

2018
St Joseph County
Equalization Report



Rawson's King Mill

Prepared by:
St Joseph County Equalization Department

Staff:

Anthony E Meyaard	Director
Joshua Simmons	Deputy Director
Jan Hart	Appraiser
Erin Lamb	Equalization Technician



St Joseph County

Equalization Department

(269) 467-5576

Fax (269) 467-5672

April 11, 2018

Board of Commissioners
Saint Joseph County, Michigan

Honorable Members:

The St. Joseph County Equalization Department has prepared the 2018 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,

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

Personal and Real Property - TOTALS

L-4024

Saint Joseph County

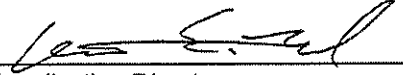
Statement of acreage and valuation in the year 2018 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Number of Acres Assessed	Total Real Property Valuations		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	21,932.60	104,683,500	104,683,500	8,187,200	8,187,200	112,870,700	112,870,700
Colon	20,165.92	152,065,300	152,065,300	8,486,900	8,486,900	160,552,200	160,552,200
Constantine	19,438.77	145,708,400	145,708,400	11,741,900	11,741,900	157,450,300	157,450,300
Fabius	18,758.30	232,127,000	232,127,000	22,603,900	22,603,900	254,730,900	254,730,900
Fawn River	11,984.28	64,771,500	64,771,500	866,200	866,200	65,637,700	65,637,700
Florence	20,856.96	96,427,768	96,427,768	4,105,100	4,105,100	100,532,868	100,532,868
Flowerfield	22,616.59	92,726,800	92,726,800	18,003,979	18,003,979	110,730,779	110,730,779
Leonidas	22,507.80	86,200,377	86,200,377	7,101,600	7,101,600	93,301,977	93,301,977
Lockport	17,656.08	144,469,700	144,469,700	3,196,800	3,196,800	147,666,500	147,666,500
Mendon	21,735.96	124,414,400	124,414,400	40,745,300	40,745,300	165,159,700	165,159,700
Mottville	11,849.58	79,302,100	79,302,100	10,662,000	10,662,000	89,964,100	89,964,100
Nottawa	21,960.60	174,020,400	174,020,400	4,847,700	4,847,700	178,868,100	178,868,100
Park	22,017.55	154,854,000	154,854,000	35,055,100	35,055,100	189,909,100	189,909,100
Sherman	19,903.21	176,070,154	176,070,154	5,187,000	5,187,000	181,257,154	181,257,154
Sturgis	11,075.60	76,180,400	76,180,400	4,310,900	4,310,900	80,491,300	80,491,300
White Pigeon	15,410.04	226,412,800	226,412,800	35,088,000	35,088,000	261,500,800	261,500,800
Three Rivers	1,850.97	154,146,800	154,146,800	31,276,900	31,276,900	185,423,700	185,423,700
Sturgis	2,372.31	231,149,700	231,149,700	28,084,200	28,084,200	259,233,900	259,233,900
Totals for County	304,093.12	2,515,731,099	2,515,731,099	279,550,679	279,550,679	2,795,281,778	2,795,281,778

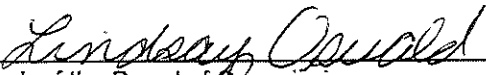
OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF SAINT JOSEPH COUNTY

WE HEREBY CERTIFY that the foregoing is a true statement of the number of acres of land, the value of the real property and of the personal property, the aggregate valuation of the real property and personal property, the equalized and assessed valuations of real property classifications in each township and city in said county as equalized by the Board of Commissioners in April of the reporting year, at a meeting of said board held in pursuant to the provisions of sections 209.1 - 209.8, MCL. I further certify that said statement does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1963; P.A. 198 of 1974; P.A. 225 of 1978; P.A. 385 of 1984; P.A. 224 of 1985; P.A. 147 of 1992 or Section 5 of Article IX of the Constitution of the State.

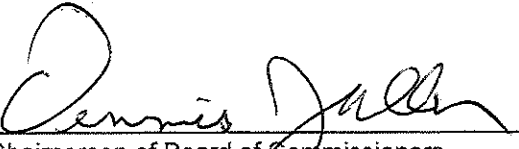
Dated 4-9, 2018



Equalization Director



Clerk of the Board of Commissioners



Chairperson of Board of Commissioners

Equalized Valuations - REAL

L-4024

Saint Joseph County


Statement of acreage and valuation in the year 2018 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Real Property Equalized by County Board of Commissioners							
Township or City	(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	49,668,500	1,011,500	841,000	53,162,500	0	0	104,683,500
Colon	55,098,800	4,153,600	2,194,900	90,618,000	0	0	152,065,300
Constantine	48,561,600	4,188,600	20,888,100	72,070,100	0	0	145,708,400
Fabius	20,612,100	5,153,200	2,526,200	203,835,500	0	0	232,127,000
Fawn River	27,387,200	1,169,800	0	36,214,500	0	0	64,771,500
Florence	72,843,200	0	121,700	23,462,868	0	0	96,427,768
Flowerfield	36,195,000	1,300,600	31,100	55,200,100	0	0	92,726,800
Leonidas	61,703,487	837,500	0	23,659,390	0	0	86,200,377
Lockport	37,946,900	4,895,300	940,100	100,687,400	0	0	144,469,700
Mendon	57,115,800	3,707,700	4,658,600	58,932,300	0	0	124,414,400
Mottville	33,072,900	3,391,800	8,957,300	33,880,100	0	0	79,302,100
Nottawa	57,611,500	8,409,400	444,700	107,554,800	0	0	174,020,400
Park	52,753,800	6,648,000	6,070,700	89,381,500	0	0	154,854,000
Sherman	33,549,100	1,993,800	147,300	140,379,954	0	0	176,070,154
Sturgis	30,990,200	11,113,900	543,500	33,532,800	0	0	76,180,400
White Pigeon	37,145,900	7,789,400	9,218,700	172,258,800	0	0	226,412,800
Three Rivers	0	54,153,700	20,237,600	79,755,500	0	0	154,146,800
Sturgis	604,900	57,481,700	46,577,300	126,485,800	0	0	231,149,700
Total for County	712,860,887	177,399,500	124,398,800	1,501,071,912	0	0	2,515,731,099

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF SAINT JOSEPH COUNTY

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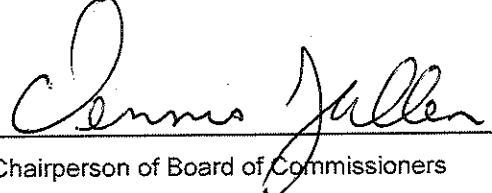
Dated 4-9, 2018



Equalization Director



Clerk of the Board of Commissioners



Chairperson of Board of Commissioners

Assessed Valuations - REAL

L-4024

Saint Joseph County

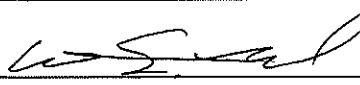
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Real Property Assessed Valuations Approved by Boards of Review							
Township or City	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
Burr Oak	49,668,500	1,011,500	841,000	53,162,500	0	0	104,683,500
Colon	55,098,800	4,153,600	2,194,900	90,618,000	0	0	152,065,300
Constantine	48,561,600	4,188,600	20,888,100	72,070,100	0	0	145,708,400
Fabius	20,612,100	5,153,200	2,526,200	203,835,500	0	0	232,127,000
Fawn River	27,387,200	1,169,800	0	36,214,500	0	0	64,771,500
Florence	72,843,200	0	121,700	23,462,868	0	0	96,427,768
Flowerfield	36,195,000	1,300,600	31,100	55,200,100	0	0	92,726,800
Leonidas	61,703,487	837,500	0	23,659,390	0	0	86,200,377
Lockport	37,946,900	4,895,300	940,100	100,687,400	0	0	144,469,700
Mendon	57,115,800	3,707,700	4,658,600	58,932,300	0	0	124,414,400
Mottville	33,072,900	3,391,800	8,957,300	33,880,100	0	0	79,302,100
Nottawa	57,611,500	8,409,400	444,700	107,554,800	0	0	174,020,400
Park	52,753,800	6,648,000	6,070,700	89,381,500	0	0	154,854,000
Sherman	33,549,100	1,993,800	147,300	140,379,954	0	0	176,070,154
Sturgis	30,990,200	11,113,900	543,500	33,532,800	0	0	76,180,400
White Pigeon	37,145,900	7,789,400	9,218,700	172,258,800	0	0	226,412,800
Three Rivers	0	54,153,700	20,237,600	79,755,500	0	0	154,146,800
Sturgis	604,900	57,481,700	46,577,300	126,485,800	0	0	231,149,700
Total for County	712,860,887	177,399,500	124,398,800	1,501,071,912	0	0	2,515,731,099

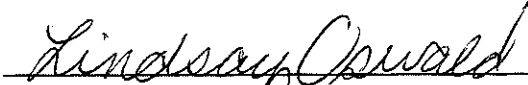
OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF SAINT JOSEPH COUNTY

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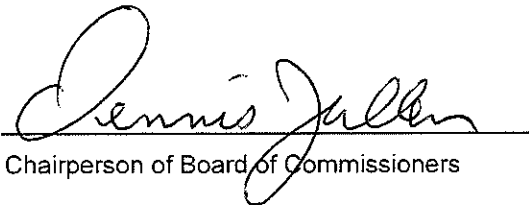
Dated 4-9, 2018



Equalization Director



Clerk of the Board of Commissioners



Chairperson of Board of Commissioners

St Joseph County 2018 Equalization Report

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St. Joseph County

Previous and Current Values

AGRICULTURAL								
Unit #	Unit Name	Number of Parcels	2017 Assessed Value	2018 Assessed Value	% Change	2017 Taxable Value	2018 Taxable Value	% Change
001	Burr Oak Township	272	\$49,574,200	\$49,668,500	0.19%	\$16,774,492	\$16,336,398	-2.61%
002	Colon Township	277	\$51,824,900	\$55,098,800	6.32%	\$17,217,870	\$17,581,325	2.11%
003	Constantine Township	193	\$44,516,900	\$48,561,600	9.09%	\$11,809,235	\$12,344,310	4.53%
004	Fabius Township	131	\$20,075,000	\$20,612,100	2.68%	\$7,181,861	\$7,753,173	7.95%
005	Fawn River Township	161	\$25,310,500	\$27,387,200	8.20%	\$7,761,445	\$8,491,722	9.41%
006	Florence Township	283	\$64,971,000	\$72,843,200	12.12%	\$19,565,605	\$20,161,926	3.05%
007	Flowerfield Township	197	\$36,423,600	\$36,195,000	-0.63%	\$10,224,139	\$10,854,862	6.17%
008	Leonidas Township	379	\$58,715,500	\$61,703,487	5.09%	\$18,491,195	\$19,083,249	3.20%
009	Lockport Township	182	\$36,124,600	\$37,946,900	5.04%	\$15,198,196	\$15,531,528	2.19%
010	Mendon Township	287	\$57,654,100	\$57,115,800	-0.93%	\$16,309,308	\$17,264,150	5.85%
011	Mottville Township	143	\$29,619,600	\$33,072,900	11.66%	\$11,960,724	\$12,076,895	0.97%
012	Nottawa Township	318	\$58,320,700	\$57,611,500	-1.22%	\$18,621,105	\$20,048,204	7.66%
013	Park Township	254	\$50,062,700	\$52,753,800	5.38%	\$23,762,487	\$24,118,792	1.50%
014	Sherman Township	166	\$33,885,200	\$33,549,100	-0.99%	\$13,589,815	\$13,512,343	-0.57%
015	Sturgis Township	154	\$29,809,700	\$30,990,200	3.96%	\$11,622,930	\$12,252,464	5.42%
016	White Pigeon Township	218	\$34,570,900	\$37,145,900	7.45%	\$11,912,112	\$12,586,149	5.66%
051	Three Rivers City	0	\$0	\$0	N/A	\$0	\$0	N/A
052	Sturgis City	9	\$595,200	\$604,900	1.63%	\$409,511	\$418,061	2.09%
St. Joseph County Total		3,624	\$682,054,300	\$712,860,887	4.52%	\$232,412,030	\$240,415,551	3.44%

COMMERCIAL								
Unit #	Unit Name	Number of Parcels	2017 Assessed Value	2018 Assessed Value	% Change	2017 Taxable Value	2018 Taxable Value	% Change
001	Burr Oak Township	36	\$983,900	\$1,011,500	2.81%	\$788,856	\$797,650	1.11%
002	Colon Township	66	\$4,045,000	\$4,153,600	2.68%	\$3,638,211	\$3,681,997	1.20%
003	Constantine Township	105	\$4,308,500	\$4,188,600	-2.78%	\$3,624,992	\$3,729,055	2.87%
004	Fabius Township	60	\$4,780,000	\$5,153,200	7.81%	\$3,771,031	\$4,009,803	6.33%
005	Fawn River Township	16	\$1,210,800	\$1,169,800	-3.39%	\$901,899	\$893,035	-0.98%
006	Florence Township	0	\$0	\$0	N/A	\$0	\$0	N/A
007	Flowerfield Township	7	\$1,248,700	\$1,300,600	4.16%	\$429,170	\$503,682	17.36%
008	Leonidas Township	25	\$825,600	\$837,500	1.44%	\$730,876	\$727,156	-0.51%
009	Lockport Township	66	\$5,266,000	\$4,895,300	-7.04%	\$4,029,102	\$3,908,110	-3.00%
010	Mendon Township	64	\$3,276,400	\$3,707,700	13.16%	\$2,808,851	\$3,039,896	8.23%
011	Mottville Township	28	\$3,307,500	\$3,391,800	2.55%	\$2,584,107	\$2,731,385	5.70%
012	Nottawa Township	91	\$7,354,800	\$8,409,400	14.34%	\$6,857,759	\$7,439,171	8.48%
013	Park Township	41	\$6,143,800	\$6,648,000	8.21%	\$5,859,486	\$5,989,153	2.21%
014	Sherman Township	22	\$1,931,400	\$1,993,800	3.23%	\$1,458,325	\$1,488,834	2.09%
015	Sturgis Township	91	\$10,879,300	\$11,113,900	2.16%	\$8,919,849	\$9,214,903	3.31%
016	White Pigeon Township	155	\$8,270,200	\$7,789,400	-5.81%	\$6,971,053	\$6,648,787	-4.62%
051	Three Rivers City	310	\$57,626,800	\$54,153,700	-6.03%	\$50,407,833	\$48,989,398	-2.81%
052	Sturgis City	327	\$50,542,400	\$57,481,700	13.73%	\$40,496,279	\$43,507,456	7.44%
St. Joseph County Total		1,510	\$172,001,100	\$177,399,500	3.14%	\$144,277,679	\$147,299,471	2.09%

St. Joseph County

Previous and Current Values

INDUSTRIAL								
Unit #	Unit Name	Number of Parcels	2017 Assessed Value	2018 Assessed Value	% Change	2017 Taxable Value	2018 Taxable Value	% Change
001	Burr Oak Township	27	\$817,300	\$841,000	2.90%	\$727,562	\$731,119	0.49%
002	Colon Township	14	\$2,183,600	\$2,194,900	0.52%	\$2,058,117	\$2,116,471	2.84%
003	Constantine Township	40	\$19,902,400	\$20,888,100	4.95%	\$18,346,284	\$18,810,352	2.53%
004	Fabius Township	33	\$2,792,300	\$2,526,200	-9.53%	\$2,164,823	\$2,010,528	-7.13%
005	Fawn River Township	0	\$0	\$0	N/A	\$0	\$0	N/A
006	Florence Township	6	\$114,000	\$121,700	6.75%	\$61,657	\$62,948	2.09%
007	Flowerfield Township	2	\$83,400	\$31,100	-62.71%	\$67,769	\$21,435	-68.37%
008	Leonidas Township	0	\$0	\$0	N/A	\$0	\$0	N/A
009	Lockport Township	17	\$949,600	\$940,100	-1.00%	\$860,193	\$872,942	1.48%
010	Mendon Township	24	\$4,467,600	\$4,658,600	4.28%	\$3,996,851	\$4,076,542	1.99%
011	Mottville Township	29	\$9,009,800	\$8,957,300	-0.58%	\$7,163,020	\$7,163,593	0.01%
012	Nottawa Township	10	\$381,500	\$444,700	16.57%	\$361,575	\$422,116	16.74%
013	Park Township	24	\$5,401,800	\$6,070,700	12.38%	\$4,655,307	\$5,212,152	11.96%
014	Sherman Township	1	\$152,300	\$147,300	-3.28%	\$152,300	\$147,300	-3.28%
015	Sturgis Township	10	\$572,700	\$543,500	-5.10%	\$525,664	\$529,316	0.69%
016	White Pigeon Township	51	\$9,196,700	\$9,218,700	0.24%	\$8,374,617	\$8,625,244	2.99%
051	Three Rivers City	65	\$20,283,800	\$20,237,600	-0.23%	\$17,368,135	\$17,602,405	1.35%
052	Sturgis City	111	\$47,940,200	\$46,577,300	-2.84%	\$39,340,106	\$39,595,580	0.65%
St. Joseph County Total		464	\$124,249,000	\$124,398,800	0.12%	\$106,223,980	\$108,000,043	1.67%

RESIDENTIAL								
Unit #	Unit Name	Number of Parcels	2017 Assessed Value	2018 Assessed Value	% Change	2017 Taxable Value	2018 Taxable Value	% Change
001	Burr Oak Township	1,259	\$50,028,300	\$53,162,500	6.26%	\$41,063,333	\$42,732,294	4.06%
002	Colon Township	2,210	\$92,996,700	\$90,618,000	-2.56%	\$72,988,052	\$74,554,898	2.15%
003	Constantine Township	1,649	\$68,093,850	\$72,070,100	5.84%	\$61,397,279	\$63,069,735	2.72%
004	Fabius Township	2,645	\$197,679,700	\$203,835,500	3.11%	\$150,925,706	\$156,017,895	3.37%
005	Fawn River Township	741	\$35,750,600	\$36,214,500	1.30%	\$27,252,597	\$28,564,948	4.82%
006	Florence Township	517	\$24,562,200	\$23,462,868	-4.48%	\$18,866,382	\$19,097,748	1.23%
007	Flowerfield Township	869	\$53,833,300	\$55,200,100	2.54%	\$36,240,654	\$37,671,511	3.95%
008	Leonidas Township	555	\$21,520,400	\$23,659,390	9.94%	\$16,319,976	\$16,907,882	3.60%
009	Lockport Township	1,956	\$100,619,700	\$100,687,400	0.07%	\$81,613,501	\$84,303,420	3.30%
010	Mendon Township	1,413	\$56,250,800	\$58,932,300	4.77%	\$41,718,439	\$43,033,891	3.15%
011	Mottville Township	743	\$29,932,237	\$33,880,100	13.19%	\$23,988,011	\$24,988,733	4.17%
012	Nottawa Township	1,943	\$104,923,200	\$107,554,800	2.51%	\$88,885,472	\$91,758,051	3.23%
013	Park Township	1,424	\$84,425,100	\$89,381,500	5.87%	\$68,262,834	\$71,042,801	4.07%
014	Sherman Township	1,988	\$138,928,300	\$140,379,954	1.04%	\$114,050,647	\$118,216,381	3.65%
015	Sturgis Township	694	\$32,801,300	\$33,532,800	2.23%	\$27,255,985	\$28,103,047	3.11%
016	White Pigeon Township	2,378	\$160,151,800	\$172,258,800	7.56%	\$130,037,464	\$135,212,024	3.98%
051	Three Rivers City	2,481	\$77,689,450	\$79,755,500	2.66%	\$66,287,790	\$68,446,674	3.26%
052	Sturgis City	3,328	\$122,836,200	\$126,485,800	2.97%	\$109,396,556	\$112,863,691	3.17%
St. Joseph County Total		28,793	\$1,453,023,137	\$1,501,071,912	3.31%	\$1,176,550,678	\$1,216,585,624	3.40%

St. Joseph County

Previous and Current Values

DEVELOPMENTAL								
Unit #	Unit Name	Number of Parcels	2017 Assessed Value	2018 Assessed Value	% Change	2017 Taxable Value	2018 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	\$601,300	\$0	-100.00%	\$240,733	\$0	-100.00%
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	\$601,300	\$0	N/A	\$240,733	\$0	N/A

TOTAL REAL PROPERTY								
Unit #	Unit Name	Number of Parcels	2017 Assessed Value	2018 Assessed Value	% Change	2017 Taxable Value	2018 Taxable Value	% Change
001	Burr Oak Township	1,594	101,403,700	104,683,500	3.23%	59,354,243	60,597,461	2.09%
002	Colon Township	2,567	151,050,200	152,065,300	0.67%	95,902,250	97,934,691	2.12%
003	Constantine Township	1,987	136,821,650	145,708,400	6.50%	95,177,790	97,953,452	2.92%
004	Fabius Township	2,869	225,327,000	232,127,000	3.02%	164,043,421	169,791,399	3.50%
005	Fawn River Township	918	62,271,900	64,771,500	4.01%	35,915,941	37,949,705	5.66%
006	Florence Township	806	89,647,200	96,427,768	7.56%	38,493,644	39,322,622	2.15%
007	Flowerfield Township	1,075	91,589,000	92,726,800	1.24%	46,961,732	49,051,490	4.45%
008	Leonidas Township	959	81,061,500	86,200,377	6.34%	35,542,047	36,718,287	3.31%
009	Lockport Township	2,221	142,959,900	144,469,700	1.06%	101,700,992	104,616,000	2.87%
010	Mendon Township	1,788	121,648,900	124,414,400	2.27%	64,833,449	67,414,479	3.98%
011	Mottville Township	943	71,869,137	79,302,100	10.34%	45,695,862	46,960,606	2.77%
012	Nottawa Township	2,362	170,980,200	174,020,400	1.78%	114,725,911	119,667,542	4.31%
013	Park Township	1,743	146,033,400	154,854,000	6.04%	102,540,114	106,362,898	3.73%
014	Sherman Township	2,177	174,897,200	176,070,154	0.67%	129,251,087	133,364,858	3.18%
015	Sturgis Township	949	74,664,300	76,180,400	2.03%	48,565,161	50,099,730	3.16%
016	White Pigeon Township	2,802	212,189,600	226,412,800	6.70%	157,295,246	163,072,204	3.67%
051	Three Rivers City	2,856	155,600,050	154,146,800	-0.93%	134,063,758	135,038,477	0.73%
052	Sturgis City	3,775	221,914,000	231,149,700	4.16%	189,642,452	196,384,788	3.56%
St. Joseph County Total		34,391	\$2,431,928,837	\$2,515,731,099	3.45%	\$1,659,705,100	\$1,712,300,689	3.17%

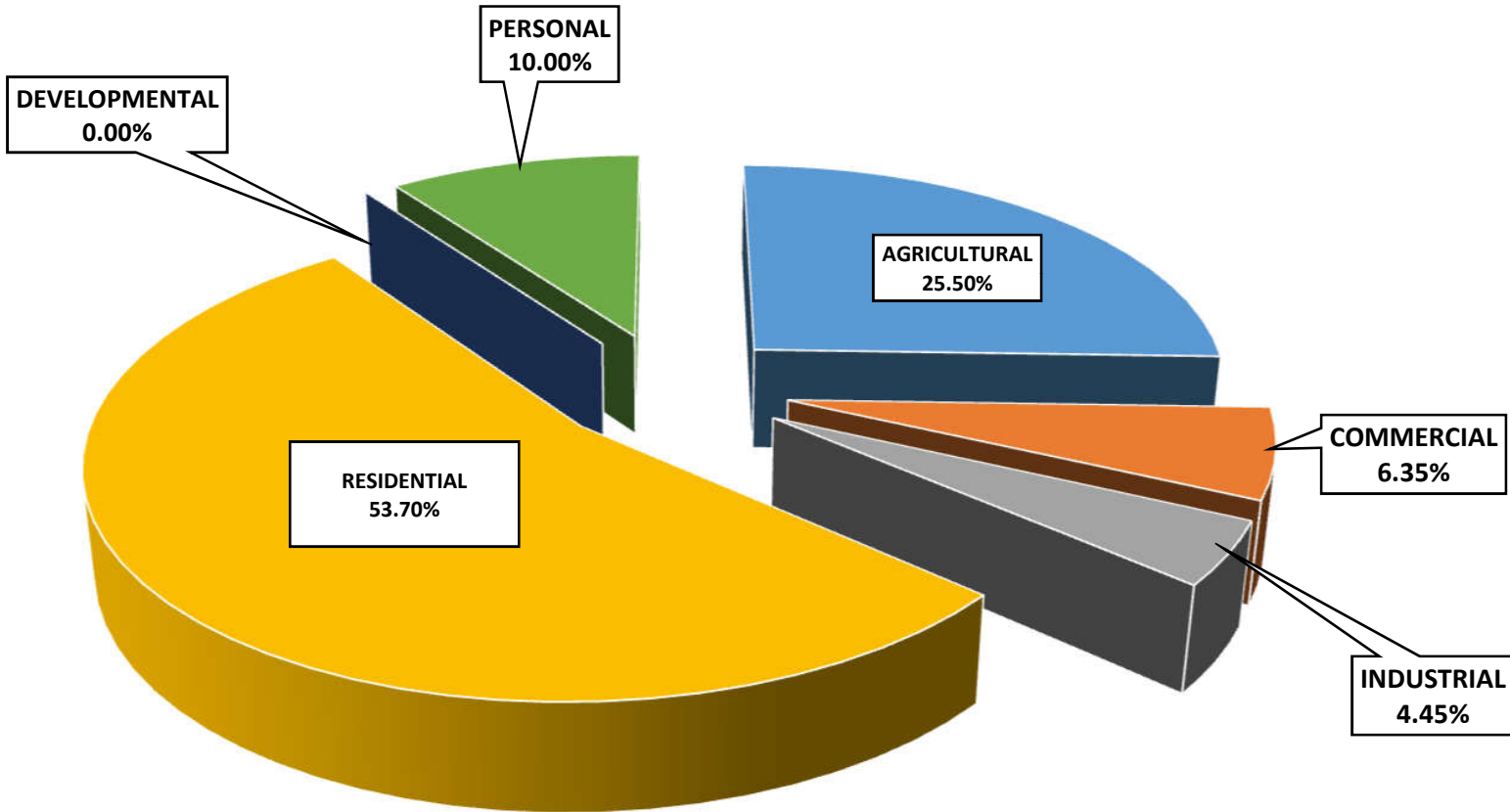
St. Joseph County

Previous and Current Values

Unit #	Unit Name	Number of Parcels	PERSONAL					
			2017 Assessed Value	2018 Assessed Value	% Change	2017 Taxable Value	2018 Taxable Value	% Change
001	Burr Oak Township	41	\$8,503,400	\$8,187,200	-3.72%	\$8,503,400	\$8,187,200	-3.72%
002	Colon Township	120	\$8,646,600	\$8,486,900	-1.85%	\$8,646,600	\$8,486,900	-1.85%
003	Constantine Township	91	\$13,474,500	\$11,741,900	-12.86%	\$13,474,500	\$11,741,900	-12.86%
004	Fabius Township	53	\$18,583,200	\$22,603,900	21.64%	\$18,059,491	\$22,162,629	22.72%
005	Fawn River Township	22	\$836,200	\$866,200	3.59%	\$836,200	\$866,200	3.59%
006	Florence Township	26	\$4,229,100	\$4,105,100	-2.93%	\$4,229,100	\$4,105,100	-2.93%
007	Flowerfield Township	29	\$17,468,301	\$18,003,979	3.07%	\$17,345,759	\$18,003,979	3.79%
008	Leonidas Township	29	\$7,368,100	\$7,101,600	-3.62%	\$7,368,100	\$7,101,600	-3.62%
009	Lockport Township	60	\$3,157,800	\$3,196,800	1.24%	\$3,157,800	\$3,196,800	1.24%
010	Mendon Township	72	\$42,218,200	\$40,745,300	-3.49%	\$42,218,200	\$40,745,300	-3.49%
011	Mottville Township	43	\$11,098,700	\$10,662,000	-3.93%	\$11,098,700	\$10,662,000	-3.93%
012	Nottawa Township	97	\$4,591,800	\$4,847,700	5.57%	\$4,591,800	\$4,847,700	5.57%
013	Park Township	68	\$35,277,900	\$35,055,100	-0.63%	\$30,631,730	\$30,561,963	-0.23%
014	Sherman Township	43	\$4,792,500	\$5,187,000	8.23%	\$4,792,500	\$5,187,000	8.23%
015	Sturgis Township	76	\$2,894,100	\$4,310,900	48.95%	\$2,894,100	\$4,310,900	48.95%
016	White Pigeon Township	94	\$35,160,700	\$35,088,000	-0.21%	\$35,160,700	\$35,088,000	-0.21%
051	Three Rivers City	375	\$32,521,000	\$31,276,900	-3.83%	\$32,524,700	\$31,280,600	-3.83%
052	Sturgis City	423	\$34,394,800	\$28,084,200	-18.35%	\$34,388,582	\$28,080,157	-18.34%
St. Joseph County Total		1,762	\$285,216,901	\$279,550,679	-1.99%	\$279,921,962	\$274,615,928	-1.90%

