,300	\$121,700	\$12,064,000
004	Fabius Township	\$27,225,800	\$7,535,800	\$2,574,000	\$367,836,800	\$0	\$405,172,400	\$24,212,100	\$429,384,500
006	Florence Township	\$10,263,700	\$0	\$59,000	\$5,127,449	\$0	\$15,450,149	\$1,341,600	\$16,791,749
007	Flowerfield Township	\$48,687,800	\$1,547,200	\$19,000	\$82,094,400	\$0	\$132,348,400	\$20,378,403	\$152,726,803
009	Lockport Township	\$16,518,300	\$6,167,600	\$279,400	\$156,187,700	\$0	\$179,153,000	\$4,094,900	\$183,247,900
013	Park Township	\$37,394,800	\$10,421,100	\$11,134,500	\$97,153,000	\$0	\$156,103,400	\$30,142,900	\$186,246,300
052	Three Rivers City	\$0	\$87,387,400	\$49,621,200	\$165,916,700	\$0	\$302,925,300	\$34,029,800	\$336,955,100
<b>Total Three Rivers Schools</b>		<b>\$144,579,200</b>	<b>\$113,059,100</b>	<b>\$63,687,100</b>	<b>\$881,769,549</b>	<b>\$0</b>	<b>\$1,203,094,949</b>	<b>\$114,321,403</b>	<b>\$1,317,416,352</b>

**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
<b>001 Burr Oak Township</b>									
12020	Bronson	\$19,169	\$0	\$0	\$87,709	\$0	\$106,878	\$2,300	\$109,178
75100	Nottawa	\$157,728	\$0	\$0	\$453,500	\$0	\$611,228	\$34,900	\$646,128
75010	Sturgis	\$4,512,542	\$292,303	\$0	\$28,963,383	\$0	\$33,768,228	\$718,000	\$34,486,228
75020	Burr Oak	\$15,577,486	\$987,192	\$935,942	\$32,174,628	\$0	\$49,675,248	\$6,379,600	\$56,054,848
75040	Colon	\$1,682,963	\$27,886	\$0	\$4,150,548	\$0	\$5,861,397	\$1,589,600	\$7,450,997
<b>Total Burr Oak Township</b>		<b>\$21,949,888</b>	<b>\$1,307,381</b>	<b>\$935,942</b>	<b>\$65,829,768</b>	<b>\$0</b>	<b>\$90,022,979</b>	<b>\$8,724,400</b>	<b>\$98,747,379</b>
<b>002 Colon Township</b>									
75100	Nottawa	\$1,211,529	\$0	\$0	\$1,832,152	\$0	\$3,043,681	\$105,100	\$3,148,781
75020	Burr Oak	\$1,215,367	\$874,000	\$0	\$1,742,892	\$0	\$3,832,259	\$1,183,000	\$5,015,259
75040	Colon	\$20,858,925	\$3,599,873	\$2,461,533	\$104,204,580	\$0	\$131,124,911	\$7,043,400	\$138,168,311
75060	Mendon	\$414,668	\$0	\$0	\$121,242	\$0	\$535,910	\$4,100	\$540,010
<b>Total Colon Township</b>		<b>\$23,700,489</b>	<b>\$4,473,873</b>	<b>\$2,461,533</b>	<b>\$107,900,866</b>	<b>\$0</b>	<b>\$138,536,761</b>	<b>\$8,335,600</b>	<b>\$146,872,361</b>
<b>003 Constantine Township</b>									
75050	Constantine	\$15,162,832	\$4,842,333	\$22,393,775	\$88,341,485	\$0	\$130,740,425	\$13,046,030	\$143,786,455
75070	White Pigeon	\$229,568	\$0	\$0	\$897,404	\$0	\$1,126,972	\$15,300	\$1,142,272
75080	Three Rivers	\$1,278,966	\$0	\$0	\$4,762,327	\$0	\$6,041,293	\$121,700	\$6,162,993
<b>Total Constantine Township</b>		<b>\$16,671,366</b>	<b>\$4,842,333</b>	<b>\$22,393,775</b>	<b>\$94,001,216</b>	<b>\$0</b>	<b>\$137,908,690</b>	<b>\$13,183,030</b>	<b>\$151,091,720</b>
<b>004 Fabius Township</b>									
75050	Constantine	\$140,945	\$0	\$0	\$190,637	\$0	\$331,582	\$532,500	\$864,082
75080	Three Rivers	\$9,801,368	\$6,001,229	\$1,702,183	\$227,716,554	\$0	\$245,221,334	\$24,212,100	\$269,433,434
<b>Total Fabius Township</b>		<b>\$9,942,313</b>	<b>\$6,001,229</b>	<b>\$1,702,183</b>	<b>\$227,907,191</b>	<b>\$0</b>	<b>\$245,552,916</b>	<b>\$24,744,600</b>	<b>\$270,297,516</b>
<b>005 Fawn River Township</b>									
75010	Sturgis	\$10,332,592	\$1,665,244	\$0	\$40,643,974	\$0	\$52,641,810	\$1,393,100	\$54,034,910
<b>Total Fawn River Township</b>		<b>\$10,332,592</b>	<b>\$1,665,244</b>	<b>\$0</b>	<b>\$40,643,974</b>	<b>\$0</b>	<b>\$52,641,810</b>	<b>\$1,393,100</b>	<b>\$54,034,910</b>
<b>006 Florence Township</b>									
75030	Centreville	\$11,785,702	\$0	\$0	\$10,759,039	\$0	\$22,544,741	\$2,600,200	\$25,144,941
75050	Constantine	\$4,989,333	\$0	\$58,893	\$10,465,700	\$0	\$15,513,926	\$792,000	\$16,305,926
75070	White Pigeon	\$5,211,551	\$0	\$0	\$2,563,861	\$0	\$7,775,412	\$386,300	\$8,161,712
75080	Three Rivers	\$3,132,473	\$0	\$19,288	\$2,643,738	\$0	\$5,795,499	\$1,341,600	\$7,137,099
<b>Total Florence Township</b>		<b>\$25,119,059</b>	<b>\$0</b>	<b>\$78,181</b>	<b>\$26,432,338</b>	<b>\$0</b>	<b>\$51,629,578</b>	<b>\$5,120,100</b>	<b>\$56,749,678</b>
<b>007 Flowerfield Township</b>									
14050	Marcellus	\$987,366	\$0	\$0	\$7,356,181	\$0	\$8,343,547	\$259,209	\$8,602,756
75080	Three Rivers	\$13,268,166	\$609,864	\$5,469	\$48,680,097	\$0	\$62,563,596	\$20,378,403	\$82,941,999
<b>Total Flowerfield Township</b>		<b>\$14,255,532</b>	<b>\$609,864</b>	<b>\$5,469</b>	<b>\$56,036,278</b>	<b>\$0</b>	<b>\$70,907,143</b>	<b>\$20,637,612</b>	<b>\$91,544,755</b>
<b>008 Leonidas Township</b>									
13050	Athens	\$222,953	\$0	\$0	\$172,392	\$0	\$395,345	\$25,100	\$420,445
39170	Vicksburg	\$841,682	\$0	\$0	\$578,414	\$0	\$1,420,096	\$130,200	\$1,550,296
75040	Colon	\$21,096,088	\$872,758	\$0	\$21,411,948	\$0	\$43,380,794	\$5,356,700	\$48,737,494
75060	Mendon	\$1,772,954	\$5,800	\$0	\$1,262,077	\$0	\$3,040,831	\$1,633,100	\$4,673,931
<b>Total Leonidas Township</b>		<b>\$23,933,677</b>	<b>\$878,558</b>	<b>\$0</b>	<b>\$23,424,831</b>	<b>\$0</b>	<b>\$48,237,066</b>	<b>\$7,145,100</b>	<b>\$55,382,166</b>
<b>009 Lockport Township</b>									
75030	Centreville	\$12,634,681	\$2,357,385	\$856,004	\$22,316,705	\$0	\$38,164,775	\$1,439,600	\$39,604,375
75060	Mendon	\$826,574	\$11,975	\$0	\$1,220,316	\$0	\$2,058,865	\$105,400	\$2,164,265
75080	Three Rivers	\$6,291,304	\$5,002,921	\$170,673	\$104,172,043	\$0	\$115,636,941	\$4,083,998	\$119,720,939
<b>Total Lockport Township</b>		<b>\$19,752,559</b>	<b>\$7,372,281</b>	<b>\$1,026,677</b>	<b>\$127,709,064</b>	<b>\$0</b>	<b>\$155,860,581</b>	<b>\$5,628,998</b>	<b>\$161,489,579</b>

