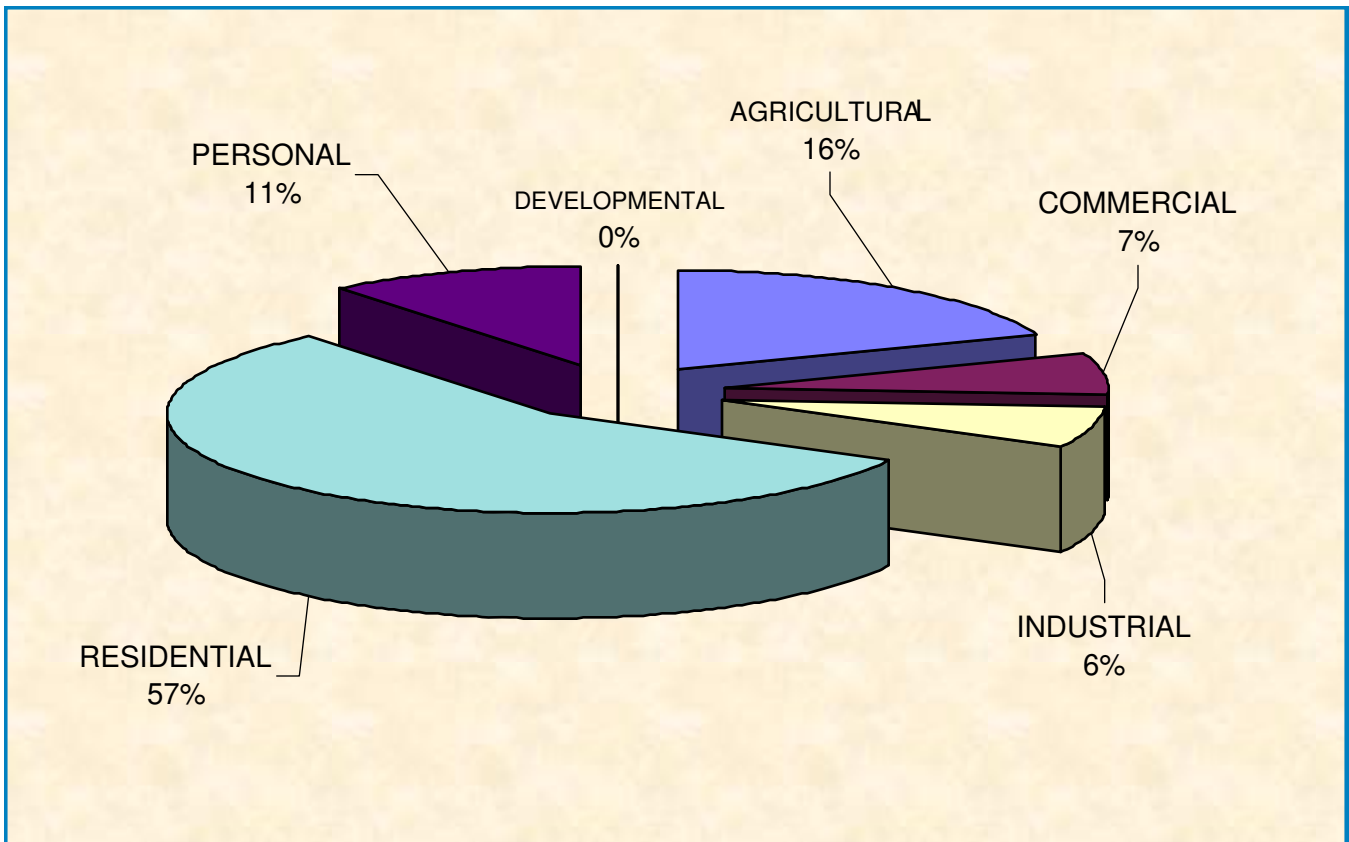


2011
ST JOSEPH COUNTY EQUALIZATION REPORT
SUMMARY EQUALIZED VALUES

CLASS	EQUALIZED VALUE
AGRICULTURAL	\$470,162,600
COMMERCIAL	\$172,245,870
INDUSTRIAL	\$156,622,750
RESIDENTIAL	\$1,381,769,548
PERSONAL	\$266,263,029
DEVELOPMENTAL	\$597,400

GRAND TOTAL EQUALIZED	\$2,447,661,197
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ST JOSEPH COUNTY

2011

SUMMARY OF ASSESSED/RECOMMENDED EQUALIZED VALUATIONS

UNIT	2011 PARCEL COUNT	2010 BOARD OF REVIEW ASSESSED	2011 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2010 STATE EQUALIZED VALUE	2011 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL COUNTY EQUALIZED VALUE
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TOWNSHIPS

BURR OAK	1,695	\$84,032,950	\$89,817,400	6.88%	\$84,032,950	\$89,817,400	6.88%	3.67%
COLON	1,715	\$139,495,000	\$135,665,100	-2.75%	\$139,495,000	\$135,665,100	-2.75%	5.54%
CONSTANTINE	2,185	\$148,462,800	\$147,885,340	-0.39%	\$148,462,800	\$147,885,340	-0.39%	6.04%
FABIUS	3,023	\$218,296,800	\$233,878,300	7.14%	\$218,296,800	\$233,878,300	7.14%	9.56%
FAWN RIVER	986	\$51,044,100	\$49,861,000	-2.32%	\$51,044,100	\$49,861,000	-2.32%	2.04%
FLORENCE	840	\$59,771,700	\$65,905,200	10.26%	\$59,771,700	\$65,905,200	10.26%	2.69%
FLOWERFIELD	1,137	\$74,171,964	\$78,573,307	5.93%	\$74,171,964	\$78,573,307	5.93%	3.21%
LEONIDAS	999	\$56,397,246	\$62,641,300	11.07%	\$56,397,246	\$62,641,300	11.07%	2.56%
LOCKPORT	2,420	\$124,146,100	\$125,003,100	0.69%	\$124,146,100	\$125,003,100	0.69%	5.11%
MENDON	1,952	\$110,177,700	\$110,753,300	0.52%	\$110,177,700	\$110,753,300	0.52%	4.52%
MOTTVILLE	1,028	\$70,775,000	\$73,396,400	3.70%	\$70,775,000	\$73,396,400	3.70%	3.00%
NOTTAWA	2,667	\$168,299,400	\$160,763,500	-4.48%	\$168,299,400	\$160,763,500	-4.48%	6.57%
PARK	1,872	\$141,435,700	\$154,114,800	8.96%	\$141,435,700	\$154,114,800	8.96%	6.30%
SHERMAN	2,289	\$165,866,300	\$154,852,900	-6.64%	\$165,866,300	\$154,852,900	-6.64%	6.33%
STURGIS	1,065	\$66,053,975	\$66,815,300	1.15%	\$66,053,975	\$66,815,300	1.15%	2.73%
WHITE PIGEON	3,037	\$239,918,600	\$243,080,500	1.32%	\$239,918,600	\$243,080,500	1.32%	9.93%

CITIES

STURGIS CITY	4,461	\$272,345,200	\$272,565,650	0.08%	\$272,345,200	\$272,565,650	0.08%	11.14%
THREE RIVERS	3,413	\$229,961,000	\$222,088,800	-3.42%	\$229,961,000	\$222,088,800	-3.42%	9.07%

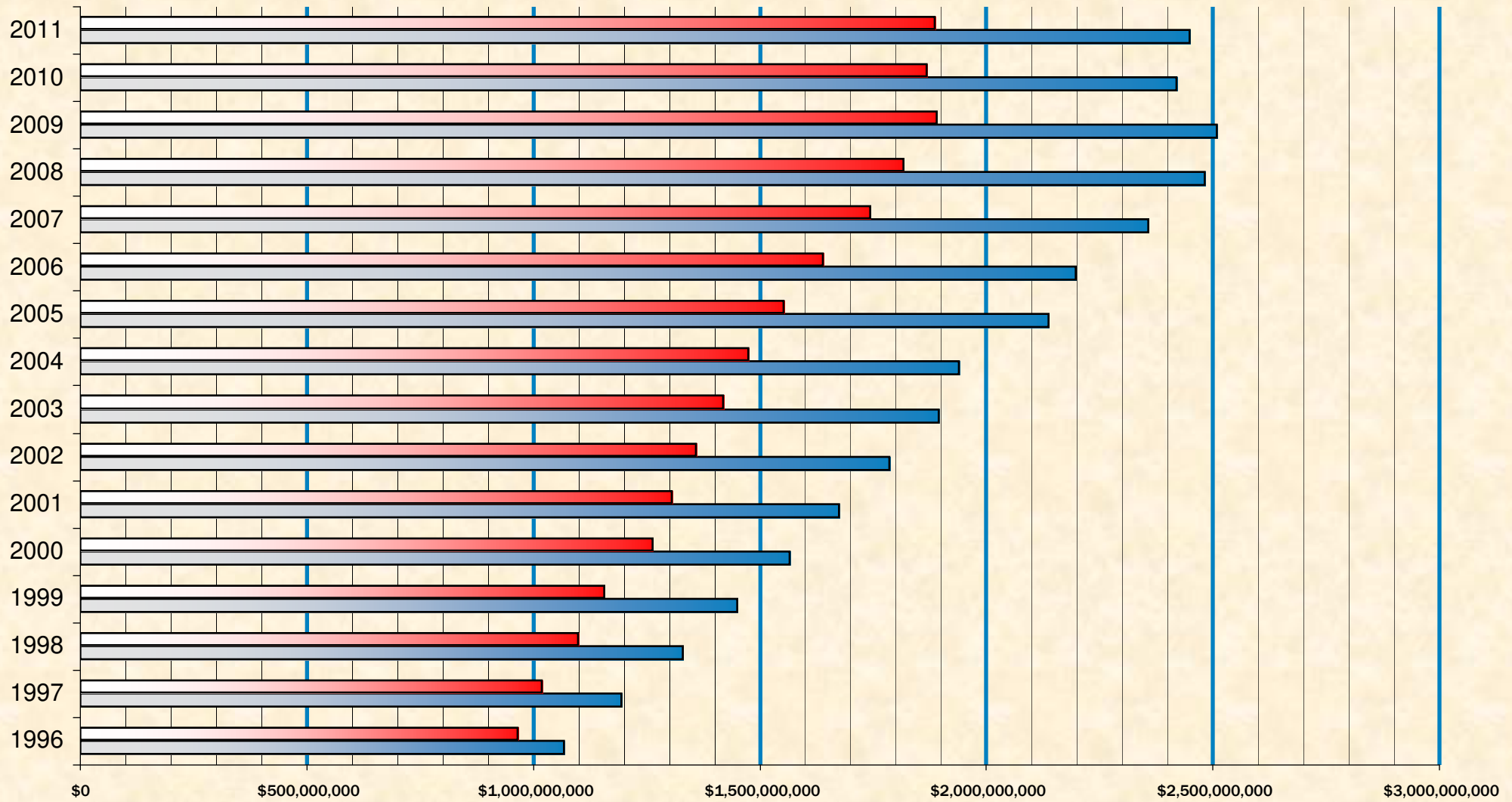
GRAND TOTAL	36,784	\$2,420,651,535	\$2,447,661,197	1.12%	\$2,420,651,535	\$2,447,661,197	1.12%	100.00%
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VILLAGES

