

2015
St Joseph County
Equalization Report



Memory Isle Rapids
Pealer Street Bridge

Prepared by: St Joseph County
Equalization Department



St Joseph County

Land Resource Centre

(269) 467-5576

Fax (269) 467-5672

Public Works Intergovernmental Services
Equalization Geographic Information Systems Rural Address Identification

April 2, 2015

Board of Commissioners
Saint Joseph County, Michigan

Honorable Members:

The St. Joseph County Equalization Department has prepared the 2015 Equalization Report in accordance with Michigan Compiled Law 211.34 as amended. This involved conducting an Equalization Study in each classification of real property and the aggregate personal property classification in each of the 18 assessing jurisdictions within the County.

Contained within this report are the various values as extracted from each jurisdiction's assessment roll. Any class of property within an assessment jurisdiction having a ratio between 49.00% and 50.00% will be equalized at 50.00% as allowed by the State Tax Commission guidelines. All County Equalized Values are subject to review and possible change by the State Tax Commission through the State Equalization process in May. Please note the values contained in this report are advalorem values only, special acts property values are not subject to Equalization.

This report begins with the required Certification of Recommended County Equalized Valuations by Equalization Director followed by an unsigned copy of the L-4024 report to be approved and signed by the Board of Commissioners. The report then shows county wide statistics and totals, then further shows values of each assessing jurisdiction and school district by property classification.

St. Joseph County Equalization Department is pleased to report that all assessing jurisdictions are being equalized as assessed and therefore requiring no equalization factors.

I would like to commend the Equalization Department staff and each of the County's assessing officers for their dedication and hard work throughout the past year which has made this report possible.

Respectfully submitted,

Anthony E. Meyaard M.M.A.O. P.P.E.
St. Joseph County Equalization Director

CERTIFICATION OF RECOMMENDED COUNTY EQUALIZED VALUATIONS BY EQUALIZATION DIRECTOR

This form is issued under the authority of MCL 211.148
Filing is mandatory

TO: State Tax Commission
FROM: Equalization Director of ST. JOSEPH County
RE: State Assessor Certification of Preparer of the required Recommended County Equalized Valuations

The Recommended County Equalized Valuations for the above referenced county and year were prepared under my direct supervision and control in my role as Equalization Director.

I am certified as an assessor at the level required for the county by Michigan Compiled Laws 211.10d and the rules of the State Tax Commission.

The State Tax Commission requires a Level ____ State Assessor Certification for this county.

I am certified as a Level ____ State Certified Assessing Officer by the State Tax Commission.

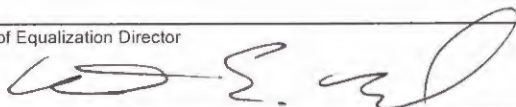
The following are my total Recommended County Equalized Valuations for each separately equalized class of property in ST. JOSEPH County:

Agricultural	<u>652,523,180</u>	Timber-Cutover	<u>0</u>
Commercial	<u>162,179,700</u>	Developmental	<u>657,200</u>
Industrial	<u>122,856,500</u>	Total Real Property	<u>2,291,320,816</u>
Residential	<u>1,353,104,236</u>	Personal Property	<u>348,550,173</u>
		Total Real and Personal Property	<u>2,639,870,989</u>

Please mail this form to the address below within fifteen days of submission of the Recommended County Equalized Valuations to the County Board of Commissioners.

Michigan Department of Treasury
Assessment and Certification Division
Local Assessment Review
P.O. Box 30790
Lansing, Michigan 48909

Signature of Equalization Director



Date

4-2-15

PERSONAL AND REAL PROPERTY - TOTALS

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

STATEMENT YEAR:	2015	NUMBER OF ACRES		TOTAL REAL PROPERTY VALUATIONS		PERSONAL PROPERTY VALUATIONS		TOTAL REAL PLUS PERSONAL PROPERTY	
		ASSESSED		(TOTALS FROM PAGES 2 AND 3)					
		(COL. 1)	(COL. 2)	(COL. 3)	(COL. 4)	(COL. 5)	(COL. 6)	(COL. 7)	
		ACRES	ASSESSED	EQUALIZED	ASSESSED	EQUALIZED	ASSESSED	EQUALIZED	
	HUNDREDTHS	VALUATIONS	VALUATIONS	VALUATIONS	VALUATIONS	VALUATIONS	VALUATIONS		
COUNTY:	75	ST JOSEPH							
TOWNSHIP OR CITY									
TOWNSHIPS:	1	BURR OAK	21,973.42	98,362,600	98,362,600	6,336,500	6,336,500	104,699,100	104,699,100
	2	COLON	20,174.63	143,985,500	143,985,500	8,894,300	8,894,300	152,879,800	152,879,800
	3	CONSTANTINE	19,445.37	137,733,100	137,733,100	24,553,300	24,553,300	162,286,400	162,286,400
	4	FABIUS	18,738.63	210,578,750	210,578,750	15,590,000	15,590,000	226,168,750	226,168,750
	5	FAWN RIVER	12,002.51	57,345,100	57,345,100	886,400	886,400	58,231,500	58,231,500
	6	FLORENCE	20,867.55	85,067,600	85,067,600	4,235,000	4,235,000	89,302,600	89,302,600
	7	FLOWERFIELD	22,616.59	84,014,630	84,014,630	16,300,173	16,300,173	100,314,803	100,314,803
	8	LEONIDAS	22,554.18	74,547,200	74,547,200	7,738,400	7,738,400	82,285,600	82,285,600
	9	LOCKPORT	17,621.38	130,526,900	130,526,900	3,161,700	3,161,700	133,688,600	133,688,600
	10	MENDON	21,711.13	111,065,900	111,065,900	30,867,500	30,867,500	141,933,400	141,933,400
	11	MOTTVILLE	11,826.55	70,104,700	70,104,700	11,546,100	11,546,100	81,650,800	81,650,800
	12	NOTTAWA	21,968.61	161,833,500	161,833,500	4,786,600	4,786,600	166,620,100	166,620,100
	13	PARK	21,964.75	145,566,100	145,566,100	29,213,600	29,213,600	174,779,700	174,779,700
	14	SHERMAN	19,769.35	163,929,636	163,929,636	5,370,500	5,370,500	169,300,136	169,300,136
	15	STURGIS	11,074.33	69,492,800	69,492,800	2,873,300	2,873,300	72,366,100	72,366,100
	16	WHITE PIGEON	15,464.56	198,346,900	198,346,900	36,046,800	36,046,800	234,393,700	234,393,700
CITIES:	51	THREE RIVERS	1,855.58	151,553,900	151,553,900	78,532,700	78,532,700	230,086,600	230,086,600
	52	STURGIS	2,338.39	197,266,000	197,266,000	61,617,300	61,617,300	258,883,300	258,883,300
Totals for County			303,968	2,291,320,816	2,291,320,816	348,550,173	348,550,173	2,639,870,989	2,639,870,989

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF ST JOSEPH COUNTY, CENTREVILLE, MICHIGAN

DATE: April 7 2015

WE HEREBY CERTIFY That the foregoing is a true statement of the number of acres of land, the value of the real property and of the personal property, the aggregate valuation of the real property and personal property, the equalized and assessed valuations of real property classifications in each township and city in said county as equalized by the Board of Commissioners in April of the reporting year, at a meeting of said board held in pursuant to the Provisions of section 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. 225 of 1978; P.A. 385 of 1984; P.A. 224 of 1985; P.A. 147 of 1992 or Section 5 of Article IX of the Constitution of the State.

Dated at Centreville, MI this 7th day of April, 2015.

Page 1, Personal and Real Totals



Director of County Equalization

Chairman of Board of Commissioners

Clerk of Board of Commissioners

EQUALIZED VALUATIONS - REAL

STATEMENT of valuation made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

STATEMENT YEAR: 2015		REAL PROPERTY EQUALIZED VALUATIONS BY COUNTY BOARD OF COMMISSIONERS						
	(COL. 1)	(COL. 2)	(COL. 3)	(COL. 4)	(COL. 5)	(COL. 6)	(COL. 7)	
	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL PROPERTY	
COUNTY:	75	ST JOSEPH						
TOWNSHIP OR CITY								
TOWNSHIPS:	1 BURR OAK	47,850,100	1,028,100	861,500	48,622,900	0	98,362,600	
	2 COLON	49,183,100	4,142,100	2,173,000	88,487,300	0	143,985,500	
	3 CONSTANTINE	43,260,700	4,258,100	20,814,500	69,399,800	0	137,733,100	
	4 FABIUS	21,115,900	4,943,600	3,078,300	181,440,950	0	210,578,750	
	5 FAWN RIVER	25,422,100	1,508,500	0	30,414,500	0	57,345,100	
	6 FLORENCE	63,219,400	0	111,700	21,736,500	0	85,067,600	
	7 FLOWERFIELD	34,437,080	1,336,200	76,100	48,165,250	0	84,014,630	
	8 LEONIDAS	53,194,900	844,900	0	20,507,400	0	74,547,200	
	9 LOCKPORT	35,421,300	4,822,800	910,000	89,372,800	0	130,526,900	
	10 MENDON	51,379,200	3,246,800	3,990,300	52,449,600	0	111,065,900	
	11 MOTTVILLE	29,645,100	1,939,100	11,011,200	27,509,300	0	70,104,700	
	12 NOTTAWA	54,923,100	7,625,400	414,700	98,870,300	0	161,833,500	
	13 PARK	47,447,800	6,267,300	5,012,600	86,838,400	0	145,566,100	
	14 SHERMAN	34,843,000	1,527,700	156,400	127,402,536	0	163,929,636	
	15 STURGIS	27,104,500	9,841,700	1,393,600	30,495,800	657,200	69,492,800	
	16 WHITE PIGEON	33,584,200	9,317,200	7,533,000	147,912,500	0	198,346,900	
CITIES:	51 THREE RIVERS	0	59,783,300	21,652,300	70,118,300	0	151,553,900	
	52 STURGIS	491,700	39,746,900	43,667,300	113,360,100	0	197,266,000	
Totals for County		652,523,180	162,179,700	122,856,500	1,353,104,236	0	657,200	2,291,320,816

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF ST JOSEPH COUNTY, CENTREVILLE, MICHIGAN

DATE: April 7 2015

WE HEREBY CERTIFY That the foregoing is a true statement of the number of acres of land, the value of the real property and of the personal property, the aggregate valuation of the real property and personal property, the equalized and assessed valuations of real property classifications in each township and city in said county as equalized by the Board of Commissioners in April of the reporting year, at a meeting of said board held in pursuant to the Provisions of section 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. 225 of 1978; P.A. 385 of 1984; P.A. 224 of 1985; P.A. 147 of 1992 or Section 5 of Article IX of the Constitution of the State.

Dated at Centreville, MI this 7th day of April, 2015.

Page 2, Equalized Values



 Director of County Equalization

 Chairman of Board of Commissioners

 Clerk of Board of Commissioners

ASSESSED VALUATIONS - REAL

STATEMENT of valuation made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

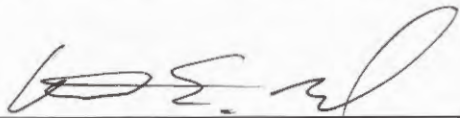
STATEMENT YEAR:		REAL PROPERTY ASSESSED VALUATIONS APPROVED BY BOARDS OF REVIEW						
2015		(COL. 1)	(COL. 2)	(COL. 3)	(COL. 4)	(COL. 5)	(COL. 6)	(COL. 7)
		AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL PROPERTY
COUNTY:	75 ST JOSEPH							
TOWNSHIP OR CITY								
TOWNSHIPS:	1 BURR OAK	47,850,100	1,028,100	861,500	48,622,900	0	0	98,362,600
	2 COLON	49,183,100	4,142,100	2,173,000	88,487,300	0	0	143,985,500
	3 CONSTANTINE	43,260,700	4,258,100	20,814,500	69,399,800	0	0	137,733,100
	4 FABIUS	21,115,900	4,943,600	3,078,300	181,440,950	0	0	210,578,750
	5 FAWN RIVER	25,422,100	1,508,500	0	30,414,500	0	0	57,345,100
	6 FLORENCE	63,219,400	0	111,700	21,736,500	0	0	85,067,600
	7 FLOWERFIELD	34,437,080	1,336,200	76,100	48,165,250	0	0	84,014,630
	8 LEONIDAS	53,194,900	844,900	0	20,507,400	0	0	74,547,200
	9 LOCKPORT	35,421,300	4,822,800	910,000	89,372,800	0	0	130,526,900
	10 MENDON	51,379,200	3,246,800	3,990,300	52,449,600	0	0	111,065,900
	11 MOTTVILLE	29,645,100	1,939,100	11,011,200	27,509,300	0	0	70,104,700
	12 NOTTAWA	54,923,100	7,625,400	414,700	98,870,300	0	0	161,833,500
	13 PARK	47,447,800	6,267,300	5,012,600	86,838,400	0	0	145,566,100
	14 SHERMAN	34,843,000	1,527,700	156,400	127,402,536	0	0	163,929,636
	15 STURGIS	27,104,500	9,841,700	1,393,600	30,495,800	0	657,200	69,492,800
	16 WHITE PIGEON	33,584,200	9,317,200	7,533,000	147,912,500	0	0	198,346,900
CITIES:	51 THREE RIVERS	0	59,783,300	21,652,300	70,118,300	0	0	151,553,900
	52 STURGIS	491,700	39,746,900	43,667,300	113,360,100	0	0	197,266,000
Totals for County		652,523,180	162,179,700	122,866,500	1,353,104,236	0	657,200	2,291,320,816

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF ST JOSEPH COUNTY, CENTREVILLE, MICHIGAN

DATE: April 7 2015

WE HEREBY CERTIFY That the foregoing is a true statement of the number of acres of land, the value of the real property and of the personal property, the aggregate valuation of the real property and personal property, the equalized and assessed valuations of real property classifications in each township and city in said county as equalized by the Board of Commissioners in April of the reporting year, at a meeting of said board held in pursuant to the Provisions of section 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. 225 of 1978; P.A. 385 of 1984; P.A. 224 of 1985; P.A. 147 of 1992 or Section 5 of Article IX of the Constitution of the State.

Dated at Centreville, MI this 7th day of April, 2015.



 Director of County Equalization

Chairman of Board of Commissioners

Clerk of Board of Commissioners

St Joseph County 2015 Equalization Report

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St. Joseph County Previous and Current Values

AGRICULTURAL								
Unit #	Unit Name	Number of Parcels	2014 Assessed Value	2015 Assessed Value	% Change	2014 Taxable Value	2015 Taxable Value	% Change
001	Burr Oak Township	266	\$45,667,600	\$47,850,100	4.78%	\$14,966,768	\$16,203,571	8.26%
002	Colon Township	271	\$49,677,000	\$49,183,100	-0.99%	\$15,701,901	\$16,050,755	2.22%
003	Constantine Township	187	\$39,418,400	\$43,260,700	9.75%	\$11,191,546	\$11,386,316	1.74%
004	Fabius Township	137	\$19,730,100	\$21,115,900	7.02%	\$7,233,942	\$7,172,635	-0.85%
005	Fawn River Township	159	\$23,013,700	\$25,422,100	10.47%	\$6,703,977	\$7,094,880	5.83%
006	Florence Township	281	\$59,504,400	\$63,219,400	6.24%	\$18,945,446	\$19,227,835	1.49%
007	Flowerfield Township	197	\$32,598,720	\$34,437,080	5.64%	\$10,111,013	\$9,866,034	-2.42%
008	Leonidas Township	375	\$54,566,700	\$53,194,900	-2.51%	\$17,551,606	\$17,810,668	1.48%
009	Lockport Township	181	\$31,941,000	\$35,421,300	10.90%	\$14,313,924	\$14,438,599	0.87%
010	Mendon Township	290	\$53,192,000	\$51,379,200	-3.41%	\$15,018,087	\$16,083,600	7.09%
011	Mottville Township	138	\$26,418,300	\$29,645,100	12.21%	\$11,567,831	\$12,057,865	4.24%
012	Nottawa Township	321	\$51,218,000	\$54,923,100	7.23%	\$17,859,072	\$18,298,906	2.46%
013	Park Township	251	\$48,260,600	\$47,447,800	-1.68%	\$21,882,198	\$22,484,514	2.75%
014	Sherman Township	167	\$28,182,400	\$34,843,000	23.63%	\$12,356,359	\$12,713,410	2.89%
015	Sturgis Township	133	\$26,783,700	\$27,104,500	1.20%	\$9,430,559	\$9,629,196	2.11%
016	White Pigeon Township	216	\$29,813,900	\$33,584,200	12.65%	\$10,942,431	\$11,370,368	3.91%
051	Three Rivers City	0	\$0	\$0	N/A	\$0	\$0	N/A
052	Sturgis City	7	\$1,583,400	\$491,700	-68.95%	\$1,190,713	\$363,692	-69.46%
St. Joseph County Total		3,577	\$621,569,920	\$652,523,180	4.98%	\$216,967,373	\$222,252,844	2.44%

COMMERCIAL								
Unit #	Unit Name	Number of Parcels	2014 Assessed Value	2015 Assessed Value	% Change	2014 Taxable Value	2015 Taxable Value	% Change
001	Burr Oak Township	36	\$957,300	\$1,028,100	7.40%	\$818,986	\$869,639	6.18%
002	Colon Township	67	\$3,933,700	\$4,142,100	5.30%	\$3,523,592	\$3,636,944	3.22%
003	Constantine Township	108	\$4,262,800	\$4,258,100	-0.11%	\$3,904,717	\$3,947,469	1.09%
004	Fabius Township	60	\$4,513,800	\$4,943,600	9.52%	\$3,904,345	\$4,079,529	4.49%
005	Fawn River Township	18	\$1,412,200	\$1,508,500	6.82%	\$1,123,674	\$1,147,425	2.11%
006	Florence Township	0	\$0	\$0	N/A	\$0	\$0	N/A
007	Flowerfield Township	6	\$1,347,610	\$1,336,200	-0.85%	\$486,060	\$477,992	-1.66%
008	Leonidas Township	26	\$920,500	\$844,900	-8.21%	\$724,337	\$673,182	-7.06%
009	Lockport Township	63	\$4,301,600	\$4,822,800	12.12%	\$3,751,023	\$3,791,370	1.08%
010	Mendon Township	64	\$3,131,000	\$3,246,800	3.70%	\$3,011,449	\$2,896,687	-3.81%
011	Mottville Township	26	\$2,105,300	\$1,939,100	-7.89%	\$1,913,383	\$1,795,336	-6.17%
012	Nottawa Township	99	\$8,314,200	\$7,625,400	-8.28%	\$7,382,226	\$7,079,136	-4.11%
013	Park Township	39	\$6,378,600	\$6,267,300	-1.74%	\$5,880,919	\$5,952,150	1.21%
014	Sherman Township	21	\$1,379,600	\$1,527,700	10.73%	\$1,176,182	\$1,223,530	4.03%
015	Sturgis Township	100	\$9,649,600	\$9,841,700	1.99%	\$8,767,490	\$8,903,982	1.56%
016	White Pigeon Township	161	\$9,372,350	\$9,317,200	-0.59%	\$7,763,468	\$7,686,214	-1.00%
051	Three Rivers City	323	\$58,562,000	\$59,783,300	2.09%	\$52,212,856	\$52,744,843	1.02%
052	Sturgis City	329	\$39,982,300	\$39,746,900	-0.59%	\$37,050,801	\$35,717,194	-3.60%
St. Joseph County Total		1,546	\$160,524,460	\$162,179,700	1.03%	\$143,395,508	\$142,622,622	-0.54%

St. Joseph County Previous and Current Values

INDUSTRIAL								
Unit #	Unit Name	Number of Parcels	2014 Assessed Value	2015 Assessed Value	% Change	2014 Taxable Value	2015 Taxable Value	% Change
001	Burr Oak Township	27	\$818,400	\$861,500	5.27%	\$717,756	\$723,717	0.83%
002	Colon Township	14	\$2,601,000	\$2,173,000	-16.46%	\$2,559,796	\$2,148,631	-16.06%
003	Constantine Township	34	\$20,793,700	\$20,814,500	0.10%	\$19,726,223	\$20,039,724	1.59%
004	Fabius Township	36	\$3,476,900	\$3,078,300	-11.46%	\$2,474,176	\$2,249,985	-9.06%
005	Fawn River Township	0	\$0	\$0	N/A	\$0	\$0	N/A
006	Florence Township	6	\$115,700	\$111,700	-3.46%	\$64,161	\$65,128	1.51%
007	Flowerfield Township	2	\$95,840	\$76,100	-20.60%	\$87,439	\$66,966	-23.41%
008	Leonidas Township	0	\$0	\$0	N/A	\$0	\$0	N/A
009	Lockport Township	17	\$981,000	\$910,000	-7.24%	\$913,005	\$851,872	-6.70%
010	Mendon Township	25	\$5,279,200	\$3,990,300	-24.41%	\$5,051,474	\$3,758,631	-25.59%
011	Mottville Township	30	\$11,320,100	\$11,011,200	-2.73%	\$10,397,241	\$10,213,916	-1.76%
012	Nottawa Township	12	\$414,900	\$414,700	-0.05%	\$318,158	\$382,242	20.14%
013	Park Township	24	\$4,732,300	\$5,012,600	5.92%	\$4,548,446	\$4,690,273	3.12%
014	Sherman Township	1	\$171,200	\$156,400	-8.64%	\$156,662	\$156,400	-0.17%
015	Sturgis Township	15	\$1,650,700	\$1,393,600	-15.58%	\$1,377,334	\$1,299,389	-5.66%
016	White Pigeon Township	50	\$7,990,500	\$7,533,000	-5.73%	\$7,707,009	\$7,305,064	-5.22%
051	Three Rivers City	65	\$21,627,700	\$21,652,300	0.11%	\$19,272,829	\$19,273,173	0.00%
052	Sturgis City	117	\$34,744,500	\$43,667,300	25.68%	\$34,215,525	\$38,474,949	12.45%
St. Joseph County Total		475	\$116,813,640	\$122,856,500	5.17%	\$109,587,234	\$111,700,060	1.93%

RESIDENTIAL								
Unit #	Unit Name	Number of Parcels	2014 Assessed Value	2015 Assessed Value	% Change	2014 Taxable Value	2015 Taxable Value	% Change
001	Burr Oak Township	1,263	\$48,489,900	\$48,622,900	0.27%	\$38,307,690	\$39,640,887	3.48%
002	Colon Township	2,157	\$85,370,100	\$88,487,300	3.65%	\$68,382,668	\$70,022,460	2.40%
003	Constantine Township	1,661	\$65,871,400	\$69,399,800	5.36%	\$59,773,949	\$61,118,218	2.25%
004	Fabius Township	2,658	\$179,928,000	\$181,440,950	0.84%	\$143,733,900	\$146,170,332	1.70%
005	Fawn River Township	741	\$31,853,400	\$30,414,500	-4.52%	\$26,004,047	\$26,054,900	0.20%
006	Florence Township	516	\$19,670,900	\$21,736,500	10.50%	\$17,917,798	\$18,322,983	2.26%
007	Flowerfield Township	867	\$43,972,021	\$48,165,250	9.54%	\$35,261,978	\$35,091,316	-0.48%
008	Leonidas Township	548	\$18,881,100	\$20,507,400	8.61%	\$15,302,816	\$15,774,158	3.08%
009	Lockport Township	1,970	\$86,541,200	\$89,372,800	3.27%	\$79,314,609	\$78,822,803	-0.62%
010	Mendon Township	1,410	\$49,540,800	\$52,449,600	5.87%	\$39,923,437	\$40,752,737	2.08%
011	Mottville Township	746	\$24,128,800	\$27,509,300	14.01%	\$22,632,410	\$23,325,454	3.06%
012	Nottawa Township	1,988	\$98,682,600	\$98,870,300	0.19%	\$84,280,077	\$85,903,779	1.93%
013	Park Township	1,429	\$89,837,400	\$86,838,400	-3.34%	\$66,968,286	\$67,739,715	1.15%
014	Sherman Township	1,986	\$123,882,600	\$127,402,536	2.84%	\$106,131,749	\$108,993,913	2.70%
015	Sturgis Township	700	\$27,683,300	\$30,495,800	10.16%	\$26,284,058	\$26,702,334	1.59%
016	White Pigeon Township	2,381	\$147,493,500	\$147,912,500	0.28%	\$129,552,672	\$131,232,873	1.30%
051	Three Rivers City	2,481	\$68,658,832	\$70,118,300	2.13%	\$62,906,839	\$64,174,800	2.02%
052	Sturgis City	3,316	\$112,775,600	\$113,360,100	0.52%	\$109,532,362	\$107,223,791	-2.11%
St. Joseph County Total		28,818	\$1,323,261,453	\$1,353,104,236	2.26%	\$1,132,211,345	\$1,147,067,453	1.31%

St. Joseph County Previous and Current Values

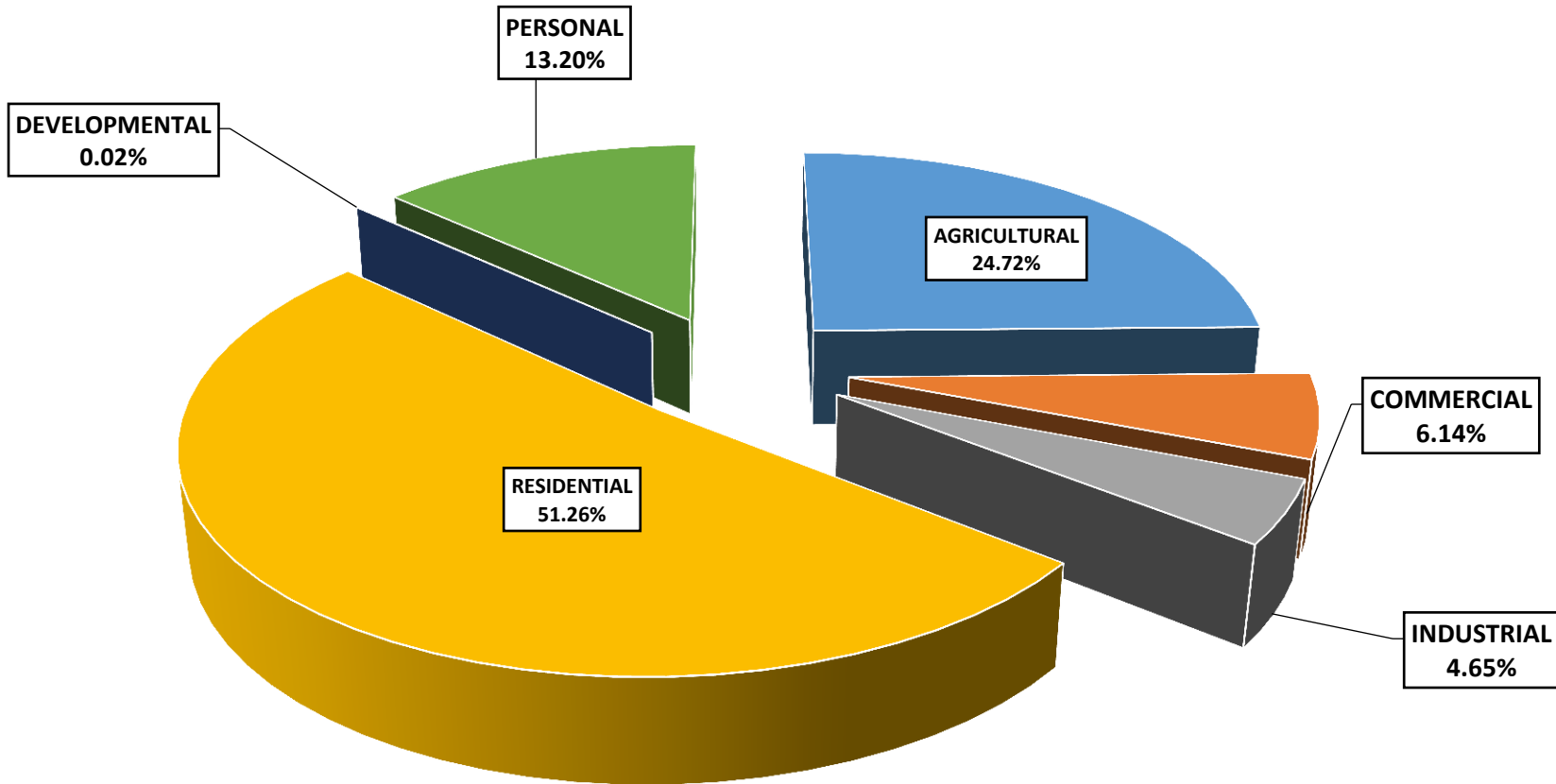
DEVELOPMENTAL								
Unit #	Unit Name	Number of Parcels	2014 Assessed Value	2015 Assessed Value	% Change	2014 Taxable Value	2015 Taxable Value	% Change
001	Burr Oak Township	0	\$0	\$0	N/A	\$0	\$0	N/A
002	Colon Township	0	\$0	\$0	N/A	\$0	\$0	N/A
003	Constantine Township	0	\$0	\$0	N/A	\$0	\$0	N/A
004	Fabius Township	0	\$0	\$0	N/A	\$0	\$0	N/A
005	Fawn River Township	0	\$0	\$0	N/A	\$0	\$0	N/A
006	Florence Township	0	\$0	\$0	N/A	\$0	\$0	N/A
007	Flowerfield Township	0	\$0	\$0	N/A	\$0	\$0	N/A
008	Leonidas Township	0	\$0	\$0	N/A	\$0	\$0	N/A
009	Lockport Township	0	\$0	\$0	N/A	\$0	\$0	N/A
010	Mendon Township	0	\$0	\$0	N/A	\$0	\$0	N/A
011	Mottville Township	0	\$0	\$0	N/A	\$0	\$0	N/A
012	Nottawa Township	0	\$0	\$0	N/A	\$0	\$0	N/A
013	Park Township	0	\$0	\$0	N/A	\$0	\$0	N/A
014	Sherman Township	0	\$0	\$0	N/A	\$0	\$0	N/A
015	Sturgis Township	5	\$642,300	\$657,200	2.32%	\$244,804	\$245,953	0.47%
016	White Pigeon Township	0	\$0	\$0	N/A	\$0	\$0	N/A
051	Three Rivers City	0	\$0	\$0	N/A	\$0	\$0	N/A
052	Sturgis City	0	\$0	\$0	N/A	\$0	\$0	N/A
St. Joseph County Total		5	\$642,300	\$657,200	2.32%	\$244,804	\$245,953	0.47%

PERSONAL								
Unit #	Unit Name	Number of Parcels	2014 Assessed Value	2015 Assessed Value	% Change	2014 Taxable Value	2015 Taxable Value	% Change
001	Burr Oak Township	31	\$3,065,900	\$6,336,500	106.68%	\$3,065,900	\$6,336,500	106.68%
002	Colon Township	106	\$4,626,500	\$8,894,300	92.25%	\$4,626,500	\$8,894,300	92.25%
003	Constantine Township	94	\$20,807,800	\$24,553,300	18.00%	\$20,807,111	\$24,553,300	18.00%
004	Fabius Township	42	\$11,205,900	\$15,590,000	39.12%	\$11,113,720	\$15,171,908	36.52%
005	Fawn River Township	18	\$817,700	\$886,400	8.40%	\$817,700	\$886,400	8.40%
006	Florence Township	26	\$4,376,600	\$4,235,000	-3.24%	\$4,376,600	\$4,235,000	-3.24%
007	Flowerfield Township	33	\$8,983,014	\$16,300,173	81.46%	\$5,229,310	\$5,524,050	5.64%
008	Leonidas Township	33	\$8,080,900	\$7,738,400	-4.24%	\$8,080,900	\$7,738,400	-4.24%
009	Lockport Township	55	\$3,090,600	\$3,161,700	2.30%	\$3,090,600	\$3,161,700	2.30%
010	Mendon Township	56	\$28,978,600	\$30,867,500	6.52%	\$27,688,101	\$28,784,076	3.96%
011	Mottville Township	43	\$11,240,800	\$11,546,100	2.72%	\$11,240,800	\$11,546,100	2.72%
012	Nottawa Township	112	\$4,838,100	\$4,786,600	-1.06%	\$4,838,100	\$4,786,600	-1.06%
013	Park Township	68	\$22,253,500	\$29,213,600	31.28%	\$22,253,500	\$29,213,600	31.28%
014	Sherman Township	35	\$5,229,000	\$5,370,500	2.71%	\$5,229,000	\$5,370,500	2.71%
015	Sturgis Township	64	\$2,869,700	\$2,873,300	0.13%	\$2,869,700	\$2,873,300	0.13%
016	White Pigeon Township	92	\$34,830,400	\$36,046,800	3.49%	\$34,830,400	\$36,046,800	3.49%
051	Three Rivers City	340	\$72,847,900	\$78,532,700	7.80%	\$72,851,600	\$78,536,400	7.80%
052	Sturgis City	368	\$60,051,000	\$61,617,300	2.61%	\$60,039,400	\$61,607,118	2.61%
St. Joseph County Total		1,616	\$308,193,914	\$348,550,173	13.09%	\$303,048,942	\$335,266,052	10.63%

St. Joseph County Previous and Current Values

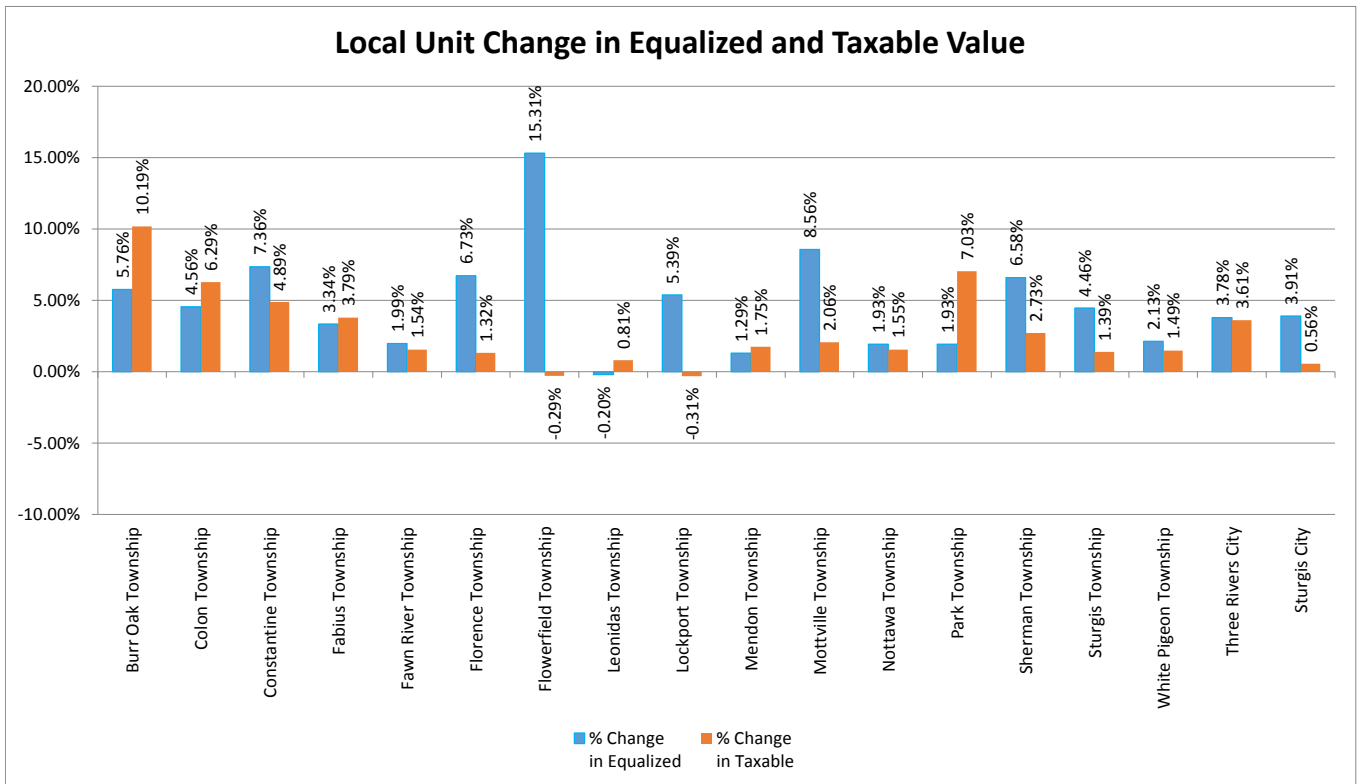
Unit #	Unit Name	Number of Parcels	TOTAL VALUES			2014 Taxable Value	2015 Taxable Value	% Change
			2014 Assessed Value	2015 Assessed Value	% Change			
001	Burr Oak Township	1,623	\$98,999,100	\$104,699,100	5.76%	\$57,877,100	\$63,774,314	10.19%
002	Colon Township	2,615	\$146,208,300	\$152,879,800	4.56%	\$94,794,457	\$100,753,090	6.29%
003	Constantine Township	2,084	\$151,154,100	\$162,286,400	7.36%	\$115,403,546	\$121,045,027	4.89%
004	Fabius Township	2,933	\$218,854,700	\$226,168,750	3.34%	\$168,460,083	\$174,844,389	3.79%
005	Fawn River Township	936	\$57,097,000	\$58,231,500	1.99%	\$34,649,398	\$35,183,605	1.54%
006	Florence Township	829	\$83,667,600	\$89,302,600	6.73%	\$41,304,005	\$41,850,946	1.32%
007	Flowerfield Township	1,105	\$86,997,205	\$100,314,803	15.31%	\$51,175,800	\$51,026,358	-0.29%
008	Leonidas Township	982	\$82,449,200	\$82,285,600	-0.20%	\$41,659,659	\$41,996,408	0.81%
009	Lockport Township	2,286	\$126,855,400	\$133,688,600	5.39%	\$101,383,161	\$101,066,344	-0.31%
010	Mendon Township	1,845	\$140,121,600	\$141,933,400	1.29%	\$90,692,548	\$92,275,731	1.75%
011	Mottville Township	983	\$75,213,300	\$81,650,800	8.56%	\$57,751,665	\$58,938,671	2.06%
012	Nottawa Township	2,532	\$163,467,800	\$166,620,100	1.93%	\$114,677,633	\$116,450,663	1.55%
013	Park Township	1,811	\$171,462,400	\$174,779,700	1.93%	\$121,533,349	\$130,080,252	7.03%
014	Sherman Township	2,210	\$158,844,800	\$169,300,136	6.58%	\$125,049,952	\$128,457,753	2.73%
015	Sturgis Township	1,017	\$69,279,300	\$72,366,100	4.46%	\$48,973,945	\$49,654,154	1.39%
016	White Pigeon Township	2,900	\$229,500,650	\$234,393,700	2.13%	\$190,795,980	\$193,641,319	1.49%
051	Three Rivers City	3,209	\$221,696,432	\$230,086,600	3.78%	\$207,244,124	\$214,729,216	3.61%
052	Sturgis City	4,137	\$249,136,800	\$258,883,300	3.91%	\$242,028,801	\$243,386,744	0.56%
St. Joseph County Total		36,037	\$2,531,005,687	\$2,639,870,989	4.30%	\$1,905,455,206	\$1,959,154,984	2.82%

