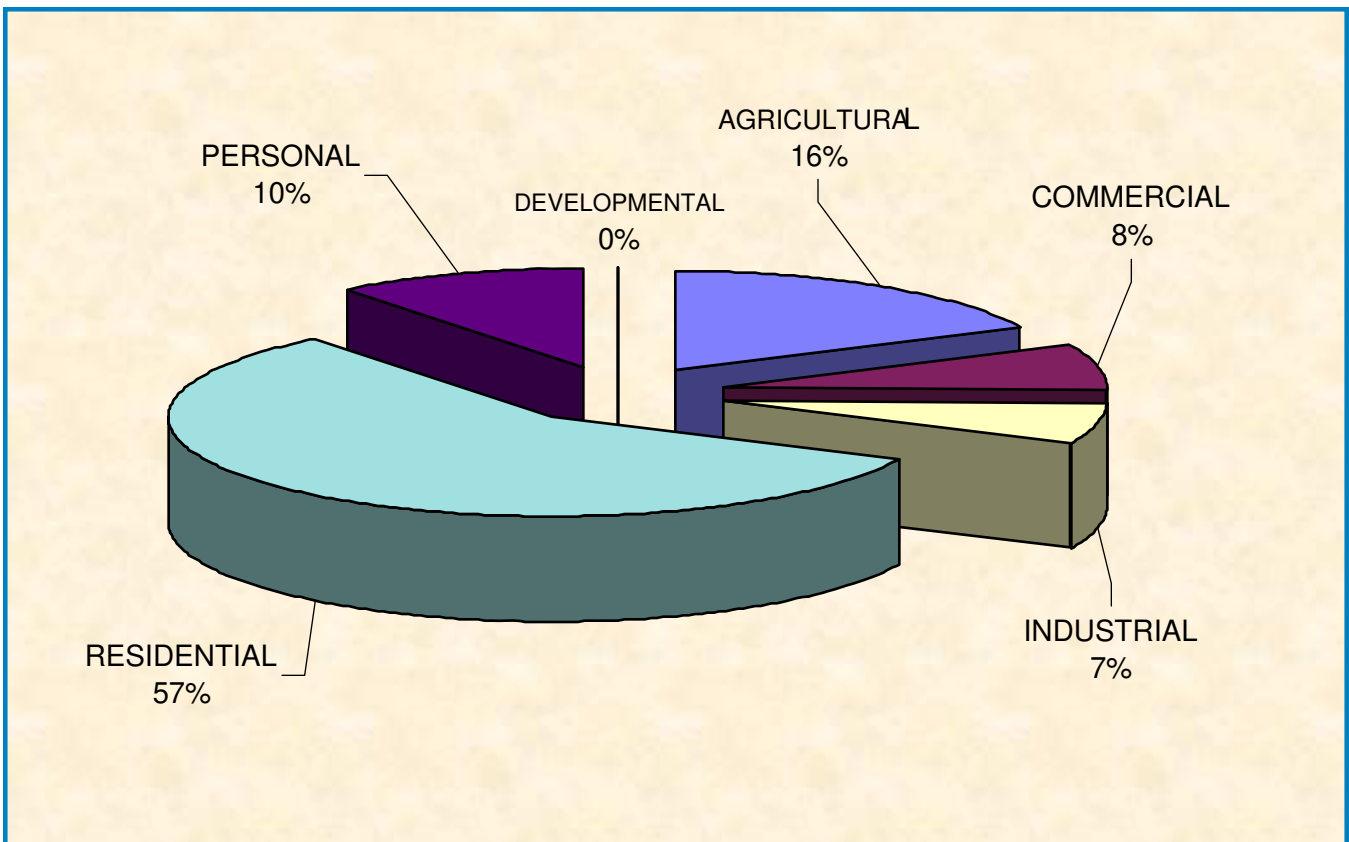


2010
ST JOSEPH COUNTY EQUALIZATION REPORT
SUMMARY EQUALIZED VALUES

CLASS	EQUALIZED VALUE
AGRICULTURAL	\$430,549,736
COMMERCIAL	\$183,682,330
INDUSTRIAL	\$157,875,970
RESIDENTIAL	\$1,395,379,408
PERSONAL	\$252,392,594
DEVELOPMENTAL	\$570,100

GRAND TOTAL EQUALIZED	\$2,420,450,138
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ST JOSEPH COUNTY

2010

SUMMARY OF ASSESSED/RECOMMENDED EQUALIZED VALUATIONS

UNIT	2010 PARCEL COUNT	2009 BOARD OF REVIEW ASSESSED	2010 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2009 STATE EQUALIZED VALUE	2010 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL COUNTY EQUALIZED VALUE
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TOWNSHIPS

BURR OAK	1,694	\$89,122,700	\$84,032,950	-5.71%	\$89,122,700	\$84,032,950	-5.71%	3.47%
COLON	1,715	\$154,549,800	\$139,495,000	-9.74%	\$154,549,800	\$139,495,000	-9.74%	5.76%
CONSTANTINE	2,194	\$148,105,600	\$148,462,800	0.24%	\$148,105,600	\$148,462,800	0.24%	6.13%
FABIUS	3,023	\$237,589,700	\$218,296,800	-8.12%	\$237,589,700	\$218,296,800	-8.12%	9.02%
FAWN RIVER	993	\$50,666,742	\$51,044,100	0.74%	\$50,666,742	\$51,044,100	0.74%	2.11%
FLORENCE	837	\$57,712,800	\$59,771,700	3.57%	\$57,712,800	\$59,771,700	3.57%	2.47%
FLOWERFIELD	1,137	\$73,091,136	\$74,171,964	1.48%	\$73,091,136	\$73,970,567	1.20%	3.06%
LEONIDAS	1,006	\$57,665,200	\$56,397,246	-2.20%	\$57,665,200	\$56,397,246	-2.20%	2.33%
LOCKPORT	2,424	\$133,529,000	\$124,146,100	-7.03%	\$133,529,000	\$124,146,100	-7.03%	5.13%
MENDON	1,948	\$113,942,100	\$110,177,700	-3.30%	\$113,942,100	\$110,177,700	-3.30%	4.55%
MOTTVILLE	1,028	\$66,338,500	\$70,775,000	6.69%	\$66,338,500	\$70,775,000	6.69%	2.92%
NOTTAWA	2,685	\$164,348,250	\$168,299,400	2.40%	\$164,348,250	\$168,299,400	2.40%	6.95%
PARK	1,872	\$146,355,434	\$141,435,700	-3.36%	\$146,355,434	\$141,435,700	-3.36%	5.84%
SHERMAN	2,292	\$162,218,500	\$165,866,300	2.25%	\$162,218,500	\$165,866,300	2.25%	6.85%
STURGIS	1,063	\$70,630,400	\$66,053,975	-6.48%	\$70,630,400	\$66,053,975	-6.48%	2.73%
WHITE PIGEON	3,036	\$227,463,200	\$239,918,600	5.48%	\$227,463,200	\$239,918,600	5.48%	9.91%

CITIES

STURGIS CITY	4,449	\$316,144,650	\$272,345,200	-13.85%	\$316,144,650	\$272,345,200	-13.85%	11.25%
THREE RIVERS	3,402	\$238,030,300	\$229,961,000	-3.39%	\$238,030,300	\$229,961,000	-3.39%	9.50%

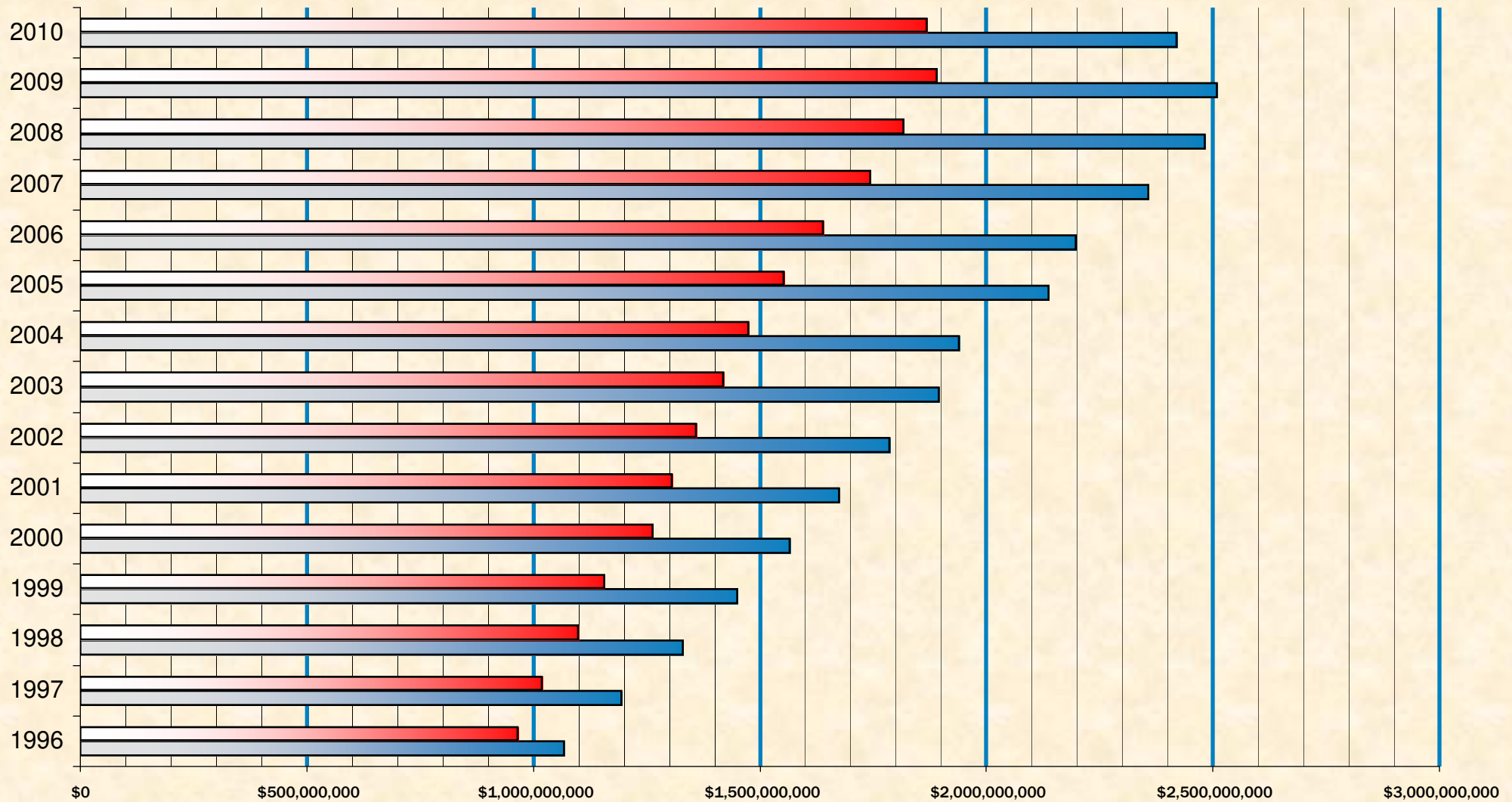
GRAND TOTAL	36,798	\$2,507,504,012	\$2,420,651,535	-3.46%	\$2,507,504,012	\$2,420,450,138	-3.47%	100.00%
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VILLAGES

