

2023
*St Joseph County
Equalization Report*



Covered Bridge Farm

Prepared by:
St Joseph County Equalization Department

Staff:

Joshua Simmons

Director

Jan Hart

Appraiser

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Equalization Technician

RESOLUTION 5-2023

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 \$3,447,195,540 (Three Billion, Four Hundred Forty-Seven Million, One Hundred Ninety-Five Thousand, Five Hundred Forty Dollars) and a cumulative total for Personal Property of \$301,155,110 (Three Hundred One Million, One Hundred Fifty-Five Thousand, One Hundred Ten Dollars). The combined total of Real and Personal Property of the Cities and Townships in St. Joseph County is \$3,748,350,650 (Three Billion, Seven Hundred Forty-Eight Million, Three Hundred Fifty Thousand, Six Hundred Fifty Dollars).

STATE OF MICHIGAN)
) SS
COUNTY OF ST. JOSEPH)

I, LINDSAY OSWALD, 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 18, 2023.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said County and Circuit Court at Centreville, Michigan, this 18th day of April 2023.


Lindsay Oswald, County Clerk

Personal and Real Property - TOTALS

Saint Joseph **COUNTY**

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

04/06/2023 09:09AM

Statement of acreage and valuation in the year 2023 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	22,177.86	141,523,600	141,523,600	8,940,800	8,940,800	150,464,400	150,464,400
Colon Township	20,283.99	213,379,000	213,379,000	7,993,100	7,993,100	221,372,100	221,372,100
Constantine Township	19,620.67	197,931,600	197,931,600	13,297,000	13,297,000	211,228,600	211,228,600
Fabius Township	18,812.96	327,847,500	327,847,500	23,523,900	23,523,900	351,371,400	351,371,400
Fawn River Township	12,017.98	80,171,500	80,171,500	1,009,300	1,009,300	81,180,800	81,180,800
Florence Township	20,864.92	112,503,297	112,503,297	4,646,300	4,646,300	117,149,597	117,149,597
Flowerfield Township	22,611.51	116,069,600	116,069,600	20,065,110	20,065,110	136,134,710	136,134,710
Leonidas Township	30,117.80	103,758,302	103,758,302	6,979,200	6,979,200	110,737,502	110,737,502
Lockport Township	17,794.43	199,837,800	199,837,800	5,646,700	5,646,700	205,484,500	205,484,500
Mendon Township	21,740.26	152,715,000	152,715,000	40,539,100	40,539,100	193,254,100	193,254,100
Mottville Township	12,023.04	104,153,400	104,153,400	10,358,600	10,358,600	114,512,000	114,512,000
Nottawa Township	21,970.77	253,138,200	253,138,200	6,968,600	6,968,600	260,106,800	260,106,800
Park Township	22,218.68	211,381,700	211,381,700	37,540,000	37,540,000	248,921,700	248,921,700
Sherman Township	19,908.04	259,533,541	259,533,541	6,233,900	6,233,900	265,767,441	265,767,441
Sturgis City	2,853.51	353,166,100	353,166,100	19,388,300	19,388,300	372,554,400	372,554,400
Sturgis Township	10,884.70	101,237,900	101,237,900	8,400,500	8,400,500	109,638,400	109,638,400
Three Rivers City	1,977.80	220,758,800	220,758,800	32,375,100	32,375,100	253,133,900	253,133,900
White Pigeon Township	15,395.94	298,088,700	298,088,700	47,249,600	47,249,600	345,338,300	345,338,300
Totals for County	313,274.86	3,447,195,540	3,447,195,540	301,155,110	301,155,110	3,748,350,650	3,748,350,650

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 2023 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	55,634,300	1,546,800	1,310,600	83,031,900			141,523,600
Colon Township	64,146,400	5,135,000	2,662,600	141,435,000			213,379,000
Constantine Township	51,952,400	6,234,000	27,465,700	112,279,500			197,931,600
Fabius Township	23,322,000	7,060,400	2,767,100	294,698,000			327,847,500
Fawn River Township	28,334,600	1,683,800		50,153,100			80,171,500
Florence Township	71,140,500		156,200	41,206,597			112,503,297
Flowerfield Township	39,253,100	1,531,400	15,300	75,269,800			116,069,600
Leonidas Township	68,645,900	1,088,300		34,024,102			103,758,302
Lockport Township	38,812,000	7,238,300	1,212,600	152,574,900			199,837,800
Mendon Township	61,403,800	5,576,900	5,144,600	80,589,700			152,715,000
Mottville Township	35,658,700	3,374,900	17,639,500	47,480,300			104,153,400
Nottawa Township	65,488,100	12,210,300	550,500	174,889,300			253,138,200
Park Township	54,384,800	9,291,500	11,582,800	136,122,600			211,381,700
Sherman Township	39,893,100	3,054,100	176,000	216,410,341			259,533,541
Sturgis City	1,040,800	80,021,300	62,162,000	209,942,000			353,166,100
Sturgis Township	33,796,600	13,079,200	2,000,300	52,361,800			101,237,900
Three Rivers City		71,841,500	28,382,400	120,534,900			220,758,800
White Pigeon Township	40,720,700	10,771,600	13,605,800	232,990,600			298,088,700
Totals for County	773,627,800	240,739,300	176,834,000	2,255,994,440	0	0	3,447,195,540

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 2023 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	55,634,300	1,546,800	1,310,600	83,031,900			141,523,600
Colon Township	64,146,400	5,135,000	2,662,600	141,435,000			213,379,000
Constantine Township	51,952,400	6,234,000	27,465,700	112,279,500			197,931,600
Fabius Township	23,322,000	7,060,400	2,767,100	294,698,000			327,847,500
Fawn River Township	28,334,600	1,683,800		50,153,100			80,171,500
Florence Township	71,140,500		156,200	41,206,597			112,503,297
Flowerfield Township	39,253,100	1,531,400	15,300	75,269,800			116,069,600
Leonidas Township	68,645,900	1,088,300		34,024,102			103,758,302
Lockport Township	38,812,000	7,238,300	1,212,600	152,574,900			199,837,800
Mendon Township	61,403,800	5,576,900	5,144,600	80,589,700			152,715,000
Mottville Township	35,658,700	3,374,900	17,639,500	47,480,300			104,153,400
Nottawa Township	65,488,100	12,210,300	550,500	174,889,300			253,138,200
Park Township	54,384,800	9,291,500	11,582,800	136,122,600			211,381,700
Sherman Township	39,893,100	3,054,100	176,000	216,410,341			259,533,541
Sturgis City	1,040,800	80,021,300	62,162,000	209,942,000			353,166,100
Sturgis Township	33,796,600	13,079,200	2,000,300	52,361,800			101,237,900
Three Rivers City		71,841,500	28,382,400	120,534,900			220,758,800
White Pigeon Township	40,720,700	10,771,600	13,605,800	232,990,600			298,088,700
Totals for County	773,627,800	240,739,300	176,834,000	2,255,994,440	0	0	3,447,195,540

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF Saint 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 Saint 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 Saint Joseph County in the year 2023 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.

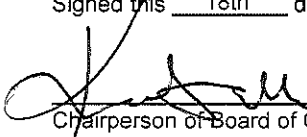
WE FURTHER CERTIFY that section two is a true statement of the equalized valuations of real property classifications in each township and city in Saint Joseph County in the year 2023 as determined by the Board of County Commissioners of said county.

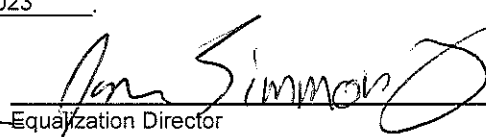
WE FURTHER CERTIFY that section three is a true statement of the assessed valuations, approved by the Board of Review, of real property classifications in each township and city in Saint Joseph County in the year 2023 as determined by the Board of County Commissioners of said county.

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 18th day of April 2023, at a meeting of said board held pursuant to the provisions of MCL 209.1 - 209.8.

Signed this 18th day of April, 2023.


Chairperson of Board of Commissioners


Equalization Director


Deputy 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.

St Joseph County 2023 Equalization Report

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St. Joseph County

Previous and Current Values

AGRICULTURAL								
Unit #	Unit Name	Number of Parcels	2022 Assessed Value	2023 County Equalized Value	% Change	2022 Taxable Value	2023 Taxable Value	% Change
001	Burr Oak Township	272	\$54,304,800	\$55,634,300	2.45%	\$17,867,718	\$19,441,362	8.81%
002	Colon Township	295	\$58,665,600	\$64,146,400	9.34%	\$20,263,477	\$21,344,216	5.33%
003	Constantine Township	209	\$52,555,700	\$51,952,400	-1.15%	\$14,760,568	\$15,879,669	7.58%
004	Fabius Township	134	\$21,709,900	\$23,322,000	7.43%	\$8,781,639	\$9,375,441	6.76%
005	Fawn River Township	159	\$28,304,400	\$28,334,600	0.11%	\$9,761,082	\$9,598,061	-1.67%
006	Florence Township	287	\$69,365,400	\$71,140,500	2.56%	\$21,875,162	\$22,894,828	4.66%
007	Flowerfield Township	200	\$40,463,000	\$39,253,100	-2.99%	\$12,815,859	\$13,324,928	3.97%
008	Leonidas Township	389	\$62,572,000	\$68,645,900	9.71%	\$20,797,138	\$22,072,364	6.13%
009	Lockport Township	180	\$37,662,900	\$38,812,000	3.05%	\$16,581,000	\$18,303,840	10.39%
010	Mendon Township	285	\$59,845,600	\$61,403,800	2.60%	\$18,599,327	\$22,192,512	19.32%
011	Mottville Township	163	\$34,234,300	\$35,658,700	4.16%	\$13,739,752	\$14,460,279	5.24%
012	Nottawa Township	321	\$61,953,300	\$65,488,100	5.71%	\$21,584,380	\$22,981,269	6.47%
013	Park Township	245	\$52,740,800	\$54,384,800	3.12%	\$23,144,369	\$24,434,230	5.57%
014	Sherman Township	163	\$37,625,200	\$39,893,100	6.03%	\$15,238,134	\$16,876,500	10.75%
015	Sturgis Township	151	\$32,484,700	\$33,796,600	4.04%	\$13,087,581	\$13,385,345	2.28%
016	White Pigeon Township	225	\$42,041,600	\$40,720,700	-3.14%	\$16,517,535	\$17,081,263	3.41%
051	Three Rivers City	0	\$0	\$0	N/A	\$0	\$0	N/A
052	Sturgis City	13	\$897,100	\$1,040,800	16.02%	\$583,026	\$674,725	15.73%
St. Joseph County Total		3,691	\$747,426,300	\$773,627,800	3.51%	\$265,997,747	\$284,320,832	6.89%

COMMERCIAL								
Unit #	Unit Name	Number of Parcels	2022 Assessed Value	2023 County Equalized Value	% Change	2022 Taxable Value	2023 Taxable Value	% Change
001	Burr Oak Township	35	\$1,347,600	\$1,546,800	14.78%	\$1,145,590	\$1,222,843	6.74%
002	Colon Township	63	\$4,335,700	\$5,135,000	18.44%	\$3,607,002	\$3,742,576	3.76%
003	Constantine Township	103	\$5,010,200	\$6,234,000	24.43%	\$3,961,496	\$4,261,321	7.57%
004	Fabius Township	65	\$6,569,000	\$7,060,400	7.48%	\$4,954,652	\$5,468,384	10.37%
005	Fawn River Township	14	\$1,163,500	\$1,683,800	44.72%	\$936,401	\$1,347,051	43.85%
006	Florence Township	0	\$0	\$0	N/A	\$0	\$0	N/A
007	Flowerfield Township	7	\$1,298,900	\$1,531,400	17.90%	\$544,415	\$568,358	4.40%
008	Leonidas Township	23	\$942,091	\$1,088,300	15.52%	\$772,275	\$778,685	0.83%
009	Lockport Township	67	\$6,418,100	\$7,238,300	12.78%	\$4,829,089	\$5,184,690	7.36%
010	Mendon Township	65	\$4,807,100	\$5,576,900	16.01%	\$3,480,781	\$3,975,207	14.20%
011	Mottville Township	31	\$2,652,000	\$3,374,900	27.26%	\$2,459,666	\$2,882,211	17.18%
012	Nottawa Township	99	\$10,015,300	\$12,210,300	21.92%	\$8,966,209	\$10,790,267	20.34%
013	Park Township	44	\$6,028,100	\$9,291,500	54.14%	\$5,742,469	\$8,741,111	52.22%
014	Sherman Township	22	\$2,536,400	\$3,054,100	20.41%	\$1,836,256	\$1,961,578	6.82%
015	Sturgis Township	92	\$11,911,100	\$13,079,200	9.81%	\$10,149,659	\$10,757,044	5.98%
016	White Pigeon Township	164	\$9,288,750	\$10,771,600	15.96%	\$7,320,207	\$8,052,689	10.01%
051	Three Rivers City	321	\$71,338,500	\$71,841,500	0.71%	\$54,212,842	\$58,556,805	8.01%
052	Sturgis City	311	\$75,657,500	\$80,021,300	5.77%	\$54,046,658	\$57,480,003	6.35%
St. Joseph County Total		1,526	\$221,319,841	\$240,739,300	8.77%	\$168,965,667	\$185,770,823	9.95%

St. Joseph County

Previous and Current Values

INDUSTRIAL								
Unit #	Unit Name	Number of Parcels	2022 Assessed Value	2023 County Equalized Value	% Change	2022 Taxable Value	2023 Taxable Value	% Change
001	Burr Oak Township	27	\$1,223,800	\$1,310,600	7.09%	\$808,242	\$848,351	4.96%
002	Colon Township	14	\$2,813,600	\$2,662,600	-5.37%	\$2,098,743	\$2,222,777	5.91%
003	Constantine Township	43	\$27,846,500	\$27,465,700	-1.37%	\$21,847,038	\$20,054,277	-8.21%
004	Fabius Township	30	\$2,651,100	\$2,767,100	4.38%	\$1,452,507	\$1,524,361	4.95%
005	Fawn River Township	0	\$0	\$0	N/A	\$0	\$0	N/A
006	Florence Township	6	\$130,600	\$156,200	19.60%	\$68,789	\$72,225	4.99%
007	Flowerfield Township	1	\$15,000	\$15,300	2.00%	\$4,813	\$5,053	4.99%
008	Leonidas Township	0	\$0	\$0	N/A	\$0	\$0	N/A
009	Lockport Township	16	\$1,244,100	\$1,212,600	-2.53%	\$905,413	\$948,400	4.75%
010	Mendon Township	23	\$5,073,400	\$5,144,600	1.40%	\$4,175,750	\$4,404,119	5.47%
011	Mottville Township	31	\$17,681,700	\$17,639,500	-0.24%	\$11,263,833	\$12,183,001	8.16%
012	Nottawa Township	11	\$514,600	\$550,500	6.98%	\$361,820	\$388,906	7.49%
013	Park Township	24	\$10,509,900	\$11,582,800	10.21%	\$8,176,239	\$8,889,379	8.72%
014	Sherman Township	1	\$175,400	\$176,000	0.34%	\$146,434	\$153,755	5.00%
015	Sturgis Township	13	\$1,080,300	\$2,000,300	85.16%	\$926,541	\$1,616,806	74.50%
016	White Pigeon Township	54	\$12,116,200	\$13,605,800	12.29%	\$9,219,631	\$10,963,309	18.91%
051	Three Rivers City	69	\$25,076,800	\$28,382,400	13.18%	\$19,820,890	\$23,112,692	16.61%
052	Sturgis City	135	\$65,747,500	\$62,162,000	-5.45%	\$45,183,968	\$48,747,365	7.89%
St. Joseph County Total		498	\$173,900,500	\$176,834,000	1.69%	\$126,460,651	\$136,134,776	7.65%

RESIDENTIAL								
Unit #	Unit Name	Number of Parcels	2022 Assessed Value	2023 County Equalized Value	% Change	2022 Taxable Value	2023 Taxable Value	% Change
001	Burr Oak Township	1,266	\$73,274,500	\$83,031,900	13.32%	\$51,979,089	\$56,234,919	8.19%
002	Colon Township	2,204	\$116,741,500	\$141,435,000	21.15%	\$87,206,437	\$93,626,921	7.36%
003	Constantine Township	1,653	\$103,255,700	\$112,279,500	8.74%	\$74,083,739	\$79,828,719	7.75%
004	Fabius Township	2,638	\$252,142,500	\$294,698,000	16.88%	\$184,648,582	\$198,831,426	7.68%
005	Fawn River Township	691	\$41,411,700	\$50,153,100	21.11%	\$32,696,942	\$35,226,573	7.74%
006	Florence Township	524	\$34,735,200	\$41,206,597	18.63%	\$22,172,795	\$23,649,663	6.66%
007	Flowerfield Township	870	\$66,180,300	\$75,269,800	13.73%	\$45,506,722	\$48,440,093	6.45%
008	Leonidas Township	564	\$31,424,202	\$34,024,102	8.27%	\$19,288,836	\$21,026,936	9.01%
009	Lockport Township	1,986	\$140,563,700	\$152,574,900	8.55%	\$100,758,292	\$108,983,381	8.16%
010	Mendon Township	1,407	\$73,580,400	\$80,589,700	9.53%	\$51,501,128	\$55,546,763	7.86%
011	Mottville Township	721	\$41,389,300	\$47,480,300	14.72%	\$29,741,373	\$32,098,194	7.92%
012	Nottawa Township	1,945	\$146,513,000	\$174,889,300	19.37%	\$112,889,337	\$122,740,277	8.73%
013	Park Township	1,409	\$121,246,000	\$136,122,600	12.27%	\$84,194,432	\$89,419,657	6.21%
014	Sherman Township	1,984	\$181,102,500	\$216,410,341	19.50%	\$141,601,138	\$153,536,508	8.43%
015	Sturgis Township	683	\$47,130,400	\$52,361,800	11.10%	\$32,798,672	\$35,118,817	7.07%
016	White Pigeon Township	2,341	\$207,859,900	\$232,990,600	12.09%	\$161,126,062	\$174,387,445	8.23%
051	Three Rivers City	2,514	\$106,827,400	\$120,534,900	12.83%	\$80,951,309	\$87,595,791	8.21%
052	Sturgis City	3,389	\$180,912,700	\$209,942,000	16.05%	\$134,003,419	\$145,547,529	8.61%
St. Joseph County Total		28,789	\$1,966,290,902	\$2,255,994,440	14.73%	\$1,447,148,304	\$1,561,839,612	7.93%

St. Joseph County

Previous and Current Values

DEVELOPMENTAL								
Unit #	Unit Name	Number of Parcels	2022 Assessed Value	2023 County Equalized Value	% Change	2022 Taxable Value	2023 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	2022 Assessed Value	2023 County Equalized Value	% Change	2022 Taxable Value	2023 Taxable Value	% Change
001	Burr Oak Township	1,600	130,150,700	141,523,600	8.74%	71,800,639	77,747,475	8.28%
002	Colon Township	2,576	182,556,400	213,379,000	16.88%	113,175,659	120,936,490	6.86%
003	Constantine Township	2,008	188,668,100	197,931,600	4.91%	114,652,841	120,023,986	4.68%
004	Fabius Township	2,867	283,072,500	327,847,500	15.82%	199,837,380	215,199,612	7.69%
005	Fawn River Township	864	70,879,600	80,171,500	13.11%	43,394,425	46,171,685	6.40%
006	Florence Township	817	104,231,200	112,503,297	7.94%	44,116,746	46,616,716	5.67%
007	Flowerfield Township	1,078	107,957,200	116,069,600	7.51%	58,871,809	62,338,432	5.89%
008	Leonidas Township	976	94,938,293	103,758,302	9.29%	40,858,249	43,877,985	7.39%
009	Lockport Township	2,249	185,888,800	199,837,800	7.50%	123,073,794	133,420,311	8.41%
010	Mendon Township	1,780	143,306,500	152,715,000	6.57%	77,756,986	86,118,601	10.75%
011	Mottville Township	946	95,957,300	104,153,400	8.54%	57,204,624	61,623,685	7.73%
012	Nottawa Township	2,376	218,996,200	253,138,200	15.59%	143,801,746	156,900,719	9.11%
013	Park Township	1,722	190,524,800	211,381,700	10.95%	121,257,509	131,484,377	8.43%
014	Sherman Township	2,170	221,439,500	259,533,541	17.20%	158,821,962	172,528,341	8.63%
015	Sturgis Township	939	92,606,500	101,237,900	9.32%	56,962,453	60,878,012	6.87%
016	White Pigeon Township	2,784	271,306,450	298,088,700	9.87%	194,183,435	210,484,706	8.39%
051	Three Rivers City	2,904	203,242,700	220,758,800	8.62%	154,985,041	169,265,288	9.21%
052	Sturgis City	3,848	323,214,800	353,166,100	9.27%	233,817,071	252,449,622	7.97%
St. Joseph County Total		34,504	\$3,108,937,543	\$3,447,195,540	10.88%	\$2,008,572,369	\$2,168,066,043	7.94%

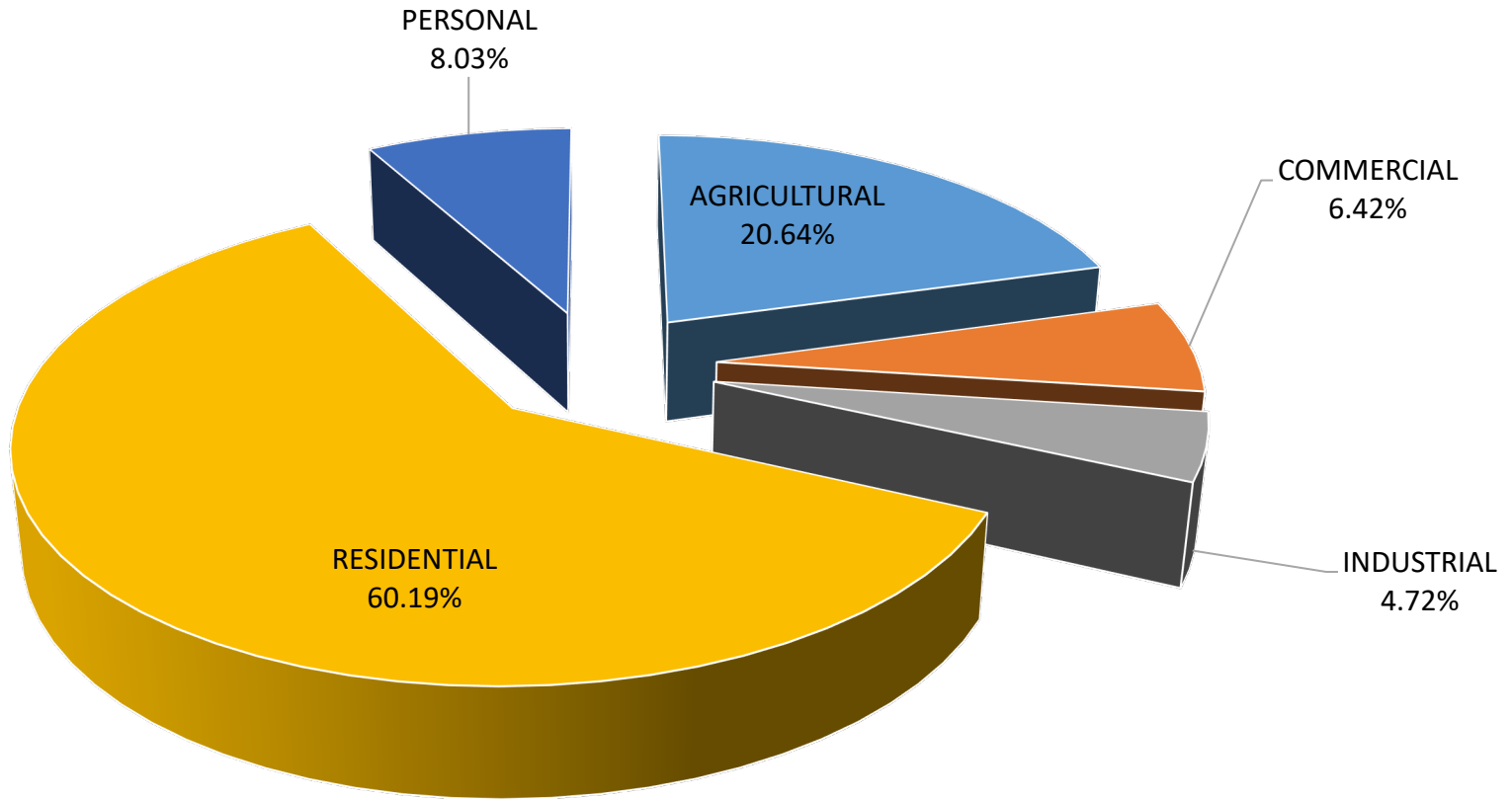
St. Joseph County

Previous and Current Values

Unit #	Unit Name	Number of Parcels	PERSONAL				2022 Taxable Value	2023 Taxable Value	% Change
			2022 Assessed Value	2023 County Equalized Value	% Change				
001	Burr Oak Township	46	\$7,879,900	\$8,940,800	13.46%	\$7,879,900	\$8,940,800	13.46%	
002	Colon Township	124	\$7,848,500	\$7,993,100	1.84%	\$7,848,500	\$7,993,100	1.84%	
003	Constantine Township	104	\$13,121,900	\$13,297,000	1.33%	\$13,121,900	\$13,297,000	1.33%	
004	Fabius Township	57	\$22,821,600	\$23,523,900	3.08%	\$22,791,590	\$23,523,900	3.21%	
005	Fawn River Township	27	\$980,600	\$1,009,300	2.93%	\$980,600	\$1,009,300	2.93%	
006	Florence Township	26	\$4,271,300	\$4,646,300	8.78%	\$4,271,300	\$4,646,300	8.78%	
007	Flowerfield Township	28	\$19,862,995	\$20,065,110	1.02%	\$19,862,995	\$20,065,110	1.02%	
008	Leonidas Township	26	\$6,658,100	\$6,979,200	4.82%	\$6,658,100	\$6,979,200	4.82%	
009	Lockport Township	69	\$5,166,800	\$5,646,700	9.29%	\$5,166,800	\$5,646,700	9.29%	
010	Mendon Township	82	\$39,655,000	\$40,539,100	2.23%	\$39,655,000	\$40,539,100	2.23%	
011	Mottville Township	45	\$11,269,200	\$10,358,600	-8.08%	\$11,269,200	\$10,358,600	-8.08%	
012	Nottawa Township	143	\$6,728,800	\$6,968,600	3.56%	\$6,728,800	\$6,968,600	3.56%	
013	Park Township	73	\$36,868,400	\$37,540,000	1.82%	\$33,170,168	\$34,779,515	4.85%	
014	Sherman Township	45	\$5,502,100	\$6,233,900	13.30%	\$5,502,100	\$6,233,900	13.30%	
015	Sturgis Township	82	\$7,900,500	\$8,400,500	6.33%	\$7,900,500	\$8,400,500	6.33%	
016	White Pigeon Township	99	\$42,564,500	\$47,249,600	11.01%	\$42,564,500	\$47,249,600	11.01%	
051	Three Rivers City	400	\$32,980,000	\$32,375,100	-1.83%	\$32,983,700	\$32,378,800	-1.83%	
052	Sturgis City	423	\$23,597,600	\$19,388,300	-17.84%	\$23,597,600	\$19,388,300	-17.84%	
St. Joseph County Total		1,899	\$295,677,795	\$301,155,110	1.85%	\$291,953,253	\$298,398,325	2.21%	

