

2021
St Joseph County
Equalization Report



Timm Preserve

Prepared by:
St Joseph County Equalization Department

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St Joseph County

Equalization Department

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April 14, 2021

Board of Commissioners
Saint Joseph County, Michigan

Honorable Members:

The St. Joseph County Equalization Department has prepared the 2021 Equalization Report in accordance with Michigan Compiled Law 211.34 as amended. This involved conducting an Equalization Study in each classification of real property and the aggregate personal property classification in each of the 18 assessing jurisdictions within the County.

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

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

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

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

Respectfully submitted,

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

Saint Joseph County

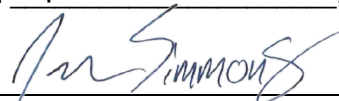
Statement of acreage and valuation in the year 2021 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

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	124,227,900	124,227,900	7,647,900	7,647,900	131,875,800	131,875,800
Colon	20,165.92	177,644,500	177,644,500	7,709,800	7,709,800	185,354,300	185,354,300
Constantine	19,438.77	175,142,200	175,142,200	14,598,900	14,598,900	189,741,100	189,741,100
Fabius	18,758.30	263,801,800	263,801,800	22,356,700	22,356,700	286,158,500	286,158,500
Fawn River	11,984.28	69,863,000	69,863,000	874,900	874,900	70,737,900	70,737,900
Florence	20,856.96	107,787,700	107,787,700	4,267,800	4,267,800	112,055,500	112,055,500
Flowerfield	22,616.59	101,624,200	101,624,200	19,419,669	19,419,669	121,043,869	121,043,869
Leonidas	22,507.80	88,040,650	88,040,650	6,639,900	6,639,900	94,680,550	94,680,550
Lockport	17,656.08	175,591,400	175,591,400	4,349,600	4,349,600	179,941,000	179,941,000
Mendon	21,735.96	138,881,400	138,881,400	39,619,800	39,619,800	178,501,200	178,501,200
Mottville	11,849.58	92,418,300	92,418,300	11,654,700	11,654,700	104,073,000	104,073,000
Nottawa	21,960.60	204,985,800	204,985,800	5,830,400	5,830,400	210,816,200	210,816,200
Park	22,017.55	176,038,200	176,038,200	35,747,600	35,747,600	211,785,800	211,785,800
Sherman	19,903.21	201,560,200	201,560,200	5,103,900	5,103,900	206,664,100	206,664,100
Sturgis	11,075.60	89,318,000	89,318,000	5,751,500	5,751,500	95,069,500	95,069,500
White Pigeon	15,410.04	258,250,500	258,250,500	40,260,500	40,260,500	298,511,000	298,511,000
Three Rivers	1,850.97	192,119,310	192,119,310	29,948,900	29,948,900	222,068,210	222,068,210
Sturgis	2,372.31	275,052,300	275,052,300	27,016,200	27,016,200	302,068,500	302,068,500
Totals for County	304,093.12	2,912,347,360	2,912,347,360	288,798,669	288,798,669	3,201,146,029	3,201,146,029

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 April 21, 2021



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 2021 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	52,584,500	1,279,200	991,600	69,372,600	0	0	124,227,900
Colon	60,568,700	3,758,900	2,318,600	110,998,300	0	0	177,644,500
Constantine	56,332,800	4,752,900	23,217,500	90,839,000	0	0	175,142,200
Fabius	21,850,900	5,960,600	2,258,100	233,732,200	0	0	263,801,800
Fawn River	28,370,300	1,012,900	0	40,479,800	0	0	69,863,000
Florence	75,387,500	0	133,200	32,267,000	0	0	107,787,700
Flowerfield	40,088,000	1,360,500	15,100	60,160,600	0	0	101,624,200
Leonidas	61,957,450	869,300	0	25,213,900	0	0	88,040,650
Lockport	38,700,400	5,666,800	1,066,500	130,157,700	0	0	175,591,400
Mendon	59,930,400	4,179,500	4,200,800	70,570,700	0	0	138,881,400
Mottville	35,857,500	2,482,100	14,264,000	39,814,700	0	0	92,418,300
Nottawa	62,567,900	9,030,900	600,800	132,786,200	0	0	204,985,800
Park	52,844,800	7,345,300	9,021,800	106,826,300	0	0	176,038,200
Sherman	38,144,800	2,459,400	154,400	160,801,600	0	0	201,560,200
Sturgis	32,722,800	11,723,000	1,000,000	43,872,200	0	0	89,318,000
White Pigeon	45,868,000	7,846,300	9,215,500	195,320,700	0	0	258,250,500
Three Rivers	0	68,787,900	22,264,200	101,067,210	0	0	192,119,310
Sturgis	1,072,300	68,399,700	48,969,000	156,611,300	0	0	275,052,300
Total for County	764,849,050	206,915,200	139,691,100	1,800,892,010	0	0	2,912,347,360