BURR OAK Total	476	\$12,407,200	\$10,180,900	-17.94%	\$12,407,200	\$10,180,900	-17.94%	0.42%
COLON Total	851	\$41,121,200	\$32,562,500	-20.81%	\$41,121,200	\$32,562,500	-20.81%	1.35%
CONSTANTINE Total	812	\$66,685,400	\$66,469,900	-0.32%	\$66,685,400	\$66,469,900	-0.32%	2.75%
MENDON Total	500	\$29,776,100	\$27,837,200	-6.51%	\$29,776,100	\$27,837,200	-6.51%	1.15%
CENTREVILLE Total	594	\$30,547,550	\$30,340,100	-0.68%	\$30,547,550	\$30,340,100	-0.68%	1.25%
WHITE PIGEON Total	762	\$37,248,900	\$36,058,800	-3.19%	\$37,248,900	\$36,058,800	-3.19%	1.49%

TOTAL VILLAGES	3,995	\$217,786,350	\$203,449,400	-6.58%	\$217,786,350	\$203,449,400	-6.58%	8.41%
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Historical Variance Between Total Equalized & Total Taxable Valuations

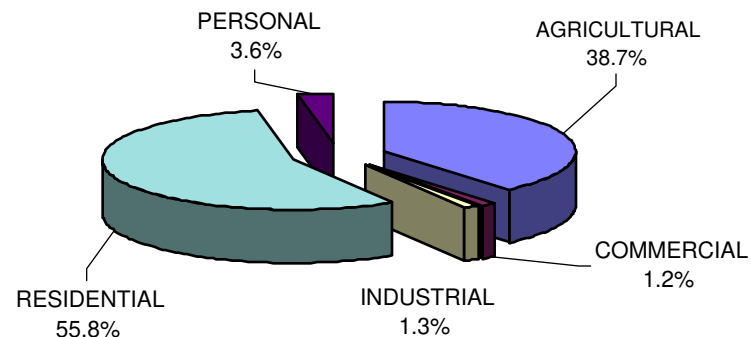


	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
■ Taxable	\$965,599,796	\$1,017,498,156	\$1,099,445,341	\$1,156,787,211	\$1,262,556,234	\$1,304,936,096	\$1,358,546,256	\$1,418,498,194	\$1,475,310,925	\$1,552,539,781	\$1,639,085,482	\$1,744,604,341	\$1,817,133,527	\$1,891,302,939	\$1,868,080,386
■ Equalized	\$1,067,947,137	\$1,193,893,028	\$1,328,929,350	\$1,449,804,620	\$1,565,264,136	\$1,674,850,655	\$1,786,781,178	\$1,893,847,004	\$1,939,607,370	\$2,137,397,639	\$2,197,691,823	\$2,356,719,789	\$2,482,468,407	\$2,507,504,012	\$2,420,651,535

ST JOSEPH COUNTY

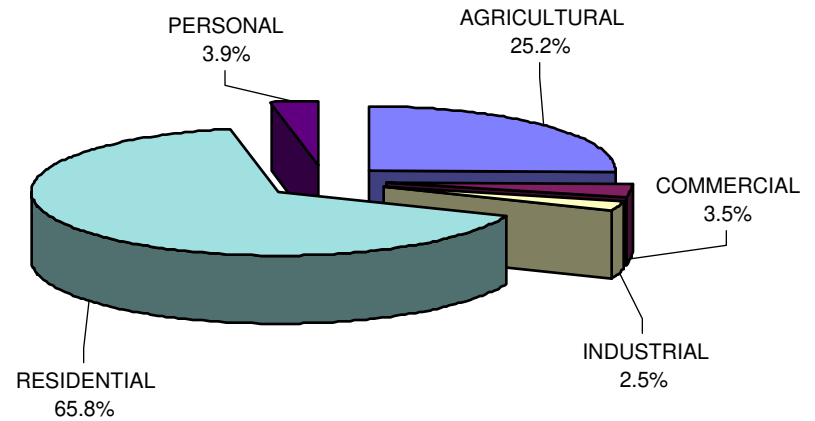
2010

SUMMARY OF ASSESSED & RECOMMENDED EQUALIZED VALUATIONS BURR OAK TOWNSHIP



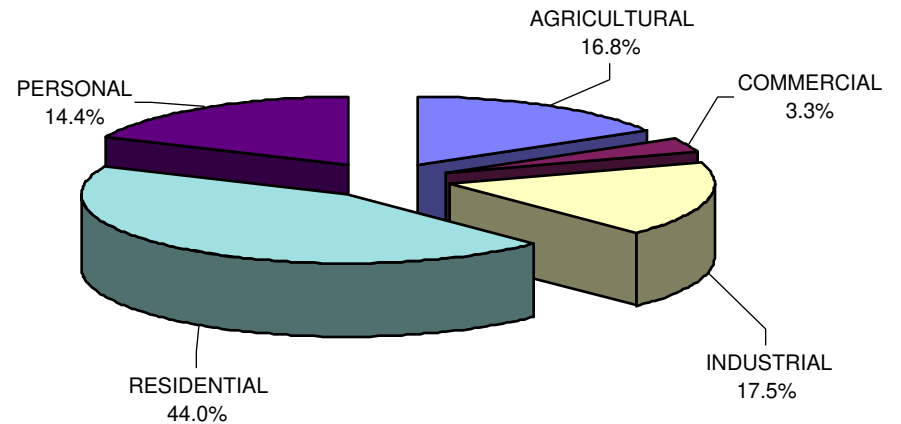
CLASS	2010 PARCEL COUNT	2009 BOARD OF REVIEW ASSESSED	2010 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2009 STATE EQUALIZED VALUE	2010 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	257	\$29,959,900	\$32,559,000	8.68%	\$29,959,900	\$32,559,000	8.68%	38.75%
COMMERCIAL	41	\$1,018,300	\$1,028,800	1.03%	\$1,018,300	\$1,028,800	1.03%	1.22%
INDUSTRIAL	28	\$1,304,400	\$1,097,600	-15.85%	\$1,304,400	\$1,097,600	-15.85%	1.31%
RESIDENTIAL	1277	\$54,350,500	\$46,883,450	-13.74%	\$54,350,500	\$46,883,450	-13.74%	55.79%
TOTAL REAL	1603	\$86,633,100	\$81,568,850	-5.85%	\$86,633,100	\$81,568,850	-5.85%	97.07%
PERSONAL PROPERTY								
COMMERCIAL	16	\$140,700	\$91,600	-34.90%	\$140,700	\$91,600	-34.90%	0.11%
INDUSTRIAL	8	\$416,800	\$379,000	-9.07%	\$416,800	\$379,000	-9.07%	0.45%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	9	\$1,932,100	\$1,993,500	3.18%	\$1,932,100	\$1,993,500	3.18%	2.37%
TOTAL PERSONAL	33	\$2,489,600	\$2,464,100	-1.02%	\$2,489,600	\$2,464,100	-1.02%	2.93%
exempt	58							
GRAND TOTAL	1,694	\$89,122,700	\$84,032,950	-5.71%	\$89,122,700	\$84,032,950	-5.71%	100.00%

ST JOSEPH COUNTY
2010
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
COLON TOWNSHIP



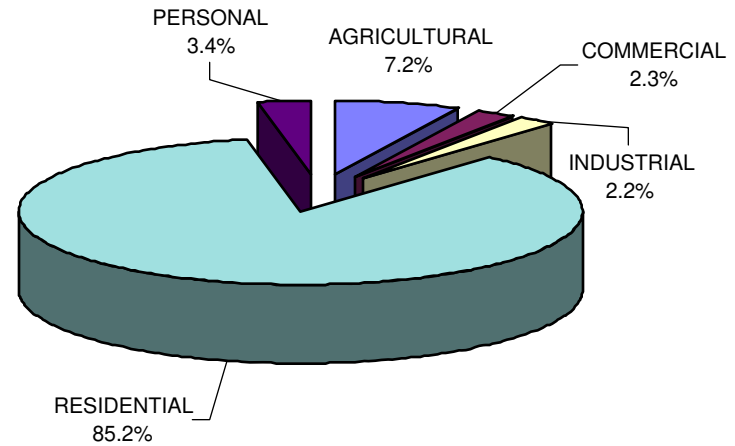
CLASS	2010 PARCEL COUNT	2009 BOARD OF REVIEW ASSESSED	2010 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2009 STATE EQUALIZED VALUE	2010 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	257	\$31,903,400	\$35,170,200	10.24%	\$31,903,400	\$35,170,200	10.24%	25.21%
COMMERCIAL	41	\$6,400,500	\$4,845,800	-24.29%	\$6,400,500	\$4,845,800	-24.29%	3.47%
INDUSTRIAL	28	\$3,959,400	\$3,535,300	-10.71%	\$3,959,400	\$3,535,300	-10.71%	2.53%
RESIDENTIAL	1277	\$108,022,700	\$91,723,500	-15.09%	\$108,022,700	\$91,723,500	-15.09%	65.75%
TOTAL REAL	1603	\$150,286,000	\$135,274,800	-9.99%	\$150,286,000	\$135,274,800	-9.99%	96.97%
PERSONAL PROPERTY								
COMMERCIAL	16	\$1,072,800	\$1,085,900	1.22%	\$1,072,800	\$1,085,900	1.22%	0.78%
INDUSTRIAL	8	\$1,250,400	\$1,154,300	-7.69%	\$1,250,400	\$1,154,300	-7.69%	0.83%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	9	\$1,940,600	\$1,980,000	2.03%	\$1,940,600	\$1,980,000	2.03%	1.42%
TOTAL PERSONAL	33	\$4,263,800	\$4,220,200	-1.02%	\$4,263,800	\$4,220,200	-1.02%	3.03%
GRAND TOTAL	1,715	\$154,549,800	\$139,495,000	-9.74%	\$154,549,800	\$139,495,000	-9.74%	100.00%

ST JOSEPH COUNTY
2010
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
CONSTANTINE TOWNSHIP



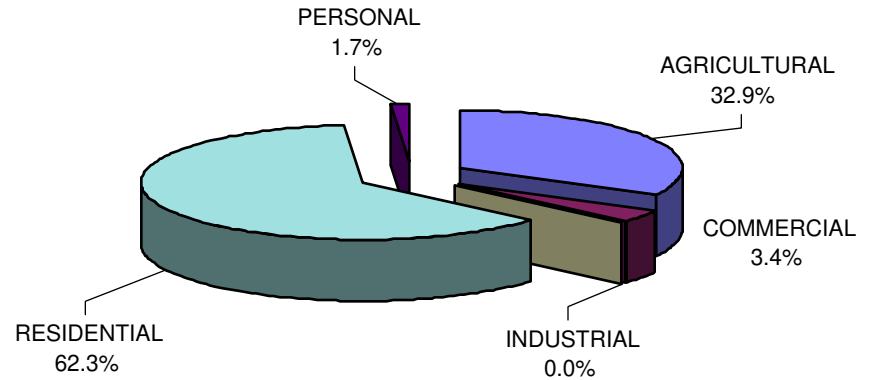
CLASS	2010 PARCEL COUNT	2009 BOARD OF REVIEW ASSESSED	2010 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2009 STATE EQUALIZED VALUE	2010 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	175	\$22,211,500	\$24,938,300	12.28%	\$22,211,500	\$24,938,300	12.28%	16.80%
COMMERCIAL	113	\$6,098,000	\$4,889,600	-19.82%	\$6,098,000	\$4,889,600	-19.82%	3.29%
INDUSTRIAL	31	\$24,871,900	\$26,022,200	4.62%	\$24,871,900	\$26,022,200	4.62%	17.53%
RESIDENTIAL	1678	\$72,949,000	\$65,279,100	-10.51%	\$72,949,000	\$65,279,100	-10.51%	43.97%
TOTAL REAL	1997	\$126,130,400	\$121,129,200	-3.97%	\$126,130,400	\$121,129,200	-3.97%	81.59%
PERSONAL PROPERTY								
COMMERCIAL	101	\$3,994,800	\$1,600,600	-59.93%	\$3,994,800	\$1,600,600	-59.93%	1.08%
INDUSTRIAL	10	\$15,260,100	\$22,923,300	50.22%	\$15,260,100	\$22,923,300	50.22%	15.44%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	15	\$2,720,300	\$2,809,700	3.29%	\$2,720,300	\$2,809,700	3.29%	1.89%
TOTAL PERSONAL	126	\$21,975,200	\$27,333,600	24.38%	\$21,975,200	\$27,333,600	24.38%	18.41%
71								
GRAND TOTAL	2,194	\$148,105,600	\$148,462,800	0.24%	\$148,105,600	\$148,462,800	0.24%	100.00%

