

BOARD OF COMMISSIONERS

ST. JOSEPH COUNTY BOARD OF COMMISSIONERS AGENDA for MEETING on April 15, 2025, 5:00pm HISTORIC COURTHOUSE, COMMISSION ROOM

1. Call to Order
2. Opening Ceremonies
(Invocation and Pledge of Allegiance)
3. Roll Call
4. Adoption of Agenda
5. Consent Agenda
 - A. Board Meeting Minutes March 18, 2025
 - B. 2025 Materials Management Work Program – Approval and authorization to submit to the Michigan Department of Environment, Great Lakes, and Energy (EGLE) as part of the Materials Management Planning Grant Application.
 - C. Master Land Use Plan – Authorization to distribute the draft for 63-day public review and comment period, in accordance with the Michigan Planning Enabling Act (PA 33 of 2008).
 - D. Acknowledgement of Receipt – Prior Month Finance Reports: General Fund Financial Report, Non-General Fund Financial Report, General Ledger Activity Report (includes all receipts and payments for services)

I move to approve the consent agenda items.
6. Public Comment (4-minute limit per person)
7. Presentations
8. County Administrator's Report
9. Committee Reports and Appointments
 - A. St. Joseph County Transportation Authority Board Appointment
 - Lynn Page
10. Unfinished Business

11. New Business

- A. Equalization Report and Resolution – Presented by Josh Simmons
I move to approve the 2025 Equalization Report Resolution for St. Joseph County.
- B. Commercial and Industrial Appraisals Contract – Presented by Josh Simmons
I move to approve the Commercial and Industrial Appraisals Contract between St. Joseph County and Assessing Solutions Inc.
- C. Design Development – Centreville Courts Building – Presented by Jen Sawyer
I move to approve the Design Development Budget for the Centreville Courts Building and authorize the County Administrator to execute the scope of work identified.
- D. Property Exchange – SJC Parks and Hughes Trust – Presented by Matt Davidson
I move to authorize the County Administrator to sign and execute the Quit Claim Deeds finalizing the property exchange between St. Joseph County Parks and Recreation and the Julia M. Hughes Revocable Trust.
- E. Resolution - 150th Anniversary of the St. Joseph-Cass-Kalamazoo Pomona Grange #4 – Presented by Commissioner Shaffer
I move to approve the Resolution to Recognize the 150th Anniversary of the St. Joseph-Cass-Kalamazoo Pomona Grange #4.
- F. Sheriff’s Office AED Request – Presented by Undersheriff David Northrop
I move to approve the purchase of 15 AEDs and 15 Individual First Aid Kits for the Sheriff’s Office and County Buildings.
- G. Budget Amendments – Presented by Angie Steinman
1. Sheriff’s Office Training Budget
- Sheriffs Justice Training Fund
285-301-675.010 BUDGETED USE OF FUND BALANCE \$12,884
285-301-995.101 TRANSFER TO GENERAL FUND \$12,884
- General Fund
101-301-699.285 TRANSFER IN-F285 SHERIFF JUSTICE TRAINING \$12,884
101-301-862.000 TRAINING & PROFESSIONAL DEVELOPMENT \$12,884

12. Commissioner Comments (for items not on the agenda)

13. Closed Session: Collective Bargaining Strategy and Legal Opinion
I move to go into closed session for this Commission to consult with its attorney to discuss strategy for the negotiations of POAM-Command Group collective bargaining agreement pursuant to MCL 15.268(c) and also to consider a written legal opinion from its attorney under MCL 15.268(h).

14. Adjournment

ST. JOSEPH COUNTY BOARD OF COMMISSIONERS

REGULAR MEETING

March 18, 2025

The Regular Session of the Board of County Commissioners for the County of St. Joseph, State of Michigan, was held in the Commission Chambers on March 18, 2025, at 5:00 p.m.

Chairman Jared Hoffmaster called the meeting to order.

The Pledge of Allegiance was recited, followed by an invocation by Commissioner Shaffer.

Chief Deputy Clerk Dena Clark called the roll, and the following commissioners were present

Rusty Baker Jared Hoffmaster Ken Malone Luis Rosado
Rick Shaffer Christina Yunker

Also Present: County Administrator Teresa Cupp, Finance Director Angie Steinman

ADOPTION OF AGENDA

It was moved by Commissioner Malone and seconded by Commissioner Baker to adopt the agenda as presented. Motion carried.

CONSENT AGENDA

It was moved by Commissioner Rosado and seconded by Commissioner Malone to approve the consent agenda as presented. Motion carried.

Items Approved:

- Board Meeting Minutes (February 18, 2025)
- County Agricultural Preservation Board Appointment of John Fair and Larry Rice
- Opioid Task Force Budget Amendment:
 - 284-604-815.500 Drug Testing \$50,000
 - 284-604-816.000 Contractual Services \$50,000
- Tentative Agreements:
 - E-911 Telecommunicators' Association
 - Police Officers Association of Michigan (POAM) Law Enforcement

PUBLIC COMMENT

Larry Walton of Sturgis
Jim Susemihl of Three Rivers
Craig Crabill of Sherman Township

Victoria Stedman of Sturgis
Robert Hempel of Three Rivers
Carl Merkh of Sturgis
Andrew Brandt of Centreville
Kelly Weaver of White Pigeon
Tim Carls of Florence Township
Gordon Evilsizor of White Pigeon
Paige Willis of White Pigeon
Angela Mingus of Sturgis
Todd Wade
Alfred Yoder of Colon
Deborah Davis of Colon
Dave Yunker of Sturgis
Rebecca Shank of Three Rivers
JoAnn Yoder of Colon
Anastasia Griffith of Sturgis
Charles Padgurski of Sturgis
Aaron Miller of Sturgis
Jacob Smith of Centreville
Sheila Kroupa of White Pigeon
Leah Eicher

PRESENTATIONS

- 2023 & 2024 Circuit Court Annual Report Presentation – Kathy Griffin
- 2023 & 2024 District Court Annual Report Presentation – Judge Middleton
- 2023 & 2024 Probate Court Annual Report Presentation – Judge Kane
- 2024 Chief Public Defender Annual Report Presentation – Keith Stickley

COUNTY ADMINISTRATOR’S REPORT

Administrator Teresa Cupp thanked Jessica Miller for her service to our county. Jessica will be working in Branch County. Erin Goff will be replacing Jessica Miller.

COMMITTEE REPORTS AND APPOINTMENTS

Commissioner Rosado reported on the Road Commission.

Chairman Hoffmaster reported on the Transportation Committee.

UNFINISHED BUSINESS

No unfinished business was reported.

NEW BUSINESS

**Authorize Issuance of General Obligation Limited Tax Bonds, Series 2025
Resolution 2-2025**

WHEREAS, pursuant to Act 34, Public Acts of Michigan, 2001, as amended (“Act 34”), the County of St. Joseph (the “County”) has the authority to issue bonds to pay the costs of any capital improvement items; and

WHEREAS, the County desires to design, purchase, acquire, and construct certain capital improvements, including, but not limited to, renovations, remodeling, improvements, and additions to the County courthouse building; as well as all sitework, work, furnishings, fixtures, and equipment necessary or incidental to these improvements and such other capital improvements the County shall determine to make, and to pay the costs of issuance of municipal securities (the “Improvements”);

WHEREAS, the Improvements will enable the County to provide more efficient and better quality public services to County residents; and

WHEREAS, to finance the cost of making the Improvements the Board of County Commissioners (the “Board”) deems it necessary to borrow funds and to issue its General Obligation Limited Tax Bonds, Series 2025 therefor pursuant to the provisions of Act 34.

NOW, THEREFORE, BE IT HEREBY RESOLVED as follows:

1. **NECESSITY.** It is necessary for the public health, safety, and welfare of the County to make the Improvements and issue bonds of the County, pursuant to Act 34, to finance the Improvements.
2. **PERIOD OF USEFULNESS.** The estimated period of usefulness of the Improvements is determined to be in excess of twenty-one (21) years.
3. **ISSUANCE OF BONDS.** To defray a portion of the cost of acquiring the Improvements, including legal, engineering, financial, and other expenses, the County shall issue its bonds known as “General Obligation Limited Tax Bonds, Series 2025” (the “Bonds”) in the aggregate principal sum of not to exceed \$6,000,000 as finally determined by the Authorized Officer (defined below) at the time of sale. The balance of the cost of acquiring the Improvements, if any, shall be paid by grants or funds appropriated by the County.
4. **BOND TERMS.** The Bonds shall be issued in fully registered form as to both principal and interest, in the denomination of \$5,000 each, or any whole multiple thereof or such other denominations determined by the Authorized Officer. The Bonds shall be numbered consecutively in the order of their registration, shall be dated the date of delivery or such other date approved by the Authorized Officer, and shall be payable serially or as term bonds on such dates, in such years and in such amounts as determined by the Authorized Officer at the time of sale. The Bonds shall bear interest as determined by the Authorized Officer, payable semiannually on the dates determined by the Authorized Officer. The Authorized Officer may alter or determine the bond terms within the parameters of this resolution as hereafter provided.
5. **PAYMENT OF PRINCIPAL AND INTEREST.** Both principal of and interest on the Bonds shall be payable in lawful money of the United States of America to the person appearing on the Bond registration books as the registered owner thereof. Payment of principal

on the Bonds shall be made at the principal office of the Paying Agent (defined below), upon surrender of the Bonds. Payment of interest on the Bonds shall be paid to the registered owner at the address as it appears on the registration books as of the determination date. Initially, the determination date shall be the date as of the fifteenth (15th) day of the month prior to the payment date for each interest payment; however, the determination date may be changed by the County to conform to market practice.

6. PLEDGE OF FULL FAITH AND CREDIT, GENERAL OBLIGATION. The County intends to pay the principal of and interest on the Bonds from available funds of the County. As security for the Bonds, the County hereby pledges its limited tax, full faith and credit, general obligation for the prompt payment of the principal of and interest on the Bonds as and when due. Each year, the County shall be obligated, as a first budget obligation, to advance money from its general funds to pay the principal of and interest on the Bonds as they become due. In the event there are insufficient moneys for the payment of principal of and interest on the Bonds, the County shall levy a tax on all taxable property in the County for the prompt payment of principal and interest on the Bonds, which tax shall be limited as to rate and amount by applicable constitutional and statutory limitations on the taxing power of the County.

7. PRIOR REDEMPTION.

(a) Mandatory Redemption. Principal designated as a term bond maturity shall be subject to mandatory redemption, in whole or in part, by lot, at par plus accrued interest, on the redemption dates and in the amounts determined by the Authorized Officer. When term bonds are purchased by the County and delivered to the Paying Agent for cancellation or are redeemed in a manner other than by mandatory redemption, the principal amount of the term bonds affected shall be reduced by the principal amount of the Bonds so redeemed in the order determined by the County.

(b) Optional Redemption. The Bonds shall be subject to optional redemption prior to maturity as determined by the Authorized Officer at the time of sale.

(c) Notice of Redemption. Notice of redemption of Bonds shall be given by mail to the Registered Owners of the Bonds to be redeemed not less than thirty (30) days prior to the date fixed for redemption, addressed to the Registered Owner at the registered address shown on the registration books of the County maintained by the Paying Agent. Bonds so called for redemption shall not bear interest after the date fixed for redemption, provided funds are on hand with the Paying Agent to redeem the same. So long as the book-entry-only system remains in effect, the Paying Agent will give notice to Cede & Co., as nominee of the Depository Trust Company, New York, New York ("DTC"), and only Cede & Co. will be deemed to be a holder of the Bonds.

8. PAYING AGENT AND REGISTRATION.

(a) Appointment of Paying Agent. From time to time the Authorized Officer shall designate and appoint a paying agent, transfer agent, and bond registrar (the "Paying Agent") and is authorized to remove the Paying Agent and appoint a successor Paying Agent. The initial Paying Agent shall be appointed by the Authorized Officer. In the event of a change in the Paying Agent, notice shall be given in writing, by certified mail, to each Registered Owner not less than sixty (60) days prior to the next interest payment date. The Paying Agent shall keep the official books for the recordation of the Registered Owners of the Bonds.

(b) Book-Entry-Only. The Bonds may be issued initially in book-entry-only form as one fully registered bond per maturity and will be registered in the name of Cede & Co., as bondholder and nominee for DTC. DTC will act as securities depository for the Bonds, purchase of the

Bonds will be made in book-entry-only form, in the denomination of \$5,000 or any integral multiple thereof, and purchasers will not receive certificates representing their interest in Bonds purchased. Payment of principal and interest will be made by the Paying Agent to DTC. While the Bonds are held in book-entry-only form, then the Bonds shall be transferred in accordance with the procedures established by DTC. So long as the Bonds are registered to DTC or another bond depository, the Paying Agent or bond registrar shall have no responsibility with respect to such transfers. The Authorized Officer shall have the authority from time to time to appoint a successor depository trustee to serve in the place of DTC. While the Bonds are issued in book-entry-only form the Paying Agent shall serve as paying agent only. The Authorized Officer is authorized to sign a Blanket Issuer Letter of Representations or any other related document on behalf of the County in such form approved by the Authorized Officer.

(c) Discontinuance of Book-Entry-Only. In the event the book-entry-only system is not chosen or is discontinued, the following provisions would apply to the Bonds. Registration of the Bonds shall be recorded in the registration books of the County kept by the Paying Agent. Bonds may be transferred only by submitting the same to the Paying Agent, together with a satisfactory instrument of transfer signed by the Registered Owner or his legal representative duly authorized in writing, after which a new Bond or Bonds shall be issued by the Paying Agent to the transferee (new registered owner) in denominations of \$5,000 or any integral multiple thereof, in the same outstanding aggregate principal amount as the Bond submitted for transfer. No transfer of Bonds shall be valid unless and until recorded on the bond registration books in accordance with the foregoing. The person in whose name any bond is registered may for all purposes, notwithstanding any notice to the contrary, be deemed and treated by the County and the Paying Agent as the absolute owner thereof, and any payment of principal and interest on any Bond to the Registered Owner thereof shall constitute a valid discharge of the County's liability upon such Bond to the extent of such payment. No Bond shall be transferred less than fifteen (15) days prior to an interest payment date nor after the Bond has been called for redemption. So long as the Bonds are registered to DTC or another bond depository, the Paying Agent, acting as bond registrar, shall have no responsibility with respect to such transfers.

9. BOND FORM. The Bonds shall be substantially in the form attached hereto as Exhibit A, and incorporated herein, with such changes as are recommended by the County's Bond Counsel and approved by the officers of the County signing the Bonds, whose signature thereon shall be conclusive evidence of such approval.

10. EXECUTION OF BONDS. The Chair or the Vice Chair of the Board and the Clerk or the Deputy Clerk of the County are hereby authorized and directed to sign the Bonds, either manually or by facsimile signature, on behalf of the County. Upon execution, the Bonds shall be delivered to the purchaser thereof upon receipt of the purchase price in accordance with the accepted bid therefor.

11. BONDS MUTILATED, LOST, OR DESTROYED. If any Bond shall become mutilated, the County, at the expense of the holder of the Bond, shall execute, and the Paying Agent shall authenticate and deliver, a new Bond of like tenor in exchange and substitution for the mutilated Bond, upon surrender to the Paying Agent of the mutilated Bond. If any Bond issued under this Resolution shall be lost, destroyed, or stolen, evidence of the loss, destruction, or theft may be submitted to the Paying Agent and, if this evidence is satisfactory to both the County and the Paying Agent and indemnity satisfactory to the Paying Agent shall be given, the County, at the expense of the owner, shall execute, and the Paying Agent shall thereupon authenticate and deliver, a new Bond of like tenor, which shall bear the statement required by Act 354, Public

Acts of Michigan, 1972, as amended, or any applicable law hereafter enacted, in lieu of and in substitution for the Bond so lost, destroyed, or stolen. If any such Bond shall have matured or shall be about to mature, instead of issuing a substitute Bond, the Paying Agent may pay the same without surrender thereof.

12. BOND PAYMENT FUND. For payment of principal of and interest on the Bonds, there shall be established and maintained a debt service fund for the Bonds (the "Bond Payment Fund"). The accrued interest, if any, and capitalized interest, if any, received at the time of delivery of the Bonds and such amount of any premium determined by the Authorized Officer shall be placed into the Bond Payment Fund. The County shall budget annually a sufficient amount to pay the annual principal of and interest on the Bonds and deposit such amount in the Bond Payment Fund as needed to make payments of principal and interest as they become due. Moneys in the Bond Payment Fund shall be expended solely for payment of principal and interest on the Bonds that first come due. Any monies remaining in the Bond Payment Fund after the annual payments of principal of and interest on the Bonds shall be transferred to the General Fund and shall no longer be pledged hereunder.

13. CONSTRUCTION FUND. Prior to delivery and sale of the Bonds, there shall be established a construction fund (the "Construction Fund"). After deducting the sums that are required to be deposited in the Bond Payment Fund, the balance of the proceeds of the Bonds shall be deposited into the Construction Fund. The moneys on deposit in the Construction Fund from time to time shall be used solely for the purpose for which the Bonds were issued. Any unexpended balance shall be used for such purposes as allowed by law. Any monies remaining in the Construction Fund after payment of all such costs shall be transferred to the Bond Payment Fund. After completion of the Improvements and disposition of any remaining Bond proceeds, pursuant to the provisions of this Section, the Construction Fund shall be closed.

14. INVESTMENT OF FUNDS. Moneys in the funds and accounts established herein may be invested by the County as allowed by law subject to the limitations imposed by arbitrage regulations and Section 148 of the Internal Revenue Code of 1986, as amended (the "Code").

15. DEPOSITORY AND FUNDS ON HAND. Monies in the several funds and accounts maintained pursuant to this Resolution may be kept in one or more accounts at financial institutions designated by resolution of the County, and if kept in one account, the monies shall be allocated on the books and records of the County in the manner and at the times provided in this Resolution.

16. ADDITIONAL BONDS. In accordance with the provisions of Act 34, the County reserves the right to issue additional bonds, which shall be of equal standing and priority with the Bonds.

17. SALE OF BONDS. The Bonds shall be sold pursuant to a competitive sale. The Authorized Officer shall set the date and time for sale of the Bonds, which date shall be at least seven (7) days after the publication of the official notice of sale and the Authorized Officer shall cause notice of the sale of the Bonds to be published in The Bond Buyer, which notice shall be in substantially the form attached hereto as Exhibit B, with such changes as are approved by the Authorized Officer. Following the receipt of such bids, the Authorized Officer is authorized to award the Bonds to the successful bidder therefor or reject all bids and negotiate the sale of the Bonds with a selected purchaser, which the Board determines to be in the best interests of the County under such circumstances.

18. AUTHORIZED OFFICER. Notwithstanding any other provision of this Resolution, the Administrator/Controller, Chair of the Board, the County Treasurer and the Financial Director, or any one of them acting alone or number of them acting together (the "Authorized Officer") are

authorized within the limitations set forth below to determine the title of the Bonds, the interest rate or rates, maximum interest rate, amount of discount or premium, amount of maturities, principal amount, amount of good faith deposit, if any, denominations, dates of issuance, dates of maturities, interest payment dates, optional and mandatory redemption rights, and term bond options. The authority granted to the Authorized Officer by this Section, is subject to the following limitations:

- (a) The par amount of the Bonds shall not exceed \$6,000,000.
- (b) The Bonds shall not be sold at a price that would make the true interest cost of the Bonds exceed 6.00%.
- (c) The final maturity date of the Bonds shall not be later than twenty one (21) years after the date of issuance of the Bonds.
- (d) The Bonds shall not be sold at a price of less than 98% of the par value of the Bonds.

The Authorized Officer is hereby authorized for and on behalf of the County, without further Board approval, to: (a) approve the circulation of a preliminary and a final Official Statement describing the Bonds; (b) award the bid for the sale of the Bonds or otherwise negotiate the sale of the Bonds and enter into a Purchase Agreement; (c) purchase municipal bond insurance, if considered necessary, as additional security for the bondholders; (d) apply to rating agencies for a rating on the Bonds; (e) to make any elections or designations pursuant to the Code; and (f) do all other acts and take all other necessary procedures required to effectuate the sale, issuance, and delivery of the Bonds.

Approval by the County of the matters delegated in this section or any other sections may be evidenced by execution or approval of a Sale Order or of such documents by the Authorized Officer. The Authorized Officer, together with the Clerk or any one or more of them, are authorized to execute any documents or certificates necessary to complete the transaction, including, but not limited to, any applications including applications to the Michigan Department of Treasury (including an Application for State Treasurer's Approval to Issue Long-Term Securities, applications for waivers, and the submission of any supporting or related documents), any certificates, receipts, orders, agreements, instruments, security reports, a blanket letter of representations, and any certificates relating to federal or state securities laws, rules or regulations, and to pay any fees required by the State of Michigan. The Authorized Officer shall have the power to approve such policies as deemed necessary to comply with federal securities and tax laws, which shall be binding on the County.

19. **DEFEASANCE.** In the event cash or direct obligations of the United States or obligations the principal of and interest on which are guaranteed by the United States, or a combination thereof, the principal of and interest on which, without reinvestment, come due at times and in amounts sufficient to pay at maturity or irrevocable call for earlier optional or mandatory redemption, the principal of, premium, if any, and interest on the bonds, shall be deposited in trust, this Resolution shall be defeased and the owners of the bonds shall have no further rights under this Resolution except to receive payment of the principal of, premium, if any, and interest on the bonds from the cash or securities deposited in trust and the interest and gains thereon and to transfer and exchange bonds as provided herein.

20. **TAX COVENANT.** The County covenants to comply with all requirements of the Code necessary to assure that the interest on the bonds will be and will remain excludable from gross income for federal income tax purposes. The Authorized Officer and other appropriate officials of the County are authorized to do all things necessary (including the making of such covenants

of the County as shall be appropriate) to assure that the interest on the Bonds will be and will remain excludable from gross income for federal income tax purposes.

21. QUALIFIED TAX EXEMPT OBLIGATIONS. The Bonds are hereby designated as “Qualified Tax Exempt Obligations” as described in Section 265(b)(3)(B) of the Code.

22. MUNICIPAL BOND INSURANCE. The Authorized Officer is hereby authorized to acquire municipal bond insurance to enhance the marketability of the Bonds. If the County or the purchaser of the Bonds acquires municipal bond insurance from a municipal bond insurer (the “Insurer”), the Authorized Officer, the Clerk and the Treasurer or any one of them, are hereby authorized to take all actions, including the payment of membership fees of a mutual insurance company, and to execute any documents, certificates, orders, applications, agreements, conditions, covenants, or other instruments necessary to effectuate the issuance of the policy of bond insurance, including, but not limited to the execution of an order or agreement containing such provisions as the Insurer may require with respect to the insurance and the Insurer, which shall be binding on the County in the same manner as if contained herein.

23. CONTINUING DISCLOSURE. The County agrees to provide or cause to be provided, in accordance with the requirements of Rule 15c2-12 (the “Rule”) promulgated by the Securities and Exchange Commission (a) on or prior to the date determined by the Authorized Officer, commencing with the first fiscal year ending after the issuance of the Bonds, certain annual financial information and operating data, including audited financial statements for the preceding fiscal year (or if audited financial statements are not available, unaudited financial statements), generally consistent with certain information that was contained or cross-referenced in the Official Statement relating to the Bonds, (b) timely notice of the occurrence of certain material events with respect to the Bonds, and (c) timely notice of a failure by the County to provide the required annual financial information on or before the date specified in (a) above.

24. OFFICIAL STATEMENT. The Preliminary Official Statement relating to the Bonds is hereby authorized and approved with such changes, completions, and revisions as the Authorized Officer shall approve. The Authorized Officer, the Clerk of the County, or any of them, are hereby authorized and directed to approve, execute, and deliver the Official Statement on behalf of the County with such changes or modifications as they deem necessary in order to assure that the statements therein are true, and that it does not contain any untrue statement or material fact and does not omit a material fact necessary in order to make the statements, in light of the circumstances under which they were made, not misleading.

25. BOND COUNSEL. The firm of Dickinson Wright PLLC is hereby employed as bond counsel to the County for the issuance of the Bonds and the Authorized Officer is authorized to sign an engagement letter with bond counsel with such fee as is provided in the financial report prepared for the Bonds. The County acknowledges that Dickinson Wright PLLC represents a number of financial institutions in public finance matters, including financial institutions that may potentially purchase the Bonds, and consents to Dickinson Wright PLLC’s representation of the County as bond counsel, and waives any conflict of interest arising from such representation of a financial institution or underwriter that may purchase the Bonds in other matters not involving the County.

26. MUNICIPAL ADVISOR. The firm of MFCI, LLC is appointed as municipal advisor for the issuance of the Bonds.

27. RESOLUTION SUBJECT TO MICHIGAN LAW. The provisions of this Resolution are subject to the laws of the State of Michigan.

28. SECTION HEADINGS. The section headings in this Resolution are furnished for convenience of reference only and shall not be considered to be a part of this Resolution.

29. SEVERABILITY. If any section, paragraph, clause, or provision of this Resolution shall be held invalid, the invalidity of such section, paragraph, clause, or provision shall not affect any of the other provisions of this Resolution.

30. CONFLICT. Except as provided above, all resolutions or parts thereof, insofar as the same may be in conflict herewith, are hereby repealed; provided, that the foregoing shall not operate to repeal any provision thereof, the repeal of which would impair the obligation on the Bonds.

31. EFFECTIVE DATE OF RESOLUTION. This Resolution is determined by the Board to be immediately necessary for the preservation of the peace, health, and safety of the County and shall be in full force and effect from and after its passage.

It was moved by Commissioner Yunker and seconded by Commissioner Malone to approve the resolution. The Motion carried 4-3 upon a roll call vote with Yunker, Baker and Conklin dissenting.

**Midwest Energy & Communications Application for Broadband Equity Access & Deployment (BEAD) Program Funds
Resolution 3-2025**

WHEREAS, Midwest Energy & Communications (MEC) is a customer-owned electric cooperative founded in 1937, providing electricity, propane, and fiber internet solutions to 42,000 rural customers across southern and west-central Michigan, northern Indiana, and northeast Ohio, many of whom reside in St. Joseph County.

WHEREAS, MEC is expanding its internet services to bring fiber-to-the-premises to an additional 50,000 addresses in southern Michigan by the end of 2026.

WHEREAS, MEC intends to further expand its services by applying for funds through the \$42.45 billion BEAD program administered federally by the National Telecommunications and Information Administration (NTIA) and in the state by Labor and Economic Opportunity's MI-HI Office.

WHEREAS, Michigan's allocation of BEAD funds totals \$1.559 billion, the fourth largest allocation in the country.

WHEREAS, Funds may be used for a variety of purposes including planning, adoption and deployment, with MEC focused on the latter which includes locations in St. Joseph County, and;

WHEREAS, Letters of support from affected municipalities are encouraged for any internet service provider (ISP) intending to apply for these funds. Stated another way, the support we are seeking is not exclusive to MEC. St. Joseph County, provided they are not applying directly for BEAD funds themselves, may support competitors of MEC who also intend to serve un-and-underserved locations in the county.

NOW, THEREFORE, BE IT RESOLVED, MEC is respectfully requesting that St. Joseph

County support our efforts to both apply for BEAD funds and, if successful, serve eligible locations in St. Joseph County as determined by NTIA and Michigan's MI-HI Office. The St. Joseph County Board of Commissioners are hereby authorized to perform the acts to carry out this Resolution.

We the undersigned Board of Commissioners for St. Joseph County, Michigan, constituting a quorum of the Board, consent and agree to all of the above on this 18th day of March 2025.

It was moved by Commissioner Baker and seconded by Commissioner Malone to approve the resolution. Motion carried. The Motion carried 7-0 upon a roll call vote.

Employee Handbook Sick Leave Policy

It was moved by Commissioner Rosado and seconded by Commissioner Shaffer to approve the revised sick leave policy due to the new Earned Sick Time Act (ESTA). Motion carried.

COMMISSIONER COMMENTS

Commissioner Yunker provided comments on the Tax Bond vote.
Commissioner Malone provided comments on the Tax Bond vote.
Commissioner Baker provided comments on the Tax Bond vote.
Commissioner Conklin highlighted the importance of being good stewards of taxpayer money.
Commissioner Rosado commented on the court renovation and matters related to Probate Court.
Commissioner Shaffer emphasized the need to move forward.
Chairman Hoffmaster addressed misinformation and encouraged residents to continue attending.

CLOSED SESSION

It was moved by Commissioner Baker and seconded by Commissioner Malone to go into closed session under Section 8(h) of the Open Meetings Act to discuss a written legal opinion exempt from disclosure under the attorney-client privilege and section 13(1)(g) of the Freedom of Information Act. Motion carried.

ADJOURNMENT

It was moved by Commissioner Baker and seconded by Commissioner Malone to adjourn the meeting at 7:50 pm. Motion carried.

Dena Clark, St. Joseph Chief Deputy Clerk



COUNTY ADMINISTRATOR

Telephone: (269) 467-5617

125 Main St.
P.O. Box 277
Centreville, MI 49032-0277

BOARD AGENDA REQUEST FORM

PROPOSED FOR BOARD MEETING OF: April 15

DEPARTMENT: Administration

PREPARED BY: Administration

SUBJECT: Materials Management Plan

SPECIFIC ACTION REQUESTED:

Approval of the Branch-St. Joseph Counties 2025 Materials Management Work Program and authorization to submit the Work Program to the Michigan Department of Environment, Great Lakes, and Energy (EGLE) as part of the Materials Management Planning Grant application.

DESCRIPTION OF ACTION/BACKGROUND (dollar amount, purpose):

In March 2023, the Michigan Legislature updated the Natural Resources and Environmental Protection Act, requiring all counties to develop a new Materials Management Plan (MMP) to replace existing Solid Waste Management Plans. Branch and St. Joseph Counties elected to create a joint, multi-county plan and designated the Southcentral Michigan Planning Council (SMPC) as the planning agency. The Southcentral Materials Management Planning Committee (SMMMPC) developed and approved the 2025 Work Program, which outlines key tasks including community outreach, data collection, goal-setting, and development of a regional profile for solid waste diversion and recycling efforts. Approval of this Work Program is required to proceed with the application for state grant funding to support the development and implementation of the MMP.

FUNDING DETAILS (Funding Source, Budget Amount, GL #, etc.):

The total project budget for Year 1 of the Work Program is \$192,900.50, which is fully funded through EGLE's Materials Management Planning Grant. This includes a base sum, multi-county plan bonus, and population-based funding for both Branch and St. Joseph Counties. No county general fund dollars are required. Grant funds will cover costs associated with planning, public participation, data collection, and administrative staffing.

**Branch-St. Joe Counties
2025 Materials Management Work Program**

County Approval Agencies (CAAs)	
CAA Name: Branch County Board of Commissioners CAA Contact: Frank Walsh, County Administrator fwalsh@branchcounty.gov	CAA Name: St. Joe County Board of Commissioners CAA Contact: Erin Goff, Assistant to the County Administrator Goffe@stjosephcountymi.gov
Designated Planning Agency (DPA)	
DPA Name: Southcentral Michigan Planning Council (SMPC) DPA Contact: Lee Adams, Southcentral Michigan Planning Council Consultant	
Branch MMP Grant Manager	St. Joe MMP Grant Manager
Name: Steve Rutz, County Treasurer Contact: srutz@branchcounty.gov	Name: Angie Steinman, Finance Director Contact: steinmana@stjosephcountymi.gov

Work Program was approved by the Southcentral Materials Management Planning Committee on March 18th, 2025.

Southcentral Materials Management Planning Committee (SMMMPC) Members

Listed Alphabetically

County Elected Official	Regional Planning Agency
Name: Terry Conklin Title: County Commissioner for St. Joseph County and SMMMPC Chair	Name: Randall Hazelbaker Title: Vice Chair, Southcentral Michigan Planning Council and SMMMPC Secretary
Environmental Interest Group	Solid Waste Disposal Facility I
Name: Carol Higgins Title: Board Member, St. Joseph County Conservation District and SMMMPC Vice Chair	Name: Michael O'Rourke Title: Manager, Westside Landfill (WM)
Solid Waste Disposal Facility II	Compost Facility
Name: Eric Shafer Title: Former Manager, Westside Landfill (WM)	Name: Tom Sikorski Title: Director of Public Services, City of Sturgis
Township Elected Official	City or Village Elected Official
Name: Steve Wolf Title: Sherman Township Supervisor	Name: Randall Hazelbaker Title: Mayor Pro Tem, City of Coldwater

Section 1: Timetable and Tasks in Year 1

Task 1: MMP Work Program

Task 1.1: Drafting MMP Work Program

- DPA develops a draft Year 1 MMP Work Program and adjusts the Work Program based on feedback from all approving groups
- DPA distributes the draft Year 1 Work Program to the SMMMPC on February 19, 2025, for their review and comment

Task 1.2: MMP Work Program Approvals

- The Year 1 MMP Work Program is approved by the SMMMPC at their **March 18, 2025**, meeting
- The Year 1 MMP Work Program is approved by the Branch CAA at their **April 11, 2025**, meeting
- The Year 1 MMP Work Program is approved by the St. Joseph CAA at their **April 15, 2025**, meeting
- DPA assists CAAs with submitting the Year 1 MMP Work Program to EGLE

Task 2: Materials Management Planning Grant Application

- The DPA will assist the CAAs with preparing all required information and documentation mandated by EGLE by the Materials Management Planning Grant Request for Work Programs
- The DPA will assist the CAAs with submitting the final Grant Application to EGLE

Task 3: Public Participation and Outreach

Task 3.1: Regular Meetings and Information

- The SMMMPC will hold quarterly public meetings, with time reserved for public comment, at a time convenient to attend for the general public
- The DPA will maintain one central repository where all plan documents may be viewed by the public - <https://smpcregion3.org/materialsmanagement/>
- The DPA will alert the chief elected official of each municipality and interested individuals in advance of public meetings pursuant to section 324.11574(d)
- See Section 2 for further details

Task 3.2: Active Outreach

- The DPA will determine the best methods of communication with stakeholder groups listed below, such as surveys, questionnaires, or meetings
 - Elected Officials
 - Business Community
 - Materials Management Professionals
 - General Public
- The DPA will conduct a consultation of that group as determined, and results will be synthesized to create final products from Task 4 and Task 5

Task 4: Planning Area Profile

Task 4.1: Data Collection

- The DPA will complete an initial assessment of the Managed Materials ecosystem in the planning area, including, but not limited to:
 - Current and projected populations
 - Current types, sources, and quantities of managed materials generated in the planning area
 - Inventory of existing materials management facilities and capacities of those facilities

Task 4.2: Evaluation and Summary

- Evaluating results from communications with stakeholders and initial assessments, the DPA will
 - Calculate the current municipal solid waste recycling rate for the planning area
 - Note existing areas of strength and areas for improvement

Task 5: Plan Goals

Task 5.1: Materials Management Goals

- Under the direction of the SMMMPC, the DPA will develop measurable, specific, and objective goals to include in the Materials Management Plan for solid waste diversion from disposal areas under section 324.1158(1). These goals will include, but are not limited to:
 - Municipal solid waste recycling rate
 - Benchmark recycling standards
 - Material utilization and reduction activities
 - Recycling access expansion activities

Task 5.2: Implementation Goals

- Under the direction of the SMMMPC, the DPA will identify implementation strategies for the planning area to progress towards or meet the Materials Management Goals under section 324.11578(1). The strategies shall include but are not limited to:
 - Organic material reduction progress
 - Recyclable material reduction progress
 - Recycling access progress
 - Resource needs or facility enhancement/development
 - Education and outreach

Task	Completion Date/Deadline	2024			2025												
		October	November	December	January	February	March	April	May	June	July	August	September	October	November	December	
1.1 Draft Work Program																	
1.2 Approvals	(January 2, 2025)																
2 MMP Grant Application	(January 2, 2025)																
3.1 Regular Meetings																	
3.2 Active Outreach																	
4.1 Data Collection																	
4.2 Evaluation and Summary																	
5.1 Materials Management Goals																	
5.2 Implementation Goals																	

DRAFT

Section 2: Public Participation in Year 1

The SMMMPC will hold regular public meetings quarterly. Public comment periods are included in each meeting. A schedule of the meetings can be found at <https://smpcregion3.org/wp-content/uploads/2025/01/2025-SCMMPC-Public-Notice-1-15-25.pdf> and is also listed below. The SMMMPC will also hold monthly non-business meetings via a virtual platform. These meetings are open to the public as well.

Q1	Q2	Q3	Q4
Date: March 18, 2025 Time: 9:00 am Location: Branch County Administrative Offices Annex Building 23 East Pearl Street Coldwater, MI 49036	Date: June 17, 2025 Time: 9:00 am Location: St. Joseph County Administrative Offices History Room (3 rd Floor) 125 West Main Street Centreville, MI 49032	Date: September 16, 2025 Time: 9:00 am Location: Branch County Administrative Offices Annex Building 23 East Pearl Street Coldwater, MI 49036	Date: December 16, 2025 Time: 9:00 am Location: St. Joseph County Administrative Offices History Room (3 rd Floor) 125 West Main Street Centreville, MI 49032

Minutes from these meetings will be made available to the public at <https://smpcregion3.org/materialsmanagement/>, which will also serve as a central repository for all documents related to Materials Management Planning in the planning region.

Moreover, as described in Section 1, Task 3.2, the DPA will determine the most effective way of communicating with stakeholder groups, including the general public. The general public may be surveyed, given questionnaires, or invited to further meetings.

Section 3: Costs in Year 1

Table 3.1: Planning Area Population

County	2020 Census Population
Branch	44,862
St. Joseph	60,939

Table 3.2: Year 1 Budget

County	Base Sum	Multicounty Plan Bonus	Population Funding
Branch	\$60,000.00	\$10,000.00	\$ 22,431.00
St. Joseph	\$60,000.00	\$10,000.00	\$ 30,469.50
Annual Total			\$192,900.50

Year 1 Expenditures		
Task	Funding Source	Projected Amount
Task 1: MMP Work Program	EGLE MMP Grant	\$ 7,500.00
Task 2: MMP Grant Application	EGLE MMP Grant	\$12,400.50
Task 3: Public Participation	EGLE MMP Grant	\$18,000.00
Task 4: Planning Area Profile	EGLE MMP Grant	\$40,000.00
Task 5: Plan Goals	EGLE MMP Grant	\$35,000.00
Outside Services or Implementation	EGLE MMP Grant	\$80,000.00
TOTAL Expenditures		\$192,900.50

Section 4: Staffing

Please describe staffing needs and responsibilities for plan preparation in Year 1. Full-time equivalent is abbreviated below to “FTE.”

Position	FTE	Responsibilities
Branch County MMP Administration	0.10	<ul style="list-style-type: none">• Communication with DPA• Planning implementation• Administrative tasks
Branch County MMP Grant Manager	0.10	<ul style="list-style-type: none">• Communication with DPA and EGLE• Documentation of invoicing and payments• Regular submission of MMP Grant Funding expenditures
St. Joe County MMP Administration	0.09	<ul style="list-style-type: none">• Communication with DPA• Planning implementation• Administrative tasks
St. Joe County MMP Grant Manager	0.07	<ul style="list-style-type: none">• Communication with DPA and EGLE• Documentation of invoicing and payments• Regular submission of MMP Grant Funding expenditures



COUNTY ADMINISTRATOR

Telephone: (269) 467-5617

125 Main St.
P.O. Box 277
Centreville, MI 49032-0277

BOARD AGENDA REQUEST FORM

PROPOSED FOR BOARD MEETING OF: April 15

DEPARTMENT: Administration

PREPARED BY: Administration

SUBJECT: Master Land Use Plan

SPECIFIC ACTION REQUESTED:

Authorization to distribute the draft Joint St. Joseph County and Communities Master Land Use Plan for a 63-day public review and comment period, in accordance with the Michigan Planning Enabling Act (PA 33 of 2008).

DESCRIPTION OF ACTION/BACKGROUND (dollar amount, purpose):

Description of Action/Background: The St. Joseph County Planning Commission, in collaboration with twelve townships and four villages, has developed a draft Master Land Use Plan covering the entire county. This plan was created under the requirements of PA 33 of 2008 and with financial participation from the local units of government to reduce overall costs. The next procedural step required by law is for the County Board of Commissioners to authorize distribution of the draft plan to surrounding communities and interested stakeholders for a mandatory 63-day review period. Following the review period, a public hearing will be held by the Planning Commission, after which the plan may be formally adopted. The draft plan is available for review at <https://smpcregion3.org/st-joe-plan/>.

FUNDING DETAILS (Funding Source, Budget Amount, GL #, etc.):

There is no additional cost to St. Joseph County for this action. All participating townships and villages contributed financially to the preparation of the draft plan, resulting in savings of \$20,000 to \$50,000 and eliminating the need for increased County funding.

April 1, 2025

St. Joseph County Board of Commissioners

Via email: planning@stjosephcounty.gov

Re: Joint St. Joseph County and Communities Master Land Use Plan — Authorization to Distribute

Commissioners:

The St. Joseph County Planning Commission has developed a draft master land use plan for the entire county in compliance with PA 33 of 2008. During the process, twelve townships and four villages asked to participate in the plan. They agreed to participate financially in order to realize cost savings of between \$20,000 to \$50,000, without increasing the County's financial commitment.

The Michigan Planning Enabling Act (PA 33 of 2008) requires the governing body of any governmental unit which wishes to adopt or amend a master land use plan, to authorize the planning commission to distribute the draft of the master plan to all adjacent and surrounding communities for a 63-day review period. After that review period the planning commission shall hold a public hearing and may adopt the plan.