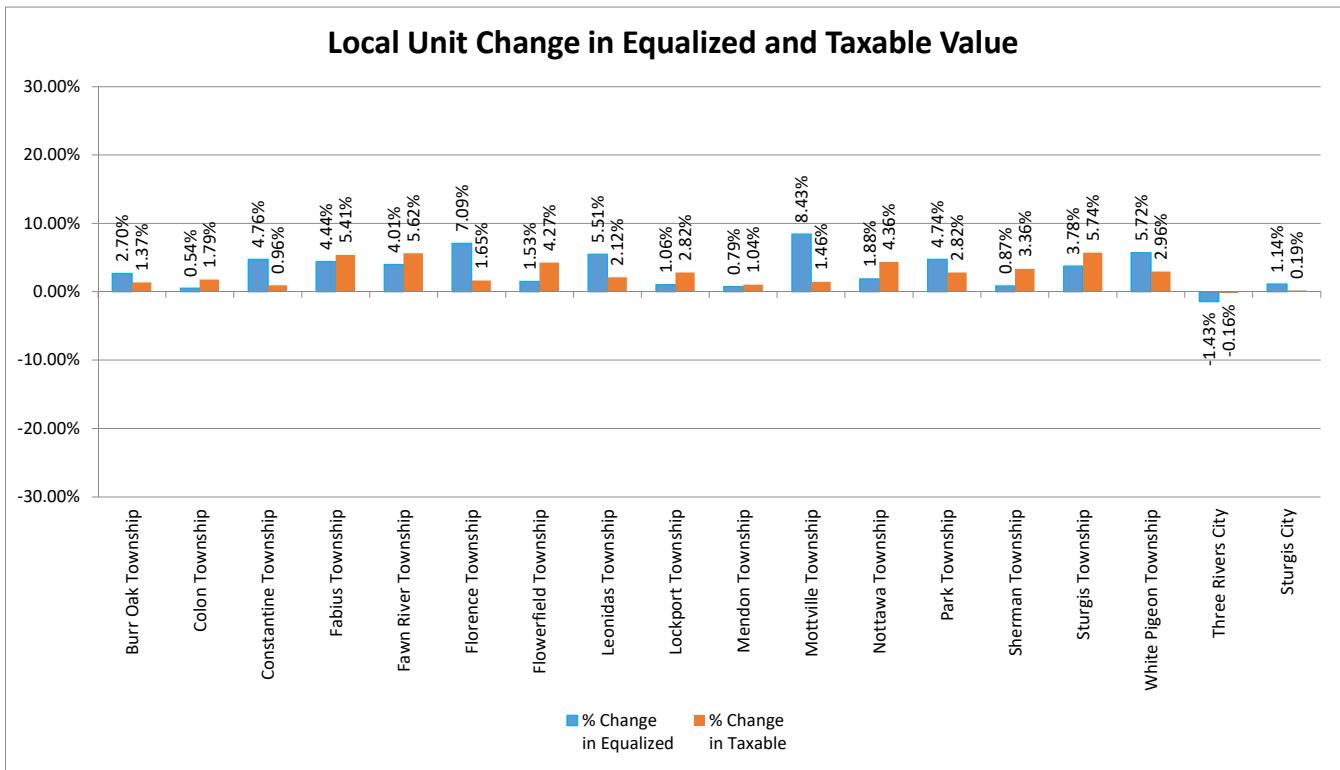
Unit #	Unit Name	Number of Parcels	TOTAL VALUES					
			2017 Assessed Value	2018 Assessed Value	% Change	2017 Taxable Value	2018 Taxable Value	% Change
001	Burr Oak Township	1,635	\$109,907,100	\$112,870,700	2.70%	\$67,857,643	\$68,784,661	1.37%
002	Colon Township	2,687	\$159,696,800	\$160,552,200	0.54%	\$104,548,850	\$106,421,591	1.79%
003	Constantine Township	2,078	\$150,296,150	\$157,450,300	4.76%	\$108,652,290	\$109,695,352	0.96%
004	Fabius Township	2,922	\$243,910,200	\$254,730,900	4.44%	\$182,102,912	\$191,954,028	5.41%
005	Fawn River Township	940	\$63,108,100	\$65,637,700	4.01%	\$36,752,141	\$38,815,905	5.62%
006	Florence Township	832	\$93,876,300	\$100,532,868	7.09%	\$42,722,744	\$43,427,722	1.65%
007	Flowerfield Township	1,104	\$109,057,301	\$110,730,779	1.53%	\$64,307,491	\$67,055,469	4.27%
008	Leonidas Township	988	\$88,429,600	\$93,301,977	5.51%	\$42,910,147	\$43,819,887	2.12%
009	Lockport Township	2,281	\$146,117,700	\$147,666,500	1.06%	\$104,858,792	\$107,812,800	2.82%
010	Mendon Township	1,860	\$163,867,100	\$165,159,700	0.79%	\$107,051,649	\$108,159,779	1.04%
011	Mottville Township	986	\$82,967,837	\$89,964,100	8.43%	\$56,794,562	\$57,622,606	1.46%
012	Nottawa Township	2,459	\$175,572,000	\$178,868,100	1.88%	\$119,317,711	\$124,515,242	4.36%
013	Park Township	1,811	\$181,311,300	\$189,909,100	4.74%	\$133,171,844	\$136,924,861	2.82%
014	Sherman Township	2,220	\$179,689,700	\$181,257,154	0.87%	\$134,043,587	\$138,551,858	3.36%
015	Sturgis Township	1,025	\$77,558,400	\$80,491,300	3.78%	\$51,459,261	\$54,410,630	5.74%
016	White Pigeon Township	2,896	\$247,350,300	\$261,500,800	5.72%	\$192,455,946	\$198,160,204	2.96%
051	Three Rivers City	3,231	\$188,121,050	\$185,423,700	-1.43%	\$166,588,458	\$166,319,077	-0.16%
052	Sturgis City	4,198	\$256,308,800	\$259,233,900	1.14%	\$224,031,034	\$224,464,945	0.19%
St. Joseph County Total		36,153	\$2,717,145,738	\$2,795,281,778	2.88%	\$1,939,627,062	\$1,986,916,617	2.44%

St. Joseph County Equalized Value
Segmented by Property Class

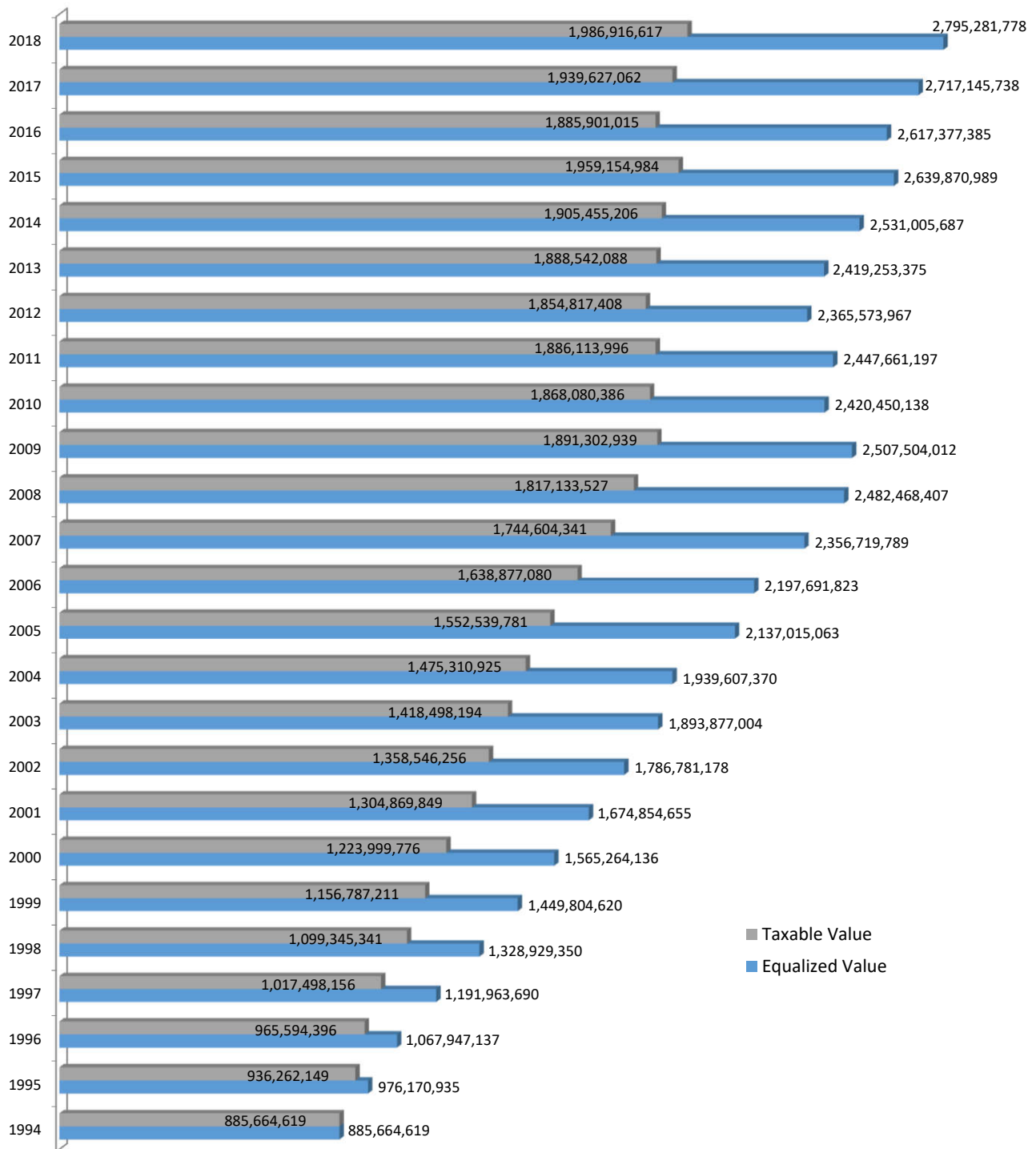


St. Joseph County Percentage Change in Equalized and Taxable Value 2017 - 2018

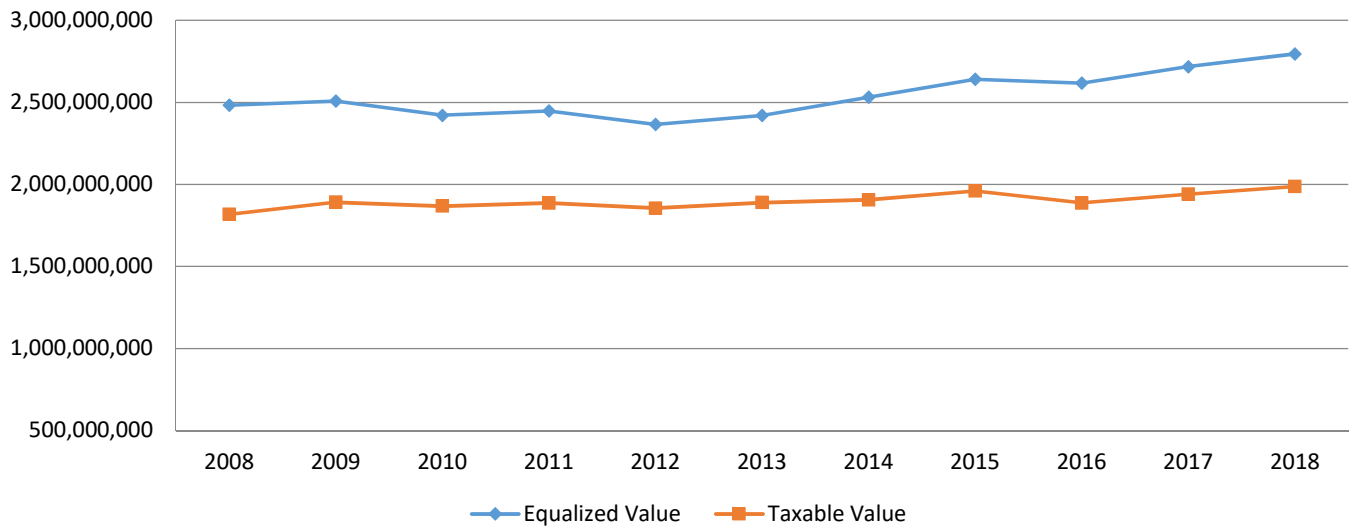
Unit of Gov't	2017 Equalized Value	2018 Equalized Value	% Change in Equalized	2017 Taxable Value	2018 Taxable Value	% Change in Taxable
Burr Oak Township	\$109,907,100	\$112,870,700	2.70%	\$67,857,643	\$68,784,661	1.37%
Colon Township	\$159,696,800	\$160,552,200	0.54%	\$104,548,850	\$106,421,591	1.79%
Constantine Township	\$150,296,150	\$157,450,300	4.76%	\$108,652,290	\$109,695,352	0.96%
Fabius Township	\$243,910,200	\$254,730,900	4.44%	\$182,102,912	\$191,954,028	5.41%
Fawn River Township	\$63,108,100	\$65,637,700	4.01%	\$36,752,141	\$38,815,905	5.62%
Florence Township	\$93,876,300	\$100,532,868	7.09%	\$42,722,744	\$43,427,722	1.65%
Flowerfield Township	\$109,057,301	\$110,730,779	1.53%	\$64,307,491	\$67,055,469	4.27%
Leonidas Township	\$88,429,600	\$93,301,977	5.51%	\$42,910,147	\$43,819,887	2.12%
Lockport Township	\$146,117,700	\$147,666,500	1.06%	\$104,858,792	\$107,812,800	2.82%
Mendon Township	\$163,867,100	\$165,159,700	0.79%	\$107,051,649	\$108,159,779	1.04%
Mottville Township	\$82,967,837	\$89,964,100	8.43%	\$56,794,562	\$57,622,606	1.46%
Nottawa Township	\$175,572,000	\$178,868,100	1.88%	\$119,317,711	\$124,515,242	4.36%
Park Township	\$181,311,300	\$189,909,100	4.74%	\$133,171,844	\$136,924,861	2.82%
Sherman Township	\$179,689,700	\$181,257,154	0.87%	\$134,043,587	\$138,551,858	3.36%
Sturgis Township	\$77,558,400	\$80,491,300	3.78%	\$51,459,261	\$54,410,630	5.74%
White Pigeon Township	\$247,350,300	\$261,500,800	5.72%	\$192,455,946	\$198,160,204	2.96%
Three Rivers City	\$188,121,050	\$185,423,700	-1.43%	\$166,588,458	\$166,319,077	-0.16%
Sturgis City	\$256,308,800	\$259,233,900	1.14%	\$224,031,034	\$224,464,945	0.19%
St. Joseph County Total	\$2,717,145,738	\$2,795,281,778	2.88%	\$1,939,627,062	\$1,986,916,617	2.44%



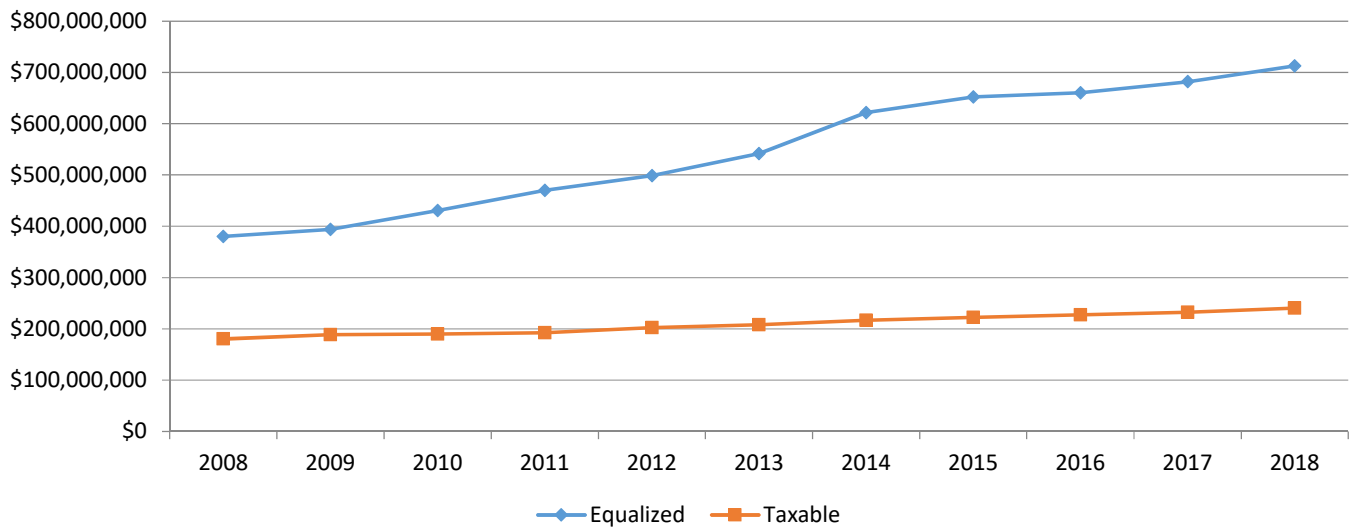
St. Joseph County Equalized and Taxable Values by Year



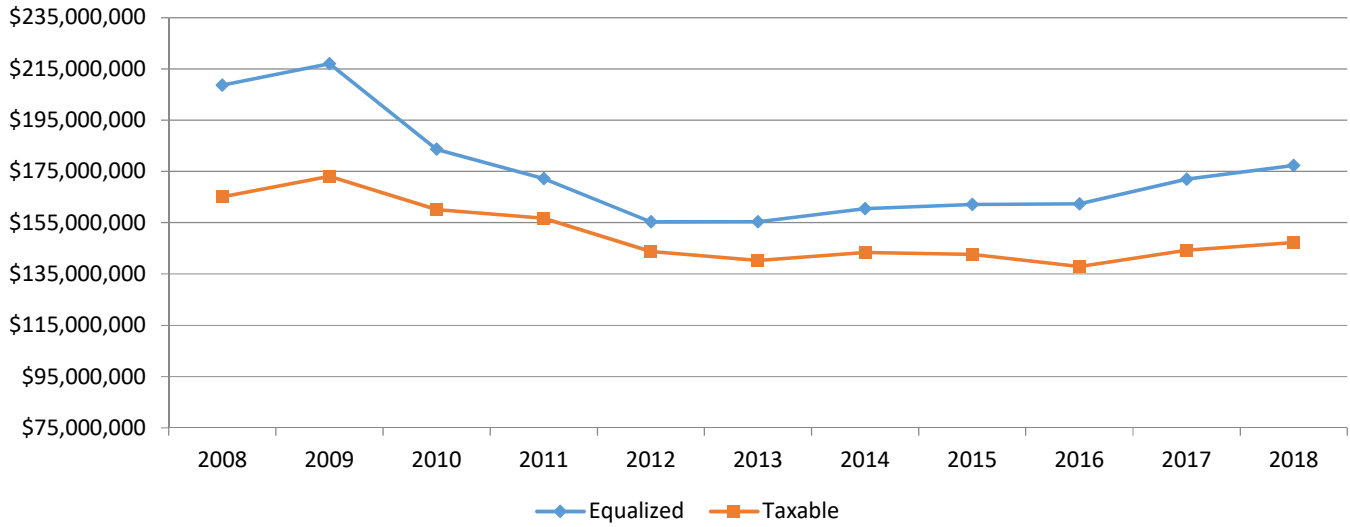
10 Year Trend in Gap between Equalized and Taxable Value (All Properties)



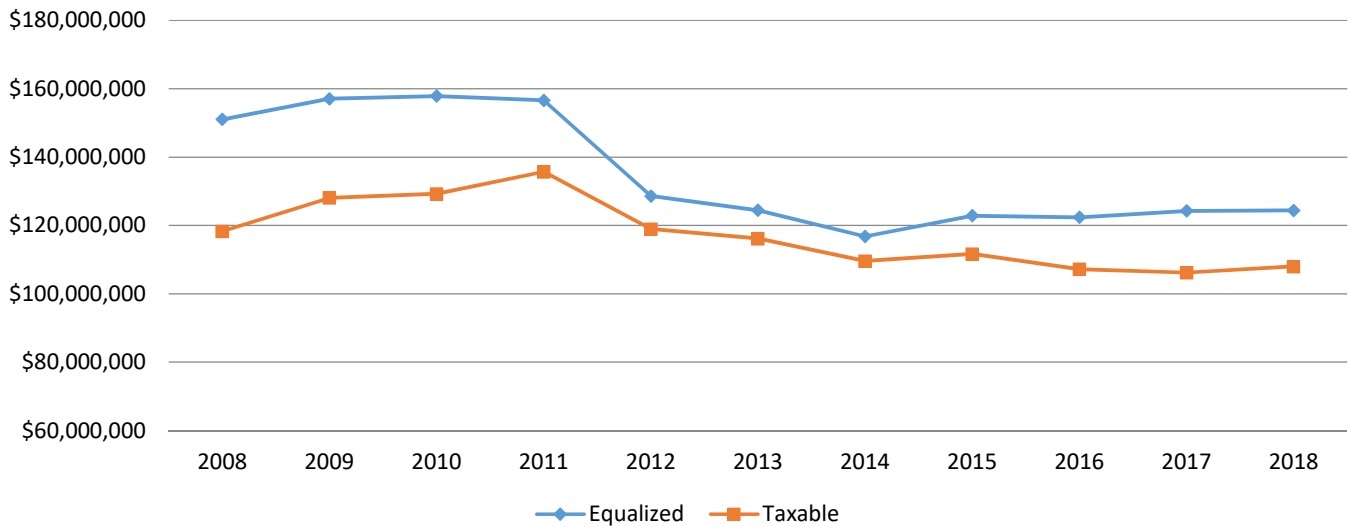
10 Year Trend in Gap between Equalized and Taxable Value (Agricultural)



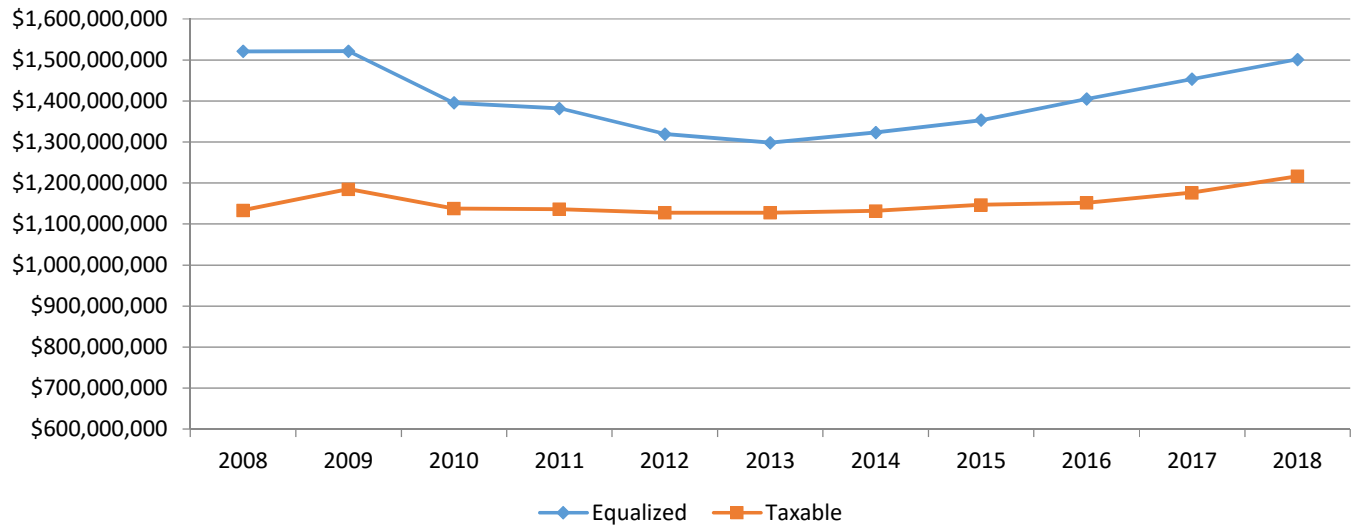
10 Year Trend in Gap between Equalized and Taxable Value (Commercial)



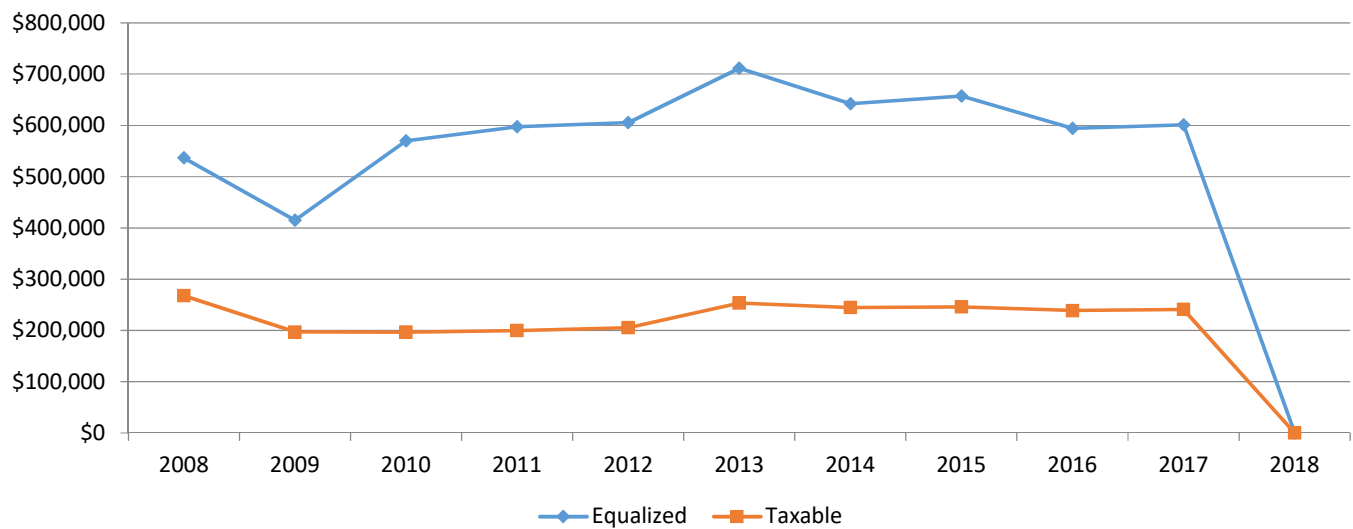
10 Year Trend in Gap between Equalized and Taxable Value (Industrial)



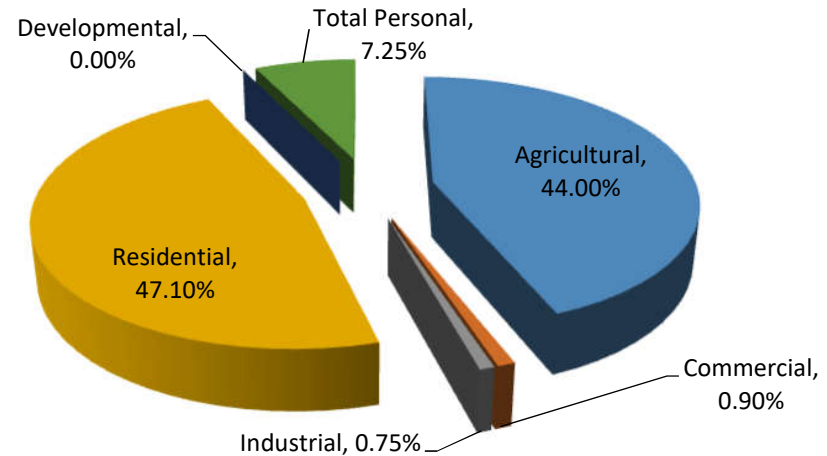
10 Year Trend in Gap between Equalized and Taxable Value (Residential)



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

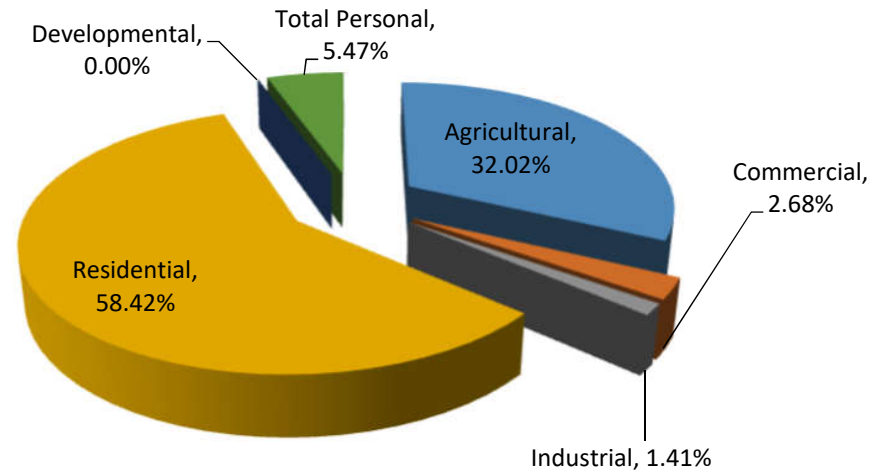


**St. Joseph County
Burr Oak Township**
Summary of Recommended
County Equalized Values and Trends



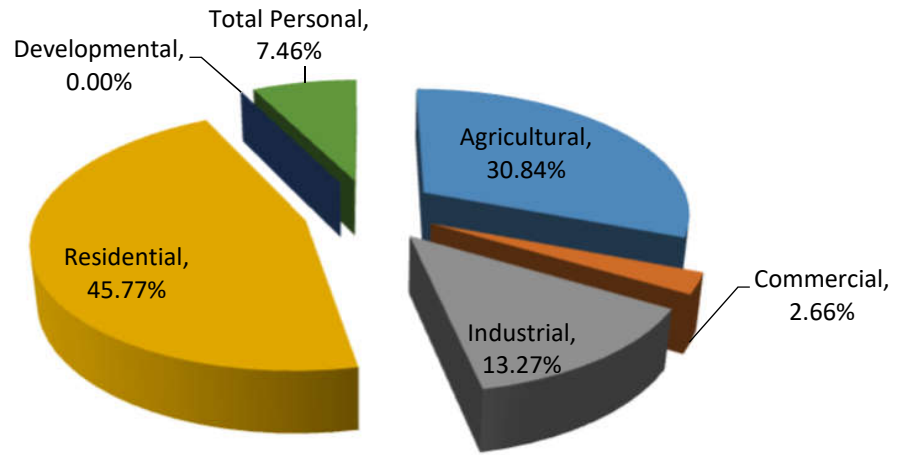
Class	Parcel Count	2017 State Equalized Value	2018 Assessed Value	Equalization Factor	2018 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	272	\$49,574,200	\$49,668,500	1.0000	\$49,668,500	0.19%	44.00%
Commercial	36	\$983,900	\$1,011,500	1.0000	\$1,011,500	2.81%	0.90%
Industrial	27	\$817,300	\$841,000	1.0000	\$841,000	2.90%	0.75%
Residential	1,259	\$50,028,300	\$53,162,500	1.0000	\$53,162,500	6.26%	47.10%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1,594	\$101,403,700	\$104,683,500		\$104,683,500	3.23%	92.75%
Personal Property							
Commercial	24	\$182,700	\$111,200	1.0000	\$111,200	-39.14%	0.10%
Industrial	8	\$228,400	\$244,800	1.0000	\$244,800	7.18%	0.22%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	9	\$8,092,300	\$7,831,200	1.0000	\$7,831,200	-3.23%	6.94%
Total Personal	41	\$8,503,400	\$8,187,200		\$8,187,200	-3.72%	7.25%
Grand Total	1,635	\$109,907,100	\$112,870,700		\$112,870,700	2.70%	100.00%