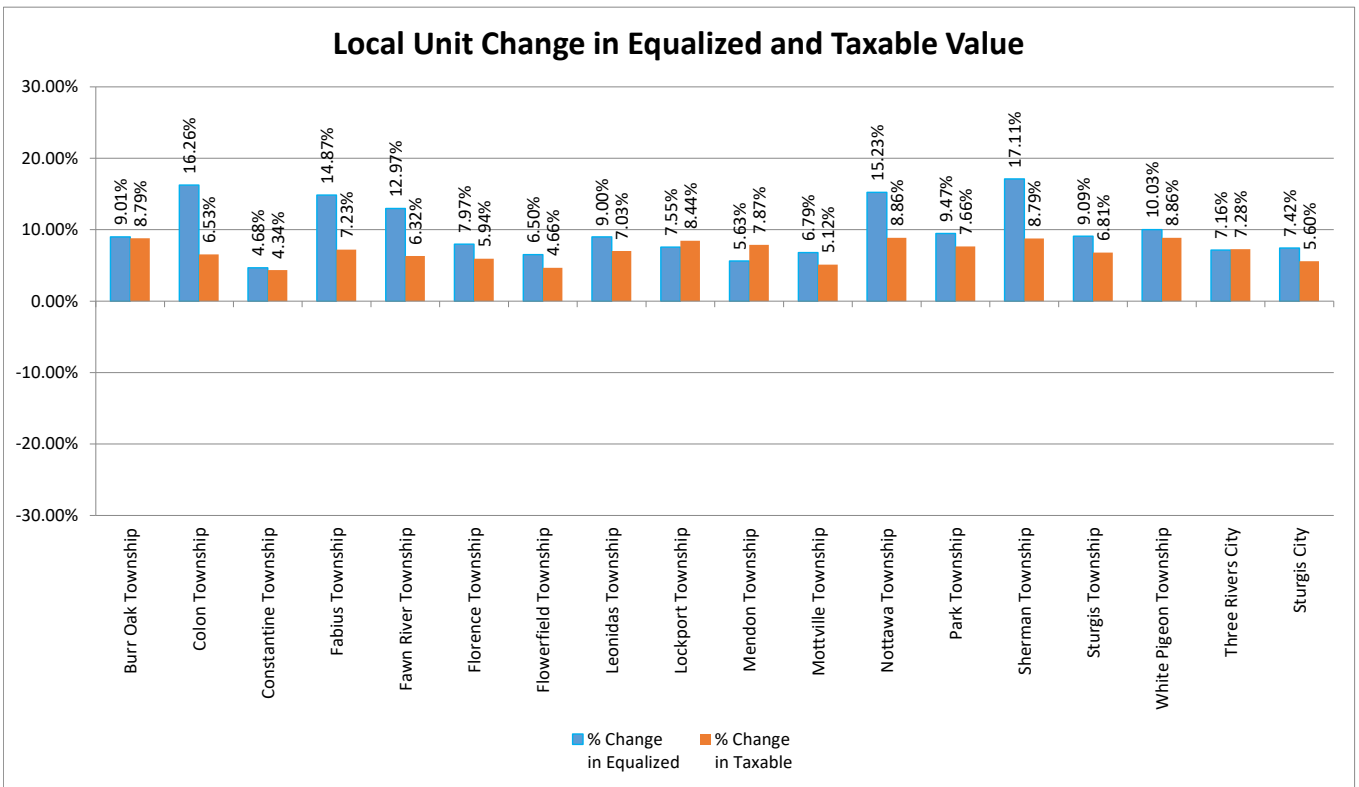
Unit #	Unit Name	Number of Parcels	TOTAL VALUES				2022 Taxable Value	2023 Taxable Value	% Change
			2022 Assessed Value	2023 County Equalized Value	% Change				
001	Burr Oak Township	1,646	\$138,030,600	\$150,464,400	9.01%	\$79,680,539	\$86,688,275	8.79%	
002	Colon Township	2,700	\$190,404,900	\$221,372,100	16.26%	\$121,024,159	\$128,929,590	6.53%	
003	Constantine Township	2,112	\$201,790,000	\$211,228,600	4.68%	\$127,774,741	\$133,320,986	4.34%	
004	Fabius Township	2,924	\$305,894,100	\$351,371,400	14.87%	\$222,628,970	\$238,723,512	7.23%	
005	Fawn River Township	891	\$71,860,200	\$81,180,800	12.97%	\$44,375,025	\$47,180,985	6.32%	
006	Florence Township	843	\$108,502,500	\$117,149,597	7.97%	\$48,388,046	\$51,263,016	5.94%	
007	Flowerfield Township	1,106	\$127,820,195	\$136,134,710	6.50%	\$78,734,804	\$82,403,542	4.66%	
008	Leonidas Township	1,002	\$101,596,393	\$110,737,502	9.00%	\$47,516,349	\$50,857,185	7.03%	
009	Lockport Township	2,318	\$191,055,600	\$205,484,500	7.55%	\$128,240,594	\$139,067,011	8.44%	
010	Mendon Township	1,862	\$182,961,500	\$193,254,100	5.63%	\$117,411,986	\$126,657,701	7.87%	
011	Mottville Township	991	\$107,226,500	\$114,512,000	6.79%	\$68,473,824	\$71,982,285	5.12%	
012	Nottawa Township	2,519	\$225,725,000	\$260,106,800	15.23%	\$150,530,546	\$163,869,319	8.86%	
013	Park Township	1,795	\$227,393,200	\$248,921,700	9.47%	\$154,427,677	\$166,263,892	7.66%	
014	Sherman Township	2,215	\$226,941,600	\$265,767,441	17.11%	\$164,324,062	\$178,762,241	8.79%	
015	Sturgis Township	1,021	\$100,507,000	\$109,638,400	9.09%	\$64,862,953	\$69,278,512	6.81%	
016	White Pigeon Township	2,883	\$313,870,950	\$345,338,300	10.03%	\$236,747,935	\$257,734,306	8.86%	
051	Three Rivers City	3,304	\$236,222,700	\$253,133,900	7.16%	\$187,968,741	\$201,644,088	7.28%	
052	Sturgis City	4,271	\$346,812,400	\$372,554,400	7.42%	\$257,414,671	\$271,837,922	5.60%	
St. Joseph County Total		36,403	\$3,404,615,338	\$3,748,350,650	10.10%	\$2,300,525,622	\$2,466,464,368	7.21%	

St. Joseph County Equalized Value
Segmented by Property Class

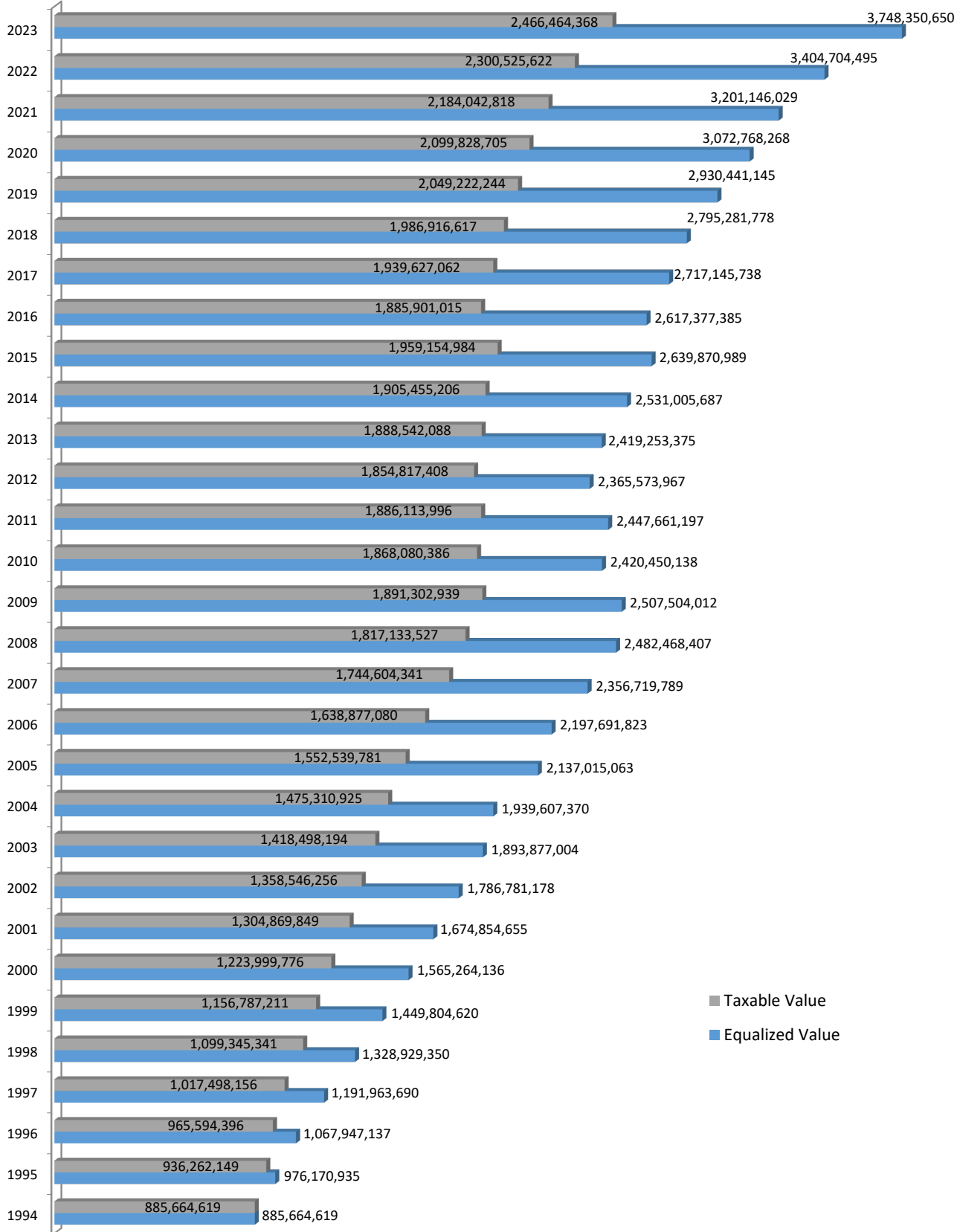


St. Joseph County Percentage Change in Equalized and Taxable Value 2022 - 2023

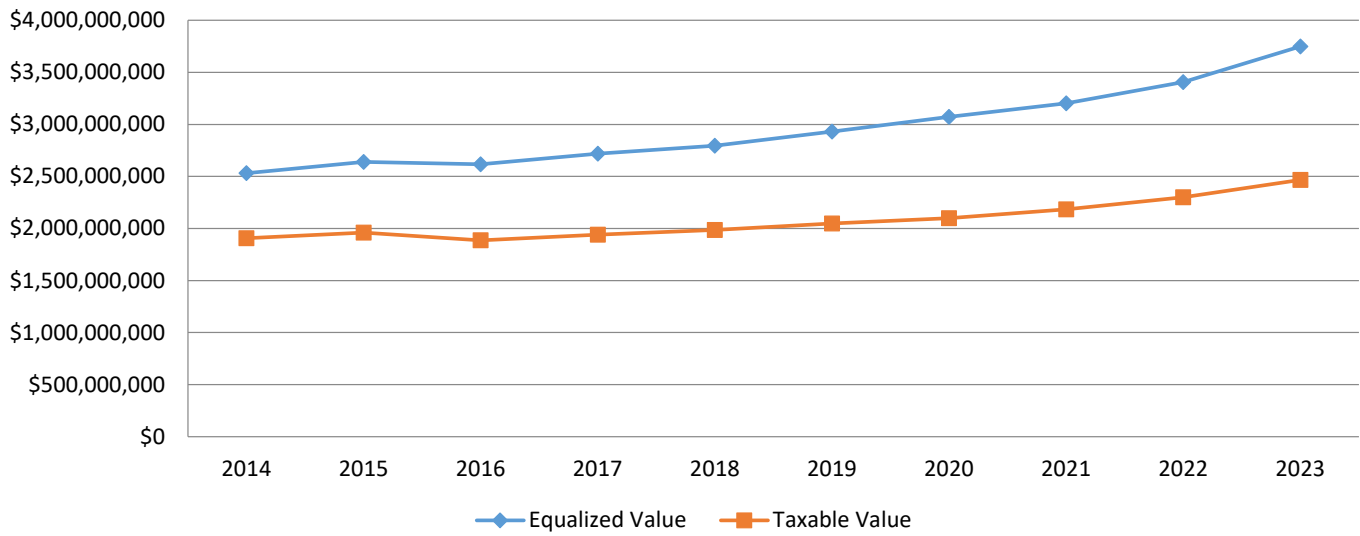
Unit of Gov't	2022 Equalized Value	2023 Equalized Value	% Change in Equalized	2022 Taxable Value	2023 Taxable Value	% Change in Taxable
Burr Oak Township	\$138,030,600	\$150,464,400	9.01%	\$79,680,539	\$86,688,275	8.79%
Colon Township	\$190,404,900	\$221,372,100	16.26%	\$121,024,159	\$128,929,590	6.53%
Constantine Township	\$201,790,000	\$211,228,600	4.68%	\$127,774,741	\$133,320,986	4.34%
Fabius Township	\$305,894,100	\$351,371,400	14.87%	\$222,628,970	\$238,723,512	7.23%
Fawn River Township	\$71,860,200	\$81,180,800	12.97%	\$44,375,025	\$47,180,985	6.32%
Florence Township	\$108,502,500	\$117,149,597	7.97%	\$48,388,046	\$51,263,016	5.94%
Flowerfield Township	\$127,820,195	\$136,134,710	6.50%	\$78,734,804	\$82,403,542	4.66%
Leonidas Township	\$101,596,393	\$110,737,502	9.00%	\$47,516,349	\$50,857,185	7.03%
Lockport Township	\$191,055,600	\$205,484,500	7.55%	\$128,240,594	\$139,067,011	8.44%
Mendon Township	\$182,961,500	\$193,254,100	5.63%	\$117,411,986	\$126,657,701	7.87%
Mottville Township	\$107,226,500	\$114,512,000	6.79%	\$68,473,824	\$71,982,285	5.12%
Nottawa Township	\$225,725,000	\$260,106,800	15.23%	\$150,530,546	\$163,869,319	8.86%
Park Township	\$227,393,200	\$248,921,700	9.47%	\$154,427,677	\$166,263,892	7.66%
Sherman Township	\$226,941,600	\$265,767,441	17.11%	\$164,324,062	\$178,762,241	8.79%
Sturgis Township	\$100,507,000	\$109,638,400	9.09%	\$64,862,953	\$69,278,512	6.81%
White Pigeon Township	\$313,870,950	\$345,338,300	10.03%	\$236,747,935	\$257,734,306	8.86%
Three Rivers City	\$236,222,700	\$253,133,900	7.16%	\$187,968,741	\$201,644,088	7.28%
Sturgis City	\$346,812,400	\$372,554,400	7.42%	\$257,414,671	\$271,837,922	5.60%
St. Joseph County Total	\$3,404,615,338	\$3,748,350,650	10.10%	\$2,300,525,622	\$2,466,464,368	7.21%



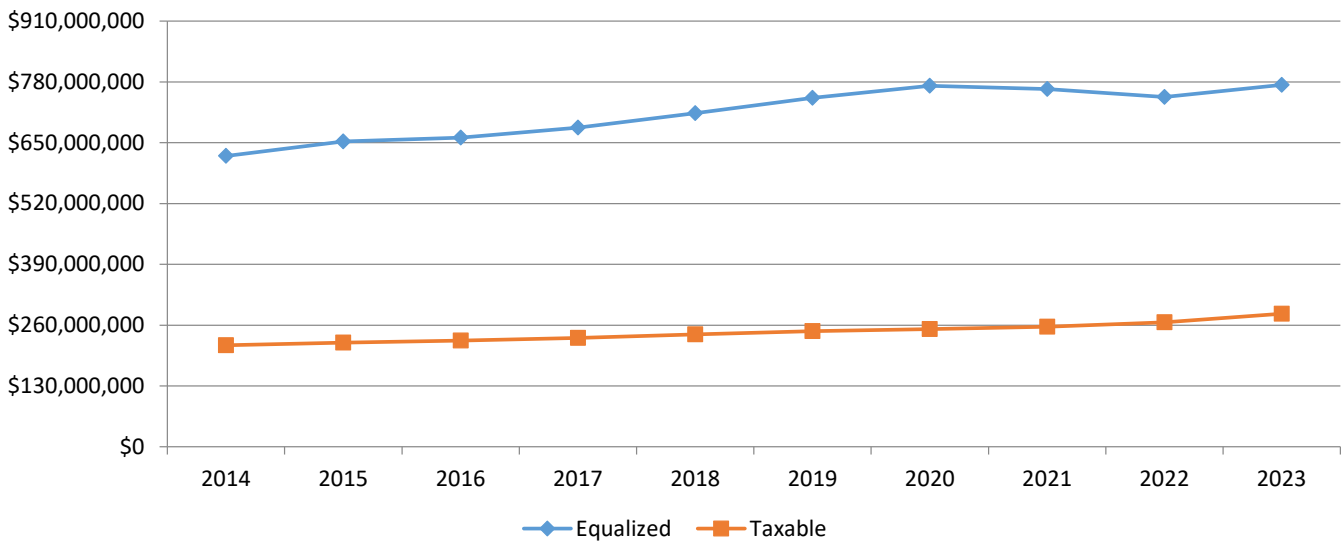
St. Joseph County Equalized and Taxable Values by Year



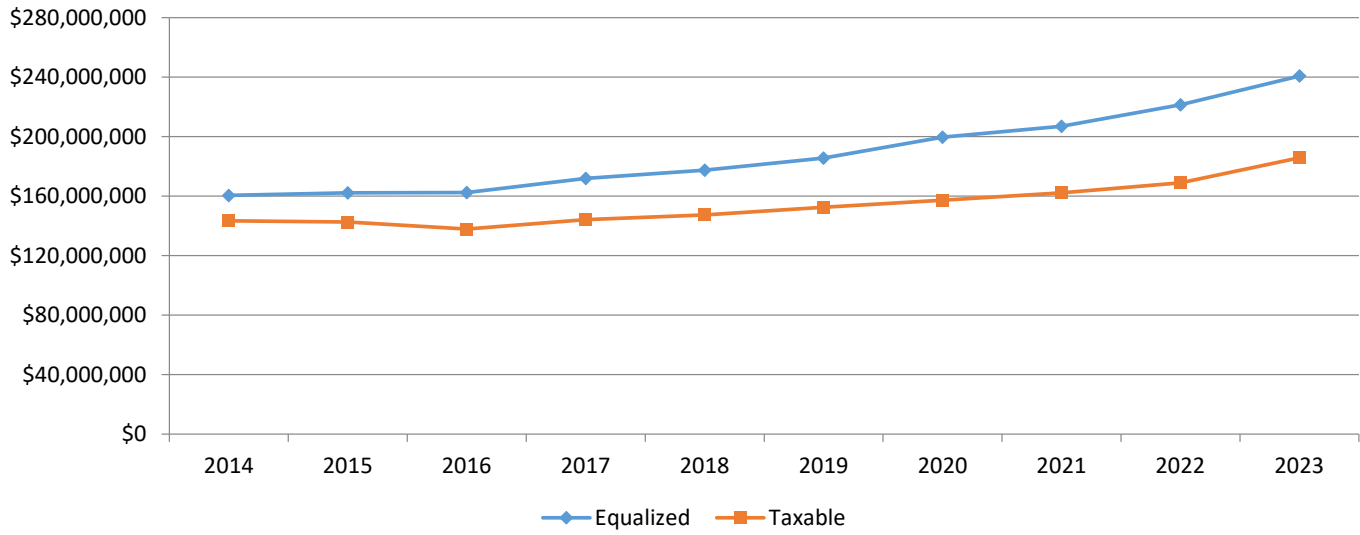
10 Year Trend in Gap between Equalized and Taxable Value (All Properties)



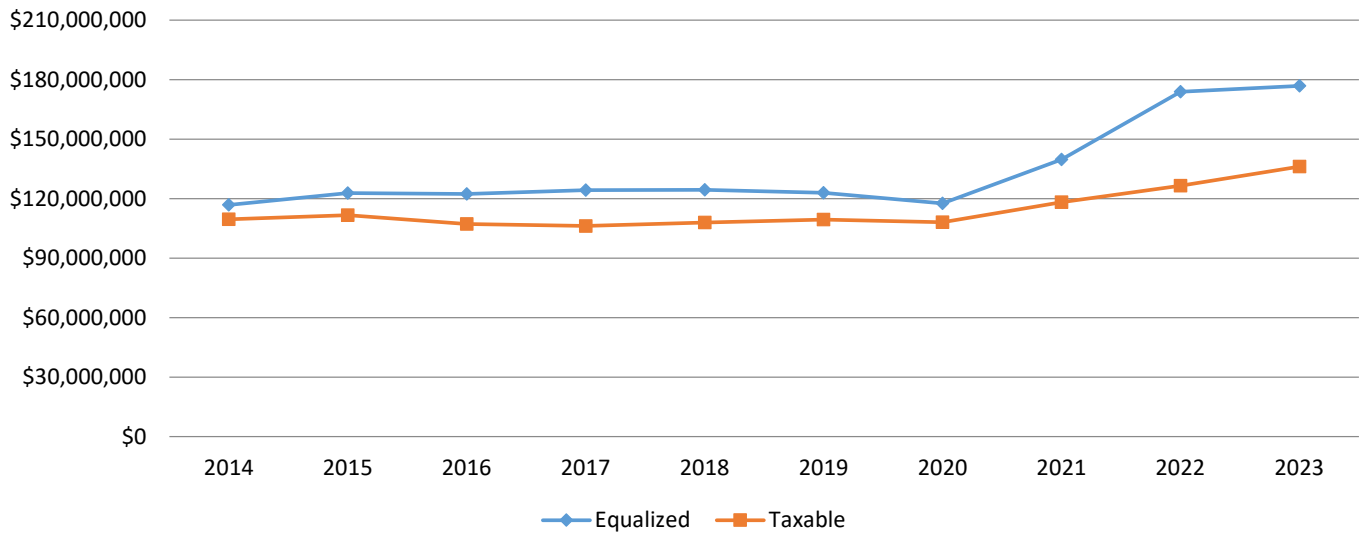
10 Year Trend in Gap between Equalized and Taxable Value (Agricultural)



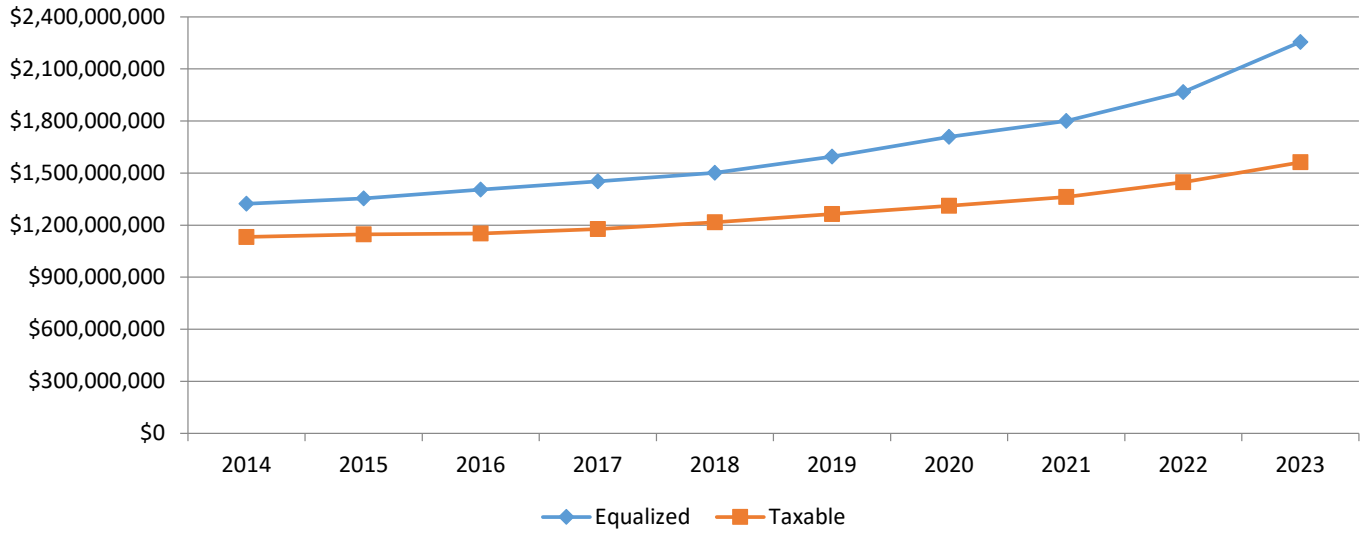
10 Year Trend in Gap between Equalized and Taxable Value (Commercial)



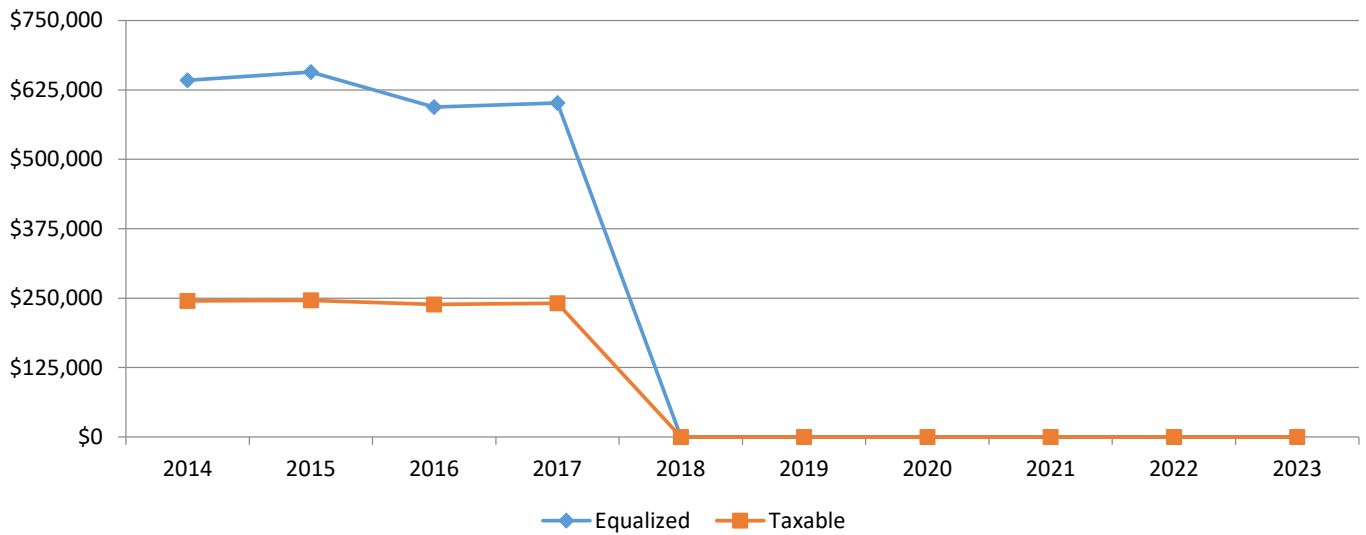
10 Year Trend in Gap between Equalized and Taxable Value (Industrial)



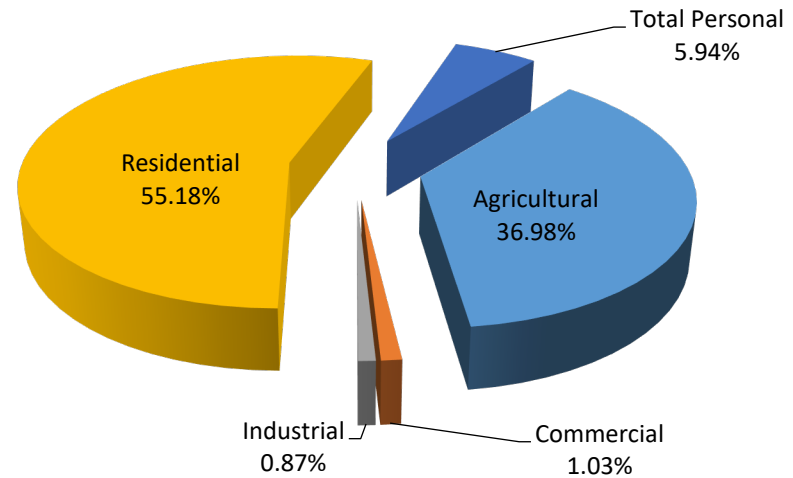
10 Year Trend in Gap between Equalized and Taxable Value (Residential)



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

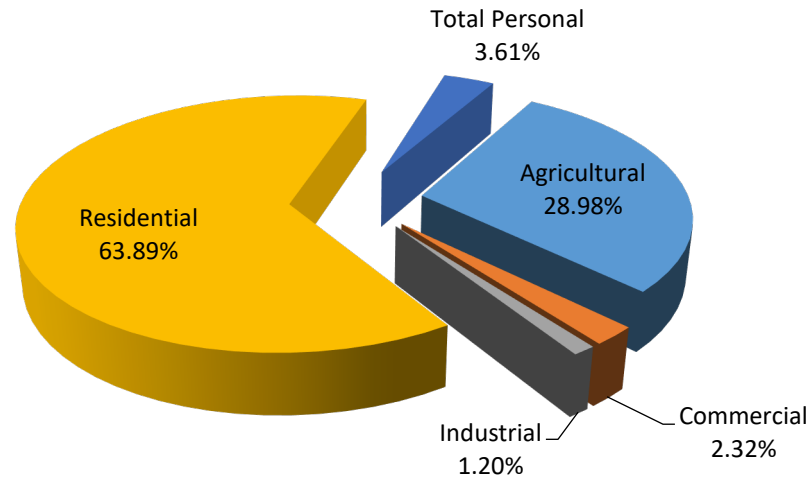


**St. Joseph County
Burr Oak Township**
Summary of Recommended
County Equalized Values and Trends



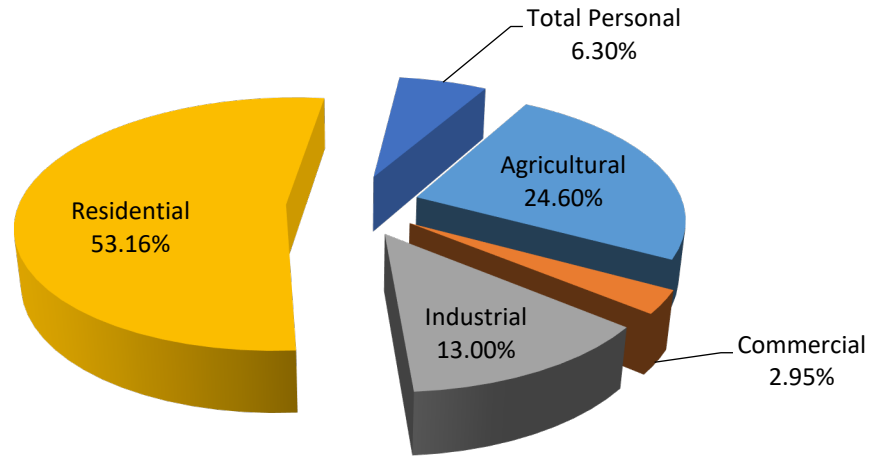
Class	Parcel Count	2022 State Equalized Value	2023 Assessed Value	Equalization Factor	2023 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	272	\$54,304,800	\$55,634,300	1.0000	\$55,634,300	2.45%	36.98%
Commercial	35	\$1,347,600	\$1,546,800	1.0000	\$1,546,800	14.78%	1.03%
Industrial	27	\$1,223,800	\$1,310,600	1.0000	\$1,310,600	7.09%	0.87%
Residential	1,266	\$73,274,500	\$83,031,900	1.0000	\$83,031,900	13.32%	55.18%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	1,600	\$130,150,700	\$141,523,600		\$141,523,600	8.74%	94.06%
Personal Property							
Commercial	30	\$178,300	\$196,400	1.0000	\$196,400	10.15%	0.13%
Industrial	7	\$250,900	\$178,700	1.0000	\$178,700	-28.78%	0.12%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	9	\$7,450,700	\$8,565,700	1.0000	\$8,565,700	14.97%	5.69%
Total Personal	46	\$7,879,900	\$8,940,800		\$8,940,800	13.46%	5.94%
Grand Total	1,646	\$138,030,600	\$150,464,400		\$150,464,400	9.01%	100.00%