BURR OAK Total	476	\$10,180,900	\$9,767,500	-4.06%	\$10,180,900	\$9,767,500	-4.06%	0.40%
COLON Total	840	\$32,562,500	\$30,939,300	-4.98%	\$32,562,500	\$30,939,300	-4.98%	1.26%
CONSTANTINE Total	807	\$66,469,900	\$58,349,740	-12.22%	\$66,469,900	\$58,349,740	-12.22%	2.38%
MENDON Total	501	\$27,837,200	\$26,923,200	-3.28%	\$27,837,200	\$26,923,200	-3.28%	1.10%
CENTREVILLE Total	592	\$30,340,100	\$24,609,500	-18.89%	\$30,340,100	\$24,609,500	-18.89%	1.01%
WHITE PIGEON Total	762	\$36,058,800	\$33,407,500	-7.35%	\$36,058,800	\$33,407,500	-7.35%	1.36%

TOTAL VILLAGES	3,978	\$203,449,400	\$183,996,740	-9.56%	\$203,449,400	\$183,996,740	-9.56%	7.52%
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Historical Variance Between Total Equalized & Total Taxable Valuations

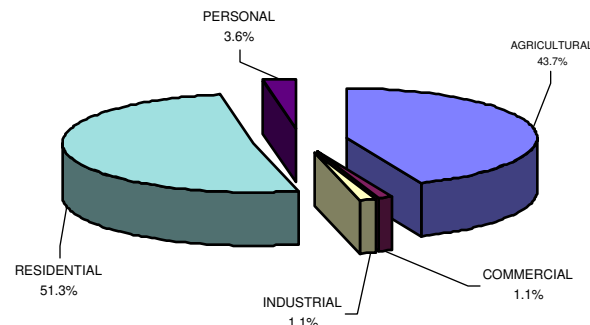


	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
■ Taxable	\$965,599,796	\$1,017,498,156	\$1,099,445,341	\$1,156,787,211	\$1,262,556,234	\$1,304,936,096	\$1,358,546,256	\$1,418,498,194	\$1,475,310,925	\$1,552,539,781	\$1,639,085,482	\$1,744,604,341	\$1,817,133,527	\$1,891,302,939	\$1,868,080,386	\$1,886,113,996
■ 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	\$2,447,661,197

ST JOSEPH COUNTY

2011

SUMMARY OF ASSESSED & RECOMMENDED EQUALIZED VALUATIONS BURR OAK TOWNSHIP

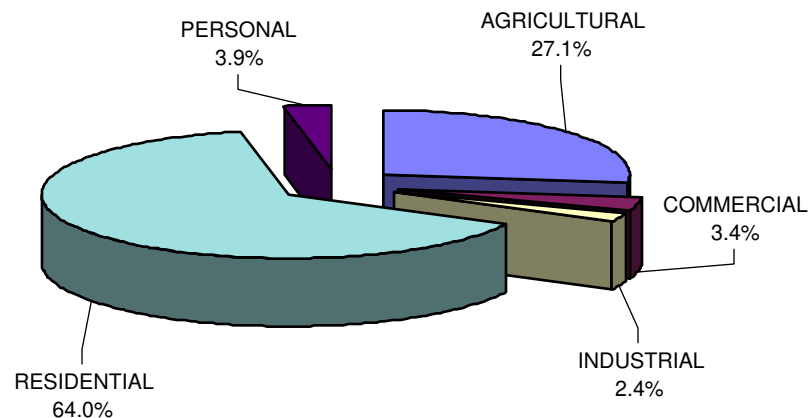


CLASS	2011 PARCEL COUNT	2010 BOARD OF REVIEW ASSESSED	2011 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2010 STATE EQUALIZED VALUE	2011 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	259	\$32,559,000	\$39,260,800	20.58%	\$32,559,000	\$39,260,800	20.58%	43.71%
COMMERCIAL	39	\$1,028,800	\$1,025,900	-0.28%	\$1,028,800	\$1,025,900	-0.28%	1.14%
INDUSTRIAL	28	\$1,097,600	\$1,011,700	-7.83%	\$1,097,600	\$1,011,700	-7.83%	1.13%
RESIDENTIAL	1277	\$46,883,450	\$46,047,300	-1.78%	\$46,883,450	\$46,047,300	-1.78%	51.27%
TOTAL REAL	1603	\$81,568,850	\$87,345,700	7.08%	\$81,568,850	\$87,345,700	7.08%	97.25%
PERSONAL PROPERTY								
COMMERCIAL	17	\$91,600	\$95,000	3.71%	\$91,600	\$95,000	3.71%	0.11%
INDUSTRIAL	8	\$379,000	\$352,300	-7.04%	\$379,000	\$352,300	-7.04%	0.39%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	9	\$1,993,500	\$2,024,400	1.55%	\$1,993,500	\$2,024,400	1.55%	2.25%
TOTAL PERSONAL	34	\$2,464,100	\$2,471,700	0.31%	\$2,464,100	\$2,471,700	0.31%	2.75%
exempt	58							
GRAND TOTAL	1,695	\$84,032,950	\$89,817,400	6.88%	\$84,032,950	\$89,817,400	6.88%	100.00%

ST JOSEPH COUNTY

2011

SUMMARY OF ASSESSED & RECOMMENDED EQUALIZED VALUATIONS COLON TOWNSHIP

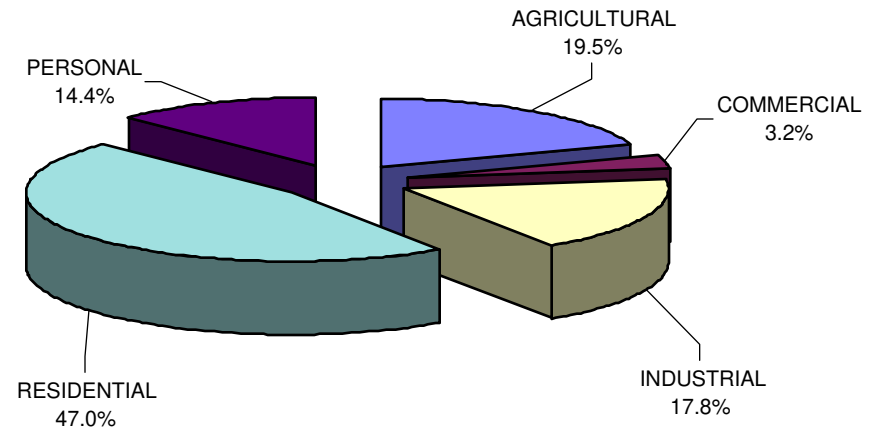


CLASS	2011 PARCEL COUNT	2010 BOARD OF REVIEW ASSESSED	2011 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2010 STATE EQUALIZED VALUE	2011 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	268	\$35,170,200	\$36,733,000	4.44%	\$35,170,200	\$36,733,000	4.44%	27.08%
COMMERCIAL	68	\$4,845,800	\$4,645,400	-4.14%	\$4,845,800	\$4,645,400	-4.14%	3.42%
INDUSTRIAL	17	\$3,535,300	\$3,274,700	-7.37%	\$3,535,300	\$3,274,700	-7.37%	2.41%
RESIDENTIAL	2213	\$91,723,500	\$86,790,100	-5.38%	\$91,723,500	\$86,790,100	-5.38%	63.97%
TOTAL REAL	2566	\$135,274,800	\$131,443,200	-2.83%	\$135,274,800	\$131,443,200	-2.83%	96.89%
PERSONAL PROPERTY								
COMMERCIAL	105	\$1,085,900	\$1,110,400	2.26%	\$1,085,900	\$1,110,400	2.26%	0.82%
INDUSTRIAL	5	\$1,154,300	\$1,042,700	-9.67%	\$1,154,300	\$1,042,700	-9.67%	0.77%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	10	\$1,980,000	\$2,068,800	4.48%	\$1,980,000	\$2,068,800	4.48%	1.52%
TOTAL PERSONAL	120	\$4,220,200	\$4,221,900	0.04%	\$4,220,200	\$4,221,900	0.04%	3.11%
GRAND TOTAL	2,762	\$139,495,000	\$135,665,100	-2.75%	\$139,495,000	\$135,665,100	-2.75%	100.00%

ST JOSEPH COUNTY

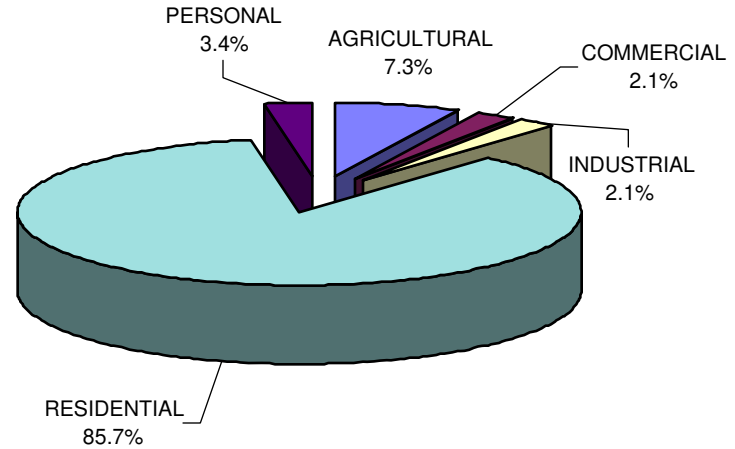
2011

SUMMARY OF ASSESSED & RECOMMENDED EQUALIZED VALUATIONS CONSTANTINE TOWNSHIP



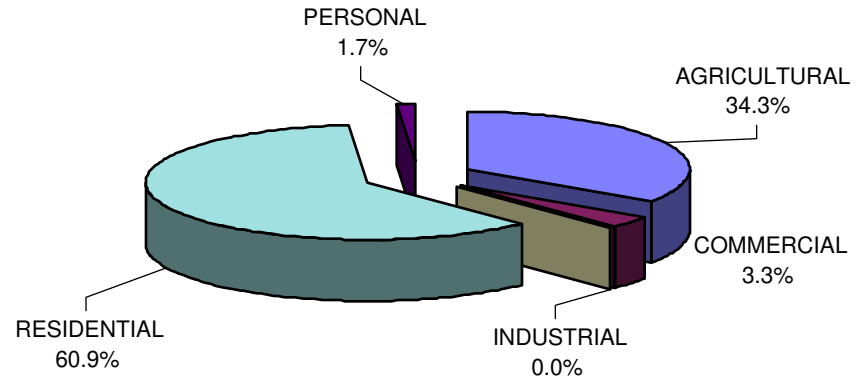
CLASS	2011 PARCEL COUNT	2010 BOARD OF REVIEW ASSESSED	2011 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2010 STATE EQUALIZED VALUE	2011 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	175	\$24,938,300	\$28,880,100	15.81%	\$24,938,300	\$28,880,100	15.81%	19.53%
COMMERCIAL	112	\$4,889,600	\$4,724,400	-3.38%	\$4,889,600	\$4,724,400	-3.38%	3.19%
INDUSTRIAL	31	\$26,022,200	\$26,311,600	1.11%	\$26,022,200	\$26,311,600	1.11%	17.79%
RESIDENTIAL	1674	\$65,279,100	\$69,552,640	6.55%	\$65,279,100	\$69,552,640	6.55%	47.03%
TOTAL REAL	1992	\$121,129,200	\$129,468,740	6.88%	\$121,129,200	\$129,468,740	6.88%	87.55%
PERSONAL PROPERTY								
COMMERCIAL	94	\$1,600,600	\$1,582,600	-1.12%	\$1,600,600	\$1,582,600	-1.12%	1.07%
INDUSTRIAL	11	\$22,923,300	\$13,780,100	-39.89%	\$22,923,300	\$13,780,100	-39.89%	9.32%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	14	\$2,809,700	\$3,053,900	8.69%	\$2,809,700	\$3,053,900	8.69%	2.07%
TOTAL PERSONAL	119	\$27,333,600	\$18,416,600	-32.62%	\$27,333,600	\$18,416,600	-32.62%	12.45%
74								
GRAND TOTAL	2,185	\$148,462,800	\$147,885,340	-0.39%	\$148,462,800	\$147,885,340	-0.39%	100.00%