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



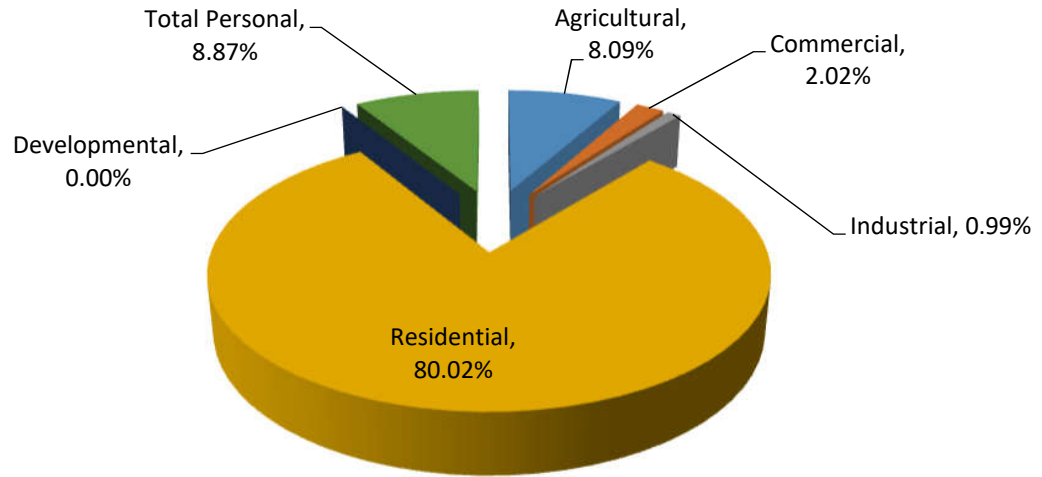
Class	Parcel Count	2017 State Equalized Value	2018 Assessed Value	Equalization Factor	2018 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	277	\$49,574,200	\$49,668,500	1.0000	\$49,668,500	0.19%	32.02%
Commercial	66	\$4,045,000	\$4,153,600	1.0000	\$4,153,600	2.68%	2.68%
Industrial	14	\$2,183,600	\$2,194,900	1.0000	\$2,194,900	0.52%	1.41%
Residential	2,210	\$92,996,700	\$90,618,000	1.0000	\$90,618,000	-2.56%	58.42%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,567	\$148,799,500	\$146,635,000		\$146,635,000	-1.45%	94.53%
Personal Property							
Commercial	106	\$779,000	\$769,000	1.0000	\$769,000	-1.28%	0.50%
Industrial	4	\$706,500	\$646,800	1.0000	\$646,800	-8.45%	0.42%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$7,161,100	\$7,071,100	1.0000	\$7,071,100	-1.26%	4.56%
Total Personal	120	\$8,646,600	\$8,486,900		\$8,486,900	-1.85%	5.47%
Grand Total	2,687	\$157,446,100	\$155,121,900		\$155,121,900	-1.48%	100.00%

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



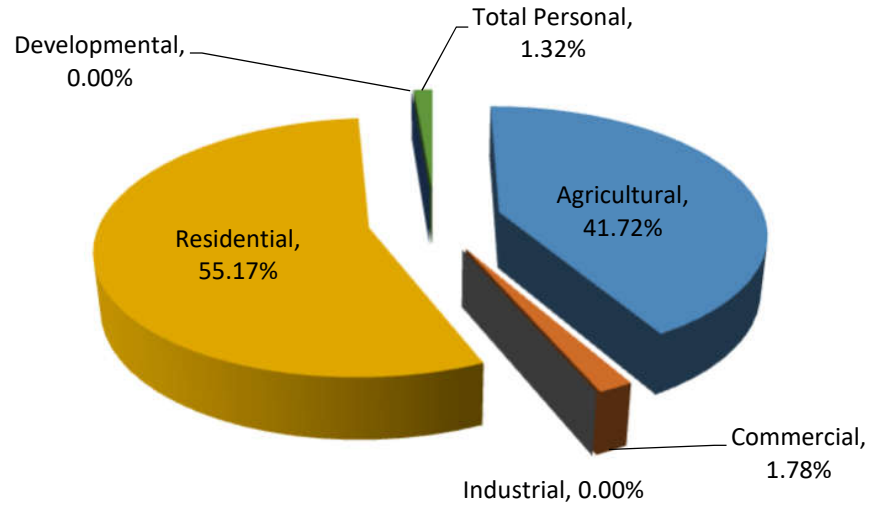
Class	Parcel Count	2017 State Equalized Value	2018 Assessed Value	Equalization Factor	2018 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	193	\$44,516,900	\$48,561,600	1.0000	\$48,561,600	9.09%	30.84%
Commercial	105	\$4,308,500	\$4,188,600	1.0000	\$4,188,600	-2.78%	2.66%
Industrial	40	\$19,902,400	\$20,888,100	1.0000	\$20,888,100	4.95%	13.27%
Residential	1,649	\$68,093,850	\$72,070,100	1.0000	\$72,070,100	5.84%	45.77%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1,987	\$136,821,650	\$145,708,400		\$145,708,400	6.50%	92.54%
Personal Property							
Commercial	68	\$2,110,500	\$1,809,400	1.0000	\$1,809,400	-14.27%	1.15%
Industrial	9	\$7,385,400	\$5,647,800	1.0000	\$5,647,800	-23.53%	3.59%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	14	\$3,978,600	\$4,284,700	1.0000	\$4,284,700	7.69%	2.72%
Total Personal	91	\$13,474,500	\$11,741,900		\$11,741,900	-12.86%	7.46%
Grand Total	2,078	\$150,296,150	\$157,450,300		\$157,450,300	4.76%	100.00%

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



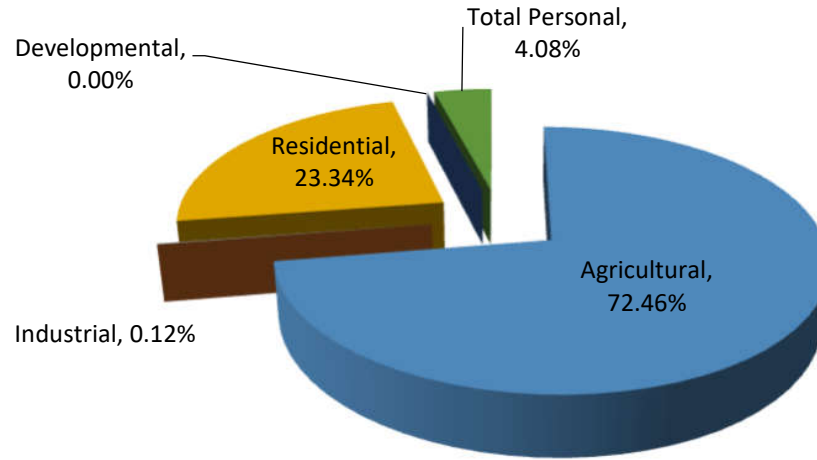
Class	Parcel Count	2017 State Equalized Value	2018 Assessed Value	Equalization Factor	2018 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	131	\$20,075,000	\$20,612,100	1.0000	\$20,612,100	2.68%	8.09%
Commercial	60	\$4,780,000	\$5,153,200	1.0000	\$5,153,200	7.81%	2.02%
Industrial	33	\$2,792,300	\$2,526,200	1.0000	\$2,526,200	-9.53%	0.99%
Residential	2,645	\$197,679,700	\$203,835,500	1.0000	\$203,835,500	3.11%	80.02%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,869	\$225,327,000	\$232,127,000		\$232,127,000	3.02%	91.13%
Personal Property							
Commercial	44	\$1,248,700	\$1,464,300	1.0000	\$1,464,300	17.27%	0.57%
Industrial	1	\$306,700	\$300,400	1.0000	\$300,400	-2.05%	0.12%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	8	\$17,027,800	\$20,839,200	1.0000	\$20,839,200	22.38%	8.18%
Total Personal	53	\$18,583,200	\$22,603,900		\$22,603,900	21.64%	8.87%
Grand Total	2,922	\$243,910,200	\$254,730,900		\$254,730,900	4.44%	100.00%

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



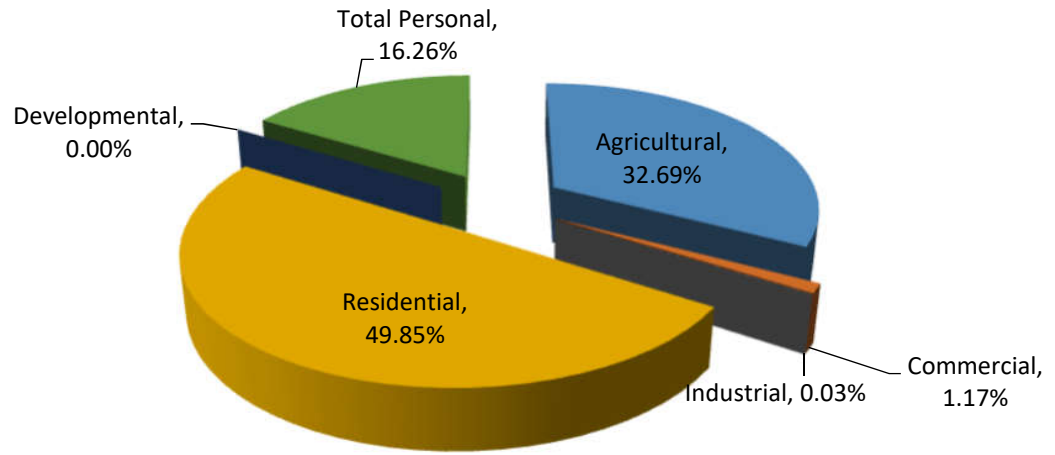
Class	Parcel Count	2017 State Equalized Value	2018 Assessed Value	Equalization Factor	2018 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	161	\$25,310,500	\$27,387,200	1.0000	\$27,387,200	8.20%	41.72%
Commercial	16	\$1,210,800	\$1,169,800	1.0000	\$1,169,800	-3.39%	1.78%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	741	\$35,750,600	\$36,214,500	1.0000	\$36,214,500	1.30%	55.17%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	918	\$62,271,900	\$64,771,500		\$64,771,500	4.01%	98.68%
Personal Property							
Commercial	20	\$172,200	\$146,500	1.0000	\$146,500	-14.92%	0.22%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	2	\$664,000	\$719,700	1.0000	\$719,700	8.39%	1.10%
Total Personal	22	\$836,200	\$866,200		\$866,200	3.59%	1.32%
Grand Total	940	\$63,108,100	\$65,637,700		\$65,637,700	4.01%	100.00%

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



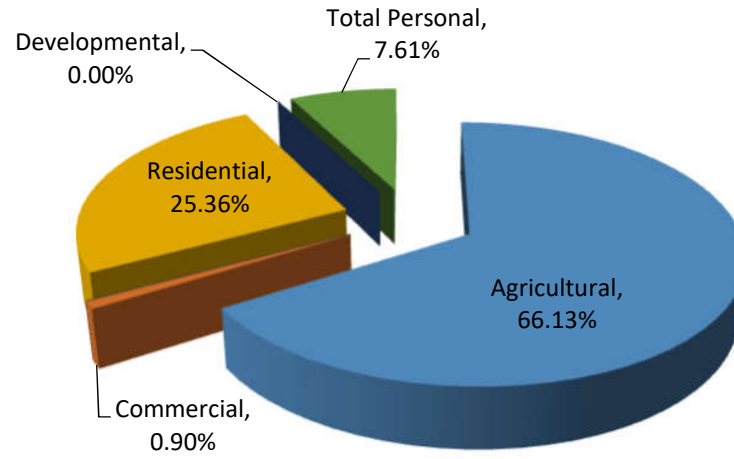
Class	Parcel Count	2017 State Equalized Value	2018 Assessed Value	Equalization Factor	2018 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	283	\$64,971,000	\$72,843,200	1.0000	\$72,843,200	12.12%	72.46%
Commercial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Industrial	6	\$114,000	\$121,700	1.0000	\$121,700	6.75%	0.12%
Residential	517	\$24,562,200	\$23,462,868	1.0000	\$23,462,868	-4.48%	23.34%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	806	\$89,647,200	\$96,427,768		\$96,427,768	7.56%	95.92%
Personal Property							
Commercial	5	\$139,900	\$218,500	1.0000	\$218,500	56.18%	0.22%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	21	\$4,089,200	\$3,886,600	1.0000	\$3,886,600	-4.95%	3.87%
Total Personal	26	\$4,229,100	\$4,105,100		\$4,105,100	-2.93%	4.08%
Grand Total	832	\$93,876,300	\$100,532,868		\$100,532,868	7.09%	100.00%

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



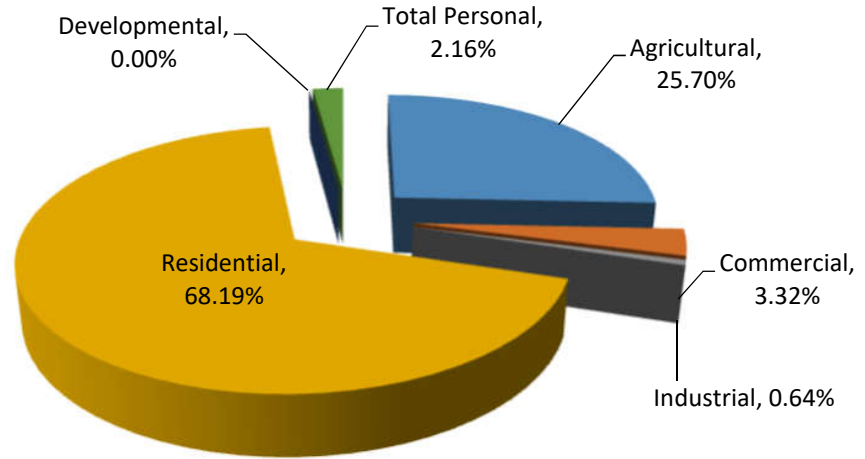
Class	Parcel Count	2017 State Equalized Value	2018 Assessed Value	Equalization Factor	2018 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	197	\$36,423,600	\$36,195,000	1.0000	\$36,195,000	-0.63%	32.69%
Commercial	7	\$1,248,700	\$1,300,600	1.0000	\$1,300,600	4.16%	1.17%
Industrial	2	\$83,400	\$31,100	1.0000	\$31,100	-62.71%	0.03%
Residential	869	\$53,833,300	\$55,200,100	1.0000	\$55,200,100	2.54%	49.85%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1,075	\$91,589,000	\$92,726,800		\$92,726,800	1.24%	83.74%
Personal Property							
Commercial	21	\$369,806	\$667,106	1.0000	\$667,106	80.39%	0.60%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	8	\$17,098,495	\$17,336,873	1.0000	\$17,336,873	1.39%	15.66%
Total Personal	29	\$17,468,301	\$18,003,979		\$18,003,979	3.07%	16.26%
Grand Total	1,104	\$109,057,301	\$110,730,779		\$110,730,779	1.53%	100.00%

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



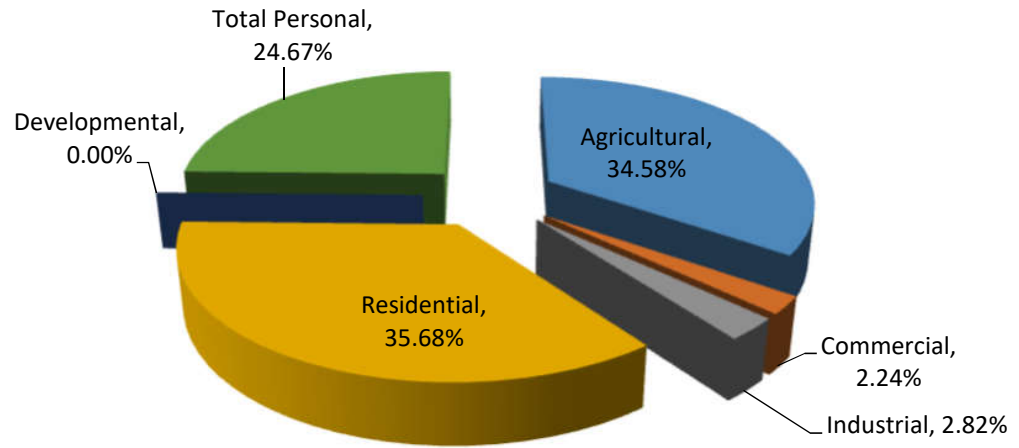
Class	Parcel Count	2017 State Equalized Value	2018 Assessed Value	Equalization Factor	2018 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	379	\$58,715,500	\$61,703,487	1.0000	\$61,703,487	5.09%	66.13%
Commercial	25	\$825,600	\$837,500	1.0000	\$837,500	1.44%	0.90%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	555	\$21,520,400	\$23,659,390	1.0000	\$23,659,390	9.94%	25.36%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	959	\$81,061,500	\$86,200,377		\$86,200,377	6.34%	92.39%
Personal Property							
Commercial	22	\$103,600	\$89,000	1.0000	\$89,000	-14.09%	0.10%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	7	\$7,264,500	\$7,012,600	1.0000	\$7,012,600	-3.47%	7.52%
Total Personal	29	\$7,368,100	\$7,101,600		\$7,101,600	-3.62%	7.61%
Grand Total	988	\$88,429,600	\$93,301,977		\$93,301,977	5.51%	100.00%

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



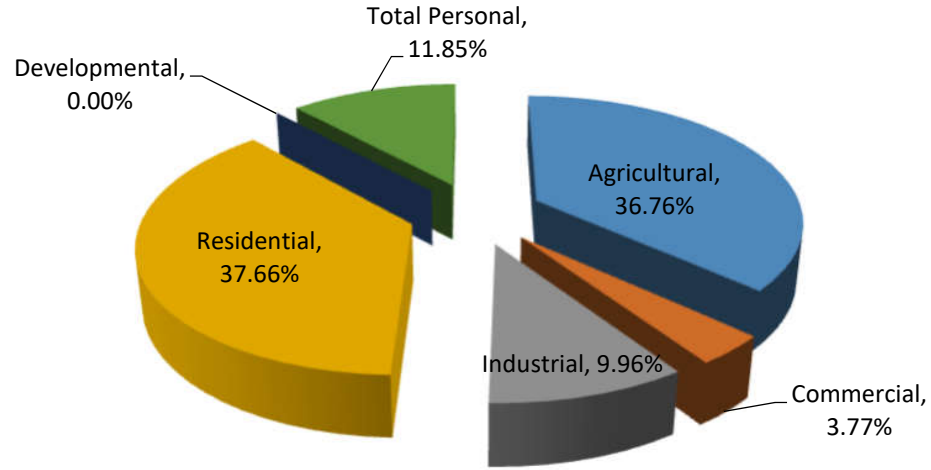
Class	Parcel Count	2017 State Equalized Value	2018 Assessed Value	Equalization Factor	2018 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	182	\$36,124,600	\$37,946,900	1.0000	\$37,946,900	5.04%	25.70%
Commercial	66	\$5,266,000	\$4,895,300	1.0000	\$4,895,300	-7.04%	3.32%
Industrial	17	\$949,600	\$940,100	1.0000	\$940,100	-1.00%	0.64%
Residential	1,956	\$100,619,700	\$100,687,400	1.0000	\$100,687,400	0.07%	68.19%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,221	\$142,959,900	\$144,469,700		\$144,469,700	1.06%	97.84%
Personal Property							
Commercial	44	\$428,100	\$562,700	1.0000	\$562,700	31.44%	0.38%
Industrial	3	\$112,800	\$117,500	1.0000	\$117,500	4.17%	0.08%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	13	\$2,616,900	\$2,516,600	1.0000	\$2,516,600	-3.83%	1.70%
Total Personal	60	\$3,157,800	\$3,196,800		\$3,196,800	1.24%	2.16%
Grand Total	2,281	\$146,117,700	\$147,666,500		\$147,666,500	1.06%	100.00%

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



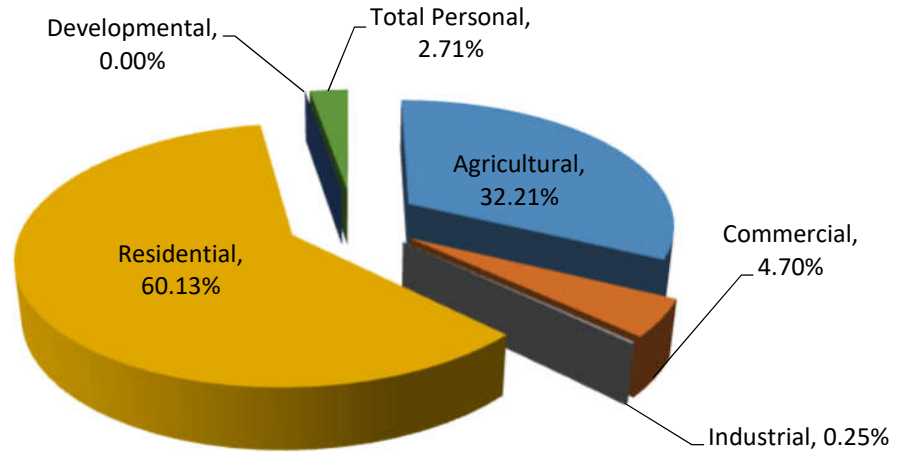
Class	Parcel Count	2017 State Equalized Value	2018 Assessed Value	Equalization Factor	2018 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	287	\$57,654,100	\$57,115,800	1.0000	\$57,115,800	-0.93%	34.58%
Commercial	64	\$3,276,400	\$3,707,700	1.0000	\$3,707,700	13.16%	2.24%
Industrial	24	\$4,467,600	\$4,658,600	1.0000	\$4,658,600	4.28%	2.82%
Residential	1,413	\$56,250,800	\$58,932,300	1.0000	\$58,932,300	4.77%	35.68%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1,788	\$121,648,900	\$124,414,400		\$124,414,400	2.27%	75.33%
Personal Property							
Commercial	55	\$361,700	\$380,200	1.0000	\$380,200	5.11%	0.23%
Industrial	7	\$1,902,100	\$1,002,900	1.0000	\$1,002,900	-47.27%	0.61%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$39,954,400	\$39,362,200	1.0000	\$39,362,200	-1.48%	23.83%
Total Personal	72	\$42,218,200	\$40,745,300		\$40,745,300	-3.49%	24.67%
Grand Total	1,860	\$163,867,100	\$165,159,700		\$165,159,700	0.79%	100.00%

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



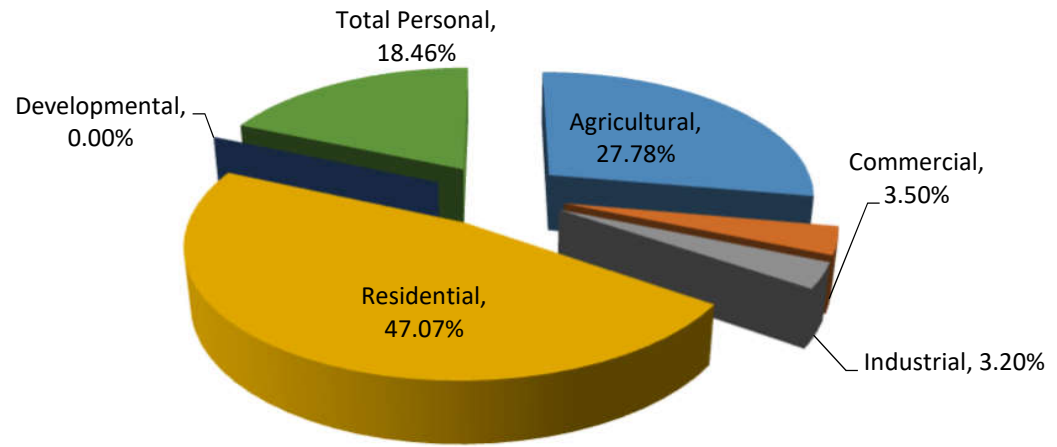
Class	Parcel Count	2017 State Equalized Value	2018 Assessed Value	Equalization Factor	2018 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	143	\$29,619,600	\$33,072,900	1.0000	\$33,072,900	11.66%	36.76%
Commercial	28	\$3,307,500	\$3,391,800	1.0000	\$3,391,800	2.55%	3.77%
Industrial	29	\$9,009,800	\$8,957,300	1.0000	\$8,957,300	-0.58%	9.96%
Residential	743	\$29,932,237	\$33,880,100	1.0000	\$33,880,100	13.19%	37.66%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	943	\$71,869,137	\$79,302,100		\$79,302,100	10.34%	88.15%
Personal Property							
Commercial	25	\$1,429,900	\$484,000	1.0000	\$484,000	-66.15%	0.54%
Industrial	8	\$2,097,700	\$2,066,500	1.0000	\$2,066,500	-1.49%	2.30%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$7,571,100	\$8,111,500	1.0000	\$8,111,500	7.14%	9.02%
Total Personal	43	\$11,098,700	\$10,662,000		\$10,662,000	-3.93%	11.85%
Grand Total	986	\$82,967,837	\$89,964,100		\$89,964,100	8.43%	100.00%

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



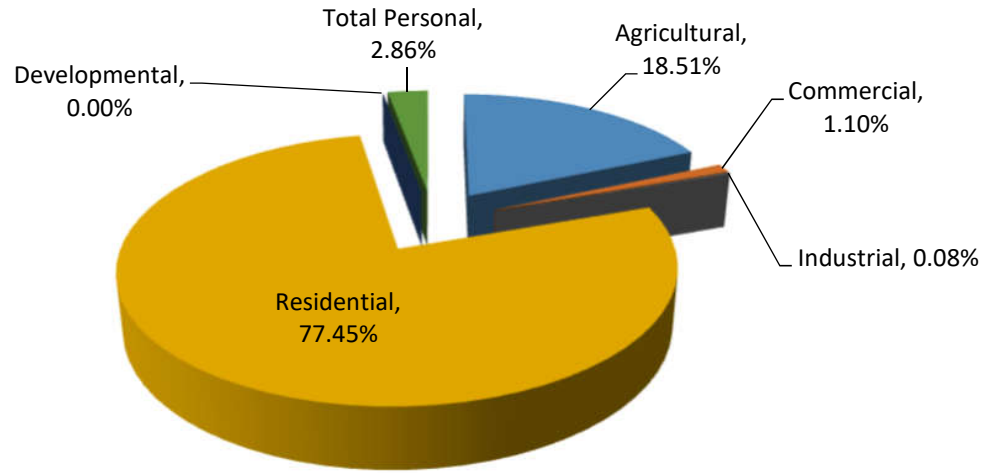
Class	Parcel Count	2017 State Equalized Value	2018 Assessed Value	Equalization Factor	2018 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	318	\$58,320,700	\$57,611,500	1.0000	\$57,611,500	-1.22%	32.21%
Commercial	91	\$7,354,800	\$8,409,400	1.0000	\$8,409,400	14.34%	4.70%
Industrial	10	\$381,500	\$444,700	1.0000	\$444,700	16.57%	0.25%
Residential	1,943	\$104,923,200	\$107,554,800	1.0000	\$107,554,800	2.51%	60.13%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,362	\$170,980,200	\$174,020,400		\$174,020,400	1.78%	97.29%
Personal Property							
Commercial	86	\$1,404,400	\$1,549,800	1.0000	\$1,549,800	10.35%	0.87%
Industrial	1	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$3,187,400	\$3,297,900	1.0000	\$3,297,900	3.47%	1.84%
Total Personal	97	\$4,591,800	\$4,847,700		\$4,847,700	5.57%	2.71%
Grand Total	2,459	\$175,572,000	\$178,868,100		\$178,868,100	1.88%	100.00%

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



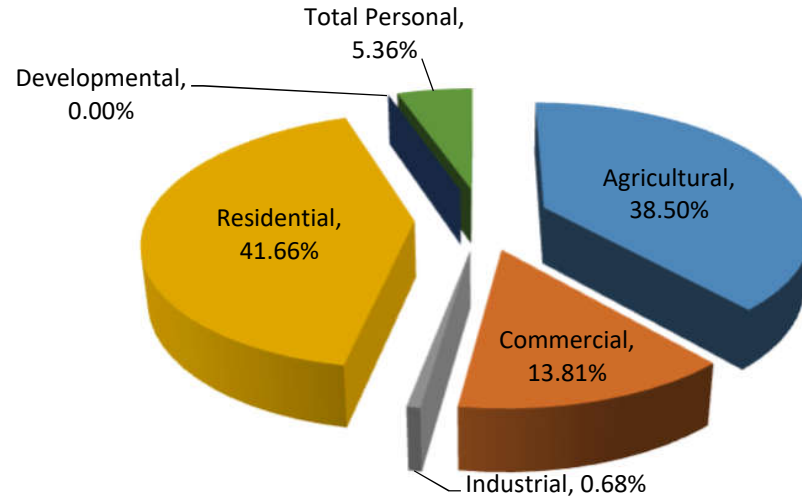
Class	Parcel Count	2017 State Equalized Value	2018 Assessed Value	Equalization Factor	2018 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	254	\$50,062,700	\$52,753,800	1.0000	\$52,753,800	5.38%	27.78%
Commercial	41	\$6,143,800	\$6,648,000	1.0000	\$6,648,000	8.21%	3.50%
Industrial	24	\$5,401,800	\$6,070,700	1.0000	\$6,070,700	12.38%	3.20%
Residential	1,424	\$84,425,100	\$89,381,500	1.0000	\$89,381,500	5.87%	47.07%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1,743	\$146,033,400	\$154,854,000		\$154,854,000	6.04%	81.54%
Personal Property							
Commercial	42	\$1,091,900	\$1,020,000	1.0000	\$1,020,000	-6.58%	0.54%
Industrial	11	\$1,002,900	\$921,600	1.0000	\$921,600	-8.11%	0.49%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	15	\$33,183,100	\$33,113,500	1.0000	\$33,113,500	-0.21%	17.44%
Total Personal	68	\$35,277,900	\$35,055,100		\$35,055,100	-0.63%	18.46%
Grand Total	1,811	\$181,311,300	\$189,909,100		\$189,909,100	4.74%	100.00%