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



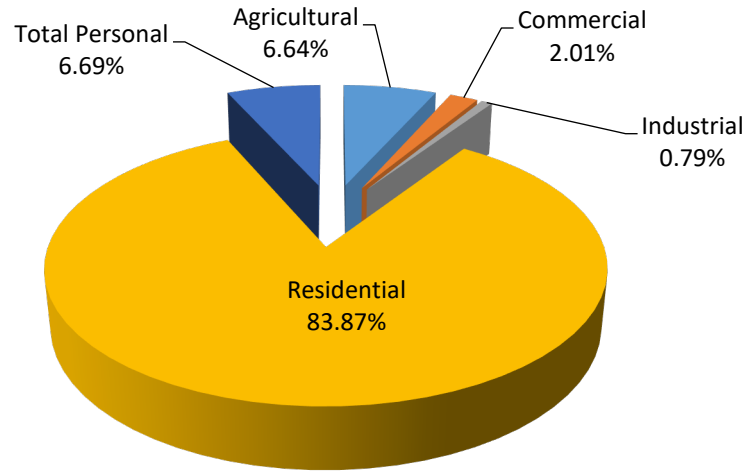
Class	Parcel Count	2022 State Equalized Value	2023 Assessed Value	Equalization Factor	2023 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	295	\$54,304,800	\$64,146,400	1.0000	\$64,146,400	18.12%	28.98%
Commercial	63	\$4,335,700	\$5,135,000	1.0000	\$5,135,000	18.44%	2.32%
Industrial	14	\$2,813,600	\$2,662,600	1.0000	\$2,662,600	-5.37%	1.20%
Residential	2,204	\$116,741,500	\$141,435,000	1.0000	\$141,435,000	21.15%	63.89%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,576	\$178,195,600	\$213,379,000		\$213,379,000	19.74%	96.39%
Personal Property							
Commercial	111	\$784,700	\$700,600	1.0000	\$700,600	-10.72%	0.32%
Industrial	3	\$194,300	\$183,200	1.0000	\$183,200	-5.71%	0.08%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$6,869,500	\$7,109,300	1.0000	\$7,109,300	3.49%	3.21%
Total Personal	124	\$7,848,500	\$7,993,100		\$7,993,100	1.84%	3.61%
Grand Total	2,700	\$186,044,100	\$221,372,100		\$221,372,100	18.99%	100.00%

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



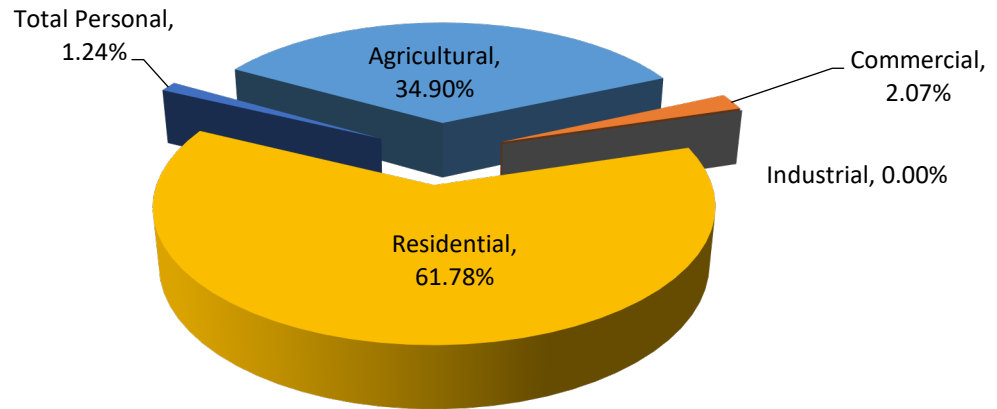
Class	Parcel Count	2022 State Equalized Value	2023 Assessed Value	Equalization Factor	2023 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	209	\$52,555,700	\$51,952,400	1.0000	\$51,952,400	-1.15%	24.60%
Commercial	103	\$5,010,200	\$6,234,000	1.0000	\$6,234,000	24.43%	2.95%
Industrial	43	\$27,846,500	\$27,465,700	1.0000	\$27,465,700	-1.37%	13.00%
Residential	1,653	\$103,255,700	\$112,279,500	1.0000	\$112,279,500	8.74%	53.16%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	2,008	\$188,668,100	\$197,931,600		\$197,931,600	4.91%	93.70%
Personal Property							
Commercial	75	\$1,022,300	\$893,800	1.0000	\$893,800	-12.57%	0.42%
Industrial	15	\$2,224,800	\$1,304,000	1.0000	\$1,304,000	-41.39%	0.62%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	14	\$9,874,800	\$11,099,200	1.0000	\$11,099,200	12.40%	5.25%
Total Personal	104	\$13,121,900	\$13,297,000		\$13,297,000	1.33%	6.30%
Grand Total	2,112	\$201,790,000	\$211,228,600		\$211,228,600	4.68%	100.00%

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



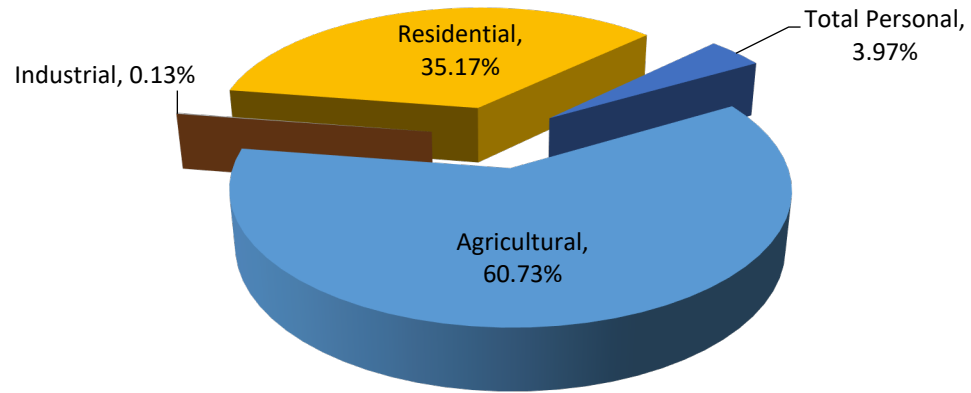
Class	Parcel Count	2022 State Equalized Value	2023 Assessed Value	Equalization Factor	2023 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	134	\$21,709,900	\$23,322,000	1.0000	\$23,322,000	7.43%	6.64%
Commercial	65	\$6,569,000	\$7,060,400	1.0000	\$7,060,400	7.48%	2.01%
Industrial	30	\$2,651,100	\$2,767,100	1.0000	\$2,767,100	4.38%	0.79%
Residential	2,638	\$252,142,500	\$294,698,000	1.0000	\$294,698,000	16.88%	83.87%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	2,867	\$283,072,500	\$327,847,500		\$327,847,500	15.82%	93.31%
Personal Property							
Commercial	48	\$2,124,800	\$1,865,500	1.0000	\$1,865,500	-12.20%	0.53%
Industrial	1	\$485,700	\$522,800	1.0000	\$522,800	7.64%	0.15%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	8	\$20,211,100	\$21,135,600	1.0000	\$21,135,600	4.57%	6.02%
Total Personal	57	\$22,821,600	\$23,523,900		\$23,523,900	3.08%	6.69%
Grand Total	2,924	\$305,894,100	\$351,371,400		\$351,371,400	14.87%	100.00%

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



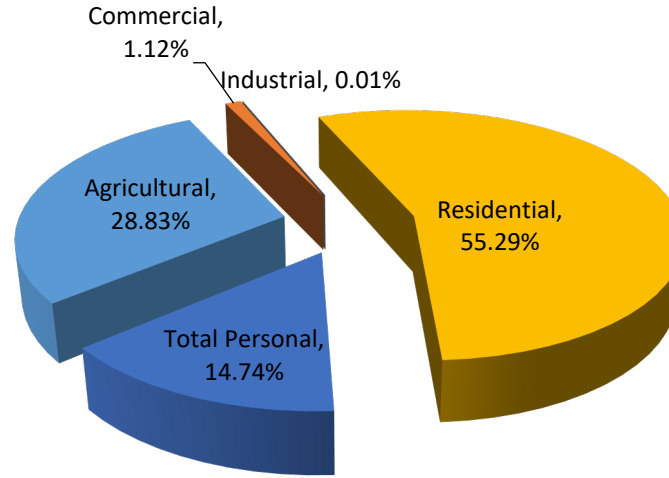
Class	Parcel Count	2022 State Equalized Value	2023 Assessed Value	Equalization Factor	2023 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	159	\$28,304,400	\$28,334,600	1.0000	\$28,334,600	0.11%	34.90%
Commercial	14	\$1,163,500	\$1,683,800	1.0000	\$1,683,800	44.72%	2.07%
Industrial	0	\$0	\$0	NA	\$0	0.00%	0.00%
Residential	691	\$41,411,700	\$50,153,100	1.0000	\$50,153,100	21.11%	61.78%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	864	\$70,879,600	\$80,171,500		\$80,171,500	13.11%	98.76%
Personal Property							
Commercial	24	\$123,600	\$79,800	1.0000	\$79,800	-35.44%	0.10%
Industrial	1	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	2	\$857,000	\$929,500	1.0000	\$929,500	8.46%	1.14%
Total Personal	27	\$980,600	\$1,009,300		\$1,009,300	2.93%	1.24%
Grand Total	891	\$71,860,200	\$81,180,800		\$81,180,800	12.97%	100.00%

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



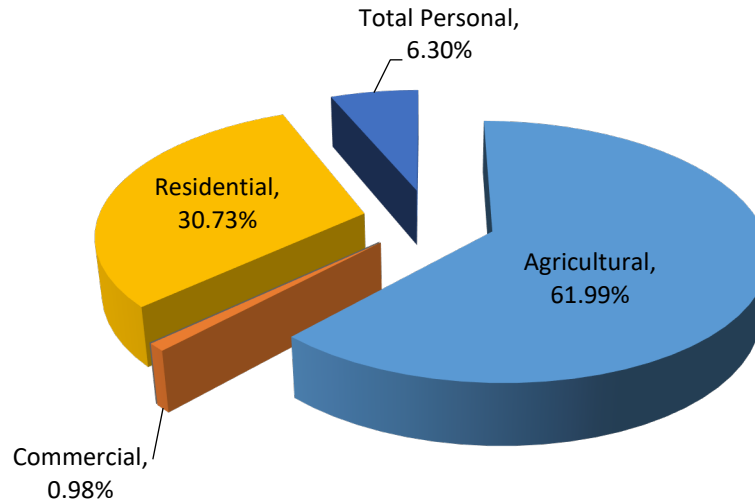
Class	Parcel Count	2022 State Equalized Value	2023 Assessed Value	Equalization Factor	2023 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	287	\$69,365,400	\$71,140,500	1.0000	\$71,140,500	2.56%	60.73%
Commercial	0	\$0	\$0	NA	\$0	0.00%	0.00%
Industrial	6	\$130,600	\$156,200	1.0000	\$156,200	19.60%	0.13%
Residential	524	\$34,735,200	\$41,206,597	1.0000	\$41,206,597	18.63%	35.17%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	817	\$104,231,200	\$112,503,297		\$112,503,297	7.94%	96.03%
Personal Property							
Commercial	5	\$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	\$4,271,300	\$4,646,300	1.0000	\$4,646,300	8.78%	3.97%
Total Personal	26	\$4,271,300	\$4,646,300		\$4,646,300	8.78%	3.97%
Grand Total	843	\$108,502,500	\$117,149,597		\$117,149,597	7.97%	100.00%

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



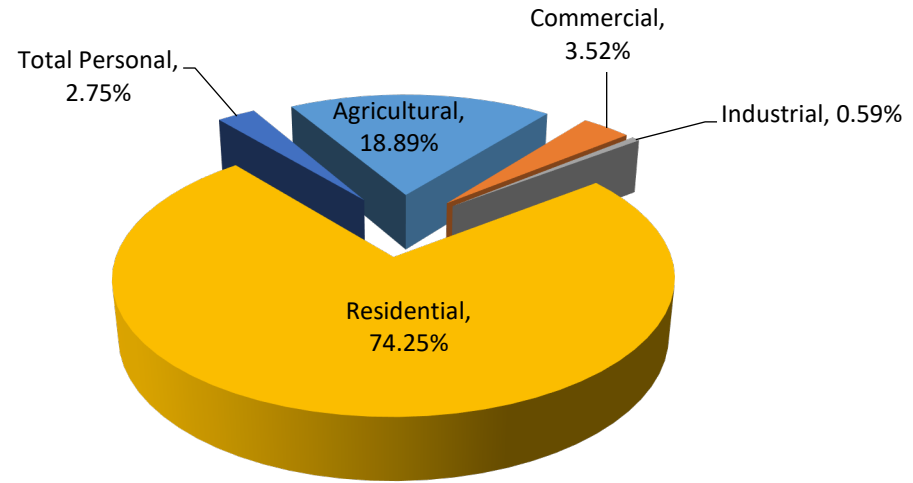
Class	Parcel Count	2022 State Equalized Value	2023 Assessed Value	Equalization Factor	2023 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	200	\$40,463,000	\$39,253,100	1.0000	\$39,253,100	-2.99%	28.83%
Commercial	7	\$1,298,900	\$1,531,400	1.0000	\$1,531,400	17.90%	1.12%
Industrial	1	\$15,000	\$15,300	1.0000	\$15,300	2.00%	0.01%
Residential	870	\$66,180,300	\$75,269,800	1.0000	\$75,269,800	13.73%	55.29%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	1,078	\$107,957,200	\$116,069,600		\$116,069,600	7.51%	85.26%
Personal Property							
Commercial	18	\$601,781	\$414,455	1.0000	\$414,455	-31.13%	0.30%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$19,261,214	\$19,650,655	1.0000	\$19,650,655	2.02%	14.43%
Total Personal	28	\$19,862,995	\$20,065,110		\$20,065,110	1.02%	14.74%
Grand Total	1,106	\$127,820,195	\$136,134,710		\$136,134,710	6.50%	100.00%

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



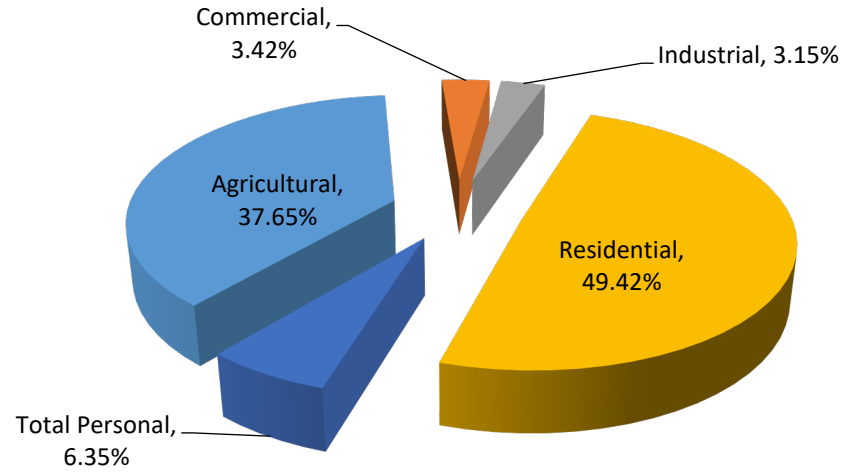
Class	Parcel Count	2022 State Equalized Value	2023 Assessed Value	Equalization Factor	2023 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	389	\$62,572,000	\$68,645,900	1.0000	\$68,645,900	9.71%	61.99%
Commercial	23	\$942,091	\$1,088,300	1.0000	\$1,088,300	15.52%	0.98%
Industrial	0	\$0	\$0	NA	\$0	0.00%	0.00%
Residential	564	\$31,424,202	\$34,024,102	1.0000	\$34,024,102	8.27%	30.73%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	976	\$94,938,293	\$103,758,302		\$103,758,302	9.29%	93.70%
Personal Property							
Commercial	19	\$57,600	\$113,400	1.0000	\$113,400	96.88%	0.10%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	7	\$6,600,500	\$6,865,800	1.0000	\$6,865,800	4.02%	6.20%
Total Personal	26	\$6,658,100	\$6,979,200		\$6,979,200	4.82%	6.30%
Grand Total	1,002	\$101,596,393	\$110,737,502		\$110,737,502	9.00%	100.00%

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



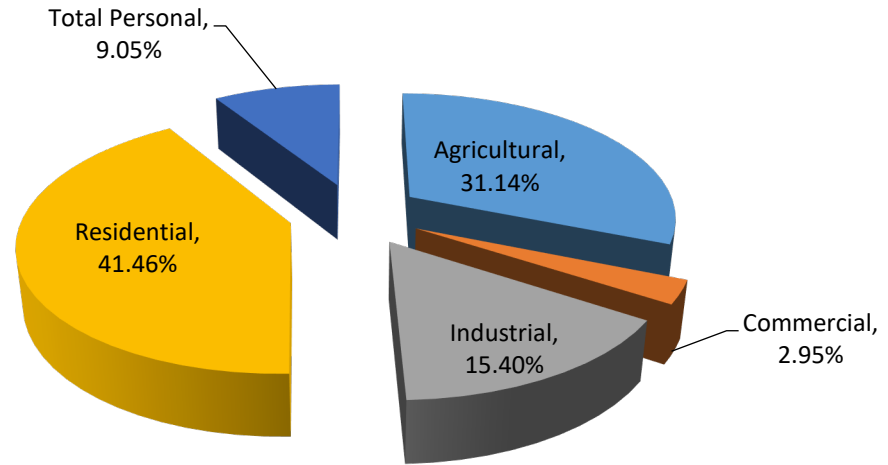
Class	Parcel Count	2022 State Equalized Value	2023 Assessed Value	Equalization Factor	2023 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	180	\$37,662,900	\$38,812,000	1.0000	\$38,812,000	3.05%	18.89%
Commercial	67	\$6,418,100	\$7,238,300	1.0000	\$7,238,300	12.78%	3.52%
Industrial	16	\$1,244,100	\$1,212,600	1.0000	\$1,212,600	-2.53%	0.59%
Residential	1,986	\$140,563,700	\$152,574,900	1.0000	\$152,574,900	8.55%	74.25%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	2,249	\$185,888,800	\$199,837,800		\$199,837,800	7.50%	97.25%
Personal Property							
Commercial	52	\$506,600	\$684,500	1.0000	\$684,500	35.12%	0.33%
Industrial	3	\$14,900	\$14,700	1.0000	\$14,700	-1.34%	0.01%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	14	\$4,645,300	\$4,947,500	1.0000	\$4,947,500	6.51%	2.41%
Total Personal	69	\$5,166,800	\$5,646,700		\$5,646,700	9.29%	2.75%
Grand Total	2,318	\$191,055,600	\$205,484,500		\$205,484,500	7.55%	100.00%

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



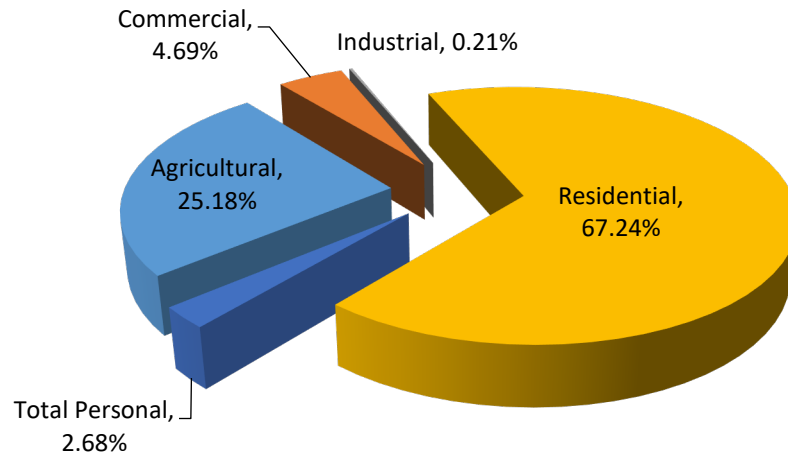
Class	Parcel Count	2022 State Equalized Value	2023 Assessed Value	Equalization Factor	2023 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	285	\$59,845,600	\$61,403,800	1.0000	\$61,403,800	2.60%	37.65%
Commercial	65	\$4,807,100	\$5,576,900	1.0000	\$5,576,900	16.01%	3.42%
Industrial	23	\$5,073,400	\$5,144,600	1.0000	\$5,144,600	1.40%	3.15%
Residential	1,407	\$73,580,400	\$80,589,700	1.0000	\$80,589,700	9.53%	49.42%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	1,780	\$143,306,500	\$152,715,000		\$152,715,000	6.57%	93.65%
Personal Property							
Commercial	26	\$281,900	\$133,100	1.0000	\$133,100	-52.78%	0.08%
Industrial	9	\$894,200	\$877,000	1.0000	\$877,000	-1.92%	0.54%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$10,093,100	\$9,348,500	1.0000	\$9,348,500	-7.38%	5.73%
Total Personal	45	\$11,269,200	\$10,358,600		\$10,358,600	-8.08%	6.35%
Grand Total	1,825	\$154,575,700	\$163,073,600		\$163,073,600	5.50%	100.00%

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



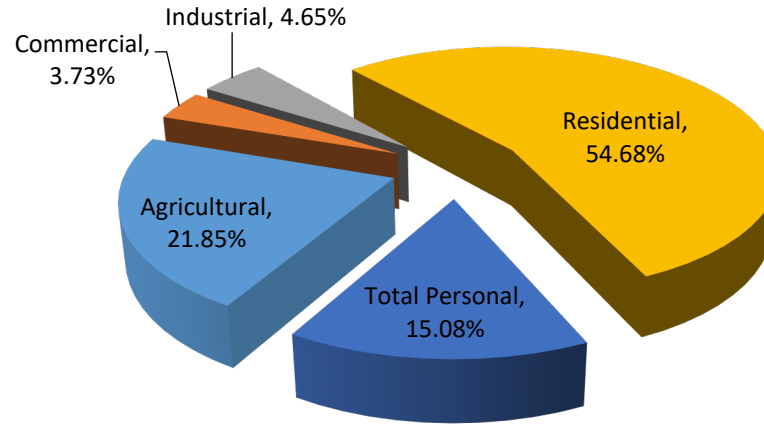
Class	Parcel Count	2022 State Equalized Value	2023 Assessed Value	Equalization Factor	2023 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	163	\$34,234,300	\$35,658,700	1.0000	\$35,658,700	4.16%	31.14%
Commercial	31	\$2,652,000	\$3,374,900	1.0000	\$3,374,900	27.26%	2.95%
Industrial	31	\$17,681,700	\$17,639,500	1.0000	\$17,639,500	-0.24%	15.40%
Residential	721	\$41,389,300	\$47,480,300	1.0000	\$47,480,300	14.72%	41.46%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	946	\$95,957,300	\$104,153,400		\$104,153,400	8.54%	90.95%
Personal Property							
Commercial	26	\$281,900	\$133,100	1.0000	\$133,100	-52.78%	0.12%
Industrial	9	\$894,200	\$877,000	1.0000	\$877,000	-1.92%	0.77%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$10,093,100	\$9,348,500	1.0000	\$9,348,500	-7.38%	8.16%
Total Personal	45	\$11,269,200	\$10,358,600		\$10,358,600	-8.08%	9.05%
Grand Total	991	\$107,226,500	\$114,512,000		\$114,512,000	6.79%	100.00%

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



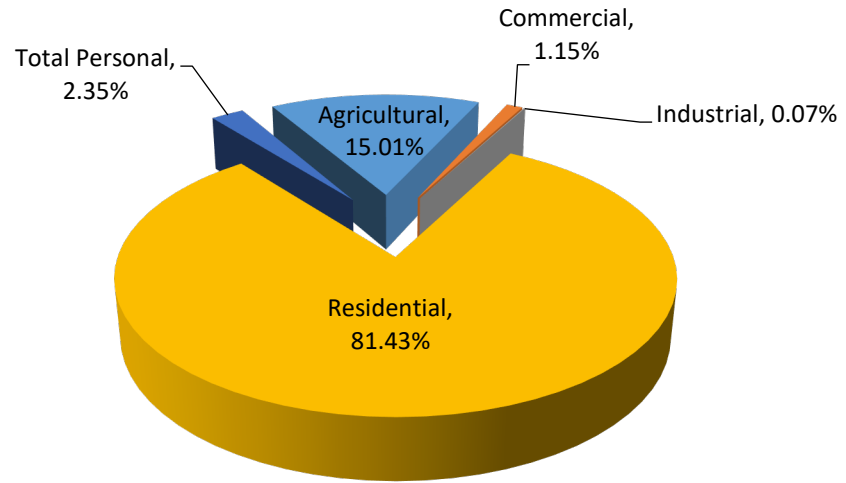
Class	Parcel Count	2022 State Equalized Value	2023 Assessed Value	Equalization Factor	2023 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	321	\$61,953,300	\$65,488,100	1.0000	\$65,488,100	5.71%	25.18%
Commercial	99	\$10,015,300	\$12,210,300	1.0000	\$12,210,300	21.92%	4.69%
Industrial	11	\$514,600	\$550,500	1.0000	\$550,500	6.98%	0.21%
Residential	1,945	\$146,513,000	\$174,889,300	1.0000	\$174,889,300	19.37%	67.24%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	2,376	\$218,996,200	\$253,138,200		\$253,138,200	15.59%	97.32%
Personal Property							
Commercial	127	\$2,541,800	\$2,140,200	1.0000	\$2,140,200	-15.80%	0.82%
Industrial	5	\$800	\$0	N/A	\$0	-100.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	11	\$4,186,200	\$4,828,400	1.0000	\$4,828,400	15.34%	1.86%
Total Personal	143	\$6,728,800	\$6,968,600		\$6,968,600	3.56%	2.68%
Grand Total	2,519	\$225,725,000	\$260,106,800		\$260,106,800	15.23%	100.00%

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



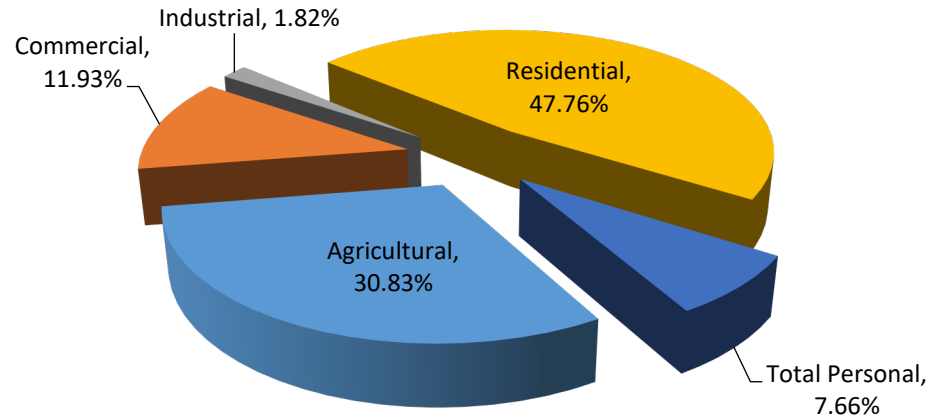
Class	Parcel Count	2022 State Equalized Value	2023 Assessed Value	Equalization Factor	2023 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	245	\$52,740,800	\$54,384,800	1.0000	\$54,384,800	3.12%	21.85%
Commercial	44	\$6,028,100	\$9,291,500	1.0000	\$9,291,500	54.14%	3.73%
Industrial	24	\$10,509,900	\$11,582,800	1.0000	\$11,582,800	10.21%	4.65%
Residential	1,409	\$121,246,000	\$136,122,600	1.0000	\$136,122,600	12.27%	54.68%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	1,722	\$190,524,800	\$211,381,700		\$211,381,700	10.95%	84.92%
Personal Property							
Commercial	47	\$1,158,200	\$1,104,000	1.0000	\$1,104,000	-4.68%	0.44%
Industrial	11	\$343,100	\$173,700	1.0000	\$173,700	-49.37%	0.07%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	15	\$35,367,100	\$36,262,300	1.0000	\$36,262,300	2.53%	14.57%
Total Personal	73	\$36,868,400	\$37,540,000		\$37,540,000	1.82%	15.08%
Grand Total	1,795	\$227,393,200	\$248,921,700		\$248,921,700	9.47%	100.00%