**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
<b>010</b>	<b>Mendon Township</b>								
	39170 Vicksburg	\$1,720,385	\$1,403,060	\$0	\$3,909,544	\$0	\$7,032,989	\$259,900	\$7,292,889
	75060 Mendon	\$19,832,532	\$3,258,488	\$5,083,909	\$59,849,450	\$0	\$88,024,379	\$40,905,300	\$128,929,679
	<b>Total Mendon Township</b>	<b>\$21,552,917</b>	<b>\$4,661,548</b>	<b>\$5,083,909</b>	<b>\$63,758,994</b>	<b>\$0</b>	<b>\$95,057,368</b>	<b>\$41,165,200</b>	<b>\$136,222,568</b>
<b>011</b>	<b>Mottville Township</b>								
	75050 Constantine	\$5,166,681	\$204,977	\$151,264	\$8,808,773	\$0	\$14,331,695	\$810,416	\$15,142,111
	75070 White Pigeon	\$9,995,492	\$3,096,123	\$13,342,765	\$28,341,807	\$0	\$54,776,187	\$13,982,954	\$68,759,141
	<b>Total Mottville Township</b>	<b>\$15,162,173</b>	<b>\$3,301,100</b>	<b>\$13,494,029</b>	<b>\$37,150,580</b>	<b>\$0</b>	<b>\$69,107,882</b>	<b>\$14,793,370</b>	<b>\$83,901,252</b>
<b>012</b>	<b>Nottawa Township</b>								
	75100 Nottawa	\$9,817,732	\$3,420,171	\$526,527	\$66,656,991	\$0	\$80,421,421	\$1,971,200	\$82,392,621
	75030 Centreville	\$5,954,907	\$8,043,590	\$1,653,275	\$65,911,887	\$0	\$81,563,659	\$4,711,800	\$86,275,459
	75040 Colon	\$2,158,287	\$264,097	\$0	\$2,779,109	\$0	\$5,201,493	\$357,200	\$5,558,693
	75060 Mendon	\$6,398,981	\$509,045	\$0	\$7,860,974	\$0	\$14,769,000	\$1,275,700	\$16,044,700
	<b>Total Nottawa Township</b>	<b>\$24,329,907</b>	<b>\$12,236,903</b>	<b>\$2,179,802</b>	<b>\$143,208,961</b>	<b>\$0</b>	<b>\$181,955,573</b>	<b>\$8,315,900</b>	<b>\$190,271,473</b>
<b>013</b>	<b>Park Township</b>								
	39170 Vicksburg	\$3,653,658	\$0	\$0	\$7,089,261	\$0	\$10,742,919	\$329,500	\$11,072,419
	39168 Vicksburg-Mendon Debt	\$0	\$0	\$0	\$113,345	\$0	\$113,345	\$0	\$113,345
	75060 Mendon	\$8,630,808	\$597,170	\$2,232,645	\$32,722,441	\$0	\$44,183,064	\$7,414,039	\$51,597,103
	75080 Three Rivers	\$13,748,707	\$8,045,331	\$7,677,969	\$63,848,956	\$0	\$93,320,963	\$30,142,900	\$123,463,863
	<b>Total Park Township</b>	<b>\$26,033,173</b>	<b>\$8,642,501</b>	<b>\$9,910,614</b>	<b>\$103,774,003</b>	<b>\$0</b>	<b>\$148,360,291</b>	<b>\$37,886,439</b>	<b>\$186,246,730</b>
<b>014</b>	<b>Sherman Township</b>								
	75100 Nottawa	\$1,492,590	\$332,785	\$0	\$13,023,458	\$0	\$14,848,833	\$253,600	\$15,102,433
	75010 Sturgis	\$7,318,266	\$1,793,500	\$166,446	\$82,343,839	\$0	\$91,622,051	\$2,453,700	\$94,075,751
	75020 Burr Oak	\$0	\$237,182	\$0	\$798,137	\$0	\$1,035,319	\$17,500	\$1,052,819
	75030 Centreville	\$9,950,003	\$43,761	\$0	\$80,057,529	\$0	\$90,051,293	\$3,821,200	\$93,872,493
	75070 White Pigeon	\$0	\$0	\$0	\$171,504	\$0	\$171,504	\$0	\$171,504
	<b>Total Sherman Township</b>	<b>\$18,760,859</b>	<b>\$2,407,228</b>	<b>\$166,446</b>	<b>\$176,394,467</b>	<b>\$0</b>	<b>\$197,729,000</b>	<b>\$6,546,000</b>	<b>\$204,275,000</b>
<b>015</b>	<b>Sturgis Township</b>								
	75010 Sturgis	\$14,531,410	\$11,761,515	\$1,659,252	\$40,581,236	\$0	\$68,533,413	\$16,348,600	\$84,882,013
	<b>Total Sturgis Township</b>	<b>\$14,531,410</b>	<b>\$11,761,515</b>	<b>\$1,659,252</b>	<b>\$40,581,236</b>	<b>\$0</b>	<b>\$68,533,413</b>	<b>\$16,348,600</b>	<b>\$84,882,013</b>
<b>016</b>	<b>White Pigeon Township</b>								
	75070 White Pigeon	\$18,553,489	\$9,524,871	\$12,694,391	\$205,287,793	\$0	\$246,060,544	\$55,187,292	\$301,247,836
	<b>Total White Pigeon Township</b>	<b>\$18,553,489</b>	<b>\$9,524,871</b>	<b>\$12,694,391</b>	<b>\$205,287,793</b>	<b>\$0</b>	<b>\$246,060,544</b>	<b>\$55,187,292</b>	<b>\$301,247,836</b>
<b>051</b>	<b>Three Rivers City</b>								
	75080 Three Rivers	\$0	\$67,417,438	\$30,129,488	\$105,754,240	\$0	\$203,301,166	\$34,033,500	\$237,334,666
	<b>Total Three Rivers City</b>	<b>\$0</b>	<b>\$67,417,438</b>	<b>\$30,129,488</b>	<b>\$105,754,240</b>	<b>\$0</b>	<b>\$203,301,166</b>	<b>\$34,033,500</b>	<b>\$237,334,666</b>
<b>052</b>	<b>Sturgis City</b>								
	75010 Sturgis	\$858,116	\$68,731,463	\$51,032,821	\$168,520,576	\$0	\$289,142,976	\$19,586,800	\$308,729,776
	<b>Total Sturgis City</b>	<b>\$858,116</b>	<b>\$68,731,463</b>	<b>\$51,032,821</b>	<b>\$168,520,576</b>	<b>\$0</b>	<b>\$289,142,976</b>	<b>\$19,586,800</b>	<b>\$308,729,776</b>