St. Joseph County Equalized Value
Segmented by Property Class

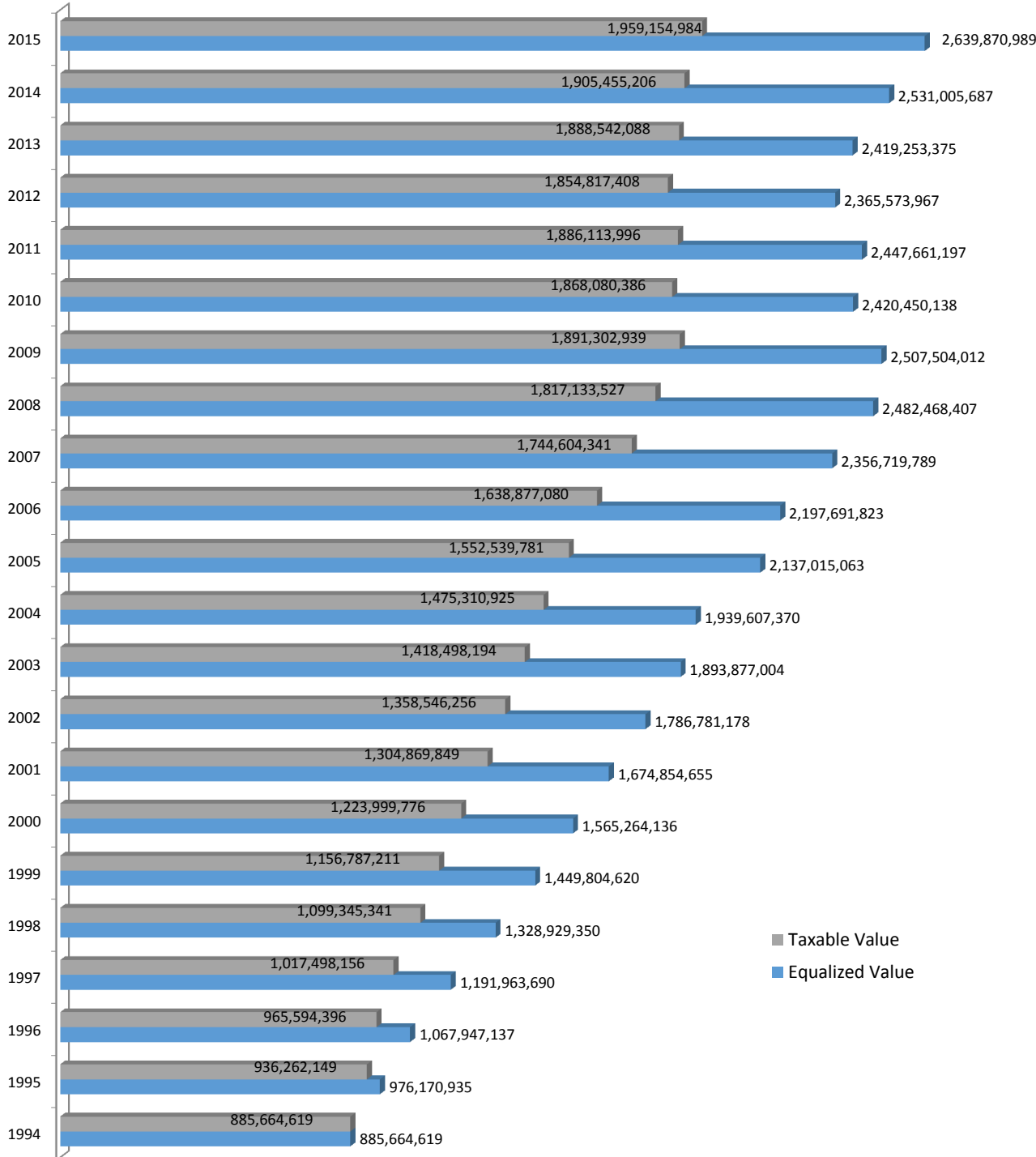


St. Joseph County Percentage Change in Equalized and Taxable Value 2014 - 2015

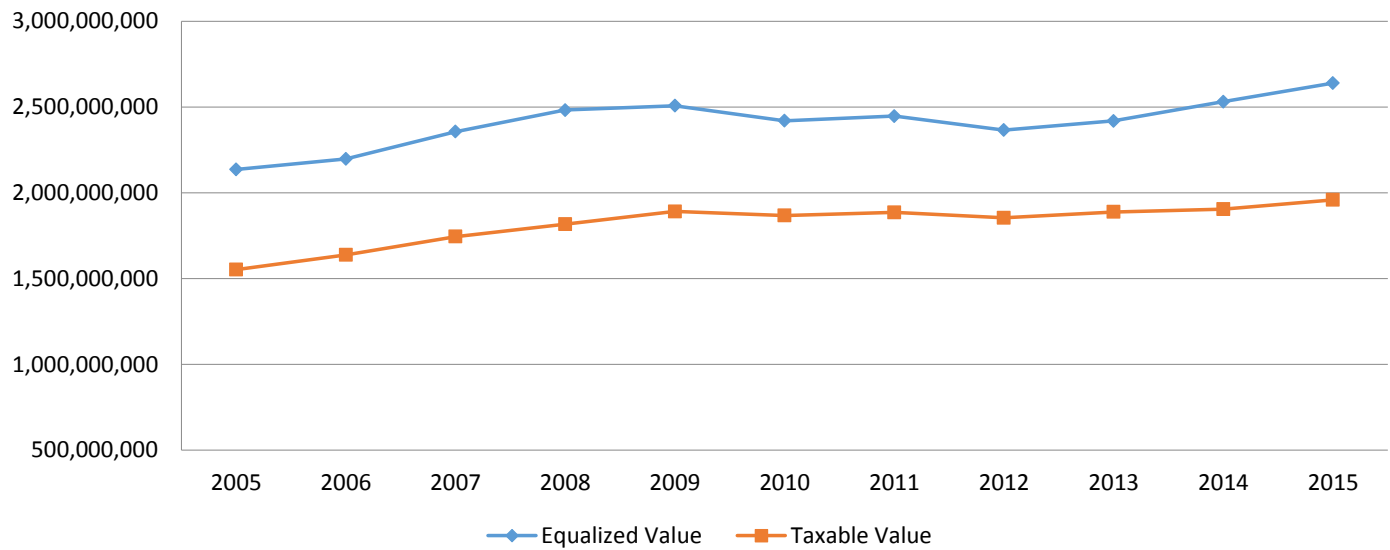
Unit of Gov't	2014 Equalized Value	2015 Equalized Value	% Change in Equalized	2014 Taxable Value	2015 Taxable Value	% Change in Taxable
Burr Oak Township	\$98,999,100	\$104,699,100	5.76%	\$57,877,100	\$63,774,314	10.19%
Colon Township	\$146,208,300	\$152,879,800	4.56%	\$94,794,457	\$100,753,090	6.29%
Constantine Township	\$151,154,100	\$162,286,400	7.36%	\$115,403,546	\$121,045,027	4.89%
Fabius Township	\$218,854,700	\$226,168,750	3.34%	\$168,460,083	\$174,844,389	3.79%
Fawn River Township	\$57,097,000	\$58,231,500	1.99%	\$34,649,398	\$35,183,605	1.54%
Florence Township	\$83,667,600	\$89,302,600	6.73%	\$41,304,005	\$41,850,946	1.32%
Flowerfield Township	\$86,997,205	\$100,314,803	15.31%	\$51,175,800	\$51,026,358	-0.29%
Leonidas Township	\$82,449,200	\$82,285,600	-0.20%	\$41,659,659	\$41,996,408	0.81%
Lockport Township	\$126,855,400	\$133,688,600	5.39%	\$101,383,161	\$101,066,344	-0.31%
Mendon Township	\$140,121,600	\$141,933,400	1.29%	\$90,692,548	\$92,275,731	1.75%
Mottville Township	\$75,213,300	\$81,650,800	8.56%	\$57,751,665	\$58,938,671	2.06%
Nottawa Township	\$163,467,800	\$166,620,100	1.93%	\$114,677,633	\$116,450,663	1.55%
Park Township	\$171,462,400	\$174,779,700	1.93%	\$121,533,349	\$130,080,252	7.03%
Sherman Township	\$158,844,800	\$169,300,136	6.58%	\$125,049,952	\$128,457,753	2.73%
Sturgis Township	\$69,279,300	\$72,366,100	4.46%	\$48,973,945	\$49,654,154	1.39%
White Pigeon Township	\$229,500,650	\$234,393,700	2.13%	\$190,795,980	\$193,641,319	1.49%
Three Rivers City	\$221,696,432	\$230,086,600	3.78%	\$207,244,124	\$214,729,216	3.61%
Sturgis City	\$249,136,800	\$258,883,300	3.91%	\$242,028,801	\$243,386,744	0.56%
St. Joseph County Total	\$2,531,005,687	\$2,639,870,989	4.30%	\$1,905,455,206	\$1,959,154,984	2.82%



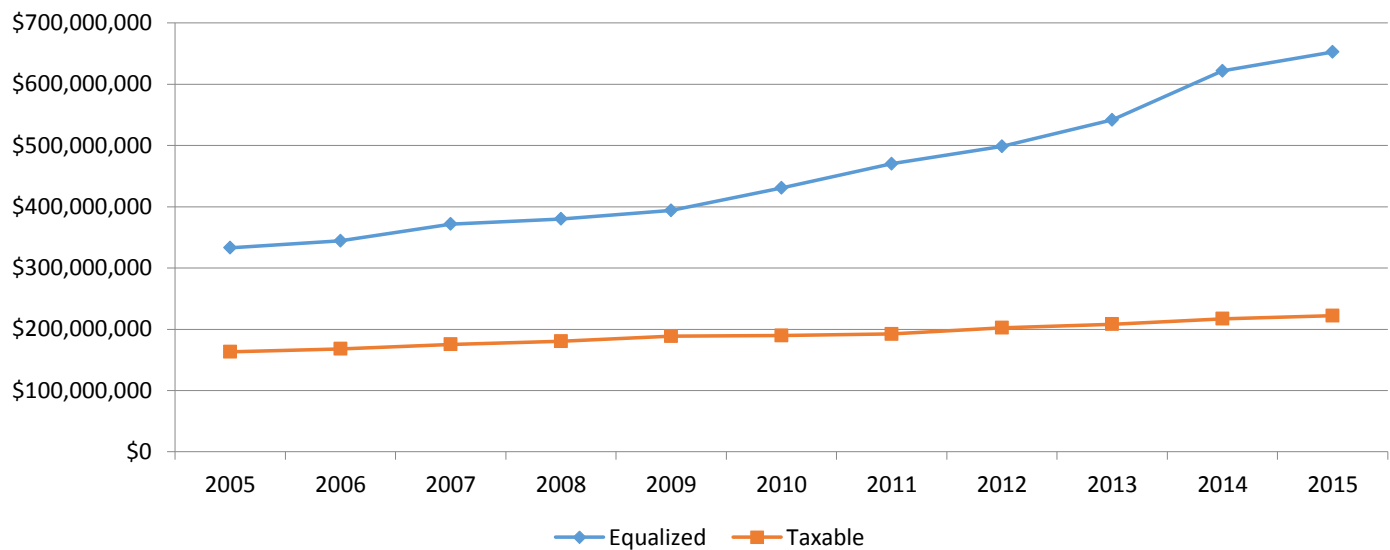
St. Joseph County Equalized and Taxable Values by Year



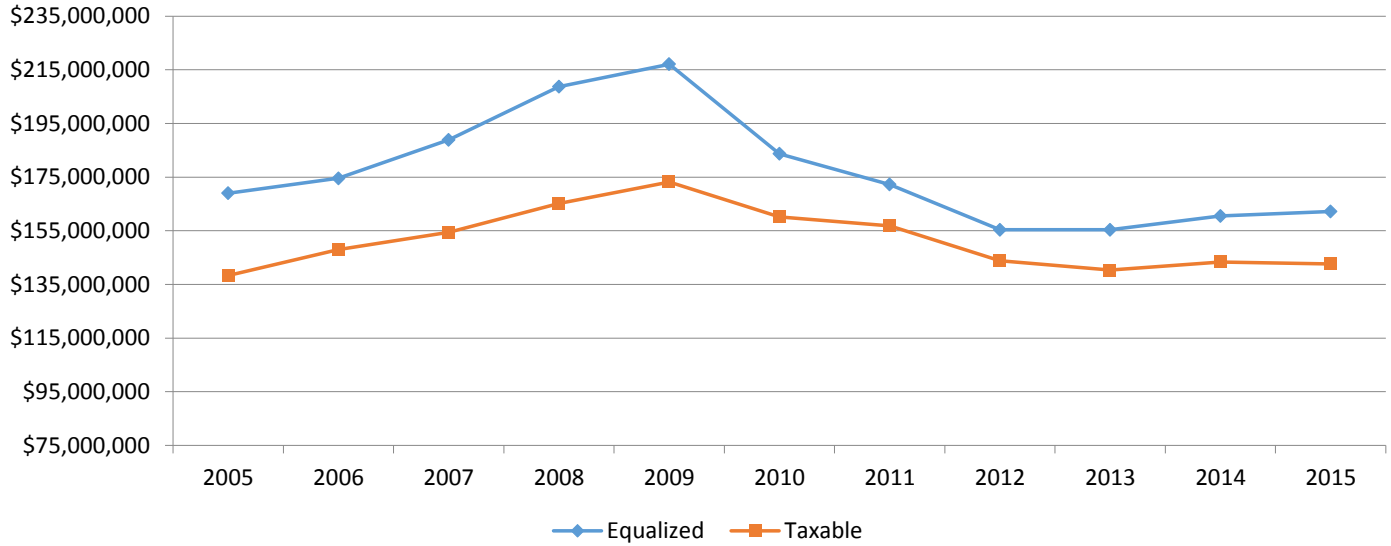
10 Year Trend in Gap between Equalized and Taxable Value (All Properties)



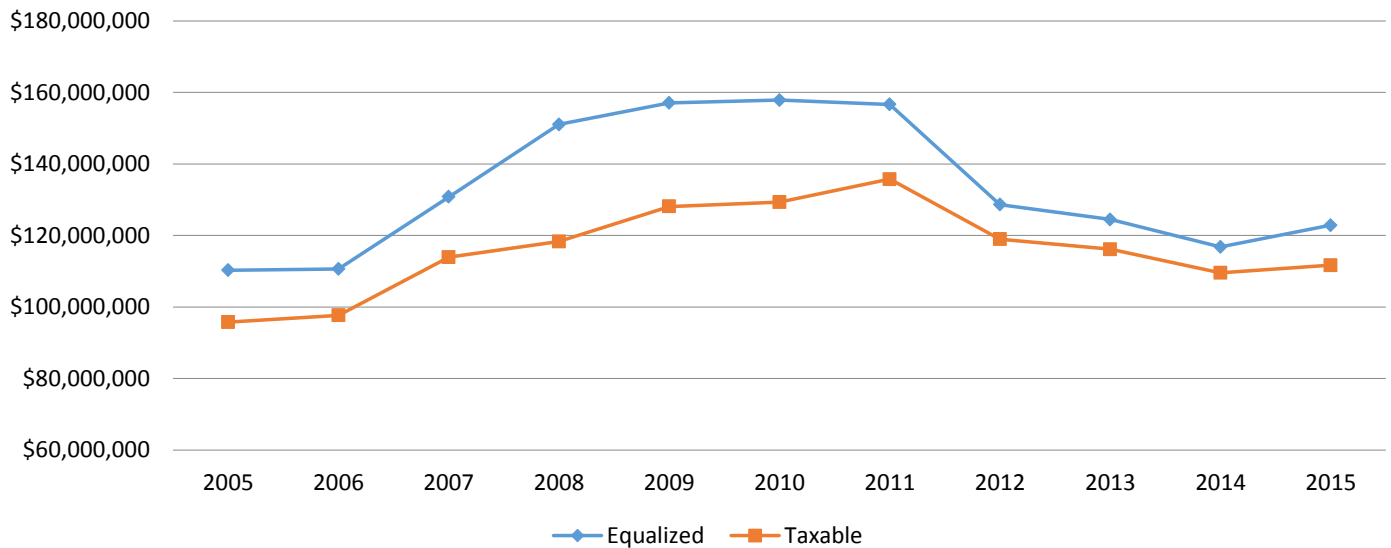
10 Year Trend in Gap between Equalized and Taxable Value (Agricultural)



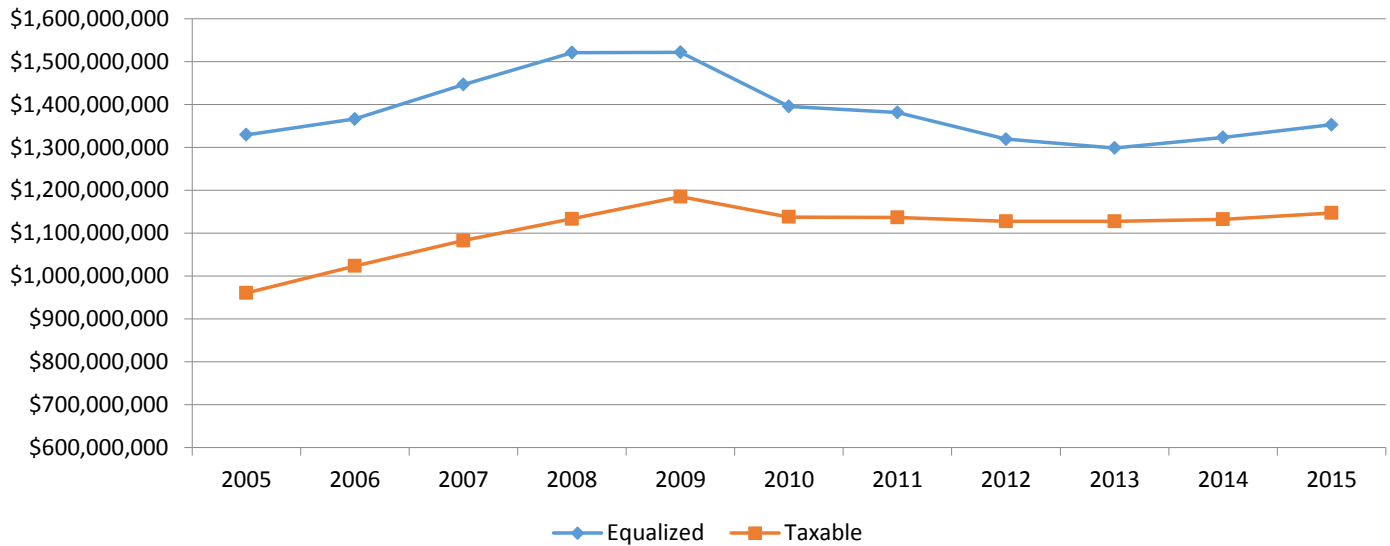
10 Year Trend in Gap between Equalized and Taxable Value (Commercial)



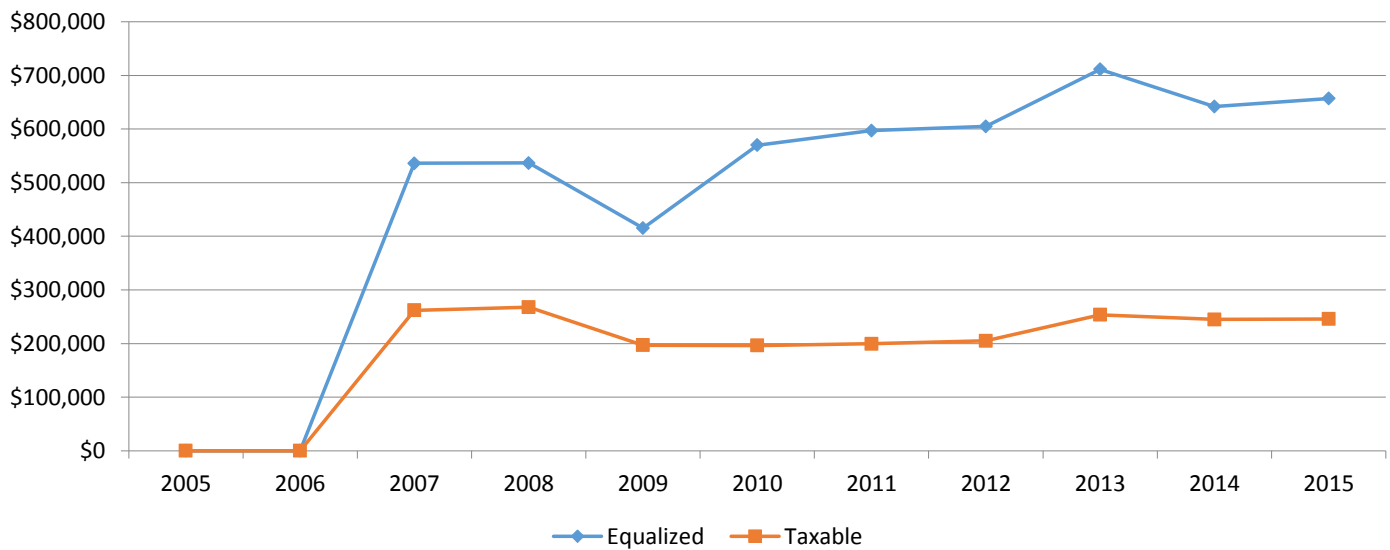
10 Year Trend in Gap between Equalized and Taxable Value (Industrial)



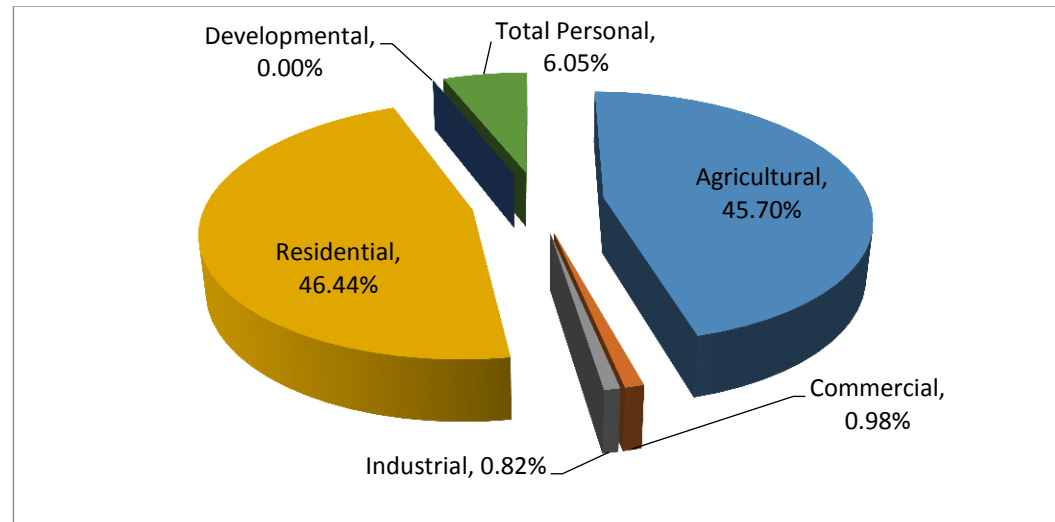
10 Year Trend in Gap between Equalized and Taxable Value (Residential)



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

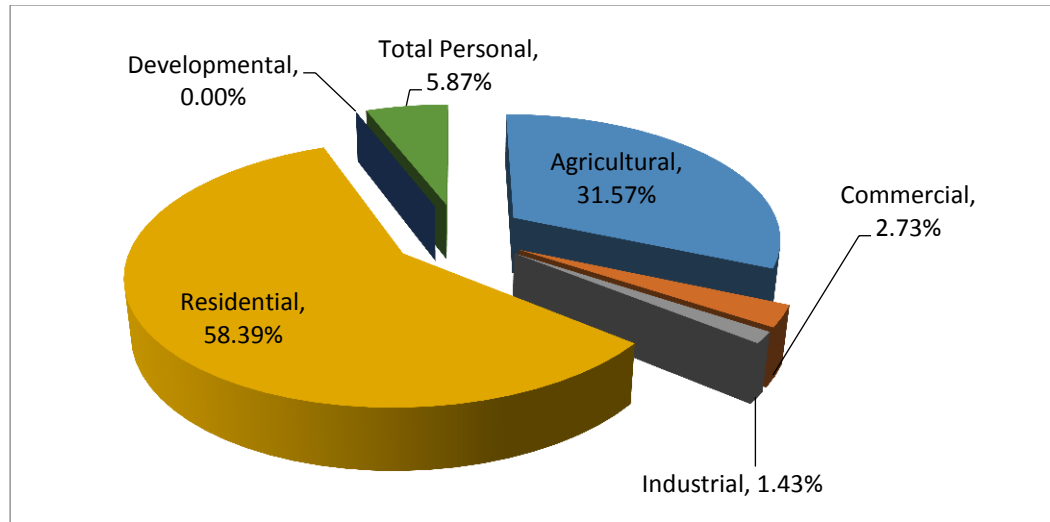


**St. Joseph County
Burr Oak Township
Summary of Recommended
County Equalized Values and Trends**



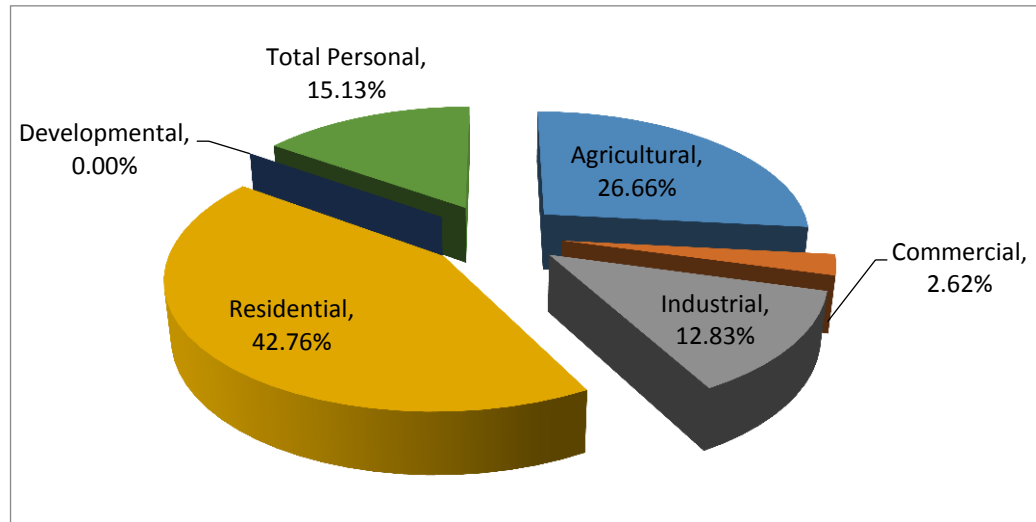
Class	Parcel Count	2014		Equalization Factor	2015 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
		State Equalized Value	2015 Assessed Value				
Real Property							
Agricultural	266	\$45,667,600	\$47,850,100	1.0000	\$47,850,100	4.78%	45.70%
Commercial	36	\$957,300	\$1,028,100	1.0000	\$1,028,100	7.40%	0.98%
Industrial	27	\$818,400	\$861,500	1.0000	\$861,500	5.27%	0.82%
Residential	1,263	\$48,489,900	\$48,622,900	1.0000	\$48,622,900	0.27%	46.44%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1,592	\$95,933,200	\$98,362,600		\$98,362,600	2.53%	93.95%
Personal Property							
Commercial	14	\$108,500	\$195,900	1.0000	\$195,900	80.55%	0.19%
Industrial	8	\$263,300	\$236,200	1.0000	\$236,200	-10.29%	0.23%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	9	\$2,694,100	\$5,904,400	1.0000	\$5,904,400	119.16%	5.64%
Total Personal	31	\$3,065,900	\$6,336,500		\$6,336,500	106.68%	6.05%
Grand Total	1,623	\$98,999,100	\$104,699,100		\$104,699,100	5.76%	100.00%

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



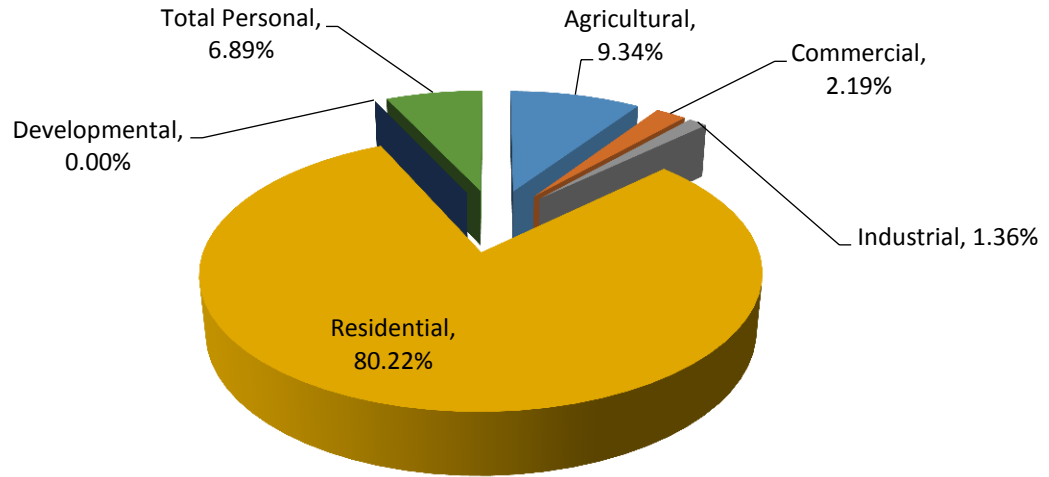
Class	Parcel Count	2014		Equalization Factor	2015 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
		State Equalized Value	2015 Assessed Value				
Real Property							
Agricultural	271	\$45,667,600	\$47,850,100	1.0000	\$47,850,100	4.78%	31.57%
Commercial	67	\$3,933,700	\$4,142,100	1.0000	\$4,142,100	5.30%	2.73%
Industrial	14	\$2,601,000	\$2,173,000	1.0000	\$2,173,000	-16.46%	1.43%
Residential	2,157	\$85,370,100	\$88,487,300	1.0000	\$88,487,300	3.65%	58.39%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,509	\$137,572,400	\$142,652,500		\$142,652,500	3.69%	94.13%
Personal Property							
Commercial	92	\$875,400	\$893,800	1.0000	\$893,800	2.10%	0.59%
Industrial	4	\$1,136,300	\$1,174,800	1.0000	\$1,174,800	3.39%	0.78%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$2,614,800	\$6,825,700	1.0000	\$6,825,700	161.04%	4.50%
Total Personal	106	\$4,626,500	\$8,894,300		\$8,894,300	92.25%	5.87%
Grand Total	2,615	\$142,198,900	\$151,546,800		\$151,546,800	6.57%	100.00%

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



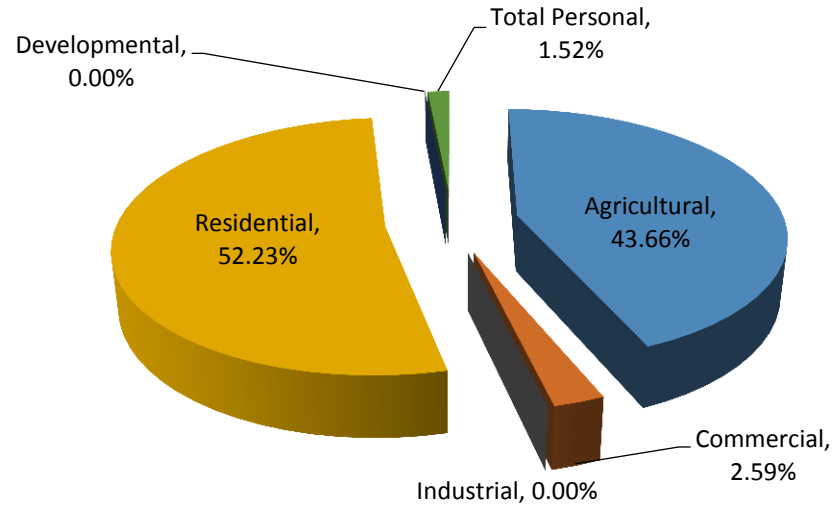
Class	2014		2015 Assessed Value	Equalization Factor	2015 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value					
Real Property							
Agricultural	187	\$39,418,400	\$43,260,700	1.0000	\$43,260,700	9.75%	26.66%
Commercial	108	\$4,262,800	\$4,258,100	1.0000	\$4,258,100	-0.11%	2.62%
Industrial	34	\$20,793,700	\$20,814,500	1.0000	\$20,814,500	0.10%	12.83%
Residential	1,661	\$65,871,400	\$69,399,800	1.0000	\$69,399,800	5.36%	42.76%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1,990	\$130,346,300	\$137,733,100		\$137,733,100	5.67%	84.87%
Personal Property							
Commercial	70	\$2,249,600	\$2,218,800	1.0000	\$2,218,800	-1.37%	1.37%
Industrial	10	\$15,400,900	\$19,196,700	1.0000	\$19,196,700	24.65%	11.83%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	14	\$3,157,300	\$3,137,800	1.0000	\$3,137,800	-0.62%	1.93%
Total Personal	94	\$20,807,800	\$24,553,300		\$24,553,300	18.00%	15.13%
Grand Total	2,084	\$151,154,100	\$162,286,400		\$162,286,400	7.36%	100.00%