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



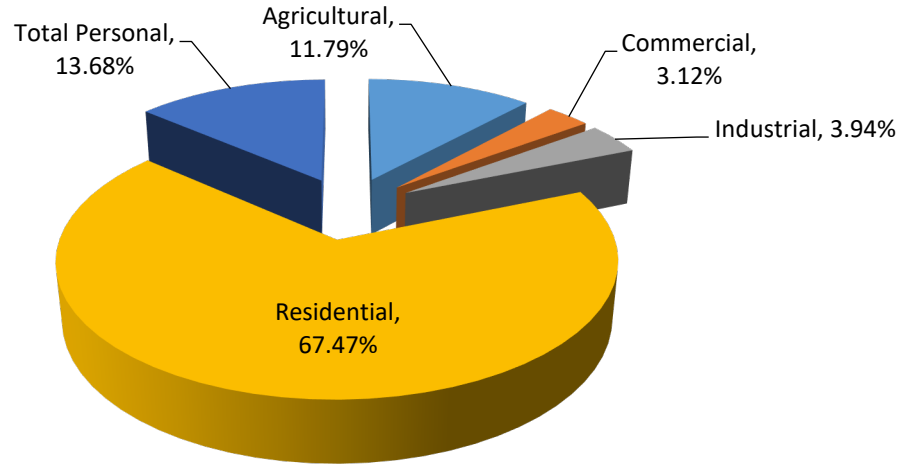
Class	Parcel Count	2022 State Equalized Value	2023 Assessed Value	Equalization Factor	2023 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	163	\$37,625,200	\$39,893,100	1.0000	\$39,893,100	6.03%	15.01%
Commercial	22	\$2,536,400	\$3,054,100	1.0000	\$3,054,100	20.41%	1.15%
Industrial	1	\$175,400	\$176,000	1.0000	\$176,000	0.34%	0.07%
Residential	1,984	\$181,102,500	\$216,410,341	1.0000	\$216,410,341	19.50%	81.43%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	2,170	\$221,439,500	\$259,533,541		\$259,533,541	17.20%	97.65%
Personal Property							
Commercial	30	\$72,900	\$155,100	1.0000	\$155,100	112.76%	0.06%
Industrial	3	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	12	\$5,429,200	\$6,078,800	1.0000	\$6,078,800	11.96%	2.29%
Total Personal	45	\$5,502,100	\$6,233,900		\$6,233,900	13.30%	2.35%
Grand Total	2,215	\$226,941,600	\$265,767,441		\$265,767,441	17.11%	100.00%

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



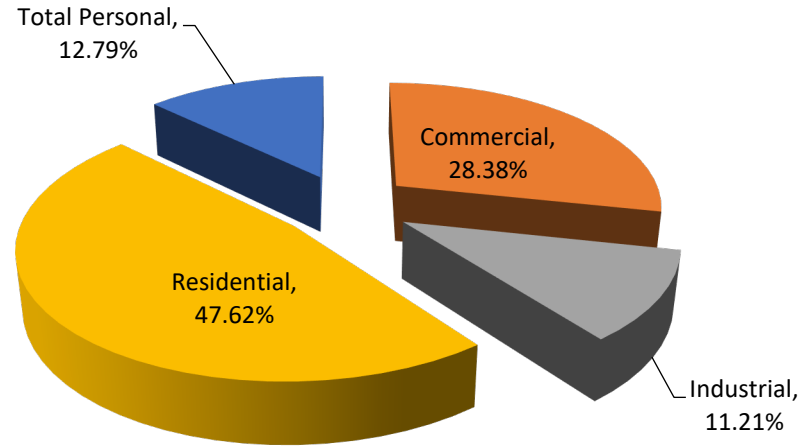
Class	Parcel Count	2022 State Equalized Value	2023 Assessed Value	Equalization Factor	2023 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	151	\$32,484,700	\$33,796,600	1.0000	\$33,796,600	4.04%	30.83%
Commercial	92	\$11,911,100	\$13,079,200	1.0000	\$13,079,200	9.81%	11.93%
Industrial	13	\$1,080,300	\$2,000,300	1.0000	\$2,000,300	85.16%	1.82%
Residential	683	\$47,130,400	\$52,361,800	1.0000	\$52,361,800	11.10%	47.76%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	939	\$92,606,500	\$101,237,900		\$101,237,900	9.32%	92.34%
Personal Property							
Commercial	76	\$1,098,200	\$856,100	1.0000	\$856,100	-22.05%	0.78%
Industrial	2	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	4	\$6,802,300	\$7,544,400	1.0000	\$7,544,400	10.91%	6.88%
Total Personal	82	\$7,900,500	\$8,400,500		\$8,400,500	6.33%	7.66%
Grand Total	1,021	\$100,507,000	\$109,638,400		\$109,638,400	9.09%	100.00%

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



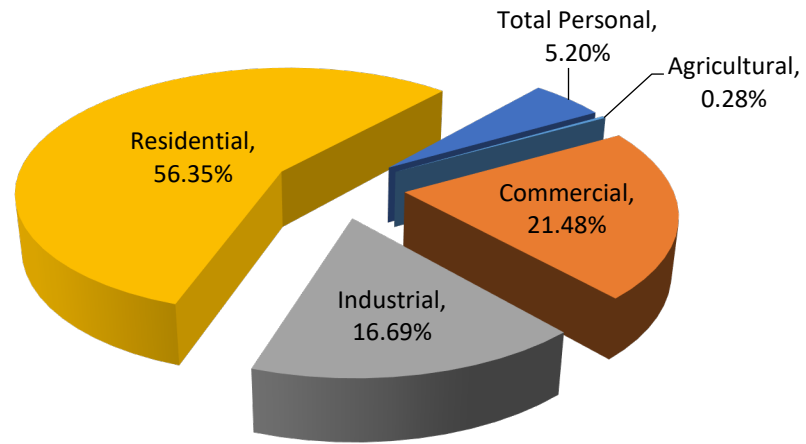
Class	Parcel Count	2022 State Equalized Value	2023 Assessed Value	Equalization Factor	2023 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	225	\$42,041,600	\$40,720,700	1.0000	\$40,720,700	-3.14%	11.79%
Commercial	164	\$9,288,750	\$10,771,600	1.0000	\$10,771,600	15.96%	3.12%
Industrial	54	\$12,116,200	\$13,605,800	1.0000	\$13,605,800	12.29%	3.94%
Residential	2,341	\$207,859,900	\$232,990,600	1.0000	\$232,990,600	12.09%	67.47%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	2,784	\$271,306,450	\$298,088,700		\$298,088,700	9.87%	86.32%
Personal Property							
Commercial	72	\$817,900	\$416,900	1.0000	\$416,900	-49.03%	0.12%
Industrial	13	\$3,755,600	\$3,692,600	1.0000	\$3,692,600	-1.68%	1.07%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	14	\$37,991,000	\$43,140,100	1.0000	\$43,140,100	13.55%	12.49%
Total Personal	99	\$42,564,500	\$47,249,600		\$47,249,600	11.01%	13.68%
Grand Total	2,883	\$313,870,950	\$345,338,300		\$345,338,300	10.03%	100.00%

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



Class	Parcel Count	2022 State Equalized Value	2023 Assessed Value	Equalization Factor	2023 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	0	\$0	\$0	NA	\$0	0.00%	0.00%
Commercial	321	\$71,338,500	\$71,841,500	1.0000	\$71,841,500	0.71%	28.38%
Industrial	69	\$25,076,800	\$28,382,400	1.0000	\$28,382,400	13.18%	11.21%
Residential	2,514	\$106,827,400	\$120,534,900	1.0000	\$120,534,900	12.83%	47.62%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	2,904	\$203,242,700	\$220,758,800		\$220,758,800	8.62%	87.21%
Personal Property							
Commercial	350	\$14,603,100	\$14,330,900	1.0000	\$14,330,900	-1.86%	5.66%
Industrial	47	\$1,617,300	\$920,200	1.0000	\$920,200	-43.10%	0.36%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	3	\$16,759,600	\$17,124,000	1.0000	\$17,124,000	2.17%	6.76%
Total Personal	400	\$32,980,000	\$32,375,100		\$32,375,100	-1.83%	12.79%
Grand Total	3,304	\$236,222,700	\$253,133,900		\$253,133,900	7.16%	100.00%

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



Class	Parcel Count	2022 State Equalized Value	2023 Assessed Value	Equalization Factor	2023 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	13	\$897,100	\$1,040,800	1.0000	\$1,040,800	16.02%	0.28%
Commercial	311	\$75,657,500	\$80,021,300	1.0000	\$80,021,300	5.77%	21.48%
Industrial	135	\$65,747,500	\$62,162,000	1.0000	\$62,162,000	-5.45%	16.69%
Residential	3,389	\$180,912,700	\$209,942,000	1.0000	\$209,942,000	16.05%	56.35%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	3,848	\$323,214,800	\$353,166,100		\$353,166,100	9.27%	94.80%
Personal Property							
Commercial	367	\$8,841,500	\$8,100,700	1.0000	\$8,100,700	-8.38%	2.17%
Industrial	53	\$11,171,300	\$7,621,300	1.0000	\$7,621,300	-31.78%	2.05%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	3	\$3,584,800	\$3,666,300	1.0000	\$3,666,300	2.27%	0.98%
Total Personal	423	\$23,597,600	\$19,388,300		\$19,388,300	-17.84%	5.20%
Grand Total	4,271	\$346,812,400	\$372,554,400		\$372,554,400	7.42%	100.00%

St. Joseph County
2023 Agricultural Real Property Recapitulation

Unit of Govt.	2023		Equalization Factor	Value Adjustment	2023	
	Assessed Value	Ratio To Value			Equalized Value	% of Class
Burr Oak Township	\$55,634,300	49.80%	1.0000	\$0	\$55,634,300	7.19%
Colon Township	\$64,146,400	49.56%	1.0000	\$0	\$64,146,400	8.29%
Constantine Township	\$51,952,400	49.77%	1.0000	\$0	\$51,952,400	6.72%
Fabius Township	\$23,322,000	49.89%	1.0000	\$0	\$23,322,000	3.01%
Fawn River Township	\$28,334,600	49.96%	1.0000	\$0	\$28,334,600	3.66%
Florence Township	\$71,140,500	49.86%	1.0000	\$0	\$71,140,500	9.20%
Flowerfield Township	\$39,253,100	49.55%	1.0000	\$0	\$39,253,100	5.07%
Leonidas Township	\$68,645,900	49.29%	1.0000	\$0	\$68,645,900	8.87%
Lockport Township	\$38,812,000	49.85%	1.0000	\$0	\$38,812,000	5.02%
Mendon Township	\$61,403,800	49.67%	1.0000	\$0	\$61,403,800	7.94%
Mottville Township	\$35,658,700	49.67%	1.0000	\$0	\$35,658,700	4.61%
Nottawa Township	\$65,488,100	49.73%	1.0000	\$0	\$65,488,100	8.47%
Park Township	\$54,384,800	49.89%	1.0000	\$0	\$54,384,800	7.03%
Sherman Township	\$39,893,100	49.90%	1.0000	\$0	\$39,893,100	5.16%
Sturgis Township	\$33,796,600	49.83%	1.0000	\$0	\$33,796,600	4.37%
White Pigeon Township	\$40,720,700	49.61%	1.0000	\$0	\$40,720,700	5.26%
Three Rivers City	\$0	0.00%	NA	\$0	\$0	0.00%
Sturgis City	\$1,040,800	49.85%	1.0000	\$0	\$1,040,800	0.13%
St. Joseph County Total	\$773,627,800			\$0	\$773,627,800	100%

St. Joseph County
2023 Commercial Real Property Recapitulation

Unit of Govt.	2023 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2023 Equalized Value	% of Class
Burr Oak Township	\$1,546,800	49.75%	1.0000	\$0	\$1,546,800	0.64%
Colon Township	\$5,135,000	49.77%	1.0000	\$0	\$5,135,000	2.13%
Constantine Township	\$6,234,000	49.43%	1.0000	\$0	\$6,234,000	2.59%
Fabius Township	\$7,060,400	49.92%	1.0000	\$0	\$7,060,400	2.93%
Fawn River Township	\$1,683,800	49.89%	1.0000	\$0	\$1,683,800	0.70%
Florence Township	\$0	0.00%	NA	\$0	\$0	0.00%
Flowerfield Township	\$1,531,400	49.86%	1.0000	\$0	\$1,531,400	0.64%
Leonidas Township	\$1,088,300	49.94%	1.0000	\$0	\$1,088,300	0.45%
Lockport Township	\$7,238,300	49.79%	1.0000	\$0	\$7,238,300	3.01%
Mendon Township	\$5,576,900	49.88%	1.0000	\$0	\$5,576,900	2.32%
Mottville Township	\$3,374,900	49.88%	1.0000	\$0	\$3,374,900	1.40%
Nottawa Township	\$12,210,300	49.51%	1.0000	\$0	\$12,210,300	5.07%
Park Township	\$9,291,500	49.88%	1.0000	\$0	\$9,291,500	3.86%
Sherman Township	\$3,054,100	49.90%	1.0000	\$0	\$3,054,100	1.27%
Sturgis Township	\$13,079,200	49.89%	1.0000	\$0	\$13,079,200	5.43%
White Pigeon Township	\$10,771,600	49.64%	1.0000	\$0	\$10,771,600	4.47%
Three Rivers City	\$71,841,500	49.59%	1.0000	\$0	\$71,841,500	29.84%
Sturgis City	\$80,021,300	49.95%	1.0000	\$0	\$80,021,300	33.24%
St. Joseph County Total	\$240,739,300			\$0	\$240,739,300	100%

St. Joseph County
2023 Industrial Real Property Recapitulation

Unit of Govt.	2023		Equalization Factor	Value Adjustment	2023	
	Assessed Value	Ratio To Value			Equalized Value	% of Class
Burr Oak Township	\$1,310,600	49.86%	1.0000	\$0	\$1,310,600	0.74%
Colon Township	\$2,662,600	49.74%	1.0000	\$0	\$2,662,600	1.51%
Constantine Township	\$27,465,700	49.39%	1.0000	\$0	\$27,465,700	15.53%
Fabius Township	\$2,767,100	49.83%	1.0000	\$0	\$2,767,100	1.56%
Fawn River Township	\$0	0.00%	NA	\$0	\$0	0.00%
Florence Township	\$156,200	49.59%	1.0000	\$0	\$156,200	0.09%
Flowerfield Township	\$15,300	49.19%	1.0000	\$0	\$15,300	0.01%
Leonidas Township	\$0	0.00%	NA	\$0	\$0	0.00%
Lockport Township	\$1,212,600	49.97%	1.0000	\$0	\$1,212,600	0.69%
Mendon Township	\$5,144,600	49.37%	1.0000	\$0	\$5,144,600	2.91%
Mottville Township	\$17,639,500	49.37%	1.0000	\$0	\$17,639,500	9.98%
Nottawa Township	\$550,500	49.74%	1.0000	\$0	\$550,500	0.31%
Park Township	\$11,582,800	49.91%	1.0000	\$0	\$11,582,800	6.55%
Sherman Township	\$176,000	49.41%	1.0000	\$0	\$176,000	0.10%
Sturgis Township	\$2,000,300	49.96%	1.0000	\$0	\$2,000,300	1.13%
White Pigeon Township	\$13,605,800	49.89%	1.0000	\$0	\$13,605,800	7.69%
Three Rivers City	\$28,382,400	49.46%	1.0000	\$0	\$28,382,400	16.05%
Sturgis City	\$62,162,000	49.90%	1.0000	\$0	\$62,162,000	35.15%
St. Joseph County Total	\$176,834,000			\$0	\$176,834,000	100%

St. Joseph County
2023 Residential Real Property Recapitulation

Unit of Govt.	2023 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2023 Equalized Value	% of Class
Burr Oak Township	\$83,031,900	49.78%	1.0000	\$0	\$83,031,900	3.68%
Colon Township	\$141,435,000	49.79%	1.0000	\$0	\$141,435,000	6.27%
Constantine Township	\$112,279,500	49.85%	1.0000	\$0	\$112,279,500	4.98%
Fabius Township	\$294,698,000	49.96%	1.0000	\$0	\$294,698,000	13.06%
Fawn River Township	\$50,153,100	49.92%	1.0000	\$0	\$50,153,100	2.22%
Florence Township	\$41,206,597	49.84%	1.0000	\$0	\$41,206,597	1.83%
Flowerfield Township	\$75,269,800	49.20%	1.0000	\$0	\$75,269,800	3.34%
Leonidas Township	\$34,024,102	49.60%	1.0000	\$0	\$34,024,102	1.51%
Lockport Township	\$152,574,900	49.92%	1.0000	\$0	\$152,574,900	6.76%
Mendon Township	\$80,589,700	49.78%	1.0000	\$0	\$80,589,700	3.57%
Mottville Township	\$47,480,300	49.78%	1.0000	\$0	\$47,480,300	2.10%
Nottawa Township	\$174,889,300	49.44%	1.0000	\$0	\$174,889,300	7.75%
Park Township	\$136,122,600	49.88%	1.0000	\$0	\$136,122,600	6.03%
Sherman Township	\$216,410,341	49.97%	1.0000	\$0	\$216,410,341	9.59%
Sturgis Township	\$52,361,800	49.90%	1.0000	\$0	\$52,361,800	2.32%
White Pigeon Township	\$232,990,600	49.53%	1.0000	\$0	\$232,990,600	10.33%
Three Rivers City	\$120,534,900	49.42%	1.0000	\$0	\$120,534,900	5.34%
Sturgis City	\$209,942,000	49.83%	1.0000	\$0	\$209,942,000	9.31%
St. Joseph County Total	\$2,255,994,440			\$0	\$2,255,994,440	100%

St. Joseph County
2023 Personal Property Recapitulation

Unit of Govt.	2023			Value Adjustment	2023	
	Assessed Value	Ratio To Value	Equalization Factor		Equalized Value	% of Class
Burr Oak Township	\$8,940,800	50.00%	1.0000	\$0	\$8,940,800	2.97%
Colon Township	\$7,993,100	50.00%	1.0000	\$0	\$7,993,100	2.65%
Constantine Township	\$13,297,000	50.00%	1.0000	\$0	\$13,297,000	4.42%
Fabius Township	\$23,523,900	50.00%	1.0000	\$0	\$23,523,900	7.81%
Fawn River Township	\$1,009,300	50.00%	1.0000	\$0	\$1,009,300	0.34%
Florence Township	\$4,646,300	50.00%	1.0000	\$0	\$4,646,300	1.54%
Flowerfield Township	\$20,065,110	50.00%	1.0000	\$0	\$20,065,110	6.66%
Leonidas Township	\$6,979,200	50.00%	1.0000	\$0	\$6,979,200	2.32%
Lockport Township	\$5,646,700	50.00%	1.0000	\$0	\$5,646,700	1.88%
Mendon Township	\$40,539,100	50.00%	1.0000	\$0	\$40,539,100	13.46%
Mottville Township	\$10,358,600	50.00%	1.0000	\$0	\$10,358,600	3.44%
Nottawa Township	\$6,968,600	50.00%	1.0000	\$0	\$6,968,600	2.31%
Park Township	\$37,540,000	50.00%	1.0000	\$0	\$37,540,000	12.47%
Sherman Township	\$6,233,900	50.00%	1.0000	\$0	\$6,233,900	2.07%
Sturgis Township	\$8,400,500	50.00%	1.0000	\$0	\$8,400,500	2.79%
White Pigeon Township	\$47,249,600	50.00%	1.0000	\$0	\$47,249,600	15.69%
Three Rivers City	\$32,375,100	50.00%	1.0000	\$0	\$32,375,100	10.75%
Sturgis City	\$19,388,300	50.00%	1.0000	\$0	\$19,388,300	6.44%
St. Joseph County Total	\$301,155,110			\$0	\$301,155,110	100%

St. Joseph County
Agricultural
Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	272	\$111,268,600	\$409,076
Colon Township	295	\$128,292,800	\$434,891
Constantine Township	209	\$103,904,800	\$497,152
Fabius Township	134	\$46,644,000	\$348,090
Fawn River Township	159	\$56,669,200	\$356,410
Florence Township	287	\$142,281,000	\$495,753
Flowerfield Township	200	\$78,506,200	\$392,531
Leonidas Township	389	\$137,291,800	\$352,935
Lockport Township	180	\$77,624,000	\$431,244
Mendon Township	285	\$122,807,600	\$430,904
Mottville Township	163	\$71,317,400	\$437,530
Nottawa Township	321	\$130,976,200	\$408,026
Park Township	245	\$108,769,600	\$443,958
Sherman Township	163	\$79,786,200	\$489,486
Sturgis Township	151	\$67,593,200	\$447,637
White Pigeon Township	225	\$81,441,400	\$361,962
Three Rivers City	0	\$0	\$0
Sturgis City	13	\$2,081,600	\$160,123
County Wide	3691	\$1,547,255,600	\$419,197

St. Joseph County

Commercial

Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	35	\$3,093,600	\$88,389
Colon Township	63	\$10,270,000	\$163,016
Constantine Township	103	\$12,468,000	\$121,049
Fabius Township	65	\$14,120,800	\$217,243
Fawn River Township	14	\$3,367,600	\$240,543
Florence Township	0	\$0	\$0
Flowerfield Township	7	\$3,062,800	\$437,543
Leonidas Township	23	\$2,176,600	\$94,635
Lockport Township	67	\$14,476,600	\$216,069
Mendon Township	65	\$11,153,800	\$171,597
Mottville Township	31	\$6,749,800	\$217,735
Nottawa Township	99	\$24,420,600	\$246,673
Park Township	44	\$18,583,000	\$422,341
Sherman Township	22	\$6,108,200	\$277,645
Sturgis Township	92	\$26,158,400	\$284,330
White Pigeon Township	164	\$21,543,200	\$131,361
Three Rivers City	321	\$143,683,000	\$447,611
Sturgis City	311	\$160,042,600	\$514,606
County Wide	1526	\$481,478,600	\$315,517

St. Joseph County

Industrial

Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	27	\$2,621,200	\$97,081
Colon Township	14	\$5,325,200	\$380,371
Constantine Township	43	\$54,931,400	\$1,277,474
Fabius Township	30	\$5,534,200	\$184,473
Fawn River Township	0	\$0	\$0
Florence Township	6	\$312,400	\$52,067
Flowerfield Township	1	\$30,600	\$30,600
Leonidas Township	0	\$0	\$0
Lockport Township	16	\$2,425,200	\$151,575
Mendon Township	23	\$10,289,200	\$447,357
Mottville Township	31	\$35,279,000	\$1,138,032
Nottawa Township	11	\$1,101,000	\$100,091
Park Township	24	\$23,165,600	\$965,233
Sherman Township	1	\$352,000	\$352,000
Sturgis Township	13	\$4,000,600	\$307,738
White Pigeon Township	54	\$27,211,600	\$503,919
Three Rivers City	69	\$56,764,800	\$822,678
Sturgis City	135	\$124,324,000	\$920,919
County Wide	498	\$353,668,000	\$710,177

St. Joseph County

Residential

Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	1,266	\$166,063,800	\$131,172
Colon Township	2,204	\$282,870,000	\$128,344
Constantine Township	1,653	\$224,559,000	\$135,849
Fabius Township	2,638	\$589,396,000	\$223,425
Fawn River Township	691	\$100,306,200	\$145,161
Florence Township	524	\$82,413,194	\$157,277
Flowerfield Township	870	\$150,539,600	\$173,034
Leonidas Township	564	\$68,048,204	\$120,653
Lockport Township	1,986	\$305,149,800	\$153,650
Mendon Township	1,407	\$161,179,400	\$114,555
Mottville Township	721	\$94,960,600	\$131,707
Nottawa Township	1,945	\$349,778,600	\$179,835
Park Township	1,409	\$272,245,200	\$193,219
Sherman Township	1,984	\$432,820,682	\$218,156
Sturgis Township	683	\$104,723,600	\$153,329
White Pigeon Township	2,341	\$465,981,200	\$199,052
Three Rivers City	2,514	\$241,069,800	\$95,891
Sturgis City	3,389	\$419,884,000	\$123,896
County Wide	28,789	\$4,511,988,880	\$156,726

St. Joseph County

Top 15 Taxpayers by School District (Equalized Value)

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

COUSINO DONNA R TRUST	\$291,400	1 Parcel(s)
MC MASTER JASON & TONIE	\$270,700	1 Parcel(s)
MC MASTER JASON T & TONIE J	\$216,700	1 Parcel(s)
APPLEGATE REVOCABLE TRUST	\$137,600	1 Parcel(s)
CONSUMERS ENERGY CO	\$7,700	1 Parcel(s)

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

KING FARMS	\$187,700	1 Parcel(s)
OTTO JOHN A & NORMA K	\$99,200	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	\$7,300,200	6 Parcel(s)
KING J RANDALL TRUST	\$2,446,300	10 Parcel(s)
MACDANIELS WILLIAM H & CYNTHIA K	\$1,614,700	15 Parcel(s)
PRAIRIE RIVER FARM LLC	\$1,548,300	3 Parcel(s)
MILLER LYNN M	\$1,119,300	4 Parcel(s)
YODER LOWAYNE & PHYLLIS D TRUST	\$1,044,600	5 Parcel(s)
WALL FAMILY TRUST	\$1,037,000	5 Parcel(s)
FOSTER ROBERT N TRUST	\$1,024,700	6 Parcel(s)
TRIPLE S FARMS INC	\$1,011,900	4 Parcel(s)
KELLEY LYNDON L & JANE E	\$961,400	2 Parcel(s)
BAKER RODNEY TRUST	\$932,500	3 Parcel(s)
TROYER LENNIS & NANCY TRUST	\$908,000	3 Parcel(s)
ULTZ RICHARD E	\$842,600	5 Parcel(s)
LEVERENCE KEITH & BETTY L TRUST	\$747,800	5 Parcel(s)
KING RAMONA D TRUST	\$742,200	3 Parcel(s)

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

CONSUMERS ENERGY CO	\$5,426,900	7 Parcel(s)
STUBY LAND LLC	\$2,743,300	6 Parcel(s)
RICE LAWRENCE A & DEBORAH L	\$2,334,300	11 Parcel(s)
KELLEYS GREENACRES FARMS INC	\$2,318,200	2 Parcel(s)
MILLER JOHN E & TAMARA J	\$2,264,200	9 Parcel(s)
HENSELL JACK R TRUST UND 1/2 INT &	\$2,236,400	5 Parcel(s)
AEP IN MI TRANSMISSION CO	\$2,109,700	2 Parcel(s)
STURGIS FARMS LLC	\$2,042,000	5 Parcel(s)
RICE ARTHUR G TRUSTEE	\$2,033,200	3 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$1,990,400	11 Parcel(s)
JONES JERRY A & DARCY J	\$1,879,800	9 Parcel(s)
STEFFEL PAUL T & CONNIE J TRUST	\$1,708,200	7 Parcel(s)
STORMS LAVON R TRUSTEE	\$1,543,200	5 Parcel(s)
STUTZMAN REAL PROPERTIES LLC	\$1,538,900	3 Parcel(s)
BOHM ROLLAND G REV QTIP TRUST	\$1,415,400	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	\$9,358,700	7 Parcel(s)
CERES FARMS LLC	\$3,265,400	16 Parcel(s)
MICHIGAN ELECTRIC TRANS	\$2,995,600	1 Parcel(s)
DECKER DENNIS N & MARSHA L	\$2,808,100	14 Parcel(s)
CAMPBELL FAMILY TRUST	\$2,559,500	10 Parcel(s)
HOSTETLER ALLIE M TRUST	\$2,306,400	9 Parcel(s)
KAUFFMAN FARM PROPERTIES 20 LLC	\$1,967,900	7 Parcel(s)
COOMER DARREL & MARIE TRUST	\$1,886,800	14 Parcel(s)
BELSON ROBERT C & LAURA F	\$1,795,500	8 Parcel(s)
BARRETT LEON G & KATHRYN L	\$1,759,100	8 Parcel(s)
YODER LAVON D & VALERIE G TRUST	\$1,595,900	8 Parcel(s)
CLARK ALVIN R TRUST	\$1,496,000	10 Parcel(s)
CAMPBELL TONY L & JANNETTE M	\$1,479,700	7 Parcel(s)
ENGLE HELEN, RICHARD & TINA	\$1,422,100	4 Parcel(s)
FRISBIE LOREN M - REV TRUST	\$1,406,700	7 Parcel(s)

