

*2016
St Joseph County
Equalization Report*



Hoshel Canoe Park

*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 9, 2016

Board of Commissioners
Saint Joseph County, Michigan

Honorable Members:

The St. Joseph County Equalization Department has prepared the 2016 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 required 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, and 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 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.

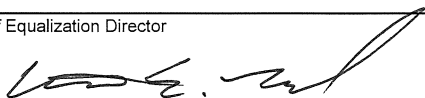
The following are my total Recommended County Equalized Valuations for each separately equalized class of property in County:

Agricultural	<u>660,535,600</u>	Timber-Cutover	<u>0</u>
Commercial	<u>162,362,200</u>	Developmental	<u>594,200</u>
Industrial	<u>122,406,200</u>	Total Real Property	<u>2,350,905,550</u>
Residential	<u>1,405,007,350</u>	Personal Property	<u>266,471,835</u>
		Total Real and Personal Property	<u>2,617,377,385</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

4-9-16

ASSESSED VALUATIONS - REAL

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

STATEMENT YEAR: 2016		REAL PROPERTY ASSESSED VALUATIONS APPROVED BY BOARDS OF REVIEW						
		(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	50,976,300	988,000	874,500	51,376,700	0	0	104,215,500
	2 COLON	51,039,600	4,095,900	2,057,700	92,458,900	0	0	149,652,100
	3 CONSTANTINE	40,565,600	4,115,700	20,628,400	68,734,100	0	0	134,043,800
	4 FABUS	18,718,600	5,026,200	3,007,100	187,766,800	0	0	214,518,700
	5 FAWN RIVER	23,900,500	1,513,500	0	32,147,700	0	0	57,561,700
	6 FLORENCE	61,700,900	0	107,600	23,272,600	0	0	85,081,100
	7 FLOWERFIELD	34,406,500	1,336,200	91,800	52,722,450	0	0	88,556,950
	8 LEONIDAS	55,833,800	881,200	0	20,225,500	0	0	76,940,500
	9 LOCKPORT	36,651,800	4,886,300	896,500	95,357,500	0	0	137,792,100
	10 MENDON	53,926,100	3,099,600	4,028,600	53,211,500	0	0	114,265,800
	11 MOTTVILLE	27,350,400	3,165,100	9,753,300	28,052,200	0	0	68,321,000
	12 NOTTAWA	55,140,300	7,261,900	374,800	103,821,700	0	0	166,598,700
	13 PARK	50,503,800	6,118,800	5,226,000	85,793,500	0	0	147,642,100
	14 SHERMAN	34,183,300	1,501,500	155,900	134,483,600	0	0	170,324,300
	15 STURGIS	30,008,900	9,708,900	541,300	31,805,900	0	594,200	72,659,200
	16 WHITE PIGEON	35,104,700	8,816,100	9,187,500	148,525,900	0	0	201,634,200
CITIES:	51 THREE RIVERS	0	56,631,600	21,227,400	76,655,000	0	0	154,514,000
	52 STURGIS	524,500	43,215,700	44,247,800	118,595,800	0	0	206,583,800
Totals for County		660,535,600	162,362,200	122,406,200	1,405,007,350	0	594,200	2,350,905,550

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

DATE: April 19 2016

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 19th day of April, 2016.

EQUALIZED VALUATIONS - REAL

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

STATEMENT YEAR:		REAL PROPERTY EQUALIZED VALUATIONS BY COUNTY BOARD OF COMMISSIONERS						
2016		(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	50,976,300	988,000	874,500	51,376,700	0	0	104,215,500
	2 COLON	51,039,600	4,095,900	2,057,700	92,458,900	0	0	149,652,100
	3 CONSTANTINE	40,565,600	4,115,700	20,628,400	68,734,100	0	0	134,043,800
	4 FABIOUS	18,718,600	5,026,200	3,007,100	187,766,800	0	0	214,518,700
	5 FAWN RIVER	23,900,500	1,513,500	0	32,147,700	0	0	57,561,700
	6 FLORENCE	61,700,900	0	107,600	23,272,600	0	0	85,081,100
	7 FLOWERFIELD	34,406,500	1,336,200	91,800	52,722,450	0	0	88,556,950
	8 LEONIDAS	55,833,800	881,200	0	20,225,500	0	0	76,940,500
	9 LOCKPORT	36,651,800	4,886,300	896,500	95,357,500	0	0	137,792,100
	10 MENDON	53,926,100	3,099,600	4,028,600	53,211,500	0	0	114,265,800
	11 MOTTVILLE	27,350,400	3,165,100	9,753,300	28,052,200	0	0	68,321,000
	12 NOTTAWA	55,140,300	7,261,900	374,800	103,821,700	0	0	166,598,700
	13 PARK	50,503,800	6,118,800	5,226,000	85,793,500	0	0	147,642,100
	14 SHERMAN	34,183,300	1,501,500	155,900	134,483,600	0	0	170,324,300
	15 STURGIS	30,008,900	9,708,900	541,300	31,805,900	0	594,200	72,659,200
	16 WHITE PIGEON	35,104,700	8,816,100	9,187,500	148,525,900	0	0	201,634,200
CITIES:	51 THREE RIVERS	0	56,631,600	21,227,400	76,655,000	0	0	154,514,000
	52 STURGIS	524,500	43,215,700	44,247,800	118,595,800	0	0	206,583,800
Totals for County		660,535,600	162,362,200	122,406,200	1,405,007,350	0	594,200	2,350,905,550

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

DATE: April 19 2016

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 19th day of April, 2016.

Page 2, Equalized Values

Chairman of Board of Commissioners

Director of County Equalization

Clerk of Board of Commissioners

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: 2016		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	21,932.60	104,215,500	104,215,500	8,634,700	8,634,700	112,850,200	112,850,200
	2 COLON	20,165.92	149,652,100	149,652,100	8,468,500	8,468,500	158,120,600	158,120,600
	3 CONSTANTINE	19,438.77	134,043,800	134,043,800	11,860,600	11,860,600	145,904,400	145,904,400
	4 FABIUS	18,758.30	214,518,700	214,518,700	15,553,700	15,553,700	230,072,400	230,072,400
	5 FAWN RIVER	11,984.28	57,561,700	57,561,700	733,500	733,500	58,295,200	58,295,200
	6 FLORENCE	20,856.96	85,081,100	85,081,100	4,265,800	4,265,800	89,346,900	89,346,900
	7 FLOWERFIELD	22,616.59	88,556,950	88,556,950	16,956,535	16,956,535	105,513,485	105,513,485
	8 LEONIDAS	22,507.80	76,940,500	76,940,500	7,619,700	7,619,700	84,560,200	84,560,200
	9 LOCKPORT	17,656.08	137,792,100	137,792,100	3,316,900	3,316,900	141,109,000	141,109,000
	10 MENDON	21,735.96	114,265,800	114,265,800	34,591,400	34,591,400	148,857,200	148,857,200
	11 MOTTVILLE	11,849.58	68,321,000	68,321,000	7,472,700	7,472,700	75,793,700	75,793,700
	12 NOTTAWA	21,960.60	166,598,700	166,598,700	4,636,900	4,636,900	171,235,600	171,235,600
	13 PARK	22,017.55	147,642,100	147,642,100	32,088,700	32,088,700	179,730,800	179,730,800
	14 SHERMAN	19,903.21	170,324,300	170,324,300	4,943,800	4,943,800	175,268,100	175,268,100
	15 STURGIS	11,075.60	72,659,200	72,659,200	2,779,300	2,779,300	75,438,500	75,438,500
	16 WHITE PIGEON	15,410.04	201,634,200	201,634,200	32,918,100	32,918,100	234,552,300	234,552,300
CITIES:	51 THREE RIVERS	1,850.97	154,514,000	154,514,000	38,362,100	38,362,100	192,876,100	192,876,100
	52 STURGIS	2,372.31	206,583,800	206,583,800	31,268,900	31,268,900	237,852,700	237,852,700
Totals for County		304,093.12	2,350,905,550	2,350,905,550	266,471,835	266,471,835	2,617,377,385	2,617,377,385

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

DATE: April 19 2016

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 19th day of April, 2016.

Page 1, Personal and Real Totals

Chairman of Board of Commissioners

Director of County Equalization

Clerk of Board of Commissioners

St Joseph County 2016 Equalization Report

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St. Joseph County

Previous and Current Values

AGRICULTURAL								
Unit #	Unit Name	Number of Parcels	2015 Assessed Value	2016 Assessed Value	% Change	2015 Taxable Value	2016 Taxable Value	% Change
001	Burr Oak Township	269	\$47,850,100	\$50,976,300	6.53%	\$16,203,571	\$16,422,146	1.35%
002	Colon Township	276	\$49,183,100	\$51,039,600	3.77%	\$16,050,755	\$16,965,013	5.70%
003	Constantine Township	188	\$43,260,700	\$40,565,600	-6.23%	\$11,386,316	\$11,443,181	0.50%
004	Fabius Township	128	\$21,115,900	\$18,718,600	-11.35%	\$7,172,635	\$6,950,745	-3.09%
005	Fawn River Township	160	\$25,422,100	\$23,900,500	-5.99%	\$7,094,880	\$7,081,456	-0.19%
006	Florence Township	282	\$63,219,400	\$61,700,900	-2.40%	\$19,227,835	\$19,361,381	0.69%
007	Flowerfield Township	197	\$34,437,080	\$34,406,500	-0.09%	\$9,866,034	\$10,054,842	1.91%
008	Leonidas Township	376	\$53,194,900	\$55,833,800	4.96%	\$17,810,668	\$18,404,581	3.33%
009	Lockport Township	181	\$35,421,300	\$36,651,800	3.47%	\$14,438,599	\$14,882,667	3.08%
010	Mendon Township	292	\$51,379,200	\$53,926,100	4.96%	\$16,083,600	\$16,301,664	1.36%
011	Mottville Township	141	\$29,645,100	\$27,350,400	-7.74%	\$12,057,865	\$11,968,432	-0.74%
012	Nottawa Township	319	\$54,923,100	\$55,140,300	0.40%	\$18,298,906	\$18,385,925	0.48%
013	Park Township	254	\$47,447,800	\$50,503,800	6.44%	\$22,484,514	\$23,549,427	4.74%
014	Sherman Township	166	\$34,843,000	\$34,183,300	-1.89%	\$12,713,410	\$12,945,452	1.83%
015	Sturgis Township	148	\$27,104,500	\$30,008,900	10.72%	\$9,629,196	\$10,450,905	8.53%
016	White Pigeon Township	216	\$33,584,200	\$35,104,700	4.53%	\$11,370,368	\$11,640,323	2.37%
051	Three Rivers City	0	\$0	\$0	N/A	\$0	\$0	N/A
052	Sturgis City	7	\$491,700	\$524,500	6.67%	\$363,692	\$364,781	0.30%
St. Joseph County Total		3,600	\$652,523,180	\$660,535,600	1.23%	\$222,252,844	\$227,172,921	2.21%

COMMERCIAL								
Unit #	Unit Name	Number of Parcels	2015 Assessed Value	2016 Assessed Value	% Change	2015 Taxable Value	2016 Taxable Value	% Change
001	Burr Oak Township	36	\$1,028,100	\$988,000	-3.90%	\$869,639	\$809,724	-6.89%
002	Colon Township	66	\$4,142,100	\$4,095,900	-1.12%	\$3,636,944	\$3,632,370	-0.13%
003	Constantine Township	108	\$4,258,100	\$4,115,700	-3.34%	\$3,947,469	\$3,667,400	-7.09%
004	Fabius Township	61	\$4,943,600	\$5,026,200	1.67%	\$4,079,529	\$3,890,137	-4.64%
005	Fawn River Township	16	\$1,508,500	\$1,513,500	0.33%	\$1,147,425	\$1,116,958	-2.66%
006	Florence Township	0	\$0	\$0	N/A	\$0	\$0	N/A
007	Flowerfield Township	6	\$1,336,200	\$1,336,200	0.00%	\$477,992	\$479,369	0.29%
008	Leonidas Township	26	\$844,900	\$881,200	4.30%	\$673,182	\$732,508	8.81%
009	Lockport Township	64	\$4,822,800	\$4,886,300	1.32%	\$3,791,370	\$3,785,049	-0.17%
010	Mendon Township	64	\$3,246,800	\$3,099,600	-4.53%	\$2,896,687	\$2,750,160	-5.06%
011	Mottville Township	27	\$1,939,100	\$3,165,100	63.23%	\$1,795,336	\$2,513,818	40.02%
012	Nottawa Township	100	\$7,625,400	\$7,261,900	-4.77%	\$7,079,136	\$6,766,088	-4.42%
013	Park Township	41	\$6,267,300	\$6,118,800	-2.37%	\$5,952,150	\$5,821,459	-2.20%
014	Sherman Township	21	\$1,527,700	\$1,501,500	-1.71%	\$1,223,530	\$1,207,034	-1.35%
015	Sturgis Township	95	\$9,841,700	\$9,708,900	-1.35%	\$8,903,982	\$8,288,086	-6.92%
016	White Pigeon Township	160	\$9,317,200	\$8,816,100	-5.38%	\$7,686,214	\$7,100,031	-7.63%
051	Three Rivers City	320	\$59,783,300	\$56,631,600	-5.27%	\$52,744,843	\$49,231,072	-6.66%
052	Sturgis City	326	\$39,746,900	\$43,215,700	8.73%	\$35,717,194	\$36,084,618	1.03%
St. Joseph County Total		1,537	\$162,179,700	\$162,362,200	0.11%	\$142,622,622	\$137,875,881	-3.33%

St. Joseph County

Previous and Current Values

INDUSTRIAL								
Unit #	Unit Name	Number of Parcels	2015 Assessed Value	2016 Assessed Value	% Change	2015 Taxable Value	2016 Taxable Value	% Change
001	Burr Oak Township	27	\$861,500	\$874,500	1.51%	\$723,717	\$744,431	2.86%
002	Colon Township	14	\$2,173,000	\$2,057,700	-5.31%	\$2,148,631	\$2,039,763	-5.07%
003	Constantine Township	35	\$20,814,500	\$20,628,400	-0.89%	\$20,039,724	\$19,645,040	-1.97%
004	Fabius Township	33	\$3,078,300	\$3,007,100	-2.31%	\$2,249,985	\$2,242,792	-0.32%
005	Fawn River Township	0	\$0	\$0	N/A	\$0	\$0	N/A
006	Florence Township	6	\$111,700	\$107,600	-3.67%	\$65,128	\$61,109	-6.17%
007	Flowerfield Township	2	\$76,100	\$91,800	20.63%	\$66,966	\$67,166	0.30%
008	Leonidas Township	0	\$0	\$0	N/A	\$0	\$0	N/A
009	Lockport Township	18	\$910,000	\$896,500	-1.48%	\$851,872	\$845,486	-0.75%
010	Mendon Township	24	\$3,990,300	\$4,028,600	0.96%	\$3,758,631	\$3,732,527	-0.69%
011	Mottville Township	29	\$11,011,200	\$9,753,300	-11.42%	\$10,213,916	\$7,405,139	-27.50%
012	Nottawa Township	10	\$414,700	\$374,800	-9.62%	\$382,242	\$358,356	-6.25%
013	Park Township	24	\$5,012,600	\$5,226,000	4.26%	\$4,690,273	\$4,594,338	-2.05%
014	Sherman Township	1	\$156,400	\$155,900	-0.32%	\$156,400	\$155,900	-0.32%
015	Sturgis Township	10	\$1,393,600	\$541,300	-61.16%	\$1,299,389	\$520,981	-59.91%
016	White Pigeon Township	52	\$7,533,000	\$9,187,500	21.96%	\$7,305,064	\$8,380,356	14.72%
051	Three Rivers City	64	\$21,652,300	\$21,227,400	-1.96%	\$19,273,173	\$18,763,283	-2.65%
052	Sturgis City	110	\$43,667,300	\$44,247,800	1.33%	\$38,474,949	\$37,680,310	-2.07%
St. Joseph County Total		459	\$122,856,500	\$122,406,200	-0.37%	\$111,700,060	\$107,236,977	-4.00%

RESIDENTIAL								
Unit #	Unit Name	Number of Parcels	2015 Assessed Value	2016 Assessed Value	% Change	2015 Taxable Value	2016 Taxable Value	% Change
001	Burr Oak Township	1,257	\$48,622,900	\$51,376,700	5.66%	\$39,640,887	\$40,154,829	1.30%
002	Colon Township	2,202	\$88,487,300	\$92,458,900	4.49%	\$70,022,460	\$71,576,993	2.22%
003	Constantine Township	1,662	\$69,399,800	\$68,734,100	-0.96%	\$61,118,218	\$60,792,629	-0.53%
004	Fabius Township	2,668	\$181,440,950	\$187,766,800	3.49%	\$146,170,332	\$147,413,005	0.85%
005	Fawn River Township	743	\$30,414,500	\$32,147,700	5.70%	\$26,054,900	\$26,484,314	1.65%
006	Florence Township	516	\$21,736,500	\$23,272,600	7.07%	\$18,322,983	\$18,408,245	0.47%
007	Flowerfield Township	861	\$48,165,250	\$52,722,450	9.46%	\$35,091,316	\$35,187,762	0.27%
008	Leonidas Township	555	\$20,507,400	\$20,225,500	-1.37%	\$15,774,158	\$15,940,603	1.06%
009	Lockport Township	1,963	\$89,372,800	\$95,357,500	6.70%	\$78,822,803	\$79,752,498	1.18%
010	Mendon Township	1,414	\$52,449,600	\$53,211,500	1.45%	\$40,752,737	\$40,783,921	0.08%
011	Mottville Township	744	\$27,509,300	\$28,052,200	1.97%	\$23,325,454	\$23,520,867	0.84%
012	Nottawa Township	1,990	\$98,870,300	\$103,821,700	5.01%	\$85,903,779	\$86,496,689	0.69%
013	Park Township	1,427	\$86,838,400	\$85,793,500	-1.20%	\$67,739,715	\$67,662,538	-0.11%
014	Sherman Township	1,987	\$127,402,536	\$134,483,600	5.56%	\$108,993,913	\$110,738,675	1.60%
015	Sturgis Township	696	\$30,495,800	\$31,805,900	4.30%	\$26,702,334	\$26,742,237	0.15%
016	White Pigeon Township	2,382	\$147,912,500	\$148,525,900	0.41%	\$131,232,873	\$127,880,297	-2.55%
051	Three Rivers City	2,468	\$70,118,300	\$76,655,000	9.32%	\$64,174,800	\$65,061,388	1.38%
052	Sturgis City	3,316	\$113,360,100	\$118,595,800	4.62%	\$107,223,791	\$107,570,617	0.32%
St. Joseph County Total		28,851	\$1,353,104,236	\$1,405,007,350	3.84%	\$1,147,067,453	\$1,152,168,107	0.44%

St. Joseph County

Previous and Current Values

DEVELOPMENTAL								
Unit #	Unit Name	Number of Parcels	2015 Assessed Value	2016 Assessed Value	% Change	2015 Taxable Value	2016 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	\$657,200	\$594,200	-9.59%	\$245,953	\$238,589	-2.99%
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	\$657,200	\$594,200	-9.59%	\$245,953	\$238,589	-2.99%

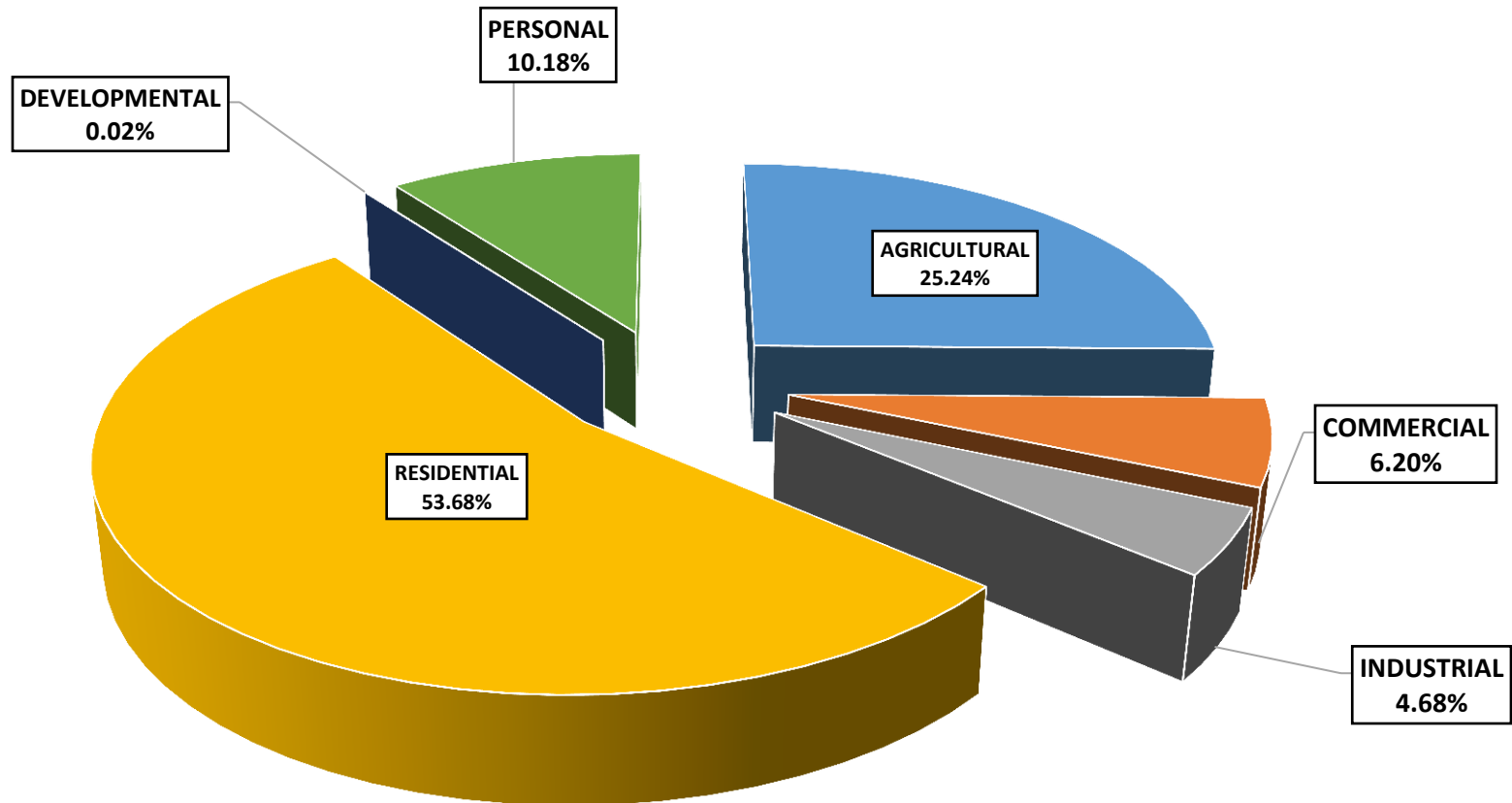
PERSONAL								
Unit #	Unit Name	Number of Parcels	2015 Assessed Value	2016 Assessed Value	% Change	2015 Taxable Value	2016 Taxable Value	% Change
001	Burr Oak Township	33	\$6,336,500	\$8,634,700	36.27%	\$6,336,500	\$8,634,700	36.27%
002	Colon Township	122	\$8,894,300	\$8,468,500	-4.79%	\$8,894,300	\$8,468,500	-4.79%
003	Constantine Township	98	\$24,553,300	\$11,860,600	-51.69%	\$24,553,300	\$11,860,600	-51.69%
004	Fabius Township	46	\$15,590,000	\$15,553,700	-0.23%	\$15,171,908	\$15,051,467	-0.79%
005	Fawn River Township	16	\$886,400	\$733,500	-17.25%	\$886,400	\$733,500	-17.25%
006	Florence Township	26	\$4,235,000	\$4,265,800	0.73%	\$4,235,000	\$4,265,800	0.73%
007	Flowerfield Township	30	\$16,300,173	\$16,956,535	4.03%	\$5,524,050	\$16,886,191	205.68%
008	Leonidas Township	32	\$7,738,400	\$7,619,700	-1.53%	\$7,738,400	\$7,619,700	-1.53%
009	Lockport Township	56	\$3,161,700	\$3,316,900	4.91%	\$3,161,700	\$3,316,900	4.91%
010	Mendon Township	60	\$30,867,500	\$34,591,400	12.06%	\$28,784,076	\$34,464,717	19.74%
011	Mottville Township	44	\$11,546,100	\$7,472,700	-35.28%	\$11,546,100	\$7,472,700	-35.28%
012	Nottawa Township	108	\$4,786,600	\$4,636,900	-3.13%	\$4,786,600	\$4,636,900	-3.13%
013	Park Township	58	\$29,213,600	\$32,088,700	9.84%	\$29,213,600	\$27,529,009	-5.77%
014	Sherman Township	37	\$5,370,500	\$4,943,800	-7.95%	\$5,370,500	\$4,943,800	-7.95%
015	Sturgis Township	68	\$2,873,300	\$2,779,300	-3.27%	\$2,873,300	\$2,779,300	-3.27%
016	White Pigeon Township	98	\$36,046,800	\$32,918,100	-8.68%	\$36,046,800	\$32,918,100	-8.68%
051	Three Rivers City	346	\$78,532,700	\$38,362,100	-51.15%	\$78,536,400	\$38,365,800	-51.15%
052	Sturgis City	376	\$61,617,300	\$31,268,900	-49.25%	\$61,607,118	\$31,260,856	-49.26%
St. Joseph County Total		1,654	\$348,550,173	\$266,471,835	-23.55%	\$335,266,052	\$261,208,540	-22.09%

St. Joseph County

Previous and Current Values

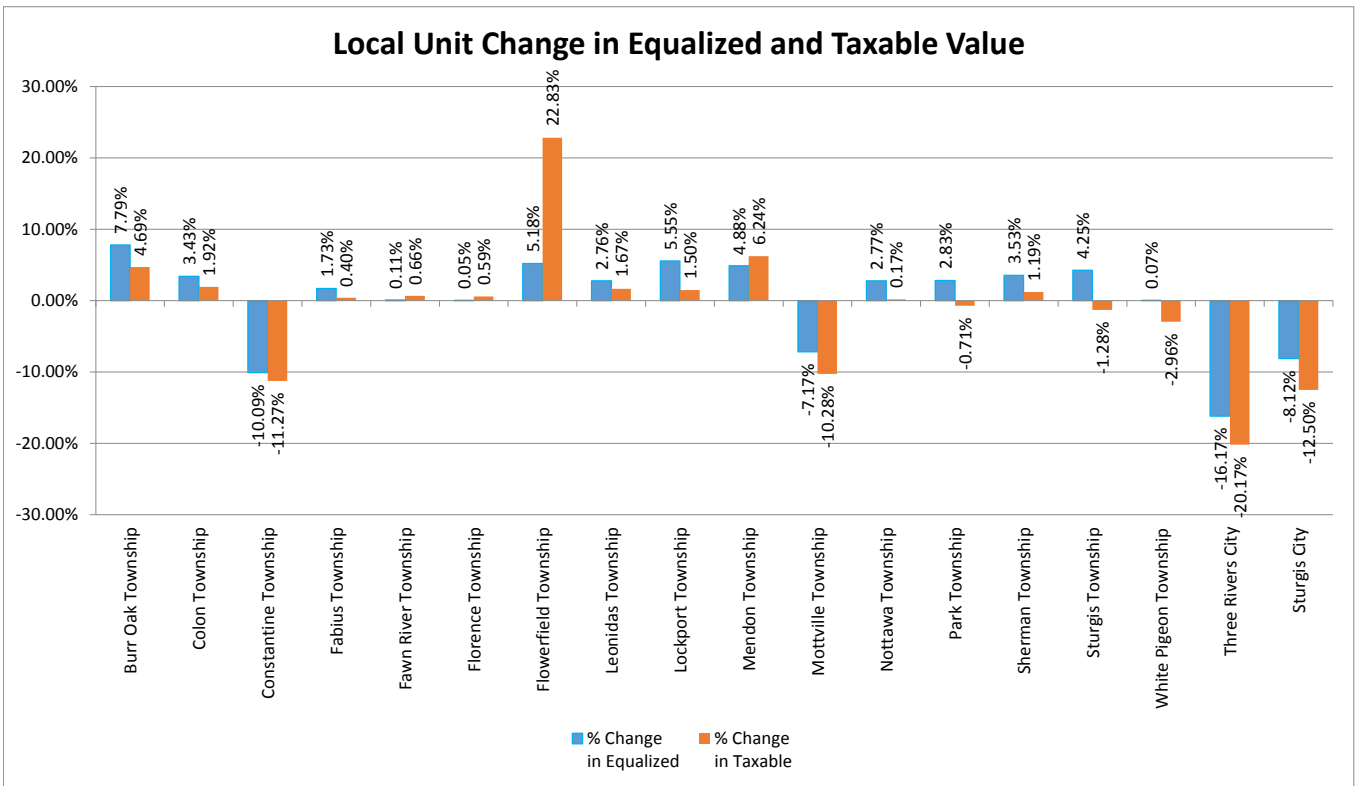
Unit #	Unit Name	Number of Parcels	TOTAL VALUES			2015 Taxable Value	2016 Taxable Value	% Change
			2015 Assessed Value	2016 Assessed Value	% Change			
001	Burr Oak Township	1,622	\$104,699,100	\$112,850,200	7.79%	\$63,774,314	\$66,765,830	4.69%
002	Colon Township	2,680	\$152,879,800	\$158,120,600	3.43%	\$100,753,090	\$102,682,639	1.92%
003	Constantine Township	2,091	\$162,286,400	\$145,904,400	-10.09%	\$121,045,027	\$107,408,850	-11.27%
004	Fabius Township	2,936	\$226,168,750	\$230,072,400	1.73%	\$174,844,389	\$175,548,146	0.40%
005	Fawn River Township	935	\$58,231,500	\$58,295,200	0.11%	\$35,183,605	\$35,416,228	0.66%
006	Florence Township	830	\$89,302,600	\$89,346,900	0.05%	\$41,850,946	\$42,096,535	0.59%
007	Flowerfield Township	1,096	\$100,314,803	\$105,513,485	5.18%	\$51,026,358	\$62,675,330	22.83%
008	Leonidas Township	989	\$82,285,600	\$84,560,200	2.76%	\$41,996,408	\$42,697,392	1.67%
009	Lockport Township	2,282	\$133,688,600	\$141,109,000	5.55%	\$101,066,344	\$102,582,600	1.50%
010	Mendon Township	1,854	\$141,933,400	\$148,857,200	4.88%	\$92,275,731	\$98,032,989	6.24%
011	Mottville Township	985	\$81,650,800	\$75,793,700	-7.17%	\$58,938,671	\$52,880,956	-10.28%
012	Nottawa Township	2,527	\$166,620,100	\$171,235,600	2.77%	\$116,450,663	\$116,643,958	0.17%
013	Park Township	1,804	\$174,779,700	\$179,730,800	2.83%	\$130,080,252	\$129,156,771	-0.71%
014	Sherman Township	2,212	\$169,300,136	\$175,268,100	3.53%	\$128,457,753	\$129,990,861	1.19%
015	Sturgis Township	1,022	\$72,366,100	\$75,438,500	4.25%	\$49,654,154	\$49,020,098	-1.28%
016	White Pigeon Township	2,908	\$234,393,700	\$234,552,300	0.07%	\$193,641,319	\$187,919,107	-2.96%
051	Three Rivers City	3,198	\$230,086,600	\$192,876,100	-16.17%	\$214,729,216	\$171,421,543	-20.17%
052	Sturgis City	4,135	\$258,883,300	\$237,852,700	-8.12%	\$243,386,744	\$212,961,182	-12.50%
St. Joseph County Total		36,106	\$2,639,870,989	\$2,617,377,385	-0.85%	\$1,959,154,984	\$1,885,901,015	-3.74%