ST JOSEPH COUNTY
2010
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
FABIUS TOWNSHIP



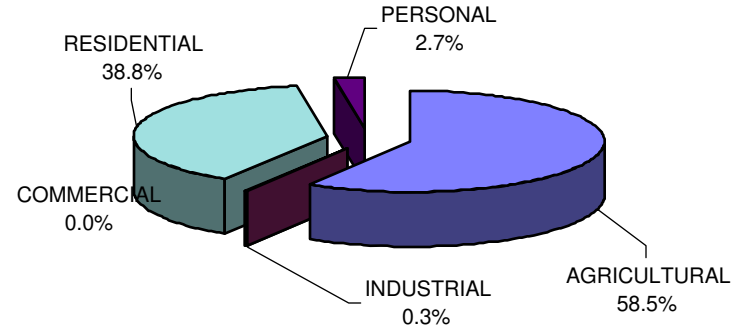
CLASS	2010 PARCEL COUNT	2009 BOARD OF REVIEW ASSESSED	2010 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2009 STATE EQUALIZED VALUE	2010 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	134	\$13,728,200	\$15,764,500	14.83%	\$13,728,200	\$15,764,500	14.83%	7.22%
COMMERCIAL	55	\$6,206,000	\$5,016,000	-19.17%	\$6,206,000	\$5,016,000	-19.17%	2.30%
INDUSTRIAL	38	\$4,038,000	\$4,905,900	21.49%	\$4,038,000	\$4,905,900	21.49%	2.25%
RESIDENTIAL	2678	\$207,348,800	\$186,077,900	-10.26%	\$207,348,800	\$186,077,900	-10.26%	85.24%
TOTAL REAL	2905	\$231,321,000	\$211,764,300	-8.45%	\$231,321,000	\$211,764,300	-8.45%	97.01%
PERSONAL PROPERTY								
COMMERCIAL	45	\$1,524,800	\$1,774,300	16.36%	\$1,524,800	\$1,774,300	16.36%	0.81%
INDUSTRIAL	2	\$278,200	\$298,100	7.15%	\$278,200	\$298,100	7.15%	0.14%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	8	\$4,465,700	\$4,460,100	-0.13%	\$4,465,700	\$4,460,100	-0.13%	2.04%
TOTAL PERSONAL	55	\$6,268,700	\$6,532,500	4.21%	\$6,268,700	\$6,532,500	4.21%	2.99%
63								
GRAND TOTAL	3,023	\$237,589,700	\$218,296,800	-8.12%	\$237,589,700	\$218,296,800	-8.12%	100.00%

ST JOSEPH COUNTY
2010
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
FAWN RIVER TOWNSHIP



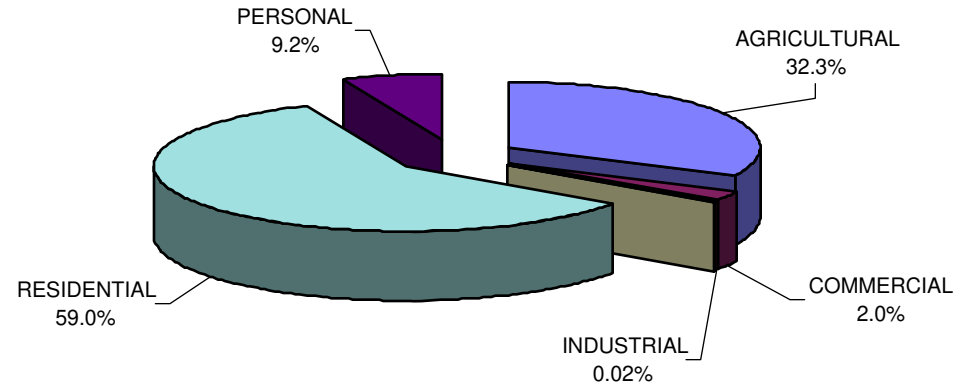
CLASS	2010 PARCEL COUNT	2009 BOARD OF REVIEW ASSESSED	2010 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2009 STATE EQUALIZED VALUE	2010 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	154	\$15,277,000	\$16,796,100	9.94%	\$15,277,000	\$16,796,100	9.94%	32.91%
COMMERCIAL	22	\$1,967,000	\$1,742,400	-11.42%	\$1,967,000	\$1,742,400	-11.42%	3.41%
INDUSTRIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
RESIDENTIAL	772	\$32,733,442	\$31,796,200	-2.86%	\$32,733,442	\$31,796,200	-2.86%	62.29%
TOTAL REAL	948	\$49,977,442	\$50,334,700	0.71%	\$49,977,442	\$50,334,700	0.71%	98.61%
PERSONAL PROPERTY								
COMMERCIAL	20	\$310,600	\$185,800	-40.18%	\$310,600	\$185,800	-40.18%	0.36%
INDUSTRIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	2	\$378,700	\$523,600	38.26%	\$378,700	\$523,600	38.26%	1.03%
TOTAL PERSONAL	22	\$689,300	\$709,400	2.92%	\$689,300	\$709,400	2.92%	1.39%
GRAND TOTAL	970	\$50,666,742	\$51,044,100	0.74%	\$50,666,742	\$51,044,100	0.74%	100.00%

ST JOSEPH COUNTY
2010
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATION
FLORENCE TOWNSHIP



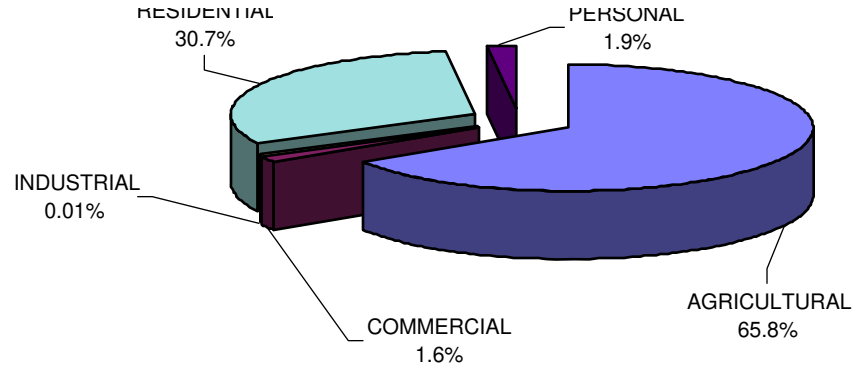
CLASS	2010 PARCEL COUNT	2009 BOARD OF REVIEW ASSESSED	2010 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2009 STATE EQUALIZED VALUE	2010 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	262	\$33,540,500	\$34,982,200	4.30%	\$33,540,500	\$34,982,200	4.30%	58.53%
COMMERCIAL	0	\$10,300	\$0	-100.00%	\$10,300	\$0	-100.00%	0.00%
INDUSTRIAL	7	\$105,400	\$152,500	44.69%	\$105,400	\$152,500	44.69%	0.26%
RESIDENTIAL	529	\$22,601,500	\$23,167,400	2.50%	\$22,601,500	\$23,167,400	2.50%	38.76%
TOTAL REAL	798	\$56,257,700	\$58,302,100	3.63%	\$56,257,700	\$58,302,100	3.63%	97.54%
PERSONAL PROPERTY								
COMMERCIAL	7	\$230,000	\$237,000	3.04%	\$230,000	\$237,000	3.04%	0.40%
INDUSTRIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	18	\$1,225,100	\$1,232,600	0.61%	\$1,225,100	\$1,232,600	0.61%	2.06%
TOTAL PERSONAL	25	\$1,455,100	\$1,469,600	1.00%	\$1,455,100	\$1,469,600	1.00%	2.46%
14								
GRAND TOTAL	837	\$57,712,800	\$59,771,700	3.57%	\$57,712,800	\$59,771,700	3.57%	100.00%

ST JOSEPH COUNTY
2010
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
FLOWERFIELD TOWNSHIP



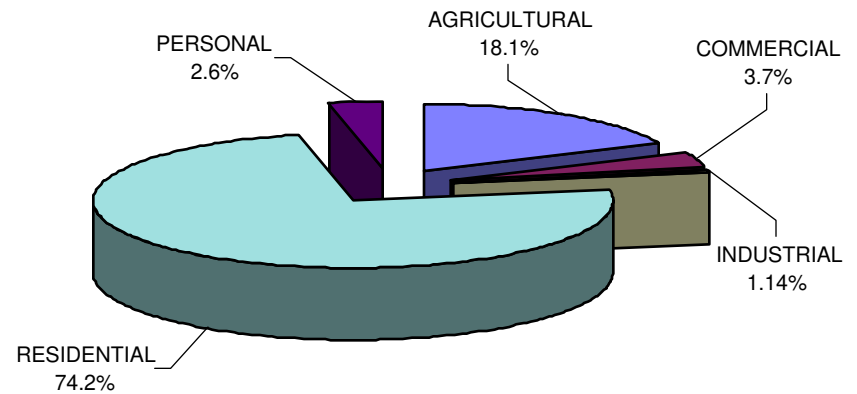
CLASS	2010 PARCEL COUNT	2009 BOARD OF REVIEW ASSESSED	2010 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2009 STATE EQUALIZED VALUE	2010 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	194	\$21,508,836	\$23,923,090	11.22%	\$21,508,836	\$23,923,090	11.22%	32.34%
COMMERCIAL	8	\$1,475,180	\$1,470,030	-0.35%	\$1,475,180	\$1,470,030	-0.35%	1.99%
INDUSTRIAL	2	\$258,690	\$217,370	-15.97%	\$258,690	\$217,370	-15.97%	0.29%
RESIDENTIAL	872	\$44,879,123	\$43,877,680	-2.23%	\$44,879,123	\$43,676,283	-2.68%	59.05%
TOTAL REAL	1076	\$68,121,829	\$69,488,170	2.01%	\$68,121,829	\$69,286,773	1.71%	93.67%
PERSONAL PROPERTY								
COMMERCIAL	27	\$766,074	\$734,644	-4.10%	\$766,074	\$734,644	-4.10%	0.99%
INDUSTRIAL	1	\$137,199	\$43,122	-68.57%	\$137,199	\$43,122	-68.57%	0.06%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	9	\$4,066,034	\$3,906,028	-3.94%	\$4,066,034	\$3,906,028	-3.94%	5.28%
TOTAL PERSONAL	37	\$4,969,307	\$4,683,794	-5.75%	\$4,969,307	\$4,683,794	-5.75%	6.33%
24								
GRAND TOTAL	1,137	\$73,091,136	\$74,171,964	1.48%	\$73,091,136	\$73,970,567	1.20%	100.00%

ST JOSEPH COUNTY
2010
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
LEONIDAS TOWNSHIP