**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
<b>12020 Bronson Schools</b>									
	001 Burr Oak Township	\$19,169	\$0	\$0	\$87,709	\$0	\$106,878	\$2,300	\$109,178
<b>Total Bronson Schools</b>		<b>\$19,169</b>	<b>\$0</b>	<b>\$0</b>	<b>\$87,709</b>	<b>\$0</b>	<b>\$106,878</b>	<b>\$2,300</b>	<b>\$109,178</b>
<b>13050 Athens Schools</b>									
	008 Leonidas Township	\$222,953	\$0	\$0	\$172,392	\$0	\$395,345	\$25,100	\$420,445
<b>Total Athens Schools</b>		<b>\$222,953</b>	<b>\$0</b>	<b>\$0</b>	<b>\$172,392</b>	<b>\$0</b>	<b>\$395,345</b>	<b>\$25,100</b>	<b>\$420,445</b>
<b>14050 Marcellus Schools</b>									
	007 Flowerfield Township	\$987,366	\$0	\$0	\$7,356,181	\$0	\$8,343,547	\$259,209	\$8,602,756
<b>Total Marcellus Schools</b>		<b>\$987,366</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,356,181</b>	<b>\$0</b>	<b>\$8,343,547</b>	<b>\$259,209</b>	<b>\$8,602,756</b>
<b>39170 Vicksburg Schools</b>									
	008 Leonidas Township	\$841,682	\$0	\$0	\$578,414	\$0	\$1,420,096	\$130,200	\$1,550,296
	010 Mendon Township	\$1,720,385	\$1,403,060	\$0	\$3,909,544	\$0	\$7,032,989	\$259,900	\$7,292,889
	013 Park Township	\$3,653,658	\$0	\$0	\$7,089,261	\$0	\$10,742,919	\$329,500	\$11,072,419
<b>Total Vicksburg Schools</b>		<b>\$6,215,725</b>	<b>\$1,403,060</b>	<b>\$0</b>	<b>\$11,577,219</b>	<b>\$0</b>	<b>\$19,196,004</b>	<b>\$719,600</b>	<b>\$19,915,604</b>
<b>75100 Nottawa Schools</b>									
	001 Burr Oak Township	\$157,728	\$0	\$0	\$453,500	\$0	\$611,228	\$34,900	\$646,128
	002 Colon Township	\$1,211,529	\$0	\$0	\$1,832,152	\$0	\$3,043,681	\$105,100	\$3,148,781
	012 Nottawa Township	\$9,817,732	\$3,420,171	\$526,527	\$66,656,991	\$0	\$80,421,421	\$1,971,200	\$82,392,621
	014 Sherman Township	\$1,492,590	\$332,785	\$0	\$13,023,458	\$0	\$14,848,833	\$253,600	\$15,102,433
<b>Total Nottawa Schools</b>		<b>\$12,679,579</b>	<b>\$3,752,956</b>	<b>\$526,527</b>	<b>\$81,966,101</b>	<b>\$0</b>	<b>\$98,925,163</b>	<b>\$2,364,800</b>	<b>\$101,289,963</b>
<b>75010 Sturgis Schools</b>									
	001 Burr Oak Township	\$4,512,542	\$292,303	\$0	\$28,963,383	\$0	\$33,768,228	\$718,000	\$34,486,228
	005 Fawn River Township	\$10,332,592	\$1,665,244	\$0	\$40,643,974	\$0	\$52,641,810	\$1,393,100	\$54,034,910
	014 Sherman Township	\$7,318,266	\$1,793,500	\$166,446	\$82,343,839	\$0	\$91,622,051	\$2,453,700	\$94,075,751
	015 Sturgis Township	\$14,531,410	\$11,761,515	\$1,659,252	\$40,581,236	\$0	\$68,533,413	\$16,348,600	\$84,882,013
	052 Sturgis City	\$858,116	\$68,731,463	\$51,032,821	\$168,520,576	\$0	\$289,142,976	\$19,586,800	\$308,729,776
<b>Total Sturgis Schools</b>		<b>\$37,552,926</b>	<b>\$84,244,025</b>	<b>\$52,858,519</b>	<b>\$361,053,008</b>	<b>\$0</b>	<b>\$535,708,478</b>	<b>\$40,500,200</b>	<b>\$576,208,678</b>
<b>75020 Burr Oak Schools</b>									
	001 Burr Oak Township	\$15,577,486	\$987,192	\$935,942	\$32,174,628	\$0	\$49,675,248	\$6,379,600	\$56,054,848
	002 Colon Township	\$1,215,367	\$874,000	\$0	\$1,742,892	\$0	\$3,832,259	\$1,183,000	\$5,015,259
	014 Sherman Township	\$0	\$237,182	\$0	\$798,137	\$0	\$1,035,319	\$17,500	\$1,052,819
<b>Total Burr Oak Schools</b>		<b>\$16,792,853</b>	<b>\$2,098,374</b>	<b>\$935,942</b>	<b>\$34,715,657</b>	<b>\$0</b>	<b>\$54,542,826</b>	<b>\$7,580,100</b>	<b>\$62,122,926</b>
<b>75030 Centreville Schools</b>									
	006 Florence Township	\$11,785,702	\$0	\$0	\$10,759,039	\$0	\$22,544,741	\$2,600,200	\$25,144,941
	009 Lockport Township	\$12,634,681	\$2,357,385	\$856,004	\$22,316,705	\$0	\$38,164,775	\$1,439,600	\$39,604,375
	012 Nottawa Township	\$5,954,907	\$8,043,590	\$1,653,275	\$65,911,887	\$0	\$81,563,659	\$4,711,800	\$86,275,459
	014 Sherman Township	\$9,950,003	\$43,761	\$0	\$80,057,529	\$0	\$90,051,293	\$3,821,200	\$93,872,493
<b>Total Centreville Schools</b>		<b>\$40,325,293</b>	<b>\$10,444,736</b>	<b>\$2,509,279</b>	<b>\$179,045,160</b>	<b>\$0</b>	<b>\$232,324,468</b>	<b>\$12,572,800</b>	<b>\$244,897,268</b>