At the County Planning Commission's March meeting, the Commission asked the County Board to, "Authorize Distribution of the Master Land Use Plan" for public comment. You can (and should) review the draft master plan on the SMPC website -- (<https://smpcregion3.org/st-joe-plan/>). Attached, please find a distribution letter.

I will be available to answer any questions you may have at your April 8th meeting, and if necessary, at your April 15th board meeting.

Patrick Hudson, Planner
Southcentral Michigan Planning Council
(269) 385-0428 – messages
HUDSON@UPJOHN.ORG



Southcentral Michigan Planning Council

A| 300 South Westnedge Avenue · Kalamazoo, Michigan 49007
Phone: (269) 385-0409 · Fax: (269) 343-3308 · Email: info@smpcregion3.org
[to adjacent counties and municipalities]

Re: Joint St. Joseph County and communities Master Land Use Plan

To Whom It May Concern:

On behalf of St. Joseph County Planning Commission and participating communities, as required by the Michigan Planning Enabling Act (PA 33 of 2008, as amended), please find the link to the draft Joint St. Joseph County and communities Master Land Use Plan (<https://smpcregion3.org/st-joe-plan/>). In compliance with the Act, we are requesting your review and comment on the proposed Master Plan prior to public hearing and adoption.

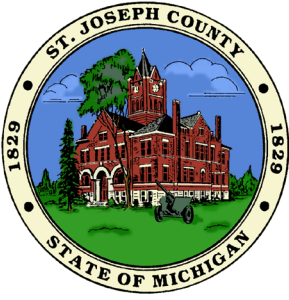
The Michigan Planning Enabling Act provides surrounding communities and other respondents with 63 days to comment on the Joint St. Joseph County and Communities Master Land Use Plan (if you chose to do so). Any comments should be submitted in writing to:

Planning@stjosephcountymi.gov

HUDSON@UPJOHN.ORG

Or,

St. Joseph County Planning Commission
c/o Patricia Kulikowski, Exec. Sec.
P.O. Box 277
Centreville, MI 49032



COUNTY ADMINISTRATOR

Telephone: (269) 467-5617

125 Main St.
P.O. Box 130
Centreville, MI 49032-0277

Board Agenda Request Form Appointment to County Board / Committee

Proposed Board Meeting Date: 4/15/25

Board / Committee: Transportation Authority Board

Prepared by: Erin Goff

Appointment Type: Appointment Full

Name: Lynn Page

Address: on file

No. of Years of Term: 2-year term

Expiration Date: 4/1/27

Specific Action Requested:

Please consider the appointment of Lynn Page, following interest and interview.

Other Pertinent Information:

~~Attachment: Citizen Interest Form~~



COUNTY ADMINISTRATOR

Telephone: (269) 467-5617

125 Main St.
P.O. Box 277
Centreville, MI 49032-0277

BOARD AGENDA REQUEST FORM

PROPOSED FOR BOARD MEETING OF: April 15th, 2025

DEPARTMENT: Equalization

PREPARED BY: Josh Simmons

SUBJECT: Equalization Report

SPECIFIC ACTION REQUESTED:

Adopt resolution to approve the 2025 Equalization Report.

DESCRIPTION OF ACTION/BACKGROUND (dollar amount, purpose):

MCL 211.34(1) requires the County Board of Commissioners to meet in April each year to determine county equalized valuations.

FUNDING SOURCE IF REQUIRED (Federal, State, or Local):

N/A

PERSONNEL IF REQUIRED:

(indicate if elimination or creation and list FTE; job title; grade; full-time salary range; account number)

N/A

NEW OR RENEWAL:

This needs to be done every year.

PROCUREMENT INFORMATION:

(indicate if the contract was bid out, if not, state reason(s) why; indicate last time contract was bid out; indicate if awarded bidder was the lowest bidder, if not, indicate why)

N/A

CONTACT PERSON WITH PHONE NUMBER:

Josh Simmons - ext 550

RECOMMENDATION - Completed by Administrative Team

+

2025
*St Joseph County
Equalization Report*



Drumhill Bridge, 1910

Photo courtesy of:

St. Joseph County Historical Society of Michigan

***Prepared by:
St Joseph County Equalization Department***

Staff:

Joshua Simmons

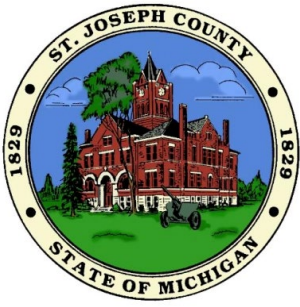
Director

Mandi Lloyd

Appraiser

Erin Lamb

Equalization Technician



St Joseph County

Equalization Department

(269) 467-5576

Fax (269) 467-5672

April 15, 2025

Board of Commissioners
Saint Joseph County, Michigan

Honorable Members:

The St. Joseph County Equalization Department has prepared the 2025 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 ad-valorem values only, special acts property values are not subject to Equalization.

This report begins with 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,

Joshua D Simmons MAAO (3) | MCPPE
St. Joseph County Equalization Director

Personal and Real Property - TOTALS

Saint Joseph **COUNTY**

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

03/25/2025 06:53AM

Statement of acreage and valuation in the year 2025 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Number of Acres Assessed	Total Real Property Valuations (Totals from pages 2 and 3)		Personal Property Valuations		Total Real Plus Personal Property	
	(Col. 1) Acres Hundredths	(Col. 2) Assessed Valuations	(Col. 3) Equalized Valuations	(Col. 4) Assessed Valuations	(Col. 5) Equalized Valuations	(Col. 6) Assessed Valuations	(Col. 7) Equalized Valuations
Burr Oak Township	22,155.26	183,575,850	183,575,850	8,724,400	8,724,400	192,300,250	192,300,250
Colon Township	20,300.20	255,388,600	255,388,600	8,335,600	8,335,600	263,724,200	263,724,200
Constantine Township	19,625.82	242,758,500	242,758,500	13,198,600	13,198,600	255,957,100	255,957,100
Fabius Township	18,789.14	405,996,100	405,996,100	24,744,600	24,744,600	430,740,700	430,740,700
Fawn River Township	11,957.36	98,115,200	98,115,200	1,393,100	1,393,100	99,508,300	99,508,300
Florence Township	20,885.57	138,646,957	138,646,957	5,120,100	5,120,100	143,767,057	143,767,057
Flowerfield Township	22,541.74	149,501,900	149,501,900	20,637,612	20,637,612	170,139,512	170,139,512
Leonidas Township	22,578.04	124,138,628	124,138,628	7,145,100	7,145,100	131,283,728	131,283,728
Lockport Township	17,804.57	258,676,700	258,676,700	5,639,900	5,639,900	264,316,600	264,316,600
Mendon Township	21,741.61	190,485,300	190,485,300	41,165,200	41,165,200	231,650,500	231,650,500
Mottville Township	12,051.62	124,523,300	124,523,300	14,867,300	14,867,300	139,390,600	139,390,600
Nottawa Township	22,142.61	313,609,100	313,609,100	8,315,900	8,315,900	321,925,000	321,925,000
Park Township	22,218.73	254,858,500	254,858,500	40,509,200	40,509,200	295,367,700	295,367,700
Sherman Township	19,913.06	330,396,400	330,396,400	6,546,000	6,546,000	336,942,400	336,942,400
Sturgis City	2,949.25	433,734,000	433,734,000	19,586,800	19,586,800	453,320,800	453,320,800
Sturgis Township	10,884.09	121,926,000	121,926,000	16,348,600	16,348,600	138,274,600	138,274,600
Three Rivers City	1,981.97	302,925,300	302,925,300	34,029,800	34,029,800	336,955,100	336,955,100
White Pigeon Township	15,373.45	417,734,700	417,734,700	55,189,800	55,189,800	472,924,500	472,924,500
Totals for County	305,894.09	4,346,991,035	4,346,991,035	331,497,612	331,497,612	4,678,488,647	4,678,488,647

Equalized Valuations - REAL

Saint Joseph **COUNTY**

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

Statement of acreage and valuation in the year 2025 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Real Property Equalized by County Board of Commissioners						
	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
Burr Oak Township	68,228,800	2,179,400	1,668,000	111,499,650			183,575,850
Colon Township	73,347,000	5,006,600	3,344,300	173,690,700			255,388,600
Constantine Township	61,998,700	6,268,400	28,613,200	145,878,200			242,758,500
Fabius Township	27,404,700	7,535,800	2,574,000	368,481,600			405,996,100
Fawn River Township	35,597,900	1,949,000		60,568,300			98,115,200
Florence Township	87,026,826		175,900	51,444,231			138,646,957
Flowerfield Township	52,718,300	1,547,200	19,000	95,217,400			149,501,900
Leonidas Township	82,214,200	1,374,700		40,549,728			124,138,628
Lockport Township	51,881,000	8,879,000	1,632,000	196,284,700			258,676,700
Mendon Township	71,198,700	6,879,200	6,926,900	105,480,500			190,485,300
Mottville Township	40,551,200	4,353,200	21,606,800	58,012,100			124,523,300
Nottawa Township	76,244,500	13,862,000	2,392,700	221,109,900			313,609,100
Park Township	69,954,100	11,220,000	14,588,200	159,096,200			254,858,500
Sherman Township	46,952,100	4,589,000	219,500	278,635,800			330,396,400
Sturgis City	1,512,300	101,631,700	72,522,000	258,068,000			433,734,000
Sturgis Township	37,224,200	15,863,400	1,941,900	66,896,500			121,926,000
Three Rivers City		87,387,400	49,621,200	165,916,700			302,925,300
White Pigeon Township	47,467,800	13,511,700	17,715,200	339,040,000			417,734,700
Totals for County	931,522,326	294,037,700	225,560,800	2,895,870,209	0	0	4,346,991,035

Assessed Valuations - REAL

Saint Joseph **COUNTY**

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

Statement of acreage and valuation in the year 2025 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Real Property Assessed Valuations Approved by Boards of Review						
	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
Burr Oak Township	68,228,800	2,179,400	1,668,000	111,499,650			183,575,850
Colon Township	73,347,000	5,006,600	3,344,300	173,690,700			255,388,600
Constantine Township	61,998,700	6,268,400	28,613,200	145,878,200			242,758,500
Fabius Township	27,404,700	7,535,800	2,574,000	368,481,600			405,996,100
Fawn River Township	35,597,900	1,949,000		60,568,300			98,115,200
Florence Township	87,026,826		175,900	51,444,231			138,646,957
Flowerfield Township	52,718,300	1,547,200	19,000	95,217,400			149,501,900
Leonidas Township	82,214,200	1,374,700		40,549,728			124,138,628
Lockport Township	51,881,000	8,879,000	1,632,000	196,284,700			258,676,700
Mendon Township	71,198,700	6,879,200	6,926,900	105,480,500			190,485,300
Mottville Township	40,551,200	4,353,200	21,606,800	58,012,100			124,523,300
Nottawa Township	76,244,500	13,862,000	2,392,700	221,109,900			313,609,100
Park Township	69,954,100	11,220,000	14,588,200	159,096,200			254,858,500
Sherman Township	46,952,100	4,589,000	219,500	278,635,800			330,396,400
Sturgis City	1,512,300	101,631,700	72,522,000	258,068,000			433,734,000
Sturgis Township	37,224,200	15,863,400	1,941,900	66,896,500			121,926,000
Three Rivers City		87,387,400	49,621,200	165,916,700			302,925,300
White Pigeon Township	47,467,800	13,511,700	17,715,200	339,040,000			417,734,700
Totals for County	931,522,326	294,037,700	225,560,800	2,895,870,209	0	0	4,346,991,035

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF St. Joseph COUNTY

WE HEREBY CERTIFY that section one column one is a true statement of the number of acres of land in each township and city in St. Joseph County.

WE FURTHER CERTIFY that section one is a true statement of the value of real property and of the personal property in each township and city in St. Joseph County in the year 2025 as assessed and of the valuation of the real property and personal property in each township and city in said county as equalized by the Board of County Commissioners of said county.

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

WE FURTHER CERTIFY that section three is a true statement of the assessed valuations, approved by the Board of Review, of real property classifications in each township and city in St. Joseph County in the year 2025 as determined by the Board of County Commissioners of said county.

WE FURTHER CERTIFY that said statement does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1963; P.A. 198 of 1974; P.A. 255 of 1978; P.A. 385 of 1984; P.A. 224 of 1985; P.A. 147 of 1992 or Section 5 of Article IX of the Constitution of the State of Michigan.

These certifications are made on the 15th day of April 2025, at a meeting of said board held pursuant to the provisions of MCL 209.1 - 209.8.

Signed this 15th day of April, 2025.

Chairperson of Board of Commissioners

Equalization Director

Clerk of Board of Commissioners

INSTRUCTIONS FOR COMPLETING THE 608 (L-4024) ASSESSED AND EQUALIZED VALUATIONS WORKSHEET

This form is due on or before the first Monday in May to the State Tax Commission (STC) (MCL 209.5 (2)) by attaching a signed L-4024 into the Michigan Equalization Gateway (MEG) filing cabinet and submitting the L-4024 form in the MEG county portal by following the instructions below.

The MEG system will autogenerate the L-4023 following the successful save and submission of all local uni L-4018 and L-4022AV forms by the county and the acceptance of those forms by Property Services Divisions (PSD) staff. MEG will auto-generate the L-4024 form upon the successful save and submission of the L-4023 form by the county and the acceptance of the L-4023 form by PSD staff. All data on the L-4024 is populated from the previously submitted L-4023, except for the number of acres. Counties must manually enter the assessable acreage for each local unit.

The county must review, in the MEG county portal the L-4024 valuation data for each local unit as well as the county totals. The county shall verify the valuation and acreage data in the MEG county portal then save the L-4024 in the L-4024 form module thereby creating an L-4024 PDF rendering. The county shall print this PDF rendering and present it to your County Board of Commissioners for signing during their equalization session.

MCL 209.5 requires the Equalization Director and the Chairperson and Clerk of the County Board of Commissioners to sign the L-4024. After signing, scan and upload the signed form to the filing cabinet in the MEG county portal. After the paper copy of the L-4024 has been signed, scanned and uploaded to the filing cabinet in MEG, submit the L-4024 in the MEG county portal. Once submitted, the L-4024 report will be locked in MEG. To make subsequent changes please contact the Property Services Division at equalization@michigan.gov.

St Joseph County 2025 Equalization Report

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St. Joseph County

Previous and Current Values

AGRICULTURAL								
Unit #	Unit Name	Number of Parcels	2024 Assessed Value	2025 County Equalized Value	% Change	2024 Taxable Value	2025 Taxable Value	% Change
001	Burr Oak Township	281	\$60,971,900	\$68,228,800	11.90%	\$20,438,672	\$21,949,888	7.39%
002	Colon Township	298	\$67,927,700	\$73,347,000	7.98%	\$22,587,159	\$23,700,489	4.93%
003	Constantine Township	211	\$59,935,000	\$61,998,700	3.44%	\$16,300,130	\$16,671,366	2.28%
004	Fabius Township	135	\$22,450,800	\$27,404,700	22.07%	\$9,610,649	\$9,942,313	3.45%
005	Fawn River Township	158	\$30,413,600	\$35,597,900	17.05%	\$10,586,286	\$10,332,592	-2.40%
006	Florence Township	288	\$84,219,175	\$87,026,826	3.33%	\$24,003,607	\$25,119,059	4.65%
007	Flowerfield Township	200	\$41,661,000	\$52,718,300	26.54%	\$13,857,002	\$14,255,532	2.88%
008	Leonidas Township	391	\$72,428,400	\$82,214,200	13.51%	\$23,201,911	\$23,933,677	3.15%
009	Lockport Township	180	\$42,570,000	\$51,881,000	21.87%	\$19,524,819	\$19,752,559	1.17%
010	Mendon Township	296	\$67,884,400	\$71,198,700	4.88%	\$20,566,093	\$21,552,917	4.80%
011	Mottville Township	160	\$39,899,000	\$40,551,200	1.63%	\$15,058,046	\$15,162,173	0.69%
012	Nottawa Township	320	\$71,119,700	\$76,244,500	7.21%	\$23,571,543	\$24,329,907	3.22%
013	Park Township	244	\$56,827,400	\$69,954,100	23.10%	\$25,403,803	\$26,033,173	2.48%
014	Sherman Township	164	\$43,415,500	\$46,952,100	8.15%	\$17,915,725	\$18,760,859	4.72%
015	Sturgis Township	152	\$35,706,400	\$37,224,200	4.25%	\$13,656,703	\$14,531,410	6.40%
016	White Pigeon Township	224	\$44,342,000	\$47,467,800	7.05%	\$18,404,622	\$18,553,489	0.81%
051	Three Rivers City	0	\$0	\$0	N/A	\$0	\$0	N/A
052	Sturgis City	21	\$1,061,600	\$1,512,300	42.45%	\$709,343	\$858,116	20.97%
St. Joseph County Total		3,723	\$842,833,575	\$931,522,326	10.52%	\$295,396,113	\$305,439,519	3.40%

COMMERCIAL								
Unit #	Unit Name	Number of Parcels	2024 Assessed Value	2025 County Equalized Value	% Change	2024 Taxable Value	2025 Taxable Value	% Change
001	Burr Oak Township	33	\$1,866,000	\$2,179,400	16.80%	\$1,460,079	\$1,307,381	-10.46%
002	Colon Township	64	\$5,104,100	\$5,006,600	-1.91%	\$3,975,343	\$4,473,873	12.54%
003	Constantine Township	103	\$7,309,700	\$6,268,400	-14.25%	\$4,705,834	\$4,842,333	2.90%
004	Fabius Township	61	\$7,574,600	\$7,535,800	-0.51%	\$5,766,456	\$6,001,229	4.07%
005	Fawn River Township	13	\$1,667,000	\$1,949,000	16.92%	\$1,416,565	\$1,665,244	17.56%
006	Florence Township	0	\$0	\$0	N/A	\$0	\$0	N/A
007	Flowerfield Township	7	\$1,665,200	\$1,547,200	-7.09%	\$593,499	\$609,864	2.76%
008	Leonidas Township	24	\$1,424,500	\$1,374,700	-3.50%	\$837,385	\$878,558	4.92%
009	Lockport Township	70	\$8,139,200	\$8,879,000	9.09%	\$6,358,788	\$7,372,281	15.94%
010	Mendon Township	69	\$5,975,200	\$6,879,200	15.13%	\$4,219,844	\$4,661,548	10.47%
011	Mottville Township	31	\$4,445,600	\$4,353,200	-2.08%	\$3,285,658	\$3,301,100	0.47%
012	Nottawa Township	99	\$13,457,300	\$13,862,000	3.01%	\$12,135,978	\$12,236,903	0.83%
013	Park Township	44	\$8,419,600	\$11,220,000	33.26%	\$8,235,480	\$8,642,501	4.94%
014	Sherman Township	23	\$3,529,600	\$4,589,000	30.01%	\$2,306,646	\$2,407,228	4.36%
015	Sturgis Township	95	\$15,046,200	\$15,863,400	5.43%	\$11,862,466	\$11,761,515	-0.85%
016	White Pigeon Township	156	\$11,807,400	\$13,511,700	14.43%	\$8,654,594	\$9,524,871	10.06%
051	Three Rivers City	322	\$80,835,300	\$87,387,400	8.11%	\$64,227,416	\$67,417,438	4.97%
052	Sturgis City	318	\$85,544,500	\$101,631,700	18.81%	\$62,194,006	\$68,731,463	10.51%
St. Joseph County Total		1,532	\$263,811,000	\$294,037,700	11.46%	\$202,236,037	\$215,835,330	6.72%

St. Joseph County

Previous and Current Values

INDUSTRIAL								
Unit #	Unit Name	Number of Parcels	2024 Assessed Value	2025 County Equalized Value	% Change	2024 Taxable Value	2025 Taxable Value	% Change
001	Burr Oak Township	26	\$1,641,900	\$1,668,000	1.59%	\$892,598	\$935,942	4.86%
002	Colon Township	14	\$3,030,300	\$3,344,300	10.36%	\$2,333,909	\$2,461,533	5.47%
003	Constantine Township	41	\$31,741,800	\$28,613,200	-9.86%	\$21,044,067	\$22,393,775	6.41%
004	Fabius Township	31	\$2,508,800	\$2,574,000	2.60%	\$1,632,740	\$1,702,183	4.25%
005	Fawn River Township	0	\$0	\$0	N/A	\$0	\$0	N/A
006	Florence Township	6	\$192,600	\$175,900	-8.67%	\$75,833	\$78,181	3.10%
007	Flowerfield Township	1	\$16,400	\$19,000	15.85%	\$5,305	\$5,469	3.09%
008	Leonidas Township	0	\$0	\$0	N/A	\$0	\$0	N/A
009	Lockport Township	16	\$1,730,500	\$1,632,000	-5.69%	\$995,812	\$1,026,677	3.10%
010	Mendon Township	24	\$6,137,400	\$6,926,900	12.86%	\$4,669,715	\$5,083,909	8.87%
011	Mottville Township	31	\$20,642,000	\$21,606,800	4.67%	\$13,089,410	\$13,494,029	3.09%
012	Nottawa Township	13	\$1,123,900	\$2,392,700	112.89%	\$953,759	\$2,179,802	128.55%
013	Park Township	24	\$13,663,000	\$14,588,200	6.77%	\$9,604,372	\$9,910,614	3.19%
014	Sherman Township	1	\$216,100	\$219,500	1.57%	\$161,442	\$166,446	3.10%
015	Sturgis Township	13	\$2,126,200	\$1,941,900	-8.67%	\$1,709,317	\$1,659,252	-2.93%
016	White Pigeon Township	55	\$17,558,400	\$17,715,200	0.89%	\$12,287,590	\$12,694,391	3.31%
051	Three Rivers City	70	\$33,213,400	\$49,621,200	49.40%	\$24,336,269	\$30,129,488	23.80%
052	Sturgis City	120	\$59,959,400	\$72,522,000	20.95%	\$50,987,486	\$51,032,821	0.09%
St. Joseph County Total		486	\$195,502,100	\$225,560,800	15.38%	\$144,779,624	\$154,954,512	7.03%

RESIDENTIAL								
Unit #	Unit Name	Number of Parcels	2024 Assessed Value	2025 County Equalized Value	% Change	2024 Taxable Value	2025 Taxable Value	% Change
001	Burr Oak Township	1,260	\$103,010,200	\$111,499,650	8.24%	\$61,954,449	\$65,829,768	6.26%
002	Colon Township	2,202	\$159,403,800	\$173,690,700	8.96%	\$101,598,400	\$107,900,866	6.20%
003	Constantine Township	1,651	\$130,369,700	\$145,878,200	11.90%	\$88,839,260	\$94,001,216	5.81%
004	Fabius Township	2,629	\$338,281,300	\$368,481,600	8.93%	\$216,084,610	\$227,907,191	5.47%
005	Fawn River Township	687	\$57,746,200	\$60,568,300	4.89%	\$37,947,587	\$40,643,974	7.11%
006	Florence Township	525	\$45,777,005	\$51,444,231	12.38%	\$25,091,451	\$26,432,338	5.34%
007	Flowerfield Township	871	\$87,952,400	\$95,217,400	8.26%	\$52,525,856	\$56,036,278	6.68%
008	Leonidas Township	557	\$39,488,100	\$40,549,728	2.69%	\$22,538,015	\$23,424,831	3.93%
009	Lockport Township	1,983	\$174,006,300	\$196,284,700	12.80%	\$118,838,070	\$127,709,064	7.46%
010	Mendon Township	1,397	\$96,705,050	\$105,480,500	9.07%	\$60,274,935	\$63,758,994	5.78%
011	Mottville Township	720	\$55,392,400	\$58,012,100	4.73%	\$34,957,330	\$37,150,580	6.27%
012	Nottawa Township	1,938	\$208,588,400	\$221,109,900	6.00%	\$134,133,116	\$143,208,961	6.77%
013	Park Township	1,406	\$156,862,100	\$159,096,200	1.42%	\$97,967,524	\$103,774,003	5.93%
014	Sherman Township	1,978	\$253,597,300	\$278,635,800	9.87%	\$166,659,543	\$176,394,467	5.84%
015	Sturgis Township	681	\$61,340,200	\$66,896,500	9.06%	\$38,475,347	\$40,581,236	5.47%
016	White Pigeon Township	2,340	\$281,401,200	\$339,040,000	20.48%	\$192,222,929	\$205,287,793	6.80%
051	Three Rivers City	2,544	\$147,226,000	\$165,916,700	12.70%	\$97,646,136	\$105,754,240	8.30%
052	Sturgis City	3,385	\$241,156,750	\$258,068,000	7.01%	\$159,022,800	\$168,520,576	5.97%
St. Joseph County Total		28,754	\$2,638,304,405	\$2,895,870,209	9.76%	\$1,706,777,358	\$1,814,316,376	6.30%

St. Joseph County

Previous and Current Values

DEVELOPMENTAL								
Unit #	Unit Name	Number of Parcels	2024 Assessed Value	2025 County Equalized Value	% Change	2024 Taxable Value	2025 Taxable Value	% Change
001	Burr Oak Township	0	\$0	\$0	N/A	\$0	\$0	N/A
002	Colon Township	0	\$0	\$0	N/A	\$0	\$0	N/A
003	Constantine Township	0	\$0	\$0	N/A	\$0	\$0	N/A
004	Fabius Township	0	\$0	\$0	N/A	\$0	\$0	N/A
005	Fawn River Township	0	\$0	\$0	N/A	\$0	\$0	N/A
006	Florence Township	0	\$0	\$0	N/A	\$0	\$0	N/A
007	Flowerfield Township	0	\$0	\$0	N/A	\$0	\$0	N/A
008	Leonidas Township	0	\$0	\$0	N/A	\$0	\$0	N/A
009	Lockport Township	0	\$0	\$0	N/A	\$0	\$0	N/A
010	Mendon Township	0	\$0	\$0	N/A	\$0	\$0	N/A
011	Mottville Township	0	\$0	\$0	N/A	\$0	\$0	N/A
012	Nottawa Township	0	\$0	\$0	N/A	\$0	\$0	N/A
013	Park Township	0	\$0	\$0	N/A	\$0	\$0	N/A
014	Sherman Township	0	\$0	\$0	N/A	\$0	\$0	N/A
015	Sturgis Township	0	\$0	\$0	N/A	\$0	\$0	N/A
016	White Pigeon Township	0	\$0	\$0	N/A	\$0	\$0	N/A
051	Three Rivers City	0	\$0	\$0	N/A	\$0	\$0	N/A
052	Sturgis City	0	\$0	\$0	N/A	\$0	\$0	N/A
St. Joseph County Total		0	\$0	\$0	N/A	\$0	\$0	N/A

TOTAL REAL PROPERTY								
Unit #	Unit Name	Number of Parcels	2024 Assessed Value	2025 County Equalized Value	% Change	2024 Taxable Value	2025 Taxable Value	% Change
001	Burr Oak Township	1,600	167,490,000	183,575,850	9.60%	84,745,798	90,022,979	6.23%
002	Colon Township	2,578	235,465,900	255,388,600	8.46%	130,494,811	138,536,761	6.16%
003	Constantine Township	2,006	229,356,200	242,758,500	5.84%	130,889,291	137,908,690	5.36%
004	Fabius Township	2,856	370,815,500	405,996,100	9.49%	233,094,455	245,552,916	5.34%
005	Fawn River Township	858	89,826,800	98,115,200	9.23%	49,950,438	52,641,810	5.39%
006	Florence Township	819	130,188,780	138,646,957	6.50%	49,170,891	51,629,578	5.00%
007	Flowerfield Township	1,079	131,295,000	149,501,900	13.87%	66,981,662	70,907,143	5.86%
008	Leonidas Township	972	113,341,000	124,138,628	9.53%	46,577,311	48,237,066	3.56%
009	Lockport Township	2,249	226,446,000	258,676,700	14.23%	145,717,489	155,860,581	6.96%
010	Mendon Township	1,786	176,702,050	190,485,300	7.80%	89,730,587	95,057,368	5.94%
011	Mottville Township	942	120,379,000	124,523,300	3.44%	66,390,444	69,107,882	4.09%
012	Nottawa Township	2,370	294,289,300	313,609,100	6.56%	170,794,396	181,955,573	6.53%
013	Park Township	1,718	235,772,100	254,858,500	8.10%	141,211,179	148,360,291	5.06%
014	Sherman Township	2,166	300,758,500	330,396,400	9.85%	187,043,356	197,729,000	5.71%
015	Sturgis Township	941	114,219,000	121,926,000	6.75%	65,703,833	68,533,413	4.31%
016	White Pigeon Township	2,775	355,109,000	417,734,700	17.64%	231,569,735	246,060,544	6.26%
051	Three Rivers City	2,936	261,274,700	302,925,300	15.94%	186,209,821	203,301,166	9.18%
052	Sturgis City	3,844	387,722,250	433,734,000	11.87%	272,913,635	289,142,976	5.95%
St. Joseph County Total		34,495	\$3,940,451,080	\$4,346,991,035	10.32%	\$2,349,189,132	\$2,490,545,737	6.02%

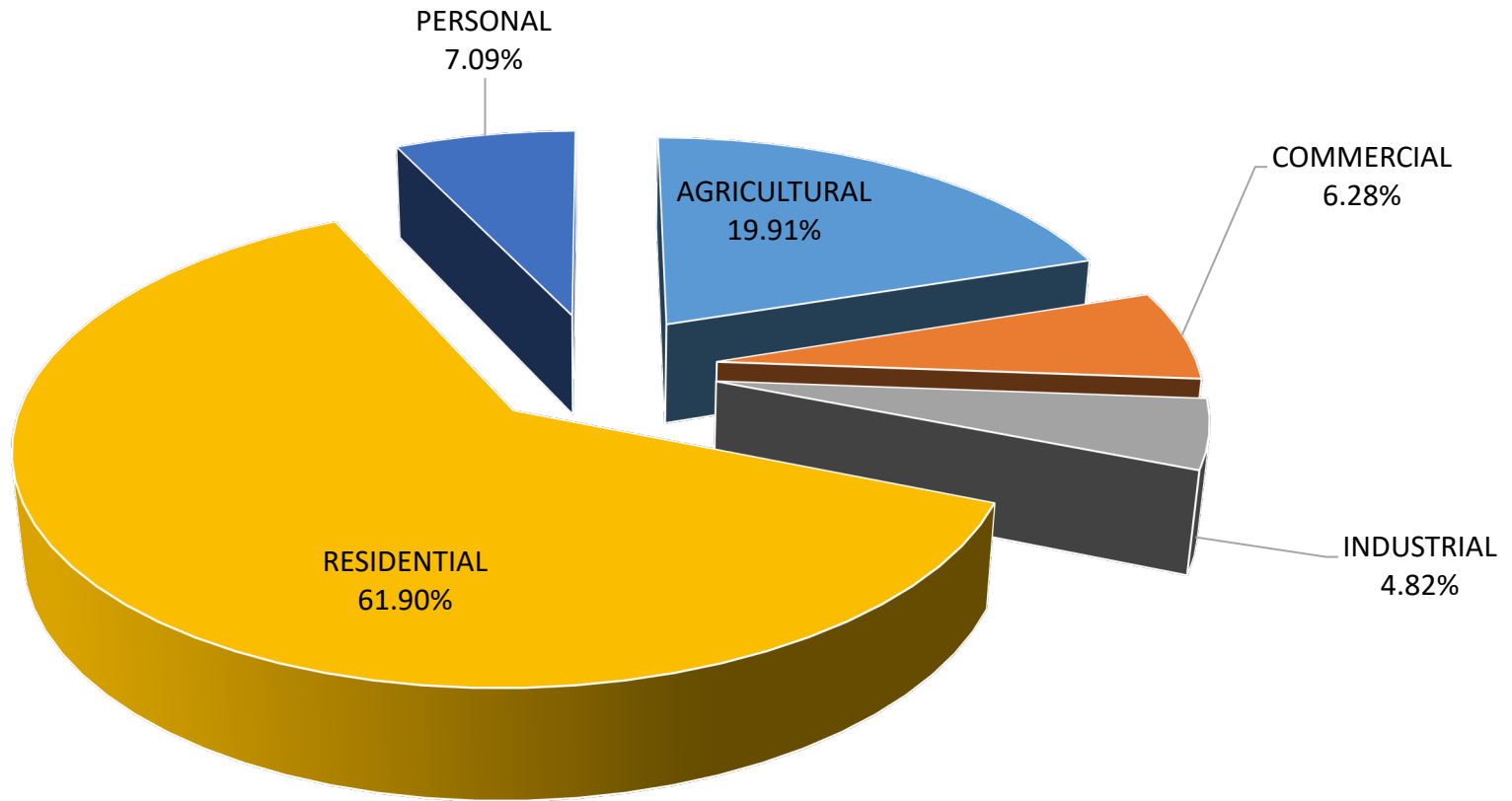
St. Joseph County

Previous and Current Values

Unit #	Unit Name	Number of Parcels	PERSONAL			2024 Taxable Value	2025 Taxable Value	% Change
			2024 Assessed Value	2025 County Equalized Value	% Change			
001	Burr Oak Township	46	\$8,766,500	\$8,724,400	-0.48%	\$8,766,500	\$8,724,400	-0.48%
002	Colon Township	124	\$8,303,500	\$8,335,600	0.39%	\$8,303,500	\$8,335,600	0.39%
003	Constantine Township	119	\$13,523,500	\$13,198,600	-2.40%	\$13,506,400	\$13,183,030	-2.39%
004	Fabius Township	53	\$24,642,900	\$24,744,600	0.41%	\$24,642,900	\$24,744,600	0.41%
005	Fawn River Township	27	\$1,098,800	\$1,393,100	26.78%	\$1,098,800	\$1,393,100	26.78%
006	Florence Township	27	\$4,659,735	\$5,120,100	9.88%	\$4,659,735	\$5,120,100	9.88%
007	Flowerfield Township	29	\$20,378,078	\$20,637,612	1.27%	\$20,378,078	\$20,637,612	1.27%
008	Leonidas Township	27	\$7,333,300	\$7,145,100	-2.57%	\$7,333,300	\$7,145,100	-2.57%
009	Lockport Township	70	\$5,631,800	\$5,639,900	0.14%	\$5,619,195	\$5,628,998	0.17%
010	Mendon Township	81	\$41,061,200	\$41,165,200	0.25%	\$41,061,200	\$41,165,200	0.25%
011	Mottville Township	48	\$14,602,500	\$14,867,300	1.81%	\$14,521,065	\$14,793,370	1.88%
012	Nottawa Township	158	\$7,785,800	\$8,315,900	6.81%	\$7,785,800	\$8,315,900	6.81%
013	Park Township	77	\$39,852,300	\$40,509,200	1.65%	\$37,202,670	\$37,886,439	1.84%
014	Sherman Township	47	\$6,298,000	\$6,546,000	3.94%	\$6,298,000	\$6,546,000	3.94%
015	Sturgis Township	80	\$10,432,800	\$16,348,600	56.70%	\$10,432,800	\$16,348,600	56.70%
016	White Pigeon Township	114	\$47,213,400	\$55,189,800	16.89%	\$47,208,964	\$55,187,292	16.90%
051	Three Rivers City	393	\$30,995,300	\$34,029,800	9.79%	\$30,999,000	\$34,033,500	9.79%
052	Sturgis City	421	\$19,949,870	\$19,586,800	-1.82%	\$19,949,870	\$19,586,800	-1.82%
St. Joseph County Total		1,941	\$312,529,283	\$331,497,612	6.07%	\$309,767,777	\$328,775,641	6.14%

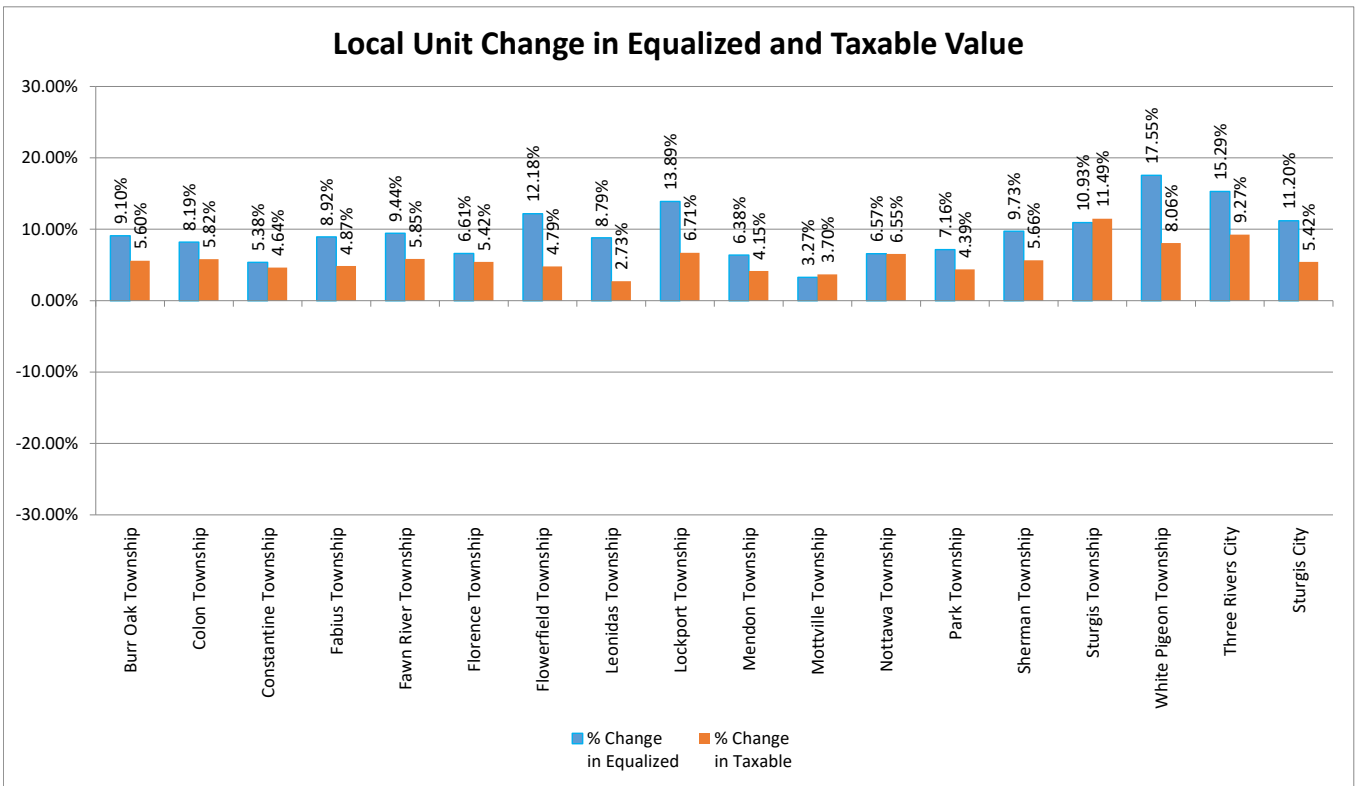
Unit #	Unit Name	Number of Parcels	TOTAL VALUES			2024 Taxable Value	2025 Taxable Value	% Change
			2024 Assessed Value	2025 County Equalized Value	% Change			
001	Burr Oak Township	1,646	\$176,256,500	\$192,300,250	9.10%	\$93,512,298	\$98,747,379	5.60%
002	Colon Township	2,702	\$243,769,400	\$263,724,200	8.19%	\$138,798,311	\$146,872,361	5.82%
003	Constantine Township	2,125	\$242,879,700	\$255,957,100	5.38%	\$144,395,691	\$151,091,720	4.64%
004	Fabius Township	2,909	\$395,458,400	\$430,740,700	8.92%	\$257,737,355	\$270,297,516	4.87%
005	Fawn River Township	885	\$90,925,600	\$99,508,300	9.44%	\$51,049,238	\$54,034,910	5.85%
006	Florence Township	846	\$134,848,515	\$143,767,057	6.61%	\$53,830,626	\$56,749,678	5.42%
007	Flowerfield Township	1,108	\$151,673,078	\$170,139,512	12.18%	\$87,359,740	\$91,544,755	4.79%
008	Leonidas Township	999	\$120,674,300	\$131,283,728	8.79%	\$53,910,611	\$55,382,166	2.73%
009	Lockport Township	2,319	\$232,077,800	\$264,316,600	13.89%	\$151,336,684	\$161,489,579	6.71%
010	Mendon Township	1,867	\$217,763,250	\$231,650,500	6.38%	\$130,791,787	\$136,222,568	4.15%
011	Mottville Township	990	\$134,981,500	\$139,390,600	3.27%	\$80,911,509	\$83,901,252	3.70%
012	Nottawa Township	2,528	\$302,075,100	\$321,925,000	6.57%	\$178,580,196	\$190,271,473	6.55%
013	Park Township	1,795	\$275,624,400	\$295,367,700	7.16%	\$178,413,849	\$186,246,730	4.39%
014	Sherman Township	2,213	\$307,056,500	\$336,942,400	9.73%	\$193,341,356	\$204,275,000	5.66%
015	Sturgis Township	1,021	\$124,651,800	\$138,274,600	10.93%	\$76,136,633	\$84,882,013	11.49%
016	White Pigeon Township	2,889	\$402,322,400	\$472,924,500	17.55%	\$278,778,699	\$301,247,836	8.06%
051	Three Rivers City	3,329	\$292,270,000	\$336,955,100	15.29%	\$217,208,821	\$237,334,666	9.27%
052	Sturgis City	4,265	\$407,672,120	\$453,320,800	11.20%	\$292,863,505	\$308,729,776	5.42%
St. Joseph County Total		36,436	\$4,252,980,363	\$4,678,488,647	10.00%	\$2,658,956,909	\$2,819,321,378	6.03%