St. Joseph County Equalized Value
Segmented by Property Class

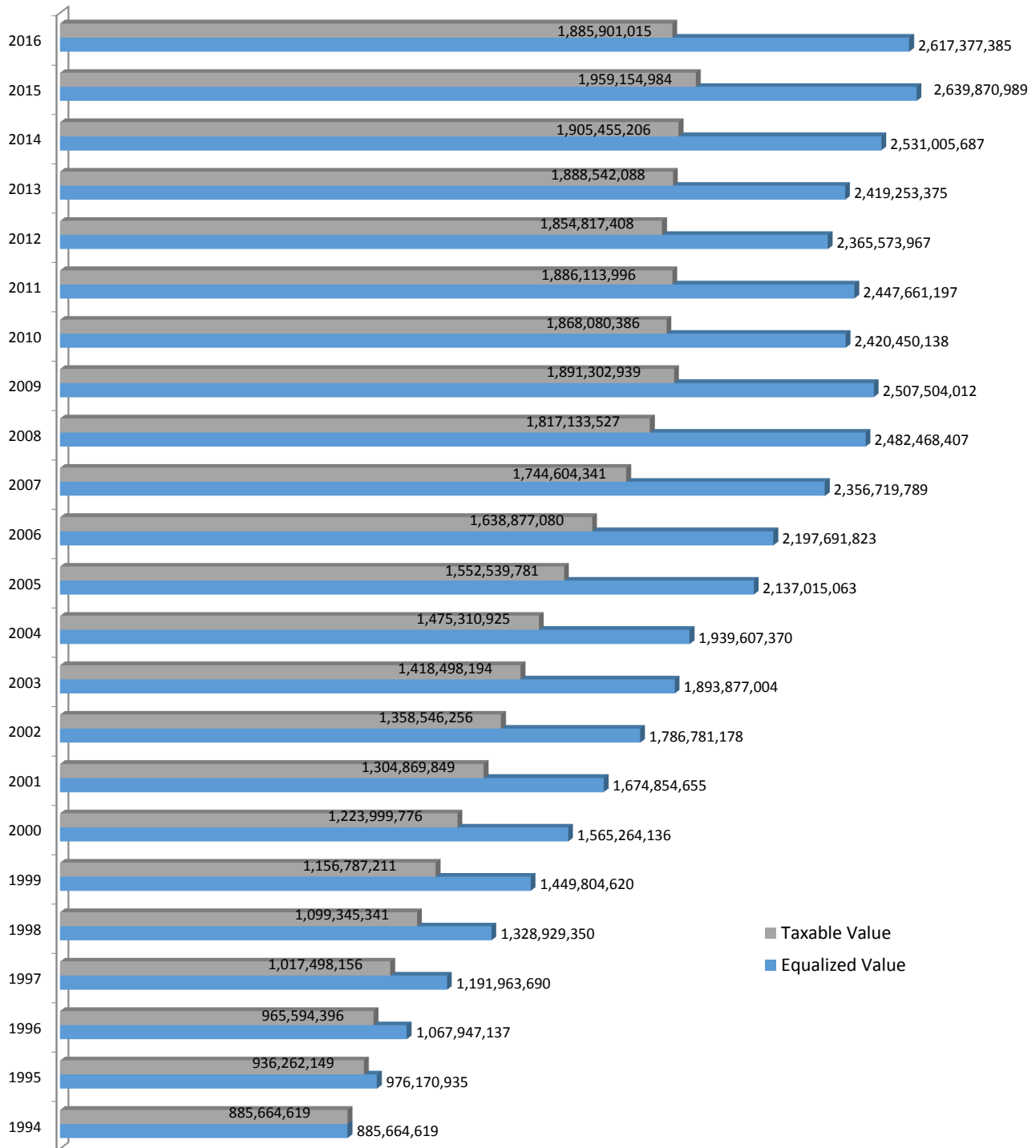


St. Joseph County Percentage Change in Equalized and Taxable Value 2015 - 2016

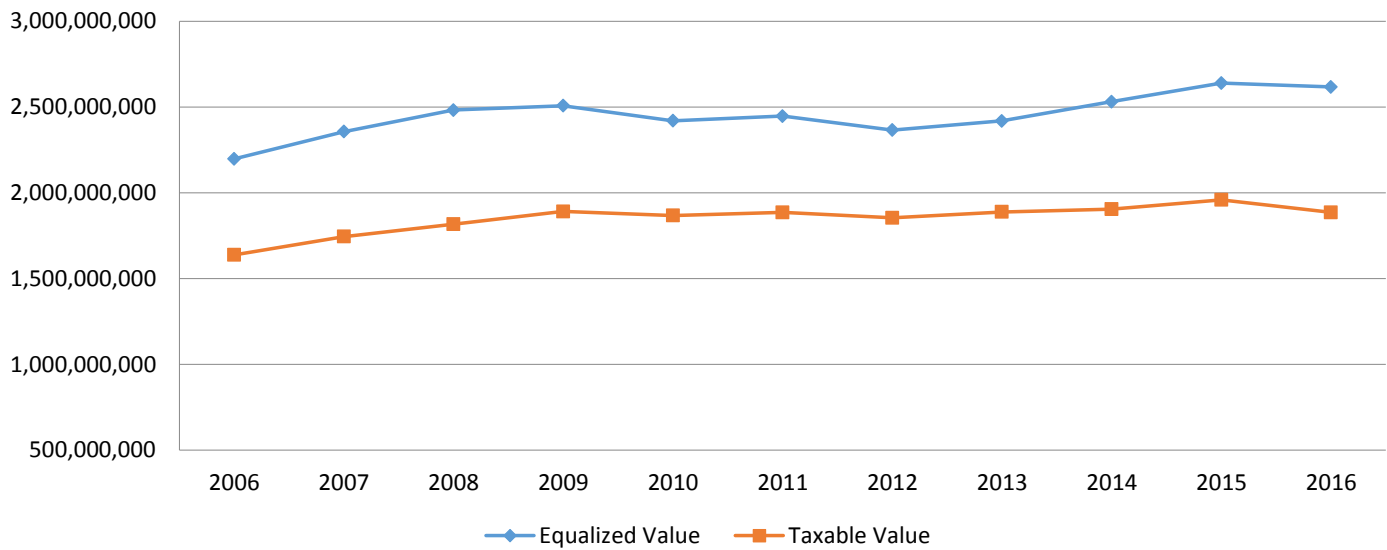
Unit of Gov't	2015 Equalized Value	2016 Equalized Value	% Change in Equalized	2015 Taxable Value	2016 Taxable Value	% Change in Taxable
Burr Oak Township	\$104,699,100	\$112,850,200	7.79%	\$63,774,314	\$66,765,830	4.69%
Colon Township	\$152,879,800	\$158,120,600	3.43%	\$100,753,090	\$102,682,639	1.92%
Constantine Township	\$162,286,400	\$145,904,400	-10.09%	\$121,045,027	\$107,408,850	-11.27%
Fabius Township	\$226,168,750	\$230,072,400	1.73%	\$174,844,389	\$175,548,146	0.40%
Fawn River Township	\$58,231,500	\$58,295,200	0.11%	\$35,183,605	\$35,416,228	0.66%
Florence Township	\$89,302,600	\$89,346,900	0.05%	\$41,850,946	\$42,096,535	0.59%
Flowerfield Township	\$100,314,803	\$105,513,485	5.18%	\$51,026,358	\$62,675,330	22.83%
Leonidas Township	\$82,285,600	\$84,560,200	2.76%	\$41,996,408	\$42,697,392	1.67%
Lockport Township	\$133,688,600	\$141,109,000	5.55%	\$101,066,344	\$102,582,600	1.50%
Mendon Township	\$141,933,400	\$148,857,200	4.88%	\$92,275,731	\$98,032,989	6.24%
Mottville Township	\$81,650,800	\$75,793,700	-7.17%	\$58,938,671	\$52,880,956	-10.28%
Nottawa Township	\$166,620,100	\$171,235,600	2.77%	\$116,450,663	\$116,643,958	0.17%
Park Township	\$174,779,700	\$179,730,800	2.83%	\$130,080,252	\$129,156,771	-0.71%
Sherman Township	\$169,300,136	\$175,268,100	3.53%	\$128,457,753	\$129,990,861	1.19%
Sturgis Township	\$72,366,100	\$75,438,500	4.25%	\$49,654,154	\$49,020,098	-1.28%
White Pigeon Township	\$234,393,700	\$234,552,300	0.07%	\$193,641,319	\$187,919,107	-2.96%
Three Rivers City	\$230,086,600	\$192,876,100	-16.17%	\$214,729,216	\$171,421,543	-20.17%
Sturgis City	\$258,883,300	\$237,852,700	-8.12%	\$243,386,744	\$212,961,182	-12.50%
St. Joseph County Total	\$2,639,870,989	\$2,617,377,385	-0.85%	\$1,959,154,984	\$1,885,901,015	-3.74%



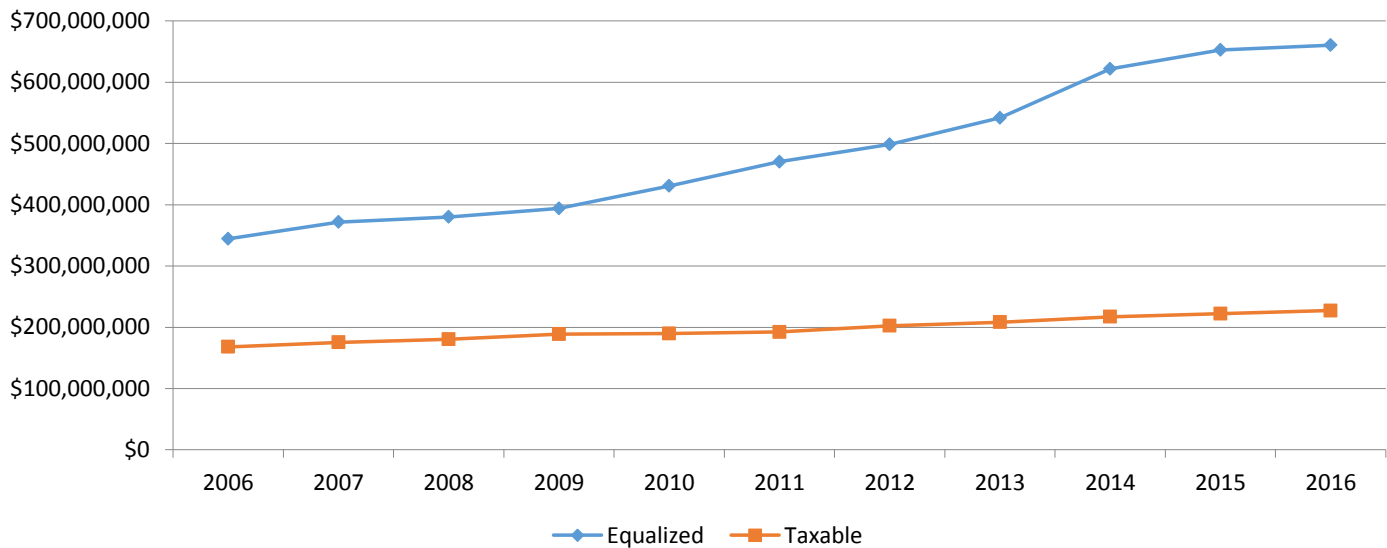
St. Joseph County Equalized and Taxable Values by Year



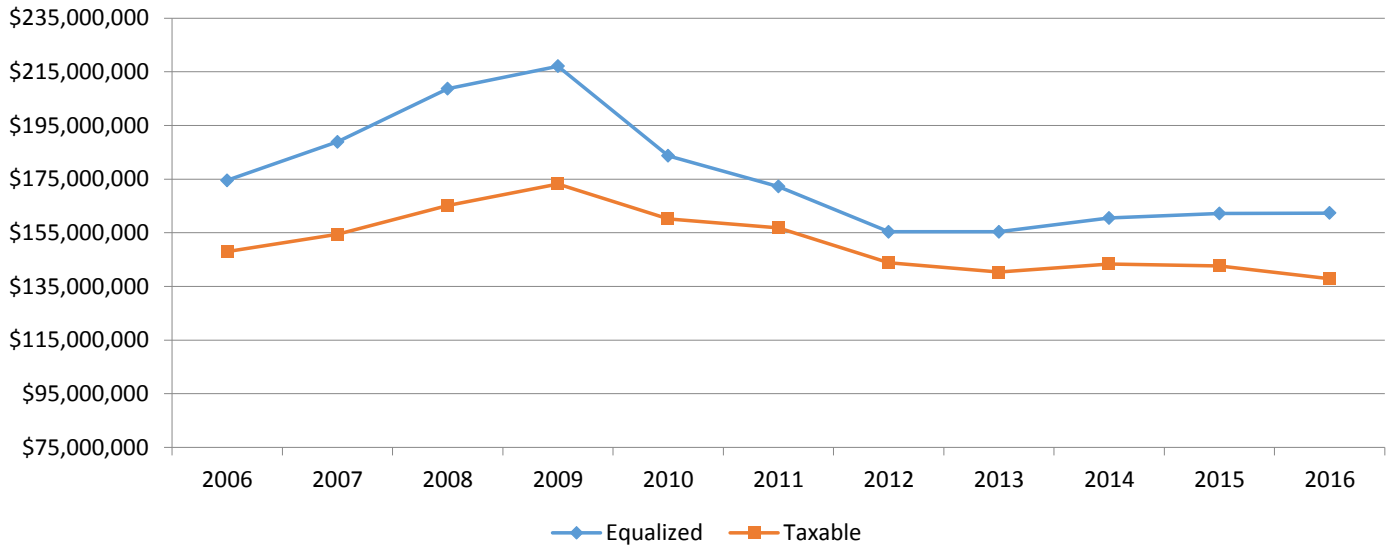
10 Year Trend in Gap between Equalized and Taxable Value (All Properties)



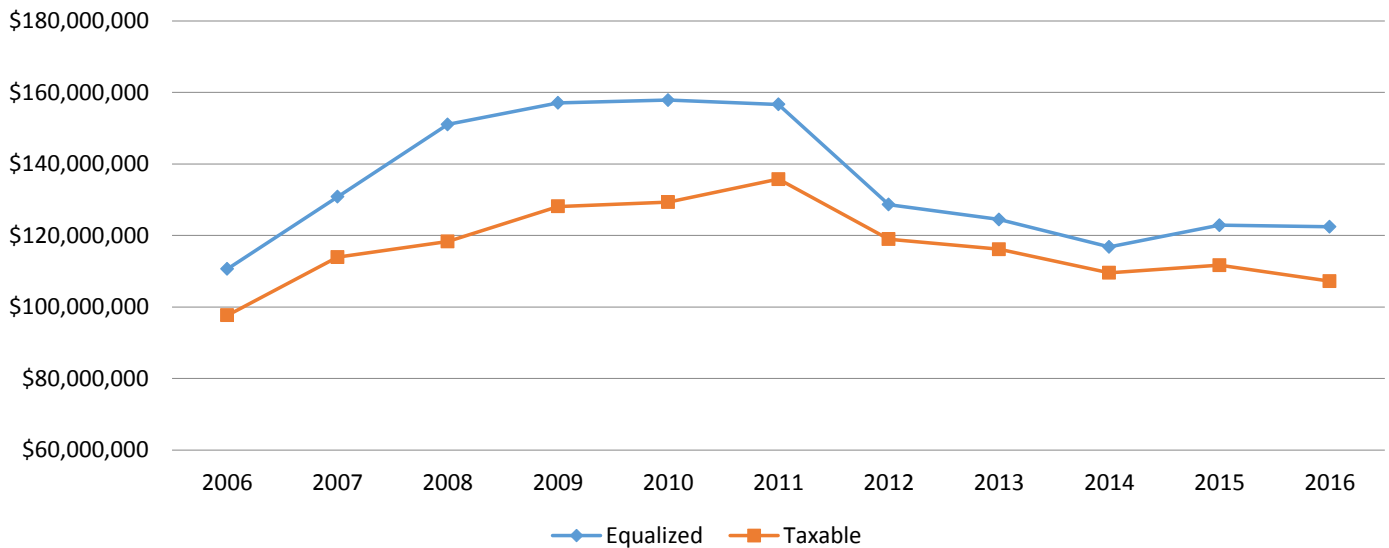
10 Year Trend in Gap between Equalized and Taxable Value (Agricultural)



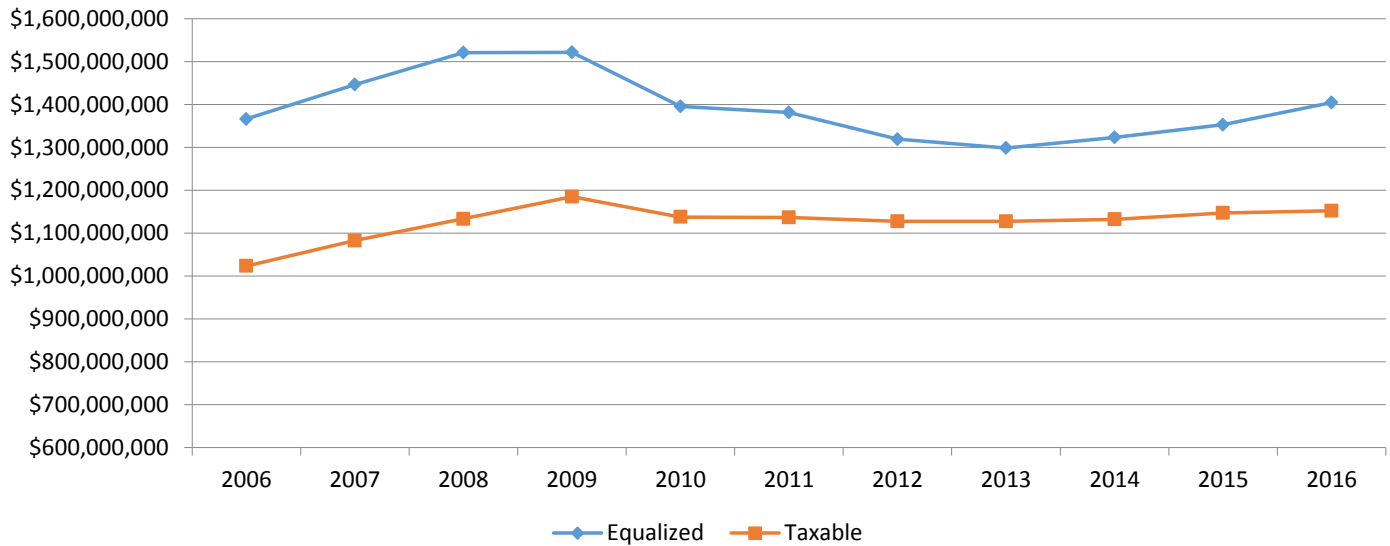
10 Year Trend in Gap between Equalized and Taxable Value (Commercial)



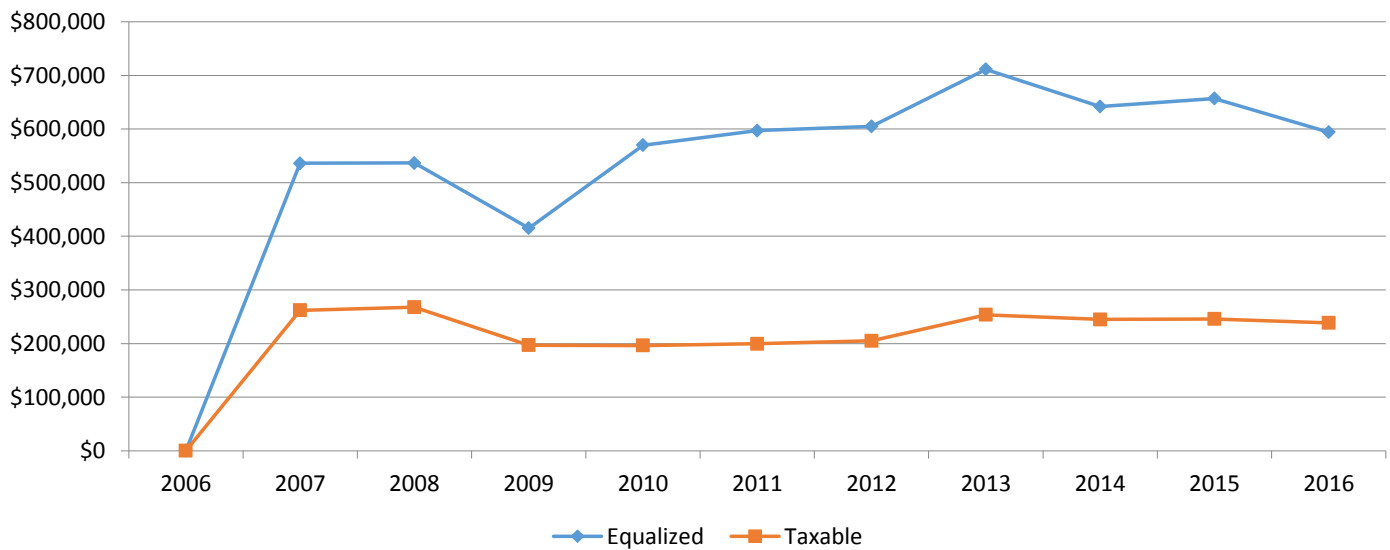
10 Year Trend in Gap between Equalized and Taxable Value (Industrial)



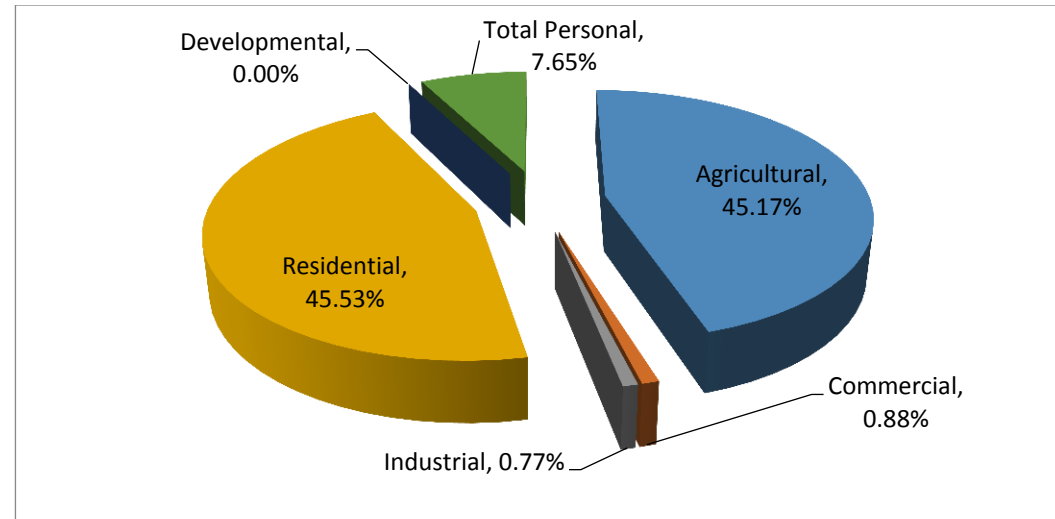
10 Year Trend in Gap between Equalized and Taxable Value (Residential)



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

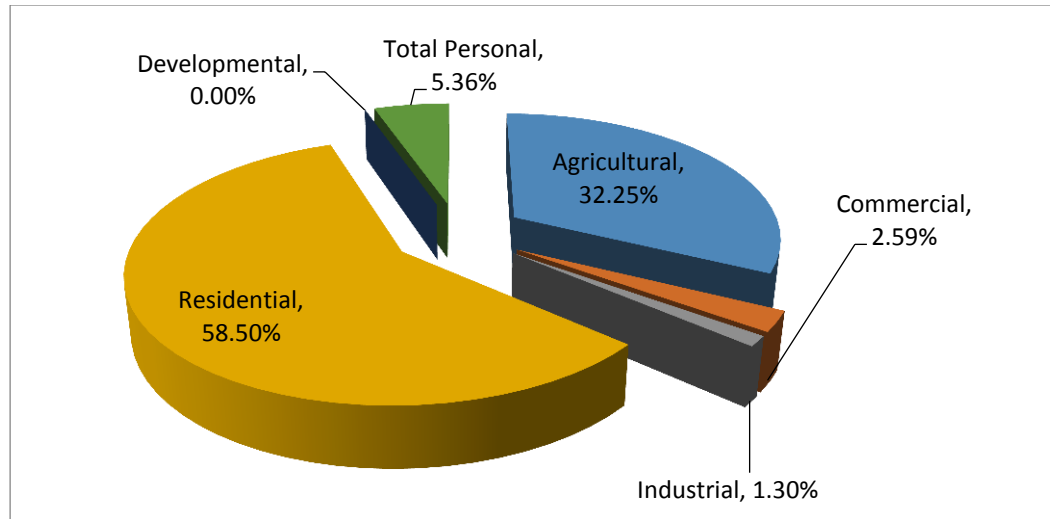


**St. Joseph County
Burr Oak Township**
Summary of Recommended
County Equalized Values and Trends



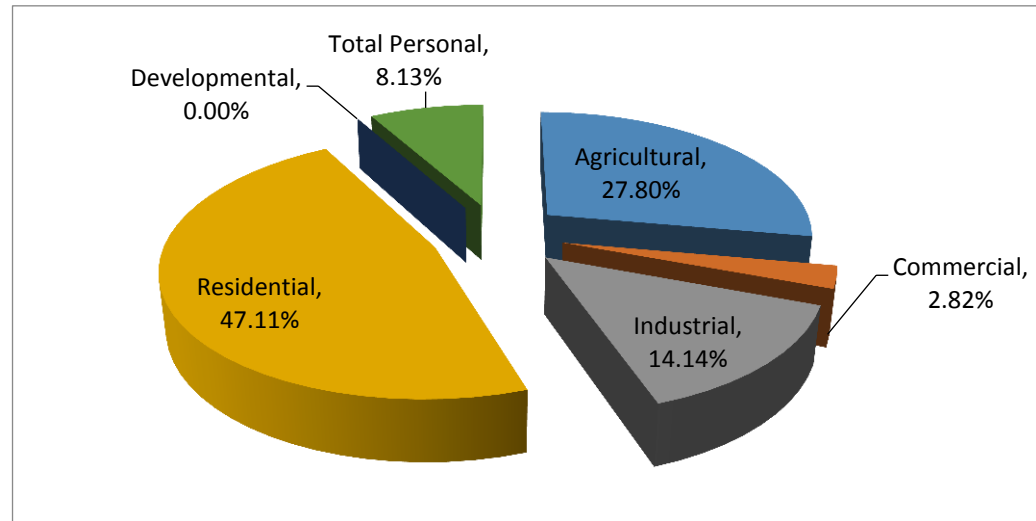
2015							
Class	Parcel Count	State Equalized Value	2016 Assessed Value	Equalization Factor	2016 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	269	\$47,850,100	\$50,976,300	1.0000	\$50,976,300	6.53%	45.17%
Commercial	36	\$1,028,100	\$988,000	1.0000	\$988,000	-3.90%	0.88%
Industrial	27	\$861,500	\$874,500	1.0000	\$874,500	1.51%	0.77%
Residential	1,257	\$48,622,900	\$51,376,700	1.0000	\$51,376,700	5.66%	45.53%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1,589	\$98,362,600	\$104,215,500		\$104,215,500	5.95%	92.35%
Personal Property							
Commercial	16	\$195,900	\$178,500	1.0000	\$178,500	-8.88%	0.16%
Industrial	8	\$236,200	\$189,000	1.0000	\$189,000	-19.98%	0.17%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	9	\$5,904,400	\$8,267,200	1.0000	\$8,267,200	40.02%	7.33%
Total Personal	33	\$6,336,500	\$8,634,700		\$8,634,700	36.27%	7.65%
Grand Total	1,622	\$104,699,100	\$112,850,200		\$112,850,200	7.79%	100.00%

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



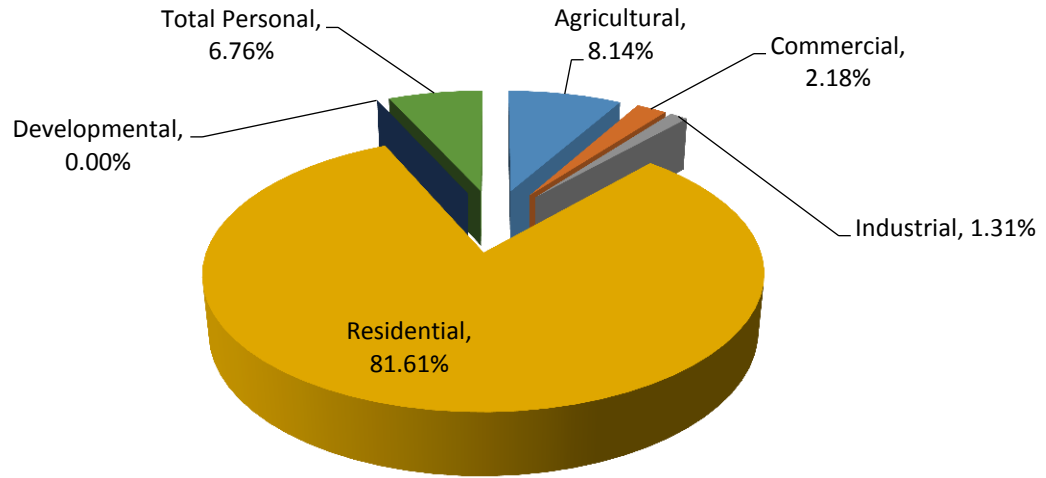
2015							
Class	Parcel Count	State Equalized Value	2016 Assessed Value	Equalization Factor	2016 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	276	\$47,850,100	\$50,976,300	1.0000	\$50,976,300	6.53%	32.25%
Commercial	66	\$4,142,100	\$4,095,900	1.0000	\$4,095,900	-1.12%	2.59%
Industrial	14	\$2,173,000	\$2,057,700	1.0000	\$2,057,700	-5.31%	1.30%
Residential	2,202	\$88,487,300	\$92,458,900	1.0000	\$92,458,900	4.49%	58.50%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,558	\$142,652,500	\$149,588,800		\$149,588,800	4.86%	94.64%
Personal Property							
Commercial	108	\$893,800	\$866,400	1.0000	\$866,400	-3.07%	0.55%
Industrial	4	\$1,174,800	\$742,000	1.0000	\$742,000	-36.84%	0.47%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$6,825,700	\$6,860,100	1.0000	\$6,860,100	0.50%	4.34%
Total Personal	122	\$8,894,300	\$8,468,500		\$8,468,500	-4.79%	5.36%
Grand Total	2,680	\$151,546,800	\$158,057,300		\$158,057,300	4.30%	100.00%