**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
<b>75040 Colon Schools</b>									
001	Burr Oak Township	\$1,682,963	\$27,886	\$0	\$4,150,548	\$0	\$5,861,397	\$1,589,600	\$7,450,997
002	Colon Township	\$20,858,925	\$3,599,873	\$2,461,533	\$104,204,580	\$0	\$131,124,911	\$7,043,400	\$138,168,311
008	Leonidas Township	\$21,096,088	\$872,758	\$0	\$21,411,948	\$0	\$43,380,794	\$5,356,700	\$48,737,494
012	Nottawa Township	\$2,158,287	\$264,097	\$0	\$2,779,109	\$0	\$5,201,493	\$357,200	\$5,558,693
<b>Total Colon Schools</b>		<b>\$45,796,263</b>	<b>\$4,764,614</b>	<b>\$2,461,533</b>	<b>\$132,546,185</b>	<b>\$0</b>	<b>\$185,568,595</b>	<b>\$14,346,900</b>	<b>\$199,915,495</b>
<b>75050 Constantine Schools</b>									
003	Constantine Township	\$15,162,832	\$4,842,333	\$22,393,775	\$88,341,485	\$0	\$130,740,425	\$13,046,030	\$143,786,455
004	Fabius Township	\$140,945	\$0	\$0	\$190,637	\$0	\$331,582	\$532,500	\$864,082
006	Florence Township	\$4,989,333	\$0	\$58,893	\$10,465,700	\$0	\$15,513,926	\$792,000	\$16,305,926
011	Mottville Township	\$5,166,681	\$204,977	\$151,264	\$8,808,773	\$0	\$14,331,695	\$810,416	\$15,142,111
<b>Total Constantine Schools</b>		<b>\$25,459,791</b>	<b>\$5,047,310</b>	<b>\$22,603,932</b>	<b>\$107,806,595</b>	<b>\$0</b>	<b>\$160,917,628</b>	<b>\$15,180,946</b>	<b>\$176,098,574</b>
<b>75060 Mendon Schools</b>									
002	Colon Township	\$414,668	\$0	\$0	\$121,242	\$0	\$535,910	\$4,100	\$540,010
008	Leonidas Township	\$1,772,954	\$5,800	\$0	\$1,262,077	\$0	\$3,040,831	\$1,633,100	\$4,673,931
009	Lockport Township	\$826,574	\$11,975	\$0	\$1,220,316	\$0	\$2,058,865	\$105,400	\$2,164,265
010	Mendon Township	\$19,832,532	\$3,258,488	\$5,083,909	\$59,849,450	\$0	\$88,024,379	\$40,905,300	\$128,929,679
012	Nottawa Township	\$6,398,981	\$509,045	\$0	\$7,860,974	\$0	\$14,769,000	\$1,275,700	\$16,044,700
013	Park Township	\$8,630,808	\$597,170	\$2,232,645	\$32,722,441	\$0	\$44,183,064	\$7,414,039	\$51,597,103
<b>Total Mendon Schools</b>		<b>\$37,876,517</b>	<b>\$4,382,478</b>	<b>\$7,316,554</b>	<b>\$103,036,500</b>	<b>\$0</b>	<b>\$152,612,049</b>	<b>\$51,337,639</b>	<b>\$203,949,688</b>
<b>75070 White Pigeon Schools</b>									
003	Constantine Township	\$229,568	\$0	\$0	\$897,404	\$0	\$1,126,972	\$15,300	\$1,142,272
006	Florence Township	\$5,211,551	\$0	\$0	\$2,563,861	\$0	\$7,775,412	\$386,300	\$8,161,712
011	Mottville Township	\$9,995,492	\$3,096,123	\$13,342,765	\$28,341,807	\$0	\$54,776,187	\$13,982,954	\$68,759,141
014	Sherman Township	\$0	\$0	\$0	\$171,504	\$0	\$171,504	\$0	\$171,504
016	White Pigeon Township	\$18,553,489	\$9,524,871	\$12,694,391	\$205,287,793	\$0	\$246,060,544	\$55,187,292	\$301,247,836
<b>Total White Pigeon Schools</b>		<b>\$33,990,100</b>	<b>\$12,620,994</b>	<b>\$26,037,156</b>	<b>\$237,262,369</b>	<b>\$0</b>	<b>\$309,910,619</b>	<b>\$69,571,846</b>	<b>\$379,482,465</b>
<b>75080 Three Rivers Schools</b>									
003	Constantine Township	\$1,278,966	\$0	\$0	\$4,762,327	\$0	\$6,041,293	\$121,700	\$6,162,993
004	Fabius Township	\$9,801,368	\$6,001,229	\$1,702,183	\$227,716,554	\$0	\$245,221,334	\$24,212,100	\$269,433,434
006	Florence Township	\$3,132,473	\$0	\$19,288	\$2,643,738	\$0	\$5,795,499	\$1,341,600	\$7,137,099
007	Flowerfield Township	\$13,268,166	\$609,864	\$5,469	\$48,680,097	\$0	\$62,563,596	\$20,378,403	\$82,941,999
009	Lockport Township	\$6,291,304	\$5,002,921	\$170,673	\$104,172,043	\$0	\$115,636,941	\$4,083,998	\$119,720,939
013	Park Township	\$13,748,707	\$8,045,331	\$7,677,969	\$63,848,956	\$0	\$93,320,963	\$30,142,900	\$123,463,863
052	Three Rivers City	\$0	\$67,417,438	\$30,129,488	\$105,754,240	\$0	\$203,301,166	\$34,033,500	\$237,334,666
<b>Total Three Rivers Schools</b>		<b>\$47,520,984</b>	<b>\$87,076,783</b>	<b>\$39,705,070</b>	<b>\$557,577,955</b>	<b>\$0</b>	<b>\$731,880,792</b>	<b>\$114,314,201</b>	<b>\$846,194,993</b>

**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
<b>12020 Bronson Schools</b>						
001	Burr Oak Township	\$2,300	\$106,878	\$0	\$0	\$109,178
<b>Total Bronson Schools</b>		<b>\$2,300</b>	<b>\$106,878</b>	<b>\$0</b>	<b>\$0</b>	<b>\$109,178</b>
<b>13050 Athens Schools</b>						
008	Leonidas Township	\$25,100	\$395,345	\$0	\$0	\$420,445
<b>Total Athens Schools</b>		<b>\$25,100</b>	<b>\$395,345</b>	<b>\$0</b>	<b>\$0</b>	<b>\$420,445</b>
<b>14050 Marcellus Schools</b>						
007	Flowerfield Township	\$1,865,293	\$6,737,463	\$0	\$0	\$8,602,756
<b>Total Marcellus Schools</b>		<b>\$1,865,293</b>	<b>\$6,737,463</b>	<b>\$0</b>	<b>\$0</b>	<b>\$8,602,756</b>
<b>39170 Vicksburg Schools</b>						
008	Leonidas Township	\$159,609	\$1,390,687	\$0	\$0	\$1,550,296
010	Mendon Township	\$2,799,735	\$4,493,154	\$0	\$0	\$7,292,889
013	Park Township	\$1,175,948	\$9,896,471	\$0	\$0	\$11,072,419
<b>Total Vicksburg Schools</b>		<b>\$4,135,292</b>	<b>\$15,780,312</b>	<b>\$0</b>	<b>\$0</b>	<b>\$19,915,604</b>
<b>75100 Nottawa Schools</b>						
001	Burr Oak Township	\$109,810	\$536,318	\$0	\$0	\$646,128
002	Colon Township	\$488,464	\$2,660,317	\$0	\$0	\$3,148,781
012	Nottawa Township	\$28,633,479	\$52,974,942	\$784,200	\$0	\$82,392,621
014	Sherman Township	\$5,443,340	\$9,659,093	\$0	\$0	\$15,102,433
<b>Total Nottawa Schools</b>		<b>\$34,675,093</b>	<b>\$65,830,670</b>	<b>\$784,200</b>	<b>\$0</b>	<b>\$101,289,963</b>
<b>75010 Sturgis Schools</b>						
001	Burr Oak Township	\$5,270,187	\$29,216,041	\$0	\$0	\$34,486,228
005	Fawn River Township	\$9,190,458	\$44,770,252	\$74,200	\$0	\$54,034,910
014	Sherman Township	\$20,876,355	\$73,098,096	\$101,300	\$0	\$94,075,751
015	Sturgis Township	\$33,362,023	\$50,417,490	\$1,102,500	\$0	\$84,882,013
052	Sturgis City	\$156,327,677	\$136,905,499	\$8,972,600	\$6,524,000	\$308,729,776
<b>Total Sturgis Schools</b>		<b>\$225,026,700</b>	<b>\$334,407,378</b>	<b>\$10,250,600</b>	<b>\$6,524,000</b>	<b>\$576,208,678</b>
<b>75020 Burr Oak Schools</b>						
001	Burr Oak Township	\$15,208,364	\$40,665,284	\$60,000	\$121,200	\$56,054,848
002	Colon Township	\$2,806,067	\$2,026,892	\$182,300	\$0	\$5,015,259
014	Sherman Township	\$254,682	\$798,137	\$0	\$0	\$1,052,819
<b>Total Burr Oak Schools</b>		<b>\$18,269,113</b>	<b>\$43,490,313</b>	<b>\$242,300</b>	<b>\$121,200</b>	<b>\$62,122,926</b>
<b>75030 Centreville Schools</b>						
006	Florence Township	\$4,612,896	\$20,532,045	\$0	\$0	\$25,144,941
009	Lockport Township	\$8,121,196	\$31,468,479	\$0	\$14,700	\$39,604,375
012	Nottawa Township	\$30,061,171	\$54,653,288	\$1,561,000	\$0	\$86,275,459
014	Sherman Township	\$27,650,991	\$66,221,502	\$0	\$0	\$93,872,493
<b>Total Centreville Schools</b>		<b>\$70,446,254</b>	<b>\$172,875,314</b>	<b>\$1,561,000</b>	<b>\$14,700</b>	<b>\$244,897,268</b>
<b>75040 Colon Schools</b>						
001	Burr Oak Township	\$2,501,116	\$4,949,881	\$0	\$0	\$7,450,997
002	Colon Township	\$53,080,583	\$84,284,828	\$629,500	\$173,400	\$138,168,311
008	Leonidas Township	\$10,445,849	\$38,124,545	\$167,100	\$0	\$48,737,494
012	Nottawa Township	\$1,212,550	\$4,340,243	\$5,900	\$0	\$5,558,693
<b>Total Colon Schools</b>		<b>\$67,240,098</b>	<b>\$131,699,497</b>	<b>\$802,500</b>	<b>\$173,400</b>	<b>\$199,915,495</b>
<b>75050 Constantine Schools</b>						
003	Constantine Township	\$53,429,599	\$88,286,456	\$474,400	\$1,596,000	\$143,786,455
004	Fabius Township	\$176,199	\$164,483	\$523,400	\$0	\$864,082
006	Florence Township	\$2,182,550	\$14,123,376	\$0	\$0	\$16,305,926
011	Mottville Township	\$2,472,343	\$12,669,768	\$0	\$0	\$15,142,111
<b>Total Constantine Schools</b>		<b>\$58,260,691</b>	<b>\$115,244,083</b>	<b>\$997,800</b>	<b>\$1,596,000</b>	<b>\$176,098,574</b>