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



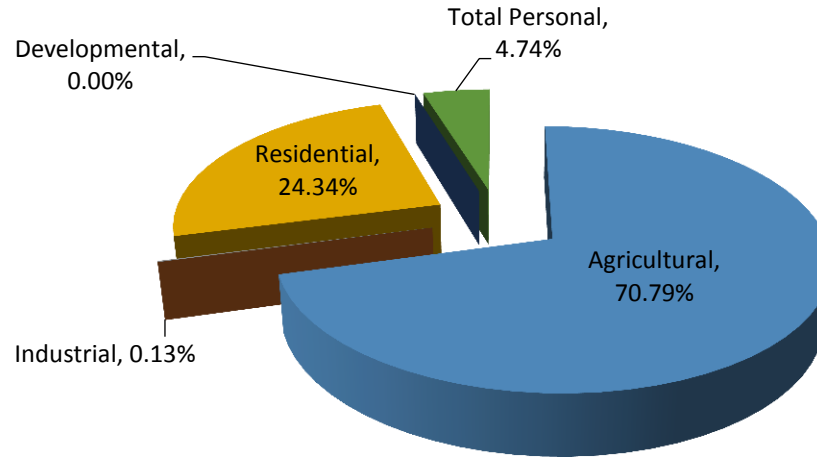
Class	Parcel Count	2014		Equalization Factor	2015 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
		State Equalized Value	2015 Assessed Value				
Real Property							
Agricultural	137	\$19,730,100	\$21,115,900	1.0000	\$21,115,900	7.02%	9.34%
Commercial	60	\$4,513,800	\$4,943,600	1.0000	\$4,943,600	9.52%	2.19%
Industrial	36	\$3,476,900	\$3,078,300	1.0000	\$3,078,300	-11.46%	1.36%
Residential	2,658	\$179,928,000	\$181,440,950	1.0000	\$181,440,950	0.84%	80.22%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,891	\$207,648,800	\$210,578,750		\$210,578,750	1.41%	93.11%
Personal Property							
Commercial	33	\$1,070,900	\$1,124,800	1.0000	\$1,124,800	5.03%	0.50%
Industrial	1	\$391,300	\$362,100	1.0000	\$362,100	-7.46%	0.16%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	8	\$9,743,700	\$14,103,100	1.0000	\$14,103,100	44.74%	6.24%
Total Personal	42	\$11,205,900	\$15,590,000		\$15,590,000	39.12%	6.89%
Grand Total	2,933	\$218,854,700	\$226,168,750		\$226,168,750	3.34%	100.00%

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



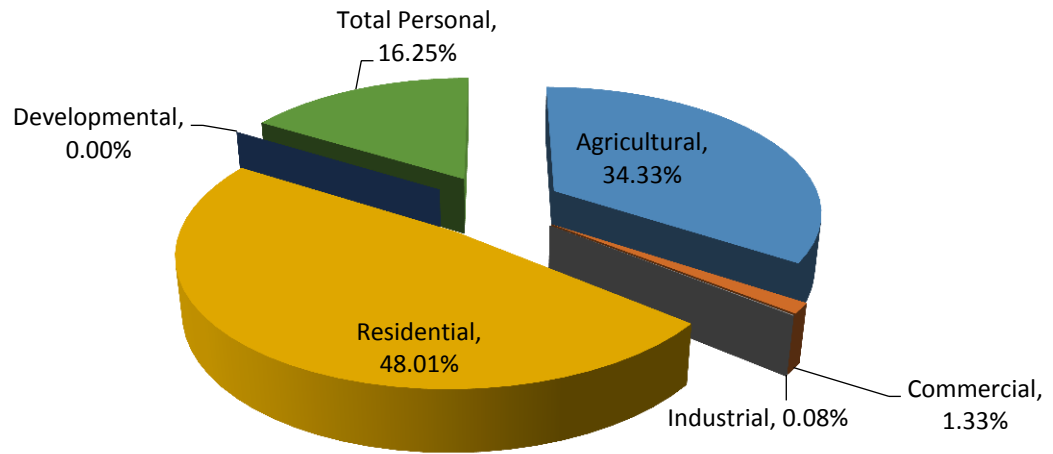
Class	Parcel Count	2014		2015 Assessed Value	Equalization Factor	2015 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
		State Equalized Value	2015 Assessed Value					
Real Property								
Agricultural	159	\$23,013,700	\$25,422,100	\$25,422,100	1.0000	\$25,422,100	10.47%	43.66%
Commercial	18	\$1,412,200	\$1,508,500	\$1,508,500	1.0000	\$1,508,500	6.82%	2.59%
Industrial	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	741	\$31,853,400	\$30,414,500	\$30,414,500	1.0000	\$30,414,500	-4.52%	52.23%
Developmental	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	918	\$56,279,300	\$57,345,100	\$57,345,100		\$57,345,100	1.89%	98.48%
Personal Property								
Commercial	16	\$163,000	\$222,600	\$222,600	1.0000	\$222,600	36.56%	0.38%
Industrial	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	2	\$654,700	\$663,800	\$663,800	1.0000	\$663,800	1.39%	1.14%
Total Personal	18	\$817,700	\$886,400	\$886,400		\$886,400	8.40%	1.52%
Grand Total	936	\$57,097,000	\$58,231,500	\$58,231,500		\$58,231,500	1.99%	100.00%

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



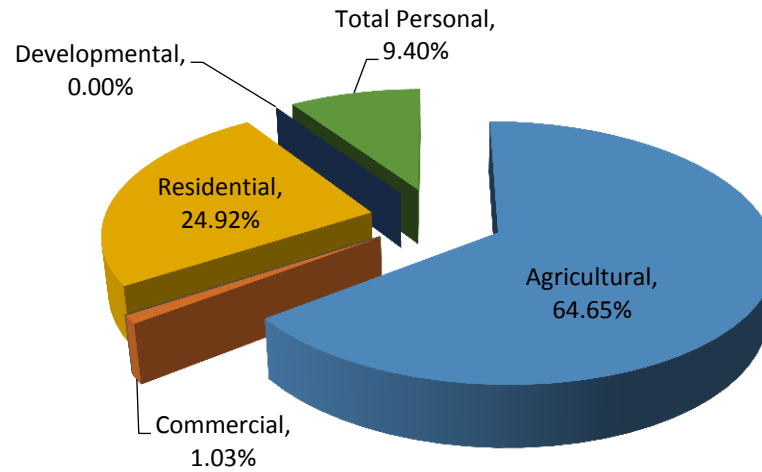
Class	Parcel Count	2014		Equalization Factor	2015 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
		State Equalized Value	2015 Assessed Value				
Real Property							
Agricultural	281	\$59,504,400	\$63,219,400	1.0000	\$63,219,400	6.24%	70.79%
Commercial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Industrial	6	\$115,700	\$111,700	1.0000	\$111,700	-3.46%	0.13%
Residential	516	\$19,670,900	\$21,736,500	1.0000	\$21,736,500	10.50%	24.34%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	803	\$79,291,000	\$85,067,600		\$85,067,600	7.29%	95.26%
Personal Property							
Commercial	5	\$255,100	\$133,200	1.0000	\$133,200	-47.79%	0.15%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	21	\$4,121,500	\$4,101,800	1.0000	\$4,101,800	-0.48%	4.59%
Total Personal	26	\$4,376,600	\$4,235,000		\$4,235,000	-3.24%	4.74%
Grand Total	829	\$83,667,600	\$89,302,600		\$89,302,600	6.73%	100.00%

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



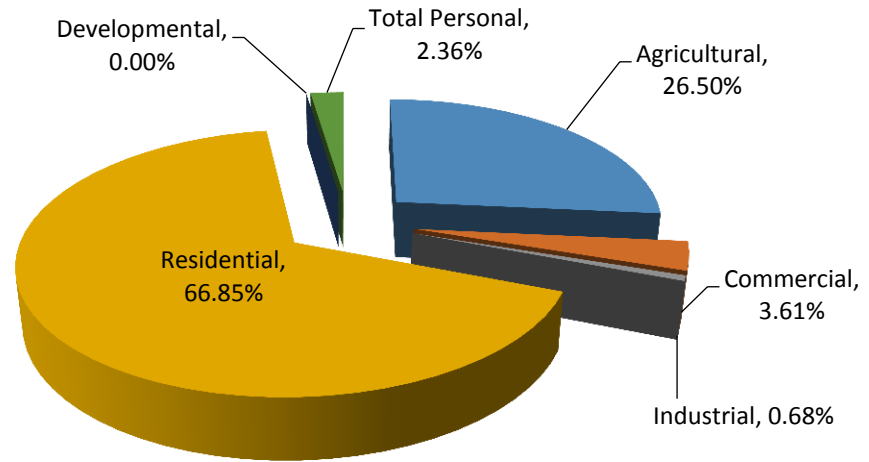
Class	Parcel Count	2014		Equalization Factor	2015 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
		State Equalized Value	2015 Assessed Value				
Real Property							
Agricultural	197	\$32,598,720	\$34,437,080	1.0000	\$34,437,080	5.64%	34.33%
Commercial	6	\$1,347,610	\$1,336,200	1.0000	\$1,336,200	-0.85%	1.33%
Industrial	2	\$95,840	\$76,100	1.0000	\$76,100	-20.60%	0.08%
Residential	867	\$43,972,021	\$48,165,250	1.0000	\$48,165,250	9.54%	48.01%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1,072	\$78,014,191	\$84,014,630		\$84,014,630	7.69%	83.75%
Personal Property							
Commercial	23	\$304,913	\$511,151	1.0000	\$511,151	67.64%	0.51%
Industrial	2	\$0	\$20,889	1.0000	\$20,889	#DIV/0!	0.02%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	8	\$8,678,101	\$15,768,133	1.0000	\$15,768,133	81.70%	15.72%
Total Personal	33	\$8,983,014	\$16,300,173		\$16,300,173	81.46%	16.25%
Grand Total	1,105	\$86,997,205	\$100,314,803		\$100,314,803	15.31%	100.00%

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



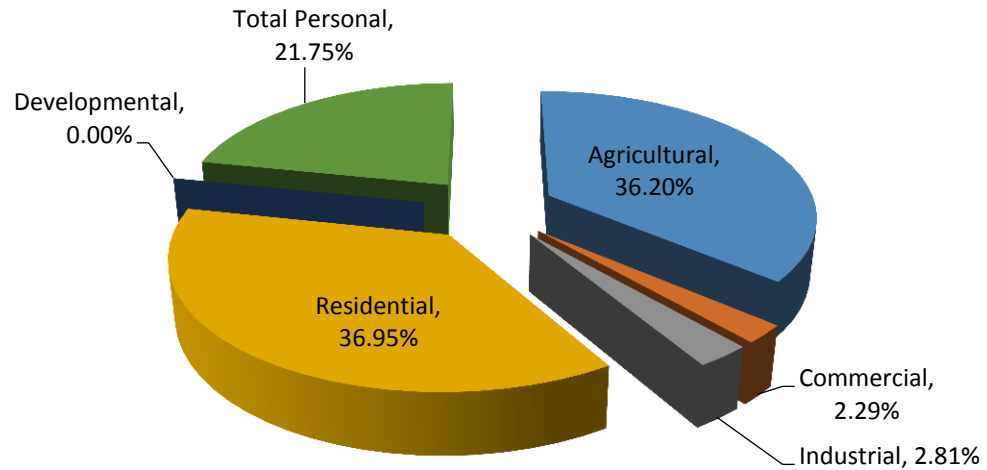
Class	Parcel Count	2014		2015 Assessed Value	Equalization Factor	2015 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
		State Equalized Value	Value					
Real Property								
Agricultural	375	\$54,566,700	\$53,194,900	\$53,194,900	1.0000	\$53,194,900	-2.51%	64.65%
Commercial	26	\$920,500	\$844,900	\$844,900	1.0000	\$844,900	-8.21%	1.03%
Industrial	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	548	\$18,881,100	\$20,507,400	\$20,507,400	1.0000	\$20,507,400	8.61%	24.92%
Developmental	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	949	\$74,368,300	\$74,547,200	\$74,547,200		\$74,547,200	0.24%	90.60%
Personal Property								
Commercial	26	\$112,600	\$144,000	\$144,000	1.0000	\$144,000	27.89%	0.18%
Industrial	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	7	\$7,968,300	\$7,594,400	\$7,594,400	1.0000	\$7,594,400	-4.69%	9.23%
Total Personal	33	\$8,080,900	\$7,738,400	\$7,738,400		\$7,738,400	-4.24%	9.40%
Grand Total	982	\$82,449,200	\$82,285,600	\$82,285,600		\$82,285,600	-0.20%	100.00%

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



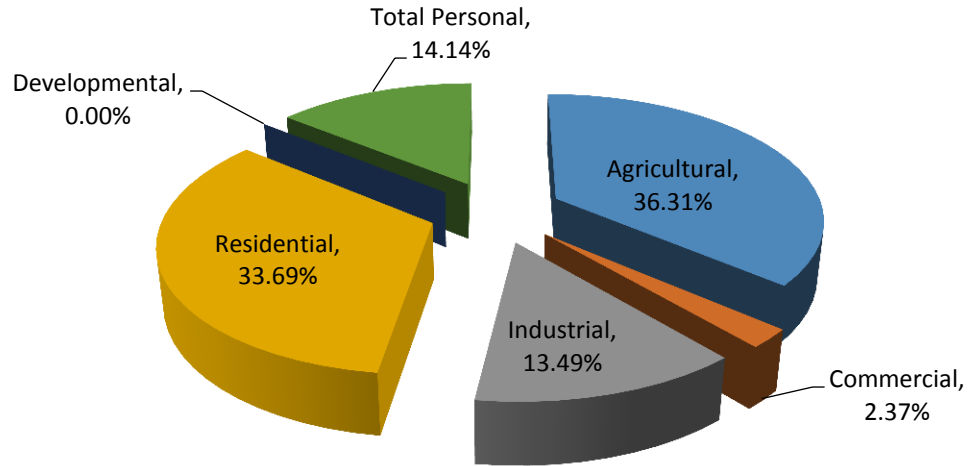
Class	Parcel Count	2014		Equalization Factor	2015 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
		State Equalized Value	2015 Assessed Value				
Real Property							
Agricultural	181	\$31,941,000	\$35,421,300	1.0000	\$35,421,300	10.90%	26.50%
Commercial	63	\$4,301,600	\$4,822,800	1.0000	\$4,822,800	12.12%	3.61%
Industrial	17	\$981,000	\$910,000	1.0000	\$910,000	-7.24%	0.68%
Residential	1,970	\$86,541,200	\$89,372,800	1.0000	\$89,372,800	3.27%	66.85%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,231	\$123,764,800	\$130,526,900		\$130,526,900	5.46%	97.64%
Personal Property							
Commercial	39	\$582,000	\$651,800	1.0000	\$651,800	11.99%	0.49%
Industrial	3	\$93,100	\$117,100	1.0000	\$117,100	25.78%	0.09%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	13	\$2,415,500	\$2,392,800	1.0000	\$2,392,800	-0.94%	1.79%
Total Personal	55	\$3,090,600	\$3,161,700		\$3,161,700	2.30%	2.36%
Grand Total	2,286	\$126,855,400	\$133,688,600		\$133,688,600	5.39%	100.00%

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



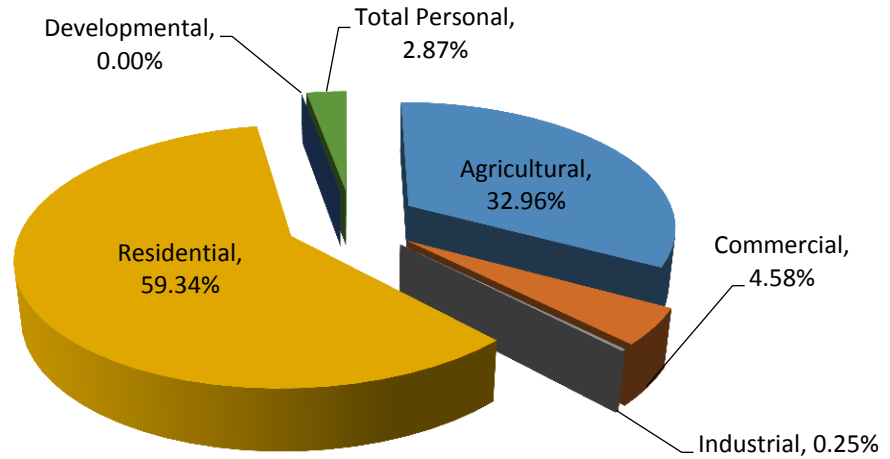
Class	Parcel Count	2014		Equalization Factor	2015 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
		State Equalized Value	2015 Assessed Value				
Real Property							
Agricultural	290	\$53,192,000	\$51,379,200	1.0000	\$51,379,200	-3.41%	36.20%
Commercial	64	\$3,131,000	\$3,246,800	1.0000	\$3,246,800	3.70%	2.29%
Industrial	25	\$5,279,200	\$3,990,300	1.0000	\$3,990,300	-24.41%	2.81%
Residential	1,410	\$49,540,800	\$52,449,600	1.0000	\$52,449,600	5.87%	36.95%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1,789	\$111,143,000	\$111,065,900		\$111,065,900	-0.07%	78.25%
Personal Property							
Commercial	37	\$804,800	\$449,400	1.0000	\$449,400	-44.16%	0.32%
Industrial	9	\$11,279,500	\$9,455,200	1.0000	\$9,455,200	-16.17%	6.66%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$16,894,300	\$20,962,900	1.0000	\$20,962,900	24.08%	14.77%
Total Personal	56	\$28,978,600	\$30,867,500		\$30,867,500	6.52%	21.75%
Grand Total	1,845	\$140,121,600	\$141,933,400		\$141,933,400	1.29%	100.00%

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



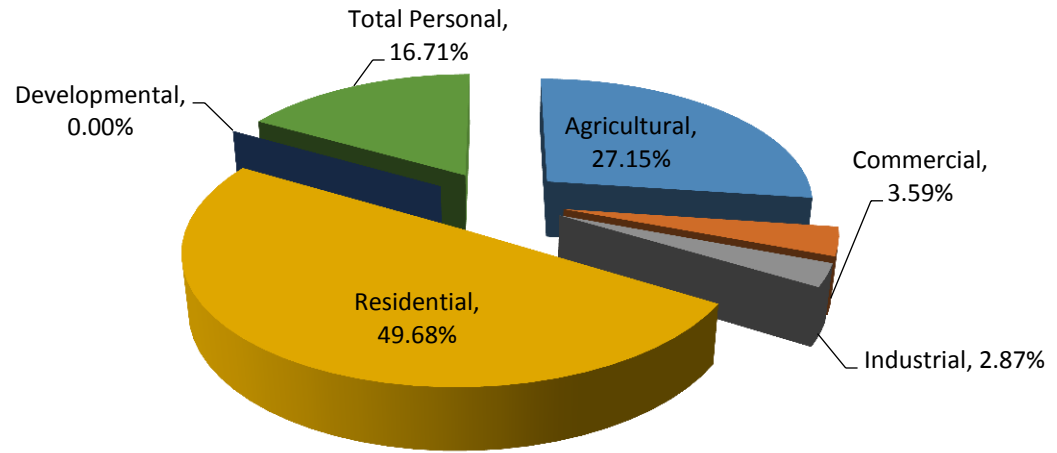
Class	Parcel Count	2014		Equalization Factor	2015 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
		State Equalized Value	2015 Assessed Value				
Real Property							
Agricultural	138	\$26,418,300	\$29,645,100	1.0000	\$29,645,100	12.21%	36.31%
Commercial	26	\$2,105,300	\$1,939,100	1.0000	\$1,939,100	-7.89%	2.37%
Industrial	30	\$11,320,100	\$11,011,200	1.0000	\$11,011,200	-2.73%	13.49%
Residential	746	\$24,128,800	\$27,509,300	1.0000	\$27,509,300	14.01%	33.69%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	940	\$63,972,500	\$70,104,700		\$70,104,700	9.59%	85.86%
Personal Property							
Commercial	25	\$2,420,700	\$2,508,500	1.0000	\$2,508,500	3.63%	3.07%
Industrial	10	\$5,737,200	\$5,874,900	1.0000	\$5,874,900	2.40%	7.20%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	8	\$3,082,900	\$3,162,700	1.0000	\$3,162,700	2.59%	3.87%
Total Personal	43	\$11,240,800	\$11,546,100		\$11,546,100	2.72%	14.14%
Grand Total	983	\$75,213,300	\$81,650,800		\$81,650,800	8.56%	100.00%

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



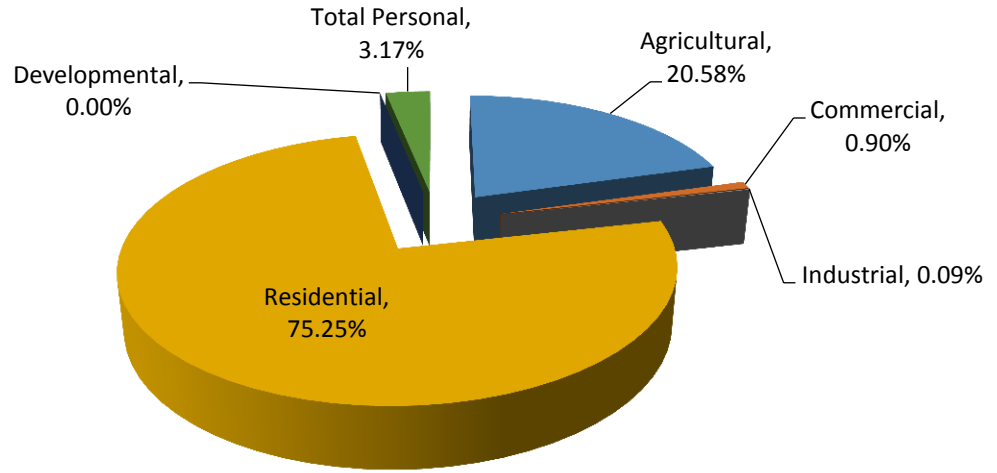
Class	Parcel Count	2014		Equalization Factor	2015 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
		State Equalized Value	2015 Assessed Value				
Real Property							
Agricultural	321	\$51,218,000	\$54,923,100	1.0000	\$54,923,100	7.23%	32.96%
Commercial	99	\$8,314,200	\$7,625,400	1.0000	\$7,625,400	-8.28%	4.58%
Industrial	12	\$414,900	\$414,700	1.0000	\$414,700	-0.05%	0.25%
Residential	1,988	\$98,682,600	\$98,870,300	1.0000	\$98,870,300	0.19%	59.34%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,420	\$158,629,700	\$161,833,500		\$161,833,500	2.02%	97.13%
Personal Property							
Commercial	98	\$1,411,000	\$1,350,900	1.0000	\$1,350,900	-4.26%	0.81%
Industrial	1	\$564,200	\$419,300	1.0000	\$419,300	-25.68%	0.25%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	13	\$2,862,900	\$3,016,400	1.0000	\$3,016,400	5.36%	1.81%
Total Personal	112	\$4,838,100	\$4,786,600		\$4,786,600	-1.06%	2.87%
Grand Total	2,532	\$163,467,800	\$166,620,100		\$166,620,100	1.93%	100.00%

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



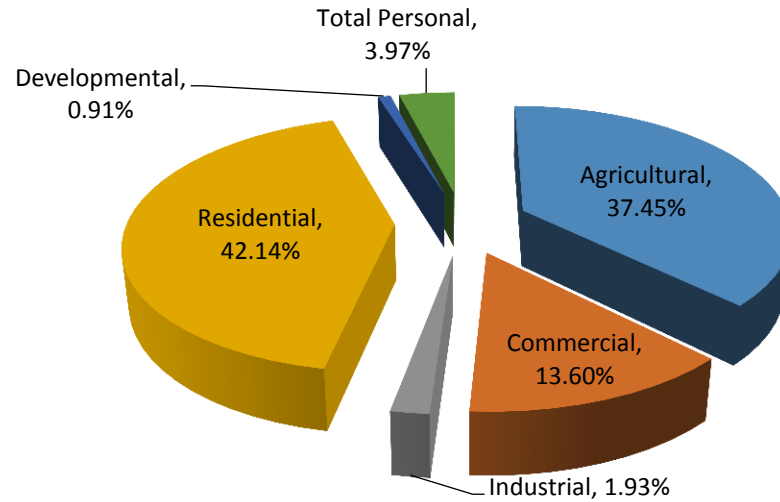
Class	Parcel Count	2014		Equalization Factor	2015 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
		State Equalized Value	2015 Assessed Value				
Real Property							
Agricultural	251	\$48,260,600	\$47,447,800	1.0000	\$47,447,800	-1.68%	27.15%
Commercial	39	\$6,378,600	\$6,267,300	1.0000	\$6,267,300	-1.74%	3.59%
Industrial	24	\$4,732,300	\$5,012,600	1.0000	\$5,012,600	5.92%	2.87%
Residential	1,429	\$89,837,400	\$86,838,400	1.0000	\$86,838,400	-3.34%	49.68%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1,743	\$149,208,900	\$145,566,100		\$145,566,100	-2.44%	83.29%
Personal Property							
Commercial	38	\$978,400	\$898,300	1.0000	\$898,300	-8.19%	0.51%
Industrial	14	\$4,855,100	\$5,331,800	1.0000	\$5,331,800	9.82%	3.05%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	16	\$16,420,000	\$22,983,500	1.0000	\$22,983,500	39.97%	13.15%
Total Personal	68	\$22,253,500	\$29,213,600		\$29,213,600	31.28%	16.71%
Grand Total	1,811	\$171,462,400	\$174,779,700		\$174,779,700	1.93%	100.00%

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



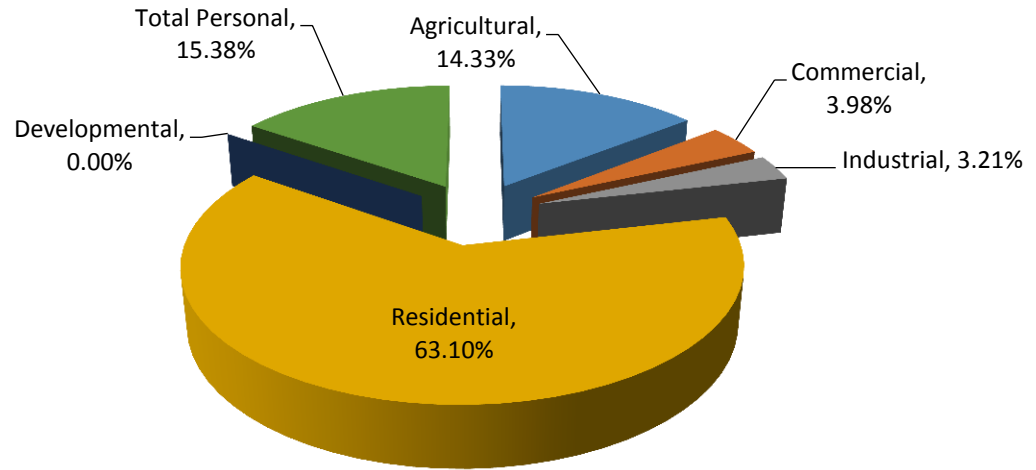
Class	Parcel Count	2014		Equalization Factor	2015 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
		State Equalized Value	2015 Assessed Value				
Real Property							
Agricultural	167	\$28,182,400	\$34,843,000	1.0000	\$34,843,000	23.63%	20.58%
Commercial	21	\$1,379,600	\$1,527,700	1.0000	\$1,527,700	10.73%	0.90%
Industrial	1	\$171,200	\$156,400	1.0000	\$156,400	-8.64%	0.09%
Residential	1,986	\$123,882,600	\$127,402,536	1.0000	\$127,402,536	2.84%	75.25%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,175	\$153,615,800	\$163,929,636		\$163,929,636	6.71%	96.83%
Personal Property							
Commercial	20	\$68,700	\$126,300	1.0000	\$126,300	83.84%	0.07%
Industrial	2	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	13	\$5,160,300	\$5,244,200	1.0000	\$5,244,200	1.63%	3.10%
Total Personal	35	\$5,229,000	\$5,370,500		\$5,370,500	2.71%	3.17%
Grand Total	2,210	\$158,844,800	\$169,300,136		\$169,300,136	6.58%	100.00%

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



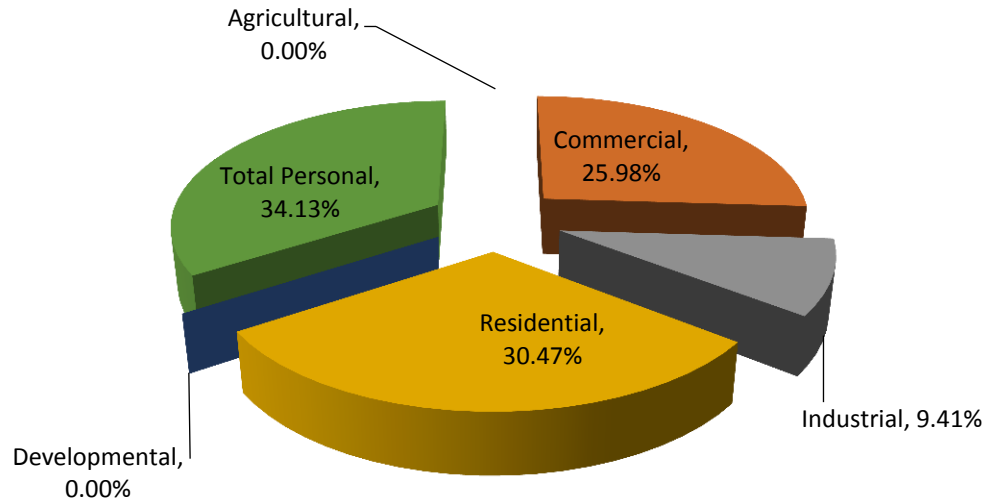
Class	Parcel Count	2014		Equalization Factor	2015 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
		State Equalized Value	2015 Assessed Value				
Real Property							
Agricultural	133	\$26,783,700	\$27,104,500	1.0000	\$27,104,500	1.20%	37.45%
Commercial	100	\$9,649,600	\$9,841,700	1.0000	\$9,841,700	1.99%	13.60%
Industrial	15	\$1,650,700	\$1,393,600	1.0000	\$1,393,600	-15.58%	1.93%
Residential	700	\$27,683,300	\$30,495,800	1.0000	\$30,495,800	10.16%	42.14%
Developmental	5	\$642,300	\$657,200	1.0000	\$657,200	2.32%	0.91%
Total Real	953	\$66,409,600	\$69,492,800		\$69,492,800	4.64%	96.03%
Personal Property							
Commercial	57	\$1,408,700	\$1,381,800	1.0000	\$1,381,800	-1.91%	1.91%
Industrial	3	\$3,800	\$3,300	1.0000	\$3,300	-13.16%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	4	\$1,457,200	\$1,488,200	1.0000	\$1,488,200	2.13%	2.06%
Total Personal	64	\$2,869,700	\$2,873,300		\$2,873,300	0.13%	3.97%
Grand Total	1,017	\$69,279,300	\$72,366,100		\$72,366,100	4.46%	100.00%

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



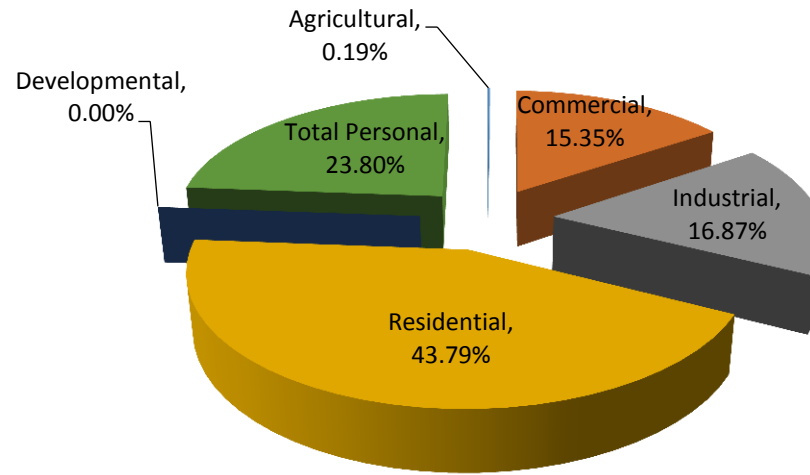
Class	Parcel Count	2014		Equalization Factor	2015 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
		State Equalized Value	2015 Assessed Value				
Real Property							
Agricultural	216	\$29,813,900	\$33,584,200	1.0000	\$33,584,200	12.65%	14.33%
Commercial	161	\$9,372,350	\$9,317,200	1.0000	\$9,317,200	-0.59%	3.98%
Industrial	50	\$7,990,500	\$7,533,000	1.0000	\$7,533,000	-5.73%	3.21%
Residential	2,381	\$147,493,500	\$147,912,500	1.0000	\$147,912,500	0.28%	63.10%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,808	\$194,670,250	\$198,346,900		\$198,346,900	1.89%	84.62%
Personal Property							
Commercial	67	\$564,700	\$626,900	1.0000	\$626,900	11.01%	0.27%
Industrial	12	\$4,254,200	\$4,828,100	1.0000	\$4,828,100	13.49%	2.06%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	13	\$30,011,500	\$30,591,800	1.0000	\$30,591,800	1.93%	13.05%
Total Personal	92	\$34,830,400	\$36,046,800		\$36,046,800	3.49%	15.38%
Grand Total	2,900	\$229,500,650	\$234,393,700		\$234,393,700	2.13%	100.00%

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



Class	Parcel Count	2014		Equalization Factor	2015 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
		State Equalized Value	2015 Assessed Value				
Real Property							
Agricultural	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Commercial	323	\$58,562,000	\$59,783,300	1.0000	\$59,783,300	2.09%	25.98%
Industrial	65	\$21,627,700	\$21,652,300	1.0000	\$21,652,300	0.11%	9.41%
Residential	2,481	\$68,658,832	\$70,118,300	1.0000	\$70,118,300	2.13%	30.47%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,869	\$148,848,532	\$151,553,900		\$151,553,900	1.82%	65.87%
Personal Property							
Commercial	291	\$9,933,200	\$9,321,900	1.0000	\$9,321,900	-6.15%	4.05%
Industrial	46	\$57,028,900	\$63,250,600	1.0000	\$63,250,600	10.91%	27.49%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	3	\$5,885,800	\$5,960,200	1.0000	\$5,960,200	1.26%	2.59%
Total Personal	340	\$72,847,900	\$78,532,700		\$78,532,700	7.80%	34.13%
Grand Total	3,209	\$221,696,432	\$230,086,600		\$230,086,600	3.78%	100.00%

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



Class	Parcel Count	2014		Equalization Factor	2015 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
		State Equalized Value	2015 Assessed Value				
Real Property							
Agricultural	7	\$1,583,400	\$491,700	1.0000	\$491,700	-68.95%	0.19%
Commercial	329	\$39,982,300	\$39,746,900	1.0000	\$39,746,900	-0.59%	15.35%
Industrial	117	\$34,744,500	\$43,667,300	1.0000	\$43,667,300	25.68%	16.87%
Residential	3,316	\$112,775,600	\$113,360,100	1.0000	\$113,360,100	0.52%	43.79%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	3,769	\$189,085,800	\$197,266,000		\$197,266,000	4.33%	76.20%
Personal Property							
Commercial	315	\$6,552,400	\$7,488,200	1.0000	\$7,488,200	14.28%	2.89%
Industrial	51	\$52,435,000	\$52,718,300	1.0000	\$52,718,300	0.54%	20.36%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	2	\$1,063,600	\$1,410,800	1.0000	\$1,410,800	32.64%	0.54%
Total Personal	368	\$60,051,000	\$61,617,300		\$61,617,300	2.61%	23.80%
Grand Total	4,137	\$249,136,800	\$258,883,300		\$258,883,300	3.91%	100.00%

St. Joseph County
2015 Agricultural Real Property Recapitulation

Unit of Govt.	2015		Equalization Factor	Value Adjustment	2015	
	Assessed Value	Ratio To Value			Equalized Value	% of Class
Burr Oak Township	\$47,850,100	49.84%	1.0000	\$0	\$47,850,100	7.33%
Colon Township	\$49,183,100	49.86%	1.0000	\$0	\$49,183,100	7.54%
Constantine Township	\$43,260,700	49.80%	1.0000	\$0	\$43,260,700	6.63%
Fabius Township	\$21,115,900	49.99%	1.0000	\$0	\$21,115,900	3.24%
Fawn River Township	\$25,422,100	49.90%	1.0000	\$0	\$25,422,100	3.90%
Florence Township	\$63,219,400	49.95%	1.0000	\$0	\$63,219,400	9.69%
Flowerfield Township	\$34,437,080	49.75%	1.0000	\$0	\$34,437,080	5.28%
Leonidas Township	\$53,194,900	49.99%	1.0000	\$0	\$53,194,900	8.15%
Lockport Township	\$35,421,300	49.93%	1.0000	\$0	\$35,421,300	5.43%
Mendon Township	\$51,379,200	49.92%	1.0000	\$0	\$51,379,200	7.87%
Mottville Township	\$29,645,100	49.87%	1.0000	\$0	\$29,645,100	4.54%
Nottawa Township	\$54,923,100	49.74%	1.0000	\$0	\$54,923,100	8.42%
Park Township	\$47,447,800	49.81%	1.0000	\$0	\$47,447,800	7.27%
Sherman Township	\$34,843,000	49.88%	1.0000	\$0	\$34,843,000	5.34%
Sturgis Township	\$27,104,500	49.91%	1.0000	\$0	\$27,104,500	4.15%
White Pigeon Township	\$33,584,200	49.93%	1.0000	\$0	\$33,584,200	5.15%
Three Rivers City	\$0	0.00%	1.0000	\$0	\$0	0.00%
Sturgis City	\$491,700	49.84%	1.0000	\$0	\$491,700	0.08%
St. Joseph County Total	\$652,523,180			\$0	\$652,523,180	100%