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 April 21, 2021



Equalization Director



Clerk of the Board of Commissioners



Chairperson of Board of Commissioners

Saint Joseph County

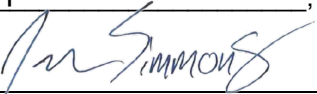
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Real Property Assessed Valuations Approved by Boards of Review							
Township or City	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
Burr Oak	52,584,500	1,279,200	991,600	69,372,600	0	0	124,227,900
Colon	60,568,700	3,758,900	2,318,600	110,998,300	0	0	177,644,500
Constantine	56,332,800	4,752,900	23,217,500	90,839,000	0	0	175,142,200
Fabius	21,850,900	5,960,600	2,258,100	233,732,200	0	0	263,801,800
Fawn River	28,370,300	1,012,900	0	40,479,800	0	0	69,863,000
Florence	75,387,500	0	133,200	32,267,000	0	0	107,787,700
Flowerfield	40,088,000	1,360,500	15,100	60,160,600	0	0	101,624,200
Leonidas	61,957,450	869,300	0	25,213,900	0	0	88,040,650
Lockport	38,700,400	5,666,800	1,066,500	130,157,700	0	0	175,591,400
Mendon	59,930,400	4,179,500	4,200,800	70,570,700	0	0	138,881,400
Mottville	35,857,500	2,482,100	14,264,000	39,814,700	0	0	92,418,300
Nottawa	62,567,900	9,030,900	600,800	132,786,200	0	0	204,985,800
Park	52,844,800	7,345,300	9,021,800	106,826,300	0	0	176,038,200
Sherman	38,144,800	2,459,400	154,400	160,801,600	0	0	201,560,200
Sturgis	32,722,800	11,723,000	1,000,000	43,872,200	0	0	89,318,000
White Pigeon	45,868,000	7,846,300	9,215,500	195,320,700	0	0	258,250,500
Three Rivers	0	68,787,900	22,264,200	101,067,210	0	0	192,119,310
Sturgis	1,072,300	68,399,700	48,969,000	156,611,300	0	0	275,052,300
Total for County	764,849,050	206,915,200	139,691,100	1,800,892,010	0	0	2,912,347,360

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF SAINT JOSEPH COUNTY

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Dated April 21, 2021



Equalization Director



Clerk of the Board of Commissioners



Chairperson of Board of Commissioners

St Joseph County 2021 Equalization Report

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St. Joseph County

Previous and Current Values

AGRICULTURAL								
Unit #	Unit Name	Number of Parcels	2020 Assessed Value	2021 Assessed Value	% Change	2020 Taxable Value	2021 Taxable Value	% Change
001	Burr Oak Township	272	\$55,897,800	\$52,584,500	-5.93%	\$17,611,381	\$17,522,692	-0.50%
002	Colon Township	290	\$58,026,700	\$60,568,700	4.38%	\$18,672,439	\$19,263,877	3.17%
003	Constantine Township	206	\$58,500,600	\$56,332,800	-3.71%	\$13,711,304	\$13,922,106	1.54%
004	Fabius Township	133	\$22,178,900	\$21,850,900	-1.48%	\$8,307,264	\$8,364,586	0.69%
005	Fawn River Township	159	\$29,746,200	\$28,370,300	-4.63%	\$8,473,563	\$8,576,306	1.21%
006	Florence Township	288	\$77,081,587	\$75,387,500	-2.20%	\$20,968,056	\$21,255,106	1.37%
007	Flowerfield Township	199	\$37,838,100	\$40,088,000	5.95%	\$12,062,369	\$12,356,909	2.44%
008	Leonidas Township	387	\$61,802,400	\$61,957,450	0.25%	\$19,779,790	\$20,083,108	1.53%
009	Lockport Township	178	\$40,390,900	\$38,700,400	-4.19%	\$15,717,473	\$15,876,933	1.01%
010	Mendon Township	285	\$60,389,304	\$59,930,400	-0.76%	\$17,732,846	\$17,571,568	-0.91%
011	Mottville Township	151	\$36,122,900	\$35,857,500	-0.73%	\$13,113,090	\$13,899,067	5.99%
012	Nottawa Township	323	\$62,529,500	\$62,567,900	0.06%	\$20,579,732	\$21,071,344	2.39%
013	Park Township	251	\$50,998,100	\$52,844,800	3.62%	\$21,742,001	\$22,686,043	4.34%
014	Sherman Township	164	\$38,987,300	\$38,144,800	-2.16%	\$15,004,751	\$14,686,745	-2.12%
015	Sturgis Township	155	\$33,272,800	\$32,722,800	-1.65%	\$12,692,019	\$12,843,578	1.19%
016	White Pigeon Township	218	\$46,597,000	\$45,868,000	-1.56%	\$14,597,150	\$15,774,458	8.07%
051	Three Rivers City	0	\$0	\$0	N/A	\$0	\$0	N/A
052	Sturgis City	14	\$1,045,700	\$1,072,300	2.54%	\$704,638	\$714,498	1.40%
St. Joseph County Total		3,673	\$771,405,791	\$764,849,050	-0.85%	\$251,469,866	\$256,468,924	1.99%

COMMERCIAL								
Unit #	Unit Name	Number of Parcels	2020 Assessed Value	2021 Assessed Value	% Change	2020 Taxable Value	2021 Taxable Value	% Change
001	Burr Oak Township	35	\$1,096,000	\$1,279,200	16.72%	\$852,326	\$1,024,043	20.15%
002	Colon Township	64	\$3,743,800	\$3,758,900	0.40%	\$3,498,135	\$3,346,389	-4.34%
003	Constantine Township	100	\$4,440,900	\$4,752,900	7.03%	\$3,707,353	\$3,799,905	2.50%
004	Fabius Township	60	\$5,621,900	\$5,960,600	6.02%	\$4,248,853	\$4,439,456	4.49%
005	Fawn River Township	13	\$1,013,100	\$1,012,900	-0.02%	\$767,747	\$773,745	0.78%
006	Florence Township	0	\$0	\$0	N/A	\$0	\$0	N/A
007	Flowerfield Township	7	\$1,424,400	\$1,360,500	-4.49%	\$522,719	\$529,118	1.22%
008	Leonidas Township	23	\$971,700	\$869,300	-10.54%	\$714,083	\$742,646	4.00%
009	Lockport Township	62	\$5,280,700	\$5,666,800	7.31%	\$4,356,870	\$4,416,139	1.36%
010	Mendon Township	62	\$4,236,600	\$4,179,500	-1.35%	\$3,276,712	\$3,263,038	-0.42%
011	Mottville Township	29	\$2,870,600	\$2,482,100	-13.53%	\$2,577,517	\$2,384,959	-7.47%
012	Nottawa Township	91	\$9,009,200	\$9,030,900	0.24%	\$7,766,331	\$7,961,264	2.51%
013	Park Township	42	\$7,509,700	\$7,345,300	-2.19%	\$6,491,963	\$6,515,051	0.36%
014	Sherman Township	22	\$2,282,100	\$2,459,400	7.77%	\$1,704,673	\$1,718,701	0.82%
015	Sturgis Township	90	\$12,858,000	\$11,723,000	-8.83%	\$10,013,896	\$9,916,236	-0.98%
016	White Pigeon Township	164	\$8,313,100	\$7,846,300	-5.62%	\$7,007,126	\$6,951,255	-0.80%
051	Three Rivers City	307	\$64,223,600	\$68,787,900	7.11%	\$50,917,414	\$53,491,542	5.06%
052	Sturgis City	316	\$64,787,800	\$68,399,700	5.57%	\$48,764,546	\$50,865,574	4.31%
St. Joseph County Total		1,487	\$199,683,200	\$206,915,200	3.62%	\$157,188,264	\$162,139,061	3.15%