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



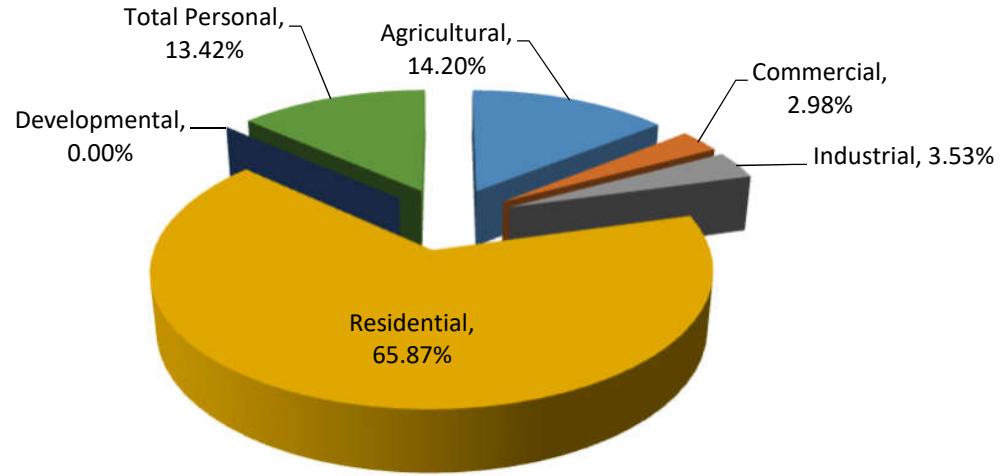
Class	Parcel Count	2017 State Equalized Value	2018 Assessed Value	Equalization Factor	2018 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	166	\$33,885,200	\$33,549,100	1.0000	\$33,549,100	-0.99%	18.51%
Commercial	22	\$1,931,400	\$1,993,800	1.0000	\$1,993,800	3.23%	1.10%
Industrial	1	\$152,300	\$147,300	1.0000	\$147,300	-3.28%	0.08%
Residential	1,988	\$138,928,300	\$140,379,954	1.0000	\$140,379,954	1.04%	77.45%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,177	\$174,897,200	\$176,070,154		\$176,070,154	0.67%	97.14%
Personal Property							
Commercial	28	\$5,900	\$89,700	1.0000	\$89,700	1420.34%	0.05%
Industrial	3	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	12	\$4,786,600	\$5,097,300	1.0000	\$5,097,300	6.49%	2.81%
Total Personal	43	\$4,792,500	\$5,187,000		\$5,187,000	8.23%	2.86%
Grand Total	2,220	\$179,689,700	\$181,257,154		\$181,257,154	0.87%	100.00%

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



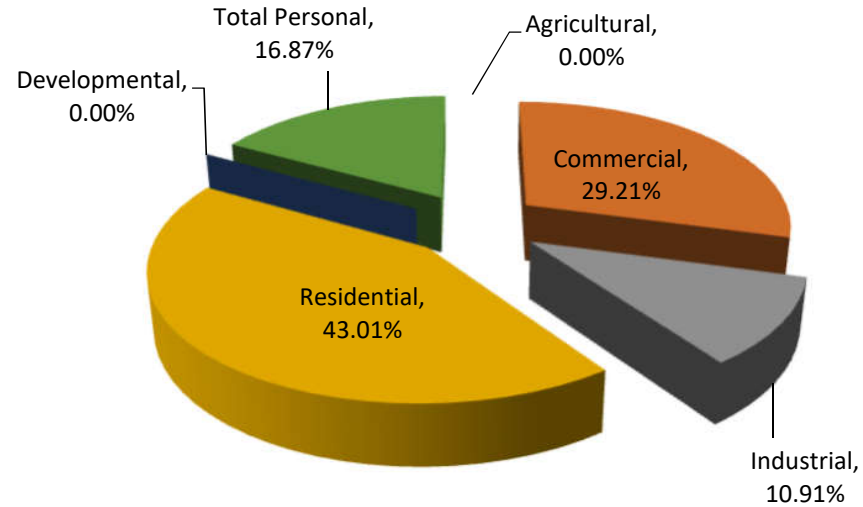
Class	Parcel Count	2017 State Equalized Value	2018 Assessed Value	Equalization Factor	2018 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	154	\$29,809,700	\$30,990,200	1.0000	\$30,990,200	3.96%	38.50%
Commercial	91	\$10,879,300	\$11,113,900	1.0000	\$11,113,900	2.16%	13.81%
Industrial	10	\$572,700	\$543,500	1.0000	\$543,500	-5.10%	0.68%
Residential	694	\$32,801,300	\$33,532,800	1.0000	\$33,532,800	2.23%	41.66%
Developmental	0	\$601,300	\$0	N/A	\$0	-100.00%	0.00%
Total Real	949	\$74,664,300	\$76,180,400		\$76,180,400	2.03%	94.64%
Personal Property							
Commercial	69	\$1,172,400	\$1,099,800	1.0000	\$1,099,800	-6.19%	1.37%
Industrial	3	\$13,000	\$0	N/A	\$0	-100.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	4	\$1,708,700	\$3,211,100	1.0000	\$3,211,100	87.93%	3.99%
Total Personal	76	\$2,894,100	\$4,310,900		\$4,310,900	48.95%	5.36%
Grand Total	1,025	\$77,558,400	\$80,491,300		\$80,491,300	3.78%	100.00%

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



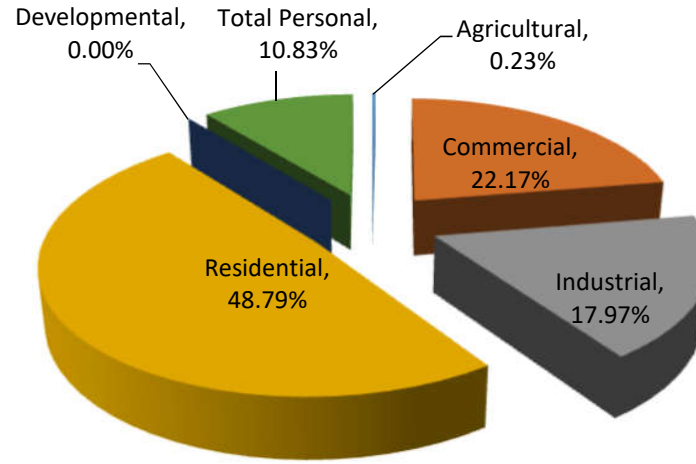
Class	Parcel Count	2017 State Equalized Value	2018 Assessed Value	Equalization Factor	2018 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	218	\$34,570,900	\$37,145,900	1.0000	\$37,145,900	7.45%	14.20%
Commercial	155	\$8,270,200	\$7,789,400	1.0000	\$7,789,400	-5.81%	2.98%
Industrial	51	\$9,196,700	\$9,218,700	1.0000	\$9,218,700	0.24%	3.53%
Residential	2,378	\$160,151,800	\$172,258,800	1.0000	\$172,258,800	7.56%	65.87%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,802	\$212,189,600	\$226,412,800		\$226,412,800	6.70%	86.58%
Personal Property							
Commercial	65	\$522,800	\$633,400	1.0000	\$633,400	21.16%	0.24%
Industrial	14	\$1,389,800	\$1,378,900	1.0000	\$1,378,900	-0.78%	0.53%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	15	\$33,248,100	\$33,075,700	1.0000	\$33,075,700	-0.52%	12.65%
Total Personal	94	\$35,160,700	\$35,088,000		\$35,088,000	-0.21%	13.42%
Grand Total	2,896	\$247,350,300	\$261,500,800		\$261,500,800	5.72%	100.00%

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



Class	Parcel Count	2017 State Equalized Value	2018 Assessed Value	Equalization Factor	2018 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Commercial	310	\$57,626,800	\$54,153,700	1.0000	\$54,153,700	-6.03%	29.21%
Industrial	65	\$20,283,800	\$20,237,600	1.0000	\$20,237,600	-0.23%	10.91%
Residential	2,481	\$77,689,450	\$79,755,500	1.0000	\$79,755,500	2.66%	43.01%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,856	\$155,600,050	\$154,146,800		\$154,146,800	-0.93%	83.13%
Personal Property							
Commercial	327	\$9,385,200	\$9,710,600	1.0000	\$9,710,600	3.47%	5.24%
Industrial	45	\$15,880,700	\$13,640,400	1.0000	\$13,640,400	-14.11%	7.36%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	3	\$7,255,100	\$7,925,900	1.0000	\$7,925,900	9.25%	4.27%
Total Personal	375	\$32,521,000	\$31,276,900		\$31,276,900	-3.83%	16.87%
Grand Total	3,231	\$188,121,050	\$185,423,700		\$185,423,700	-1.43%	100.00%

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



Class	Parcel Count	2017 State Equalized Value	2018 Assessed Value	Equalization Factor	2018 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	9	\$595,200	\$604,900	1.0000	\$604,900	1.63%	0.23%
Commercial	327	\$50,542,400	\$57,481,700	1.0000	\$57,481,700	13.73%	22.17%
Industrial	111	\$47,940,200	\$46,577,300	1.0000	\$46,577,300	-2.84%	17.97%
Residential	3,328	\$122,836,200	\$126,485,800	1.0000	\$126,485,800	2.97%	48.79%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	3,775	\$221,914,000	\$231,149,700		\$231,149,700	4.16%	89.17%
Personal Property							
Commercial	372	\$13,378,000	\$12,979,300	1.0000	\$12,979,300	-2.98%	5.01%
Industrial	49	\$19,341,700	\$13,398,000	1.0000	\$13,398,000	-30.73%	5.17%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	2	\$1,675,100	\$1,706,900	1.0000	\$1,706,900	1.90%	0.66%
Total Personal	423	\$34,394,800	\$28,084,200		\$28,084,200	-18.35%	10.83%
Grand Total	4,198	\$256,308,800	\$259,233,900		\$259,233,900	1.14%	100.00%

St. Joseph County
2018 Agricultural Real Property Recapitulation

Unit of Govt.	2018		Equalization Factor	Value Adjustment	2018	
	Assessed Value	Ratio To Value			Equalized Value	% of Class
Burr Oak Township	\$49,668,500	49.85%	1.0000	\$0	\$49,668,500	6.97%
Colon Township	\$55,098,800	49.71%	1.0000	\$0	\$55,098,800	7.73%
Constantine Township	\$48,561,600	49.47%	1.0000	\$0	\$48,561,600	6.81%
Fabius Township	\$20,612,100	49.91%	1.0000	\$0	\$20,612,100	2.89%
Fawn River Township	\$27,387,200	49.87%	1.0000	\$0	\$27,387,200	3.84%
Florence Township	\$72,843,200	49.68%	1.0000	\$0	\$72,843,200	10.22%
Flowerfield Township	\$36,195,000	49.71%	1.0000	\$0	\$36,195,000	5.08%
Leonidas Township	\$61,703,487	49.86%	1.0000	\$0	\$61,703,487	8.66%
Lockport Township	\$37,946,900	49.74%	1.0000	\$0	\$37,946,900	5.32%
Mendon Township	\$57,115,800	49.87%	1.0000	\$0	\$57,115,800	8.01%
Mottville Township	\$33,072,900	49.46%	1.0000	\$0	\$33,072,900	4.64%
Nottawa Township	\$57,611,500	49.71%	1.0000	\$0	\$57,611,500	8.08%
Park Township	\$52,753,800	49.84%	1.0000	\$0	\$52,753,800	7.40%
Sherman Township	\$33,549,100	49.80%	1.0000	\$0	\$33,549,100	4.71%
Sturgis Township	\$30,990,200	49.72%	1.0000	\$0	\$30,990,200	4.35%
White Pigeon Township	\$37,145,900	49.73%	1.0000	\$0	\$37,145,900	5.21%
Three Rivers City	\$0	0.00%	1.0000	\$0	\$0	0.00%
Sturgis City	\$604,900	49.67%	1.0000	\$0	\$604,900	0.08%
St. Joseph County Total	\$712,860,887			\$0	\$712,860,887	100%

St. Joseph County
2018 Commercial Real Property Recapitulation

Unit of Govt.	2018		Equalization Factor	Value Adjustment	2018	
	Assessed Value	Ratio To Value			Equalized Value	% of Class
Burr Oak Township	\$1,011,500	49.91%	1.0000	\$0	\$1,011,500	0.57%
Colon Township	\$4,153,600	49.23%	1.0000	\$0	\$4,153,600	2.34%
Constantine Township	\$4,188,600	49.64%	1.0000	\$0	\$4,188,600	2.36%
Fabius Township	\$5,153,200	49.94%	1.0000	\$0	\$5,153,200	2.90%
Fawn River Township	\$1,169,800	49.23%	1.0000	\$0	\$1,169,800	0.66%
Florence Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Flowerfield Township	\$1,300,600	49.71%	1.0000	\$0	\$1,300,600	0.73%
Leonidas Township	\$837,500	49.22%	1.0000	\$0	\$837,500	0.47%
Lockport Township	\$4,895,300	49.88%	1.0000	\$0	\$4,895,300	2.76%
Mendon Township	\$3,707,700	49.97%	1.0000	\$0	\$3,707,700	2.09%
Mottville Township	\$3,391,800	49.94%	1.0000	\$0	\$3,391,800	1.91%
Nottawa Township	\$8,409,400	49.62%	1.0000	\$0	\$8,409,400	4.74%
Park Township	\$6,648,000	50.00%	1.0000	\$0	\$6,648,000	3.75%
Sherman Township	\$1,993,800	49.96%	1.0000	\$0	\$1,993,800	1.12%
Sturgis Township	\$11,113,900	49.96%	1.0000	\$0	\$11,113,900	6.26%
White Pigeon Township	\$7,789,400	49.39%	1.0000	\$0	\$7,789,400	4.39%
Three Rivers City	\$54,153,700	49.57%	1.0000	\$0	\$54,153,700	30.53%
Sturgis City	\$57,481,700	49.78%	1.0000	\$0	\$57,481,700	32.40%
St. Joseph County Total	\$177,399,500			\$0	\$177,399,500	100%

St. Joseph County
2018 Industrial Real Property Recapitulation

Unit of Govt.	2018		Equalization Factor	Value Adjustment	2018	
	Assessed Value	Ratio To Value			Equalized Value	% of Class
Burr Oak Township	\$841,000	49.91%	1.0000	\$0	\$841,000	0.68%
Colon Township	\$2,194,900	49.35%	1.0000	\$0	\$2,194,900	1.76%
Constantine Township	\$20,888,100	49.71%	1.0000	\$0	\$20,888,100	16.79%
Fabius Township	\$2,526,200	49.79%	1.0000	\$0	\$2,526,200	2.03%
Fawn River Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Florence Township	\$121,700	49.77%	1.0000	\$0	\$121,700	0.10%
Flowerfield Township	\$31,100	49.98%	1.0000	\$0	\$31,100	0.03%
Leonidas Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Lockport Township	\$940,100	49.83%	1.0000	\$0	\$940,100	0.76%
Mendon Township	\$4,658,600	49.89%	1.0000	\$0	\$4,658,600	3.74%
Mottville Township	\$8,957,300	49.35%	1.0000	\$0	\$8,957,300	7.20%
Nottawa Township	\$444,700	49.86%	1.0000	\$0	\$444,700	0.36%
Park Township	\$6,070,700	49.94%	1.0000	\$0	\$6,070,700	4.88%
Sherman Township	\$147,300	49.84%	1.0000	\$0	\$147,300	0.12%
Sturgis Township	\$543,500	49.94%	1.0000	\$0	\$543,500	0.44%
White Pigeon Township	\$9,218,700	49.77%	1.0000	\$0	\$9,218,700	7.41%
Three Rivers City	\$20,237,600	49.75%	1.0000	\$0	\$20,237,600	16.27%
Sturgis City	\$46,577,300	49.88%	1.0000	\$0	\$46,577,300	37.44%
St. Joseph County Total	\$124,398,800			\$0	\$124,398,800	100%

St. Joseph County
2018 Residential Real Property Recapitulation

Unit of Govt.	2018 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2018 Equalized Value	% of Class
Burr Oak Township	\$53,162,500	49.69%	1.0000	\$0	\$53,162,500	3.54%
Colon Township	\$90,618,000	49.71%	1.0000	\$0	\$90,618,000	6.04%
Constantine Township	\$72,070,100	49.66%	1.0000	\$0	\$72,070,100	4.80%
Fabius Township	\$203,835,500	49.80%	1.0000	\$0	\$203,835,500	13.58%
Fawn River Township	\$36,214,500	49.76%	1.0000	\$0	\$36,214,500	2.41%
Florence Township	\$23,462,868	49.56%	1.0000	\$0	\$23,462,868	1.56%
Flowerfield Township	\$55,200,100	49.89%	1.0000	\$0	\$55,200,100	3.68%
Leonidas Township	\$23,659,390	49.92%	1.0000	\$0	\$23,659,390	1.58%
Lockport Township	\$100,687,400	49.69%	1.0000	\$0	\$100,687,400	6.71%
Mendon Township	\$58,932,300	49.85%	1.0000	\$0	\$58,932,300	3.93%
Mottville Township	\$33,880,100	49.71%	1.0000	\$0	\$33,880,100	2.26%
Nottawa Township	\$107,554,800	49.45%	1.0000	\$0	\$107,554,800	7.17%
Park Township	\$89,381,500	49.86%	1.0000	\$0	\$89,381,500	5.95%
Sherman Township	\$140,379,954	49.86%	1.0000	\$0	\$140,379,954	9.35%
Sturgis Township	\$33,532,800	49.93%	1.0000	\$0	\$33,532,800	2.23%
White Pigeon Township	\$172,258,800	49.64%	1.0000	\$0	\$172,258,800	11.48%
Three Rivers City	\$79,755,500	49.54%	1.0000	\$0	\$79,755,500	5.31%
Sturgis City	\$126,485,800	49.85%	1.0000	\$0	\$126,485,800	8.43%
St. Joseph County Total	\$1,501,071,912			\$0	\$1,501,071,912	100%

St. Joseph County
2018 Developmental Real Property Recapitulation

Unit of Govt.	2018 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2018 Equalized Value	% of Class
Burr Oak Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Colon Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Constantine Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Fabius Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Fawn River Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Florence Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Flowerfield Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Leonidas Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Lockport Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Mendon Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Mottville Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Nottawa Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Park Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Sherman Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Sturgis Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
White Pigeon Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Three Rivers City	\$0	0.00%	1.0000	\$0	\$0	0.00%
Sturgis City	\$0	0.00%	1.0000	\$0	\$0	0.00%
St. Joseph County Total	\$0			\$0	\$0	0.00%

St. Joseph County
2018 Personal Property Recapitulation

Unit of Govt.	2018		Equalization Factor	Value Adjustment	2018	
	Assessed Value	Ratio To Value			Equalized Value	% of Class
Burr Oak Township	\$8,187,200	50.00%	1.0000	\$0	\$8,187,200	2.93%
Colon Township	\$8,486,900	50.00%	1.0000	\$0	\$8,486,900	3.04%
Constantine Township	\$11,741,900	50.00%	1.0000	\$0	\$11,741,900	4.20%
Fabius Township	\$22,603,900	50.00%	1.0000	\$0	\$22,603,900	8.09%
Fawn River Township	\$866,200	50.00%	1.0000	\$0	\$866,200	0.31%
Florence Township	\$4,105,100	50.00%	1.0000	\$0	\$4,105,100	1.47%
Flowerfield Township	\$18,003,979	50.00%	1.0000	\$0	\$18,003,979	6.44%
Leonidas Township	\$7,101,600	50.00%	1.0000	\$0	\$7,101,600	2.54%
Lockport Township	\$3,196,800	50.00%	1.0000	\$0	\$3,196,800	1.14%
Mendon Township	\$40,745,300	50.00%	1.0000	\$0	\$40,745,300	14.58%
Mottville Township	\$10,662,000	50.00%	1.0000	\$0	\$10,662,000	3.81%
Nottawa Township	\$4,847,700	50.00%	1.0000	\$0	\$4,847,700	1.73%
Park Township	\$35,055,100	50.00%	1.0000	\$0	\$35,055,100	12.54%
Sherman Township	\$5,187,000	50.00%	1.0000	\$0	\$5,187,000	1.86%
Sturgis Township	\$4,310,900	50.00%	1.0000	\$0	\$4,310,900	1.54%
White Pigeon Township	\$35,088,000	50.00%	1.0000	\$0	\$35,088,000	12.55%
Three Rivers City	\$31,276,900	50.00%	1.0000	\$0	\$31,276,900	11.19%
Sturgis City	\$28,084,200	50.00%	1.0000	\$0	\$28,084,200	10.05%
St. Joseph County Total	\$279,550,679			\$0	\$279,550,679	100%

St. Joseph County
Agricultural
Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	272	\$99,337,000	\$365,210
Colon Township	277	\$99,337,000	\$358,617
Constantine Township	193	\$97,123,200	\$503,229
Fabius Township	131	\$41,224,200	\$314,689
Fawn River Township	161	\$54,774,400	\$340,214
Florence Township	283	\$145,686,400	\$514,793
Flowerfield Township	197	\$72,390,000	\$367,462
Leonidas Township	379	\$123,406,974	\$325,612
Lockport Township	182	\$75,893,800	\$416,999
Mendon Township	287	\$114,231,600	\$398,020
Mottville Township	143	\$66,145,800	\$462,558
Nottawa Township	318	\$115,223,000	\$362,336
Park Township	254	\$105,507,600	\$415,384
Sherman Township	166	\$67,098,200	\$404,206
Sturgis Township	154	\$61,980,400	\$402,470
White Pigeon Township	218	\$74,291,800	\$340,788
Three Rivers City	0	\$0	\$0
Sturgis City	9	\$1,209,800	\$134,422
County Wide Average	201	\$78,603,399	\$390,414

St. Joseph County

Commercial

Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	36	\$2,023,000	\$56,194
Colon Township	66	\$8,307,200	\$125,867
Constantine Township	105	\$8,377,200	\$79,783
Fabius Township	60	\$10,306,400	\$171,773
Fawn River Township	16	\$2,339,600	\$146,225
Florence Township	0	\$0	\$0
Flowerfield Township	7	\$2,601,200	\$371,600
Leonidas Township	25	\$1,675,000	\$67,000
Lockport Township	66	\$9,790,600	\$148,342
Mendon Township	64	\$7,415,400	\$115,866
Mottville Township	28	\$6,783,600	\$242,271
Nottawa Township	91	\$16,818,800	\$184,822
Park Township	41	\$13,296,000	\$324,293
Sherman Township	22	\$3,987,600	\$181,255
Sturgis Township	91	\$22,227,800	\$244,262
White Pigeon Township	155	\$15,578,800	\$100,508
Three Rivers City	310	\$108,307,400	\$349,379
Sturgis City	327	\$114,963,400	\$351,570
County Wide Average	84	\$19,711,056	\$234,966

St. Joseph County

Industrial

Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	27	\$1,682,000	\$62,296
Colon Township	14	\$4,389,800	\$313,557
Constantine Township	40	\$41,776,200	\$1,044,405
Fabius Township	33	\$5,052,400	\$153,103
Fawn River Township	0	\$0	\$0
Florence Township	6	\$243,400	\$40,567
Flowerfield Township	2	\$62,200	\$31,100
Leonidas Township	0	\$0	\$0
Lockport Township	17	\$1,880,200	\$110,600
Mendon Township	24	\$9,317,200	\$388,217
Mottville Township	29	\$17,914,600	\$617,745
Nottawa Township	10	\$889,400	\$88,940
Park Township	24	\$12,141,400	\$505,892
Sherman Township	1	\$294,600	\$294,600
Sturgis Township	10	\$1,087,000	\$108,700
White Pigeon Township	51	\$18,437,400	\$361,518
Three Rivers City	65	\$40,475,200	\$622,695
Sturgis City	111	\$93,154,600	\$839,231
County Wide Average	26	\$13,822,089	\$536,202

St. Joseph County
Residential

Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	1,259	\$106,325,000	\$84,452
Colon Township	2,210	\$181,236,000	\$82,007
Constantine Township	1,649	\$144,140,200	\$87,411
Fabius Township	2,645	\$407,671,000	\$154,129
Fawn River Township	741	\$72,429,000	\$97,745
Florence Township	517	\$46,925,736	\$90,765
Flowerfield Township	869	\$110,400,200	\$127,043
Leonidas Township	555	\$47,318,780	\$85,259
Lockport Township	1,956	\$201,374,800	\$102,952
Mendon Township	1,413	\$117,864,600	\$83,414
Mottville Township	743	\$67,760,200	\$91,198
Nottawa Township	1,943	\$215,109,600	\$110,710
Park Township	1,424	\$178,763,000	\$125,536
Sherman Township	1,988	\$280,759,908	\$141,227
Sturgis Township	694	\$67,065,600	\$96,636
White Pigeon Township	2,378	\$344,517,600	\$144,877
Three Rivers City	2,481	\$159,511,000	\$64,293
Sturgis City	3,328	\$252,971,600	\$76,013
County Wide Average	1,600	\$166,785,768	\$104,266

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

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

COUSINO PAUL E & DONNA R	\$245,500	1 Parcel(s)
MC MASTER JASON & TONIE	\$220,400	1 Parcel(s)
MC MASTER JASON T & TONIE J	\$187,800	1 Parcel(s)
APPLEGATE REVOCABLE TRUST	\$125,500	1 Parcel(s)
CONSUMERS ENERGY COMPANY	\$22,500	1 Parcel(s)

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

KING FARMS	\$182,200	1 Parcel(s)
OTTO JOHN A & NORMA K	\$70,600	1 Parcel(s)
CONSUMERS ENERGY	\$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	\$4,788,700	3 Parcel(s)
KING FARMS	\$2,861,100	17 Parcel(s)
CONSUMERS ENERGY CO	\$1,695,200	3 Parcel(s)
MACDANIELS WILLIAM H & CYNTHIA K	\$1,526,500	14 Parcel(s)
MILLER LYNN M	\$1,098,400	4 Parcel(s)
WICKEY EDWIN & MARTHA A & KEVIN J	\$1,086,900	2 Parcel(s)
TRIPLE S FARMS INC	\$923,100	4 Parcel(s)
NISSLEY GLENN DEC OF TRUST	\$916,000	6 Parcel(s)
FOSTER ROBERT N TRUST	\$875,800	6 Parcel(s)
YODER LOWAYNE & PHYLLIS	\$839,500	3 Parcel(s)
BAKER RODNEY TRUST	\$834,800	3 Parcel(s)
KELLEY LYNDON L & JANE E	\$824,600	2 Parcel(s)
WALL FAMILY TRUST	\$805,200	5 Parcel(s)
TROYER LENNIS V & NANCY S	\$799,800	3 Parcel(s)
ULTZ RICHARD E	\$783,600	5 Parcel(s)

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

CONSUMERS ENERGY	\$2,886,900	5 Parcel(s)
AEP IN MI TRANSMISSION CO	\$2,228,800	2 Parcel(s)
MILLER JOHN E & TAMARA J	\$2,214,600	8 Parcel(s)
HENSELL JACK R TRUST UND 1/2 INT &	\$2,207,200	5 Parcel(s)
KELLEYS GREENACRES FARMS 2/3 INT &	\$2,176,300	3 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$2,107,800	11 Parcel(s)
JONES JERRY A & DARCY J	\$1,997,000	9 Parcel(s)
RICE ARTHUR G TRUSTEE	\$1,890,800	3 Parcel(s)
STUBY DALE E & SARA A	\$1,869,700	5 Parcel(s)
RICE LAWRENCE A & DEBORAH L	\$1,772,100	10 Parcel(s)
STEFFEL PAUL T & CONNIE J TRUST	\$1,650,300	7 Parcel(s)
WALTHER INVESTMENT LLC	\$1,570,500	8 Parcel(s)
STURGIS FARMS LLC	\$1,492,200	5 Parcel(s)
STUTZMAN REAL PROPERTIES LLC	\$1,490,600	3 Parcel(s)
WOZNICKI JENNIFER REV TRUST	\$1,383,500	1 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	\$5,402,100	3 Parcel(s)
MICHIGAN ELECTRIC TRANS	\$3,574,800	1 Parcel(s)
DECKER DENNIS N & MARSHA L	\$2,591,900	14 Parcel(s)
CONSUMERS ENERGY	\$2,248,000	4 Parcel(s)
HOSTETLER ALLIE M TRUST	\$2,039,800	8 Parcel(s)
CAMPBELL FAMILY TRUST	\$1,854,700	9 Parcel(s)
CLARK ALVIN R (TRUSTEE)	\$1,749,000	11 Parcel(s)
COOMER DARREL & MARIE TRUST	\$1,735,300	14 Parcel(s)
BARRETT LEON G & KATHRYN L	\$1,599,300	8 Parcel(s)
MUMBY SEAN & AMY	\$1,587,400	7 Parcel(s)
BELSON ROBERT C & LAURA F	\$1,578,500	8 Parcel(s)
KAUFFMAN FARM PROPERTIES 20 LLC	\$1,333,100	4 Parcel(s)
ENGLE HELEN, RICHARD & TINA	\$1,319,400	4 Parcel(s)
FRISBIE LOREN M - REV TRUST	\$1,315,500	7 Parcel(s)
CONSUMERS ENERGY COMPANY	\$1,292,400	2 Parcel(s)