St. Joseph County
2015 Commercial Real Property Recapitulation

Unit of Govt.	2015		Equalization Factor	Value Adjustment	2015	
	Assessed Value	Ratio To Value			Equalized Value	% of Class
Burr Oak Township	\$1,028,100	49.93%	1.0000	\$0	\$1,028,100	0.63%
Colon Township	\$4,142,100	49.91%	1.0000	\$0	\$4,142,100	2.55%
Constantine Township	\$4,258,100	49.78%	1.0000	\$0	\$4,258,100	2.63%
Fabius Township	\$4,943,600	49.53%	1.0000	\$0	\$4,943,600	3.05%
Fawn River Township	\$1,508,500	49.97%	1.0000	\$0	\$1,508,500	0.93%
Florence Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Flowerfield Township	\$1,336,200	49.30%	1.0000	\$0	\$1,336,200	0.82%
Leonidas Township	\$844,900	49.83%	1.0000	\$0	\$844,900	0.52%
Lockport Township	\$4,822,800	49.78%	1.0000	\$0	\$4,822,800	2.97%
Mendon Township	\$3,246,800	49.78%	1.0000	\$0	\$3,246,800	2.00%
Mottville Township	\$1,939,100	49.86%	1.0000	\$0	\$1,939,100	1.20%
Nottawa Township	\$7,625,400	49.13%	1.0000	\$0	\$7,625,400	4.70%
Park Township	\$6,267,300	49.93%	1.0000	\$0	\$6,267,300	3.86%
Sherman Township	\$1,527,700	49.77%	1.0000	\$0	\$1,527,700	0.94%
Sturgis Township	\$9,841,700	49.90%	1.0000	\$0	\$9,841,700	6.07%
White Pigeon Township	\$9,317,200	49.67%	1.0000	\$0	\$9,317,200	5.74%
Three Rivers City	\$59,783,300	49.50%	1.0000	\$0	\$59,783,300	36.86%
Sturgis City	\$39,746,900	49.86%	1.0000	\$0	\$39,746,900	24.51%
St. Joseph County Total	\$162,179,700			\$0	\$162,179,700	100%

St. Joseph County
2015 Industrial Real Property Recapitulation

Unit of Govt.	2015		Equalization Factor	Value Adjustment	2015	
	Assessed Value	Ratio To Value			Equalized Value	% of Class
Burr Oak Township	\$861,500	49.71%	1.0000	\$0	\$861,500	0.70%
Colon Township	\$2,173,000	49.62%	1.0000	\$0	\$2,173,000	1.77%
Constantine Township	\$20,814,500	49.31%	1.0000	\$0	\$20,814,500	16.94%
Fabius Township	\$3,078,300	49.97%	1.0000	\$0	\$3,078,300	2.51%
Fawn River Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Florence Township	\$111,700	49.84%	1.0000	\$0	\$111,700	0.09%
Flowerfield Township	\$76,100	49.81%	1.0000	\$0	\$76,100	0.06%
Leonidas Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Lockport Township	\$910,000	49.87%	1.0000	\$0	\$910,000	0.74%
Mendon Township	\$3,990,300	49.84%	1.0000	\$0	\$3,990,300	3.25%
Mottville Township	\$11,011,200	49.61%	1.0000	\$0	\$11,011,200	8.96%
Nottawa Township	\$414,700	49.87%	1.0000	\$0	\$414,700	0.34%
Park Township	\$5,012,600	49.92%	1.0000	\$0	\$5,012,600	4.08%
Sherman Township	\$156,400	49.89%	1.0000	\$0	\$156,400	0.13%
Sturgis Township	\$1,393,600	49.86%	1.0000	\$0	\$1,393,600	1.13%
White Pigeon Township	\$7,533,000	49.65%	1.0000	\$0	\$7,533,000	6.13%
Three Rivers City	\$21,652,300	49.61%	1.0000	\$0	\$21,652,300	17.62%
Sturgis City	\$43,667,300	49.69%	1.0000	\$0	\$43,667,300	35.54%
St. Joseph County Total	\$122,856,500			\$0	\$122,856,500	100%

St. Joseph County
2015 Residential Real Property Recapitulation

Unit of Govt.	2015		Equalization Factor	Value Adjustment	2015	
	Assessed Value	Ratio To Value			Equalized Value	% of Class
Burr Oak Township	\$48,622,900	49.87%	1.0000	\$0	\$48,622,900	3.59%
Colon Township	\$88,487,300	49.90%	1.0000	\$0	\$88,487,300	6.54%
Constantine Township	\$69,399,800	49.24%	1.0000	\$0	\$69,399,800	5.13%
Fabius Township	\$181,440,950	49.91%	1.0000	\$0	\$181,440,950	13.41%
Fawn River Township	\$30,414,500	49.68%	1.0000	\$0	\$30,414,500	2.25%
Florence Township	\$21,736,500	49.85%	1.0000	\$0	\$21,736,500	1.61%
Flowerfield Township	\$48,165,250	49.75%	1.0000	\$0	\$48,165,250	3.56%
Leonidas Township	\$20,507,400	49.97%	1.0000	\$0	\$20,507,400	1.52%
Lockport Township	\$89,372,800	49.95%	1.0000	\$0	\$89,372,800	6.61%
Mendon Township	\$52,449,600	49.91%	1.0000	\$0	\$52,449,600	3.88%
Mottville Township	\$27,509,300	49.80%	1.0000	\$0	\$27,509,300	2.03%
Nottawa Township	\$98,870,300	49.73%	1.0000	\$0	\$98,870,300	7.31%
Park Township	\$86,838,400	49.81%	1.0000	\$0	\$86,838,400	6.42%
Sherman Township	\$127,402,536	49.93%	1.0000	\$0	\$127,402,536	9.42%
Sturgis Township	\$30,495,800	49.92%	1.0000	\$0	\$30,495,800	2.25%
White Pigeon Township	\$147,912,500	49.79%	1.0000	\$0	\$147,912,500	10.93%
Three Rivers City	\$70,118,300	49.38%	1.0000	\$0	\$70,118,300	5.18%
Sturgis City	\$113,360,100	49.90%	1.0000	\$0	\$113,360,100	8.38%
St. Joseph County Total	\$1,353,104,236			\$0	\$1,353,104,236	100%

St. Joseph County
2015 Developmental Real Property Recapitulation

Unit of Govt.	2015 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2015 Equalized Value	% of Class
Burr Oak Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Colon Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Constantine Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Fabius Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Fawn River Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Florence Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Flowerfield Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Leonidas Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Lockport Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Mendon Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Mottville Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Nottawa Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Park Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Sherman Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Sturgis Township	\$657,200	49.89%	1.0000	\$0	\$657,200	100.00%
White Pigeon Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Three Rivers City	\$0	0.00%	1.0000	\$0	\$0	0.00%
Sturgis City	\$0	0.00%	1.0000	\$0	\$0	0.00%
St. Joseph County Total	\$657,200			\$0	\$657,200	100%

St. Joseph County
2015 Personal Property Recapitulation

Unit of Govt.	2015		Equalization Factor	Value Adjustment	2015	
	Assessed Value	Ratio To Value			Equalized Value	% of Class
Burr Oak Township	\$6,336,500	50.00%	1.0000	\$0	\$6,336,500	1.82%
Colon Township	\$8,894,300	50.00%	1.0000	\$0	\$8,894,300	2.55%
Constantine Township	\$24,553,300	50.00%	1.0000	\$0	\$24,553,300	7.04%
Fabius Township	\$15,590,000	50.00%	1.0000	\$0	\$15,590,000	4.47%
Fawn River Township	\$886,400	50.00%	1.0000	\$0	\$886,400	0.25%
Florence Township	\$4,235,000	50.00%	1.0000	\$0	\$4,235,000	1.22%
Flowerfield Township	\$16,300,173	50.00%	1.0000	\$0	\$16,300,173	4.68%
Leonidas Township	\$7,738,400	50.00%	1.0000	\$0	\$7,738,400	2.22%
Lockport Township	\$3,161,700	50.00%	1.0000	\$0	\$3,161,700	0.91%
Mendon Township	\$30,867,500	50.00%	1.0000	\$0	\$30,867,500	8.86%
Mottville Township	\$11,546,100	50.00%	1.0000	\$0	\$11,546,100	3.31%
Nottawa Township	\$4,786,600	50.00%	1.0000	\$0	\$4,786,600	1.37%
Park Township	\$29,213,600	50.00%	1.0000	\$0	\$29,213,600	8.38%
Sherman Township	\$5,370,500	50.00%	1.0000	\$0	\$5,370,500	1.54%
Sturgis Township	\$2,873,300	50.00%	1.0000	\$0	\$2,873,300	0.82%
White Pigeon Township	\$36,046,800	50.00%	1.0000	\$0	\$36,046,800	10.34%
Three Rivers City	\$78,532,700	50.00%	1.0000	\$0	\$78,532,700	22.53%
Sturgis City	\$61,617,300	50.00%	1.0000	\$0	\$61,617,300	17.68%
St. Joseph County Total	\$348,550,173			\$0	\$348,550,173	100%

St. Joseph County
Agricultural

Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	266	\$95,700,200	\$359,775
Colon Township	271	\$95,700,200	\$353,137
Constantine Township	187	\$86,521,400	\$462,681
Fabius Township	137	\$42,231,800	\$308,261
Fawn River Township	159	\$50,844,200	\$319,775
Florence Township	281	\$126,438,800	\$449,960
Flowerfield Township	197	\$68,874,160	\$349,615
Leonidas Township	375	\$106,389,800	\$283,706
Lockport Township	181	\$70,842,600	\$391,396
Mendon Township	290	\$102,758,400	\$354,339
Mottville Township	138	\$59,290,200	\$429,639
Nottawa Township	321	\$109,846,200	\$342,200
Park Township	251	\$94,895,600	\$378,070
Sherman Township	167	\$69,686,000	\$417,281
Sturgis Township	133	\$54,209,000	\$407,586
White Pigeon Township	216	\$67,168,400	\$310,965
Three Rivers City	0	\$0	\$0
Sturgis City	7	\$983,400	\$140,486
County Wide Average	199	\$72,354,464	\$364,099

St. Joseph County

Commercial

Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	36	\$2,056,200	\$57,117
Colon Township	67	\$8,284,200	\$123,645
Constantine Township	108	\$8,516,200	\$78,854
Fabius Township	60	\$9,887,200	\$164,787
Fawn River Township	18	\$3,017,000	\$167,611
Florence Township	0	\$0	\$0
Flowerfield Township	6	\$2,672,400	\$445,400
Leonidas Township	26	\$1,689,800	\$64,992
Lockport Township	63	\$9,645,600	\$153,105
Mendon Township	64	\$6,493,600	\$101,463
Mottville Township	26	\$3,878,200	\$149,162
Nottawa Township	99	\$15,250,800	\$154,048
Park Township	39	\$12,534,600	\$321,400
Sherman Township	21	\$3,055,400	\$145,495
Sturgis Township	100	\$19,683,400	\$196,834
White Pigeon Township	161	\$18,634,400	\$115,742
Three Rivers City	323	\$119,566,600	\$370,175
Sturgis City	329	\$79,493,800	\$241,622
County Wide Average	86	\$18,019,967	\$209,806

St. Joseph County

Industrial

Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	27	\$1,723,000	\$63,815
Colon Township	14	\$4,346,000	\$310,429
Constantine Township	34	\$41,629,000	\$1,224,382
Fabius Township	36	\$6,156,600	\$171,017
Fawn River Township	0	\$0	\$0
Florence Township	6	\$223,400	\$37,233
Flowerfield Township	2	\$152,200	\$76,100
Leonidas Township	0	\$0	\$0
Lockport Township	17	\$1,820,000	\$107,059
Mendon Township	25	\$7,980,600	\$319,224
Mottville Township	30	\$22,022,400	\$734,080
Nottawa Township	12	\$829,400	\$69,117
Park Township	24	\$10,025,200	\$417,717
Sherman Township	1	\$312,800	\$312,800
Sturgis Township	15	\$2,787,200	\$185,813
White Pigeon Township	50	\$15,066,000	\$301,320
Three Rivers City	65	\$43,304,600	\$666,225
Sturgis City	117	\$87,334,600	\$746,450
County Wide Average	26	\$13,650,722	\$517,291

St. Joseph County

Residential

Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	1,263	\$97,245,800	\$76,996
Colon Township	2,157	\$176,974,600	\$82,047
Constantine Township	1,661	\$138,799,600	\$83,564
Fabius Township	2,658	\$362,881,900	\$136,524
Fawn River Township	741	\$60,829,000	\$82,090
Florence Township	516	\$43,473,000	\$84,250
Flowerfield Township	867	\$96,330,500	\$111,108
Leonidas Township	548	\$41,014,800	\$74,845
Lockport Township	1,970	\$178,745,600	\$90,734
Mendon Township	1,410	\$104,899,200	\$74,397
Mottville Township	746	\$55,018,600	\$73,751
Nottawa Township	1,988	\$197,740,600	\$99,467
Park Township	1,429	\$173,676,800	\$121,537
Sherman Township	1,986	\$254,805,072	\$128,301
Sturgis Township	700	\$60,991,600	\$87,131
White Pigeon Township	2,381	\$295,825,000	\$124,244
Three Rivers City	2,481	\$140,236,600	\$56,524
Sturgis City	3,316	\$226,720,200	\$68,372
County Wide Average	1,601	\$150,344,915	\$93,907

St. Joseph County

Top 15 Taxpayers by Unit (Equalized Value)

Burr Oak Township Top 15 Owners by C.E.V.

CONSUMERS ENERGY	\$5,328,900	6 Parcel(s)
KING FARMS	\$3,330,000	22 Parcel(s)
MACDANIELS WILLIAM H & CYNTHIA K	\$1,201,400	14 Parcel(s)
YODER LOWAYNE & PHYLLIS DAWN TRUST	\$1,107,500	4 Parcel(s)
BAKER EMILY TRUST	\$1,015,500	2 Parcel(s)
TRIPLE S FARMS INC	\$994,600	5 Parcel(s)
MILLER LYNN M	\$933,900	4 Parcel(s)
WICKEY EDWIN & MARTHA A & KEVIN J	\$904,100	2 Parcel(s)
FOSTER ROBERT N TRUST	\$845,900	6 Parcel(s)
WELLS DALE L & CINDY M	\$809,000	5 Parcel(s)
WALL FAMILY TRUST	\$807,200	5 Parcel(s)
STUCKEY IVAN A TRUST	\$792,300	3 Parcel(s)
NUNEMAKER JOHN E & DORIS J &	\$780,500	1 Parcel(s)
LEVERENCE KEITH & BETTY L TRUST	\$732,800	7 Parcel(s)
YODER PHILLIP A & ESTHER E	\$731,300	4 Parcel(s)

Colon Township Top 15 Owners by C.E.V.

CONSUMERS ENERGY CO	\$6,422,300	6 Parcel(s)
HOSTETLER ALLIE M TRUST	\$1,778,100	8 Parcel(s)
FOREST RIVER MANUFACTURING LLC	\$1,283,500	2 Parcel(s)
ENGLE HELEN, RICHARD & TINA	\$1,209,200	4 Parcel(s)
FRISBIE LOREN M - REV TRUST	\$1,201,500	7 Parcel(s)
YODER NELSON & AUDREY REV TRUST-CTR	\$1,024,400	6 Parcel(s)
AVERY ROBERT E & AUDREY TRUST	\$942,300	9 Parcel(s)
YODER ARLEN & KETURAH TRUST	\$933,600	6 Parcel(s)
WALTERS HAROLD TRUST	\$931,700	5 Parcel(s)
MILLER SAMUEL G & MATTIE-TRUSTEES	\$907,100	5 Parcel(s)
BORGERT JAMES W & KAREN J TRUST	\$803,300	5 Parcel(s)
HOCHSTEDLER TIMOTHY & VIOLET TRUST	\$785,400	4 Parcel(s)
CUPP DOUGLAS P	\$781,400	3 Parcel(s)
OSWALD RICHARD PAUL	\$738,000	2 Parcel(s)
SHARP MARK R & CAROL	\$723,200	2 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Equalized Value)

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

DEKALB GENETICS CORP	\$13,569,300	2 Parcel(s)
PIONEER HI BRED INT INC	\$7,000,000	2 Parcel(s)
PIONEER HI BRED CON1	\$4,492,800	1 Parcel(s)
RUSSELL FARMS INC	\$3,396,200	10 Parcel(s)
MICHIGAN REAL ESTATE INVESTMENTS LL	\$2,547,800	3 Parcel(s)
AMERICAN ELECTRIC POWER	\$2,537,000	8 Parcel(s)
CLARK LOGISTICS GROUP VI LLC	\$2,500,000	1 Parcel(s)
HASSINGER JOHN N REV TRUST	\$1,994,200	7 Parcel(s)
MICHIGAN MILK PRODUCERS ASSOC	\$1,951,100	6 Parcel(s)
INDIANA MICHIGAN POWER CO	\$1,910,700	8 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$1,673,600	6 Parcel(s)
BROADSTREET FARMS INC	\$1,668,200	4 Parcel(s)
LOVEJOY GLENN A & SANDRA K	\$1,661,900	6 Parcel(s)
WILLMAN ERNEST A TRUST	\$1,653,000	4 Parcel(s)
BULLOCK BETTY J	\$1,489,900	4 Parcel(s)

Fabius Township Top 15 Owners by C.E.V.

ENBRIDGE ENERGY LTD PARTNERSHIP	\$7,263,700	1 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	\$2,293,600	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$1,934,900	1 Parcel(s)
ROCKWELL JEAN M TRUST	\$1,570,400	8 Parcel(s)
COREY LAKE ORCHARDS LAND LLC	\$1,240,800	16 Parcel(s)
WESTSIDE LANDFILL INC	\$1,235,300	14 Parcel(s)
LATVIAN CENTER GAREZERS INC	\$1,102,000	9 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$1,032,300	3 Parcel(s)
WASTE MANAGEMENT OF MICHIGAN INC	\$1,014,400	6 Parcel(s)
VECTOR PIPELINE	\$924,600	1 Parcel(s)
BARTH CLARENCE A	\$905,000	6 Parcel(s)
ROBERTS WILLIAM JR & EDITH	\$801,700	2 Parcel(s)
JOHNSON WILLIAM H & ANN A	\$801,300	1 Parcel(s)
DUFOUR PHILIP ALLEN & KAREN SUE	\$772,000	6 Parcel(s)
VIZULIS ANDA L REV TRUST	\$735,100	1 Parcel(s)

St. Joseph County
Top 15 Taxpayers by Unit (Equalized Value)

Fawn River Township Top 15 Owners by C.E.V.

LITTLEFIELD FARMS	\$1,861,600	13 Parcel(s)
FBI FARMS INC	\$1,426,100	10 Parcel(s)
WINDY KNOLL FARM INC	\$849,600	4 Parcel(s)
ARVER JOHN P	\$769,800	5 Parcel(s)
CERES FARMS LLC	\$753,800	4 Parcel(s)
MISHLER ERVIN F REV TRUST	\$748,000	3 Parcel(s)
LORDS INC	\$696,900	4 Parcel(s)
KING RUTH A REVOCABLE TRUST	\$635,800	4 Parcel(s)
SUTTON DANIEL R & TINA L	\$624,900	2 Parcel(s)
BASTIN JEFFREY K TRUST UND 1/2 INT&	\$597,400	2 Parcel(s)
INMAN HOLDINGS LLC	\$582,500	9 Parcel(s)
QUIRIN LLC	\$581,300	4 Parcel(s)
C & B LLC	\$579,400	4 Parcel(s)
ARVER JOHN	\$573,300	5 Parcel(s)
CONSUMERS ENERGY	\$558,600	2 Parcel(s)

Florence Township Top 15 Owners by C.E.V.

RUSSELL FARMS INC	\$4,689,700	23 Parcel(s)
AEP IN MI TRANSMISSION CO	\$2,774,300	3 Parcel(s)
KELLEYS GREENACRES FARMS 2/3 INT &	\$2,153,100	2 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$2,084,400	13 Parcel(s)
MILLER JOHN E & TAMARA J	\$1,928,400	8 Parcel(s)
JONES JERRY A & DARCY J	\$1,740,900	9 Parcel(s)
STUBY DALE E & SARA A	\$1,597,000	5 Parcel(s)
SCATTERED ACRES LEASING LLC	\$1,497,000	8 Parcel(s)
HENSELL JACK R TRUST UND 1/2 INT &	\$1,478,500	4 Parcel(s)
STEFFEL PAUL T & CONNIE J TRUST	\$1,385,600	7 Parcel(s)
CARLS RITA MAE TRUST	\$1,323,800	5 Parcel(s)
STEARNS FARMS INC	\$1,302,800	4 Parcel(s)
LOVEJOY GLENN A & SANDRA	\$1,155,300	4 Parcel(s)
STUTZMAN REAL PROPERTIES LLC	\$1,104,600	3 Parcel(s)
VILLA MILLER LAND LLC	\$1,096,700	8 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Equalized Value)

Flowerfield Township Top 15 Owners by C.E.V.

ENBRIDGE ENERGY LTD PARTNERSHIP	\$12,412,871	1 Parcel(s)
BENT JUNE & NANETTE 1/2EA TRUST	\$2,128,100	13 Parcel(s)
KLEIN RUTH & WARD MARY	\$1,840,400	9 Parcel(s)
WILLIAMS KATHLEEN M	\$1,600,000	10 Parcel(s)
VECTOR PIPELINE LTD PARTNERS	\$1,575,579	1 Parcel(s)
HACKENBERG SALLY J LIVING TRUST	\$1,466,100	10 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$1,141,712	2 Parcel(s)
DRAKE KENT C TRUST	\$999,900	9 Parcel(s)
PINE VIEW GOLF CLUB LLC	\$988,504	5 Parcel(s)
GLASS MICHAEL C & CHRISTINE	\$793,400	6 Parcel(s)
FORBUSH DAVID LEE &	\$789,800	1 Parcel(s)
BARTH CLARENCE A	\$692,200	4 Parcel(s)
SCHUG TIMOTHY L & LAURA J	\$683,700	5 Parcel(s)
BENT DAVID L & PHYLLIS E	\$672,100	3 Parcel(s)
BENT DALE A LIV TRUST 70% INT &	\$671,100	2 Parcel(s)

Leonidas Township Top 15 Owners by C.E.V.

MICHIGAN ELECTRIC TRANS	\$6,207,900	2 Parcel(s)
BELSON ROBERT C & LAURA F	\$2,087,700	8 Parcel(s)
CAMPBELL FAMILY TRUST	\$1,839,900	11 Parcel(s)
CLARK ALVIN R (TRUSTEE)	\$1,594,000	11 Parcel(s)
COOMER DARREL & MARIE TRUST	\$1,565,600	14 Parcel(s)
DECKER DENNIS N & MARSHA L	\$1,551,400	10 Parcel(s)
BARRETT LEON G & KATHRYN L	\$1,450,800	8 Parcel(s)
CONSUMERS ENERGY COMPANY	\$1,343,200	5 Parcel(s)
MUMBY SEAN & AMY	\$1,322,500	7 Parcel(s)
BENCHMARK INVESTMENTS LLC	\$1,130,700	9 Parcel(s)
CARLISLE M LOREN & GWEN L	\$974,000	4 Parcel(s)
MUMBY DAVID & DEANNA	\$961,100	8 Parcel(s)
BRUECK DOUGLAS L & KATHERINE L	\$943,300	7 Parcel(s)
CERES FARMS LLC	\$920,700	6 Parcel(s)
GENTZ RAYMOND L & CYNTHIA-CTR	\$875,000	9 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Equalized Value)

Lockport Township Top 15 Owners by C.E.V.

JAY HUDDLE FARMS INC	\$3,943,600	24 Parcel(s)
VILLA MILLER LAND LLC	\$2,166,900	12 Parcel(s)
RICE ARTHUR G TRUSTEE	\$1,761,700	3 Parcel(s)
WALTHER INVESTMENT LLC	\$1,673,600	10 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$1,285,700	5 Parcel(s)
INDIANA MICHIGAN POWER CO	\$1,233,500	2 Parcel(s)
L WALTHER & SONS INC	\$948,200	6 Parcel(s)
RICE LAWRENCE & DEBORAH L	\$891,600	4 Parcel(s)
MEYER LEO E TRUST	\$797,500	1 Parcel(s)
LANDCO AG LLC	\$793,200	6 Parcel(s)
COOMER GEORGE W REV LIV TRUST & STROBEL ALFRED L & BETTY L TRUST	\$746,700	2 Parcel(s)
RICE DORIS P TRUSTEE	\$607,100	4 Parcel(s)
HIRSHEY M VIRGINIA TRUSTEE	\$595,000	2 Parcel(s)
HIRSHEY M VIRGINIA TRUSTEE	\$592,800	2 Parcel(s)
FROHRIEP GENE R & SHERRY LIANNE	\$577,000	2 Parcel(s)

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

ENBRIDGE ENERGY PARTNERS LP	\$13,315,700	3 Parcel(s)
IAC MENDON LLC	\$6,759,600	8 Parcel(s)
CONSUMERS ENERGY	\$5,285,000	8 Parcel(s)
T H PLASTICS INC	\$3,458,400	7 Parcel(s)
SCHMIDT LYLE FARMS LLC	\$2,817,700	17 Parcel(s)
C & J FARMS INC	\$2,765,600	18 Parcel(s)
VECTOR PIPELINE LTD PARTNERS	\$2,283,200	1 Parcel(s)
CUPP KIM S & LORI A FAMILY TRUST	\$2,197,300	9 Parcel(s)
COOMER DARRELL & MARIE TRUST	\$1,730,900	7 Parcel(s)
KLINE PAUL C & JOYCE R	\$1,460,000	13 Parcel(s)
KAUFFMAN FARM PROPERTIES 20 LLC	\$1,446,300	11 Parcel(s)
WHITE LESTER L FAMILY TRUST	\$1,376,700	8 Parcel(s)
KAUFFMAN ANN M TRUST	\$1,273,300	6 Parcel(s)
KLINE PHILLIP L & TAMA K CTR	\$1,260,600	1 Parcel(s)
HARRISON ROGER W TRUST 1/2INT &	\$1,206,900	8 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Equalized Value)

Mottville Township Top 15 Owners by C.E.V.

BANKS HARDWOODS INC	\$6,206,700	4 Parcel(s)
MILLER EDGAR W & PHYLLIS K	\$4,392,400	17 Parcel(s)
INDIANA MICHIGAN POWER CO	\$3,806,200	6 Parcel(s)
SCATTERED ACRES LEASING LLC	\$2,789,600	13 Parcel(s)
FRESH SOLUTION FARMS LLC	\$2,011,200	2 Parcel(s)
ENTECH INC	\$2,009,100	1 Parcel(s)
HEMINGER TIMOTHY & EVERETT ALAN	\$1,898,600	4 Parcel(s)
UNIVERSAL FOREST PRODUCTS	\$1,666,100	3 Parcel(s)
THE ANDERSONS INC	\$1,561,100	2 Parcel(s)
MILLER TIMOTHY L & KELLY	\$1,438,600	5 Parcel(s)
MILLER TIMOTHY L & KELLY J	\$1,230,600	10 Parcel(s)
MILLER CONNIE E	\$1,193,600	5 Parcel(s)
MCNAMARA GLENN ETAL	\$1,086,200	2 Parcel(s)
COPPERCOIN HOLDINGS LLC	\$976,400	5 Parcel(s)
YODER STANLEY N & CAROL S &	\$970,000	6 Parcel(s)

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

KUHLMAN PHILLIP L & GAIL M	\$2,053,100	16 Parcel(s)
CONSUMERS ENERGY	\$1,719,500	6 Parcel(s)
BRUECK LARRY F & VICKI S TRUST	\$1,443,900	7 Parcel(s)
WOZNICKI JENNIFER REV TRUST	\$1,431,600	1 Parcel(s)
MAST LARRY E & ESTHER J REV TRUST	\$1,381,400	12 Parcel(s)
RICE LAWRENCE A & DEBORAH L	\$1,302,600	8 Parcel(s)
ROBINSON FAMILY TRUST	\$1,279,000	3 Parcel(s)
BORGERT FAMILY FARMS LLC	\$1,214,700	9 Parcel(s)
FLETCHER FARM INC	\$1,027,800	2 Parcel(s)
ISLAND HILLS LLC	\$1,008,400	10 Parcel(s)
COOMER JOHN E & KERRY	\$980,000	6 Parcel(s)
YODER EDITH TRUST	\$975,300	7 Parcel(s)
STORMS LAVON R TRUSTEE	\$962,000	3 Parcel(s)
SCHMIDT LYLE FARMS LLC	\$944,200	6 Parcel(s)
CUPP KERRY L & BETTS ANNE E	\$903,200	4 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Equalized Value)

Park Township Top 15 Owners by C.E.V.

ENBRIDGE ENERGY LTD PARTNERSHIP	\$14,632,300	2 Parcel(s)
SCATTERED ACRES LEASING LLC	\$3,411,600	15 Parcel(s)
INDIANA MICHIGAN POWER CO	\$3,067,100	4 Parcel(s)
RIEDSTRA DAIRY LTD	\$3,021,400	7 Parcel(s)
X L MACHINE CO INC	\$2,807,500	1 Parcel(s)
WALTHER FARMS L L C	\$2,722,900	2 Parcel(s)
VECTOR PIPELINE LTD PARTNERSHIP	\$2,431,200	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$1,903,000	1 Parcel(s)
NEMIRE RICK W	\$1,811,800	6 Parcel(s)
TLCO LLC	\$1,647,500	1 Parcel(s)
NAGEL FRED W & SONS INC	\$1,629,700	7 Parcel(s)
BELSON CHARLES A RESTATED TRUST	\$1,254,600	8 Parcel(s)
AMERICAN METAL FABRICATOR INC	\$1,189,700	3 Parcel(s)
PETERSON SPRING CIMA	\$1,099,400	1 Parcel(s)
VILLA MILLER LAND LLC	\$1,055,700	8 Parcel(s)

Sherman Township Top 15 Owners by C.E.V.

CONSUMERS ENERGY	\$3,402,200	4 Parcel(s)
STURGIS FARMS LLC	\$2,623,000	11 Parcel(s)
AEP IN MI TRANSMISSION CO	\$1,326,000	2 Parcel(s)
GRIFFIOEN ROBERT H & JOSEPHINE	\$1,239,400	3 Parcel(s)
GENTZ FAMILY PROPERTIES LLC	\$1,189,700	4 Parcel(s)
KELLEYS GREENACRES FARMS INC	\$1,028,600	3 Parcel(s)
HIBBARD JAMES A	\$1,009,400	6 Parcel(s)
BORGERT DANIEL & PHYLLIS REV TRUST	\$893,800	3 Parcel(s)
CLARK ROY L & ALANA V	\$853,100	4 Parcel(s)
MAKIN BACON FARM LLC	\$784,600	1 Parcel(s)
BORGERT FAMILY FARMS LLC	\$757,900	3 Parcel(s)
BIZIK CHARLOTTE	\$734,200	5 Parcel(s)
EICHORN GALEN R & CAROL A	\$727,500	2 Parcel(s)
FAIRGROVE FARMS INC	\$706,100	2 Parcel(s)
BORGERT DANIEL A TRUST-1/2INT &	\$679,600	2 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Equalized Value)

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

DEER CREEK FARMS INC	\$1,796,100	8 Parcel(s)
FAIRGROVE FARMS INC	\$1,701,900	8 Parcel(s)
YUNKER STEPHEN & KAREN LIVING TRUST	\$1,650,100	12 Parcel(s)
PUESCHEL JOHN M TRUST	\$1,489,000	8 Parcel(s)
GRABE GREGORY A	\$1,195,300	5 Parcel(s)
MILLIMAN MARVIN W TRUST	\$1,015,700	14 Parcel(s)
GUSHWA JAMES E	\$1,011,500	4 Parcel(s)
FAIRGROVE FARMS	\$866,100	5 Parcel(s)
MEMORY LANES MOBILE HOME PARK LLC	\$813,300	1 Parcel(s)
MIDWEST HOSPITALITY PARTNERS INC	\$741,600	2 Parcel(s)
GRABE MICHAEL A	\$708,000	4 Parcel(s)
LEGACY 5 LLC	\$698,600	5 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	\$655,400	1 Parcel(s)
PRAIRIE HARVEST INC	\$645,100	1 Parcel(s)
GRABE CHARLES E FAM TRUST-1/2 INT	\$618,000	5 Parcel(s)

White Pigeon Township Top 15 Owners by C.E.V.

CONSUMERS ENERGY	\$28,580,500	3 Parcel(s)
WHITE PIGEON PAPER CO	\$5,118,800	8 Parcel(s)
KRULL THOMAS R & JACQUELINE R	\$2,461,100	18 Parcel(s)
INDIANA MICHIGAN POWER CO	\$2,313,200	3 Parcel(s)
STUTZMAN REAL PROPERTIES LLC	\$2,198,600	13 Parcel(s)
WAGNER JOHN P & BARBARA J	\$1,799,800	15 Parcel(s)
KLINGER LAKE COUNTRY CLUB	\$1,595,300	6 Parcel(s)
EA TECH PROPERTIES LLC	\$1,428,900	3 Parcel(s)
RIETH BLAIR A JR & TERESA O	\$1,290,800	5 Parcel(s)
KRULL MICHAEL L & MELISSA L	\$1,214,000	6 Parcel(s)
MILLER SHINAZY LLC	\$1,111,700	8 Parcel(s)
EGGERLING ARTHUR & DELORES	\$1,066,200	8 Parcel(s)
LOVEJOY GLENN A & SANDRA K	\$1,034,400	3 Parcel(s)
BEX FARMS INC	\$987,600	19 Parcel(s)
PARKER IRENE C & EARL D & JOHN L	\$977,000	4 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Equalized Value)

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

ABBOTT MANUFACTURING INC	\$41,641,700	8 Parcel(s)
BURR OAK TOOL INC	\$13,628,700	10 Parcel(s)
POINDEXTER PROPERTIES LLC	\$4,056,300	3 Parcel(s)
AMERICRAFT CARTON INC	\$3,756,800	3 Parcel(s)
STURGIS MOLDED PRODUCTS CO	\$3,553,300	2 Parcel(s)
WAL MART REAL ESTATE BUSINESS TRUST	\$3,439,500	1 Parcel(s)
REHAU INC	\$1,930,300	1 Parcel(s)
VILLAGE MANOR	\$1,850,000	1 Parcel(s)
STURGIS PLAZA LLC	\$1,831,800	5 Parcel(s)
ATLANTIC CORP. OF WILMINGTON INC	\$1,685,700	1 Parcel(s)
WELS HOLDINGS LLC	\$1,675,000	1 Parcel(s)
FAWN RIVER APT CO LDHA LP	\$1,602,400	2 Parcel(s)
MORGAN OLSON LLC	\$1,553,400	1 Parcel(s)
MICHIGAN GAS UTILITIES CORP	\$1,247,200	2 Parcel(s)
LTI PRINTING INC	\$1,247,100	3 Parcel(s)

Three Rivers City Top 15 Owners by C.E.V.