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

BAYER GREAT LAKES PRODUCTION CO LLC	\$8,922,200	2 Parcel(s)
INDIANA MICHIGAN POWER CO	\$6,569,300	9 Parcel(s)
PIONEER HI BRED INT INC	\$5,480,900	2 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$4,608,900	14 Parcel(s)
RUSSELL FARMS INC	\$4,151,200	12 Parcel(s)
MILLER EDGAR W & PHYLLIS K	\$3,299,400	7 Parcel(s)
AEP IN MI TRANSMISSION CO	\$3,178,900	4 Parcel(s)
STEARNS PATRICIA L TRUST	\$3,029,300	15 Parcel(s)
AMERICAN ELECTRIC POWER	\$2,593,600	8 Parcel(s)
LOVEJOY GLENN A & SANDRA K	\$2,454,600	10 Parcel(s)
L M 2 HOLDINGS LLC	\$2,115,200	1 Parcel(s)
MOORD PETER SCOTT TRUST	\$2,062,600	6 Parcel(s)
KLETT JAMES W	\$2,008,900	7 Parcel(s)
PLATZ VIVIAN V TRUST	\$1,865,100	4 Parcel(s)
BROADSTREET FARMS INC	\$1,831,200	3 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	\$611,600	3 Parcel(s)
SCHUG VICTOR L	\$600,900	5 Parcel(s)
NAFZIGER WESLEY J & KENDRA S	\$421,600	3 Parcel(s)
FOX CHRIS L & DARCIE L	\$327,600	3 Parcel(s)
CRIPPS RICHARD P	\$302,600	1 Parcel(s)
IVES ALAN & TERESA	\$281,400	2 Parcel(s)
PAWLIK BRIAN & AMY J	\$281,000	1 Parcel(s)
BEURMANN CHRISTOPHER A & CAREY	\$272,400	1 Parcel(s)
SCHUG TIMOTHY L & LAURA J	\$271,400	1 Parcel(s)
RUPP JACK J & GINNA M	\$253,100	2 Parcel(s)
SWARTZ RAYMOND E	\$233,800	1 Parcel(s)
KELLOGG DOUGLAS A & BONNIE S	\$219,600	2 Parcel(s)
NORTHROP WILLIAM S	\$214,000	3 Parcel(s)
FULLER MATTHEW PAUL & MAUREEN	\$210,300	1 Parcel(s)
WORKMAN DONALD & SANDRA	\$208,200	1 Parcel(s)

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

ENBRIDGE ENERGY LTD PARTNERSHIP	\$39,280,800	4 Parcel(s)
CONSUMERS ENERGY CO	\$7,426,100	13 Parcel(s)
RIEDSTRA DAIRY LTD	\$5,321,300	13 Parcel(s)
SCHMIDT LYLE FARMS LLC	\$4,511,800	22 Parcel(s)
C & J FARMS INC	\$3,430,000	18 Parcel(s)
CUPP KERRY L & BETTS ANNE E	\$2,319,300	13 Parcel(s)
VECTOR PIPELINE LTD PARTNERS	\$2,276,700	1 Parcel(s)
NEMIRE RICK W	\$2,221,000	5 Parcel(s)
KAUFFMAN FARM PROPERTIES 20 LLC	\$2,122,200	16 Parcel(s)
COOMER DARREL & MARIE TRUST	\$2,051,400	7 Parcel(s)
LYLE SCHMIDT FARMS LLC	\$1,961,700	8 Parcel(s)
KUHLMAN PHILLIP L & GAIL M	\$1,826,900	10 Parcel(s)
WILDS WAYNE L & SANDRA K TRUST	\$1,776,800	9 Parcel(s)
MICHIGAN ELECTRIC TRANS	\$1,670,700	1 Parcel(s)
CUPP KIM S FAMILY TRUST	\$1,598,700	5 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Equalized Value)

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

BORGERT FAMILY FARMS LLC	\$2,236,300	13 Parcel(s)
YODER EDITH TRUST	\$1,500,400	10 Parcel(s)
TERRA 88 LLC	\$1,495,900	111 Parcel(s)
CONSUMERS ENERGY CO	\$1,205,100	4 Parcel(s)
DUNNING JULIANNE M TRUST	\$1,199,900	8 Parcel(s)
GRANDVIEW ACRES LLC	\$1,161,500	4 Parcel(s)
BORGERT DANIEL & PHYLLIS REV TRUST	\$1,149,700	5 Parcel(s)
JON WALTON FARMS LLC	\$1,078,900	8 Parcel(s)
NOTTAWA LUMBER INC	\$1,062,800	1 Parcel(s)
MARVIN MOUNTAINS POULTRY LLC	\$1,042,100	1 Parcel(s)
BORGERT DANIEL A TRUST-1/2INT &	\$861,300	2 Parcel(s)
KUHLMAN PHILLIP L & GAIL M	\$696,400	6 Parcel(s)
WOOD CLARENCE L & LAURA J	\$656,300	3 Parcel(s)
HOCHSTETLER CHRIS & AMANDA TRUST	\$643,700	2 Parcel(s)
HOCHSTETLER MELVIN & ORPHA TRUST	\$618,200	6 Parcel(s)

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

ABBOTT MANUFACTURING INC	\$16,363,100	9 Parcel(s)
MEIJER INC	\$11,188,000	2 Parcel(s)
WAL MART REAL ESTATE BUSINESS TRUST	\$8,199,100	1 Parcel(s)
ELECTRIC CITY SOLAR LLC	\$6,391,600	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$5,716,300	3 Parcel(s)
REGENCY STURGIS LLC	\$5,296,000	4 Parcel(s)
POINDEXTER PROPERTIES LLC	\$4,989,600	4 Parcel(s)
BURR OAK TOOL INC	\$3,974,200	13 Parcel(s)
FAIRGROVE FARMS INC	\$3,682,600	8 Parcel(s)
NORFALK PROPERTIES LLC	\$3,106,100	12 Parcel(s)
CONSUMERS ENERGY CO	\$3,058,700	5 Parcel(s)
DEER CREEK FARMS INC	\$2,848,400	8 Parcel(s)
LITTLEFIELD LARRY N & LYNN M TRUST	\$2,805,900	17 Parcel(s)
GRABE MICHAEL A	\$2,663,900	19 Parcel(s)
MICHIGAN GAS UTILITIES CORP	\$2,635,900	4 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	\$37,560,414	3 Parcel(s)
AEP IN MI TRANSMISSION CO	\$22,212,705	8 Parcel(s)
INDIANA MICHIGAN POWER CO	\$14,452,500	13 Parcel(s)
AMERICAN AXLE & MFG INC	\$9,388,800	3 Parcel(s)
MEIJER INC	\$6,953,100	2 Parcel(s)
WAL MART REAL ESTATE TRUST	\$5,763,200	1 Parcel(s)
MENARD INC	\$4,689,700	1 Parcel(s)
SCATTERED ACRES LEASING LLC	\$3,920,400	16 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	\$3,601,500	4 Parcel(s)
HUNTINGTON NATIONAL BANK	\$3,395,700	1 Parcel(s)
JAY HUDDLE FARMS INC	\$3,295,100	19 Parcel(s)
BARTH CLARENCE A	\$3,193,700	21 Parcel(s)
BENTWATERS PARTNERS LTD	\$3,152,600	1 Parcel(s)
VILLA MILLER LAND LLC	\$2,681,500	15 Parcel(s)
WALTHER FARMS L L C	\$2,514,200	2 Parcel(s)

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

KLINE PHILLIP L & TAMA K	\$2,629,900	5 Parcel(s)
CUPP DUSTIN L & CHRISTINA L	\$1,144,800	4 Parcel(s)
WEINBERG DAVID & JOYCE	\$693,400	4 Parcel(s)
RIVERVIEW LAND HOLDINGS LLC	\$612,500	1 Parcel(s)
HIATT DALE A	\$574,100	2 Parcel(s)
KLINE PAUL C A & JOYCE R	\$560,600	1 Parcel(s)
CONSUMERS ENERGY CO	\$548,300	3 Parcel(s)
NEMIRE RICKY	\$487,300	1 Parcel(s)
STRUBLE JAMES A REV TRUST	\$482,900	1 Parcel(s)
KLINE PAUL C & JOYCE R	\$473,400	4 Parcel(s)
LOWE ELIZABETH	\$467,100	4 Parcel(s)
LASH BUD & LORI LIVING TRUST	\$416,000	7 Parcel(s)
SHOOK FAMILY LLC	\$394,000	2 Parcel(s)
SHERWOOD CRAIG S	\$381,200	1 Parcel(s)
HEIKES BURT W	\$377,400	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	\$32,486,100	8 Parcel(s)
INDIANA MICHIGAN POWER CO	\$9,369,700	10 Parcel(s)
AEP IN MI TRANSMSSION CO	\$7,555,900	2 Parcel(s)
RUSSELL FARMS INC	\$5,177,800	23 Parcel(s)
AEP IN MI TRANSMISSION CO	\$5,174,000	1 Parcel(s)
STUTZMAN REAL PROPERTIES LLC	\$4,782,300	16 Parcel(s)
BANKS HARDWOODS INC	\$3,838,800	3 Parcel(s)
SCATTERED ACRES LEASING LLC	\$3,794,600	16 Parcel(s)
KRULL THOMAS R & JACQUELINE R	\$3,264,400	18 Parcel(s)
OX INDUSTRIES	\$3,187,300	1 Parcel(s)
EGGERLING ARTHUR & DELORES	\$2,986,300	18 Parcel(s)
LOVEJOY GLENN A & SANDRA K	\$2,982,100	10 Parcel(s)
KRULL THEODORE R	\$2,380,900	7 Parcel(s)
HEMINGER TIMOTHY & EVERETT ALAN	\$2,166,900	4 Parcel(s)
FRESH SOLUTION FARMS LLC	\$2,137,600	2 Parcel(s)

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

ENBRIDGE ENERGY LTD PARTNERSHIP	76,841,214	7 Parcel(s)
CONSUMERS ENERGY CO	69,880,813	63 Parcel(s)
AEP IN MI TRANSMISSION CO	38,391,605	18 Parcel(s)
INDIANA MICHIGAN POWER CO	31,265,936	36 Parcel(s)
MEIJER INC	18,141,100	4 Parcel(s)
ABBOTT MANUFACTURING INC	16,363,100	9 Parcel(s)
SCATTERED ACRES LEASING LLC	10,459,700	41 Parcel(s)
AMERICAN AXLE & MFG INC	9,388,800	3 Parcel(s)
RUSSELL FARMS INC	9,329,000	35 Parcel(s)
BAYER GREAT LAKES PRODUCTION CO LLC	8,922,200	2 Parcel(s)
WAL MART REAL ESTATE BUSINESS TRUST	8,199,100	1 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	8,014,100	34 Parcel(s)
AEP IN MI TRANSMISSION CO	7,555,900	2 Parcel(s)
ELECTRIC CITY SOLAR LLC	6,391,600	2 Parcel(s)
STUTZMAN REAL PROPERTIES LLC	6,321,200	19 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	\$159,247	1 Parcel(s)
COUSINO DONNA R TRUST	\$107,636	1 Parcel(s)
MC MASTER JASON T & TONIE J	\$69,043	1 Parcel(s)
APPLEGATE REVOCABLE TRUST	\$29,276	1 Parcel(s)
CONSUMERS ENERGY CO	\$7,700	1 Parcel(s)

Bronson Schools Top 15 Owners by Taxable Value

OTTO JOHN A & NORMA K	\$81,021	1 Parcel(s)
KING FARMS	\$17,708	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	\$7,280,639	6 Parcel(s)
KING J RANDALL TRUST	\$1,031,084	10 Parcel(s)
PRAIRIE RIVER FARM LLC	\$600,758	3 Parcel(s)
MACDANIELS WILLIAM H & CYNTHIA K	\$551,835	15 Parcel(s)
ROUCH JAMEY C & AUBREY A	\$437,980	1 Parcel(s)
MILLER DAVID	\$429,526	2 Parcel(s)
FOSTER ROBERT N TRUST	\$419,979	6 Parcel(s)
ZOOK CARL D & DOROTHY A	\$396,775	4 Parcel(s)
BONTRAGER ALVIN J & RHODA O	\$373,614	5 Parcel(s)
MILLER LYNN M	\$367,762	4 Parcel(s)
KELLEY LYNDON L & JANE E	\$363,198	2 Parcel(s)
MILLER LEON & VERNA	\$343,920	1 Parcel(s)
BORGERT JAMES W & KAREN J TRUST	\$341,462	3 Parcel(s)
YODER MARLIN & WILMA FAMILY TRUST	\$327,416	1 Parcel(s)
KING FARMS	\$324,780	4 Parcel(s)

Centreville Schools Top 15 Owners by Taxable Value

CONSUMERS ENERGY CO	\$5,413,081	7 Parcel(s)
AEP IN MI TRANSMISSION CO	\$2,109,700	2 Parcel(s)
JONES JERRY A & DARCY J	\$1,176,192	9 Parcel(s)
WALTHER FARMS LLC	\$1,008,500	4 Parcel(s)
WOZNICKI JENNIFER REV TRUST	\$973,200	1 Parcel(s)
MAKIN BACON FARM LLC	\$860,261	1 Parcel(s)
ORION PROPERTIES EGHTEEN LLC	\$840,359	2 Parcel(s)
STUBY LAND LLC	\$835,942	6 Parcel(s)
MAJOR MARK W & MELISSA D - LC	\$823,400	2 Parcel(s)
MILLER JOHN E & TAMARA J	\$784,907	9 Parcel(s)
INDIANA MICHIGAN POWER CO	\$774,400	2 Parcel(s)
ISLAND HILLS LLC	\$712,017	3 Parcel(s)
RICE LAWRENCE A & DEBORAH L	\$706,812	11 Parcel(s)
KELLEYS GREENACRES FARMS INC	\$659,747	2 Parcel(s)
HENSELL JACK R TRUST UND 1/2 INT &	\$645,409	5 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Taxable Value)

Colon Schools Top 15 Owners by Taxable Value

CONSUMERS ENERGY CO	\$9,343,458	7 Parcel(s)
MICHIGAN ELECTRIC TRANS	\$2,995,600	1 Parcel(s)
CAMPBELL FAMILY TRUST	\$1,020,241	10 Parcel(s)
FOREST RIVER MANUFACTURING LLC	\$986,111	2 Parcel(s)
CERES FARMS LLC	\$866,294	16 Parcel(s)
DECKER DENNIS N & MARSHA L	\$810,425	14 Parcel(s)
KAUFFMAN FARM PROPERTIES 20 LLC	\$680,448	7 Parcel(s)
COOMER DARREL & MARIE TRUST	\$632,371	14 Parcel(s)
HOSTETLER ALLIE M TRUST	\$620,043	9 Parcel(s)
BELSON ROBERT C & LAURA F	\$608,881	8 Parcel(s)
SCHROCK JONATHAN & MYRA & EDNA	\$600,263	2 Parcel(s)
CAMPBELL TONY L & JANNETTE M	\$597,172	7 Parcel(s)
REMINGTON SEEDS, LLC	\$596,549	1 Parcel(s)
BENCHMARK INVESTMENTS LLC	\$557,919	9 Parcel(s)
GRANDVIEW ACRES LLC	\$541,563	7 Parcel(s)

Constantine Schools Top 15 Owners by Taxable Value

BAYER GREAT LAKES PRODUCTION CO LLC	\$6,893,108	2 Parcel(s)
INDIANA MICHIGAN POWER CO	\$6,409,122	9 Parcel(s)
PIONEER HI BRED INT INC	\$3,677,229	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$3,178,900	4 Parcel(s)
AMERICAN ELECTRIC POWER	\$2,233,537	8 Parcel(s)
L M 2 HOLDINGS LLC	\$1,971,314	1 Parcel(s)
RUSSELL FARMS INC	\$1,796,031	12 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$1,391,718	14 Parcel(s)
MILLER EDGAR W & PHYLLIS K	\$1,308,007	7 Parcel(s)
CONSUMERS ENERGY CO	\$1,210,911	3 Parcel(s)
FIBRE CONVERTERS INC	\$1,126,527	1 Parcel(s)
CLARK LOGISTICS GROUP VI LLC	\$966,973	1 Parcel(s)
MICHIGAN REAL ESTATE INVESTMENTS LL	\$964,433	3 Parcel(s)
MILLER TIMOTHY L & KELLY	\$946,864	4 Parcel(s)
STEARNS PATRICIA L TRUST	\$889,539	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	\$383,923	3 Parcel(s)
PAWLIK BRIAN & AMY J	\$267,500	1 Parcel(s)
KINDIG JANICE Y	\$249,958	3 Parcel(s)
HICE NICHOLAS & REBECCA	\$178,900	1 Parcel(s)
NELSON JOEL	\$167,669	2 Parcel(s)
HAND TIMOTHY	\$145,343	1 Parcel(s)
PARK ROBERT	\$141,673	1 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$139,010	1 Parcel(s)
BEURMANN CHRISTOPHER A & CAREY	\$130,167	1 Parcel(s)
CRIPPS RICHARD P	\$125,547	1 Parcel(s)
RUPP JACK J & GINNA M	\$124,666	2 Parcel(s)
IVES ALAN T & TERESA & ERTMAN	\$119,910	1 Parcel(s)
SCHUG VICTOR L	\$116,410	5 Parcel(s)
BELLEW JAMES L & TEREASA A	\$116,086	1 Parcel(s)
WARD KELLY	\$113,996	1 Parcel(s)

Mendon Schools Top 15 Owners by Taxable Value

ENBRIDGE ENERGY LTD PARTNERSHIP	\$36,445,370	4 Parcel(s)
CONSUMERS ENERGY CO	\$7,361,092	13 Parcel(s)
RIEDSTRA DAIRY LTD	\$3,081,251	13 Parcel(s)
VECTOR PIPELINE LTD PARTNERS	\$2,276,700	1 Parcel(s)
COOMER DARREL & MARIE TRUST	\$2,051,400	7 Parcel(s)
SCHMIDT LYLE FARMS LLC	\$1,964,207	22 Parcel(s)
MICHIGAN ELECTRIC TRANS	\$1,670,700	1 Parcel(s)
IAC MENDON LLC	\$1,138,209	8 Parcel(s)
T H PLASTICS INC	\$1,113,167	4 Parcel(s)
HAAS CARROLL FARMS INC	\$1,104,400	6 Parcel(s)
FRONTIER ASSET MANAGEMENT LTD	\$995,904	6 Parcel(s)
LYLE SCHMIDT FARMS LLC	\$891,153	8 Parcel(s)
VECTOR PIPELINE LTD PARTNERSHIP	\$867,300	1 Parcel(s)
JACA COMPANY LLC	\$820,859	6 Parcel(s)
BURKE PORTER AUTOMOTIVE SYSTEMS LLC	\$772,962	1 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Taxable Value)

Nottawa Schools Top 15 Owners by Taxable Value

CONSUMERS ENERGY CO	\$1,205,100	4 Parcel(s)
NOTTAWA LUMBER INC	\$1,049,465	1 Parcel(s)
MARVIN MOUNTAINS POULTRY LLC	\$894,117	1 Parcel(s)
TERRA 88 LLC	\$883,264	111 Parcel(s)
DUNNING JULIANNE M TRUST	\$790,098	8 Parcel(s)
BORGERT FAMILY FARMS LLC	\$669,540	13 Parcel(s)
DUNCAN SUSAN D TRUST	\$505,035	1 Parcel(s)
YODER EDITH TRUST	\$474,859	10 Parcel(s)
HERSHBERGER MARION & NAOMI	\$464,500	3 Parcel(s)
CHUPP IVAN L & RUTH E TRUST	\$451,473	1 Parcel(s)
EICHER REUBEN & LINDSEY	\$437,100	1 Parcel(s)
LENNARD AG LAND LLC	\$433,440	2 Parcel(s)
PANZER CAROLYN M TRUST	\$404,460	1 Parcel(s)
LIETZ BRIAN & ANN	\$398,713	1 Parcel(s)
MCCOLGAN FAMILY TRUST	\$398,619	1 Parcel(s)

Sturgis Schools Top 15 Owners by Taxable Value

ABBOTT MANUFACTURING INC	\$14,261,977	9 Parcel(s)
MEIJER INC	\$6,971,837	2 Parcel(s)
ELECTRIC CITY SOLAR LLC	\$6,391,600	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$5,716,300	3 Parcel(s)
REGENCY STURGIS LLC	\$4,326,369	4 Parcel(s)
WAL MART REAL ESTATE BUSINESS TRUST	\$4,078,631	1 Parcel(s)
POINDEXTER PROPERTIES LLC	\$3,427,525	4 Parcel(s)
BURR OAK TOOL INC	\$3,105,530	13 Parcel(s)
CONSUMERS ENERGY CO	\$3,036,660	5 Parcel(s)
MICHIGAN GAS UTILITIES CORP	\$2,631,733	4 Parcel(s)
GRAPHIC PACKAGING INTERN LLC.	\$2,562,295	2 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	\$2,235,200	1 Parcel(s)
NORFALK PROPERTIES LLC	\$2,187,597	12 Parcel(s)
MOSO VILLAGE LLC	\$2,066,400	1 Parcel(s)
WELS HOLDINGS LLC	\$1,796,910	3 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Taxable Value)

Three Rivers Schools Top 15 Owners by Taxable Value

ENBRIDGE ENERGY LTD PARTNERSHIP	\$37,560,414	3 Parcel(s)
AEP IN MI TRANSMISSION CO	\$22,212,705	8 Parcel(s)
INDIANA MICHIGAN POWER CO	\$14,275,721	13 Parcel(s)
AMERICAN AXLE & MFG INC	\$6,776,019	3 Parcel(s)
MEIJER INC	\$5,566,584	2 Parcel(s)
MENARD INC	\$3,793,831	1 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	\$3,431,998	4 Parcel(s)
HUNTINGTON NATIONAL BANK	\$3,395,700	1 Parcel(s)
BENTWATERS PARTNERS LTD	\$2,661,848	1 Parcel(s)
WAL MART REAL ESTATE TRUST	\$2,599,769	1 Parcel(s)
COMCAST OF IN&MI&TX INC	\$2,269,200	1 Parcel(s)
SEMCO ENERGY GAS CO	\$2,226,407	3 Parcel(s)
TRTACTILE LLC	\$2,153,200	1 Parcel(s)
ARMSTRONG INTERNATIONAL INC	\$2,148,509	7 Parcel(s)
AMIGO R & L INC	\$2,062,364	8 Parcel(s)

Vicksburg Schools Top 15 Owners by Taxable Value

KLINE PHILLIP L & TAMA K	\$1,878,109	5 Parcel(s)
CONSUMERS ENERGY CO	\$548,300	3 Parcel(s)
CUPP DUSTIN L & CHRISTINA L	\$349,727	4 Parcel(s)
JACA COMPANY LLC	\$299,654	1 Parcel(s)
STRUBLE JAMES A REV TRUST	\$270,384	1 Parcel(s)
LEARN MONROE E & VICKI RAE	\$263,500	2 Parcel(s)
WAURIO MARK & REBECCA	\$238,600	2 Parcel(s)
FLEETWOOD MICHAEL & KARIN	\$238,270	2 Parcel(s)
RIVERVIEW LAND HOLDINGS LLC	\$207,031	1 Parcel(s)
HIATT DALE A	\$197,369	2 Parcel(s)
LEARN MONROE & VICKI	\$183,540	6 Parcel(s)
RIDDLE CRAIG A & NIKKI M	\$177,297	1 Parcel(s)
REYNOLDS BRIAN J & TAMARA ANN	\$166,108	1 Parcel(s)
NEMIRE RICKY W CTR	\$165,761	1 Parcel(s)
KILCOYNE JOSEPH	\$155,190	1 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Taxable Value)

White Pigeon Schools Top 15 Owners by Taxable Value

CONSUMERS ENERGY CO	\$31,880,750	8 Parcel(s)
INDIANA MICHIGAN POWER CO	\$8,565,530	10 Parcel(s)
AEP IN MI TRANSMSSION CO	\$7,555,900	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$5,174,000	1 Parcel(s)
OX INDUSTRIES	\$3,187,300	1 Parcel(s)
STUTZMAN REAL PROPERTIES LLC	\$2,907,597	16 Parcel(s)
BANKS HARDWOODS INC	\$2,225,538	3 Parcel(s)
WHITE PIGEON MILLS LLC	\$1,869,012	6 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$1,806,267	4 Parcel(s)
THE ANDERSONS INC	\$1,773,025	2 Parcel(s)
RUSSELL FARMS INC	\$1,675,273	23 Parcel(s)
FRESH SOLUTION FARMS LLC	\$1,436,423	2 Parcel(s)
SCATTERED ACRES LEASING LLC	\$1,385,469	16 Parcel(s)
WINDING RIVER INVESTMENTS LLC	\$1,360,792	4 Parcel(s)
PIGEON RIVER PROPERTIES LLC	\$1,315,265	9 Parcel(s)

County Wide Top 15 Owners by Taxable Value

ENBRIDGE ENERGY LTD PARTNERSHIP	74,005,784	7 Parcel(s)
CONSUMERS ENERGY CO	69,086,295	63 Parcel(s)
AEP IN MI TRANSMISSION CO	38,391,605	18 Parcel(s)
INDIANA MICHIGAN POWER CO	30,124,809	36 Parcel(s)
ABBOTT MANUFACTURING INC	14,261,977	9 Parcel(s)
MEIJER INC	12,538,421	4 Parcel(s)
AEP IN MI TRANSMISSION CO	7,555,900	2 Parcel(s)
BAYER GREAT LAKES PRODUCTION CO LLC	6,893,108	2 Parcel(s)
AMERICAN AXLE & MFG INC	6,776,019	3 Parcel(s)
ELECTRIC CITY SOLAR LLC	6,391,600	2 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	5,842,393	7 Parcel(s)
MICHIGAN ELECTRIC TRANS	4,666,300	2 Parcel(s)
MIDWEST ENERGY COOPERATIVE	4,483,938	13 Parcel(s)
REGENCY STURGIS LLC	4,326,369	4 Parcel(s)
WAL MART REAL ESTATE BUSINESS TRUST	4,078,631	1 Parcel(s)

St. Joseph County

Real Property Tentative Taxable Valuation as of April 1st 2023

Township or City Name	Agricultural	Commercial	Industrial	Residential	Timber-Cutover	Developmental	Total Real
001 Burr Oak Township	\$19,441,362	\$1,222,843	\$848,351	\$56,234,919	\$0	\$0	\$77,747,475
002 Colon Township	\$21,344,216	\$3,742,576	\$2,222,777	\$93,626,921	\$0	\$0	\$120,936,490
003 Constantine Township	\$15,879,669	\$4,261,321	\$20,054,277	\$79,828,719	\$0	\$0	\$120,023,986
004 Fabius Township	\$9,375,441	\$5,468,384	\$1,524,361	\$198,831,426	\$0	\$0	\$215,199,612
005 Fawn River Township	\$9,598,061	\$1,347,051	\$0	\$35,226,573	\$0	\$0	\$46,171,685
006 Florence Township	\$22,894,828	\$0	\$72,225	\$23,649,663	\$0	\$0	\$46,616,716
007 Flowerfield Township	\$13,324,928	\$568,358	\$5,053	\$48,440,093	\$0	\$0	\$62,338,432
008 Leonidas Township	\$22,072,364	\$778,685	\$0	\$21,026,936	\$0	\$0	\$43,877,985
009 Lockport Township	\$18,303,840	\$5,184,690	\$948,400	\$108,983,381	\$0	\$0	\$133,420,311
010 Mendon Township	\$22,192,512	\$3,975,207	\$4,404,119	\$55,546,763	\$0	\$0	\$86,118,601
011 Mottville Township	\$14,460,279	\$2,882,211	\$12,183,001	\$32,098,194	\$0	\$0	\$61,623,685
012 Nottawa Township	\$22,981,269	\$10,790,267	\$388,906	\$122,740,277	\$0	\$0	\$156,900,719
013 Park Township	\$24,434,230	\$8,741,111	\$8,889,379	\$89,419,657	\$0	\$0	\$131,484,377
014 Sherman Township	\$16,876,500	\$1,961,578	\$153,755	\$153,536,508	\$0	\$0	\$172,528,341
015 Sturgis Township	\$13,385,345	\$10,757,044	\$1,616,806	\$35,118,817	\$0	\$0	\$60,878,012
016 White Pigeon Township	\$17,081,263	\$8,052,689	\$10,963,309	\$174,387,445	\$0	\$0	\$210,484,706
051 Three Rivers City	\$0	\$58,556,805	\$23,112,692	\$87,595,791	\$0	\$0	\$169,265,288
052 Sturgis City	\$674,725	\$57,480,003	\$48,747,365	\$145,547,529	\$0	\$0	\$252,449,622
040 Burr Oak Village	\$45,118	\$840,078	\$584,114	\$8,395,448	\$0	\$0	\$9,864,758
041 Colon Village	\$0	\$2,569,207	\$1,484,123	\$27,227,658	\$0	\$0	\$31,280,988
042 Centreville Village	\$26,855	\$5,873,908	\$310,774	\$17,354,978	\$0	\$0	\$23,566,515
043 Constantine Village	\$155,756	\$3,026,049	\$12,754,269	\$23,210,937	\$0	\$0	\$39,147,011
044 Mendon Village	\$27,680	\$2,230,086	\$2,713,664	\$13,119,081	\$0	\$0	\$18,090,511
045 White Pigeon Village	\$164,737	\$5,340,953	\$6,135,766	\$21,403,718	\$0	\$0	\$33,045,174
055 Centreville Village	\$0	\$474,718	\$789,045	\$1,121,814	\$0	\$0	\$2,385,577
Totals for County	\$284,320,832	\$185,770,823	\$136,134,776	\$1,561,839,612	\$0	\$0	\$2,168,066,043