**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
<b>75060 Mendon Schools</b>						
002	Colon Township	\$4,100	\$535,910	\$0	\$0	\$540,010
008	Leonidas Township	\$1,819,601	\$2,854,330	\$0	\$0	\$4,673,931
009	Lockport Township	\$254,188	\$1,910,077	\$0	\$0	\$2,164,265
010	Mendon Township	\$60,142,391	\$68,774,988	\$1,000	\$11,300	\$128,929,679
012	Nottawa Township	\$2,669,756	\$12,630,744	\$744,200	\$0	\$16,044,700
013	Park Township	\$21,484,191	\$29,541,012	\$429,200	\$142,700	\$51,597,103
<b>Total Mendon Schools</b>		<b>\$86,374,227</b>	<b>\$116,247,061</b>	<b>\$1,174,400</b>	<b>\$154,000</b>	<b>\$203,949,688</b>
<b>75070 White Pigeon Schools</b>						
003	Constantine Township	\$183,800	\$958,472	\$0	\$0	\$1,142,272
006	Florence Township	\$1,214,598	\$6,947,114	\$0	\$0	\$8,161,712
011	Mottville Township	\$33,665,649	\$33,835,492	\$172,800	\$1,085,200	\$68,759,141
014	Sherman Township	\$0	\$171,504	\$0	\$0	\$171,504
016	White Pigeon Township	\$157,649,099	\$139,551,337	\$406,500	\$3,640,900	\$301,247,836
<b>Total White Pigeon Schools</b>		<b>\$192,713,146</b>	<b>\$181,463,919</b>	<b>\$579,300</b>	<b>\$4,726,100</b>	<b>\$379,482,465</b>
<b>75080 Three Rivers Schools</b>						
003	Constantine Township	\$832,645	\$5,330,348	\$0	\$0	\$6,162,993
004	Fabius Township	\$119,731,392	\$147,045,142	\$1,905,900	\$751,000	\$269,433,434
006	Florence Township	\$2,009,957	\$5,127,142	\$0	\$0	\$7,137,099
007	Flowerfield Township	\$26,238,963	\$56,177,382	\$525,654	\$0	\$82,941,999
009	Lockport Township	\$23,727,116	\$95,678,623	\$315,200	\$0	\$119,720,939
013	Park Township	\$59,987,976	\$62,462,587	\$1,013,300	\$0	\$123,463,863
052	Three Rivers City	\$134,402,428	\$85,860,838	\$16,452,200	\$619,200	\$237,334,666
<b>Total Three Rivers Schools</b>		<b>\$366,930,477</b>	<b>\$457,682,062</b>	<b>\$20,212,254</b>	<b>\$1,370,200</b>	<b>\$846,194,993</b>

**St. Joseph County**  
**2025 School District Equalized Value Recapitulation**

School	Real Property			Personal Property			Total		
	2024 Equalized Value	2025 Equalized Value	% Change	2024 Equalized Value	2025 Equalized Value	% Change	2024 Equalized Value	2025 Equalized Value	% Change
12020 Bronson Schools	\$327,100	\$340,700	4.16%	\$2,300	\$2,300	0.00%	\$329,400	\$343,000	4.13%
13050 Athens School	\$1,123,200	\$1,230,700	9.57%	\$26,600	\$25,100	-5.64%	\$1,149,800	\$1,255,800	9.22%
14050 Marcellus Schools	\$15,151,300	\$17,153,500	13.21%	\$197,769	\$259,209	31.07%	\$15,349,069	\$17,412,709	13.44%
39170 Vicksburg Schools	\$37,926,850	\$41,148,800	8.50%	\$702,700	\$719,600	2.41%	\$38,629,550	\$41,868,400	8.38%
75100 Nottawa Schools	\$152,443,000	\$165,693,600	8.69%	\$2,269,400	\$2,364,800	4.20%	\$154,712,400	\$168,058,400	8.63%
75010 Sturgis Schools	\$786,819,550	\$867,480,200	10.25%	\$34,452,370	\$40,500,200	17.55%	\$821,271,920	\$907,980,400	10.56%
75020 Burr Oak Schools	\$106,877,600	\$116,359,450	8.87%	\$7,665,600	\$7,580,100	-1.12%	\$114,543,200	\$123,939,550	8.20%
75030 Centreville Schools	\$387,131,075	\$423,196,085	9.32%	\$12,116,800	\$12,572,800	3.76%	\$399,247,875	\$435,768,885	9.15%
75040 Colon Schools	\$343,829,400	\$374,212,928	8.84%	\$14,485,100	\$14,346,900	-0.95%	\$358,314,500	\$388,559,828	8.44%
75050 Constantine Schools	\$279,498,505	\$295,972,446	5.89%	\$15,507,775	\$15,265,900	-1.56%	\$295,006,280	\$311,238,346	5.50%
75060 Mendon Schools	\$279,968,400	\$299,996,200	7.15%	\$53,420,700	\$53,960,400	1.01%	\$333,389,100	\$353,956,600	6.17%
75070 White Pigeon Schools	\$473,643,000	\$540,966,777	14.21%	\$61,363,200	\$69,578,900	13.39%	\$535,006,200	\$610,545,677	14.12%
75080 Three Rivers Schools	\$1,075,560,600	\$1,203,094,949	11.86%	\$110,318,969	\$114,321,403	3.63%	\$1,185,879,569	\$1,317,416,352	11.09%

**St. Joseph County**  
**2025 School District Taxable Value Recapitulation**

School	Real Property			Personal Property			Total		
	2024 Taxable Value	2025 Taxable Value	% Change	2024 Taxable Value	2025 Taxable Value	% Change	2024 Taxable Value	2025 Taxable Value	% Change
12020 Bronson Schools	\$103,665	\$106,878	3.10%	\$2,300	\$2,300	0.00%	\$105,965	\$109,178	3.03%
13050 Athens Schools	\$383,460	\$395,345	3.10%	\$26,600	\$25,100	-5.64%	\$410,060	\$420,445	2.53%
14050 Marcellus Schools	\$7,776,723	\$8,343,547	7.29%	\$197,769	\$259,209	31.07%	\$7,974,492	\$8,602,756	7.88%
39170 Vicksburg Schools	\$18,347,714	\$19,196,004	4.62%	\$702,700	\$719,600	2.41%	\$19,050,414	\$19,915,604	4.54%
75100 Nottawa Schools	\$93,388,860	\$98,925,163	5.93%	\$2,269,400	\$2,364,800	4.20%	\$95,658,260	\$101,289,963	5.89%
75010 Sturgis Schools	\$507,349,187	\$535,708,478	5.59%	\$34,452,370	\$40,500,200	17.55%	\$541,801,557	\$576,208,678	6.35%
75020 Burr Oak Schools	\$51,097,579	\$54,542,826	6.74%	\$7,665,600	\$7,580,100	-1.12%	\$58,763,179	\$62,122,926	5.72%
75030 Centreville Schools	\$218,095,850	\$232,324,468	6.52%	\$12,116,800	\$12,572,800	3.76%	\$230,212,650	\$244,897,268	6.38%
75040 Colon Schools	\$175,900,100	\$185,568,595	5.50%	\$14,485,100	\$14,346,900	-0.95%	\$190,385,200	\$199,915,495	5.01%
75050 Constantine Schools	\$152,919,594	\$160,917,628	5.23%	\$15,414,380	\$15,180,946	-1.51%	\$168,333,974	\$176,098,574	4.61%
75060 Mendon Schools	\$144,883,746	\$152,612,049	5.33%	\$50,771,070	\$51,337,639	1.12%	\$195,654,816	\$203,949,688	4.24%
75070 White Pigeon Schools	\$293,148,334	\$309,910,619	5.72%	\$61,353,624	\$69,571,846	13.39%	\$354,501,958	\$379,482,465	7.05%
75080 Three Rivers Schools	\$685,684,383	\$731,880,792	6.74%	\$110,310,064	\$114,314,201	3.63%	\$795,994,447	\$846,194,993	6.31%