AMERICAN AXLE & MFG INC	\$52,152,200	2 Parcel(s)
CONSUMERS ENERGY	\$47,387,782	47 Parcel(s)
ABBOTT MANUFACTURING INC	\$41,673,400	9 Parcel(s)
ENBRIDGE ENERGY LTD PARTNERSHIP	\$34,308,871	4 Parcel(s)
INDIANA MICHIGAN POWER CO	\$16,192,600	34 Parcel(s)
BURR OAK TOOL INC	\$13,658,400	11 Parcel(s)
DEKALB GENETICS CORP	\$13,569,300	2 Parcel(s)
ENBRIDGE ENERGY PARTNERS LP	\$13,315,700	3 Parcel(s)
SCATTERED ACRES LEASING LLC	\$9,046,000	42 Parcel(s)
AEP IN MI TRANSMISSION CO	\$8,902,500	9 Parcel(s)
CONSUMERS ENERGY CO	\$8,397,700	18 Parcel(s)
RUSSELL FARMS INC	\$8,289,400	34 Parcel(s)
PIONEER HI BRED INT INC	\$7,000,000	2 Parcel(s)
IAC MENDON LLC	\$6,759,600	8 Parcel(s)
MICHIGAN ELECTRIC TRANS	\$6,207,900	2 Parcel(s)

St. Joseph County
Top 15 Taxpayers by Unit (Equalized Value)

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

AMERICAN AXLE & MFG INC	\$45,320,100	2 Parcel(s)
CONSUMERS ENERGY	\$42,842,723	47 Parcel(s)
ABBOTT MANUFACTURING INC	\$42,553,400	9 Parcel(s)
ENBRIDGE ENERGY LTD PARTNERSHIP	\$16,497,002	4 Parcel(s)
INDIANA MICHIGAN POWER CO	\$15,694,800	33 Parcel(s)
ENBRIDGE ENERGY PARTNERS LP	\$10,127,300	3 Parcel(s)
DEKALB GENETICS CORP	\$9,331,500	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$8,859,600	9 Parcel(s)
IAC MENDON LLC	\$8,692,000	9 Parcel(s)
SCATTERED ACRES LEASING LLC	\$8,626,400	40 Parcel(s)
BURR OAK TOOL INC	\$8,359,000	9 Parcel(s)
RUSSELL FARMS INC	\$7,748,900	34 Parcel(s)
PIONEER HI BRED INT INC	\$7,000,000	2 Parcel(s)
INTERNATIONAL PAPER CO	\$6,187,000	4 Parcel(s)
BANKS HARDWOODS INC	\$6,114,700	4 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Taxable Value)

Burr Oak Top 15 Owners by Taxable Value

CONSUMERS ENERGY	\$5,326,451	6 Parcel(s)
KING FARMS	\$1,594,070	22 Parcel(s)
STUCKEY IVAN A TRUST	\$792,300	3 Parcel(s)
CONSUMERS ENERGY CO	\$436,385	2 Parcel(s)
MACDANIELS WILLIAM H & CYNTHIA K	\$433,463	14 Parcel(s)
YODER LOWAYNE & PHYLLIS DAWN TRUST	\$395,333	4 Parcel(s)
MUNN DAVID S & ROXANNA J TRUST	\$371,800	4 Parcel(s)
FOSTER ROBERT N TRUST	\$354,189	6 Parcel(s)
ZOOK CARL D & DOROTHY A	\$334,613	4 Parcel(s)
WICKEY EDWIN & MARTHA A & KEVIN J	\$326,208	2 Parcel(s)
MILLER LYNN M	\$310,149	4 Parcel(s)
KELLEY LYNDON L & JANE E	\$306,290	2 Parcel(s)
CRITES JAMIE D & SHARON L	\$300,000	1 Parcel(s)
YODER MARLIN JAY & WILMA JANE	\$298,218	1 Parcel(s)
WELLS DALE L & CINDY M	\$282,796	5 Parcel(s)

Colon Township Top 15 Owners by Taxable Value

CONSUMERS ENERGY CO	\$6,422,300	6 Parcel(s)
FOREST RIVER MANUFACTURING LLC	\$1,283,500	2 Parcel(s)
REMINGTON SEEDS, LLC	\$616,400	1 Parcel(s)
MAXITROL CO COLMER	\$510,900	1 Parcel(s)
HOSTETLER ALLIE M TRUST	\$509,702	8 Parcel(s)
YODER ARLEN & KETURAH TRUST	\$419,203	6 Parcel(s)
WHM INVESTMENTS INC	\$413,231	5 Parcel(s)
BORGERT JAMES W & KAREN J TRUST	\$398,923	5 Parcel(s)
COUNTY SEAT PROPERTIES	\$395,020	2 Parcel(s)
REMINGTON HYBRID SEED CO INC	\$382,200	1 Parcel(s)
HOCHSTEDLER TIMOTHY & VIOLET TRUST	\$358,566	4 Parcel(s)
YODER DANIEL J & SUSANNAH	\$350,834	2 Parcel(s)
MAXITROL COMPANY	\$334,100	1 Parcel(s)
MILLER SAMUEL G & MATTIE-TRUSTEES	\$310,330	5 Parcel(s)
YODER NELSON & AUDREY REV TRUST-CTR	\$304,827	6 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Taxable Value)

Constantine Township Top 15 Owners by Taxable Value

DEKALB GENETICS CORP	\$13,276,063	2 Parcel(s)
PIONEER HI BRED INT INC	\$7,000,000	2 Parcel(s)
PIONEER HI BRED CON1	\$4,492,800	1 Parcel(s)
MICHIGAN REAL ESTATE INVESTMENTS LL	\$2,538,973	3 Parcel(s)
CLARK LOGISTICS GROUP VI LLC	\$2,500,000	1 Parcel(s)
AMERICAN ELECTRIC POWER	\$2,259,382	8 Parcel(s)
MICHIGAN MILK PRODUCERS ASSOC	\$1,900,018	6 Parcel(s)
INDIANA MICHIGAN POWER CO	\$1,887,040	8 Parcel(s)
RUSSELL FARMS INC	\$1,363,468	10 Parcel(s)
FIBRE CONVERTERS	\$1,257,700	1 Parcel(s)
VAUPELL	\$1,241,600	3 Parcel(s)
FIBRE CONVERTERS INC	\$950,000	1 Parcel(s)
BANC OF AMERICA LEASING & CAPITAL	\$917,000	1 Parcel(s)
HIG RECOVERY FUND INC	\$597,200	1 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$590,215	6 Parcel(s)

Fabius Township Top 15 Owners by Taxable Value

ENBRIDGE ENERGY LTD PARTNERSHIP	\$6,845,608	1 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	\$2,247,790	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$1,934,900	1 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$1,023,238	3 Parcel(s)
WASTE MANAGEMENT OF MICHIGAN INC	\$975,024	6 Parcel(s)
WESTSIDE LANDFILL INC	\$966,671	14 Parcel(s)
VECTOR PIPELINE	\$924,600	1 Parcel(s)
DUFOUR PHILIP ALLEN & KAREN SUE	\$694,422	6 Parcel(s)
LATVIAN CENTER GAREZERS INC	\$653,935	9 Parcel(s)
VIZULIS ANDA L REV TRUST	\$544,288	1 Parcel(s)
SEMCO ENERGY GAS CO	\$497,700	1 Parcel(s)
LATELLA VICTORIA J LIVING TRUST	\$446,005	1 Parcel(s)
MUNN FAMILY LTD PARTNERSHIP	\$443,593	3 Parcel(s)
REED EDWARD & KELLY	\$425,400	1 Parcel(s)
WASTE MANAGEMENT	\$424,800	1 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Taxable Value)

Fawn River Township Top 15 Owners by Taxable Value

CONSUMERS ENERGY	\$538,826	2 Parcel(s)
LITTLEFIELD FARMS	\$477,604	13 Parcel(s)
FBI FARMS INC	\$392,117	10 Parcel(s)
CERES FARMS LLC	\$334,811	4 Parcel(s)
WINDY KNOLL FARM INC	\$256,480	4 Parcel(s)
HARRISON EUGENE R & KAREE' LOU	\$253,587	1 Parcel(s)
BASTIN JEFFREY K TRUST UND 1/2 INT&	\$252,751	2 Parcel(s)
HOLTZ ANDREW D & KATHLEEN	\$227,267	1 Parcel(s)
LINDAMOOD JOHN & SHARON TRUST	\$226,568	2 Parcel(s)
SUTTON DANIEL R & TINA L	\$225,500	2 Parcel(s)
LAMPE DONALD & LOIS TRUST	\$219,558	2 Parcel(s)
BORDNER MONTE J & ROBIN A	\$216,657	6 Parcel(s)
MISHLER ERVIN F REV TRUST	\$212,252	3 Parcel(s)
CABANSAG VICENTE D & NIEVES L	\$211,684	2 Parcel(s)
INMAN HOLDINGS LLC	\$203,405	9 Parcel(s)

Florence Township Top 15 Owners by Taxable Value

AEP IN MI TRANSMISSION CO	\$2,774,300	3 Parcel(s)
RUSSELL FARMS INC	\$1,297,902	23 Parcel(s)
JONES JERRY A & DARCY J	\$944,265	9 Parcel(s)
MILLER JOHN E & TAMARA J	\$612,968	8 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$563,300	4 Parcel(s)
KELLEYS GREENACRES FARMS 2/3 INT &	\$557,496	2 Parcel(s)
HUNTER GARY L & SANDRA	\$512,753	5 Parcel(s)
LOVEJOY GLENN A & SANDRA	\$495,316	4 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$482,651	13 Parcel(s)
HENSELL JACK R TRUST UND 1/2 INT &	\$412,584	4 Parcel(s)
STUBY DALE E & SARA A	\$409,667	5 Parcel(s)
MILLER EUGENE TRUST	\$389,372	1 Parcel(s)
SCATTERED ACRES LEASING LLC	\$386,093	8 Parcel(s)
HENSELL WILLIAM A & JEAN A REV	\$384,115	3 Parcel(s)
CONSUMERS ENERGY	\$377,750	5 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Taxable Value)

Flowerfield Township Top 15 Owners by Taxable Value

ENBRIDGE ENERGY LTD PARTNERSHIP	\$1,636,748	1 Parcel(s)
VECTOR PIPELINE LTD PARTNERS	\$1,575,579	1 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$1,141,712	2 Parcel(s)
BENT JUNE & NANETTE 1/2EA TRUST	\$467,117	13 Parcel(s)
KLEIN RUTH & WARD MARY	\$444,716	9 Parcel(s)
AMERICAN ELECTRIC POWER	\$432,257	3 Parcel(s)
HACKENBERG SALLY J LIVING TRUST	\$422,790	10 Parcel(s)
WILLIAMS KATHLEEN M	\$387,307	10 Parcel(s)
PINE VIEW GOLF CLUB LLC	\$371,282	5 Parcel(s)
BARTH CLARENCE A	\$352,568	4 Parcel(s)
DRAKE KENT C TRUST	\$333,645	9 Parcel(s)
THORNBURGH DOUGLAS C & SHELLIE A	\$263,950	4 Parcel(s)
BARROW DOUG & GWENDOLYN	\$257,776	1 Parcel(s)
SCHUG TIMOTHY L & LAURA J	\$250,533	5 Parcel(s)
CONNOR PAUL J & LORI N	\$239,642	3 Parcel(s)

Leonidas Township Top 15 Owners by Taxable Value

MICHIGAN ELECTRIC TRANS	\$6,207,900	2 Parcel(s)
CONSUMERS ENERGY COMPANY	\$1,336,120	5 Parcel(s)
BELSON ROBERT C & LAURA F	\$841,309	8 Parcel(s)
CAMPBELL FAMILY TRUST	\$679,042	11 Parcel(s)
CLARK ALVIN R (TRUSTEE)	\$545,520	11 Parcel(s)
COOMER DARREL & MARIE TRUST	\$541,802	14 Parcel(s)
BENCHMARK INVESTMENTS LLC	\$470,525	9 Parcel(s)
MUMBY SEAN & AMY	\$433,310	7 Parcel(s)
DECKER DENNIS N & MARSHA L	\$428,373	10 Parcel(s)
BARRETT LEON G & KATHRYN L	\$403,843	8 Parcel(s)
ROCKELEIN JAMES	\$389,035	4 Parcel(s)
CAMPBELL TONY L & JANNETTE M	\$386,994	4 Parcel(s)
BRUECK DOUGLAS L & KATHERINE L	\$328,813	7 Parcel(s)
GENTZ RAYMOND L & CYNTHIA-CTR	\$310,762	9 Parcel(s)
MUMBY DAVID & DEANNA	\$296,057	8 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Taxable Value)

Lockport Township Top 15 Owners by Taxable Value

JAY HUDDLE FARMS INC	\$1,496,403	24 Parcel(s)
INDIANA MICHIGAN POWER CO	\$1,233,500	2 Parcel(s)
WALTHER INVESTMENT LLC	\$979,809	10 Parcel(s)
L WALTHER & SONS INC	\$617,029	6 Parcel(s)
MEYER LEO E TRUST	\$565,618	1 Parcel(s)
LANDCO AG LLC	\$547,986	6 Parcel(s)
SEMCO ENERGY INC	\$539,000	3 Parcel(s)
RICE ARTHUR G TRUSTEE	\$510,751	3 Parcel(s)
VILLA MILLER LAND LLC	\$509,498	12 Parcel(s)
FOREST RIVER MANUFACTURING LLC	\$437,600	3 Parcel(s)
CONSUMERS ENERGY CO	\$417,100	3 Parcel(s)
MAJOR MARK W & MELISSA D	\$388,114	3 Parcel(s)
MILLER EUGENE TRUST	\$385,074	2 Parcel(s)
MEYER VENTURES LLC	\$382,966	1 Parcel(s)
BERMINGHAM JAMES & JANET	\$342,100	1 Parcel(s)

Mendon Township Top 15 Owners by Taxable Value

ENBRIDGE ENERGY PARTNERS LP	\$11,232,276	3 Parcel(s)
IAC MENDON LLC	\$6,639,162	8 Parcel(s)
CONSUMERS ENERGY	\$5,260,089	8 Parcel(s)
T H PLASTICS INC	\$3,432,684	7 Parcel(s)
VECTOR PIPELINE LTD PARTNERS	\$2,283,200	1 Parcel(s)
WHITE LESTER L FAMILY TRUST	\$1,376,700	8 Parcel(s)
SCHMIDT LYLE FARMS LLC	\$1,331,785	17 Parcel(s)
KBTJ LLC	\$1,192,500	2 Parcel(s)
KLINE PHILLIP L & TAMA K CTR	\$1,046,825	1 Parcel(s)
MACALLISTER MACHINERY CO INC	\$682,300	1 Parcel(s)
MICHIGAN ELECTIRC TRANSMISSION CO.	\$587,900	1 Parcel(s)
C & J FARMS INC	\$570,498	18 Parcel(s)
CUPP KIM S & LORI A FAMILY TRUST	\$534,165	9 Parcel(s)
LANDCO AG LLC	\$482,460	2 Parcel(s)
KAUFFMAN FARM PROPERTIES 20 LLC	\$480,141	11 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Taxable Value)

Mottville Township Top 15 Owners by Taxable Value

BANKS HARDWOODS INC	\$6,206,053	4 Parcel(s)
INDIANA MICHIGAN POWER CO	\$3,517,943	6 Parcel(s)
ENTECH INC	\$2,009,100	1 Parcel(s)
MILLER EDGAR W & PHYLLIS K	\$1,965,133	17 Parcel(s)
FRESH SOLUTION FARMS LLC	\$1,919,428	2 Parcel(s)
UNIVERSAL FOREST PRODUCTS	\$1,666,100	3 Parcel(s)
THE ANDERSONS INC	\$1,185,067	2 Parcel(s)
SCATTERED ACRES LEASING LLC	\$998,873	13 Parcel(s)
COPPERCOIN HOLDINGS LLC	\$920,644	5 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$877,900	5 Parcel(s)
CONSUMERS ENERGY	\$866,091	4 Parcel(s)
MILLER TIMOTHY L & KELLY	\$859,556	5 Parcel(s)
HEMINGER TIMOTHY & EVERETT ALAN	\$626,508	4 Parcel(s)
MILLER CONNIE E	\$562,403	5 Parcel(s)
KLINE SHERRILL A TRUST-UND 1/2 INT&	\$518,972	1 Parcel(s)

Nottawa Township Top 15 Owners by Taxable Value

CONSUMERS ENERGY	\$1,713,725	6 Parcel(s)
WOZNICKI JENNIFER REV TRUST	\$1,329,641	1 Parcel(s)
ISLAND HILLS LLC	\$1,008,400	10 Parcel(s)
ORION PROPERTIES EIGHTEEN LLC	\$776,500	2 Parcel(s)
CONSUMERS ENERGY CO	\$738,500	1 Parcel(s)
TERRA 88 LLC	\$693,030	119 Parcel(s)
KUHLMAN PHILLIP L & GAIL M	\$608,243	16 Parcel(s)
DUNNING JULIANNE M TRUST	\$585,858	6 Parcel(s)
RICE LAWRENCE A & DEBORAH L	\$452,987	8 Parcel(s)
119 PROPERTIES LLC	\$419,300	1 Parcel(s)
YODER EDITH TRUST	\$417,087	7 Parcel(s)
CROP PRODUCTION SERVICE INC	\$405,500	3 Parcel(s)
MAST LARRY E & ESTHER J REV TRUST	\$381,515	12 Parcel(s)
COOMER JOHN E & KERRY	\$377,738	6 Parcel(s)
MCCOLGAN PATRICK T & ANNE M TRUST	\$365,200	1 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Taxable Value)

Park Township Top 15 Owners by Taxable Value

ENBRIDGE ENERGY LTD PARTNERSHIP	\$14,632,300	2 Parcel(s)
INDIANA MICHIGAN POWER CO	\$3,037,333	4 Parcel(s)
X L MACHINE CO INC	\$2,807,500	1 Parcel(s)
RIEDSTRA DAIRY LTD	\$2,465,718	7 Parcel(s)
VECTOR PIPELINE LTD PARTNERSHIP	\$2,431,200	2 Parcel(s)
WALTHER FARMS L L C	\$2,213,708	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$1,903,000	1 Parcel(s)
TLCO LLC	\$1,647,500	1 Parcel(s)
SCATTERED ACRES LEASING LLC	\$1,176,260	15 Parcel(s)
AMERICAN METAL FABRICATOR INC	\$1,140,502	3 Parcel(s)
PETERSON SPRING CIMA	\$1,099,400	1 Parcel(s)
ECLIPSE GRACE WILBUR ROAD LLC	\$969,000	1 Parcel(s)
NAGEL FRED W & SONS INC	\$957,313	7 Parcel(s)
CONSUMERS ENERGY	\$804,600	3 Parcel(s)
BURKE PORTER AUTOMOTIVE SYSTEMS LLC	\$649,517	1 Parcel(s)

Sherman Township Top 15 Owners by Taxable Value

CONSUMERS ENERGY	\$3,402,200	4 Parcel(s)
AEP IN MI TRANSMISSION CO	\$1,326,000	2 Parcel(s)
STURGIS FARMS LLC	\$890,016	11 Parcel(s)
GRIFFIOEN ROBERT H & JOSEPHINE	\$834,458	3 Parcel(s)
MAKIN BACON FARM LLC	\$781,507	1 Parcel(s)
MANOWE MINISTRIES INC	\$532,200	4 Parcel(s)
KELLEYS GREENACRES FARMS INC	\$500,562	3 Parcel(s)
GENTZ FAMILY PROPERTIES LLC	\$405,619	4 Parcel(s)
AQUILA INC AQUILA NETWORKS MGU	\$385,800	2 Parcel(s)
MOLIS RYAN & JILLIAN UND 1/2 INT &	\$379,171	1 Parcel(s)
CORCORAN LINDA M TRUST	\$378,369	2 Parcel(s)
SHIM PARTNERSHIP LLC	\$362,424	1 Parcel(s)
BIZIK CHARLOTTE	\$357,207	5 Parcel(s)
PROPST PHILIP E & AMY D	\$352,850	4 Parcel(s)
JURKOVIC EDWARD J & LAURA M	\$343,814	1 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Taxable Value)

Sturgis Township Top 15 Owners by Taxable Value

MEMORY LANES MOBILE HOME PARK LLC	\$813,300	1 Parcel(s)
MIDWEST HOSPITALITY PARTNERS INC	\$715,785	2 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	\$655,400	1 Parcel(s)
S S J INVESTMENTS LIMITED	\$597,572	1 Parcel(s)
YUNKER STEPHEN & KAREN LIVING TRUST	\$579,180	12 Parcel(s)
ABBOTT LABORATORIES	\$568,552	4 Parcel(s)
FAIRGROVE FARMS INC	\$561,338	8 Parcel(s)
DEER CREEK FARMS INC	\$468,363	8 Parcel(s)
GRABE MICHAEL A	\$416,814	4 Parcel(s)
CHICAGO DIVERSIFIED FOODS CORP	\$411,300	2 Parcel(s)
BOGEN MOBILE CONCRETE	\$400,000	1 Parcel(s)
AEP IN MI TRANSMISSION CO	\$388,700	1 Parcel(s)
PUESCHEL JOHN M TRUST	\$385,396	8 Parcel(s)
TRADE WINDS LIMITED DIVIDEND	\$372,437	1 Parcel(s)
MICHIGAN GAS UTILTIY CORP	\$366,100	1 Parcel(s)

White Pigeon Township Top 15 Owners by Taxable Value

CONSUMERS ENERGY	\$28,573,479	3 Parcel(s)
WHITE PIGEON PAPER CO	\$4,986,232	8 Parcel(s)
INDIANA MICHIGAN POWER CO	\$2,297,264	3 Parcel(s)
EA TECH PROPERTIES LLC	\$1,428,900	3 Parcel(s)
RIETH BLAIR A JR & TERESA O	\$1,264,387	5 Parcel(s)
KRULL THOMAS R & JACQUELINE R	\$884,450	18 Parcel(s)
STUTZMAN REAL PROPERTIES LLC	\$861,756	13 Parcel(s)
WRIGHT DAVID C & SHERI L	\$855,400	2 Parcel(s)
KLINGER LAKE COUNTRY CLUB	\$712,698	6 Parcel(s)
MCKINLEY LAVIDGE REV TRUST	\$689,800	1 Parcel(s)
DEPUTY ROBERT J TRUST UND 1/2 INT &	\$650,800	1 Parcel(s)
KOMRSKA ROGER R TRUSTEE &	\$635,418	17 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$635,003	2 Parcel(s)
HERMON CHRISTOPHER & SHAWN	\$601,000	1 Parcel(s)
WAGNER JOHN P & BARBARA J	\$600,464	15 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Taxable Value)

Sturgis City Top 15 Owners by Taxable Value

ABBOTT MANUFACTURING INC	\$41,395,105	8 Parcel(s)
BURR OAK TOOL INC	\$12,690,321	10 Parcel(s)
WAL MART REAL ESTATE BUSINESS TRUST	\$3,439,500	1 Parcel(s)
POINDEXTER PROPERTIES LLC	\$3,318,959	3 Parcel(s)
AMERICRAFT CARTON INC	\$3,308,176	3 Parcel(s)
STURGIS MOLDED PRODUCTS CO	\$3,258,109	2 Parcel(s)
VILLAGE MANOR	\$1,727,200	1 Parcel(s)
ATLANTIC CORP. OF WILMINGTON INC	\$1,685,700	1 Parcel(s)
WELS HOLDINGS LLC	\$1,675,000	1 Parcel(s)
STURGIS PLAZA LLC	\$1,642,784	5 Parcel(s)
MORGAN OLSON LLC	\$1,553,400	1 Parcel(s)
FAWN RIVER APT CO LDHA LP	\$1,415,739	2 Parcel(s)
REHAU INC	\$1,413,459	1 Parcel(s)
MICHIGAN GAS UTILITIES CORP	\$1,244,404	2 Parcel(s)
OAK PRESS SOLUTIONS INC	\$1,089,100	1 Parcel(s)

Three Rivers City Top 15 Owners by Taxable Value

AMERICAN AXLE & MFG INC	\$50,926,504	2 Parcel(s)
INTERNATIONAL PAPER CO	\$5,787,384	3 Parcel(s)
MENARD INC	\$5,628,294	1 Parcel(s)
MEIJER INC	\$5,327,714	2 Parcel(s)
METAL TECHNOLOGIES INC	\$5,062,600	2 Parcel(s)
WAL MART REAL ESTATE TRUST	\$4,480,403	1 Parcel(s)
ARMSTRONG MACHINE WORKS	\$4,148,274	5 Parcel(s)
INDIANA MICHIGAN POWER CO	\$3,543,438	4 Parcel(s)
BENTWATERS PARTNERS LTD	\$2,404,636	1 Parcel(s)
DAY INTERNATIONAL INC	\$2,071,800	3 Parcel(s)
SEMCO ENERGY GAS CO	\$1,873,200	1 Parcel(s)
PRECISION WIRE FORMS INC	\$1,686,300	1 Parcel(s)
RIVER TRAIL APARTMENTS LLC	\$1,574,190	1 Parcel(s)
AMIGO R & L INC	\$1,373,297	5 Parcel(s)
KADANT JOHNSON	\$1,369,898	3 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Taxable Value)

County Wide Top 15 Owners by Taxable Value

AMERICAN AXLE & MFG INC	\$50,926,504	2 Parcel(s)
CONSUMERS ENERGY	\$47,266,079	47 Parcel(s)
ABBOTT MANUFACTURING INC	\$41,403,095	9 Parcel(s)
ENBRIDGE ENERGY LTD PARTNERSHIP	\$23,114,656	4 Parcel(s)
INDIANA MICHIGAN POWER CO	\$15,774,200	34 Parcel(s)
DEKALB GENETICS CORP	\$13,276,063	2 Parcel(s)
BURR OAK TOOL INC	\$12,718,708	11 Parcel(s)
ENBRIDGE ENERGY PARTNERS LP	\$11,232,276	3 Parcel(s)
AEP IN MI TRANSMISSION CO	\$8,902,500	9 Parcel(s)
CONSUMERS ENERGY CO	\$8,387,225	18 Parcel(s)
PIONEER HI BRED INT INC	\$7,000,000	2 Parcel(s)
IAC MENDON LLC	\$6,639,162	8 Parcel(s)
MICHIGAN ELECTRIC TRANS	\$6,207,900	2 Parcel(s)
BANKS HARDWOODS INC	\$6,206,053	4 Parcel(s)
INTERNATIONAL PAPER CO	\$5,810,853	4 Parcel(s)

St. Joseph County

Real Property Tentative Taxable Valuation as of April 1st 2015

Township or City Name	Agricultural	Commercial	Industrial	Residential	Timber-Cutover	Developmental	Total Real
001 Burr Oak Township	\$16,203,571	\$869,639	\$723,717	\$39,640,887	\$0	\$0	\$57,437,814
002 Colon Township	\$16,050,755	\$3,636,944	\$2,148,631	\$70,022,460	\$0	\$0	\$91,858,790
003 Constantine Township	\$11,386,316	\$3,947,469	\$20,039,724	\$61,118,218	\$0	\$0	\$96,491,727
004 Fabius Township	\$7,172,635	\$4,079,529	\$2,249,985	\$146,170,332	\$0	\$0	\$159,672,481
005 Fawn River Township	\$7,094,880	\$1,147,425	\$0	\$26,054,900	\$0	\$0	\$34,297,205
006 Florence Township	\$19,227,835	\$0	\$65,128	\$18,322,983	\$0	\$0	\$37,615,946
007 Flowerfield Township	\$9,866,034	\$477,992	\$66,966	\$35,091,316	\$0	\$0	\$45,502,308
008 Leonidas Township	\$17,810,668	\$673,182	\$0	\$15,774,158	\$0	\$0	\$34,258,008
009 Lockport Township	\$14,438,599	\$3,791,370	\$851,872	\$78,822,803	\$0	\$0	\$97,904,644
010 Mendon Township	\$16,083,600	\$2,896,687	\$3,758,631	\$40,752,737	\$0	\$0	\$63,491,655
011 Mottville Township	\$12,057,865	\$1,795,336	\$10,213,916	\$23,325,454	\$0	\$0	\$47,392,571
012 Nottawa Township	\$18,298,906	\$7,079,136	\$382,242	\$85,903,779	\$0	\$0	\$111,664,063
013 Park Township	\$22,484,514	\$5,952,150	\$4,690,273	\$67,739,715	\$0	\$0	\$100,866,652
014 Sherman Township	\$12,713,410	\$1,223,530	\$156,400	\$108,993,913	\$0	\$0	\$123,087,253
015 Sturgis Township	\$9,629,196	\$8,903,982	\$1,299,389	\$26,702,334	\$0	\$245,953	\$46,780,854
016 White Pigeon Township	\$11,370,368	\$7,686,214	\$7,305,064	\$131,232,873	\$0	\$0	\$157,594,519
051 Three Rivers City	\$0	\$52,744,843	\$19,273,173	\$64,174,800	\$0	\$0	\$136,192,816
052 Sturgis City	\$363,692	\$35,717,194	\$38,474,949	\$107,223,791	\$0	\$0	\$181,779,626
040 Burr Oak Village	\$61,240	\$736,555	\$524,392	\$5,961,547	\$0	\$0	\$7,283,734
041 Colon Village	\$0	\$2,552,139	\$1,421,724	\$19,930,861	\$0	\$0	\$23,904,724
042 Centreville Village	\$22,651	\$4,140,619	\$382,242	\$12,177,993	\$0	\$0	\$16,723,505
043 Constantine Village	\$127,037	\$2,878,227	\$15,510,623	\$17,179,879	\$0	\$0	\$35,695,766
044 Mendon Village	\$23,349	\$1,449,008	\$2,144,780	\$9,888,794	\$0	\$0	\$13,505,931
045 White Pigeon Village	\$305,959	\$5,119,670	\$3,221,898	\$15,822,966	\$0	\$0	\$24,470,493
055 Centreville Village	\$0	\$294,600	\$713,625	\$809,693	\$0	\$0	\$1,817,918
Totals for County	\$222,252,844	\$142,622,622	\$111,700,060	\$1,147,067,453	\$0	\$245,953	\$1,623,888,932

St. Joseph County

Personal Property Tentative Taxable Valuation as of April 1st 2015

Township or City Name	Ag. Personal	Com. Personal		Ind. Personal	Res. Personal	Util. Personal	Total Personal
001 Burr Oak Township	\$0	\$195,900		\$236,200	\$0	\$5,904,400	\$6,336,500
002 Colon Township	\$0	\$893,800		\$1,174,800	\$0	\$6,825,700	\$8,894,300
003 Constantine Township	\$0	\$2,218,800		\$19,196,700	\$0	\$3,137,800	\$24,553,300
004 Fabius Township	\$0	\$1,124,800		\$362,100	\$0	\$13,685,008	\$15,171,908
005 Fawn River Township	\$0	\$222,600		\$0	\$0	\$663,800	\$886,400
006 Florence Township	\$0	\$133,200		\$0	\$0	\$4,101,800	\$4,235,000
007 Flowerfield Township	\$0	\$511,151		\$20,889	\$0	\$4,992,010	\$5,524,050
008 Leonidas Township	\$0	\$144,000		\$0	\$0	\$7,594,400	\$7,738,400
009 Lockport Township	\$0	\$651,800		\$117,100	\$0	\$2,392,800	\$3,161,700
010 Mendon Township	\$0	\$449,400		\$9,455,200	\$0	\$18,879,476	\$28,784,076
011 Mottville Township	\$0	\$2,508,500		\$5,874,900	\$0	\$3,162,700	\$11,546,100
012 Nottawa Township	\$0	\$1,350,900		\$419,300	\$0	\$3,016,400	\$4,786,600
013 Park Township	\$0	\$898,300		\$5,331,800	\$0	\$22,983,500	\$29,213,600
014 Sherman Township	\$0	\$126,300		\$0	\$0	\$5,244,200	\$5,370,500
015 Sturgis Township	\$0	\$1,381,800		\$3,300	\$0	\$1,488,200	\$2,873,300
016 White Pigeon Township	\$0	\$626,900		\$4,828,100	\$0	\$30,591,800	\$36,046,800
051 Three Rivers City	\$0	\$9,325,600		\$63,250,600	\$0	\$5,960,200	\$78,536,400
052 Sturgis City	\$0	\$7,478,018		\$52,718,300	\$0	\$1,410,800	\$61,607,118
040 Burr Oak Village	\$0	\$168,600		\$192,000	\$0	\$471,500	\$832,100
041 Colon Village	\$0	\$408,700		\$792,600	\$0	\$695,200	\$1,896,500
042 Centreville Village	\$0	\$497,400		\$419,300	\$0	\$842,700	\$1,759,400
043 Constantine Village	\$0	\$734,900		\$10,007,400	\$0	\$1,030,500	\$11,772,800
044 Mendon Village	\$0	\$380,600		\$8,316,400	\$0	\$1,762,400	\$10,459,400
045 White Pigeon Village	\$0	\$401,700		\$398,600	\$0	\$1,392,400	\$2,192,700
055 Centreville Village	\$0	\$0		\$117,100	\$0	\$39,700	\$156,800
Totals for County	\$0	\$30,241,769		\$162,989,289	\$0	\$142,034,994	\$335,266,052

St. Joseph County

Real & Personal Property Tentative Taxable Valuation as of April 1st 2015

Township or City name	Real & Pers. Taxable Values	PRE/Qual Forest & Ag Taxable Values	Commercial Pers. Prop. Taxable Values	Industrial Pers. Prop. Taxable Values	~PRE, Ag/FR PP excl C&I PP Taxable Values
001 Burr Oak Township	\$63,774,314	\$47,592,066	\$195,900	\$236,200	\$15,750,148
002 Colon Township	\$100,753,090	\$57,534,965	\$893,800	\$1,174,800	\$41,149,525
003 Constantine Township	\$121,045,027	\$61,259,653	\$2,218,800	\$19,196,700	\$38,369,874
004 Fabius Township	\$174,844,389	\$94,046,184	\$1,124,800	\$362,100	\$79,311,305
005 Fawn River Township	\$35,183,605	\$29,097,716	\$222,600	\$0	\$5,863,289
006 Florence Township	\$41,850,946	\$33,685,430	\$133,200	\$0	\$8,032,316
007 Flowerfield Township	\$51,026,358	\$39,985,113	\$511,151	\$20,889	\$10,509,205
008 Leonidas Township	\$41,996,408	\$30,094,291	\$144,000	\$0	\$11,758,117
009 Lockport Township	\$101,066,344	\$79,570,463	\$651,800	\$117,100	\$20,726,981
010 Mendon Township	\$92,275,731	\$48,940,965	\$449,400	\$9,455,200	\$33,430,166
011 Mottville Township	\$58,938,671	\$30,012,717	\$2,508,500	\$5,874,900	\$20,542,554
012 Nottawa Township	\$116,450,663	\$79,378,886	\$1,350,900	\$419,300	\$35,301,577
013 Park Township	\$130,080,252	\$72,052,739	\$898,300	\$5,331,800	\$51,797,413
014 Sherman Township	\$128,457,753	\$92,964,227	\$126,300	\$0	\$35,367,226
015 Sturgis Township	\$49,654,154	\$33,453,857	\$1,381,800	\$3,300	\$14,815,197
016 White Pigeon Township	\$193,641,319	\$86,650,007	\$626,900	\$4,828,100	\$101,536,312
051 Three Rivers City	\$214,729,216	\$49,302,868	\$9,325,600	\$63,250,600	\$92,850,148
052 Sturgis City	\$243,386,744	\$83,402,781	\$7,478,018	\$52,718,300	\$99,787,645
040 Burr Oak Village	\$8,115,834	\$4,776,086	\$168,600	\$192,000	\$2,979,148
041 Colon Village	\$25,801,224	\$12,620,048	\$408,700	\$792,600	\$11,979,876
042 Centreville Village	\$18,482,905	\$10,550,143	\$497,400	\$419,300	\$7,016,062
043 Constantine Village	\$47,468,566	\$13,437,412	\$734,900	\$10,007,400	\$23,288,854
044 Mendon Village	\$23,965,331	\$8,038,231	\$380,600	\$8,316,400	\$7,230,100
045 White Pigeon Village	\$26,663,193	\$13,028,191	\$401,700	\$398,600	\$12,834,702
055 Centreville Village	\$1,974,718	\$703,903	\$0	\$117,100	\$1,153,715
Totals for County	\$1,959,154,984	\$1,049,024,928	\$30,241,769	\$162,989,289	\$716,898,998