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

PIONEER HI BRED INT INC	\$7,000,000	2 Parcel(s)
DEKALB GENETICS CORP	\$4,380,000	1 Parcel(s)
RUSSELL FARMS INC	\$3,927,500	11 Parcel(s)
MILLER EDGAR W & PHYLLIS K	\$3,062,300	12 Parcel(s)
INDIANA MICHIGAN POWER CO	\$3,017,600	9 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$2,904,000	11 Parcel(s)
AMERICAN ELECTRIC POWER	\$2,627,800	8 Parcel(s)
PIONEER HI BRED CON1	\$2,524,000	1 Parcel(s)
MICHIGAN REAL ESTATE INVESTMENTS LL	\$2,372,700	3 Parcel(s)
HASSINGER JOHN N REV TRUST	\$2,064,600	6 Parcel(s)
BROADSTREET FARMS INC	\$1,840,700	4 Parcel(s)
LOVEJOY GLENN A & SANDRA K	\$1,802,900	8 Parcel(s)
WILLMAN ERNEST A TRUST	\$1,657,700	3 Parcel(s)
FIBRE CONVERTERS INC	\$1,542,200	1 Parcel(s)
STEARNS PATRICIA L TRUST	\$1,526,100	4 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Equalized Value)

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

SCHUG VICTOR L	\$505,600	5 Parcel(s)
SCHUG TIMOTHY L & LAURA J	\$322,700	2 Parcel(s)
KINDIG JESSIE J & JANICE Y	\$287,400	2 Parcel(s)
KINDIG JESSE J & JANICE Y	\$273,000	1 Parcel(s)
NORTHROP WILLIAM S	\$265,300	4 Parcel(s)
FOX CHRIS L & DARCI E L	\$238,500	3 Parcel(s)
IVES ALAN & TERESA	\$223,800	2 Parcel(s)
CRIPPS RICHARD P	\$216,300	1 Parcel(s)
JAMES RICHARD E & MERIELLA	\$194,200	1 Parcel(s)
BEURMANN CHRISTOPHER A & CAREY	\$178,300	1 Parcel(s)
WORKMAN DONALD & SANDRA	\$177,000	1 Parcel(s)
RUPP JACK J & GINNA M	\$175,000	2 Parcel(s)
GIANAKIS STEVE A & KAREN D	\$164,700	2 Parcel(s)
HUGHES EDWARD J & HUGHES EAMES	\$162,900	2 Parcel(s)
SPRINT SPECTRUM LP	\$159,588	1 Parcel(s)

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

ENBRIDGE ENERGY PARTNERS LP	\$32,409,200	3 Parcel(s)
ENBRIDGE ENERGY LTD PARTNERSHIP	\$7,129,800	1 Parcel(s)
CONSUMERS ENERGY	\$5,686,800	9 Parcel(s)
RIEDSTRA DAIRY LTD	\$4,497,000	13 Parcel(s)
SCHMIDT LYLE FARMS LLC	\$4,342,600	23 Parcel(s)
C & J FARMS INC	\$3,199,900	18 Parcel(s)
VECTOR PIPELINE LTD PARTNERS	\$2,276,700	1 Parcel(s)
NEMIRE RICK W	\$2,148,400	5 Parcel(s)
MICHIGAN ELECTRIC TRANS	\$1,994,100	1 Parcel(s)
COOMER DARRELL & MARIE TRUST	\$1,953,900	7 Parcel(s)
KAUFFMAN FARM PROPERTIES 20 LLC	\$1,928,300	14 Parcel(s)
T H PLASTICS INC	\$1,699,800	4 Parcel(s)
WILDS WAYNE L & SANDRA K TRUST	\$1,606,000	9 Parcel(s)
IAC MENDON LLC	\$1,599,300	8 Parcel(s)
BELSON CHARLES A RESTATED TRUST	\$1,495,300	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	\$1,741,300	11 Parcel(s)
YODER EDITH TRUST	\$1,401,800	12 Parcel(s)
BORGERT DANIEL & PHYLLIS REV TRUST	\$1,073,400	5 Parcel(s)
TERRA 88 LLC	\$961,800	114 Parcel(s)
JON WALTON FARMS LLC	\$916,900	8 Parcel(s)
GRANDVIEW ACRES LLC	\$856,100	4 Parcel(s)
CONSUMERS ENERGY	\$833,800	3 Parcel(s)
MARVIN MOUNTAINS POULTRY LLC	\$779,100	1 Parcel(s)
HOCHSTETLER MELVIN & ORPHA TRUST	\$712,400	6 Parcel(s)
BORGERT DANIEL A TRUST-1/2INT &	\$688,500	2 Parcel(s)
DUNNING JULIANNE M TRUST	\$682,100	7 Parcel(s)
MILLER PERRY E & KATIE J	\$545,300	1 Parcel(s)
TROYER RALPH G & ESTHER	\$527,300	7 Parcel(s)
HOCHSTELER CHRISTOPHER V & AMANDA	\$515,300	2 Parcel(s)
MILLER ROY E-CTR	\$505,500	2 Parcel(s)

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

ABBOTT MANUFACTURING INC	\$21,030,800	9 Parcel(s)
MEIJER INC	\$10,151,000	2 Parcel(s)
WAL MART REAL ESTATE BUSINESS TRUST	\$5,998,200	1 Parcel(s)
BURR OAK TOOL INC	\$5,555,200	10 Parcel(s)
POINDEXTER PROPERTIES LLC	\$3,963,800	5 Parcel(s)
REGENCY STURGIS LLC	\$3,463,200	4 Parcel(s)
FAIRGROVE FARMS INC	\$3,319,700	9 Parcel(s)
CONSUMERS ENERGY	\$2,542,700	6 Parcel(s)
DEER CREEK FARMS INC	\$2,488,400	8 Parcel(s)
AMERICRAFT CARTON INC	\$2,409,700	3 Parcel(s)
LITTLEFIELD FARMS	\$2,205,500	15 Parcel(s)
REHAU INC	\$2,129,300	1 Parcel(s)
ICEBERG ENTERPRISES LLC	\$2,035,300	2 Parcel(s)
MOSO VILLAGE LLC	\$1,994,500	2 Parcel(s)
WELS HOLDINGS LLC	\$1,982,400	1 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	\$35,544,640	3 Parcel(s)
AMERICAN AXLE & MFG INC	\$15,789,900	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$14,642,700	5 Parcel(s)
INDIANA MICHIGAN POWER CO	\$9,300,800	11 Parcel(s)
MEIJER INC	\$5,157,400	2 Parcel(s)
WAL MART REAL ESTATE TRUST	\$4,344,500	1 Parcel(s)
SCATTERED ACRES LEASING LLC	\$3,917,200	16 Parcel(s)
JAY HUDDLE FARMS INC	\$3,322,800	19 Parcel(s)
MENARD INC	\$3,305,800	1 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	\$3,134,900	4 Parcel(s)
BENTWATERS PARTNERS LTD	\$2,719,700	1 Parcel(s)
INTERNATIONAL PAPER CO	\$2,589,900	4 Parcel(s)
WALTHER FARMS L L C	\$2,578,000	2 Parcel(s)
ARMSTRONG INTERNATIONAL INC	\$2,556,200	7 Parcel(s)
VILLA MILLER LAND LLC	\$2,533,500	14 Parcel(s)

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

KLINE PHILLIP L & TAMA K	\$2,053,400	3 Parcel(s)
CUPP DUSTIN L & CHRISTINA L	\$722,300	2 Parcel(s)
WEINBERG DAVID & JOYCE	\$642,100	4 Parcel(s)
RIVERVIEW LAND HOLDINGS LLC	\$596,100	5 Parcel(s)
HIATT DALE A	\$558,000	2 Parcel(s)
NEMIRE RICKY	\$509,100	1 Parcel(s)
KLINE PAUL C A & JOYCE R	\$501,400	1 Parcel(s)
STRUBLE JAMES A REV TRUST	\$490,500	1 Parcel(s)
KLINE PAUL C & JOYCE R	\$464,500	4 Parcel(s)
BUTLER RONALD L & SHARRON S	\$448,000	7 Parcel(s)
LOWE ELIZABETH	\$446,100	4 Parcel(s)
LEARN MONROE & VICKI	\$377,000	8 Parcel(s)
LYONS ROBERT F TRUST	\$368,300	2 Parcel(s)
SHOOK FAMILY TRUST	\$366,300	2 Parcel(s)
SHERWOOD CRAIG S	\$331,000	1 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	\$31,176,100	7 Parcel(s)
INDIANA MICHIGAN POWER CO	\$7,273,400	10 Parcel(s)
RUSSELL FARMS INC	\$5,362,700	23 Parcel(s)
SCATTERED ACRES LEASING LLC	\$3,632,300	16 Parcel(s)
AEP IN MI TRANSMISSIONS CO	\$3,469,000	1 Parcel(s)
KRULL THOMAS R & JACQUELINE R	\$3,235,500	20 Parcel(s)
EGGERLING ARTHUR & DELORES	\$2,582,800	16 Parcel(s)
STUTZMAN REAL PROPERTIES LLC	\$2,441,900	14 Parcel(s)
KRULL THEODORE R	\$2,377,200	6 Parcel(s)
LOVEJOY GLENN A & SANDRA K	\$2,321,200	7 Parcel(s)
HEMINGER TIMOTHY & EVERETT ALAN	\$2,072,300	4 Parcel(s)
WHITE PIGEON PAPER CO	\$2,030,100	10 Parcel(s)
WAGNER JOHN P & BARBARA J	\$1,897,600	14 Parcel(s)
KRULL MICHAEL L & MELISSA L	\$1,878,500	9 Parcel(s)
RIETH BLAIR A JR & TERESA O	\$1,778,500	5 Parcel(s)

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

CONSUMERS ENERGY	\$51,009,238	47 Parcel(s)
ENBRIDGE ENERGY LTD PARTNERSHIP	\$42,674,440	4 Parcel(s)
ENBRIDGE ENERGY PARTNERS LP	\$32,409,200	3 Parcel(s)
ABBOTT MANUFACTURING INC	\$21,030,800	9 Parcel(s)
INDIANA MICHIGAN POWER CO	\$20,179,400	34 Parcel(s)
AEP IN MI TRANSMISSION CO	\$18,526,900	11 Parcel(s)
AMERICAN AXLE & MFG INC	\$15,789,900	2 Parcel(s)
MEIJER INC	\$15,308,400	4 Parcel(s)
SCATTERED ACRES LEASING LLC	\$10,346,300	41 Parcel(s)
RUSSELL FARMS INC	\$9,290,200	34 Parcel(s)
CONSUMERS ENERGY CO	\$8,666,000	17 Parcel(s)
PIONEER HI BRED INT INC	\$7,000,000	2 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$6,456,700	31 Parcel(s)
WAL MART REAL ESTATE BUSINESS TRUST	\$5,998,200	1 Parcel(s)
MICHIGAN ELECTRIC TRANS	\$5,568,900	2 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	\$138,763	1 Parcel(s)
COUSINO PAUL E & DONNA R	\$93,792	1 Parcel(s)
MC MASTER JASON T & TONIE J	\$60,165	1 Parcel(s)
APPLEGATE REVOCABLE TRUST	\$25,512	1 Parcel(s)
CONSUMERS ENERGY COMPANY	\$22,500	1 Parcel(s)

Bronson Schools Top 15 Owners by Taxable Value

OTTO JOHN A & NORMA K	\$70,600	1 Parcel(s)
KING FARMS	\$15,432	1 Parcel(s)
CONSUMERS ENERGY	\$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	\$4,780,188	3 Parcel(s)
CONSUMERS ENERGY CO	\$1,691,492	3 Parcel(s)
KING FARMS	\$1,270,524	17 Parcel(s)
MACDANIELS WILLIAM H & CYNTHIA K	\$513,833	14 Parcel(s)
FOSTER ROBERT N TRUST	\$365,968	6 Parcel(s)
NISSLEY GLENN DEC OF TRUST	\$357,444	6 Parcel(s)
ZOOK CARL D & DOROTHY A	\$345,742	4 Parcel(s)
WICKEY EDWIN & MARTHA A & KEVIN J	\$337,061	2 Parcel(s)
MILLER LYNN M	\$320,462	4 Parcel(s)
KELLEY LYNDON L & JANE E	\$316,481	2 Parcel(s)
MILLER LEON & VERNA	\$299,681	1 Parcel(s)
BORGERT JAMES W & KAREN J TRUST	\$297,542	3 Parcel(s)
ROUCH JAMEY C & AUBREY A	\$288,500	1 Parcel(s)
BONTRAGER ALVIN J & RHODA O	\$287,153	5 Parcel(s)
YODER MARLIN JAY & WILMA JANE	\$285,300	1 Parcel(s)

Centreville Schools Top 15 Owners by Taxable Value

CONSUMERS ENERGY	\$2,878,868	5 Parcel(s)
AEP IN MI TRANSMISSION CO	\$2,228,800	2 Parcel(s)
WOZNICKI JENNIFER REV TRUST	\$1,367,935	1 Parcel(s)
CONSUMERS ENERGY CO	\$1,133,100	3 Parcel(s)
JONES JERRY A & DARCY J	\$1,065,711	9 Parcel(s)
ISLAND HILLS LLC	\$983,371	42 Parcel(s)
WALTHER INVESTMENT LLC	\$861,914	8 Parcel(s)
ORION PROPERTIES EIGHTEEN LLC	\$757,358	2 Parcel(s)
MAKIN BACON FARM LLC	\$749,600	1 Parcel(s)
WALTON LARRY	\$674,700	3 Parcel(s)
MILLER JOHN E & TAMARA J	\$633,357	8 Parcel(s)
KELLEYS GREENACRES FARMS 2/3 INT &	\$576,045	3 Parcel(s)
STUTZMAN REAL PROPERTIES LLC	\$569,747	3 Parcel(s)
HENSELL JACK R TRUST UND 1/2 INT &	\$562,396	5 Parcel(s)
RICE LAWRENCE A & DEBORAH L	\$562,355	10 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Taxable Value)

Colon Schools Top 15 Owners by Taxable Value

CONSUMERS ENERGY CO	\$5,401,051	3 Parcel(s)
MICHIGAN ELECTRIC TRANS	\$3,574,800	1 Parcel(s)
CONSUMERS ENERGY	\$2,240,712	4 Parcel(s)
CONSUMERS ENERGY COMPANY	\$1,285,432	2 Parcel(s)
FOREST RIVER MANUFACTURING LLC	\$1,257,200	2 Parcel(s)
DECKER DENNIS N & MARSHA L	\$706,313	14 Parcel(s)
CAMPBELL FAMILY TRUST	\$635,300	9 Parcel(s)
REMINGTON SEEDS, LLC	\$610,902	1 Parcel(s)
YODER LAVON D & VALERIE G	\$564,551	6 Parcel(s)
COOMER DARREL & MARIE TRUST	\$559,812	14 Parcel(s)
CLARK ALVIN R (TRUSTEE)	\$553,981	11 Parcel(s)
BELSON ROBERT C & LAURA F	\$530,574	8 Parcel(s)
HOSTETLER ALLIE M TRUST	\$526,654	8 Parcel(s)
SCHROCK JONATHAN & MYRA & EDNA	\$523,052	2 Parcel(s)
BENCHMARK INVESTMENTS LLC	\$486,172	9 Parcel(s)

Constantine Schools Top 15 Owners by Taxable Value

PIONEER HI BRED INT INC	\$7,000,000	2 Parcel(s)
DEKALB GENETICS CORP	\$4,222,768	1 Parcel(s)
INDIANA MICHIGAN POWER CO	\$2,894,532	9 Parcel(s)
PIONEER HI BRED CON1	\$2,524,000	1 Parcel(s)
AMERICAN ELECTRIC POWER	\$2,326,244	8 Parcel(s)
MICHIGAN REAL ESTATE INVESTMENTS LL	\$2,151,588	3 Parcel(s)
RUSSELL FARMS INC	\$1,523,977	11 Parcel(s)
MILLER EDGAR W & PHYLLIS K	\$1,139,762	12 Parcel(s)
MONSANTO COMPANY	\$1,121,600	1 Parcel(s)
CLARK LOGISTICS GROUP VI LLC	\$1,030,189	1 Parcel(s)
FIBRE CONVERTERS INC	\$981,614	1 Parcel(s)
MICHIGAN MILK PRODUCERS ASSOC	\$964,675	8 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$861,728	11 Parcel(s)
BANC OF AMERICA LEASING & CAPITAL	\$792,800	1 Parcel(s)
MILLER TIMOTHY L & KELLY	\$783,582	3 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Taxable Value)

Marcellus Schools Top 15 Owners by Taxable Value

SPRINT SPECTRUM LP	\$159,588	1 Parcel(s)
GIANAKIS STEVE A & KAREN D	\$136,736	2 Parcel(s)
HAND TIMOTHY	\$128,300	1 Parcel(s)
SCHUG TIMOTHY L & LAURA J	\$122,142	2 Parcel(s)
WITT CHAD & TRACIE	\$117,800	1 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$113,765	1 Parcel(s)
BEURMANN CHRISTOPHER A & CAREY	\$113,425	1 Parcel(s)
CRIPPS RICHARD P	\$109,399	1 Parcel(s)
KINDIG JESSE J & JANICE Y	\$109,097	1 Parcel(s)
KINDIG JESSIE J & JANICE Y	\$108,715	2 Parcel(s)
RUPP JACK J & GINNA M	\$108,632	2 Parcel(s)
SCHUG VICTOR L	\$101,446	5 Parcel(s)
BELLEW JAMES L & TEREASA A	\$101,156	1 Parcel(s)
HUGHES EDWARD J & HUGHES EAMES	\$94,122	2 Parcel(s)
SCOTT WINFIELD C&CASSELBERRY JODIE	\$93,211	1 Parcel(s)

Mendon Schools Top 15 Owners by Taxable Value

ENBRIDGE ENERGY PARTNERS LP	\$32,218,221	3 Parcel(s)
CONSUMERS ENERGY	\$5,642,009	9 Parcel(s)
ENBRIDGE ENERGY LTD PARTNERSHIP	\$4,138,160	1 Parcel(s)
RIEDSTRA DAIRY LTD	\$2,839,316	13 Parcel(s)
VECTOR PIPELINE LTD PARTNERS	\$2,276,700	1 Parcel(s)
MICHIGAN ELECTRIC TRANS	\$1,994,100	1 Parcel(s)
SCHMIDT LYLE FARMS LLC	\$1,711,845	23 Parcel(s)
T H PLASTICS INC	\$1,546,089	4 Parcel(s)
IAC MENDON LLC	\$1,488,236	8 Parcel(s)
FRONTIER ASSET MANAGEMENT LTD	\$981,155	6 Parcel(s)
VECTOR PIPELINE LTD PARTNERSHIP	\$867,300	1 Parcel(s)
KAUFFMAN FARM PROPERTIES 20 LLC	\$823,742	14 Parcel(s)
KBTJ LLC	\$798,492	2 Parcel(s)
JACA COMPANY LLC	\$750,848	6 Parcel(s)
BURKE PORTER AUTOMOTIVE SYSTEMS LLC	\$673,531	1 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Taxable Value)

Nottawa Schools Top 15 Owners by Taxable Value

CONSUMERS ENERGY	\$833,800	3 Parcel(s)
TERRA 88 LLC	\$801,998	114 Parcel(s)
MARVIN MOUNTAINS POULTRY LLC	\$779,100	1 Parcel(s)
DUNNING JULIANNE M TRUST	\$640,707	7 Parcel(s)
YODER EDITH TRUST	\$457,131	12 Parcel(s)
BORGERT FAMILY FARMS LLC	\$410,308	11 Parcel(s)
LENNARD AG LAND LLC	\$353,000	1 Parcel(s)
MCCOLGAN FAMILY TRUST	\$347,344	1 Parcel(s)
PEARLMAN DANIEL & RAELON CTR	\$335,700	1 Parcel(s)
ROUCH TIMOTHY & JULIA	\$326,824	3 Parcel(s)
MILLER MERLE & ESTHER FAMILY TRUST	\$313,815	1 Parcel(s)
JON WALTON FARMS LLC	\$313,495	8 Parcel(s)
BURKE JOHN F TRUST	\$289,368	3 Parcel(s)
YODER VERNON JAY & NAOMI JOY TRUST	\$285,185	2 Parcel(s)
MARBACH CLAUDE & NICHOLE	\$273,525	1 Parcel(s)

Sturgis Schools Top 15 Owners by Taxable Value

ABBOTT MANUFACTURING INC	\$20,572,816	9 Parcel(s)
MEIJER INC	\$9,730,230	2 Parcel(s)
BURR OAK TOOL INC	\$4,561,882	10 Parcel(s)
WAL MART REAL ESTATE BUSINESS TRUST	\$3,553,964	1 Parcel(s)
POINDEXTER PROPERTIES LLC	\$3,430,428	5 Parcel(s)
CONSUMERS ENERGY	\$2,519,929	6 Parcel(s)
MOSO VILLAGE LLC	\$1,994,500	2 Parcel(s)
WELS HOLDINGS LLC	\$1,730,743	1 Parcel(s)
ICEBERG ENTERPRISES LLC	\$1,719,995	2 Parcel(s)
AMERICRAFT CARTON INC	\$1,692,688	3 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	\$1,686,800	1 Parcel(s)
REGENCY STURGIS LLC	\$1,676,901	4 Parcel(s)
MICHIGAN GAS UTILITIES CORP	\$1,663,277	4 Parcel(s)
NORFALK PROPERTIES LLC	\$1,635,191	2 Parcel(s)
FAWN RIVER APT CO LDHA LP	\$1,462,853	2 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	\$33,601,872	3 Parcel(s)
AEP IN MI TRANSMISSION CO	\$14,642,700	5 Parcel(s)
AMERICAN AXLE & MFG INC	\$14,312,268	2 Parcel(s)
INDIANA MICHIGAN POWER CO	\$9,236,637	11 Parcel(s)
MEIJER INC	\$5,157,400	2 Parcel(s)
WAL MART REAL ESTATE TRUST	\$4,344,500	1 Parcel(s)
MENARD INC	\$3,305,800	1 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	\$3,024,595	4 Parcel(s)
ARMSTRONG INTERNATIONAL INC	\$2,544,566	7 Parcel(s)
INTERNATIONAL PAPER CO	\$2,543,709	4 Parcel(s)
BENTWATERS PARTNERS LTD	\$2,484,659	1 Parcel(s)
WALTHER FARMS L L C	\$2,287,376	2 Parcel(s)
SEMCO ENERGY GAS CO	\$2,053,984	3 Parcel(s)
TLCO LLC	\$1,685,800	1 Parcel(s)
VECTOR PIPELINE LTD PARTNERS	\$1,571,075	1 Parcel(s)

Vicksburg Schools Top 15 Owners by Taxable Value

KLINE PHILLIP L & TAMA K	\$1,498,209	3 Parcel(s)
LEARN MONROE & VICKI	\$363,132	8 Parcel(s)
CONSUMERS ENERGY	\$322,800	2 Parcel(s)
JACA COMPANY LLC	\$261,109	1 Parcel(s)
STRUBLE JAMES A REV TRUST	\$235,605	1 Parcel(s)
RIVERVIEW LAND HOLDINGS LLC	\$180,402	5 Parcel(s)
CUPP DUSTIN L & CHRISTINA L	\$178,866	2 Parcel(s)
HIATT DALE A	\$171,983	2 Parcel(s)
RIDDLE CRAIG A & NIKKI M	\$158,400	1 Parcel(s)
BUTLER RONALD L & SHARRON S	\$155,841	7 Parcel(s)
NEMIRE RICKY W CTR	\$144,439	1 Parcel(s)
LOFTIS BOBBIE	\$134,977	1 Parcel(s)
LEWIS DENNIS F & NANCY L	\$134,689	1 Parcel(s)
SCHANZ TIMOTHY A	\$132,236	1 Parcel(s)
KLINE PAUL C A & JOYCE R	\$125,296	1 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Taxable Value)

White Pigeon Schools Top 15 Owners by Taxable Value

CONSUMERS ENERGY	\$31,114,010	7 Parcel(s)
INDIANA MICHIGAN POWER CO	\$6,691,720	10 Parcel(s)
AEP IN MI TRANSMISSIONS CO	\$3,469,000	1 Parcel(s)
WHITE PIGEON PAPER CO	\$1,790,034	10 Parcel(s)
BANKS HARDWOODS INC	\$1,705,690	3 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$1,577,997	6 Parcel(s)
FRESH SOLUTION FARMS LLC	\$1,530,602	2 Parcel(s)
FOREST RIVER MANUFACTURING LLC	\$1,431,900	2 Parcel(s)
RUSSELL FARMS INC	\$1,406,926	23 Parcel(s)
RIETH BLAIR A JR & TERESA O	\$1,290,738	5 Parcel(s)
AEP IN MI TRANSMISSION CO	\$1,278,500	3 Parcel(s)
SCATTERED ACRES LEASING LLC	\$1,207,473	16 Parcel(s)
UNIVERSAL FOREST PRODUCTS	\$1,146,205	3 Parcel(s)
KRULL THOMAS R & JACQUELINE R	\$1,025,316	20 Parcel(s)
THE ANDERSONS INC	\$957,610	2 Parcel(s)

County Wide Top 15 Owners by Taxable Value

CONSUMERS ENERGY	\$50,803,044	47 Parcel(s)
ENBRIDGE ENERGY LTD PARTNERSHIP	\$37,740,032	4 Parcel(s)
ENBRIDGE ENERGY PARTNERS LP	\$32,218,221	3 Parcel(s)
ABBOTT MANUFACTURING INC	\$20,572,816	9 Parcel(s)
INDIANA MICHIGAN POWER CO	\$19,407,462	34 Parcel(s)
AEP IN MI TRANSMISSION CO	\$18,526,900	11 Parcel(s)
MEIJER INC	\$14,887,630	4 Parcel(s)
AMERICAN AXLE & MFG INC	\$14,312,268	2 Parcel(s)
CONSUMERS ENERGY CO	\$8,652,921	17 Parcel(s)
PIONEER HI BRED INT INC	\$7,000,000	2 Parcel(s)
MICHIGAN ELECTRIC TRANS	\$5,568,900	2 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	\$4,761,838	7 Parcel(s)
BURR OAK TOOL INC	\$4,561,882	10 Parcel(s)
WAL MART REAL ESTATE TRUST	\$4,344,500	1 Parcel(s)
DEKALB GENETICS CORP	\$4,222,768	1 Parcel(s)

St. Joseph County

Real Property Tentative Taxable Valuation as of April 1st 2018

Township or City Name	Agricultural	Commercial	Industrial	Residential	Timber-Cutover	Developmental	Total Real
001 Burr Oak Township	\$16,336,398	\$797,650	\$731,119	\$42,732,294	\$0	\$0	\$60,597,461
002 Colon Township	\$17,581,325	\$3,681,997	\$2,116,471	\$74,554,898	\$0	\$0	\$97,934,691
003 Constantine Township	\$12,344,310	\$3,729,055	\$18,810,352	\$63,069,735	\$0	\$0	\$97,953,452
004 Fabius Township	\$7,753,173	\$4,009,803	\$2,010,528	\$156,017,895	\$0	\$0	\$169,791,399
005 Fawn River Township	\$8,491,722	\$893,035	\$0	\$28,564,948	\$0	\$0	\$37,949,705
006 Florence Township	\$20,161,926	\$0	\$62,948	\$19,097,748	\$0	\$0	\$39,322,622
007 Flowerfield Township	\$10,854,862	\$503,682	\$21,435	\$37,671,511	\$0	\$0	\$49,051,490
008 Leonidas Township	\$19,083,249	\$727,156	\$0	\$16,907,882	\$0	\$0	\$36,718,287
009 Lockport Township	\$15,531,528	\$3,908,110	\$872,942	\$84,303,420	\$0	\$0	\$104,616,000
010 Mendon Township	\$17,264,150	\$3,039,896	\$4,076,542	\$43,033,891	\$0	\$0	\$67,414,479
011 Mottville Township	\$12,076,895	\$2,731,385	\$7,163,593	\$24,988,733	\$0	\$0	\$46,960,606
012 Nottawa Township	\$20,048,204	\$7,439,171	\$422,116	\$91,758,051	\$0	\$0	\$119,667,542
013 Park Township	\$24,118,792	\$5,989,153	\$5,212,152	\$71,042,801	\$0	\$0	\$106,362,898
014 Sherman Township	\$13,512,343	\$1,488,834	\$147,300	\$118,216,381	\$0	\$0	\$133,364,858
015 Sturgis Township	\$12,252,464	\$9,214,903	\$529,316	\$28,103,047	\$0	\$0	\$50,099,730
016 White Pigeon Township	\$12,586,149	\$6,648,787	\$8,625,244	\$135,212,024	\$0	\$0	\$163,072,204
051 Three Rivers City	\$0	\$48,989,398	\$17,602,405	\$68,446,674	\$0	\$0	\$135,038,477
052 Sturgis City	\$418,061	\$43,507,456	\$39,595,580	\$112,863,691	\$0	\$0	\$196,384,788
040 Burr Oak Village	\$41,519	\$660,927	\$499,227	\$6,585,124	\$0	\$0	\$7,786,797
041 Colon Village	\$0	\$2,579,973	\$1,391,394	\$21,211,962	\$0	\$0	\$25,183,329
042 Centreville Village	\$23,403	\$4,229,738	\$422,116	\$13,184,503	\$0	\$0	\$17,859,760
043 Constantine Village	\$127,909	\$2,671,887	\$14,221,111	\$17,951,145	\$0	\$0	\$34,972,052
044 Mendon Village	\$24,123	\$1,701,956	\$2,464,589	\$10,653,224	\$0	\$0	\$14,843,892
045 White Pigeon Village	\$146,154	\$4,260,076	\$4,570,437	\$16,776,171	\$0	\$0	\$25,752,838
055 Centreville Village	\$0	\$299,036	\$741,138	\$808,150	\$0	\$0	\$1,848,324
Totals for County	\$240,415,551	\$147,299,471	\$108,000,043	\$1,216,585,624	\$0	\$0	\$1,712,300,689