**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	
<b>St Joseph County ISD</b>										
	75100	Nottawa School	\$35,904,300	\$4,025,200	\$576,000	\$125,188,100	\$0	\$165,693,600	\$2,364,800	\$168,058,400
	75010	Sturgis School	\$105,552,600	\$123,570,700	\$74,683,400	\$563,673,500	\$0	\$867,480,200	\$40,500,200	\$907,980,400
	75020	Burr Oak School	\$51,530,700	\$3,013,800	\$1,668,000	\$60,146,950	\$0	\$116,359,450	\$7,580,100	\$123,939,550
	75030	Centreville School	\$119,825,926	\$12,050,100	\$3,169,300	\$288,150,759	\$0	\$423,196,085	\$12,572,800	\$435,768,885
	75040	Colon School	\$150,093,400	\$5,876,100	\$3,344,300	\$214,899,128	\$0	\$374,212,928	\$14,346,900	\$388,559,828
	75050	Constantine School	\$88,323,600	\$6,509,400	\$29,061,300	\$172,078,146	\$0	\$295,972,446	\$15,265,900	\$311,238,346
	75060	Mendon School	\$116,533,400	\$6,191,700	\$10,380,600	\$166,890,500	\$0	\$299,996,200	\$53,960,400	\$353,956,600
	75070	White Pigeon School	\$94,305,700	\$17,623,900	\$38,990,800	\$390,046,377	\$0	\$540,966,777	\$69,578,900	\$610,545,677
	75080	Three Rivers School	\$144,579,200	\$113,059,100	\$63,687,100	\$881,769,549	\$0	\$1,203,094,949	\$114,321,403	\$1,317,416,352
<b>Total St Joseph County ISD</b>			<b>\$906,648,826</b>	<b>\$291,920,000</b>	<b>\$225,560,800</b>	<b>\$2,862,843,009</b>	<b>\$0</b>	<b>\$4,286,972,635</b>	<b>\$330,491,403</b>	<b>\$4,617,464,038</b>
<b>Kalamazoo Regional Educational Service Agency (K-RESA)</b>										
	39170	Vicksburg School	\$19,815,800	\$2,117,700	\$0	\$19,215,300	\$0	\$41,148,800	\$719,600	\$41,868,400
<b>Total K-RESA</b>			<b>\$19,815,800</b>	<b>\$2,117,700</b>	<b>\$0</b>	<b>\$19,215,300</b>	<b>\$0</b>	<b>\$41,148,800</b>	<b>\$719,600</b>	<b>\$41,868,400</b>
<b>Heritage Southwest ISD</b>										
	14050	Marcellus School	\$4,030,500	\$0	\$0	\$13,123,000	\$0	\$17,153,500	\$259,209	\$17,412,709
<b>Total Heritage Southwest ISD</b>			<b>\$4,030,500</b>	<b>\$0</b>	<b>\$0</b>	<b>\$13,123,000</b>	<b>\$0</b>	<b>\$17,153,500</b>	<b>\$259,209</b>	<b>\$17,412,709</b>
<b>Calhoun ISD</b>										
	13050	Athens School	\$819,000	\$0	\$0	\$411,700	\$0	\$1,230,700	\$25,100	\$1,255,800
<b>Total Calhoun ISD</b>			<b>\$819,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$411,700</b>	<b>\$0</b>	<b>\$1,230,700</b>	<b>\$25,100</b>	<b>\$1,255,800</b>
<b>Branch ISD</b>										
	12020	Bronson School	\$208,200	\$0	\$0	\$132,500	\$0	\$340,700	\$2,300	\$343,000
<b>Total Branch ISD</b>			<b>\$208,200</b>	<b>\$0</b>	<b>\$0</b>	<b>\$132,500</b>	<b>\$0</b>	<b>\$340,700</b>	<b>\$2,300</b>	<b>\$343,000</b>

**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
<b>St Joseph County ISD</b>									
75100	Nottawa School	\$12,679,579	\$3,752,956	\$526,527	\$81,966,101	\$0	\$98,925,163	\$2,364,800	\$101,289,963
75010	Sturgis School	\$37,552,926	\$84,244,025	\$52,858,519	\$361,053,008	\$0	\$535,708,478	\$40,500,200	\$576,208,678
75020	Burr Oak School	\$16,792,853	\$2,098,374	\$935,942	\$34,715,657	\$0	\$54,542,826	\$7,580,100	\$62,122,926
75030	Centreville School	\$40,325,293	\$10,444,736	\$2,509,279	\$179,045,160	\$0	\$232,324,468	\$12,572,800	\$244,897,268
75040	Colon School	\$45,796,263	\$4,764,614	\$2,461,533	\$132,546,185	\$0	\$185,568,595	\$14,346,900	\$199,915,495
75050	Constantine School	\$25,459,791	\$5,047,310	\$22,603,932	\$107,806,595	\$0	\$160,917,628	\$15,180,946	\$176,098,574
75060	Mendon School	\$37,876,517	\$4,382,478	\$7,316,554	\$103,036,500	\$0	\$152,612,049	\$51,337,639	\$203,949,688
75070	White Pigeon School	\$33,990,100	\$12,620,994	\$26,037,156	\$237,262,369	\$0	\$309,910,619	\$69,571,846	\$379,482,465
75080	Three Rivers School	\$47,520,984	\$87,076,783	\$39,705,070	\$557,577,955	\$0	\$731,880,792	\$114,314,201	\$846,194,993
<b>Total St Joseph County ISD</b>		<b>\$47,520,984</b>	<b>\$87,076,783</b>	<b>\$39,705,070</b>	<b>\$557,577,955</b>	<b>\$0</b>	<b>\$731,880,792</b>	<b>\$114,314,201</b>	<b>\$2,790,160,050</b>
<b>Kalamazoo Regional Educational Service Agency (K-RESA)</b>									
39170	Vicksburg School	\$6,215,725	\$1,403,060	\$0	\$11,577,219	\$0	\$19,196,004	\$719,600	\$19,915,604
<b>Total K-RESA</b>		<b>\$6,215,725</b>	<b>\$1,403,060</b>	<b>\$0</b>	<b>\$11,577,219</b>	<b>\$0</b>	<b>\$19,196,004</b>	<b>\$719,600</b>	<b>\$19,915,604</b>
<b>Heritage Southwest ISD</b>									
14050	Marcellus School	\$987,366	\$0	\$0	\$7,356,181	\$0	\$8,343,547	\$259,209	\$8,602,756
<b>Total Heritage Southwest ISD</b>		<b>\$987,366</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,356,181</b>	<b>\$0</b>	<b>\$8,343,547</b>	<b>\$259,209</b>	<b>\$8,602,756</b>
<b>Calhoun ISD</b>									
13050	Athens School	\$222,953	\$0	\$0	\$172,392	\$0	\$395,345	\$25,100	\$420,445
<b>Total Calhoun ISD</b>		<b>\$222,953</b>	<b>\$0</b>	<b>\$0</b>	<b>\$172,392</b>	<b>\$0</b>	<b>\$395,345</b>	<b>\$25,100</b>	<b>\$420,445</b>
<b>Branch ISD</b>									
12020	Bronson School	\$19,169	\$0	\$0	\$87,709	\$0	\$106,878	\$2,300	\$109,178
<b>Total Branch ISD</b>		<b>\$19,169</b>	<b>\$0</b>	<b>\$0</b>	<b>\$87,709</b>	<b>\$0</b>	<b>\$106,878</b>	<b>\$2,300</b>	<b>\$109,178</b>