St. Joseph County

Previous and Current Values

INDUSTRIAL								
Unit #	Unit Name	Number of Parcels	2020 Assessed Value	2021 Assessed Value	% Change	2020 Taxable Value	2021 Taxable Value	% Change
001	Burr Oak Township	27	\$890,600	\$991,600	11.34%	\$751,766	\$767,824	2.14%
002	Colon Township	14	\$2,068,800	\$2,318,600	12.07%	\$1,995,747	\$2,029,808	1.71%
003	Constantine Township	43	\$15,222,200	\$23,217,500	52.52%	\$14,602,644	\$21,749,075	48.94%
004	Fabius Township	32	\$1,948,000	\$2,258,100	15.92%	\$1,439,970	\$1,459,748	1.37%
005	Fawn River Township	0	\$0	\$0	N/A	\$0	\$0	N/A
006	Florence Township	6	\$131,900	\$133,200	0.99%	\$65,676	\$66,593	1.40%
007	Flowerfield Township	1	\$14,000	\$15,100	7.86%	\$4,596	\$4,660	1.39%
008	Leonidas Township	0	\$0	\$0	N/A	\$0	\$0	N/A
009	Lockport Township	16	\$987,900	\$1,066,500	7.96%	\$855,616	\$870,700	1.76%
010	Mendon Township	24	\$4,190,500	\$4,200,800	0.25%	\$3,989,234	\$4,015,740	0.66%
011	Mottville Township	31	\$12,770,100	\$14,264,000	11.70%	\$10,509,647	\$10,469,817	-0.38%
012	Nottawa Township	12	\$556,100	\$600,800	8.04%	\$521,463	\$528,760	1.40%
013	Park Township	24	\$7,825,800	\$9,021,800	15.28%	\$7,011,778	\$7,009,978	-0.03%
014	Sherman Township	1	\$139,800	\$154,400	10.44%	\$139,800	\$141,757	1.40%
015	Sturgis Township	11	\$821,100	\$1,000,000	21.79%	\$777,615	\$879,750	13.13%
016	White Pigeon Township	50	\$9,234,200	\$9,215,500	-0.20%	\$8,851,136	\$8,876,783	0.29%
051	Three Rivers City	71	\$20,803,400	\$22,264,200	7.02%	\$18,097,170	\$18,556,257	2.54%
052	Sturgis City	136	\$39,918,200	\$48,969,000	22.67%	\$38,519,555	\$40,809,895	5.95%
St. Joseph County Total		499	\$117,522,600	\$139,691,100	18.86%	\$108,133,413	\$118,237,145	9.34%

RESIDENTIAL								
Unit #	Unit Name	Number of Parcels	2020 Assessed Value	2021 Assessed Value	% Change	2020 Taxable Value	2021 Taxable Value	% Change
001	Burr Oak Township	1,266	\$62,595,300	\$69,372,600	10.83%	\$46,483,706	\$48,636,934	4.63%
002	Colon Township	2,204	\$112,299,800	\$110,998,300	-1.16%	\$79,813,944	\$82,772,664	3.71%
003	Constantine Township	1,641	\$80,885,400	\$90,839,000	12.31%	\$67,150,782	\$69,982,611	4.22%
004	Fabius Township	2,653	\$226,624,800	\$233,732,200	3.14%	\$167,835,206	\$174,550,696	4.00%
005	Fawn River Township	727	\$40,614,200	\$40,479,800	-0.33%	\$30,509,821	\$31,530,678	3.35%
006	Florence Township	519	\$29,386,529	\$32,267,000	9.80%	\$20,381,051	\$21,190,941	3.97%
007	Flowerfield Township	866	\$59,972,600	\$60,160,600	0.31%	\$41,089,494	\$42,391,156	3.17%
008	Leonidas Township	558	\$22,971,900	\$25,213,900	9.76%	\$17,626,490	\$17,873,845	1.40%
009	Lockport Township	1,987	\$119,118,800	\$130,157,700	9.27%	\$91,153,476	\$95,453,272	4.72%
010	Mendon Township	1,403	\$64,852,000	\$70,570,700	8.82%	\$46,566,546	\$47,902,906	2.87%
011	Mottville Township	734	\$37,147,000	\$39,814,700	7.18%	\$27,098,275	\$28,452,549	5.00%
012	Nottawa Township	1,940	\$127,412,800	\$132,786,200	4.22%	\$100,711,519	\$105,246,086	4.50%
013	Park Township	1,418	\$102,473,700	\$106,826,300	4.25%	\$77,083,541	\$79,541,016	3.19%
014	Sherman Township	1,980	\$156,423,500	\$160,801,600	2.80%	\$128,048,675	\$132,597,649	3.55%
015	Sturgis Township	682	\$40,008,000	\$43,872,200	9.66%	\$29,717,852	\$30,979,524	4.25%
016	White Pigeon Township	2,365	\$189,878,600	\$195,320,700	2.87%	\$147,416,738	\$152,948,722	3.75%
051	Three Rivers City	2,484	\$92,953,800	\$101,067,210	8.73%	\$73,701,261	\$76,157,453	3.33%
052	Sturgis City	3,360	\$143,192,200	\$156,611,300	9.37%	\$119,704,760	\$124,500,146	4.01%
St. Joseph County Total		28,787	\$1,708,810,929	\$1,800,892,010	5.39%	\$1,312,093,137	\$1,362,708,848	3.86%