ST JOSEPH COUNTY
2011
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
FABIUS TOWNSHIP



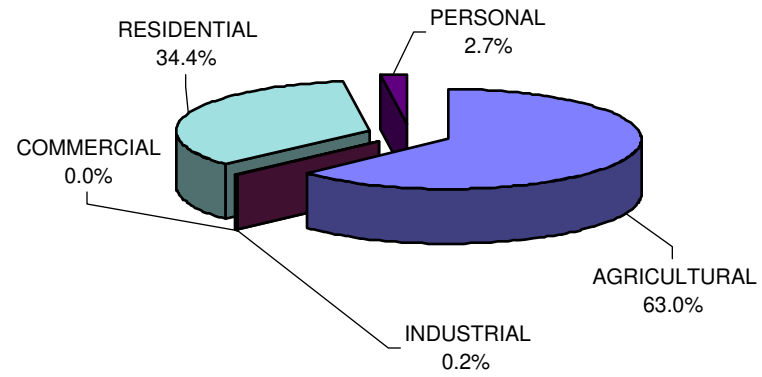
CLASS	2011 PARCEL COUNT	2010 BOARD OF REVIEW ASSESSED	2011 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2010 STATE EQUALIZED VALUE	2011 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	133	\$15,764,500	\$17,153,800	8.81%	\$15,764,500	\$17,153,800	8.81%	7.33%
COMMERCIAL	56	\$5,016,000	\$4,891,200	-2.49%	\$5,016,000	\$4,891,200	-2.49%	2.09%
INDUSTRIAL	38	\$4,905,900	\$4,943,500	0.77%	\$4,905,900	\$4,943,500	0.77%	2.11%
RESIDENTIAL	2678	\$186,077,900	\$200,476,600	7.74%	\$186,077,900	\$200,476,600	7.74%	85.72%
TOTAL REAL	2905	\$211,764,300	\$227,465,100	7.41%	\$211,764,300	\$227,465,100	7.41%	97.26%
PERSONAL PROPERTY								
COMMERCIAL	46	\$1,774,300	\$1,653,900	-6.79%	\$1,774,300	\$1,653,900	-6.79%	0.71%
INDUSTRIAL	2	\$298,100	\$329,000	10.37%	\$298,100	\$329,000	10.37%	0.14%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	8	\$4,460,100	\$4,430,300	-0.67%	\$4,460,100	\$4,430,300	-0.67%	1.89%
TOTAL PERSONAL	56	\$6,532,500	\$6,413,200	-1.83%	\$6,532,500	\$6,413,200	-1.83%	2.74%
	62							
GRAND TOTAL	3,023	\$218,296,800	\$233,878,300	7.14%	\$218,296,800	\$233,878,300	7.14%	100.00%

ST JOSEPH COUNTY
2011
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
FAWN RIVER TOWNSHIP



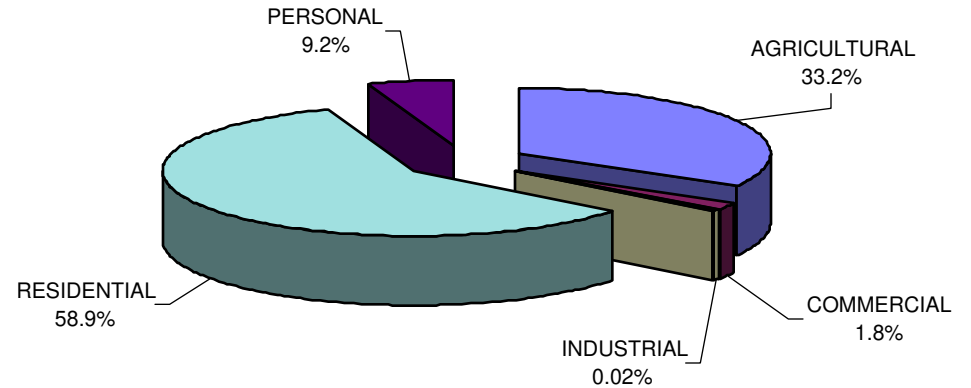
CLASS	2011 PARCEL COUNT	2010 BOARD OF REVIEW ASSESSED	2011 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2010 STATE EQUALIZED VALUE	2011 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	153	\$16,796,100	\$17,126,000	1.96%	\$16,796,100	\$17,126,000	1.96%	34.35%
COMMERCIAL	20	\$1,742,400	\$1,647,800	-5.43%	\$1,742,400	\$1,647,800	-5.43%	3.30%
INDUSTRIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
RESIDENTIAL	769	\$31,796,200	\$30,377,700	-4.46%	\$31,796,200	\$30,377,700	-4.46%	60.92%
TOTAL REAL	942	\$50,334,700	\$49,151,500	-2.35%	\$50,334,700	\$49,151,500	-2.35%	98.58%
PERSONAL PROPERTY								
COMMERCIAL	18	\$185,800	\$151,900	-18.25%	\$185,800	\$151,900	-18.25%	0.30%
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	\$523,600	\$557,600	6.49%	\$523,600	\$557,600	6.49%	1.12%
TOTAL PERSONAL	20	\$709,400	\$709,500	0.01%	\$709,400	\$709,500	0.01%	1.42%
GRAND TOTAL	986	\$51,044,100	\$49,861,000	-2.32%	\$51,044,100	\$49,861,000	-2.32%	100.00%

ST JOSEPH COUNTY
2011
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATION
FLORENCE TOWNSHIP



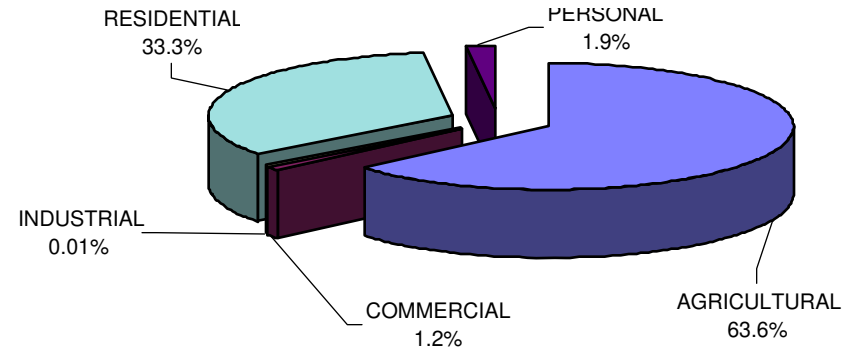
CLASS	2011 PARCEL COUNT	2010 BOARD OF REVIEW ASSESSED	2011 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2010 STATE EQUALIZED VALUE	2011 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	264	\$34,982,200	\$41,542,100	18.75%	\$34,982,200	\$41,542,100	18.75%	63.03%
COMMERCIAL	0	\$0	\$0	#DIV/0!	\$0	\$0	#DIV/0!	0.00%
INDUSTRIAL	7	\$152,500	\$146,400	-4.00%	\$152,500	\$146,400	-4.00%	0.22%
RESIDENTIAL	529	\$23,167,400	\$22,673,200	-2.13%	\$23,167,400	\$22,673,200	-2.13%	34.40%
TOTAL REAL	800	\$58,302,100	\$64,361,700	10.39%	\$58,302,100	\$64,361,700	10.39%	97.66%
PERSONAL PROPERTY								
COMMERCIAL	8	\$237,000	\$351,200	48.19%	\$237,000	\$351,200	48.19%	0.53%
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	\$1,232,600	\$1,192,300	-3.27%	\$1,232,600	\$1,192,300	-3.27%	1.81%
TOTAL PERSONAL	26	\$1,469,600	\$1,543,500	5.03%	\$1,469,600	\$1,543,500	5.03%	2.34%
	14							
GRAND TOTAL	840	\$59,771,700	\$65,905,200	10.26%	\$59,771,700	\$65,905,200	10.26%	100.00%

ST JOSEPH COUNTY
2011
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
FLOWERFIELD TOWNSHIP



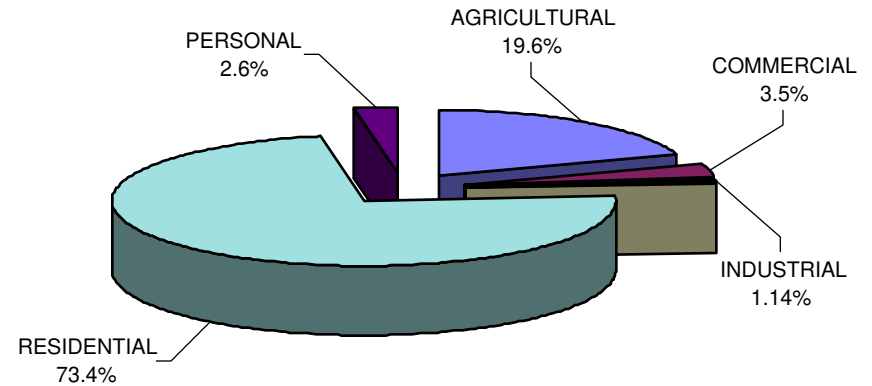
CLASS	2011 PARCEL COUNT	2010 BOARD OF REVIEW ASSESSED	2011 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2010 STATE EQUALIZED VALUE	2011 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	193	\$23,923,090	\$26,090,500	9.06%	\$23,923,090	\$26,090,500	9.06%	33.21%
COMMERCIAL	8	\$1,470,030	\$1,448,520	-1.46%	\$1,470,030	\$1,448,520	-1.46%	1.84%
INDUSTRIAL	2	\$217,370	\$324,150	49.12%	\$217,370	\$324,150	49.12%	0.41%
RESIDENTIAL	874	\$43,877,680	\$46,248,408	5.40%	\$43,877,680	\$46,248,408	5.40%	58.86%
TOTAL REAL	1077	\$69,488,170	\$74,111,578	6.65%	\$69,488,170	\$74,111,578	6.65%	94.32%
PERSONAL PROPERTY								
COMMERCIAL	26	\$734,644	\$627,270	-14.62%	\$734,644	\$627,270	-14.62%	0.80%
INDUSTRIAL	1	\$43,122	\$41,732	-3.22%	\$43,122	\$41,732	-3.22%	0.05%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	9	\$3,906,028	\$3,792,727	-2.90%	\$3,906,028	\$3,792,727	-2.90%	4.83%
TOTAL PERSONAL	36	\$4,683,794	\$4,461,729	-4.74%	\$4,683,794	\$4,461,729	-4.74%	5.68%
24								
GRAND TOTAL	1,137	\$74,171,964	\$78,573,307	5.93%	\$74,171,964	\$78,573,307	5.93%	100.00%

ST JOSEPH COUNTY
2011
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
LEONIDAS TOWNSHIP