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



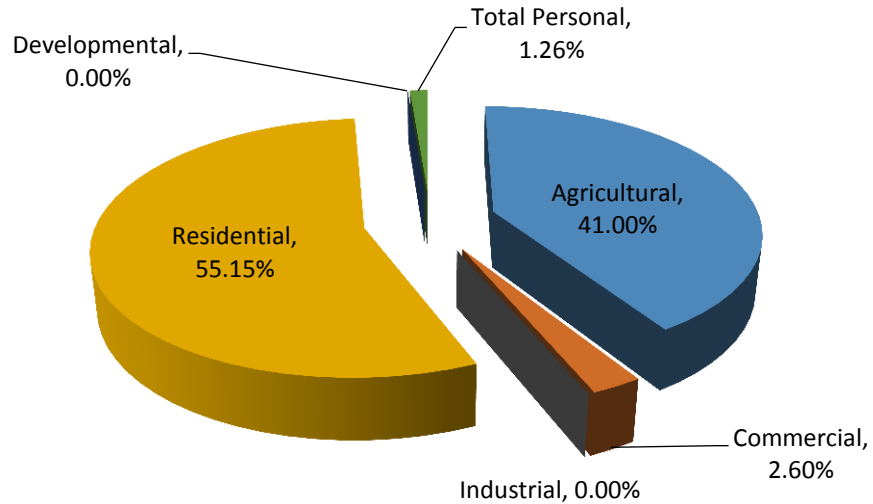
2015							
Class	Parcel Count	State Equalized Value	2016 Assessed Value	Equalization Factor	2016 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	188	\$43,260,700	\$40,565,600	1.0000	\$40,565,600	-6.23%	27.80%
Commercial	108	\$4,258,100	\$4,115,700	1.0000	\$4,115,700	-3.34%	2.82%
Industrial	35	\$20,814,500	\$20,628,400	1.0000	\$20,628,400	-0.89%	14.14%
Residential	1,662	\$69,399,800	\$68,734,100	1.0000	\$68,734,100	-0.96%	47.11%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1,993	\$137,733,100	\$134,043,800		\$134,043,800	-2.68%	91.87%
Personal Property							
Commercial	76	\$2,218,800	\$2,234,600	1.0000	\$2,234,600	0.71%	1.53%
Industrial	8	\$19,196,700	\$6,290,600	1.0000	\$6,290,600	-67.23%	4.31%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	14	\$3,137,800	\$3,335,400	1.0000	\$3,335,400	6.30%	2.29%
Total Personal	98	\$24,553,300	\$11,860,600		\$11,860,600	-51.69%	8.13%
Grand Total	2,091	\$162,286,400	\$145,904,400		\$145,904,400	-10.09%	100.00%

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



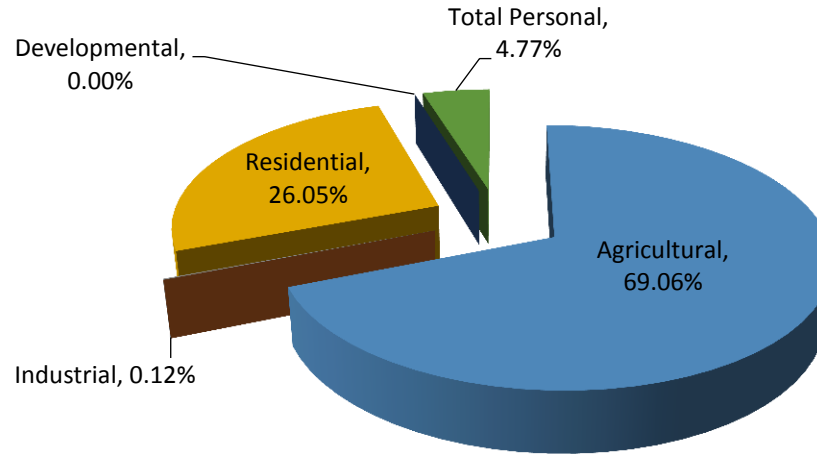
Class	2015						
	Parcel Count	State Equalized Value	2016 Assessed Value	Equalization Factor	2016 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	128	\$21,115,900	\$18,718,600	1.0000	\$18,718,600	-11.35%	8.14%
Commercial	61	\$4,943,600	\$5,026,200	1.0000	\$5,026,200	1.67%	2.18%
Industrial	33	\$3,078,300	\$3,007,100	1.0000	\$3,007,100	-2.31%	1.31%
Residential	2,668	\$181,440,950	\$187,766,800	1.0000	\$187,766,800	3.49%	81.61%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,890	\$210,578,750	\$214,518,700		\$214,518,700	1.87%	93.24%
Personal Property							
Commercial	37	\$1,124,800	\$1,210,000	1.0000	\$1,210,000	7.57%	0.53%
Industrial	1	\$362,100	\$320,600	1.0000	\$320,600	-11.46%	0.14%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	8	\$14,103,100	\$14,023,100	1.0000	\$14,023,100	-0.57%	6.10%
Total Personal	46	\$15,590,000	\$15,553,700		\$15,553,700	-0.23%	6.76%
Grand Total	2,936	\$226,168,750	\$230,072,400		\$230,072,400	1.73%	100.00%

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



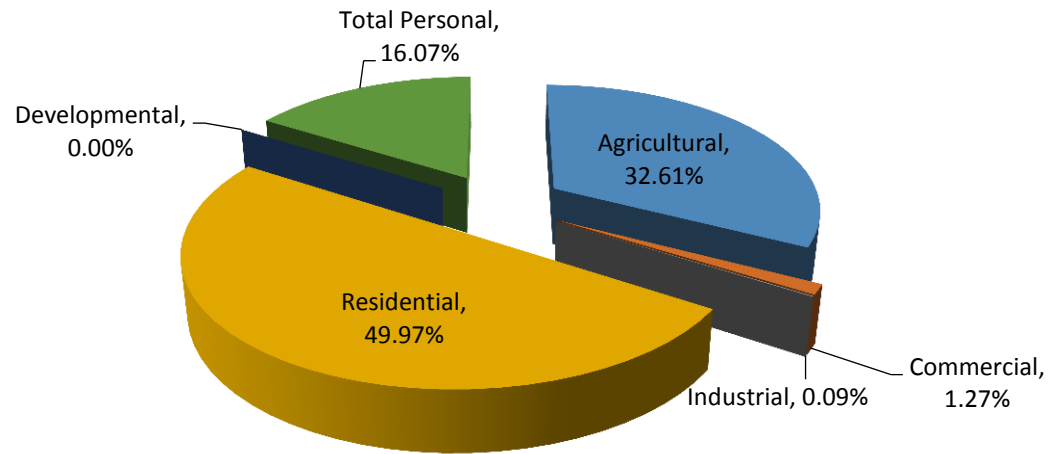
Class	2015						
	Parcel Count	State Equalized Value	2016 Assessed Value	Equalization Factor	2016 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	160	\$25,422,100	\$23,900,500	1.0000	\$23,900,500	-5.99%	41.00%
Commercial	16	\$1,508,500	\$1,513,500	1.0000	\$1,513,500	0.33%	2.60%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	743	\$30,414,500	\$32,147,700	1.0000	\$32,147,700	5.70%	55.15%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	919	\$57,345,100	\$57,561,700		\$57,561,700	0.38%	98.74%
Personal Property							
Commercial	14	\$222,600	\$208,900	1.0000	\$208,900	-6.15%	0.36%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	2	\$663,800	\$524,600	1.0000	\$524,600	-20.97%	0.90%
Total Personal	16	\$886,400	\$733,500		\$733,500	-17.25%	1.26%
Grand Total	935	\$58,231,500	\$58,295,200		\$58,295,200	0.11%	100.00%

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



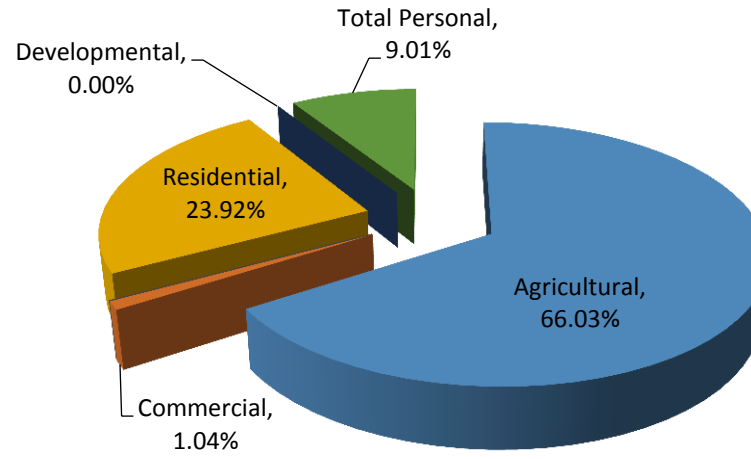
Class	2015						
	Parcel Count	State Equalized Value	2016 Assessed Value	Equalization Factor	2016 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	282	\$63,219,400	\$61,700,900	1.0000	\$61,700,900	-2.40%	69.06%
Commercial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Industrial	6	\$111,700	\$107,600	1.0000	\$107,600	-3.67%	0.12%
Residential	516	\$21,736,500	\$23,272,600	1.0000	\$23,272,600	7.07%	26.05%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	804	\$85,067,600	\$85,081,100		\$85,081,100	0.02%	95.23%
Personal Property							
Commercial	5	\$133,200	\$128,900	1.0000	\$128,900	-3.23%	0.14%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	21	\$4,101,800	\$4,136,900	1.0000	\$4,136,900	0.86%	4.63%
Total Personal	26	\$4,235,000	\$4,265,800		\$4,265,800	0.73%	4.77%
Grand Total	830	\$89,302,600	\$89,346,900		\$89,346,900	0.05%	100.00%

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



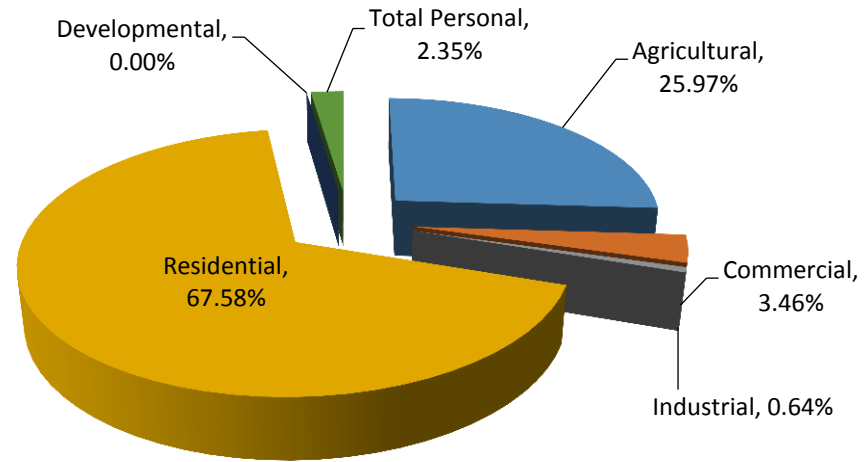
2015							
Class	Parcel Count	State Equalized Value	2016 Assessed Value	Equalization Factor	2016 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	197	\$34,437,080	\$34,406,500	1.0000	\$34,406,500	-0.09%	32.61%
Commercial	6	\$1,336,200	\$1,336,200	1.0000	\$1,336,200	0.00%	1.27%
Industrial	2	\$76,100	\$91,800	1.0000	\$91,800	20.63%	0.09%
Residential	861	\$48,165,250	\$52,722,450	1.0000	\$52,722,450	9.46%	49.97%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1,066	\$84,014,630	\$88,556,950		\$88,556,950	5.41%	83.93%
Personal Property							
Commercial	20	\$511,151	\$441,332	1.0000	\$441,332	-13.66%	0.42%
Industrial	2	\$20,889	\$0	N/A	\$0	-100.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	8	\$15,768,133	\$16,515,203	1.0000	\$16,515,203	4.74%	15.65%
Total Personal	30	\$16,300,173	\$16,956,535		\$16,956,535	4.03%	16.07%
Grand Total	1,096	\$100,314,803	\$105,513,485		\$105,513,485	5.18%	100.00%

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



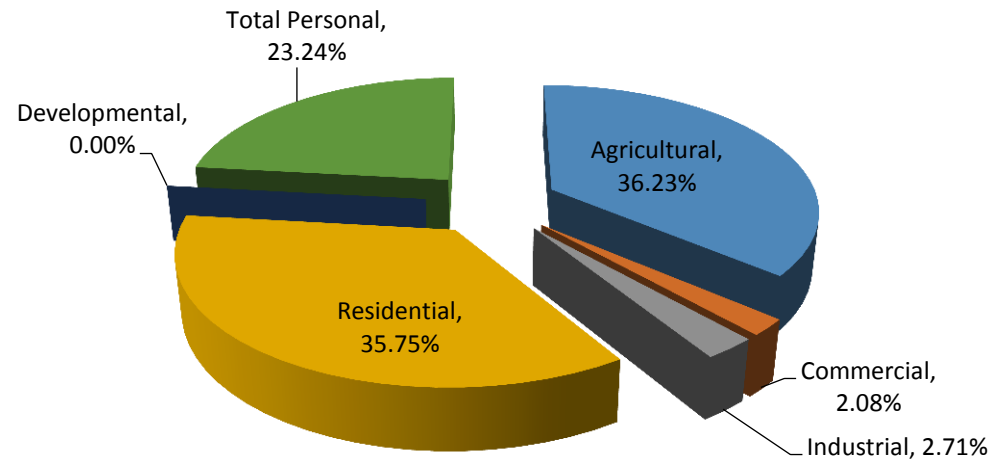
2015							
Class	Parcel Count	State Equalized Value	2016 Assessed Value	Equalization Factor	2016 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	376	\$53,194,900	\$55,833,800	1.0000	\$55,833,800	4.96%	66.03%
Commercial	26	\$844,900	\$881,200	1.0000	\$881,200	4.30%	1.04%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	555	\$20,507,400	\$20,225,500	1.0000	\$20,225,500	-1.37%	23.92%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	957	\$74,547,200	\$76,940,500		\$76,940,500	3.21%	90.99%
Personal Property							
Commercial	25	\$144,000	\$178,000	1.0000	\$178,000	23.61%	0.21%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	7	\$7,594,400	\$7,441,700	1.0000	\$7,441,700	-2.01%	8.80%
Total Personal	32	\$7,738,400	\$7,619,700		\$7,619,700	-1.53%	9.01%
Grand Total	989	\$82,285,600	\$84,560,200		\$84,560,200	2.76%	100.00%

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



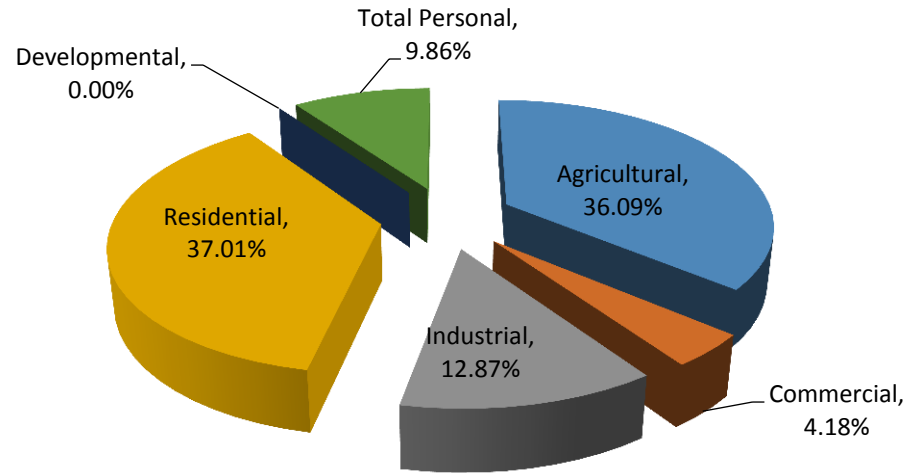
Class	2015						
	Parcel Count	State Equalized Value	2016 Assessed Value	Equalization Factor	2016 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	181	\$35,421,300	\$36,651,800	1.0000	\$36,651,800	3.47%	25.97%
Commercial	64	\$4,822,800	\$4,886,300	1.0000	\$4,886,300	1.32%	3.46%
Industrial	18	\$910,000	\$896,500	1.0000	\$896,500	-1.48%	0.64%
Residential	1,963	\$89,372,800	\$95,357,500	1.0000	\$95,357,500	6.70%	67.58%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,226	\$130,526,900	\$137,792,100		\$137,792,100	5.57%	97.65%
Personal Property							
Commercial	40	\$651,800	\$682,600	1.0000	\$682,600	4.73%	0.48%
Industrial	3	\$117,100	\$148,200	1.0000	\$148,200	26.56%	0.11%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	13	\$2,392,800	\$2,486,100	1.0000	\$2,486,100	3.90%	1.76%
Total Personal	56	\$3,161,700	\$3,316,900		\$3,316,900	4.91%	2.35%
Grand Total	2,282	\$133,688,600	\$141,109,000		\$141,109,000	5.55%	100.00%

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



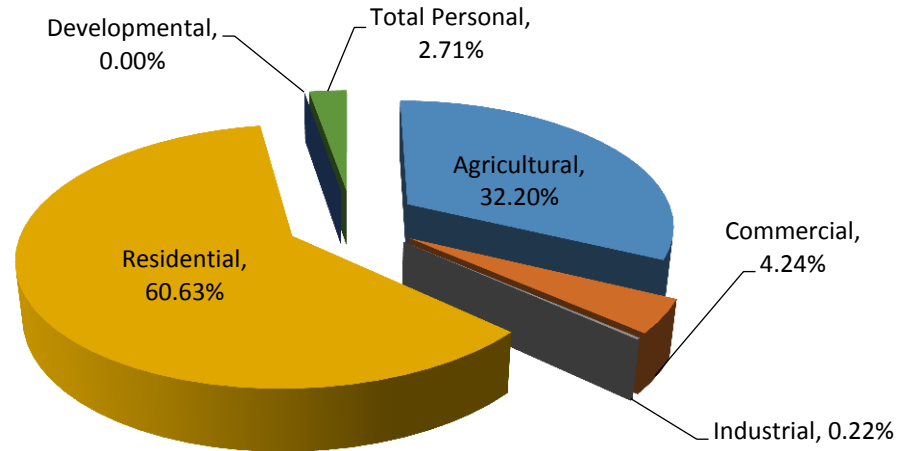
2015							
Class	Parcel Count	State Equalized Value	2016 Assessed Value	Equalization Factor	2016 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	292	\$51,379,200	\$53,926,100	1.0000	\$53,926,100	4.96%	36.23%
Commercial	64	\$3,246,800	\$3,099,600	1.0000	\$3,099,600	-4.53%	2.08%
Industrial	24	\$3,990,300	\$4,028,600	1.0000	\$4,028,600	0.96%	2.71%
Residential	1,414	\$52,449,600	\$53,211,500	1.0000	\$53,211,500	1.45%	35.75%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1,794	\$111,065,900	\$114,265,800		\$114,265,800	2.88%	76.76%
Personal Property							
Commercial	41	\$449,400	\$408,800	1.0000	\$408,800	-9.03%	0.27%
Industrial	9	\$9,455,200	\$3,487,300	1.0000	\$3,487,300	-63.12%	2.34%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$20,962,900	\$30,695,300	1.0000	\$30,695,300	46.43%	20.62%
Total Personal	60	\$30,867,500	\$34,591,400		\$34,591,400	12.06%	23.24%
Grand Total	1,854	\$141,933,400	\$148,857,200		\$148,857,200	4.88%	100.00%

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



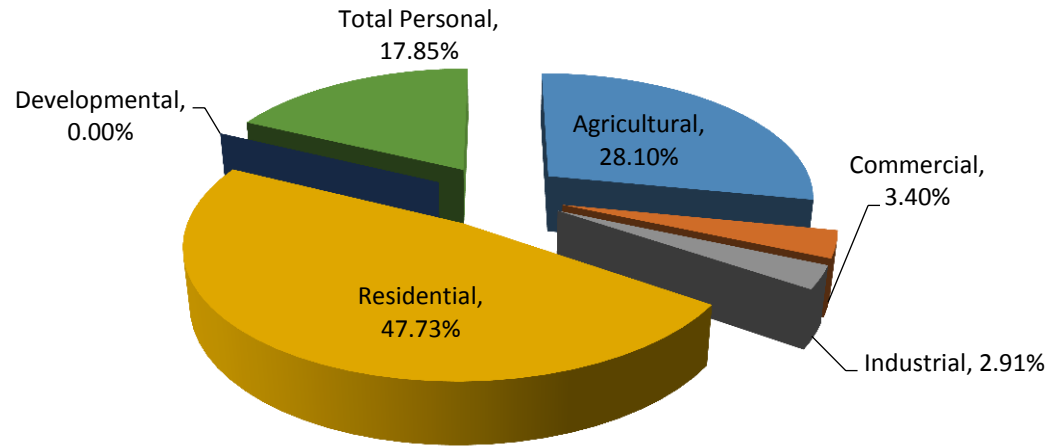
2015							
Class	Parcel Count	State Equalized Value	2016 Assessed Value	Equalization Factor	2016 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	141	\$29,645,100	\$27,350,400	1.0000	\$27,350,400	-7.74%	36.09%
Commercial	27	\$1,939,100	\$3,165,100	1.0000	\$3,165,100	63.23%	4.18%
Industrial	29	\$11,011,200	\$9,753,300	1.0000	\$9,753,300	-11.42%	12.87%
Residential	744	\$27,509,300	\$28,052,200	1.0000	\$28,052,200	1.97%	37.01%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	941	\$70,104,700	\$68,321,000		\$68,321,000	-2.54%	90.14%
Personal Property							
Commercial	28	\$2,508,500	\$1,700,700	1.0000	\$1,700,700	-32.20%	2.24%
Industrial	8	\$5,874,900	\$2,510,000	1.0000	\$2,510,000	-57.28%	3.31%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	8	\$3,162,700	\$3,262,000	1.0000	\$3,262,000	3.14%	4.30%
Total Personal	44	\$11,546,100	\$7,472,700		\$7,472,700	-35.28%	9.86%
Grand Total	985	\$81,650,800	\$75,793,700		\$75,793,700	-7.17%	100.00%

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



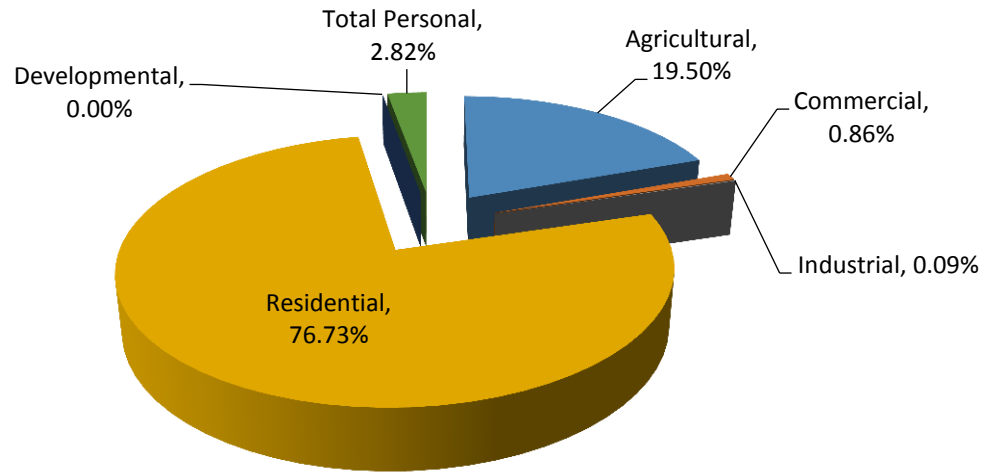
Class	2015						
	Parcel Count	State Equalized Value	2016 Assessed Value	Equalization Factor	2016 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	319	\$54,923,100	\$55,140,300	1.0000	\$55,140,300	0.40%	32.20%
Commercial	100	\$7,625,400	\$7,261,900	1.0000	\$7,261,900	-4.77%	4.24%
Industrial	10	\$414,700	\$374,800	1.0000	\$374,800	-9.62%	0.22%
Residential	1,990	\$98,870,300	\$103,821,700	1.0000	\$103,821,700	5.01%	60.63%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,419	\$161,833,500	\$166,598,700		\$166,598,700	2.94%	97.29%
Personal Property							
Commercial	94	\$1,350,900	\$1,491,800	1.0000	\$1,491,800	10.43%	0.87%
Industrial	1	\$419,300	\$0	N/A	\$0	-100.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	13	\$3,016,400	\$3,145,100	1.0000	\$3,145,100	4.27%	1.84%
Total Personal	108	\$4,786,600	\$4,636,900		\$4,636,900	-3.13%	2.71%
Grand Total	2,527	\$166,620,100	\$171,235,600		\$171,235,600	2.77%	100.00%

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



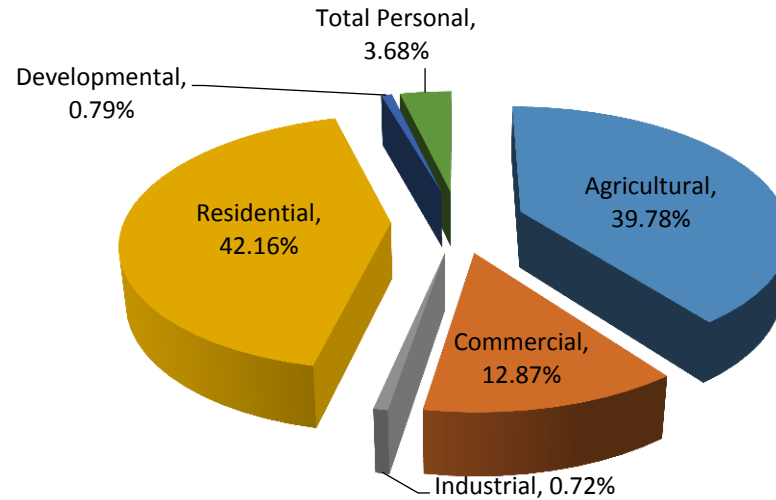
2015							
Class	Parcel Count	State Equalized Value	2016 Assessed Value	Equalization Factor	2016 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	254	\$47,447,800	\$50,503,800	1.0000	\$50,503,800	6.44%	28.10%
Commercial	41	\$6,267,300	\$6,118,800	1.0000	\$6,118,800	-2.37%	3.40%
Industrial	24	\$5,012,600	\$5,226,000	1.0000	\$5,226,000	4.26%	2.91%
Residential	1,427	\$86,838,400	\$85,793,500	1.0000	\$85,793,500	-1.20%	47.73%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1,746	\$145,566,100	\$147,642,100		\$147,642,100	1.43%	82.15%
Personal Property							
Commercial	30	\$898,300	\$783,000	1.0000	\$783,000	-12.84%	0.44%
Industrial	12	\$5,331,800	\$2,025,800	1.0000	\$2,025,800	-62.01%	1.13%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	16	\$22,983,500	\$29,279,900	1.0000	\$29,279,900	27.40%	16.29%
Total Personal	58	\$29,213,600	\$32,088,700		\$32,088,700	9.84%	17.85%
Grand Total	1,804	\$174,779,700	\$179,730,800		\$179,730,800	2.83%	100.00%

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



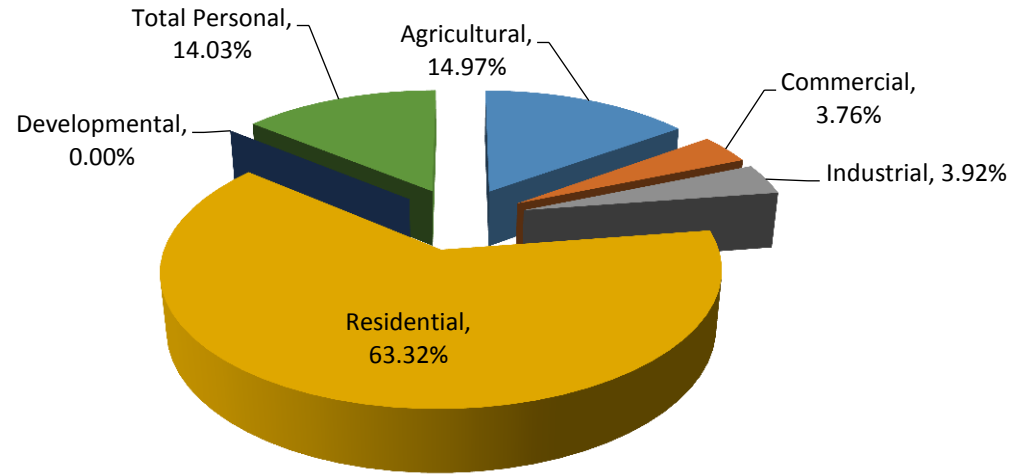
2015							
Class	Parcel Count	State Equalized Value	2016 Assessed Value	Equalization Factor	2016 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	166	\$34,843,000	\$34,183,300	1.0000	\$34,183,300	-1.89%	19.50%
Commercial	21	\$1,527,700	\$1,501,500	1.0000	\$1,501,500	-1.71%	0.86%
Industrial	1	\$156,400	\$155,900	1.0000	\$155,900	-0.32%	0.09%
Residential	1,987	\$127,402,536	\$134,483,600	1.0000	\$134,483,600	5.56%	76.73%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,175	\$163,929,636	\$170,324,300		\$170,324,300	3.90%	97.18%
Personal Property							
Commercial	22	\$126,300	\$67,000	1.0000	\$67,000	-46.95%	0.04%
Industrial	2	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	13	\$5,244,200	\$4,876,800	1.0000	\$4,876,800	-7.01%	2.78%
Total Personal	37	\$5,370,500	\$4,943,800		\$4,943,800	-7.95%	2.82%
Grand Total	2,212	\$169,300,136	\$175,268,100		\$175,268,100	3.53%	100.00%

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



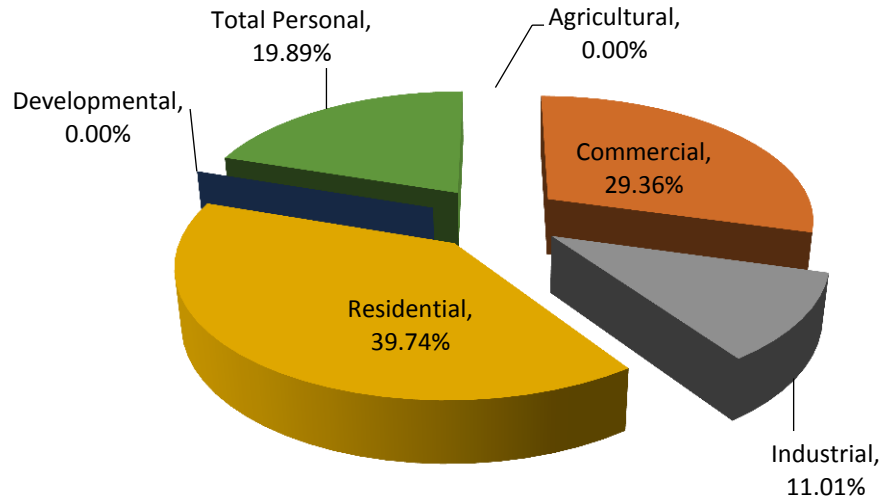
2015							
Class	Parcel Count	State Equalized Value	2016 Assessed Value	Equalization Factor	2016 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	148	\$27,104,500	\$30,008,900	1.0000	\$30,008,900	10.72%	39.78%
Commercial	95	\$9,841,700	\$9,708,900	1.0000	\$9,708,900	-1.35%	12.87%
Industrial	10	\$1,393,600	\$541,300	1.0000	\$541,300	-61.16%	0.72%
Residential	696	\$30,495,800	\$31,805,900	1.0000	\$31,805,900	4.30%	42.16%
Developmental	5	\$657,200	\$594,200	1.0000	\$594,200	-9.59%	0.79%
Total Real	954	\$69,492,800	\$72,659,200		\$72,659,200	4.56%	96.32%
Personal Property							
Commercial	61	\$1,381,800	\$1,246,900	1.0000	\$1,246,900	-9.76%	1.65%
Industrial	3	\$3,300	\$9,900	1.0000	\$9,900	200.00%	0.01%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	4	\$1,488,200	\$1,522,500	1.0000	\$1,522,500	2.30%	2.02%
Total Personal	68	\$2,873,300	\$2,779,300		\$2,779,300	-3.27%	3.68%
Grand Total	1,022	\$72,366,100	\$75,438,500		\$75,438,500	4.25%	100.00%