St. Joseph County

Previous and Current Values

DEVELOPMENTAL								
Unit #	Unit Name	Number of Parcels	2020 Assessed Value	2021 Assessed Value	% Change	2020 Taxable Value	2021 Taxable Value	% Change
001	Burr Oak Township	0	\$0	\$0	N/A	\$0	\$0	N/A
002	Colon Township	0	\$0	\$0	N/A	\$0	\$0	N/A
003	Constantine Township	0	\$0	\$0	N/A	\$0	\$0	N/A
004	Fabius Township	0	\$0	\$0	N/A	\$0	\$0	N/A
005	Fawn River Township	0	\$0	\$0	N/A	\$0	\$0	N/A
006	Florence Township	0	\$0	\$0	N/A	\$0	\$0	N/A
007	Flowerfield Township	0	\$0	\$0	N/A	\$0	\$0	N/A
008	Leonidas Township	0	\$0	\$0	N/A	\$0	\$0	N/A
009	Lockport Township	0	\$0	\$0	N/A	\$0	\$0	N/A
010	Mendon Township	0	\$0	\$0	N/A	\$0	\$0	N/A
011	Mottville Township	0	\$0	\$0	N/A	\$0	\$0	N/A
012	Nottawa Township	0	\$0	\$0	N/A	\$0	\$0	N/A
013	Park Township	0	\$0	\$0	N/A	\$0	\$0	N/A
014	Sherman Township	0	\$0	\$0	N/A	\$0	\$0	N/A
015	Sturgis Township	0	\$0	\$0	N/A	\$0	\$0	N/A
016	White Pigeon Township	0	\$0	\$0	N/A	\$0	\$0	N/A
051	Three Rivers City	0	\$0	\$0	N/A	\$0	\$0	N/A
052	Sturgis City	0	\$0	\$0	N/A	\$0	\$0	N/A
St. Joseph County Total		0	\$0	\$0	N/A	\$0	\$0	N/A

TOTAL REAL PROPERTY								
Unit #	Unit Name	Number of Parcels	2020 Assessed Value	2021 Assessed Value	% Change	2020 Taxable Value	2021 Taxable Value	% Change
001	Burr Oak Township	1,600	120,479,700	124,227,900	3.11%	65,699,179	67,951,493	3.43%
002	Colon Township	2,572	176,139,100	177,644,500	0.85%	103,980,265	107,412,738	3.30%
003	Constantine Township	1,990	159,049,100	175,142,200	10.12%	99,172,083	109,453,697	10.37%
004	Fabius Township	2,878	256,373,600	263,801,800	2.90%	181,831,293	188,814,486	3.84%
005	Fawn River Township	899	71,373,500	69,863,000	-2.12%	39,751,131	40,880,729	2.84%
006	Florence Township	813	106,600,016	107,787,700	1.11%	41,414,783	42,512,640	2.65%
007	Flowerfield Township	1,073	99,249,100	101,624,200	2.39%	53,679,178	55,281,843	2.99%
008	Leonidas Township	968	85,746,000	88,040,650	2.68%	38,120,363	38,699,599	1.52%
009	Lockport Township	2,243	165,778,300	175,591,400	5.92%	112,083,435	116,617,044	4.04%
010	Mendon Township	1,774	133,668,404	138,881,400	3.90%	71,565,338	72,753,252	1.66%
011	Mottville Township	945	88,910,600	92,418,300	3.95%	53,298,529	55,206,392	3.58%
012	Nottawa Township	2,366	199,507,600	204,985,800	2.75%	129,579,045	134,807,454	4.03%
013	Park Township	1,735	168,807,300	176,038,200	4.28%	112,329,283	115,752,088	3.05%
014	Sherman Township	2,167	197,832,700	201,560,200	1.88%	144,897,899	149,144,852	2.93%
015	Sturgis Township	938	86,959,900	89,318,000	2.71%	53,201,382	54,619,088	2.66%
016	White Pigeon Township	2,797	254,022,900	258,250,500	1.66%	177,872,150	184,551,218	3.75%
051	Three Rivers City	2,862	177,980,800	192,119,310	7.94%	142,715,845	148,205,252	3.85%
052	Sturgis City	3,826	248,943,900	275,052,300	10.49%	207,693,499	216,890,113	4.43%
St. Joseph County Total		34,446	\$2,797,422,520	\$2,912,347,360	4.11%	\$1,828,884,680	\$1,899,553,978	3.86%