St. Joseph County

Personal Property Tentative Taxable Valuation as of April 1st 2018

Township or City Name	Ag. Personal	Com. Personal	Ind. Personal	Res. Personal	Util. Personal	Total Personal
001 Burr Oak Township	\$0	\$111,200	\$244,800	\$0	\$7,831,200	\$8,187,200
002 Colon Township	\$0	\$769,000	\$646,800	\$0	\$7,071,100	\$8,486,900
003 Constantine Township	\$0	\$1,809,400	\$5,647,800	\$0	\$4,284,700	\$11,741,900
004 Fabius Township	\$0	\$1,464,300	\$300,400	\$0	\$20,397,929	\$22,162,629
005 Fawn River Township	\$0	\$146,500	\$0	\$0	\$719,700	\$866,200
006 Florence Township	\$0	\$218,500	\$0	\$0	\$3,886,600	\$4,105,100
007 Flowerfield Township	\$0	\$667,106	\$0	\$0	\$17,336,873	\$18,003,979
008 Leonidas Township	\$0	\$89,000	\$0	\$0	\$7,012,600	\$7,101,600
009 Lockport Township	\$0	\$562,700	\$117,500	\$0	\$2,516,600	\$3,196,800
010 Mendon Township	\$0	\$380,200	\$1,002,900	\$0	\$39,362,200	\$40,745,300
011 Mottville Township	\$0	\$484,000	\$2,066,500	\$0	\$8,111,500	\$10,662,000
012 Nottawa Township	\$0	\$1,549,800	\$0	\$0	\$3,297,900	\$4,847,700
013 Park Township	\$0	\$1,020,000	\$921,600	\$0	\$28,620,363	\$30,561,963
014 Sherman Township	\$0	\$89,700	\$0	\$0	\$5,097,300	\$5,187,000
015 Sturgis Township	\$0	\$1,099,800	\$0	\$0	\$3,211,100	\$4,310,900
016 White Pigeon Township	\$0	\$633,400	\$1,378,900	\$0	\$33,075,700	\$35,088,000
051 Three Rivers City	\$0	\$9,714,300	\$13,640,400	\$0	\$7,925,900	\$31,280,600
052 Sturgis City	\$0	\$12,975,257	\$13,398,000	\$0	\$1,706,900	\$28,080,157
040 Burr Oak Village	\$0	\$102,300	\$244,800	\$0	\$526,600	\$873,700
041 Colon Village	\$0	\$331,300	\$331,300	\$0	\$1,356,400	\$2,019,000
042 Centreville Village	\$0	\$650,000	\$0	\$0	\$871,400	\$1,521,400
043 Constantine Village	\$0	\$661,100	\$4,526,200	\$0	\$1,390,300	\$6,577,600
044 Mendon Village	\$0	\$231,400	\$964,900	\$0	\$1,185,000	\$2,381,300
045 White Pigeon Village	\$0	\$478,400	\$409,400	\$0	\$2,056,000	\$2,943,800
055 Centreville Village	\$0	\$0	\$117,500	\$0	\$33,200	\$150,700
Totals for County	\$0	\$33,784,163	\$39,365,600	\$0	\$201,466,165	\$274,615,928

St. Joseph County

Real & Personal Property Tentative Taxable Valuation as of April 1st 2018

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	\$68,784,661		\$50,410,702	\$111,200		\$244,800	\$18,017,959
002 Colon Township	\$106,421,591		\$62,695,039	\$769,000		\$646,800	\$42,310,752
003 Constantine Township	\$109,695,352		\$64,607,269	\$1,809,400		\$5,647,800	\$37,630,883
004 Fabius Township	\$191,954,028		\$102,307,592	\$1,464,300		\$300,400	\$87,881,736
005 Fawn River Township	\$38,815,905		\$32,416,846	\$146,500		\$0	\$6,252,559
006 Florence Township	\$43,427,722		\$35,492,431	\$218,500		\$0	\$7,716,791
007 Flowerfield Township	\$67,055,469		\$43,577,991	\$667,106		\$0	\$22,810,372
008 Leonidas Township	\$43,819,887		\$31,956,367	\$89,000		\$0	\$11,774,520
009 Lockport Township	\$107,812,800		\$85,369,950	\$562,700		\$117,500	\$21,762,650
010 Mendon Township	\$108,159,779		\$52,252,320	\$380,200		\$1,002,900	\$54,524,359
011 Mottville Township	\$57,622,606		\$32,098,242	\$484,000		\$2,066,500	\$22,973,864
012 Nottawa Township	\$124,515,242		\$85,674,470	\$1,549,800		\$0	\$37,290,972
013 Park Township	\$136,924,861		\$75,383,155	\$1,020,000		\$921,600	\$59,600,106
014 Sherman Township	\$138,551,858		\$102,081,803	\$89,700		\$0	\$36,380,355
015 Sturgis Township	\$54,410,630		\$36,452,027	\$1,099,800		\$0	\$16,858,803
016 White Pigeon Township	\$198,160,204		\$91,678,617	\$633,400		\$1,378,900	\$104,469,287
051 Three Rivers City	\$166,319,077		\$52,281,900	\$9,714,300		\$13,640,400	\$90,682,477
052 Sturgis City	\$224,464,945		\$87,838,442	\$12,975,257		\$13,398,000	\$110,253,246
040 Burr Oak Village	\$8,660,497		\$5,065,737	\$102,300		\$244,800	\$3,247,660
041 Colon Village	\$27,202,329		\$12,717,922	\$331,300		\$331,300	\$13,821,807
042 Centreville Village	\$19,381,160		\$11,391,259	\$650,000		\$0	\$7,339,901
043 Constantine Village	\$41,549,652		\$14,339,284	\$661,100		\$4,526,200	\$22,023,068
044 Mendon Village	\$17,225,192		\$8,746,613	\$231,400		\$964,900	\$7,282,279
045 White Pigeon Village	\$28,696,638		\$13,458,312	\$478,400		\$409,400	\$14,350,526
055 Centreville Village	\$1,999,024		\$670,788	\$0		\$117,500	\$1,210,736
Totals for County	\$1,986,916,617		\$1,124,575,163	\$33,784,163		\$39,365,600	\$789,191,691

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	\$182,200	\$0	\$0	\$70,600	\$0	\$252,800	\$2,300	\$255,100
75003	Nottawa	\$366,800	\$0	\$0	\$372,600	\$0	\$739,400	\$1,500	\$740,900
75010	Sturgis	\$9,964,500	\$50,100	\$0	\$23,321,000	\$0	\$33,335,600	\$474,900	\$33,810,500
75020	Burr Oak	\$34,846,000	\$930,600	\$841,000	\$26,481,100	\$0	\$63,098,700	\$5,606,500	\$68,705,200
75040	Colon	\$4,309,000	\$30,800	\$0	\$2,917,200	\$0	\$7,257,000	\$2,102,000	\$9,359,000
Total Burr Oak Township		\$49,668,500	\$1,011,500	\$841,000	\$53,162,500	\$0	\$104,683,500	\$8,187,200	\$112,870,700
002 Colon Township									
75003	Nottawa	\$2,693,600	\$0	\$0	\$1,853,800	\$0	\$4,547,400	\$58,900	\$4,606,300
75020	Burr Oak	\$3,181,600	\$319,200	\$0	\$1,415,700	\$0	\$4,916,500	\$1,312,500	\$6,229,000
75040	Colon	\$48,248,100	\$3,834,400	\$2,194,900	\$87,231,700	\$0	\$141,509,100	\$7,108,100	\$148,617,200
75060	Mendon	\$975,500	\$0	\$0	\$116,800	\$0	\$1,092,300	\$7,400	\$1,099,700
Total Colon Township		\$55,098,800	\$4,153,600	\$2,194,900	\$90,618,000	\$0	\$152,065,300	\$8,486,900	\$160,552,200
003 Constantine Township									
75050	Constantine	\$44,156,800	\$4,188,600	\$20,888,100	\$67,224,800	\$0	\$136,458,300	\$11,655,800	\$148,114,100
75070	White Pigeon	\$861,600	\$0	\$0	\$798,400	\$0	\$1,660,000	\$12,600	\$1,672,600
75080	Three Rivers	\$3,543,200	\$0	\$0	\$4,046,900	\$0	\$7,590,100	\$73,500	\$7,663,600
Total Constantine Township		\$48,561,600	\$4,188,600	\$20,888,100	\$72,070,100	\$0	\$145,708,400	\$11,741,900	\$157,450,300
004 Fabius Township									
75050	Constantine	\$143,200	\$0	\$0	\$371,100	\$0	\$514,300	\$115,900	\$630,200
75080	Three Rivers	\$20,468,900	\$5,153,200	\$2,526,200	\$203,464,400	\$0	\$231,612,700	\$22,488,000	\$254,100,700
Total Fabius Township		\$20,612,100	\$5,153,200	\$2,526,200	\$203,835,500	\$0	\$232,127,000	\$22,603,900	\$254,730,900
005 Fawn River Township									
75010	Sturgis	\$27,387,200	\$1,169,800	\$0	\$36,214,500	\$0	\$64,771,500	\$866,200	\$65,637,700
Total Fawn River Township		\$27,387,200	\$1,169,800	\$0	\$36,214,500	\$0	\$64,771,500	\$866,200	\$65,637,700
006 Florence Township									
75030	Centreville	\$33,255,800	\$0	\$0	\$9,410,568	\$0	\$42,666,368	\$2,013,500	\$44,679,868
75050	Constantine	\$15,839,000	\$0	\$80,100	\$9,318,200	\$0	\$25,237,300	\$739,200	\$25,976,500
75070	White Pigeon	\$15,181,700	\$0	\$0	\$2,603,800	\$0	\$17,785,500	\$199,000	\$17,984,500
75080	Three Rivers	\$8,566,700	\$0	\$41,600	\$2,130,300	\$0	\$10,738,600	\$1,153,400	\$11,892,000
Total Florence Township		\$72,843,200	\$0	\$121,700	\$23,462,868	\$0	\$96,427,768	\$4,105,100	\$100,532,868
007 Flowerfield Township									
14050	Marcellus	\$2,756,900	\$0	\$0	\$7,350,700	\$0	\$10,107,600	\$358,340	\$10,465,940
75080	Three Rivers	\$33,438,100	\$1,300,600	\$31,100	\$47,849,400	\$0	\$82,619,200	\$17,645,639	\$100,264,839
Total Flowerfield Township		\$36,195,000	\$1,300,600	\$31,100	\$55,200,100	\$0	\$92,726,800	\$18,003,979	\$110,730,779
008 Leonidas Township									
13050	Athens	\$558,800	\$0	\$0	\$220,400	\$0	\$779,200	\$22,500	\$801,700
39170	Vicksburg	\$2,554,000	\$0	\$0	\$585,300	\$0	\$3,139,300	\$65,100	\$3,204,400
75040	Colon	\$54,380,487	\$837,500	\$0	\$22,119,290	\$0	\$77,337,277	\$5,004,200	\$82,341,477
75060	Mendon	\$4,210,200	\$0	\$0	\$734,400	\$0	\$4,944,600	\$2,009,800	\$6,954,400
Total Leonidas Township		\$61,703,487	\$837,500	\$0	\$23,659,390	\$0	\$86,200,377	\$7,101,600	\$93,301,977
009 Lockport Township									
75030	Centreville	\$24,612,900	\$978,800	\$756,900	\$19,052,300	\$0	\$45,400,900	\$1,049,900	\$46,450,800
75060	Mendon	\$1,179,900	\$10,200	\$0	\$815,900	\$0	\$2,006,000	\$33,300	\$2,039,300
75080	Three Rivers	\$12,154,100	\$3,906,300	\$183,200	\$80,819,200	\$0	\$97,062,800	\$2,113,600	\$99,176,400
Total Lockport Township		\$37,946,900	\$4,895,300	\$940,100	\$100,687,400	\$0	\$144,469,700	\$3,196,800	\$147,666,500

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	\$4,148,000	\$1,389,400	\$0	\$3,704,300	\$0	\$9,241,700	\$328,200	\$9,569,900
75060	Mendon	\$52,967,800	\$2,318,300	\$4,658,600	\$55,228,000	\$0	\$115,172,700	\$40,417,100	\$155,589,800
Total Mendon Township		\$57,115,800	\$3,707,700	\$4,658,600	\$58,932,300	\$0	\$124,414,400	\$40,745,300	\$165,159,700
011 Mottville Township									
75050	Constantine	\$10,183,400	\$120,400	\$265,900	\$8,513,200	\$0	\$19,082,900	\$487,100	\$19,570,000
75070	White Pigeon	\$22,889,500	\$3,271,400	\$8,691,400	\$25,366,900	\$0	\$60,219,200	\$10,174,900	\$70,394,100
Total Mottville Township		\$33,072,900	\$3,391,800	\$8,957,300	\$33,880,100	\$0	\$79,302,100	\$10,662,000	\$89,964,100
012 Nottawa Township									
75003	Nottawa	\$20,151,000	\$1,632,600	\$0	\$47,001,600	\$0	\$68,785,200	\$1,156,700	\$69,941,900
75030	Centreville	\$16,060,100	\$6,104,500	\$444,700	\$50,853,800	\$0	\$73,463,100	\$2,912,200	\$76,375,300
75040	Colon	\$5,668,700	\$212,200	\$0	\$2,333,200	\$0	\$8,214,100	\$134,700	\$8,348,800
75060	Mendon	\$15,731,700	\$460,100	\$0	\$7,366,200	\$0	\$23,558,000	\$644,100	\$24,202,100
Total Nottawa Township		\$57,611,500	\$8,409,400	\$444,700	\$107,554,800	\$0	\$174,020,400	\$4,847,700	\$178,868,100
013 Park Township									
39170	Vicksburg	\$8,404,600	\$0	\$0	\$5,864,800	\$0	\$14,269,400	\$235,000	\$14,504,400
39168	Vicksburg-MendonDebt	\$0	\$0	\$0	\$81,200	\$0	\$81,200	\$0	\$81,200
75060	Mendon	\$15,562,800	\$595,800	\$1,845,300	\$29,123,000	\$0	\$47,126,900	\$9,336,600	\$56,463,500
75080	Three Rivers	\$28,786,400	\$6,052,200	\$4,225,400	\$54,312,500	\$0	\$93,376,500	\$25,483,500	\$118,860,000
Total Park Township		\$52,753,800	\$6,648,000	\$6,070,700	\$89,381,500	\$0	\$154,854,000	\$35,055,100	\$189,909,100
014 Sherman Township									
75003	Nottawa	\$3,803,200	\$77,000	\$0	\$10,085,100	\$0	\$13,965,300	\$170,700	\$14,136,000
75010	Sturgis	\$12,763,000	\$1,588,300	\$147,300	\$66,881,500	\$0	\$81,380,100	\$2,023,800	\$83,403,900
75020	Burr Oak	\$0	\$291,900	\$0	\$440,000	\$0	\$731,900	\$21,900	\$753,800
75030	Centreville	\$16,982,900	\$36,600	\$0	\$62,828,454	\$0	\$79,847,954	\$2,970,600	\$82,818,554
75070	White Pigeon	\$0	\$0	\$0	\$144,900	\$0	\$144,900	\$0	\$144,900
Total Sherman Township		\$33,549,100	\$1,993,800	\$147,300	\$140,379,954	\$0	\$176,070,154	\$5,187,000	\$181,257,154
015 Sturgis Township									
75010	Sturgis	\$30,990,200	\$11,113,900	\$543,500	\$33,532,800	\$0	\$76,180,400	\$4,310,900	\$80,491,300
Total Sturgis Township		\$30,990,200	\$11,113,900	\$543,500	\$33,532,800	\$0	\$76,180,400	\$4,310,900	\$80,491,300
016 White Pigeon Township									
75070	White Pigeon	\$37,145,900	\$7,789,400	\$9,218,700	\$172,258,800	\$0	\$226,412,800	\$35,088,000	\$261,500,800
Total White Pigeon Township		\$37,145,900	\$7,789,400	\$9,218,700	\$172,258,800	\$0	\$226,412,800	\$35,088,000	\$261,500,800
051 Three Rivers City									
75080	Three Rivers	\$0	\$54,153,700	\$20,237,600	\$79,755,500	\$0	\$154,146,800	\$31,276,900	\$185,423,700
Total Three Rivers City		\$0	\$54,153,700	\$20,237,600	\$79,755,500	\$0	\$154,146,800	\$31,276,900	\$185,423,700
052 Sturgis City									
75010	Sturgis	\$604,900	\$57,481,700	\$46,577,300	\$126,485,800	\$0	\$231,149,700	\$28,084,200	\$259,233,900
Total Sturgis City		\$604,900	\$57,481,700	\$46,577,300	\$126,485,800	\$0	\$231,149,700	\$28,084,200	\$259,233,900

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	\$182,200	\$0	\$0	\$70,600	\$0	\$252,800	\$2,300	\$255,100
Total Bronson Schools		\$182,200	\$0	\$0	\$70,600	\$0	\$252,800	\$2,300	\$255,100
13050 Athens Schools									
008	Leonidas Township	\$558,800	\$0	\$0	\$220,400	\$0	\$779,200	\$22,500	\$801,700
Total Athens Schools		\$558,800	\$0	\$0	\$220,400	\$0	\$779,200	\$22,500	\$801,700
14050 Marcellus Schools									
007	Flowerfield Township	\$2,756,900	\$0	\$0	\$7,350,700	\$0	\$10,107,600	\$358,340	\$10,465,940
Total Marcellus Schools		\$2,756,900	\$0	\$0	\$7,350,700	\$0	\$10,107,600	\$358,340	\$10,465,940
39170 Vicksburg Schools									
008	Leonidas Township	\$2,554,000	\$0	\$0	\$585,300	\$0	\$3,139,300	\$65,100	\$3,204,400
010	Mendon Township	\$4,148,000	\$1,389,400	\$0	\$3,704,300	\$0	\$9,241,700	\$328,200	\$9,569,900
013	Park Township	\$8,404,600	\$0	\$0	\$5,864,800	\$0	\$14,269,400	\$235,000	\$14,504,400
Total Vicksburg Schools		\$15,106,600	\$1,389,400	\$0	\$10,154,400	\$0	\$26,650,400	\$628,300	\$27,278,700
75003 Nottawa Schools									
001	Burr Oak Township	\$366,800	\$0	\$0	\$372,600	\$0	\$739,400	\$1,500	\$740,900
002	Colon Township	\$2,693,600	\$0	\$0	\$1,853,800	\$0	\$4,547,400	\$58,900	\$4,606,300
012	Nottawa Township	\$20,151,000	\$1,632,600	\$0	\$47,001,600	\$0	\$68,785,200	\$1,156,700	\$69,941,900
014	Sherman Township	\$3,803,200	\$77,000	\$0	\$10,085,100	\$0	\$13,965,300	\$170,700	\$14,136,000
Total Nottawa Schools		\$27,014,600	\$1,709,600	\$0	\$59,313,100	\$0	\$88,037,300	\$1,387,800	\$89,425,100
75010 Sturgis Schools									
001	Burr Oak Township	\$9,964,500	\$50,100	\$0	\$23,321,000	\$0	\$33,335,600	\$474,900	\$33,810,500
005	Fawn River Township	\$27,387,200	\$1,169,800	\$0	\$36,214,500	\$0	\$64,771,500	\$866,200	\$65,637,700
014	Sherman Township	\$12,763,000	\$1,588,300	\$147,300	\$66,881,500	\$0	\$81,380,100	\$2,023,800	\$83,403,900
015	Sturgis Township	\$30,990,200	\$11,113,900	\$543,500	\$33,532,800	\$0	\$76,180,400	\$4,310,900	\$80,491,300
052	Sturgis City	\$604,900	\$57,481,700	\$46,577,300	\$126,485,800	\$0	\$231,149,700	\$28,084,200	\$259,233,900
Total Sturgis Schools		\$81,709,800	\$71,403,800	\$47,268,100	\$286,435,600	\$0	\$486,817,300	\$35,760,000	\$522,577,300
75020 Burr Oak Schools									
001	Burr Oak Township	\$34,846,000	\$930,600	\$841,000	\$26,481,100	\$0	\$63,098,700	\$5,606,500	\$68,705,200
002	Colon Township	\$3,181,600	\$319,200	\$0	\$1,415,700	\$0	\$4,916,500	\$1,312,500	\$6,229,000
014	Sherman Township	\$0	\$291,900	\$0	\$440,000	\$0	\$731,900	\$21,900	\$753,800
Total Burr Oak Schools		\$38,027,600	\$1,541,700	\$841,000	\$28,336,800	\$0	\$68,747,100	\$6,940,900	\$75,688,000
75030 Centreville Schools									
006	Florence Township	\$33,255,800	\$0	\$0	\$9,410,568	\$0	\$42,666,368	\$2,013,500	\$44,679,868
009	Lockport Township	\$24,612,900	\$978,800	\$756,900	\$19,052,300	\$0	\$45,400,900	\$1,049,900	\$46,450,800
012	Nottawa Township	\$16,060,100	\$6,104,500	\$444,700	\$50,853,800	\$0	\$73,463,100	\$2,912,200	\$76,375,300
014	Sherman Township	\$16,982,900	\$36,600	\$0	\$62,828,454	\$0	\$79,847,954	\$2,970,600	\$82,818,554
Total Centreville Schools		\$90,911,700	\$7,119,900	\$1,201,600	\$142,145,122	\$0	\$241,378,322	\$8,946,200	\$250,324,522

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	\$4,309,000	\$30,800	\$0	\$2,917,200	\$0	\$7,257,000	\$2,102,000	\$9,359,000
	002 Colon Township	\$48,248,100	\$3,834,400	\$2,194,900	\$87,231,700	\$0	\$141,509,100	\$7,108,100	\$148,617,200
	008 Leonidas Township	\$54,380,487	\$837,500	\$0	\$22,119,290	\$0	\$77,337,277	\$5,004,200	\$82,341,477
	012 Nottawa Township	\$5,668,700	\$212,200	\$0	\$2,333,200	\$0	\$8,214,100	\$134,700	\$8,348,800
Total Colon Schools		\$112,606,287	\$4,914,900	\$2,194,900	\$114,601,390	\$0	\$234,317,477	\$14,349,000	\$248,666,477
75050 Constantine Schools									
	003 Constantine Township	\$44,156,800	\$4,188,600	\$20,888,100	\$67,224,800	\$0	\$136,458,300	\$11,655,800	\$148,114,100
	004 Fabius Township	\$143,200	\$0	\$0	\$371,100	\$0	\$514,300	\$115,900	\$630,200
	006 Florence Township	\$15,839,000	\$0	\$80,100	\$9,318,200	\$0	\$25,237,300	\$739,200	\$25,976,500
	011 Mottville Township	\$10,183,400	\$120,400	\$265,900	\$8,513,200	\$0	\$19,082,900	\$487,100	\$19,570,000
Total Constantine Schools		\$70,322,400	\$4,309,000	\$21,234,100	\$85,427,300	\$0	\$181,292,800	\$12,998,000	\$194,290,800
75060 Mendon Schools									
	002 Colon Township	\$975,500	\$0	\$0	\$116,800	\$0	\$1,092,300	\$7,400	\$1,099,700
	008 Leonidas Township	\$4,210,200	\$0	\$0	\$734,400	\$0	\$4,944,600	\$2,009,800	\$6,954,400
	009 Lockport Township	\$1,179,900	\$10,200	\$0	\$815,900	\$0	\$2,006,000	\$33,300	\$2,039,300
	010 Mendon Township	\$52,967,800	\$2,318,300	\$4,658,600	\$55,228,000	\$0	\$115,172,700	\$40,417,100	\$155,589,800
	012 Nottawa Township	\$15,731,700	\$460,100	\$0	\$7,366,200	\$0	\$23,558,000	\$644,100	\$24,202,100
	013 Park Township	\$15,562,800	\$595,800	\$1,845,300	\$29,123,000	\$0	\$47,126,900	\$9,336,600	\$56,463,500
Total Mendon Schools		\$90,627,900	\$3,384,400	\$6,503,900	\$93,384,300	\$0	\$193,900,500	\$52,448,300	\$246,348,800
75070 White Pigeon Schools									
	003 Constantine Township	\$861,600	\$0	\$0	\$798,400	\$0	\$1,660,000	\$12,600	\$1,672,600
	006 Florence Township	\$15,181,700	\$0	\$0	\$2,603,800	\$0	\$17,785,500	\$199,000	\$17,984,500
	011 Mottville Township	\$22,889,500	\$3,271,400	\$8,691,400	\$25,366,900	\$0	\$60,219,200	\$10,174,900	\$70,394,100
	014 Sherman Township	\$0	\$0	\$0	\$144,900	\$0	\$144,900	\$0	\$144,900
	016 White Pigeon Township	\$37,145,900	\$7,789,400	\$9,218,700	\$172,258,800	\$0	\$226,412,800	\$35,088,000	\$261,500,800
Total White Pigeon Schools		\$76,078,700	\$11,060,800	\$17,910,100	\$201,172,800	\$0	\$306,222,400	\$45,474,500	\$351,696,900
75080 Three Rivers Schools									
	003 Constantine Township	\$3,543,200	\$0	\$0	\$4,046,900	\$0	\$7,590,100	\$73,500	\$7,663,600
	004 Fabius Township	\$20,468,900	\$5,153,200	\$2,526,200	\$203,464,400	\$0	\$231,612,700	\$22,488,000	\$254,100,700
	006 Florence Township	\$8,566,700	\$0	\$41,600	\$2,130,300	\$0	\$10,738,600	\$1,153,400	\$11,892,000
	007 Flowerfield Township	\$33,438,100	\$1,300,600	\$31,100	\$47,849,400	\$0	\$82,619,200	\$17,645,639	\$100,264,839
	009 Lockport Township	\$12,154,100	\$3,906,300	\$183,200	\$80,819,200	\$0	\$97,062,800	\$2,113,600	\$99,176,400
	013 Park Township	\$28,786,400	\$6,052,200	\$4,225,400	\$54,312,500	\$0	\$93,376,500	\$25,483,500	\$118,860,000
	052 Three Rivers City	\$0	\$54,153,700	\$20,237,600	\$79,755,500	\$0	\$154,146,800	\$31,276,900	\$185,423,700
Total Three Rivers Schools		\$106,957,400	\$70,566,000	\$27,245,100	\$472,378,200	\$0	\$677,146,700	\$100,234,539	\$777,381,239

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	\$15,432	\$0	\$0	\$70,600	\$0	\$86,032	\$2,300	\$88,332
75003	Nottawa	\$97,181	\$0	\$0	\$345,418	\$0	\$442,599	\$1,500	\$444,099
75010	Sturgis	\$3,183,724	\$32,104	\$0	\$19,089,655	\$0	\$22,305,483	\$474,900	\$22,780,383
75020	Burr Oak	\$11,683,977	\$743,094	\$731,119	\$20,677,607	\$0	\$33,835,797	\$5,606,500	\$39,442,297
75040	Colon	\$1,356,084	\$22,452	\$0	\$2,549,014	\$0	\$3,927,550	\$2,102,000	\$6,029,550
Total Burr Oak Township		\$16,336,398	\$797,650	\$731,119	\$42,732,294	\$0	\$60,597,461	\$8,187,200	\$68,784,661
002 Colon Township									
75003	Nottawa	\$953,434	\$0	\$0	\$1,240,305	\$0	\$2,193,739	\$58,900	\$2,252,639
75020	Burr Oak	\$1,029,805	\$267,948	\$0	\$1,176,749	\$0	\$2,474,502	\$1,312,500	\$3,787,002
75040	Colon	\$15,252,005	\$3,414,049	\$2,116,471	\$72,040,251	\$0	\$92,822,776	\$7,108,100	\$99,930,876
75060	Mendon	\$346,081	\$0	\$0	\$97,593	\$0	\$443,674	\$7,400	\$451,074
Total Colon Township		\$17,581,325	\$3,681,997	\$2,116,471	\$74,554,898	\$0	\$97,934,691	\$8,486,900	\$106,421,591
003 Constantine Township									
75050	Constantine	\$11,390,264	\$3,729,055	\$18,810,352	\$59,075,677	\$0	\$93,005,348	\$11,655,800	\$104,661,148
75070	White Pigeon	\$184,795	\$0	\$0	\$712,107	\$0	\$896,902	\$12,600	\$909,502
75080	Three Rivers	\$769,251	\$0	\$0	\$3,281,951	\$0	\$4,051,202	\$73,500	\$4,124,702
Total Constantine Township		\$12,344,310	\$3,729,055	\$18,810,352	\$63,069,735	\$0	\$97,953,452	\$11,741,900	\$109,695,352
004 Fabius Township									
75050	Constantine	\$115,362	\$0	\$0	\$153,466	\$0	\$268,828	\$115,900	\$384,728
75080	Three Rivers	\$7,637,811	\$4,009,803	\$2,010,528	\$155,864,429	\$0	\$169,522,571	\$22,046,729	\$191,569,300
Total Fabius Township		\$7,753,173	\$4,009,803	\$2,010,528	\$156,017,895	\$0	\$169,791,399	\$22,162,629	\$191,954,028
005 Fawn River Township									
75010	Sturgis	\$8,491,722	\$893,035	\$0	\$28,564,948	\$0	\$37,949,705	\$866,200	\$38,815,905
Total Fawn River Township		\$8,491,722	\$893,035	\$0	\$28,564,948	\$0	\$37,949,705	\$866,200	\$38,815,905
006 Florence Township									
75030	Centreville	\$9,404,708	\$0	\$0	\$7,531,332	\$0	\$16,936,040	\$2,013,500	\$18,949,540
75050	Constantine	\$4,063,449	\$0	\$47,416	\$7,626,476	\$0	\$11,737,341	\$739,200	\$12,476,541
75070	White Pigeon	\$4,187,505	\$0	\$0	\$2,022,788	\$0	\$6,210,293	\$199,000	\$6,409,293
75080	Three Rivers	\$2,506,264	\$0	\$15,532	\$1,917,152	\$0	\$4,438,948	\$1,153,400	\$5,592,348
Total Florence Township		\$20,161,926	\$0	\$62,948	\$19,097,748	\$0	\$39,322,622	\$4,105,100	\$43,427,722
007 Flowerfield Township									
14050	Marcellus	\$842,788	\$0	\$0	\$4,875,377	\$0	\$5,718,165	\$358,340	\$6,076,505
75080	Three Rivers	\$10,012,074	\$503,682	\$21,435	\$32,796,134	\$0	\$43,333,325	\$17,645,639	\$60,978,964
Total Flowerfield Township		\$10,854,862	\$503,682	\$21,435	\$37,671,511	\$0	\$49,051,490	\$18,003,979	\$67,055,469
008 Leonidas Township									
13050	Athens	\$179,469	\$0	\$0	\$138,763	\$0	\$318,232	\$22,500	\$340,732
39170	Vicksburg	\$652,827	\$0	\$0	\$442,080	\$0	\$1,094,907	\$65,100	\$1,160,007
75040	Colon	\$16,823,815	\$727,156	\$0	\$15,738,045	\$0	\$33,289,016	\$5,004,200	\$38,293,216
75060	Mendon	\$1,427,138	\$0	\$0	\$588,994	\$0	\$2,016,132	\$2,009,800	\$4,025,932
Total Leonidas Township		\$19,083,249	\$727,156	\$0	\$16,907,882	\$0	\$36,718,287	\$7,101,600	\$43,819,887
009 Lockport Township									
75030	Centreville	\$10,051,039	\$707,766	\$742,614	\$15,492,448	\$0	\$26,993,867	\$1,049,900	\$28,043,767
75060	Mendon	\$579,447	\$10,200	\$0	\$643,124	\$0	\$1,232,771	\$33,300	\$1,266,071
75080	Three Rivers	\$4,901,042	\$3,190,144	\$130,328	\$68,167,848	\$0	\$76,389,362	\$2,113,600	\$78,502,962
Total Lockport Township		\$15,531,528	\$3,908,110	\$872,942	\$84,303,420	\$0	\$104,616,000	\$3,196,800	\$107,812,800