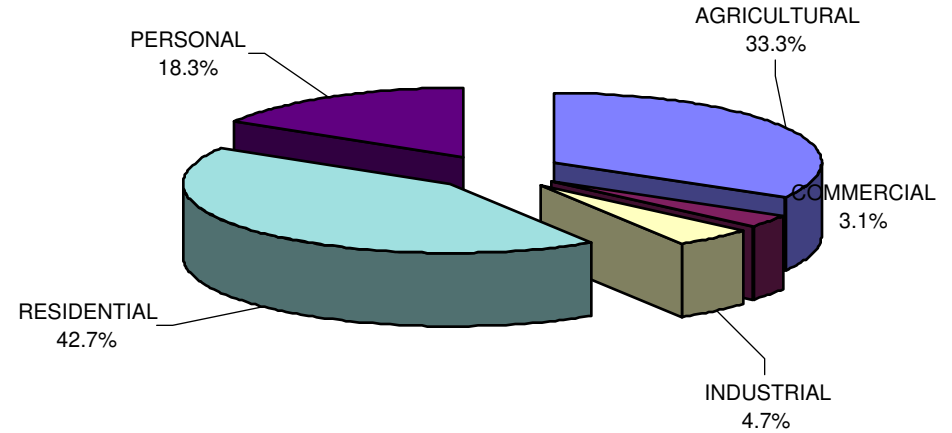
CLASS	2011 PARCEL COUNT	2010 BOARD OF REVIEW ASSESSED	2011 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2010 STATE EQUALIZED VALUE	2011 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	365	\$37,125,046	\$39,829,100	7.28%	\$37,125,046	\$39,829,100	7.28%	63.58%
COMMERCIAL	29	\$887,300	\$757,100	-14.67%	\$887,300	\$757,100	-14.67%	1.21%
INDUSTRIAL	0	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
RESIDENTIAL	549	\$17,331,300	\$20,839,800	20.24%	\$17,331,300	\$20,839,800	20.24%	33.27%
TOTAL REAL	943	\$55,343,646	\$61,426,000	10.99%	\$55,343,646	\$61,426,000	10.99%	98.06%
PERSONAL PROPERTY								
COMMERCIAL	26	\$111,800	\$130,800	16.99%	\$111,800	\$130,800	16.99%	0.21%
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	\$941,800	\$1,084,500	15.15%	\$941,800	\$1,084,500	15.15%	1.73%
TOTAL PERSONAL	31	\$1,053,600	\$1,215,300	15.35%	\$1,053,600	\$1,215,300	15.35%	1.94%
GRAND TOTAL	999	\$56,397,246	\$62,641,300	11.07%	\$56,397,246	\$62,641,300	11.07%	100.00%

ST JOSEPH COUNTY
2011
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
LOCKPORT TOWNSHIP



CLASS	2011 PARCEL COUNT	2010 BOARD OF REVIEW ASSESSED	2011 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2010 STATE EQUALIZED VALUE	2011 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	171	\$22,410,700	\$24,484,000	9.25%	\$22,410,700	\$24,484,000	9.25%	19.59%
COMMERCIAL	67	\$4,588,200	\$4,379,700	-4.54%	\$4,588,200	\$4,379,700	-4.54%	3.50%
INDUSTRIAL	17	\$971,800	\$967,800	-0.41%	\$971,800	\$967,800	-0.41%	0.77%
RESIDENTIAL	2012	\$92,116,000	\$91,795,200	-0.35%	\$92,116,000	\$91,795,200	-0.35%	73.43%
TOTAL REAL	2267	\$120,086,700	\$121,626,700	1.28%	\$120,086,700	\$121,626,700	1.28%	97.30%
PERSONAL PROPERTY								
COMMERCIAL	58	\$1,639,500	\$974,100	-40.59%	\$1,639,500	\$974,100	-40.59%	0.78%
INDUSTRIAL	3	\$111,900	\$127,200	13.67%	\$111,900	\$127,200	13.67%	0.10%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	13	\$2,308,000	\$2,275,100	-1.43%	\$2,308,000	\$2,275,100	-1.43%	1.82%
TOTAL PERSONAL	74	\$4,059,400	\$3,376,400	-16.83%	\$4,059,400	\$3,376,400	-16.83%	2.70%
GRAND TOTAL	2,420	\$124,146,100	\$125,003,100	0.69%	\$124,146,100	\$125,003,100	0.69%	100.00%

ST JOSEPH COUNTY
2011
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
MENDON TOWNSHIP



CLASS	2011 PARCEL COUNT	2010 BOARD OF REVIEW ASSESSED	2011 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2010 STATE EQUALIZED VALUE	2011 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	275	\$33,639,100	\$36,838,800	9.51%	\$33,639,100	\$36,838,800	9.51%	33.26%
COMMERCIAL	60	\$3,440,000	\$3,449,000	0.26%	\$3,440,000	\$3,449,000	0.26%	3.11%
INDUSTRIAL	31	\$5,250,300	\$5,170,900	-1.51%	\$5,250,300	\$5,170,900	-1.51%	4.67%
RESIDENTIAL	1431	\$50,912,900	\$47,269,600	-7.16%	\$50,912,900	\$47,269,600	-7.16%	42.68%
TOTAL REAL	1797	\$93,242,300	\$92,728,300	-0.55%	\$93,242,300	\$92,728,300	-0.55%	83.73%

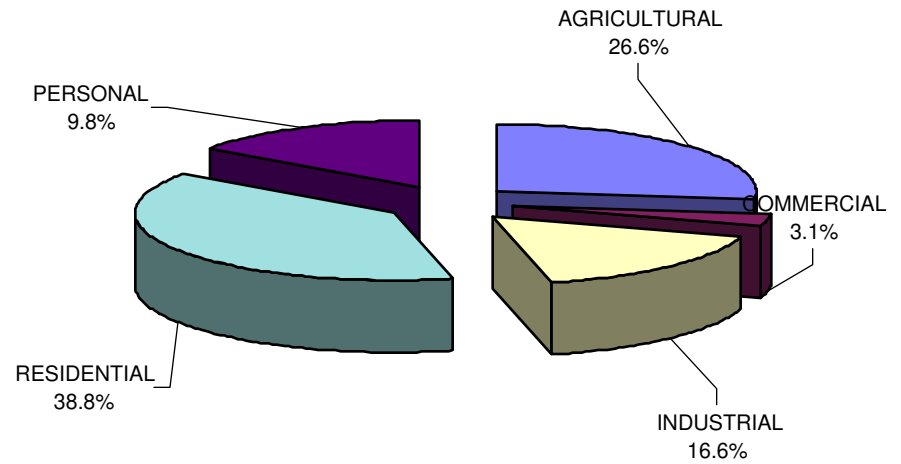
PERSONAL PROPERTY

COMMERCIAL	44	\$524,000	\$545,600	4.12%	\$524,000	\$545,600	4.12%	0.49%
INDUSTRIAL	12	\$8,711,300	\$9,589,200	10.08%	\$8,711,300	\$9,589,200	10.08%	8.66%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	11	\$7,700,100	\$7,890,200	2.47%	\$7,700,100	\$7,890,200	2.47%	7.12%
TOTAL PERSONAL	67	\$16,935,400	\$18,025,000	6.43%	\$16,935,400	\$18,025,000	6.43%	16.27%

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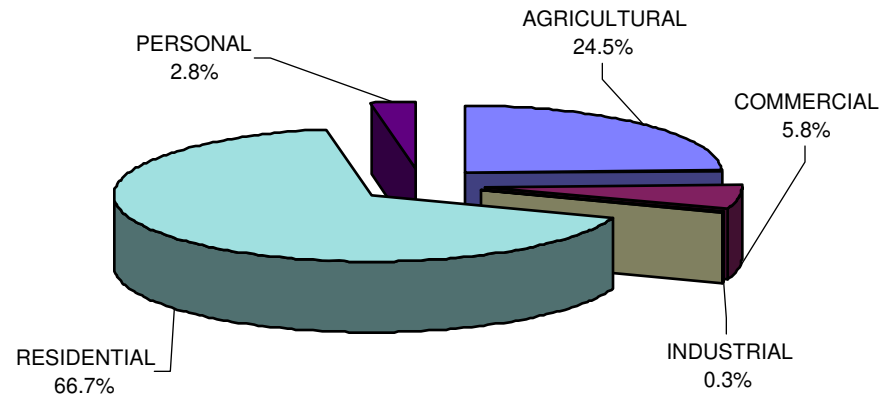
GRAND TOTAL	1,952	\$110,177,700	\$110,753,300	0.52%	\$110,177,700	\$110,753,300	0.52%	100.00%
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ST JOSEPH COUNTY
2011
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
MOTTVILLE TOWNSHIP



CLASS	2011 PARCEL COUNT	2010 BOARD OF REVIEW ASSESSED	2011 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2010 STATE EQUALIZED VALUE	2011 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	119	\$16,456,300	\$19,498,400	18.49%	\$16,456,300	\$19,498,400	18.49%	26.57%
COMMERCIAL	28	\$2,315,300	\$2,259,900	-2.39%	\$2,315,300	\$2,259,900	-2.39%	3.08%
INDUSTRIAL	34	\$12,177,600	\$12,191,800	0.12%	\$12,177,600	\$12,191,800	0.12%	16.61%
RESIDENTIAL	760	\$29,173,600	\$28,493,500	-2.33%	\$29,173,600	\$28,493,500	-2.33%	38.82%
TOTAL REAL	941	\$60,122,800	\$62,443,600	3.86%	\$60,122,800	\$62,443,600	3.86%	85.08%
PERSONAL PROPERTY								
COMMERCIAL	33	\$3,034,800	\$2,481,400	-18.24%	\$3,034,800	\$2,481,400	-18.24%	3.38%
INDUSTRIAL	14	\$4,818,000	\$5,167,600	7.26%	\$4,818,000	\$5,167,600	7.26%	7.04%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	10	\$2,799,400	\$3,303,800	18.02%	\$2,799,400	\$3,303,800	18.02%	4.50%
TOTAL PERSONAL	57	\$10,652,200	\$10,952,800	2.82%	\$10,652,200	\$10,952,800	2.82%	14.92%
	30							
GRAND TOTAL	1,028	\$70,775,000	\$73,396,400	3.70%	\$70,775,000	\$73,396,400	3.70%	100.00%

ST JOSEPH COUNTY
2011
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
NOTTAWA TOWNSHIP

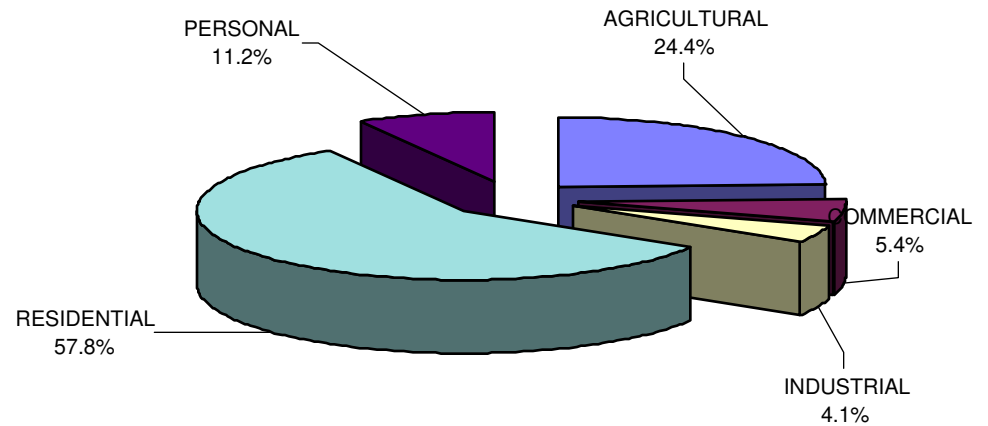


CLASS	2011 PARCEL COUNT	2010 BOARD OF REVIEW ASSESSED	2011 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2010 STATE EQUALIZED VALUE	2011 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	321	\$39,881,200	\$39,369,600	-1.28%	\$39,881,200	\$39,369,600	-1.28%	24.49%
COMMERCIAL	99	\$16,750,600	\$9,384,400	-43.98%	\$16,750,600	\$9,384,400	-43.98%	5.84%
INDUSTRIAL	12	\$249,200	\$462,900	85.75%	\$249,200	\$462,900	85.75%	0.29%
RESIDENTIAL	1990	\$107,431,100	\$107,277,300	-0.14%	\$107,431,100	\$107,277,300	-0.14%	66.73%
TOTAL REAL	2422	\$164,312,100	\$156,494,200	-4.76%	\$164,312,100	\$156,494,200	-4.76%	97.34%
PERSONAL PROPERTY								
COMMERCIAL	102	\$1,540,800	\$1,709,300	10.94%	\$1,540,800	\$1,709,300	10.94%	1.06%
INDUSTRIAL	3	\$162,600	\$158,400	-2.58%	\$162,600	\$158,400	-2.58%	0.10%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	13	\$2,283,900	\$2,401,600	5.15%	\$2,283,900	\$2,401,600	5.15%	1.49%
TOTAL PERSONAL	118	\$3,987,300	\$4,269,300	7.07%	\$3,987,300	\$4,269,300	7.07%	2.66%
	127							
GRAND TOTAL	2,667	\$168,299,400	\$160,763,500	-4.48%	\$168,299,400	\$160,763,500	-4.48%	100.00%