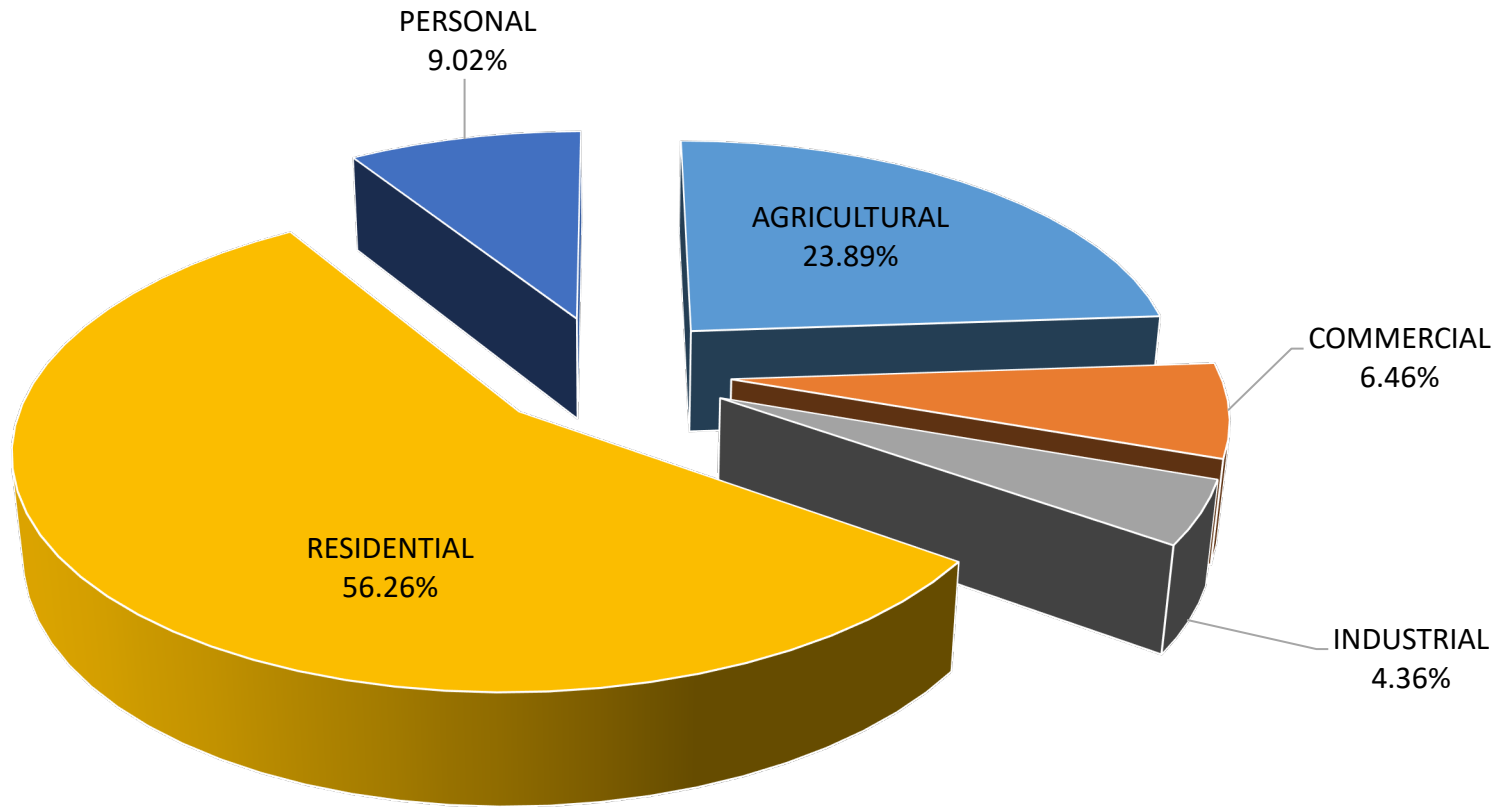
St. Joseph County

Previous and Current Values

Unit #	Unit Name	Number of Parcels	PERSONAL			2020 Taxable Value	2021 Taxable Value	% Change
			2020 Assessed Value	2021 Assessed Value	% Change			
001	Burr Oak Township	46	\$7,861,900	\$7,647,900	-2.72%	\$7,861,900	\$7,647,900	-2.72%
002	Colon Township	122	\$7,895,100	\$7,709,800	-2.35%	\$7,895,100	\$7,709,800	-2.35%
003	Constantine Township	92	\$14,432,200	\$14,598,900	1.16%	\$14,432,200	\$14,598,900	1.16%
004	Fabius Township	61	\$22,244,100	\$22,356,700	0.51%	\$21,985,642	\$22,136,309	0.69%
005	Fawn River Township	25	\$849,800	\$874,900	2.95%	\$849,800	\$874,900	2.95%
006	Florence Township	26	\$4,146,800	\$4,267,800	2.92%	\$4,146,800	\$4,267,800	2.92%
007	Flowerfield Township	30	\$17,835,048	\$19,419,669	8.88%	\$17,835,048	\$19,419,669	8.88%
008	Leonidas Township	25	\$6,728,800	\$6,639,900	-1.32%	\$6,728,800	\$6,639,900	-1.32%
009	Lockport Township	66	\$3,613,800	\$4,349,600	20.36%	\$3,613,800	\$4,349,600	20.36%
010	Mendon Township	79	\$39,964,600	\$39,619,800	-0.86%	\$39,964,600	\$39,619,800	-0.86%
011	Mottville Township	44	\$12,180,500	\$11,654,700	-4.32%	\$12,180,500	\$11,654,700	-4.32%
012	Nottawa Township	141	\$5,540,900	\$5,830,400	5.22%	\$5,540,900	\$5,830,400	5.22%
013	Park Township	70	\$36,110,200	\$35,747,600	-1.00%	\$31,963,235	\$31,654,462	-0.97%
014	Sherman Township	46	\$5,190,400	\$5,103,900	-1.67%	\$5,190,400	\$5,103,900	-1.67%
015	Sturgis Township	86	\$5,706,700	\$5,751,500	0.79%	\$5,706,700	\$5,751,500	0.79%
016	White Pigeon Township	95	\$37,117,200	\$40,260,500	8.47%	\$37,117,200	\$40,260,500	8.47%
051	Three Rivers City	383	\$25,965,500	\$29,948,900	15.34%	\$25,969,200	\$29,952,600	15.34%
052	Sturgis City	436	\$21,962,200	\$27,016,200	23.01%	\$21,962,200	\$27,016,200	23.01%
St. Joseph County Total		1,873	\$275,345,748	\$288,798,669	4.89%	\$270,944,025	\$284,488,840	5.00%