**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
<b>003</b>	<b>Constantine Township</b>							
	043 999 445 00	MICHIGAN MILK PRODUCERS ASSOC	75050	302	841,000	841,000	2014-434	12/31/2026
	043 999 445 10	MICHIGAN MILK PRODUCERS ASSOC	75050	351	0	0	2014-434	12/31/2026
	043 999 445 01	MICHIGAN MILK PRODUCERS ASSOC	75050	301	2,684,100	2,177,053	2018-144	12/30/2030
<b>Total Constantine Township</b>			<b>3</b>		<b>\$3,525,100</b>	<b>\$3,018,053</b>		
<b>010</b>	<b>Mendon Township</b>							
	044 900 060 06	IAC MENDON LLC	75060	351	0	0	2013-040	12/30/2025
	044 900 061 06	IAC MENDON LLC	75060	301	421,500	421,500	2013-040	12/30/2025
	044 900 040 03	TH PLASTICS INC	75060	301	2,687,200	1,881,663	2019-016	12/31/2031
<b>Total Mendon Township</b>			<b>3</b>		<b>\$3,108,700</b>	<b>\$2,303,163</b>		
<b>011</b>	<b>Mottville Township</b>							
	011 999 135 00	BANKS HARDWOODS INC	75070	302	450,000	450,000	2013-354	12/30/2025
	011 999 135 10	BANKS HARDWOODS INC	75070	351	0	0	2013-354	12/30/2025
	011 999 140 00	THE ANDERSONS AGRICULTURE GROUP LP	75070	301	268,000	258,945	2014-109	12/30/2026
	011 999 140 10	THE ANDERSONS AGRICULTURE GROUP LP	75070	351	0	0	2014-109	12/30/2026
	011 999 003 51	WALTHER INVESTMENT LLC	75070	301	1,767,800	1,167,526	2018-109	12/30/2031
<b>Total Mottville Township</b>			<b>5</b>		<b>\$2,485,800</b>	<b>\$1,876,471</b>		
<b>013</b>	<b>Park Township</b>							
	013 999 001 09	AMERICAN METAL FABRICATOR INC	75080	351	0	0	2013-178	12/30/2025
	013 999 130 05	PETERSON SPRING CIMA	75080	351	0	0	2013-102	12/30/2025
	013 999 001 08	AMERICAN METAL FABRICATOR INC	75080	351	0	0	2014-157	12/30/2026
	013 900 240 04	X L MACHINE CO INC	75060	301	969,200	654,787	2018-046	12/30/2030
	013 950 001 01	AM21 PROPERTIES LLC	75080	301	819,900	819,900	2022-059	12/30/2035
<b>Total Park Township</b>			<b>5</b>		<b>\$1,789,100</b>	<b>\$1,474,687</b>		
<b>016</b>	<b>White Pigeon Township</b>							
	045 999 393 10	MERHOW ACQUISITIONS LLC	75070	351	0	0	2013-239	12/30/2027
<b>Total White Pigeon Township</b>			<b>1</b>		<b>\$0</b>	<b>\$0</b>		
<b>051</b>	<b>Three Rivers City</b>							
	051 960 079 00	R & H MACHINE PRODUCTS	75080	301	165,400	94,042	2014-040	12/31/2025
	051 960 231 02	W E SLITT COMPANY	75080	301	242,200	242,200	2013-006	12/31/2025
	051 970 165 02	PRECISION WIRE FORMS INC	75080	351	0	0	2013-308	12/31/2025
	051 970 674 55	R & H MACHINE PRODUCTS	75080	351	0	0	2014-040	12/31/2025
	051 970 231 03	W E SLITT COMPANY	75080	351	0	0	2014-172	12/31/2026
	051 960 045 00	DOCK FOUNDRY COMPANY	75080	301	367,400	249,605	2016-069	12/30/2028
	051 970 165 03	PRECISION WIRE FORMS INC	75080	351	0	0	2016-054	12/30/2028
	051 970 180 05	R & H MACHINE PRODUCTS	75080	351	0	0	2016-025	12/30/2028
	051 960 220 08	801 TMWAY LLC	75080	301	4,057,300	3,072,689	2020-008	12/30/2032
<b>Total Three Rivers City</b>			<b>9</b>		<b>\$4,832,300</b>	<b>\$3,658,536</b>		

**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
<b>052</b>	<b>Sturgis City</b>							
	052 900 011 03	GRAPHIC PACKAGING INTERNATIONAL LLC	75010	351	0	0	2013-525	12/30/2025
	052 900 022 02	BURR OAK TOOL INC	75010	351	0	0	2013-526	12/30/2025
	052 900 135 06	MAYER TOOL & ENGINEERING INC	75010	351	0	0	2013-521	12/30/2025
	052 900 135 07	MAYER TOOL & ENGINEERING INC	75010	351	0	0	2013-527	12/30/2025
	052 900 161 01	PARMA TUBE CORP	75010	351	0	0	2013-522	12/30/2025
	052 900 192 01	SUMMIT POLYMERS, INC	75010	351	0	0	2013-520	12/30/2025
	052 900 660 00	STURGIS MOLDED PRODUCTS CO	75010	351	0	0	2011-062	12/30/2025
	052 950 011 03	GRAPHIC PACKAGING INTERN LLC.	75010	301	382,500	382,500	2013-525	12/30/2025
	052 900 760 00	VCI INC	75010	351	0	0	2011-064	12/31/2025
	052 950 760 00	VCI INC	75010	301	225,000	225,000	2011-064	12/31/2025
	052 900 022 03	BURR OAK TOOL INC	75010	351	0	0	2014-473	12/30/2026
	052 900 101 02	JOHNSON PRECISION MOLD INC	75010	351	0	0	2013-523	12/30/2026
	052 900 120 10	LTI PRINTING INC	75010	351	0	0	2014-470	12/30/2026
	052 900 135 08	MAYER TOOL & ENGINEERING INC	75010	351	0	0	2014-462	12/30/2026
	052 900 161 09	PARMA TUBE CORP	75010	351	0	0	2014-472	12/30/2026
	052 900 192 02	SUMMIT POLYMERS, INC	75010	351	0	0	2014-464	12/30/2026
	052 900 417 04	MICHIGAN TOOL WORKS	75010	351	0	0	2014-471	12/30/2026
	052 900 425 02	MIDWEST PLASTIC ENGINEERING IN	75010	351	0	0	2014-463	12/30/2026
	052 900 425 03	MIDWEST PLASTIC ENGINEERING IN	75010	351	0	0	2014-469	12/30/2026
	052 900 558 02	MORGAN OLSON LLC	75010	351	0	0	2014-461	12/30/2026
	052 950 022 03	BURR OAK TOOL INC	75010	301	3,060,000	3,060,000	2014-473	12/30/2026
	052 950 192 02	SUMMIT POLYMERS, INC	75010	301	630,000	630,000	2014-464	12/30/2026
	052 950 021 01	UNIQUE TRUCK ACCESSORIES	75010	301	182,100	145,246	2015-261	12/30/2027
	052 950 268 14	STURGIS MOLDED PRODUCTS CO	75010	301	495,000	495,000	2018-179	12/30/2030
	052 950 030 01	MSZ REALTY LLC	75010	301	2,548,800	2,037,449	2019-139	12/30/2031
	052 950 110 01	KUHL JEFFERY A	75010	301	32,800	32,800	2019-111	12/30/2031
	052 950 230 01	WELS HOLDINGS LLC	75010	301	2,774,500	2,223,206	2020-053	12/30/2032
	052 950 110 02	MICHIANA MILLWORKS	75010	301	216,500	216,195	2021-064	12/30/2033
	052 950 578 02	PRECISION SPEED EQUIPMENT INC	75010	301	563,100	563,100	2021-065	12/30/2033
	052 950 800 01	HEARTLAND RECREATIONAL VEHICLES LLC	75010	301	6,943,000	6,943,000	2022-097	12/30/2034
<b>Total Sturgis City</b>			<b>30</b>		<b>\$18,053,300</b>	<b>\$16,953,496</b>		