ST JOSEPH COUNTY

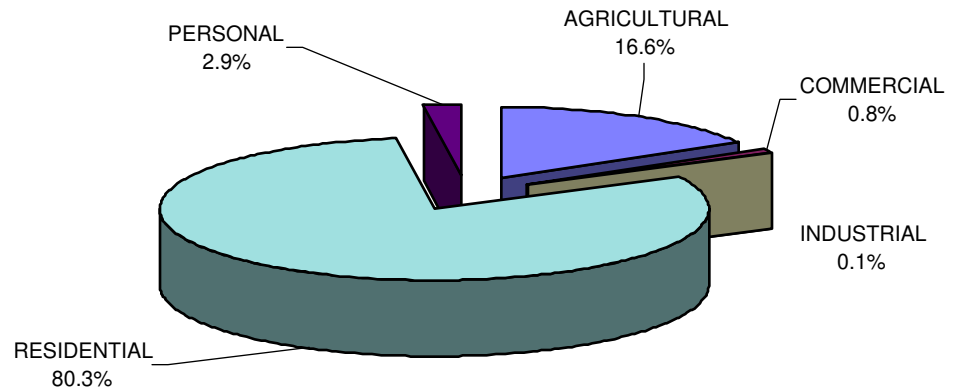
2011

SUMMARY OF ASSESSED & RECOMMENDED EQUALIZED VALUATIONS PARK TOWNSHIP



CLASS	2011 PARCEL COUNT	2010 BOARD OF REVIEW ASSESSED	2011 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2010 STATE EQUALIZED VALUE	2011 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	249	\$36,591,400	\$37,666,100	2.94%	\$36,591,400	\$37,666,100	2.94%	24.44%
COMMERCIAL	42	\$6,276,600	\$8,265,900	31.69%	\$6,276,600	\$8,265,900	31.69%	5.36%
INDUSTRIAL	22	\$5,712,400	\$6,327,300	10.76%	\$5,712,400	\$6,327,300	10.76%	4.11%
RESIDENTIAL	1462	\$80,843,800	\$89,111,700	10.23%	\$80,843,800	\$89,111,700	10.23%	57.82%
TOTAL REAL	1775	\$129,424,200	\$141,371,000	9.23%	\$129,424,200	\$141,371,000	9.23%	91.73%
PERSONAL PROPERTY								
COMMERCIAL	40	\$514,300	\$754,400	46.68%	\$514,300	\$754,400	46.68%	0.49%
INDUSTRIAL	13	\$4,374,400	\$5,120,900	17.07%	\$4,374,400	\$5,120,900	17.07%	3.32%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	15	\$7,122,800	\$6,868,500	-3.57%	\$7,122,800	\$6,868,500	-3.57%	4.46%
TOTAL PERSONAL	68	\$12,011,500	\$12,743,800	6.10%	\$12,011,500	\$12,743,800	6.10%	8.27%
GRAND TOTAL	1,878	\$141,435,700	\$154,114,800	8.96%	\$141,435,700	\$154,114,800	8.96%	100.00%

ST JOSEPH COUNTY
2011
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
SHERMAN TOWNSHIP

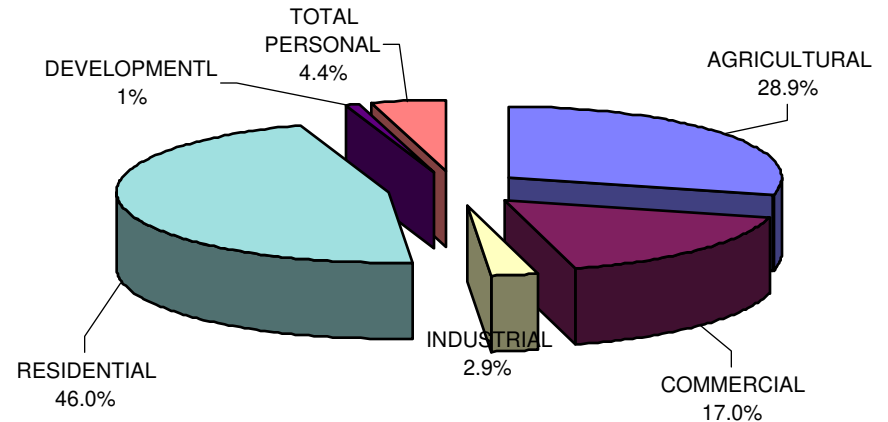


CLASS	2011 PARCEL COUNT	2010 BOARD OF REVIEW ASSESSED	2011 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2010 STATE EQUALIZED VALUE	2011 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	162	\$22,924,500	\$25,765,300	12.39%	\$22,924,500	\$25,765,300	12.39%	16.64%
COMMERCIAL	19	\$1,437,600	\$1,311,900	-8.74%	\$1,437,600	\$1,311,900	-8.74%	0.85%
INDUSTRIAL	1	\$187,000	\$185,700	-0.70%	\$187,000	\$185,700	-0.70%	0.12%
RESIDENTIAL	2005	\$138,044,100	\$124,349,200	-9.92%	\$138,044,100	\$124,349,200	-9.92%	80.30%
TOTAL REAL	2187	\$162,593,200	\$151,612,100	-6.75%	\$162,593,200	\$151,612,100	-6.75%	97.91%
PERSONAL PROPERTY								
COMMERCIAL	24	\$262,800	\$241,300	-8.18%	\$262,800	\$241,300	-8.18%	0.16%
INDUSTRIAL	2	\$49,400	\$46,200	0.00%	\$49,400	\$46,200	-6.48%	0.03%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	#DIV/0!	0.00%
UTILITY	11	\$2,960,900	\$2,953,300	-0.26%	\$2,960,900	\$2,953,300	-0.26%	1.91%
TOTAL PERSONAL	37	\$3,273,100	\$3,240,800	-0.99%	\$3,273,100	\$3,240,800	-0.99%	2.09%
GRAND TOTAL	2,289	\$165,866,300	\$154,852,900	-6.64%	\$165,866,300	\$154,852,900	-6.64%	100.00%

ST JOSEPH COUNTY

2011

SUMMARY OF ASSESSED & RECOMMENDED EQUALIZED VALUATIONS STURGIS TOWNSHIP



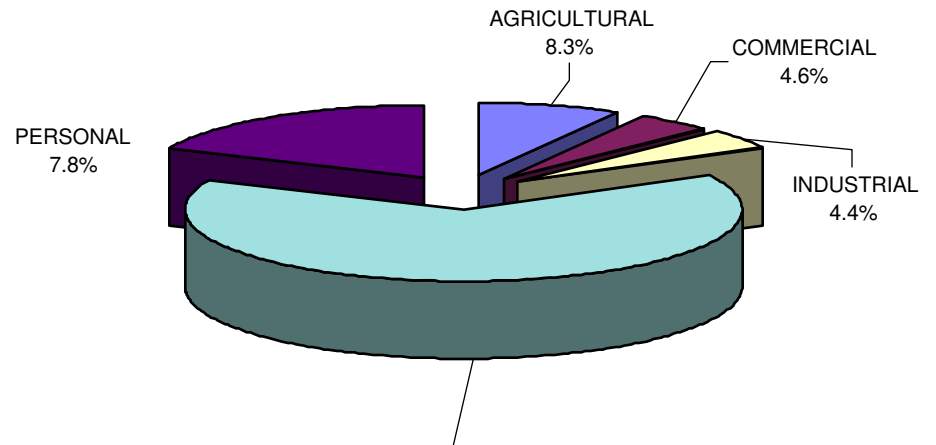
CLASS	2011 PARCEL COUNT	2010 BOARD OF REVIEW ASSESSED	2011 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2010 STATE EQUALIZED VALUE	2011 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	127	\$17,458,200	\$19,281,500	10.44%	\$17,458,200	\$19,281,500	10.44%	28.86%
COMMERCIAL	105	\$11,613,000	\$11,329,500	-2.44%	\$11,613,000	\$11,329,500	-2.44%	16.96%
INDUSTRIAL	14	\$2,082,300	\$1,939,500	-6.86%	\$2,082,300	\$1,939,500	-6.86%	2.90%
RESIDENTIAL	701	\$31,545,275	\$30,727,300	-2.59%	\$31,545,275	\$30,727,300	-2.59%	45.99%
DEVELOPMENTAL	4	\$570,100	\$597,400	4.79%	\$570,100	\$597,400	4.79%	0.89%
						\$0		0.00%
TOTAL REAL	951	\$63,268,875	\$63,875,200	0.96%	\$63,268,875	\$63,875,200	0.96%	95.60%

PERSONAL PROPERTY								
COMMERCIAL	73	\$1,781,500	\$1,883,500	5.73%	\$1,781,500	\$1,883,500	5.73%	2.82%
INDUSTRIAL	2	\$32,500	\$31,400	-3.38%	\$32,500	\$31,400	-3.38%	0.05%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	3	\$971,100	\$1,025,200	5.57%	\$971,100	\$1,025,200	5.57%	1.53%
TOTAL PERSONAL	78	\$2,785,100	\$2,940,100	5.57%	\$2,785,100	\$2,940,100	5.57%	4.40%

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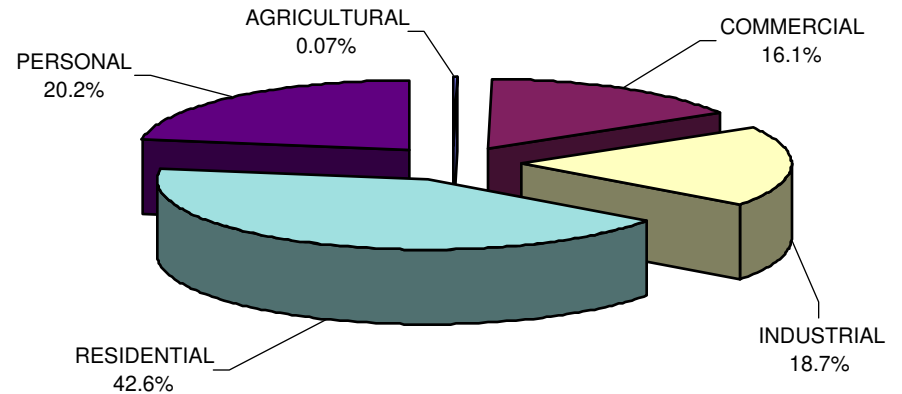
GRAND TOTAL	1,065	\$66,053,975	\$66,815,300	1.15%	\$66,053,975	\$66,815,300	1.15%	100.00%
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ST JOSEPH COUNTY
2011
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
WHITE PIGEON TOWNSHIP