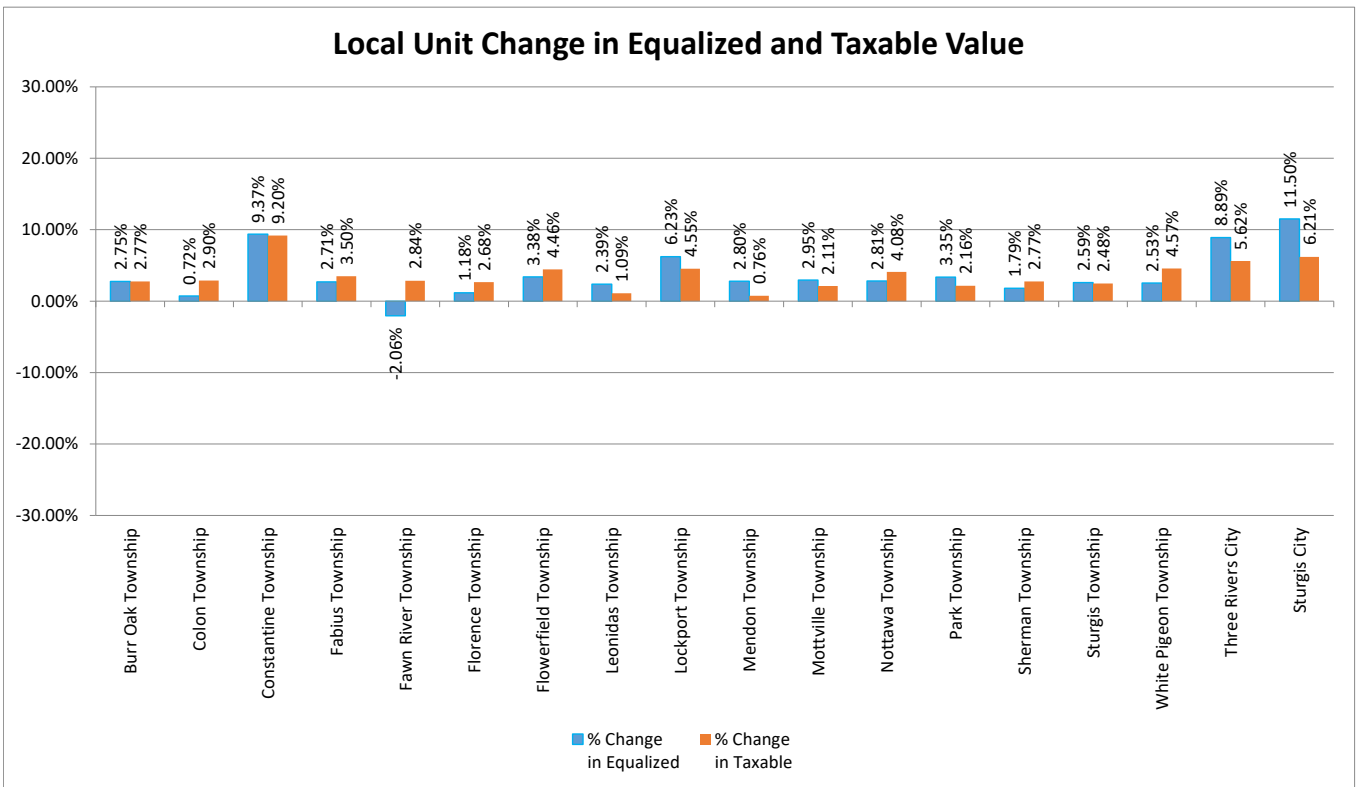
Unit #	Unit Name	Number of Parcels	TOTAL VALUES			2020 Taxable Value	2021 Taxable Value	% Change
			2020 Assessed Value	2021 Assessed Value	% Change			
001	Burr Oak Township	1,646	\$128,341,600	\$131,875,800	2.75%	\$73,561,079	\$75,599,393	2.77%
002	Colon Township	2,694	\$184,034,200	\$185,354,300	0.72%	\$111,875,365	\$115,122,538	2.90%
003	Constantine Township	2,082	\$173,481,300	\$189,741,100	9.37%	\$113,604,283	\$124,052,597	9.20%
004	Fabius Township	2,939	\$278,617,700	\$286,158,500	2.71%	\$203,816,935	\$210,950,795	3.50%
005	Fawn River Township	924	\$72,223,300	\$70,737,900	-2.06%	\$40,600,931	\$41,755,629	2.84%
006	Florence Township	839	\$110,746,816	\$112,055,500	1.18%	\$45,561,583	\$46,780,440	2.68%
007	Flowerfield Township	1,103	\$117,084,148	\$121,043,869	3.38%	\$71,514,226	\$74,701,512	4.46%
008	Leonidas Township	993	\$92,474,800	\$94,680,550	2.39%	\$44,849,163	\$45,339,499	1.09%
009	Lockport Township	2,309	\$169,392,100	\$179,941,000	6.23%	\$115,697,235	\$120,966,644	4.55%
010	Mendon Township	1,853	\$173,633,004	\$178,501,200	2.80%	\$111,529,938	\$112,373,052	0.76%
011	Mottville Township	989	\$101,091,100	\$104,073,000	2.95%	\$65,479,029	\$66,861,092	2.11%
012	Nottawa Township	2,507	\$205,048,500	\$210,816,200	2.81%	\$135,119,945	\$140,637,854	4.08%
013	Park Township	1,805	\$204,917,500	\$211,785,800	3.35%	\$144,292,518	\$147,406,550	2.16%
014	Sherman Township	2,213	\$203,023,100	\$206,664,100	1.79%	\$150,088,299	\$154,248,752	2.77%
015	Sturgis Township	1,024	\$92,666,600	\$95,069,500	2.59%	\$58,908,082	\$60,370,588	2.48%
016	White Pigeon Township	2,892	\$291,140,100	\$298,511,000	2.53%	\$214,989,350	\$224,811,718	4.57%
051	Three Rivers City	3,245	\$203,946,300	\$222,068,210	8.89%	\$168,685,045	\$178,157,852	5.62%
052	Sturgis City	4,262	\$270,906,100	\$302,068,500	11.50%	\$229,655,699	\$243,906,313	6.21%
St. Joseph County Total		36,319	\$3,072,768,268	\$3,201,146,029	4.18%	\$2,099,828,705	\$2,184,042,818	4.01%