St. Joseph County Equalized Value
Segmented by Property Class

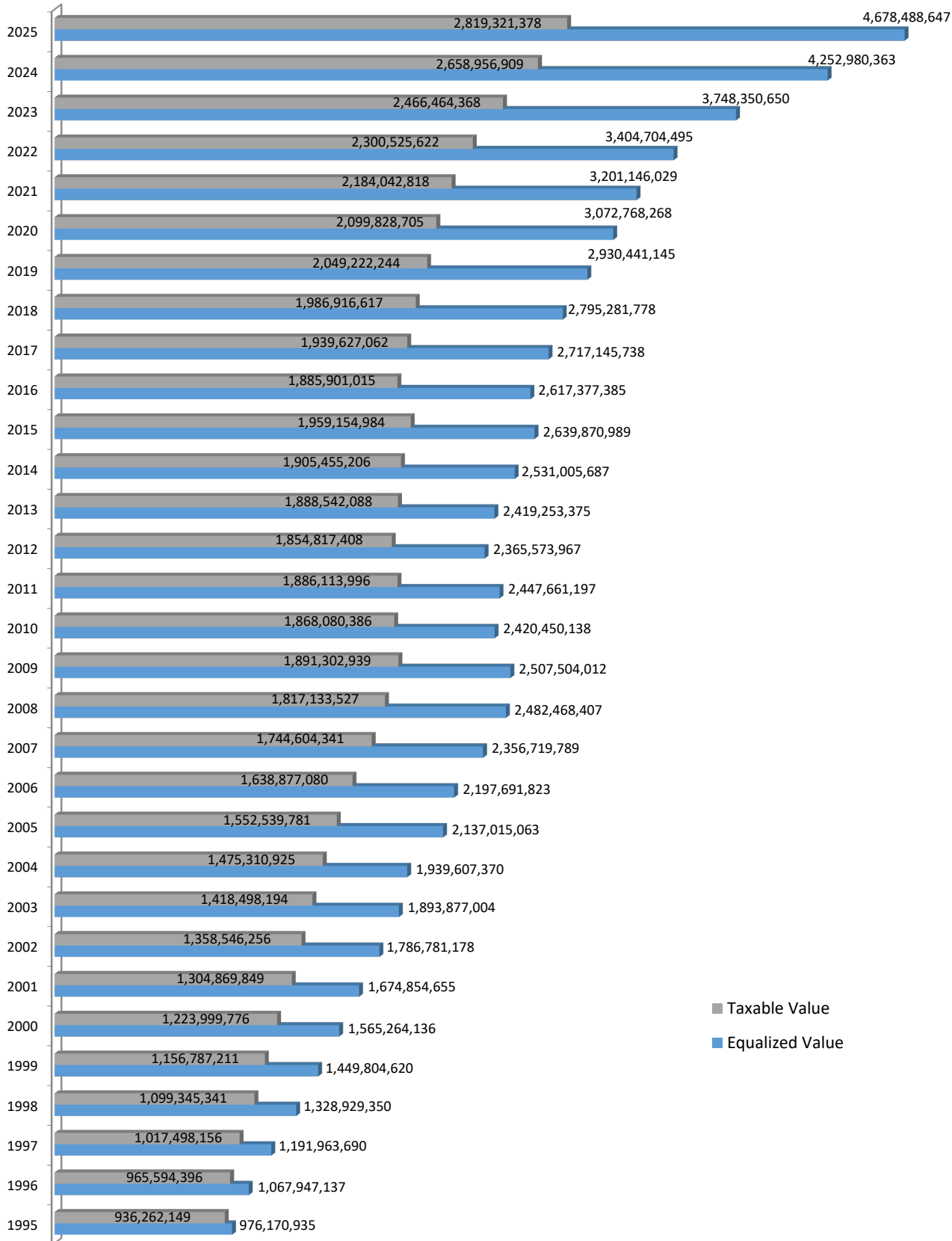


St. Joseph County Percentage Change in Equalized and Taxable Value 2024 - 2025

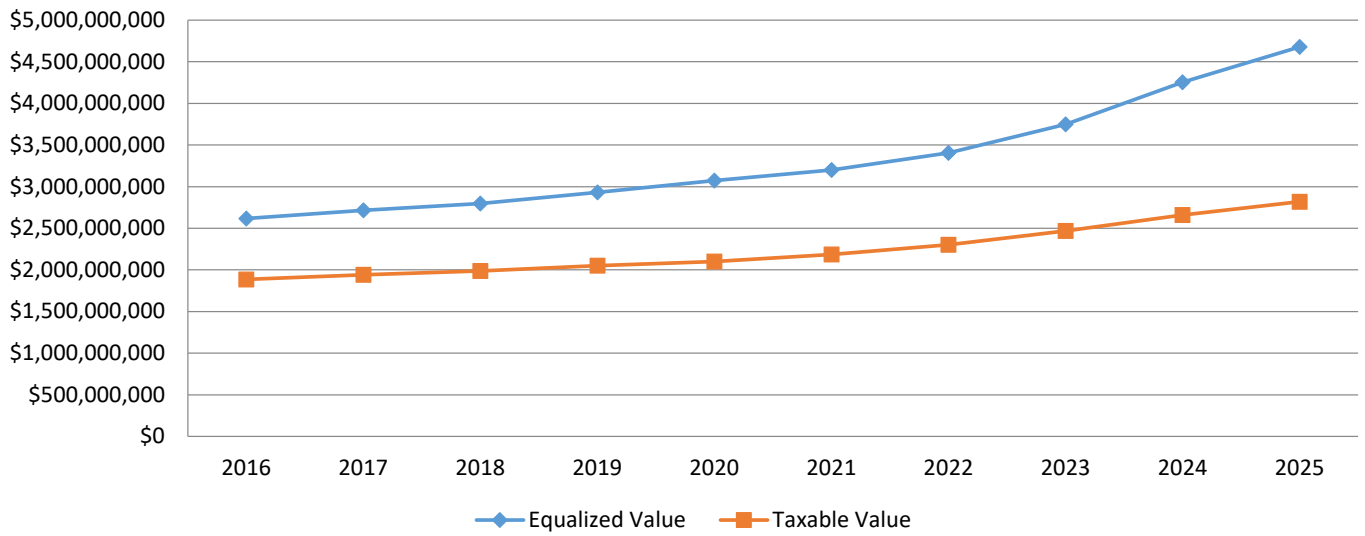
Unit of Gov't	2024 Equalized Value	2025 Equalized Value	% Change in Equalized	2024 Taxable Value	2025 Taxable Value	% Change in Taxable
Burr Oak Township	\$176,256,500	\$192,300,250	9.10%	\$93,512,298	\$98,747,379	5.60%
Colon Township	\$243,769,400	\$263,724,200	8.19%	\$138,798,311	\$146,872,361	5.82%
Constantine Township	\$242,879,700	\$255,957,100	5.38%	\$144,395,691	\$151,091,720	4.64%
Fabius Township	\$395,458,400	\$430,740,700	8.92%	\$257,737,355	\$270,297,516	4.87%
Fawn River Township	\$90,925,600	\$99,508,300	9.44%	\$51,049,238	\$54,034,910	5.85%
Florence Township	\$134,848,515	\$143,767,057	6.61%	\$53,830,626	\$56,749,678	5.42%
Flowerfield Township	\$151,673,078	\$170,139,512	12.18%	\$87,359,740	\$91,544,755	4.79%
Leonidas Township	\$120,674,300	\$131,283,728	8.79%	\$53,910,611	\$55,382,166	2.73%
Lockport Township	\$232,077,800	\$264,316,600	13.89%	\$151,336,684	\$161,489,579	6.71%
Mendon Township	\$217,763,250	\$231,650,500	6.38%	\$130,791,787	\$136,222,568	4.15%
Mottville Township	\$134,981,500	\$139,390,600	3.27%	\$80,911,509	\$83,901,252	3.70%
Nottawa Township	\$302,075,100	\$321,925,000	6.57%	\$178,580,196	\$190,271,473	6.55%
Park Township	\$275,624,400	\$295,367,700	7.16%	\$178,413,849	\$186,246,730	4.39%
Sherman Township	\$307,056,500	\$336,942,400	9.73%	\$193,341,356	\$204,275,000	5.66%
Sturgis Township	\$124,651,800	\$138,274,600	10.93%	\$76,136,633	\$84,882,013	11.49%
White Pigeon Township	\$402,322,400	\$472,924,500	17.55%	\$278,778,699	\$301,247,836	8.06%
Three Rivers City	\$292,270,000	\$336,955,100	15.29%	\$217,208,821	\$237,334,666	9.27%
Sturgis City	\$407,672,120	\$453,320,800	11.20%	\$292,863,505	\$308,729,776	5.42%
St. Joseph County Total	\$4,252,980,363	\$4,678,488,647	10.00%	\$2,658,956,909	\$2,819,321,378	6.03%



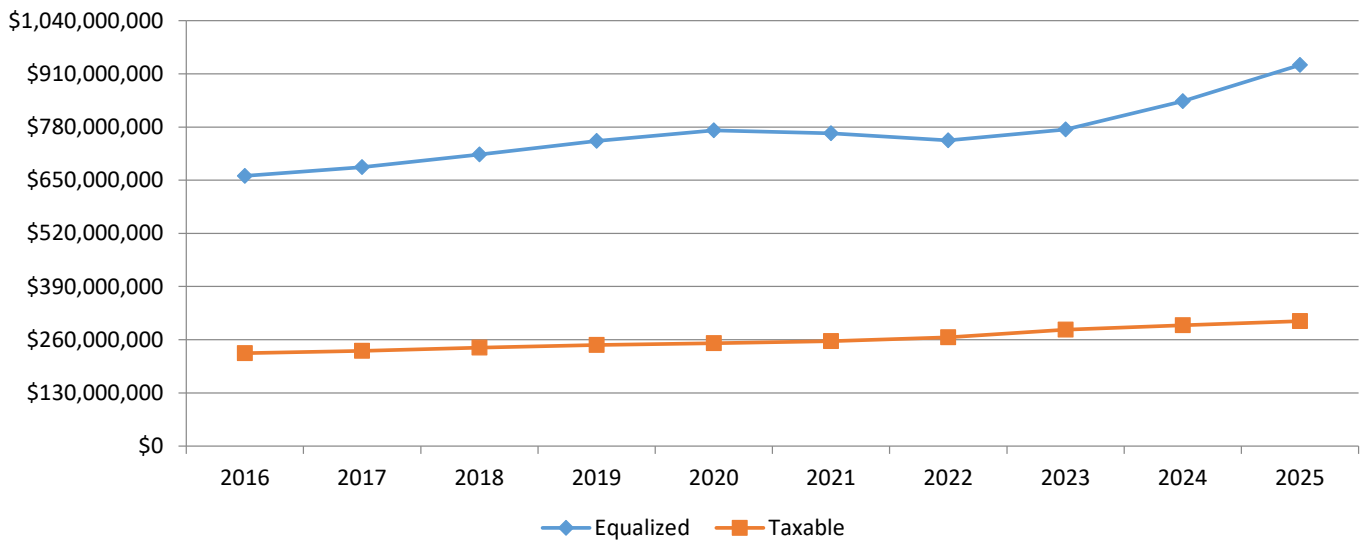
St. Joseph County Equalized and Taxable Values by Year



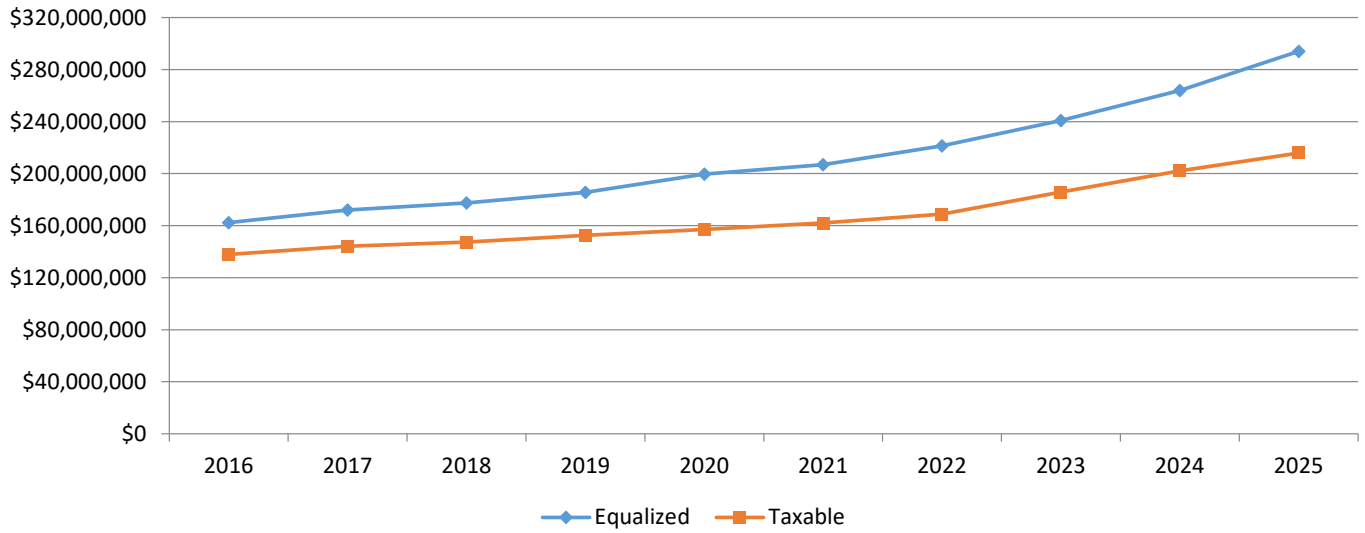
10 Year Trend in Gap between Equalized and Taxable Value (All Properties)



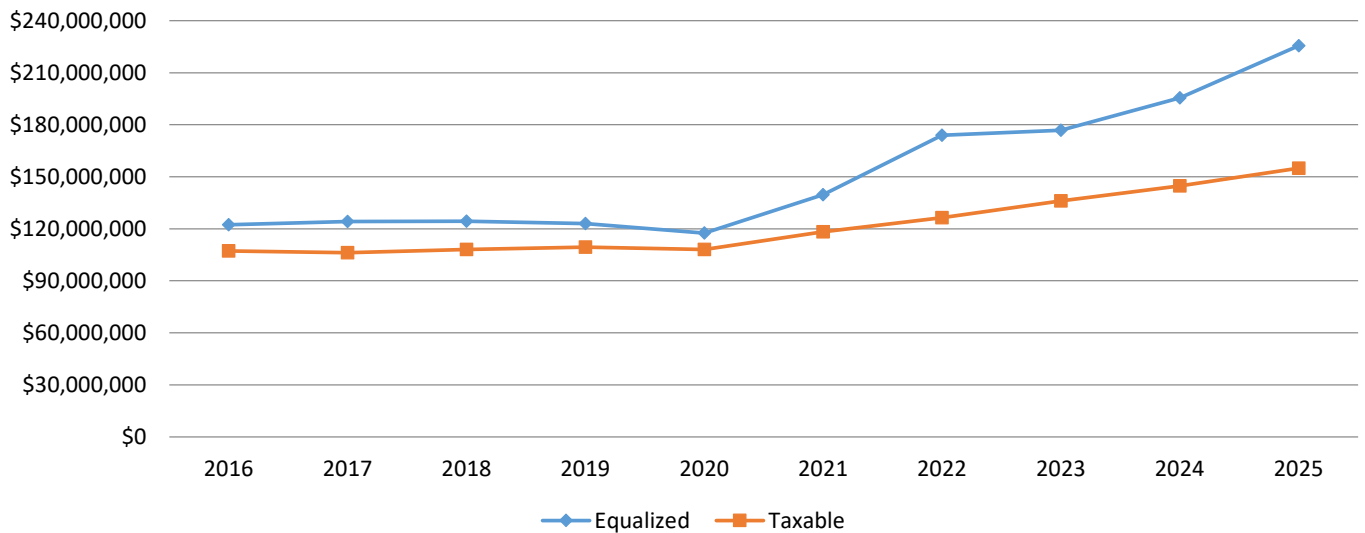
10 Year Trend in Gap between Equalized and Taxable Value (Agricultural)



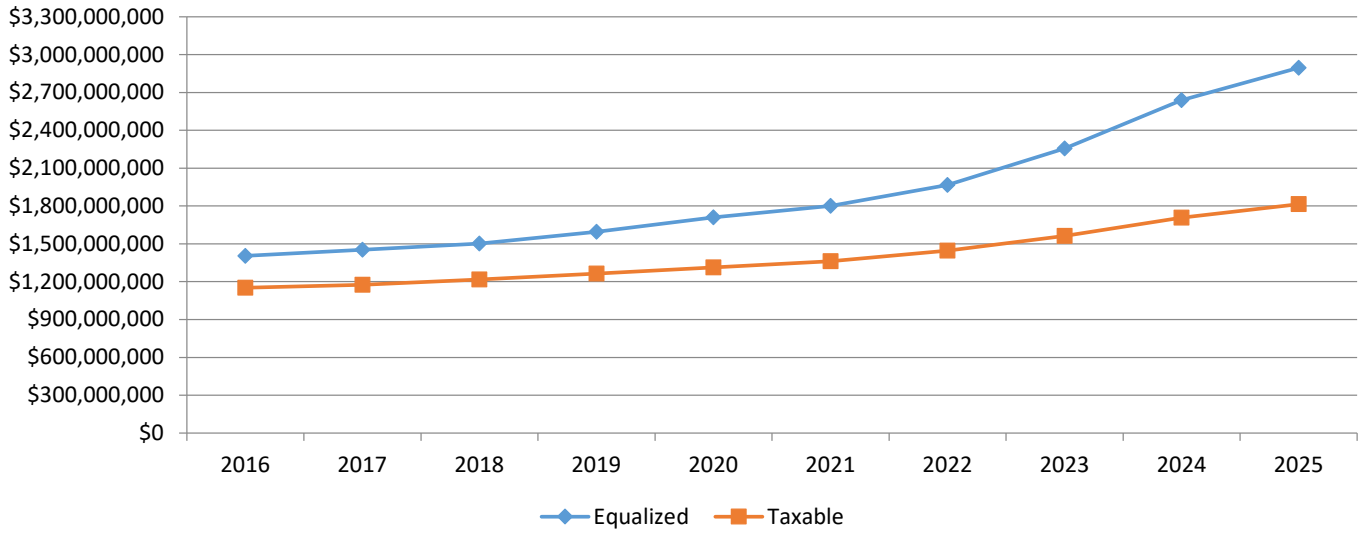
10 Year Trend in Gap between Equalized and Taxable Value (Commercial)



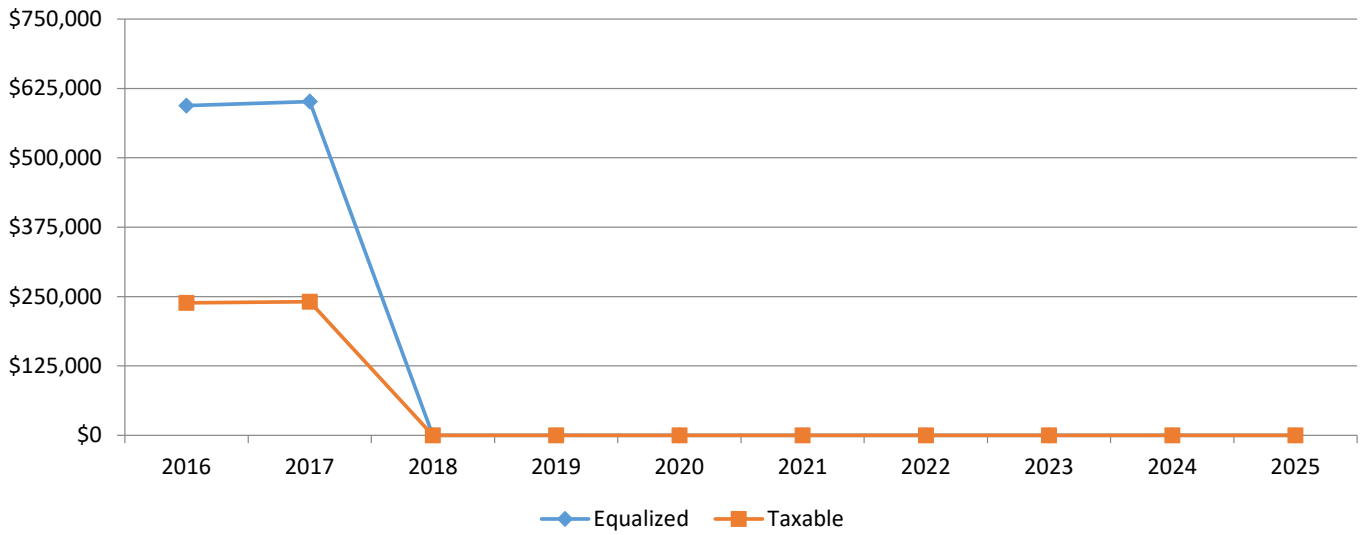
10 Year Trend in Gap between Equalized and Taxable Value (Industrial)



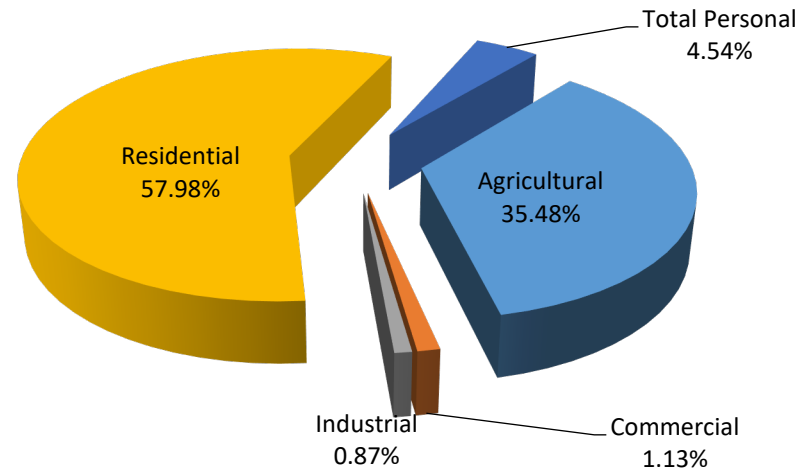
10 Year Trend in Gap between Equalized and Taxable Value (Residential)



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

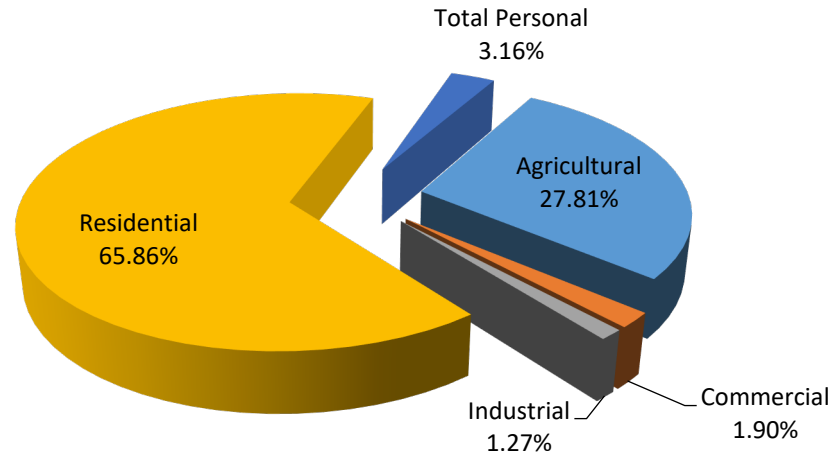


**St. Joseph County
Burr Oak Township**
Summary of Recommended
County Equalized Values and Trends



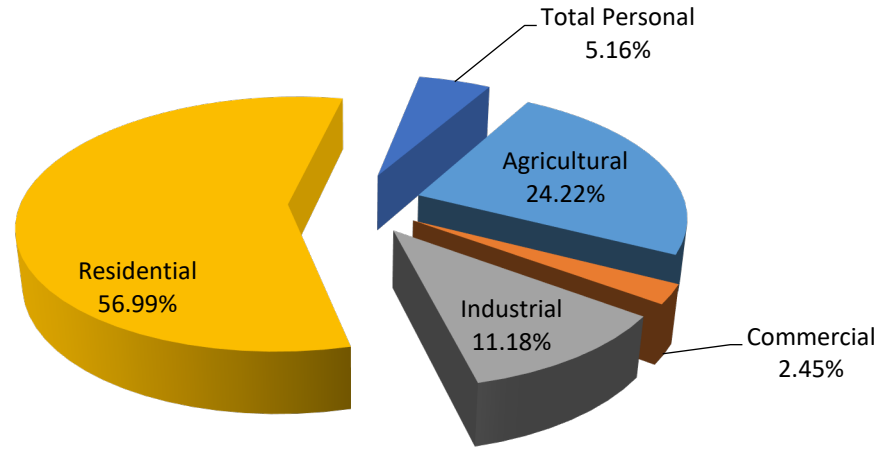
Class	Parcel Count	2024 State Equalized Value	2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	281	\$60,971,900	\$68,228,800	1.0000	\$68,228,800	11.90%	35.48%
Commercial	33	\$1,866,000	\$2,179,400	1.0000	\$2,179,400	16.80%	1.13%
Industrial	26	\$1,641,900	\$1,668,000	1.0000	\$1,668,000	1.59%	0.87%
Residential	1,260	\$103,010,200	\$111,499,650	1.0000	\$111,499,650	8.24%	57.98%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	1,600	\$167,490,000	\$183,575,850		\$183,575,850	9.60%	95.46%
Personal Property							
Commercial	29	\$171,000	\$60,000	1.0000	\$60,000	-64.91%	0.03%
Industrial	8	\$104,000	\$121,200	1.0000	\$121,200	16.54%	0.06%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	9	\$8,491,500	\$8,543,200	1.0000	\$8,543,200	0.61%	4.44%
Total Personal	46	\$8,766,500	\$8,724,400		\$8,724,400	-0.48%	4.54%
Grand Total	1,646	\$176,256,500	\$192,300,250		\$192,300,250	9.10%	100.00%

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



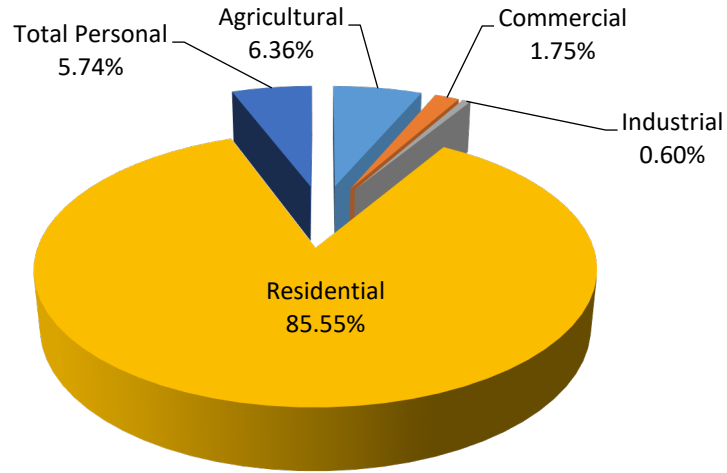
Class	Parcel Count	2024 State Equalized Value	2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	298	\$67,927,700	\$73,347,000	1.0000	\$73,347,000	7.98%	27.81%
Commercial	64	\$5,104,100	\$5,006,600	1.0000	\$5,006,600	-1.91%	1.90%
Industrial	14	\$3,030,300	\$3,344,300	1.0000	\$3,344,300	10.36%	1.27%
Residential	2,202	\$159,403,800	\$173,690,700	1.0000	\$173,690,700	8.96%	65.86%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,578	\$235,465,900	\$255,388,600		\$255,388,600	8.46%	96.84%
Personal Property							
Commercial	111	\$783,200	\$811,800	1.0000	\$811,800	3.65%	0.31%
Industrial	3	\$178,600	\$173,400	1.0000	\$173,400	-2.91%	0.07%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$7,341,700	\$7,350,400	1.0000	\$7,350,400	0.12%	2.79%
Total Personal	124	\$8,303,500	\$8,335,600		\$8,335,600	0.39%	3.16%
Grand Total	2,702	\$243,769,400	\$263,724,200		\$263,724,200	8.19%	100.00%

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



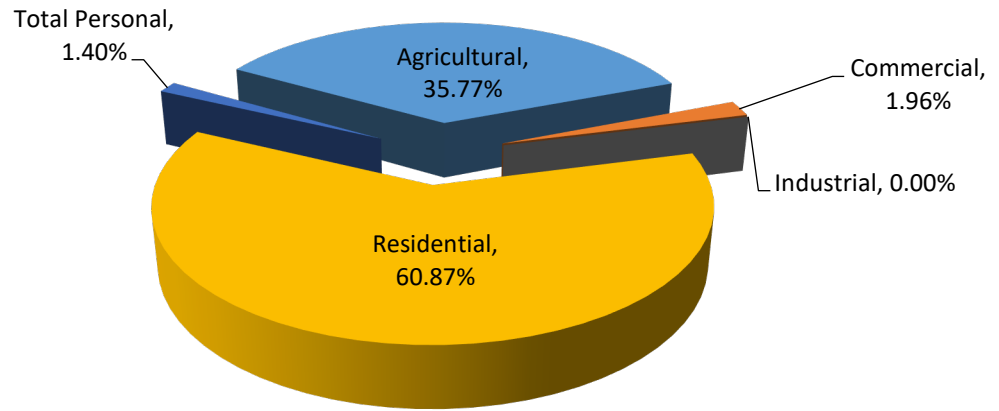
Class	Parcel Count	2024 State Equalized Value	2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	211	\$59,935,000	\$61,998,700	1.0000	\$61,998,700	3.44%	24.22%
Commercial	103	\$7,309,700	\$6,268,400	1.0000	\$6,268,400	-14.25%	2.45%
Industrial	41	\$31,741,800	\$28,613,200	1.0000	\$28,613,200	-9.86%	11.18%
Residential	1,651	\$130,369,700	\$145,878,200	1.0000	\$145,878,200	11.90%	56.99%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	2,006	\$229,356,200	\$242,758,500		\$242,758,500	5.84%	94.84%
Personal Property							
Commercial	86	\$638,800	\$474,400	1.0000	\$474,400	-25.74%	0.19%
Industrial	19	\$1,779,900	\$1,596,000	1.0000	\$1,596,000	-10.33%	0.62%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	14	\$11,104,800	\$11,128,200	1.0000	\$11,128,200	0.21%	4.35%
Total Personal	119	\$13,523,500	\$13,198,600		\$13,198,600	-2.40%	5.16%
Grand Total	2,125	\$242,879,700	\$255,957,100		\$255,957,100	5.38%	100.00%

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



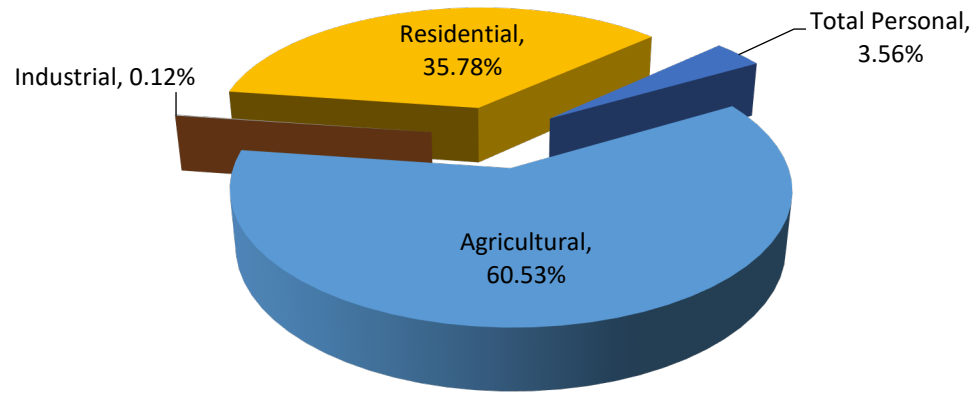
Class	Parcel Count	2024 State Equalized Value	2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	135	\$22,450,800	\$27,404,700	1.0000	\$27,404,700	22.07%	6.36%
Commercial	61	\$7,574,600	\$7,535,800	1.0000	\$7,535,800	-0.51%	1.75%
Industrial	31	\$2,508,800	\$2,574,000	1.0000	\$2,574,000	2.60%	0.60%
Residential	2,629	\$338,281,300	\$368,481,600	1.0000	\$368,481,600	8.93%	85.55%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	2,856	\$370,815,500	\$405,996,100		\$405,996,100	9.49%	94.26%
Personal Property							
Commercial	44	\$2,824,100	\$2,429,300	1.0000	\$2,429,300	-13.98%	0.56%
Industrial	1	\$502,100	\$751,000	1.0000	\$751,000	49.57%	0.17%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	8	\$21,316,700	\$21,564,300	1.0000	\$21,564,300	1.16%	5.01%
Total Personal	53	\$24,642,900	\$24,744,600		\$24,744,600	0.41%	5.74%
Grand Total	2,909	\$395,458,400	\$430,740,700		\$430,740,700	8.92%	100.00%

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



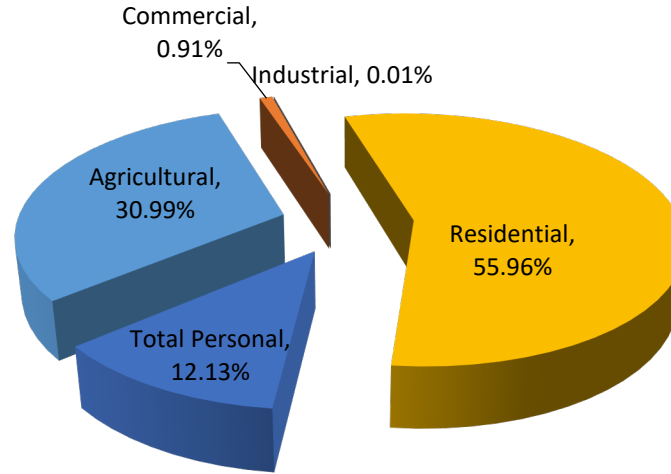
Class	Parcel Count	2024 State Equalized Value	2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	158	\$30,413,600	\$35,597,900	1.0000	\$35,597,900	17.05%	35.77%
Commercial	13	\$1,667,000	\$1,949,000	1.0000	\$1,949,000	16.92%	1.96%
Industrial	0	\$0	\$0	NA	\$0	0.00%	0.00%
Residential	687	\$57,746,200	\$60,568,300	1.0000	\$60,568,300	4.89%	60.87%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	858	\$89,826,800	\$98,115,200		\$98,115,200	9.23%	98.60%
Personal Property							
Commercial	24	\$83,900	\$74,200	1.0000	\$74,200	-11.56%	0.07%
Industrial	1	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	2	\$1,014,900	\$1,318,900	1.0000	\$1,318,900	29.95%	1.33%
Total Personal	27	\$1,098,800	\$1,393,100		\$1,393,100	26.78%	1.40%
Grand Total	885	\$90,925,600	\$99,508,300		\$99,508,300	9.44%	100.00%

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



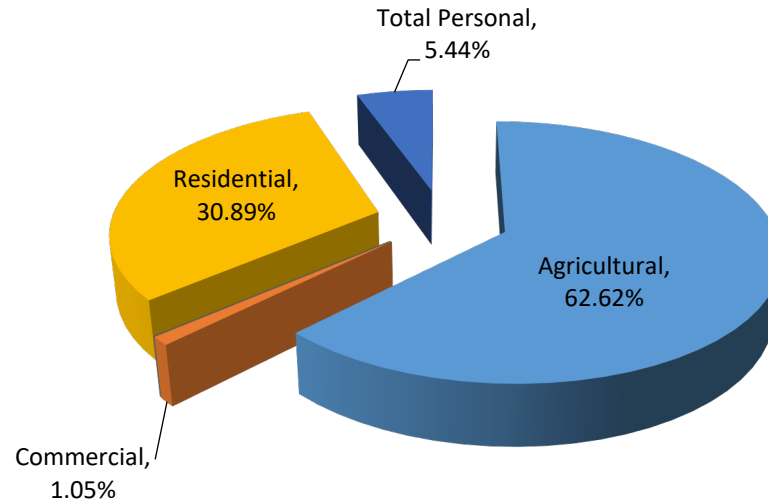
Class	Parcel Count	2024 State Equalized Value	2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	288	\$84,219,175	\$87,026,826	1.0000	\$87,026,826	3.33%	60.53%
Commercial	0	\$0	\$0	NA	\$0	0.00%	0.00%
Industrial	6	\$192,600	\$175,900	1.0000	\$175,900	-8.67%	0.12%
Residential	525	\$45,777,005	\$51,444,231	1.0000	\$51,444,231	12.38%	35.78%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	819	\$130,188,780	\$138,646,957		\$138,646,957	6.50%	96.44%
Personal Property							
Commercial	6	\$0	\$0	N/A	\$0	0.00%	0.00%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	21	\$4,659,735	\$5,120,100	1.0000	\$5,120,100	9.88%	3.56%
Total Personal	27	\$4,659,735	\$5,120,100		\$5,120,100	9.88%	3.56%
Grand Total	846	\$134,848,515	\$143,767,057		\$143,767,057	6.61%	100.00%

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



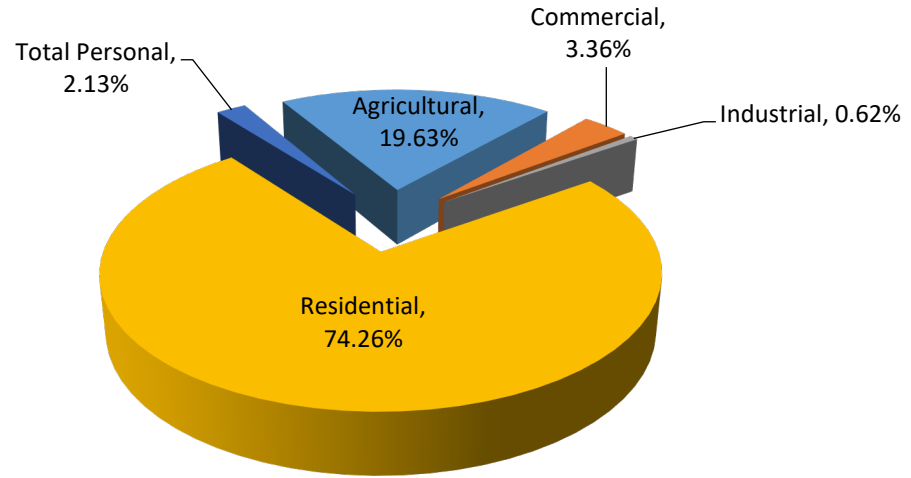
Class	Parcel Count	2024 State Equalized Value	2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	200	\$41,661,000	\$52,718,300	1.0000	\$52,718,300	26.54%	30.99%
Commercial	7	\$1,665,200	\$1,547,200	1.0000	\$1,547,200	-7.09%	0.91%
Industrial	1	\$16,400	\$19,000	1.0000	\$19,000	15.85%	0.01%
Residential	871	\$87,952,400	\$95,217,400	1.0000	\$95,217,400	8.26%	55.96%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	1,079	\$131,295,000	\$149,501,900		\$149,501,900	13.87%	87.87%
Personal Property							
Commercial	18	\$511,099	\$525,654	1.0000	\$525,654	2.85%	0.31%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	11	\$19,866,979	\$20,111,958	1.0000	\$20,111,958	1.23%	11.82%
Total Personal	29	\$20,378,078	\$20,637,612		\$20,637,612	1.27%	12.13%
Grand Total	1,108	\$151,673,078	\$170,139,512		\$170,139,512	12.18%	100.00%

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



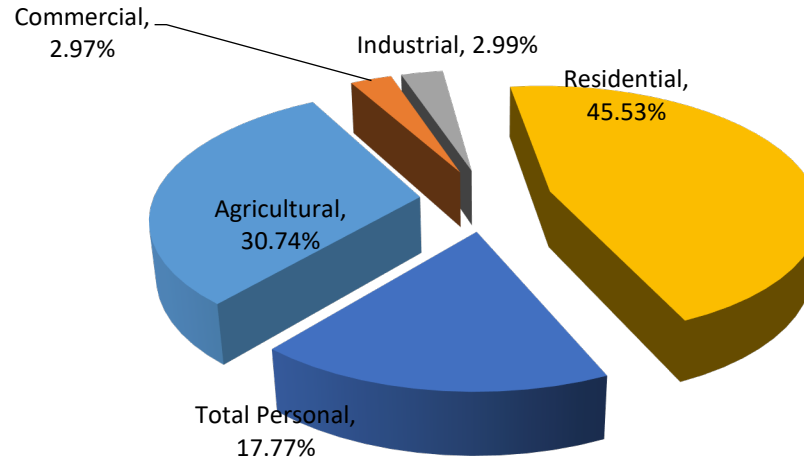
Class	Parcel Count	2024 State Equalized Value	2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	391	\$72,428,400	\$82,214,200	1.0000	\$82,214,200	13.51%	62.62%
Commercial	24	\$1,424,500	\$1,374,700	1.0000	\$1,374,700	-3.50%	1.05%
Industrial	0	\$0	\$0	NA	\$0	0.00%	0.00%
Residential	557	\$39,488,100	\$40,549,728	1.0000	\$40,549,728	2.69%	30.89%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	972	\$113,341,000	\$124,138,628		\$124,138,628	9.53%	94.56%
Personal Property							
Commercial	20	\$289,900	\$167,100	1.0000	\$167,100	-42.36%	0.13%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	7	\$7,043,400	\$6,978,000	1.0000	\$6,978,000	-0.93%	5.32%
Total Personal	27	\$7,333,300	\$7,145,100		\$7,145,100	-2.57%	5.44%
Grand Total	999	\$120,674,300	\$131,283,728		\$131,283,728	8.79%	100.00%