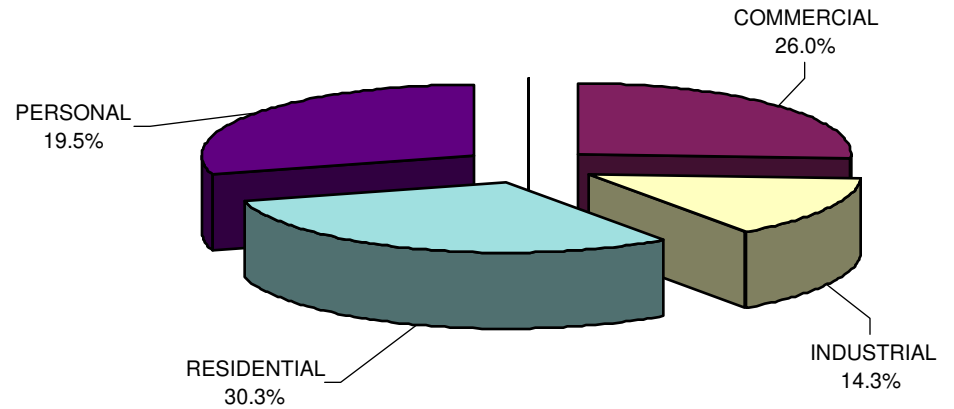
CLASS	2011 PARCEL COUNT	2010 BOARD OF REVIEW ASSESSED	2011 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2010 STATE EQUALIZED VALUE	2011 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	190	\$19,318,500	\$20,080,800	3.95%	\$19,318,500	\$20,080,800	3.95%	8.26%
COMMERCIAL	173	\$11,972,900	\$11,108,800	-7.22%	\$11,972,900	\$11,108,800	-7.22%	4.57%
INDUSTRIAL	48	\$9,004,700	\$10,737,600	19.24%	\$9,004,700	\$10,737,600	19.24%	4.42%
RESIDENTIAL	2408	\$169,549,100	\$156,266,200	-7.83%	\$169,549,100	\$156,266,200	-7.83%	64.29%
TOTAL REAL	2819	\$209,845,200	\$198,193,400	-5.55%	\$209,845,200	\$198,193,400	-5.55%	81.53%
PERSONAL PROPERTY								
COMMERCIAL	95	\$1,642,900	\$1,272,800	-22.53%	\$1,642,900	\$1,272,800	-22.53%	0.52%
INDUSTRIAL	10	\$3,954,000	\$4,250,200	7.49%	\$3,954,000	\$4,250,200	7.49%	1.75%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	#DIV/0!	0.00%
UTILITY	15	\$24,476,500	\$39,364,100	60.82%	\$24,476,500	\$39,364,100	60.82%	16.19%
TOTAL PERSONAL	120	\$30,073,400	\$44,887,100	49.26%	\$30,073,400	\$44,887,100	49.26%	18.47%
98								
GRAND TOTAL	3,037	\$239,918,600	\$243,080,500	1.32%	\$239,918,600	\$243,080,500	1.32%	100.00%

ST JOSEPH COUNTY
2011
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
CITY OF STURGIS



CLASS	2011 PARCEL COUNT	2010 BOARD OF REVIEW ASSESSED	2011 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2010 STATE EQUALIZED VALUE	2011 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	7	\$611,400	\$562,700	-7.97%	\$611,400	\$562,700	-7.97%	0.21%
COMMERCIAL	340	\$44,403,300	\$43,772,250	-1.42%	\$44,403,300	\$43,772,250	-1.42%	16.06%
INDUSTRIAL	113	\$52,491,800	\$50,960,500	-2.92%	\$52,491,800	\$50,960,500	-2.92%	18.70%
RESIDENTIAL	3333	\$115,126,200	\$116,181,700	0.92%	\$115,126,200	\$116,181,700	0.92%	42.63%
TOTAL REAL	3793	\$212,632,700	\$211,477,150	-0.54%	\$212,632,700	\$211,477,150	-0.54%	77.59%
PERSONAL PROPERTY								
COMMERCIAL	394	\$9,889,300	\$9,198,600	-6.98%	\$9,889,300	\$9,198,600	-6.98%	3.37%
INDUSTRIAL	51	\$48,837,300	\$50,897,600	4.22%	\$48,837,300	\$50,897,600	4.22%	18.67%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	3	\$985,900	\$992,300	0.65%	\$985,900	\$992,300	0.65%	0.36%
TOTAL PERSONAL	448	\$59,712,500	\$61,088,500	2.30%	\$59,712,500	\$61,088,500	2.30%	22.41%
220								
GRAND TOTAL	4,461	\$272,345,200	\$272,565,650	0.08%	\$272,345,200	\$272,565,650	0.08%	100.00%

ST JOSEPH COUNTY
2011
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
CITY OF THREE RIVERS



CLASS	2011 PARCEL COUNT	2010 BOARD OF REVIEW ASSESSED	2011 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2010 STATE EQUALIZED VALUE	2011 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	\$61,004,900	\$57,844,200	-5.18%	\$61,004,900	\$57,844,200	-5.18%	26.05%
INDUSTRIAL	63	\$33,818,000	\$31,666,700	-6.36%	\$33,818,000	\$31,666,700	-6.36%	14.26%
RESIDENTIAL	2492	\$74,702,200	\$67,292,100	-9.92%	\$74,702,200	\$67,292,100	-9.92%	30.30%
TOTAL REAL	2876	\$169,525,100	\$156,803,000	-7.50%	\$169,525,100	\$156,803,000	-7.50%	70.60%
PERSONAL PROPERTY								
COMMERCIAL	303	\$11,818,000	\$11,625,400	-1.63%	\$11,818,000	\$11,625,400	-1.63%	5.23%
INDUSTRIAL	46	\$44,132,700	\$49,204,300	11.49%	\$44,132,700	\$49,204,300	11.49%	22.16%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	2	\$4,485,200	\$4,456,100	-0.65%	\$4,485,200	\$4,456,100	-0.65%	2.01%
TOTAL PERSONAL	351	\$60,435,900	\$65,285,800	8.02%	\$60,435,900	\$65,285,800	8.02%	29.40%
	186							
GRAND TOTAL	3,413	\$229,961,000	\$222,088,800	-3.42%	\$229,961,000	\$222,088,800	-3.42%	100.00%

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STATEMENT of acreage and valuation in the year 2011 made in accordance with sections 209.1 - 209.8 of the Michigan Compiled Laws.

TOWNSHIP OR CITY	(COL. 1) ACRES HUNDREDTHS	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	\$87,345,700	\$87,345,700	\$2,471,700	\$2,471,700	\$89,817,400	\$89,817,400
02 COLON	21.03	\$131,443,200	\$131,443,200	\$4,221,900	\$4,221,900	\$135,665,100	\$135,665,100
03 CONSTANTINE	20.98	\$129,468,740	\$129,468,740	\$18,416,600	\$18,416,600	\$147,885,340	\$147,885,340
04 FABIUS	20.10	\$227,465,100	\$227,465,100	\$6,413,200	\$6,413,200	\$233,878,300	\$233,878,300
05 FAWN RIVER	12.26	\$49,151,500	\$49,151,500	\$709,500	\$709,500	\$49,861,000	\$49,861,000
06 FLORENCE	21.39	\$64,361,700	\$64,361,700	\$1,543,500	\$1,543,500	\$65,905,200	\$65,905,200
07 FLOWERFIELD	22.79	\$74,111,578	\$74,111,578	\$4,461,729	\$4,461,729	\$78,573,307	\$78,573,307
08 LEONIDAS	22.65	\$61,426,000	\$61,426,000	\$1,215,300	\$1,215,300	\$62,641,300	\$62,641,300
09 LOCKPORT	18.15	\$121,626,700	\$121,626,700	\$3,376,400	\$3,376,400	\$125,003,100	\$125,003,100
10 MENDON	21.69	\$92,728,300	\$92,728,300	\$18,025,000	\$18,025,000	\$110,753,300	\$110,753,300
11 MOTTVILLE	12.37	\$62,443,600	\$62,443,600	\$10,952,800	\$10,952,800	\$73,396,400	\$73,396,400
12 NOTTAWA	21.97	\$156,494,200	\$156,494,200	\$4,269,300	\$4,269,300	\$160,763,500	\$160,763,500
13 PARK	22.26	\$141,371,000	\$141,371,000	\$12,743,800	\$12,743,800	\$154,114,800	\$154,114,800
14 SHERMAN	21.00	\$151,612,100	\$151,612,100	\$3,240,800	\$3,240,800	\$154,852,900	\$154,852,900
15 STURGIS	11.30	\$63,875,200	\$63,875,200	\$2,940,100	\$2,940,100	\$66,815,300	\$66,815,300
16 WHITE PIGEON	15.03	\$198,193,400	\$198,193,400	\$44,887,100	\$44,887,100	\$243,080,500	\$243,080,500
52 STURGIS CITY	0.00	\$211,477,150	\$211,477,150	\$61,088,500	\$61,088,500	\$272,565,650	\$272,565,650
51 THREE RIVERS	31.33	\$156,803,000	\$156,803,000	\$65,285,800	\$65,285,800	\$222,088,800	\$222,088,800
COUNTY TOTALS:	338.20	\$2,181,398,168	\$2,181,398,168	\$266,263,029	\$266,263,029	\$2,447,661,197	\$2,447,661,197

**OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF ST JOSEPH COUNTY, CENTREVILLE,
MICHIGAN, APRIL 19, 2011**

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 **2011**, 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 **nineteenth day of April, 2011**, 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 nineteenth day of April, **2011**.