St. Joseph County Equalized Value
Segmented by Property Class

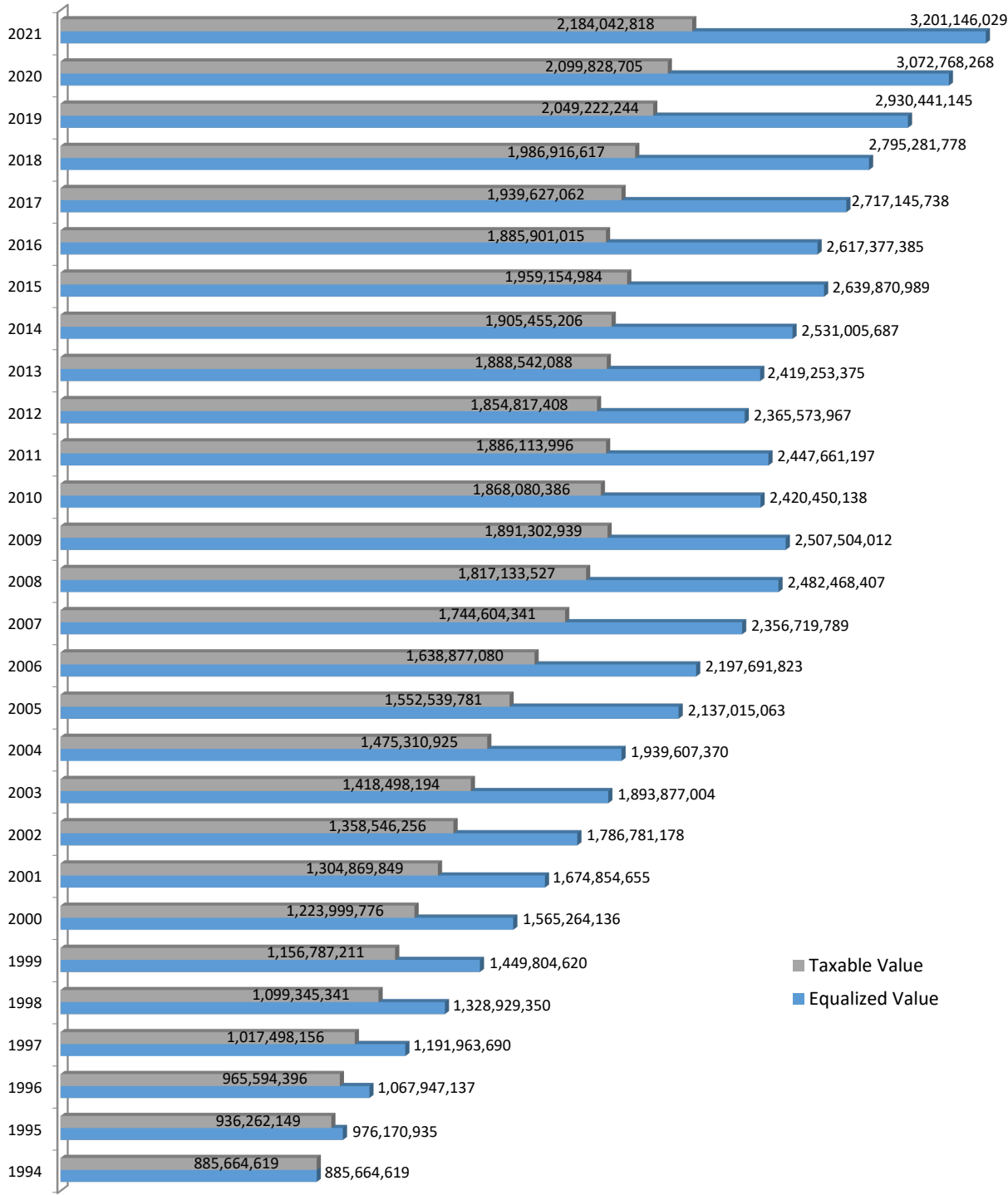


St. Joseph County Percentage Change in Equalized and Taxable Value 2020 - 2021

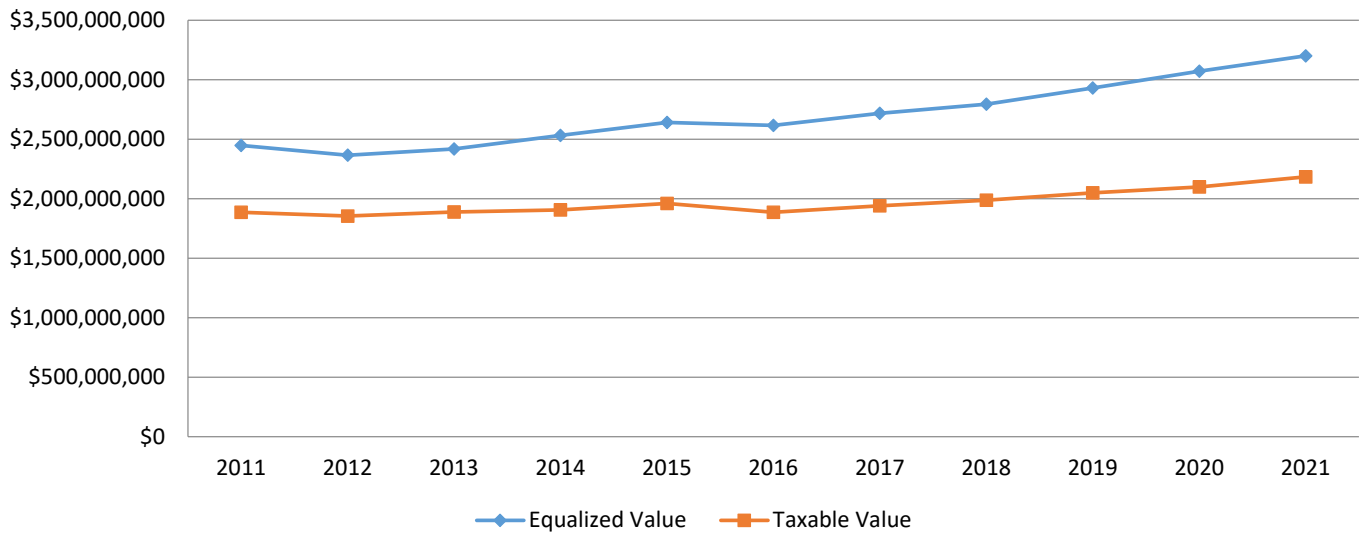
Unit of Gov't	2020 Equalized Value	2021 Equalized Value	% Change in Equalized	2020 Taxable Value	2021 Taxable Value	% Change in Taxable
Burr Oak Township	\$128,341,600	\$131,875,800	2.75%	\$73,561,079	\$75,599,393	2.77%
Colon Township	\$184,034,200	\$185,354,300	0.72%	\$111,875,365	\$115,122,538	2.90%
Constantine Township	\$173,481,300	\$189,741,100	9.37%	\$113,604,283	\$124,052,597	9.20%
Fabius Township	\$278,617,700	\$286,158,500	2.71%	\$203,816,935	\$210,950,795	3.50%
Fawn River Township	\$72,223,300	\$70,737,900	-2.06%	\$40,600,931	\$41,755,629	2.84%
Florence Township	\$110,746,816	\$112,055,500	1.18%	\$45,561,583	\$46,780,440	2.68%
Flowerfield Township	\$117,084,148	\$121,043,869	3.38%	\$71,514,226	\$74,701,512	4.46%
Leonidas Township	\$92,474,800	\$94,680,550	2.39%	\$44,849,163	\$45,339,499	1.09%