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

Local Unit	School	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
001 Burr Oak Township									
12020	Bronson	\$129,900	\$0	\$0	\$62,700	\$0	\$192,600	\$0	\$192,600
75003	Nottawa	\$331,500	\$0	\$0	\$368,600	\$0	\$700,100	\$0	\$700,100
75010	Sturgis	\$10,680,500	\$50,700	\$0	\$21,360,000	\$0	\$32,091,200	\$374,000	\$32,465,200
75020	Burr Oak	\$32,484,400	\$952,800	\$861,500	\$24,064,300	\$0	\$58,363,000	\$5,768,700	\$64,131,700
75040	Colon	\$4,223,800	\$24,600	\$0	\$2,767,300	\$0	\$7,015,700	\$193,800	\$7,209,500
Total Burr Oak Township		\$47,850,100	\$1,028,100	\$861,500	\$48,622,900	\$0	\$98,362,600	\$6,336,500	\$104,699,100
002 Colon Township									
75003	Nottawa	\$2,493,700	\$0	\$0	\$1,676,000	\$0	\$4,169,700	\$63,000	\$4,232,700
75020	Burr Oak	\$2,860,100	\$309,600	\$0	\$1,382,100	\$0	\$4,551,800	\$1,511,100	\$6,062,900
75040	Colon	\$42,976,200	\$3,832,500	\$2,173,000	\$85,321,000	\$0	\$134,302,700	\$7,309,900	\$141,612,600
75060	Mendon	\$853,100	\$0	\$0	\$108,200	\$0	\$961,300	\$10,300	\$971,600
Total Colon Township		\$49,183,100	\$4,142,100	\$2,173,000	\$88,487,300	\$0	\$143,985,500	\$8,894,300	\$152,879,800
003 Constantine Township									
75050	Constantine	\$39,331,800	\$4,258,100	\$20,814,500	\$64,952,400	\$0	\$129,356,800	\$24,459,300	\$153,816,100
75070	White Pigeon	\$775,200	\$0	\$0	\$779,400	\$0	\$1,554,600	\$32,400	\$1,587,000
75080	Three Rivers	\$3,153,700	\$0	\$0	\$3,668,000	\$0	\$6,821,700	\$61,600	\$6,883,300
Total Constantine Township		\$43,260,700	\$4,258,100	\$20,814,500	\$69,399,800	\$0	\$137,733,100	\$24,553,300	\$162,286,400
004 Fabius Township									
75050	Constantine	\$150,500	\$0	\$0	\$311,000	\$0	\$461,500	\$18,600	\$480,100
75080	Three Rivers	\$20,965,400	\$4,943,600	\$3,078,300	\$181,129,950	\$0	\$210,117,250	\$15,571,400	\$225,688,650
Total Fabius Township		\$21,115,900	\$4,943,600	\$3,078,300	\$181,440,950	\$0	\$210,578,750	\$15,590,000	\$226,168,750
005 Fawn River Township									
75010	Sturgis	\$25,422,100	\$1,508,500	\$0	\$30,414,500	\$0	\$57,345,100	\$886,400	\$58,231,500
Total Fawn River Township		\$25,422,100	\$1,508,500	\$0	\$30,414,500	\$0	\$57,345,100	\$886,400	\$58,231,500
006 Florence Township									
75030	Centreville	\$29,267,500	\$0	\$0	\$8,536,700	\$0	\$37,804,200	\$2,126,500	\$39,930,700
75050	Constantine	\$13,558,900	\$0	\$75,000	\$8,556,400	\$0	\$22,190,300	\$652,800	\$22,843,100
75070	White Pigeon	\$13,008,000	\$0	\$0	\$2,541,700	\$0	\$15,549,700	\$211,300	\$15,761,000
75080	Three Rivers	\$7,385,000	\$0	\$36,700	\$2,101,700	\$0	\$9,523,400	\$1,244,400	\$10,767,800
Total Florence Township		\$63,219,400	\$0	\$111,700	\$21,736,500	\$0	\$85,067,600	\$4,235,000	\$89,302,600
007 Flowerfield Township									
14050	Marcellus	\$2,793,480	\$0	\$0	\$6,809,300	\$0	\$9,602,780	\$253,283	\$9,856,063
75080	Three Rivers	\$31,643,600	\$1,336,200	\$76,100	\$41,355,950	\$0	\$74,411,850	\$16,046,890	\$90,458,740
Total Flowerfield Township		\$34,437,080	\$1,336,200	\$76,100	\$48,165,250	\$0	\$84,014,630	\$16,300,173	\$100,314,803
008 Leonidas Township									
13050	Athens	\$458,100	\$0	\$0	\$152,500	\$0	\$610,600	\$10,000	\$620,600
39170	Vicksburg	\$2,169,200	\$0	\$0	\$510,600	\$0	\$2,679,800	\$84,300	\$2,764,100
75040	Colon	\$47,012,800	\$844,900	\$0	\$19,265,300	\$0	\$67,123,000	\$5,405,400	\$72,528,400
75060	Mendon	\$3,554,800	\$0	\$0	\$579,000	\$0	\$4,133,800	\$2,238,700	\$6,372,500
Total Leonidas Township		\$53,194,900	\$844,900	\$0	\$20,507,400	\$0	\$74,547,200	\$7,738,400	\$82,285,600
009 Lockport Township									
75030	Centreville	\$22,904,000	\$852,900	\$726,700	\$16,690,700	\$0	\$41,174,300	\$986,600	\$42,160,900
75060	Mendon	\$1,158,800	\$12,400	\$0	\$708,900	\$0	\$1,880,100	\$34,400	\$1,914,500
75080	Three Rivers	\$11,358,500	\$3,957,500	\$183,300	\$71,973,200	\$0	\$87,472,500	\$2,140,700	\$89,613,200
Total Lockport Township		\$35,421,300	\$4,822,800	\$910,000	\$89,372,800	\$0	\$130,526,900	\$3,161,700	\$133,688,600

St. Joseph County
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By Unit, School District and Classification

Local Unit	School	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
010	Mendon Township								
	39170 Vicksburg	\$3,775,300	\$1,260,600	\$0	\$3,486,400	\$0	\$8,522,300	\$186,300	\$8,708,600
	75060 Mendon	\$47,603,900	\$1,986,200	\$3,990,300	\$48,963,200	\$0	\$102,543,600	\$30,681,200	\$133,224,800
	Total Mendon Township	\$51,379,200	\$3,246,800	\$3,990,300	\$52,449,600	\$0	\$111,065,900	\$30,867,500	\$141,933,400
011	Mottville Township								
	75050 Constantine	\$9,362,400	\$66,300	\$173,300	\$6,787,600	\$0	\$16,389,600	\$412,000	\$16,801,600
	75070 White Pigeon	\$20,282,700	\$1,872,800	\$10,837,900	\$20,721,700	\$0	\$53,715,100	\$11,134,100	\$64,849,200
	Total Mottville Township	\$29,645,100	\$1,939,100	\$11,011,200	\$27,509,300	\$0	\$70,104,700	\$11,546,100	\$81,650,800
012	Nottawa Township								
	75003 Nottawa	\$18,614,500	\$1,612,500	\$0	\$44,168,900	\$0	\$64,395,900	\$970,600	\$65,366,500
	75030 Centreville	\$15,471,900	\$5,492,700	\$414,700	\$46,883,300	\$0	\$68,262,600	\$3,119,800	\$71,382,400
	75040 Colon	\$5,639,400	\$84,500	\$0	\$1,765,900	\$0	\$7,489,800	\$192,000	\$7,681,800
	75060 Mendon	\$15,197,300	\$435,700	\$0	\$6,052,200	\$0	\$21,685,200	\$504,200	\$22,189,400
	Total Nottawa Township	\$54,923,100	\$7,625,400	\$414,700	\$98,870,300	\$0	\$161,833,500	\$4,786,600	\$166,620,100
013	Park Township								
	39170 Vicksburg	\$7,797,800	\$0	\$0	\$5,882,700	\$0	\$13,680,500	\$204,900	\$13,885,400
	39168 Vicksburg-MendonDebt	\$0	\$0	\$0	\$82,000	\$0	\$82,000	\$0	\$82,000
	75060 Mendon	\$13,657,200	\$989,300	\$1,327,500	\$27,306,200	\$0	\$43,280,200	\$7,537,100	\$50,817,300
	75080 Three Rivers	\$25,992,800	\$5,278,000	\$3,685,100	\$53,567,500	\$0	\$88,523,400	\$21,471,600	\$109,995,000
	Total Park Township	\$47,447,800	\$6,267,300	\$5,012,600	\$86,838,400	\$0	\$145,566,100	\$29,213,600	\$174,779,700
014	Sherman Township								
	75003 Nottawa	\$3,819,000	\$63,600	\$0	\$8,547,100	\$0	\$12,429,700	\$177,200	\$12,606,900
	75010 Sturgis	\$12,983,400	\$1,437,800	\$156,400	\$61,404,100	\$0	\$75,981,700	\$2,061,100	\$78,042,800
	75020 Burr Oak	\$0	\$0	\$0	\$406,900	\$0	\$406,900	\$3,600	\$410,500
	75030 Centreville	\$18,040,600	\$26,300	\$0	\$56,903,436	\$0	\$74,970,336	\$3,128,600	\$78,098,936
	75070 White Pigeon	\$0	\$0	\$0	\$141,000	\$0	\$141,000	\$0	\$141,000
	Total Sherman Township	\$34,843,000	\$1,527,700	\$156,400	\$127,402,536	\$0	\$163,929,636	\$5,370,500	\$169,300,136
015	Sturgis Township								
	75010 Sturgis	\$27,104,500	\$9,841,700	\$1,393,600	\$30,495,800	\$657,200	\$69,492,800	\$2,873,300	\$72,366,100
	Total Sturgis Township	\$27,104,500	\$9,841,700	\$1,393,600	\$30,495,800	\$657,200	\$69,492,800	\$2,873,300	\$72,366,100
016	White Pigeon Township								
	75070 White Pigeon	\$33,584,200	\$9,317,200	\$7,533,000	\$147,912,500	\$0	\$198,346,900	\$36,046,800	\$234,393,700
	Total White Pigeon Township	\$33,584,200	\$9,317,200	\$7,533,000	\$147,912,500	\$0	\$198,346,900	\$36,046,800	\$234,393,700
051	Three Rivers City								
	75080 Three Rivers	\$0	\$59,783,300	\$21,652,300	\$70,118,300	\$0	\$151,553,900	\$78,532,700	\$230,086,600
	Total Three Rivers City	\$0	\$59,783,300	\$21,652,300	\$70,118,300	\$0	\$151,553,900	\$78,532,700	\$230,086,600
052	Sturgis City								
	75010 Sturgis	\$491,700	\$39,746,900	\$43,667,300	\$113,360,100	\$0	\$197,266,000	\$61,617,300	\$258,883,300
	Total Sturgis City	\$491,700	\$39,746,900	\$43,667,300	\$113,360,100	\$0	\$197,266,000	\$61,617,300	\$258,883,300

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

School District	Local Unit	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
12020 Bronson Schools									
	001 Burr Oak Township	\$129,900	\$0	\$0	\$62,700	\$0	\$192,600	\$0	\$192,600
Total Bronson Schools		\$129,900	\$0	\$0	\$62,700	\$0	\$192,600	\$0	\$192,600
13050 Athens Schools									
	008 Leonidas Township	\$458,100	\$0	\$0	\$152,500	\$0	\$610,600	\$10,000	\$620,600
Total Athens Schools		\$458,100	\$0	\$0	\$152,500	\$0	\$610,600	\$10,000	\$620,600
14050 Marcellus Schools									
	007 Flowerfield Township	\$2,793,480	\$0	\$0	\$6,809,300	\$0	\$9,602,780	\$253,283	\$9,856,063
Total Marcellus Schools		\$2,793,480	\$0	\$0	\$6,809,300	\$0	\$9,602,780	\$253,283	\$9,856,063
39170 Vicksburg Schools									
	008 Leonidas Township	\$2,169,200	\$0	\$0	\$510,600	\$0	\$2,679,800	\$84,300	\$2,764,100
	010 Mendon Township	\$3,775,300	\$1,260,600	\$0	\$3,486,400	\$0	\$8,522,300	\$186,300	\$8,708,600
	013 Park Township	\$7,797,800	\$0	\$0	\$5,882,700	\$0	\$13,680,500	\$204,900	\$13,885,400
Total Vicksburg Schools		\$13,742,300	\$1,260,600	\$0	\$9,879,700	\$0	\$24,882,600	\$475,500	\$25,358,100
75003 Nottawa Schools									
	001 Burr Oak Township	\$331,500	\$0	\$0	\$368,600	\$0	\$700,100	\$0	\$700,100
	002 Colon Township	\$2,493,700	\$0	\$0	\$1,676,000	\$0	\$4,169,700	\$63,000	\$4,232,700
	012 Nottawa Township	\$18,614,500	\$1,612,500	\$0	\$44,168,900	\$0	\$64,395,900	\$970,600	\$65,366,500
	014 Sherman Township	\$3,819,000	\$63,600	\$0	\$8,547,100	\$0	\$12,429,700	\$177,200	\$12,606,900
Total Nottawa Schools		\$25,258,700	\$1,676,100	\$0	\$54,760,600	\$0	\$81,695,400	\$1,210,800	\$82,906,200
75010 Sturgis Schools									
	001 Burr Oak Township	\$10,680,500	\$50,700	\$0	\$21,360,000	\$0	\$32,091,200	\$374,000	\$32,465,200
	005 Fawn River Township	\$25,422,100	\$1,508,500	\$0	\$30,414,500	\$0	\$57,345,100	\$886,400	\$58,231,500
	014 Sherman Township	\$12,983,400	\$1,437,800	\$156,400	\$61,404,100	\$0	\$75,981,700	\$2,061,100	\$78,042,800
	015 Sturgis Township	\$27,104,500	\$9,841,700	\$1,393,600	\$30,495,800	\$657,200	\$69,492,800	\$2,873,300	\$72,366,100
	052 Sturgis City	\$491,700	\$39,746,900	\$43,667,300	\$113,360,100	\$0	\$197,266,000	\$61,617,300	\$258,883,300
Total Sturgis Schools		\$76,682,200	\$52,585,600	\$45,217,300	\$257,034,500	\$657,200	\$432,176,800	\$67,812,100	\$499,988,900
75020 Burr Oak Schools									
	001 Burr Oak Township	\$32,484,400	\$952,800	\$861,500	\$24,064,300	\$0	\$58,363,000	\$5,768,700	\$64,131,700
	002 Colon Township	\$2,860,100	\$309,600	\$0	\$1,382,100	\$0	\$4,551,800	\$1,511,100	\$6,062,900
	014 Sherman Township	\$0	\$0	\$0	\$406,900	\$0	\$406,900	\$3,600	\$410,500
Total Burr Oak Schools		\$35,344,500	\$1,262,400	\$861,500	\$25,853,300	\$0	\$63,321,700	\$7,283,400	\$70,605,100
75030 Centreville Schools									
	006 Florence Township	\$29,267,500	\$0	\$0	\$8,536,700	\$0	\$37,804,200	\$2,126,500	\$39,930,700
	009 Lockport Township	\$22,904,000	\$852,900	\$726,700	\$16,690,700	\$0	\$41,174,300	\$986,600	\$42,160,900
	012 Nottawa Township	\$15,471,900	\$5,492,700	\$414,700	\$46,883,300	\$0	\$68,262,600	\$3,119,800	\$71,382,400
	014 Sherman Township	\$18,040,600	\$26,300	\$0	\$56,903,436	\$0	\$74,970,336	\$3,128,600	\$78,098,936
Total Centreville Schools		\$85,684,000	\$6,371,900	\$1,141,400	\$129,014,136	\$0	\$222,211,436	\$9,361,500	\$231,572,936

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School District	Local Unit	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
75040 Colon Schools									
	001 Burr Oak Township	\$4,223,800	\$24,600	\$0	\$2,767,300	\$0	\$7,015,700	\$193,800	\$7,209,500
	002 Colon Township	\$42,976,200	\$3,832,500	\$2,173,000	\$85,321,000	\$0	\$134,302,700	\$7,309,900	\$141,612,600
	008 Leonidas Township	\$47,012,800	\$844,900	\$0	\$19,265,300	\$0	\$67,123,000	\$5,405,400	\$72,528,400
	012 Nottawa Township	\$5,639,400	\$84,500	\$0	\$1,765,900	\$0	\$7,489,800	\$192,000	\$7,681,800
Total Colon Schools		\$99,852,200	\$4,786,500	\$2,173,000	\$109,119,500	\$0	\$215,931,200	\$13,101,100	\$229,032,300
75050 Constantine Schools									
	003 Constantine Township	\$39,331,800	\$4,258,100	\$20,814,500	\$64,952,400	\$0	\$129,356,800	\$24,459,300	\$153,816,100
	004 Fabius Township	\$150,500	\$0	\$0	\$311,000	\$0	\$461,500	\$18,600	\$480,100
	006 Florence Township	\$13,558,900	\$0	\$75,000	\$8,556,400	\$0	\$22,190,300	\$652,800	\$22,843,100
	011 Mottville Township	\$9,362,400	\$66,300	\$173,300	\$6,787,600	\$0	\$16,389,600	\$412,000	\$16,801,600
Total Constantine Schools		\$62,403,600	\$4,324,400	\$21,062,800	\$80,607,400	\$0	\$168,398,200	\$25,542,700	\$193,940,900
75060 Mendon Schools									
	002 Colon Township	\$853,100	\$0	\$0	\$108,200	\$0	\$961,300	\$10,300	\$971,600
	008 Leonidas Township	\$3,554,800	\$0	\$0	\$579,000	\$0	\$4,133,800	\$2,238,700	\$6,372,500
	009 Lockport Township	\$1,158,800	\$12,400	\$0	\$708,900	\$0	\$1,880,100	\$34,400	\$1,914,500
	010 Mendon Township	\$47,603,900	\$1,986,200	\$3,990,300	\$48,963,200	\$0	\$102,543,600	\$30,681,200	\$133,224,800
	012 Nottawa Township	\$15,197,300	\$435,700	\$0	\$6,052,200	\$0	\$21,685,200	\$504,200	\$22,189,400
	013 Park Township	\$13,657,200	\$989,300	\$1,327,500	\$27,306,200	\$0	\$43,280,200	\$7,537,100	\$50,817,300
Total Mendon Schools		\$82,025,100	\$3,423,600	\$5,317,800	\$83,717,700	\$0	\$174,484,200	\$41,005,900	\$215,490,100
75070 White Pigeon Schools									
	003 Constantine Township	\$775,200	\$0	\$0	\$779,400	\$0	\$1,554,600	\$32,400	\$1,587,000
	006 Florence Township	\$13,008,000	\$0	\$0	\$2,541,700	\$0	\$15,549,700	\$211,300	\$15,761,000
	011 Mottville Township	\$20,282,700	\$1,872,800	\$10,837,900	\$20,721,700	\$0	\$53,715,100	\$11,134,100	\$64,849,200
	014 Sherman Township	\$0	\$0	\$0	\$141,000	\$0	\$141,000	\$0	\$141,000
	016 White Pigeon Township	\$33,584,200	\$9,317,200	\$7,533,000	\$147,912,500	\$0	\$198,346,900	\$36,046,800	\$234,393,700
Total White Pigeon Schools		\$67,650,100	\$11,190,000	\$18,370,900	\$172,096,300	\$0	\$269,307,300	\$47,424,600	\$316,731,900
75080 Three Rivers Schools									
	003 Constantine Township	\$3,153,700	\$0	\$0	\$3,668,000	\$0	\$6,821,700	\$61,600	\$6,883,300
	004 Fabius Township	\$20,965,400	\$4,943,600	\$3,078,300	\$181,129,950	\$0	\$210,117,250	\$15,571,400	\$225,688,650
	006 Florence Township	\$7,385,000	\$0	\$36,700	\$2,101,700	\$0	\$9,523,400	\$1,244,400	\$10,767,800
	007 Flowerfield Township	\$31,643,600	\$1,336,200	\$76,100	\$41,355,950	\$0	\$74,411,850	\$16,046,890	\$90,458,740
	009 Lockport Township	\$11,358,500	\$3,957,500	\$183,300	\$71,973,200	\$0	\$87,472,500	\$2,140,700	\$89,613,200
	013 Park Township	\$25,992,800	\$5,278,000	\$3,685,100	\$53,567,500	\$0	\$88,523,400	\$21,471,600	\$109,995,000
	052 Three Rivers City	\$0	\$59,783,300	\$21,652,300	\$70,118,300	\$0	\$151,553,900	\$78,532,700	\$230,086,600
Total Three Rivers Schools		\$100,499,000	\$75,298,600	\$28,711,800	\$423,914,600	\$0	\$628,424,000	\$135,069,290	\$763,493,290

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

Local Unit	School	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
001 Burr Oak Township									
12020	Bronson	\$14,937	\$0	\$0	\$44,939	\$0	\$59,876	\$0	\$59,876
75003	Nottawa	\$94,052	\$0	\$0	\$334,602	\$0	\$428,654	\$0	\$428,654
75010	Sturgis	\$3,422,130	\$32,587	\$0	\$17,658,164	\$0	\$21,112,881	\$374,000	\$21,486,881
75020	Burr Oak	\$11,383,899	\$815,320	\$723,717	\$19,158,052	\$0	\$32,080,988	\$5,768,700	\$37,849,688
75040	Colon	\$1,288,553	\$21,732	\$0	\$2,445,130	\$0	\$3,755,415	\$193,800	\$3,949,215
Total Burr Oak Township		\$16,203,571	\$869,639	\$723,717	\$39,640,887	\$0	\$57,437,814	\$6,336,500	\$63,774,314
002 Colon Township									
75003	Nottawa	\$907,475	\$0	\$0	\$1,127,743	\$0	\$2,035,218	\$63,000	\$2,098,218
75020	Burr Oak	\$887,053	\$259,320	\$0	\$1,131,620	\$0	\$2,277,993	\$1,511,100	\$3,789,093
75040	Colon	\$13,958,356	\$3,377,624	\$2,148,631	\$67,668,646	\$0	\$87,153,257	\$7,309,900	\$94,463,157
75060	Mendon	\$297,871	\$0	\$0	\$94,451	\$0	\$392,322	\$10,300	\$402,622
Total Colon Township		\$16,050,755	\$3,636,944	\$2,148,631	\$70,022,460	\$0	\$91,858,790	\$8,894,300	\$100,753,090
003 Constantine Township									
75050	Constantine	\$10,462,970	\$3,947,469	\$20,039,724	\$57,256,336	\$0	\$91,706,499	\$24,459,300	\$116,165,799
75070	White Pigeon	\$178,848	\$0	\$0	\$723,515	\$0	\$902,363	\$32,400	\$934,763
75080	Three Rivers	\$744,498	\$0	\$0	\$3,138,367	\$0	\$3,882,865	\$61,600	\$3,944,465
Total Constantine Township		\$11,386,316	\$3,947,469	\$20,039,724	\$61,118,218	\$0	\$96,491,727	\$24,553,300	\$121,045,027
004 Fabius Township									
75050	Constantine	\$111,649	\$0	\$0	\$148,530	\$0	\$260,179	\$18,600	\$278,779
75080	Three Rivers	\$7,060,986	\$4,079,529	\$2,249,985	\$146,021,802	\$0	\$159,412,302	\$15,153,308	\$174,565,610
Total Fabius Township		\$7,172,635	\$4,079,529	\$2,249,985	\$146,170,332	\$0	\$159,672,481	\$15,171,908	\$174,844,389
005 Fawn River Township									
75010	Sturgis	\$7,094,880	\$1,147,425	\$0	\$26,054,900	\$0	\$34,297,205	\$886,400	\$35,183,605
Total Fawn River Township		\$7,094,880	\$1,147,425	\$0	\$26,054,900	\$0	\$34,297,205	\$886,400	\$35,183,605
006 Florence Township									
75030	Centreville	\$8,918,348	\$0	\$0	\$7,157,779	\$0	\$16,076,127	\$2,126,500	\$18,202,627
75050	Constantine	\$3,899,600	\$0	\$50,093	\$7,320,110	\$0	\$11,269,803	\$652,800	\$11,922,603
75070	White Pigeon	\$4,035,877	\$0	\$0	\$1,968,263	\$0	\$6,004,140	\$211,300	\$6,215,440
75080	Three Rivers	\$2,374,010	\$0	\$15,035	\$1,876,831	\$0	\$4,265,876	\$1,244,400	\$5,510,276
Total Florence Township		\$19,227,835	\$0	\$65,128	\$18,322,983	\$0	\$37,615,946	\$4,235,000	\$41,850,946
007 Flowerfield Township									
14050	Marcellus	\$826,700	\$0	\$0	\$4,503,038	\$0	\$5,329,738	\$253,283	\$5,583,021
75080	Three Rivers	\$9,039,334	\$477,992	\$66,966	\$30,588,278	\$0	\$40,172,570	\$5,270,767	\$45,443,337
Total Flowerfield Township		\$9,866,034	\$477,992	\$66,966	\$35,091,316	\$0	\$45,502,308	\$5,524,050	\$51,026,358
008 Leonidas Township									
13050	Athens	\$173,693	\$0	\$0	\$134,295	\$0	\$307,988	\$10,000	\$317,988
39170	Vicksburg	\$631,825	\$0	\$0	\$403,573	\$0	\$1,035,398	\$84,300	\$1,119,698
75040	Colon	\$15,699,191	\$673,182	\$0	\$14,737,301	\$0	\$31,109,674	\$5,405,400	\$36,515,074
75060	Mendon	\$1,305,959	\$0	\$0	\$498,989	\$0	\$1,804,948	\$2,238,700	\$4,043,648
Total Leonidas Township		\$17,810,668	\$673,182	\$0	\$15,774,158	\$0	\$34,258,008	\$7,738,400	\$41,996,408
009 Lockport Township									
75030	Centreville	\$9,270,530	\$575,600	\$715,055	\$14,346,261	\$0	\$24,907,446	\$986,600	\$25,894,046
75060	Mendon	\$536,757	\$10,218	\$0	\$622,427	\$0	\$1,169,402	\$34,400	\$1,203,802
75080	Three Rivers	\$4,631,312	\$3,205,552	\$136,817	\$63,854,115	\$0	\$71,827,796	\$2,140,700	\$73,968,496
Total Lockport Township		\$14,438,599	\$3,791,370	\$851,872	\$78,822,803	\$0	\$97,904,644	\$3,161,700	\$101,066,344

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

Local Unit	School	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
010	Mendon Township								
	39170 Vicksburg	\$2,158,079	\$1,046,825	\$0	\$2,603,334	\$0	\$5,808,238	\$186,300	\$5,994,538
	75060 Mendon	\$13,925,521	\$1,849,862	\$3,758,631	\$38,149,403	\$0	\$57,683,417	\$28,597,776	\$86,281,193
	Total Mendon Township	\$16,083,600	\$2,896,687	\$3,758,631	\$40,752,737	\$0	\$63,491,655	\$28,784,076	\$92,275,731
011	Mottville Township								
	75050 Constantine	\$4,255,721	\$66,300	\$149,324	\$5,501,423	\$0	\$9,972,768	\$412,000	\$10,384,768
	75070 White Pigeon	\$7,802,144	\$1,729,036	\$10,064,592	\$17,824,031	\$0	\$37,419,803	\$11,134,100	\$48,553,903
	Total Mottville Township	\$12,057,865	\$1,795,336	\$10,213,916	\$23,325,454	\$0	\$47,392,571	\$11,546,100	\$58,938,671
012	Nottawa Township								
	75003 Nottawa	\$7,231,007	\$1,485,685	\$0	\$37,851,063	\$0	\$46,567,755	\$970,600	\$47,538,355
	75030 Centreville	\$4,578,103	\$5,141,473	\$382,242	\$41,524,249	\$0	\$51,626,067	\$3,119,800	\$54,745,867
	75040 Colon	\$1,681,742	\$84,500	\$0	\$1,462,875	\$0	\$3,229,117	\$192,000	\$3,421,117
	75060 Mendon	\$4,808,054	\$367,478	\$0	\$5,065,592	\$0	\$10,241,124	\$504,200	\$10,745,324
	Total Nottawa Township	\$18,298,906	\$7,079,136	\$382,242	\$85,903,779	\$0	\$111,664,063	\$4,786,600	\$116,450,663
013	Park Township								
	39170 Vicksburg	\$2,900,781	\$0	\$0	\$4,269,572	\$0	\$7,170,353	\$204,900	\$7,375,253
	39168 Vicksburg-Mendon Debt	\$0	\$0	\$0	\$74,836	\$0	\$74,836	\$0	\$74,836
	75060 Mendon	\$6,890,893	\$818,169	\$1,251,455	\$21,504,447	\$0	\$30,464,964	\$7,537,100	\$38,002,064
	75080 Three Rivers	\$12,692,840	\$5,133,981	\$3,438,818	\$41,890,860	\$0	\$63,156,499	\$21,471,600	\$84,628,099
	Total Park Township	\$22,484,514	\$5,952,150	\$4,690,273	\$67,739,715	\$0	\$100,866,652	\$29,213,600	\$130,080,252
014	Sherman Township								
	75003 Nottawa	\$1,142,298	\$51,316	\$0	\$7,437,879	\$0	\$8,631,493	\$177,200	\$8,808,693
	75010 Sturgis	\$5,099,970	\$1,145,914	\$156,400	\$52,757,531	\$0	\$59,159,815	\$2,061,100	\$61,220,915
	75020 Burr Oak	\$0	\$0	\$0	\$406,900	\$0	\$406,900	\$3,600	\$410,500
	75030 Centreville	\$6,471,142	\$26,300	\$0	\$48,257,999	\$0	\$54,755,441	\$3,128,600	\$57,884,041
	75070 White Pigeon	\$0	\$0	\$0	\$133,604	\$0	\$133,604	\$0	\$133,604
	Total Sherman Township	\$12,713,410	\$1,223,530	\$156,400	\$108,993,913	\$0	\$123,087,253	\$5,370,500	\$128,457,753
015	Sturgis Township								
	75010 Sturgis	\$9,629,196	\$8,903,982	\$1,299,389	\$26,702,334	\$245,953	\$46,780,854	\$2,873,300	\$49,654,154
	Total Sturgis Township	\$9,629,196	\$8,903,982	\$1,299,389	\$26,702,334	\$245,953	\$46,780,854	\$2,873,300	\$49,654,154
016	White Pigeon Township								
	75070 White Pigeon	\$11,370,368	\$7,686,214	\$7,305,064	\$131,232,873	\$0	\$157,594,519	\$36,046,800	\$193,641,319
	Total White Pigeon Township	\$11,370,368	\$7,686,214	\$7,305,064	\$131,232,873	\$0	\$157,594,519	\$36,046,800	\$193,641,319
051	Three Rivers City								
	75080 Three Rivers	\$0	\$52,744,843	\$19,273,173	\$64,174,800	\$0	\$136,192,816	\$78,536,400	\$214,729,216
	Total Three Rivers City	\$0	\$52,744,843	\$19,273,173	\$64,174,800	\$0	\$136,192,816	\$78,536,400	\$214,729,216
052	Sturgis City								
	75010 Sturgis	\$363,692	\$35,717,194	\$38,474,949	\$107,223,791	\$0	\$181,779,626	\$61,607,118	\$243,386,744
	Total Sturgis City	\$363,692	\$35,717,194	\$38,474,949	\$107,223,791	\$0	\$181,779,626	\$61,607,118	\$243,386,744

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

School District	Local Unit	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
12020 Bronson Schools									
	001 Burr Oak Township	\$14,937	\$0	\$0	\$44,939	\$0	\$59,876	\$0	\$59,876
Total Bronson Schools		\$14,937	\$0	\$0	\$44,939	\$0	\$59,876	\$0	\$59,876
13050 Athens Schools									
	008 Leonidas Township	\$173,693	\$0	\$0	\$134,295	\$0	\$307,988	\$10,000	\$317,988
Total Athens Schools		\$173,693	\$0	\$0	\$134,295	\$0	\$307,988	\$10,000	\$317,988
14050 Marcellus Schools									
	007 Flowerfield Township	\$826,700	\$0	\$0	\$4,503,038	\$0	\$5,329,738	\$253,283	\$5,583,021
Total Marcellus Schools		\$826,700	\$0	\$0	\$4,503,038	\$0	\$5,329,738	\$253,283	\$5,583,021
39170 Vicksburg Schools									
	008 Leonidas Township	\$631,825	\$0	\$0	\$403,573	\$0	\$1,035,398	\$84,300	\$1,119,698
	010 Mendon Township	\$2,158,079	\$1,046,825	\$0	\$2,603,334	\$0	\$5,808,238	\$186,300	\$5,994,538
	013 Park Township	\$2,900,781	\$0	\$0	\$4,269,572	\$0	\$7,170,353	\$204,900	\$7,375,253
Total Vicksburg Schools		\$5,690,685	\$1,046,825	\$0	\$7,276,479	\$0	\$14,013,989	\$475,500	\$14,489,489
75003 Nottawa Schools									
	001 Burr Oak Township	\$94,052	\$0	\$0	\$334,602	\$0	\$428,654	\$0	\$428,654
	002 Colon Township	\$907,475	\$0	\$0	\$1,127,743	\$0	\$2,035,218	\$63,000	\$2,098,218
	012 Nottawa Township	\$7,231,007	\$1,485,685	\$0	\$37,851,063	\$0	\$46,567,755	\$970,600	\$47,538,355
	014 Sherman Township	\$1,142,298	\$51,316	\$0	\$7,437,879	\$0	\$8,631,493	\$177,200	\$8,808,693
Total Nottawa Schools		\$9,374,832	\$1,537,001	\$0	\$46,751,287	\$0	\$57,663,120	\$1,210,800	\$58,873,920
75010 Sturgis Schools									
	001 Burr Oak Township	\$3,422,130	\$32,587	\$0	\$17,658,164	\$0	\$21,112,881	\$374,000	\$21,486,881
	005 Fawn River Township	\$7,094,880	\$1,147,425	\$0	\$26,054,900	\$0	\$34,297,205	\$886,400	\$35,183,605
	014 Sherman Township	\$5,099,970	\$1,145,914	\$156,400	\$52,757,531	\$0	\$59,159,815	\$2,061,100	\$61,220,915
	015 Sturgis Township	\$9,629,196	\$8,903,982	\$1,299,389	\$26,702,334	\$245,953	\$46,780,854	\$2,873,300	\$49,654,154
	052 Sturgis City	\$363,692	\$35,717,194	\$38,474,949	\$107,223,791	\$0	\$181,779,626	\$61,607,118	\$243,386,744
Total Sturgis Schools		\$25,609,868	\$46,947,102	\$39,930,738	\$230,396,720	\$245,953	\$343,130,381	\$67,801,918	\$410,932,299
75020 Burr Oak Schools									
	001 Burr Oak Township	\$11,383,899	\$815,320	\$723,717	\$19,158,052	\$0	\$32,080,988	\$5,768,700	\$37,849,688
	002 Colon Township	\$887,053	\$259,320	\$0	\$1,131,620	\$0	\$2,277,993	\$1,511,100	\$3,789,093
	014 Sherman Township	\$0	\$0	\$0	\$406,900	\$0	\$406,900	\$3,600	\$410,500
Total Burr Oak Schools		\$12,270,952	\$1,074,640	\$723,717	\$20,696,572	\$0	\$34,765,881	\$7,283,400	\$42,049,281
75030 Centreville Schools									
	006 Florence Township	\$8,918,348	\$0	\$0	\$7,157,779	\$0	\$16,076,127	\$2,126,500	\$18,202,627
	009 Lockport Township	\$9,270,530	\$575,600	\$715,055	\$14,346,261	\$0	\$24,907,446	\$986,600	\$25,894,046
	012 Nottawa Township	\$4,578,103	\$5,141,473	\$382,242	\$41,524,249	\$0	\$51,626,067	\$3,119,800	\$54,745,867
	014 Sherman Township	\$6,471,142	\$26,300	\$0	\$48,257,999	\$0	\$54,755,441	\$3,128,600	\$57,884,041
Total Centreville Schools		\$29,238,123	\$5,743,373	\$1,097,297	\$111,286,288	\$0	\$147,365,081	\$9,361,500	\$156,726,581