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



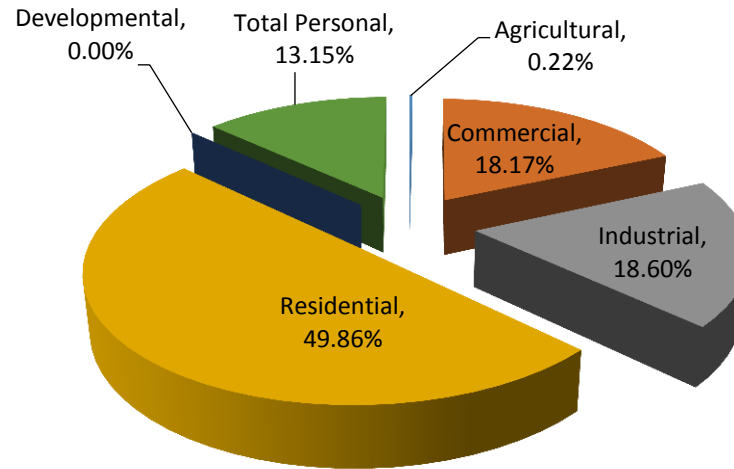
Class	2015						
	Parcel Count	State Equalized Value	2016 Assessed Value	Equalization Factor	2016 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	216	\$33,584,200	\$35,104,700	1.0000	\$35,104,700	4.53%	14.97%
Commercial	160	\$9,317,200	\$8,816,100	1.0000	\$8,816,100	-5.38%	3.76%
Industrial	52	\$7,533,000	\$9,187,500	1.0000	\$9,187,500	21.96%	3.92%
Residential	2,382	\$147,912,500	\$148,525,900	1.0000	\$148,525,900	0.41%	63.32%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,810	\$198,346,900	\$201,634,200		\$201,634,200	1.66%	85.97%
Personal Property							
Commercial	72	\$626,900	\$583,700	1.0000	\$583,700	-6.89%	0.25%
Industrial	13	\$4,828,100	\$1,263,600	1.0000	\$1,263,600	-73.83%	0.54%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	13	\$30,591,800	\$31,070,800	1.0000	\$31,070,800	1.57%	13.25%
Total Personal	98	\$36,046,800	\$32,918,100		\$32,918,100	-8.68%	14.03%
Grand Total	2,908	\$234,393,700	\$234,552,300		\$234,552,300	0.07%	100.00%

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



2015							
Class	Parcel Count	State Equalized Value	2016 Assessed Value	Equalization Factor	2016 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Commercial	320	\$59,783,300	\$56,631,600	1.0000	\$56,631,600	-5.27%	29.36%
Industrial	64	\$21,652,300	\$21,227,400	1.0000	\$21,227,400	-1.96%	11.01%
Residential	2,468	\$70,118,300	\$76,655,000	1.0000	\$76,655,000	9.32%	39.74%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,852	\$151,553,900	\$154,514,000		\$154,514,000	1.95%	80.11%
Personal Property							
Commercial	295	\$9,321,900	\$8,374,500	1.0000	\$8,374,500	-10.16%	4.34%
Industrial	48	\$63,250,600	\$23,241,300	1.0000	\$23,241,300	-63.26%	12.05%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	3	\$5,960,200	\$6,746,300	1.0000	\$6,746,300	13.19%	3.50%
Total Personal	346	\$78,532,700	\$38,362,100		\$38,362,100	-51.15%	19.89%
Grand Total	3,198	\$230,086,600	\$192,876,100		\$192,876,100	-16.17%	100.00%

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



2015							
Class	Parcel Count	State Equalized Value	2016 Assessed Value	Equalization Factor	2016 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	7	\$491,700	\$524,500	1.0000	\$524,500	6.67%	0.22%
Commercial	326	\$39,746,900	\$43,215,700	1.0000	\$43,215,700	8.73%	18.17%
Industrial	110	\$43,667,300	\$44,247,800	1.0000	\$44,247,800	1.33%	18.60%
Residential	3,316	\$113,360,100	\$118,595,800	1.0000	\$118,595,800	4.62%	49.86%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	3,759	\$197,266,000	\$206,583,800		\$206,583,800	4.72%	86.85%
Personal Property							
Commercial	323	\$7,488,200	\$8,495,100	1.0000	\$8,495,100	13.45%	3.57%
Industrial	51	\$52,718,300	\$21,275,700	1.0000	\$21,275,700	-59.64%	8.94%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	2	\$1,410,800	\$1,498,100	1.0000	\$1,498,100	6.19%	0.63%
Total Personal	376	\$61,617,300	\$31,268,900		\$31,268,900	-49.25%	13.15%
Grand Total	4,135	\$258,883,300	\$237,852,700		\$237,852,700	-8.12%	100.00%

St. Joseph County
2016 Agricultural Real Property Recapitulation

Unit of Govt.	2016 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2016 Equalized Value	% of Class
Burr Oak Township	\$50,976,300	49.91%	1.0000	\$0	\$50,976,300	7.72%
Colon Township	\$51,039,600	49.96%	1.0000	\$0	\$51,039,600	7.73%
Constantine Township	\$40,565,600	49.76%	1.0000	\$0	\$40,565,600	6.14%
Fabius Township	\$18,718,600	49.86%	1.0000	\$0	\$18,718,600	2.83%
Fawn River Township	\$23,900,500	49.84%	1.0000	\$0	\$23,900,500	3.62%
Florence Township	\$61,700,900	49.45%	1.0000	\$0	\$61,700,900	9.34%
Flowerfield Township	\$34,406,500	50.00%	1.0000	\$0	\$34,406,500	5.21%
Leonidas Township	\$55,833,800	49.92%	1.0000	\$0	\$55,833,800	8.45%
Lockport Township	\$36,651,800	49.88%	1.0000	\$0	\$36,651,800	5.55%
Mendon Township	\$53,926,100	49.89%	1.0000	\$0	\$53,926,100	8.16%
Mottville Township	\$27,350,400	49.49%	1.0000	\$0	\$27,350,400	4.14%
Nottawa Township	\$55,140,300	49.77%	1.0000	\$0	\$55,140,300	8.35%
Park Township	\$50,503,800	49.70%	1.0000	\$0	\$50,503,800	7.65%
Sherman Township	\$34,183,300	49.93%	1.0000	\$0	\$34,183,300	5.18%
Sturgis Township	\$30,008,900	49.74%	1.0000	\$0	\$30,008,900	4.54%
White Pigeon Township	\$35,104,700	49.71%	1.0000	\$0	\$35,104,700	5.31%
Three Rivers City	\$0	0.00%	1.0000	\$0	\$0	0.00%
Sturgis City	\$524,500	49.95%	1.0000	\$0	\$524,500	0.08%
St. Joseph County Total	\$660,535,600			\$0	\$660,535,600	100%

St. Joseph County
2016 Commercial Real Property Recapitulation

Unit of Govt.	2016 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2016 Equalized Value	% of Class
Burr Oak Township	\$988,000	49.88%	1.0000	\$0	\$988,000	0.61%
Colon Township	\$4,095,900	49.99%	1.0000	\$0	\$4,095,900	2.52%
Constantine Township	\$4,115,700	49.54%	1.0000	\$0	\$4,115,700	2.53%
Fabius Township	\$5,026,200	49.96%	1.0000	\$0	\$5,026,200	3.10%
Fawn River Township	\$1,513,500	49.57%	1.0000	\$0	\$1,513,500	0.93%
Florence Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Flowerfield Township	\$1,336,200	49.73%	1.0000	\$0	\$1,336,200	0.82%
Leonidas Township	\$881,200	49.91%	1.0000	\$0	\$881,200	0.54%
Lockport Township	\$4,886,300	49.79%	1.0000	\$0	\$4,886,300	3.01%
Mendon Township	\$3,099,600	49.81%	1.0000	\$0	\$3,099,600	1.91%
Mottville Township	\$3,165,100	49.85%	1.0000	\$0	\$3,165,100	1.95%
Nottawa Township	\$7,261,900	49.58%	1.0000	\$0	\$7,261,900	4.47%
Park Township	\$6,118,800	49.71%	1.0000	\$0	\$6,118,800	3.77%
Sherman Township	\$1,501,500	49.94%	1.0000	\$0	\$1,501,500	0.92%
Sturgis Township	\$9,708,900	49.89%	1.0000	\$0	\$9,708,900	5.98%
White Pigeon Township	\$8,816,100	49.45%	1.0000	\$0	\$8,816,100	5.43%
Three Rivers City	\$56,631,600	49.78%	1.0000	\$0	\$56,631,600	34.88%
Sturgis City	\$43,215,700	49.82%	1.0000	\$0	\$43,215,700	26.62%
St. Joseph County Total	\$162,362,200			\$0	\$162,362,200	100%

St. Joseph County
2016 Industrial Real Property Recapitulation

Unit of Govt.	2016 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2016 Equalized Value	% of Class
Burr Oak Township	\$874,500	49.86%	1.0000	\$0	\$874,500	0.71%
Colon Township	\$2,057,700	49.83%	1.0000	\$0	\$2,057,700	1.68%
Constantine Township	\$20,628,400	49.58%	1.0000	\$0	\$20,628,400	16.85%
Fabius Township	\$3,007,100	49.83%	1.0000	\$0	\$3,007,100	2.46%
Fawn River Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Florence Township	\$107,600	49.95%	1.0000	\$0	\$107,600	0.09%
Flowerfield Township	\$91,800	49.52%	1.0000	\$0	\$91,800	0.07%
Leonidas Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Lockport Township	\$896,500	49.95%	1.0000	\$0	\$896,500	0.73%
Mendon Township	\$4,028,600	49.90%	1.0000	\$0	\$4,028,600	3.29%
Mottville Township	\$9,753,300	49.80%	1.0000	\$0	\$9,753,300	7.97%
Nottawa Township	\$374,800	49.47%	1.0000	\$0	\$374,800	0.31%
Park Township	\$5,226,000	49.95%	1.0000	\$0	\$5,226,000	4.27%
Sherman Township	\$155,900	49.77%	1.0000	\$0	\$155,900	0.13%
Sturgis Township	\$541,300	49.76%	1.0000	\$0	\$541,300	0.44%
White Pigeon Township	\$9,187,500	49.10%	1.0000	\$0	\$9,187,500	7.51%
Three Rivers City	\$21,227,400	49.43%	1.0000	\$0	\$21,227,400	17.34%
Sturgis City	\$44,247,800	49.96%	1.0000	\$0	\$44,247,800	36.15%
St. Joseph County Total	\$122,406,200			\$0	\$122,406,200	100%

St. Joseph County
2016 Residential Real Property Recapitulation

Unit of Govt.	2016 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2016 Equalized Value	% of Class
Burr Oak Township	\$51,376,700	49.75%	1.0000	\$0	\$51,376,700	3.66%
Colon Township	\$92,458,900	49.91%	1.0000	\$0	\$92,458,900	6.58%
Constantine Township	\$68,734,100	49.66%	1.0000	\$0	\$68,734,100	4.89%
Fabius Township	\$187,766,800	49.77%	1.0000	\$0	\$187,766,800	13.36%
Fawn River Township	\$32,147,700	49.68%	1.0000	\$0	\$32,147,700	2.29%
Florence Township	\$23,272,600	49.73%	1.0000	\$0	\$23,272,600	1.66%
Flowerfield Township	\$52,722,450	49.88%	1.0000	\$0	\$52,722,450	3.75%
Leonidas Township	\$20,225,500	49.85%	1.0000	\$0	\$20,225,500	1.44%
Lockport Township	\$95,357,500	49.74%	1.0000	\$0	\$95,357,500	6.79%
Mendon Township	\$53,211,500	49.86%	1.0000	\$0	\$53,211,500	3.79%
Mottville Township	\$28,052,200	49.54%	1.0000	\$0	\$28,052,200	2.00%
Nottawa Township	\$103,821,700	49.77%	1.0000	\$0	\$103,821,700	7.39%
Park Township	\$85,793,500	49.96%	1.0000	\$0	\$85,793,500	6.11%
Sherman Township	\$134,483,600	49.86%	1.0000	\$0	\$134,483,600	9.57%
Sturgis Township	\$31,805,900	49.78%	1.0000	\$0	\$31,805,900	2.26%
White Pigeon Township	\$148,525,900	49.69%	1.0000	\$0	\$148,525,900	10.57%
Three Rivers City	\$76,655,000	49.62%	1.0000	\$0	\$76,655,000	5.46%
Sturgis City	\$118,595,800	49.78%	1.0000	\$0	\$118,595,800	8.44%
St. Joseph County Total	\$1,405,007,350			\$0	\$1,405,007,350	100%

St. Joseph County
2016 Developmental Real Property Recapitulation

Unit of Govt.	2016 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2016 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	\$594,200	49.85%	1.0000	\$0	\$594,200	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	\$594,200			\$0	\$594,200	100%

St. Joseph County
2016 Personal Property Recapitulation

Unit of Govt.	2016 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2016 Equalized Value	% of Class
Burr Oak Township	\$8,634,700	50.00%	1.0000	\$0	\$8,634,700	3.24%
Colon Township	\$8,468,500	50.00%	1.0000	\$0	\$8,468,500	3.18%
Constantine Township	\$11,860,600	50.00%	1.0000	\$0	\$11,860,600	4.45%
Fabius Township	\$15,553,700	50.00%	1.0000	\$0	\$15,553,700	5.84%
Fawn River Township	\$733,500	50.00%	1.0000	\$0	\$733,500	0.28%
Florence Township	\$4,265,800	50.00%	1.0000	\$0	\$4,265,800	1.60%
Flowerfield Township	\$16,956,535	50.00%	1.0000	\$0	\$16,956,535	6.36%
Leonidas Township	\$7,619,700	50.00%	1.0000	\$0	\$7,619,700	2.86%
Lockport Township	\$3,316,900	50.00%	1.0000	\$0	\$3,316,900	1.24%
Mendon Township	\$34,591,400	50.00%	1.0000	\$0	\$34,591,400	12.98%
Mottville Township	\$7,472,700	50.00%	1.0000	\$0	\$7,472,700	2.80%
Nottawa Township	\$4,636,900	50.00%	1.0000	\$0	\$4,636,900	1.74%
Park Township	\$32,088,700	50.00%	1.0000	\$0	\$32,088,700	12.04%
Sherman Township	\$4,943,800	50.00%	1.0000	\$0	\$4,943,800	1.86%
Sturgis Township	\$2,779,300	50.00%	1.0000	\$0	\$2,779,300	1.04%
White Pigeon Township	\$32,918,100	50.00%	1.0000	\$0	\$32,918,100	12.35%
Three Rivers City	\$38,362,100	50.00%	1.0000	\$0	\$38,362,100	14.40%
Sturgis City	\$31,268,900	50.00%	1.0000	\$0	\$31,268,900	11.73%
St. Joseph County Total	\$266,471,835			\$0	\$266,471,835	100%

St. Joseph County

Agricultural

Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	269	\$101,952,600	\$379,006
Colon Township	276	\$101,952,600	\$369,393
Constantine Township	188	\$81,131,200	\$431,549
Fabius Township	128	\$37,437,200	\$292,478
Fawn River Township	160	\$47,801,000	\$298,756
Florence Township	282	\$123,401,800	\$437,595
Flowerfield Township	197	\$68,813,000	\$349,305
Leonidas Township	376	\$111,667,600	\$296,988
Lockport Township	181	\$73,303,600	\$404,992
Mendon Township	292	\$107,852,200	\$369,357
Mottville Township	141	\$54,700,800	\$387,949
Nottawa Township	319	\$110,280,600	\$345,707
Park Township	254	\$101,007,600	\$397,668
Sherman Township	166	\$68,366,600	\$411,847
Sturgis Township	148	\$60,017,800	\$405,526
White Pigeon Township	216	\$70,209,400	\$325,044
Three Rivers City	0	\$0	\$0
Sturgis City	7	\$1,049,000	\$149,857
County Wide Average	200	\$73,385,811	\$366,929

St. Joseph County

Commercial

Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	36	\$1,976,000	\$54,889
Colon Township	66	\$8,191,800	\$124,118
Constantine Township	108	\$8,231,400	\$76,217
Fabius Township	61	\$10,052,400	\$164,793
Fawn River Township	16	\$3,027,000	\$189,188
Florence Township	0	\$0	\$0
Flowerfield Township	6	\$2,672,400	\$445,400
Leonidas Township	26	\$1,762,400	\$67,785
Lockport Township	64	\$9,772,600	\$152,697
Mendon Township	64	\$6,199,200	\$96,863
Mottville Township	27	\$6,330,200	\$234,452
Nottawa Township	100	\$14,523,800	\$145,238
Park Township	41	\$12,237,600	\$298,478
Sherman Township	21	\$3,003,000	\$143,000
Sturgis Township	95	\$19,417,800	\$204,398
White Pigeon Township	160	\$17,632,200	\$110,201
Three Rivers City	320	\$113,263,200	\$353,948
Sturgis City	326	\$86,431,400	\$265,127
County Wide Average	85	\$18,040,244	\$211,272

St. Joseph County

Industrial

Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	27	\$1,749,000	\$64,778
Colon Township	14	\$4,115,400	\$293,957
Constantine Township	35	\$41,256,800	\$1,178,766
Fabius Township	33	\$6,014,200	\$182,248
Fawn River Township	0	\$0	\$0
Florence Township	6	\$215,200	\$35,867
Flowerfield Township	2	\$183,600	\$91,800
Leonidas Township	0	\$0	\$0
Lockport Township	18	\$1,793,000	\$99,611
Mendon Township	24	\$8,057,200	\$335,717
Mottville Township	29	\$19,506,600	\$672,641
Nottawa Township	10	\$749,600	\$74,960
Park Township	24	\$10,452,000	\$435,500
Sherman Township	1	\$311,800	\$311,800
Sturgis Township	10	\$1,082,600	\$108,260
White Pigeon Township	52	\$18,375,000	\$353,365
Three Rivers City	64	\$42,454,800	\$663,356
Sturgis City	110	\$88,495,600	\$804,505
County Wide Average	26	\$13,600,689	\$533,360

St. Joseph County

Residential

Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	1,257	\$102,753,400	\$81,745
Colon Township	2,202	\$184,917,800	\$83,977
Constantine Township	1,662	\$137,468,200	\$82,713
Fabius Township	2,668	\$375,533,600	\$140,755
Fawn River Township	743	\$64,295,400	\$86,535
Florence Township	516	\$46,545,200	\$90,204
Flowerfield Township	861	\$105,444,900	\$122,468
Leonidas Township	555	\$40,451,000	\$72,885
Lockport Township	1,963	\$190,715,000	\$97,155
Mendon Township	1,414	\$106,423,000	\$75,264
Mottville Township	744	\$56,104,400	\$75,409
Nottawa Township	1,990	\$207,643,400	\$104,343
Park Township	1,427	\$171,587,000	\$120,243
Sherman Township	1,987	\$268,967,200	\$135,363
Sturgis Township	696	\$63,611,800	\$91,396
White Pigeon Township	2,382	\$297,051,800	\$124,707
Three Rivers City	2,468	\$153,310,000	\$62,119
Sturgis City	3,316	\$237,191,600	\$71,529
County Wide Average	1,603	\$156,111,928	\$97,397

St. Joseph County

Top 15 Taxpayers by Unit (Equalized Value)

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

CONSUMERS ENERGY	\$7,716,800	6 Parcel(s)
KING FARMS	\$3,771,900	23 Parcel(s)
MACDANIELS WILLIAM H & CYNTHIA K	\$1,484,200	14 Parcel(s)
MILLER LYNN M	\$1,125,500	4 Parcel(s)
WICKEY EDWIN & MARTHA A & KEVIN J	\$1,120,700	2 Parcel(s)
TRIPLE S FARMS INC	\$1,091,500	5 Parcel(s)
WELLS DALE L & CINDY M	\$976,500	5 Parcel(s)
STUCKEY IVAN A TRUST	\$971,400	3 Parcel(s)
FOSTER ROBERT N TRUST	\$899,100	6 Parcel(s)
NUNEMAKER JOHN E & DORIS J &	\$868,500	1 Parcel(s)
BAKER RODNEY TRUST	\$858,900	3 Parcel(s)
WALL FAMILY TRUST	\$851,300	5 Parcel(s)
KELLEY LYNDON L & JANE E	\$849,200	2 Parcel(s)
BAKER EMILY TRUST	\$840,400	2 Parcel(s)
TROYER LENNIS V & NANCY S	\$818,600	3 Parcel(s)

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

CONSUMERS ENERGY CO	\$6,457,700	6 Parcel(s)
HOSTETLER ALLIE M TRUST	\$1,878,300	8 Parcel(s)
YODER NELSON & AUDREY REV TRUST-CTR	\$1,360,100	6 Parcel(s)
FOREST RIVER MANUFACTURING LLC	\$1,249,000	2 Parcel(s)
ENGLE HELEN, RICHARD & TINA	\$1,212,500	4 Parcel(s)
FRISBIE LOREN M - REV TRUST	\$1,204,900	7 Parcel(s)
AVERY ROBERT E & AUDREY TRUST	\$947,000	9 Parcel(s)
YODER ARLEN & KETURAH TRUST	\$943,700	6 Parcel(s)
WALTERS HAROLD TRUST	\$931,700	5 Parcel(s)
ALBRIGHT JERRY R & LINDA E TRUST	\$857,900	6 Parcel(s)
BORGERT JAMES W & KAREN J TRUST	\$804,800	5 Parcel(s)
CUPP DOUGLAS P	\$781,400	3 Parcel(s)
OSWALD RICHARD PAUL	\$745,100	2 Parcel(s)
SHARP MARK R & CAROL	\$726,300	2 Parcel(s)
SCHROCK JONATHAN & MYRA & EDNA	\$693,400	2 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Equalized Value)

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

PIONEER HI BRED INT INC	\$7,000,000	2 Parcel(s)
DEKALB GENETICS CORP	\$4,380,000	1 Parcel(s)
RUSSELL FARMS INC	\$3,038,200	10 Parcel(s)
PIONEER HI BRED CON1	\$2,435,000	1 Parcel(s)
AMERICAN ELECTRIC POWER	\$2,433,500	8 Parcel(s)
CLARK LOGISTICS GROUP VI LLC	\$2,423,900	1 Parcel(s)
MICHIGAN REAL ESTATE INVESTMENTS LL	\$2,293,900	3 Parcel(s)
INDIANA MICHIGAN POWER CO	\$2,076,700	8 Parcel(s)
HASSINGER JOHN N REV TRUST	\$1,752,500	6 Parcel(s)
BROADSTREET FARMS INC	\$1,561,200	4 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$1,551,500	6 Parcel(s)
WILLMAN ERNEST A TRUST	\$1,538,000	4 Parcel(s)
LOVEJOY GLENN A & SANDRA K	\$1,452,800	6 Parcel(s)
BULLOCK BETTY J	\$1,395,300	4 Parcel(s)
MONSANTO COMPANY	\$1,367,500	1 Parcel(s)

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

ENBRIDGE ENERGY LTD PARTNERSHIP	\$7,660,500	1 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	\$2,321,000	2 Parcel(s)
COREY LAKE ORCHARDS LAND LLC	\$1,389,400	16 Parcel(s)
AEP IN MI TRANSMISSION CO	\$1,385,800	2 Parcel(s)
ROCKWELL JEAN M TRUST	\$1,326,700	8 Parcel(s)
WESTSIDE LANDFILL INC	\$1,246,300	14 Parcel(s)
LATVIAN CENTER GAREZERS INC	\$1,221,900	9 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$1,194,000	3 Parcel(s)
WASTE MANAGEMENT OF MICHIGAN INC	\$1,036,600	6 Parcel(s)
BARTH CLARENCE A	\$931,100	6 Parcel(s)
VECTOR PIPELINE	\$923,700	1 Parcel(s)
DUFOUR PHILIP ALLEN & KAREN SUE	\$769,700	6 Parcel(s)
VIZULIS ANDA L REV TRUST	\$750,200	1 Parcel(s)
WASTE MANAGEMENT OF MICH INC	\$737,500	7 Parcel(s)
SERENITY SHORES LLC	\$693,300	22 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Equalized Value)

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

LITTLEFIELD FARMS	\$1,813,200	13 Parcel(s)
FBI FARMS INC	\$1,413,200	10 Parcel(s)
CERES FARMS LLC	\$1,191,000	8 Parcel(s)
WINDY KNOLL FARM INC	\$839,200	4 Parcel(s)
MISHLER ERVIN F REV TRUST	\$749,700	3 Parcel(s)
INMAN HOLDINGS LLC	\$731,000	10 Parcel(s)
LORDS INC	\$677,900	4 Parcel(s)
KING RUTH A REVOCABLE TRUST	\$644,700	4 Parcel(s)
SUTTON DANIEL R & TINA L	\$617,300	2 Parcel(s)
QUIRIN LLC	\$578,900	4 Parcel(s)
ARVER JOHN	\$573,700	4 Parcel(s)
CONSUMERS ENERGY	\$551,500	2 Parcel(s)
BORDNER MONTE J & ROBIN A	\$540,900	6 Parcel(s)
C & B LLC	\$537,000	4 Parcel(s)
BASTIN JEFFREY K TRUST UND 1/2 INT&	\$534,800	2 Parcel(s)

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

RUSSELL FARMS INC	\$4,581,200	23 Parcel(s)
AEP IN MI TRANSMISSION CO	\$2,716,100	3 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$2,034,900	13 Parcel(s)
KELLEYS GREENACRES FARMS 2/3 INT &	\$1,946,300	2 Parcel(s)
MILLER JOHN E & TAMARA J	\$1,917,800	8 Parcel(s)
JONES JERRY A & DARCY J	\$1,708,800	10 Parcel(s)
SCATTERED ACRES LEASING LLC	\$1,596,100	10 Parcel(s)
STUBY DALE E & SARA A	\$1,557,200	5 Parcel(s)
KRULL THEODORE R	\$1,488,700	4 Parcel(s)
HENSELL JACK R TRUST UND 1/2 INT &	\$1,455,600	4 Parcel(s)
STEFFEL PAUL T & CONNIE J TRUST	\$1,448,400	7 Parcel(s)
STEARNS PATRICIA L TRUST	\$1,277,600	4 Parcel(s)
LOVEJOY GLENN A & SANDRA	\$1,186,200	5 Parcel(s)
MOCK STEPHEN S & JEAN M	\$1,104,500	6 Parcel(s)
STUTZMAN REAL PROPERTIES LLC	\$1,093,700	3 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	\$13,085,795	1 Parcel(s)
BENT JUNE & NANETTE 1/2EA TRUST	\$2,153,700	13 Parcel(s)
WILLIAMS KATHLEEN M	\$1,621,200	10 Parcel(s)
VECTOR PIPELINE LTD PARTNERS	\$1,574,078	1 Parcel(s)
HACKENBERG SALLY J LIVING TRUST	\$1,440,700	10 Parcel(s)
WARD MARY TRUST	\$1,320,400	9 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$1,246,423	2 Parcel(s)
DRAKE KENT C TRUST	\$1,038,000	9 Parcel(s)
PINE VIEW GOLF CLUB LLC	\$1,008,999	5 Parcel(s)
BARTH CLARENCE A	\$810,600	5 Parcel(s)
FORBUSH DAVID LEE &	\$789,800	1 Parcel(s)
GLASS MICHAEL C & CHRISTINE	\$767,500	5 Parcel(s)
SCHUG TIMOTHY L & LAURA J	\$708,500	5 Parcel(s)
BENT DALE A LIV TRUST 70% INT &	\$679,500	2 Parcel(s)
BENT DAVID L & PHYLLIS E	\$654,900	3 Parcel(s)

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

MICHIGAN ELECTRIC TRANS	\$5,983,900	2 Parcel(s)
BELSON ROBERT C & LAURA F	\$2,181,300	8 Parcel(s)
CAMPBELL FAMILY TRUST	\$1,914,600	11 Parcel(s)
DECKER DENNIS N & MARSHA L	\$1,680,900	10 Parcel(s)
CLARK ALVIN R (TRUSTEE)	\$1,674,000	11 Parcel(s)
COOMER DARREL & MARIE TRUST	\$1,638,900	14 Parcel(s)
BARRETT LEON G & KATHRYN L	\$1,527,300	8 Parcel(s)
CONSUMERS ENERGY COMPANY	\$1,417,100	5 Parcel(s)
MUMBY SEAN & AMY	\$1,361,900	8 Parcel(s)
BENCHMARK INVESTMENTS LLC	\$1,184,400	9 Parcel(s)
CARLISLE M LOREN & GWEN L	\$976,000	3 Parcel(s)
CERES FARMS LLC	\$973,000	6 Parcel(s)
CAMPBELL TONY L & JANNETTE M	\$962,800	6 Parcel(s)
KAUFFMAN FARM PROPERTIES 20 LLC	\$957,400	3 Parcel(s)
BRUECK DOUGLAS L & KATHERINE L	\$945,600	7 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	\$4,182,500	24 Parcel(s)
VILLA MILLER LAND LLC	\$2,221,300	12 Parcel(s)
RICE ARTHUR G TRUSTEE	\$1,804,200	3 Parcel(s)
WALTHER INVESTMENT LLC	\$1,776,200	10 Parcel(s)
INDIANA MICHIGAN POWER CO	\$1,276,100	2 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$1,271,300	5 Parcel(s)
L WALTHER & SONS INC	\$992,400	6 Parcel(s)
RICE LAWRENCE & DEBORAH L	\$893,300	4 Parcel(s)
MEYER LEO E TRUST	\$854,000	1 Parcel(s)
LANDCO AG LLC	\$833,800	6 Parcel(s)
COOMER GEORGE W REV LIV TRUST &	\$792,300	2 Parcel(s)
HIRSHEY M VIRGINIA TRUSTEE	\$635,400	2 Parcel(s)
RICE DORIS P TRUSTEE	\$630,800	2 Parcel(s)
STROBEL ALFRED L & BETTY L TRUST	\$623,000	4 Parcel(s)
FROHRIEP GENE R & SHERRY LIANNE	\$611,100	2 Parcel(s)

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

ENBRIDGE ENERGY PARTNERS LP	\$23,051,900	3 Parcel(s)
CONSUMERS ENERGY	\$5,318,000	8 Parcel(s)
SCHMIDT LYLE FARMS LLC	\$3,181,200	17 Parcel(s)
C & J FARMS INC	\$3,008,100	18 Parcel(s)
IAC MENDON LLC	\$2,996,100	8 Parcel(s)
CUPP KIM S & LORI A FAMILY TRUST	\$2,324,100	10 Parcel(s)
VECTOR PIPELINE LTD PARTNERS	\$2,281,000	1 Parcel(s)
COOMER DARRELL & MARIE TRUST	\$1,911,700	7 Parcel(s)
KAUFFMAN FARM PROPERTIES 20 LLC	\$1,816,100	14 Parcel(s)
T H PLASTICS INC	\$1,755,000	7 Parcel(s)
RIEDSTRA DAIRY LTD	\$1,336,500	6 Parcel(s)
HARRISON ROGER W TRUST 1/2INT &	\$1,330,100	8 Parcel(s)
KLINE PHILLIP L & TAMA K CTR	\$1,239,000	1 Parcel(s)
KLINE PAUL C & JOYCE R	\$1,230,300	12 Parcel(s)
LYLE SCHMIDT FARMS LLC	\$1,210,700	6 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Equalized Value)

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

INDIANA MICHIGAN POWER CO	\$4,016,400	6 Parcel(s)
MILLER EDGAR W & PHYLLIS K	\$4,004,500	17 Parcel(s)
SCATTERED ACRES LEASING LLC	\$2,523,100	13 Parcel(s)
BANKS HARDWOODS INC	\$2,060,400	4 Parcel(s)
FRESH SOLUTION FARMS LLC	\$1,788,900	2 Parcel(s)
UNIVERSAL FOREST PRODUCTS	\$1,788,800	3 Parcel(s)
HEMINGER TIMOTHY & EVERETT ALAN	\$1,709,700	4 Parcel(s)
COPPERCOIN HOLDINGS LLC	\$1,662,900	5 Parcel(s)
THE ANDERSONS INC	\$1,436,400	2 Parcel(s)
MILLER TIMOTHY L & KELLY	\$1,320,700	5 Parcel(s)
MILLER CONNIE E	\$1,117,800	5 Parcel(s)
MILLER TIMOTHY L & KELLY J	\$1,116,400	10 Parcel(s)
ENTECH INC	\$1,037,300	1 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$875,300	5 Parcel(s)
CONSUMERS ENERGY	\$840,600	4 Parcel(s)