Chairman of the St Joseph County Board of Commissioners

Clerk of the St Joseph County Board of Commissioners

STATEMENT of acreage and valuation in the year 2011 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	\$39,260,800	\$1,025,900	\$1,011,700	\$46,047,300	\$0	\$0	\$87,345,700
02 COLON	\$36,733,000	\$4,645,400	\$3,274,700	\$86,790,100	\$0	\$0	\$131,443,200
03 CONSTANTINE	\$28,880,100	\$4,724,400	\$26,311,600	\$69,552,640	\$0	\$0	\$129,468,740
04 FABUS	\$17,153,800	\$4,891,200	\$4,943,500	\$200,476,600	\$0	\$0	\$227,465,100
05 FAWN RIVER	\$17,126,000	\$1,647,800	\$0	\$30,377,700	\$0	\$0	\$49,151,500
06 FLORENCE	\$41,542,100	\$0	\$146,400	\$22,673,200	\$0	\$0	\$64,361,700
07 FLOWERFIELD	\$26,090,500	\$1,448,520	\$324,150	\$46,248,408	\$0	\$0	\$74,111,578
08 LEONIDAS	\$39,829,100	\$757,100	\$0	\$20,839,800	\$0	\$0	\$61,426,000
09 LOCKPORT	\$24,484,000	\$4,379,700	\$967,800	\$91,795,200	\$0	\$0	\$121,626,700
10 MENDON	\$36,838,800	\$3,449,000	\$5,170,900	\$47,269,600	\$0	\$0	\$92,728,300
11 MOTTVILLE	\$19,498,400	\$2,259,900	\$12,191,800	\$28,493,500	\$0	\$0	\$62,443,600
12 NOTTAWA	\$39,369,600	\$9,384,400	\$462,900	\$107,277,300	\$0	\$0	\$156,494,200
13 PARK	\$37,666,100	\$8,265,900	\$6,327,300	\$89,111,700	\$0	\$0	\$141,371,000
14 SHERMAN	\$25,765,300	\$1,311,900	\$185,700	\$124,349,200	\$0	\$0	\$151,612,100
15 STURGIS	\$19,281,500	\$11,329,500	\$1,939,500	\$30,727,300	\$0	\$597,400	\$63,875,200
16 WHITE PIGEON	\$20,080,800	\$11,108,800	\$10,737,600	\$156,266,200	\$0	\$0	\$198,193,400
52 STURGIS CITY	\$562,700	\$43,772,250	\$50,960,500	\$116,181,700	\$0	\$0	\$211,477,150
51 THREE RIVERS	\$0	\$57,844,200	\$31,666,700	\$67,292,100	\$0	\$0	\$156,803,000
COUNTY TOTALS	\$470,162,600	\$172,245,870	\$156,622,750	\$1,381,769,548	\$0	\$597,400	\$2,181,398,168

**OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF ST JOSEPH COUNTY,
CENTREVILLE, MICHIGAN, APRIL 19, 2011**

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 **2011** as determined by the Board of Commissioners of said county on the **nineteenth day of April, 2011**, 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 nineteenth day of April, 2011.

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Page 3
Assessed Valuations - REAL

STATEMENT of acreage and valuation in the year 2011 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) AGRICULTURE	(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	\$39,260,800	\$1,025,900	\$1,011,700	\$46,047,300	\$0	\$0	\$87,345,700
02 COLON	\$36,733,000	\$4,645,400	\$3,274,700	\$86,790,100	\$0	\$0	\$131,443,200
03 CONSTANTINE	\$28,880,100	\$4,724,400	\$26,311,600	\$69,552,640	\$0	\$0	\$129,468,740
04 FABUS	\$17,153,800	\$4,891,200	\$4,943,500	\$200,476,600	\$0	\$0	\$227,465,100
05 FAWN RIVER	\$17,126,000	\$1,647,800	\$0	\$30,377,700	\$0	\$0	\$49,151,500
06 FLORENCE	\$41,542,100	\$0	\$146,400	\$22,673,200	\$0	\$0	\$64,361,700
07 FLOWERFIELD	\$26,090,500	\$1,448,520	\$324,150	\$46,248,408	\$0	\$0	\$74,111,578
08 LEONIDAS	\$39,829,100	\$757,100	\$0	\$20,839,800	\$0	\$0	\$61,426,000
09 LOCKPORT	\$24,484,000	\$4,379,700	\$967,800	\$91,795,200	\$0	\$0	\$121,626,700
10 MENDON	\$36,838,800	\$3,449,000	\$5,170,900	\$47,269,600	\$0	\$0	\$92,728,300
11 MOTTVILLE	\$19,498,400	\$2,259,900	\$12,191,800	\$28,493,500	\$0	\$0	\$62,443,600
12 NOTTAWA	\$39,369,600	\$9,384,400	\$462,900	\$107,277,300	\$0	\$0	\$156,494,200
13 PARK	\$37,666,100	\$8,265,900	\$6,327,300	\$89,111,700	\$0	\$0	\$141,371,000
14 SHERMAN	\$25,765,300	\$1,311,900	\$185,700	\$124,349,200	\$0	\$0	\$151,612,100
15 STURGIS	\$19,281,500	\$11,329,500	\$1,939,500	\$30,727,300	\$0	\$597,400	\$63,875,200
16 WHITE PIGEON	\$20,080,800	\$11,108,800	\$10,737,600	\$156,266,200	\$0	\$0	\$198,193,400
52 STURGIS CITY	\$562,700	\$43,772,250	\$50,960,500	\$116,181,700	\$0	\$0	\$211,477,150
51 THREE RIVERS	\$0	\$57,844,200	\$31,666,700	\$67,292,100	\$0	\$0	\$156,803,000
COUNTY TOTALS	\$470,162,600	\$172,245,870	\$156,622,750	\$1,381,769,548	\$0	\$597,400	\$2,181,398,168

**OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF ST JOSEPH COUNTY,
CENTREVILLE, MICHIGAN, APRIL 19 2011**

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 **2011** as determined by the Board of Commissioners of said county on the **nineteenth day of April, 2011**, 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 nineteenth day of April, **2011**

Chairman of the St Joseph County Board of Commissioners

ST JOSEPH COUNTY CLASSIFICATION EQUALIZATION SUMMARY

AGRICULTURE

TOWNSHIP OR CITY	2011 BOARD OF REVIEW ASSESSED	2011 TENTATIVE FACTOR	ADDING OR SUBTRACTING	2011 COUNTY EQUALIZED VALUE
01 BURR OAK	\$39,260,800	1.00000	\$0	\$39,260,800
02 COLON	\$36,733,000	1.00000	\$0	\$36,733,000
03 CONSTANTINE	\$28,880,100	1.00000	\$0	\$28,880,100
04 FABIOUS	\$17,153,800	1.00000	\$0	\$17,153,800
05 FAWN RIVER	\$17,126,000	1.00000	\$0	\$17,126,000
06 FLORENCE	\$41,542,100	1.00000	\$0	\$41,542,100
07 FLOWERFIELD	\$26,090,500	1.00000	\$0	\$26,090,500
08 LEONIDAS	\$39,829,100	1.00000	\$0	\$39,829,100
09 LOCKPORT	\$24,484,000	1.00000	\$0	\$24,484,000
10 MENDON	\$36,838,800	1.00000	\$0	\$36,838,800
11 MOTTVILLE	\$19,498,400	1.00000	\$0	\$19,498,400
12 NOTTAWA	\$39,369,600	1.00000	\$0	\$39,369,600
13 PARK	\$37,666,100	1.00000	\$0	\$37,666,100
14 SHERMAN	\$25,765,300	1.00000	\$0	\$25,765,300
15 STURGIS	\$19,281,500	1.00000	\$0	\$19,281,500
16 WHITE PIGEON	\$20,080,800	1.00000	\$0	\$20,080,800
52 STURGIS CITY	\$562,700	1.00000	\$0	\$562,700
51 THREE RIVERS	\$0	NONE	\$0	\$0
COUNTY TOTAL	\$470,162,600		\$0	\$470,162,600

CERTIFIED BY THE COUNTY BOARD OF COMMISSIONERS, APRIL 19, 2011.

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	2011 BOARD OF REVIEW ASSESSED	2011 TENTATIVE FACTOR	ADDING OR SUBTRACTING	2011 COUNTY EQUALIZED VALUE
01 BURR OAK	\$1,025,900	1.00000	\$0	\$1,025,900
02 COLON	\$4,645,400	1.00000	\$0	\$4,645,400
03 CONSTANTINE	\$4,724,400	1.00000	\$0	\$4,724,400
04 FABIUS	\$4,891,200	1.00000	\$0	\$4,891,200
05 FAWN RIVER	\$1,647,800	1.00000	\$0	\$1,647,800
06 FLORENCE	\$0	0.00000	\$0	\$0
07 FLOWERFIELD	\$1,448,520	1.00000	\$0	\$1,448,520
08 LEONIDAS	\$757,100	1.00000	\$0	\$757,100
09 LOCKPORT	\$4,379,700	1.00000	\$0	\$4,379,700
10 MENDON	\$3,449,000	1.00000	\$0	\$3,449,000
11 MOTTVILLE	\$2,259,900	1.00000	\$0	\$2,259,900
12 NOTTAWA	\$9,384,400	1.00000	\$0	\$9,384,400
13 PARK	\$8,265,900	1.00000	\$0	\$8,265,900
14 SHERMAN	\$1,311,900	1.00000	\$0	\$1,311,900
15 STURGIS	\$11,329,500	1.00000	\$0	\$11,329,500
16 WHITE PIGEON	\$11,108,800	1.00000	\$0	\$11,108,800
52 STURGIS CITY	\$43,772,250	1.00000	\$0	\$43,772,250
51 THREE RIVERS	\$57,844,200	1.00000	\$0	\$57,844,200
COUNTY TOTAL	\$172,245,870		\$0	\$172,245,870

CERTIFIED BY THE COUNTY BOARD OF COMMISSIONERS, APRIL 19, 2011.

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	2011 BOARD OF REVIEW ASSESSED	2011 TENTATIVE FACTOR	ADDING OR SUBTRACTING	2011 COUNTY EQUALIZED VALUE
01 BURR OAK	\$1,011,700	1.00000	\$0	\$1,011,700
02 COLON	\$3,274,700	1.00000	\$0	\$3,274,700
03 CONSTANTINE	\$26,311,600	1.00000	\$0	\$26,311,600
04 FABIUS	\$4,943,500	1.00000	\$0	\$4,943,500
05 FAWN RIVER	\$0	NONE	\$0	\$0
06 FLORENCE	\$146,400	1.00000	\$0	\$146,400
07 FLOWERFIELD	\$324,150	1.00000	\$0	\$324,150
08 LEONIDAS	\$0	NONE	\$0	\$0
09 LOCKPORT	\$967,800	1.00000	\$0	\$967,800
10 MENDON	\$5,170,900	1.00000	\$0	\$5,170,900
11 MOTTVILLE	\$12,191,800	1.00000	\$0	\$12,191,800
12 NOTTAWA	\$462,900	1.00000	\$0	\$462,900
13 PARK	\$6,327,300	1.00000	\$0	\$6,327,300
14 SHERMAN	\$185,700	1.00000	\$0	\$185,700
15 STURGIS	\$1,939,500	1.00000	\$0	\$1,939,500
16 WHITE PIGEON	\$10,737,600	1.00000	\$0	\$10,737,600
52 STURGIS CITY	\$50,960,500	1.00000	\$0	\$50,960,500
51 THREE RIVERS	\$31,666,700	1.00000	\$0	\$31,666,700
COUNTY TOTAL	\$156,622,750		\$0	\$156,622,750

CERTIFIED BY THE COUNTY BOARD OF COMMISSIONERS, APRIL 19, 2011.

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	2011 BOARD OF REVIEW ASSESSED	2011 TENTATIVE FACTOR	ADDING OR SUBTRACTING	2011 COUNTY EQUALIZED VALUE
01 BURR OAK	\$46,047,300	1.00000	\$0	\$46,047,300
02 COLON	\$86,790,100	1.00000	\$0	\$86,790,100
03 CONSTANTINE	\$69,552,640	1.00000	\$0	\$69,552,640
04 FABIVS	\$200,476,600	1.00000	\$0	\$200,476,600
05 FAWN RIVER	\$30,377,700	1.00000	\$0	\$30,377,700
06 FLORENCE	\$22,673,200	1.00000	\$0	\$22,673,200
07 FLOWERFIELD	\$46,248,408	1.00000	\$0	\$46,248,408
08 LEONIDAS	\$20,839,800	1.00000	\$0	\$20,839,800
09 LOCKPORT	\$91,795,200	1.00000	\$0	\$91,795,200
10 MENDON	\$47,269,600	1.00000	\$0	\$47,269,600
11 MOTTVILLE	\$28,493,500	1.00000	\$0	\$28,493,500
12 NOTTAWA	\$107,277,300	1.00000	\$0	\$107,277,300
13 PARK	\$89,111,700	1.00000	\$0	\$89,111,700
14 SHERMAN	\$124,349,200	1.00000	\$0	\$124,349,200
15 STURGIS	\$30,727,300	1.00000	\$0	\$30,727,300
16 WHITE PIGEON	\$156,266,200	1.00000	\$0	\$156,266,200
52 STURGIS CITY	\$116,181,700	1.00000	\$0	\$116,181,700
51 THREE RIVERS	\$67,292,100	1.00000	\$0	\$67,292,100
COUNTY TOTAL	\$1,381,769,548		\$0	\$1,381,769,548

CERTIFIED BY THE COUNTY BOARD OF COMMISSIONERS, APRIL 19, 2011.