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

School District	Local Unit	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
75040 Colon Schools									
	001 Burr Oak Township	\$1,288,553	\$21,732	\$0	\$2,445,130	\$0	\$3,755,415	\$193,800	\$3,949,215
	002 Colon Township	\$13,958,356	\$3,377,624	\$2,148,631	\$67,668,646	\$0	\$87,153,257	\$7,309,900	\$94,463,157
	008 Leonidas Township	\$15,699,191	\$673,182	\$0	\$14,737,301	\$0	\$31,109,674	\$5,405,400	\$36,515,074
	012 Nottawa Township	\$1,681,742	\$84,500	\$0	\$1,462,875	\$0	\$3,229,117	\$192,000	\$3,421,117
Total Colon Schools		\$32,627,842	\$4,157,038	\$2,148,631	\$86,313,952	\$0	\$125,247,463	\$13,101,100	\$138,348,563
75050 Constantine Schools									
	003 Constantine Township	\$10,462,970	\$3,947,469	\$20,039,724	\$57,256,336	\$0	\$91,706,499	\$24,459,300	\$116,165,799
	004 Fabius Township	\$111,649	\$0	\$0	\$148,530	\$0	\$260,179	\$18,600	\$278,779
	006 Florence Township	\$3,899,600	\$0	\$50,093	\$7,320,110	\$0	\$11,269,803	\$652,800	\$11,922,603
	011 Mottville Township	\$4,255,721	\$66,300	\$149,324	\$5,501,423	\$0	\$9,972,768	\$412,000	\$10,384,768
Total Constantine Schools		\$18,729,940	\$4,013,769	\$20,239,141	\$70,226,399	\$0	\$113,209,249	\$25,542,700	\$138,751,949
75060 Mendon Schools									
	002 Colon Township	\$297,871	\$0	\$0	\$94,451	\$0	\$392,322	\$10,300	\$402,622
	008 Leonidas Township	\$1,305,959	\$0	\$0	\$498,989	\$0	\$1,804,948	\$2,238,700	\$4,043,648
	009 Lockport Township	\$536,757	\$10,218	\$0	\$622,427	\$0	\$1,169,402	\$34,400	\$1,203,802
	010 Mendon Township	\$13,925,521	\$1,849,862	\$3,758,631	\$38,149,403	\$0	\$57,683,417	\$28,597,776	\$86,281,193
	012 Nottawa Township	\$4,808,054	\$367,478	\$0	\$5,065,592	\$0	\$10,241,124	\$504,200	\$10,745,324
	013 Park Township	\$6,890,893	\$818,169	\$1,251,455	\$21,504,447	\$0	\$30,464,964	\$7,537,100	\$38,002,064
Total Mendon Schools		\$27,765,055	\$3,045,727	\$5,010,086	\$65,935,309	\$0	\$101,756,177	\$38,922,476	\$140,678,653
75070 White Pigeon Schools									
	003 Constantine Township	\$178,848	\$0	\$0	\$723,515	\$0	\$902,363	\$32,400	\$934,763
	006 Florence Township	\$4,035,877	\$0	\$0	\$1,968,263	\$0	\$6,004,140	\$211,300	\$6,215,440
	011 Mottville Township	\$7,802,144	\$1,729,036	\$10,064,592	\$17,824,031	\$0	\$37,419,803	\$11,134,100	\$48,553,903
	014 Sherman Township	\$0	\$0	\$0	\$133,604	\$0	\$133,604	\$0	\$133,604
	016 White Pigeon Township	\$11,370,368	\$7,686,214	\$7,305,064	\$131,232,873	\$0	\$157,594,519	\$36,046,800	\$193,641,319
Total White Pigeon Schools		\$23,387,237	\$9,415,250	\$17,369,656	\$151,882,286	\$0	\$202,054,429	\$47,424,600	\$249,479,029
75080 Three Rivers Schools									
	003 Constantine Township	\$744,498	\$0	\$0	\$3,138,367	\$0	\$3,882,865	\$61,600	\$3,944,465
	004 Fabius Township	\$7,060,986	\$4,079,529	\$2,249,985	\$146,021,802	\$0	\$159,412,302	\$15,153,308	\$174,565,610
	006 Florence Township	\$2,374,010	\$0	\$15,035	\$1,876,831	\$0	\$4,265,876	\$1,244,400	\$5,510,276
	007 Flowerfield Township	\$9,039,334	\$477,992	\$66,966	\$30,588,278	\$0	\$40,172,570	\$5,270,767	\$45,443,337
	009 Lockport Township	\$4,631,312	\$3,205,552	\$136,817	\$63,854,115	\$0	\$71,827,796	\$2,140,700	\$73,968,496
	013 Park Township	\$12,692,840	\$5,133,981	\$3,438,818	\$41,890,860	\$0	\$63,156,499	\$21,471,600	\$84,628,099
	052 Three Rivers City	\$0	\$52,744,843	\$19,273,173	\$64,174,800	\$0	\$136,192,816	\$78,536,400	\$214,729,216
Total Three Rivers Schools		\$36,542,980	\$65,641,897	\$25,180,794	\$351,545,053	\$0	\$478,910,724	\$123,878,775	\$602,789,499

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

School District	Local Unit	Non-PRE	PRE	Com. Personal	Ind. Personal	Total Taxable
12020 Bronson Schools						
001	Burr Oak Township	\$4,494	\$55,382	\$0	\$0	\$59,876
Total Bronson Schools		\$4,494	\$55,382	\$0	\$0	\$59,876
13050 Athens Schools						
008	Leonidas Township	\$10,000	\$307,988	\$0	\$0	\$317,988
Total Athens Schools		\$10,000	\$307,988	\$0	\$0	\$317,988
14050 Marcellus Schools						
007	Flowerfield Township	\$673,520	\$4,796,848	\$112,653	\$0	\$5,583,021
Total Marcellus Schools		\$673,520	\$4,796,848	\$112,653	\$0	\$5,583,021
39170 Vicksburg Schools						
008	Leonidas Township	\$143,318	\$976,380	\$0	\$0	\$1,119,698
010	Mendon Township	\$1,942,388	\$3,989,850	\$62,300	\$0	\$5,994,538
013	Park Township	\$747,971	\$6,627,282	\$0	\$0	\$7,375,253
Total Vicksburg Schools		\$2,833,677	\$11,593,512	\$62,300	\$0	\$14,489,489
75003 Nottawa Schools						
001	Burr Oak Township	\$40,160	\$388,494	\$0	\$0	\$428,654
002	Colon Township	\$329,820	\$1,768,398	\$0	\$0	\$2,098,218
012	Nottawa Township	\$16,053,894	\$31,327,861	\$156,600	\$0	\$47,538,355
014	Sherman Township	\$2,892,818	\$5,915,875	\$0	\$0	\$8,808,693
Total Nottawa Schools		\$19,316,692	\$39,400,628	\$156,600	\$0	\$58,873,920
75010 Sturgis Schools						
001	Burr Oak Township	\$3,424,603	\$18,054,178	\$8,100	\$0	\$21,486,881
005	Fawn River Township	\$5,863,289	\$29,097,716	\$222,600	\$0	\$35,183,605
014	Sherman Township	\$14,236,508	\$46,932,807	\$51,600	\$0	\$61,220,915
015	Sturgis Township	\$14,815,197	\$33,453,857	\$1,381,800	\$3,300	\$49,654,154
052	Sturgis City	\$99,787,645	\$83,402,781	\$7,478,018	\$52,718,300	\$243,386,744
Total Sturgis Schools		\$138,127,242	\$210,941,339	\$9,142,118	\$52,721,600	\$410,932,299
75020 Burr Oak Schools						
001	Burr Oak Township	\$11,523,602	\$25,902,086	\$187,800	\$236,200	\$37,849,688
002	Colon Township	\$2,481,158	\$1,233,135	\$74,800	\$0	\$3,789,093
014	Sherman Township	\$410,500	\$0	\$0	\$0	\$410,500
Total Burr Oak Schools		\$14,415,260	\$27,135,221	\$262,600	\$236,200	\$42,049,281
75030 Centreville Schools						
006	Florence Township	\$3,393,051	\$14,809,576	\$0	\$0	\$18,202,627
009	Lockport Township	\$4,686,013	\$21,081,333	\$9,600	\$117,100	\$25,894,046
012	Nottawa Township	\$16,949,852	\$36,417,715	\$959,000	\$419,300	\$54,745,867
014	Sherman Township	\$17,827,400	\$39,981,941	\$74,700	\$0	\$57,884,041
Total Centreville Schools		\$42,856,316	\$112,290,565	\$1,043,300	\$536,400	\$156,726,581
75040 Colon Schools						
001	Burr Oak Township	\$757,289	\$3,191,926	\$0	\$0	\$3,949,215
002	Colon Township	\$38,328,247	\$54,141,110	\$819,000	\$1,174,800	\$94,463,157
008	Leonidas Township	\$9,315,197	\$27,056,277	\$143,600	\$0	\$36,515,074
012	Nottawa Township	\$611,433	\$2,756,784	\$52,900	\$0	\$3,421,117
Total Colon Schools		\$49,012,166	\$87,146,097	\$1,015,500	\$1,174,800	\$138,348,563
75050 Constantine Schools						
003	Constantine Township	\$37,658,328	\$57,091,971	\$2,218,800	\$19,196,700	\$116,165,799
004	Fabius Township	\$148,789	\$129,990	\$0	\$0	\$278,779
006	Florence Township	\$1,725,732	\$10,063,671	\$133,200	\$0	\$11,922,603
011	Mottville Township	\$1,569,891	\$8,697,277	\$117,600	\$0	\$10,384,768
Total Constantine Schools		\$41,102,740	\$75,982,909	\$2,469,600	\$19,196,700	\$138,751,949
75060 Mendon Schools						
002	Colon Township	\$10,300	\$392,322	\$0	\$0	\$402,622
008	Leonidas Township	\$2,289,602	\$1,753,646	\$400	\$0	\$4,043,648
009	Lockport Township	\$141,743	\$1,062,059	\$0	\$0	\$1,203,802
010	Mendon Township	\$31,487,778	\$44,951,115	\$387,100	\$9,455,200	\$86,281,193
012	Nottawa Township	\$1,686,398	\$8,876,526	\$182,400	\$0	\$10,745,324
013	Park Township	\$14,629,460	\$20,057,704	\$198,300	\$3,116,600	\$38,002,064

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

School District	Local Unit	Non-PRE	PRE	Com. Personal	Ind. Personal	Total Taxable
Total Mendon Schools		\$50,245,281	\$77,093,372	\$768,200	\$12,571,800	\$140,678,653
75070 White Pigeon Schools						
003	Constantine Township	\$260,263	\$674,500	\$0	\$0	\$934,763
006	Florence Township	\$1,078,065	\$5,137,375	\$0	\$0	\$6,215,440
011	Mottville Township	\$18,972,663	\$21,315,440	\$2,390,900	\$5,874,900	\$48,553,903
014	Sherman Township	\$0	\$133,604	\$0	\$0	\$133,604
016	White Pigeon Township	\$101,536,312	\$86,650,007	\$626,900	\$4,828,100	\$193,641,319
Total White Pigeon Schools		\$121,847,303	\$113,910,926	\$3,017,800	\$10,703,000	\$249,479,029
75080 Three Rivers Schools						
003	Constantine Township	\$451,283	\$3,493,182	\$0	\$0	\$3,944,465
004	Fabius Township	\$79,162,516	\$93,916,194	\$1,124,800	\$362,100	\$174,565,610
006	Florence Township	\$1,835,468	\$3,674,808	\$0	\$0	\$5,510,276
007	Flowerfield Township	\$9,835,685	\$35,188,265	\$398,498	\$20,889	\$45,443,337
009	Lockport Township	\$15,899,225	\$57,427,071	\$642,200	\$0	\$73,968,496
013	Park Township	\$36,419,982	\$45,292,917	\$700,000	\$2,215,200	\$84,628,099
052	Three Rivers City	\$92,829,727	\$49,323,289	\$9,325,600	\$63,250,600	\$214,729,216
Total Three Rivers Schools		\$236,433,886	\$288,315,726	\$12,191,098	\$65,848,789	\$602,789,499

St. Joseph County
2015 School District Equalized Value Recapitulation

School	Real Property			Personal Property			Total		
	2014 Equalized Value	2015 Equalized Value	% Change	2014 Equalized Value	2015 Equalized Value	% Change	2014 Equalized Value	2015 Equalized Value	% Change
12020 Bronson Schools	\$192,600	\$192,600	0.00%	\$0	\$0	0.00%	\$192,600	\$192,600	0.00%
13050 Athens School	\$572,500	\$610,600	6.66%	\$5,600	\$10,000	78.57%	\$578,100	\$620,600	7.35%
14050 Marcellus Schools	\$9,602,780	\$9,602,780	0.00%	\$253,283	\$253,283	0.00%	\$9,856,063	\$9,856,063	0.00%
39170 Vicksburg Schools	\$24,871,500	\$24,882,600	0.04%	\$475,600	\$475,500	-0.02%	\$25,347,100	\$25,358,100	0.04%
75003 Nottawa Schools	\$81,695,400	\$81,695,400	0.00%	\$1,210,800	\$1,210,800	0.00%	\$82,906,200	\$82,906,200	0.00%
75010 Sturgis Schools	\$432,176,800	\$432,176,800	0.00%	\$67,812,100	\$67,812,100	0.00%	\$499,988,900	\$499,988,900	0.00%
75020 Burr Oak Schools	\$63,321,700	\$63,321,700	0.00%	\$7,283,400	\$7,283,400	0.00%	\$70,605,100	\$70,605,100	0.00%
75030 Centreville Schools	\$222,211,436	\$222,211,436	0.00%	\$9,361,500	\$9,361,500	0.00%	\$231,572,936	\$231,572,936	0.00%
75040 Colon Schools	\$215,784,500	\$215,931,200	0.07%	\$13,299,900	\$13,101,100	-1.49%	\$229,084,400	\$229,032,300	-0.02%
75050 Constantine Schools	\$176,869,200	\$168,398,200	-4.79%	\$36,660,400	\$25,542,700	-30.33%	\$213,529,600	\$193,940,900	-9.17%
75060 Mendon Schools	\$174,501,200	\$174,484,200	-0.01%	\$41,153,900	\$41,005,900	-0.36%	\$215,655,100	\$215,490,100	-0.08%
75070 White Pigeon Schools	\$279,195,500	\$269,307,300	-3.54%	\$52,099,300	\$47,424,600	-8.97%	\$331,294,800	\$316,731,900	-4.40%
75080 Three Rivers Schools	\$626,945,732	\$628,424,000	0.24%	\$129,384,490	\$135,069,290	4.39%	\$756,330,222	\$763,493,290	0.95%

St. Joseph County

2015 School District Taxable Value Recapitulation

School	Real Property			Personal Property			Total		
	2014 Taxable Value	2015 Taxable Value	% Change	2014 Taxable Value	2015 Taxable Value	% Change	2014 Taxable Value	2015 Taxable Value	% Change
12020 Bronson Schools	\$59,876	\$59,876	0.00%	\$0	\$0	0.00%	\$59,876	\$59,876	0.00%
13050 Athens Schools	\$271,841	\$307,988	13.30%	\$5,600	\$10,000	78.57%	\$277,441	\$317,988	14.61%
14050 Marcellus Schools	\$5,329,738	\$5,329,738	0.00%	\$253,283	\$253,283	0.00%	\$5,583,021	\$5,583,021	0.00%
39170 Vicksburg Schools	\$13,992,871	\$14,013,989	0.15%	\$475,600	\$475,500	-0.02%	\$14,468,471	\$14,489,489	0.15%
75003 Nottawa Schools	\$57,663,120	\$57,663,120	0.00%	\$1,210,800	\$1,210,800	0.00%	\$58,873,920	\$58,873,920	0.00%
75010 Sturgis Schools	\$343,130,381	\$343,130,381	0.00%	\$67,801,918	\$67,801,918	0.00%	\$410,932,299	\$410,932,299	0.00%
75020 Burr Oak Schools	\$34,765,881	\$34,765,881	0.00%	\$7,283,400	\$7,283,400	0.00%	\$42,049,281	\$42,049,281	0.00%
75030 Centreville Schools	\$147,365,081	\$147,365,081	0.00%	\$9,361,500	\$9,361,500	0.00%	\$156,726,581	\$156,726,581	0.00%
75040 Colon Schools	\$124,685,931	\$125,247,463	0.45%	\$13,299,900	\$13,101,100	-1.49%	\$137,985,831	\$138,348,563	0.26%
75050 Constantine Schools	\$120,625,713	\$113,209,249	-6.15%	\$36,660,400	\$25,542,700	-30.33%	\$157,286,113	\$138,751,949	-11.78%
75060 Mendon Schools	\$101,695,725	\$101,756,177	0.06%	\$39,070,476	\$38,922,476	-0.38%	\$140,766,201	\$140,678,653	-0.06%
75070 White Pigeon Schools	\$211,944,375	\$202,054,429	-4.67%	\$52,099,300	\$47,424,600	-8.97%	\$264,043,675	\$249,479,029	-5.52%
75080 Three Rivers Schools	\$477,598,659	\$478,910,724	0.27%	\$118,193,975	\$123,878,775	4.81%	\$595,792,634	\$602,789,499	1.17%

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

ISD	School District	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
St Joseph County ISD									
75003	Nottawa School	\$25,258,700	\$1,676,100	\$0	\$54,760,600	\$0	\$81,695,400	\$1,210,800	\$82,906,200
75010	Sturgis School	\$76,682,200	\$52,585,600	\$45,217,300	\$257,034,500	\$657,200	\$432,176,800	\$67,812,100	\$499,988,900
75020	Burr Oak School	\$35,344,500	\$1,262,400	\$861,500	\$25,853,300	\$0	\$63,321,700	\$7,283,400	\$70,605,100
75030	Centreville School	\$85,684,000	\$6,371,900	\$1,141,400	\$129,014,136	\$0	\$222,211,436	\$9,361,500	\$231,572,936
75040	Colon School	\$99,852,200	\$4,786,500	\$2,173,000	\$109,119,500	\$0	\$215,931,200	\$13,101,100	\$229,032,300
75050	Constantine School	\$62,403,600	\$4,324,400	\$21,062,800	\$80,607,400	\$0	\$168,398,200	\$25,542,700	\$193,940,900
75060	Mendon School	\$82,025,100	\$3,423,600	\$5,317,800	\$83,717,700	\$0	\$174,484,200	\$41,005,900	\$215,490,100
75070	White Pigeon School	\$67,650,100	\$11,190,000	\$18,370,900	\$172,096,300	\$0	\$269,307,300	\$47,424,600	\$316,731,900
75080	Three Rivers School	\$100,499,000	\$75,298,600	\$28,711,800	\$423,914,600	\$0	\$628,424,000	\$135,069,290	\$763,493,290
Total St Joseph County ISD		\$635,399,400	\$160,919,100	\$122,856,500	\$1,336,118,036	\$657,200	\$2,255,950,236	\$347,811,390	\$2,603,761,626
Kalamazoo Regional Educational Service Agency (K-RESA)									
39170	Vicksburg School	\$13,742,300	\$1,260,600	\$0	\$9,879,700	\$0	\$24,882,600	\$475,500	\$25,358,100
Total K-RESA		\$13,742,300	\$1,260,600	\$0	\$9,879,700	\$0	\$24,882,600	\$475,500	\$25,358,100
Lewis Cass ISD									
14050	Marcellus School	\$2,793,480	\$0	\$0	\$6,809,300	\$0	\$9,602,780	\$253,283	\$9,856,063
Total Lewis Cass ISD		\$2,793,480	\$0	\$0	\$6,809,300	\$0	\$9,602,780	\$253,283	\$9,856,063
Calhoun ISD									
13050	Athens School	\$458,100	\$0	\$0	\$152,500	\$0	\$610,600	\$10,000	\$620,600
Total Calhoun ISD		\$458,100	\$0	\$0	\$152,500	\$0	\$610,600	\$10,000	\$620,600
Branch ISD									
12020	Bronson School	\$129,900	\$0	\$0	\$62,700	\$0	\$192,600	\$0	\$192,600
Total Branch ISD		\$129,900	\$0	\$0	\$62,700	\$0	\$192,600	\$0	\$192,600

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

ISD	School District	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Taxable
St Joseph County ISD									
75003	Nottawa School	\$9,374,832	\$1,537,001	\$0	\$46,751,287	\$0	\$57,663,120	\$1,210,800	\$58,873,920
75010	Sturgis School	\$25,609,868	\$46,947,102	\$39,930,738	\$230,396,720	\$245,953	\$343,130,381	\$67,801,918	\$410,932,299
75020	Burr Oak School	\$12,270,952	\$1,074,640	\$723,717	\$20,696,572	\$0	\$34,765,881	\$7,283,400	\$42,049,281
75030	Centreville School	\$29,238,123	\$5,743,373	\$1,097,297	\$111,286,288	\$0	\$147,365,081	\$9,361,500	\$156,726,581
75040	Colon School	\$32,627,842	\$4,157,038	\$2,148,631	\$86,313,952	\$0	\$125,247,463	\$13,101,100	\$138,348,563
75050	Constantine School	\$18,729,940	\$4,013,769	\$20,239,141	\$70,226,399	\$0	\$113,209,249	\$25,542,700	\$138,751,949
75060	Mendon School	\$27,765,055	\$3,045,727	\$5,010,086	\$65,935,309	\$0	\$101,756,177	\$38,922,476	\$140,678,653
75070	White Pigeon School	\$23,387,237	\$9,415,250	\$17,369,656	\$151,882,286	\$0	\$202,054,429	\$47,424,600	\$249,479,029
75080	Three Rivers School	\$36,542,980	\$65,641,897	\$25,180,794	\$351,545,053	\$0	\$478,910,724	\$123,878,775	\$602,789,499
Total St Joseph County ISD		\$36,542,980	\$65,641,897	\$25,180,794	\$351,545,053	\$0	\$478,910,724	\$123,878,775	\$1,938,629,774
Kalamazoo Regional Educational Service Agency (K-RESA)									
39170	Vicksburg School	\$5,690,685	\$1,046,825	\$0	\$7,276,479	\$0	\$14,013,989	\$475,500	\$14,489,489
Total K-RESA		\$5,690,685	\$1,046,825	\$0	\$7,276,479	\$0	\$14,013,989	\$475,500	\$14,489,489
Lewis Cass ISD									
14050	Marcellus School	\$826,700	\$0	\$0	\$4,503,038	\$0	\$5,329,738	\$253,283	\$5,583,021
Total Lewis Cass ISD		\$826,700	\$0	\$0	\$4,503,038	\$0	\$5,329,738	\$253,283	\$5,583,021
Calhoun ISD									
13050	Athens School	\$173,693	\$0	\$0	\$134,295	\$0	\$307,988	\$10,000	\$317,988
Total Calhoun ISD		\$173,693	\$0	\$0	\$134,295	\$0	\$307,988	\$10,000	\$317,988
Branch ISD									
12020	Bronson School	\$14,937	\$0	\$0	\$44,939	\$0	\$59,876	\$0	\$59,876
Total Branch ISD		\$14,937	\$0	\$0	\$44,939	\$0	\$59,876	\$0	\$59,876

St. Joseph County
IFT Parcels
By Unit and School District

Local Unit	Parcel Number	Owner Name	School District	Property Class	SEV	Taxable	Certificate #	Expiration Date
002	Colon Township							
	002 999 013 00	REMINGTON HYBRIDS, NORTH	75040	93	600,000	600,000	2006-200	12/30/2018
Total Colon Township			1		\$600,000	\$600,000		
003	Constantine Township							
	003 999 110 00	DEKALB GENETICS CORP TAX DEPT	75050	305	663,500	579,366	2007-328	12/30/2019
	003 999 110 10	DEKALB GENETICS CORP TAX DEPT	75050	352	1,467,200	1,467,200	2007-328	12/30/2019
	003 999 115 00	DEKALB GENETICS CORPORATION	75050	305	6,138,100	5,359,349	2008-241	12/30/2020
	003 999 115 10	DEKALB GENETICS CORPORATION	75050	352	7,247,200	7,247,200	2008-241	12/30/2020
	003 999 116 10	DEKALB GENETICS CORP	75050	352	1,477,200	1,477,200	2011-375	12/31/2023
	043 999 410 00	RETRO ENTERPRISES INC	75050	305	27,000	27,000	2004-173	12/31/2016
	043 999 415 10	JACKSON INTERNATIONAL INC	75050	352	12,600	12,600	2006-319	12/30/2018
	043 999 420 10	MICHIGAN MILK PRODUCERS ASSOC	75050	352	164,600	164,600	2006-318	12/31/2018
	043 999 425 10	VAUPELL	75050	352	135,100	135,100	2007-660	12/30/2019
	043 999 430 00	FIBRE CONVERTERS	75050	352	405,500	405,500	2008-587	12/31/2020
	043 999 435 00	JACKSON INTERNATIONAL INC	75050	305	300,000	300,000	2009-408	12/31/2021
	043 999 435 10	JACKSON INTERNATIONAL INC	75050	352	12,300	12,300	2009-408	12/31/2021
	043 999 445 00	MICHIGAN MILK PRODUCERS ASSOC	75050	305	841,000	841,000	2014-434	12/31/2026
	043 999 445 10	MICHIGAN MILK PRODUCERS ASSOC	75050	352	196,000	196,000	2014-434	12/31/2026
Total Constantine Township			14		\$19,087,300	\$18,224,415		
010	Mendon Township							
	010 900 012 00	KBTJ LLC	75060	352	413,500	413,500	2003-52	12/30/2016
	010 950 013 00	MENDON SEED GROWERS CORP	75060	352	409,000	409,000	2012-513	12/30/2024
	010 950 013 01	MANCHESTER INDUSTRIES	75060	352	107,500	107,500	2013-385	12/30/2019
	010 960 013 00	MENDON SEED GROWERS CORP	75060	305	209,900	209,900	2012-513	12/30/2024
	044 900 040 00	T H PLASTICS INC	75060	305	150,600	150,600	04-277	12/30/2016
	044 900 040 10	T H PLASTICS INC	75060	352	101,500	101,500	04-277	12/30/2016
	044 900 060 00	LEAR SEIGLER	75060	352	393,700	393,700	02-393	12/30/2014
	044 900 060 02	IAC MENDON LLC	75060	352	1,559,600	1,559,600	06-094	12/30/2019
	044 900 060 03	IAC MENDON LLC	75060	352	525,900	525,900	06-290	12/30/2019
	044 900 060 04	IAC MENDON LLC	75060	352	562,500	562,500	2010-169	12/30/2022
	044 900 060 05	IAC MENDON LLC	75060	352	1,367,100	1,367,100	2011-432	12/30/2020
	044 900 060 06	IAC MENDON LLC	75060	352	1,643,500	1,643,500	2013-040	12/30/2025
	044 900 061 04	IAC MENDON LLC	75060	305	52,800	52,800	2010-169	12/30/2022
	044 900 061 06	IAC MENDON LLC	75060	305	421,500	421,500	2013-040	12/30/2025
Total Mendon Township			14		\$7,918,600	\$7,918,600		
011	Mottville Township							
	011 999 001 00	BANKS HARDWOODS INC	75070	305	687,500	687,500	2005-252	12/31/2017
	011 999 001 10	BANKS HARDWOODS INC	75070	352	487,500	487,500	2005-252	12/30/2017
	011 999 014 00	BANKS HARDWOODS INC	75070	305	200,000	200,000	2004-331	12/31/2016
	011 999 014 10	BANKS HARDWOODS INC	75070	352	253,900	253,900	2004-331	12/30/2016
	011 999 016 00	COPPERCOIN HOLDINGS LLC	75070	305	364,500	364,500	2006-353	12/30/2018
	011 999 016 10	COPPERCOIN HOLDINGS LLC	75070	352	443,000	443,000	2006-353	12/30/2018
	011 999 017 00	THE ANDERSONS AGRICULTURE GROUP LP	75070	305	492,000	492,000	2006-355	12/30/2018
	011 999 019 00	THE ANDERSONS AGRICULTURE GROUP LP	75070	305	258,900	258,900	2009-304	12/31/2021
	011 999 019 10	THE ANDERSONS AGRICULTURE GROUP LP	75070	352	110,200	110,200	2009-304	12/31/2021
	011 999 020 00	COPPERCOIN HOLDINGS LLC	75070	305	200,000	200,000	2010-164	12/31/2022
	011 999 020 10	COPPERCOIN HOLDINGS LLC	75070	352	48,900	48,900	2010-164	12/31/2022
	011 999 021 00	THE ANDERSONS AGRICULTURE GROUP LP	75070	305	575,800	575,800	2010-186	12/31/2022
	011 999 021 10	THE ANDERSONS AGRICULTURE GROUP LP	75070	352	193,600	193,600	2010-186	12/31/2022
	011 999 120 00	FRESH SOLUTION FARMS	75070	305	4,762,500	4,762,500	2007-541	12/30/2019
	011 999 120 10	FRESH SOLUTION FARMS	75070	352	1,082,300	1,082,300	2007-541	12/30/2019
	011 999 125 00	UNIVERSAL CONSUMER PRODUCTS INC	75070	305	22,500	22,500	2010-094	12/31/2022
	011 999 125 10	UNIVERSAL CONSUMER PRODUCTS INC	75070	352	139,700	139,700	2010-094	12/30/2022
	011 999 130 00	THE ANDERSONS AGRICULTURE GROUP LP	75070	305	607,300	607,300	2011-401	12/31/2023
	011 999 130 10	THE ANDERSONS INC	75070	352	100,500	100,500	2011-401	12/31/2023
	011 999 140 00	THE ANDERSONS AGRICULTURE GROUP LP	75070	305	500,000	500,000	2014-109	12/30/2026
	011 999 140 10	THE ANDERSONS AGRICULTURE GROUP LP	75070	352	188,000	188,000	2014-109	12/30/2026
Total Mottville Township			21		\$11,718,600	\$11,718,600		

St. Joseph County
IFT Parcels
By Unit and School District

Local Unit	Parcel Number	Owner Name	School District	Property Class	SEV	Taxable	Certificate #	Expiration Date
013 Park Township								
	013 900 240 03	X L MACHINE CO INC	75060	352	340,300	340,300	2014-075	12/30/2026
	013 999 001 08	AMERICAN METAL FABRICATOR INC	75080	352	548,200	548,200	2014-157	12/30/2026
	013 999 001 09	AMERICAN METAL FABRICATOR INC	75080	352	301,500	301,500	2013-178	12/30/2025
	013 999 111 10	PETERSON SPRING CIMA	75080	352	85,000	85,000	2003-470	12/30/2015
	013 999 112 10	AMERICAN METAL FABRICATOR INC	75080	352	163,300	163,300	2003-471	12/30/2015
	013 999 113 10	AMERICAN METAL FABRICATOR INC	75080	352	143,600	143,600	2004-587	12/30/2016
	013 999 114 00	AMERICAN METAL FABRICATOR INC	75080	305	66,000	66,000	2005-629	12/30/2017
	013 999 114 10	AMERICAN METAL FABRICATOR INC	75080	352	123,700	123,700	2005-629	12/30/2017
	013 999 115 00	AFFINITY CUSTOM MOLDING INC	75060	305	169,400	169,400	2005-618	12/30/2017
	013 999 115 10	AFFINITY CUSTOM MOLDING INC	75060	352	93,500	93,500	2005-618	12/30/2017
	013 999 116 00	W F WELLS INC	75080	305	100,000	100,000	2005-619	12/30/2017
	013 999 116 10	W F WELLS INC	75080	352	22,000	22,000	2005-619	12/30/2017
	013 999 117 00	AMERICAN METAL FABRICATOR INC	75080	305	177,000	177,000	2006-109	12/30/2018
	013 999 117 10	AMERICAN METAL FABRICATOR INC	75080	352	74,900	74,900	2006-109	12/30/2018
	013 999 118 10	X L MACHINE CO INC	75060	352	569,600	569,600	2006-453	12/30/2018
	013 999 119 10	PETERSON SPRING CIMA	75080	352	149,200	149,200	2007-344	12/30/2019
	013 999 120 10	AMERICAN METAL FABRICATOR INC	75080	352	168,500	168,500	2008-008	12/30/2020
	013 999 120 30	AMERICAN METAL FABRICATOR INC	75080	352	170,900	170,900	2008-323	12/30/2020
	013 999 121 10	AMERICAN METAL FAB INC	75080	352	230,900	230,900	2010-093	12/31/2022
	013 999 122 10	AMERICAN METAL FAB INC	75080	352	162,700	162,700	2010-241	12/31/2010
	013 999 125 00	PDQ METAL FABRICATION INC	75060	305	200,000	200,000	2009-149	12/30/2021
	013 999 130 05	PETERSON SPRING CIMA	75080	352	543,600	543,600	2013-102	12/30/2025
	013 999 130 10	PETERSON SPRING CIMA	75080	352	570,200	570,200	2011-117	12/30/2023
	013 999 135 10	AMERICAN METAL FAB INC	75080	352	232,500	232,500	2011-401	12/30/2023
Total Park Township			24		\$5,406,500	\$5,406,500		
016 White Pigeon Township								
	016 999 001 00	WHITE PIGEON PAPER CO	75070	305	1,105,000	1,105,000	05-444	12/30/2017
	016 999 002 10	WHITE PIGEON PAPER CO	75070	352	487,200	487,200	2008-110	12/30/2020
	016 999 003 10	NEO MFG LLC	75070	352	35,000	35,000	2010-328	12/31/2022
	016 999 004 10	WHITE PIGEON PAPER CO	75070	352	1,042,200	1,042,200	2011-525	12/30/2023
	045 999 393 10	MERHOW ACQUISTIONS LLC	75070	352	62,700	62,700	2013-239	12/30/2027
Total White Pigeon Township			5		\$2,732,100	\$2,732,100		
051 Three Rivers City								
	051 960 010 07	AMERICAN AXLE & MFG INC	75080	305	1,089,900	309,676	2012-113	12/31/2024
	051 960 012 01	ARMSTRONG INTERNATIONAL INC	75080	305	333,000	333,000	08-182	12/30/2020
	051 960 079 00	R & H MACHINE PRODUCTS	75080	305	78,000	75,793	2014-040	12/31/2025
	051 960 111 01	KADANT JOHNSON INC	75080	305	16,600	16,600	08-298	12/30/2020
	051 960 141 01	NICHOLS CUSTOM HARDWOOD FLOORING	75080	305	38,500	38,500	04-381	12/30/2016
	051 960 160 01	PHANTOM AERONAUTICS	75080	305	54,400	54,400	05-422	12/30/2017
	051 960 200 04	TAMARA TOOL INC	75080	305	94,000	94,000	2012-509	12/30/2024
	051 960 230 03	INTERNATIONAL PAPER CO	75080	305	3,900	3,900	05-146	12/31/2017
	051 960 230 05	INTERNATIONAL PAPER CO	75080	305	613,300	613,300	06-173	12/31/2018
	051 960 231 02	W E SLITT COMPANY	75080	305	242,200	235,000	2013-006	12/31/2025
	051 970 010 04	AMERICAN AXLE & MFG INC	75080	352	335,700	335,700	04-390	12/30/2016
	051 970 010 05	AMERICAN AXLE & MFG INC	75080	352	2,939,600	2,939,600	04-428	12/30/2016
	051 970 010 06	AMERICAN AXLE & MFG INC	75080	352	878,900	878,900	05-220	12/31/2017
	051 970 010 07	AMERICAN AXLE & MFG INC	75080	352	39,796,000	39,796,000	2012-113	12/31/2024
	051 970 012 01	ARMSTRONG INTERNATIONAL INC	75080	352	25,700	25,700	08-182	12/30/2020
	051 970 045 00	DEGRAAFX INC	75080	352	108,100	108,100	07-699	12/30/2019
	051 970 111 01	KADANT JOHNSON INC	75080	352	128,400	128,400	08-298	12/30/2020
	051 970 130 05	METAL TECHNOLOGIES INC	75080	352	139,700	139,700	01-574	12/30/2013
	051 970 130 06	METAL TECHNOLOGIES INC	75080	352	30,300	30,300	02-511	12/30/2014
	051 970 130 07	METAL TECHNOLOGIES INC	75080	352	119,600	119,600	02-512	12/30/2014
	051 970 130 08	METAL TECHNOLOGIES INC	75080	352	72,700	72,700	06-656	2/13/2018
	051 970 141 01	NICHOLS HARDWOOD FLOORING	75080	352	21,200	21,200	04-381	12/30/2016
	051 970 160 01	PHANTOM AERONAUTICS	75080	352	2,400	2,400	05-422	12/30/2017
	051 970 165 01	PRECISION WIRE FORMS INC.	75080	352	304,200	304,200	2012-428	12/30/2024