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

KUHLMAN PHILLIP L & GAIL M	\$2,041,200	16 Parcel(s)
CONSUMERS ENERGY	\$1,826,800	6 Parcel(s)
BRUECK LARRY F & VICKI S TRUST	\$1,443,000	7 Parcel(s)
MAST LARRY E & ESTHER J REV TRUST	\$1,371,800	12 Parcel(s)
WOZNICKI JENNIFER REV TRUST	\$1,361,500	1 Parcel(s)
RICE LAWRENCE A & DEBORAH L	\$1,314,500	8 Parcel(s)
ROBINSON FAMILY TRUST	\$1,260,300	3 Parcel(s)
BORGERT FAMILY FARMS LLC	\$1,211,200	9 Parcel(s)
WILDS WAYNE L & SANDRA K TRUST	\$1,149,900	7 Parcel(s)
FLETCHER FARM INC	\$1,023,100	2 Parcel(s)
ISLAND HILLS LLC	\$995,000	10 Parcel(s)
COOMER JOHN E & KERRY	\$989,200	6 Parcel(s)
YODER EDITH TRUST	\$988,400	7 Parcel(s)
STORMS LAVON R TRUSTEE	\$959,400	3 Parcel(s)
TERRA 88 LLC	\$936,000	122 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	\$20,540,000	2 Parcel(s)
SCATTERED ACRES LEASING LLC	\$3,769,900	15 Parcel(s)
RIEDSTRA DAIRY LTD	\$3,131,700	7 Parcel(s)
INDIANA MICHIGAN POWER CO	\$2,973,100	4 Parcel(s)
WALTHER FARMS L L C	\$2,751,100	2 Parcel(s)
VECTOR PIPELINE LTD PARTNERSHIP	\$2,429,000	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$2,241,500	1 Parcel(s)
NEMIRE RICK W	\$1,997,800	6 Parcel(s)
NAGEL FRED W & SONS INC	\$1,759,100	7 Parcel(s)
TLCO LLC	\$1,636,400	1 Parcel(s)
BELSON CHARLES A RESTATED TRUST	\$1,389,000	8 Parcel(s)
PETERSON SPRING CIMA	\$1,321,000	1 Parcel(s)
VILLA MILLER LAND LLC	\$1,173,900	8 Parcel(s)
STRUBLE JAMES A REV TRUST	\$1,110,300	4 Parcel(s)
LANDIS DELBERT D & BONNIE L	\$1,050,200	6 Parcel(s)

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

CONSUMERS ENERGY	\$3,070,300	4 Parcel(s)
STURGIS FARMS LLC	\$2,663,000	11 Parcel(s)
AEP IN MI TRANSMISSION CO	\$1,298,200	2 Parcel(s)
GRIFFIOEN ROBERT H & JOSEPHINE	\$1,268,900	3 Parcel(s)
GENTZ FAMILY PROPERTIES LLC	\$1,199,300	4 Parcel(s)
HIBBARD JAMES A	\$1,174,200	6 Parcel(s)
KELLEYS GREENACRES FARMS INC	\$1,073,000	3 Parcel(s)
BORGERT DANIEL & PHYLLIS REV TRUST	\$910,500	3 Parcel(s)
CLARK ROY L & ALANA V	\$860,500	4 Parcel(s)
KELLEY WILLIAM R & ELEANOR E	\$759,200	6 Parcel(s)
MAKIN BACON FARM LLC	\$756,300	1 Parcel(s)
BORGERT FAMILY FARMS LLC	\$750,400	3 Parcel(s)
FAIRGROVE FARMS INC	\$735,500	2 Parcel(s)
EICHORN GALEN R & CAROL A	\$724,000	2 Parcel(s)
GRIM JACK W & JOAN E LIFE ESTATE	\$709,900	3 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Equalized Value)

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

FAIRGROVE FARMS INC	\$2,465,900	9 Parcel(s)
DEER CREEK FARMS INC	\$1,936,000	8 Parcel(s)
YUNKER STEPHEN & KAREN LIVING TRUST	\$1,775,000	12 Parcel(s)
PUESCHEL JOHN M TRUST	\$1,625,100	8 Parcel(s)
GUSHWA JAMES E	\$1,114,300	4 Parcel(s)
MILLIMAN MARVIN W TRUST	\$1,104,600	14 Parcel(s)
GRABE GREGORY A	\$996,200	5 Parcel(s)
FAIRGROVE FARMS	\$944,300	5 Parcel(s)
ABBOTT LABORATORIES	\$925,500	4 Parcel(s)
LEGACY 5 LLC	\$765,500	5 Parcel(s)
GRABE MICHAEL A	\$761,300	4 Parcel(s)
PRAIRIE HARVEST INC	\$724,000	1 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	\$714,100	1 Parcel(s)
MIDWEST HOSPITALITY PARTNERS INC	\$703,300	2 Parcel(s)
GRABE CHARLES E FAM TRUST-1/2 INT	\$672,500	5 Parcel(s)

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

CONSUMERS ENERGY	\$28,791,200	3 Parcel(s)
INDIANA MICHIGAN POWER CO	\$2,538,400	3 Parcel(s)
KRULL THOMAS R & JACQUELINE R	\$2,517,600	17 Parcel(s)
STUTZMAN REAL PROPERTIES LLC	\$2,307,100	13 Parcel(s)
WHITE PIGEON PAPER CO	\$2,143,100	8 Parcel(s)
WAGNER JOHN P & BARBARA J	\$1,907,300	15 Parcel(s)
KRULL MICHAEL L & MELISSA L	\$1,840,000	10 Parcel(s)
KLINGER LAKE COUNTRY CLUB	\$1,345,400	6 Parcel(s)
RIETH BLAIR A JR & TERESA O	\$1,324,900	5 Parcel(s)
LIEGL PETER J	\$1,253,300	1 Parcel(s)
MILLER SHINAZY LLC	\$1,158,600	8 Parcel(s)
EGGERLING ARTHUR & DELORES	\$1,090,500	8 Parcel(s)
LOVEJOY GLENN A & SANDRA K	\$1,058,200	3 Parcel(s)
PARKER IRENE C & EARL D & JOHN L	\$1,017,100	4 Parcel(s)
BEX FARMS INC	\$965,200	19 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Equalized Value)

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

ABBOTT MANUFACTURING INC	\$23,319,400	8 Parcel(s)
BURR OAK TOOL INC	\$6,460,600	10 Parcel(s)
WAL MART REAL ESTATE BUSINESS TRUST	\$4,633,100	1 Parcel(s)
AMERICRAFT CARTON INC	\$4,020,500	3 Parcel(s)
POINDEXTER PROPERTIES LLC	\$3,557,200	3 Parcel(s)
GOOD WILL CO INC	\$3,175,000	5 Parcel(s)
STURGIS PLAZA LLC	\$2,486,300	5 Parcel(s)
STURGIS MOLDED PRODUCTS CO	\$2,483,600	2 Parcel(s)
REHAU INC	\$2,017,100	1 Parcel(s)
WELS HOLDINGS LLC	\$1,719,700	1 Parcel(s)
FAWN RIVER APT CO LDHA LP	\$1,543,900	2 Parcel(s)
PENGUIN LLC	\$1,453,900	2 Parcel(s)
MICHIGAN GAS UTILITIES CORP	\$1,336,900	2 Parcel(s)
ICEBERG ENTERPRISES, LLC	\$1,289,000	2 Parcel(s)
WAL MART STORES EAST LP	\$1,249,000	1 Parcel(s)

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

AMERICAN AXLE & MFG INC	\$21,387,700	2 Parcel(s)
INTERNATIONAL PAPER CO	\$5,519,500	3 Parcel(s)
MEIJER INC	\$5,336,500	2 Parcel(s)
WAL MART REAL ESTATE TRUST	\$4,397,600	1 Parcel(s)
INDIANA MICHIGAN POWER CO	\$3,785,100	4 Parcel(s)
MENARD INC	\$3,375,800	1 Parcel(s)
BENTWATERS PARTNERS LTD	\$2,760,200	1 Parcel(s)
ARMSTRONG MACHINE WORKS	\$2,709,400	5 Parcel(s)
METAL TECHNOLOGIES INC	\$2,003,900	5 Parcel(s)
RIVER TRAIL APARTMENTS LLC	\$1,873,900	1 Parcel(s)
SEMCO ENERGY GAS CO	\$1,764,700	1 Parcel(s)
HD DEV OF MARYLAND INC	\$1,737,200	2 Parcel(s)
SUNDANCE MEADOW LANE LLC	\$1,459,700	4 Parcel(s)
AMIGO R & L INC	\$1,412,500	5 Parcel(s)
KADANT JOHNSON	\$1,356,700	3 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	\$7,707,955	6 Parcel(s)
KING FARMS	\$1,609,806	23 Parcel(s)
BROOKS STEVEN A & JOYCE	\$624,670	4 Parcel(s)
MACDANIELS WILLIAM H & CYNTHIA K	\$432,580	14 Parcel(s)
CONSUMERS ENERGY CO	\$424,194	2 Parcel(s)
MUNN DAVID S & ROXANNA J TRUST	\$372,912	4 Parcel(s)
STUCKEY IVAN A TRUST	\$367,758	3 Parcel(s)
FOSTER ROBERT N TRUST	\$355,250	6 Parcel(s)
ZOOK CARL D & DOROTHY A	\$335,615	4 Parcel(s)
WICKEY EDWIN & MARTHA A & KEVIN J	\$327,186	2 Parcel(s)
MILLER LYNN M	\$311,077	4 Parcel(s)
KELLEY LYNDON L & JANE E	\$307,208	2 Parcel(s)
CRITES JAMIE D & SHARON L	\$303,400	2 Parcel(s)
BONTRAGER ALVIN J & RHODA O	\$292,978	5 Parcel(s)
WELLS DALE L & CINDY M	\$283,364	5 Parcel(s)

Colon Township Top 15 Owners by Taxable Value

CONSUMERS ENERGY CO	\$6,457,700	6 Parcel(s)
FOREST RIVER MANUFACTURING LLC	\$1,249,000	2 Parcel(s)
YODER NELSON & AUDREY REV TRUST-CTR	\$600,139	6 Parcel(s)
REMINGTON SEEDS, LLC	\$593,000	1 Parcel(s)
HOSTETLER ALLIE M TRUST	\$511,228	8 Parcel(s)
SCHROCK JONATHAN & MYRA & EDNA	\$491,769	2 Parcel(s)
YODER ARLEN & KETURAH TRUST	\$420,459	6 Parcel(s)
WHM INVESTMENTS INC	\$414,467	5 Parcel(s)
BORGERT JAMES W & KAREN J TRUST	\$400,117	5 Parcel(s)
COUNTY SEAT PROPERTIES	\$396,204	2 Parcel(s)
YODER DANIEL J & SUSANNAH	\$351,885	2 Parcel(s)
REMINGTON HYBRID SEED CO INC	\$330,100	1 Parcel(s)
MAXITROL COMPANY	\$318,900	1 Parcel(s)
ENCHANTED GLEN LIMITED HOUSING ASSO	\$291,854	1 Parcel(s)
ENGLE HELEN, RICHARD & TINA	\$291,055	4 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Taxable Value)

Constantine Township Top 15 Owners by Taxable Value

PIONEER HI BRED INT INC	\$7,000,000	2 Parcel(s)
DEKALB GENETICS CORP	\$4,099,023	1 Parcel(s)
PIONEER HI BRED CON1	\$2,435,000	1 Parcel(s)
CLARK LOGISTICS GROUP VI LLC	\$2,423,900	1 Parcel(s)
MICHIGAN REAL ESTATE INVESTMENTS LL	\$2,293,325	3 Parcel(s)
AMERICAN ELECTRIC POWER	\$2,265,408	8 Parcel(s)
INDIANA MICHIGAN POWER CO	\$1,957,772	8 Parcel(s)
RUSSELL FARMS INC	\$1,367,554	10 Parcel(s)
MONSANTO COMPANY	\$1,367,500	1 Parcel(s)
MICHIGAN MILK PRODUCERS ASSOC	\$1,156,613	7 Parcel(s)
BANC OF AMERICA LEASING & CAPITAL	\$1,023,800	1 Parcel(s)
FIBRE CONVERTERS INC	\$952,850	1 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$618,900	3 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$583,222	6 Parcel(s)
LOVEJOY GLENN A & SANDRA K	\$573,596	6 Parcel(s)

Fabius Township Top 15 Owners by Taxable Value

ENBRIDGE ENERGY LTD PARTNERSHIP	\$7,158,267	1 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	\$2,274,376	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$1,385,800	2 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$1,184,848	3 Parcel(s)
WASTE MANAGEMENT OF MICHIGAN INC	\$969,309	6 Parcel(s)
WESTSIDE LANDFILL INC	\$948,617	14 Parcel(s)
VECTOR PIPELINE	\$923,700	1 Parcel(s)
DUFOUR PHILIP ALLEN & KAREN SUE	\$689,601	6 Parcel(s)
LATVIAN CENTER GAREZERS INC	\$655,894	9 Parcel(s)
VIZULIS ANDA L REV TRUST	\$545,920	1 Parcel(s)
WASTE MANAGEMENT	\$489,900	1 Parcel(s)
LATELLA VICTORIA J LIVING TRUST	\$447,343	1 Parcel(s)
LANGFELD DONALD L TRUST 1/2 INT &	\$424,124	2 Parcel(s)
HIGHFIELD JAMES R	\$416,894	2 Parcel(s)
NICHOLSON JEFFREY A & BARBARA L	\$398,242	2 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Taxable Value)

Fawn River Township Top 15 Owners by Taxable Value

CONSUMERS ENERGY	\$530,744	2 Parcel(s)
LITTLEFIELD FARMS	\$479,030	13 Parcel(s)
GRABE MICHAEL A	\$402,182	5 Parcel(s)
FBI FARMS INC	\$393,289	10 Parcel(s)
INMAN HOLDINGS LLC	\$323,861	10 Parcel(s)
WINDY KNOLL FARM INC	\$257,247	4 Parcel(s)
HARRISON EUGENE R & KAREE' LOU	\$254,347	1 Parcel(s)
BASTIN JEFFREY K TRUST UND 1/2 INT&	\$253,508	2 Parcel(s)
CERES FARMS LLC	\$241,609	8 Parcel(s)
HOLTZ ANDREW D & KATHLEEN	\$227,948	1 Parcel(s)
SUTTON DANIEL R & TINA L	\$226,176	2 Parcel(s)
LINDAMOOD JOHN & SHARON TRUST	\$223,438	2 Parcel(s)
LAMPE DONALD & LOIS TRUST	\$220,216	2 Parcel(s)
BORDNER MONTE J & ROBIN A	\$217,304	6 Parcel(s)
MISHLER ERVIN F REV TRUST	\$212,887	3 Parcel(s)

Florence Township Top 15 Owners by Taxable Value

AEP IN MI TRANSMISSION CO	\$2,716,100	3 Parcel(s)
RUSSELL FARMS INC	\$1,301,783	23 Parcel(s)
JONES JERRY A & DARCY J	\$945,593	10 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$637,200	4 Parcel(s)
MILLER JOHN E & TAMARA J	\$614,803	8 Parcel(s)
KELLEYS GREENACRES FARMS 2/3 INT &	\$559,167	2 Parcel(s)
SCATTERED ACRES LEASING LLC	\$518,092	10 Parcel(s)
LOVEJOY GLENN A & SANDRA	\$516,610	5 Parcel(s)
HUNTER GARY L & SANDRA	\$503,705	5 Parcel(s)
KRULL THEODORE R	\$497,443	4 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$484,092	13 Parcel(s)
MILLER EUGENE TRUST 1/2 INT &	\$473,854	5 Parcel(s)
HENSELL JACK R TRUST UND 1/2 INT &	\$413,820	4 Parcel(s)
STUBY DALE E & SARA A	\$410,894	5 Parcel(s)
MILLER EUGENE TRUST	\$390,540	1 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Taxable Value)

Flowerfield Township Top 15 Owners by Taxable Value

ENBRIDGE ENERGY LTD PARTNERSHIP	\$13,015,451	1 Parcel(s)
VECTOR PIPELINE LTD PARTNERS	\$1,574,078	1 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$1,246,423	2 Parcel(s)
BENT JUNE & NANETTE 1/2EA TRUST	\$468,512	13 Parcel(s)
HACKENBERG SALLY J LIVING TRUST	\$421,462	10 Parcel(s)
AMERICAN ELECTRIC POWER	\$407,343	3 Parcel(s)
WILLIAMS KATHLEEN M	\$388,463	10 Parcel(s)
BARTH CLARENCE A	\$377,139	5 Parcel(s)
PINE VIEW GOLF CLUB LLC	\$371,249	5 Parcel(s)
DRAKE KENT C TRUST	\$334,642	9 Parcel(s)
WARD MARY TRUST	\$304,066	9 Parcel(s)
THORNBURGH DOUGLAS C & SHELLIE A	\$264,740	4 Parcel(s)
BARROW DOUG & GWENDOLYN	\$258,549	1 Parcel(s)
SCHUG TIMOTHY L & LAURA J	\$251,282	5 Parcel(s)
BENT DALE A LIV TRUST 70% INT &	\$229,972	2 Parcel(s)

Leonidas Township Top 15 Owners by Taxable Value

MICHIGAN ELECTRIC TRANS	\$5,983,900	2 Parcel(s)
CONSUMERS ENERGY COMPANY	\$1,410,030	5 Parcel(s)
BELSON ROBERT C & LAURA F	\$843,829	8 Parcel(s)
CAMPBELL FAMILY TRUST	\$681,072	11 Parcel(s)
CLARK ALVIN R (TRUSTEE)	\$547,151	11 Parcel(s)
COOMER DARREL & MARIE TRUST	\$543,421	14 Parcel(s)
BENCHMARK INVESTMENTS LLC	\$471,933	9 Parcel(s)
CAMPBELL TONY L & JANNETTE M	\$443,532	6 Parcel(s)
PREMIUM POULTRY LLC	\$441,236	1 Parcel(s)
MUMBY SEAN & AMY	\$434,606	8 Parcel(s)
DECKER DENNIS N & MARSHA L	\$429,653	10 Parcel(s)
BARRETT LEON G & KATHRYN L	\$419,651	8 Parcel(s)
ROCKELEIN JAMES J & SALLY R	\$396,283	5 Parcel(s)
BRUECK DOUGLAS L & KATHERINE L	\$329,979	7 Parcel(s)
KAUFFMAN FARM PROPERTIES 20 LLC	\$324,003	3 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Taxable Value)

Lockport Township Top 15 Owners by Taxable Value

JAY HUDDLE FARMS INC	\$1,500,876	24 Parcel(s)
INDIANA MICHIGAN POWER CO	\$1,276,100	2 Parcel(s)
WALTHER INVESTMENT LLC	\$982,720	10 Parcel(s)
L WALTHER & SONS INC	\$618,877	6 Parcel(s)
MEYER LEO E TRUST	\$567,314	1 Parcel(s)
LANDCO AG LLC	\$549,629	6 Parcel(s)
SEMCO ENERGY INC	\$534,600	3 Parcel(s)
RICE ARTHUR G TRUSTEE	\$512,281	3 Parcel(s)
VILLA MILLER LAND LLC	\$511,021	12 Parcel(s)
GRABER ERVIN A	\$497,600	2 Parcel(s)
CONSUMERS ENERGY CO	\$470,400	3 Parcel(s)
FOREST RIVER MANUFACTURING LLC	\$432,500	3 Parcel(s)
MAJOR MARK W & MELISSA D	\$389,277	3 Parcel(s)
MILLER EUGENE TRUST	\$386,228	2 Parcel(s)
MEYER VENTURES LLC	\$384,114	1 Parcel(s)

Mendon Township Top 15 Owners by Taxable Value

ENBRIDGE ENERGY PARTNERS LP	\$22,925,217	3 Parcel(s)
CONSUMERS ENERGY	\$5,272,161	8 Parcel(s)
IAC MENDON LLC	\$2,883,739	8 Parcel(s)
VECTOR PIPELINE LTD PARTNERS	\$2,281,000	1 Parcel(s)
T H PLASTICS INC	\$1,706,222	7 Parcel(s)
SCHMIDT LYLE FARMS LLC	\$1,335,772	17 Parcel(s)
KLINE PHILLIP L & TAMA K CTR	\$1,049,965	1 Parcel(s)
KBTJ LLC	\$822,008	2 Parcel(s)
KAUFFMAN FARM PROPERTIES 20 LLC	\$800,275	14 Parcel(s)
LYLE SCHMIDT FARMS LLC	\$654,886	6 Parcel(s)
BANC OF AMERICA LEASING AND CAPITAL	\$574,200	1 Parcel(s)
C & J FARMS INC	\$570,810	18 Parcel(s)
MICHIGAN ELECTIRC TRANSMISSION CO.	\$563,600	1 Parcel(s)
CUPP KIM S & LORI A FAMILY TRUST	\$535,761	10 Parcel(s)
JACA LLC	\$493,400	3 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Taxable Value)

Mottville Township Top 15 Owners by Taxable Value

INDIANA MICHIGAN POWER CO	\$3,710,544	6 Parcel(s)
BANKS HARDWOODS INC	\$2,055,856	4 Parcel(s)
MILLER EDGAR W & PHYLLIS K	\$1,707,952	17 Parcel(s)
FRESH SOLUTION FARMS LLC	\$1,637,894	2 Parcel(s)
UNIVERSAL FOREST PRODUCTS	\$1,601,950	3 Parcel(s)
ENTECH INC	\$1,037,300	1 Parcel(s)
THE ANDERSONS INC	\$1,010,577	2 Parcel(s)
SCATTERED ACRES LEASING LLC	\$1,001,863	13 Parcel(s)
COPPERCOIN HOLDINGS LLC	\$891,055	5 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$872,133	5 Parcel(s)
MILLER TIMOTHY L & KELLY	\$825,433	5 Parcel(s)
CONSUMERS ENERGY	\$788,417	4 Parcel(s)
HEMINGER TIMOTHY & EVERETT ALAN	\$628,385	4 Parcel(s)
MILLER CONNIE E	\$564,088	5 Parcel(s)
KLINE SHERRILL A TRUST-UND 1/2 INT&	\$517,000	1 Parcel(s)

Nottawa Township Top 15 Owners by Taxable Value

CONSUMERS ENERGY	\$1,821,928	6 Parcel(s)
WOZNICKI JENNIFER REV TRUST	\$1,333,629	1 Parcel(s)
ISLAND HILLS LLC	\$995,000	10 Parcel(s)
ORION PROPERTIES EIGHTEEN LLC	\$739,700	2 Parcel(s)
CONSUMERS ENERGY CO	\$735,500	1 Parcel(s)
TERRA 88 LLC	\$707,476	122 Parcel(s)
KUHLMAN PHILLIP L & GAIL M	\$610,062	16 Parcel(s)
DUNNING JULIANNE M TRUST	\$579,515	6 Parcel(s)
RICE LAWRENCE A & DEBORAH L	\$452,376	8 Parcel(s)
WILDS WAYNE L & SANDRA K TRUST	\$415,635	7 Parcel(s)
YODER EDITH TRUST	\$386,991	7 Parcel(s)
CROP PRODUCTION SERVICE INC	\$385,700	3 Parcel(s)
MAST LARRY E & ESTHER J REV TRUST	\$382,653	12 Parcel(s)
COOMER JOHN E & KERRY	\$378,868	6 Parcel(s)
SEMCO ENERGY GAS CO	\$376,300	3 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Taxable Value)

Park Township Top 15 Owners by Taxable Value

ENBRIDGE ENERGY LTD PARTNERSHIP	\$15,980,309	2 Parcel(s)
INDIANA MICHIGAN POWER CO	\$2,966,041	4 Parcel(s)
RIEDSTRA DAIRY LTD	\$2,489,211	7 Parcel(s)
VECTOR PIPELINE LTD PARTNERSHIP	\$2,429,000	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$2,241,500	1 Parcel(s)
WALTHER FARMS L L C	\$2,220,348	2 Parcel(s)
TLCO LLC	\$1,636,400	1 Parcel(s)
PETERSON SPRING CIMA	\$1,321,000	1 Parcel(s)
SCATTERED ACRES LEASING LLC	\$1,177,015	15 Parcel(s)
NAGEL FRED W & SONS INC	\$1,056,381	7 Parcel(s)
ECLIPSE GRACE WILBUR ROAD LLC	\$964,700	1 Parcel(s)
CONSUMERS ENERGY	\$783,000	3 Parcel(s)
AMERICAN METAL FABRICATOR INC	\$708,448	3 Parcel(s)
BURKE PORTER AUTOMOTIVE SYSTEMS LLC	\$651,465	1 Parcel(s)
NEMIRE RICK W	\$641,366	6 Parcel(s)

Sherman Township Top 15 Owners by Taxable Value

CONSUMERS ENERGY	\$3,070,300	4 Parcel(s)
AEP IN MI TRANSMISSION CO	\$1,298,200	2 Parcel(s)
STURGIS FARMS LLC	\$892,681	11 Parcel(s)
GRIFFIOEN ROBERT H & JOSEPHINE	\$836,960	3 Parcel(s)
MAKIN BACON FARM LLC	\$756,300	1 Parcel(s)
ROUCH REAL ESTATE LLC	\$643,100	4 Parcel(s)
KELLEYS GREENACRES FARMS INC	\$502,063	3 Parcel(s)
GRIFFIOEN CHRISTIAN R	\$436,502	2 Parcel(s)
MOLIS RYAN & JILLIAN UND 1/2 INT &	\$380,308	1 Parcel(s)
GENTZ FAMILY PROPERTIES LLC	\$379,887	4 Parcel(s)
CORCORAN LINDA M TRUST	\$376,383	2 Parcel(s)
SHIM PARTNERSHIP LLC	\$363,511	1 Parcel(s)
BIZIK CHARLOTTE	\$358,277	5 Parcel(s)
JURKOVIC EDWARD J & LAURA M	\$344,845	1 Parcel(s)
PROPST PHILIP E & AMY D	\$332,933	4 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Taxable Value)

Sturgis Township Top 15 Owners by Taxable Value

FAIRGROVE FARMS INC	\$801,446	9 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	\$714,100	1 Parcel(s)
MIDWEST HOSPITALITY PARTNERS INC	\$703,300	2 Parcel(s)
YUNKER STEPHEN & KAREN LIVING TRUST	\$580,912	12 Parcel(s)
MEMORY LANES MOBILE HOME PARK LLC	\$555,600	1 Parcel(s)
ABBOTT LABORATORIES	\$554,248	4 Parcel(s)
DMK DEVELOPMENT STURGIS LLC	\$516,900	1 Parcel(s)
DEER CREEK FARMS INC	\$469,764	8 Parcel(s)
GRABE MICHAEL A	\$418,063	4 Parcel(s)
BOGEN MOBILE CONCRETE	\$400,000	1 Parcel(s)
CHICAGO DIVERSIFIED FOODS CORP	\$389,983	2 Parcel(s)
PUESCHEL JOHN M TRUST	\$386,549	8 Parcel(s)
AEP IN MI TRANSMISSION CO	\$380,600	1 Parcel(s)
TRADE WINDS LIMITED DIVIDEND	\$373,554	1 Parcel(s)
MICHIGAN GAS UTILTY CORP	\$354,900	1 Parcel(s)

White Pigeon Township Top 15 Owners by Taxable Value

CONSUMERS ENERGY	\$28,760,847	3 Parcel(s)
INDIANA MICHIGAN POWER CO	\$2,524,618	3 Parcel(s)
WHITE PIGEON PAPER CO	\$1,905,531	8 Parcel(s)
RIETH BLAIR A JR & TERESA O	\$1,252,918	5 Parcel(s)
LIEGL PETER J	\$1,250,293	1 Parcel(s)
STUTZMAN REAL PROPERTIES LLC	\$864,336	13 Parcel(s)
KRULL THOMAS R & JACQUELINE R	\$844,805	17 Parcel(s)
WRIGHT DAVID C & SHERI L	\$837,775	2 Parcel(s)
EA TECH PROPERTIES LLC	\$811,779	2 Parcel(s)
KRULL MICHAEL L & MELISSA L	\$728,426	10 Parcel(s)
MCKINLEY LAVIDGE REV TRUST	\$691,869	1 Parcel(s)
KLINGER LAKE COUNTRY CLUB	\$682,179	6 Parcel(s)
DEPUTY ROBERT J TRUST UND 1/2 INT &	\$652,752	1 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$650,005	2 Parcel(s)
KOMRSKA ROGER R TRUSTEE &	\$627,991	17 Parcel(s)

St. Joseph County

Top 15 Taxpayers by Unit (Taxable Value)

Sturgis City Top 15 Owners by Taxable Value

ABBOTT MANUFACTURING INC	\$23,076,917	8 Parcel(s)
BURR OAK TOOL INC	\$5,369,245	10 Parcel(s)
WAL MART REAL ESTATE BUSINESS TRUST	\$3,449,818	1 Parcel(s)
AMERICRAFT CARTON INC	\$3,341,531	3 Parcel(s)
POINDEXTER PROPERTIES LLC	\$3,288,066	3 Parcel(s)
GOOD WILL CO INC	\$3,175,000	5 Parcel(s)
STURGIS MOLDED PRODUCTS CO	\$2,294,733	2 Parcel(s)
WELS HOLDINGS LLC	\$1,680,025	1 Parcel(s)
STURGIS PLAZA LLC	\$1,672,042	5 Parcel(s)
FAWN RIVER APT CO LDHA LP	\$1,419,986	2 Parcel(s)
REHAU INC	\$1,417,699	1 Parcel(s)
PENGUIN LLC	\$1,417,604	2 Parcel(s)
MICHIGAN GAS UTILITIES CORP	\$1,333,837	2 Parcel(s)
WAL MART STORES EAST LP	\$1,249,000	1 Parcel(s)
COBALT HOLDINGS, LLC	\$933,928	2 Parcel(s)