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



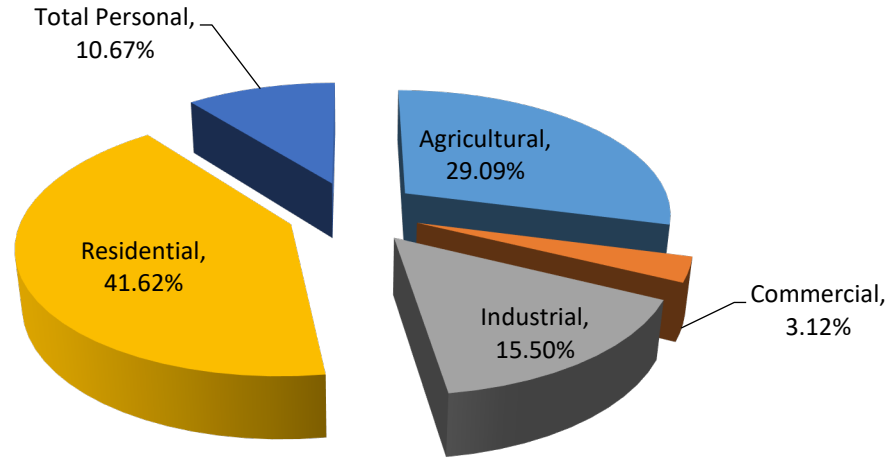
Class	Parcel Count	2024 State Equalized Value	2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	180	\$42,570,000	\$51,881,000	1.0000	\$51,881,000	21.87%	19.63%
Commercial	70	\$8,139,200	\$8,879,000	1.0000	\$8,879,000	9.09%	3.36%
Industrial	16	\$1,730,500	\$1,632,000	1.0000	\$1,632,000	-5.69%	0.62%
Residential	1,983	\$174,006,300	\$196,284,700	1.0000	\$196,284,700	12.80%	74.26%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	2,249	\$226,446,000	\$258,676,700		\$258,676,700	14.23%	97.87%
Personal Property							
Commercial	53	\$317,900	\$315,200	1.0000	\$315,200	-0.85%	0.12%
Industrial	3	\$14,700	\$14,700	1.0000	\$14,700	0.00%	0.01%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	14	\$5,299,200	\$5,310,000	1.0000	\$5,310,000	0.20%	2.01%
Total Personal	70	\$5,631,800	\$5,639,900		\$5,639,900	0.14%	2.13%
Grand Total	2,319	\$232,077,800	\$264,316,600		\$264,316,600	13.89%	100.00%

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



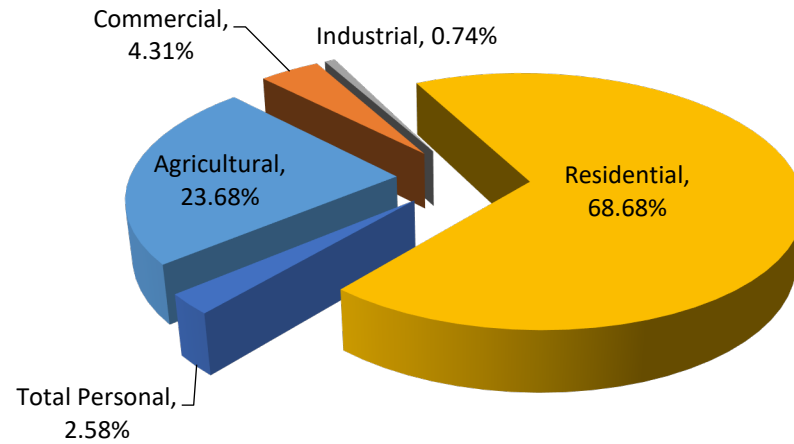
Class	Parcel Count	2024 State Equalized Value	2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	296	\$67,884,400	\$71,198,700	1.0000	\$71,198,700	4.88%	30.74%
Commercial	69	\$5,975,200	\$6,879,200	1.0000	\$6,879,200	15.13%	2.97%
Industrial	24	\$6,137,400	\$6,926,900	1.0000	\$6,926,900	12.86%	2.99%
Residential	1,397	\$96,705,050	\$105,480,500	1.0000	\$105,480,500	9.07%	45.53%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	1,786	\$176,702,050	\$190,485,300		\$190,485,300	7.80%	82.23%
Personal Property							
Commercial	64	\$215,400	\$1,000	1.0000	\$1,000	-99.54%	0.00%
Industrial	7	\$12,400	\$11,300	1.0000	\$11,300	-8.87%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$40,833,400	\$41,152,900	1.0000	\$41,152,900	0.78%	17.77%
Total Personal	81	\$41,061,200	\$41,165,200		\$41,165,200	0.25%	17.77%
Grand Total	1,867	\$217,763,250	\$231,650,500		\$231,650,500	6.38%	100.00%

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



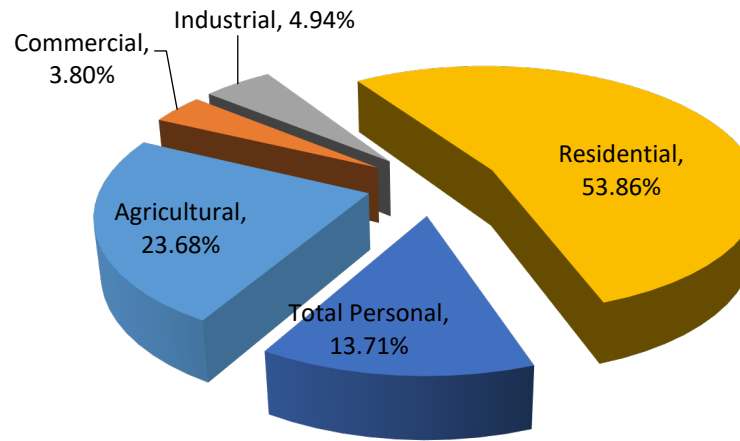
Class	Parcel Count	2024 State Equalized Value	2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	160	\$39,899,000	\$40,551,200	1.0000	\$40,551,200	1.63%	29.09%
Commercial	31	\$4,445,600	\$4,353,200	1.0000	\$4,353,200	-2.08%	3.12%
Industrial	31	\$20,642,000	\$21,606,800	1.0000	\$21,606,800	4.67%	15.50%
Residential	720	\$55,392,400	\$58,012,100	1.0000	\$58,012,100	4.73%	41.62%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	942	\$120,379,000	\$124,523,300		\$124,523,300	3.44%	89.33%
Personal Property							
Commercial	29	\$139,700	\$172,800	1.0000	\$172,800	23.69%	0.12%
Industrial	9	\$1,152,100	\$1,085,200	1.0000	\$1,085,200	-5.81%	0.78%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$13,310,700	\$13,609,300	1.0000	\$13,609,300	2.24%	9.76%
Total Personal	48	\$14,602,500	\$14,867,300		\$14,867,300	1.81%	10.67%
Grand Total	990	\$134,981,500	\$139,390,600		\$139,390,600	3.27%	100.00%

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



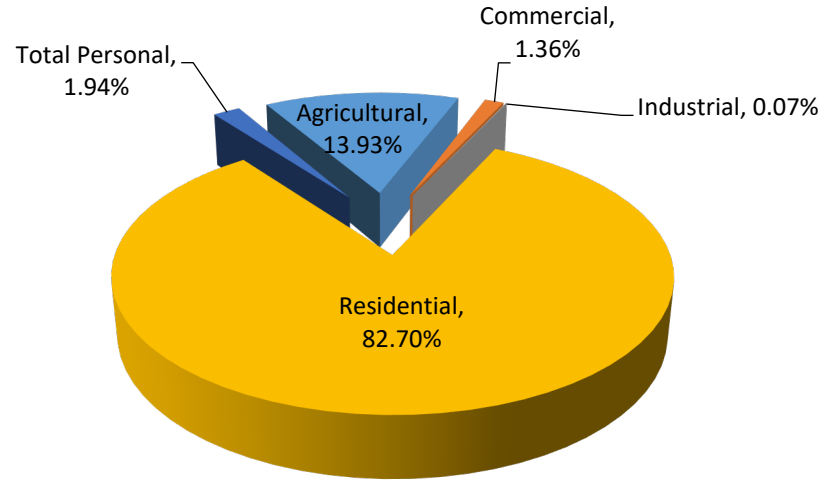
Class	Parcel Count	2024 State Equalized Value	2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	320	\$71,119,700	\$76,244,500	1.0000	\$76,244,500	7.21%	23.68%
Commercial	99	\$13,457,300	\$13,862,000	1.0000	\$13,862,000	3.01%	4.31%
Industrial	13	\$1,123,900	\$2,392,700	1.0000	\$2,392,700	112.89%	0.74%
Residential	1,938	\$208,588,400	\$221,109,900	1.0000	\$221,109,900	6.00%	68.68%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	2,370	\$294,289,300	\$313,609,100		\$313,609,100	6.56%	97.42%
Personal Property							
Commercial	141	\$2,910,100	\$3,095,300	1.0000	\$3,095,300	6.36%	0.96%
Industrial	6	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	11	\$4,875,700	\$5,220,600	1.0000	\$5,220,600	7.07%	1.62%
Total Personal	158	\$7,785,800	\$8,315,900		\$8,315,900	6.81%	2.58%
Grand Total	2,528	\$302,075,100	\$321,925,000		\$321,925,000	6.57%	100.00%

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



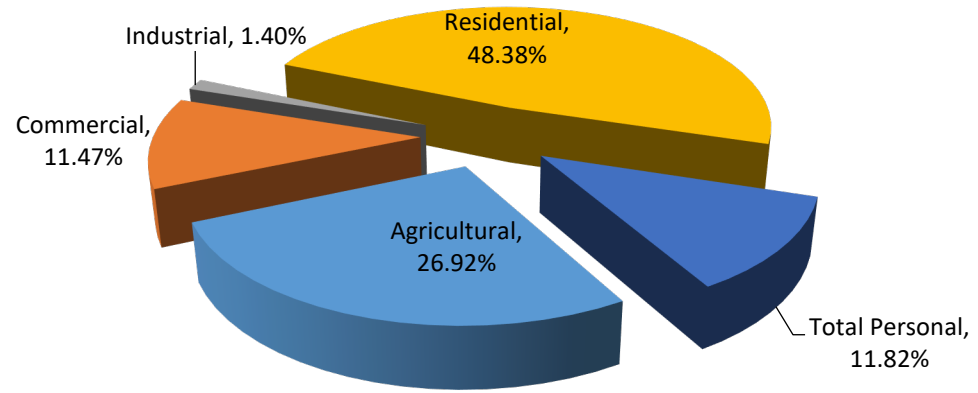
Class	Parcel Count	2024 State Equalized Value	2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	244	\$56,827,400	\$69,954,100	1.0000	\$69,954,100	23.10%	23.68%
Commercial	44	\$8,419,600	\$11,220,000	1.0000	\$11,220,000	33.26%	3.80%
Industrial	24	\$13,663,000	\$14,588,200	1.0000	\$14,588,200	6.77%	4.94%
Residential	1,406	\$156,862,100	\$159,096,200	1.0000	\$159,096,200	1.42%	53.86%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	1,718	\$235,772,100	\$254,858,500		\$254,858,500	8.10%	86.29%
Personal Property							
Commercial	50	\$1,216,700	\$1,442,500	1.0000	\$1,442,500	18.56%	0.49%
Industrial	12	\$156,400	\$142,700	1.0000	\$142,700	-8.76%	0.05%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	15	\$38,479,200	\$38,924,000	1.0000	\$38,924,000	1.16%	13.18%
Total Personal	77	\$39,852,300	\$40,509,200		\$40,509,200	1.65%	13.71%
Grand Total	1,795	\$275,624,400	\$295,367,700		\$295,367,700	7.16%	100.00%

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



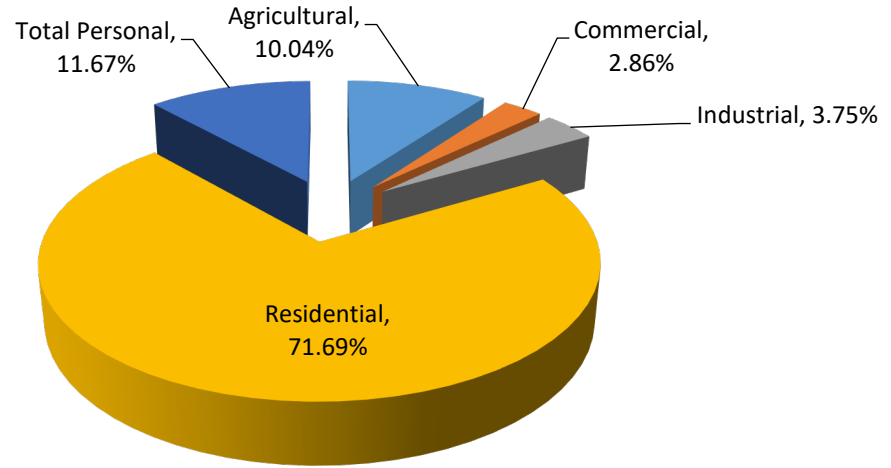
Class	Parcel Count	2024 State Equalized Value	2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	164	\$43,415,500	\$46,952,100	1.0000	\$46,952,100	8.15%	13.93%
Commercial	23	\$3,529,600	\$4,589,000	1.0000	\$4,589,000	30.01%	1.36%
Industrial	1	\$216,100	\$219,500	1.0000	\$219,500	1.57%	0.07%
Residential	1,978	\$253,597,300	\$278,635,800	1.0000	\$278,635,800	9.87%	82.70%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	2,166	\$300,758,500	\$330,396,400		\$330,396,400	9.85%	98.06%
Personal Property							
Commercial	32	\$110,400	\$103,400	1.0000	\$103,400	-6.34%	0.03%
Industrial	3	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	12	\$6,187,600	\$6,442,600	1.0000	\$6,442,600	4.12%	1.91%
Total Personal	47	\$6,298,000	\$6,546,000		\$6,546,000	3.94%	1.94%
Grand Total	2,213	\$307,056,500	\$336,942,400		\$336,942,400	9.73%	100.00%

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



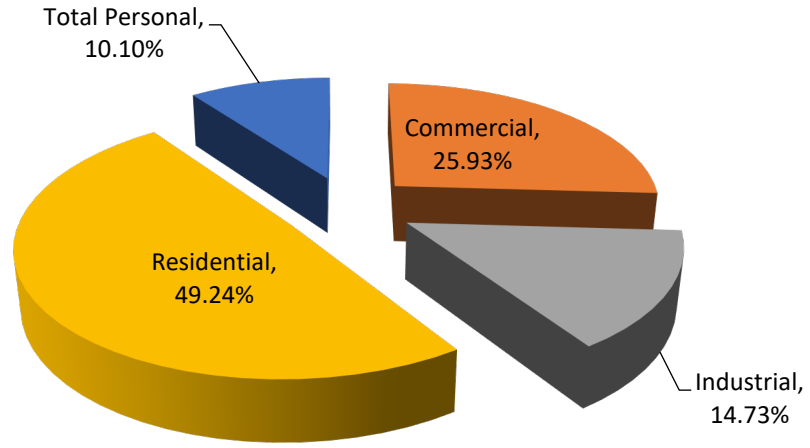
Class	Parcel Count	2024 State Equalized Value	2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	152	\$35,706,400	\$37,224,200	1.0000	\$37,224,200	4.25%	26.92%
Commercial	95	\$15,046,200	\$15,863,400	1.0000	\$15,863,400	5.43%	11.47%
Industrial	13	\$2,126,200	\$1,941,900	1.0000	\$1,941,900	-8.67%	1.40%
Residential	681	\$61,340,200	\$66,896,500	1.0000	\$66,896,500	9.06%	48.38%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	941	\$114,219,000	\$121,926,000		\$121,926,000	6.75%	88.18%
Personal Property							
Commercial	74	\$1,235,100	\$1,102,500	1.0000	\$1,102,500	-10.74%	0.80%
Industrial	2	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	4	\$9,197,700	\$15,246,100	1.0000	\$15,246,100	65.76%	11.03%
Total Personal	80	\$10,432,800	\$16,348,600		\$16,348,600	56.70%	11.82%
Grand Total	1,021	\$124,651,800	\$138,274,600		\$138,274,600	10.93%	100.00%

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



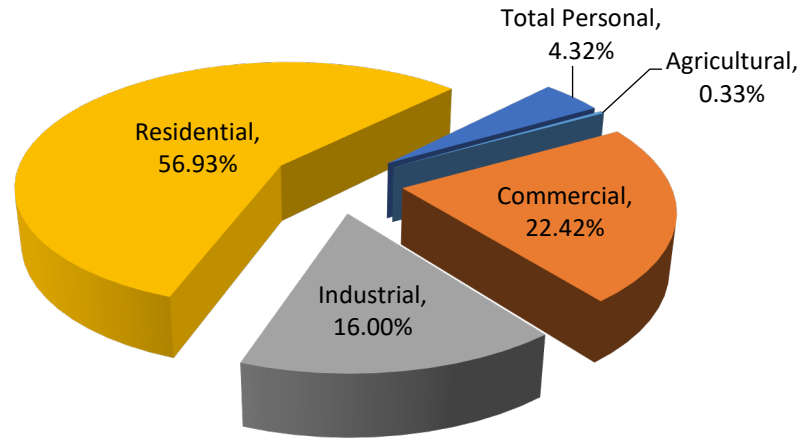
Class	Parcel Count	2024 State Equalized Value	2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	224	\$44,342,000	\$47,467,800	1.0000	\$47,467,800	7.05%	10.04%
Commercial	156	\$11,807,400	\$13,511,700	1.0000	\$13,511,700	14.43%	2.86%
Industrial	55	\$17,558,400	\$17,715,200	1.0000	\$17,715,200	0.89%	3.75%
Residential	2,340	\$281,401,200	\$339,040,000	1.0000	\$339,040,000	20.48%	71.69%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	2,775	\$355,109,000	\$417,734,700		\$417,734,700	17.64%	88.33%
Personal Property							
Commercial	85	\$385,200	\$406,500	1.0000	\$406,500	5.53%	0.09%
Industrial	15	\$3,659,800	\$3,640,900	1.0000	\$3,640,900	-0.52%	0.77%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	14	\$43,168,400	\$51,142,400	1.0000	\$51,142,400	18.47%	10.81%
Total Personal	114	\$47,213,400	\$55,189,800		\$55,189,800	16.89%	11.67%
Grand Total	2,889	\$402,322,400	\$472,924,500		\$472,924,500	17.55%	100.00%

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



Class	Parcel Count	2024 State Equalized Value	2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	0	\$0	\$0	NA	\$0	0.00%	0.00%
Commercial	322	\$80,835,300	\$87,387,400	1.0000	\$87,387,400	8.11%	25.93%
Industrial	70	\$33,213,400	\$49,621,200	1.0000	\$49,621,200	49.40%	14.73%
Residential	2,544	\$147,226,000	\$165,916,700	1.0000	\$165,916,700	12.70%	49.24%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	2,936	\$261,274,700	\$302,925,300		\$302,925,300	15.94%	89.90%
Personal Property							
Commercial	346	\$12,809,900	\$16,448,500	1.0000	\$16,448,500	28.40%	4.88%
Industrial	44	\$658,000	\$619,200	1.0000	\$619,200	-5.90%	0.18%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	3	\$17,527,400	\$16,962,100	1.0000	\$16,962,100	-3.23%	5.03%
Total Personal	393	\$30,995,300	\$34,029,800		\$34,029,800	9.79%	10.10%
Grand Total	3,329	\$292,270,000	\$336,955,100		\$336,955,100	15.29%	100.00%

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



Class	Parcel Count	2024 State Equalized Value	2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	21	\$1,061,600	\$1,512,300	1.0000	\$1,512,300	42.45%	0.33%
Commercial	318	\$85,544,500	\$101,631,700	1.0000	\$101,631,700	18.81%	22.42%
Industrial	120	\$59,959,400	\$72,522,000	1.0000	\$72,522,000	20.95%	16.00%
Residential	3,385	\$241,156,750	\$258,068,000	1.0000	\$258,068,000	7.01%	56.93%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	3,844	\$387,722,250	\$433,734,000		\$433,734,000	11.87%	95.68%
Personal Property							
Commercial	366	\$9,071,100	\$8,972,600	1.0000	\$8,972,600	-1.09%	1.98%
Industrial	52	\$6,988,700	\$6,524,000	1.0000	\$6,524,000	-6.65%	1.44%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	3	\$3,890,070	\$4,090,200	1.0000	\$4,090,200	5.14%	0.90%
Total Personal	421	\$19,949,870	\$19,586,800		\$19,586,800	-1.82%	4.32%
Grand Total	4,265	\$407,672,120	\$453,320,800		\$453,320,800	11.20%	100.00%

St. Joseph County
2025 Agricultural Real Property Recapitulation

Unit of Govt.	2025 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2025 Equalized Value	% of Class
Burr Oak Township	\$68,228,800	49.95%	1.0000	\$0	\$68,228,800	7.32%
Colon Township	\$73,347,000	49.30%	1.0000	\$0	\$73,347,000	7.87%
Constantine Township	\$61,998,700	49.53%	1.0000	\$0	\$61,998,700	6.66%
Fabius Township	\$27,404,700	49.90%	1.0000	\$0	\$27,404,700	2.94%
Fawn River Township	\$35,597,900	49.78%	1.0000	\$0	\$35,597,900	3.82%
Florence Township	\$87,026,826	49.98%	1.0000	\$0	\$87,026,826	9.34%
Flowerfield Township	\$52,718,300	49.62%	1.0000	\$0	\$52,718,300	5.66%
Leonidas Township	\$82,214,200	49.51%	1.0000	\$0	\$82,214,200	8.83%
Lockport Township	\$51,881,000	49.94%	1.0000	\$0	\$51,881,000	5.57%
Mendon Township	\$71,198,700	49.44%	1.0000	\$0	\$71,198,700	7.64%
Mottville Township	\$40,551,200	49.44%	1.0000	\$0	\$40,551,200	4.35%
Nottawa Township	\$76,244,500	49.39%	1.0000	\$0	\$76,244,500	8.18%
Park Township	\$69,954,100	49.92%	1.0000	\$0	\$69,954,100	7.51%
Sherman Township	\$46,952,100	49.90%	1.0000	\$0	\$46,952,100	5.04%
Sturgis Township	\$37,224,200	49.71%	1.0000	\$0	\$37,224,200	4.00%
White Pigeon Township	\$47,467,800	49.24%	1.0000	\$0	\$47,467,800	5.10%
Three Rivers City	\$0	0.00%	NA	\$0	\$0	0.00%
Sturgis City	\$1,512,300	49.83%	1.0000	\$0	\$1,512,300	0.16%
St. Joseph County Total	\$931,522,326			\$0	\$931,522,326	100%

St. Joseph County
2025 Commercial Real Property Recapitulation

Unit of Govt.	2025 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2025 Equalized Value	% of Class
Burr Oak Township	\$2,179,400	49.84%	1.0000	\$0	\$2,179,400	0.74%
Colon Township	\$5,006,600	49.91%	1.0000	\$0	\$5,006,600	1.70%
Constantine Township	\$6,268,400	49.88%	1.0000	\$0	\$6,268,400	2.13%
Fabius Township	\$7,535,800	49.95%	1.0000	\$0	\$7,535,800	2.56%
Fawn River Township	\$1,949,000	49.95%	1.0000	\$0	\$1,949,000	0.66%
Florence Township	\$0	0.00%	NA	\$0	\$0	0.00%
Flowerfield Township	\$1,547,200	49.26%	1.0000	\$0	\$1,547,200	0.53%
Leonidas Township	\$1,374,700	49.35%	1.0000	\$0	\$1,374,700	0.47%
Lockport Township	\$8,879,000	49.95%	1.0000	\$0	\$8,879,000	3.02%
Mendon Township	\$6,879,200	49.55%	1.0000	\$0	\$6,879,200	2.34%
Mottville Township	\$4,353,200	49.55%	1.0000	\$0	\$4,353,200	1.48%
Nottawa Township	\$13,862,000	49.44%	1.0000	\$0	\$13,862,000	4.71%
Park Township	\$11,220,000	49.79%	1.0000	\$0	\$11,220,000	3.82%
Sherman Township	\$4,589,000	49.76%	1.0000	\$0	\$4,589,000	1.56%
Sturgis Township	\$15,863,400	49.97%	1.0000	\$0	\$15,863,400	5.40%
White Pigeon Township	\$13,511,700	49.40%	1.0000	\$0	\$13,511,700	4.60%
Three Rivers City	\$87,387,400	49.46%	1.0000	\$0	\$87,387,400	29.72%
Sturgis City	\$101,631,700	49.87%	1.0000	\$0	\$101,631,700	34.56%
St. Joseph County Total	\$294,037,700			\$0	\$294,037,700	100%

St. Joseph County
2025 Industrial Real Property Recapitulation

Unit of Govt.	2025 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2025 Equalized Value	% of Class
Burr Oak Township	\$1,668,000	49.70%	1.0000	\$0	\$1,668,000	0.74%
Colon Township	\$3,344,300	49.87%	1.0000	\$0	\$3,344,300	1.48%
Constantine Township	\$28,613,200	49.87%	1.0000	\$0	\$28,613,200	12.69%
Fabius Township	\$2,574,000	49.89%	1.0000	\$0	\$2,574,000	1.14%
Fawn River Township	\$0	0.00%	NA	\$0	\$0	0.00%
Florence Township	\$175,900	49.85%	1.0000	\$0	\$175,900	0.08%
Flowerfield Township	\$19,000	49.91%	1.0000	\$0	\$19,000	0.01%
Leonidas Township	\$0	0.00%	NA	\$0	\$0	0.00%
Lockport Township	\$1,632,000	49.92%	1.0000	\$0	\$1,632,000	0.72%
Mendon Township	\$6,926,900	49.79%	1.0000	\$0	\$6,926,900	3.07%
Mottville Township	\$21,606,800	49.79%	1.0000	\$0	\$21,606,800	9.58%
Nottawa Township	\$2,392,700	49.81%	1.0000	\$0	\$2,392,700	1.06%
Park Township	\$14,588,200	49.94%	1.0000	\$0	\$14,588,200	6.47%
Sherman Township	\$219,500	49.74%	1.0000	\$0	\$219,500	0.10%
Sturgis Township	\$1,941,900	49.95%	1.0000	\$0	\$1,941,900	0.86%
White Pigeon Township	\$17,715,200	49.56%	1.0000	\$0	\$17,715,200	7.85%
Three Rivers City	\$49,621,200	49.44%	1.0000	\$0	\$49,621,200	22.00%
Sturgis City	\$72,522,000	49.80%	1.0000	\$0	\$72,522,000	32.15%
St. Joseph County Total	\$225,560,800			\$0	\$225,560,800	100%

St. Joseph County
2025 Residential Real Property Recapitulation

Unit of Govt.	2025 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2025 Equalized Value	% of Class
Burr Oak Township	\$111,499,650	49.79%	1.0000	\$0	\$111,499,650	3.85%
Colon Township	\$173,690,700	49.39%	1.0000	\$0	\$173,690,700	6.00%
Constantine Township	\$145,878,200	49.62%	1.0000	\$0	\$145,878,200	5.04%
Fabius Township	\$368,481,600	49.85%	1.0000	\$0	\$368,481,600	12.72%
Fawn River Township	\$60,568,300	49.90%	1.0000	\$0	\$60,568,300	2.09%
Florence Township	\$51,444,231	49.67%	1.0000	\$0	\$51,444,231	1.78%
Flowerfield Township	\$95,217,400	49.85%	1.0000	\$0	\$95,217,400	3.29%
Leonidas Township	\$40,549,728	49.34%	1.0000	\$0	\$40,549,728	1.40%
Lockport Township	\$196,284,700	49.86%	1.0000	\$0	\$196,284,700	6.78%
Mendon Township	\$105,480,500	49.79%	1.0000	\$0	\$105,480,500	3.64%
Mottville Township	\$58,012,100	49.79%	1.0000	\$0	\$58,012,100	2.00%
Nottawa Township	\$221,109,900	49.81%	1.0000	\$0	\$221,109,900	7.64%
Park Township	\$159,096,200	49.95%	1.0000	\$0	\$159,096,200	5.49%
Sherman Township	\$278,635,800	49.75%	1.0000	\$0	\$278,635,800	9.62%
Sturgis Township	\$66,896,500	49.89%	1.0000	\$0	\$66,896,500	2.31%
White Pigeon Township	\$339,040,000	49.79%	1.0000	\$0	\$339,040,000	11.71%
Three Rivers City	\$165,916,700	49.77%	1.0000	\$0	\$165,916,700	5.73%
Sturgis City	\$258,068,000	49.88%	1.0000	\$0	\$258,068,000	8.91%
St. Joseph County Total	\$2,895,870,209			\$0	\$2,895,870,209	100%

St. Joseph County
2025 Personal Property Recapitulation

Unit of Govt.	2025 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2025 Equalized Value	% of Class
Burr Oak Township	\$8,724,400	50.00%	1.0000	\$0	\$8,724,400	2.63%
Colon Township	\$8,335,600	50.00%	1.0000	\$0	\$8,335,600	2.51%
Constantine Township	\$13,198,600	50.00%	1.0000	\$0	\$13,198,600	3.98%
Fabius Township	\$24,744,600	50.00%	1.0000	\$0	\$24,744,600	7.46%
Fawn River Township	\$1,393,100	50.00%	1.0000	\$0	\$1,393,100	0.42%
Florence Township	\$5,120,100	50.00%	1.0000	\$0	\$5,120,100	1.54%
Flowerfield Township	\$20,637,612	50.00%	1.0000	\$0	\$20,637,612	6.23%
Leonidas Township	\$7,145,100	50.00%	1.0000	\$0	\$7,145,100	2.16%
Lockport Township	\$5,639,900	50.00%	1.0000	\$0	\$5,639,900	1.70%
Mendon Township	\$41,165,200	50.00%	1.0000	\$0	\$41,165,200	12.42%
Mottville Township	\$14,867,300	50.00%	1.0000	\$0	\$14,867,300	4.48%
Nottawa Township	\$8,315,900	50.00%	1.0000	\$0	\$8,315,900	2.51%
Park Township	\$40,509,200	50.00%	1.0000	\$0	\$40,509,200	12.22%
Sherman Township	\$6,546,000	50.00%	1.0000	\$0	\$6,546,000	1.97%
Sturgis Township	\$16,348,600	50.00%	1.0000	\$0	\$16,348,600	4.93%
White Pigeon Township	\$55,189,800	50.00%	1.0000	\$0	\$55,189,800	16.65%
Three Rivers City	\$34,029,800	50.00%	1.0000	\$0	\$34,029,800	10.27%
Sturgis City	\$19,586,800	50.00%	1.0000	\$0	\$19,586,800	5.91%
St. Joseph County Total	\$331,497,612			\$0	\$331,497,612	100%

St. Joseph County

Agricultural

Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	281	\$136,457,600	\$485,614
Colon Township	298	\$146,694,000	\$492,262
Constantine Township	211	\$123,997,400	\$587,665
Fabius Township	135	\$54,809,400	\$405,996
Fawn River Township	158	\$71,195,800	\$450,606
Florence Township	288	\$174,053,652	\$604,353
Flowerfield Township	200	\$105,436,600	\$527,183
Leonidas Township	391	\$164,428,400	\$420,533
Lockport Township	180	\$103,762,000	\$576,456
Mendon Township	296	\$142,397,400	\$481,072
Mottville Township	160	\$81,102,400	\$506,890
Nottawa Township	320	\$152,489,000	\$476,528
Park Township	244	\$139,908,200	\$573,394
Sherman Township	164	\$93,904,200	\$572,587
Sturgis Township	152	\$74,448,400	\$489,792
White Pigeon Township	224	\$94,935,600	\$423,820
Three Rivers City	0	\$0	\$0
Sturgis City	21	\$3,024,600	\$144,029
County Wide	3723	\$1,863,044,652	\$500,415

St. Joseph County

Commercial

Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	33	\$4,358,800	\$132,085
Colon Township	64	\$10,013,200	\$156,456
Constantine Township	103	\$12,536,800	\$121,717
Fabius Township	61	\$15,071,600	\$247,075
Fawn River Township	13	\$3,898,000	\$299,846
Florence Township	0	\$0	\$0
Flowerfield Township	7	\$3,094,400	\$442,057
Leonidas Township	24	\$2,749,400	\$114,558
Lockport Township	70	\$17,758,000	\$253,686
Mendon Township	69	\$13,758,400	\$199,397
Mottville Township	31	\$8,706,400	\$280,852
Nottawa Township	99	\$27,724,000	\$280,040
Park Township	44	\$22,440,000	\$510,000
Sherman Township	23	\$9,178,000	\$399,043
Sturgis Township	95	\$31,726,800	\$333,966
White Pigeon Township	156	\$27,023,400	\$173,227
Three Rivers City	322	\$174,774,800	\$542,779
Sturgis City	318	\$203,263,400	\$639,193
County Wide	1532	\$588,075,400	\$383,861

St. Joseph County

Industrial

Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	26	\$3,336,000	\$128,308
Colon Township	14	\$6,688,600	\$477,757
Constantine Township	41	\$57,226,400	\$1,395,766
Fabius Township	31	\$5,148,000	\$166,065
Fawn River Township	0	\$0	\$0
Florence Township	6	\$351,800	\$58,633
Flowerfield Township	1	\$38,000	\$38,000
Leonidas Township	0	\$0	\$0
Lockport Township	16	\$3,264,000	\$204,000
Mendon Township	24	\$13,853,800	\$577,242
Mottville Township	31	\$43,213,600	\$1,393,987
Nottawa Township	13	\$4,785,400	\$368,108
Park Township	24	\$29,176,400	\$1,215,683
Sherman Township	1	\$439,000	\$439,000
Sturgis Township	13	\$3,883,800	\$298,754
White Pigeon Township	55	\$35,430,400	\$644,189
Three Rivers City	70	\$99,242,400	\$1,417,749
Sturgis City	120	\$145,044,000	\$1,208,700
County Wide	486	\$451,121,600	\$928,234

St. Joseph County

Residential

Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	1,260	\$222,999,300	\$176,984
Colon Township	2,202	\$347,381,400	\$157,757
Constantine Township	1,651	\$291,756,400	\$176,715
Fabius Township	2,629	\$736,963,200	\$280,321
Fawn River Township	687	\$121,136,600	\$176,327
Florence Township	525	\$102,888,462	\$195,978
Flowerfield Township	871	\$190,434,800	\$218,639
Leonidas Township	557	\$81,099,456	\$145,600
Lockport Township	1,983	\$392,569,400	\$197,967
Mendon Township	1,397	\$210,961,000	\$151,010
Mottville Township	720	\$116,024,200	\$161,145
Nottawa Township	1,938	\$442,219,800	\$228,184
Park Township	1,406	\$318,192,400	\$226,310
Sherman Township	1,978	\$557,271,600	\$281,735
Sturgis Township	681	\$133,793,000	\$196,465
White Pigeon Township	2,340	\$678,080,000	\$289,778
Three Rivers City	2,544	\$331,833,400	\$130,438
Sturgis City	3,385	\$516,136,000	\$152,477
County Wide	28,754	\$5,791,740,418	\$201,424

St. Joseph County

Top 15 Taxpayers by School District (Equalized Value)

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

MC MASTER JASON & TONIE	\$411,700	1 Parcel(s)
COUSINO DONNA R TRUST	\$369,500	1 Parcel(s)
MC MASTER JASON T & TONIE J	\$291,500	1 Parcel(s)
APPLEGATE REVOCABLE TRUST	\$158,000	1 Parcel(s)
CONSUMERS ENERGY CO	\$25,100	1 Parcel(s)

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

KING FARMS	\$208,200	1 Parcel(s)
OTTO JOHN A & NORMA K	\$132,500	1 Parcel(s)
CONSUMERS ENERGY CO	\$2,300	1 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Equalized Value)

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

CONSUMERS ENERGY CO	\$7,233,800	6 Parcel(s)
KING J RANDALL TRUST	\$2,891,100	10 Parcel(s)
MACDANIELS WILLIAM H & CYNTHIA K	\$1,844,100	15 Parcel(s)
PRAIRIE RIVER FARM LLC	\$1,832,200	3 Parcel(s)
YODER LOWAYNE & PHYLLIS D TRUST	\$1,368,700	5 Parcel(s)
MILLER LYNN M	\$1,283,500	4 Parcel(s)
FOSTER ROBERT N TRUST	\$1,250,800	6 Parcel(s)
TRIPLE S FARMS INC	\$1,233,900	4 Parcel(s)
WALL FAMILY TRUST	\$1,219,900	5 Parcel(s)
KELLEY LYNDON L & JANE E	\$1,101,500	2 Parcel(s)
BAKER RODNEY TRUST	\$1,100,300	3 Parcel(s)
TROYER LENNIS & NANCY TRUST	\$1,024,700	3 Parcel(s)
ULTZ RICHARD E	\$1,000,500	5 Parcel(s)
LEVERENCE KEITH & BETTY L TRUST	\$975,900	6 Parcel(s)
NEIGHBORS OF STEINKE RESORT LLC	\$961,200	2 Parcel(s)

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

CONSUMERS ENERGY CO	\$5,664,200	7 Parcel(s)
STUBY LAND LLC	\$3,438,500	6 Parcel(s)
HENSELL JACK R TRUST UND 1/2 INT &	\$2,815,000	5 Parcel(s)
MILLER JOHN E & TAMARA J	\$2,796,100	9 Parcel(s)
RICE LAWRENCE A & DEBORAH L	\$2,791,100	11 Parcel(s)
RICE ARTHUR G TRUSTEE	\$2,660,600	2 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$2,573,300	11 Parcel(s)
JONES JERRY A & DARCY J	\$2,432,000	9 Parcel(s)
AEP IN MI TRANSMISSION CO	\$2,415,900	2 Parcel(s)
STURGIS FARMS LLC	\$2,299,400	5 Parcel(s)
KELLEYS GREENACRES FARMS INC	\$2,155,300	2 Parcel(s)
RICE DORIS P TRUST	\$2,144,900	4 Parcel(s)
STEFFEL PAUL T & CONNIE J TRUST	\$2,005,500	7 Parcel(s)
STORMS LAVON R TRUSTEE	\$1,841,800	5 Parcel(s)
BOHM ROLLAND G REV QTIP TRUST	\$1,670,900	7 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Equalized Value)

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

CONSUMERS ENERGY CO	\$9,835,100	7 Parcel(s)
CERES FARMS LLC	\$3,535,900	16 Parcel(s)
CAMPBELL FAMILY TRUST	\$3,213,200	10 Parcel(s)
DECKER DENNIS N & MARSHA L	\$3,172,200	11 Parcel(s)
MICHIGAN ELECTRIC TRANS	\$2,803,400	1 Parcel(s)
HOSTETLER RONALD & MELODY TRUST	\$2,236,500	7 Parcel(s)
COOMER DARREL & MARIE TRUST	\$2,184,700	14 Parcel(s)
BARRETT LEON G & KATHRYN L	\$2,118,600	8 Parcel(s)
YODER LAVON D & VALERIE G TRUST	\$1,917,000	8 Parcel(s)
BELSON ROBERT C & LAURA F	\$1,840,300	6 Parcel(s)
CAMPBELL TONY L & JANNETTE M	\$1,746,600	7 Parcel(s)
CLARK ALVIN R TRUST	\$1,723,900	10 Parcel(s)
ENGLE RICHARD & TINA	\$1,632,400	4 Parcel(s)
FRISBIE LOREN M - REV TRUST	\$1,604,500	7 Parcel(s)
BENCHMARK AG INVESTMENTS LLC	\$1,579,200	9 Parcel(s)

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

BAYER GREAT LAKES PRODUCTION CO LLC	\$8,861,600	2 Parcel(s)
INDIANA MICHIGAN POWER CO	\$6,715,000	9 Parcel(s)
PIONEER HI BRED INT INC	\$5,548,600	2 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$5,417,700	14 Parcel(s)
RUSSELL FARMS INC	\$4,949,800	12 Parcel(s)
STEARNS PATRICIA L TRUST	\$3,795,800	15 Parcel(s)
MILLER EDGAR W & PHYLLIS K	\$3,748,600	8 Parcel(s)
AMERICAN ELECTRIC POWER	\$3,369,600	8 Parcel(s)
AEP IN MI TRANSMISSION CO	\$3,166,700	4 Parcel(s)
LOVEJOY GLENN A & SANDRA K	\$2,937,700	10 Parcel(s)
MOORD PETER SCOTT TRUST	\$2,473,900	6 Parcel(s)
KLETT JAMES W	\$2,399,400	7 Parcel(s)
PLATZ VIVIAN V TRUST	\$2,269,800	4 Parcel(s)
BROADSTREET FARMS INC	\$2,175,700	3 Parcel(s)
SHIMMEL ROAD FARMS LLC	\$2,162,000	4 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Equalized Value)