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	2011 BOARD OF REVIEW ASSESSED	2011 TENTATIVE FACTOR	ADDING OR SUBTRACTING	2011 COUNTY EQUALIZED VALUE
01 BURR OAK	\$2,471,700	1.00000	\$0	\$2,471,700
02 COLON	\$4,221,900	1.00000	\$0	\$4,221,900
03 CONSTANTINE	\$18,416,600	1.00000	\$0	\$18,416,600
04 FABIVS	\$6,413,200	1.00000	\$0	\$6,413,200
05 FAWN RIVER	\$709,500	1.00000	\$0	\$709,500
06 FLORENCE	\$1,543,500	1.00000	\$0	\$1,543,500
07 FLOWERFIELD	\$4,461,729	1.00000	\$0	\$4,461,729
08 LEONIDAS	\$1,215,300	1.00000	\$0	\$1,215,300
09 LOCKPORT	\$3,376,400	1.00000	\$0	\$3,376,400
10 MENDON	\$18,025,000	1.00000	\$0	\$18,025,000
11 MOTTVILLE	\$10,952,800	1.00000	\$0	\$10,952,800
12 NOTTAWA	\$4,269,300	1.00000	\$0	\$4,269,300
13 PARK	\$12,743,800	1.00000	\$0	\$12,743,800
14 SHERMAN	\$3,240,800	1.00000	\$0	\$3,240,800
15 STURGIS	\$2,940,100	1.00000	\$0	\$2,940,100
16 WHITE PIGEON	\$44,887,100	1.00000	\$0	\$44,887,100
52 STURGIS CITY	\$61,088,500	1.00000	\$0	\$61,088,500
51 THREE RIVERS	\$65,285,800	1.00000	\$0	\$65,285,800
COUNTY TOTAL	\$266,263,029		\$0	\$266,263,029

CERTIFIED BY THE COUNTY BOARD OF COMMISSIONERS, APRIL 19, 2011

CHAIRMAN OF THE ST JOSEPH COUNTY BOARD OF COMMISSIONERS

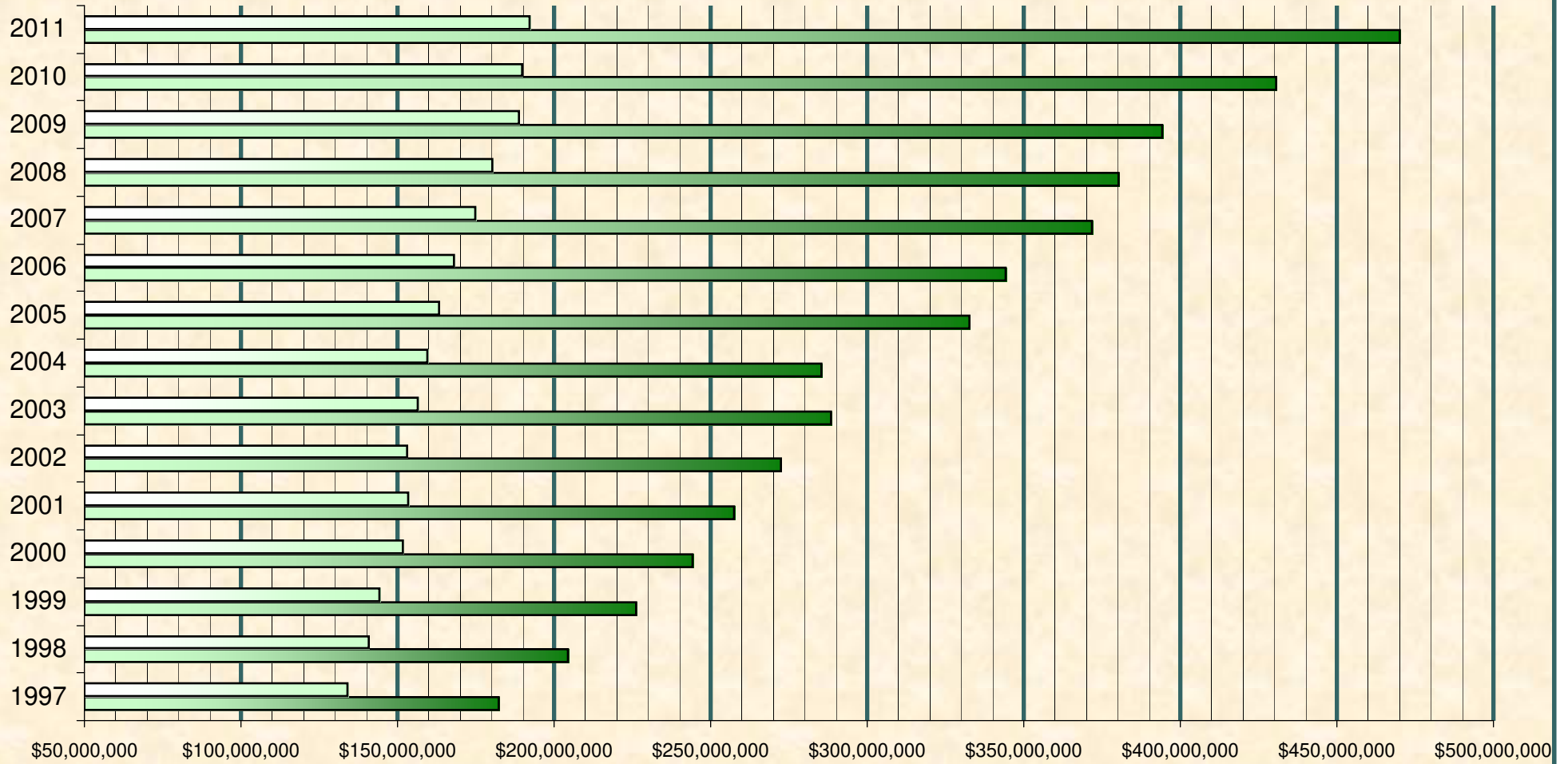
PATTIE S. BENDER, CLERK OF THE ST JOSEPH COUNTY BOARD OF COMMISSIONERS

ST JOSEPH COUNTY

2011 SEV PROPERTY CLASS FACTORS

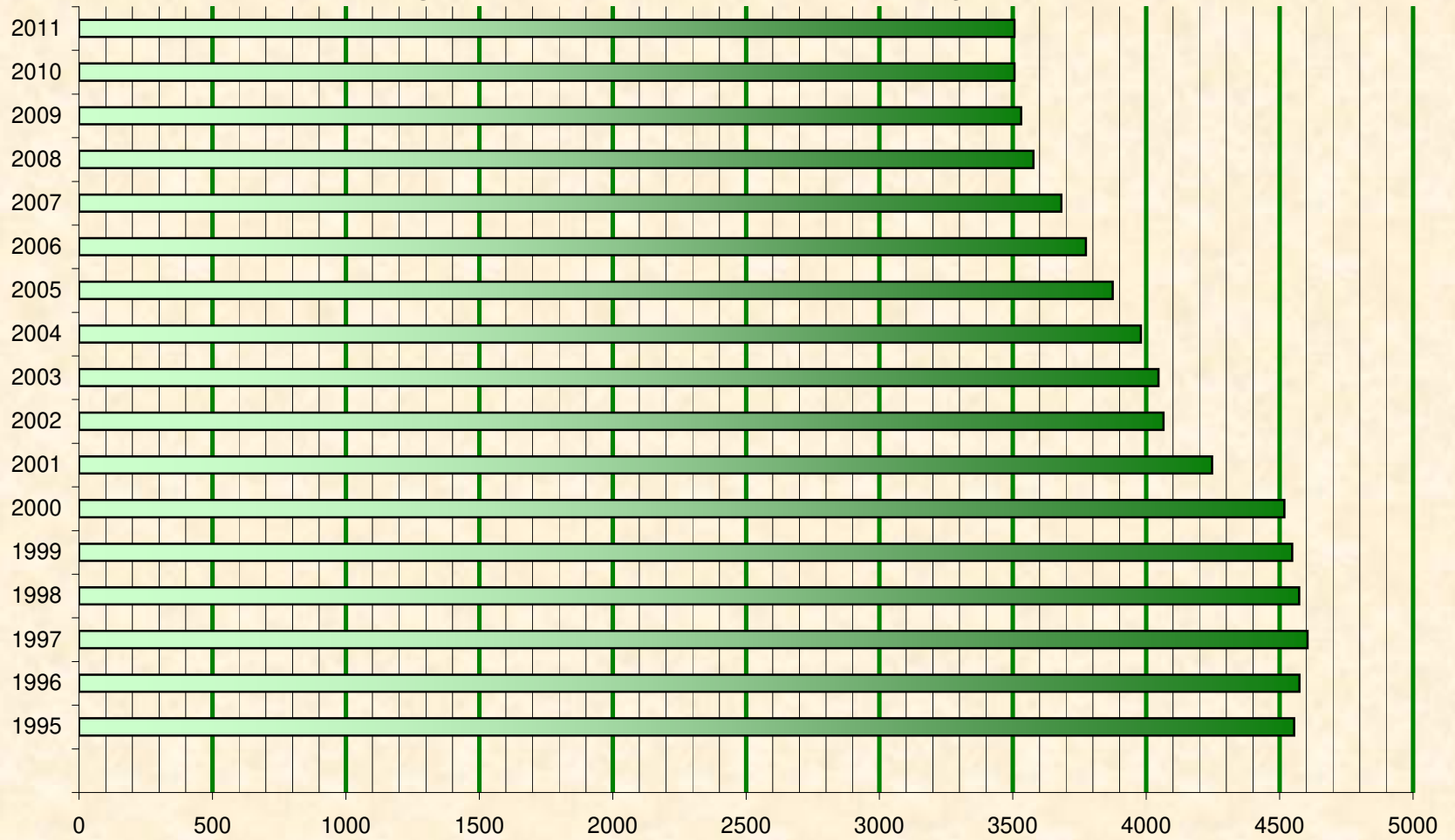
UNIT	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL
BURR OAK	1.00000	1.00000	1.00000	1.00000
COLON	1.00000	1.00000	1.00000	1.00000
CONSTANTINE	1.00000	1.00000	1.00000	1.00000
FABIUS	1.00000	1.00000	1.00000	1.00000
FAWN RIVER	1.00000	1.00000	NONE	1.00000
FLORENCE	1.00000	None	1.00000	1.00000
FLOWERFIELD	1.00000	1.00000	1.00000	1.00000
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	2011
□ 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	\$192,183,905
■ 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	\$470,162,600

Agricultural Parcel Count History



	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	
Parcel Count	0	4,554	4,574	4,604	4,573	4,547	4,518	4,247	4,065	4,046	3,980	3,874	3,774	3,682	3,577	3,531	3,506	3,506

Historical Variance Between Residential SEV & Taxable Values