St. Joseph County

Personal Property Tentative Taxable Valuation as of April 1st 2023

Township or City Name	Ag. Personal	Com. Personal		Ind. Personal	Res. Personal	Util. Personal	Total Personal
001 Burr Oak Township	\$0	\$196,400		\$178,700	\$0	\$8,565,700	\$8,940,800
002 Colon Township	\$0	\$700,600		\$183,200	\$0	\$7,109,300	\$7,993,100
003 Constantine Township	\$0	\$893,800		\$1,304,000	\$0	\$11,099,200	\$13,297,000
004 Fabius Township	\$0	\$1,865,500		\$522,800	\$0	\$21,135,600	\$23,523,900
005 Fawn River Township	\$0	\$79,800		\$0	\$0	\$929,500	\$1,009,300
006 Florence Township	\$0	\$0		\$0	\$0	\$4,646,300	\$4,646,300
007 Flowerfield Township	\$0	\$414,455		\$0	\$0	\$19,650,655	\$20,065,110
008 Leonidas Township	\$0	\$113,400		\$0	\$0	\$6,865,800	\$6,979,200
009 Lockport Township	\$0	\$684,500		\$14,700	\$0	\$4,947,500	\$5,646,700
010 Mendon Township	\$0	\$108,700		\$13,800	\$0	\$40,416,600	\$40,539,100
011 Mottville Township	\$0	\$133,100		\$877,000	\$0	\$9,348,500	\$10,358,600
012 Nottawa Township	\$0	\$2,140,200		\$0	\$0	\$4,828,400	\$6,968,600
013 Park Township	\$0	\$1,104,000		\$173,700	\$0	\$33,501,815	\$34,779,515
014 Sherman Township	\$0	\$155,100		\$0	\$0	\$6,078,800	\$6,233,900
015 Sturgis Township	\$0	\$856,100		\$0	\$0	\$7,544,400	\$8,400,500
016 White Pigeon Township	\$0	\$416,900		\$3,692,600	\$0	\$43,140,100	\$47,249,600
051 Three Rivers City	\$0	\$14,334,600		\$920,200	\$0	\$17,124,000	\$32,378,800
052 Sturgis City	\$0	\$8,100,700		\$7,621,300	\$0	\$3,666,300	\$19,388,300
040 Burr Oak Village	\$0	\$154,600		\$178,700	\$0	\$884,400	\$1,217,700
041 Colon Village	\$0	\$361,600		\$0	\$0	\$1,438,000	\$1,799,600
042 Centreville Village	\$0	\$1,147,700		\$0	\$0	\$1,329,700	\$2,477,400
043 Constantine Village	\$0	\$319,500		\$856,900	\$0	\$2,420,600	\$3,597,000
044 Mendon Village	\$0	\$107,700		\$13,800	\$0	\$1,705,100	\$1,826,600
045 White Pigeon Village	\$0	\$202,600		\$144,000	\$0	\$5,479,700	\$5,826,300
055 Centreville Village	\$0	\$0		\$14,700	\$0	\$47,100	\$61,800
Totals for County	\$0	\$32,297,855		\$15,502,000	\$0	\$250,598,470	\$298,398,325

St. Joseph County

Real & Personal Property Tentative Taxable Valuation as of April 1st 2023

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	\$86,688,275	\$64,499,855	\$196,400	\$178,700	\$21,813,320
002 Colon Township	\$128,929,590	\$77,582,049	\$700,600	\$183,200	\$50,463,741
003 Constantine Township	\$133,320,986	\$82,532,706	\$893,800	\$1,304,000	\$48,590,480
004 Fabius Township	\$238,723,512	\$128,398,138	\$1,865,500	\$522,800	\$107,937,074
005 Fawn River Township	\$47,180,985	\$40,200,309	\$79,800	\$0	\$6,900,876
006 Florence Township	\$51,263,016	\$42,449,136	\$0	\$0	\$8,813,880
007 Flowerfield Township	\$82,403,542	\$55,536,984	\$414,455	\$0	\$26,452,103
008 Leonidas Township	\$50,857,185	\$39,096,357	\$113,400	\$0	\$11,647,428
009 Lockport Township	\$139,067,011	\$111,519,385	\$684,500	\$14,700	\$26,848,426
010 Mendon Township	\$126,657,701	\$67,843,022	\$108,700	\$13,800	\$58,692,179
011 Mottville Township	\$71,982,285	\$41,268,922	\$133,100	\$877,000	\$29,703,263
012 Nottawa Township	\$163,869,319	\$108,385,254	\$2,140,200	\$0	\$53,343,865
013 Park Township	\$166,263,892	\$91,370,982	\$1,104,000	\$173,700	\$73,615,210
014 Sherman Township	\$178,762,241	\$131,042,867	\$155,100	\$0	\$47,564,274
015 Sturgis Township	\$69,278,512	\$44,630,801	\$856,100	\$0	\$23,791,611
016 White Pigeon Township	\$257,734,306	\$123,194,913	\$416,900	\$3,692,600	\$130,429,893
051 Three Rivers City	\$201,644,088	\$69,706,931	\$14,334,600	\$920,200	\$116,682,357
052 Sturgis City	\$271,837,922	\$118,317,669	\$8,100,700	\$7,621,300	\$137,798,253
040 Burr Oak Village	\$11,082,458	\$6,421,010	\$154,600	\$178,700	\$4,328,148
041 Colon Village	\$33,080,588	\$16,314,373	\$361,600	\$0	\$16,404,615
042 Centreville Village	\$26,043,915	\$15,195,758	\$1,147,700	\$0	\$9,700,457
043 Constantine Village	\$42,744,011	\$18,071,379	\$319,500	\$856,900	\$23,496,232
044 Mendon Village	\$19,917,111	\$11,053,930	\$107,700	\$13,800	\$8,741,681
045 White Pigeon Village	\$38,871,474	\$17,496,228	\$202,600	\$144,000	\$21,028,646
055 Centreville Village	\$2,447,377	\$905,804	\$0	\$14,700	\$1,526,873
Totals for County	\$2,466,464,368	\$1,437,576,280	\$32,297,855	\$15,502,000	\$981,088,233

St. Joseph County
Tabulation of County Equalized Values
By Unit, School District and Classification

Local Unit	School	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
001 Burr Oak Township									
12020	Bronson	\$187,700	\$0	\$0	\$99,200	\$0	\$286,900	\$2,300	\$289,200
75100	Nottawa	\$416,500	\$0	\$0	\$552,100	\$0	\$968,600	\$35,000	\$1,003,600
75010	Sturgis	\$11,272,000	\$284,500	\$0	\$36,131,800	\$0	\$47,688,300	\$556,500	\$48,244,800
75020	Burr Oak	\$39,026,200	\$1,220,900	\$1,310,600	\$41,511,400	\$0	\$83,069,100	\$6,671,700	\$89,740,800
75040	Colon	\$4,731,900	\$41,400	\$0	\$4,737,400	\$0	\$9,510,700	\$1,675,300	\$11,186,000
Total Burr Oak Township		\$55,634,300	\$1,546,800	\$1,310,600	\$83,031,900	\$0	\$141,523,600	\$8,940,800	\$150,464,400
002 Colon Township									
75100	Nottawa	\$3,276,600	\$0	\$0	\$3,066,000	\$0	\$6,342,600	\$105,300	\$6,447,900
75020	Burr Oak	\$3,761,900	\$341,700	\$0	\$2,293,300	\$0	\$6,396,900	\$1,088,700	\$7,485,600
75040	Colon	\$56,050,100	\$4,793,300	\$2,662,600	\$135,870,900	\$0	\$199,376,900	\$6,794,400	\$206,171,300
75060	Mendon	\$1,057,800	\$0	\$0	\$204,800	\$0	\$1,262,600	\$4,700	\$1,267,300
Total Colon Township		\$64,146,400	\$5,135,000	\$2,662,600	\$141,435,000	\$0	\$213,379,000	\$7,993,100	\$221,372,100
003 Constantine Township									
75050	Constantine	\$47,302,300	\$6,234,000	\$27,465,700	\$105,259,200	\$0	\$186,261,200	\$13,173,800	\$199,435,000
75070	White Pigeon	\$859,200	\$0	\$0	\$1,115,900	\$0	\$1,975,100	\$14,000	\$1,989,100
75080	Three Rivers	\$3,790,900	\$0	\$0	\$5,904,400	\$0	\$9,695,300	\$109,200	\$9,804,500
Total Constantine Township		\$51,952,400	\$6,234,000	\$27,465,700	\$112,279,500	\$0	\$197,931,600	\$13,297,000	\$211,228,600
004 Fabius Township									
75050	Constantine	\$160,300	\$0	\$0	\$512,200	\$0	\$672,500	\$533,500	\$1,206,000
75080	Three Rivers	\$23,161,700	\$7,060,400	\$2,767,100	\$294,185,800	\$0	\$327,175,000	\$22,990,400	\$350,165,400
Total Fabius Township		\$23,322,000	\$7,060,400	\$2,767,100	\$294,698,000	\$0	\$327,847,500	\$23,523,900	\$351,371,400
005 Fawn River Township									
75010	Sturgis	\$28,334,600	\$1,683,800	\$0	\$50,153,100	\$0	\$80,171,500	\$1,009,300	\$81,180,800
Total Fawn River Township		\$28,334,600	\$1,683,800	\$0	\$50,153,100	\$0	\$80,171,500	\$1,009,300	\$81,180,800
006 Florence Township									
75030	Centreville	\$33,484,200	\$0	\$0	\$15,939,897	\$0	\$49,424,097	\$2,353,500	\$51,777,597
75050	Constantine	\$15,019,600	\$0	\$104,000	\$16,582,400	\$0	\$31,706,000	\$695,300	\$32,401,300
75070	White Pigeon	\$14,418,700	\$0	\$0	\$4,547,000	\$0	\$18,965,700	\$404,000	\$19,369,700
75080	Three Rivers	\$8,218,000	\$0	\$52,200	\$4,137,300	\$0	\$12,407,500	\$1,193,500	\$13,601,000
Total Florence Township		\$71,140,500	\$0	\$156,200	\$41,206,597	\$0	\$112,503,297	\$4,646,300	\$117,149,597
007 Flowerfield Township									
14050	Marcellus	\$3,340,800	\$0	\$0	\$9,956,100	\$0	\$13,296,900	\$184,946	\$13,481,846
75080	Three Rivers	\$35,912,300	\$1,531,400	\$15,300	\$65,313,700	\$0	\$102,772,700	\$19,880,164	\$122,652,864
Total Flowerfield Township		\$39,253,100	\$1,531,400	\$15,300	\$75,269,800	\$0	\$116,069,600	\$20,065,110	\$136,134,710
008 Leonidas Township									
13050	Athens	\$645,700	\$0	\$0	\$270,700	\$0	\$916,400	\$7,700	\$924,100
39170	Vicksburg	\$2,811,400	\$0	\$0	\$854,800	\$0	\$3,666,200	\$111,400	\$3,777,600
75040	Colon	\$60,537,500	\$1,088,300	\$0	\$31,660,202	\$0	\$93,286,002	\$5,164,200	\$98,450,202
75060	Mendon	\$4,651,300	\$0	\$0	\$1,238,400	\$0	\$5,889,700	\$1,695,900	\$7,585,600
Total Leonidas Township		\$68,645,900	\$1,088,300	\$0	\$34,024,102	\$0	\$103,758,302	\$6,979,200	\$110,737,502
009 Lockport Township									
75030	Centreville	\$25,406,800	\$1,252,300	\$1,001,000	\$28,389,100	\$0	\$56,049,200	\$1,280,400	\$57,329,600
75060	Mendon	\$1,098,200	\$14,400	\$0	\$1,531,300	\$0	\$2,643,900	\$103,500	\$2,747,400
75080	Three Rivers	\$12,307,000	\$5,971,600	\$211,600	\$122,654,500	\$0	\$141,144,700	\$4,262,800	\$145,407,500
Total Lockport Township		\$38,812,000	\$7,238,300	\$1,212,600	\$152,574,900	\$0	\$199,837,800	\$5,646,700	\$205,484,500

St. Joseph County
Tabulation of County Equalized Values
By Unit, School District and Classification

Local Unit	School	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
010 Mendon Township									
39170	Vicksburg	\$4,393,800	\$1,788,100	\$0	\$4,649,100	\$0	\$10,831,000	\$268,400	\$11,099,400
75060	Mendon	\$57,010,000	\$3,788,800	\$5,144,600	\$75,940,600	\$0	\$141,884,000	\$40,270,700	\$182,154,700
Total Mendon Township		\$61,403,800	\$5,576,900	\$5,144,600	\$80,589,700	\$0	\$152,715,000	\$40,539,100	\$193,254,100
011 Mottville Township									
75050	Constantine	\$11,260,200	\$190,400	\$300,300	\$11,716,100	\$0	\$23,467,000	\$792,300	\$24,259,300
75070	White Pigeon	\$24,398,500	\$3,184,500	\$17,339,200	\$35,764,200	\$0	\$80,686,400	\$9,566,300	\$90,252,700
Total Mottville Township		\$35,658,700	\$3,374,900	\$17,639,500	\$47,480,300	\$0	\$104,153,400	\$10,358,600	\$114,512,000
012 Nottawa Township									
75100	Nottawa	\$23,224,800	\$3,115,800	\$85,100	\$77,852,700	\$0	\$104,278,400	\$1,553,600	\$105,832,000
75030	Centreville	\$18,161,100	\$8,286,400	\$465,400	\$81,819,400	\$0	\$108,732,300	\$4,230,300	\$112,962,600
75040	Colon	\$6,257,200	\$250,500	\$0	\$3,512,700	\$0	\$10,020,400	\$274,900	\$10,295,300
75060	Mendon	\$17,845,000	\$557,600	\$0	\$11,704,500	\$0	\$30,107,100	\$909,800	\$31,016,900
Total Nottawa Township		\$65,488,100	\$12,210,300	\$550,500	\$174,889,300	\$0	\$253,138,200	\$6,968,600	\$260,106,800
013 Park Township									
39170	Vicksburg	\$8,797,900	\$0	\$0	\$9,963,100	\$0	\$18,761,000	\$316,000	\$19,077,000
39168	Vicksburg-MendonDebt	\$0	\$0	\$0	\$132,100	\$0	\$132,100	\$0	\$132,100
75060	Mendon	\$16,954,600	\$671,400	\$2,638,300	\$43,458,600	\$0	\$63,722,900	\$9,809,800	\$73,532,700
75080	Three Rivers	\$28,632,300	\$8,620,100	\$8,944,500	\$82,568,800	\$0	\$128,765,700	\$27,414,200	\$156,179,900
Total Park Township		\$54,384,800	\$9,291,500	\$11,582,800	\$136,122,600	\$0	\$211,381,700	\$37,540,000	\$248,921,700
014 Sherman Township									
75100	Nottawa	\$4,356,400	\$285,000	\$0	\$15,902,241	\$0	\$20,543,641	\$239,300	\$20,782,941
75010	Sturgis	\$14,858,300	\$2,312,100	\$176,000	\$101,976,500	\$0	\$119,322,900	\$2,336,700	\$121,659,600
75020	Burr Oak	\$0	\$406,800	\$0	\$960,800	\$0	\$1,367,600	\$19,100	\$1,386,700
75030	Centreville	\$20,678,400	\$50,200	\$0	\$97,355,000	\$0	\$118,083,600	\$3,638,800	\$121,722,400
75070	White Pigeon	\$0	\$0	\$0	\$215,800	\$0	\$215,800	\$0	\$215,800
Total Sherman Township		\$39,893,100	\$3,054,100	\$176,000	\$216,410,341	\$0	\$259,533,541	\$6,233,900	\$265,767,441
015 Sturgis Township									
75010	Sturgis	\$33,796,600	\$13,079,200	\$2,000,300	\$52,361,800	\$0	\$101,237,900	\$8,400,500	\$109,638,400
Total Sturgis Township		\$33,796,600	\$13,079,200	\$2,000,300	\$52,361,800	\$0	\$101,237,900	\$8,400,500	\$109,638,400
016 White Pigeon Township									
75070	White Pigeon	\$40,720,700	\$10,771,600	\$13,605,800	\$232,990,600	\$0	\$298,088,700	\$47,249,600	\$345,338,300
Total White Pigeon Township		\$40,720,700	\$10,771,600	\$13,605,800	\$232,990,600	\$0	\$298,088,700	\$47,249,600	\$345,338,300
051 Three Rivers City									
75080	Three Rivers	\$0	\$71,841,500	\$28,382,400	\$120,534,900	\$0	\$220,758,800	\$32,375,100	\$253,133,900
Total Three Rivers City		\$0	\$71,841,500	\$28,382,400	\$120,534,900	\$0	\$220,758,800	\$32,375,100	\$253,133,900
052 Sturgis City									
75010	Sturgis	\$1,040,800	\$80,021,300	\$62,162,000	\$209,942,000	\$0	\$353,166,100	\$19,388,300	\$372,554,400
Total Sturgis City		\$1,040,800	\$80,021,300	\$62,162,000	\$209,942,000	\$0	\$353,166,100	\$19,388,300	\$372,554,400

St. Joseph County
Tabulation of County Equalized Values
By School District, Unit and Classification

School District	Local Unit	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
12020 Bronson Schools									
	001 Burr Oak Township	\$187,700	\$0	\$0	\$99,200	\$0	\$286,900	\$2,300	\$289,200
Total Bronson Schools		\$187,700	\$0	\$0	\$99,200	\$0	\$286,900	\$2,300	\$289,200
13050 Athens Schools									
	008 Leonidas Township	\$645,700	\$0	\$0	\$270,700	\$0	\$916,400	\$7,700	\$924,100
Total Athens Schools		\$645,700	\$0	\$0	\$270,700	\$0	\$916,400	\$7,700	\$924,100
14050 Marcellus Schools									
	007 Flowerfield Township	\$3,340,800	\$0	\$0	\$9,956,100	\$0	\$13,296,900	\$184,946	\$13,481,846
Total Marcellus Schools		\$3,340,800	\$0	\$0	\$9,956,100	\$0	\$13,296,900	\$184,946	\$13,481,846
39170 Vicksburg Schools									
	008 Leonidas Township	\$2,811,400	\$0	\$0	\$854,800	\$0	\$3,666,200	\$111,400	\$3,777,600
	010 Mendon Township	\$4,393,800	\$1,788,100	\$0	\$4,649,100	\$0	\$10,831,000	\$268,400	\$11,099,400
	013 Park Township	\$8,797,900	\$0	\$0	\$9,963,100	\$0	\$18,761,000	\$316,000	\$19,077,000
Total Vicksburg Schools		\$16,003,100	\$1,788,100	\$0	\$15,467,000	\$0	\$33,258,200	\$695,800	\$33,954,000
75100 Nottawa Schools									
	001 Burr Oak Township	\$416,500	\$0	\$0	\$552,100	\$0	\$968,600	\$35,000	\$1,003,600
	002 Colon Township	\$3,276,600	\$0	\$0	\$3,066,000	\$0	\$6,342,600	\$105,300	\$6,447,900
	012 Nottawa Township	\$23,224,800	\$3,115,800	\$85,100	\$77,852,700	\$0	\$104,278,400	\$1,553,600	\$105,832,000
	014 Sherman Township	\$4,356,400	\$285,000	\$0	\$15,902,241	\$0	\$20,543,641	\$239,300	\$20,782,941
Total Nottawa Schools		\$31,274,300	\$3,400,800	\$85,100	\$97,373,041	\$0	\$132,133,241	\$1,933,200	\$134,066,441
75010 Sturgis Schools									
	001 Burr Oak Township	\$11,272,000	\$284,500	\$0	\$36,131,800	\$0	\$47,688,300	\$556,500	\$48,244,800
	005 Fawn River Township	\$28,334,600	\$1,683,800	\$0	\$50,153,100	\$0	\$80,171,500	\$1,009,300	\$81,180,800
	014 Sherman Township	\$14,858,300	\$2,312,100	\$176,000	\$101,976,500	\$0	\$119,322,900	\$2,336,700	\$121,659,600
	015 Sturgis Township	\$33,796,600	\$13,079,200	\$2,000,300	\$52,361,800	\$0	\$101,237,900	\$8,400,500	\$109,638,400
	052 Sturgis City	\$1,040,800	\$80,021,300	\$62,162,000	\$209,942,000	\$0	\$353,166,100	\$19,388,300	\$372,554,400
Total Sturgis Schools		\$89,302,300	\$97,380,900	\$64,338,300	\$450,565,200	\$0	\$701,586,700	\$31,691,300	\$733,278,000
75020 Burr Oak Schools									
	001 Burr Oak Township	\$39,026,200	\$1,220,900	\$1,310,600	\$41,511,400	\$0	\$83,069,100	\$6,671,700	\$89,740,800
	002 Colon Township	\$3,761,900	\$341,700	\$0	\$2,293,300	\$0	\$6,396,900	\$1,088,700	\$7,485,600
	014 Sherman Township	\$0	\$406,800	\$0	\$960,800	\$0	\$1,367,600	\$19,100	\$1,386,700
Total Burr Oak Schools		\$42,788,100	\$1,969,400	\$1,310,600	\$44,765,500	\$0	\$90,833,600	\$7,779,500	\$98,613,100
75030 Centreville Schools									
	006 Florence Township	\$33,484,200	\$0	\$0	\$15,939,897	\$0	\$49,424,097	\$2,353,500	\$51,777,597
	009 Lockport Township	\$25,406,800	\$1,252,300	\$1,001,000	\$28,389,100	\$0	\$56,049,200	\$1,280,400	\$57,329,600
	012 Nottawa Township	\$18,161,100	\$8,286,400	\$465,400	\$81,819,400	\$0	\$108,732,300	\$4,230,300	\$112,962,600
	014 Sherman Township	\$20,678,400	\$50,200	\$0	\$97,355,000	\$0	\$118,083,600	\$3,638,800	\$121,722,400
Total Centreville Schools		\$97,730,500	\$9,588,900	\$1,466,400	\$223,503,397	\$0	\$332,289,197	\$11,503,000	\$343,792,197

St. Joseph County
Tabulation of County Equalized Values
By School District, Unit and Classification

School District	Local Unit	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
75040 Colon Schools									
001	Burr Oak Township	\$4,731,900	\$41,400	\$0	\$4,737,400	\$0	\$9,510,700	\$1,675,300	\$11,186,000
002	Colon Township	\$56,050,100	\$4,793,300	\$2,662,600	\$135,870,900	\$0	\$199,376,900	\$6,794,400	\$206,171,300
008	Leonidas Township	\$60,537,500	\$1,088,300	\$0	\$31,660,202	\$0	\$93,286,002	\$5,164,200	\$98,450,202
012	Nottawa Township	\$6,257,200	\$250,500	\$0	\$3,512,700	\$0	\$10,020,400	\$274,900	\$10,295,300
Total Colon Schools		\$127,576,700	\$6,173,500	\$2,662,600	\$175,781,202	\$0	\$312,194,002	\$13,908,800	\$326,102,802
75050 Constantine Schools									
003	Constantine Township	\$47,302,300	\$6,234,000	\$27,465,700	\$105,259,200	\$0	\$186,261,200	\$13,173,800	\$199,435,000
004	Fabius Township	\$160,300	\$0	\$0	\$512,200	\$0	\$672,500	\$533,500	\$1,206,000
006	Florence Township	\$15,019,600	\$0	\$104,000	\$16,582,400	\$0	\$31,706,000	\$695,300	\$32,401,300
011	Mottville Township	\$11,260,200	\$190,400	\$300,300	\$11,716,100	\$0	\$23,467,000	\$792,300	\$24,259,300
Total Constantine Schools		\$73,742,400	\$6,424,400	\$27,870,000	\$134,069,900	\$0	\$242,106,700	\$15,194,900	\$257,301,600
75060 Mendon Schools									
002	Colon Township	\$1,057,800	\$0	\$0	\$204,800	\$0	\$1,262,600	\$4,700	\$1,267,300
008	Leonidas Township	\$4,651,300	\$0	\$0	\$1,238,400	\$0	\$5,889,700	\$1,695,900	\$7,585,600
009	Lockport Township	\$1,098,200	\$14,400	\$0	\$1,531,300	\$0	\$2,643,900	\$103,500	\$2,747,400
010	Mendon Township	\$57,010,000	\$3,788,800	\$5,144,600	\$75,940,600	\$0	\$141,884,000	\$40,270,700	\$182,154,700
012	Nottawa Township	\$17,845,000	\$557,600	\$0	\$11,704,500	\$0	\$30,107,100	\$909,800	\$31,016,900
013	Park Township	\$16,954,600	\$671,400	\$2,638,300	\$43,458,600	\$0	\$63,722,900	\$9,809,800	\$73,532,700
Total Mendon Schools		\$98,616,900	\$5,032,200	\$7,782,900	\$134,078,200	\$0	\$245,510,200	\$52,794,400	\$298,304,600
75070 White Pigeon Schools									
003	Constantine Township	\$859,200	\$0	\$0	\$1,115,900	\$0	\$1,975,100	\$14,000	\$1,989,100
006	Florence Township	\$14,418,700	\$0	\$0	\$4,547,000	\$0	\$18,965,700	\$404,000	\$19,369,700
011	Mottville Township	\$24,398,500	\$3,184,500	\$17,339,200	\$35,764,200	\$0	\$80,686,400	\$9,566,300	\$90,252,700
014	Sherman Township	\$0	\$0	\$0	\$215,800	\$0	\$215,800	\$0	\$215,800
016	White Pigeon Township	\$40,720,700	\$10,771,600	\$13,605,800	\$232,990,600	\$0	\$298,088,700	\$47,249,600	\$345,338,300
Total White Pigeon Schools		\$80,397,100	\$13,956,100	\$30,945,000	\$274,633,500	\$0	\$399,931,700	\$57,233,900	\$457,165,600
75080 Three Rivers Schools									
003	Constantine Township	\$3,790,900	\$0	\$0	\$5,904,400	\$0	\$9,695,300	\$109,200	\$9,804,500
004	Fabius Township	\$23,161,700	\$7,060,400	\$2,767,100	\$294,185,800	\$0	\$327,175,000	\$22,990,400	\$350,165,400
006	Florence Township	\$8,218,000	\$0	\$52,200	\$4,137,300	\$0	\$12,407,500	\$1,193,500	\$13,601,000
007	Flowerfield Township	\$35,912,300	\$1,531,400	\$15,300	\$65,313,700	\$0	\$102,772,700	\$19,880,164	\$122,652,864
009	Lockport Township	\$12,307,000	\$5,971,600	\$211,600	\$122,654,500	\$0	\$141,144,700	\$4,262,800	\$145,407,500
013	Park Township	\$28,632,300	\$8,620,100	\$8,944,500	\$82,568,800	\$0	\$128,765,700	\$27,414,200	\$156,179,900
052	Three Rivers City	\$0	\$71,841,500	\$28,382,400	\$120,534,900	\$0	\$220,758,800	\$32,375,100	\$253,133,900
Total Three Rivers Schools		\$112,022,200	\$95,025,000	\$40,373,100	\$695,299,400	\$0	\$942,719,700	\$108,225,364	\$1,050,945,064