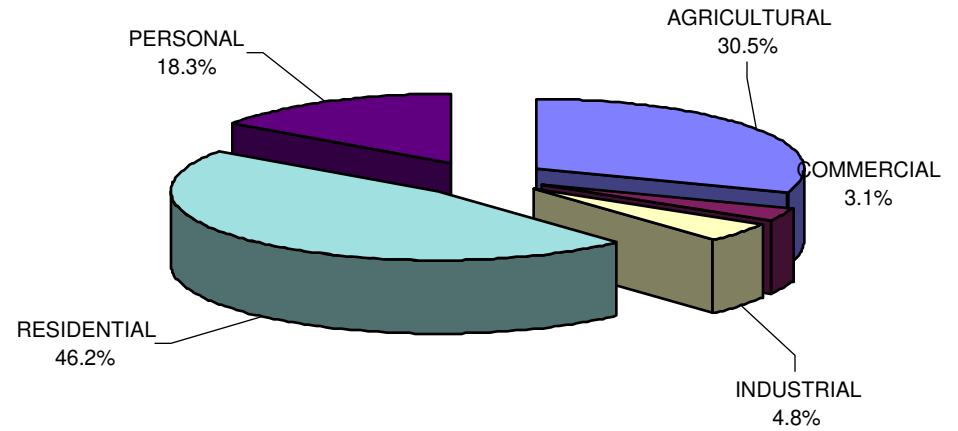
CLASS	2010 PARCEL COUNT	2009 BOARD OF REVIEW ASSESSED	2010 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2009 STATE EQUALIZED VALUE	2010 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	376	\$33,523,900	\$37,125,046	10.74%	\$33,523,900	\$37,125,046	10.74%	65.83%
COMMERCIAL	29	\$970,300	\$887,300	-8.55%	\$970,300	\$887,300	-8.55%	1.57%
INDUSTRIAL	0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
RESIDENTIAL	542	\$22,120,500	\$17,331,300	-21.65%	\$22,120,500	\$17,331,300	-21.65%	30.73%
TOTAL REAL	947	\$56,614,700	\$55,343,646	-2.25%	\$56,614,700	\$55,343,646	-2.25%	98.13%
PERSONAL PROPERTY								
COMMERCIAL	29	\$130,400	\$111,800	-14.26%	\$130,400	\$111,800	-14.26%	0.20%
INDUSTRIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	5	\$920,100	\$941,800	2.36%	\$920,100	\$941,800	2.36%	1.67%
TOTAL PERSONAL	34	\$1,050,500	\$1,053,600	0.30%	\$1,050,500	\$1,053,600	0.30%	1.87%
GRAND TOTAL	1,006	\$57,665,200	\$56,397,246	-2.20%	\$57,665,200	\$56,397,246	-2.20%	100.00%

ST JOSEPH COUNTY
2010
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
LOCKPORT TOWNSHIP



CLASS	2010 PARCEL COUNT	2009 BOARD OF REVIEW ASSESSED	2010 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2009 STATE EQUALIZED VALUE	2010 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	170	\$21,361,700	\$22,410,700	4.91%	\$21,361,700	\$22,410,700	4.91%	18.05%
COMMERCIAL	67	\$5,607,600	\$4,588,200	-18.18%	\$5,607,600	\$4,588,200	-18.18%	3.70%
INDUSTRIAL	17	\$1,162,500	\$971,800	-16.40%	\$1,162,500	\$971,800	-16.40%	0.78%
RESIDENTIAL	2016	\$101,949,600	\$92,116,000	-9.65%	\$101,949,600	\$92,116,000	-9.65%	74.20%
TOTAL REAL	2270	\$130,081,400	\$120,086,700	-7.68%	\$130,081,400	\$120,086,700	-7.68%	96.73%
PERSONAL PROPERTY								
COMMERCIAL	58	\$1,337,300	\$1,639,500	22.60%	\$1,337,300	\$1,639,500	22.60%	1.32%
INDUSTRIAL	3	\$62,100	\$111,900	80.19%	\$62,100	\$111,900	80.19%	0.09%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	13	\$2,048,200	\$2,308,000	12.68%	\$2,048,200	\$2,308,000	12.68%	1.86%
TOTAL PERSONAL	74	\$3,447,600	\$4,059,400	17.75%	\$3,447,600	\$4,059,400	17.75%	3.27%
GRAND TOTAL	2,424	\$133,529,000	\$124,146,100	-7.03%	\$133,529,000	\$124,146,100	-7.03%	100.00%

ST JOSEPH COUNTY
2010
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
MENDON TOWNSHIP



CLASS	2010 PARCEL COUNT	2009 BOARD OF REVIEW ASSESSED	2010 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2009 STATE EQUALIZED VALUE	2010 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	274	\$30,908,400	\$33,639,100	8.83%	\$30,908,400	\$33,639,100	8.83%	30.53%
COMMERCIAL	61	\$3,723,800	\$3,440,000	-7.62%	\$3,723,800	\$3,440,000	-7.62%	3.12%
INDUSTRIAL	31	\$4,562,300	\$5,250,300	15.08%	\$4,562,300	\$5,250,300	15.08%	4.77%
RESIDENTIAL	1430	\$58,860,500	\$50,912,900	-13.50%	\$58,860,500	\$50,912,900	-13.50%	46.21%
TOTAL REAL	1796	\$98,055,000	\$93,242,300	-4.91%	\$98,055,000	\$93,242,300	-4.91%	84.63%

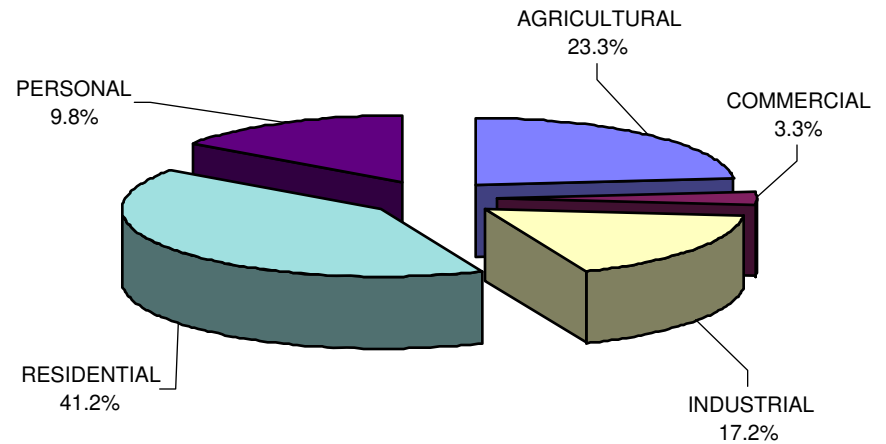
PERSONAL PROPERTY

COMMERCIAL	44	\$667,500	\$524,000	-21.50%	\$667,500	\$524,000	-21.50%	0.48%
INDUSTRIAL	10	\$8,278,000	\$8,711,300	5.23%	\$8,278,000	\$8,711,300	5.23%	7.91%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	11	\$6,941,600	\$7,700,100	10.93%	\$6,941,600	\$7,700,100	10.93%	6.99%
TOTAL PERSONAL	65	\$15,887,100	\$16,935,400	6.60%	\$15,887,100	\$16,935,400	6.60%	15.37%

87

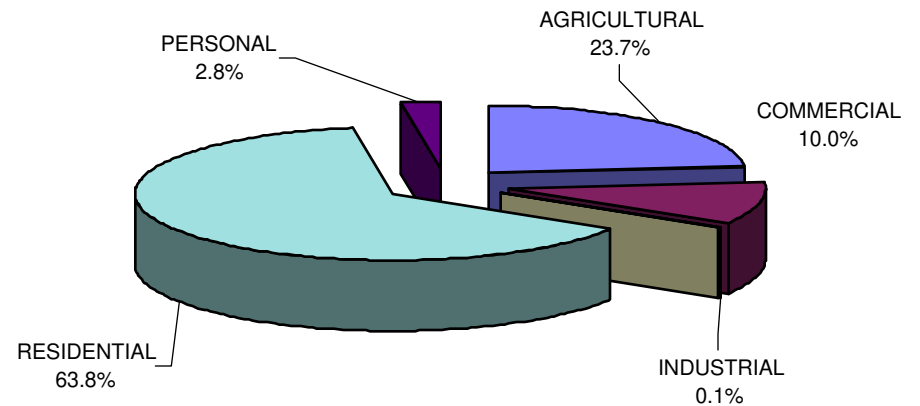
GRAND TOTAL	1,948	\$113,942,100	\$110,177,700	-3.30%	\$113,942,100	\$110,177,700	-3.30%	100.00%
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ST JOSEPH COUNTY
2010
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
MOTTVILLE TOWNSHIP



CLASS	2010 PARCEL COUNT	2009 BOARD OF REVIEW ASSESSED	2010 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2009 STATE EQUALIZED VALUE	2010 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	120	\$14,417,900	\$16,456,300	14.14%	\$14,417,900	\$16,456,300	14.14%	23.25%
COMMERCIAL	31	\$2,878,500	\$2,315,300	-19.57%	\$2,878,500	\$2,315,300	-19.57%	3.27%
INDUSTRIAL	33	\$9,817,600	\$12,177,600	24.04%	\$9,817,600	\$12,177,600	24.04%	17.21%
RESIDENTIAL	761	\$31,886,100	\$29,173,600	-8.51%	\$31,886,100	\$29,173,600	-8.51%	41.22%
TOTAL REAL	945	\$59,000,100	\$60,122,800	1.90%	\$59,000,100	\$60,122,800	1.90%	84.95%
PERSONAL PROPERTY								
COMMERCIAL	33	\$1,691,400	\$3,034,800	79.43%	\$1,691,400	\$3,034,800	79.43%	4.29%
INDUSTRIAL	11	\$3,196,300	\$4,818,000	50.74%	\$3,196,300	\$4,818,000	50.74%	6.81%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	10	\$2,450,700	\$2,799,400	14.23%	\$2,450,700	\$2,799,400	14.23%	3.96%
TOTAL PERSONAL	54	\$7,338,400	\$10,652,200	45.16%	\$7,338,400	\$10,652,200	45.16%	15.05%
29								
GRAND TOTAL	1,028	\$66,338,500	\$70,775,000	6.69%	\$66,338,500	\$70,775,000	6.69%	100.00%

ST JOSEPH COUNTY
2010
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
NOTTAWA TOWNSHIP

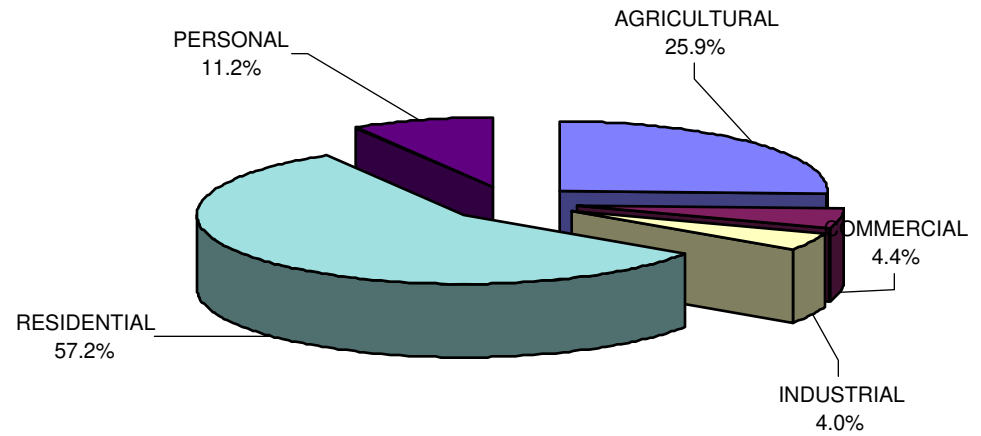


CLASS	2010 PARCEL COUNT	2009 BOARD OF REVIEW ASSESSED	2010 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2009 STATE EQUALIZED VALUE	2010 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	383	\$36,748,000	\$39,881,200	8.53%	\$36,748,000	\$39,881,200	8.53%	23.70%
COMMERCIAL	108	\$16,804,500	\$16,750,600	-0.32%	\$16,804,500	\$16,750,600	-0.32%	9.95%
INDUSTRIAL	12	\$249,200	\$249,200	0.00%	\$249,200	\$249,200	0.00%	0.15%
RESIDENTIAL	1938	\$106,792,650	\$107,431,100	0.60%	\$106,792,650	\$107,431,100	0.60%	63.83%
TOTAL REAL	2441	\$160,594,350	\$164,312,100	2.31%	\$160,594,350	\$164,312,100	2.31%	97.63%
PERSONAL PROPERTY								
COMMERCIAL	106	\$1,403,300	\$1,540,800	9.80%	\$1,403,300	\$1,540,800	9.80%	0.92%
INDUSTRIAL	3	\$200,600	\$162,600	-18.94%	\$200,600	\$162,600	-18.94%	0.10%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	13	\$2,150,000	\$2,283,900	6.23%	\$2,150,000	\$2,283,900	6.23%	1.36%
TOTAL PERSONAL	122	\$3,753,900	\$3,987,300	6.22%	\$3,753,900	\$3,987,300	6.22%	2.37%
	122							
GRAND TOTAL	2,685	\$164,348,250	\$168,299,400	2.40%	\$164,348,250	\$168,299,400	2.40%	100.00%