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

KINDIG JANICE Y TRUST	\$806,800	3 Parcel(s)
SCHUG VICTOR L	\$772,700	5 Parcel(s)
NAFZIGER WESLEY J & KENDRA S	\$513,400	3 Parcel(s)
FOX CHRIS L & DARCI E L	\$436,000	3 Parcel(s)
CRIPPS RICHARD P	\$403,300	1 Parcel(s)
IVES ALAN & TERESA	\$372,200	2 Parcel(s)
SCHUG TIMOTHY L & LAURA J	\$356,500	1 Parcel(s)
BEURMANN CHRISTOPHER A & CAREY	\$343,500	1 Parcel(s)
PAWLIK AMY J TRUST	\$337,600	1 Parcel(s)
RUPP JACK J & GINNA M	\$305,000	2 Parcel(s)
KELLOGG DOUGLAS A & BONNIE S	\$268,400	2 Parcel(s)
WORKMAN DONALD & SANDRA	\$268,000	1 Parcel(s)
NORTHROP WILLIAM S	\$252,100	3 Parcel(s)
BELLEW JAMES L & TEREASA A	\$239,400	1 Parcel(s)
FULLER MATTHEW TRUST	\$234,500	1 Parcel(s)

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

ENBRIDGE ENERGY LTD PARTNERSHIP	\$40,111,000	4 Parcel(s)
CONSUMERS ENERGY CO	\$7,920,600	13 Parcel(s)
RIEDSTRA DAIRY LTD	\$5,455,900	13 Parcel(s)
SCHMIDT LYLE FARMS LLC	\$5,157,200	22 Parcel(s)
C & J FARMS INC	\$4,701,000	22 Parcel(s)
NEMIRE RICK W	\$3,082,500	5 Parcel(s)
KAUFFMAN FARM PROPERTIES 20 LLC	\$2,485,100	16 Parcel(s)
COOMER DARREL & MARIE TRUST	\$2,366,600	7 Parcel(s)
VECTOR PIPELINE LTD PARTNERS	\$2,276,700	1 Parcel(s)
LYLE SCHMIDT FARMS LLC	\$2,252,800	8 Parcel(s)
BELSON CHARLES A RESTATED TRUST	\$2,143,700	7 Parcel(s)
KUHLMAN PHILLIP TRUST & GAIL TRUST	\$2,122,700	10 Parcel(s)
STEPHENSON MARK A	\$1,928,600	11 Parcel(s)
CUPP DUSTIN L & CHRISTINA L	\$1,922,000	12 Parcel(s)
WILDS WAYNE L & SANDRA K	\$1,861,600	8 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Equalized Value)

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

BORGERT FAMILY FARMS LLC	\$2,542,700	13 Parcel(s)
TERRA 88 LLC	\$2,315,700	110 Parcel(s)
YODER EDITH TRUST	\$1,578,400	9 Parcel(s)
DUNNING JULIANNE M TRUST	\$1,513,600	8 Parcel(s)
MARVIN MOUNTAIN POULTRY LLC	\$1,426,300	3 Parcel(s)
GRANDVIEW ACRES LLC	\$1,345,700	4 Parcel(s)
CONSUMERS ENERGY CO	\$1,331,400	4 Parcel(s)
BORGERT DANIEL & PHYLLIS REV TRUST	\$1,267,400	5 Parcel(s)
JON WALTON FARMS LLC	\$1,230,400	8 Parcel(s)
NOTTAWA LUMBER INC	\$1,121,300	1 Parcel(s)
BORGERT DANIEL A TRUST-1/2INT & MILLER ALVIN H & MARY A TRUST	\$984,400	2 Parcel(s)
KUHLMAN PHILLIP TRUST & GAIL TRUST	\$807,800	1 Parcel(s)
HOCHSTETLER CHRIS & AMANDA TRUST	\$805,400	6 Parcel(s)
WOOD CLARENCE L & LAURA J	\$797,900	2 Parcel(s)
	\$752,800	3 Parcel(s)

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

ABBOTT LABORATORIES, INC	\$20,334,500	9 Parcel(s)
AEP IN MI TRANSMISSION CO	\$12,755,400	3 Parcel(s)
MEIJER INC	\$11,969,000	2 Parcel(s)
WAL MART REAL ESTATE BUSINESS TRUST	\$9,458,700	1 Parcel(s)
REGENCY STURGIS LLC	\$6,714,100	4 Parcel(s)
POINDEXTER PROPERTIES LLC	\$5,643,000	4 Parcel(s)
ELECTRIC CITY SOLAR LLC	\$5,220,200	2 Parcel(s)
BURR OAK TOOL INC	\$4,875,100	13 Parcel(s)
FAIRGROVE FARMS INC	\$4,234,300	8 Parcel(s)
NORFALK PROPERTIES LLC	\$3,701,600	12 Parcel(s)
GRABE MICHAEL A	\$3,674,000	22 Parcel(s)
LITTLEFIELD LARRY N & LYNN M TRUST	\$3,659,600	17 Parcel(s)
CONSUMERS ENERGY CO	\$3,608,200	5 Parcel(s)
CRITES JAMIE D & SHARON L	\$3,295,600	45 Parcel(s)
GRAPHIC PACKAGING INTERN LLC.	\$3,271,800	2 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Equalized Value)

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

ENBRIDGE ENERGY LTD PARTNERSHIP	\$38,837,333	3 Parcel(s)
AEP IN MI TRANSMISSION CO	\$22,963,634	8 Parcel(s)
AMERICAN AXLE & MFG INC	\$16,025,100	3 Parcel(s)
INDIANA MICHIGAN POWER CO	\$15,396,100	13 Parcel(s)
MENARD INC	\$7,168,100	1 Parcel(s)
MEIJER INC	\$6,801,900	2 Parcel(s)
TRTACTILE LLC	\$6,658,600	1 Parcel(s)
WAL MART REAL ESTATE TRUST	\$6,254,900	1 Parcel(s)
BENT JUNE TRUST & BENT DALE TRUST -	\$5,429,300	19 Parcel(s)
SCATTERED ACRES LEASING LLC	\$5,428,400	16 Parcel(s)
BARTH CLARENCE A	\$4,577,900	24 Parcel(s)
JAY HUDDLE FARMS INC	\$4,520,100	19 Parcel(s)
HUNTINGTON NATIONAL BANK	\$4,404,700	1 Parcel(s)
ARMSTRONG INTERNATIONAL INC	\$4,373,500	7 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	\$3,967,100	4 Parcel(s)

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

KLINE PHILLIP L & TAMA K	\$3,092,900	5 Parcel(s)
CUPP DUSTIN L & CHRISTINA L	\$1,351,400	4 Parcel(s)
JACA COMPANY LLC	\$881,900	2 Parcel(s)
STEPHENSON RONALD & HUEY STEPHANIE	\$830,600	5 Parcel(s)
KLINE PAUL C A & JOYCE R	\$748,500	1 Parcel(s)
RIVERVIEW LAND HOLDINGS LLC	\$713,600	1 Parcel(s)
WEINBERG JUSTIN D TRUST	\$695,000	4 Parcel(s)
NEMIRE RICKY	\$694,300	1 Parcel(s)
STRUBLE JAMES A REV TRUST	\$687,900	1 Parcel(s)
HIATT DALE A	\$685,500	3 Parcel(s)
KLINE PAUL C & JOYCE R	\$671,400	3 Parcel(s)
LOWE ELIZABETH	\$597,100	4 Parcel(s)
CONSUMERS ENERGY CO	\$567,000	3 Parcel(s)
SHERWOOD CRAIG S	\$478,200	1 Parcel(s)
WEINBERG DAVID & JOYCE	\$463,600	2 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Equalized Value)

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

CONSUMERS ENERGY CO	\$34,996,800	8 Parcel(s)
AEP IN MI TRANSMSSION CO	\$16,865,000	2 Parcel(s)
INDIANA MICHIGAN POWER CO	\$10,880,700	10 Parcel(s)
RUSSELL FARMS INC	\$6,607,500	23 Parcel(s)
AEP IN MI TRANSMISSION CO	\$5,376,200	1 Parcel(s)
STUTZMAN REAL PROPERTIES LLC	\$5,339,300	16 Parcel(s)
SCATTERED ACRES LEASING LLC	\$4,335,300	16 Parcel(s)
BANKS HARDWOODS INC	\$4,332,800	3 Parcel(s)
KRULL THOMAS R & JACQUELINE R	\$3,823,000	17 Parcel(s)
LOVEJOY GLENN A & SANDRA K	\$3,587,200	10 Parcel(s)
EGGERLING ARTHUR & DELORES	\$3,542,100	18 Parcel(s)
OX INDUSTRIES	\$3,116,200	1 Parcel(s)
FRESH SOLUTION FARMS LLC	\$3,097,000	2 Parcel(s)
WHITE PIGEON MILLS LLC	\$2,855,700	6 Parcel(s)
THE ANDERSONS INC	\$2,852,700	2 Parcel(s)

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

ENBRIDGE ENERGY LTD PARTNERSHIP	78,948,333	7 Parcel(s)
CONSUMERS ENERGY CO	74,007,010	63 Parcel(s)
AEP IN MI TRANSMISSION CO	46,677,834	18 Parcel(s)
INDIANA MICHIGAN POWER CO	33,952,700	36 Parcel(s)
ABBOTT LABORATORIES, INC	20,334,500	9 Parcel(s)
MEIJER INC	18,770,900	4 Parcel(s)
AEP IN MI TRANSMISSION CO	16,865,000	2 Parcel(s)
AMERICAN AXLE & MFG INC	16,025,100	3 Parcel(s)
SCATTERED ACRES LEASING LLC	13,247,100	41 Parcel(s)
RUSSELL FARMS INC	11,557,300	35 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	9,954,300	34 Parcel(s)
WAL MART REAL ESTATE BUSINESS TRUST	9,458,700	1 Parcel(s)
BAYER GREAT LAKES PRODUCTION CO LLC	8,861,600	2 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	7,226,400	7 Parcel(s)
MENARD INC	7,168,100	1 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Taxable Value)

Athens Schools Top 15 Owners by Taxable Value

MC MASTER JASON & TONIE	\$172,392	1 Parcel(s)
COUSINO DONNA R TRUST	\$116,520	1 Parcel(s)
MC MASTER JASON T & TONIE J	\$74,742	1 Parcel(s)
APPLEGATE REVOCABLE TRUST	\$31,691	1 Parcel(s)
CONSUMERS ENERGY CO	\$25,100	1 Parcel(s)

Bronson Schools Top 15 Owners by Taxable Value

OTTO JOHN A & NORMA K	\$87,709	1 Parcel(s)
KING FARMS	\$19,169	1 Parcel(s)
CONSUMERS ENERGY CO	\$2,300	1 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Taxable Value)

Burr Oak Schools Top 15 Owners by Taxable Value

CONSUMERS ENERGY CO	\$7,214,271	6 Parcel(s)
KING J RANDALL TRUST	\$1,116,189	10 Parcel(s)
NEIGHBORS OF STEINKE RESORT LLC	\$961,200	2 Parcel(s)
PRAIRIE RIVER FARM LLC	\$656,121	3 Parcel(s)
MACDANIELS WILLIAM H & CYNTHIA K	\$599,273	15 Parcel(s)
ROUCH JAMEY C & AUBREY A	\$499,394	1 Parcel(s)
MILLER DAVID	\$464,982	2 Parcel(s)
YODER LOWAYNE & PHYLLIS D TRUST	\$459,467	5 Parcel(s)
FOSTER ROBERT N TRUST	\$454,642	6 Parcel(s)
ZOOK CARL D & DOROTHY A	\$429,526	4 Parcel(s)
BONTRAGER ALVIN J & RHODA O	\$404,451	5 Parcel(s)
MILLER LYNN M	\$398,115	4 Parcel(s)
KELLEY LYNDON L & JANE E	\$393,178	2 Parcel(s)
CURRIER WILLIAM L	\$377,500	4 Parcel(s)
YODER MARLIN & WILMA FAMILY TRUST	\$354,443	1 Parcel(s)

Centreville Schools Top 15 Owners by Taxable Value

CONSUMERS ENERGY CO	\$5,648,318	7 Parcel(s)
AEP IN MI TRANSMISSION CO	\$2,415,900	2 Parcel(s)
V SQUARED VENTURES LLC	\$1,371,612	2 Parcel(s)
JONES JERRY A & DARCY J	\$1,273,281	9 Parcel(s)
YODER HOLDINGS LLC	\$1,257,356	3 Parcel(s)
WALTHER FARMS LLC	\$1,091,750	4 Parcel(s)
BIANCO ANTHONY R & CARLA	\$1,034,814	1 Parcel(s)
ISLAND HILLS LLC	\$953,947	3 Parcel(s)
MAKIN BACON FARM LLC	\$931,275	1 Parcel(s)
ORION PROPERTIES EIGHTEEN LLC	\$909,729	2 Parcel(s)
STUBY LAND LLC	\$904,944	6 Parcel(s)
INDIANA MICHIGAN POWER CO	\$855,100	2 Parcel(s)
MILLER JOHN E & TAMARA J	\$849,694	9 Parcel(s)
LOUDIN STEPHEN C TRUST - 1/2 INT &	\$781,800	3 Parcel(s)
RICE LAWRENCE A & DEBORAH L	\$765,149	11 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Taxable Value)

Colon Schools Top 15 Owners by Taxable Value

CONSUMERS ENERGY CO	\$9,816,856	7 Parcel(s)
MICHIGAN ELECTRIC TRANS	\$2,803,400	1 Parcel(s)
CAMPBELL FAMILY TRUST	\$1,104,452	10 Parcel(s)
FOREST RIVER MANUFACTURING LLC	\$1,067,513	2 Parcel(s)
DECKER DENNIS N & MARSHA L	\$832,385	11 Parcel(s)
CERES FARMS LLC	\$824,728	16 Parcel(s)
SCHROCK JONATHAN & MYRA & EDNA	\$694,416	2 Parcel(s)
COOMER DARREL & MARIE TRUST	\$684,558	14 Parcel(s)
CAMPBELL TONY L & JANNETTE M	\$646,462	7 Parcel(s)
REMINGTON SEEDS, LLC	\$645,793	1 Parcel(s)
BENCHMARK AG INVESTMENTS LLC	\$603,966	9 Parcel(s)
YODER LAVON D & VALERIE G TRUST	\$592,735	8 Parcel(s)
BELSON ROBERT C & LAURA F	\$590,089	6 Parcel(s)
GRANDVIEW ACRES LLC	\$586,264	8 Parcel(s)
CLARK ALVIN R TRUST	\$557,798	10 Parcel(s)

Constantine Schools Top 15 Owners by Taxable Value

BAYER GREAT LAKES PRODUCTION CO LLC	\$7,462,133	2 Parcel(s)
INDIANA MICHIGAN POWER CO	\$6,554,404	9 Parcel(s)
PIONEER HI BRED INT INC	\$3,980,783	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$3,166,700	4 Parcel(s)
AMERICAN ELECTRIC POWER	\$2,409,627	8 Parcel(s)
L M 2 HOLDINGS LLC	\$2,134,045	1 Parcel(s)
RUSSELL FARMS INC	\$1,944,281	12 Parcel(s)
MICHIGAN REAL ESTATE INVESTMENTS LL	\$1,675,600	3 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$1,506,591	14 Parcel(s)
MILLER EDGAR W & PHYLLIS K	\$1,487,075	8 Parcel(s)
FIBRE CONVERTERS INC	\$1,219,521	1 Parcel(s)
CONSUMERS ENERGY CO	\$1,081,660	3 Parcel(s)
CLARK LOGISTICS GROUP VI LLC	\$1,046,795	1 Parcel(s)
MILLER TIMOTHY L & KELLY	\$1,025,023	4 Parcel(s)
STEARNS PATRICIA L TRUST	\$962,955	15 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Taxable Value)

Marcellus Schools Top 15 Owners by Taxable Value

NAFZIGER WESLEY J & KENDRA S	\$415,612	3 Parcel(s)
PAWLIK AMY J TRUST	\$289,582	1 Parcel(s)
KINDIG JANICE Y TRUST	\$270,590	3 Parcel(s)
HICE NICHOLAS & REBECCA	\$193,668	1 Parcel(s)
NELSON JOEL	\$181,509	2 Parcel(s)
HOWARD CINDY & RANDY	\$170,600	1 Parcel(s)
HAND TIMOTHY	\$157,340	1 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$156,297	1 Parcel(s)
PARK ROBERT	\$153,367	1 Parcel(s)
BEURMANN TRAVIS D & CRYSTAL L	\$145,900	1 Parcel(s)
BEURMANN CHRISTOPHER A & CAREY	\$140,911	1 Parcel(s)
SMALL PHILLIP D & REEANNA N	\$139,656	1 Parcel(s)
CRIPPS RICHARD P	\$135,910	1 Parcel(s)
RUPP JACK J & GINNA M	\$134,955	2 Parcel(s)
IVES ALAN T & TERESA & ERTMAN	\$129,808	1 Parcel(s)

Mendon Schools Top 15 Owners by Taxable Value

ENBRIDGE ENERGY LTD PARTNERSHIP	\$37,280,863	4 Parcel(s)
CONSUMERS ENERGY CO	\$7,842,752	13 Parcel(s)
RIEDSTRA DAIRY LTD	\$3,335,595	13 Parcel(s)
VECTOR PIPELINE LTD PARTNERS	\$2,276,700	1 Parcel(s)
SCHMIDT LYLE FARMS LLC	\$2,136,630	22 Parcel(s)
JACA COMPANY LLC	\$1,634,209	11 Parcel(s)
MICHIGAN ELECTRIC TRANS	\$1,563,400	1 Parcel(s)
IAC MENDON LLC	\$1,232,161	8 Parcel(s)
T H PLASTICS INC	\$1,205,056	4 Parcel(s)
NUTRIEN AG SOLUTIONS	\$1,069,789	2 Parcel(s)
KEOUGH WILLIAM JR & CINDY	\$1,050,680	2 Parcel(s)
LYLE SCHMIDT FARMS LLC	\$952,227	8 Parcel(s)
VECTOR PIPELINE LTD PARTNERSHIP	\$867,300	1 Parcel(s)
C & J FARMS INC	\$854,804	22 Parcel(s)
FRONTIER ASSET MANAGEMENT LTD	\$838,240	5 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Taxable Value)

Nottawa Schools Top 15 Owners by Taxable Value

CONSUMERS ENERGY CO	\$1,331,400	4 Parcel(s)
NOTTAWA LUMBER INC	\$1,097,911	1 Parcel(s)
MARVIN MOUNTAIN POULTRY LLC	\$1,010,321	3 Parcel(s)
TERRA 88 LLC	\$948,137	110 Parcel(s)
DUNNING JULIANNE M TRUST	\$855,314	8 Parcel(s)
BORGERT FAMILY FARMS LLC	\$724,798	13 Parcel(s)
THOMAS LISA & BARRY	\$561,604	1 Parcel(s)
DUNCAN SUSAN D TRUST	\$546,724	1 Parcel(s)
HERSHBERGER MARION & NAOMI	\$538,596	3 Parcel(s)
CHUPP IVAN L & RUTH E TRUST	\$488,741	1 Parcel(s)
FEGAN REBECCA A TRUST	\$480,033	1 Parcel(s)
EICHER REUBEN & LINDSEY	\$473,182	1 Parcel(s)
LENNARD AG LAND LLC	\$469,218	2 Parcel(s)
YODER EDITH TRUST	\$453,249	9 Parcel(s)
NICHOLS JACK & HEATHER	\$448,500	1 Parcel(s)

Sturgis Schools Top 15 Owners by Taxable Value

ABBOTT LABORATORIES, INC	\$15,537,736	9 Parcel(s)
AEP IN MI TRANSMISSION CO	\$12,755,400	3 Parcel(s)
MEIJER INC	\$7,118,931	2 Parcel(s)
ELECTRIC CITY SOLAR LLC	\$5,220,200	2 Parcel(s)
REGENCY STURGIS LLC	\$4,679,567	4 Parcel(s)
WAL MART REAL ESTATE BUSINESS TRUST	\$4,415,321	1 Parcel(s)
POINDEXTER PROPERTIES LLC	\$3,688,022	4 Parcel(s)
CONSUMERS ENERGY CO	\$3,577,859	5 Parcel(s)
BURR OAK TOOL INC	\$3,356,111	13 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	\$3,049,700	1 Parcel(s)
MICHIGAN GAS UTILITIES CORP	\$2,929,952	4 Parcel(s)
CLARK LOGISTICS GROUP XXVIII LLC	\$2,735,200	2 Parcel(s)
GRAPHIC PACKAGING INTERN LLC.	\$2,659,257	2 Parcel(s)
NORFALK PROPERTIES LLC	\$2,362,982	12 Parcel(s)
MOSO VILLAGE LLC	\$2,309,027	1 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Taxable Value)

Three Rivers Schools Top 15 Owners by Taxable Value

ENBRIDGE ENERGY LTD PARTNERSHIP	\$38,837,333	3 Parcel(s)
AEP IN MI TRANSMISSION CO	\$22,963,634	8 Parcel(s)
INDIANA MICHIGAN POWER CO	\$14,997,854	13 Parcel(s)
AMERICAN AXLE & MFG INC	\$7,732,907	3 Parcel(s)
MEIJER INC	\$6,546,299	2 Parcel(s)
MENARD INC	\$6,442,359	1 Parcel(s)
TRTACTILE LLC	\$5,689,666	1 Parcel(s)
HUNTINGTON NATIONAL BANK	\$4,404,700	1 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	\$3,703,595	4 Parcel(s)
WAL MART REAL ESTATE TRUST	\$3,098,379	1 Parcel(s)
BENTWATERS PARTNERS LTD	\$2,881,583	1 Parcel(s)
ARMSTRONG INTERNATIONAL INC	\$2,756,100	7 Parcel(s)
SEMCO ENERGY GAS CO	\$2,433,614	3 Parcel(s)
THREE RIVERS HEALTH	\$2,351,400	1 Parcel(s)
AMIGO R & L INC	\$2,239,106	9 Parcel(s)

Vicksburg Schools Top 15 Owners by Taxable Value

KLINE PHILLIP L & TAMA K	\$2,035,442	5 Parcel(s)
CONSUMERS ENERGY CO	\$567,000	3 Parcel(s)
JACA COMPANY LLC	\$419,320	2 Parcel(s)
CUPP DUSTIN L & CHRISTINA L	\$378,593	4 Parcel(s)
STRUBLE JAMES A REV TRUST	\$292,703	1 Parcel(s)
LEARN MONROE E & VICKI RAE	\$281,876	2 Parcel(s)
WAURIO MARK & REBECCA	\$258,296	2 Parcel(s)
FLEETWOOD MICHAEL & KARIN	\$257,938	2 Parcel(s)
HIATT DALE A	\$225,960	3 Parcel(s)
RIVERVIEW LAND HOLDINGS LLC	\$224,120	1 Parcel(s)
LEARN MONROE & VICKI	\$196,879	6 Parcel(s)
RIDDLE CRAIG A & NIKKI M	\$191,931	1 Parcel(s)
REYNOLDS BRIAN J & TAMARA ANN	\$179,819	1 Parcel(s)
NEMIRE RICKY W CTR	\$179,444	1 Parcel(s)
STEPHENSON RONALD & HUEY STEPHANIE	\$168,889	5 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Taxable Value)

White Pigeon Schools Top 15 Owners by Taxable Value

CONSUMERS ENERGY CO	\$33,897,502	8 Parcel(s)
AEP IN MI TRANSMSSION CO	\$16,865,000	2 Parcel(s)
INDIANA MICHIGAN POWER CO	\$9,351,606	10 Parcel(s)
AEP IN MI TRANSMISSION CO	\$5,376,200	1 Parcel(s)
STUTZMAN REAL PROPERTIES LLC	\$3,147,115	16 Parcel(s)
OX INDUSTRIES	\$3,116,200	1 Parcel(s)
BANKS HARDWOODS INC	\$2,409,254	3 Parcel(s)
THE ANDERSONS INC	\$2,225,873	2 Parcel(s)
WHITE PIGEON MILLS LLC	\$2,023,296	6 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$1,941,054	4 Parcel(s)
PIGEON RIVER PROPERTIES LLC	\$1,940,301	9 Parcel(s)
WINDING RIVER INVESTMENTS LLC	\$1,833,977	7 Parcel(s)
RUSSELL FARMS INC	\$1,813,541	23 Parcel(s)
FRESH SOLUTION FARMS LLC	\$1,554,999	2 Parcel(s)
SCATTERED ACRES LEASING LLC	\$1,499,824	16 Parcel(s)

County Wide Top 15 Owners by Taxable Value

ENBRIDGE ENERGY LTD PARTNERSHIP	76,118,196	7 Parcel(s)
CONSUMERS ENERGY CO	72,691,163	63 Parcel(s)
AEP IN MI TRANSMISSION CO	46,677,834	18 Parcel(s)
INDIANA MICHIGAN POWER CO	31,864,764	36 Parcel(s)
AEP IN MI TRANSMISSION CO	16,865,000	2 Parcel(s)
ABBOTT LABORATORIES, INC	15,537,736	9 Parcel(s)
MEIJER INC	13,665,230	4 Parcel(s)
AMERICAN AXLE & MFG INC	7,732,907	3 Parcel(s)
BAYER GREAT LAKES PRODUCTION CO LLC	7,462,133	2 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	6,943,487	7 Parcel(s)
MENARD INC	6,442,359	1 Parcel(s)
TRTACTILE LLC	5,689,666	1 Parcel(s)
ELECTRIC CITY SOLAR LLC	5,220,200	2 Parcel(s)
MIDWEST ENERGY COOPERATIVE	4,741,175	13 Parcel(s)
REGENCY STURGIS LLC	4,679,567	4 Parcel(s)

St. Joseph County

Real Property Tentative Taxable Valuation as of April 1st 2025

Township or City Name	Agricultural	Commercial	Industrial	Residential	Timber-Cutover	Developmental	Total Real
001 Burr Oak Township	\$21,949,888	\$1,307,381	\$935,942	\$65,829,768	\$0	\$0	\$90,022,979
002 Colon Township	\$23,700,489	\$4,473,873	\$2,461,533	\$107,900,866	\$0	\$0	\$138,536,761
003 Constantine Township	\$16,671,366	\$4,842,333	\$22,393,775	\$94,001,216	\$0	\$0	\$137,908,690
004 Fabius Township	\$9,942,313	\$6,001,229	\$1,702,183	\$227,907,191	\$0	\$0	\$245,552,916
005 Fawn River Township	\$10,332,592	\$1,665,244	\$0	\$40,643,974	\$0	\$0	\$52,641,810
006 Florence Township	\$25,119,059	\$0	\$78,181	\$26,432,338	\$0	\$0	\$51,629,578
007 Flowerfield Township	\$14,255,532	\$609,864	\$5,469	\$56,036,278	\$0	\$0	\$70,907,143
008 Leonidas Township	\$23,933,677	\$878,558	\$0	\$23,424,831	\$0	\$0	\$48,237,066
009 Lockport Township	\$19,752,559	\$7,372,281	\$1,026,677	\$127,709,064	\$0	\$0	\$155,860,581
010 Mendon Township	\$21,552,917	\$4,661,548	\$5,083,909	\$63,758,994	\$0	\$0	\$95,057,368
011 Mottville Township	\$15,162,173	\$3,301,100	\$13,494,029	\$37,150,580	\$0	\$0	\$69,107,882
012 Nottawa Township	\$24,329,907	\$12,236,903	\$2,179,802	\$143,208,961	\$0	\$0	\$181,955,573
013 Park Township	\$26,033,173	\$8,642,501	\$9,910,614	\$103,774,003	\$0	\$0	\$148,360,291
014 Sherman Township	\$18,760,859	\$2,407,228	\$166,446	\$176,394,467	\$0	\$0	\$197,729,000
015 Sturgis Township	\$14,531,410	\$11,761,515	\$1,659,252	\$40,581,236	\$0	\$0	\$68,533,413
016 White Pigeon Township	\$18,553,489	\$9,524,871	\$12,694,391	\$205,287,793	\$0	\$0	\$246,060,544
051 Three Rivers City	\$0	\$67,417,438	\$30,129,488	\$105,754,240	\$0	\$0	\$203,301,166
052 Sturgis City	\$858,116	\$68,731,463	\$51,032,821	\$168,520,576	\$0	\$0	\$289,142,976
040 Burr Oak Village	\$286,169	\$885,549	\$649,896	\$9,704,030	\$0	\$0	\$11,525,644
041 Colon Village	\$0	\$2,702,157	\$1,606,628	\$30,669,221	\$0	\$0	\$34,978,006
042 Centreville Village	\$0	\$6,264,876	\$1,653,275	\$20,316,391	\$0	\$0	\$28,234,542
043 Constantine Village	\$168,603	\$3,481,268	\$14,497,692	\$28,464,363	\$0	\$0	\$46,611,926
044 Mendon Village	\$29,963	\$2,773,200	\$2,937,665	\$15,155,971	\$0	\$0	\$20,896,799
045 White Pigeon Village	\$190,569	\$6,504,229	\$7,311,372	\$25,557,227	\$0	\$0	\$39,563,397
055 Centreville Village	\$0	\$1,937,479	\$854,174	\$1,284,906	\$0	\$0	\$4,076,559
Totals for County	\$305,439,519	\$215,835,330	\$154,954,512	\$1,814,316,376	\$0	\$0	\$2,490,545,737

St. Joseph County

Personal Property Tentative Taxable Valuation as of April 1st 2025

Township or City Name	Ag. Personal	Com. Personal		Ind. Personal	Res. Personal	Util. Personal	Total Personal
001 Burr Oak Township	\$0	\$60,000		\$121,200	\$0	\$8,543,200	\$8,724,400
002 Colon Township	\$0	\$811,800		\$173,400	\$0	\$7,350,400	\$8,335,600
003 Constantine Township	\$0	\$474,400		\$1,596,000	\$0	\$11,112,630	\$13,183,030
004 Fabius Township	\$0	\$2,429,300		\$751,000	\$0	\$21,564,300	\$24,744,600
005 Fawn River Township	\$0	\$74,200		\$0	\$0	\$1,318,900	\$1,393,100
006 Florence Township	\$0	\$0		\$0	\$0	\$5,120,100	\$5,120,100
007 Flowerfield Township	\$0	\$525,654		\$0	\$0	\$20,111,958	\$20,637,612
008 Leonidas Township	\$0	\$167,100		\$0	\$0	\$6,978,000	\$7,145,100
009 Lockport Township	\$0	\$315,200		\$14,700	\$0	\$5,299,098	\$5,628,998
010 Mendon Township	\$0	\$1,000		\$11,300	\$0	\$41,152,900	\$41,165,200
011 Mottville Township	\$0	\$172,800		\$1,085,200	\$0	\$13,535,370	\$14,793,370
012 Nottawa Township	\$0	\$3,095,300		\$0	\$0	\$5,220,600	\$8,315,900
013 Park Township	\$0	\$1,442,500		\$142,700	\$0	\$36,301,239	\$37,886,439
014 Sherman Township	\$0	\$103,400		\$0	\$0	\$6,442,600	\$6,546,000
015 Sturgis Township	\$0	\$1,102,500		\$0	\$0	\$15,246,100	\$16,348,600
016 White Pigeon Township	\$0	\$406,500		\$3,640,900	\$0	\$51,139,892	\$55,187,292
051 Three Rivers City	\$0	\$16,452,200		\$619,200	\$0	\$16,962,100	\$34,033,500
052 Sturgis City	\$0	\$8,972,600		\$6,524,000	\$0	\$4,090,200	\$19,586,800
040 Burr Oak Village	\$0	\$33,100		\$121,200	\$0	\$901,000	\$1,055,300
041 Colon Village	\$0	\$353,900		\$0	\$0	\$1,429,200	\$1,783,100
042 Centreville Village	\$0	\$1,202,600		\$0	\$0	\$1,411,700	\$2,614,300
043 Constantine Village	\$0	\$157,100		\$1,293,400	\$0	\$2,501,400	\$3,951,900
044 Mendon Village	\$0	\$0		\$11,300	\$0	\$1,776,400	\$1,787,700
045 White Pigeon Village	\$0	\$228,600		\$111,500	\$0	\$7,432,900	\$7,773,000
055 Centreville Village	\$0	\$0		\$14,700	\$0	\$59,500	\$74,200
Totals for County	\$0	\$36,606,454		\$14,679,600	\$0	\$277,489,587	\$328,775,641

St. Joseph County

Real & Personal Property Tentative Taxable Valuation as of April 1st 2025

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	\$98,747,379	\$75,474,402	\$60,000	\$121,200	\$23,091,777
002 Colon Township	\$146,872,361	\$89,507,947	\$811,800	\$173,400	\$56,379,214
003 Constantine Township	\$151,091,720	\$94,575,276	\$474,400	\$1,596,000	\$54,446,044
004 Fabius Township	\$270,297,516	\$147,209,625	\$2,429,300	\$751,000	\$119,907,591
005 Fawn River Township	\$54,034,910	\$44,770,252	\$74,200	\$0	\$9,190,458
006 Florence Township	\$56,749,678	\$46,729,677	\$0	\$0	\$10,020,001
007 Flowerfield Township	\$91,544,755	\$62,914,845	\$525,654	\$0	\$28,104,256
008 Leonidas Township	\$55,382,166	\$42,764,907	\$167,100	\$0	\$12,450,159
009 Lockport Township	\$161,489,579	\$129,057,179	\$315,200	\$14,700	\$32,102,500
010 Mendon Township	\$136,222,568	\$73,268,142	\$1,000	\$11,300	\$62,942,126
011 Mottville Township	\$83,901,252	\$46,505,260	\$172,800	\$1,085,200	\$36,137,992
012 Nottawa Township	\$190,271,473	\$124,599,217	\$3,095,300	\$0	\$62,576,956
013 Park Township	\$186,246,730	\$102,013,415	\$1,442,500	\$142,700	\$82,648,115
014 Sherman Township	\$204,275,000	\$149,946,232	\$103,400	\$0	\$54,225,368
015 Sturgis Township	\$84,882,013	\$50,417,490	\$1,102,500	\$0	\$33,362,023
016 White Pigeon Township	\$301,247,836	\$139,551,337	\$406,500	\$3,640,900	\$157,649,099
051 Three Rivers City	\$237,334,666	\$85,860,838	\$16,452,200	\$619,200	\$134,402,428
052 Sturgis City	\$308,729,776	\$136,905,499	\$8,972,600	\$6,524,000	\$156,327,677
040 Burr Oak Village	\$12,580,944	\$7,684,567	\$33,100	\$121,200	\$4,742,077
041 Colon Village	\$36,761,106	\$19,202,160	\$353,900	\$0	\$17,205,046
042 Centreville Village	\$30,848,842	\$17,830,239	\$1,202,600	\$0	\$11,816,003
043 Constantine Village	\$50,563,826	\$23,332,773	\$157,100	\$1,293,400	\$25,780,553
044 Mendon Village	\$22,684,499	\$12,274,203	\$0	\$11,300	\$10,398,996
045 White Pigeon Village	\$47,336,397	\$20,117,909	\$228,600	\$111,500	\$26,878,388
055 Centreville Village	\$4,150,759	\$906,544	\$0	\$14,700	\$3,229,515
Totals for County	\$2,819,321,378	\$1,642,071,540	\$36,606,454	\$14,679,600	\$1,125,963,784

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	\$208,200	\$0	\$0	\$132,500	\$0	\$340,700	\$2,300	\$343,000
75100	Nottawa	\$475,900	\$0	\$0	\$720,100	\$0	\$1,196,000	\$34,900	\$1,230,900
75010	Sturgis	\$14,436,600	\$423,300	\$0	\$47,826,400	\$0	\$62,686,300	\$718,000	\$63,404,300
75020	Burr Oak	\$47,383,800	\$1,687,200	\$1,668,000	\$56,187,750	\$0	\$106,926,750	\$6,379,600	\$113,306,350
75040	Colon	\$5,724,300	\$68,900	\$0	\$6,632,900	\$0	\$12,426,100	\$1,589,600	\$14,015,700
Total Burr Oak Township		\$68,228,800	\$2,179,400	\$1,668,000	\$111,499,650	\$0	\$183,575,850	\$8,724,400	\$192,300,250
002 Colon Township									
75100	Nottawa	\$3,692,200	\$0	\$0	\$3,547,300	\$0	\$7,239,500	\$105,100	\$7,344,600
75020	Burr Oak	\$4,146,900	\$874,000	\$0	\$2,793,000	\$0	\$7,813,900	\$1,183,000	\$8,996,900
75040	Colon	\$64,331,100	\$4,132,600	\$3,344,300	\$167,126,200	\$0	\$238,934,200	\$7,043,400	\$245,977,600
75060	Mendon	\$1,176,800	\$0	\$0	\$224,200	\$0	\$1,401,000	\$4,100	\$1,405,100
Total Colon Township		\$73,347,000	\$5,006,600	\$3,344,300	\$173,690,700	\$0	\$255,388,600	\$8,335,600	\$263,724,200
003 Constantine Township									
75050	Constantine	\$56,467,000	\$6,268,400	\$28,613,200	\$136,913,400	\$0	\$228,262,000	\$13,061,600	\$241,323,600
75070	White Pigeon	\$1,042,900	\$0	\$0	\$1,511,300	\$0	\$2,554,200	\$15,300	\$2,569,500
75080	Three Rivers	\$4,488,800	\$0	\$0	\$7,453,500	\$0	\$11,942,300	\$121,700	\$12,064,000
Total Constantine Township		\$61,998,700	\$6,268,400	\$28,613,200	\$145,878,200	\$0	\$242,758,500	\$13,198,600	\$255,957,100
004 Fabius Township									
75050	Constantine	\$178,900	\$0	\$0	\$644,800	\$0	\$823,700	\$532,500	\$1,356,200
75080	Three Rivers	\$27,225,800	\$7,535,800	\$2,574,000	\$367,836,800	\$0	\$405,172,400	\$24,212,100	\$429,384,500
Total Fabius Township		\$27,404,700	\$7,535,800	\$2,574,000	\$368,481,600	\$0	\$405,996,100	\$24,744,600	\$430,740,700
005 Fawn River Township									
75010	Sturgis	\$35,597,900	\$1,949,000	\$0	\$60,568,300	\$0	\$98,115,200	\$1,393,100	\$99,508,300
Total Fawn River Township		\$35,597,900	\$1,949,000	\$0	\$60,568,300	\$0	\$98,115,200	\$1,393,100	\$99,508,300
006 Florence Township									
75030	Centreville	\$39,841,626	\$0	\$0	\$20,593,859	\$0	\$60,435,485	\$2,600,200	\$63,035,685
75050	Constantine	\$18,905,700	\$0	\$116,900	\$20,197,546	\$0	\$39,220,146	\$792,000	\$40,012,146
75070	White Pigeon	\$18,015,800	\$0	\$0	\$5,525,377	\$0	\$23,541,177	\$386,300	\$23,927,477
75080	Three Rivers	\$10,263,700	\$0	\$59,000	\$5,127,449	\$0	\$15,450,149	\$1,341,600	\$16,791,749
Total Florence Township		\$87,026,826	\$0	\$175,900	\$51,444,231	\$0	\$138,646,957	\$5,120,100	\$143,767,057
007 Flowerfield Township									
14050	Marcellus	\$4,030,500	\$0	\$0	\$13,123,000	\$0	\$17,153,500	\$259,209	\$17,412,709
75080	Three Rivers	\$48,687,800	\$1,547,200	\$19,000	\$82,094,400	\$0	\$132,348,400	\$20,378,403	\$152,726,803
Total Flowerfield Township		\$52,718,300	\$1,547,200	\$19,000	\$95,217,400	\$0	\$149,501,900	\$20,637,612	\$170,139,512
008 Leonidas Township									
13050	Athens	\$819,000	\$0	\$0	\$411,700	\$0	\$1,230,700	\$25,100	\$1,255,800
39170	Vicksburg	\$3,360,200	\$0	\$0	\$960,500	\$0	\$4,320,700	\$130,200	\$4,450,900
75040	Colon	\$72,472,700	\$1,368,900	\$0	\$36,587,028	\$0	\$110,428,628	\$5,356,700	\$115,785,328
75060	Mendon	\$5,562,300	\$5,800	\$0	\$2,590,500	\$0	\$8,158,600	\$1,633,100	\$9,791,700
Total Leonidas Township		\$82,214,200	\$1,374,700	\$0	\$40,549,728	\$0	\$124,138,628	\$7,145,100	\$131,283,728
009 Lockport Township									
75030	Centreville	\$33,931,900	\$2,696,900	\$1,352,600	\$38,139,600	\$0	\$76,121,000	\$1,439,600	\$77,560,600
75060	Mendon	\$1,430,800	\$14,500	\$0	\$1,957,400	\$0	\$3,402,700	\$105,400	\$3,508,100
75080	Three Rivers	\$16,518,300	\$6,167,600	\$279,400	\$156,187,700	\$0	\$179,153,000	\$4,094,900	\$183,247,900
Total Lockport Township		\$51,881,000	\$8,879,000	\$1,632,000	\$196,284,700	\$0	\$258,676,700	\$5,639,900	\$264,316,600