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

Local Unit	School	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
001 Burr Oak Township									
12020	Bronson	\$17,708	\$0	\$0	\$81,021	\$0	\$98,729	\$2,300	\$101,029
75100	Nottawa	\$145,701	\$0	\$0	\$401,441	\$0	\$547,142	\$35,000	\$582,142
75010	Sturgis	\$4,152,539	\$270,015	\$0	\$24,891,330	\$0	\$29,313,884	\$556,500	\$29,870,384
75020	Burr Oak	\$13,680,481	\$927,067	\$848,351	\$27,492,296	\$0	\$42,948,195	\$6,671,700	\$49,619,895
75040	Colon	\$1,444,933	\$25,761	\$0	\$3,368,831	\$0	\$4,839,525	\$1,675,300	\$6,514,825
Total Burr Oak Township		\$19,441,362	\$1,222,843	\$848,351	\$56,234,919	\$0	\$77,747,475	\$8,940,800	\$86,688,275
002 Colon Township									
75100	Nottawa	\$1,119,921	\$0	\$0	\$1,492,796	\$0	\$2,612,717	\$105,300	\$2,718,017
75020	Burr Oak	\$1,279,173	\$307,503	\$0	\$1,491,119	\$0	\$3,077,795	\$1,088,700	\$4,166,495
75040	Colon	\$18,562,072	\$3,435,073	\$2,222,777	\$90,531,008	\$0	\$114,750,930	\$6,794,400	\$121,545,330
75060	Mendon	\$383,050	\$0	\$0	\$111,998	\$0	\$495,048	\$4,700	\$499,748
Total Colon Township		\$21,344,216	\$3,742,576	\$2,222,777	\$93,626,921	\$0	\$120,936,490	\$7,993,100	\$128,929,590
003 Constantine Township									
75050	Constantine	\$14,502,701	\$4,261,321	\$20,054,277	\$74,903,561	\$0	\$113,721,860	\$13,173,800	\$126,895,660
75070	White Pigeon	\$212,066	\$0	\$0	\$777,551	\$0	\$989,617	\$14,000	\$1,003,617
75080	Three Rivers	\$1,164,902	\$0	\$0	\$4,147,607	\$0	\$5,312,509	\$109,200	\$5,421,709
Total Constantine Township		\$15,879,669	\$4,261,321	\$20,054,277	\$79,828,719	\$0	\$120,023,986	\$13,297,000	\$133,320,986
004 Fabius Township									
75050	Constantine	\$132,387	\$0	\$0	\$176,106	\$0	\$308,493	\$533,500	\$841,993
75080	Three Rivers	\$9,243,054	\$5,468,384	\$1,524,361	\$198,655,320	\$0	\$214,891,119	\$22,990,400	\$237,881,519
Total Fabius Township		\$9,375,441	\$5,468,384	\$1,524,361	\$198,831,426	\$0	\$215,199,612	\$23,523,900	\$238,723,512
005 Fawn River Township									
75010	Sturgis	\$9,598,061	\$1,347,051	\$0	\$35,226,573	\$0	\$46,171,685	\$1,009,300	\$47,180,985
Total Fawn River Township		\$9,598,061	\$1,347,051	\$0	\$35,226,573	\$0	\$46,171,685	\$1,009,300	\$47,180,985
006 Florence Township									
75030	Centreville	\$10,638,117	\$0	\$0	\$9,254,487	\$0	\$19,892,604	\$2,353,500	\$22,246,104
75050	Constantine	\$4,608,932	\$0	\$54,406	\$9,586,440	\$0	\$14,249,778	\$695,300	\$14,945,078
75070	White Pigeon	\$4,814,193	\$0	\$0	\$2,368,401	\$0	\$7,182,594	\$404,000	\$7,586,594
75080	Three Rivers	\$2,833,586	\$0	\$17,819	\$2,440,335	\$0	\$5,291,740	\$1,193,500	\$6,485,240
Total Florence Township		\$22,894,828	\$0	\$72,225	\$23,649,663	\$0	\$46,616,716	\$4,646,300	\$51,263,016
007 Flowerfield Township									
14050	Marcellus	\$1,006,956	\$0	\$0	\$6,395,717	\$0	\$7,402,673	\$184,946	\$7,587,619
75080	Three Rivers	\$12,317,972	\$568,358	\$5,053	\$42,044,376	\$0	\$54,935,759	\$19,880,164	\$74,815,923
Total Flowerfield Township		\$13,324,928	\$568,358	\$5,053	\$48,440,093	\$0	\$62,338,432	\$20,065,110	\$82,403,542
008 Leonidas Township									
13050	Athens	\$205,955	\$0	\$0	\$159,247	\$0	\$365,202	\$7,700	\$372,902
39170	Vicksburg	\$777,516	\$0	\$0	\$534,317	\$0	\$1,311,833	\$111,400	\$1,423,233
75040	Colon	\$19,451,119	\$778,685	\$0	\$19,493,046	\$0	\$39,722,850	\$5,164,200	\$44,887,050
75060	Mendon	\$1,637,774	\$0	\$0	\$840,326	\$0	\$2,478,100	\$1,695,900	\$4,174,000
Total Leonidas Township		\$22,072,364	\$778,685	\$0	\$21,026,936	\$0	\$43,877,985	\$6,979,200	\$50,857,185
009 Lockport Township									
75030	Centreville	\$11,977,139	\$871,109	\$790,736	\$19,168,563	\$0	\$32,807,547	\$1,280,400	\$34,087,947
75060	Mendon	\$511,658	\$11,062	\$0	\$1,118,400	\$0	\$1,641,120	\$103,500	\$1,744,620
75080	Three Rivers	\$5,815,043	\$4,302,519	\$157,664	\$88,696,418	\$0	\$98,971,644	\$4,262,800	\$103,234,444
Total Lockport Township		\$18,303,840	\$5,184,690	\$948,400	\$108,983,381	\$0	\$133,420,311	\$5,646,700	\$139,067,011

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

Local Unit	School	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
010	Mendon Township								
	39170 Vicksburg	\$1,546,754	\$1,293,946	\$0	\$3,316,959	\$0	\$6,157,659	\$268,400	\$6,426,059
	75060 Mendon	\$20,645,758	\$2,681,261	\$4,404,119	\$52,229,804	\$0	\$79,960,942	\$40,270,700	\$120,231,642
	Total Mendon Township	\$22,192,512	\$3,975,207	\$4,404,119	\$55,546,763	\$0	\$86,118,601	\$40,539,100	\$126,657,701
011	Mottville Township								
	75050 Constantine	\$4,890,660	\$189,545	\$139,733	\$7,543,920	\$0	\$12,763,858	\$792,300	\$13,556,158
	75070 White Pigeon	\$9,569,619	\$2,692,666	\$12,043,268	\$24,554,274	\$0	\$48,859,827	\$9,566,300	\$58,426,127
	Total Mottville Township	\$14,460,279	\$2,882,211	\$12,183,001	\$32,098,194	\$0	\$61,623,685	\$10,358,600	\$71,982,285
012	Nottawa Township								
	75100 Nottawa	\$9,706,863	\$2,910,686	\$78,132	\$57,455,827	\$0	\$70,151,508	\$1,553,600	\$71,705,108
	75030 Centreville	\$5,542,129	\$7,175,474	\$310,774	\$55,929,085	\$0	\$68,957,462	\$4,230,300	\$73,187,762
	75040 Colon	\$1,933,998	\$233,876	\$0	\$2,373,928	\$0	\$4,541,802	\$274,900	\$4,816,702
	75060 Mendon	\$5,798,279	\$470,231	\$0	\$6,981,437	\$0	\$13,249,947	\$909,800	\$14,159,747
	Total Nottawa Township	\$22,981,269	\$10,790,267	\$388,906	\$122,740,277	\$0	\$156,900,719	\$6,968,600	\$163,869,319
013	Park Township								
	39170 Vicksburg	\$3,410,074	\$0	\$0	\$6,365,157	\$0	\$9,775,231	\$316,000	\$10,091,231
	39168 Vicksburg-Mendon Debt	\$0	\$0	\$0	\$104,702	\$0	\$104,702	\$0	\$104,702
	75060 Mendon	\$8,018,649	\$612,298	\$2,000,209	\$28,709,177	\$0	\$39,340,333	\$7,049,315	\$46,389,648
	75080 Three Rivers	\$13,005,507	\$8,128,813	\$6,889,170	\$54,240,621	\$0	\$82,264,111	\$27,414,200	\$109,678,311
	Total Park Township	\$24,434,230	\$8,741,111	\$8,889,379	\$89,419,657	\$0	\$131,484,377	\$34,779,515	\$166,263,892
014	Sherman Township								
	75100 Nottawa	\$1,378,786	\$259,080	\$0	\$11,639,063	\$0	\$13,276,929	\$239,300	\$13,516,229
	75010 Sturgis	\$6,793,999	\$1,442,976	\$153,755	\$71,521,527	\$0	\$79,912,257	\$2,336,700	\$82,248,957
	75020 Burr Oak	\$0	\$219,097	\$0	\$713,943	\$0	\$933,040	\$19,100	\$952,140
	75030 Centreville	\$8,703,715	\$40,425	\$0	\$69,503,548	\$0	\$78,247,688	\$3,638,800	\$81,886,488
	75070 White Pigeon	\$0	\$0	\$0	\$158,427	\$0	\$158,427	\$0	\$158,427
	Total Sherman Township	\$16,876,500	\$1,961,578	\$153,755	\$153,536,508	\$0	\$172,528,341	\$6,233,900	\$178,762,241
015	Sturgis Township								
	75010 Sturgis	\$13,385,345	\$10,757,044	\$1,616,806	\$35,118,817	\$0	\$60,878,012	\$8,400,500	\$69,278,512
	Total Sturgis Township	\$13,385,345	\$10,757,044	\$1,616,806	\$35,118,817	\$0	\$60,878,012	\$8,400,500	\$69,278,512
016	White Pigeon Township								
	75070 White Pigeon	\$17,081,263	\$8,052,689	\$10,963,309	\$174,387,445	\$0	\$210,484,706	\$47,249,600	\$257,734,306
	Total White Pigeon Township	\$17,081,263	\$8,052,689	\$10,963,309	\$174,387,445	\$0	\$210,484,706	\$47,249,600	\$257,734,306
051	Three Rivers City								
	75080 Three Rivers	\$0	\$58,556,805	\$23,112,692	\$87,595,791	\$0	\$169,265,288	\$32,378,800	\$201,644,088
	Total Three Rivers City	\$0	\$58,556,805	\$23,112,692	\$87,595,791	\$0	\$169,265,288	\$32,378,800	\$201,644,088
052	Sturgis City								
	75010 Sturgis	\$674,725	\$57,480,003	\$48,747,365	\$145,547,529	\$0	\$252,449,622	\$19,388,300	\$271,837,922
	Total Sturgis City	\$674,725	\$57,480,003	\$48,747,365	\$145,547,529	\$0	\$252,449,622	\$19,388,300	\$271,837,922

**St. Joseph County
Tabulation of Taxable Values
By School District, Unit and Classification**

School District	Local Unit	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized	
12020 Bronson Schools										
	001	Burr Oak Township	\$17,708	\$0	\$0	\$81,021	\$0	\$98,729	\$2,300	\$101,029
Total Bronson Schools		\$17,708	\$0	\$0	\$81,021	\$0	\$98,729	\$2,300	\$101,029	
13050 Athens Schools										
	008	Leonidas Township	\$205,955	\$0	\$0	\$159,247	\$0	\$365,202	\$7,700	\$372,902
Total Athens Schools		\$205,955	\$0	\$0	\$159,247	\$0	\$365,202	\$7,700	\$372,902	
14050 Marcellus Schools										
	007	Flowerfield Township	\$1,006,956	\$0	\$0	\$6,395,717	\$0	\$7,402,673	\$184,946	\$7,587,619
Total Marcellus Schools		\$1,006,956	\$0	\$0	\$6,395,717	\$0	\$7,402,673	\$184,946	\$7,587,619	
39170 Vicksburg Schools										
	008	Leonidas Township	\$777,516	\$0	\$0	\$534,317	\$0	\$1,311,833	\$111,400	\$1,423,233
	010	Mendon Township	\$1,546,754	\$1,293,946	\$0	\$3,316,959	\$0	\$6,157,659	\$268,400	\$6,426,059
	013	Park Township	\$3,410,074	\$0	\$0	\$6,365,157	\$0	\$9,775,231	\$316,000	\$10,091,231
Total Vicksburg Schools		\$5,734,344	\$1,293,946	\$0	\$10,216,433	\$0	\$17,244,723	\$695,800	\$17,940,523	
75100 Nottawa Schools										
	001	Burr Oak Township	\$145,701	\$0	\$0	\$401,441	\$0	\$547,142	\$35,000	\$582,142
	002	Colon Township	\$1,119,921	\$0	\$0	\$1,492,796	\$0	\$2,612,717	\$105,300	\$2,718,017
	012	Nottawa Township	\$9,706,863	\$2,910,686	\$78,132	\$57,455,827	\$0	\$70,151,508	\$1,553,600	\$71,705,108
	014	Sherman Township	\$1,378,786	\$259,080	\$0	\$11,639,063	\$0	\$13,276,929	\$239,300	\$13,516,229
Total Nottawa Schools		\$12,351,271	\$3,169,766	\$78,132	\$70,989,127	\$0	\$86,588,296	\$1,933,200	\$88,521,496	
75010 Sturgis Schools										
	001	Burr Oak Township	\$4,152,539	\$270,015	\$0	\$24,891,330	\$0	\$29,313,884	\$556,500	\$29,870,384
	005	Fawn River Township	\$9,598,061	\$1,347,051	\$0	\$35,226,573	\$0	\$46,171,685	\$1,009,300	\$47,180,985
	014	Sherman Township	\$6,793,999	\$1,442,976	\$153,755	\$71,521,527	\$0	\$79,912,257	\$2,336,700	\$82,248,957
	015	Sturgis Township	\$13,385,345	\$10,757,044	\$1,616,806	\$35,118,817	\$0	\$60,878,012	\$8,400,500	\$69,278,512
	052	Sturgis City	\$674,725	\$57,480,003	\$48,747,365	\$145,547,529	\$0	\$252,449,622	\$19,388,300	\$271,837,922
Total Sturgis Schools		\$34,604,669	\$71,297,089	\$50,517,926	\$312,305,776	\$0	\$468,725,460	\$31,691,300	\$500,416,760	
75020 Burr Oak Schools										
	001	Burr Oak Township	\$13,680,481	\$927,067	\$848,351	\$27,492,296	\$0	\$42,948,195	\$6,671,700	\$49,619,895
	002	Colon Township	\$1,279,173	\$307,503	\$0	\$1,491,119	\$0	\$3,077,795	\$1,088,700	\$4,166,495
	014	Sherman Township	\$0	\$219,097	\$0	\$713,943	\$0	\$933,040	\$19,100	\$952,140
Total Burr Oak Schools		\$14,959,654	\$1,453,667	\$848,351	\$29,697,358	\$0	\$46,959,030	\$7,779,500	\$54,738,530	
75030 Centreville Schools										
	006	Florence Township	\$10,638,117	\$0	\$0	\$9,254,487	\$0	\$19,892,604	\$2,353,500	\$22,246,104
	009	Lockport Township	\$11,977,139	\$871,109	\$790,736	\$19,168,563	\$0	\$32,807,547	\$1,280,400	\$34,087,947
	012	Nottawa Township	\$5,542,129	\$7,175,474	\$310,774	\$55,929,085	\$0	\$68,957,462	\$4,230,300	\$73,187,762
	014	Sherman Township	\$8,703,715	\$40,425	\$0	\$69,503,548	\$0	\$78,247,688	\$3,638,800	\$81,886,488
Total Centreville Schools		\$36,861,100	\$8,087,008	\$1,101,510	\$153,855,683	\$0	\$199,905,301	\$11,503,000	\$211,408,301	

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

School District	Local Unit	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
75040 Colon Schools									
001	Burr Oak Township	\$1,444,933	\$25,761	\$0	\$3,368,831	\$0	\$4,839,525	\$1,675,300	\$6,514,825
002	Colon Township	\$18,562,072	\$3,435,073	\$2,222,777	\$90,531,008	\$0	\$114,750,930	\$6,794,400	\$121,545,330
008	Leonidas Township	\$19,451,119	\$778,685	\$0	\$19,493,046	\$0	\$39,722,850	\$5,164,200	\$44,887,050
012	Nottawa Township	\$1,933,998	\$233,876	\$0	\$2,373,928	\$0	\$4,541,802	\$274,900	\$4,816,702
Total Colon Schools		\$41,392,122	\$4,473,395	\$2,222,777	\$115,766,813	\$0	\$163,855,107	\$13,908,800	\$177,763,907
75050 Constantine Schools									
003	Constantine Township	\$14,502,701	\$4,261,321	\$20,054,277	\$74,903,561	\$0	\$113,721,860	\$13,173,800	\$126,895,660
004	Fabius Township	\$132,387	\$0	\$0	\$176,106	\$0	\$308,493	\$533,500	\$841,993
006	Florence Township	\$4,608,932	\$0	\$54,406	\$9,586,440	\$0	\$14,249,778	\$695,300	\$14,945,078
011	Mottville Township	\$4,890,660	\$189,545	\$139,733	\$7,543,920	\$0	\$12,763,858	\$792,300	\$13,556,158
Total Constantine Schools		\$24,134,680	\$4,450,866	\$20,248,416	\$92,210,027	\$0	\$141,043,989	\$15,194,900	\$156,238,889
75060 Mendon Schools									
002	Colon Township	\$383,050	\$0	\$0	\$111,998	\$0	\$495,048	\$4,700	\$499,748
008	Leonidas Township	\$1,637,774	\$0	\$0	\$840,326	\$0	\$2,478,100	\$1,695,900	\$4,174,000
009	Lockport Township	\$511,658	\$11,062	\$0	\$1,118,400	\$0	\$1,641,120	\$103,500	\$1,744,620
010	Mendon Township	\$20,645,758	\$2,681,261	\$4,404,119	\$52,229,804	\$0	\$79,960,942	\$40,270,700	\$120,231,642
012	Nottawa Township	\$5,798,279	\$470,231	\$0	\$6,981,437	\$0	\$13,249,947	\$909,800	\$14,159,747
013	Park Township	\$8,018,649	\$612,298	\$2,000,209	\$28,709,177	\$0	\$39,340,333	\$7,049,315	\$46,389,648
Total Mendon Schools		\$36,995,168	\$3,774,852	\$6,404,328	\$89,991,142	\$0	\$137,165,490	\$50,033,915	\$187,199,405
75070 White Pigeon Schools									
003	Constantine Township	\$212,066	\$0	\$0	\$777,551	\$0	\$989,617	\$14,000	\$1,003,617
006	Florence Township	\$4,814,193	\$0	\$0	\$2,368,401	\$0	\$7,182,594	\$404,000	\$7,586,594
011	Mottville Township	\$9,569,619	\$2,692,666	\$12,043,268	\$24,554,274	\$0	\$48,859,827	\$9,566,300	\$58,426,127
014	Sherman Township	\$0	\$0	\$0	\$158,427	\$0	\$158,427	\$0	\$158,427
016	White Pigeon Township	\$17,081,263	\$8,052,689	\$10,963,309	\$174,387,445	\$0	\$210,484,706	\$47,249,600	\$257,734,306
Total White Pigeon Schools		\$31,677,141	\$10,745,355	\$23,006,577	\$202,246,098	\$0	\$267,675,171	\$57,233,900	\$324,909,071
75080 Three Rivers Schools									
003	Constantine Township	\$1,164,902	\$0	\$0	\$4,147,607	\$0	\$5,312,509	\$109,200	\$5,421,709
004	Fabius Township	\$9,243,054	\$5,468,384	\$1,524,361	\$198,655,320	\$0	\$214,891,119	\$22,990,400	\$237,881,519
006	Florence Township	\$2,833,586	\$0	\$17,819	\$2,440,335	\$0	\$5,291,740	\$1,193,500	\$6,485,240
007	Flowerfield Township	\$12,317,972	\$568,358	\$5,053	\$42,044,376	\$0	\$54,935,759	\$19,880,164	\$74,815,923
009	Lockport Township	\$5,815,043	\$4,302,519	\$157,664	\$88,696,418	\$0	\$98,971,644	\$4,262,800	\$103,234,444
013	Park Township	\$13,005,507	\$8,128,813	\$6,889,170	\$54,240,621	\$0	\$82,264,111	\$27,414,200	\$109,678,311
052	Three Rivers City	\$0	\$58,556,805	\$23,112,692	\$87,595,791	\$0	\$169,265,288	\$32,378,800	\$201,644,088
Total Three Rivers Schools		\$44,380,064	\$77,024,879	\$31,706,759	\$477,820,468	\$0	\$630,932,170	\$108,229,064	\$739,161,234

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

School District	Local Unit	Non-PRE	PRE	Com. Personal	Ind. Personal	Total Taxable
12020 Bronson Schools						
001	Burr Oak Township	\$2,300	\$98,729	\$0	\$0	\$101,029
Total Bronson Schools		\$2,300	\$98,729	\$0	\$0	\$101,029
13050 Athens Schools						
008	Leonidas Township	\$7,700	\$365,202	\$0	\$0	\$372,902
Total Athens Schools		\$7,700	\$365,202	\$0	\$0	\$372,902
14050 Marcellus Schools						
007	Flowerfield Township	\$1,382,469	\$6,205,150	\$0	\$0	\$7,587,619
Total Marcellus Schools		\$1,382,469	\$6,205,150	\$0	\$0	\$7,587,619
39170 Vicksburg Schools						
008	Leonidas Township	\$196,567	\$1,226,666	\$0	\$0	\$1,423,233
010	Mendon Township	\$2,443,937	\$3,982,122	\$0	\$0	\$6,426,059
013	Park Township	\$1,142,761	\$8,948,470	\$0	\$0	\$10,091,231
Total Vicksburg Schools		\$3,783,265	\$14,157,258	\$0	\$0	\$17,940,523
75100 Nottawa Schools						
001	Burr Oak Township	\$86,718	\$495,424	\$0	\$0	\$582,142
002	Colon Township	\$393,668	\$2,324,349	\$0	\$0	\$2,718,017
012	Nottawa Township	\$25,348,662	\$45,878,846	\$477,600	\$0	\$71,705,108
014	Sherman Township	\$4,710,287	\$8,805,942	\$0	\$0	\$13,516,229
Total Nottawa Schools		\$30,539,335	\$57,504,561	\$477,600	\$0	\$88,521,496
75010 Sturgis Schools						
001	Burr Oak Township	\$4,792,591	\$25,068,593	\$9,200	\$0	\$29,870,384
005	Fawn River Township	\$6,900,876	\$40,200,309	\$79,800	\$0	\$47,180,985
014	Sherman Township	\$17,907,386	\$64,213,571	\$128,000	\$0	\$82,248,957
015	Sturgis Township	\$23,791,611	\$44,630,801	\$856,100	\$0	\$69,278,512
052	Sturgis City	\$137,798,253	\$118,317,669	\$8,100,700	\$7,621,300	\$271,837,922
Total Sturgis Schools		\$191,190,717	\$292,430,943	\$9,173,800	\$7,621,300	\$500,416,760
75020 Burr Oak Schools						
001	Burr Oak Township	\$14,637,235	\$34,616,760	\$187,200	\$178,700	\$49,619,895
002	Colon Township	\$2,020,875	\$2,020,220	\$125,400	\$0	\$4,166,495
014	Sherman Township	\$238,197	\$713,943	\$0	\$0	\$952,140
Total Burr Oak Schools		\$16,896,307	\$37,350,923	\$312,600	\$178,700	\$54,738,530
75030 Centreville Schools						
006	Florence Township	\$3,953,974	\$18,292,130	\$0	\$0	\$22,246,104
009	Lockport Township	\$5,509,189	\$28,564,058	\$0	\$14,700	\$34,087,947
012	Nottawa Township	\$24,445,938	\$47,522,224	\$1,219,600	\$0	\$73,187,762
014	Sherman Township	\$24,708,404	\$57,150,984	\$27,100	\$0	\$81,886,488
Total Centreville Schools		\$58,617,505	\$151,529,396	\$1,246,700	\$14,700	\$211,408,301
75040 Colon Schools						
001	Burr Oak Township	\$2,294,476	\$4,220,349	\$0	\$0	\$6,514,825
002	Colon Township	\$48,044,498	\$72,742,432	\$575,200	\$183,200	\$121,545,330
008	Leonidas Township	\$9,580,333	\$35,193,317	\$113,400	\$0	\$44,887,050
012	Nottawa Township	\$1,249,720	\$3,560,982	\$6,000	\$0	\$4,816,702
Total Colon Schools		\$61,169,027	\$115,717,080	\$694,600	\$183,200	\$177,763,907
75050 Constantine Schools						
003	Constantine Township	\$47,768,116	\$76,929,744	\$893,800	\$1,304,000	\$126,895,660
004	Fabius Township	\$163,562	\$154,131	\$524,300	\$0	\$841,993
006	Florence Township	\$1,994,904	\$12,950,174	\$0	\$0	\$14,945,078
011	Mottville Township	\$2,147,013	\$11,409,145	\$0	\$0	\$13,556,158
Total Constantine Schools		\$52,073,595	\$101,443,194	\$1,418,100	\$1,304,000	\$156,238,889

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

School District	Local Unit	Non-PRE	PRE	Com. Personal	Ind. Personal	Total Taxable
75060 Mendon Schools						
002	Colon Township	\$4,700	\$495,048	\$0	\$0	\$499,748
008	Leonidas Township	\$1,862,828	\$2,311,172	\$0	\$0	\$4,174,000
009	Lockport Township	\$308,782	\$1,435,838	\$0	\$0	\$1,744,620
010	Mendon Township	\$56,248,242	\$63,860,900	\$108,700	\$13,800	\$120,231,642
012	Nottawa Township	\$2,299,545	\$11,423,202	\$437,000	\$0	\$14,159,747
013	Park Township	\$18,937,432	\$26,837,416	\$441,100	\$173,700	\$46,389,648
Total Mendon Schools		\$79,661,529	\$106,363,576	\$986,800	\$187,500	\$187,199,405
75070 White Pigeon Schools						
003	Constantine Township	\$165,115	\$838,502	\$0	\$0	\$1,003,617
006	Florence Township	\$1,143,218	\$6,443,376	\$0	\$0	\$7,586,594
011	Mottville Township	\$27,556,250	\$29,859,777	\$133,100	\$877,000	\$58,426,127
014	Sherman Township	\$0	\$158,427	\$0	\$0	\$158,427
016	White Pigeon Township	\$130,429,893	\$123,194,913	\$416,900	\$3,692,600	\$257,734,306
Total White Pigeon Schools		\$159,294,476	\$160,494,995	\$550,000	\$4,569,600	\$324,909,071
75080 Three Rivers Schools						
003	Constantine Township	\$657,249	\$4,764,460	\$0	\$0	\$5,421,709
004	Fabius Township	\$107,773,512	\$128,244,007	\$1,341,200	\$522,800	\$237,881,519
006	Florence Township	\$1,721,784	\$4,763,456	\$0	\$0	\$6,485,240
007	Flowerfield Township	\$25,069,634	\$49,331,834	\$414,455	\$0	\$74,815,923
009	Lockport Township	\$21,030,455	\$81,519,489	\$684,500	\$0	\$103,234,444
013	Park Township	\$53,535,017	\$55,480,394	\$662,900	\$0	\$109,678,311
052	Three Rivers City	\$116,682,357	\$69,706,931	\$14,334,600	\$920,200	\$201,644,088
Total Three Rivers Schools		\$326,470,008	\$393,810,571	\$17,437,655	\$1,443,000	\$739,161,234

St. Joseph County
2023 School District Equalized Value Recapitulation

School	Real Property			Personal Property			Total		
	2022 Equalized Value	2023 Equalized Value	% Change	2022 Equalized Value	2023 Equalized Value	% Change	2022 Equalized Value	2023 Equalized Value	% Change
12020 Bronson Schools	\$277,700	\$286,900	3.31%	\$2,300	\$2,300	0.00%	\$280,000	\$289,200	3.29%
13050 Athens School	\$762,600	\$916,400	20.17%	\$7,900	\$7,700	-2.53%	\$770,500	\$924,100	19.94%
14050 Marcellus Schools	\$11,770,500	\$13,296,900	12.97%	\$714,017	\$184,946	-74.10%	\$12,484,517	\$13,481,846	7.99%
39170 Vicksburg Schools	\$30,740,900	\$33,258,200	8.19%	\$819,400	\$695,800	-15.08%	\$31,560,300	\$33,954,000	7.58%
75100 Nottawa Schools	\$112,556,800	\$132,133,241	17.39%	\$1,651,300	\$1,933,200	17.07%	\$114,208,100	\$134,066,441	17.39%
75010 Sturgis Schools	\$632,463,258	\$701,586,700	10.93%	\$35,130,900	\$31,691,300	-9.79%	\$667,594,158	\$733,278,000	9.84%
75020 Burr Oak Schools	\$83,020,910	\$90,833,600	9.41%	\$6,674,700	\$7,779,500	16.55%	\$89,695,610	\$98,613,100	9.94%
75030 Centreville Schools	\$292,809,500	\$332,289,197	13.48%	\$10,895,800	\$11,503,000	5.57%	\$303,705,300	\$343,792,197	13.20%
75040 Colon Schools	\$274,428,680	\$312,194,002	13.76%	\$13,432,600	\$13,908,800	3.55%	\$287,861,280	\$326,102,802	13.28%
75050 Constantine Schools	\$228,309,500	\$242,106,700	6.04%	\$14,954,800	\$15,194,900	1.61%	\$243,264,300	\$257,301,600	5.77%
75060 Mendon Schools	\$227,326,000	\$245,510,200	8.00%	\$51,662,500	\$52,794,400	2.19%	\$278,988,500	\$298,304,600	6.92%
75070 White Pigeon Schools	\$365,973,550	\$399,931,700	9.28%	\$53,238,300	\$57,233,900	7.51%	\$419,211,850	\$457,165,600	9.05%
75080 Three Rivers Schools	\$848,474,400	\$942,719,700	11.11%	\$106,493,278	\$108,225,364	1.63%	\$954,967,678	\$1,050,945,064	10.05%