ST JOSEPH COUNTY

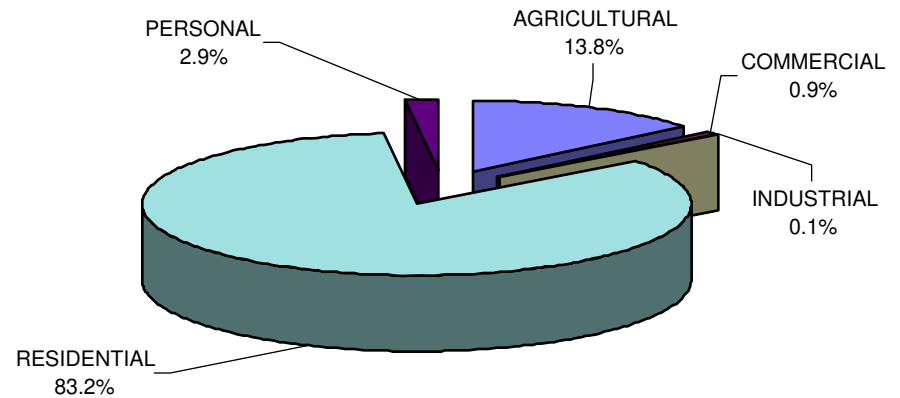
2010

SUMMARY OF ASSESSED & RECOMMENDED EQUALIZED VALUATIONS PARK TOWNSHIP



CLASS	2010 PARCEL COUNT	2009 BOARD OF REVIEW ASSESSED	2010 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2009 STATE EQUALIZED VALUE	2010 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	249	\$34,053,100	\$36,591,400	7.45%	\$34,053,100	\$36,591,400	7.45%	25.87%
COMMERCIAL	41	\$5,141,734	\$6,276,600	22.07%	\$5,141,734	\$6,276,600	22.07%	4.44%
INDUSTRIAL	22	\$7,089,800	\$5,712,400	-19.43%	\$7,089,800	\$5,712,400	-19.43%	4.04%
RESIDENTIAL	1456	\$87,220,000	\$80,843,800	-7.31%	\$87,220,000	\$80,843,800	-7.31%	57.16%
TOTAL REAL	1768	\$133,504,634	\$129,424,200	-3.06%	\$133,504,634	\$129,424,200	-3.06%	91.51%
PERSONAL PROPERTY								
COMMERCIAL	40	\$679,000	\$514,300	-24.26%	\$679,000	\$514,300	-24.26%	0.36%
INDUSTRIAL	14	\$4,503,800	\$4,374,400	-2.87%	\$4,503,800	\$4,374,400	-2.87%	3.09%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	15	\$7,668,000	\$7,122,800	-7.11%	\$7,668,000	\$7,122,800	-7.11%	5.04%
TOTAL PERSONAL	69	\$12,850,800	\$12,011,500	-6.53%	\$12,850,800	\$12,011,500	-6.53%	8.49%
35								
GRAND TOTAL	1,872	\$146,355,434	\$141,435,700	-3.36%	\$146,355,434	\$141,435,700	-3.36%	100.00%

ST JOSEPH COUNTY
2010
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
SHERMAN TOWNSHIP

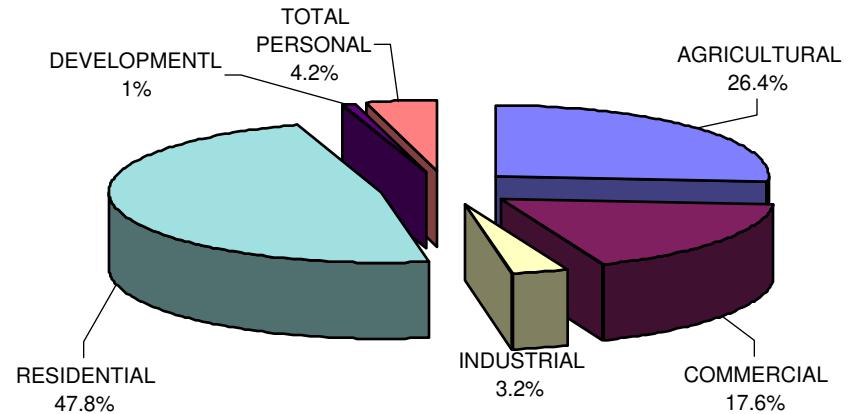


CLASS	2010 PARCEL COUNT	2009 BOARD OF REVIEW ASSESSED	2010 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2009 STATE EQUALIZED VALUE	2010 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	162	\$21,409,100	\$22,924,500	7.08%	\$21,409,100	\$22,924,500	7.08%	13.82%
COMMERCIAL	19	\$1,818,500	\$1,437,600	-20.95%	\$1,818,500	\$1,437,600	-20.95%	0.87%
INDUSTRIAL	1	\$187,000	\$187,000	0.00%	\$187,000	\$187,000	0.00%	0.11%
RESIDENTIAL	2007	\$135,622,900	\$138,044,100	1.79%	\$135,622,900	\$138,044,100	1.79%	83.23%
TOTAL REAL	2189	\$159,037,500	\$162,593,200	2.24%	\$159,037,500	\$162,593,200	2.24%	98.03%
PERSONAL PROPERTY								
COMMERCIAL	24	\$292,500	\$262,800	-10.15%	\$292,500	\$262,800	-10.15%	0.16%
INDUSTRIAL	2	\$51,700	\$49,400	0.00%	\$51,700	\$49,400	-4.45%	0.03%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	#DIV/0!	0.00%
UTILITY	11	\$2,836,800	\$2,960,900	4.37%	\$2,836,800	\$2,960,900	4.37%	1.79%
TOTAL PERSONAL	37	\$3,181,000	\$3,273,100	2.90%	\$3,181,000	\$3,273,100	2.90%	1.97%
66								
GRAND TOTAL	2,292	\$162,218,500	\$165,866,300	2.25%	\$162,218,500	\$165,866,300	2.25%	100.00%

ST JOSEPH COUNTY

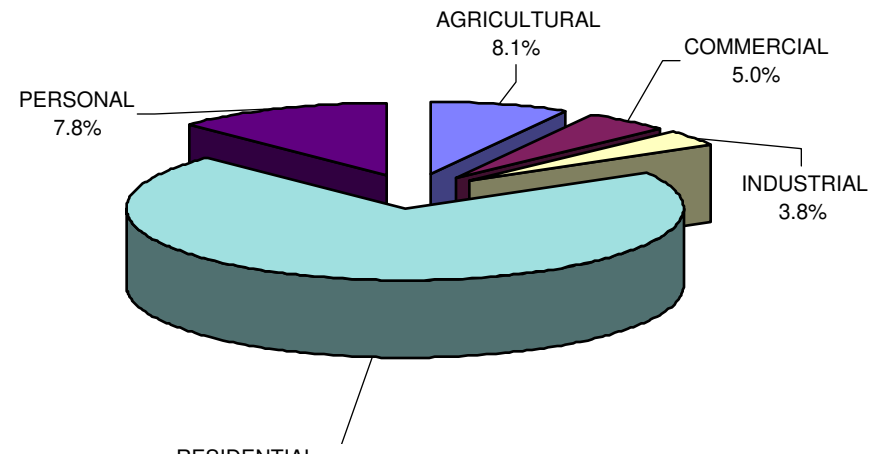
2010

SUMMARY OF ASSESSED & RECOMMENDED EQUALIZED VALUATIONS STURGIS TOWNSHIP



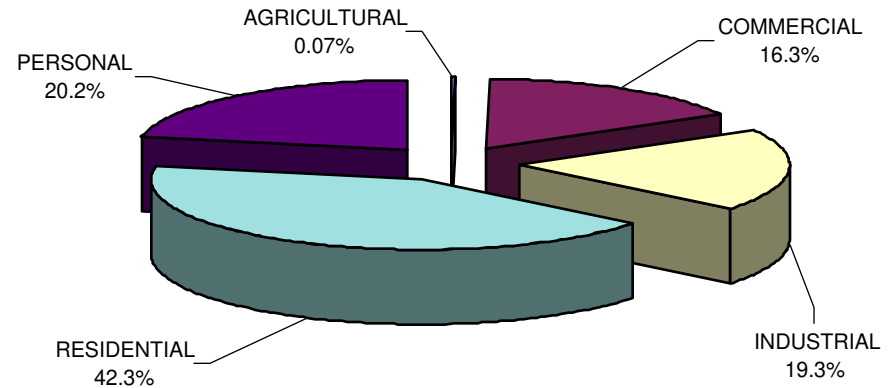
CLASS	2010 PARCEL COUNT	2009 BOARD OF REVIEW ASSESSED	2010 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2009 STATE EQUALIZED VALUE	2010 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	127	\$15,772,800	\$17,458,200	10.69%	\$15,772,800	\$17,458,200	10.69%	26.43%
COMMERCIAL	108	\$12,798,400	\$11,613,000	-9.26%	\$12,798,400	\$11,613,000	-9.26%	17.58%
INDUSTRIAL	15	\$2,881,500	\$2,082,300	-27.74%	\$2,881,500	\$2,082,300	-27.74%	3.15%
RESIDENTIAL	704	\$35,897,200	\$31,545,275	-12.12%	\$35,897,200	\$31,545,275	-12.12%	47.76%
DEVELOPMENTAL	4	\$415,200	\$570,100	37.31%	\$415,200	\$570,100	37.31%	0.86%
						\$0		0.00%
TOTAL REAL	958	\$67,765,100	\$63,268,875	-6.64%	\$67,765,100	\$63,268,875	-6.64%	95.78%
PERSONAL PROPERTY								
COMMERCIAL	65	\$1,846,000	\$1,781,500	-3.49%	\$1,846,000	\$1,781,500	-3.49%	2.70%
INDUSTRIAL	2	\$54,800	\$32,500	-40.69%	\$54,800	\$32,500	-40.69%	0.05%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	3	\$964,500	\$971,100	0.68%	\$964,500	\$971,100	0.68%	1.47%
TOTAL PERSONAL	70	\$2,865,300	\$2,785,100	-2.80%	\$2,865,300	\$2,785,100	-2.80%	4.22%
	35							
GRAND TOTAL	1,063	\$70,630,400	\$66,053,975	-6.48%	\$70,630,400	\$66,053,975	-6.48%	100.00%

ST JOSEPH COUNTY
2010
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
WHITE PIGEON TOWNSHIP