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	\$5,237,200	\$2,117,700	\$0	\$6,449,400	\$0	\$13,804,300	\$259,900	\$14,064,200
	75060 Mendon	\$65,961,500	\$4,761,500	\$6,926,900	\$99,031,100	\$0	\$176,681,000	\$40,905,300	\$217,586,300
	Total Mendon Township	\$71,198,700	\$6,879,200	\$6,926,900	\$105,480,500	\$0	\$190,485,300	\$41,165,200	\$231,650,500
011	Mottville Township								
	75050 Constantine	\$12,772,000	\$241,000	\$331,200	\$14,322,400	\$0	\$27,666,600	\$879,800	\$28,546,400
	75070 White Pigeon	\$27,779,200	\$4,112,200	\$21,275,600	\$43,689,700	\$0	\$96,856,700	\$13,987,500	\$110,844,200
	Total Mottville Township	\$40,551,200	\$4,353,200	\$21,606,800	\$58,012,100	\$0	\$124,523,300	\$14,867,300	\$139,390,600
012	Nottawa Township								
	75100 Nottawa	\$26,828,400	\$3,667,500	\$576,000	\$101,350,200	\$0	\$132,422,100	\$1,971,200	\$134,393,300
	75030 Centreville	\$20,789,700	\$9,277,800	\$1,816,700	\$102,112,500	\$0	\$133,996,700	\$4,711,800	\$138,708,500
	75040 Colon	\$7,565,300	\$305,700	\$0	\$4,553,000	\$0	\$12,424,000	\$357,200	\$12,781,200
	75060 Mendon	\$21,061,100	\$611,000	\$0	\$13,094,200	\$0	\$34,766,300	\$1,275,700	\$36,042,000
	Total Nottawa Township	\$76,244,500	\$13,862,000	\$2,392,700	\$221,109,900	\$0	\$313,609,100	\$8,315,900	\$321,925,000
013	Park Township								
	39170 Vicksburg	\$11,218,400	\$0	\$0	\$11,805,400	\$0	\$23,023,800	\$329,500	\$23,353,300
	39168 Vicksburg-MendonDebt	\$0	\$0	\$0	\$144,700	\$0	\$144,700	\$0	\$144,700
	75060 Mendon	\$21,340,900	\$798,900	\$3,453,700	\$49,993,100	\$0	\$75,586,600	\$10,036,800	\$85,623,400
	75080 Three Rivers	\$37,394,800	\$10,421,100	\$11,134,500	\$97,153,000	\$0	\$156,103,400	\$30,142,900	\$186,246,300
	Total Park Township	\$69,954,100	\$11,220,000	\$14,588,200	\$159,096,200	\$0	\$254,858,500	\$40,509,200	\$295,367,700
014	Sherman Township								
	75100 Nottawa	\$4,907,800	\$357,700	\$0	\$19,570,500	\$0	\$24,836,000	\$253,600	\$25,089,600
	75010 Sturgis	\$16,781,600	\$3,703,300	\$219,500	\$130,314,300	\$0	\$151,018,700	\$2,453,700	\$153,472,400
	75020 Burr Oak	\$0	\$452,600	\$0	\$1,166,200	\$0	\$1,618,800	\$17,500	\$1,636,300
	75030 Centreville	\$25,262,700	\$75,400	\$0	\$127,304,800	\$0	\$152,642,900	\$3,821,200	\$156,464,100
	75070 White Pigeon	\$0	\$0	\$0	\$280,000	\$0	\$280,000	\$0	\$280,000
	Total Sherman Township	\$46,952,100	\$4,589,000	\$219,500	\$278,635,800	\$0	\$330,396,400	\$6,546,000	\$336,942,400
015	Sturgis Township								
	75010 Sturgis	\$37,224,200	\$15,863,400	\$1,941,900	\$66,896,500	\$0	\$121,926,000	\$16,348,600	\$138,274,600
	Total Sturgis Township	\$37,224,200	\$15,863,400	\$1,941,900	\$66,896,500	\$0	\$121,926,000	\$16,348,600	\$138,274,600
016	White Pigeon Township								
	75070 White Pigeon	\$47,467,800	\$13,511,700	\$17,715,200	\$339,040,000	\$0	\$417,734,700	\$55,189,800	\$472,924,500
	Total White Pigeon Township	\$47,467,800	\$13,511,700	\$17,715,200	\$339,040,000	\$0	\$417,734,700	\$55,189,800	\$472,924,500
051	Three Rivers City								
	75080 Three Rivers	\$0	\$87,387,400	\$49,621,200	\$165,916,700	\$0	\$302,925,300	\$34,029,800	\$336,955,100
	Total Three Rivers City	\$0	\$87,387,400	\$49,621,200	\$165,916,700	\$0	\$302,925,300	\$34,029,800	\$336,955,100
052	Sturgis City								
	75010 Sturgis	\$1,512,300	\$101,631,700	\$72,522,000	\$258,068,000	\$0	\$433,734,000	\$19,586,800	\$453,320,800
	Total Sturgis City	\$1,512,300	\$101,631,700	\$72,522,000	\$258,068,000	\$0	\$433,734,000	\$19,586,800	\$453,320,800

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	\$208,200	\$0	\$0	\$132,500	\$0	\$340,700	\$2,300	\$343,000
Total Bronson Schools		\$208,200	\$0	\$0	\$132,500	\$0	\$340,700	\$2,300	\$343,000
13050 Athens Schools									
	008 Leonidas Township	\$819,000	\$0	\$0	\$411,700	\$0	\$1,230,700	\$25,100	\$1,255,800
Total Athens Schools		\$819,000	\$0	\$0	\$411,700	\$0	\$1,230,700	\$25,100	\$1,255,800
14050 Marcellus Schools									
	007 Flowerfield Township	\$4,030,500	\$0	\$0	\$13,123,000	\$0	\$17,153,500	\$259,209	\$17,412,709
Total Marcellus Schools		\$4,030,500	\$0	\$0	\$13,123,000	\$0	\$17,153,500	\$259,209	\$17,412,709
39170 Vicksburg Schools									
	008 Leonidas Township	\$3,360,200	\$0	\$0	\$960,500	\$0	\$4,320,700	\$130,200	\$4,450,900
	010 Mendon Township	\$5,237,200	\$2,117,700	\$0	\$6,449,400	\$0	\$13,804,300	\$259,900	\$14,064,200
	013 Park Township	\$11,218,400	\$0	\$0	\$11,805,400	\$0	\$23,023,800	\$329,500	\$23,353,300
Total Vicksburg Schools		\$19,815,800	\$2,117,700	\$0	\$19,215,300	\$0	\$41,148,800	\$719,600	\$41,868,400
75100 Nottawa Schools									
	001 Burr Oak Township	\$475,900	\$0	\$0	\$720,100	\$0	\$1,196,000	\$34,900	\$1,230,900
	002 Colon Township	\$3,692,200	\$0	\$0	\$3,547,300	\$0	\$7,239,500	\$105,100	\$7,344,600
	012 Nottawa Township	\$26,828,400	\$3,667,500	\$576,000	\$101,350,200	\$0	\$132,422,100	\$1,971,200	\$134,393,300
	014 Sherman Township	\$4,907,800	\$357,700	\$0	\$19,570,500	\$0	\$24,836,000	\$253,600	\$25,089,600
Total Nottawa Schools		\$35,904,300	\$4,025,200	\$576,000	\$125,188,100	\$0	\$165,693,600	\$2,364,800	\$168,058,400
75010 Sturgis Schools									
	001 Burr Oak Township	\$14,436,600	\$423,300	\$0	\$47,826,400	\$0	\$62,686,300	\$718,000	\$63,404,300
	005 Fawn River Township	\$35,597,900	\$1,949,000	\$0	\$60,568,300	\$0	\$98,115,200	\$1,393,100	\$99,508,300
	014 Sherman Township	\$16,781,600	\$3,703,300	\$219,500	\$130,314,300	\$0	\$151,018,700	\$2,453,700	\$153,472,400
	015 Sturgis Township	\$37,224,200	\$15,863,400	\$1,941,900	\$66,896,500	\$0	\$121,926,000	\$16,348,600	\$138,274,600
	052 Sturgis City	\$1,512,300	\$101,631,700	\$72,522,000	\$258,068,000	\$0	\$433,734,000	\$19,586,800	\$453,320,800
Total Sturgis Schools		\$105,552,600	\$123,570,700	\$74,683,400	\$563,673,500	\$0	\$867,480,200	\$40,500,200	\$907,980,400
75020 Burr Oak Schools									
	001 Burr Oak Township	\$47,383,800	\$1,687,200	\$1,668,000	\$56,187,750	\$0	\$106,926,750	\$6,379,600	\$113,306,350
	002 Colon Township	\$4,146,900	\$874,000	\$0	\$2,793,000	\$0	\$7,813,900	\$1,183,000	\$8,996,900
	014 Sherman Township	\$0	\$452,600	\$0	\$1,166,200	\$0	\$1,618,800	\$17,500	\$1,636,300
Total Burr Oak Schools		\$51,530,700	\$3,013,800	\$1,668,000	\$60,146,950	\$0	\$116,359,450	\$7,580,100	\$123,939,550
75030 Centreville Schools									
	006 Florence Township	\$39,841,626	\$0	\$0	\$20,593,859	\$0	\$60,435,485	\$2,600,200	\$63,035,685
	009 Lockport Township	\$33,931,900	\$2,696,900	\$1,352,600	\$38,139,600	\$0	\$76,121,000	\$1,439,600	\$77,560,600
	012 Nottawa Township	\$20,789,700	\$9,277,800	\$1,816,700	\$102,112,500	\$0	\$133,996,700	\$4,711,800	\$138,708,500
	014 Sherman Township	\$25,262,700	\$75,400	\$0	\$127,304,800	\$0	\$152,642,900	\$3,821,200	\$156,464,100
Total Centreville Schools		\$119,825,926	\$12,050,100	\$3,169,300	\$288,150,759	\$0	\$423,196,085	\$12,572,800	\$435,768,885

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

School District	Local Unit	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
75040 Colon Schools									
001	Burr Oak Township	\$5,724,300	\$68,900	\$0	\$6,632,900	\$0	\$12,426,100	\$1,589,600	\$14,015,700
002	Colon Township	\$64,331,100	\$4,132,600	\$3,344,300	\$167,126,200	\$0	\$238,934,200	\$7,043,400	\$245,977,600
008	Leonidas Township	\$72,472,700	\$1,368,900	\$0	\$36,587,028	\$0	\$110,428,628	\$5,356,700	\$115,785,328
012	Nottawa Township	\$7,565,300	\$305,700	\$0	\$4,553,000	\$0	\$12,424,000	\$357,200	\$12,781,200
Total Colon Schools		\$150,093,400	\$5,876,100	\$3,344,300	\$214,899,128	\$0	\$374,212,928	\$14,346,900	\$388,559,828
75050 Constantine Schools									
003	Constantine Township	\$56,467,000	\$6,268,400	\$28,613,200	\$136,913,400	\$0	\$228,262,000	\$13,061,600	\$241,323,600
004	Fabius Township	\$178,900	\$0	\$0	\$644,800	\$0	\$823,700	\$532,500	\$1,356,200
006	Florence Township	\$18,905,700	\$0	\$116,900	\$20,197,546	\$0	\$39,220,146	\$792,000	\$40,012,146
011	Mottville Township	\$12,772,000	\$241,000	\$331,200	\$14,322,400	\$0	\$27,666,600	\$879,800	\$28,546,400
Total Constantine Schools		\$88,323,600	\$6,509,400	\$29,061,300	\$172,078,146	\$0	\$295,972,446	\$15,265,900	\$311,238,346
75060 Mendon Schools									
002	Colon Township	\$1,176,800	\$0	\$0	\$224,200	\$0	\$1,401,000	\$4,100	\$1,405,100
008	Leonidas Township	\$5,562,300	\$5,800	\$0	\$2,590,500	\$0	\$8,158,600	\$1,633,100	\$9,791,700
009	Lockport Township	\$1,430,800	\$14,500	\$0	\$1,957,400	\$0	\$3,402,700	\$105,400	\$3,508,100
010	Mendon Township	\$65,961,500	\$4,761,500	\$6,926,900	\$99,031,100	\$0	\$176,681,000	\$40,905,300	\$217,586,300
012	Nottawa Township	\$21,061,100	\$611,000	\$0	\$13,094,200	\$0	\$34,766,300	\$1,275,700	\$36,042,000
013	Park Township	\$21,340,900	\$798,900	\$3,453,700	\$49,993,100	\$0	\$75,586,600	\$10,036,800	\$85,623,400
Total Mendon Schools		\$116,533,400	\$6,191,700	\$10,380,600	\$166,890,500	\$0	\$299,996,200	\$53,960,400	\$353,956,600
75070 White Pigeon Schools									
003	Constantine Township	\$1,042,900	\$0	\$0	\$1,511,300	\$0	\$2,554,200	\$15,300	\$2,569,500
006	Florence Township	\$18,015,800	\$0	\$0	\$5,525,377	\$0	\$23,541,177	\$386,300	\$23,927,477
011	Mottville Township	\$27,779,200	\$4,112,200	\$21,275,600	\$43,689,700	\$0	\$96,856,700	\$13,987,500	\$110,844,200
014	Sherman Township	\$0	\$0	\$0	\$280,000	\$0	\$280,000	\$0	\$280,000
016	White Pigeon Township	\$47,467,800	\$13,511,700	\$17,715,200	\$339,040,000	\$0	\$417,734,700	\$55,189,800	\$472,924,500
Total White Pigeon Schools		\$94,305,700	\$17,623,900	\$38,990,800	\$390,046,377	\$0	\$540,966,777	\$69,578,900	\$610,545,677
75080 Three Rivers Schools									
003	Constantine Township	\$4,488,800	\$0	\$0	\$7,453,500	\$0	\$11,942,300	\$121,700	\$12,064,000
004	Fabius Township	\$27,225,800	\$7,535,800	\$2,574,000	\$367,836,800	\$0	\$405,172,400	\$24,212,100	\$429,384,500
006	Florence Township	\$10,263,700	\$0	\$59,000	\$5,127,449	\$0	\$15,450,149	\$1,341,600	\$16,791,749
007	Flowerfield Township	\$48,687,800	\$1,547,200	\$19,000	\$82,094,400	\$0	\$132,348,400	\$20,378,403	\$152,726,803
009	Lockport Township	\$16,518,300	\$6,167,600	\$279,400	\$156,187,700	\$0	\$179,153,000	\$4,094,900	\$183,247,900
013	Park Township	\$37,394,800	\$10,421,100	\$11,134,500	\$97,153,000	\$0	\$156,103,400	\$30,142,900	\$186,246,300
052	Three Rivers City	\$0	\$87,387,400	\$49,621,200	\$165,916,700	\$0	\$302,925,300	\$34,029,800	\$336,955,100
Total Three Rivers Schools		\$144,579,200	\$113,059,100	\$63,687,100	\$881,769,549	\$0	\$1,203,094,949	\$114,321,403	\$1,317,416,352

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	\$19,169	\$0	\$0	\$87,709	\$0	\$106,878	\$2,300	\$109,178
75100	Nottawa	\$157,728	\$0	\$0	\$453,500	\$0	\$611,228	\$34,900	\$646,128
75010	Sturgis	\$4,512,542	\$292,303	\$0	\$28,963,383	\$0	\$33,768,228	\$718,000	\$34,486,228
75020	Burr Oak	\$15,577,486	\$987,192	\$935,942	\$32,174,628	\$0	\$49,675,248	\$6,379,600	\$56,054,848
75040	Colon	\$1,682,963	\$27,886	\$0	\$4,150,548	\$0	\$5,861,397	\$1,589,600	\$7,450,997
Total Burr Oak Township		\$21,949,888	\$1,307,381	\$935,942	\$65,829,768	\$0	\$90,022,979	\$8,724,400	\$98,747,379
002 Colon Township									
75100	Nottawa	\$1,211,529	\$0	\$0	\$1,832,152	\$0	\$3,043,681	\$105,100	\$3,148,781
75020	Burr Oak	\$1,215,367	\$874,000	\$0	\$1,742,892	\$0	\$3,832,259	\$1,183,000	\$5,015,259
75040	Colon	\$20,858,925	\$3,599,873	\$2,461,533	\$104,204,580	\$0	\$131,124,911	\$7,043,400	\$138,168,311
75060	Mendon	\$414,668	\$0	\$0	\$121,242	\$0	\$535,910	\$4,100	\$540,010
Total Colon Township		\$23,700,489	\$4,473,873	\$2,461,533	\$107,900,866	\$0	\$138,536,761	\$8,335,600	\$146,872,361
003 Constantine Township									
75050	Constantine	\$15,162,832	\$4,842,333	\$22,393,775	\$88,341,485	\$0	\$130,740,425	\$13,046,030	\$143,786,455
75070	White Pigeon	\$229,568	\$0	\$0	\$897,404	\$0	\$1,126,972	\$15,300	\$1,142,272
75080	Three Rivers	\$1,278,966	\$0	\$0	\$4,762,327	\$0	\$6,041,293	\$121,700	\$6,162,993
Total Constantine Township		\$16,671,366	\$4,842,333	\$22,393,775	\$94,001,216	\$0	\$137,908,690	\$13,183,030	\$151,091,720
004 Fabius Township									
75050	Constantine	\$140,945	\$0	\$0	\$190,637	\$0	\$331,582	\$532,500	\$864,082
75080	Three Rivers	\$9,801,368	\$6,001,229	\$1,702,183	\$227,716,554	\$0	\$245,221,334	\$24,212,100	\$269,433,434
Total Fabius Township		\$9,942,313	\$6,001,229	\$1,702,183	\$227,907,191	\$0	\$245,552,916	\$24,744,600	\$270,297,516
005 Fawn River Township									
75010	Sturgis	\$10,332,592	\$1,665,244	\$0	\$40,643,974	\$0	\$52,641,810	\$1,393,100	\$54,034,910
Total Fawn River Township		\$10,332,592	\$1,665,244	\$0	\$40,643,974	\$0	\$52,641,810	\$1,393,100	\$54,034,910
006 Florence Township									
75030	Centreville	\$11,785,702	\$0	\$0	\$10,759,039	\$0	\$22,544,741	\$2,600,200	\$25,144,941
75050	Constantine	\$4,989,333	\$0	\$58,893	\$10,465,700	\$0	\$15,513,926	\$792,000	\$16,305,926
75070	White Pigeon	\$5,211,551	\$0	\$0	\$2,563,861	\$0	\$7,775,412	\$386,300	\$8,161,712
75080	Three Rivers	\$3,132,473	\$0	\$19,288	\$2,643,738	\$0	\$5,795,499	\$1,341,600	\$7,137,099
Total Florence Township		\$25,119,059	\$0	\$78,181	\$26,432,338	\$0	\$51,629,578	\$5,120,100	\$56,749,678
007 Flowerfield Township									
14050	Marcellus	\$987,366	\$0	\$0	\$7,356,181	\$0	\$8,343,547	\$259,209	\$8,602,756
75080	Three Rivers	\$13,268,166	\$609,864	\$5,469	\$48,680,097	\$0	\$62,563,596	\$20,378,403	\$82,941,999
Total Flowerfield Township		\$14,255,532	\$609,864	\$5,469	\$56,036,278	\$0	\$70,907,143	\$20,637,612	\$91,544,755
008 Leonidas Township									
13050	Athens	\$222,953	\$0	\$0	\$172,392	\$0	\$395,345	\$25,100	\$420,445
39170	Vicksburg	\$841,682	\$0	\$0	\$578,414	\$0	\$1,420,096	\$130,200	\$1,550,296
75040	Colon	\$21,096,088	\$872,758	\$0	\$21,411,948	\$0	\$43,380,794	\$5,356,700	\$48,737,494
75060	Mendon	\$1,772,954	\$5,800	\$0	\$1,262,077	\$0	\$3,040,831	\$1,633,100	\$4,673,931
Total Leonidas Township		\$23,933,677	\$878,558	\$0	\$23,424,831	\$0	\$48,237,066	\$7,145,100	\$55,382,166
009 Lockport Township									
75030	Centreville	\$12,634,681	\$2,357,385	\$856,004	\$22,316,705	\$0	\$38,164,775	\$1,439,600	\$39,604,375
75060	Mendon	\$826,574	\$11,975	\$0	\$1,220,316	\$0	\$2,058,865	\$105,400	\$2,164,265
75080	Three Rivers	\$6,291,304	\$5,002,921	\$170,673	\$104,172,043	\$0	\$115,636,941	\$4,083,998	\$119,720,939
Total Lockport Township		\$19,752,559	\$7,372,281	\$1,026,677	\$127,709,064	\$0	\$155,860,581	\$5,628,998	\$161,489,579

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	\$1,720,385	\$1,403,060	\$0	\$3,909,544	\$0	\$7,032,989	\$259,900	\$7,292,889
	75060 Mendon	\$19,832,532	\$3,258,488	\$5,083,909	\$59,849,450	\$0	\$88,024,379	\$40,905,300	\$128,929,679
	Total Mendon Township	\$21,552,917	\$4,661,548	\$5,083,909	\$63,758,994	\$0	\$95,057,368	\$41,165,200	\$136,222,568
011	Mottville Township								
	75050 Constantine	\$5,166,681	\$204,977	\$151,264	\$8,808,773	\$0	\$14,331,695	\$810,416	\$15,142,111
	75070 White Pigeon	\$9,995,492	\$3,096,123	\$13,342,765	\$28,341,807	\$0	\$54,776,187	\$13,982,954	\$68,759,141
	Total Mottville Township	\$15,162,173	\$3,301,100	\$13,494,029	\$37,150,580	\$0	\$69,107,882	\$14,793,370	\$83,901,252
012	Nottawa Township								
	75100 Nottawa	\$9,817,732	\$3,420,171	\$526,527	\$66,656,991	\$0	\$80,421,421	\$1,971,200	\$82,392,621
	75030 Centreville	\$5,954,907	\$8,043,590	\$1,653,275	\$65,911,887	\$0	\$81,563,659	\$4,711,800	\$86,275,459
	75040 Colon	\$2,158,287	\$264,097	\$0	\$2,779,109	\$0	\$5,201,493	\$357,200	\$5,558,693
	75060 Mendon	\$6,398,981	\$509,045	\$0	\$7,860,974	\$0	\$14,769,000	\$1,275,700	\$16,044,700
	Total Nottawa Township	\$24,329,907	\$12,236,903	\$2,179,802	\$143,208,961	\$0	\$181,955,573	\$8,315,900	\$190,271,473
013	Park Township								
	39170 Vicksburg	\$3,653,658	\$0	\$0	\$7,089,261	\$0	\$10,742,919	\$329,500	\$11,072,419
	39168 Vicksburg-Mendon Debt	\$0	\$0	\$0	\$113,345	\$0	\$113,345	\$0	\$113,345
	75060 Mendon	\$8,630,808	\$597,170	\$2,232,645	\$32,722,441	\$0	\$44,183,064	\$7,414,039	\$51,597,103
	75080 Three Rivers	\$13,748,707	\$8,045,331	\$7,677,969	\$63,848,956	\$0	\$93,320,963	\$30,142,900	\$123,463,863
	Total Park Township	\$26,033,173	\$8,642,501	\$9,910,614	\$103,774,003	\$0	\$148,360,291	\$37,886,439	\$186,246,730
014	Sherman Township								
	75100 Nottawa	\$1,492,590	\$332,785	\$0	\$13,023,458	\$0	\$14,848,833	\$253,600	\$15,102,433
	75010 Sturgis	\$7,318,266	\$1,793,500	\$166,446	\$82,343,839	\$0	\$91,622,051	\$2,453,700	\$94,075,751
	75020 Burr Oak	\$0	\$237,182	\$0	\$798,137	\$0	\$1,035,319	\$17,500	\$1,052,819
	75030 Centreville	\$9,950,003	\$43,761	\$0	\$80,057,529	\$0	\$90,051,293	\$3,821,200	\$93,872,493
	75070 White Pigeon	\$0	\$0	\$0	\$171,504	\$0	\$171,504	\$0	\$171,504
	Total Sherman Township	\$18,760,859	\$2,407,228	\$166,446	\$176,394,467	\$0	\$197,729,000	\$6,546,000	\$204,275,000
015	Sturgis Township								
	75010 Sturgis	\$14,531,410	\$11,761,515	\$1,659,252	\$40,581,236	\$0	\$68,533,413	\$16,348,600	\$84,882,013
	Total Sturgis Township	\$14,531,410	\$11,761,515	\$1,659,252	\$40,581,236	\$0	\$68,533,413	\$16,348,600	\$84,882,013
016	White Pigeon Township								
	75070 White Pigeon	\$18,553,489	\$9,524,871	\$12,694,391	\$205,287,793	\$0	\$246,060,544	\$55,187,292	\$301,247,836
	Total White Pigeon Township	\$18,553,489	\$9,524,871	\$12,694,391	\$205,287,793	\$0	\$246,060,544	\$55,187,292	\$301,247,836
051	Three Rivers City								
	75080 Three Rivers	\$0	\$67,417,438	\$30,129,488	\$105,754,240	\$0	\$203,301,166	\$34,033,500	\$237,334,666
	Total Three Rivers City	\$0	\$67,417,438	\$30,129,488	\$105,754,240	\$0	\$203,301,166	\$34,033,500	\$237,334,666
052	Sturgis City								
	75010 Sturgis	\$858,116	\$68,731,463	\$51,032,821	\$168,520,576	\$0	\$289,142,976	\$19,586,800	\$308,729,776
	Total Sturgis City	\$858,116	\$68,731,463	\$51,032,821	\$168,520,576	\$0	\$289,142,976	\$19,586,800	\$308,729,776

**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	\$19,169	\$0	\$0	\$87,709	\$0	\$106,878	\$2,300	\$109,178
Total Bronson Schools			\$19,169	\$0	\$0	\$87,709	\$0	\$106,878	\$2,300	\$109,178
13050 Athens Schools										
	008	Leonidas Township	\$222,953	\$0	\$0	\$172,392	\$0	\$395,345	\$25,100	\$420,445
Total Athens Schools			\$222,953	\$0	\$0	\$172,392	\$0	\$395,345	\$25,100	\$420,445
14050 Marcellus Schools										
	007	Flowerfield Township	\$987,366	\$0	\$0	\$7,356,181	\$0	\$8,343,547	\$259,209	\$8,602,756
Total Marcellus Schools			\$987,366	\$0	\$0	\$7,356,181	\$0	\$8,343,547	\$259,209	\$8,602,756
39170 Vicksburg Schools										
	008	Leonidas Township	\$841,682	\$0	\$0	\$578,414	\$0	\$1,420,096	\$130,200	\$1,550,296
	010	Mendon Township	\$1,720,385	\$1,403,060	\$0	\$3,909,544	\$0	\$7,032,989	\$259,900	\$7,292,889
	013	Park Township	\$3,653,658	\$0	\$0	\$7,089,261	\$0	\$10,742,919	\$329,500	\$11,072,419
Total Vicksburg Schools			\$6,215,725	\$1,403,060	\$0	\$11,577,219	\$0	\$19,196,004	\$719,600	\$19,915,604
75100 Nottawa Schools										
	001	Burr Oak Township	\$157,728	\$0	\$0	\$453,500	\$0	\$611,228	\$34,900	\$646,128
	002	Colon Township	\$1,211,529	\$0	\$0	\$1,832,152	\$0	\$3,043,681	\$105,100	\$3,148,781
	012	Nottawa Township	\$9,817,732	\$3,420,171	\$526,527	\$66,656,991	\$0	\$80,421,421	\$1,971,200	\$82,392,621
	014	Sherman Township	\$1,492,590	\$332,785	\$0	\$13,023,458	\$0	\$14,848,833	\$253,600	\$15,102,433
Total Nottawa Schools			\$12,679,579	\$3,752,956	\$526,527	\$81,966,101	\$0	\$98,925,163	\$2,364,800	\$101,289,963
75010 Sturgis Schools										
	001	Burr Oak Township	\$4,512,542	\$292,303	\$0	\$28,963,383	\$0	\$33,768,228	\$718,000	\$34,486,228
	005	Fawn River Township	\$10,332,592	\$1,665,244	\$0	\$40,643,974	\$0	\$52,641,810	\$1,393,100	\$54,034,910
	014	Sherman Township	\$7,318,266	\$1,793,500	\$166,446	\$82,343,839	\$0	\$91,622,051	\$2,453,700	\$94,075,751
	015	Sturgis Township	\$14,531,410	\$11,761,515	\$1,659,252	\$40,581,236	\$0	\$68,533,413	\$16,348,600	\$84,882,013
	052	Sturgis City	\$858,116	\$68,731,463	\$51,032,821	\$168,520,576	\$0	\$289,142,976	\$19,586,800	\$308,729,776
Total Sturgis Schools			\$37,552,926	\$84,244,025	\$52,858,519	\$361,053,008	\$0	\$535,708,478	\$40,500,200	\$576,208,678
75020 Burr Oak Schools										
	001	Burr Oak Township	\$15,577,486	\$987,192	\$935,942	\$32,174,628	\$0	\$49,675,248	\$6,379,600	\$56,054,848
	002	Colon Township	\$1,215,367	\$874,000	\$0	\$1,742,892	\$0	\$3,832,259	\$1,183,000	\$5,015,259
	014	Sherman Township	\$0	\$237,182	\$0	\$798,137	\$0	\$1,035,319	\$17,500	\$1,052,819
Total Burr Oak Schools			\$16,792,853	\$2,098,374	\$935,942	\$34,715,657	\$0	\$54,542,826	\$7,580,100	\$62,122,926
75030 Centreville Schools										
	006	Florence Township	\$11,785,702	\$0	\$0	\$10,759,039	\$0	\$22,544,741	\$2,600,200	\$25,144,941
	009	Lockport Township	\$12,634,681	\$2,357,385	\$856,004	\$22,316,705	\$0	\$38,164,775	\$1,439,600	\$39,604,375
	012	Nottawa Township	\$5,954,907	\$8,043,590	\$1,653,275	\$65,911,887	\$0	\$81,563,659	\$4,711,800	\$86,275,459
	014	Sherman Township	\$9,950,003	\$43,761	\$0	\$80,057,529	\$0	\$90,051,293	\$3,821,200	\$93,872,493
Total Centreville Schools			\$40,325,293	\$10,444,736	\$2,509,279	\$179,045,160	\$0	\$232,324,468	\$12,572,800	\$244,897,268

**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	\$1,682,963	\$27,886	\$0	\$4,150,548	\$0	\$5,861,397	\$1,589,600	\$7,450,997
002	Colon Township	\$20,858,925	\$3,599,873	\$2,461,533	\$104,204,580	\$0	\$131,124,911	\$7,043,400	\$138,168,311
008	Leonidas Township	\$21,096,088	\$872,758	\$0	\$21,411,948	\$0	\$43,380,794	\$5,356,700	\$48,737,494
012	Nottawa Township	\$2,158,287	\$264,097	\$0	\$2,779,109	\$0	\$5,201,493	\$357,200	\$5,558,693
Total Colon Schools		\$45,796,263	\$4,764,614	\$2,461,533	\$132,546,185	\$0	\$185,568,595	\$14,346,900	\$199,915,495
75050 Constantine Schools									
003	Constantine Township	\$15,162,832	\$4,842,333	\$22,393,775	\$88,341,485	\$0	\$130,740,425	\$13,046,030	\$143,786,455
004	Fabius Township	\$140,945	\$0	\$0	\$190,637	\$0	\$331,582	\$532,500	\$864,082
006	Florence Township	\$4,989,333	\$0	\$58,893	\$10,465,700	\$0	\$15,513,926	\$792,000	\$16,305,926
011	Mottville Township	\$5,166,681	\$204,977	\$151,264	\$8,808,773	\$0	\$14,331,695	\$810,416	\$15,142,111
Total Constantine Schools		\$25,459,791	\$5,047,310	\$22,603,932	\$107,806,595	\$0	\$160,917,628	\$15,180,946	\$176,098,574
75060 Mendon Schools									
002	Colon Township	\$414,668	\$0	\$0	\$121,242	\$0	\$535,910	\$4,100	\$540,010
008	Leonidas Township	\$1,772,954	\$5,800	\$0	\$1,262,077	\$0	\$3,040,831	\$1,633,100	\$4,673,931
009	Lockport Township	\$826,574	\$11,975	\$0	\$1,220,316	\$0	\$2,058,865	\$105,400	\$2,164,265
010	Mendon Township	\$19,832,532	\$3,258,488	\$5,083,909	\$59,849,450	\$0	\$88,024,379	\$40,905,300	\$128,929,679
012	Nottawa Township	\$6,398,981	\$509,045	\$0	\$7,860,974	\$0	\$14,769,000	\$1,275,700	\$16,044,700
013	Park Township	\$8,630,808	\$597,170	\$2,232,645	\$32,722,441	\$0	\$44,183,064	\$7,414,039	\$51,597,103
Total Mendon Schools		\$37,876,517	\$4,382,478	\$7,316,554	\$103,036,500	\$0	\$152,612,049	\$51,337,639	\$203,949,688
75070 White Pigeon Schools									
003	Constantine Township	\$229,568	\$0	\$0	\$897,404	\$0	\$1,126,972	\$15,300	\$1,142,272
006	Florence Township	\$5,211,551	\$0	\$0	\$2,563,861	\$0	\$7,775,412	\$386,300	\$8,161,712
011	Mottville Township	\$9,995,492	\$3,096,123	\$13,342,765	\$28,341,807	\$0	\$54,776,187	\$13,982,954	\$68,759,141
014	Sherman Township	\$0	\$0	\$0	\$171,504	\$0	\$171,504	\$0	\$171,504
016	White Pigeon Township	\$18,553,489	\$9,524,871	\$12,694,391	\$205,287,793	\$0	\$246,060,544	\$55,187,292	\$301,247,836
Total White Pigeon Schools		\$33,990,100	\$12,620,994	\$26,037,156	\$237,262,369	\$0	\$309,910,619	\$69,571,846	\$379,482,465
75080 Three Rivers Schools									
003	Constantine Township	\$1,278,966	\$0	\$0	\$4,762,327	\$0	\$6,041,293	\$121,700	\$6,162,993
004	Fabius Township	\$9,801,368	\$6,001,229	\$1,702,183	\$227,716,554	\$0	\$245,221,334	\$24,212,100	\$269,433,434
006	Florence Township	\$3,132,473	\$0	\$19,288	\$2,643,738	\$0	\$5,795,499	\$1,341,600	\$7,137,099
007	Flowerfield Township	\$13,268,166	\$609,864	\$5,469	\$48,680,097	\$0	\$62,563,596	\$20,378,403	\$82,941,999
009	Lockport Township	\$6,291,304	\$5,002,921	\$170,673	\$104,172,043	\$0	\$115,636,941	\$4,083,998	\$119,720,939
013	Park Township	\$13,748,707	\$8,045,331	\$7,677,969	\$63,848,956	\$0	\$93,320,963	\$30,142,900	\$123,463,863
052	Three Rivers City	\$0	\$67,417,438	\$30,129,488	\$105,754,240	\$0	\$203,301,166	\$34,033,500	\$237,334,666
Total Three Rivers Schools		\$47,520,984	\$87,076,783	\$39,705,070	\$557,577,955	\$0	\$731,880,792	\$114,314,201	\$846,194,993

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

School District	Local Unit	Non-PRE	PRE	Com. Personal	Ind. Personal	Total Taxable
12020 Bronson Schools						
001	Burr Oak Township	\$2,300	\$106,878	\$0	\$0	\$109,178
Total Bronson Schools		\$2,300	\$106,878	\$0	\$0	\$109,178
13050 Athens Schools						
008	Leonidas Township	\$25,100	\$395,345	\$0	\$0	\$420,445
Total Athens Schools		\$25,100	\$395,345	\$0	\$0	\$420,445
14050 Marcellus Schools						
007	Flowerfield Township	\$1,865,293	\$6,737,463	\$0	\$0	\$8,602,756
Total Marcellus Schools		\$1,865,293	\$6,737,463	\$0	\$0	\$8,602,756
39170 Vicksburg Schools						
008	Leonidas Township	\$159,609	\$1,390,687	\$0	\$0	\$1,550,296
010	Mendon Township	\$2,799,735	\$4,493,154	\$0	\$0	\$7,292,889
013	Park Township	\$1,175,948	\$9,896,471	\$0	\$0	\$11,072,419
Total Vicksburg Schools		\$4,135,292	\$15,780,312	\$0	\$0	\$19,915,604
75100 Nottawa Schools						
001	Burr Oak Township	\$109,810	\$536,318	\$0	\$0	\$646,128
002	Colon Township	\$488,464	\$2,660,317	\$0	\$0	\$3,148,781
012	Nottawa Township	\$28,633,479	\$52,974,942	\$784,200	\$0	\$82,392,621
014	Sherman Township	\$5,443,340	\$9,659,093	\$0	\$0	\$15,102,433
Total Nottawa Schools		\$34,675,093	\$65,830,670	\$784,200	\$0	\$101,289,963
75010 Sturgis Schools						
001	Burr Oak Township	\$5,270,187	\$29,216,041	\$0	\$0	\$34,486,228
005	Fawn River Township	\$9,190,458	\$44,770,252	\$74,200	\$0	\$54,034,910
014	Sherman Township	\$20,876,355	\$73,098,096	\$101,300	\$0	\$94,075,751
015	Sturgis Township	\$33,362,023	\$50,417,490	\$1,102,500	\$0	\$84,882,013
052	Sturgis City	\$156,327,677	\$136,905,499	\$8,972,600	\$6,524,000	\$308,729,776
Total Sturgis Schools		\$225,026,700	\$334,407,378	\$10,250,600	\$6,524,000	\$576,208,678
75020 Burr Oak Schools						
001	Burr Oak Township	\$15,208,364	\$40,665,284	\$60,000	\$121,200	\$56,054,848
002	Colon Township	\$2,806,067	\$2,026,892	\$182,300	\$0	\$5,015,259
014	Sherman Township	\$254,682	\$798,137	\$0	\$0	\$1,052,819
Total Burr Oak Schools		\$18,269,113	\$43,490,313	\$242,300	\$121,200	\$62,122,926
75030 Centreville Schools						
006	Florence Township	\$4,612,896	\$20,532,045	\$0	\$0	\$25,144,941
009	Lockport Township	\$8,121,196	\$31,468,479	\$0	\$14,700	\$39,604,375
012	Nottawa Township	\$30,061,171	\$54,653,288	\$1,561,000	\$0	\$86,275,459
014	Sherman Township	\$27,650,991	\$66,221,502	\$0	\$0	\$93,872,493
Total Centreville Schools		\$70,446,254	\$172,875,314	\$1,561,000	\$14,700	\$244,897,268
75040 Colon Schools						
001	Burr Oak Township	\$2,501,116	\$4,949,881	\$0	\$0	\$7,450,997
002	Colon Township	\$53,080,583	\$84,284,828	\$629,500	\$173,400	\$138,168,311
008	Leonidas Township	\$10,445,849	\$38,124,545	\$167,100	\$0	\$48,737,494
012	Nottawa Township	\$1,212,550	\$4,340,243	\$5,900	\$0	\$5,558,693
Total Colon Schools		\$67,240,098	\$131,699,497	\$802,500	\$173,400	\$199,915,495
75050 Constantine Schools						
003	Constantine Township	\$53,429,599	\$88,286,456	\$474,400	\$1,596,000	\$143,786,455
004	Fabius Township	\$176,199	\$164,483	\$523,400	\$0	\$864,082
006	Florence Township	\$2,182,550	\$14,123,376	\$0	\$0	\$16,305,926
011	Mottville Township	\$2,472,343	\$12,669,768	\$0	\$0	\$15,142,111
Total Constantine Schools		\$58,260,691	\$115,244,083	\$997,800	\$1,596,000	\$176,098,574

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

School District	Local Unit	Non-PRE	PRE	Com. Personal	Ind. Personal	Total Taxable
75060 Mendon Schools						
002	Colon Township	\$4,100	\$535,910	\$0	\$0	\$540,010
008	Leonidas Township	\$1,819,601	\$2,854,330	\$0	\$0	\$4,673,931
009	Lockport Township	\$254,188	\$1,910,077	\$0	\$0	\$2,164,265
010	Mendon Township	\$60,142,391	\$68,774,988	\$1,000	\$11,300	\$128,929,679
012	Nottawa Township	\$2,669,756	\$12,630,744	\$744,200	\$0	\$16,044,700
013	Park Township	\$21,484,191	\$29,541,012	\$429,200	\$142,700	\$51,597,103
Total Mendon Schools		\$86,374,227	\$116,247,061	\$1,174,400	\$154,000	\$203,949,688
75070 White Pigeon Schools						
003	Constantine Township	\$183,800	\$958,472	\$0	\$0	\$1,142,272
006	Florence Township	\$1,214,598	\$6,947,114	\$0	\$0	\$8,161,712
011	Mottville Township	\$33,665,649	\$33,835,492	\$172,800	\$1,085,200	\$68,759,141
014	Sherman Township	\$0	\$171,504	\$0	\$0	\$171,504
016	White Pigeon Township	\$157,649,099	\$139,551,337	\$406,500	\$3,640,900	\$301,247,836
Total White Pigeon Schools		\$192,713,146	\$181,463,919	\$579,300	\$4,726,100	\$379,482,465
75080 Three Rivers Schools						
003	Constantine Township	\$832,645	\$5,330,348	\$0	\$0	\$6,162,993
004	Fabius Township	\$119,731,392	\$147,045,142	\$1,905,900	\$751,000	\$269,433,434
006	Florence Township	\$2,009,957	\$5,127,142	\$0	\$0	\$7,137,099
007	Flowerfield Township	\$26,238,963	\$56,177,382	\$525,654	\$0	\$82,941,999
009	Lockport Township	\$23,727,116	\$95,678,623	\$315,200	\$0	\$119,720,939
013	Park Township	\$59,987,976	\$62,462,587	\$1,013,300	\$0	\$123,463,863
052	Three Rivers City	\$134,402,428	\$85,860,838	\$16,452,200	\$619,200	\$237,334,666
Total Three Rivers Schools		\$366,930,477	\$457,682,062	\$20,212,254	\$1,370,200	\$846,194,993