St. Joseph County
Tabulation of Taxable Values
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Local Unit	School	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
010	Mendon Township								
	39170 Vicksburg	\$1,295,058	\$1,088,013	\$0	\$2,740,484	\$0	\$5,123,555	\$328,200	\$5,451,755
	75060 Mendon	\$15,969,092	\$1,951,883	\$4,076,542	\$40,293,407	\$0	\$62,290,924	\$40,417,100	\$102,708,024
	Total Mendon Township	\$17,264,150	\$3,039,896	\$4,076,542	\$43,033,891	\$0	\$67,414,479	\$40,745,300	\$108,159,779
011	Mottville Township								
	75050 Constantine	\$3,886,210	\$68,505	\$154,288	\$5,968,332	\$0	\$10,077,335	\$487,100	\$10,564,435
	75070 White Pigeon	\$8,190,685	\$2,662,880	\$7,009,305	\$19,020,401	\$0	\$36,883,271	\$10,174,900	\$47,058,171
	Total Mottville Township	\$12,076,895	\$2,731,385	\$7,163,593	\$24,988,733	\$0	\$46,960,606	\$10,662,000	\$57,622,606
012	Nottawa Township								
	75003 Nottawa	\$8,219,643	\$1,471,452	\$0	\$40,704,755	\$0	\$50,395,850	\$1,156,700	\$51,552,550
	75030 Centreville	\$5,190,180	\$5,364,388	\$422,116	\$43,669,173	\$0	\$54,645,857	\$2,912,200	\$57,558,057
	75040 Colon	\$1,661,960	\$208,611	\$0	\$1,843,473	\$0	\$3,714,044	\$134,700	\$3,848,744
	75060 Mendon	\$4,976,421	\$394,720	\$0	\$5,540,650	\$0	\$10,911,791	\$644,100	\$11,555,891
	Total Nottawa Township	\$20,048,204	\$7,439,171	\$422,116	\$91,758,051	\$0	\$119,667,542	\$4,847,700	\$124,515,242
013	Park Township								
	39170 Vicksburg	\$3,125,819	\$0	\$0	\$4,509,708	\$0	\$7,635,527	\$235,000	\$7,870,527
	39168 Vicksburg-Mendon Deb'	\$0	\$0	\$0	\$77,325	\$0	\$77,325	\$0	\$77,325
	75060 Mendon	\$7,659,193	\$415,433	\$1,680,813	\$22,620,430	\$0	\$32,375,869	\$6,344,960	\$38,720,829
	75080 Three Rivers	\$13,333,780	\$5,573,720	\$3,531,339	\$43,835,338	\$0	\$66,274,177	\$23,982,003	\$90,256,180
	Total Park Township	\$24,118,792	\$5,989,153	\$5,212,152	\$71,042,801	\$0	\$106,362,898	\$30,561,963	\$136,924,861
014	Sherman Township								
	75003 Nottawa	\$1,204,272	\$60,077	\$0	\$8,912,132	\$0	\$10,176,481	\$170,700	\$10,347,181
	75010 Sturgis	\$5,515,541	\$1,209,256	\$147,300	\$56,681,450	\$0	\$63,553,547	\$2,023,800	\$65,577,347
	75020 Burr Oak	\$0	\$193,364	\$0	\$440,000	\$0	\$633,364	\$21,900	\$655,264
	75030 Centreville	\$6,792,530	\$26,137	\$0	\$52,044,750	\$0	\$58,863,417	\$2,970,600	\$61,834,017
	75070 White Pigeon	\$0	\$0	\$0	\$138,049	\$0	\$138,049	\$0	\$138,049
	Total Sherman Township	\$13,512,343	\$1,488,834	\$147,300	\$118,216,381	\$0	\$133,364,858	\$5,187,000	\$138,551,858
015	Sturgis Township								
	75010 Sturgis	\$12,252,464	\$9,214,903	\$529,316	\$28,103,047	\$0	\$50,099,730	\$4,310,900	\$54,410,630
	Total Sturgis Township	\$12,252,464	\$9,214,903	\$529,316	\$28,103,047	\$0	\$50,099,730	\$4,310,900	\$54,410,630
016	White Pigeon Township								
	75070 White Pigeon	\$12,586,149	\$6,648,787	\$8,625,244	\$135,212,024	\$0	\$163,072,204	\$35,088,000	\$198,160,204
	Total White Pigeon Township	\$12,586,149	\$6,648,787	\$8,625,244	\$135,212,024	\$0	\$163,072,204	\$35,088,000	\$198,160,204
051	Three Rivers City								
	75080 Three Rivers	\$0	\$48,989,398	\$17,602,405	\$68,446,674	\$0	\$135,038,477	\$31,280,600	\$166,319,077
	Total Three Rivers City	\$0	\$48,989,398	\$17,602,405	\$68,446,674	\$0	\$135,038,477	\$31,280,600	\$166,319,077
052	Sturgis City								
	75010 Sturgis	\$418,061	\$43,507,456	\$39,595,580	\$112,863,691	\$0	\$196,384,788	\$28,080,157	\$224,464,945
	Total Sturgis City	\$418,061	\$43,507,456	\$39,595,580	\$112,863,691	\$0	\$196,384,788	\$28,080,157	\$224,464,945

St. Joseph County
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By School District, Unit and Classification

School District	Local Unit	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
12020 Bronson Schools									
001	Burr Oak Township	\$15,432	\$0	\$0	\$70,600	\$0	\$86,032	\$2,300	\$88,332
Total Bronson Schools		\$15,432	\$0	\$0	\$70,600	\$0	\$86,032	\$2,300	\$88,332
13050 Athens Schools									
008	Leonidas Township	\$179,469	\$0	\$0	\$138,763	\$0	\$318,232	\$22,500	\$340,732
Total Athens Schools		\$179,469	\$0	\$0	\$138,763	\$0	\$318,232	\$22,500	\$340,732
14050 Marcellus Schools									
007	Flowerfield Township	\$842,788	\$0	\$0	\$4,875,377	\$0	\$5,718,165	\$358,340	\$6,076,505
Total Marcellus Schools		\$842,788	\$0	\$0	\$4,875,377	\$0	\$5,718,165	\$358,340	\$6,076,505
39170 Vicksburg Schools									
008	Leonidas Township	\$652,827	\$0	\$0	\$442,080	\$0	\$1,094,907	\$65,100	\$1,160,007
010	Mendon Township	\$1,295,058	\$1,088,013	\$0	\$2,740,484	\$0	\$5,123,555	\$328,200	\$5,451,755
013	Park Township	\$3,125,819	\$0	\$0	\$4,509,708	\$0	\$7,635,527	\$235,000	\$7,870,527
Total Vicksburg Schools		\$5,073,704	\$1,088,013	\$0	\$7,692,272	\$0	\$13,853,989	\$628,300	\$14,482,289
75003 Nottawa Schools									
001	Burr Oak Township	\$97,181	\$0	\$0	\$345,418	\$0	\$442,599	\$1,500	\$444,099
002	Colon Township	\$953,434	\$0	\$0	\$1,240,305	\$0	\$2,193,739	\$58,900	\$2,252,639
012	Nottawa Township	\$8,219,643	\$1,471,452	\$0	\$40,704,755	\$0	\$50,395,850	\$1,156,700	\$51,552,550
014	Sherman Township	\$1,204,272	\$60,077	\$0	\$8,912,132	\$0	\$10,176,481	\$170,700	\$10,347,181
Total Nottawa Schools		\$10,474,530	\$1,531,529	\$0	\$51,202,610	\$0	\$63,208,669	\$1,387,800	\$64,596,469
75010 Sturgis Schools									
001	Burr Oak Township	\$3,183,724	\$32,104	\$0	\$19,089,655	\$0	\$22,305,483	\$474,900	\$22,780,383
005	Fawn River Township	\$8,491,722	\$893,035	\$0	\$28,564,948	\$0	\$37,949,705	\$866,200	\$38,815,905
014	Sherman Township	\$5,515,541	\$1,209,256	\$147,300	\$56,681,450	\$0	\$63,553,547	\$2,023,800	\$65,577,347
015	Sturgis Township	\$12,252,464	\$9,214,903	\$529,316	\$28,103,047	\$0	\$50,099,730	\$4,310,900	\$54,410,630
052	Sturgis City	\$418,061	\$43,507,456	\$39,595,580	\$112,863,691	\$0	\$196,384,788	\$28,080,157	\$224,464,945
Total Sturgis Schools		\$29,861,512	\$54,856,754	\$40,272,196	\$245,302,791	\$0	\$370,293,253	\$35,755,957	\$406,049,210
75020 Burr Oak Schools									
001	Burr Oak Township	\$11,683,977	\$743,094	\$731,119	\$20,677,607	\$0	\$33,835,797	\$5,606,500	\$39,442,297
002	Colon Township	\$1,029,805	\$267,948	\$0	\$1,176,749	\$0	\$2,474,502	\$1,312,500	\$3,787,002
014	Sherman Township	\$0	\$193,364	\$0	\$440,000	\$0	\$633,364	\$21,900	\$655,264
Total Burr Oak Schools		\$12,713,782	\$1,204,406	\$731,119	\$22,294,356	\$0	\$36,943,663	\$6,940,900	\$43,884,563
75030 Centreville Schools									
006	Florence Township	\$9,404,708	\$0	\$0	\$7,531,332	\$0	\$16,936,040	\$2,013,500	\$18,949,540
009	Lockport Township	\$10,051,039	\$707,766	\$742,614	\$15,492,448	\$0	\$26,993,867	\$1,049,900	\$28,043,767
012	Nottawa Township	\$5,190,180	\$5,364,388	\$422,116	\$43,669,173	\$0	\$54,645,857	\$2,912,200	\$57,558,057
014	Sherman Township	\$6,792,530	\$26,137	\$0	\$52,044,750	\$0	\$58,863,417	\$2,970,600	\$61,834,017
Total Centreville Schools		\$31,438,457	\$6,098,291	\$1,164,730	\$118,737,703	\$0	\$157,439,181	\$8,946,200	\$166,385,381

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	\$1,356,084	\$22,452	\$0	\$2,549,014	\$0	\$3,927,550	\$2,102,000	\$6,029,550
	002 Colon Township	\$15,252,005	\$3,414,049	\$2,116,471	\$72,040,251	\$0	\$92,822,776	\$7,108,100	\$99,930,876
	008 Leonidas Township	\$16,823,815	\$727,156	\$0	\$15,738,045	\$0	\$33,289,016	\$5,004,200	\$38,293,216
	012 Nottawa Township	\$1,661,960	\$208,611	\$0	\$1,843,473	\$0	\$3,714,044	\$134,700	\$3,848,744
Total Colon Schools		\$35,093,864	\$4,372,268	\$2,116,471	\$92,170,783	\$0	\$133,753,386	\$14,349,000	\$148,102,386
75050 Constantine Schools									
	003 Constantine Township	\$11,390,264	\$3,729,055	\$18,810,352	\$59,075,677	\$0	\$93,005,348	\$11,655,800	\$104,661,148
	004 Fabius Township	\$115,362	\$0	\$0	\$153,466	\$0	\$268,828	\$115,900	\$384,728
	006 Florence Township	\$4,063,449	\$0	\$47,416	\$7,626,476	\$0	\$11,737,341	\$739,200	\$12,476,541
	011 Mottville Township	\$3,886,210	\$68,505	\$154,288	\$5,968,332	\$0	\$10,077,335	\$487,100	\$10,564,435
Total Constantine Schools		\$19,455,285	\$3,797,560	\$19,012,056	\$72,823,951	\$0	\$115,088,852	\$12,998,000	\$128,086,852
75060 Mendon Schools									
	002 Colon Township	\$346,081	\$0	\$0	\$97,593	\$0	\$443,674	\$7,400	\$451,074
	008 Leonidas Township	\$1,427,138	\$0	\$0	\$588,994	\$0	\$2,016,132	\$2,009,800	\$4,025,932
	009 Lockport Township	\$579,447	\$10,200	\$0	\$643,124	\$0	\$1,232,771	\$33,300	\$1,266,071
	010 Mendon Township	\$15,969,092	\$1,951,883	\$4,076,542	\$40,293,407	\$0	\$62,290,924	\$40,417,100	\$102,708,024
	012 Nottawa Township	\$4,976,421	\$394,720	\$0	\$5,540,650	\$0	\$10,911,791	\$644,100	\$11,555,891
	013 Park Township	\$7,659,193	\$415,433	\$1,680,813	\$22,620,430	\$0	\$32,375,869	\$6,344,960	\$38,720,829
Total Mendon Schools		\$30,957,372	\$2,772,236	\$5,757,355	\$69,784,198	\$0	\$109,271,161	\$49,456,660	\$158,727,821
75070 White Pigeon Schools									
	003 Constantine Township	\$184,795	\$0	\$0	\$712,107	\$0	\$896,902	\$12,600	\$909,502
	006 Florence Township	\$4,187,505	\$0	\$0	\$2,022,788	\$0	\$6,210,293	\$199,000	\$6,409,293
	011 Mottville Township	\$8,190,685	\$2,662,880	\$7,009,305	\$19,020,401	\$0	\$36,883,271	\$10,174,900	\$47,058,171
	014 Sherman Township	\$0	\$0	\$0	\$138,049	\$0	\$138,049	\$0	\$138,049
	016 White Pigeon Township	\$12,586,149	\$6,648,787	\$8,625,244	\$135,212,024	\$0	\$163,072,204	\$35,088,000	\$198,160,204
Total White Pigeon Schools		\$25,149,134	\$9,311,667	\$15,634,549	\$157,105,369	\$0	\$207,200,719	\$45,474,500	\$252,675,219
75080 Three Rivers Schools									
	003 Constantine Township	\$769,251	\$0	\$0	\$3,281,951	\$0	\$4,051,202	\$73,500	\$4,124,702
	004 Fabius Township	\$7,637,811	\$4,009,803	\$2,010,528	\$155,864,429	\$0	\$169,522,571	\$22,046,729	\$191,569,300
	006 Florence Township	\$2,506,264	\$0	\$15,532	\$1,917,152	\$0	\$4,438,948	\$1,153,400	\$5,592,348
	007 Flowerfield Township	\$10,012,074	\$503,682	\$21,435	\$32,796,134	\$0	\$43,333,325	\$17,645,639	\$60,978,964
	009 Lockport Township	\$4,901,042	\$3,190,144	\$130,328	\$68,167,848	\$0	\$76,389,362	\$2,113,600	\$78,502,962
	013 Park Township	\$13,333,780	\$5,573,720	\$3,531,339	\$43,835,338	\$0	\$66,274,177	\$23,982,003	\$90,256,180
	052 Three Rivers City	\$0	\$48,989,398	\$17,602,405	\$68,446,674	\$0	\$135,038,477	\$31,280,600	\$166,319,077
Total Three Rivers Schools		\$39,160,222	\$62,266,747	\$23,311,567	\$374,309,526	\$0	\$499,048,062	\$98,295,471	\$597,343,533

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	\$86,032	\$0	\$0	\$88,332
Total Bronson Schools		\$2,300	\$86,032	\$0	\$0	\$88,332
13050 Athens Schools						
008	Leonidas Township	\$22,500	\$318,232	\$0	\$0	\$340,732
Total Athens Schools		\$22,500	\$318,232	\$0	\$0	\$340,732
14050 Marcellus Schools						
007	Flowerfield Township	\$879,284	\$5,022,228	\$174,993	\$0	\$6,076,505
Total Marcellus Schools		\$879,284	\$5,022,228	\$174,993	\$0	\$6,076,505
39170 Vicksburg Schools						
008	Leonidas Township	\$131,944	\$1,028,063	\$0	\$0	\$1,160,007
010	Mendon Township	\$2,082,889	\$3,233,966	\$134,900	\$0	\$5,451,755
013	Park Township	\$890,027	\$6,980,500	\$0	\$0	\$7,870,527
Total Vicksburg Schools		\$3,104,860	\$11,242,529	\$134,900	\$0	\$14,482,289
75003 Nottawa Schools						
001	Burr Oak Township	\$42,995	\$401,104	\$0	\$0	\$444,099
002	Colon Township	\$305,821	\$1,946,818	\$0	\$0	\$2,252,639
012	Nottawa Township	\$16,841,024	\$34,368,126	\$343,400	\$0	\$51,552,550
014	Sherman Township	\$3,758,521	\$6,588,660	\$0	\$0	\$10,347,181
Total Nottawa Schools		\$20,948,361	\$43,304,708	\$343,400	\$0	\$64,596,469
75010 Sturgis Schools						
001	Burr Oak Township	\$3,737,356	\$19,037,127	\$5,900	\$0	\$22,780,383
005	Fawn River Township	\$6,252,559	\$32,416,846	\$146,500	\$0	\$38,815,905
014	Sherman Township	\$14,425,239	\$51,062,408	\$89,700	\$0	\$65,577,347
015	Sturgis Township	\$16,858,803	\$36,452,027	\$1,099,800	\$0	\$54,410,630
052	Sturgis City	\$110,253,246	\$87,838,442	\$12,975,257	\$13,398,000	\$224,464,945
Total Sturgis Schools		\$151,527,203	\$226,806,850	\$14,317,157	\$13,398,000	\$406,049,210
75020 Burr Oak Schools						
001	Burr Oak Township	\$11,526,249	\$27,565,948	\$105,300	\$244,800	\$39,442,297
002	Colon Township	\$2,175,747	\$1,498,555	\$112,700	\$0	\$3,787,002
014	Sherman Township	\$366,764	\$288,500	\$0	\$0	\$655,264
Total Burr Oak Schools		\$14,068,760	\$29,353,003	\$218,000	\$244,800	\$43,884,563
75030 Centreville Schools						
006	Florence Township	\$3,406,349	\$15,532,691	\$10,500	\$0	\$18,949,540
009	Lockport Township	\$5,383,061	\$22,534,406	\$8,800	\$117,500	\$28,043,767
012	Nottawa Township	\$17,346,314	\$39,194,743	\$1,017,000	\$0	\$57,558,057
014	Sherman Township	\$17,829,831	\$44,004,186	\$0	\$0	\$61,834,017
Total Centreville Schools		\$43,965,555	\$121,266,026	\$1,036,300	\$117,500	\$166,385,381
75040 Colon Schools						
001	Burr Oak Township	\$2,709,059	\$3,320,491	\$0	\$0	\$6,029,550
002	Colon Township	\$39,821,784	\$58,805,992	\$656,300	\$646,800	\$99,930,876
008	Leonidas Township	\$9,521,697	\$28,682,519	\$89,000	\$0	\$38,293,216
012	Nottawa Township	\$1,061,402	\$2,784,842	\$2,500	\$0	\$3,848,744
Total Colon Schools		\$53,113,942	\$93,593,844	\$747,800	\$646,800	\$148,102,386
75050 Constantine Schools						
003	Constantine Township	\$36,966,656	\$60,237,292	\$1,809,400	\$5,647,800	\$104,661,148
004	Fabius Township	\$144,716	\$134,312	\$105,700	\$0	\$384,728
006	Florence Township	\$1,739,413	\$10,529,128	\$208,000	\$0	\$12,476,541
011	Mottville Township	\$1,479,243	\$8,986,392	\$98,800	\$0	\$10,564,435
Total Constantine Schools		\$40,330,028	\$79,887,124	\$2,221,900	\$5,647,800	\$128,086,852

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	\$7,400	\$443,674	\$0	\$0	\$451,074
008	Leonidas Township	\$2,098,379	\$1,927,553	\$0	\$0	\$4,025,932
009	Lockport Township	\$154,410	\$1,111,661	\$0	\$0	\$1,266,071
010	Mendon Township	\$52,441,470	\$49,018,354	\$245,300	\$1,002,900	\$102,708,024
012	Nottawa Township	\$2,042,232	\$9,326,759	\$186,900	\$0	\$11,555,891
013	Park Township	\$16,982,214	\$21,118,315	\$256,600	\$363,700	\$38,720,829
Total Mendon Schools		\$73,726,105	\$82,946,316	\$688,800	\$1,366,600	\$158,727,821
75070 White Pigeon Schools						
003	Constantine Township	\$204,099	\$705,403	\$0	\$0	\$909,502
006	Florence Township	\$964,524	\$5,444,769	\$0	\$0	\$6,409,293
011	Mottville Township	\$21,494,621	\$23,111,850	\$385,200	\$2,066,500	\$47,058,171
014	Sherman Township	\$0	\$138,049	\$0	\$0	\$138,049
016	White Pigeon Township	\$104,469,287	\$91,678,617	\$633,400	\$1,378,900	\$198,160,204
Total White Pigeon Schools		\$127,132,531	\$121,078,688	\$1,018,600	\$3,445,400	\$252,675,219
75080 Three Rivers Schools						
003	Constantine Township	\$460,128	\$3,664,574	\$0	\$0	\$4,124,702
004	Fabius Township	\$87,737,020	\$102,173,280	\$1,358,600	\$300,400	\$191,569,300
006	Florence Township	\$1,606,505	\$3,985,843	\$0	\$0	\$5,592,348
007	Flowerfield Township	\$21,931,088	\$38,555,763	\$492,113	\$0	\$60,978,964
009	Lockport Township	\$16,225,179	\$61,723,883	\$553,900	\$0	\$78,502,962
013	Park Township	\$41,727,865	\$47,207,015	\$763,400	\$557,900	\$90,256,180
052	Three Rivers City	\$90,682,477	\$52,281,900	\$9,714,300	\$13,640,400	\$166,319,077
Total Three Rivers Schools		\$260,370,262	\$309,592,258	\$12,882,313	\$14,498,700	\$597,343,533

St. Joseph County
2018 School District Equalized Value Recapitulation

School	Real Property			Personal Property			Total		
	2017 Equalized Value	2018 Equalized Value	% Change	2017 Equalized Value	2018 Equalized Value	% Change	2017 Equalized Value	2018 Equalized Value	% Change
12020 Bronson Schools	\$245,000	\$252,800	3.18%	\$2,300	\$2,300	0.00%	\$247,300	\$255,100	3.15%
13050 Athens School	\$660,100	\$779,200	18.04%	\$22,600	\$22,500	-0.44%	\$682,700	\$801,700	17.43%
14050 Marcellus Schools	\$9,938,000	\$10,107,600	1.71%	\$216,986	\$358,340	65.14%	\$10,154,986	\$10,465,940	3.06%
39170 Vicksburg Schools	\$25,558,000	\$26,650,400	4.27%	\$675,600	\$628,300	-7.00%	\$26,233,600	\$27,278,700	3.98%
75003 Nottawa Schools	\$86,392,700	\$88,037,300	1.90%	\$1,350,800	\$1,387,800	2.74%	\$87,743,500	\$89,425,100	1.92%
75010 Sturgis Schools	\$471,451,800	\$486,817,300	3.26%	\$40,564,400	\$35,760,000	-11.84%	\$512,016,200	\$522,577,300	2.06%
75020 Burr Oak Schools	\$67,133,200	\$68,747,100	2.40%	\$7,196,000	\$6,940,900	-3.55%	\$74,329,200	\$75,688,000	1.83%
75030 Centreville Schools	\$234,232,600	\$241,378,322	3.05%	\$8,484,900	\$8,946,200	5.44%	\$242,717,500	\$250,324,522	3.13%
75040 Colon Schools	\$228,771,500	\$234,317,477	2.42%	\$14,718,200	\$14,349,000	-2.51%	\$243,489,700	\$248,666,477	2.13%
75050 Constantine Schools	\$169,893,450	\$181,292,800	6.71%	\$14,584,700	\$12,998,000	-10.88%	\$184,478,150	\$194,290,800	5.32%
75060 Mendon Schools	\$188,281,100	\$193,900,500	2.98%	\$53,936,000	\$52,448,300	-2.76%	\$242,217,100	\$246,348,800	1.71%
75070 White Pigeon Schools	\$284,782,637	\$306,222,400	7.53%	\$46,050,300	\$45,474,500	-1.25%	\$330,832,937	\$351,696,900	6.31%
75080 Three Rivers Schools	\$664,509,350	\$677,146,700	1.90%	\$97,414,115	\$100,234,539	2.90%	\$761,923,465	\$777,381,239	2.03%

St. Joseph County
2018 School District Taxable Value Recapitulation

School	Real Property			Personal Property			Total		
	2017 Taxable Value	2018 Taxable Value	% Change	2017 Taxable Value	2018 Taxable Value	% Change	2017 Taxable Value	2018 Taxable Value	% Change
12020 Bronson Schools	\$60,593	\$86,032	41.98%	\$2,300	\$2,300	0.00%	\$62,893	\$88,332	40.45%
13050 Athens Schools	\$311,688	\$318,232	2.10%	\$22,600	\$22,500	-0.44%	\$334,288	\$340,732	1.93%
14050 Marcellus Schools	\$5,528,276	\$5,718,165	3.43%	\$216,986	\$358,340	65.14%	\$5,745,262	\$6,076,505	5.77%
39170 Vicksburg Schools	\$13,319,543	\$13,853,989	4.01%	\$675,600	\$628,300	-7.00%	\$13,995,143	\$14,482,289	3.48%
75003 Nottawa Schools	\$60,888,274	\$63,208,669	3.81%	\$1,350,800	\$1,387,800	2.74%	\$62,239,074	\$64,596,469	3.79%
75010 Sturgis Schools	\$356,963,991	\$370,293,253	3.73%	\$40,558,182	\$35,755,957	-11.84%	\$397,522,173	\$406,049,210	2.15%
75020 Burr Oak Schools	\$36,632,058	\$36,943,663	0.85%	\$7,196,000	\$6,940,900	-3.55%	\$43,828,058	\$43,884,563	0.13%
75030 Centreville Schools	\$152,105,431	\$157,439,181	3.51%	\$8,484,900	\$8,946,200	5.44%	\$160,590,331	\$166,385,381	3.61%
75040 Colon Schools	\$130,194,659	\$133,753,386	2.73%	\$14,718,200	\$14,349,000	-2.51%	\$144,912,859	\$148,102,386	2.20%
75050 Constantine Schools	\$111,986,206	\$115,088,852	2.77%	\$14,584,700	\$12,998,000	-10.88%	\$126,570,906	\$128,086,852	1.20%
75060 Mendon Schools	\$105,190,452	\$109,271,161	3.88%	\$50,923,599	\$49,456,660	-2.88%	\$156,114,051	\$158,727,821	1.67%
75070 White Pigeon Schools	\$200,330,497	\$207,200,719	3.43%	\$46,050,300	\$45,474,500	-1.25%	\$246,380,797	\$252,675,219	2.55%
75080 Three Rivers Schools	\$486,117,697	\$499,048,062	2.66%	\$95,137,795	\$98,295,471	3.32%	\$581,255,492	\$597,343,533	2.77%

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

ISD	School District	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized	
St Joseph County ISD										
	75003	Nottawa School	\$27,014,600	\$1,709,600	\$0	\$59,313,100	\$0	\$88,037,300	\$1,387,800	\$89,425,100
	75010	Sturgis School	\$81,709,800	\$71,403,800	\$47,268,100	\$286,435,600	\$0	\$486,817,300	\$35,760,000	\$522,577,300
	75020	Burr Oak School	\$38,027,600	\$1,541,700	\$841,000	\$28,336,800	\$0	\$68,747,100	\$6,940,900	\$75,688,000
	75030	Centreville School	\$90,911,700	\$7,119,900	\$1,201,600	\$142,145,122	\$0	\$241,378,322	\$8,946,200	\$250,324,522
	75040	Colon School	\$112,606,287	\$4,914,900	\$2,194,900	\$114,601,390	\$0	\$234,317,477	\$14,349,000	\$248,666,477
	75050	Constantine School	\$70,322,400	\$4,309,000	\$21,234,100	\$85,427,300	\$0	\$181,292,800	\$12,998,000	\$194,290,800
	75060	Mendon School	\$90,627,900	\$3,384,400	\$6,503,900	\$93,384,300	\$0	\$193,900,500	\$52,448,300	\$246,348,800
	75070	White Pigeon School	\$76,078,700	\$11,060,800	\$17,910,100	\$201,172,800	\$0	\$306,222,400	\$45,474,500	\$351,696,900
	75080	Three Rivers School	\$106,957,400	\$70,566,000	\$27,245,100	\$472,378,200	\$0	\$677,146,700	\$100,234,539	\$777,381,239
Total St Joseph County ISD			\$694,256,387	\$176,010,100	\$124,398,800	\$1,483,194,612	\$0	\$2,477,859,899	\$278,539,239	\$2,756,399,138
Kalamazoo Regional Educational Service Agency (K-RESA)										
	39170	Vicksburg School	\$15,106,600	\$1,389,400	\$0	\$10,154,400	\$0	\$26,650,400	\$628,300	\$27,278,700
Total K-RESA			\$15,106,600	\$1,389,400	\$0	\$10,154,400	\$0	\$26,650,400	\$628,300	\$27,278,700
Lewis Cass ISD										
	14050	Marcellus School	\$2,756,900	\$0	\$0	\$7,350,700	\$0	\$10,107,600	\$358,340	\$10,465,940
Total Lewis Cass ISD			\$2,756,900	\$0	\$0	\$7,350,700	\$0	\$10,107,600	\$358,340	\$10,465,940
Calhoun ISD										
	13050	Athens School	\$558,800	\$0	\$0	\$220,400	\$0	\$779,200	\$22,500	\$801,700
Total Calhoun ISD			\$558,800	\$0	\$0	\$220,400	\$0	\$779,200	\$22,500	\$801,700
Branch ISD										
	12020	Bronson School	\$182,200	\$0	\$0	\$70,600	\$0	\$252,800	\$2,300	\$255,100
Total Branch ISD			\$182,200	\$0	\$0	\$70,600	\$0	\$252,800	\$2,300	\$255,100