St. Joseph County
2023 School District Taxable Value Recapitulation

School	Real Property			Personal Property			Total		
	2022 Taxable Value	2023 Taxable Value	% Change	2022 Taxable Value	2023 Taxable Value	% Change	2022 Taxable Value	2023 Taxable Value	% Change
12020 Bronson Schools	\$94,028	\$98,729	5.00%	\$2,300	\$2,300	0.00%	\$96,328	\$101,029	4.88%
13050 Athens Schools	\$347,813	\$365,202	5.00%	\$7,900	\$7,700	-2.53%	\$355,713	\$372,902	4.83%
14050 Marcellus Schools	\$6,745,510	\$7,402,673	9.74%	\$714,017	\$184,946	-74.10%	\$7,459,527	\$7,587,619	1.72%
39170 Vicksburg Schools	\$15,998,506	\$17,244,723	7.79%	\$819,400	\$695,800	-15.08%	\$16,817,906	\$17,940,523	6.68%
75100 Nottawa Schools	\$78,666,083	\$86,588,296	10.07%	\$1,651,300	\$1,933,200	17.07%	\$80,317,383	\$88,521,496	10.21%
75010 Sturgis Schools	\$434,780,934	\$468,725,460	7.81%	\$35,130,900	\$31,691,300	-9.79%	\$469,911,834	\$500,416,760	6.49%
75020 Burr Oak Schools	\$43,250,853	\$46,959,030	8.57%	\$6,674,700	\$7,779,500	16.55%	\$49,925,553	\$54,738,530	9.64%
75030 Centreville Schools	\$185,289,712	\$199,905,301	7.89%	\$10,895,800	\$11,503,000	5.57%	\$196,185,512	\$211,408,301	7.76%
75040 Colon Schools	\$152,983,079	\$163,855,107	7.11%	\$13,432,600	\$13,908,800	3.55%	\$166,415,679	\$177,763,907	6.82%
75050 Constantine Schools	\$134,830,682	\$141,043,989	4.61%	\$14,954,800	\$15,194,900	1.61%	\$149,785,482	\$156,238,889	4.31%
75060 Mendon Schools	\$125,557,291	\$137,165,490	9.25%	\$48,799,510	\$50,033,915	2.53%	\$174,356,801	\$187,199,405	7.37%
75070 White Pigeon Schools	\$247,275,071	\$267,675,171	8.25%	\$53,238,300	\$57,233,900	7.51%	\$300,513,371	\$324,909,071	8.12%
75080 Three Rivers Schools	\$582,653,090	\$630,932,170	8.29%	\$105,631,726	\$108,229,064	2.46%	\$688,284,816	\$739,161,234	7.39%

St. Joseph County
Tabulation of County Equalized Values
By ISD, School District and Classification

ISD	School District	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized	
St Joseph County ISD										
	75100	Nottawa School	\$31,274,300	\$3,400,800	\$85,100	\$97,373,041	\$0	\$132,133,241	\$1,933,200	\$134,066,441
	75010	Sturgis School	\$89,302,300	\$97,380,900	\$64,338,300	\$450,565,200	\$0	\$701,586,700	\$31,691,300	\$733,278,000
	75020	Burr Oak School	\$42,788,100	\$1,969,400	\$1,310,600	\$44,765,500	\$0	\$90,833,600	\$7,779,500	\$98,613,100
	75030	Centreville School	\$97,730,500	\$9,588,900	\$1,466,400	\$223,503,397	\$0	\$332,289,197	\$11,503,000	\$343,792,197
	75040	Colon School	\$127,576,700	\$6,173,500	\$2,662,600	\$175,781,202	\$0	\$312,194,002	\$13,908,800	\$326,102,802
	75050	Constantine School	\$73,742,400	\$6,424,400	\$27,870,000	\$134,069,900	\$0	\$242,106,700	\$15,194,900	\$257,301,600
	75060	Mendon School	\$98,616,900	\$5,032,200	\$7,782,900	\$134,078,200	\$0	\$245,510,200	\$52,794,400	\$298,304,600
	75070	White Pigeon School	\$80,397,100	\$13,956,100	\$30,945,000	\$274,633,500	\$0	\$399,931,700	\$57,233,900	\$457,165,600
	75080	Three Rivers School	\$112,022,200	\$95,025,000	\$40,373,100	\$695,299,400	\$0	\$942,719,700	\$108,225,364	\$1,050,945,064
Total St Joseph County ISD			\$753,450,500	\$238,951,200	\$176,834,000	\$2,230,069,340	\$0	\$3,399,305,040	\$300,264,364	\$3,699,569,404
Kalamazoo Regional Educational Service Agency (K-RESA)										
	39170	Vicksburg School	\$16,003,100	\$1,788,100	\$0	\$15,467,000	\$0	\$33,258,200	\$695,800	\$33,954,000
Total K-RESA			\$16,003,100	\$1,788,100	\$0	\$15,467,000	\$0	\$33,258,200	\$695,800	\$33,954,000
Lewis Cass ISD										
	14050	Marcellus School	\$3,340,800	\$0	\$0	\$9,956,100	\$0	\$13,296,900	\$184,946	\$13,481,846
Total Lewis Cass ISD			\$3,340,800	\$0	\$0	\$9,956,100	\$0	\$13,296,900	\$184,946	\$13,481,846
Calhoun ISD										
	13050	Athens School	\$645,700	\$0	\$0	\$270,700	\$0	\$916,400	\$7,700	\$924,100
Total Calhoun ISD			\$645,700	\$0	\$0	\$270,700	\$0	\$916,400	\$7,700	\$924,100
Branch ISD										
	12020	Bronson School	\$187,700	\$0	\$0	\$99,200	\$0	\$286,900	\$2,300	\$289,200
Total Branch ISD			\$187,700	\$0	\$0	\$99,200	\$0	\$286,900	\$2,300	\$289,200

St. Joseph County
Tabulation of Taxable Values
By ISD, School District and Classification

ISD	School District	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Taxable
St Joseph County ISD									
	75100 Nottawa School	\$12,351,271	\$3,169,766	\$78,132	\$70,989,127	\$0	\$86,588,296	\$1,933,200	\$88,521,496
	75010 Sturgis School	\$34,604,669	\$71,297,089	\$50,517,926	\$312,305,776	\$0	\$468,725,460	\$31,691,300	\$500,416,760
	75020 Burr Oak School	\$14,959,654	\$1,453,667	\$848,351	\$29,697,358	\$0	\$46,959,030	\$7,779,500	\$54,738,530
	75030 Centreville School	\$36,861,100	\$8,087,008	\$1,101,510	\$153,855,683	\$0	\$199,905,301	\$11,503,000	\$211,408,301
	75040 Colon School	\$41,392,122	\$4,473,395	\$2,222,777	\$115,766,813	\$0	\$163,855,107	\$13,908,800	\$177,763,907
	75050 Constantine School	\$24,134,680	\$4,450,866	\$20,248,416	\$92,210,027	\$0	\$141,043,989	\$15,194,900	\$156,238,889
	75060 Mendon School	\$36,995,168	\$3,774,852	\$6,404,328	\$89,991,142	\$0	\$137,165,490	\$50,033,915	\$187,199,405
	75070 White Pigeon School	\$31,677,141	\$10,745,355	\$23,006,577	\$202,246,098	\$0	\$267,675,171	\$57,233,900	\$324,909,071
	75080 Three Rivers School	\$44,380,064	\$77,024,879	\$31,706,759	\$477,820,468	\$0	\$630,932,170	\$108,229,064	\$739,161,234
Total St Joseph County ISD		\$44,380,064	\$77,024,879	\$31,706,759	\$477,820,468	\$0	\$630,932,170	\$108,229,064	\$2,440,357,593
Kalamazoo Regional Educational Service Agency (K-RESA)									
	39170 Vicksburg School	\$5,734,344	\$1,293,946	\$0	\$10,216,433	\$0	\$17,244,723	\$695,800	\$17,940,523
Total K-RESA		\$5,734,344	\$1,293,946	\$0	\$10,216,433	\$0	\$17,244,723	\$695,800	\$17,940,523
Lewis Cass ISD									
	14050 Marcellus School	\$1,006,956	\$0	\$0	\$6,395,717	\$0	\$7,402,673	\$184,946	\$7,587,619
Total Lewis Cass ISD		\$1,006,956	\$0	\$0	\$6,395,717	\$0	\$7,402,673	\$184,946	\$7,587,619
Calhoun ISD									
	13050 Athens School	\$205,955	\$0	\$0	\$159,247	\$0	\$365,202	\$7,700	\$372,902
Total Calhoun ISD		\$205,955	\$0	\$0	\$159,247	\$0	\$365,202	\$7,700	\$372,902
Branch ISD									
	12020 Bronson School	\$17,708	\$0	\$0	\$81,021	\$0	\$98,729	\$2,300	\$101,029
Total Branch ISD		\$17,708	\$0	\$0	\$81,021	\$0	\$98,729	\$2,300	\$101,029

St. Joseph County
IFT Parcels
By Unit and School District

Local Unit	Parcel Number	Owner Name	School District	Property Class	SEV	Taxable	Certificate #	Expiration Date
003	Constantine Township							
	003 999 116 10	BAYER GREAT LAKES PRODUCTION CO LLC	75050	351	0	0	2011-375	12/31/2023
	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	1,399,700	866,338	2018-144	12/30/2030
Total Constantine Township			4		\$2,240,700	\$1,707,338		
010	Mendon Township							
	044 900 060 05	IAC MENDON LLC	75060	351	0	0	2011-432	12/30/2023
	010 950 013 00	MENDON SEED GROWERS CORP	75060	351	201,500	201,500	2012-513	12/30/2024
	010 960 013 00	MENDON SEED GROWERS CORP	75060	301	372,200	248,899	2012-513	12/30/2024
	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	2,147,800	1,738,178	2019-016	12/31/2031
Total Mendon Township			6		\$3,143,000	\$2,610,077		
011	Mottville Township							
	011 999 130 00	THE ANDERSONS AGRICULTURE	75070	301	277,400	277,400	2011-401	12/31/2023
	011 999 130 10	THE ANDERSONS INC	75070	351	0	0	2011-401	12/31/2023
	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	75070	301	239,200	239,200	2014-109	12/30/2026
	011 999 140 10	THE ANDERSONS AGRICULTURE	75070	351	0	0	2014-109	12/30/2026
	011 999 003 51	WALTHER INVESTMENT LLC	75070	301	1,580,500	1,078,497	2018-109	12/30/2031
Total Mottville Township			7		\$2,547,100	\$2,045,097		

St. Joseph County
IFT Parcels
By Unit and School District

Local Unit	Parcel Number	Owner Name	School District	Property Class	SEV	Taxable	Certificate #	Expiration Date
013	Park Township							
	013 999 130 10	PETERSON SPRING CIMA	75080	351	294,700	294,700	2011-117	12/30/2023
	013 999 135 10	AMERICAN METAL FABRICATOR INC	75080	351	0	0	2011-401	12/30/2023
	013 999 130 05	PETERSON SPRING CIMA	75080	351	0	0	2013-102	12/30/2025
	013 999 001 09	AMERICAN METAL FABRICATOR INC	75080	351	0	0	2013-178	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	731,200	604,857	2018-046	12/30/2030
	013 950 001 01	AM21 PROPERTIES LLC	75080	301	815,300	815,300	2022-059	12/30/2035
Total Park Township			7		\$1,841,200	\$1,714,857		
016	White Pigeon Township							
	016 999 004 10	OX INDUSTRIES	75070	351	516,600	516,600	2011-525	12/30/2023
	045 999 393 10	MERHOW ACQUISTIONS LLC	75070	351	0	0	2013-239	12/30/2027
Total White Pigeon Township			2		\$516,600	\$516,600		
051	Three Rivers City							
	051 970 230 03	INTERNATIONAL PAPER CO	75080	351	76,100	76,100	05-146	12/31/2017
	051 970 130 08	METAL TECHNOLOGIES INC	75080	351	57,600	57,600	06-656	2/13/2018
	051 970 012 01	ARMSTRONG INTERNATIONAL INC	75080	351	258,600	258,600	08-182	12/30/2020
	051 970 200 03	TAMARA TOOL INC	75080	351	48,600	48,600	2011-170	12/30/2023
	051 970 180 04	R & H MACHINE PRODUCTS	75080	351	0	0	2012-114	12/30/2024
	051 970 165 01	PRECISION WIRE FORMS INC.	75080	351	0	0	2012-428	12/30/2024
	051 960 200 04	TAMARA TOOL INC	75080	301	112,100	101,104	2012-509	12/30/2024
	051 960 012 02	ARMSTRONG INTERNATIONAL INC	75080	301	417,300	417,300	2018-007	12/30/2024
	051 960 010 07	AMERICAN AXLE & MFG INC	75080	301	969,200	367,217	2012-113	12/31/2024
	051 970 010 07	AMERICAN AXLE & MFG INC	75080	351	0	0	2012-113	12/31/2024
	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
	051 960 079 00	R & H MACHINE PRODUCTS	75080	301	109,200	86,872	2014-040	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
	051 970 180 05	R & H MACHINE PRODUCTS	75080	351	0	0	2016-025	12/30/2028
	051 970 165 03	PRECISION WIRE FORMS INC	75080	351	0	0	2016-054	12/30/2028
	051 960 045 00	DOCK FOUNDRY COMPANY	75080	301	242,100	242,100	2016-069	12/30/2028
	051 960 220 08	TEKMODO HOLDINGS LLC	75080	301	2,608,900	2,608,900	2020-008	12/30/2032
Total Three Rivers City			19		\$5,141,900	\$4,506,593		

St. Joseph County
IFT Parcels
By Unit and School District

Local Unit	Parcel Number	Owner Name	School District	Property Class	SEV	Taxable	Certificate #	Expiration Date
052	Sturgis City							
	052 900 620 00	VCI INC	75010	351	0	0	2011-060	12/30/2023
	052 900 645 00	METALLOID CORPORATION	75010	351	0	0	2011-571	12/30/2023
	052 900 635 00	LTI PRINTING INC	75010	351	0	0	2011-572	12/30/2023
	052 900 650 00	PARMA TUBE CORP	75010	351	21,400	21,400	2011-573	12/30/2023
	052 900 640 00	GRAPHIC PACKAGING INT. LLC	75010	351	0	0	2011-624	12/30/2023
	052 900 625 00	LTI PRINTING INC	75010	351	0	0	2011-061	12/31/2023
	052 900 630 00	MAYER TOOL & ENGINEERING IN	75010	351	0	0	2011-065	12/31/2023
	052 950 610 00	MAYER TOOL & ENGINEERING IN	75010	301	20,000	20,000	2011-065	12/31/2023
	052 900 651 00	PARMA TUBE CORP	75010	351	0	0	2011-068	12/30/2024
	052 900 670 00	JOHNSON PRECISION MOLD INC	75010	351	0	0	2012-324	12/30/2024
	052 900 680 00	LTI PRINTING INC	75010	351	0	0	2012-325	12/30/2024
	052 900 750 00	MAYER TOOL & ENGINEERING IN	75010	351	0	0	2012-326	12/30/2024
	052 900 700 00	PARMA TUBE CORP	75010	351	0	0	2012-327	12/30/2024
	052 900 710 00	STURGIS MOLDED PRODUCTS C	75010	351	0	0	2012-328	12/30/2024
	052 950 710 00	STURGIS MOLDED PRODUCTS C	75010	301	0	0	2012-328	12/30/2024
	052 900 720 00	TELEMARK CORP	75010	351	0	0	2012-477	12/30/2024
	052 900 730 00	VCI INC	75010	351	0	0	2012-478	12/30/2024
	052 900 740 00	LTI PRINTING INC	75010	351	0	0	2012-479	12/30/2024
	052 900 660 00	STURGIS MOLDED PRODUCTS C	75010	351	0	0	2011-062	12/30/2025
	052 900 192 01	SUMMIT POLYMERS, INC	75010	351	0	0	2013-520	12/30/2025
	052 900 135 06	MAYER TOOL & ENGINEERING IN	75010	351	0	0	2013-521	12/30/2025
	052 900 161 01	PARMA TUBE CORP	75010	351	0	0	2013-522	12/30/2025
	052 900 139 03	MICHIANA CORRUGATED PRODU	75010	351	0	0	2013-524	12/30/2025
	052 900 011 03	GRAPHIC PACKAGING INTERNATI	75010	351	0	0	2013-525	12/30/2025
	052 950 011 03	GRAPHIC PACKAGING INTERN LL	75010	301	386,800	386,800	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 07	MAYER TOOL & ENGINEERING IN	75010	351	0	0	2013-527	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	227,500	208,794	2011-064	12/31/2025
	052 900 101 02	JOHNSON PRECISION MOLD INC	75010	351	0	0	2013-523	12/30/2026
	052 900 558 02	MORGAN OLSON LLC	75010	351	0	0	2014-461	12/30/2026
	052 900 135 08	MAYER TOOL & ENGINEERING IN	75010	351	0	0	2014-462	12/30/2026
	052 900 425 02	MIDWEST PLASTIC ENGINEERING	75010	351	0	0	2014-463	12/30/2026
	052 900 192 02	SUMMIT POLYMERS, INC	75010	351	0	0	2014-464	12/30/2026
	052 950 192 02	SUMMIT POLYMERS, INC	75010	301	637,000	584,626	2014-464	12/30/2026
	052 900 425 03	MIDWEST PLASTIC ENGINEERING	75010	351	0	0	2014-469	12/30/2026
	052 900 120 10	LTI PRINTING INC	75010	351	0	0	2014-470	12/30/2026
	052 900 417 04	MICHIGAN TOOL WORKS	75010	351	0	0	2014-471	12/30/2026
	052 900 161 09	PARMA TUBE CORP	75010	351	0	0	2014-472	12/30/2026
	052 900 022 03	BURR OAK TOOL INC	75010	351	0	0	2014-473	12/30/2026
	052 950 022 03	BURR OAK TOOL INC	75010	301	3,094,000	2,839,613	2014-473	12/30/2026
	052 950 021 01	UNIQUE TRUCK ACCESSORIES	75010	301	183,100	134,171	2015-261	12/30/2027
	052 950 268 14	STURGIS MOLDED PRODUCTS C	75010	301	500,500	459,348	2018-179	12/30/2030
	052 950 110 01	KUHL JEFFERY A	75010	301	32,800	32,800	2019-111	12/30/2031
	052 950 030 01	MSZ REALTY LLC	75010	301	2,560,700	1,882,084	2019-139	12/30/2031
	052 950 230 01	WELS HOLDINGS LLC	75010	301	2,802,400	2,053,676	2020-053	12/30/2032
	052 950 110 02	MICHIANA MILLWORKS	75010	301	218,000	199,710	2021-064	12/30/2033
	052 950 578 02	PRECISION SPEED EQUIPMENT I	75010	301	571,600	571,600	2021-065	12/30/2033
	052 950 800 01	HEARTLAND RECREATIONAL VEH	75010	301	6,973,200	6,973,200	2022-097	12/30/2034
Total Sturgis City			49		\$18,229,000	\$16,367,822		

St. Joseph County
IFT Parcels
By School District and Unit

School District	Parcel Number	Owner Name	School District	Property Class	SEV	Taxable	Certificate #	Expiration Date
75010	Sturgis Schools							
	052 900 620 00	VCI INC	75010	351	\$0	\$0	2011-060	12/30/2023
	052 900 645 00	METALLOID CORPORATION	75010	351	\$0	\$0	2011-571	12/30/2023
	052 900 635 00	LTI PRINTING INC	75010	351	\$0	\$0	2011-572	12/30/2023
	052 900 650 00	PARMA TUBE CORP	75010	351	\$21,400	\$21,400	2011-573	12/30/2023
	052 900 640 00	GRAPHIC PACKAGING INT. LLC	75010	351	\$0	\$0	2011-624	12/30/2023
	052 900 625 00	LTI PRINTING INC	75010	351	\$0	\$0	2011-061	12/31/2023
	052 900 630 00	MAYER TOOL & ENGINEERING IN	75010	351	\$0	\$0	2011-065	12/31/2023
	052 950 610 00	MAYER TOOL & ENGINEERING IN	75010	301	\$20,000	\$20,000	2011-065	12/31/2023
	052 900 651 00	PARMA TUBE CORP	75010	351	\$0	\$0	2011-068	12/30/2024
	052 900 670 00	JOHNSON PRECISION MOLD INC	75010	351	\$0	\$0	2012-324	12/30/2024
	052 900 680 00	LTI PRINTING INC	75010	351	\$0	\$0	2012-325	12/30/2024
	052 900 750 00	MAYER TOOL & ENGINEERING IN	75010	351	\$0	\$0	2012-326	12/30/2024
	052 900 700 00	PARMA TUBE CORP	75010	351	\$0	\$0	2012-327	12/30/2024
	052 900 710 00	STURGIS MOLDED PRODUCTS C	75010	351	\$0	\$0	2012-328	12/30/2024
	052 950 710 00	STURGIS MOLDED PRODUCTS C	75010	301	\$0	\$0	2012-328	12/30/2024
	052 900 720 00	TELEMARK CORP	75010	351	\$0	\$0	2012-477	12/30/2024
	052 900 730 00	VCI INC	75010	351	\$0	\$0	2012-478	12/30/2024
	052 900 740 00	LTI PRINTING INC	75010	351	\$0	\$0	2012-479	12/30/2024
	052 900 660 00	STURGIS MOLDED PRODUCTS C	75010	351	\$0	\$0	2011-062	12/30/2025
	052 900 192 01	SUMMIT POLYMERS, INC	75010	351	\$0	\$0	2013-520	12/30/2025
	052 900 135 06	MAYER TOOL & ENGINEERING IN	75010	351	\$0	\$0	2013-521	12/30/2025
	052 900 161 01	PARMA TUBE CORP	75010	351	\$0	\$0	2013-522	12/30/2025
	052 900 139 03	MICHIANA CORRUGATED PRODU	75010	351	\$0	\$0	2013-524	12/30/2025
	052 900 011 03	GRAPHIC PACKAGING INTERNATI	75010	351	\$0	\$0	2013-525	12/30/2025
	052 950 011 03	GRAPHIC PACKAGING INTERN LL	75010	301	\$386,800	\$386,800	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 07	MAYER TOOL & ENGINEERING IN	75010	351	\$0	\$0	2013-527	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	\$227,500	\$208,794	2011-064	12/31/2025
	052 900 101 02	JOHNSON PRECISION MOLD INC	75010	351	\$0	\$0	2013-523	12/30/2026
	052 900 558 02	MORGAN OLSON LLC	75010	351	\$0	\$0	2014-461	12/30/2026
	052 900 135 08	MAYER TOOL & ENGINEERING IN	75010	351	\$0	\$0	2014-462	12/30/2026
	052 900 425 02	MIDWEST PLASTIC ENGINEERING	75010	351	\$0	\$0	2014-463	12/30/2026
	052 900 192 02	SUMMIT POLYMERS, INC	75010	351	\$0	\$0	2014-464	12/30/2026
	052 950 192 02	SUMMIT POLYMERS, INC	75010	301	\$637,000	\$584,626	2014-464	12/30/2026
	052 900 425 03	MIDWEST PLASTIC ENGINEERING	75010	351	\$0	\$0	2014-469	12/30/2026
	052 900 120 10	LTI PRINTING INC	75010	351	\$0	\$0	2014-470	12/30/2026
	052 900 417 04	MICHIGAN TOOL WORKS	75010	351	\$0	\$0	2014-471	12/30/2026
	052 900 161 09	PARMA TUBE CORP	75010	351	\$0	\$0	2014-472	12/30/2026
	052 900 022 03	BURR OAK TOOL INC	75010	351	\$0	\$0	2014-473	12/30/2026
	052 950 022 03	BURR OAK TOOL INC	75010	301	\$3,094,000	\$2,839,613	2014-473	12/30/2026
	052 950 021 01	UNIQUE TRUCK ACCESSORIES	75010	301	\$183,100	\$134,171	2015-261	12/30/2027
	052 950 268 14	STURGIS MOLDED PRODUCTS C	75010	301	\$500,500	\$459,348	2018-179	12/30/2030
	052 950 110 01	KUHL JEFFERY A	75010	301	\$32,800	\$32,800	2019-111	12/30/2031
	052 950 030 01	MSZ REALTY LLC	75010	301	\$2,560,700	\$1,882,084	2019-139	12/30/2031
	052 950 230 01	WELS HOLDINGS LLC	75010	301	\$2,802,400	\$2,053,676	2020-053	12/30/2032
	052 950 110 02	MICHIANA MILLWORKS	75010	301	\$218,000	\$199,710	2021-064	12/30/2033
	052 950 578 02	PRECISION SPEED EQUIPMENT I	75010	301	\$571,600	\$571,600	2021-065	12/30/2033
	052 950 800 01	HEARTLAND RECREATIONAL VEH	75010	301	\$6,973,200	\$6,973,200	2022-097	12/30/2034
Total Sturgis Schools			49		\$18,229,000	\$16,367,822		

St. Joseph County
IFT Parcels
By School District and Unit

School District	Parcel Number	Owner Name	School District	Property Class	SEV	Taxable	Certificate #	Expiration Date
75070	White Pigeon Schools							
	016 999 004 10	OX INDUSTRIES	75070	351	\$516,600	\$516,600	2011-525	12/30/2023
	011 999 130 00	THE ANDERSONS AGRICULTURE	75070	301	\$277,400	\$277,400	2011-401	12/31/2023
	011 999 130 10	THE ANDERSONS INC	75070	351	\$0	\$0	2011-401	12/31/2023
	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	75070	301	\$239,200	\$239,200	2014-109	12/30/2026
	011 999 140 10	THE ANDERSONS AGRICULTURE	75070	351	\$0	\$0	2014-109	12/30/2026
	045 999 393 10	MERHOW ACQUISTIONS LLC	75070	351	\$0	\$0	2013-239	12/30/2027
	011 999 003 51	WALTHER INVESTMENT LLC	75070	301	\$1,580,500	\$1,078,497	2018-109	12/30/2031
Total White Pigeon Schools			9		\$3,063,700	\$2,561,697		
75080	Three Rivers Schools							
	051 970 230 03	INTERNATIONAL PAPER CO	75080	351	\$76,100	\$76,100	05-146	12/31/2017
	051 970 130 08	METAL TECHNOLOGIES INC	75080	351	\$57,600	\$57,600	06-656	2/13/2018
	051 970 012 01	ARMSTRONG INTERNATIONAL INC	75080	351	\$258,600	\$258,600	08-182	12/30/2020
	013 999 130 10	PETERSON SPRING CIMA	75080	351	\$294,700	\$294,700	2011-117	12/30/2023
	051 970 200 03	TAMARA TOOL INC	75080	351	\$48,600	\$48,600	2011-170	12/30/2023
	013 999 135 10	AMERICAN METAL FABRICATOR INC	75080	351	\$0	\$0	2011-401	12/30/2023
	051 970 180 04	R & H MACHINE PRODUCTS	75080	351	\$0	\$0	2012-114	12/30/2024
	051 970 165 01	PRECISION WIRE FORMS INC.	75080	351	\$0	\$0	2012-428	12/30/2024
	051 960 200 04	TAMARA TOOL INC	75080	301	\$112,100	\$101,104	2012-509	12/30/2024
	051 960 012 02	ARMSTRONG INTERNATIONAL INC	75080	301	\$417,300	\$417,300	2018-007	12/30/2024
	051 960 010 07	AMERICAN AXLE & MFG INC	75080	301	\$969,200	\$367,217	2012-113	12/31/2024
	051 970 010 07	AMERICAN AXLE & MFG INC	75080	351	\$0	\$0	2012-113	12/31/2024
	013 999 130 05	PETERSON SPRING CIMA	75080	351	\$0	\$0	2013-102	12/30/2025
	013 999 001 09	AMERICAN METAL FABRICATOR INC	75080	351	\$0	\$0	2013-178	12/30/2025
	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
	051 960 079 00	R & H MACHINE PRODUCTS	75080	301	\$109,200	\$86,872	2014-040	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
	051 970 180 05	R & H MACHINE PRODUCTS	75080	351	\$0	\$0	2016-025	12/30/2028
	051 970 165 03	PRECISION WIRE FORMS INC	75080	351	\$0	\$0	2016-054	12/30/2028
	051 960 045 00	DOCK FOUNDRY COMPANY	75080	301	\$242,100	\$242,100	2016-069	12/30/2028
	051 960 220 08	TEKMODO HOLDINGS LLC	75080	301	\$2,608,900	\$2,608,900	2020-008	12/30/2032
	013 950 001 01	AM21 PROPERTIES LLC	75080	301	\$815,300	\$815,300	2022-059	12/30/2035
Total Three Rivers Schools			25		\$6,251,900	\$5,616,593		

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

School District	Parcel Number	Owner Name	School District	Property Class	SEV	Taxable	Certificate #	Expiration Date
75050	Constantine Schools							
	003 999 116 10	BAYER GREAT LAKES PRODUCTION CO LLC	75050	351	\$0	\$0	2011-375	12/31/2023
	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	\$1,399,700	\$866,338	2018-144	12/30/2030
Total Constantine Schools			4		\$2,240,700	\$1,707,338		
75060	Mendon Schools							
	044 900 060 05	IAC MENDON LLC	75060	351	\$0	\$0	2011-432	12/30/2023
	010 950 013 00	MENDON SEED GROWERS CORP	75060	351	\$201,500	\$201,500	2012-513	12/30/2024
	010 960 013 00	MENDON SEED GROWERS CORP	75060	301	\$372,200	\$248,899	2012-513	12/30/2024
	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	\$731,200	\$604,857	2018-046	12/30/2030
	044 900 040 03	TH PLASTICS INC	75060	301	\$2,147,800	\$1,738,178	2019-016	12/31/2031
Total Mendon Schools			7		\$3,874,200	\$3,214,934		