St. Joseph County
2025 School District Equalized Value Recapitulation

School	Real Property			Personal Property			Total		
	2024 Equalized Value	2025 Equalized Value	% Change	2024 Equalized Value	2025 Equalized Value	% Change	2024 Equalized Value	2025 Equalized Value	% Change
12020 Bronson Schools	\$327,100	\$340,700	4.16%	\$2,300	\$2,300	0.00%	\$329,400	\$343,000	4.13%
13050 Athens School	\$1,123,200	\$1,230,700	9.57%	\$26,600	\$25,100	-5.64%	\$1,149,800	\$1,255,800	9.22%
14050 Marcellus Schools	\$15,151,300	\$17,153,500	13.21%	\$197,769	\$259,209	31.07%	\$15,349,069	\$17,412,709	13.44%
39170 Vicksburg Schools	\$37,926,850	\$41,148,800	8.50%	\$702,700	\$719,600	2.41%	\$38,629,550	\$41,868,400	8.38%
75100 Nottawa Schools	\$152,443,000	\$165,693,600	8.69%	\$2,269,400	\$2,364,800	4.20%	\$154,712,400	\$168,058,400	8.63%
75010 Sturgis Schools	\$786,819,550	\$867,480,200	10.25%	\$34,452,370	\$40,500,200	17.55%	\$821,271,920	\$907,980,400	10.56%
75020 Burr Oak Schools	\$106,877,600	\$116,359,450	8.87%	\$7,665,600	\$7,580,100	-1.12%	\$114,543,200	\$123,939,550	8.20%
75030 Centreville Schools	\$387,131,075	\$423,196,085	9.32%	\$12,116,800	\$12,572,800	3.76%	\$399,247,875	\$435,768,885	9.15%
75040 Colon Schools	\$343,829,400	\$374,212,928	8.84%	\$14,485,100	\$14,346,900	-0.95%	\$358,314,500	\$388,559,828	8.44%
75050 Constantine Schools	\$279,498,505	\$295,972,446	5.89%	\$15,507,775	\$15,265,900	-1.56%	\$295,006,280	\$311,238,346	5.50%
75060 Mendon Schools	\$279,968,400	\$299,996,200	7.15%	\$53,420,700	\$53,960,400	1.01%	\$333,389,100	\$353,956,600	6.17%
75070 White Pigeon Schools	\$473,643,000	\$540,966,777	14.21%	\$61,363,200	\$69,578,900	13.39%	\$535,006,200	\$610,545,677	14.12%
75080 Three Rivers Schools	\$1,075,560,600	\$1,203,094,949	11.86%	\$110,318,969	\$114,321,403	3.63%	\$1,185,879,569	\$1,317,416,352	11.09%

St. Joseph County
2025 School District Taxable Value Recapitulation

School	Real Property			Personal Property			Total		
	2024 Taxable Value	2025 Taxable Value	% Change	2024 Taxable Value	2025 Taxable Value	% Change	2024 Taxable Value	2025 Taxable Value	% Change
12020 Bronson Schools	\$103,665	\$106,878	3.10%	\$2,300	\$2,300	0.00%	\$105,965	\$109,178	3.03%
13050 Athens Schools	\$383,460	\$395,345	3.10%	\$26,600	\$25,100	-5.64%	\$410,060	\$420,445	2.53%
14050 Marcellus Schools	\$7,776,723	\$8,343,547	7.29%	\$197,769	\$259,209	31.07%	\$7,974,492	\$8,602,756	7.88%
39170 Vicksburg Schools	\$18,347,714	\$19,196,004	4.62%	\$702,700	\$719,600	2.41%	\$19,050,414	\$19,915,604	4.54%
75100 Nottawa Schools	\$93,388,860	\$98,925,163	5.93%	\$2,269,400	\$2,364,800	4.20%	\$95,658,260	\$101,289,963	5.89%
75010 Sturgis Schools	\$507,349,187	\$535,708,478	5.59%	\$34,452,370	\$40,500,200	17.55%	\$541,801,557	\$576,208,678	6.35%
75020 Burr Oak Schools	\$51,097,579	\$54,542,826	6.74%	\$7,665,600	\$7,580,100	-1.12%	\$58,763,179	\$62,122,926	5.72%
75030 Centreville Schools	\$218,095,850	\$232,324,468	6.52%	\$12,116,800	\$12,572,800	3.76%	\$230,212,650	\$244,897,268	6.38%
75040 Colon Schools	\$175,900,100	\$185,568,595	5.50%	\$14,485,100	\$14,346,900	-0.95%	\$190,385,200	\$199,915,495	5.01%
75050 Constantine Schools	\$152,919,594	\$160,917,628	5.23%	\$15,414,380	\$15,180,946	-1.51%	\$168,333,974	\$176,098,574	4.61%
75060 Mendon Schools	\$144,883,746	\$152,612,049	5.33%	\$50,771,070	\$51,337,639	1.12%	\$195,654,816	\$203,949,688	4.24%
75070 White Pigeon Schools	\$293,148,334	\$309,910,619	5.72%	\$61,353,624	\$69,571,846	13.39%	\$354,501,958	\$379,482,465	7.05%
75080 Three Rivers Schools	\$685,684,383	\$731,880,792	6.74%	\$110,310,064	\$114,314,201	3.63%	\$795,994,447	\$846,194,993	6.31%

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

ISD	School District	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized	
St Joseph County ISD										
	75100	Nottawa School	\$35,904,300	\$4,025,200	\$576,000	\$125,188,100	\$0	\$165,693,600	\$2,364,800	\$168,058,400
	75010	Sturgis School	\$105,552,600	\$123,570,700	\$74,683,400	\$563,673,500	\$0	\$867,480,200	\$40,500,200	\$907,980,400
	75020	Burr Oak School	\$51,530,700	\$3,013,800	\$1,668,000	\$60,146,950	\$0	\$116,359,450	\$7,580,100	\$123,939,550
	75030	Centreville School	\$119,825,926	\$12,050,100	\$3,169,300	\$288,150,759	\$0	\$423,196,085	\$12,572,800	\$435,768,885
	75040	Colon School	\$150,093,400	\$5,876,100	\$3,344,300	\$214,899,128	\$0	\$374,212,928	\$14,346,900	\$388,559,828
	75050	Constantine School	\$88,323,600	\$6,509,400	\$29,061,300	\$172,078,146	\$0	\$295,972,446	\$15,265,900	\$311,238,346
	75060	Mendon School	\$116,533,400	\$6,191,700	\$10,380,600	\$166,890,500	\$0	\$299,996,200	\$53,960,400	\$353,956,600
	75070	White Pigeon School	\$94,305,700	\$17,623,900	\$38,990,800	\$390,046,377	\$0	\$540,966,777	\$69,578,900	\$610,545,677
	75080	Three Rivers School	\$144,579,200	\$113,059,100	\$63,687,100	\$881,769,549	\$0	\$1,203,094,949	\$114,321,403	\$1,317,416,352
Total St Joseph County ISD			\$906,648,826	\$291,920,000	\$225,560,800	\$2,862,843,009	\$0	\$4,286,972,635	\$330,491,403	\$4,617,464,038
Kalamazoo Regional Educational Service Agency (K-RESA)										
	39170	Vicksburg School	\$19,815,800	\$2,117,700	\$0	\$19,215,300	\$0	\$41,148,800	\$719,600	\$41,868,400
Total K-RESA			\$19,815,800	\$2,117,700	\$0	\$19,215,300	\$0	\$41,148,800	\$719,600	\$41,868,400
Heritage Southwest ISD										
	14050	Marcellus School	\$4,030,500	\$0	\$0	\$13,123,000	\$0	\$17,153,500	\$259,209	\$17,412,709
Total Heritage Southwest ISD			\$4,030,500	\$0	\$0	\$13,123,000	\$0	\$17,153,500	\$259,209	\$17,412,709
Calhoun ISD										
	13050	Athens School	\$819,000	\$0	\$0	\$411,700	\$0	\$1,230,700	\$25,100	\$1,255,800
Total Calhoun ISD			\$819,000	\$0	\$0	\$411,700	\$0	\$1,230,700	\$25,100	\$1,255,800
Branch ISD										
	12020	Bronson School	\$208,200	\$0	\$0	\$132,500	\$0	\$340,700	\$2,300	\$343,000
Total Branch ISD			\$208,200	\$0	\$0	\$132,500	\$0	\$340,700	\$2,300	\$343,000

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

ISD	School District	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Taxable
St Joseph County ISD									
75100	Nottawa School	\$12,679,579	\$3,752,956	\$526,527	\$81,966,101	\$0	\$98,925,163	\$2,364,800	\$101,289,963
75010	Sturgis School	\$37,552,926	\$84,244,025	\$52,858,519	\$361,053,008	\$0	\$535,708,478	\$40,500,200	\$576,208,678
75020	Burr Oak School	\$16,792,853	\$2,098,374	\$935,942	\$34,715,657	\$0	\$54,542,826	\$7,580,100	\$62,122,926
75030	Centreville School	\$40,325,293	\$10,444,736	\$2,509,279	\$179,045,160	\$0	\$232,324,468	\$12,572,800	\$244,897,268
75040	Colon School	\$45,796,263	\$4,764,614	\$2,461,533	\$132,546,185	\$0	\$185,568,595	\$14,346,900	\$199,915,495
75050	Constantine School	\$25,459,791	\$5,047,310	\$22,603,932	\$107,806,595	\$0	\$160,917,628	\$15,180,946	\$176,098,574
75060	Mendon School	\$37,876,517	\$4,382,478	\$7,316,554	\$103,036,500	\$0	\$152,612,049	\$51,337,639	\$203,949,688
75070	White Pigeon School	\$33,990,100	\$12,620,994	\$26,037,156	\$237,262,369	\$0	\$309,910,619	\$69,571,846	\$379,482,465
75080	Three Rivers School	\$47,520,984	\$87,076,783	\$39,705,070	\$557,577,955	\$0	\$731,880,792	\$114,314,201	\$846,194,993
Total St Joseph County ISD		\$47,520,984	\$87,076,783	\$39,705,070	\$557,577,955	\$0	\$731,880,792	\$114,314,201	\$2,790,160,050
Kalamazoo Regional Educational Service Agency (K-RESA)									
39170	Vicksburg School	\$6,215,725	\$1,403,060	\$0	\$11,577,219	\$0	\$19,196,004	\$719,600	\$19,915,604
Total K-RESA		\$6,215,725	\$1,403,060	\$0	\$11,577,219	\$0	\$19,196,004	\$719,600	\$19,915,604
Heritage Southwest ISD									
14050	Marcellus School	\$987,366	\$0	\$0	\$7,356,181	\$0	\$8,343,547	\$259,209	\$8,602,756
Total Heritage Southwest ISD		\$987,366	\$0	\$0	\$7,356,181	\$0	\$8,343,547	\$259,209	\$8,602,756
Calhoun ISD									
13050	Athens School	\$222,953	\$0	\$0	\$172,392	\$0	\$395,345	\$25,100	\$420,445
Total Calhoun ISD		\$222,953	\$0	\$0	\$172,392	\$0	\$395,345	\$25,100	\$420,445
Branch ISD									
12020	Bronson School	\$19,169	\$0	\$0	\$87,709	\$0	\$106,878	\$2,300	\$109,178
Total Branch ISD		\$19,169	\$0	\$0	\$87,709	\$0	\$106,878	\$2,300	\$109,178

St. Joseph County
IFT Parcels
By Unit and School District

Local Unit	Parcel Number	Owner Name	School District	Property Class	SEV	Taxable	Certificate #	Expiration Date
003	Constantine Township							
	043 999 445 00	MICHIGAN MILK PRODUCERS ASSOC	75050	302	841,000	841,000	2014-434	12/31/2026
	043 999 445 10	MICHIGAN MILK PRODUCERS ASSOC	75050	351	0	0	2014-434	12/31/2026
	043 999 445 01	MICHIGAN MILK PRODUCERS ASSOC	75050	301	2,684,100	2,177,053	2018-144	12/30/2030
Total Constantine Township			3		\$3,525,100	\$3,018,053		
010	Mendon Township							
	044 900 060 06	IAC MENDON LLC	75060	351	0	0	2013-040	12/30/2025
	044 900 061 06	IAC MENDON LLC	75060	301	421,500	421,500	2013-040	12/30/2025
	044 900 040 03	TH PLASTICS INC	75060	301	2,687,200	1,881,663	2019-016	12/31/2031
Total Mendon Township			3		\$3,108,700	\$2,303,163		
011	Mottville Township							
	011 999 135 00	BANKS HARDWOODS INC	75070	302	450,000	450,000	2013-354	12/30/2025
	011 999 135 10	BANKS HARDWOODS INC	75070	351	0	0	2013-354	12/30/2025
	011 999 140 00	THE ANDERSONS AGRICULTURE GROUP LP	75070	301	268,000	258,945	2014-109	12/30/2026
	011 999 140 10	THE ANDERSONS AGRICULTURE GROUP LP	75070	351	0	0	2014-109	12/30/2026
	011 999 003 51	WALTHER INVESTMENT LLC	75070	301	1,767,800	1,167,526	2018-109	12/30/2031
Total Mottville Township			5		\$2,485,800	\$1,876,471		
013	Park Township							
	013 999 001 09	AMERICAN METAL FABRICATOR INC	75080	351	0	0	2013-178	12/30/2025
	013 999 130 05	PETERSON SPRING CIMA	75080	351	0	0	2013-102	12/30/2025
	013 999 001 08	AMERICAN METAL FABRICATOR INC	75080	351	0	0	2014-157	12/30/2026
	013 900 240 04	X L MACHINE CO INC	75060	301	969,200	654,787	2018-046	12/30/2030
	013 950 001 01	AM21 PROPERTIES LLC	75080	301	819,900	819,900	2022-059	12/30/2035
Total Park Township			5		\$1,789,100	\$1,474,687		
016	White Pigeon Township							
	045 999 393 10	MERHOW ACQUISITIONS LLC	75070	351	0	0	2013-239	12/30/2027
Total White Pigeon Township			1		\$0	\$0		
051	Three Rivers City							
	051 960 079 00	R & H MACHINE PRODUCTS	75080	301	165,400	94,042	2014-040	12/31/2025
	051 960 231 02	W E SLITT COMPANY	75080	301	242,200	242,200	2013-006	12/31/2025
	051 970 165 02	PRECISION WIRE FORMS INC	75080	351	0	0	2013-308	12/31/2025
	051 970 674 55	R & H MACHINE PRODUCTS	75080	351	0	0	2014-040	12/31/2025
	051 970 231 03	W E SLITT COMPANY	75080	351	0	0	2014-172	12/31/2026
	051 960 045 00	DOCK FOUNDRY COMPANY	75080	301	367,400	249,605	2016-069	12/30/2028
	051 970 165 03	PRECISION WIRE FORMS INC	75080	351	0	0	2016-054	12/30/2028
	051 970 180 05	R & H MACHINE PRODUCTS	75080	351	0	0	2016-025	12/30/2028
	051 960 220 08	801 TMWAY LLC	75080	301	4,057,300	3,072,689	2020-008	12/30/2032
Total Three Rivers City			9		\$4,832,300	\$3,658,536		

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	GRAPHIC PACKAGING INTERNATIONAL LLC	75010	351	0	0	2013-525	12/30/2025
	052 900 022 02	BURR OAK TOOL INC	75010	351	0	0	2013-526	12/30/2025
	052 900 135 06	MAYER TOOL & ENGINEERING INC	75010	351	0	0	2013-521	12/30/2025
	052 900 135 07	MAYER TOOL & ENGINEERING INC	75010	351	0	0	2013-527	12/30/2025
	052 900 161 01	PARMA TUBE CORP	75010	351	0	0	2013-522	12/30/2025
	052 900 192 01	SUMMIT POLYMERS, INC	75010	351	0	0	2013-520	12/30/2025
	052 900 660 00	STURGIS MOLDED PRODUCTS CO	75010	351	0	0	2011-062	12/30/2025
	052 950 011 03	GRAPHIC PACKAGING INTERN LLC.	75010	301	382,500	382,500	2013-525	12/30/2025
	052 900 760 00	VCI INC	75010	351	0	0	2011-064	12/31/2025
	052 950 760 00	VCI INC	75010	301	225,000	225,000	2011-064	12/31/2025
	052 900 022 03	BURR OAK TOOL INC	75010	351	0	0	2014-473	12/30/2026
	052 900 101 02	JOHNSON PRECISION MOLD INC	75010	351	0	0	2013-523	12/30/2026
	052 900 120 10	LTI PRINTING INC	75010	351	0	0	2014-470	12/30/2026
	052 900 135 08	MAYER TOOL & ENGINEERING INC	75010	351	0	0	2014-462	12/30/2026
	052 900 161 09	PARMA TUBE CORP	75010	351	0	0	2014-472	12/30/2026
	052 900 192 02	SUMMIT POLYMERS, INC	75010	351	0	0	2014-464	12/30/2026
	052 900 417 04	MICHIGAN TOOL WORKS	75010	351	0	0	2014-471	12/30/2026
	052 900 425 02	MIDWEST PLASTIC ENGINEERING IN	75010	351	0	0	2014-463	12/30/2026
	052 900 425 03	MIDWEST PLASTIC ENGINEERING IN	75010	351	0	0	2014-469	12/30/2026
	052 900 558 02	MORGAN OLSON LLC	75010	351	0	0	2014-461	12/30/2026
	052 950 022 03	BURR OAK TOOL INC	75010	301	3,060,000	3,060,000	2014-473	12/30/2026
	052 950 192 02	SUMMIT POLYMERS, INC	75010	301	630,000	630,000	2014-464	12/30/2026
	052 950 021 01	UNIQUE TRUCK ACCESSORIES	75010	301	182,100	145,246	2015-261	12/30/2027
	052 950 268 14	STURGIS MOLDED PRODUCTS CO	75010	301	495,000	495,000	2018-179	12/30/2030
	052 950 030 01	MSZ REALTY LLC	75010	301	2,548,800	2,037,449	2019-139	12/30/2031
	052 950 110 01	KUHL JEFFERY A	75010	301	32,800	32,800	2019-111	12/30/2031
	052 950 230 01	WELS HOLDINGS LLC	75010	301	2,774,500	2,223,206	2020-053	12/30/2032
	052 950 110 02	MICHIANA MILLWORKS	75010	301	216,500	216,195	2021-064	12/30/2033
	052 950 578 02	PRECISION SPEED EQUIPMENT INC	75010	301	563,100	563,100	2021-065	12/30/2033
	052 950 800 01	HEARTLAND RECREATIONAL VEHICLES LLC	75010	301	6,943,000	6,943,000	2022-097	12/30/2034
Total Sturgis City			30		\$18,053,300	\$16,953,496		

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	GRAPHIC PACKAGING INTERNATIONAL LLC	75010	351	\$0	\$0	2013-525	12/30/2025
	052 900 022 02	BURR OAK TOOL INC	75010	351	\$0	\$0	2013-526	12/30/2025
	052 900 135 06	MAYER TOOL & ENGINEERING INC	75010	351	\$0	\$0	2013-521	12/30/2025
	052 900 135 07	MAYER TOOL & ENGINEERING INC	75010	351	\$0	\$0	2013-527	12/30/2025
	052 900 161 01	PARMA TUBE CORP	75010	351	\$0	\$0	2013-522	12/30/2025
	052 900 192 01	SUMMIT POLYMERS, INC	75010	351	\$0	\$0	2013-520	12/30/2025
	052 900 660 00	STURGIS MOLDED PRODUCTS CO	75010	351	\$0	\$0	2011-062	12/30/2025
	052 950 011 03	GRAPHIC PACKAGING INTERN LLC.	75010	301	\$382,500	\$382,500	2013-525	12/30/2025
	052 900 760 00	VCI INC	75010	351	\$0	\$0	2011-064	12/31/2025
	052 950 760 00	VCI INC	75010	301	\$225,000	\$225,000	2011-064	12/31/2025
	052 900 022 03	BURR OAK TOOL INC	75010	351	\$0	\$0	2014-473	12/30/2026
	052 900 101 02	JOHNSON PRECISION MOLD INC	75010	351	\$0	\$0	2013-523	12/30/2026
	052 900 120 10	LTI PRINTING INC	75010	351	\$0	\$0	2014-470	12/30/2026
	052 900 135 08	MAYER TOOL & ENGINEERING INC	75010	351	\$0	\$0	2014-462	12/30/2026
	052 900 161 09	PARMA TUBE CORP	75010	351	\$0	\$0	2014-472	12/30/2026
	052 900 192 02	SUMMIT POLYMERS, INC	75010	351	\$0	\$0	2014-464	12/30/2026
	052 900 417 04	MICHIGAN TOOL WORKS	75010	351	\$0	\$0	2014-471	12/30/2026
	052 900 425 02	MIDWEST PLASTIC ENGINEERING IN	75010	351	\$0	\$0	2014-463	12/30/2026
	052 900 425 03	MIDWEST PLASTIC ENGINEERING IN	75010	351	\$0	\$0	2014-469	12/30/2026
	052 900 558 02	MORGAN OLSON LLC	75010	351	\$0	\$0	2014-461	12/30/2026
	052 950 022 03	BURR OAK TOOL INC	75010	301	\$3,060,000	\$3,060,000	2014-473	12/30/2026
	052 950 192 02	SUMMIT POLYMERS, INC	75010	301	\$630,000	\$630,000	2014-464	12/30/2026
	052 950 021 01	UNIQUE TRUCK ACCESSORIES	75010	301	\$182,100	\$145,246	2015-261	12/30/2027
	052 950 268 14	STURGIS MOLDED PRODUCTS CO	75010	301	\$495,000	\$495,000	2018-179	12/30/2030
	052 950 030 01	MSZ REALTY LLC	75010	301	\$2,548,800	\$2,037,449	2019-139	12/30/2031
	052 950 110 01	KUHL JEFFERY A	75010	301	\$32,800	\$32,800	2019-111	12/30/2031
	052 950 230 01	WELS HOLDINGS LLC	75010	301	\$2,774,500	\$2,223,206	2020-053	12/30/2032
	052 950 110 02	MICHIANA MILLWORKS	75010	301	\$216,500	\$216,195	2021-064	12/30/2033
	052 950 578 02	PRECISION SPEED EQUIPMENT INC	75010	301	\$563,100	\$563,100	2021-065	12/30/2033
	052 950 800 01	HEARTLAND RECREATIONAL VEHICLES LLC	75010	301	\$6,943,000	\$6,943,000	2022-097	12/30/2034
Total Sturgis Schools			30		\$18,053,300	\$16,953,496		

St. Joseph County
IFT Parcels
By School District and Unit

School District	Parcel Number	Owner Name	School District	Property Class	SEV	Taxable	Certificate #	Expiration Date
75070	White Pigeon Schools							
	011 999 135 00	BANKS HARDWOODS INC	75070	302	\$450,000	\$450,000	2013-354	12/30/2025
	011 999 135 10	BANKS HARDWOODS INC	75070	351	\$0	\$0	2013-354	12/30/2025
	011 999 140 00	THE ANDERSONS AGRICULTURE GROUP LP	75070	301	\$268,000	\$258,945	2014-109	12/30/2026
	011 999 140 10	THE ANDERSONS AGRICULTURE GROUP LP	75070	351	\$0	\$0	2014-109	12/30/2026
	045 999 393 10	MERHOW ACQUISITIONS LLC	75070	351	\$0	\$0	2013-239	12/30/2027
	011 999 003 51	WALTHER INVESTMENT LLC	75070	301	\$1,767,800	\$1,167,526	2018-109	12/30/2031
Total White Pigeon Schools			6		\$2,485,800	\$1,876,471		
75080	Three Rivers Schools							
	013 999 001 09	AMERICAN METAL FABRICATOR INC	75080	351	\$0	\$0	2013-178	12/30/2025
	013 999 130 05	PETERSON SPRING CIMA	75080	351	\$0	\$0	2013-102	12/30/2025
	051 960 079 00	R & H MACHINE PRODUCTS	75080	301	\$165,400	\$94,042	2014-040	12/31/2025
	051 960 231 02	W E SLITT COMPANY	75080	301	\$242,200	\$242,200	2013-006	12/31/2025
	051 970 165 02	PRECISION WIRE FORMS INC	75080	351	\$0	\$0	2013-308	12/31/2025
	051 970 674 55	R & H MACHINE PRODUCTS	75080	351	\$0	\$0	2014-040	12/31/2025
	013 999 001 08	AMERICAN METAL FABRICATOR INC	75080	351	\$0	\$0	2014-157	12/30/2026
	051 970 231 03	W E SLITT COMPANY	75080	351	\$0	\$0	2014-172	12/31/2026
	051 960 045 00	DOCK FOUNDRY COMPANY	75080	301	\$367,400	\$249,605	2016-069	12/30/2028
	051 970 165 03	PRECISION WIRE FORMS INC	75080	351	\$0	\$0	2016-054	12/30/2028
	051 970 180 05	R & H MACHINE PRODUCTS	75080	351	\$0	\$0	2016-025	12/30/2028
	051 960 220 08	801 TMWAY LLC	75080	301	\$4,057,300	\$3,072,689	2020-008	12/30/2032
	013 950 001 01	AM21 PROPERTIES LLC	75080	301	\$819,900	\$819,900	2022-059	12/30/2035
Total Three Rivers Schools			13		\$5,652,200	\$4,478,436		
75050	Constantine Schools							
	043 999 445 00	MICHIGAN MILK PRODUCERS ASSOC	75050	302	\$841,000	\$841,000	2014-434	12/31/2026
	043 999 445 10	MICHIGAN MILK PRODUCERS ASSOC	75050	351	\$0	\$0	2014-434	12/31/2026
	043 999 445 01	MICHIGAN MILK PRODUCERS ASSOC	75050	301	\$2,684,100	\$2,177,053	2018-144	12/30/2030
Total Constantine Schools			3		\$3,525,100	\$3,018,053		
75060	Mendon Schools							
	044 900 060 06	IAC MENDON LLC	75060	351	\$0	\$0	2013-040	12/30/2025
	044 900 061 06	IAC MENDON LLC	75060	301	\$421,500	\$421,500	2013-040	12/30/2025
	013 900 240 04	X L MACHINE CO INC	75060	301	\$969,200	\$654,787	2018-046	12/30/2030
	044 900 040 03	TH PLASTICS INC	75060	301	\$2,687,200	\$1,881,663	2019-016	12/31/2031
Total Mendon Schools			4		\$4,077,900	\$2,957,950		

RESOLUTION _____

ST. JOSEPH COUNTY, MICHIGAN

WHEREAS, MCL 211.34(1) requires the County Board of Commissioners to meet in April each year to determine county equalized valuations; which equalization shall be completed and submitted along with the tabular statement required by Section 5 of Act No. 44 of the Public Acts of 1911, as amended no later than May 1 of each year; and

WHEREAS, the assessment rolls of the various assessment jurisdictions have been reviewed by the various local Boards of Review throughout the County of St. Joseph and submitted to your Equalization Department in the appropriate timely manner; and

WHEREAS, those assessment rolls have been audited and balanced by your Equalization Department in accordance with the laws of the State of Michigan and the guidelines of the State Tax Commission; the results of such being listed on the attached equalization report and on the prescribed Michigan Department of Treasury Form L-4024 (County Equalization Directors Report of County Equalization).

NOW, THEREFORE, BE IT HEREBY RESOLVED that the St. Joseph County Board of Commissioners approves the County Equalized Valuations as indicated within the attached equalization report a cumulative total for Real Property of \$4,346,991,035 (Four Billion, Three Hundred Forty Six Million, Nine Hundred Ninety-One Thousand, Thirty Five Dollars) and a cumulative total for Personal Property of \$331,497,612 (Three Hundred Thirty-One Million, Four Hundred Ninety-One Thousand, Six Hundred Twelve Dollars). The combined total of Real and Personal Property of the Cities and Townships in St. Joseph County is \$4,678,488,647 (Four Billion, Six Hundred Seventy-Eight Million, Four Hundred Eighty-Eight Thousand, Six Hundred Forty-Seven Dollars).



COUNTY ADMINISTRATOR

Telephone: (269) 467-5617

125 Main St.
P.O. Box 277
Centreville, MI 49032-0277

BOARD AGENDA REQUEST FORM

PROPOSED FOR BOARD MEETING OF: April 15th, 2025

DEPARTMENT: Equalization

PREPARED BY: Josh Simmons

SUBJECT: Commercial and Industrial Appraisal Contract

SPECIFIC ACTION REQUESTED:

Approve 3 year contract for Commercial and Industrial Appraisals.

DESCRIPTION OF ACTION/BACKGROUND (dollar amount, purpose):

St. Joseph County contracts out our Commercial and Industrial Appraisals used in our Equalization studies. Contract not to exceed \$24,750.

FUNDING SOURCE IF REQUIRED (Federal, State, or Local):

N/A

PERSONNEL IF REQUIRED:

(indicate if elimination or creation and list FTE; job title; grade; full-time salary range; account number)

N/A

NEW OR RENEWAL:

Renewal. Previous contract expired last year. This contract is with the same contractor.

PROCUREMENT INFORMATION:

(indicate if the contract was bid out, if not, state reason(s) why; indicate last time contract was bid out; indicate if awarded bidder was the lowest bidder, if not, indicate why)

RFP was sent. Received 2 bids. Awarded bidder was the lowest bid.

CONTACT PERSON WITH PHONE NUMBER:

Josh Simmons - ext 550

RECOMMENDATION - Completed by Administrative Team

AGREEMENT

AGREEMENT IS HEREBY MADE between **ST. JOSEPH COUNTY** and **INDEPENDENT CONTRACTOR** set forth below according to the following terms, conditions, and provisions:

1. IDENTITY OF ST. JOSEPH COUNTY. ST. JOSEPH COUNTY (hereafter "County") is identified as follows:

County Department:	EQUALIZATION
Mailing Address:	PO BOX 189
City/State/Zip:	CENTREVILLE MI 49032
Business Telephone:	269 467-5576

2. IDENTITY OF INDEPENDENT CONTRACTOR. The INDEPENDENT CONTRACTOR (hereafter "IC") is identified as follows:

Full Legal Name of IC:	Assessing Solutions INC
Type of Entity:	<input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Corporation Mailing
Address:	<u>53710 Pulver Rd</u>
City/State/Zip	<u>Three Rivers MI 49093</u>
Business Telephone:	<u>616-836-6720</u>
Social Security No. or Federal E.I.N.	<u>84-4465324</u>

3. JOB TO BE PERFORMED. The COUNTY desires that IC perform, and IC agrees to perform, the following job:

225 COMMERCIAL AND INDUSTRIAL APPRAISALS AS DETERMINED APPROPRIATE FOR INCLUSION IN THE 2025-2026, 2026-2027 and 2027-2028 COUNTY EQUALIZATION STUDIES BY THE EQUALIZATION DIRECTOR OF THE ST. JOSEPH COUNTY EQUALIZATION DEPARTMENT.

4. AMOUNT AND TERMS OF PAYMENT. The COUNTY shall pay IC to the following terms and conditions:

PAYMENT PER PARCEL: \$110

FOR APPRAISALS AND SALES/APPRAISALS DEEMED ACCEPTABLE FOR COUNTY EQUALIZATION PURPOSES, TOTAL CONTRACTUAL SERVICE PAYMENTS NOT TO EXCEED \$24,750 PER YEAR.

5. PROGRESS PAYMENTS. Payments, as approved by the Equalization Director, may be made. (Note: If no payment terms are specified, payment terms will be Net 10 Days from the date of invoice.)

6. TERMS OF AGREEMENT, This agreement shall terminate at 11:50 PM on November 30, 2027 (month/day/year). IC shall have submitted to COUNTY the appraisal work called for in this agreement.

7. REIMBURSEMENT OF EXPENSES. The COUNTY shall not be liable to IC for any expenses paid or incurred by IC unless otherwise agreed in writing.

8. EQUIPMENT, TOOLS, MATERIALS, OR SUPPLIES. IC shall supply, at the IC's sole expense, all equipment, tools, materials, and/or supplies to accomplish the job agreed to be performed.

9. FEDERAL, STATE, AND LOCAL PAYROLL TAXES. Neither Federal, nor State, nor local income tax, nor payroll tax of any kind shall be withheld or paid by the COUNTY on behalf of IC or the employees of IC. IC shall not be treated as an employee with respect to the services performed hereunder for Federal or State tax purposes.

10. NOTICE TO IC REGARDING IC'S TAX DUTIES AND LIABILITIES. IC understands that IC is responsible to pay, according to law, IC's income tax. If IC is not a corporation, IC further understands that IC may be liable for self-employment (social security) tax, to be paid by IC according to law.

11. FRINGE BENEFITS. IC is engaged in IC's own independently established business. IC is not eligible for, and shall not participate in, any employee pension, health, or other fringe benefit plan, of the COUNTY.

12. RESPONSIBILITY OF PROVIDING WORKERS' COMPENSATION INSURANCE. No worker's compensation insurance shall be obtained by the COUNTY concerning IC or the employees of IC. IC shall comply with the workers' compensation law concerning IC and the employees of IC, and shall provide to the COUNTY CLERK a certificate of workers' compensation insurance.

13. TERMINATION WITHOUT CAUSE. Without cause, either party may terminate this agreement after giving 30 days prior written notice to the other of intent to terminate without cause. The parties shall deal with each other in good faith during the 30 day period after any notice of intent to terminate without cause has been given.

14. TERMINATION WITH CAUSE. With reasonable cause, either party may terminate this agreement effective immediately upon giving of written notice of termination for cause. Reasonable cause shall include:

- A. Material violation of this agreement.
- B. Any act exposing the other party to liability to others for personal injury or property damage.

15. NON-WAIVER. The failure of either party to exercise any of its rights under this agreement for a breach thereof shall not be deemed to be a waiver of such rights or a waiver of any subsequent breach.

16. NO AUTHORITY TO BIND CLIENT. IC has no authority to enter into contracts or agreements on behalf of the COUNTY. This agreement does not create a partnership between the parties.

17. DECLARATION BY INDEPENDENT CONTRACTOR. IC declares that IC has complied with all Federal, State, and local laws regarding business permits, certificates and licenses that may be required to carry out the work to be performed under this agreement.

18. HOW NOTICES SHALL BE GIVEN. Any notice given in connection with this agreement shall be given in writing and shall be delivered either by hand to the party or by certified mail, return receipt requested, to the party at the party's address stated herein. Any party may change its address stated herein by giving notice of the change in accordance with this paragraph.

19. ASSIGNABILITY. This agreement may be assigned upon mutual consent of both parties, in whole or in part, by IC. IC shall provide written notice to the COUNTY, and the COUNTY shall provide written notice of approval to the IC before any such assignment.

20. CHOICE OF LAW. Any dispute under this agreement or related to this agreement shall be decided in accordance with the laws of the State of Michigan.

21. ENTIRE AGREEMENT. This is the entire agreement of the parties.

22. SEVERABILITY. If any part of this agreement is held unenforceable, the rest of this agreement shall not be affected thereby and will remain in full force and effect.

23. AMENDMENTS. This agreement may be supplemented, amended or revised only in writing by agreement of the

I HAVE READ AND UNDERSTAND THE TERMS AND CONDITIONS OF THIS AGREEMENT.

ST. JOSEPH

Signed: _____ DATE: _____

(The Chairperson of the Board of Commissioners or the presiding Court Judge is the authorized signatories to this document.)

Print Name:

Title:

Signed: _____ DATE: _____

Print Name: Anthony E. Meyaard

**DISTRIBUTION 2 ORIGINALS
 2 COPIES**

COUNTY CLERK & INDEPENDENT CONTRACTOR CONTRACTING DEPARTMENT & FINANCE DEPARTMENT

CENTREVILLE COURTHOUSE

DESIGN DEVELOPMENT

*Improving Safety & Security, Courtroom Environment,
Workplace & Public Environment, Workflow*

PROJECT OBJECTIVES

Safety & Security

Technology and line of sight

Courtroom Environment

Supreme Court Administrative Office Standards

Workplace & Public Environment

ADA Requirements

Workflow

Inefficient work processes



2019 Courts Building
Master Plan

Facilities assessment
and analysis
completed to develop
the project objectives
and scope of work

PHASE 1

Three Rivers Family Courts

2022 the St. Joseph County Board of Commissioners approved the purchase of the former Three Rivers Library and completed the 20,000SF renovation in 2024.

Benefits

County Owned Property
Departments moved out of the basement
Swing space for renovations



PHASE 2

Centreville Courts

2022 the St. Joseph County Board of Commissioners approves the plan to renovate 24,500 SF at the Centreville Courthouse, including a new sallyport, and excluding the basement

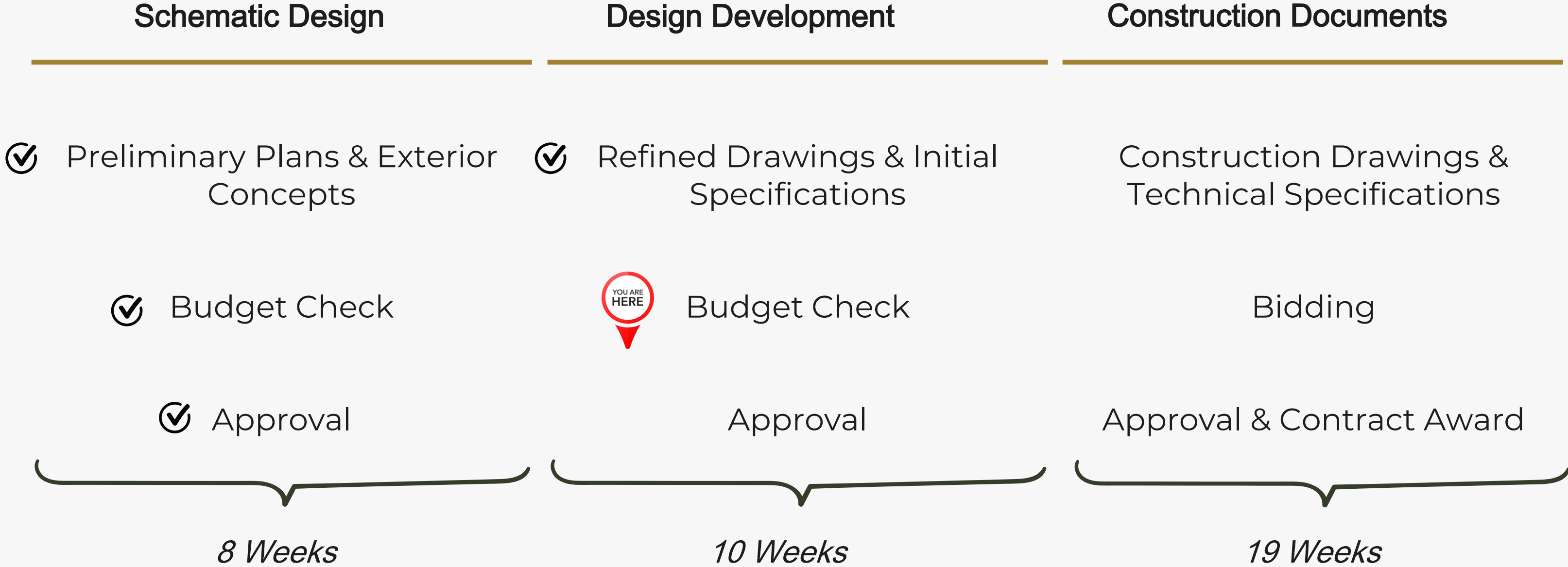
Benefits

Allows St. Joseph County to meet all objectives identified in the master plan
Provides DC Probation and Public Defender department space



DESIGN PROCESS

Budget checks are an important step to make sure the cost continues to align with budget needs and allows time to make any necessary adjustments before bidding



PHASE 2

SCHEMATIC DESIGN

2024 the St. Joseph County Board of Commissioners approves the Schematic Design Budget with changes to the project scope

Safety & Security

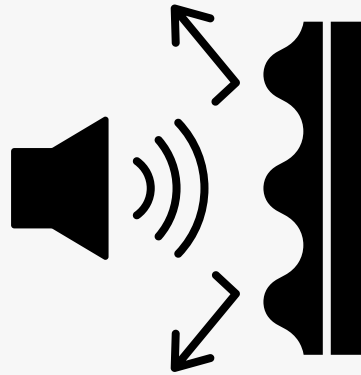
Environment

Courtrooms

Workflow

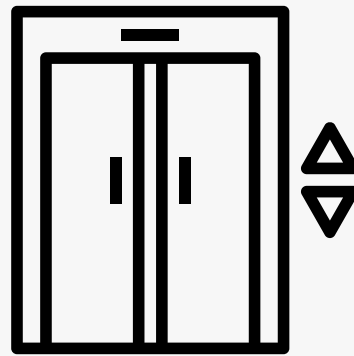


Landscaping & Irrigation



Second story addition

Security entrance expansion



Acoustics engineering

Elevator modernization

West parking lot



Chiller evaluation

Expanded fire alarm

PHASE 2

2025 St. Joseph County Board of Commissioners approved the bonding resolution for project funding. DD Budget to be presented to Executive Committee on 4/8/2025

DESIGN DEVELOPMENT

Capital Budget Allocations

- BrickTuckPointing \$52,000
- ElevatorMaintenance \$46,000
- WestParkingLot \$43,000

	<u>Schematic Design</u> <i>BOC approved 10/15/24</i>	<u>Design Development</u> <i>presented 1/29/25</i>	<u>Design Development R1</u> <i>presented 3/24/25</i>
Construction	\$ 8,589,396	\$ 9,173,298	\$ 9,342,976.06
A/E Services: Eckert Wordell	\$ 398,500	\$ 466,245	\$ 466,245
Environmental & Site Due Diligence	\$ 11,250	\$ 11,250	\$ 11,250
Owner's Representative TBG	\$ 158,904	\$ 203,692	\$ 209,166.01
Furniture, Fixtures, & Equipment	\$ 1,363,500	\$ 1,389,025	\$ 1,475,799.78
Builder's Risk Insurance	\$ 10,000	\$ 10,000	\$ 10,000
Budget Totals	\$ 10,531,550	\$ 11,253,511	\$ 11,515,436.85

Construction Tariff Allowances \$ 266,978.00
Construction Budget with tariff escalations \$ 9,609,954.06

UPDATES TBD

PHASE 2

POTENTIAL COST IMPACTS

Overhead Doors in Security Garage

Security Entrance layout & design

Security Cameras final layout & design

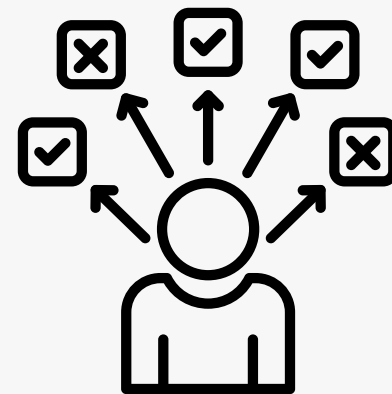
Project items that can impact cost that depend on what is approved through the remainder of design and award process

Chiller removal and replacement

Elevator allowance for jack boring

Humidification alternate

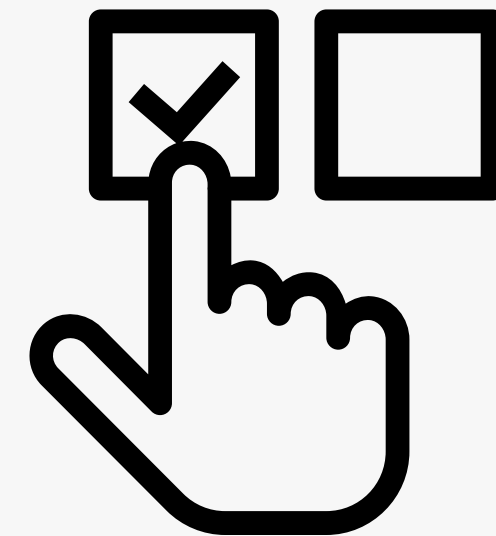
BDA System / Antenna & Repeater



BID OPTIONS

What scope items would the Board of Commissioners like detailed by cost on bid day to make final decisions

- Add Humidification and RO system to mechanical system
- High speed overhead doors
- Others?