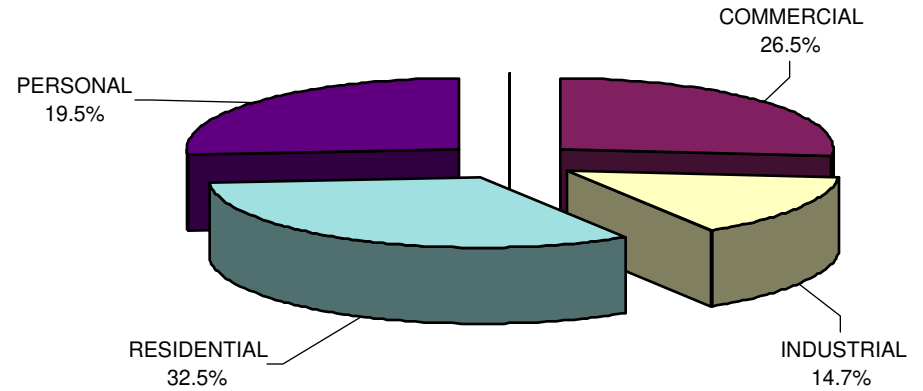
CLASS	2010 PARCEL COUNT	2009 BOARD OF REVIEW ASSESSED	2010 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2009 STATE EQUALIZED VALUE	2010 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	194	\$17,079,800	\$19,318,500	13.11%	\$17,079,800	\$19,318,500	13.11%	8.05%
COMMERCIAL	178	\$12,032,800	\$11,972,900	-0.50%	\$12,032,800	\$11,972,900	-0.50%	4.99%
INDUSTRIAL	47	\$9,143,000	\$9,004,700	-1.51%	\$9,143,000	\$9,004,700	-1.51%	3.75%
RESIDENTIAL	2401	\$173,758,900	\$169,549,100	-2.42%	\$173,758,900	\$169,549,100	-2.42%	70.67%
TOTAL REAL	2820	\$212,014,500	\$209,845,200	-1.02%	\$212,014,500	\$209,845,200	-1.02%	87.47%
PERSONAL PROPERTY								
COMMERCIAL	97	\$1,353,000	\$1,642,900	21.43%	\$1,353,000	\$1,642,900	21.43%	0.68%
INDUSTRIAL	7	\$4,570,400	\$3,954,000	-13.49%	\$4,570,400	\$3,954,000	-13.49%	1.65%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	#DIV/0!	0.00%
UTILITY	15	\$9,525,300	\$24,476,500	156.96%	\$9,525,300	\$24,476,500	156.96%	10.20%
TOTAL PERSONAL	119	\$15,448,700	\$30,073,400	94.67%	\$15,448,700	\$30,073,400	94.67%	12.53%
97								
GRAND TOTAL	3,036	\$227,463,200	\$239,918,600	5.48%	\$227,463,200	\$239,918,600	5.48%	100.00%

ST JOSEPH COUNTY
2010
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
CITY OF STURGIS



CLASS	2010 PARCEL COUNT	2009 BOARD OF REVIEW ASSESSED	2010 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2009 STATE EQUALIZED VALUE	2010 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	6	\$645,300	\$611,400	-5.25%	\$645,300	\$611,400	-5.25%	0.22%
COMMERCIAL	339	\$55,972,200	\$44,403,300	-20.67%	\$55,972,200	\$44,403,300	-20.67%	16.30%
INDUSTRIAL	115	\$53,496,300	\$52,491,800	-1.88%	\$53,496,300	\$52,491,800	-1.88%	19.27%
RESIDENTIAL	3331	\$142,857,550	\$115,126,200	-19.41%	\$142,857,550	\$115,126,200	-19.41%	42.27%
TOTAL REAL	3791	\$252,971,350	\$212,632,700	-15.95%	\$252,971,350	\$212,632,700	-15.95%	78.07%
PERSONAL PROPERTY								
COMMERCIAL	395	\$10,220,100	\$9,889,300	-3.24%	\$10,220,100	\$9,889,300	-3.24%	3.63%
INDUSTRIAL	45	\$51,993,900	\$48,837,300	-6.07%	\$51,993,900	\$48,837,300	-6.07%	17.93%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	3	\$959,300	\$985,900	2.77%	\$959,300	\$985,900	2.77%	0.36%
TOTAL PERSONAL	443	\$63,173,300	\$59,712,500	-5.48%	\$63,173,300	\$59,712,500	-5.48%	21.93%
215								
GRAND TOTAL	4,449	\$316,144,650	\$272,345,200	-13.85%	\$316,144,650	\$272,345,200	-13.85%	100.00%

ST JOSEPH COUNTY
2010
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
CITY OF THREE RIVERS



CLASS	2010 PARCEL COUNT	2009 BOARD OF REVIEW ASSESSED	2010 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2009 STATE EQUALIZED VALUE	2010 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
COMMERCIAL	321	\$76,169,750	\$61,004,900	-19.91%	\$76,169,750	\$61,004,900	-19.91%	26.53%
INDUSTRIAL	63	\$33,972,000	\$33,818,000	-0.45%	\$33,972,000	\$33,818,000	-0.45%	14.71%
RESIDENTIAL	2488	\$81,660,500	\$74,702,200	-8.52%	\$81,660,500	\$74,702,200	-8.52%	32.48%
TOTAL REAL	2872	\$191,802,250	\$169,525,100	-11.61%	\$191,802,250	\$169,525,100	-11.61%	73.72%
PERSONAL PROPERTY								
COMMERCIAL	296	\$10,190,500	\$11,818,000	15.97%	\$10,190,500	\$11,818,000	15.97%	5.14%
INDUSTRIAL	47	\$31,918,950	\$44,132,700	38.26%	\$31,918,950	\$44,132,700	38.26%	19.19%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	2	\$4,118,600	\$4,485,200	8.90%	\$4,118,600	\$4,485,200	8.90%	1.95%
TOTAL PERSONAL	345	\$46,228,050	\$60,435,900	30.73%	\$46,228,050	\$60,435,900	30.73%	26.28%
	185							
GRAND TOTAL	3,402	\$238,030,300	\$229,961,000	-3.39%	\$238,030,300	\$229,961,000	-3.39%	100.00%

75 - ST JOSEPH COUNTY

STATEMENT of acreage and valuation in the year 2010 made in accordance with sections 209.1 - 209.8 of the Michigan Compiled Laws.

TOWNSHIP OR CITY	(COL. 1) ACRES HUNDRETHS	TOTAL REAL PROPERTY VALUATIONS (TOTALS FROM PAGES 2 AND 3)		PERSONAL PROPERTY VALUATION		TOTAL REAL PLUS PERSONAL PROPERTY	
		(COL. 2) ASSESSED VALUATIONS	(COL. 3) EQUALIZEI VALUATIONS	(COL. 4) ASSESSED VALUATIONS	(COL. 5) EQUALIZEI VALUATIONS	(COL. 6) ASSESSED VALUATIONS	(COL. 7) EQUALIZEI VALUATIONS
01 BURR OAK	21.90	\$81,568,850	\$81,568,850	\$2,464,100	\$2,464,100	\$84,032,950	\$84,032,950
02 COLON	21.03	\$135,274,800	\$135,274,800	\$4,220,200	\$4,220,200	\$139,495,000	\$139,495,000
03 CONSTANTINE	20.98	\$121,129,200	\$121,129,200	\$27,333,600	\$27,333,600	\$148,462,800	\$148,462,800
04 FABIUS	20.10	\$211,764,300	\$211,764,300	\$6,532,500	\$6,532,500	\$218,296,800	\$218,296,800
05 FAWN RIVER	12.26	\$50,334,700	\$50,334,700	\$709,400	\$709,400	\$51,044,100	\$51,044,100
06 FLORENCE	21.39	\$58,302,100	\$58,302,100	\$1,469,600	\$1,469,600	\$59,771,700	\$59,771,700
07 FLOWERFIELD	22.79	\$69,488,170	\$69,286,773	\$4,683,794	\$4,683,794	\$74,171,964	\$73,970,567
08 LEONIDAS	22.65	\$55,343,646	\$55,343,646	\$1,053,600	\$1,053,600	\$56,397,246	\$56,397,246
09 LOCKPORT	18.15	\$120,086,700	\$120,086,700	\$4,059,400	\$4,059,400	\$124,146,100	\$124,146,100
10 MENDON	21.69	\$93,242,300	\$93,242,300	\$16,935,400	\$16,935,400	\$110,177,700	\$110,177,700
11 MOTTVILLE	12.37	\$60,122,800	\$60,122,800	\$10,652,200	\$10,652,200	\$70,775,000	\$70,775,000
12 NOTTAWA	21.97	\$164,312,100	\$164,312,100	\$3,987,300	\$3,987,300	\$168,299,400	\$168,299,400
13 PARK	22.26	\$129,424,200	\$129,424,200	\$12,011,500	\$12,011,500	\$141,435,700	\$141,435,700
14 SHERMAN	21.00	\$162,593,200	\$162,593,200	\$3,273,100	\$3,273,100	\$165,866,300	\$165,866,300
15 STURGIS	11.30	\$63,268,875	\$63,268,875	\$2,785,100	\$2,785,100	\$66,053,975	\$66,053,975
16 WHITE PIGEON	15.03	\$209,845,200	\$209,845,200	\$30,073,400	\$30,073,400	\$239,918,600	\$239,918,600
52 STURGIS CITY	0.00	\$212,632,700	\$212,632,700	\$59,712,500	\$59,712,500	\$272,345,200	\$272,345,200
51 THREE RIVERS	31.33	\$169,525,100	\$169,525,100	\$60,435,900	\$60,435,900	\$229,961,000	\$229,961,000
COUNTY TOTALS:	338.20	\$2,168,258,941	\$2,168,057,544	\$252,392,594	\$252,392,594	\$2,420,651,535	\$2,420,450,138

**OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF ST JOSEPH COUNTY, CENTREVILLE,
MICHIGAN, APRIL 20, 2010**

WE HEREBY CERTIFY That the foregoing is a true statement of the value of the real property and of the personal property in each Township and City in said county as assessed in the year **2010**, and of the aggregate valuation of the real property and personal property in each township and city in said county as equalized by the Board of Commissioners of said county on the **twentieth day of April, 2010**, at a meeting of said Board held in pursuance of the provisions of Sections 209.1 - 209.8, MCL. We further certify that said statement does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1963; P.A. 198 of 1974; P.A. 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.

Dated at Centreville, Michigan this twentieth day of April, **2010**.

Chairman of the St Joseph County Board of Commissioners

Page 2
Equalized Valuations - REAL

STATEMENT of acreage and valuation in the year 2010 made in accordance with sections 209.1 - 209.8 of the Michigan Compiled Laws.