Three Rivers City Top 15 Owners by Taxable Value

AMERICAN AXLE & MFG INC	\$20,271,872	2 Parcel(s)
INTERNATIONAL PAPER CO	\$5,441,761	3 Parcel(s)
MEIJER INC	\$5,309,663	2 Parcel(s)
WAL MART REAL ESTATE TRUST	\$4,282,993	1 Parcel(s)
INDIANA MICHIGAN POWER CO	\$3,766,232	4 Parcel(s)
MENARD INC	\$3,255,437	1 Parcel(s)
ARMSTRONG MACHINE WORKS	\$2,709,213	5 Parcel(s)
BENTWATERS PARTNERS LTD	\$2,411,849	1 Parcel(s)
METAL TECHNOLOGIES INC	\$2,003,900	5 Parcel(s)
SEMCO ENERGY GAS CO	\$1,764,700	1 Parcel(s)
RIVER TRAIL APARTMENTS LLC	\$1,578,912	1 Parcel(s)
PRECISION WIRE FORMS INC	\$1,349,800	1 Parcel(s)
AMIGO R & L INC	\$1,349,504	5 Parcel(s)
KADANT JOHNSON	\$1,348,213	3 Parcel(s)
AEP IN MI TRANSMISSION CO	\$1,247,500	1 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	\$16,422,146	\$809,724	\$744,431	\$40,154,829	\$0	\$0	\$58,131,130
002 Colon Township	\$16,965,013	\$3,632,370	\$2,039,763	\$71,576,993	\$0	\$0	\$94,214,139
003 Constantine Township	\$11,443,181	\$3,667,400	\$19,645,040	\$60,792,629	\$0	\$0	\$95,548,250
004 Fabius Township	\$6,950,745	\$3,890,137	\$2,242,792	\$147,413,005	\$0	\$0	\$160,496,679
005 Fawn River Township	\$7,081,456	\$1,116,958	\$0	\$26,484,314	\$0	\$0	\$34,682,728
006 Florence Township	\$19,361,381	\$0	\$61,109	\$18,408,245	\$0	\$0	\$37,830,735
007 Flowerfield Township	\$10,054,842	\$479,369	\$67,166	\$35,187,762	\$0	\$0	\$45,789,139
008 Leonidas Township	\$18,404,581	\$732,508	\$0	\$15,940,603	\$0	\$0	\$35,077,692
009 Lockport Township	\$14,882,667	\$3,785,049	\$845,486	\$79,752,498	\$0	\$0	\$99,265,700
010 Mendon Township	\$16,301,664	\$2,750,160	\$3,732,527	\$40,783,921	\$0	\$0	\$63,568,272
011 Mottville Township	\$11,968,432	\$2,513,818	\$7,405,139	\$23,520,867	\$0	\$0	\$45,408,256
012 Nottawa Township	\$18,385,925	\$6,766,088	\$358,356	\$86,496,689	\$0	\$0	\$112,007,058
013 Park Township	\$23,549,427	\$5,821,459	\$4,594,338	\$67,662,538	\$0	\$0	\$101,627,762
014 Sherman Township	\$12,945,452	\$1,207,034	\$155,900	\$110,738,675	\$0	\$0	\$125,047,061
015 Sturgis Township	\$10,450,905	\$8,288,086	\$520,981	\$26,742,237	\$0	\$238,589	\$46,240,798
016 White Pigeon Township	\$11,640,323	\$7,100,031	\$8,380,356	\$127,880,297	\$0	\$0	\$155,001,007
051 Three Rivers City	\$0	\$49,231,072	\$18,763,283	\$65,061,388	\$0	\$0	\$133,055,743
052 Sturgis City	\$364,781	\$36,084,618	\$37,680,310	\$107,570,617	\$0	\$0	\$181,700,326
040 Burr Oak Village	\$60,429	\$677,660	\$518,410	\$6,136,510	\$0	\$0	\$7,393,009
041 Colon Village	\$0	\$2,545,487	\$1,335,930	\$20,410,571	\$0	\$0	\$24,291,988
042 Centreville Village	\$22,718	\$3,906,460	\$358,356	\$12,345,654	\$0	\$0	\$16,633,188
043 Constantine Village	\$124,169	\$2,675,734	\$15,188,293	\$17,261,378	\$0	\$0	\$35,249,574
044 Mendon Village	\$23,418	\$1,457,587	\$2,167,698	\$10,021,231	\$0	\$0	\$13,669,934
045 White Pigeon Village	\$141,879	\$4,606,113	\$4,395,291	\$16,026,492	\$0	\$0	\$25,169,775
055 Centreville Village	\$0	\$286,773	\$716,193	\$802,315	\$0	\$0	\$1,805,281
Totals for County	\$227,172,921	\$137,875,881	\$107,236,977	\$1,152,168,107	\$0	\$238,589	\$1,624,692,475

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	\$178,500		\$189,000	\$0	\$8,267,200	\$8,634,700
002 Colon Township	\$0	\$866,400		\$742,000	\$0	\$6,860,100	\$8,468,500
003 Constantine Township	\$0	\$2,234,600		\$6,290,600	\$0	\$3,335,400	\$11,860,600
004 Fabius Township	\$0	\$1,210,000		\$320,600	\$0	\$13,520,867	\$15,051,467
005 Fawn River Township	\$0	\$208,900		\$0	\$0	\$524,600	\$733,500
006 Florence Township	\$0	\$128,900		\$0	\$0	\$4,136,900	\$4,265,800
007 Flowerfield Township	\$0	\$441,332		\$0	\$0	\$16,444,859	\$16,886,191
008 Leonidas Township	\$0	\$178,000		\$0	\$0	\$7,441,700	\$7,619,700
009 Lockport Township	\$0	\$682,600		\$148,200	\$0	\$2,486,100	\$3,316,900
010 Mendon Township	\$0	\$408,800		\$3,487,300	\$0	\$30,568,617	\$34,464,717
011 Mottville Township	\$0	\$1,700,700		\$2,510,000	\$0	\$3,262,000	\$7,472,700
012 Nottawa Township	\$0	\$1,491,800		\$0	\$0	\$3,145,100	\$4,636,900
013 Park Township	\$0	\$783,000		\$2,025,800	\$0	\$24,720,209	\$27,529,009
014 Sherman Township	\$0	\$67,000		\$0	\$0	\$4,876,800	\$4,943,800
015 Sturgis Township	\$0	\$1,246,900		\$9,900	\$0	\$1,522,500	\$2,779,300
016 White Pigeon Township	\$0	\$583,700		\$1,263,600	\$0	\$31,070,800	\$32,918,100
051 Three Rivers City	\$0	\$8,378,200		\$23,241,300	\$0	\$6,746,300	\$38,365,800
052 Sturgis City	\$0	\$8,487,056		\$21,275,700	\$0	\$1,498,100	\$31,260,856
040 Burr Oak Village	\$0	\$149,700		\$189,000	\$0	\$458,800	\$797,500
041 Colon Village	\$0	\$374,800		\$411,900	\$0	\$905,100	\$1,691,800
042 Centreville Village	\$0	\$608,000		\$0	\$0	\$882,800	\$1,490,800
043 Constantine Village	\$0	\$725,600		\$4,923,100	\$0	\$1,131,700	\$6,780,400
044 Mendon Village	\$0	\$302,200		\$3,403,500	\$0	\$1,748,500	\$5,454,200
045 White Pigeon Village	\$0	\$508,500		\$274,600	\$0	\$1,626,000	\$2,409,100
055 Centreville Village	\$0	\$0		\$148,200	\$0	\$36,200	\$184,400
Totals for County	\$0	\$29,276,388		\$61,504,000	\$0	\$170,428,152	\$261,208,540

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	\$66,765,830		\$47,888,594	\$178,500		\$189,000	\$18,509,736
002 Colon Township	\$102,682,639		\$59,896,719	\$866,400		\$742,000	\$41,177,520
003 Constantine Township	\$107,408,850		\$60,735,174	\$2,234,600		\$6,290,600	\$38,148,476
004 Fabius Township	\$175,548,146		\$94,678,580	\$1,210,000		\$320,600	\$79,338,966
005 Fawn River Township	\$35,416,228		\$29,529,287	\$208,900		\$0	\$5,678,041
006 Florence Township	\$42,096,535		\$33,834,488	\$128,900		\$0	\$8,133,147
007 Flowerfield Township	\$62,675,330		\$40,745,150	\$441,332		\$0	\$21,488,848
008 Leonidas Township	\$42,697,392		\$30,550,849	\$178,000		\$0	\$11,968,543
009 Lockport Township	\$102,582,600		\$80,606,284	\$682,600		\$148,200	\$21,145,516
010 Mendon Township	\$98,032,989		\$48,918,272	\$408,800		\$3,487,300	\$45,218,617
011 Mottville Township	\$52,880,956		\$30,491,106	\$1,700,700		\$2,510,000	\$18,179,150
012 Nottawa Township	\$116,643,958		\$80,020,684	\$1,491,800		\$0	\$35,131,474
013 Park Township	\$129,156,771		\$73,126,242	\$783,000		\$2,025,800	\$53,221,729
014 Sherman Township	\$129,990,861		\$94,394,108	\$67,000		\$0	\$35,529,753
015 Sturgis Township	\$49,020,098		\$33,103,429	\$1,246,900		\$9,900	\$14,659,869
016 White Pigeon Township	\$187,919,107		\$86,507,898	\$583,700		\$1,263,600	\$99,563,909
051 Three Rivers City	\$171,421,543		\$49,359,877	\$8,378,200		\$23,241,300	\$90,442,166
052 Sturgis City	\$212,961,182		\$82,637,202	\$8,487,056		\$21,275,700	\$100,561,224
040 Burr Oak Village	\$8,190,509		\$4,733,284	\$149,700		\$189,000	\$3,118,525
041 Colon Village	\$25,983,788		\$12,649,193	\$374,800		\$411,900	\$12,547,895
042 Centreville Village	\$18,123,988		\$10,573,134	\$608,000		\$0	\$6,942,854
043 Constantine Village	\$42,029,974		\$13,562,292	\$725,600		\$4,923,100	\$22,818,982
044 Mendon Village	\$19,124,134		\$8,192,993	\$302,200		\$3,403,500	\$7,225,441
045 White Pigeon Village	\$27,578,875		\$12,820,762	\$508,500		\$274,600	\$13,975,013
055 Centreville Village	\$1,989,681		\$606,984	\$0		\$148,200	\$1,234,497
Totals for County	\$1,885,901,015		\$1,057,023,943	\$29,276,388		\$61,504,000	\$738,096,684

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

Local Unit	School	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
001 Burr Oak Township									
12020	Bronson	\$187,600	\$0	\$0	\$66,900	\$0	\$254,500	\$2,400	\$256,900
75003	Nottawa	\$376,600	\$0	\$0	\$370,800	\$0	\$747,400	\$20,000	\$767,400
75010	Sturgis	\$10,282,500	\$45,100	\$0	\$22,210,300	\$0	\$32,537,900	\$385,000	\$32,922,900
75020	Burr Oak	\$35,679,300	\$916,000	\$874,500	\$26,077,600	\$0	\$63,547,400	\$5,913,800	\$69,461,200
75040	Colon	\$4,450,300	\$26,900	\$0	\$2,651,100	\$0	\$7,128,300	\$2,313,500	\$9,441,800
Total Burr Oak Township		\$50,976,300	\$988,000	\$874,500	\$51,376,700	\$0	\$104,215,500	\$8,634,700	\$112,850,200
002 Colon Township									
75003	Nottawa	\$2,547,300	\$0	\$0	\$1,735,900	\$0	\$4,283,200	\$61,300	\$4,344,500
75020	Burr Oak	\$2,937,600	\$308,600	\$0	\$1,445,300	\$0	\$4,691,500	\$1,447,900	\$6,139,400
75040	Colon	\$44,693,900	\$3,787,300	\$2,057,700	\$89,162,400	\$0	\$139,701,300	\$6,950,000	\$146,651,300
75060	Mendon	\$860,800	\$0	\$0	\$115,300	\$0	\$976,100	\$9,300	\$985,400
Total Colon Township		\$51,039,600	\$4,095,900	\$2,057,700	\$92,458,900	\$0	\$149,652,100	\$8,468,500	\$158,120,600
003 Constantine Township									
75050	Constantine	\$36,850,800	\$4,115,700	\$20,628,400	\$64,178,400	\$0	\$125,773,300	\$11,747,600	\$137,520,900
75070	White Pigeon	\$720,200	\$0	\$0	\$785,400	\$0	\$1,505,600	\$45,800	\$1,551,400
75080	Three Rivers	\$2,994,600	\$0	\$0	\$3,770,300	\$0	\$6,764,900	\$67,200	\$6,832,100
Total Constantine Township		\$40,565,600	\$4,115,700	\$20,628,400	\$68,734,100	\$0	\$134,043,800	\$11,860,600	\$145,904,400
004 Fabius Township									
75050	Constantine	\$132,800	\$0	\$0	\$367,400	\$0	\$500,200	\$25,100	\$525,300
75080	Three Rivers	\$18,585,800	\$5,026,200	\$3,007,100	\$187,399,400	\$0	\$214,018,500	\$15,528,600	\$229,547,100
Total Fabius Township		\$18,718,600	\$5,026,200	\$3,007,100	\$187,766,800	\$0	\$214,518,700	\$15,553,700	\$230,072,400
005 Fawn River Township									
75010	Sturgis	\$23,900,500	\$1,513,500	\$0	\$32,147,700	\$0	\$57,561,700	\$733,500	\$58,295,200
Total Fawn River Township		\$23,900,500	\$1,513,500	\$0	\$32,147,700	\$0	\$57,561,700	\$733,500	\$58,295,200
006 Florence Township									
75030	Centreville	\$28,379,600	\$0	\$0	\$9,174,800	\$0	\$37,554,400	\$2,107,300	\$39,661,700
75050	Constantine	\$13,282,700	\$0	\$70,900	\$9,229,800	\$0	\$22,583,400	\$670,300	\$23,253,700
75070	White Pigeon	\$12,741,000	\$0	\$0	\$2,696,300	\$0	\$15,437,300	\$233,200	\$15,670,500
75080	Three Rivers	\$7,297,600	\$0	\$36,700	\$2,171,700	\$0	\$9,506,000	\$1,255,000	\$10,761,000
Total Florence Township		\$61,700,900	\$0	\$107,600	\$23,272,600	\$0	\$85,081,100	\$4,265,800	\$89,346,900
007 Flowerfield Township									
14050	Marcellus	\$2,588,500	\$0	\$0	\$7,262,900	\$0	\$9,851,400	\$221,833	\$10,073,233
75080	Three Rivers	\$31,818,000	\$1,336,200	\$91,800	\$45,459,550	\$0	\$78,705,550	\$16,734,702	\$95,440,252
Total Flowerfield Township		\$34,406,500	\$1,336,200	\$91,800	\$52,722,450	\$0	\$88,556,950	\$16,956,535	\$105,513,485
008 Leonidas Township									
13050	Athens	\$474,000	\$0	\$0	\$150,200	\$0	\$624,200	\$9,300	\$633,500
39170	Vicksburg	\$2,248,300	\$0	\$0	\$514,800	\$0	\$2,763,100	\$81,400	\$2,844,500
75040	Colon	\$49,392,700	\$881,200	\$0	\$18,844,000	\$0	\$69,117,900	\$5,364,000	\$74,481,900
75060	Mendon	\$3,718,800	\$0	\$0	\$716,500	\$0	\$4,435,300	\$2,165,000	\$6,600,300
Total Leonidas Township		\$55,833,800	\$881,200	\$0	\$20,225,500	\$0	\$76,940,500	\$7,619,700	\$84,560,200
009 Lockport Township									
75030	Centreville	\$23,783,900	\$875,500	\$721,900	\$17,594,000	\$0	\$42,975,300	\$1,076,800	\$44,052,100
75060	Mendon	\$1,154,900	\$10,200	\$0	\$773,300	\$0	\$1,938,400	\$35,600	\$1,974,000
75080	Three Rivers	\$11,713,000	\$4,000,600	\$174,600	\$76,990,200	\$0	\$92,878,400	\$2,204,500	\$95,082,900
Total Lockport Township		\$36,651,800	\$4,886,300	\$896,500	\$95,357,500	\$0	\$137,792,100	\$3,316,900	\$141,109,000

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

Local Unit	School	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
010 Mendon Township									
39170	Vicksburg	\$3,908,200	\$1,239,000	\$0	\$3,297,300	\$0	\$8,444,500	\$210,000	\$8,654,500
75060	Mendon	\$50,017,900	\$1,860,600	\$4,028,600	\$49,914,200	\$0	\$105,821,300	\$34,381,400	\$140,202,700
Total Mendon Township		\$53,926,100	\$3,099,600	\$4,028,600	\$53,211,500	\$0	\$114,265,800	\$34,591,400	\$148,857,200
011 Mottville Township									
75050	Constantine	\$8,670,200	\$119,900	\$321,800	\$6,962,800	\$0	\$16,074,700	\$434,400	\$16,509,100
75070	White Pigeon	\$18,680,200	\$3,045,200	\$9,431,500	\$21,089,400	\$0	\$52,246,300	\$7,038,300	\$59,284,600
Total Mottville Township		\$27,350,400	\$3,165,100	\$9,753,300	\$28,052,200	\$0	\$68,321,000	\$7,472,700	\$75,793,700
012 Nottawa Township									
75003	Nottawa	\$18,916,500	\$1,550,100	\$0	\$45,356,500	\$0	\$65,823,100	\$1,033,000	\$66,856,100
75030	Centreville	\$15,445,400	\$5,245,900	\$374,800	\$49,314,500	\$0	\$70,380,600	\$2,844,100	\$73,224,700
75040	Colon	\$5,680,200	\$79,900	\$0	\$1,968,400	\$0	\$7,728,500	\$175,600	\$7,904,100
75060	Mendon	\$15,098,200	\$386,000	\$0	\$7,182,300	\$0	\$22,666,500	\$584,200	\$23,250,700
Total Nottawa Township		\$55,140,300	\$7,261,900	\$374,800	\$103,821,700	\$0	\$166,598,700	\$4,636,900	\$171,235,600
013 Park Township									
39170	Vicksburg	\$8,052,200	\$0	\$0	\$5,823,500	\$0	\$13,875,700	\$202,100	\$14,077,800
39168	Vicksburg-MendonDebt	\$0	\$0	\$0	\$81,300	\$0	\$81,300	\$0	\$81,300
75060	Mendon	\$14,667,000	\$813,200	\$1,336,100	\$27,716,400	\$0	\$44,532,700	\$8,650,800	\$53,183,500
75080	Three Rivers	\$27,784,600	\$5,305,600	\$3,889,900	\$52,172,300	\$0	\$89,152,400	\$23,235,800	\$112,388,200
Total Park Township		\$50,503,800	\$6,118,800	\$5,226,000	\$85,793,500	\$0	\$147,642,100	\$32,088,700	\$179,730,800
014 Sherman Township									
75003	Nottawa	\$3,856,300	\$70,000	\$0	\$9,502,900	\$0	\$13,429,200	\$177,100	\$13,606,300
75010	Sturgis	\$12,976,200	\$1,405,500	\$155,900	\$64,311,300	\$0	\$78,848,900	\$2,000,200	\$80,849,100
75020	Burr Oak	\$0	\$0	\$0	\$490,600	\$0	\$490,600	\$3,600	\$494,200
75030	Centreville	\$17,350,800	\$26,000	\$0	\$60,034,100	\$0	\$77,410,900	\$2,762,900	\$80,173,800
75070	White Pigeon	\$0	\$0	\$0	\$144,700	\$0	\$144,700	\$0	\$144,700
Total Sherman Township		\$34,183,300	\$1,501,500	\$155,900	\$134,483,600	\$0	\$170,324,300	\$4,943,800	\$175,268,100
015 Sturgis Township									
75010	Sturgis	\$30,008,900	\$9,708,900	\$541,300	\$31,805,900	\$594,200	\$72,659,200	\$2,779,300	\$75,438,500
Total Sturgis Township		\$30,008,900	\$9,708,900	\$541,300	\$31,805,900	\$594,200	\$72,659,200	\$2,779,300	\$75,438,500
016 White Pigeon Township									
75070	White Pigeon	\$35,104,700	\$8,816,100	\$9,187,500	\$148,525,900	\$0	\$201,634,200	\$32,918,100	\$234,552,300
Total White Pigeon Township		\$35,104,700	\$8,816,100	\$9,187,500	\$148,525,900	\$0	\$201,634,200	\$32,918,100	\$234,552,300
051 Three Rivers City									
75080	Three Rivers	\$0	\$56,631,600	\$21,227,400	\$76,655,000	\$0	\$154,514,000	\$38,362,100	\$192,876,100
Total Three Rivers City		\$0	\$56,631,600	\$21,227,400	\$76,655,000	\$0	\$154,514,000	\$38,362,100	\$192,876,100
052 Sturgis City									
75010	Sturgis	\$524,500	\$43,215,700	\$44,247,800	\$118,595,800	\$0	\$206,583,800	\$31,268,900	\$237,852,700
Total Sturgis City		\$524,500	\$43,215,700	\$44,247,800	\$118,595,800	\$0	\$206,583,800	\$31,268,900	\$237,852,700

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

School District	Local Unit	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
12020 Bronson Schools									
001	Burr Oak Township	\$187,600	\$0	\$0	\$66,900	\$0	\$254,500	\$2,400	\$256,900
Total Bronson Schools		\$187,600	\$0	\$0	\$66,900	\$0	\$254,500	\$2,400	\$256,900
13050 Athens Schools									
008	Leonidas Township	\$474,000	\$0	\$0	\$150,200	\$0	\$624,200	\$9,300	\$633,500
Total Athens Schools		\$474,000	\$0	\$0	\$150,200	\$0	\$624,200	\$9,300	\$633,500
14050 Marcellus Schools									
007	Flowerfield Township	\$2,588,500	\$0	\$0	\$7,262,900	\$0	\$9,851,400	\$221,833	\$10,073,233
Total Marcellus Schools		\$2,588,500	\$0	\$0	\$7,262,900	\$0	\$9,851,400	\$221,833	\$10,073,233
39170 Vicksburg Schools									
008	Leonidas Township	\$2,248,300	\$0	\$0	\$514,800	\$0	\$2,763,100	\$81,400	\$2,844,500
010	Mendon Township	\$3,908,200	\$1,239,000	\$0	\$3,297,300	\$0	\$8,444,500	\$210,000	\$8,654,500
013	Park Township	\$8,052,200	\$0	\$0	\$5,823,500	\$0	\$13,875,700	\$202,100	\$14,077,800
Total Vicksburg Schools		\$14,208,700	\$1,239,000	\$0	\$9,635,600	\$0	\$25,083,300	\$493,500	\$25,576,800
75003 Nottawa Schools									
001	Burr Oak Township	\$376,600	\$0	\$0	\$370,800	\$0	\$747,400	\$20,000	\$767,400
002	Colon Township	\$2,547,300	\$0	\$0	\$1,735,900	\$0	\$4,283,200	\$61,300	\$4,344,500
012	Nottawa Township	\$18,916,500	\$1,550,100	\$0	\$45,356,500	\$0	\$65,823,100	\$1,033,000	\$66,856,100
014	Sherman Township	\$3,856,300	\$70,000	\$0	\$9,502,900	\$0	\$13,429,200	\$177,100	\$13,606,300
Total Nottawa Schools		\$25,696,700	\$1,620,100	\$0	\$56,966,100	\$0	\$84,282,900	\$1,291,400	\$85,574,300
75010 Sturgis Schools									
001	Burr Oak Township	\$10,282,500	\$45,100	\$0	\$22,210,300	\$0	\$32,537,900	\$385,000	\$32,922,900
005	Fawn River Township	\$23,900,500	\$1,513,500	\$0	\$32,147,700	\$0	\$57,561,700	\$733,500	\$58,295,200
014	Sherman Township	\$12,976,200	\$1,405,500	\$155,900	\$64,311,300	\$0	\$78,848,900	\$2,000,200	\$80,849,100
015	Sturgis Township	\$30,008,900	\$9,708,900	\$541,300	\$31,805,900	\$594,200	\$72,659,200	\$2,779,300	\$75,438,500
052	Sturgis City	\$524,500	\$43,215,700	\$44,247,800	\$118,595,800	\$0	\$206,583,800	\$31,268,900	\$237,852,700
Total Sturgis Schools		\$77,692,600	\$55,888,700	\$44,945,000	\$269,071,000	\$594,200	\$448,191,500	\$37,166,900	\$485,358,400
75020 Burr Oak Schools									
001	Burr Oak Township	\$35,679,300	\$916,000	\$874,500	\$26,077,600	\$0	\$63,547,400	\$5,913,800	\$69,461,200
002	Colon Township	\$2,937,600	\$308,600	\$0	\$1,445,300	\$0	\$4,691,500	\$1,447,900	\$6,139,400
014	Sherman Township	\$0	\$0	\$0	\$490,600	\$0	\$490,600	\$3,600	\$494,200
Total Burr Oak Schools		\$38,616,900	\$1,224,600	\$874,500	\$28,013,500	\$0	\$68,729,500	\$7,365,300	\$76,094,800
75030 Centreville Schools									
006	Florence Township	\$28,379,600	\$0	\$0	\$9,174,800	\$0	\$37,554,400	\$2,107,300	\$39,661,700
009	Lockport Township	\$23,783,900	\$875,500	\$721,900	\$17,594,000	\$0	\$42,975,300	\$1,076,800	\$44,052,100
012	Nottawa Township	\$15,445,400	\$5,245,900	\$374,800	\$49,314,500	\$0	\$70,380,600	\$2,844,100	\$73,224,700
014	Sherman Township	\$17,350,800	\$26,000	\$0	\$60,034,100	\$0	\$77,410,900	\$2,762,900	\$80,173,800
Total Centreville Schools		\$84,959,700	\$6,147,400	\$1,096,700	\$136,117,400	\$0	\$228,321,200	\$8,791,100	\$237,112,300

St. Joseph County
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By School District, Unit and Classification

School District	Local Unit	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
75040 Colon Schools									
	001 Burr Oak Township	\$4,450,300	\$26,900	\$0	\$2,651,100	\$0	\$7,128,300	\$2,313,500	\$9,441,800
	002 Colon Township	\$44,693,900	\$3,787,300	\$2,057,700	\$89,162,400	\$0	\$139,701,300	\$6,950,000	\$146,651,300
	008 Leonidas Township	\$49,392,700	\$881,200	\$0	\$18,844,000	\$0	\$69,117,900	\$5,364,000	\$74,481,900
	012 Nottawa Township	\$5,680,200	\$79,900	\$0	\$1,968,400	\$0	\$7,728,500	\$175,600	\$7,904,100
Total Colon Schools		\$104,217,100	\$4,775,300	\$2,057,700	\$112,625,900	\$0	\$223,676,000	\$14,803,100	\$238,479,100
75050 Constantine Schools									
	003 Constantine Township	\$36,850,800	\$4,115,700	\$20,628,400	\$64,178,400	\$0	\$125,773,300	\$11,747,600	\$137,520,900
	004 Fabius Township	\$132,800	\$0	\$0	\$367,400	\$0	\$500,200	\$25,100	\$525,300
	006 Florence Township	\$13,282,700	\$0	\$70,900	\$9,229,800	\$0	\$22,583,400	\$670,300	\$23,253,700
	011 Mottville Township	\$8,670,200	\$119,900	\$321,800	\$6,962,800	\$0	\$16,074,700	\$434,400	\$16,509,100
Total Constantine Schools		\$58,936,500	\$4,235,600	\$21,021,100	\$80,738,400	\$0	\$164,931,600	\$12,877,400	\$177,809,000
75060 Mendon Schools									
	002 Colon Township	\$860,800	\$0	\$0	\$115,300	\$0	\$976,100	\$9,300	\$985,400
	008 Leonidas Township	\$3,718,800	\$0	\$0	\$716,500	\$0	\$4,435,300	\$2,165,000	\$6,600,300
	009 Lockport Township	\$1,154,900	\$10,200	\$0	\$773,300	\$0	\$1,938,400	\$35,600	\$1,974,000
	010 Mendon Township	\$50,017,900	\$1,860,600	\$4,028,600	\$49,914,200	\$0	\$105,821,300	\$34,381,400	\$140,202,700
	012 Nottawa Township	\$15,098,200	\$386,000	\$0	\$7,182,300	\$0	\$22,666,500	\$584,200	\$23,250,700
	013 Park Township	\$14,667,000	\$813,200	\$1,336,100	\$27,716,400	\$0	\$44,532,700	\$8,650,800	\$53,183,500
Total Mendon Schools		\$85,517,600	\$3,070,000	\$5,364,700	\$86,418,000	\$0	\$180,370,300	\$45,826,300	\$226,196,600
75070 'White Pigeon Schools									
	003 Constantine Township	\$720,200	\$0	\$0	\$785,400	\$0	\$1,505,600	\$45,800	\$1,551,400
	006 Florence Township	\$12,741,000	\$0	\$0	\$2,696,300	\$0	\$15,437,300	\$233,200	\$15,670,500
	011 Mottville Township	\$18,680,200	\$3,045,200	\$9,431,500	\$21,089,400	\$0	\$52,246,300	\$7,038,300	\$59,284,600
	014 Sherman Township	\$0	\$0	\$0	\$144,700	\$0	\$144,700	\$0	\$144,700
	016 White Pigeon Township	\$35,104,700	\$8,816,100	\$9,187,500	\$148,525,900	\$0	\$201,634,200	\$32,918,100	\$234,552,300
Total White Pigeon Schools		\$67,246,100	\$11,861,300	\$18,619,000	\$173,241,700	\$0	\$270,968,100	\$40,235,400	\$311,203,500
75080 Three Rivers Schools									
	003 Constantine Township	\$2,994,600	\$0	\$0	\$3,770,300	\$0	\$6,764,900	\$67,200	\$6,832,100
	004 Fabius Township	\$18,585,800	\$5,026,200	\$3,007,100	\$187,399,400	\$0	\$214,018,500	\$15,528,600	\$229,547,100
	006 Florence Township	\$7,297,600	\$0	\$36,700	\$2,171,700	\$0	\$9,506,000	\$1,255,000	\$10,761,000
	007 Flowerfield Township	\$31,818,000	\$1,336,200	\$91,800	\$45,459,550	\$0	\$78,705,550	\$16,734,702	\$95,440,252
	009 Lockport Township	\$11,713,000	\$4,000,600	\$174,600	\$76,990,200	\$0	\$92,878,400	\$2,204,500	\$95,082,900
	013 Park Township	\$27,784,600	\$5,305,600	\$3,889,900	\$52,172,300	\$0	\$89,152,400	\$23,235,800	\$112,388,200
	052 Three Rivers City	\$0	\$56,631,600	\$21,227,400	\$76,655,000	\$0	\$154,514,000	\$38,362,100	\$192,876,100
Total Three Rivers Schools		\$100,193,600	\$72,300,200	\$28,427,500	\$444,618,450	\$0	\$645,539,750	\$97,387,902	\$742,927,652