CENTREVILLE COURTHOUSE

DESIGN DEVELOPMENT

*Improving Safety & Security, Courtroom Environment,
Workplace & Public Environment, Workflow*

Estimate: 182513 St. Joseph County Courts_Centreville_100% DD Budget REV01, HVAC Updates, Escalation and Tariff

Unit Cost by Subdivision Summary

Estimate Table

Item Code	Description	Quantity	Unit	Material Unit Cost	Material Total	Labor Unit Cost	Labor Total	Subcontractor Unit Cost	Subcontractor Total	Total
01.2000 Price And Payment Procedures										
01.2000.1020	Permit & Plan Review Allowance	1.00	AL	35,000.00	35,000.00	0.00	0.00	0.00	0.00	35,000.00
01.2000.1080	Winter Condition Allowance	4.00	MO	5,000.00	20,000.00	0.00	0.00	0.00	0.00	20,000.00
01.3000 Administrative Requirements										
01.3000.1110	Superintendent	96.00	WK	0.00	0.00	3,600.00	345,600.00	0.00	0.00	345,600.00
01.3000.1010	Foreman / General Labor	1,920.00	HR	75.00	144,000.00	0.00	0.00	0.00	0.00	144,000.00
01.4000 Quality Requirements										
01.4000.1070	Insurance-Builders Risk_By Owner	1.00	AL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01.4500 Quality Control										
01.4500.1070	Testing And Inspecting Services	1.00	AL	0.00	0.00	0.00	0.00	16,500.00	16,500.00	16,500.00
01.5000 Temporary Facilities And Controls										
01.5000.1070	Temporary Construction Signs	1.00	AL	3,500.00	3,500.00	0.00	0.00	0.00	0.00	3,500.00
01.5000.1000	Misc. Consumables	24.00	MO	750.00	18,000.00	0.00	0.00	0.00	0.00	18,000.00
01.5000.1040	Temporary Job Site Trailer for Office_Electric Usage By Owner	24.00	MO	650.00	15,600.00	0.00	0.00	0.00	0.00	15,600.00
01.5000.1160	Temporary Toilets (3units/ mo)	24.00	MO	440.00	10,560.00	0.00	0.00	0.00	0.00	10,560.00
01.5000.1100	Temporary Fire Extinguishers_12 EA	12.00	EA	450.00	5,400.00	0.00	0.00	0.00	0.00	5,400.00
01.5400 Construction Aids										
01.5400.1070	Equipment Rental	24.00	MO	1,000.00	24,000.00	0.00	0.00	0.00	0.00	24,000.00
01.5600 Temporary Barriers And Enclosures										
01.5600.1020	Temporary Barriers And Enclosures	1.00	AL	7,500.00	7,500.00	7,500.00	7,500.00	0.00	0.00	15,000.00
01.5600.1070	Temporary Protective Walkways_RAM Board & Mats	1.00	AL	11,225.00	11,225.00	12,000.00	12,000.00	0.00	0.00	23,225.00
01.5600.1040	Temporary Fencing	1.00	AL	0.00	0.00	0.00	0.00	10,000.00	10,000.00	10,000.00
01.7000 Execution And Closeout Requirements										
01.7000.1020	Construction Layout / Staking	2.00	AL	0.00	0.00	0.00	0.00	1,500.00	3,000.00	3,000.00
01.7000.1100	Travel Expense / Gas	96.00	WK	200.00	19,200.00	0.00	0.00	0.00	0.00	19,200.00

Item Code	Description	Quantity	Unit	Material Unit Cost	Material Total	Labor Unit Cost	Labor Total	Subcontractor Unit Cost	Subcontractor Total	Total
01.7400 Cleaning And Waste Management										
01.7400.1020	30 CY Debris Box Rental	50.00	EA	650.00	32,500.00	0.00	0.00	0.00	0.00	32,500.00
01.7400.1060	Final Cleaning	25,500.00	SF	0.00	0.00	0.00	0.00	1.05	26,775.00	26,775.00
02.4100 Demolition										
02.4100.1010	Selective Demolition	26,900.00	SF	0.00	0.00	3.00	80,700.00	0.00	0.00	80,700.00
03.0010 Conceptual Costs										
03.0010.1010	Concrete	1.00	AL	0.00	0.00	0.00	0.00	210,000.00	210,000.00	210,000.00
03.0010.1010	Rebar Escalation / Tariff Allowance	1.00	AL	0.00	0.00	0.00	0.00	5,500.00	5,500.00	5,500.00
04.0010 Conceptual Costs										
04.0010.1010	Masonry_Ext. Brick Columns to be Repaired Only	1.00	LS	0.00	0.00	0.00	0.00	361,000.00	361,000.00	361,000.00
04.0100 Maintenance Of Masonry										
04.0100.1020	Misc. Interior Patching at CMU Walls	1.00	AL	0.00	0.00	0.00	0.00	30,000.00	30,000.00	30,000.00
05.0010 Conceptual Costs										
05.0010.1010	Structural & Misc. Steel_Div. 5	1.00	AL	0.00	0.00	0.00	0.00	204,411.00	204,411.00	204,411.00
05.0010.1010	Structural Steel Reinforcement Allowance	1.00	AL	0.00	0.00	0.00	0.00	35,000.00	35,000.00	35,000.00
05.0010.1010	Structural Steel Escalation / Tariff Allowance	1.00	AL	0.00	0.00	0.00	0.00	20,000.00	20,000.00	20,000.00
06.1000 Rough Carpentry										
06.1000.1000	Rough Carpentry_Interior Wood Blocking	26,900.00	SF	0.60	16,140.00	0.60	16,140.00	0.00	0.00	32,280.00
06.4000 Architectural Wood Casework										
06.4000.1000	Interior Architectural Woodwork	1.00	AL	152,216.00	152,216.00	87,600.00	87,600.00	0.00	0.00	239,816.00
07.2000 Thermal Protection										
07.2000.1010	Thermal and Sound Insulation	10,800.00	SF	0.00	0.00	0.00	0.00	2.50	27,000.00	27,000.00
07.5000 Membrane Roofing										
07.5000.1010	Membrane Roofing_FC Budget	1,710.00	SF	0.00	0.00	0.00	0.00	26.00	44,460.00	44,460.00
07.6000 Flashing And Sheet Metal										
07.6000.1070	Coping at Brick Columns	1.00	AL	0.00	0.00	0.00	0.00	25,000.00	25,000.00	25,000.00
07.9000 Joint Protection										
07.9000.1000	Joint Protection	2,510.00	SF	0.00	0.00	0.00	0.00	2.50	6,275.00	6,275.00
07.9000.1000	Joint Protection	26,900.00	SF	0.00	0.00	0.00	0.00	1.00	26,900.00	26,900.00

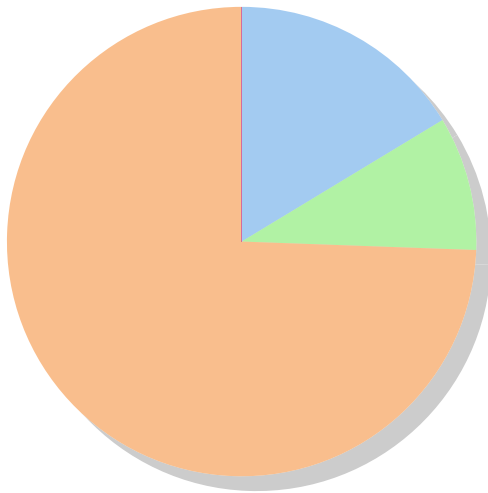
Item Code	Description	Quantity	Unit	Material Unit Cost	Material Total	Labor Unit Cost	Labor Total	Subcontractor Unit Cost	Subcontractor Total	Total
07.9200 Joint Sealants										
07.9200.1010	Joint Sealant	26,900.00	SF	0.00	0.00	0.00	0.00	1.50	40,350.00	40,350.00
08.1000 Doors And Frames										
08.1000.1010	Commercial Doors, Frames and Hardware	112.00	EA	2,750.00	308,000.00	750.00	84,000.00	0.00	0.00	392,000.00
08.1000.1010	Commercial Doors, Frames and Hardware_Escalation / Tariff Allowance	1.00	AL	19,250.00	19,250.00	0.00	0.00	0.00	0.00	19,250.00
08.3300 Coiling Doors And Grilles										
08.3300.1030	Overhead Coiling Doors	2.00	EA	0.00	0.00	0.00	0.00	8,500.00	17,000.00	17,000.00
08.4000 Entrances, Storefronts, And Curtain Walls										
08.4000.1020	Aluminum-Framed Entrances And Storefronts	1.00	AL	0.00	0.00	0.00	0.00	318,612.00	318,612.00	318,612.00
08.4000.1020	Aluminum-Framed Entrances And Storefronts_Escalation / Tariff Allowance	1.00	LS	0.00	0.00	0.00	0.00	13,145.00	13,145.00	13,145.00
09.2900 Gypsum Board										
09.2900.1010	Remove / Replace Ceilings in Basement as Shown	3,800.00	SF	0.00	0.00	0.00	0.00	8.00	30,400.00	30,400.00
09.2900.1010	Metal Stud and Gypsum Board Assemblies, ACT	1.00	SF	0.00	0.00	0.00	0.00	572,000.00	572,000.00	572,000.00
09.2900.1010	Metal Stud_Escalation / Tariff Allowance	1.00	AL	0.00	0.00	0.00	0.00	17,875.00	17,875.00	17,875.00
09.6000 Flooring										
09.6000.1010	Flooring	28,410.00	SF	0.00	0.00	0.00	0.00	11.00	312,510.00	312,510.00
09.9000 Painting And Coating										
09.9000.1000	Painting And Coating	2,510.00	SF	0.00	0.00	0.00	0.00	7.00	17,570.00	17,570.00
09.9100 Painting										
09.9100.1010	Painting	26,900.00	SF	0.00	0.00	0.00	0.00	7.00	188,300.00	188,300.00
10.1400 Signage										
10.1400.1040	Driveway Signage	1.00	AL	750.00	750.00	200.00	200.00	0.00	0.00	950.00
10.1400.1010	Interior Signage_By Owner	0.00	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.2100 Compartments And Cubicles										
10.2100.1100	Plastic Toilet Compartments	4.00	AL	0.00	0.00	0.00	0.00	4,800.00	19,200.00	19,200.00
10.2800 Toilet, Bath, And Laundry Accessories										
10.2800.1030	Commercial Toilet Accessories	7.00	EA	1,800.00	12,600.00	750.00	5,250.00	0.00	0.00	17,850.00

Item Code	Description	Quantity	Unit	Material Unit Cost	Material Total	Labor Unit Cost	Labor Total	Subcontractor Unit Cost	Subcontractor Total	Total
10.4400 Fire Protection Specialties										
10.4400.1050	Fire Extinguishers & Cabinets	26,900.00	SF	0.50	13,450.00	0.10	2,690.00	0.00	0.00	16,140.00
12.3500 Specialty Casework										
12.3500.1800	Courtroom Casework_Judge Bench, Jury Box, Witness Stand, Wainscot	1.00	AL	558,810.00	558,810.00	165,000.00	165,000.00	0.00	0.00	723,810.00
14.2000 Elevators										
14.2000.1050	Elevator Modernization_Courthouse Lobby_TKE	1.00	AL	0.00	0.00	0.00	0.00	158,757.00	158,757.00	158,757.00
14.2000.1050	Elevator Modernization_Security_TKE	1.00	AL	0.00	0.00	0.00	0.00	184,729.00	184,729.00	184,729.00
14.2000.1050	Elevators_Additional Boring Allowance for (2) Elevators	2.00	AL	0.00	0.00	0.00	0.00	75,000.00	150,000.00	150,000.00
14.2000.1050	Elevators_Jack Replacement at Courthouse Lobby	1.00	AL	0.00	0.00	0.00	0.00	50,315.00	50,315.00	50,315.00
14.2000.1050	Elevators_Jack Replacement at Security	1.00	AL	0.00	0.00	0.00	0.00	43,786.00	43,786.00	43,786.00
21.0010 Conceptual Costs										
21.0010.1010	Wet System Fire Sprinklers_Extend to 1st and 2nd Floor	26,900.00	SF	0.00	0.00	0.00	0.00	6.00	161,400.00	161,400.00
21.0010.1010	Fire Suppression Subcontractor	2,510.00	SF	0.00	0.00	0.00	0.00	6.00	15,060.00	15,060.00
21.0010.1010	Fire Suppression Subcontractor_Escalation / Tariff Allowance	1.00	AL	0.00	0.00	0.00	0.00	8,750.00	8,750.00	8,750.00
21.0010.1010	Add Sprinklers to Penthouse / Connector Hall	3,000.00	SF	0.00	0.00	0.00	0.00	12.00	36,000.00	36,000.00
22.0010 Conceptual Costs										
22.0010.1010	Plumbing Subcontractor_Per Fixture Unit	61.00	EA	0.00	0.00	0.00	0.00	5,500.00	335,500.00	335,500.00
22.0010.1010	Trench Drain	16.00	LF	0.00	0.00	0.00	0.00	500.00	8,000.00	8,000.00
22.0010.1010	Roof Drain / Storm	72.00	LF	0.00	0.00	0.00	0.00	150.00	10,800.00	10,800.00
22.0010.1010	Plumbing Drains, Venting and Misc	26,900.00	SF	0.00	0.00	0.00	0.00	3.00	80,700.00	80,700.00
22.0010.1010	Plumbing Subcontractor_Escalation / Tariff Allowance	1.00	AL	0.00	0.00	0.00	0.00	10,500.00	10,500.00	10,500.00
23.0010 Conceptual Costs										
23.0010.1010	HVAC_Add Mini-Splits @ IT Closets	3.00	EA	0.00	0.00	0.00	0.00	11,350.00	34,050.00	34,050.00

Item Code	Description	Quantity	Unit	Material Unit Cost	Material Total	Labor Unit Cost	Labor Total	Subcontractor Unit Cost	Subcontractor Total	Total
23.0010.1010	HVAC_Conrtrls Allowance	26,900.00	SF	0.00	0.00	0.00	0.00	3.75	100,875.00	100,875.00
23.0010.1010	HVAC_Ductwork, Hydronic Piping, Fin Tube	26,900.00	SF	0.00	0.00	0.00	0.00	28.50	766,650.00	766,650.00
23.0010.1010	HVAC_Add Exhaust at Sally Port	1.00	AL	0.00	0.00	0.00	0.00	56,840.00	56,840.00	56,840.00
23.0010.1010	HVAC_Relocate Existing VAV	6.00	EA	0.00	0.00	0.00	0.00	6,100.00	36,600.00	36,600.00
23.0010.1010	HVAC_Furnish and Install New VAV / Zone	10.00	EA	0.00	0.00	0.00	0.00	8,600.00	86,000.00	86,000.00
23.0010.1010	HVAC_Add Stat & Controls Allowance for New VAV/Zone	10.00	EA	0.00	0.00	0.00	0.00	2,500.00	25,000.00	25,000.00
23.0010.1010	HVAC_Escalation / Tariff Allowance	1.00	AL	0.00	0.00	0.00	0.00	50,000.00	50,000.00	50,000.00
26.0010 Conceptual Costs										
26.0010.1010	Site Electrical_Light Pole Move	1.00	AL	0.00	0.00	0.00	0.00	7,500.00	7,500.00	7,500.00
26.0010.1010	Electrical Lights, Power, General	1.00	LS	0.00	0.00	0.00	0.00	939,168.00	939,168.00	939,168.00
26.0010.1010	Electrical Materials_Escalation / Tariff Allowance	1.00	AL	0.00	0.00	0.00	0.00	46,958.00	46,958.00	46,958.00
26.3200 Packaged Generator Assemblies										
26.3200.1010	Engine Generators	1.00	LS	0.00	0.00	0.00	0.00	75,000.00	75,000.00	75,000.00
27.2000 Data Communications										
27.2000.1010	Data Communications_Rough In Only_Esper	1.00	LS	0.00	0.00	0.00	0.00	36,030.00	36,030.00	36,030.00
27.4000 Audio-Video Communications										
27.4000.1030	A/V / Access Control Sleaving	26,900.00	SF	0.00	0.00	0.00	0.00	2.00	53,800.00	53,800.00
28.3000 Electronic Detection And Alarm										
28.3000.1090	Fire Detection And Alarm	1.00	AL	0.00	0.00	0.00	0.00	145,184.00	145,184.00	145,184.00
31.0010 Conceptual Costs										
31.0010.1010	Site Demolition, Excavation & Grading	1.00	AL	0.00	0.00	0.00	0.00	26,215.00	26,215.00	26,215.00
31.0010.1010	Excavate / Backfill Foundation	1,200.00	CY	0.00	0.00	0.00	0.00	40.00	48,000.00	48,000.00
31.0010.1010	Remove & Replace Gravel in Parking Lot	1.00	AL	0.00	0.00	0.00	0.00	16,780.00	16,780.00	16,780.00
32.1200 Flexible Paving										
32.1200.1030	Repave West Lot	12,720.00	SF	0.00	0.00	0.00	0.00	3.25	41,340.00	41,340.00
32.8000 Irrigation										

Item Code	Description	Quantity	Unit	Material Unit Cost	Material Total	Labor Unit Cost	Labor Total	Subcontractor Unit Cost	Subcontractor Total	Total
32.8000.1000	Irrigation Allowance_TBG Directed_From EW	1.00	AL	0.00	0.00	0.00	0.00	11,000.00	11,000.00	11,000.00
32.9000 Planting										
32.9000.1010	Lawn Restoration	3,600.00	SF	0.00	0.00	0.00	0.00	2.00	7,200.00	7,200.00
32.9000.1010	Landscaping Allowance_TBG Directed_From EW	1.00	AL	0.00	0.00	0.00	0.00	39,068.00	39,068.00	39,068.00

Estimate Summary



- Material [\$1,427,701]
- Labor [\$806,680]
- SubContractor [\$6,502,338]
- Equipment [\$0]
- Other [\$0]

Description		Total
Sub-Total (Base Cost)		\$8,736,719.00
Sub-Total (Direct Cost)		\$8,736,719.00
Overhead & Profit	3.7500%	327,626.96
Bond Fee	1.2000%	108,772.15
Contingency	5.0000%	436,835.95
Total Estimate		\$9,609,954.06

NOTES:

1. Includes \$65K cost reduction to use solid surface tops in lieu of quartz
 2. HVAC adds to be confirmed later today.
 3. Escalation line items added based on current forecast
 4. Add \$65K for high speed overhead coiling doors with a travel rate of 10" / Sec.
- Add \$115K for high speed overhead coiling doors with a travel rate of 20" / Sec.



COUNTY ADMINISTRATOR

Telephone: (269) 467-5617

125 Main St.
P.O. Box 277
Centreville, MI 49032-0277

BOARD AGENDA REQUEST FORM

PROPOSED FOR BOARD MEETING OF: April 15

DEPARTMENT: Parks

PREPARED BY: Administration

SUBJECT: Property Exchange – St. Joseph County Parks & Julia M. Hughes Trust

SPECIFIC ACTION REQUESTED:

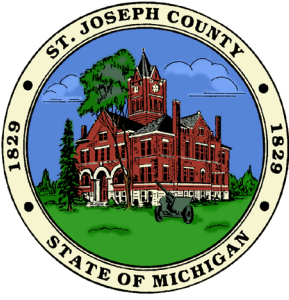
Authorize the County Administrator to sign and execute quit claim deeds finalizing a property exchange between St. Joseph County Parks and Recreation and the Julia M. Hughes Revocable Trust.

DESCRIPTION OF ACTION/BACKGROUND (dollar amount, purpose):

This action finalizes a longstanding agreement between St. Joseph County Parks and Recreation and Julia Hughes (now the Julia M. Hughes Revocable Trust) to clarify boundary lines and ownership of property adjacent to Rawson's King Mill County Park. The County will convey a portion of property along the peninsula (previously occupied by the Hughes family) to the Trust, and the Trust will convey a different portion of adjacent land to the County for park access and maintenance use. The 2008 survey and 2013 draft settlement agreement laid the foundation for the exchange, but it was never finalized due to illness and other delays. There is no cost associated with this transaction. The deeds reference a nominal value of \$1 and the exchange is exempt from transfer taxes under state law. No new property is being purchased — this is a boundary clarification and exchange only.

FUNDING DETAILS (Funding Source, Budget Amount, GL #, etc.):

No funding is required. All legal preparation has been handled by the parties. The deeds reference a nominal amount and no funds will be exchanged.



COUNTY ADMINISTRATOR

Telephone: (269) 467-5617

125 Main St.
P.O. Box 277
Centreville, MI 49032-0277

Summary of Correspondence from Matthew Davidson, Attorney for the Julia M. Hughes Trust (April 2, 2025)

Attorney Matthew Davidson, representing Helen Hughes (Trustee of the Julia M. Hughes Revocable Trust), submitted a formal request for the County to complete a longstanding real estate exchange involving property at Rawson's King Mill County Park.

In the early 2010s, Julia Hughes and the County Parks and Recreation Department negotiated a property swap to resolve overlapping claims and improve park access. The County agreed to convey a portion of land along the peninsula (previously occupied by the Hughes family), and in return, Ms. Hughes agreed to convey adjacent land to the County and provide an easement for maintenance access to the County's otherwise landlocked parcel. A 2008 survey and 2013 draft settlement agreement supported the exchange.

Although deeds were prepared and surveys completed, the transaction was never finalized due to personal and legal complications. The Trust is now requesting that the County complete the transfer in accordance with the original intent and the updated deeds.

Mr. Davidson confirms that the agreement is supported by past records and conversations with Parks and Recreation staff, and has submitted revised deeds and supporting documentation to complete the transaction.

QUIT CLAIM DEED

The Grantor: **Helen Hughes, Trustee of the Julia M. Hughes Revocable Trust***
whose address is: 1942 Alder Lane, Apt 1, Sturgis, Michigan 49091

Quit Claims to Grantee: **St. Joseph County Board of Commissioners** for the use and benefit of:
St. Joseph County Parks and Recreation Commission
whose address is: PO Box 277, Centreville, MI 49032 and
PO Box 427, Centreville, MI 49032

The following described premises situated in the Township of Leonidas, County of St. Joseph and State of Michigan:

Part of the Northwest Quarter of Section 21, Town 5 South, Range 9 West, Leonidas Township, St. Joseph County, Michigan, described as follows:

Beginning at the Northwest Corner of Section 21 and running thence South 89°08'25" East, along the North line of said Section, 808.31 feet to a capped rebar set on a random traverse line; thence South 47°36'48" West, along said traverse line, 659.38 feet to a capped rebar set; thence North 41°31'43" West 97.67 feet to a capped rebar set; thence North 71°07'26" West 140.31 feet to a capped rebar set; thence North 64°51'46" West 138.96 feet to a capped rebar set on the West line of said Section 21; thence North 00°26'12" East, along said West line, 279.11 feet to the point of beginning.

Also: All that land lying between the random traverse line and the shoreline of Nottawa Creek as bounded by the Northerly and Easterly extension of the side lines.

Also: The islands in Nottawa Creek that fall to the East and South of the described parcel.

Together with an easement for ingress and egress to Krupp Road across the existing drive through the Hughes property. The Easement shall be for the benefit of the St. Joseph County Parks and Recreation Board, and its staff, employees, and agents, for maintenance and administrative purposes only, with reasonable notice to the owners of the property. The path of the easement beyond the existing drive shall be so as not to damage the owner's property and the county shall restore any damage to its pre-damage condition. The easement is not for public access.

Subject to all other easements and restrictions of record.

Tax Parcel Number # 75 008 021 003 00 (s)

*** Certificate of Trust recorded at document [REDACTED], St. Joseph County Register of Deeds**

This deed is to clarify boundary lines and ownership of property, and is not a transfer for purposes of uncapping taxable values.

This instrument is given, without monetary consideration, to correct boundary lines and is exempt from State Transfer Tax pursuant to MCL 207.526(m) and is exempt from County Transfer Tax pursuant to MCL 207.505(k).

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

This instrument has a consideration less than \$100.00 and is exempt from State Transfer Tax pursuant to MCL 207.526(a) and is exempt from County Transfer Tax pursuant to MCL 207.505(a).

The Grantors grant to the Grantees the right to make 100 % of all allowable divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

For the sum of One (\$1.00).....DOLLARS

Dated this _____ day of _____, 2025

QUIT CLAIM DEED

The Grantors: **St. Joseph County Board of Commissioners** for the use and benefit of: **St. Joseph County Parks and Recreation Commission**

whose address is: PO Box 277, Centreville, MI 49032 and
PO Box 427, Centreville, MI 49032

Quit Claims to Grantee: **Helen Hughes, Trustee of the Julia M. Hughes Revocable Trust**

whose address is: 1942 Alder Lane, Apt 1, Sturgis, Michigan 49091

The following described premises situated in the Township of Leonidas, County of St. Joseph and State of Michigan:

Part of the Northwest Quarter of Section 21, Town 5 South, Range 9 West, Leonidas Township, St. Joseph County, Michigan described as follows:

Commencing at the Northwest Corner of Section 21 and running thence South 00°26'12" West, along the West line of said Section, 279.11 feet to a capped rebar set at the point of beginning of this description; the boundary runs thence South 64°51'46" East 138.96 feet to a capped rebar set; thence South 71°07'26" East 140.31 feet to a capped rebar set; thence South 41°31'43" East 97.67 feet to a capped rebar set on a random traverse line; thence South 09°28' 16" West, along said line, 243.91 feet; thence North 67°31'08" West, along said traverse line, 308.95 feet to a capped rebar set on the West line of said Section; thence North 00°26'12" East, along said line, 300.00 feet to the point of beginning.

Also: All that land lying between the random traverse lines and the shoreline of Nottawa Creek as bounded by the Easterly and Southerly extension of the side lines.

Subject to an easement for ingress and egress for the parcel owned by St. Joseph County to the Northeast across an existing drive. The Easement shall be for the benefit of the St. Joseph County Parks and Recreation Board, and its staff, employees, and agents, for maintenance and administrative purposes only, with reasonable notice to the owners of the servient property. The path of the easement beyond the existing drive shall be so as not to damage the owner's property and the county shall restore any damage to its pre-damage condition. The easement is not for public access.

Subject to all other easements and restrictions of record.

Tax Parcel Number # 75 008 021 003 00 (s)

This deed is to clarify boundary lines and ownership of property and is not a transfer of property for purposes of uncapping taxable value.

This instrument is given, without monetary consideration, to correct boundary lines and is exempt from State Transfer Tax pursuant to MCL 207.526(m) and is exempt from County Transfer Tax pursuant to MCL 207.505(k).

Subject to easements and restrictions of record.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

The Grantors grant to the Grantees the right to make 100 % of all allowable divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

For the sum of One (\$1.00).....DOLLARS

Dated this ____ day of _____, 2025

APPRECIATION FOR ST. JOSEPH, CASS, KALAMAZOO POMONA GRANGE #4
RESOLUTION NO. _____

WHEREAS, since 1867 the Grange nationally has been recognized as a leading voice on behalf of rural America through legislation, leadership development, fellowship with fellow Grangers and service projects to make their communities a better place for us all, and

WHEREAS, the Grange came to Michigan in 1872, with major growth coming rapidly. Many of the first Granges in our state came from Southwest Michigan in 1873, and

WHEREAS, The Pomona Grange, a.k.a county or district Grange, was organized in the spring of 1875 as the St. Joseph County Pomona Grange #4. The call to organize brought Grangers to Centreville to begin the charter process and shortly thereafter the first actual meeting was held at River Side Grange Hall, and

WHEREAS, early meetings were two-day affairs consisting of legislative work, crop and homemaking reports, programs of educational and entertainment value, and plenty of fellowship and food. The hosting local Grange provided the meeting place and meals and lodging for attendees, and

WHEREAS, over the years many activities and projects have been sponsored including local Grange fairs, picnics, parades, rallies, educational institutes, etc., and

WHEREAS, in 1916 at a Pomona Grange meeting, the decision was made to assume the fall operation of the county fair with each local Grange represented by a director. And though it's not operated as in the past, it's still referred to as the "St. Joseph County Grange Fair", and

WHEREAS in the early 80's, the Cass County Pomona Grange closed, and their two Granges were warmly welcomed. The early 90's found the one remaining in Kalamazoo County local Grange joining the fold, thus becoming the St. Joseph, Cass, Kalamazoo Pomona Grange #4.

WHEREAS, today, five local chapters in the three-county region make up the Pomona Grange meeting, once a month at various Grange halls or restaurants. While not epic in scale as in the past, monthly service projects are planned and carried out, a fun and educational program presented and friendship and fellowship is nurtured.

THEREFORE BE IT RESOLVED, the St. Joseph County Board of Commissioners would like to take this opportunity to express our thanks to the five local Granges for what they do in and for their communities and to proudly and gladly salute the St. Joseph, Cass, Kalamazoo Pomona Grange #4 on 150th anniversary of their founding and to wish them many more years of growth, service and fellowship.

STATE OF MICHIGAN }

}SS

COUNTY OF ST. JOSEPH }

I, GINA EVERSON, Clerk of the St. Joseph County Board of Commissioners and Clerk of the County of St. Joseph, do hereby certify that the above Resolution was duly adopted by said Board on April 15th, 2025.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said County and Circuit Court at Centreville,
Michigan, the 15th day of April 2025

Gina Everson, Clerk of the County of St. Joseph



COUNTY ADMINISTRATOR

Telephone: (269) 467-5617

125 Main St.
P.O. Box 277
Centreville, MI 49032-0277

BOARD AGENDA REQUEST FORM

PROPOSED FOR BOARD MEETING OF: April 15

DEPARTMENT: Sheriff's Office

PREPARED BY: Administration

SUBJECT: AED's and Kits

SPECIFIC ACTION REQUESTED:

Approval of emergency funding to purchase 15 automated external defibrillators (AEDs), 15 emergency response kits, and 14 updated IFAK first aid kits to support the St. Joseph County Sheriff's Office road patrol.

DESCRIPTION OF ACTION/BACKGROUND (dollar amount, purpose):

Due to increased demand on the St. Joseph County Sheriff's Office to provide medical response, especially in rural areas where ambulance response times have increased, patrol units are frequently acting as primary first responders. Current AED units are no longer functional or supported, and all but one is out of service. Additionally, many first aid kits are expired or have been depleted. In 2025 alone, deputies have deployed AEDs 13 times and have used agency and personally owned medical supplies at emergency and suicide-related calls. The proposed solution is to purchase 15 new AEDs with cellular monitoring, 15 emergency response kits, and 14 IFAK first aid kits (7 of each type). This critical equipment replacement will ensure deputies can continue to provide life-saving care in the field.

FUNDING DETAILS (Funding Source, Budget Amount, GL #, etc.):

Funding Details: Total requested funding is \$32,320.12. AEDs and emergency kits (via Stryker Medical): \$30,124.00 (includes a \$3,750 trade-in credit and \$199 shipping). IFAK first aid kits (via North American Rescue): \$2,196.12 (includes shipping). The request is for emergency one-time funding. No recurring costs are included, and equipment will serve a multi-year operational period. Cellular data plans for AEDs are covered under the initial contract.



SHERIFF CHAD L. SPENCE

*Undersheriff David Northrop
Chief Deputy Zachary Zuk
Captain Troy Faulk
Emergency Manager Erin Goff*

Request for Emergency Funding

Problem

The sheriff's office road patrol is responding and rendering medical aide to our community members at an increasing rate. Our more rural ambulance response times appear to be increasing as well. This truly leaves our deputies as medical first responders for longer times and eating up our supplies quickly. Our reusable lifesaving equipment is at the end of its service life due to age and usage. The sheriff's office has deployed AEDs 13 times so far in 2025 and utilized first aide equipment owned by the agency and personally owned at medical and suicide calls. The AEDs are at an age in which they are no longer supported, or the units have just stopped working. Currently, all but one unit is out of service for the sheriff's office. All first aid packs are expired, or they've been deployed and making them unserviceable.

Solution

Purchase a minimum of 7 AEDs and replace 7 IFAK First Aide Packs. An additional 8 AEDs need to be purchased, but our greatest concerns with the restocking of the fleet units who are many times the first responders.

Request

Purchase needed AEDs at a cost of:

AED	1,825.00
KIT	41.00
Cellular Data	379.00
	<hr/>
	\$ 2,245.00

Purchase needed IFAK 1st Aide Kits

Kits USCG IFAK- BLK	\$ 1,224.86
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650 E. Main St.
PO Box 339
Centreville, MI 49032
269-467-9045



SJCSO CR2 CELLULAR Quote 2.26.25

Quote Number: 11076057

Remit to: Stryker Sales, LLC
21343 NETWORK PLACE
CHICAGO IL 60673-1213
USA

Version: 1

Prepared For: ST JOSEPH COUNTY SHERIFF
Attn:

Rep: Caleb Lohman
Email: caleb.lohman@stryker.com

Phone Number:
Mobile: (269) 271-8805

Quote Date: 02/26/2025

Expiration Date: 05/27/2025

Contract Start: 02/26/2025

Contract End: 02/25/2026

Delivery Address

Sold To - Shipping

Bill To Account

Name:	ST JOSEPH COUNTY SHERIFF	Name:	ST JOSEPH COUNTY SHERIFF	Name:	ST JOSEPH COUNTY SHERIFF
Account #:	20017530	Account #:	20017530	Account #:	20017530
Address:	650 E MAIN ST CENTREVILLE Michigan 49032-9627	Address:	650 E MAIN ST CENTREVILLE Michigan 49032-9627	Address:	650 E MAIN ST CENTREVILLE Michigan 49032-9627

Equipment Products:

#	Product	Description	Qty	List Price	Sell Price	Total
1.0	99512-000970	LIFEPAK CR2 Cellular Defibrillator, Semi-Automatic, English, carrying case	15	\$3,367.00	\$1,825.00	\$27,375.00
3.0	11998-000334	KIT, EMERGENCY RESPONSE	15	\$64.00	\$41.00	\$615.00
Equipment Total:						\$27,990.00

Trade In Credit:

Product	Description	Qty	Credit Ea.	Total Credit
TR-PHG5-LPCR2	TRADE-IN-CARDIAC SCIENCE POWERHEART G5 TOWARDS PURCHASE OF LIFEPAK CR2	15	-\$250.00	-\$3,750.00

Data Solutions:

#	Product	Description	Qty	Sell Price	Total
2.0	50998-000027	LIFEPAK CR2 Data Plan 8yr	15	\$379.00	\$5,685.00
Data Solutions Total:					\$5,685.00



SJCSO CR2 CELLULAR Quote 2.26.25

Quote Number: 11076057

Remit to: Stryker Sales, LLC
21343 NETWORK PLACE
CHICAGO IL 60673-1213
USA

Version: 1

Prepared For: ST JOSEPH COUNTY SHERIFF
Attn:

Rep: Caleb Lohman
Email: caleb.lohman@stryker.com

Phone Number:

Mobile: (269) 271-8805

Quote Date: 02/26/2025

Expiration Date: 05/27/2025

Contract Start: 02/26/2025

Contract End: 02/25/2026

Price Totals:

Estimated Sales Tax (0.000%):	\$0.00
Freight/Shipping:	\$199.00
Grand Total:	\$30,124.00

Comments:

Prices: In effect for 30 days

Terms: Net 30 Days

Terms and Conditions:

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QUOTE

BILL TO: 54056

St Joseph County SO
125 W MAIN ST
CENTREVILLE, MI 49032

SHIP TO:

PO #: ZUK032725

ST JOSEPH COUNTY SO
Attn Chief Deputy Zachary Zuk
650 E MAIN ST
CENTREVILLE, MI 49032

Entered By: *Chris Milam* *cmilam@narescue.com*

Date/Time Printed: 03/27/25 09:06

Contact Name	Contact Phone	Contact Email		
Zachary Zuk	269-467-9045	zukz@stjosephcountymi.gov		
Shipping Method	FOB Type	Payment Terms	Master #	Exp. Date
970-BESTWAY	ORIGIN	CREDIT CARD	918432	04/26/2025

Quantity	UOM	Item Number	Item Description	Item Weight	Ext. Weight	Unit Price	Extended Price
7	EA	80-0149	KIT, USCG IFAK - BLK	2.00	14.00	\$174.98	\$1,224.86
7	EA	80-1023	KIT, IFAK - BASIC - USCG	1.00	7.00	\$136.18	\$953.26

Payment Remittance:			Subtotal	\$2,178.12
North American Rescue, LLC PO Box 360320 Pittsburgh, PA 15251-6320	North American Rescue, LLC Routing #: 043000261 Account #: 9089953 SWIFT #: IRVTUS3N	NAR TAX ID: 27-1024029	Discount	\$0.00
		NAR DUNS: 832426782	Freight	\$18.00
		CAGE CODE: 06ST7	Tax	\$0.00
		Please visit us at www.narescue.com	Total	\$2,196.12

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COUNTY ADMINISTRATOR

Telephone: (269) 467-5617

125 Main St.
P.O. Box 277
Centreville, MI 49032-0277

BOARD AGENDA REQUEST FORM

PROPOSED FOR BOARD MEETING OF: April 2025

DEPARTMENT: Sheriff's Office

PREPARED BY: David Northrop, Undersheriff

SUBJECT: Amend Training Budget

SPECIFIC ACTION REQUESTED:

Transfer funding of \$12,884 from Sheriff's Justice Training Fund to increase the budget for Training & Professional Development.

DESCRIPTION OF ACTION/BACKGROUND (dollar amount, purpose):

The request is to move funds from the Sheriff's Justice Training Funds to a General Fund account.

Critical Incident Crisis Management (CICM). This is specific training for traumatic injury medical response. This cost will cover 7 staff members to attend a training hosted at our Training Center. This training will also be opened for other local agencies to participate in the training at a reasonable cost.

CPE Training- This is a 2-day Firearms, Tactics, and Mental Health training that will help meet required hours for new state's CPE training requirements. All LES staff is required to attend.

FUNDING DETAILS (Funding Source, Budget Amount, GL #, etc.):

Sheriffs Justice Training Fund

285-301-675.010 BUDGETED USE OF FUND BALANCE 12,884

285-301-995.101 TRANSFER TO GENERAL FUND 12,884

General Fund

101-301-699.285 TRANSFER IN-F285 SHERIFF JUSTICE TRAINING 12,884

101-301-862.000 TRAINING & PROFESSIONAL DEVELOPMENT 12,884