TOWNSHIP OR CITY	REAL PROPERTY EQUALIZED VALUATIONS BY COUNTY BOARD OF COMMISSIONERS						
	(COL. 1) AGRICULTURAL	(COL. 2) COMMERCIAL	(COL. 3) INDUSTRIAL	(COL. 4) RESIDENTIAL	(COL. 5) TIMBER CUT-OVER	(COL. 6) DEVELOP- MENTAL	(COL. 7) TOTAL REAL PROPERTY
01 BURR OAK	\$32,559,000	\$1,028,800	\$1,097,600	\$46,883,450	\$0	\$0	\$81,568,850
02 COLON	\$35,170,200	\$4,845,800	\$3,535,300	\$91,723,500	\$0	\$0	\$135,274,800
03 CONSTANTINE	\$24,938,300	\$4,889,600	\$26,022,200	\$65,279,100	\$0	\$0	\$121,129,200
04 FABUS	\$15,764,500	\$5,016,000	\$4,905,900	\$186,077,900	\$0	\$0	\$211,764,300
05 FAWN RIVER	\$16,796,100	\$1,742,400	\$0	\$31,796,200	\$0	\$0	\$50,334,700
06 FLORENCE	\$34,982,200	\$0	\$152,500	\$23,167,400	\$0	\$0	\$58,302,100
07 FLOWERFIELD	\$23,923,090	\$1,470,030	\$217,370	\$43,676,283	\$0	\$0	\$69,286,773
08 LEONIDAS	\$37,125,046	\$887,300	\$0	\$17,331,300	\$0	\$0	\$55,343,646
09 LOCKPORT	\$22,410,700	\$4,588,200	\$971,800	\$92,116,000	\$0	\$0	\$120,086,700
10 MENDON	\$33,639,100	\$3,440,000	\$5,250,300	\$50,912,900	\$0	\$0	\$93,242,300
11 MOTTVILLE	\$16,456,300	\$2,315,300	\$12,177,600	\$29,173,600	\$0	\$0	\$60,122,800
12 NOTTAWA	\$39,881,200	\$16,750,600	\$249,200	\$107,431,100	\$0	\$0	\$164,312,100
13 PARK	\$36,591,400	\$6,276,600	\$5,712,400	\$80,843,800	\$0	\$0	\$129,424,200
14 SHERMAN	\$22,924,500	\$1,437,600	\$187,000	\$138,044,100	\$0	\$0	\$162,593,200
15 STURGIS	\$17,458,200	\$11,613,000	\$2,082,300	\$31,545,275	\$0	\$570,100	\$63,268,875
16 WHITE PIGEON	\$19,318,500	\$11,972,900	\$9,004,700	\$169,549,100	\$0	\$0	\$209,845,200
52 STURGIS CITY	\$611,400	\$44,403,300	\$52,491,800	\$115,126,200	\$0	\$0	\$212,632,700
51 THREE RIVERS	\$0	\$61,004,900	\$33,818,000	\$74,702,200	\$0	\$0	\$169,525,100
COUNTY TOTALS	\$430,549,736	\$183,682,330	\$157,875,970	\$1,395,379,408	\$0	\$570,100	\$2,168,057,544

**OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF ST JOSEPH COUNTY,
CENTREVILLE, MICHIGAN, APRIL 20, 2010**

WE HEREBY CERTIFY That the foregoing is a true statement of the equalized valuations of the real property classifications in each Township and City in said county of St Joseph in the year **2010** as determined by the Board of Commissioners of said county on the **twentieth day of April, 2010**, at a meeting of said Board held in pursuance of the provisions of Sections 209.1 - 209.8, MCL. We further certify that said statement does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1963; P.A. 198 of 1974; P.A. 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.

Dated at Centreville, Michigan this twentieth day of April, 2010.

75 - ST JOSEPH COUNTY

Page 3
Assessed Valuations - REAL

STATEMENT of acreage and valuation in the year 2010 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 CUT-OVER	(COL. 6) DEVELOP- MENTAL	(COL. 7) TOTAL REAL PROPERTY
01 BURR OAK	\$32,559,000	\$1,028,800	\$1,097,600	\$46,883,450	\$0	\$0	\$81,568,850
02 COLON	\$35,170,200	\$4,845,800	\$3,535,300	\$91,723,500	\$0	\$0	\$135,274,800
03 CONSTANTINE	\$24,938,300	\$4,889,600	\$26,022,200	\$65,279,100	\$0	\$0	\$121,129,200
04 FABIUS	\$15,764,500	\$5,016,000	\$4,905,900	\$186,077,900	\$0	\$0	\$211,764,300
05 FAWN RIVER	\$16,796,100	\$1,742,400	\$0	\$31,796,200	\$0	\$0	\$50,334,700
06 FLORENCE	\$34,982,200	\$0	\$152,500	\$23,167,400	\$0	\$0	\$58,302,100
07 FLOWERFIELD	\$23,923,090	\$1,470,030	\$217,370	\$43,877,680	\$0	\$0	\$69,488,170
08 LEONIDAS	\$37,125,046	\$887,300	\$0	\$17,331,300	\$0	\$0	\$55,343,646
09 LOCKPORT	\$22,410,700	\$4,588,200	\$971,800	\$92,116,000	\$0	\$0	\$120,086,700
10 MENDON	\$33,639,100	\$3,440,000	\$5,250,300	\$50,912,900	\$0	\$0	\$93,242,300
11 MOTTVILLE	\$16,456,300	\$2,315,300	\$12,177,600	\$29,173,600	\$0	\$0	\$60,122,800
12 NOTTAWA	\$39,881,200	\$16,750,600	\$249,200	\$107,431,100	\$0	\$0	\$164,312,100
13 PARK	\$36,591,400	\$6,276,600	\$5,712,400	\$80,843,800	\$0	\$0	\$129,424,200
14 SHERMAN	\$22,924,500	\$1,437,600	\$187,000	\$138,044,100	\$0	\$0	\$162,593,200
15 STURGIS	\$17,458,200	\$11,613,000	\$2,082,300	\$31,545,275	\$0	\$570,100	\$63,268,875
16 WHITE PIGEON	\$19,318,500	\$11,972,900	\$9,004,700	\$169,549,100	\$0	\$0	\$209,845,200
52 STURGIS CITY	\$611,400	\$44,403,300	\$52,491,800	\$115,126,200	\$0	\$0	\$212,632,700
51 THREE RIVERS	\$0	\$61,004,900	\$33,818,000	\$74,702,200	\$0	\$0	\$169,525,100
COUNTY TOTALS	\$430,549,736	\$183,682,330	\$157,875,970	\$1,395,580,805	\$0	\$570,100	\$2,168,258,941

**OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF ST JOSEPH COUNTY,
CENTREVILLE, MICHIGAN, APRIL 20 2010**

WE HEREBY CERTIFY That the foregoing is a true statement of the assessed valuations of the real property classifications in each Township and City in said county of St Joseph in the year **2010** as determined by the Board of Commissioners of said county on the **twentieth day of April, 2010**, at a meeting of said Board held in pursuance of the provisions of Sections 209.1 - 209.8, MCL. We further certify that said statement does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1963; P.A. 198 of 1974; P.A. 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.

Dated at Centreville, Michigan this twentieth first day of April, **2010**

Chairman of the St Joseph County Board of Commissioners

ST JOSEPH COUNTY CLASSIFICATION EQUALIZATION SUMMARY

AGRICULTURE

TOWNSHIP OR CITY	2010 BOARD OF REVIEW ASSESSED	2010 TENTATIVE FACTOR	ADDING OR SUBTRACTING	2010 COUNTY EQUALIZED VALUE
01 BURR OAK	\$32,559,000	1.00000	\$0	\$32,559,000
02 COLON	\$35,170,200	1.00000	\$0	\$35,170,200
03 CONSTANTINE	\$24,938,300	1.00000	\$0	\$24,938,300
04 FABIOUS	\$15,764,500	1.00000	\$0	\$15,764,500
05 FAWN RIVER	\$16,796,100	1.00000	\$0	\$16,796,100
06 FLORENCE	\$34,982,200	1.00000	\$0	\$34,982,200
07 FLOWERFIELD	\$23,923,090	1.00000	\$0	\$23,923,090
08 LEONIDAS	\$37,125,046	1.00000	\$0	\$37,125,046
09 LOCKPORT	\$22,410,700	1.00000	\$0	\$22,410,700
10 MENDON	\$33,639,100	1.00000	\$0	\$33,639,100
11 MOTTVILLE	\$16,456,300	1.00000	\$0	\$16,456,300
12 NOTTAWA	\$39,881,200	1.00000	\$0	\$39,881,200
13 PARK	\$36,591,400	1.00000	\$0	\$36,591,400
14 SHERMAN	\$22,924,500	1.00000	\$0	\$22,924,500
15 STURGIS	\$17,458,200	1.00000	\$0	\$17,458,200
16 WHITE PIGEON	\$19,318,500	1.00000	\$0	\$19,318,500
52 STURGIS CITY	\$611,400	1.00000	\$0	\$611,400
51 THREE RIVERS	\$0	NONE	\$0	\$0
COUNTY TOTAL	\$430,549,736		\$0	\$430,549,736

CERTIFIED BY THE COUNTY BOARD OF COMMISSIONERS, APRIL 20, 2010.

CHAIRMAN OF THE ST JOSEPH COUNTY BOARD OF COMMISSIONERS

PATTIE S. BENDER, CLERK OF THE ST JOSEPH COUNTY BOARD OF COMMISSIONERS

ST JOSEPH COUNTY CLASSIFICATION EQUALIZATION SUMMARY

COMMERCIAL

TOWNSHIP OR CITY	2010 BOARD OF REVIEW ASSESSED	2010 TENTATIVE FACTOR	ADDING OR SUBTRACTING	2010 COUNTY EQUALIZED VALUE
01 BURR OAK	\$1,028,800	1.00000	\$0	\$1,028,800
02 COLON	\$4,845,800	1.00000	\$0	\$4,845,800
03 CONSTANTINE	\$4,889,600	1.00000	\$0	\$4,889,600
04 FABIVS	\$5,016,000	1.00000	\$0	\$5,016,000
05 FAWN RIVER	\$1,742,400	1.00000	\$0	\$1,742,400
06 FLORENCE	\$0	0.00000	\$0	\$0
07 FLOWERFIELD	\$1,470,030	1.00000	\$0	\$1,470,030
08 LEONIDAS	\$887,300	1.00000	\$0	\$887,300
09 LOCKPORT	\$4,588,200	1.00000	\$0	\$4,588,200
10 MENDON	\$3,440,000	1.00000	\$0	\$3,440,000
11 MOTTVILLE	\$2,315,300	1.00000	\$0	\$2,315,300
12 NOTTAWA	\$16,750,600	1.00000	\$0	\$16,750,600
13 PARK	\$6,276,600	1.00000	\$0	\$6,276,600
14 SHERMAN	\$1,437,600	1.00000	\$0	\$1,437,600
15 STURGIS	\$11,613,000	1.00000	\$0	\$11,613,000
16 WHITE PIGEON	\$11,972,900	1.00000	\$0	\$11,972,900
52 STURGIS CITY	\$44,403,300	1.00000	\$0	\$44,403,300
51 THREE RIVERS	\$61,004,900	1.00000	\$0	\$61,004,900
COUNTY TOTAL	\$183,682,330		\$0	\$183,682,330

CERTIFIED BY THE COUNTY BOARD OF COMMISSIONERS, APRIL 20, 2010.

CHAIRMAN OF THE ST JOSEPH COUNTY BOARD OF COMMISSIONERS

PATTIE S. BENDER, CLERK OF THE ST JOSEPH COUNTY BOARD OF COMMISSIONERS

ST JOSEPH COUNTY CLASSIFICATION EQUALIZATION SUMMARY

INDUSTRIAL

TOWNSHIP OR CITY	2010 BOARD OF REVIEW ASSESSED	2010 TENTATIVE FACTOR	ADDING OR SUBTRACTING	2010 COUNTY EQUALIZED VALUE
01 BURR OAK	\$1,097,600	1.00000	\$0	\$1,097,600
02 COLON	\$3,535,300	1.00000	\$0	\$3,535,300
03 CONSTANTINE	\$26,022,200	1.00000	\$0	\$26,022,200
04 FABIOUS	\$4,905,900	1.00000	\$0	\$4,905,900
05 FAWN RIVER	\$0	NONE	\$0	\$0
06 FLORENCE	\$152,500	1.00000	\$0	\$152,500
07 FLOWERFIELD	\$217,370	1.00000	\$0	\$217,370
08 LEONIDAS	\$0	NONE	\$0	\$0
09 LOCKPORT	\$971,800	1.00000	\$0	\$971,800
10 MENDON	\$5,250,300	1.00000	\$0	\$5,250,300
11 MOTTVILLE	\$12,177,600	1.00000	\$0	\$12,177,600
12 NOTTAWA	\$249,200	1.00000	\$0	\$249,200
13 PARK	\$5,712,400	1.00000	\$0	\$5,712,400
14 SHERMAN	\$187,000	1.00000	\$0	\$187,000
15 STURGIS	\$2,082,300	1.00000	\$0	\$2,082,300
16 WHITE PIGEON	\$9,004,700	1.00000	\$0	\$9,004,700
52 STURGIS CITY	\$52,491,800	1.00000	\$0	\$52,491,800
51 THREE RIVERS	\$33,818,000	1.00000	\$0	\$33,818,000
COUNTY TOTAL	\$157,875,970		\$0	\$157,875,970

CERTIFIED BY THE COUNTY BOARD OF COMMISSIONERS, APRIL 20, 2010.