**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
<b>75010</b>	<b>Sturgis Schools</b>							
	052 900 011 03	GRAPHIC PACKAGING INTERNATIONAL LLC	75010	351	\$0	\$0	2013-525	12/30/2025
	052 900 022 02	BURR OAK TOOL INC	75010	351	\$0	\$0	2013-526	12/30/2025
	052 900 135 06	MAYER TOOL & ENGINEERING INC	75010	351	\$0	\$0	2013-521	12/30/2025
	052 900 135 07	MAYER TOOL & ENGINEERING INC	75010	351	\$0	\$0	2013-527	12/30/2025
	052 900 161 01	PARMA TUBE CORP	75010	351	\$0	\$0	2013-522	12/30/2025
	052 900 192 01	SUMMIT POLYMERS, INC	75010	351	\$0	\$0	2013-520	12/30/2025
	052 900 660 00	STURGIS MOLDED PRODUCTS CO	75010	351	\$0	\$0	2011-062	12/30/2025
	052 950 011 03	GRAPHIC PACKAGING INTERN LLC.	75010	301	\$382,500	\$382,500	2013-525	12/30/2025
	052 900 760 00	VCI INC	75010	351	\$0	\$0	2011-064	12/31/2025
	052 950 760 00	VCI INC	75010	301	\$225,000	\$225,000	2011-064	12/31/2025
	052 900 022 03	BURR OAK TOOL INC	75010	351	\$0	\$0	2014-473	12/30/2026
	052 900 101 02	JOHNSON PRECISION MOLD INC	75010	351	\$0	\$0	2013-523	12/30/2026
	052 900 120 10	LTI PRINTING INC	75010	351	\$0	\$0	2014-470	12/30/2026
	052 900 135 08	MAYER TOOL & ENGINEERING INC	75010	351	\$0	\$0	2014-462	12/30/2026
	052 900 161 09	PARMA TUBE CORP	75010	351	\$0	\$0	2014-472	12/30/2026
	052 900 192 02	SUMMIT POLYMERS, INC	75010	351	\$0	\$0	2014-464	12/30/2026
	052 900 417 04	MICHIGAN TOOL WORKS	75010	351	\$0	\$0	2014-471	12/30/2026
	052 900 425 02	MIDWEST PLASTIC ENGINEERING IN	75010	351	\$0	\$0	2014-463	12/30/2026
	052 900 425 03	MIDWEST PLASTIC ENGINEERING IN	75010	351	\$0	\$0	2014-469	12/30/2026
	052 900 558 02	MORGAN OLSON LLC	75010	351	\$0	\$0	2014-461	12/30/2026
	052 950 022 03	BURR OAK TOOL INC	75010	301	\$3,060,000	\$3,060,000	2014-473	12/30/2026
	052 950 192 02	SUMMIT POLYMERS, INC	75010	301	\$630,000	\$630,000	2014-464	12/30/2026
	052 950 021 01	UNIQUE TRUCK ACCESSORIES	75010	301	\$182,100	\$145,246	2015-261	12/30/2027
	052 950 268 14	STURGIS MOLDED PRODUCTS CO	75010	301	\$495,000	\$495,000	2018-179	12/30/2030
	052 950 030 01	MSZ REALTY LLC	75010	301	\$2,548,800	\$2,037,449	2019-139	12/30/2031
	052 950 110 01	KUHL JEFFERY A	75010	301	\$32,800	\$32,800	2019-111	12/30/2031
	052 950 230 01	WELS HOLDINGS LLC	75010	301	\$2,774,500	\$2,223,206	2020-053	12/30/2032
	052 950 110 02	MICHIANA MILLWORKS	75010	301	\$216,500	\$216,195	2021-064	12/30/2033
	052 950 578 02	PRECISION SPEED EQUIPMENT INC	75010	301	\$563,100	\$563,100	2021-065	12/30/2033
	052 950 800 01	HEARTLAND RECREATIONAL VEHICLES LLC	75010	301	\$6,943,000	\$6,943,000	2022-097	12/30/2034
<b>Total Sturgis Schools</b>			<b>30</b>		<b>\$18,053,300</b>	<b>\$16,953,496</b>		

**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
<b>75070</b>	<b>White Pigeon Schools</b>							
	011 999 135 00	BANKS HARDWOODS INC	75070	302	\$450,000	\$450,000	2013-354	12/30/2025
	011 999 135 10	BANKS HARDWOODS INC	75070	351	\$0	\$0	2013-354	12/30/2025
	011 999 140 00	THE ANDERSONS AGRICULTURE GROUP LP	75070	301	\$268,000	\$258,945	2014-109	12/30/2026
	011 999 140 10	THE ANDERSONS AGRICULTURE GROUP LP	75070	351	\$0	\$0	2014-109	12/30/2026
	045 999 393 10	MERHOW ACQUISITIONS LLC	75070	351	\$0	\$0	2013-239	12/30/2027
	011 999 003 51	WALTHER INVESTMENT LLC	75070	301	\$1,767,800	\$1,167,526	2018-109	12/30/2031
<b>Total White Pigeon Schools</b>			<b>6</b>		<b>\$2,485,800</b>	<b>\$1,876,471</b>		
<b>75080</b>	<b>Three Rivers Schools</b>							
	013 999 001 09	AMERICAN METAL FABRICATOR INC	75080	351	\$0	\$0	2013-178	12/30/2025
	013 999 130 05	PETERSON SPRING CIMA	75080	351	\$0	\$0	2013-102	12/30/2025
	051 960 079 00	R & H MACHINE PRODUCTS	75080	301	\$165,400	\$94,042	2014-040	12/31/2025
	051 960 231 02	W E SLITT COMPANY	75080	301	\$242,200	\$242,200	2013-006	12/31/2025
	051 970 165 02	PRECISION WIRE FORMS INC	75080	351	\$0	\$0	2013-308	12/31/2025
	051 970 674 55	R & H MACHINE PRODUCTS	75080	351	\$0	\$0	2014-040	12/31/2025
	013 999 001 08	AMERICAN METAL FABRICATOR INC	75080	351	\$0	\$0	2014-157	12/30/2026
	051 970 231 03	W E SLITT COMPANY	75080	351	\$0	\$0	2014-172	12/31/2026
	051 960 045 00	DOCK FOUNDRY COMPANY	75080	301	\$367,400	\$249,605	2016-069	12/30/2028
	051 970 165 03	PRECISION WIRE FORMS INC	75080	351	\$0	\$0	2016-054	12/30/2028
	051 970 180 05	R & H MACHINE PRODUCTS	75080	351	\$0	\$0	2016-025	12/30/2028
	051 960 220 08	801 TMWAY LLC	75080	301	\$4,057,300	\$3,072,689	2020-008	12/30/2032
	013 950 001 01	AM21 PROPERTIES LLC	75080	301	\$819,900	\$819,900	2022-059	12/30/2035
<b>Total Three Rivers Schools</b>			<b>13</b>		<b>\$5,652,200</b>	<b>\$4,478,436</b>		
<b>75050</b>	<b>Constantine Schools</b>							
	043 999 445 00	MICHIGAN MILK PRODUCERS ASSOC	75050	302	\$841,000	\$841,000	2014-434	12/31/2026
	043 999 445 10	MICHIGAN MILK PRODUCERS ASSOC	75050	351	\$0	\$0	2014-434	12/31/2026
	043 999 445 01	MICHIGAN MILK PRODUCERS ASSOC	75050	301	\$2,684,100	\$2,177,053	2018-144	12/30/2030
<b>Total Constantine Schools</b>			<b>3</b>		<b>\$3,525,100</b>	<b>\$3,018,053</b>		
<b>75060</b>	<b>Mendon Schools</b>							
	044 900 060 06	IAC MENDON LLC	75060	351	\$0	\$0	2013-040	12/30/2025
	044 900 061 06	IAC MENDON LLC	75060	301	\$421,500	\$421,500	2013-040	12/30/2025
	013 900 240 04	X L MACHINE CO INC	75060	301	\$969,200	\$654,787	2018-046	12/30/2030
	044 900 040 03	TH PLASTICS INC	75060	301	\$2,687,200	\$1,881,663	2019-016	12/31/2031
<b>Total Mendon Schools</b>			<b>4</b>		<b>\$4,077,900</b>	<b>\$2,957,950</b>		