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	\$14,981	\$0	\$0	\$45,073	\$0	\$60,054	\$2,400
	75003	Nottawa	\$94,334	\$0	\$0	\$335,603	\$0	\$429,937	\$20,000
	75010	Sturgis	\$3,205,568	\$31,269	\$0	\$17,849,749	\$0	\$21,086,586	\$385,000
	75020	Burr Oak	\$11,814,854	\$756,659	\$744,431	\$19,569,861	\$0	\$32,885,805	\$5,913,800
	75040	Colon	\$1,292,409	\$21,796	\$0	\$2,354,543	\$0	\$3,668,748	\$2,313,500
Total Burr Oak Township		\$16,422,146	\$809,724	\$744,431	\$40,154,829	\$0	\$58,131,130	\$8,634,700	\$66,765,830
002 Colon Township									
	75003	Nottawa	\$928,521	\$0	\$0	\$1,122,864	\$0	\$2,051,385	\$61,300
	75020	Burr Oak	\$1,006,467	\$260,097	\$0	\$1,130,478	\$0	\$2,397,042	\$1,447,900
	75040	Colon	\$14,731,261	\$3,372,273	\$2,039,763	\$69,228,917	\$0	\$89,372,214	\$6,950,000
	75060	Mendon	\$298,764	\$0	\$0	\$94,734	\$0	\$393,498	\$9,300
Total Colon Township		\$16,965,013	\$3,632,370	\$2,039,763	\$71,576,993	\$0	\$94,214,139	\$8,468,500	\$102,682,639
003 Constantine Township									
	75050	Constantine	\$10,517,074	\$3,667,400	\$19,645,040	\$56,900,879	\$0	\$90,730,393	\$11,747,600
	75070	White Pigeon	\$179,383	\$0	\$0	\$715,306	\$0	\$894,689	\$45,800
	75080	Three Rivers	\$746,724	\$0	\$0	\$3,176,444	\$0	\$3,923,168	\$67,200
Total Constantine Township		\$11,443,181	\$3,667,400	\$19,645,040	\$60,792,629	\$0	\$95,548,250	\$11,860,600	\$107,408,850
004 Fabius Township									
	75050	Constantine	\$111,983	\$0	\$0	\$148,974	\$0	\$260,957	\$25,100
	75080	Three Rivers	\$6,838,762	\$3,890,137	\$2,242,792	\$147,264,031	\$0	\$160,235,722	\$15,026,367
Total Fabius Township		\$6,950,745	\$3,890,137	\$2,242,792	\$147,413,005	\$0	\$160,496,679	\$15,051,467	\$175,548,146
005 Fawn River Township									
	75010	Sturgis	\$7,081,456	\$1,116,958	\$0	\$26,484,314	\$0	\$34,682,728	\$733,500
Total Fawn River Township		\$7,081,456	\$1,116,958	\$0	\$26,484,314	\$0	\$34,682,728	\$733,500	\$35,416,228
006 Florence Township									
	75030	Centreville	\$8,925,524	\$0	\$0	\$7,203,442	\$0	\$16,128,966	\$2,107,300
	75050	Constantine	\$3,945,923	\$0	\$46,030	\$7,377,122	\$0	\$11,369,075	\$670,300
	75070	White Pigeon	\$4,047,960	\$0	\$0	\$1,966,216	\$0	\$6,014,176	\$233,200
	75080	Three Rivers	\$2,441,974	\$0	\$15,079	\$1,861,465	\$0	\$4,318,518	\$1,255,000
Total Florence Township		\$19,361,381	\$0	\$61,109	\$18,408,245	\$0	\$37,830,735	\$4,265,800	\$42,096,535
007 Flowerfield Township									
	14050	Marcellus	\$818,109	\$0	\$0	\$4,526,653	\$0	\$5,344,762	\$221,833
	75080	Three Rivers	\$9,236,733	\$479,369	\$67,166	\$30,661,109	\$0	\$40,444,377	\$16,664,358
Total Flowerfield Township		\$10,054,842	\$479,369	\$67,166	\$35,187,762	\$0	\$45,789,139	\$16,886,191	\$62,675,330
008 Leonidas Township									
	13050	Athens	\$174,213	\$0	\$0	\$134,697	\$0	\$308,910	\$9,300
	39170	Vicksburg	\$633,712	\$0	\$0	\$414,979	\$0	\$1,048,691	\$81,400
	75040	Colon	\$16,286,791	\$732,508	\$0	\$14,776,402	\$0	\$31,795,701	\$5,364,000
	75060	Mendon	\$1,309,865	\$0	\$0	\$614,525	\$0	\$1,924,390	\$2,165,000
Total Leonidas Township		\$18,404,581	\$732,508	\$0	\$15,940,603	\$0	\$35,077,692	\$7,619,700	\$42,697,392
009 Lockport Township									
	75030	Centreville	\$9,596,576	\$601,015	\$717,627	\$14,547,714	\$0	\$25,462,932	\$1,076,800
	75060	Mendon	\$564,911	\$10,200	\$0	\$624,290	\$0	\$1,199,401	\$35,600
	75080	Three Rivers	\$4,721,180	\$3,173,834	\$127,859	\$64,580,494	\$0	\$72,603,367	\$2,204,500
Total Lockport Township		\$14,882,667	\$3,785,049	\$845,486	\$79,752,498	\$0	\$99,265,700	\$3,316,900	\$102,582,600

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

Local Unit	School	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
010 Mendon Township									
39170	Vicksburg	\$1,771,997	\$1,049,965	\$0	\$2,504,458	\$0	\$5,326,420	\$210,000	\$5,536,420
75060	Mendon	\$14,529,667	\$1,700,195	\$3,732,527	\$38,279,463	\$0	\$58,241,852	\$34,254,717	\$92,496,569
Total Mendon Township		\$16,301,664	\$2,750,160	\$3,732,527	\$40,783,921	\$0	\$63,568,272	\$34,464,717	\$98,032,989
011 Mottville Township									
75050	Constantine	\$4,070,371	\$66,498	\$149,770	\$5,542,037	\$0	\$9,828,676	\$434,400	\$10,263,076
75070	White Pigeon	\$7,898,061	\$2,447,320	\$7,255,369	\$17,978,830	\$0	\$35,579,580	\$7,038,300	\$42,617,880
Total Mottville Township		\$11,968,432	\$2,513,818	\$7,405,139	\$23,520,867	\$0	\$45,408,256	\$7,472,700	\$52,880,956
012 Nottawa Township									
75003	Nottawa	\$7,247,815	\$1,433,070	\$0	\$38,245,855	\$0	\$46,926,740	\$1,033,000	\$47,959,740
75030	Centreville	\$4,595,212	\$4,903,781	\$358,356	\$41,646,076	\$0	\$51,503,425	\$2,844,100	\$54,347,525
75040	Colon	\$1,712,071	\$79,900	\$0	\$1,483,321	\$0	\$3,275,292	\$175,600	\$3,450,892
75060	Mendon	\$4,830,827	\$349,337	\$0	\$5,121,437	\$0	\$10,301,601	\$584,200	\$10,885,801
Total Nottawa Township		\$18,385,925	\$6,766,088	\$358,356	\$86,496,689	\$0	\$112,007,058	\$4,636,900	\$116,643,958
013 Park Township									
39170	Vicksburg	\$2,909,458	\$0	\$0	\$4,269,615	\$0	\$7,179,073	\$202,100	\$7,381,173
39168	Vicksburg-Mendon Debt	\$0	\$0	\$0	\$75,060	\$0	\$75,060	\$0	\$75,060
75060	Mendon	\$7,577,335	\$630,301	\$1,253,266	\$21,727,218	\$0	\$31,188,120	\$5,680,400	\$36,868,520
75080	Three Rivers	\$13,062,634	\$5,191,158	\$3,341,072	\$41,590,645	\$0	\$63,185,509	\$21,646,509	\$84,832,018
Total Park Township		\$23,549,427	\$5,821,459	\$4,594,338	\$67,662,538	\$0	\$101,627,762	\$27,529,009	\$129,156,771
014 Sherman Township									
75003	Nottawa	\$1,155,417	\$58,319	\$0	\$7,993,823	\$0	\$9,207,559	\$177,100	\$9,384,659
75010	Sturgis	\$5,086,982	\$1,122,715	\$155,900	\$53,415,321	\$0	\$59,780,918	\$2,000,200	\$61,781,118
75020	Burr Oak	\$0	\$0	\$0	\$490,600	\$0	\$490,600	\$3,600	\$494,200
75030	Centreville	\$6,703,053	\$26,000	\$0	\$48,704,927	\$0	\$55,433,980	\$2,762,900	\$58,196,880
75070	White Pigeon	\$0	\$0	\$0	\$134,004	\$0	\$134,004	\$0	\$134,004
Total Sherman Township		\$12,945,452	\$1,207,034	\$155,900	\$110,738,675	\$0	\$125,047,061	\$4,943,800	\$129,990,861
015 Sturgis Township									
75010	Sturgis	\$10,450,905	\$8,288,086	\$520,981	\$26,742,237	\$238,589	\$46,240,798	\$2,779,300	\$49,020,098
Total Sturgis Township		\$10,450,905	\$8,288,086	\$520,981	\$26,742,237	\$238,589	\$46,240,798	\$2,779,300	\$49,020,098
016 White Pigeon Township									
75070	White Pigeon	\$11,640,323	\$7,100,031	\$8,380,356	\$127,880,297	\$0	\$155,001,007	\$32,918,100	\$187,919,107
Total White Pigeon Township		\$11,640,323	\$7,100,031	\$8,380,356	\$127,880,297	\$0	\$155,001,007	\$32,918,100	\$187,919,107
051 Three Rivers City									
75080	Three Rivers	\$0	\$49,231,072	\$18,763,283	\$65,061,388	\$0	\$133,055,743	\$38,365,800	\$171,421,543
Total Three Rivers City		\$0	\$49,231,072	\$18,763,283	\$65,061,388	\$0	\$133,055,743	\$38,365,800	\$171,421,543
052 Sturgis City									
75010	Sturgis	\$364,781	\$36,084,618	\$37,680,310	\$107,570,617	\$0	\$181,700,326	\$31,260,856	\$212,961,182
Total Sturgis City		\$364,781	\$36,084,618	\$37,680,310	\$107,570,617	\$0	\$181,700,326	\$31,260,856	\$212,961,182

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	\$14,981	\$0	\$0	\$45,073	\$0	\$60,054	\$2,400	\$62,454
Total Bronson Schools		\$14,981	\$0	\$0	\$45,073	\$0	\$60,054	\$2,400	\$62,454
13050 Athens Schools									
	008 Leonidas Township	\$174,213	\$0	\$0	\$134,697	\$0	\$308,910	\$9,300	\$318,210
Total Athens Schools		\$174,213	\$0	\$0	\$134,697	\$0	\$308,910	\$9,300	\$318,210
14050 Marcellus Schools									
	007 Flowerfield Township	\$818,109	\$0	\$0	\$4,526,653	\$0	\$5,344,762	\$221,833	\$5,566,595
Total Marcellus Schools		\$818,109	\$0	\$0	\$4,526,653	\$0	\$5,344,762	\$221,833	\$5,566,595
39170 Vicksburg Schools									
	008 Leonidas Township	\$633,712	\$0	\$0	\$414,979	\$0	\$1,048,691	\$81,400	\$1,130,091
	010 Mendon Township	\$1,771,997	\$1,049,965	\$0	\$2,504,458	\$0	\$5,326,420	\$210,000	\$5,536,420
	013 Park Township	\$2,909,458	\$0	\$0	\$4,269,615	\$0	\$7,179,073	\$202,100	\$7,381,173
Total Vicksburg Schools		\$5,315,167	\$1,049,965	\$0	\$7,189,052	\$0	\$13,554,184	\$493,500	\$14,047,684
75003 Nottawa Schools									
	001 Burr Oak Township	\$94,334	\$0	\$0	\$335,603	\$0	\$429,937	\$20,000	\$449,937
	002 Colon Township	\$928,521	\$0	\$0	\$1,122,864	\$0	\$2,051,385	\$61,300	\$2,112,685
	012 Nottawa Township	\$7,247,815	\$1,433,070	\$0	\$38,245,855	\$0	\$46,926,740	\$1,033,000	\$47,959,740
	014 Sherman Township	\$1,155,417	\$58,319	\$0	\$7,993,823	\$0	\$9,207,559	\$177,100	\$9,384,659
Total Nottawa Schools		\$9,426,087	\$1,491,389	\$0	\$47,698,145	\$0	\$58,615,621	\$1,291,400	\$59,907,021
75010 Sturgis Schools									
	001 Burr Oak Township	\$3,205,568	\$31,269	\$0	\$17,849,749	\$0	\$21,086,586	\$385,000	\$21,471,586
	005 Fawn River Township	\$7,081,456	\$1,116,958	\$0	\$26,484,314	\$0	\$34,682,728	\$733,500	\$35,416,228
	014 Sherman Township	\$5,086,982	\$1,122,715	\$155,900	\$53,415,321	\$0	\$59,780,918	\$2,000,200	\$61,781,118
	015 Sturgis Township	\$10,450,905	\$8,288,086	\$520,981	\$26,742,237	\$238,589	\$46,240,798	\$2,779,300	\$49,020,098
	052 Sturgis City	\$364,781	\$36,084,618	\$37,680,310	\$107,570,617	\$0	\$181,700,326	\$31,260,856	\$212,961,182
Total Sturgis Schools		\$26,189,692	\$46,643,646	\$38,357,191	\$232,062,238	\$238,589	\$343,491,356	\$37,158,856	\$380,650,212
75020 Burr Oak Schools									
	001 Burr Oak Township	\$11,814,854	\$756,659	\$744,431	\$19,569,861	\$0	\$32,885,805	\$5,913,800	\$38,799,605
	002 Colon Township	\$1,006,467	\$260,097	\$0	\$1,130,478	\$0	\$2,397,042	\$1,447,900	\$3,844,942
	014 Sherman Township	\$0	\$0	\$0	\$490,600	\$0	\$490,600	\$3,600	\$494,200
Total Burr Oak Schools		\$12,821,321	\$1,016,756	\$744,431	\$21,190,939	\$0	\$35,773,447	\$7,365,300	\$43,138,747
75030 Centreville Schools									
	006 Florence Township	\$8,925,524	\$0	\$0	\$7,203,442	\$0	\$16,128,966	\$2,107,300	\$18,236,266
	009 Lockport Township	\$9,596,576	\$601,015	\$717,627	\$14,547,714	\$0	\$25,462,932	\$1,076,800	\$26,539,732
	012 Nottawa Township	\$4,595,212	\$4,903,781	\$358,356	\$41,646,076	\$0	\$51,503,425	\$2,844,100	\$54,347,525
	014 Sherman Township	\$6,703,053	\$26,000	\$0	\$48,704,927	\$0	\$55,433,980	\$2,762,900	\$58,196,880
Total Centreville Schools		\$29,820,365	\$5,530,796	\$1,075,983	\$112,102,159	\$0	\$148,529,303	\$8,791,100	\$157,320,403

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	\$1,292,409	\$21,796	\$0	\$2,354,543	\$0	\$3,668,748	\$2,313,500	\$5,982,248
002	Colon Township	\$14,731,261	\$3,372,273	\$2,039,763	\$69,228,917	\$0	\$89,372,214	\$6,950,000	\$96,322,214
008	Leonidas Township	\$16,286,791	\$732,508	\$0	\$14,776,402	\$0	\$31,795,701	\$5,364,000	\$37,159,701
012	Nottawa Township	\$1,712,071	\$79,900	\$0	\$1,483,321	\$0	\$3,275,292	\$175,600	\$3,450,892
Total Colon Schools		\$34,022,532	\$4,206,477	\$2,039,763	\$87,843,183	\$0	\$128,111,955	\$14,803,100	\$142,915,055
75050 Constantine Schools									
003	Constantine Township	\$10,517,074	\$3,667,400	\$19,645,040	\$56,900,879	\$0	\$90,730,393	\$11,747,600	\$102,477,993
004	Fabius Township	\$111,983	\$0	\$0	\$148,974	\$0	\$260,957	\$25,100	\$286,057
006	Florence Township	\$3,945,923	\$0	\$46,030	\$7,377,122	\$0	\$11,369,075	\$670,300	\$12,039,375
011	Mottville Township	\$4,070,371	\$66,498	\$149,770	\$5,542,037	\$0	\$9,828,676	\$434,400	\$10,263,076
Total Constantine Schools		\$18,645,351	\$3,733,898	\$19,840,840	\$69,969,012	\$0	\$112,189,101	\$12,877,400	\$125,066,501
75060 Mendon Schools									
002	Colon Township	\$298,764	\$0	\$0	\$94,734	\$0	\$393,498	\$9,300	\$402,798
008	Leonidas Township	\$1,309,865	\$0	\$0	\$614,525	\$0	\$1,924,390	\$2,165,000	\$4,089,390
009	Lockport Township	\$564,911	\$10,200	\$0	\$624,290	\$0	\$1,199,401	\$35,600	\$1,235,001
010	Mendon Township	\$14,529,667	\$1,700,195	\$3,732,527	\$38,279,463	\$0	\$58,241,852	\$34,254,717	\$92,496,569
012	Nottawa Township	\$4,830,827	\$349,337	\$0	\$5,121,437	\$0	\$10,301,601	\$584,200	\$10,885,801
013	Park Township	\$7,577,335	\$630,301	\$1,253,266	\$21,727,218	\$0	\$31,188,120	\$5,680,400	\$36,868,520
Total Mendon Schools		\$29,111,369	\$2,690,033	\$4,985,793	\$66,461,667	\$0	\$103,248,862	\$42,729,217	\$145,978,079
75070 ' White Pigeon Schools									
003	Constantine Township	\$179,383	\$0	\$0	\$715,306	\$0	\$894,689	\$45,800	\$940,489
006	Florence Township	\$4,047,960	\$0	\$0	\$1,966,216	\$0	\$6,014,176	\$233,200	\$6,247,376
011	Mottville Township	\$7,898,061	\$2,447,320	\$7,255,369	\$17,978,830	\$0	\$35,579,580	\$7,038,300	\$42,617,880
014	Sherman Township	\$0	\$0	\$0	\$134,004	\$0	\$134,004	\$0	\$134,004
016	White Pigeon Township	\$11,640,323	\$7,100,031	\$8,380,356	\$127,880,297	\$0	\$155,001,007	\$32,918,100	\$187,919,107
Total White Pigeon Schools		\$23,765,727	\$9,547,351	\$15,635,725	\$148,674,653	\$0	\$197,623,456	\$40,235,400	\$237,858,856
75080 Three Rivers Schools									
003	Constantine Township	\$746,724	\$0	\$0	\$3,176,444	\$0	\$3,923,168	\$67,200	\$3,990,368
004	Fabius Township	\$6,838,762	\$3,890,137	\$2,242,792	\$147,264,031	\$0	\$160,235,722	\$15,026,367	\$175,262,089
006	Florence Township	\$2,441,974	\$0	\$15,079	\$1,861,465	\$0	\$4,318,518	\$1,255,000	\$5,573,518
007	Flowerfield Township	\$9,236,733	\$479,369	\$67,166	\$30,661,109	\$0	\$40,444,377	\$16,664,358	\$57,108,735
009	Lockport Township	\$4,721,180	\$3,173,834	\$127,859	\$64,580,494	\$0	\$72,603,367	\$2,204,500	\$74,807,867
013	Park Township	\$13,062,634	\$5,191,158	\$3,341,072	\$41,590,645	\$0	\$63,185,509	\$21,646,509	\$84,832,018
052	Three Rivers City	\$0	\$49,231,072	\$18,763,283	\$65,061,388	\$0	\$133,055,743	\$38,365,800	\$171,421,543
Total Three Rivers Schools		\$37,048,007	\$61,965,570	\$24,557,251	\$354,195,576	\$0	\$477,766,404	\$95,229,734	\$572,996,138

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	\$6,907	\$55,547	\$0	\$0	\$62,454
Total Bronson Schools		\$6,907	\$55,547	\$0	\$0	\$62,454
13050 Athens Schools						
	008 Leonidas Township	\$9,300	\$308,910	\$0	\$0	\$318,210
Total Athens Schools		\$9,300	\$308,910	\$0	\$0	\$318,210
14050 Marcellus Schools						
	007 Flowerfield Township	\$744,200	\$4,741,279	\$81,116	\$0	\$5,566,595
Total Marcellus Schools		\$744,200	\$4,741,279	\$81,116	\$0	\$5,566,595
39170 Vicksburg Schools						
	008 Leonidas Township	\$140,593	\$989,498	\$0	\$0	\$1,130,091
	010 Mendon Township	\$1,913,857	\$3,551,863	\$70,700	\$0	\$5,536,420
	013 Park Township	\$754,195	\$6,626,978	\$0	\$0	\$7,381,173
Total Vicksburg Schools		\$2,808,645	\$11,168,339	\$70,700	\$0	\$14,047,684
75003 Nottawa Schools						
	001 Burr Oak Township	\$60,280	\$389,657	\$0	\$0	\$449,937
	002 Colon Township	\$321,126	\$1,791,559	\$0	\$0	\$2,112,685
	012 Nottawa Township	\$16,328,533	\$31,474,607	\$156,600	\$0	\$47,959,740
	014 Sherman Township	\$3,136,663	\$6,247,996	\$0	\$0	\$9,384,659
Total Nottawa Schools		\$19,846,602	\$39,903,819	\$156,600	\$0	\$59,907,021
75010 Sturgis Schools						
	001 Burr Oak Township	\$3,369,261	\$18,094,925	\$7,400	\$0	\$21,471,586
	005 Fawn River Township	\$5,678,041	\$29,529,287	\$208,900	\$0	\$35,416,228
	014 Sherman Township	\$14,734,478	\$47,045,140	\$1,500	\$0	\$61,781,118
	015 Sturgis Township	\$14,659,869	\$33,103,429	\$1,246,900	\$9,900	\$49,020,098
	052 Sturgis City	\$100,561,224	\$82,637,202	\$8,487,056	\$21,275,700	\$212,961,182
Total Sturgis Schools		\$139,002,873	\$210,409,983	\$9,951,756	\$21,285,600	\$380,650,212
75020 Burr Oak Schools						
	001 Burr Oak Township	\$12,195,987	\$26,243,518	\$171,100	\$189,000	\$38,799,605
	002 Colon Township	\$2,313,045	\$1,417,397	\$114,500	\$0	\$3,844,942
	014 Sherman Township	\$494,200	\$0	\$0	\$0	\$494,200
Total Burr Oak Schools		\$15,003,232	\$27,660,915	\$285,600	\$189,000	\$43,138,747
75030 Centreville Schools						
	006 Florence Township	\$3,577,076	\$14,659,190	\$0	\$0	\$18,236,266
	009 Lockport Township	\$4,786,996	\$21,595,236	\$9,300	\$148,200	\$26,539,732
	012 Nottawa Township	\$16,394,840	\$37,952,685	\$0	\$0	\$54,347,525
	014 Sherman Township	\$17,164,412	\$40,966,968	\$65,500	\$0	\$58,196,880
Total Centreville Schools		\$41,923,324	\$115,174,079	\$74,800	\$148,200	\$157,320,403
75040 Colon Schools						
	001 Burr Oak Township	\$2,877,301	\$3,104,947	\$0	\$0	\$5,982,248
	002 Colon Township	\$38,534,049	\$56,294,265	\$751,900	\$742,000	\$96,322,214
	008 Leonidas Township	\$9,580,501	\$27,401,200	\$178,000	\$0	\$37,159,701
	012 Nottawa Township	\$607,009	\$2,802,383	\$41,500	\$0	\$3,450,892
Total Colon Schools		\$51,598,860	\$89,602,795	\$971,400	\$742,000	\$142,915,055
75050 Constantine Schools						
	003 Constantine Township	\$37,371,403	\$56,581,390	\$2,234,600	\$6,290,600	\$102,477,993
	004 Fabius Township	\$152,478	\$130,379	\$3,200	\$0	\$286,057
	006 Florence Township	\$1,759,367	\$10,151,108	\$128,900	\$0	\$12,039,375
	011 Mottville Township	\$1,497,210	\$8,625,366	\$140,500	\$0	\$10,263,076
Total Constantine Schools		\$40,780,458	\$75,488,243	\$2,507,200	\$6,290,600	\$125,066,501

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

School District	Local Unit	Non-PRE	PRE	Com. Personal	Ind. Personal	Total Taxable
75060 Mendon Schools						
	002 Colon Township	\$9,300	\$393,498	\$0	\$0	\$402,798
	008 Leonidas Township	\$2,238,149	\$1,851,241	\$0	\$0	\$4,089,390
	009 Lockport Township	\$153,463	\$1,081,538	\$0	\$0	\$1,235,001
	010 Mendon Township	\$43,304,760	\$45,366,409	\$338,100	\$3,487,300	\$92,496,569
	012 Nottawa Township	\$1,801,092	\$8,884,709	\$200,000	\$0	\$10,885,801
	013 Park Township	\$16,173,888	\$20,446,932	\$189,600	\$58,100	\$36,868,520
Total Mendon Schools		\$63,680,652	\$78,024,327	\$727,700	\$3,545,400	\$145,978,079
75070 White Pigeon Schools						
	003 Constantine Township	\$241,812	\$698,677	\$0	\$0	\$940,489
	006 Florence Township	\$977,974	\$5,269,402	\$0	\$0	\$6,247,376
	011 Mottville Township	\$16,681,940	\$21,865,740	\$1,560,200	\$2,510,000	\$42,617,880
	014 Sherman Township	\$0	\$134,004	\$0	\$0	\$134,004
	016 White Pigeon Township	\$99,563,909	\$86,507,898	\$583,700	\$1,263,600	\$187,919,107
Total White Pigeon Schools		\$117,465,635	\$114,475,721	\$2,143,900	\$3,773,600	\$237,858,856
75080 Three Rivers Schools						
	003 Constantine Township	\$535,261	\$3,455,107	\$0	\$0	\$3,990,368
	004 Fabius Township	\$79,186,488	\$94,548,201	\$1,206,800	\$320,600	\$175,262,089
	006 Florence Township	\$1,818,730	\$3,754,788	\$0	\$0	\$5,573,518
	007 Flowerfield Township	\$20,744,648	\$36,003,871	\$360,216	\$0	\$57,108,735
	009 Lockport Township	\$16,205,057	\$57,929,510	\$673,300	\$0	\$74,807,867
	013 Park Township	\$36,293,646	\$45,977,272	\$593,400	\$1,967,700	\$84,832,018
	052 Three Rivers City	\$90,442,166	\$49,359,877	\$8,378,200	\$23,241,300	\$171,421,543
Total Three Rivers Schools		\$245,225,996	\$291,028,626	\$11,211,916	\$25,529,600	\$572,996,138

St. Joseph County
2016 School District Equalized Value Recapitulation

School	Real Property			Personal Property			Total		
	2015 Equalized Value	2016 Equalized Value	% Change	2015 Equalized Value	2016 Equalized Value	% Change	2015 Equalized Value	2016 Equalized Value	% Change
12020 Bronson Schools	\$192,600	\$254,500	32.14%	\$0	\$2,400	0.00%	\$192,600	\$256,900	33.39%
13050 Athens School	\$610,600	\$624,200	2.23%	\$10,000	\$9,300	-7.00%	\$620,600	\$633,500	2.08%
14050 Marcellus Schools	\$9,602,780	\$9,851,400	2.59%	\$253,283	\$221,833	-12.42%	\$9,856,063	\$10,073,233	2.20%
39170 Vicksburg Schools	\$24,882,600	\$25,083,300	0.81%	\$475,500	\$493,500	3.79%	\$25,358,100	\$25,576,800	0.86%
75003 Nottawa Schools	\$81,695,400	\$84,282,900	3.17%	\$1,210,800	\$1,291,400	6.66%	\$82,906,200	\$85,574,300	3.22%
75010 Sturgis Schools	\$432,176,800	\$448,191,500	3.71%	\$67,812,100	\$37,166,900	-45.19%	\$499,988,900	\$485,358,400	-2.93%
75020 Burr Oak Schools	\$63,321,700	\$68,729,500	8.54%	\$7,283,400	\$7,365,300	1.12%	\$70,605,100	\$76,094,800	7.78%
75030 Centreville Schools	\$222,211,436	\$228,321,200	2.75%	\$9,361,500	\$8,791,100	-6.09%	\$231,572,936	\$237,112,300	2.39%
75040 Colon Schools	\$215,931,200	\$223,676,000	3.59%	\$13,101,100	\$14,803,100	12.99%	\$229,032,300	\$238,479,100	4.12%
75050 Constantine Schools	\$168,398,200	\$164,931,600	-2.06%	\$25,542,700	\$12,877,400	-49.58%	\$193,940,900	\$177,809,000	-8.32%
75060 Mendon Schools	\$174,484,200	\$180,370,300	3.37%	\$41,005,900	\$45,826,300	11.76%	\$215,490,100	\$226,196,600	4.97%
75070 White Pigeon Schools	\$269,307,300	\$270,968,100	0.62%	\$47,424,600	\$40,235,400	-15.16%	\$316,731,900	\$311,203,500	-1.75%
75080 Three Rivers Schools	\$628,424,000	\$645,539,750	2.72%	\$135,069,290	\$97,387,902	-27.90%	\$763,493,290	\$742,927,652	-2.69%

St. Joseph County
2016 School District Taxable Value Recapitulation

School	Real Property			Personal Property			Total		
	2015 Taxable Value	2016 Taxable Value	% Change	2015 Taxable Value	2016 Taxable Value	% Change	2015 Taxable Value	2016 Taxable Value	% Change
12020 Bronson Schools	\$59,876	\$60,054	0.30%	\$0	\$2,400	0.00%	\$59,876	\$62,454	4.31%
13050 Athens Schools	\$307,988	\$308,910	0.30%	\$10,000	\$9,300	-7.00%	\$317,988	\$318,210	0.07%
14050 Marcellus Schools	\$5,329,738	\$5,344,762	0.28%	\$253,283	\$221,833	-12.42%	\$5,583,021	\$5,566,595	-0.29%
39170 Vicksburg Schools	\$14,013,989	\$13,554,184	-3.28%	\$475,500	\$493,500	3.79%	\$14,489,489	\$14,047,684	-3.05%
75003 Nottawa Schools	\$57,663,120	\$58,615,621	1.65%	\$1,210,800	\$1,291,400	6.66%	\$58,873,920	\$59,907,021	1.75%
75010 Sturgis Schools	\$343,130,381	\$343,491,356	0.11%	\$67,801,918	\$37,158,856	-45.19%	\$410,932,299	\$380,650,212	-7.37%
75020 Burr Oak Schools	\$34,765,881	\$35,773,447	2.90%	\$7,283,400	\$7,365,300	1.12%	\$42,049,281	\$43,138,747	2.59%
75030 Centreville Schools	\$147,365,081	\$148,529,303	0.79%	\$9,361,500	\$8,791,100	-6.09%	\$156,726,581	\$157,320,403	0.38%
75040 Colon Schools	\$125,247,463	\$128,111,955	2.29%	\$13,101,100	\$14,803,100	12.99%	\$138,348,563	\$142,915,055	3.30%
75050 Constantine Schools	\$113,209,249	\$112,189,101	-0.90%	\$25,542,700	\$12,877,400	-49.58%	\$138,751,949	\$125,066,501	-9.86%
75060 Mendon Schools	\$101,756,177	\$103,248,862	1.47%	\$38,922,476	\$42,729,217	9.78%	\$140,678,653	\$145,978,079	3.77%
75070 White Pigeon Schools	\$202,054,429	\$197,623,456	-2.19%	\$47,424,600	\$40,235,400	-15.16%	\$249,479,029	\$237,858,856	-4.66%
75080 Three Rivers Schools	\$478,910,724	\$477,766,404	-0.24%	\$123,878,775	\$95,229,734	-23.13%	\$602,789,499	\$572,996,138	-4.94%

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	\$25,696,700	\$1,620,100	\$0	\$56,966,100	\$0	\$84,282,900	\$1,291,400	\$85,574,300
	75010 Sturgis School	\$77,692,600	\$55,888,700	\$44,945,000	\$269,071,000	\$594,200	\$448,191,500	\$37,166,900	\$485,358,400
	75020 Burr Oak School	\$38,616,900	\$1,224,600	\$874,500	\$28,013,500	\$0	\$68,729,500	\$7,365,300	\$76,094,800
	75030 Centreville School	\$84,959,700	\$6,147,400	\$1,096,700	\$136,117,400	\$0	\$228,321,200	\$8,791,100	\$237,112,300
	75040 Colon School	\$104,217,100	\$4,775,300	\$2,057,700	\$112,625,900	\$0	\$223,676,000	\$14,803,100	\$238,479,100
	75050 Constantine School	\$58,936,500	\$4,235,600	\$21,021,100	\$80,738,400	\$0	\$164,931,600	\$12,877,400	\$177,809,000
	75060 Mendon School	\$85,517,600	\$3,070,000	\$5,364,700	\$86,418,000	\$0	\$180,370,300	\$45,826,300	\$226,196,600
	75070 White Pigeon School	\$67,246,100	\$11,861,300	\$18,619,000	\$173,241,700	\$0	\$270,968,100	\$40,235,400	\$311,203,500
	75080 Three Rivers School	\$100,193,600	\$72,300,200	\$28,427,500	\$444,618,450	\$0	\$645,539,750	\$97,387,902	\$742,927,652
Total St Joseph County ISD		\$643,076,800	\$161,123,200	\$122,406,200	\$1,387,810,450	\$594,200	\$2,315,010,850	\$265,744,802	\$2,580,755,652
Kalamazoo Regional Educational Service Agency (K-RESA)									
	39170 Vicksburg School	\$14,208,700	\$1,239,000	\$0	\$9,635,600	\$0	\$25,083,300	\$493,500	\$25,576,800
Total K-RESA		\$14,208,700	\$1,239,000	\$0	\$9,635,600	\$0	\$25,083,300	\$493,500	\$25,576,800
Lewis Cass ISD									
	14050 Marcellus School	\$2,588,500	\$0	\$0	\$7,262,900	\$0	\$9,851,400	\$221,833	\$10,073,233
Total Lewis Cass ISD		\$2,588,500	\$0	\$0	\$7,262,900	\$0	\$9,851,400	\$221,833	\$10,073,233
Calhoun ISD									
	13050 Athens School	\$474,000	\$0	\$0	\$150,200	\$0	\$624,200	\$9,300	\$633,500
Total Calhoun ISD		\$474,000	\$0	\$0	\$150,200	\$0	\$624,200	\$9,300	\$633,500
Branch ISD									
	12020 Bronson School	\$187,600	\$0	\$0	\$66,900	\$0	\$254,500	\$2,400	\$256,900
Total Branch ISD		\$187,600	\$0	\$0	\$66,900	\$0	\$254,500	\$2,400	\$256,900