CHAIRMAN OF THE ST JOSEPH COUNTY BOARD OF COMMISSIONERS

PATTIE S. BENDER, CLERK OF THE ST JOSEPH COUNTY BOARD OF COMMISSIONERS

ST JOSEPH COUNTY CLASSIFICATION EQUALIZATION SUMMARY

RESIDENTIAL

TOWNSHIP OR CITY	2010 BOARD OF REVIEW ASSESSED	2010 TENTATIVE FACTOR	ADDING OR SUBTRACTING	2010 COUNTY EQUALIZED VALUE
01 BURR OAK	\$46,883,450	1.00000	\$0	\$46,883,450
02 COLON	\$91,723,500	1.00000	\$0	\$91,723,500
03 CONSTANTINE	\$65,279,100	1.00000	\$0	\$65,279,100
04 FABIUS	\$186,077,900	1.00000	\$0	\$186,077,900
05 FAWN RIVER	\$31,796,200	1.00000	\$0	\$31,796,200
06 FLORENCE	\$23,167,400	1.00000	\$0	\$23,167,400
07 FLOWERFIELD	\$43,877,680	0.99541	(\$201,397)	\$43,676,283
08 LEONIDAS	\$17,331,300	1.00000	\$0	\$17,331,300
09 LOCKPORT	\$92,116,000	1.00000	\$0	\$92,116,000
10 MENDON	\$50,912,900	1.00000	\$0	\$50,912,900
11 MOTTVILLE	\$29,173,600	1.00000	\$0	\$29,173,600
12 NOTTAWA	\$107,431,100	1.00000	\$0	\$107,431,100
13 PARK	\$80,843,800	1.00000	\$0	\$80,843,800
14 SHERMAN	\$138,044,100	1.00000	\$0	\$138,044,100
15 STURGIS	\$31,545,275	1.00000	\$0	\$31,545,275
16 WHITE PIGEON	\$169,549,100	1.00000	\$0	\$169,549,100
52 STURGIS CITY	\$115,126,200	1.00000	\$0	\$115,126,200
51 THREE RIVERS	\$74,702,200	1.00000	\$0	\$74,702,200
COUNTY TOTAL	\$1,395,580,805		(\$201,397)	\$1,395,379,408

CERTIFIED BY THE COUNTY BOARD OF COMMISSIONERS, APRIL 20, 2010.

CHAIRMAN OF THE ST JOSEPH COUNTY BOARD OF COMMISSIONERS

PATTIE S. BENDER, CLERK OF THE ST JOSEPH COUNTY BOARD OF COMMISSIONERS

ST JOSEPH COUNTY CLASSIFICATION EQUALIZATION SUMMARY

PERSONAL PROPERTY

TOWNSHIP OR CITY	2010 BOARD OF REVIEW ASSESSED	2010 TENTATIVE FACTOR	ADDING OR SUBTRACTING	2010 COUNTY EQUALIZED VALUE
01 BURR OAK	\$2,464,100	1.00000	\$0	\$2,464,100
02 COLON	\$4,220,200	1.00000	\$0	\$4,220,200
03 CONSTANTINE	\$27,333,600	1.00000	\$0	\$27,333,600
04 FABIOUS	\$6,532,500	1.00000	\$0	\$6,532,500
05 FAWN RIVER	\$709,400	1.00000	\$0	\$709,400
06 FLORENCE	\$1,469,600	1.00000	\$0	\$1,469,600
07 FLOWERFIELD	\$4,683,794	1.00000	\$0	\$4,683,794
08 LEONIDAS	\$1,053,600	1.00000	\$0	\$1,053,600
09 LOCKPORT	\$4,059,400	1.00000	\$0	\$4,059,400
10 MENDON	\$16,935,400	1.00000	\$0	\$16,935,400
11 MOTTVILLE	\$10,652,200	1.00000	\$0	\$10,652,200
12 NOTTAWA	\$3,987,300	1.00000	\$0	\$3,987,300
13 PARK	\$12,011,500	1.00000	\$0	\$12,011,500
14 SHERMAN	\$3,273,100	1.00000	\$0	\$3,273,100
15 STURGIS	\$2,785,100	1.00000	\$0	\$2,785,100
16 WHITE PIGEON	\$30,073,400	1.00000	\$0	\$30,073,400
52 STURGIS CITY	\$59,712,500	1.00000	\$0	\$59,712,500
51 THREE RIVERS	\$60,435,900	1.00000	\$0	\$60,435,900
COUNTY TOTAL	\$252,392,594		\$0	\$252,392,594

CERTIFIED BY THE COUNTY BOARD OF COMMISSIONERS, APRIL 20, 2010

CHAIRMAN OF THE ST JOSEPH COUNTY BOARD OF COMMISSIONERS

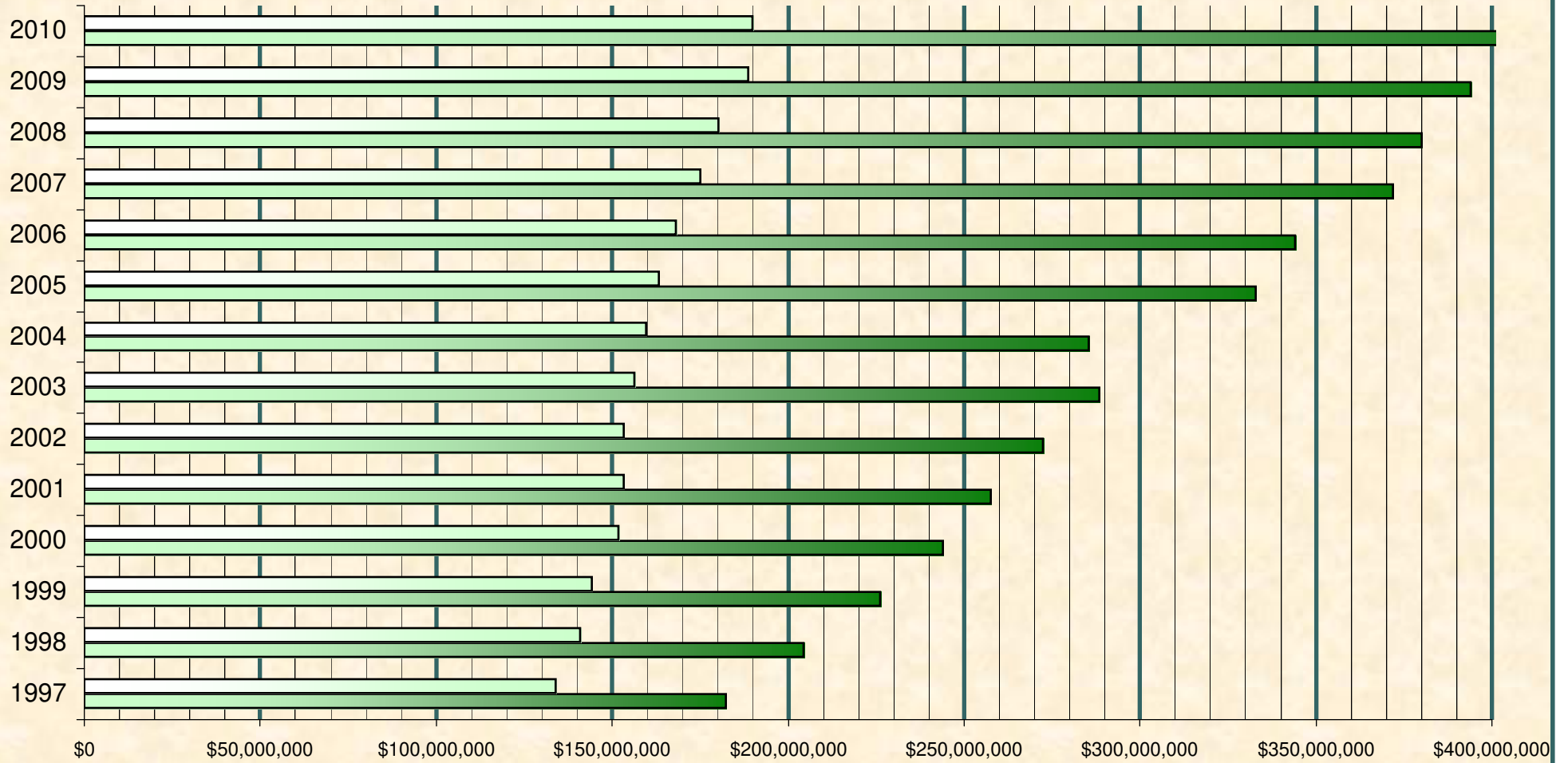
PATTIE S. BENDER, CLERK OF THE ST JOSEPH COUNTY BOARD OF COMMISSIONERS

ST JOSEPH COUNTY

2010 SEV PROPERTY CLASS FACTORS

UNIT	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL
BURR OAK	1.00000	1.00000	1.00000	1.00000
COLON	1.00000	1.00000	1.00000	1.00000
CONSTANTINE	1.00000	1.00000	1.00000	1.00000
FABIUS	1.00000	1.00000	1.00000	1.00000
FAWN RIVER	1.00000	1.00000	NONE	1.00000
FLORENCE	1.00000	None	1.00000	1.00000
FLOWERFIELD	1.00000	1.00000	1.00000	0.99541
LEONIDAS	1.00000	1.00000	NONE	1.00000
LOCKPORT	1.00000	1.00000	1.00000	1.00000
MENDON	1.00000	1.00000	1.00000	1.00000
MOTTVILLE	1.00000	1.00000	1.00000	1.00000
NOTTAWA	1.00000	1.00000	1.00000	1.00000
PARK	1.00000	1.00000	1.00000	1.00000
SHERMAN	1.00000	1.00000	1.00000	1.00000
STURGIS	1.00000	1.00000	1.00000	1.00000
WHITE PIGEON	1.00000	1.00000	1.00000	1.00000
STURGIS CITY	1.00000	1.00000	1.00000	1.00000
THREE RIVERS	NONE	1.00000	1.00000	1.00000

Historical Variance Between Equalized & Taxable Valuations - Agricultural Classification



	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
□ Taxable	\$134,009,471	\$140,946,642	\$144,241,761	\$151,635,069	\$153,390,328	\$153,149,245	\$156,385,499	\$159,602,003	\$163,389,182	\$167,994,971	\$174,978,019	\$180,304,895	\$188,695,091	\$189,797,177
■ Equalized	\$182,253,733	\$204,349,640	\$226,047,244	\$244,128,529	\$257,469,264	\$272,439,788	\$288,516,360	\$285,320,950	\$332,810,500	\$344,188,519	\$371,807,109	\$380,130,370	\$394,049,336	\$430,549,736