St. Joseph County
IFT Parcels
By Unit and School District

Local Unit	Parcel Number	Owner Name	School District	Property Class	SEV	Taxable	Certificate #	Expiration Date
	051 970 165 02	PRECISION WIRE FORMS INC.	75080	352	635,900	635,900	2013-308	12/31/2025
	051 970 180 03	R & H MACHINE PRODUCTS	75080	352	89,700	89,700	2009-069	12/30/2021
	051 970 180 04	R & H MACHINE PRODUCTS	75080	352	82,500	82,500	2012-114	12/30/2024
	051 970 200 03	TAMARA TOOL INC	75080	352	94,100	94,100	2011-170	12/30/2023
	051 970 230 03	INTERNATIONAL PAPER CO	75080	352	119,700	119,700	05-146	12/31/2017
	051 970 230 04	INTERNATIONAL PAPER CO	75080	352	777,600	777,600	06-129	12/31/2018
	051 970 231 02	W E SLITT COMPANY	75080	352	54,500	54,500	2013-006	12/30/2025
	051 970 231 03	W E SLITT COMPANY	75080	352	174,600	174,600	2014-172	12/31/2026
	051 970 674 55	R & H MACHINE PRODUCTS	75080	352	424,700	424,700	2014-040	12/31/2025
Total Three Rivers City			33		\$49,919,600	\$49,129,969		
052 Sturgis City								
	052 900 011 03	AMERICRAFT CARTON INC	75010	352	1,991,500	1,991,500	2013-525	12/30/2025
	052 900 022 02	BURR OAK TOOL INC	75010	352	1,584,300	1,584,300	2013-526	12/30/2025
	052 900 101 02	JOHNSON PRECISION MOLD INC	75010	352	45,200	45,200	2013-523	12/30/2026
	052 900 120 10	LTI PRINTING INC	75010	352	618,800	618,800	2014-470	12/30/2026
	052 900 135 06	MAYER TOOL & ENGINEERING INC	75010	352	61,800	61,800	2013-521	12/30/2025
	052 900 135 07	MAYER TOOL & ENGINEERING INC	75010	352	20,900	20,900	2013-527	12/30/2025
	052 900 135 08	MAYER TOOL & ENGINEERING INC	75010	352	245,200	245,200	2014-462	12/30/2026
	052 900 139 03	MICHIANA CORRUGATED PRODUCTS	75010	352	175,800	175,800	2013-524	12/30/2025
	052 900 161 01	PARMA TUBE CORP	75010	352	61,700	61,700	2013-522	12/30/2025
	052 900 161 09	PARMA TUBE CORP	75010	352	190,400	190,400	2014-472	12/30/2026
	052 900 192 01	SUMMIT POLYMERS, INC	75010	352	309,300	309,300	2013-520	12/30/2025
	052 900 192 02	SUMMIT POLYMERS, INC	75010	352	435,000	435,000	2014-464	12/30/2026
	052 900 385 20	LAKELAND PAPER CORP	75010	352	81,200	81,200	2007-668	12/30/2019
	052 900 417 00	LUTTMANN PRECISION MOLD INC	75010	352	35,100	35,100	2005-611	12/30/2017
	052 900 417 04	LUTTMANN PRECISION MOLD INC	75010	352	232,600	232,600	2014-471	12/30/2026
	052 900 425 02	MIDWEST PLASTIC ENGINEERING IN	75010	352	57,700	57,700	2014-463	12/30/2026
	052 900 425 03	MIDWEST PLASTIC ENGINEERING IN	75010	352	103,600	103,600	2014-469	12/30/2026
	052 900 526 00	PARMA TUBE CORP	75010	352	11,400	11,400	2005-609	12/30/2017
	052 900 557 00	MAYER TOOL & ENGINEERING INC	75010	352	18,400	18,400	2003-562	12/30/2015
	052 900 558 00	MORGAN OLSON LLC	75010	352	35,100	35,100	2003-561	12/30/2015
	052 900 558 02	MORGAN OLSON LLC	75010	352	2,674,700	2,674,700	2014-461	12/30/2026
	052 900 560 00	STURGIS MOLDED PRODUCTS CO	75010	352	107,000	107,000	2003-560	12/30/2015
	052 900 562 00	REBEL CONCEPTS LLC	75010	352	16,600	16,600	2003-564	12/30/2015
	052 900 564 00	VCI INC	75010	352	10,600	10,600	2003-558	12/30/2015
	052 900 565 00	VCI INC	75010	352	11,000	11,000	2003-559	12/30/2015
	052 900 570 00	PENGUIN LLC	75010	352	3,000,000	3,000,000	2003-565	12/30/2015
	052 900 575 00	STURGIS TOOL & DIE	75010	352	33,000	33,000	2004-508	12/30/2016
	052 900 577 00	UNIQUE TRUCK ACCESSORIES	75010	352	21,000	21,000	2004-510	12/30/2016
	052 900 578 00	PRECISION SPEED EQUIPMENT INC	75010	352	4,700	4,700	2004-511	12/30/2016
	052 900 579 00	TELEMARK CORP	75010	352	78,500	78,500	2004-513	12/30/2016
	052 900 580 00	MICHIANA CORRUGATED PRODS CO	75010	352	51,400	51,400	2004-514	12/30/2016
	052 900 581 00	UNIQUE TRUCK ACCESSORIES	75010	352	17,000	17,000	2004-515	12/30/2016
	052 900 582 00	VCI INC	75010	352	73,500	73,500	2004-512	12/30/2016
	052 900 585 00	BURR OAK TOOL INC	75010	352	1,119,600	1,119,600	2005-607	12/30/2017
	052 900 590 00	VCI INC	75010	352	101,000	101,000	2005-608	12/30/2017
	052 900 595 00	ABBOTT MANUFACTURING INC	75010	352	6,220,800	6,220,800	2007-669	12/30/2020
	052 900 598 00	PARMA TUBE CORP	75010	352	183,800	183,800	2007-670	12/30/2019
	052 900 599 00	STURGIS MOLDED PRODUCTS CO	75010	352	390,200	390,200	2007-666	12/30/2019
	052 900 600 00	VCI INC	75010	352	209,300	209,300	2008-547	12/31/2020
	052 900 605 00	PARMA TUBE CORP	75010	352	85,300	85,300	2008-568	12/31/2020
	052 900 610 00	LTI PRINTING INC	75010	352	96,600	96,600	2008-548	12/31/2020
	052 900 620 00	VCI INC	75010	352	292,800	292,800	2011-060	12/31/2023
	052 900 625 00	LTI PRINTING, INC	75010	352	178,300	178,300	2011-061	12/31/2023
	052 900 630 00	MAYER TOOL & ENGINEERING INC	75010	352	29,300	29,300	2011-065	12/31/2023
	052 900 635 00	LTI PRINTING, INC	75010	352	97,800	97,800	2011-572	12/30/2023
	052 900 640 00	AMERICRAFT CARTON INC	75010	352	828,800	828,800	2011-624	12/30/2023
	052 900 645 00	METALLOID CORPORATION	75010	352	31,100	31,100	2011-571	12/30/2023

St. Joseph County
IFT Parcels
By Unit and School District

Local Unit	Parcel Number	Owner Name	School District	Property Class	SEV	Taxable	Certificate #	Expiration Date
	052 900 650 00	PARMA TUBE CORP	75010	352	41,500	41,500	2011-573	12/30/2023
	052 900 651 00	PARMA TUBE CORP	75010	352	13,200	13,200	2011-068	12/30/2024
	052 900 655 00	COBALT HOLDINGS, LLC	75010	352	382,200	382,200	2011-067	12/30/2023
	052 900 660 00	STURGIS MOLDED PRODUCTS CO	75010	352	334,000	334,000	2011-062	12/30/2025
	052 900 670 00	JOHNSON PRECISION MOLD INC	75010	352	50,200	50,200	2012-324	12/30/2024
	052 900 680 00	LTI PRINTING INC	75010	352	209,000	209,000	2012-325	12/30/2024
	052 900 700 00	PARMA TUBE CORP	75010	352	88,200	88,200	2012-327	12/30/2024
	052 900 710 00	STURGIS MOLDED PRODUCTS CO	75010	352	1,077,300	1,077,300	2012-328	12/30/2024
	052 900 720 00	TELEMARK CORP	75010	352	221,600	221,600	2012-477	12/30/2024
	052 900 730 00	VCI INC	75010	352	244,400	244,400	2012-478	12/30/2024
	052 900 740 00	LTI PRINTING INC	75010	352	99,100	99,100	2012-479	12/30/2024
	052 900 750 00	MAYER TOOL & ENGINEERING INC	75010	352	131,800	131,800	2012-326	12/31/2024
	052 900 760 00	VCI INC	75010	352	137,100	137,100	2011-064	12/31/2025
	052 950 011 03	AMERICRAFT CARTON INC	75010	305	425,000	425,000	2013-525	12/30/2025
	052 950 192 02	SUMMIT POLYMERS, INC	75010	305	697,800	697,800	2014-464	12/30/2026
	052 950 526 00	PARMA TUBE CORP	75010	305	123,000	123,000	2005-609	12/30/2017
	052 950 560 00	STURGIS MOLDED PRODUCTS CO	75010	305	400,000	400,000	2003-560	12/30/2015
	052 950 565 00	VCI INC	75010	305	160,000	160,000	2003-559	12/30/2015
	052 950 570 00	PENGUIN LLC	75010	305	1,000,000	1,000,000	2003-565	12/30/2015
	052 950 575 00	STURGIS TOOL & DIE	75010	305	3,000	3,000	2004-508	12/30/2016
	052 950 578 00	PRECISION SPEED EQUIPMENT INC	75010	305	180,000	180,000	2004-511	12/30/2016
	052 950 590 00	VCI INC	75010	305	100,000	100,000	2005-608	12/30/2017
	052 950 595 00	ABBOTT MANUFACTURING INC	75010	305	500,000	500,000	2007-669	12/30/2020
	052 950 597 00	LTI PRINTING INC	75010	305	172,500	172,500	2007-667	12/30/2019
	052 950 598 00	PARMA TUBE CORP	75010	305	55,500	55,500	2007-670	12/30/2019
	052 950 599 00	STURGIS MOLDED PRODUCTS CO	75010	305	200,000	200,000	2007-666	12/30/2019
	052 950 600 00	VCI INC	75010	305	500,000	500,000	2008-547	12/31/2020
	052 950 605 00	PARMA TUBE CORP	75010	305	165,000	165,000	2008-568	12/31/2020
	052 950 610 00	MAYER TOOL & ENGINEERING INC	75010	305	20,000	20,000	2011-065	12/31/2023
	052 950 655 00	COBALT HOLDINGS, LLC	75010	305	200,000	200,000	2011-067	12/30/2023
	052 950 660 00	ICEBERG ENTERPRISES, LLC	75010	305	270,000	270,000	2011-063	12/30/2021
	052 950 660 10	STURGIS MOLDED PRODUCTS CO	75010	305	125,000	125,000	2011-062	12/30/2023
	052 950 710 00	STURGIS MOLDED PRODUCTS CO	75010	305	300,000	300,000	2012-328	12/30/2024
	052 950 760 00	VCI INC	75010	305	215,000	215,000	2011-064	12/31/2025
Total Sturgis City			81		\$31,120,100	\$31,120,100		

St. Joseph County
IFT Parcels
By School District and Unit

School District	Parcel Number	Owner Name	School District	Property Class	SEV	Taxable	Certificate #	Expiration Date
75010	Sturgis Schools							
	052 900 011 03	AMERICRAFT CARTON INC	75010	352	\$1,991,500	\$1,991,500	2013-525	12/30/2025
	052 900 022 02	BURR OAK TOOL INC	75010	352	\$1,584,300	\$1,584,300	2013-526	12/30/2025
	052 900 101 02	JOHNSON PRECISION MOLD INC	75010	352	\$45,200	\$45,200	2013-523	12/30/2026
	052 900 120 10	LTI PRINTING INC	75010	352	\$618,800	\$618,800	2014-470	12/30/2026
	052 900 135 06	MAYER TOOL & ENGINEERING INC	75010	352	\$61,800	\$61,800	2013-521	12/30/2025
	052 900 135 07	MAYER TOOL & ENGINEERING INC	75010	352	\$20,900	\$20,900	2013-527	12/30/2025
	052 900 135 08	MAYER TOOL & ENGINEERING INC	75010	352	\$245,200	\$245,200	2014-462	12/30/2026
	052 900 139 03	MICHIANA CORRUGATED PRODUCTS	75010	352	\$175,800	\$175,800	2013-524	12/30/2025
	052 900 161 01	PARMA TUBE CORP	75010	352	\$61,700	\$61,700	2013-522	12/30/2025
	052 900 161 09	PARMA TUBE CORP	75010	352	\$190,400	\$190,400	2014-472	12/30/2026
	052 900 192 01	SUMMIT POLYMERS, INC	75010	352	\$309,300	\$309,300	2013-520	12/30/2025
	052 900 192 02	SUMMIT POLYMERS, INC	75010	352	\$435,000	\$435,000	2014-464	12/30/2026
	052 900 385 20	LAKELAND PAPER CORP	75010	352	\$81,200	\$81,200	2007-668	12/30/2019
	052 900 417 00	LUTTMANN PRECISION MOLD INC	75010	352	\$35,100	\$35,100	2005-611	12/30/2017
	052 900 417 04	LUTTMANN PRECISION MOLD INC	75010	352	\$232,600	\$232,600	2014-471	12/30/2026
	052 900 425 02	MIDWEST PLASTIC ENGINEERING IN	75010	352	\$57,700	\$57,700	2014-463	12/30/2026
	052 900 425 03	MIDWEST PLASTIC ENGINEERING IN	75010	352	\$103,600	\$103,600	2014-469	12/30/2026
	052 900 526 00	PARMA TUBE CORP	75010	352	\$11,400	\$11,400	2005-609	12/30/2017
	052 900 557 00	MAYER TOOL & ENGINEERING INC	75010	352	\$18,400	\$18,400	2003-562	12/30/2015
	052 900 558 00	MORGAN OLSON LLC	75010	352	\$35,100	\$35,100	2003-561	12/30/2015
	052 900 558 02	MORGAN OLSON LLC	75010	352	\$2,674,700	\$2,674,700	2014-461	12/30/2026
	052 900 560 00	STURGIS MOLDED PRODUCTS CO	75010	352	\$107,000	\$107,000	2003-560	12/30/2015
	052 900 562 00	REBEL CONCEPTS LLC	75010	352	\$16,600	\$16,600	2003-564	12/30/2015
	052 900 564 00	VCI INC	75010	352	\$10,600	\$10,600	2003-558	12/30/2015
	052 900 565 00	VCI INC	75010	352	\$11,000	\$11,000	2003-559	12/30/2015
	052 900 570 00	PENGUIN LLC	75010	352	\$3,000,000	\$3,000,000	2003-565	12/30/2015
	052 900 575 00	STURGIS TOOL & DIE	75010	352	\$33,000	\$33,000	2004-508	12/30/2016
	052 900 577 00	UNIQUE TRUCK ACCESSORIES	75010	352	\$21,000	\$21,000	2004-510	12/30/2016
	052 900 578 00	PRECISION SPEED EQUIPMENT INC	75010	352	\$4,700	\$4,700	2004-511	12/30/2016
	052 900 579 00	TELEMARK CORP	75010	352	\$78,500	\$78,500	2004-513	12/30/2016
	052 900 580 00	MICHIANA CORRUGATED PRODS CO	75010	352	\$51,400	\$51,400	2004-514	12/30/2016
	052 900 581 00	UNIQUE TRUCK ACCESSORIES	75010	352	\$17,000	\$17,000	2004-515	12/30/2016
	052 900 582 00	VCI INC	75010	352	\$73,500	\$73,500	2004-512	12/30/2016
	052 900 585 00	BURR OAK TOOL INC	75010	352	\$1,119,600	\$1,119,600	2005-607	12/30/2017
	052 900 590 00	VCI INC	75010	352	\$101,000	\$101,000	2005-608	12/30/2017
	052 900 595 00	ABBOTT MANUFACTURING INC	75010	352	\$6,220,800	\$6,220,800	2007-669	12/30/2020
	052 900 598 00	PARMA TUBE CORP	75010	352	\$183,800	\$183,800	2007-670	12/30/2019
	052 900 599 00	STURGIS MOLDED PRODUCTS CO	75010	352	\$390,200	\$390,200	2007-666	12/30/2019
	052 900 600 00	VCI INC	75010	352	\$209,300	\$209,300	2008-547	12/31/2020
	052 900 605 00	PARMA TUBE CORP	75010	352	\$85,300	\$85,300	2008-568	12/31/2020
	052 900 610 00	LTI PRINTING INC	75010	352	\$96,600	\$96,600	2008-548	12/31/2020
	052 900 620 00	VCI INC	75010	352	\$292,800	\$292,800	2011-060	12/31/2023
	052 900 625 00	LTI PRINTING, INC	75010	352	\$178,300	\$178,300	2011-061	12/31/2023
	052 900 630 00	MAYER TOOL & ENGINEERING INC	75010	352	\$29,300	\$29,300	2011-065	12/31/2023
	052 900 635 00	LTI PRINTING, INC	75010	352	\$97,800	\$97,800	2011-572	12/30/2023
	052 900 640 00	AMERICRAFT CARTON INC	75010	352	\$828,800	\$828,800	2011-624	12/30/2023
	052 900 645 00	METALLOID CORPORATION	75010	352	\$31,100	\$31,100	2011-571	12/30/2023
	052 900 650 00	PARMA TUBE CORP	75010	352	\$41,500	\$41,500	2011-573	12/30/2023
	052 900 651 00	PARMA TUBE CORP	75010	352	\$13,200	\$13,200	2011-068	12/30/2024
	052 900 655 00	COBALT HOLDINGS, LLC	75010	352	\$382,200	\$382,200	2011-067	12/30/2023
	052 900 660 00	STURGIS MOLDED PRODUCTS CO	75010	352	\$334,000	\$334,000	2011-062	12/30/2025
	052 900 670 00	JOHNSON PRECISION MOLD INC	75010	352	\$50,200	\$50,200	2012-324	12/30/2024
	052 900 680 00	LTI PRINTING INC	75010	352	\$209,000	\$209,000	2012-325	12/30/2024
	052 900 700 00	PARMA TUBE CORP	75010	352	\$88,200	\$88,200	2012-327	12/30/2024
	052 900 710 00	STURGIS MOLDED PRODUCTS CO	75010	352	\$1,077,300	\$1,077,300	2012-328	12/30/2024
	052 900 720 00	TELEMARK CORP	75010	352	\$221,600	\$221,600	2012-477	12/30/2024
	052 900 730 00	VCI INC	75010	352	\$244,400	\$244,400	2012-478	12/30/2024
	052 900 740 00	LTI PRINTING INC	75010	352	\$99,100	\$99,100	2012-479	12/30/2024
	052 900 750 00	MAYER TOOL & ENGINEERING INC	75010	352	\$131,800	\$131,800	2012-326	12/31/2024

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	052 900 760 00	VCI INC	75010	352	\$137,100	\$137,100	2011-064	12/31/2025
	052 950 011 03	AMERICRAFT CARTON INC	75010	305	\$425,000	\$425,000	2013-525	12/30/2025
	052 950 192 02	SUMMIT POLYMERS, INC	75010	305	\$697,800	\$697,800	2014-464	12/30/2026
	052 950 526 00	PARMA TUBE CORP	75010	305	\$123,000	\$123,000	2005-609	12/30/2017
	052 950 560 00	STURGIS MOLDED PRODUCTS CO	75010	305	\$400,000	\$400,000	2003-560	12/30/2015
	052 950 565 00	VCI INC	75010	305	\$160,000	\$160,000	2003-559	12/30/2015
	052 950 570 00	PENGUIN LLC	75010	305	\$1,000,000	\$1,000,000	2003-565	12/30/2015
	052 950 575 00	STURGIS TOOL & DIE	75010	305	\$3,000	\$3,000	2004-508	12/30/2016
	052 950 578 00	PRECISION SPEED EQUIPMENT INC	75010	305	\$180,000	\$180,000	2004-511	12/30/2016
	052 950 590 00	VCI INC	75010	305	\$100,000	\$100,000	2005-608	12/30/2017
	052 950 595 00	ABBOTT MANUFACTURING INC	75010	305	\$500,000	\$500,000	2007-669	12/30/2020
	052 950 597 00	LTI PRINTING INC	75010	305	\$172,500	\$172,500	2007-667	12/30/2019
	052 950 598 00	PARMA TUBE CORP	75010	305	\$55,500	\$55,500	2007-670	12/30/2019
	052 950 599 00	STURGIS MOLDED PRODUCTS CO	75010	305	\$200,000	\$200,000	2007-666	12/30/2019
	052 950 600 00	VCI INC	75010	305	\$500,000	\$500,000	2008-547	12/31/2020
	052 950 605 00	PARMA TUBE CORP	75010	305	\$165,000	\$165,000	2008-568	12/31/2020
	052 950 610 00	MAYER TOOL & ENGINEERING INC	75010	305	\$20,000	\$20,000	2011-065	12/31/2023
	052 950 655 00	COBALT HOLDINGS, LLC	75010	305	\$200,000	\$200,000	2011-067	12/30/2023
	052 950 660 00	ICEBERG ENTERPRISES, LLC	75010	305	\$270,000	\$270,000	2011-063	12/30/2021
	052 950 660 10	STURGIS MOLDED PRODUCTS CO	75010	305	\$125,000	\$125,000	2011-062	12/30/2023
	052 950 710 00	STURGIS MOLDED PRODUCTS CO	75010	305	\$300,000	\$300,000	2012-328	12/30/2024
	052 950 760 00	VCI INC	75010	305	\$215,000	\$215,000	2011-064	12/31/2025
Total Sturgis Schools			81		\$31,120,100	\$31,120,100		
75040	Colon Schools							
	002 999 013 00	REMINGTON HYBRIDS, NORTH	75040	93	\$600,000	\$600,000	2006-200	12/30/2018
Total Colon Schools			1		\$600,000	\$600,000		
75050	Constantine Schools							
	003 999 110 00	DEKALB GENETICS CORP TAX DEPT	75050	305	\$663,500	\$579,366	2007-328	12/30/2019
	003 999 110 10	DEKALB GENETICS CORP TAX DEPT	75050	352	\$1,467,200	\$1,467,200	2007-328	12/30/2019
	003 999 115 00	DEKALB GENETICS CORPORATION	75050	305	\$6,138,100	\$5,359,349	2008-241	12/30/2020
	003 999 115 10	DEKALB GENETICS CORPORATION	75050	352	\$7,247,200	\$7,247,200	2008-241	12/30/2020
	003 999 116 10	DEKALB GENETICS CORP	75050	352	\$1,477,200	\$1,477,200	2011-375	12/31/2023
	043 999 410 00	RETRO ENTERPRISES INC	75050	305	\$27,000	\$27,000	2004-173	12/31/2016
	043 999 415 10	JACKSON INTERNATIONAL INC	75050	352	\$12,600	\$12,600	2006-319	12/30/2018
	043 999 420 10	MICHIGAN MILK PRODUCERS ASSOC	75050	352	\$164,600	\$164,600	2006-318	12/31/2018
	043 999 425 10	VAUPELL	75050	352	\$135,100	\$135,100	2007-660	12/30/2019
	043 999 430 00	FIBRE CONVERTERS	75050	352	\$405,500	\$405,500	2008-587	12/31/2020
	043 999 435 00	JACKSON INTERNATIONAL INC	75050	305	\$300,000	\$300,000	2009-408	12/31/2021
	043 999 435 10	JACKSON INTERNATION INC	75050	352	\$12,300	\$12,300	2009-408	12/31/2021
	043 999 445 00	MICHIGAN MILK PRODUCERS ASSOC	75050	305	\$841,000	\$841,000	2014-434	12/31/2026
	043 999 445 10	MICHIGAN MILK PRODUCERS ASSOC	75050	352	\$196,000	\$196,000	2014-434	12/31/2026
Total Constantine Schools			14		\$19,087,300	\$18,224,415		
75060	Mendon Schools							
	010 900 012 00	KBTJ LLC	75060	352	\$413,500	\$413,500	2003-52	12/30/2016
	010 950 013 00	MENDON SEED GROWERS CORP	75060	352	\$409,000	\$409,000	2012-513	12/30/2024
	010 950 013 01	MANCHESTER INDUSTRIES	75060	352	\$107,500	\$107,500	2013-385	12/30/2019
	010 960 013 00	MENDON SEED GROWERS CORP	75060	305	\$209,900	\$209,900	2012-513	12/30/2024
	044 900 040 00	T H PLASTICS INC	75060	305	\$150,600	\$150,600	04-277	12/30/2016
	044 900 040 10	T H PLASTICS INC	75060	352	\$101,500	\$101,500	04-277	12/30/2016
	044 900 060 00	LEAR SEIGLER	75060	352	\$393,700	\$393,700	02-393	12/30/2014
	044 900 060 02	IAC MENDON LLC	75060	352	\$1,559,600	\$1,559,600	06-094	12/30/2019
	044 900 060 03	IAC MENDON LLC	75060	352	\$525,900	\$525,900	06-290	12/30/2019
	044 900 060 04	IAC MENDON LLC	75060	352	\$562,500	\$562,500	2010-169	12/30/2022
	044 900 060 05	IAC MENDON LLC	75060	352	\$1,367,100	\$1,367,100	2011-432	12/30/2020
	044 900 060 06	IAC MENDON LLC	75060	352	\$1,643,500	\$1,643,500	2013-040	12/30/2025
	044 900 061 04	IAC MENDON LLC	75060	305	\$52,800	\$52,800	2010-169	12/30/2022
	044 900 061 06	IAC MENDON LLC	75060	305	\$421,500	\$421,500	2013-040	12/30/2025
	013 900 240 03	X L MACHINE CO INC	75060	352	\$340,300	\$340,300	2014-075	12/30/2026
	013 999 115 00	AFFINITY CUSTOM MOLDING INC	75060	305	\$169,400	\$169,400	2005-618	12/30/2017
	013 999 115 10	AFFINITY CUSTOM MOLDING INC	75060	352	\$93,500	\$93,500	2005-618	12/30/2017

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	013 999 118 10	X L MACHINE CO INC	75060	352	\$569,600	\$569,600	2006-453	12/30/2018
	013 999 125 00	PDQ METAL FABRICATION INC	75060	305	\$200,000	\$200,000	2009-149	12/30/2021
Total Mendon Schools			19		\$9,291,400	\$9,291,400		
75070	White Pigeon Schools							
	011 999 001 00	BANKS HARDWOODS INC	75070	305	\$687,500	\$687,500	2005-252	12/31/2017
	011 999 001 10	BANKS HARDWOODS INC	75070	352	\$487,500	\$487,500	2005-252	12/30/2017
	011 999 014 00	BANKS HARDWOODS INC	75070	305	\$200,000	\$200,000	2004-331	12/31/2016
	011 999 014 10	BANKS HARDWOODS INC	75070	352	\$253,900	\$253,900	2004-331	12/30/2016
	011 999 016 00	COPPERCOIN HOLDINGS LLC	75070	305	\$364,500	\$364,500	2006-353	12/30/2018
	011 999 016 10	COPPERCOIN HOLDINGS LLC	75070	352	\$443,000	\$443,000	2006-353	12/30/2018
	011 999 017 00	THE ANDERSONS AGRICULTURE GROUP LP	75070	305	\$492,000	\$492,000	2006-355	12/30/2018
	011 999 019 00	THE ANDERSONS AGRICULTURE GROUP LP	75070	305	\$258,900	\$258,900	2009-304	12/31/2021
	011 999 019 10	THE ANDERSONS AGRICULTURE GROUP LP	75070	352	\$110,200	\$110,200	2009-304	12/31/2021
	011 999 020 00	COPPERCOIN HOLDINGS LLC	75070	305	\$200,000	\$200,000	2010-164	12/31/2022
	011 999 020 10	COPPERCOIN HOLDINGS LLC	75070	352	\$48,900	\$48,900	2010-164	12/31/2022
	011 999 021 00	THE ANDERSONS AGRICULTURE GROUP LP	75070	305	\$575,800	\$575,800	2010-186	12/31/2022
	011 999 021 10	THE ANDERSONS AGRICULTURE GROUP LP	75070	352	\$193,600	\$193,600	2010-186	12/31/2022
	011 999 120 00	FRESH SOLUTION FARMS	75070	305	\$4,762,500	\$4,762,500	2007-541	12/30/2019
	011 999 120 10	FRESH SOLUTION FARMS	75070	352	\$1,082,300	\$1,082,300	2007-541	12/30/2019
	011 999 125 00	UNIVERSAL CONSUMER PRODUCTS INC	75070	305	\$22,500	\$22,500	2010-094	12/31/2022
	011 999 125 10	UNIVERSAL CONSUMER PRODUCTS INC	75070	352	\$139,700	\$139,700	2010-094	12/30/2022
	011 999 130 00	THE ANDERSONS AGRICULTURE GROUP LP	75070	305	\$607,300	\$607,300	2011-401	12/31/2023
	011 999 130 10	THE ANDERSONS INC	75070	352	\$100,500	\$100,500	2011-401	12/31/2023
	011 999 140 00	THE ANDERSONS AGRICULTURE GROUP LP	75070	305	\$500,000	\$500,000	2014-109	12/30/2026
	011 999 140 10	THE ANDERSONS AGRICULTURE GROUP LP	75070	352	\$188,000	\$188,000	2014-109	12/30/2026
	016 999 001 00	WHITE PIGEON PAPER CO	75070	305	\$1,105,000	\$1,105,000	05-444	12/30/2017
	016 999 002 10	WHITE PIGEON PAPER CO	75070	352	\$487,200	\$487,200	2008-110	12/30/2020
	016 999 003 10	NEO MFG LLC	75070	352	\$35,000	\$35,000	2010-328	12/31/2022
	016 999 004 10	WHITE PIGEON PAPER CO	75070	352	\$1,042,200	\$1,042,200	2011-525	12/30/2023
	045 999 393 10	MERHOW ACQUISTIONS LLC	75070	352	\$62,700	\$62,700	2013-239	12/30/2027
Total White Pigeon Schools			26		\$14,450,700	\$14,450,700		
75080	Three Rivers Schools							
	013 999 001 08	AMERICAN METAL FABRICATOR INC	75080	352	\$548,200	\$548,200	2014-157	12/30/2026
	013 999 001 09	AMERICAN METAL FABRICATOR INC	75080	352	\$301,500	\$301,500	2013-178	12/30/2025
	013 999 111 10	PETERSON SPRING CIMA	75080	352	\$85,000	\$85,000	2003-470	12/30/2015
	013 999 112 10	AMERICAN METAL FABRICATOR INC	75080	352	\$163,300	\$163,300	2003-471	12/30/2015
	013 999 113 10	AMERICAN METAL FABRICATOR INC	75080	352	\$143,600	\$143,600	2004-587	12/30/2016
	013 999 114 00	AMERICAN METAL FABRICATOR INC	75080	305	\$66,000	\$66,000	2005-629	12/30/2017
	013 999 114 10	AMERICAN METAL FABRICATOR INC	75080	352	\$123,700	\$123,700	2005-629	12/30/2017
	013 999 116 00	W F WELLS INC	75080	305	\$100,000	\$100,000	2005-619	12/30/2017
	013 999 116 10	W F WELLS INC	75080	352	\$22,000	\$22,000	2005-619	12/30/2017
	013 999 117 00	AMERICAN METAL FABRICATOR INC	75080	305	\$177,000	\$177,000	2006-109	12/30/2018
	013 999 117 10	AMERICAN METAL FABRICATOR INC	75080	352	\$74,900	\$74,900	2006-109	12/30/2018
	013 999 119 10	PETERSON SPRING CIMA	75080	352	\$149,200	\$149,200	2007-344	12/30/2019
	013 999 120 10	AMERICAN METAL FABRICATOR INC	75080	352	\$168,500	\$168,500	2008-008	12/30/2020
	013 999 120 30	AMERICAN METAL FABRICATOR INC	75080	352	\$170,900	\$170,900	2008-323	12/30/2020
	013 999 121 10	AMERICAN METAL FAB INC	75080	352	\$230,900	\$230,900	2010-093	12/31/2022
	013 999 122 10	AMERICAN METAL FAB INC	75080	352	\$162,700	\$162,700	2010-241	12/31/2010
	013 999 130 05	PETERSON SPRING CIMA	75080	352	\$543,600	\$543,600	2013-102	12/30/2025
	013 999 130 10	PETERSON SPRING CIMA	75080	352	\$570,200	\$570,200	2011-117	12/30/2023
	013 999 135 10	AMERICAN METAL FAB INC	75080	352	\$232,500	\$232,500	2011-401	12/30/2023
	051 960 010 07	AMERICAN AXLE & MFG INC	75080	305	\$1,089,900	\$309,676	2012-113	12/31/2024
	051 960 012 01	ARMSTRONG INTERNATIONAL INC	75080	305	\$333,000	\$333,000	08-182	12/30/2020
	051 960 079 00	R & H MACHINE PRODUCTS	75080	305	\$78,000	\$75,793	2014-040	12/31/2025
	051 960 111 01	KADANT JOHNSON INC	75080	305	\$16,600	\$16,600	08-298	12/30/2020
	051 960 141 01	NICHOLS CUSTOM HARDWOOD FLOORING	75080	305	\$38,500	\$38,500	04-381	12/30/2016
	051 960 160 01	PHANTOM AERONAUTICS	75080	305	\$54,400	\$54,400	05-422	12/30/2017
	051 960 200 04	TAMARA TOOL INC	75080	305	\$94,000	\$94,000	2012-509	12/30/2024
	051 960 230 03	INTERNATIONAL PAPER CO	75080	305	\$3,900	\$3,900	05-146	12/31/2017
	051 960 230 05	INTERNATIONAL PAPER CO	75080	305	\$613,300	\$613,300	06-173	12/31/2018

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	051 960 231 02	W E SLITT COMPANY	75080	305	\$242,200	\$235,000	2013-006	12/31/2025
	051 970 010 04	AMERICAN AXLE & MFG INC	75080	352	\$335,700	\$335,700	04-390	12/30/2016
	051 970 010 05	AMERICAN AXLE & MFG INC	75080	352	\$2,939,600	\$2,939,600	04-428	12/30/2016
	051 970 010 06	AMERICAN AXLE & MFG INC	75080	352	\$878,900	\$878,900	05-220	12/31/2017
	051 970 010 07	AMERICAN AXLE & MFG INC	75080	352	\$39,796,000	\$39,796,000	2012-113	12/31/2024
	051 970 012 01	ARMSTRONG INTERNATIONAL INC	75080	352	\$25,700	\$25,700	08-182	12/30/2020
	051 970 045 00	DEGRAAFX INC	75080	352	\$108,100	\$108,100	07-699	12/30/2019
	051 970 111 01	KADANT JOHNSON INC	75080	352	\$128,400	\$128,400	08-298	12/30/2020
	051 970 130 05	METAL TECHNOLOGIES INC	75080	352	\$139,700	\$139,700	01-574	12/30/2013
	051 970 130 06	METAL TECHNOLOGIES INC	75080	352	\$30,300	\$30,300	02-511	12/30/2014
	051 970 130 07	METAL TECHNOLOGIES INC	75080	352	\$119,600	\$119,600	02-512	12/30/2014
	051 970 130 08	METAL TECHNOLOGIES INC	75080	352	\$72,700	\$72,700	06-656	2/13/2018
	051 970 141 01	NICHOLS HARDWOOD FLOORING	75080	352	\$21,200	\$21,200	04-381	12/30/2016
	051 970 160 01	PHANTOM AERONAUTICS	75080	352	\$2,400	\$2,400	05-422	12/30/2017
	051 970 165 01	PRECISION WIRE FORMS INC.	75080	352	\$304,200	\$304,200	2012-428	12/30/2024
	051 970 165 02	PRECISION WIRE FORMS INC.	75080	352	\$635,900	\$635,900	2013-308	12/31/2025
	051 970 180 03	R & H MACHINE PRODUCTS	75080	352	\$89,700	\$89,700	2009-069	12/30/2021
	051 970 180 04	R & H MACHINE PRODUCTS	75080	352	\$82,500	\$82,500	2012-114	12/30/2024
	051 970 200 03	TAMARA TOOL INC	75080	352	\$94,100	\$94,100	2011-170	12/30/2023
	051 970 230 03	INTERNATIONAL PAPER CO	75080	352	\$119,700	\$119,700	05-146	12/31/2017
	051 970 230 04	INTERNATIONAL PAPER CO	75080	352	\$777,600	\$777,600	06-129	12/31/2018
	051 970 231 02	W E SLITT COMPANY	75080	352	\$54,500	\$54,500	2013-006	12/30/2025
	051 970 231 03	W E SLITT COMPANY	75080	352	\$174,600	\$174,600	2014-172	12/31/2026
	051 970 674 55	R & H MACHINE PRODUCTS	75080	352	\$424,700	\$424,700	2014-040	12/31/2025
Total Three Rivers Schools			52		\$53,953,300	\$53,163,669		