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	\$9,426,087	\$1,491,389	\$0	\$47,698,145	\$0	\$58,615,621	\$1,291,400	\$59,907,021
	75010 Sturgis School	\$26,189,692	\$46,643,646	\$38,357,191	\$232,062,238	\$238,589	\$343,491,356	\$37,158,856	\$380,650,212
	75020 Burr Oak School	\$12,821,321	\$1,016,756	\$744,431	\$21,190,939	\$0	\$35,773,447	\$7,365,300	\$43,138,747
	75030 Centreville School	\$29,820,365	\$5,530,796	\$1,075,983	\$112,102,159	\$0	\$148,529,303	\$8,791,100	\$157,320,403
	75040 Colon School	\$34,022,532	\$4,206,477	\$2,039,763	\$87,843,183	\$0	\$128,111,955	\$14,803,100	\$142,915,055
	75050 Constantine School	\$18,645,351	\$3,733,898	\$19,840,840	\$69,969,012	\$0	\$112,189,101	\$12,877,400	\$125,066,501
	75060 Mendon School	\$29,111,369	\$2,690,033	\$4,985,793	\$66,461,667	\$0	\$103,248,862	\$42,729,217	\$145,978,079
	75070 White Pigeon School	\$23,765,727	\$9,547,351	\$15,635,725	\$148,674,653	\$0	\$197,623,456	\$40,235,400	\$237,858,856
	75080 Three Rivers School	\$37,048,007	\$61,965,570	\$24,557,251	\$354,195,576	\$0	\$477,766,404	\$95,229,734	\$572,996,138
Total St Joseph County ISD		\$37,048,007	\$61,965,570	\$24,557,251	\$354,195,576	\$0	\$477,766,404	\$95,229,734	\$1,865,831,012
Kalamazoo Regional Educational Service Agency (K-RESA)									
	39170 Vicksburg School	\$5,315,167	\$1,049,965	\$0	\$7,189,052	\$0	\$13,554,184	\$493,500	\$14,047,684
Total K-RESA		\$5,315,167	\$1,049,965	\$0	\$7,189,052	\$0	\$13,554,184	\$493,500	\$14,047,684
Lewis Cass ISD									
	14050 Marcellus School	\$818,109	\$0	\$0	\$4,526,653	\$0	\$5,344,762	\$221,833	\$5,566,595
Total Lewis Cass ISD		\$818,109	\$0	\$0	\$4,526,653	\$0	\$5,344,762	\$221,833	\$5,566,595
Calhoun ISD									
	13050 Athens School	\$174,213	\$0	\$0	\$134,697	\$0	\$308,910	\$9,300	\$318,210
Total Calhoun ISD		\$174,213	\$0	\$0	\$134,697	\$0	\$308,910	\$9,300	\$318,210
Branch ISD									
	12020 Bronson School	\$14,981	\$0	\$0	\$45,073	\$0	\$60,054	\$2,400	\$62,454
Total Branch ISD		\$14,981	\$0	\$0	\$45,073	\$0	\$60,054	\$2,400	\$62,454

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 DE	75050	305	663,500	581,104	2007-328	12/30/2019
	003 999 110 10	MONSANTO COMPANY	75050	352	1,384,100	1,384,100	2007-328	12/30/2019
	003 999 115 00	DEKALB GENETICS CORPORATIO	75050	305	6,138,100	5,375,427	2008-241	12/30/2020
	003 999 115 10	MONSANTO COMPANY	75050	352	6,763,700	6,763,700	2008-241	12/30/2020
	003 999 116 10	MONSANTO COMPANY	75050	352	1,261,500	1,261,500	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	12,000	12,000	2006-319	12/30/2018
	043 999 420 10	MICHIGAN MILK PRODUCERS ASS	75050	352	155,900	155,900	2006-318	12/31/2018
	043 999 425 10	VAUPELL	75050	352	110,800	110,800	2007-660	12/30/2019
	043 999 430 00	FIBRE CONVERTERS	75050	352	376,300	376,300	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	11,300	11,300	2009-408	12/31/2021
	043 999 445 00	MICHIGAN MILK PRODUCERS ASS	75050	305	841,000	841,000	2014-434	12/31/2026
Total Constantine Township			13		\$18,045,200	\$17,200,131		
010	Mendon Township							
	010 900 012 00	KBTJ LLC	75060	352	42,800	42,800	2003-52	12/30/2016
	010 950 013 00	MENDON SEED GROWERS CORP	75060	352	366,300	366,300	2012-513	12/30/2024
	010 960 013 00	MENDON SEED GROWERS CORP	75060	305	212,300	210,529	2012-513	12/30/2024
	044 900 040 00	T H PLASTICS INC	75060	305	153,500	151,051	04-277	12/30/2016
	044 900 060 02	IAC MENDON LLC	75060	352	573,400	573,400	06-094	12/30/2019
	044 900 060 03	IAC MENDON LLC	75060	352	573,000	573,000	06-290	12/30/2019
	044 900 060 04	IAC MENDON LLC	75060	352	404,100	404,100	2010-169	12/30/2022
	044 900 060 05	IAC MENDON LLC	75060	352	1,227,900	1,227,900	2011-432	12/30/2020
	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			10		\$4,027,600	\$4,023,380		
011	Mottville Township							
	011 999 001 00	BANKS HARDWOODS INC	75070	305	687,500	687,500	2005-252	12/31/2017
	011 999 014 00	BANKS HARDWOODS INC	75070	305	200,000	200,000	2004-331	12/31/2016
	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	411,500	411,500	2006-353	12/30/2018
	011 999 017 00	THE ANDERSONS AGRICULTURE	75070	305	492,000	492,000	2006-355	12/30/2018
	011 999 019 00	THE ANDERSONS AGRICULTURE	75070	305	258,900	258,900	2009-304	12/31/2021
	011 999 019 10	THE ANDERSONS AGRICULTURE	75070	352	101,200	101,200	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	44,900	44,900	2010-164	12/31/2022
	011 999 021 00	THE ANDERSONS AGRICULTURE	75070	305	575,800	575,800	2010-186	12/31/2022
	011 999 021 10	THE ANDERSONS AGRICULTURE	75070	352	175,700	175,700	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	1,010,100	1,010,100	2007-541	12/30/2019
	011 999 125 00	UNIVERSAL CONSUMER PRODUC	75070	305	22,500	22,500	2010-094	12/31/2022
	011 999 125 10	UNIVERSAL CONSUMER PRODUC	75070	352	128,300	128,300	2010-094	12/30/2022
	011 999 130 00	THE ANDERSONS AGRICULTURE	75070	305	607,300	607,300	2011-401	12/31/2023
	011 999 130 10	THE ANDERSONS INC	75070	352	90,400	90,400	2011-401	12/31/2023
	011 999 135 00	BANKS HARDWOODS, INC	75070	305	450,000	450,000	2013-354	12/30/2025
	011 999 140 00	THE ANDERSONS AGRICULTURE	75070	305	500,000	500,000	2014-109	12/30/2026
Total Mottville Township			19		\$11,083,100	\$11,083,100		

St. Joseph County
IFT Parcels
By Unit and School District

Local Unit	Parcel Number	Owner Name	School District	Property Class	SEV	Taxable	Certificate #	Expiration Date
013	Park Township							
	013 999 111 10	PETERSON SPRING CIMA	75080	352	78,500	78,500	2003-470	12/30/2015
	013 999 114 00	AMERICAN METAL FABRICATOR I	75080	305	66,000	66,000	2005-629	12/30/2017
	013 999 114 10	AMERICAN METAL FABRICATOR I	75080	352	80,000	80,000	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	40,900	40,900	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 I	75080	305	177,000	177,000	2006-109	12/30/2018
	013 999 117 10	AMERICAN METAL FABRICATOR I	75080	352	48,100	48,100	2006-109	12/30/2018
	013 999 118 10	X L MACHINE CO INC	75060	352	520,600	520,600	2006-453	12/30/2018
	013 999 119 10	PETERSON SPRING CIMA	75080	352	137,700	137,700	2007-344	12/30/2019
	013 999 120 10	AMERICAN METAL FABRICATOR I	75080	352	153,100	153,100	2008-008	12/30/2020
	013 999 120 30	AMERICAN METAL FABRICATOR I	75080	352	170,900	170,900	2008-323	12/30/2020
	013 999 121 10	AMERICAN METAL FAB INC	75080	352	209,500	209,500	2010-093	12/31/2022
	013 999 122 10	AMERICAN METAL FAB INC	75080	352	147,700	147,700	2010-241	12/31/2010
	013 999 125 00	PDQ METAL FABRICATION INC	75060	305	183,900	183,900	2009-149	12/30/2021
	013 999 130 05	PETERSON SPRING CIMA	75080	352	473,900	473,900	2013-102	12/30/2025
	013 999 130 10	PETERSON SPRING CIMA	75080	352	513,200	513,200	2011-117	12/30/2023
	013 999 135 10	AMERICAN METAL FAB INC	75080	352	209,200	209,200	2011-401	12/30/2023
Total Park Township			19		\$3,501,600	\$3,501,600		
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	444,800	444,800	2008-110	12/30/2020
	016 999 003 10	NEO MFG LLC	75070	352	29,700	29,700	2010-328	12/31/2022
	016 999 004 10	WHITE PIGEON PAPER CO	75070	352	933,900	933,900	2011-525	12/30/2023
	045 999 393 10	MERHOW ACQUISITIONS LLC	75070	352	53,800	53,800	2013-239	12/30/2027
Total White Pigeon Township			5		\$2,567,200	\$2,567,200		
051	Three Rivers City							
	051 960 010 07	AMERICAN AXLE & MFG INC	75080	305	1,119,200	310,605	2012-113	12/31/2024
	051 960 012 01	ARMSTRONG INTERNATIONAL IN	75080	305	325,100	325,100	08-182	12/30/2020
	051 960 079 00	R & H MACHINE PRODUCTS	75080	305	78,200	76,020	2014-040	12/31/2025
	051 960 111 01	KADANT JOHNSON INC	75080	305	16,500	16,500	08-298	12/30/2020
	051 960 141 01	NICHOLS CUSTOM HARDWOOD F	75080	305	38,200	38,200	04-381	12/30/2016
	051 960 160 01	PHANTOM AERONAUTICS	75080	305	52,400	52,400	05-422	12/30/2017
	051 960 200 04	TAMARA TOOL INC	75080	305	91,000	91,000	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	608,200	608,200	06-173	12/31/2018
	051 960 231 02	W E SLITT COMPANY	75080	305	242,200	235,705	2013-006	12/31/2025
	051 970 010 06	AMERICAN AXLE & MFG INC	75080	352	54,700	54,700	05-220	12/31/2017
	051 970 010 07	AMERICAN AXLE & MFG INC	75080	352	8,211,800	8,211,800	2012-113	12/31/2024
	051 970 012 01	ARMSTRONG INTERNATIONAL IN	75080	352	24,000	24,000	08-182	12/30/2020
	051 970 045 00	DEGRAAFX INC	75080	352	102,400	102,400	07-699	12/30/2019
	051 970 111 01	KADANT JOHNSON INC	75080	352	119,900	119,900	08-298	12/30/2020
	051 970 141 01	NICHOLS HARDWOOD FLOORING	75080	352	19,600	19,600	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	272,400	272,400	2012-428	12/30/2024
	051 970 165 02	PRECISION WIRE FORMS INC.	75080	352	755,300	755,300	2013-308	12/31/2025
	051 970 180 03	R & H MACHINE PRODUCTS	75080	352	83,700	83,700	2009-069	12/30/2021
	051 970 180 04	R & H MACHINE PRODUCTS	75080	352	74,300	74,300	2012-114	12/30/2024
	051 970 200 03	TAMARA TOOL INC	75080	352	84,700	84,700	2011-170	12/30/2023
	051 970 230 03	INTERNATIONAL PAPER CO	75080	352	110,000	110,000	05-146	12/31/2017
	051 970 230 04	INTERNATIONAL PAPER CO	75080	352	736,700	736,700	06-129	12/31/2018
	051 970 231 02	W E SLITT COMPANY	75080	352	48,800	48,800	2013-006	12/30/2025
	051 970 231 03	W E SLITT COMPANY	75080	352	153,300	153,300	2014-172	12/31/2026
Total Three Rivers City			26		\$13,428,900	\$12,611,630		

St. Joseph County
IFT Parcels
By Unit and School District

Local Unit	Parcel Number	Owner Name	School District	Property Class	SEV	Taxable	Certificate #	Expiration Date
052	Sturgis City							
	052 900 011 03	AMERICRAFT CARTON INC	75010	352	1,755,600	1,755,600	2013-525	12/30/2025
	052 900 161 01	PARMA TUBE CORP	75010	352	8,800	8,800	2013-522	12/30/2025
	052 900 562 00	REBEL CONCEPTS LLC	75010	352	15,500	15,500	2003-564	12/30/2015
	052 900 570 00	PENGUIN LLC	75010	352	3,000,000	3,000,000	2003-565	12/30/2015
	052 900 585 00	BURR OAK TOOL INC	75010	352	203,800	203,800	2005-607	12/30/2017
	052 900 590 00	VCI INC	75010	352	92,600	92,600	2005-608	12/30/2017
	052 900 595 00	ABBOTT MANUFACTURING INC	75010	352	5,745,600	5,745,600	2007-669	12/30/2020
	052 900 598 00	PARMA TUBE CORP	75010	352	167,100	167,100	2007-670	12/30/2019
	052 900 599 00	STURGIS MOLDED PRODUCTS C	75010	352	360,700	360,700	2007-666	12/30/2019
	052 900 600 00	VCI INC	75010	352	194,200	194,200	2008-547	12/31/2020
	052 900 605 00	PARMA TUBE CORP	75010	352	79,600	79,600	2008-568	12/31/2020
	052 900 610 00	LTI PRINTING INC	75010	352	10,100	10,100	2008-548	12/31/2020
	052 900 620 00	VCI INC	75010	352	220,500	220,500	2011-060	12/31/2023
	052 900 625 00	LTI PRINTING, INC	75010	352	161,800	161,800	2011-061	12/31/2023
	052 900 630 00	MAYER TOOL & ENGINEERING IN	75010	352	30,500	30,500	2011-065	12/31/2023
	052 900 635 00	LTI PRINTING, INC	75010	352	88,000	88,000	2011-572	12/30/2023
	052 900 640 00	AMERICRAFT CARTON INC	75010	352	745,900	745,900	2011-624	12/30/2023
	052 900 645 00	METALLOID CORPORATION	75010	352	27,600	27,600	2011-571	12/30/2023
	052 900 650 00	PARMA TUBE CORP	75010	352	37,900	37,900	2011-573	12/30/2023
	052 900 651 00	PARMA TUBE CORP	75010	352	12,000	12,000	2011-068	12/30/2024
	052 900 660 00	STURGIS MOLDED PRODUCTS C	75010	352	291,900	291,900	2011-062	12/30/2025
	052 900 670 00	JOHNSON PRECISION MOLD INC	75010	352	44,900	44,900	2012-324	12/30/2024
	052 900 680 00	LTI PRINTING INC	75010	352	18,000	18,000	2012-325	12/30/2024
	052 900 700 00	PARMA TUBE CORP	75010	352	74,000	74,000	2012-327	12/30/2024
	052 900 710 00	STURGIS MOLDED PRODUCTS C	75010	352	601,000	601,000	2012-328	12/30/2024
	052 900 720 00	TELEMARK CORP	75010	352	122,900	122,900	2012-477	12/30/2024
	052 900 740 00	LTI PRINTING INC	75010	352	77,700	77,700	2012-479	12/30/2024
	052 900 760 00	VCI INC	75010	352	123,400	123,400	2011-064	12/31/2025
	052 950 011 03	AMERICRAFT CARTON INC	75010	305	425,000	425,000	2013-525	12/30/2025
	052 950 021 01	UNIQUE TRUCK ACCESSORIES	75010	305	84,000	84,000	2015-261	12/30/2027
	052 950 022 03	BURR OAK TOOL INC	75010	305	2,773,100	2,773,100	2014-473	12/30/2026
	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
	052 950 575 00	STURGIS TOOL & DIE	75010	305	3,000	3,000	2004-508	12/30/2016
	052 950 578 00	PRECISION SPEED EQUIPMENT I	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
	052 950 600 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 IN	75010	305	20,000	20,000	2011-065	12/31/2023
	052 950 710 00	STURGIS MOLDED PRODUCTS C	75010	305	128,600	128,600	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			44		\$20,454,100	\$20,454,100		

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	\$1,755,600	\$1,755,600	2013-525	12/30/2025
	052 900 161 01	PARMA TUBE CORP	75010	352	\$8,800	\$8,800	2013-522	12/30/2025
	052 900 562 00	REBEL CONCEPTS LLC	75010	352	\$15,500	\$15,500	2003-564	12/30/2015
	052 900 570 00	PENGUIN LLC	75010	352	\$3,000,000	\$3,000,000	2003-565	12/30/2015
	052 900 585 00	BURR OAK TOOL INC	75010	352	\$203,800	\$203,800	2005-607	12/30/2017
	052 900 590 00	VCI INC	75010	352	\$92,600	\$92,600	2005-608	12/30/2017
	052 900 595 00	ABBOTT MANUFACTURING INC	75010	352	\$5,745,600	\$5,745,600	2007-669	12/30/2020
	052 900 598 00	PARMA TUBE CORP	75010	352	\$167,100	\$167,100	2007-670	12/30/2019
	052 900 599 00	STURGIS MOLDED PRODUCTS C	75010	352	\$360,700	\$360,700	2007-666	12/30/2019
	052 900 600 00	VCI INC	75010	352	\$194,200	\$194,200	2008-547	12/31/2020
	052 900 605 00	PARMA TUBE CORP	75010	352	\$79,600	\$79,600	2008-568	12/31/2020
	052 900 610 00	LTI PRINTING INC	75010	352	\$10,100	\$10,100	2008-548	12/31/2020
	052 900 620 00	VCI INC	75010	352	\$220,500	\$220,500	2011-060	12/31/2023
	052 900 625 00	LTI PRINTING, INC	75010	352	\$161,800	\$161,800	2011-061	12/31/2023
	052 900 630 00	MAYER TOOL & ENGINEERING IN	75010	352	\$30,500	\$30,500	2011-065	12/31/2023
	052 900 635 00	LTI PRINTING, INC	75010	352	\$88,000	\$88,000	2011-572	12/30/2023
	052 900 640 00	AMERICRAFT CARTON INC	75010	352	\$745,900	\$745,900	2011-624	12/30/2023
	052 900 645 00	METALLOID CORPORATION	75010	352	\$27,600	\$27,600	2011-571	12/30/2023
	052 900 650 00	PARMA TUBE CORP	75010	352	\$37,900	\$37,900	2011-573	12/30/2023
	052 900 651 00	PARMA TUBE CORP	75010	352	\$12,000	\$12,000	2011-068	12/30/2024
	052 900 660 00	STURGIS MOLDED PRODUCTS C	75010	352	\$291,900	\$291,900	2011-062	12/30/2025
	052 900 670 00	JOHNSON PRECISION MOLD INC	75010	352	\$44,900	\$44,900	2012-324	12/30/2024
	052 900 680 00	LTI PRINTING INC	75010	352	\$18,000	\$18,000	2012-325	12/30/2024
	052 900 700 00	PARMA TUBE CORP	75010	352	\$74,000	\$74,000	2012-327	12/30/2024
	052 900 710 00	STURGIS MOLDED PRODUCTS C	75010	352	\$601,000	\$601,000	2012-328	12/30/2024
	052 900 720 00	TELEMARK CORP	75010	352	\$122,900	\$122,900	2012-477	12/30/2024
	052 900 740 00	LTI PRINTING INC	75010	352	\$77,700	\$77,700	2012-479	12/30/2024
	052 900 760 00	VCI INC	75010	352	\$123,400	\$123,400	2011-064	12/31/2025
	052 950 011 03	AMERICRAFT CARTON INC	75010	305	\$425,000	\$425,000	2013-525	12/30/2025
	052 950 021 01	UNIQUE TRUCK ACCESSORIES	75010	305	\$84,000	\$84,000	2015-261	12/30/2027
	052 950 022 03	BURR OAK TOOL INC	75010	305	\$2,773,100	\$2,773,100	2014-473	12/30/2026
	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
	052 950 575 00	STURGIS TOOL & DIE	75010	305	\$3,000	\$3,000	2004-508	12/30/2016
	052 950 578 00	PRECISION SPEED EQUIPMENT I	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
	052 950 600 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 IN	75010	305	\$20,000	\$20,000	2011-065	12/31/2023
	052 950 710 00	STURGIS MOLDED PRODUCTS C	75010	305	\$128,600	\$128,600	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			44		\$20,454,100	\$20,454,100		
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		

St. Joseph County
IFT Parcels
By School District and Unit

School District	Parcel Number	Owner Name	School District	Property Class	SEV	Taxable	Certificate #	Expiration Date
75050	Constantine Schools							
	003 999 110 00	DEKALB GENETICS CORP TAX DE	75050	305	\$663,500	\$581,104	2007-328	12/30/2019
	003 999 110 10	MONSANTO COMPANY	75050	352	\$1,384,100	\$1,384,100	2007-328	12/30/2019
	003 999 115 00	DEKALB GENETICS CORPORATIO	75050	305	\$6,138,100	\$5,375,427	2008-241	12/30/2020
	003 999 115 10	MONSANTO COMPANY	75050	352	\$6,763,700	\$6,763,700	2008-241	12/30/2020
	003 999 116 10	MONSANTO COMPANY	75050	352	\$1,261,500	\$1,261,500	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	\$12,000	\$12,000	2006-319	12/30/2018
	043 999 420 10	MICHIGAN MILK PRODUCERS ASS	75050	352	\$155,900	\$155,900	2006-318	12/31/2018
	043 999 425 10	VAUPELL	75050	352	\$110,800	\$110,800	2007-660	12/30/2019
	043 999 430 00	FIBRE CONVERTERS	75050	352	\$376,300	\$376,300	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	\$11,300	\$11,300	2009-408	12/31/2021
	043 999 445 00	MICHIGAN MILK PRODUCERS ASS	75050	305	\$841,000	\$841,000	2014-434	12/31/2026
Total Constantine Schools			13		\$18,045,200	\$17,200,131		
75060	Mendon Schools							
	010 900 012 00	KBTJ LLC	75060	352	\$42,800	\$42,800	2003-52	12/30/2016
	010 950 013 00	MENDON SEED GROWERS CORP	75060	352	\$366,300	\$366,300	2012-513	12/30/2024
	010 960 013 00	MENDON SEED GROWERS CORP	75060	305	\$212,300	\$210,529	2012-513	12/30/2024
	044 900 040 00	T H PLASTICS INC	75060	305	\$153,500	\$151,051	04-277	12/30/2016
	044 900 060 02	IAC MENDON LLC	75060	352	\$573,400	\$573,400	06-094	12/30/2019
	044 900 060 03	IAC MENDON LLC	75060	352	\$573,000	\$573,000	06-290	12/30/2019
	044 900 060 04	IAC MENDON LLC	75060	352	\$404,100	\$404,100	2010-169	12/30/2022
	044 900 060 05	IAC MENDON LLC	75060	352	\$1,227,900	\$1,227,900	2011-432	12/30/2020
	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
	013 999 115 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	\$40,900	\$40,900	2005-618	12/30/2017
	013 999 118 10	X L MACHINE CO INC	75060	352	\$520,600	\$520,600	2006-453	12/30/2018
	013 999 125 00	PDQ METAL FABRICATION INC	75060	305	\$183,900	\$183,900	2009-149	12/30/2021
Total Mendon Schools			14		\$4,942,400	\$4,938,180		
75070	White Pigeon Schools							
	011 999 001 00	BANKS HARDWOODS INC	75070	305	\$687,500	\$687,500	2005-252	12/31/2017
	011 999 014 00	BANKS HARDWOODS INC	75070	305	\$200,000	\$200,000	2004-331	12/31/2016
	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	\$411,500	\$411,500	2006-353	12/30/2018
	011 999 017 00	THE ANDERSONS AGRICULTURE	75070	305	\$492,000	\$492,000	2006-355	12/30/2018
	011 999 019 00	THE ANDERSONS AGRICULTURE	75070	305	\$258,900	\$258,900	2009-304	12/31/2021
	011 999 019 10	THE ANDERSONS AGRICULTURE	75070	352	\$101,200	\$101,200	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	\$44,900	\$44,900	2010-164	12/31/2022
	011 999 021 00	THE ANDERSONS AGRICULTURE	75070	305	\$575,800	\$575,800	2010-186	12/31/2022
	011 999 021 10	THE ANDERSONS AGRICULTURE	75070	352	\$175,700	\$175,700	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	\$1,010,100	\$1,010,100	2007-541	12/30/2019
	011 999 125 00	UNIVERSAL CONSUMER PRODUC	75070	305	\$22,500	\$22,500	2010-094	12/31/2022
	011 999 125 10	UNIVERSAL CONSUMER PRODUC	75070	352	\$128,300	\$128,300	2010-094	12/30/2022
	011 999 130 00	THE ANDERSONS AGRICULTURE	75070	305	\$607,300	\$607,300	2011-401	12/31/2023
	011 999 130 10	THE ANDERSONS INC	75070	352	\$90,400	\$90,400	2011-401	12/31/2023
	011 999 135 00	BANKS HARDWOODS, INC	75070	305	\$450,000	\$450,000	2013-354	12/30/2025
	011 999 140 00	THE ANDERSONS AGRICULTURE	75070	305	\$500,000	\$500,000	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	\$444,800	\$444,800	2008-110	12/30/2020
	016 999 003 10	NEO MFG LLC	75070	352	\$29,700	\$29,700	2010-328	12/31/2022
	016 999 004 10	WHITE PIGEON PAPER CO	75070	352	\$933,900	\$933,900	2011-525	12/30/2023
	045 999 393 10	MERHOW ACQUISTIONS LLC	75070	352	\$53,800	\$53,800	2013-239	12/30/2027
Total White Pigeon Schools			24		\$13,650,300	\$13,650,300		

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
75080	Three Rivers Schools							
	013 999 111 10	PETERSON SPRING CIMA	75080	352	\$78,500	\$78,500	2003-470	12/30/2015
	013 999 114 00	AMERICAN METAL FABRICATOR I	75080	305	\$66,000	\$66,000	2005-629	12/30/2017
	013 999 114 10	AMERICAN METAL FABRICATOR I	75080	352	\$80,000	\$80,000	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 I	75080	305	\$177,000	\$177,000	2006-109	12/30/2018
	013 999 117 10	AMERICAN METAL FABRICATOR I	75080	352	\$48,100	\$48,100	2006-109	12/30/2018
	013 999 119 10	PETERSON SPRING CIMA	75080	352	\$137,700	\$137,700	2007-344	12/30/2019
	013 999 120 10	AMERICAN METAL FABRICATOR I	75080	352	\$153,100	\$153,100	2008-008	12/30/2020
	013 999 120 30	AMERICAN METAL FABRICATOR I	75080	352	\$170,900	\$170,900	2008-323	12/30/2020
	013 999 121 10	AMERICAN METAL FAB INC	75080	352	\$209,500	\$209,500	2010-093	12/31/2022
	013 999 122 10	AMERICAN METAL FAB INC	75080	352	\$147,700	\$147,700	2010-241	12/31/2010
	013 999 130 05	PETERSON SPRING CIMA	75080	352	\$473,900	\$473,900	2013-102	12/30/2025
	013 999 130 10	PETERSON SPRING CIMA	75080	352	\$513,200	\$513,200	2011-117	12/30/2023
	013 999 135 10	AMERICAN METAL FAB INC	75080	352	\$209,200	\$209,200	2011-401	12/30/2023
	051 960 010 07	AMERICAN AXLE & MFG INC	75080	305	\$1,119,200	\$310,605	2012-113	12/31/2024
	051 960 012 01	ARMSTRONG INTERNATIONAL IN	75080	305	\$325,100	\$325,100	08-182	12/30/2020
	051 960 079 00	R & H MACHINE PRODUCTS	75080	305	\$78,200	\$76,020	2014-040	12/31/2025
	051 960 111 01	KADANT JOHNSON INC	75080	305	\$16,500	\$16,500	08-298	12/30/2020
	051 960 141 01	NICHOLS CUSTOM HARDWOOD F	75080	305	\$38,200	\$38,200	04-381	12/30/2016
	051 960 160 01	PHANTOM AERONAUTICS	75080	305	\$52,400	\$52,400	05-422	12/30/2017
	051 960 200 04	TAMARA TOOL INC	75080	305	\$91,000	\$91,000	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	\$608,200	\$608,200	06-173	12/31/2018
	051 960 231 02	W E SLITT COMPANY	75080	305	\$242,200	\$235,705	2013-006	12/31/2025
	051 970 010 06	AMERICAN AXLE & MFG INC	75080	352	\$54,700	\$54,700	05-220	12/31/2017
	051 970 010 07	AMERICAN AXLE & MFG INC	75080	352	\$8,211,800	\$8,211,800	2012-113	12/31/2024
	051 970 012 01	ARMSTRONG INTERNATIONAL IN	75080	352	\$24,000	\$24,000	08-182	12/30/2020
	051 970 045 00	DEGRAAFX INC	75080	352	\$102,400	\$102,400	07-699	12/30/2019
	051 970 111 01	KADANT JOHNSON INC	75080	352	\$119,900	\$119,900	08-298	12/30/2020
	051 970 141 01	NICHOLS HARDWOOD FLOORING	75080	352	\$19,600	\$19,600	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	\$272,400	\$272,400	2012-428	12/30/2024
	051 970 165 02	PRECISION WIRE FORMS INC.	75080	352	\$755,300	\$755,300	2013-308	12/31/2025
	051 970 180 03	R & H MACHINE PRODUCTS	75080	352	\$83,700	\$83,700	2009-069	12/30/2021
	051 970 180 04	R & H MACHINE PRODUCTS	75080	352	\$74,300	\$74,300	2012-114	12/30/2024
	051 970 200 03	TAMARA TOOL INC	75080	352	\$84,700	\$84,700	2011-170	12/30/2023
	051 970 230 03	INTERNATIONAL PAPER CO	75080	352	\$110,000	\$110,000	05-146	12/31/2017
	051 970 230 04	INTERNATIONAL PAPER CO	75080	352	\$736,700	\$736,700	06-129	12/31/2018
	051 970 231 02	W E SLITT COMPANY	75080	352	\$48,800	\$48,800	2013-006	12/30/2025
	051 970 231 03	W E SLITT COMPANY	75080	352	\$153,300	\$153,300	2014-172	12/31/2026
Total Three Rivers Schools			41		\$16,015,700	\$15,198,430		