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

ISD	School District	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Taxable
St Joseph County ISD									
75003	Nottawa School	\$10,474,530	\$1,531,529	\$0	\$51,202,610	\$0	\$63,208,669	\$1,387,800	\$64,596,469
75010	Sturgis School	\$29,861,512	\$54,856,754	\$40,272,196	\$245,302,791	\$0	\$370,293,253	\$35,755,957	\$406,049,210
75020	Burr Oak School	\$12,713,782	\$1,204,406	\$731,119	\$22,294,356	\$0	\$36,943,663	\$6,940,900	\$43,884,563
75030	Centreville School	\$31,438,457	\$6,098,291	\$1,164,730	\$118,737,703	\$0	\$157,439,181	\$8,946,200	\$166,385,381
75040	Colon School	\$35,093,864	\$4,372,268	\$2,116,471	\$92,170,783	\$0	\$133,753,386	\$14,349,000	\$148,102,386
75050	Constantine School	\$19,455,285	\$3,797,560	\$19,012,056	\$72,823,951	\$0	\$115,088,852	\$12,998,000	\$128,086,852
75060	Mendon School	\$30,957,372	\$2,772,236	\$5,757,355	\$69,784,198	\$0	\$109,271,161	\$49,456,660	\$158,727,821
75070	White Pigeon School	\$25,149,134	\$9,311,667	\$15,634,549	\$157,105,369	\$0	\$207,200,719	\$45,474,500	\$252,675,219
75080	Three Rivers School	\$39,160,222	\$62,266,747	\$23,311,567	\$374,309,526	\$0	\$499,048,062	\$98,295,471	\$597,343,533
Total St Joseph County ISD		\$39,160,222	\$62,266,747	\$23,311,567	\$374,309,526	\$0	\$499,048,062	\$98,295,471	\$1,965,851,434
Kalamazoo Regional Educational Service Agency (K-RESA)									
39170	Vicksburg School	\$5,073,704	\$1,088,013	\$0	\$7,692,272	\$0	\$13,853,989	\$628,300	\$14,482,289
Total K-RESA		\$5,073,704	\$1,088,013	\$0	\$7,692,272	\$0	\$13,853,989	\$628,300	\$14,482,289
Lewis Cass ISD									
14050	Marcellus School	\$842,788	\$0	\$0	\$4,875,377	\$0	\$5,718,165	\$358,340	\$6,076,505
Total Lewis Cass ISD		\$842,788	\$0	\$0	\$4,875,377	\$0	\$5,718,165	\$358,340	\$6,076,505
Calhoun ISD									
13050	Athens School	\$179,469	\$0	\$0	\$138,763	\$0	\$318,232	\$22,500	\$340,732
Total Calhoun ISD		\$179,469	\$0	\$0	\$138,763	\$0	\$318,232	\$22,500	\$340,732
Branch ISD									
12020	Bronson School	\$15,432	\$0	\$0	\$70,600	\$0	\$86,032	\$2,300	\$88,332
Total Branch ISD		\$15,432	\$0	\$0	\$70,600	\$0	\$86,032	\$2,300	\$88,332

St. Joseph County
IFT Parcels
By Unit and School District

Local Unit	Parcel Number	Owner Name	School District	Property Class	SEV	Taxable	Certificate #	Expiration Date
002	Colon Township							
	002 999 013 00	REMINGTON HYBRIDS, NORTH	75040	93	600,000	600,000	2006-200	12/30/2018
Total Colon Township			1		\$600,000	\$600,000		
003	Constantine Township							
	003 999 110 00	DEKALB GENETICS CORP TAX DEPT	75050	305	663,500	598,645	2007-328	12/30/2019
	043 999 430 00	FIBRE CONVERTERS	75050	352	257,900	257,900	2008-587	12/30/2020
	003 999 115 10	MONSANTO COMPANY	75050	352	5,784,600	5,784,600	2008-241	12/30/2020
	003 999 115 00	DEKALB GENETICS CORPORATIO	75050	305	6,138,100	5,537,704	2008-241	12/30/2020
	003 999 116 10	MONSANTO COMPANY	75050	352	1,047,500	1,047,500	2011-375	12/31/2023
	043 999 445 00	MICHIGAN MILK PRODUCERS ASSOC	75050	305	841,000	841,000	2014-434	12/31/2026
Total Constantine Township			6		\$14,732,600	\$14,067,349		
010	Mendon Township							
	044 900 060 04	IAC MENDON LLC	75060	352	241,100	241,100	2010-169	12/30/2022
	044 900 061 04	IAC MENDON LLC	75060	305	52,800	52,800	2010-169	12/30/2022
	044 900 060 05	IAC MENDON LLC	75060	352	234,900	234,900	2011-432	12/30/2020
	010 950 013 00	MENDON SEED GROWERS CORP	75060	352	299,200	299,200	2012-513	12/30/2024
	010 960 013 00	MENDON SEED GROWERS CORP	75060	305	376,900	216,883	2012-513	12/30/2024
	044 900 061 06	IAC MENDON LLC	75060	305	421,500	421,500	2013-040	12/30/2025
Total Mendon Township			6		\$1,626,400	\$1,466,383		
011	Mottville Township							
	011 999 001 00	BANKS HARDWOODS INC	75070	305	687,500	687,500	2005-252	12/31/2017
	011 999 016 10	COPPERCOIN HOLDINGS LLC	75070	352	48,400	48,400	2006-353	12/30/2018
	011 999 016 00	COPPERCOIN HOLDINGS LLC	75070	305	364,500	364,500	2006-353	12/30/2018
	011 999 017 00	THE ANDERSONS AGRICULTURE GROUP LP	75070	305	492,000	492,000	2006-355	12/30/2018
	011 999 120 10	FRESH SOLUTION FARMS	75070	352	865,800	865,800	2007-541	12/30/2019
	011 999 120 00	FRESH SOLUTION FARMS	75070	305	4,762,500	4,762,500	2007-541	12/30/2019
	011 999 019 10	THE ANDERSONS AGRICULTURE GROUP LP	75070	352	85,500	85,500	2009-304	12/31/2021
	011 999 019 00	THE ANDERSONS AGRICULTURE GROUP LP	75070	305	258,900	258,900	2009-304	12/31/2021
	011 999 125 10	UNIVERSAL CONSUMER PRODUCT	75070	352	108,300	108,300	2010-094	12/30/2022
	011 999 125 00	UNIVERSAL CONSUMER PRODUCT	75070	305	22,500	22,500	2010-094	12/31/2022
	011 999 020 10	COPPERCOIN HOLDINGS LLC	75070	352	37,900	37,900	2010-164	12/30/2022
	011 999 020 00	COPPERCOIN HOLDINGS LLC	75070	305	200,000	200,000	2010-164	12/31/2022
	011 999 021 10	THE ANDERSONS AGRICULTURE GROUP LP	75070	352	150,600	150,600	2010-186	12/31/2022
	011 999 021 00	THE ANDERSONS AGRICULTURE GROUP LP	75070	305	575,800	575,800	2010-186	12/31/2022
	011 999 130 10	THE ANDERSONS INC	75070	352	75,400	75,400	2011-401	12/31/2023
	011 999 130 00	THE ANDERSONS AGRICULTURE GROUP LP	75070	305	607,300	607,300	2011-401	12/31/2023
	011 999 135 00	BANKS HARDWOODS, INC	75070	305	450,000	450,000	2013-354	12/30/2025
	011 999 140 00	THE ANDERSONS AGRICULTURE GROUP LP	75070	305	500,000	500,000	2014-109	12/30/2026
Total Mottville Township			18		\$10,292,900	\$10,292,900		
013	Park Township							
	013 999 117 00	AMERICAN METAL FABRICATOR INC	75080	305	177,000	177,000	2006-109	12/30/2018
	013 999 118 10	X L MACHINE CO INC	75060	352	285,100	285,100	2006-453	12/30/2018
	013 999 119 10	PETERSON SPRING CIMA	75080	352	77,700	77,700	2007-344	12/30/2019
	013 999 120 10	AMERICAN METAL FABRICATOR INC	75080	352	18,700	18,700	2008-008	12/30/2020
	013 999 120 30	AMERICAN METAL FABRICATOR INC	75080	352	136,700	136,700	2008-323	12/30/2020
	013 999 121 10	AMERICAN METAL FAB INC	75080	352	179,600	179,600	2010-093	12/31/2022
	013 999 122 10	AMERICAN METAL FAB INC	75080	352	126,600	126,600	2010-241	12/31/2012
	013 999 130 10	PETERSON SPRING CIMA	75080	352	427,800	427,800	2011-117	12/30/2023
	013 999 135 10	AMERICAN METAL FAB INC	75080	352	174,400	174,400	2011-401	12/30/2023
Total Park Township			9		\$1,603,600	\$1,603,600		
016	White Pigeon Township							
	016 999 001 00	WHITE PIGEON PAPER CO	75070	305	1,105,000	1,105,000	05-444	12/30/2017
	016 999 003 10	NEO MFG LLC	75070	352	23,100	23,100	2010-328	12/30/2022
	016 999 004 10	WHITE PIGEON PAPER CO	75070	352	764,700	764,700	2011-525	12/30/2023
	045 999 393 10	MERHOW ACQUISTIONS LLC	75070	352	41,400	41,400	2013-239	12/30/2027
Total White Pigeon Township			4		\$1,934,200	\$1,934,200		

St. Joseph County
IFT Parcels
By Unit and School District

Local Unit	Parcel Number	Owner Name	School District	Property Class	SEV	Taxable	Certificate #	Expiration Date
051	Three Rivers City							
	051 960 230 05	INTERNATIONAL PAPER CO	75080	305	608,200	608,200	06-173	12/31/2018
	051 970 045 00	DEGRAAFXINC	75080	352	88,200	88,200	07-699	12/30/2019
	051 970 012 01	ARMSTRONG INTERNATIONAL INC	75080	352	20,500	20,500	08-182	12/30/2020
	051 960 012 01	ARMSTRONG INTERNATIONAL INI	75080	305	317,400	317,400	08-182	12/30/2020
	051 960 111 01	KADANTJOHNSON LLC	75080	305	16,500	16,500	08-298	12/30/2020
	051 970 111 01	KADANTJOHNSON INC	75080	352	102,700	102,700	08-298	12/30/2020
	051 970 180 03	R & H MACHINE PRODUCTS	75080	352	71,800	71,800	2009-069	12/30/2021
	051 970 200 03	TAMARA TOOL INC	75080	352	70,600	70,600	2011-170	12/30/2023
	051 960 010 07	AMERICAN AXLE & MFG INC	75080	305	1,119,200	319,981	2012-113	12/31/2024
	051 970 010 07	AMERICAN AXLE & MFG INC	75080	352	6,573,100	6,573,100	2012-113	12/31/2024
	051 970 180 04	R & H MACHINE PRODUCTS	75080	352	61,900	61,900	2012-114	12/30/2024
	051 970 165 01	PRECISION WIRE FORMS INC.	75080	352	222,500	222,500	2012-428	12/30/2024
	051 960 200 04	TAMARA TOOL INC	75080	305	88,100	88,100	2012-509	12/30/2024
	051 970 231 02	W E SLITT COMPANY	75080	352	39,900	39,900	2013-006	12/30/2025
	051 960 231 02	W E SLITT COMPANY	75080	305	242,200	242,200	2013-006	12/31/2025
	051 970 165 02	PRECISION WIRE FORMS INC.	75080	352	596,300	596,300	2013-308	12/31/2025
	051 960 079 00	R & H MACHINE PRODUCTS	75080	305	75,700	75,700	2014-040	12/31/2025
	051 960 045 00	DOCK FOUNDRY COMPANY	75080	305	279,600	279,600	2016-069	12/30/2028
	051 960 231 03	W E SLITT COMPANY	75080	305	162,200	162,200	2017-009	12/30/2022
Total Three Rivers City			19		\$10,756,600	\$9,957,381		
052	Sturgis City							
	052 900 599 00	STURGIS MOLDED PRODUCTS CC	75010	352	190,300	190,300	2007-666	12/30/2019
	052 950 597 00	LTI PRINTING INC	75010	305	172,500	172,500	2007-667	12/30/2019
	052 950 595 00	ABBOTT MANUFACTURING INC	75010	305	500,000	500,000	2007-669	12/30/2020
	052 900 595 00	ABBOTT MANUFACTURING INC	75010	352	4,914,200	4,914,200	2007-669	12/30/2020
	052 950 598 00	PARMA TUBE CORP	75010	305	55,500	55,500	2007-670	12/30/2019
	052 900 600 00	VCI INC	75010	352	133,700	133,700	2008-547	12/31/2020
	052 950 600 00	VCI INC	75010	305	500,000	500,000	2008-547	12/31/2020
	052 900 610 00	LTI PRINTING INC	75010	352	8,100	8,100	2008-548	12/31/2020
	052 900 605 00	PARMA TUBE CORP	75010	352	68,300	68,300	2008-568	12/31/2020
	052 950 605 00	PARMA TUBE CORP	75010	305	165,000	165,000	2008-568	12/31/2020
	052 900 620 00	VCI INC	75010	352	185,400	185,400	2011-060	12/30/2023
	052 900 625 00	LTI PRINTING INC	75010	352	138,700	138,700	2011-061	12/31/2023
	052 900 660 00	STURGIS MOLDED PRODUCTS CO	75010	352	248,200	248,200	2011-062	12/30/2025
	052 900 760 00	VCI INC	75010	352	102,800	102,800	2011-064	12/31/2025
	052 950 760 00	VCI INC	75010	305	215,000	215,000	2011-064	12/31/2025
	052 900 630 00	MAYER TOOL & ENGINEERING INI	75010	352	19,700	19,700	2011-065	12/31/2023
	052 950 610 00	MAYER TOOL & ENGINEERING INI	75010	305	20,000	20,000	2011-065	12/31/2023
	052 900 651 00	PARMA TUBE CORP	75010	352	10,300	10,300	2011-068	12/30/2024
	052 900 645 00	METALLOID CORPORATION	75010	352	22,300	22,300	2011-571	12/30/2023
	052 900 635 00	LTI PRINTING INC	75010	352	73,400	73,400	2011-572	12/30/2023
	052 900 650 00	PARMA TUBE CORP	75010	352	30,900	30,900	2011-573	12/30/2023
	052 900 640 00	AMERICRAFT CARTON INC	75010	352	621,600	621,600	2011-624	12/30/2023
	052 900 670 00	JOHNSON PRECISION MOLD INC	75010	352	36,700	36,700	2012-324	12/30/2024
	052 900 680 00	LTI PRINTING INC	75010	352	14,700	14,700	2012-325	12/30/2024
	052 900 750 00	MAYER TOOL & ENGINEERING INC	75010	352	96,400	96,400	2012-326	12/31/2024
	052 900 700 00	PARMA TUBE CORP	75010	352	60,300	60,300	2012-327	12/30/2024
	052 900 710 00	STURGIS MOLDED PRODUCTS CO	75010	352	450,600	450,600	2012-328	12/30/2024
	052 900 720 00	TELEMARKCORP	75010	352	100,300	100,300	2012-477	12/30/2024
	052 900 730 00	VCI INC	75010	352	107,000	107,000	2012-478	12/30/2024
	052 900 740 00	LTI PRINTING INC	75010	352	69,200	69,200	2012-479	12/30/2024
	052 900 192 01	SUMMIT POLYMERS, INC	75010	352	224,000	224,000	2013-520	12/30/2025
	052 900 161 01	PARMA TUBE CORP	75010	352	7,200	7,200	2013-522	12/30/2025
	052 950 011 03	AMERICRAFT CARTON INC	75010	305	425,000	425,000	2013-525	12/30/2025
	052 950 192 02	SUMMIT POLYMERS, INC	75010	305	697,800	697,800	2014-464	12/30/2026
	052 950 022 03	BURR OAK TOOL INC	75010	305	2,865,300	2,856,816	2014-473	12/30/2026
	052 950 021 01	UNIQUE TRUCK ACCESSORIES	75010	305	87,100	86,535	2015-261	12/30/2027
Total Sturgis City			36		\$13,637,500	\$13,628,451		

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							
	052 900 599 00	STURGIS MOLDED PRODUCTS CC	75010	352	\$190,300	\$190,300	2007-666	12/30/2019
	052 950 597 00	LTI PRINTING INC	75010	305	\$172,500	\$172,500	2007-667	12/30/2019
	052 900 595 00	ABBOTT MANUFACTURING INC	75010	352	\$4,914,200	\$4,914,200	2007-669	12/30/2020
	052 950 595 00	ABBOTT MANUFACTURING INC	75010	305	\$500,000	\$500,000	2007-669	12/30/2020
	052 950 598 00	PARMA TUBE CORP	75010	305	\$55,500	\$55,500	2007-670	12/30/2019
	052 900 600 00	VCI INC	75010	352	\$133,700	\$133,700	2008-547	12/31/2020
	052 950 600 00	VCI INC	75010	305	\$500,000	\$500,000	2008-547	12/31/2020
	052 900 610 00	LTI PRINTING INC	75010	352	\$8,100	\$8,100	2008-548	12/31/2020
	052 900 605 00	PARMA TUBE CORP	75010	352	\$68,300	\$68,300	2008-568	12/31/2020
	052 950 605 00	PARMA TUBE CORP	75010	305	\$165,000	\$165,000	2008-568	12/31/2020
	052 900 620 00	VCI INC	75010	352	\$185,400	\$185,400	2011-060	12/30/2023
	052 900 625 00	LTI PRINTING INC	75010	352	\$138,700	\$138,700	2011-061	12/31/2023
	052 900 660 00	STURGIS MOLDED PRODUCTS CO	75010	352	\$248,200	\$248,200	2011-062	12/30/2025
	052 900 760 00	VCI INC	75010	352	\$102,800	\$102,800	2011-064	12/31/2025
	052 950 760 00	VCI INC	75010	305	\$215,000	\$215,000	2011-064	12/31/2025
	052 900 630 00	MAYER TOOL & ENGINEERING INI	75010	352	\$19,700	\$19,700	2011-065	12/31/2023
	052 950 610 00	MAYER TOOL & ENGINEERING INI	75010	305	\$20,000	\$20,000	2011-065	12/31/2023
	052 900 651 00	PARMA TUBE CORP	75010	352	\$10,300	\$10,300	2011-068	12/30/2024
	052 900 645 00	METALLOID CORPORATION	75010	352	\$22,300	\$22,300	2011-571	12/30/2023
	052 900 635 00	LTI PRINTING INC	75010	352	\$73,400	\$73,400	2011-572	12/30/2023
	052 900 650 00	PARMA TUBE CORP	75010	352	\$30,900	\$30,900	2011-573	12/30/2023
	052 900 640 00	AMERICRAFT CARTON INC	75010	352	\$621,600	\$621,600	2011-624	12/30/2023
	052 900 670 00	JOHNSON PRECISION MOLD INC	75010	352	\$36,700	\$36,700	2012-324	12/30/2024
	052 900 680 00	LTI PRINTING INC	75010	352	\$14,700	\$14,700	2012-325	12/30/2024
	052 900 750 00	MAYER TOOL & ENGINEERING INC	75010	352	\$96,400	\$96,400	2012-326	12/31/2024
	052 900 700 00	PARMA TUBE CORP	75010	352	\$60,300	\$60,300	2012-327	12/30/2024
	052 900 710 00	STURGIS MOLDED PRODUCTS CO	75010	352	\$450,600	\$450,600	2012-328	12/30/2024
	052 900 720 00	TELEMARKCORP	75010	352	\$100,300	\$100,300	2012-477	12/30/2024
	052 900 730 00	VCI INC	75010	352	\$107,000	\$107,000	2012-478	12/30/2024
	052 900 740 00	LTI PRINTING INC	75010	352	\$69,200	\$69,200	2012-479	12/30/2024
	052 900 192 01	SUMMIT POLYMERS, INC	75010	352	\$224,000	\$224,000	2013-520	12/30/2025
	052 900 161 01	PARMA TUBE CORP	75010	352	\$7,200	\$7,200	2013-522	12/30/2025
	052 950 011 03	AMERICRAFT CARTON INC	75010	305	\$425,000	\$425,000	2013-525	12/30/2025
	052 950 192 02	SUMMIT POLYMERS, INC	75010	305	\$697,800	\$697,800	2014-464	12/30/2026
	052 950 022 03	BURR OAK TOOL INC	75010	305	\$2,865,300	\$2,856,816	2014-473	12/30/2026
	052 950 021 01	UNIQUE TRUCK ACCESSORIES	75010	305	\$87,100	\$86,535	2015-261	12/30/2027
Total Sturgis Schools			36		\$13,637,500	\$13,628,451		
75040	Colon Schools							
	002 999 013 00	REMINGTON HYBRIDS, NORTH	75040	93	\$600,000	\$600,000	2006-200	12/30/2018
Total Colon Schools			1		\$600,000	\$600,000		
75050	Constantine Schools							
	003 999 110 00	DEKALB GENETICS CORP TAX DEPT	75050	305	\$663,500	\$598,645	2007-328	12/30/2019
	043 999 430 00	FIBRE CONVERTERS	75050	352	\$257,900	\$257,900	2008-587	12/30/2020
	003 999 115 10	MONSANTO COMPANY	75050	352	\$5,784,600	\$5,784,600	2008-241	12/30/2020
	003 999 115 00	DEKALB GENETICS CORPORATIO	75050	305	\$6,138,100	\$5,537,704	2008-241	12/30/2020
	003 999 116 10	MONSANTO COMPANY	75050	352	\$1,047,500	\$1,047,500	2011-375	12/31/2023
	043 999 445 00	MICHIGAN MILK PRODUCERS ASSOC	75050	305	\$841,000	\$841,000	2014-434	12/31/2026
Total Constantine Schools			6		\$14,732,600	\$14,067,349		
75060	Mendon Schools							
	013 999 118 10	X L MACHINE CO INC	75060	352	\$285,100	\$285,100	2006-453	12/30/2018
	044 900 060 04	IAC MENDON LLC	75060	352	\$241,100	\$241,100	2010-169	12/30/2022
	044 900 061 04	IAC MENDON LLC	75060	305	\$52,800	\$52,800	2010-169	12/30/2022
	044 900 060 05	IAC MENDON LLC	75060	352	\$234,900	\$234,900	2011-432	12/30/2020
	010 950 013 00	MENDON SEED GROWERS CORP	75060	352	\$299,200	\$299,200	2012-513	12/30/2024
	010 960 013 00	MENDON SEED GROWERS CORP	75060	305	\$376,900	\$216,883	2012-513	12/30/2024
	044 900 061 06	IAC MENDON LLC	75060	305	\$421,500	\$421,500	2013-040	12/30/2025
Total Mendon Schools			7		\$1,911,500	\$1,751,483		

**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							
	016 999 001 00	WHITE PIGEON PAPER CO	75070	305	\$1,105,000	\$1,105,000	05-444	12/30/2017
	011 999 001 00	BANKS HARDWOODS INC	75070	305	\$687,500	\$687,500	2005-252	12/31/2017
	011 999 016 10	COPPERCOIN HOLDINGS LLC	75070	352	\$48,400	\$48,400	2006-353	12/30/2018
	011 999 016 00	COPPERCOIN HOLDINGS LLC	75070	305	\$364,500	\$364,500	2006-353	12/30/2018
	011 999 017 00	THE ANDERSONS AGRICULTURE GROUP LP	75070	305	\$492,000	\$492,000	2006-355	12/30/2018
	011 999 120 10	FRESH SOLUTION FARMS	75070	352	\$865,800	\$865,800	2007-541	12/30/2019
	011 999 120 00	FRESH SOLUTION FARMS	75070	305	\$4,762,500	\$4,762,500	2007-541	12/30/2019
	011 999 019 10	THE ANDERSONS AGRICULTURE GROUP LP	75070	352	\$85,500	\$85,500	2009-304	12/31/2021
	011 999 019 00	THE ANDERSONS AGRICULTURE GROUP LP	75070	305	\$258,900	\$258,900	2009-304	12/31/2021
	011 999 125 10	UNIVERSAL CONSUMER PRODUCT	75070	352	\$108,300	\$108,300	2010-094	12/30/2022
	011 999 125 00	UNIVERSAL CONSUMER PRODUCT	75070	305	\$22,500	\$22,500	2010-094	12/31/2022
	011 999 020 10	COPPERCOIN HOLDINGS LLC	75070	352	\$37,900	\$37,900	2010-164	12/30/2022
	011 999 020 00	COPPERCOIN HOLDINGS LLC	75070	305	\$200,000	\$200,000	2010-164	12/31/2022
	011 999 021 10	THE ANDERSONS AGRICULTURE GROUP LP	75070	352	\$150,600	\$150,600	2010-186	12/31/2022
	011 999 021 00	THE ANDERSONS AGRICULTURE GROUP LP	75070	305	\$575,800	\$575,800	2010-186	12/31/2022
	016 999 003 10	NEO MFG LLC	75070	352	\$23,100	\$23,100	2010-328	12/30/2022
	011 999 130 10	THE ANDERSONS INC	75070	352	\$75,400	\$75,400	2011-401	12/31/2023
	011 999 130 00	THE ANDERSONS AGRICULTURE GROUP LP	75070	305	\$607,300	\$607,300	2011-401	12/31/2023
	016 999 004 10	WHITE PIGEON PAPER CO	75070	352	\$764,700	\$764,700	2011-525	12/30/2023
	045 999 393 10	MERHOW ACQUISTIONS LLC	75070	352	\$41,400	\$41,400	2013-239	12/30/2027
	011 999 135 00	BANKS HARDWOODS, INC	75070	305	\$450,000	\$450,000	2013-354	12/30/2025
	011 999 140 00	THE ANDERSONS AGRICULTURE GROUP LP	75070	305	\$500,000	\$500,000	2014-109	12/30/2026
Total White Pigeon Schools			22		\$12,227,100	\$12,227,100		
75080	Three Rivers Schools							
	051 960 230 05	INTERNATIONAL PAPER CO	75080	305	\$608,200	\$608,200	06-173	12/31/2018
	051 970 045 00	DEGRAAFXINC	75080	352	\$88,200	\$88,200	07-699	12/30/2019
	051 970 012 01	ARMSTRONG INTERNATIONAL INC	75080	352	\$20,500	\$20,500	08-182	12/30/2020
	051 960 012 01	ARMSTRONG INTERNATIONAL INI	75080	305	\$317,400	\$317,400	08-182	12/30/2020
	051 960 111 01	KADANTJOHNSON LLC	75080	305	\$16,500	\$16,500	08-298	12/30/2020
	051 970 111 01	KADANTJOHNSON INC	75080	352	\$102,700	\$102,700	08-298	12/30/2020
	013 999 117 00	AMERICAN METAL FABRICATOR INC	75080	305	\$177,000	\$177,000	2006-109	12/30/2018
	013 999 119 10	PETERSON SPRING CIMA	75080	352	\$77,700	\$77,700	2007-344	12/30/2019
	013 999 120 10	AMERICAN METAL FABRICATOR INC	75080	352	\$18,700	\$18,700	2008-008	12/30/2020
	013 999 120 30	AMERICAN METAL FABRICATOR INC	75080	352	\$136,700	\$136,700	2008-323	12/30/2020
	051 970 180 03	R & H MACHINE PRODUCTS	75080	352	\$71,800	\$71,800	2009-069	12/30/2021
	013 999 121 10	AMERICAN METAL FAB INC	75080	352	\$179,600	\$179,600	2010-093	12/31/2022
	013 999 122 10	AMERICAN METAL FAB INC	75080	352	\$126,600	\$126,600	2010-241	12/31/2012
	013 999 130 10	PETERSON SPRING CIMA	75080	352	\$427,800	\$427,800	2011-117	12/30/2023
	051 970 200 03	TAMARA TOOL INC	75080	352	\$70,600	\$70,600	2011-170	12/30/2023
	013 999 135 10	AMERICAN METAL FAB INC	75080	352	\$174,400	\$174,400	2011-401	12/30/2023
	051 960 010 07	AMERICAN AXLE & MFG INC	75080	305	\$1,119,200	\$319,981	2012-113	12/31/2024
	051 970 010 07	AMERICAN AXLE & MFG INC	75080	352	\$6,573,100	\$6,573,100	2012-113	12/31/2024
	051 970 180 04	R & H MACHINE PRODUCTS	75080	352	\$61,900	\$61,900	2012-114	12/30/2024
	051 970 165 01	PRECISION WIRE FORMS INC.	75080	352	\$222,500	\$222,500	2012-428	12/30/2024
	051 960 200 04	TAMARA TOOL INC	75080	305	\$88,100	\$88,100	2012-509	12/30/2024
	051 970 231 02	W E SLITT COMPANY	75080	352	\$39,900	\$39,900	2013-006	12/30/2025
	051 960 231 02	W E SLITT COMPANY	75080	305	\$242,200	\$242,200	2013-006	12/31/2025
	051 970 165 02	PRECISION WIRE FORMS INC.	75080	352	\$596,300	\$596,300	2013-308	12/31/2025
	051 960 079 00	R & H MACHINE PRODUCTS	75080	305	\$75,700	\$75,700	2014-040	12/31/2025
	051 960 045 00	DOCK FOUNDRY COMPANY	75080	305	\$279,600	\$279,600	2016-069	12/30/2028
	051 960 231 03	W E SLITT COMPANY	75080	305	\$162,200	\$162,200	2017-009	12/30/2022
Total Three Rivers Schools			27		\$12,075,100	\$11,275,881		