Lockport Township	\$169,392,100	\$179,941,000	6.23%	\$115,697,235	\$120,966,644	4.55%
Mendon Township	\$173,633,004	\$178,501,200	2.80%	\$111,529,938	\$112,373,052	0.76%
Mottville Township	\$101,091,100	\$104,073,000	2.95%	\$65,479,029	\$66,861,092	2.11%
Nottawa Township	\$205,048,500	\$210,816,200	2.81%	\$135,119,945	\$140,637,854	4.08%
Park Township	\$204,917,500	\$211,785,800	3.35%	\$144,292,518	\$147,406,550	2.16%
Sherman Township	\$203,023,100	\$206,664,100	1.79%	\$150,088,299	\$154,248,752	2.77%
Sturgis Township	\$92,666,600	\$95,069,500	2.59%	\$58,908,082	\$60,370,588	2.48%
White Pigeon Township	\$291,140,100	\$298,511,000	2.53%	\$214,989,350	\$224,811,718	4.57%
Three Rivers City	\$203,946,300	\$222,068,210	8.89%	\$168,685,045	\$178,157,852	5.62%
Sturgis City	\$270,906,100	\$302,068,500	11.50%	\$229,655,699	\$243,906,313	6.21%
St. Joseph County Total	\$3,072,768,268	\$3,201,146,029	4.18%	\$2,099,828,705	\$2,184,042,818	4.01%



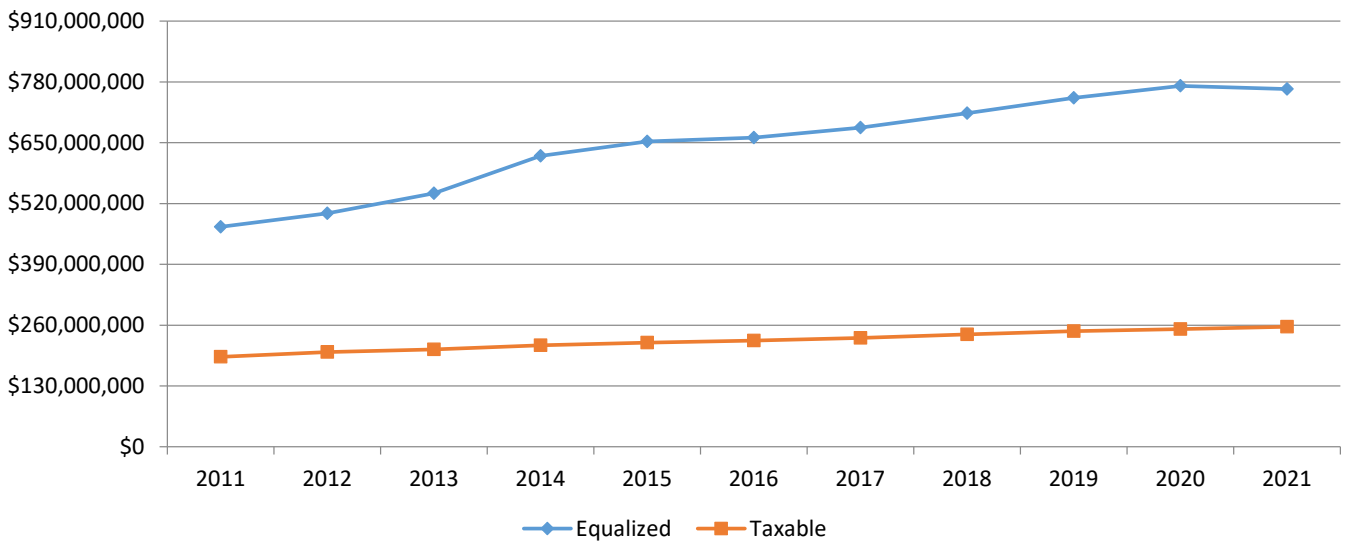
St. Joseph County Equalized and Taxable Values by Year



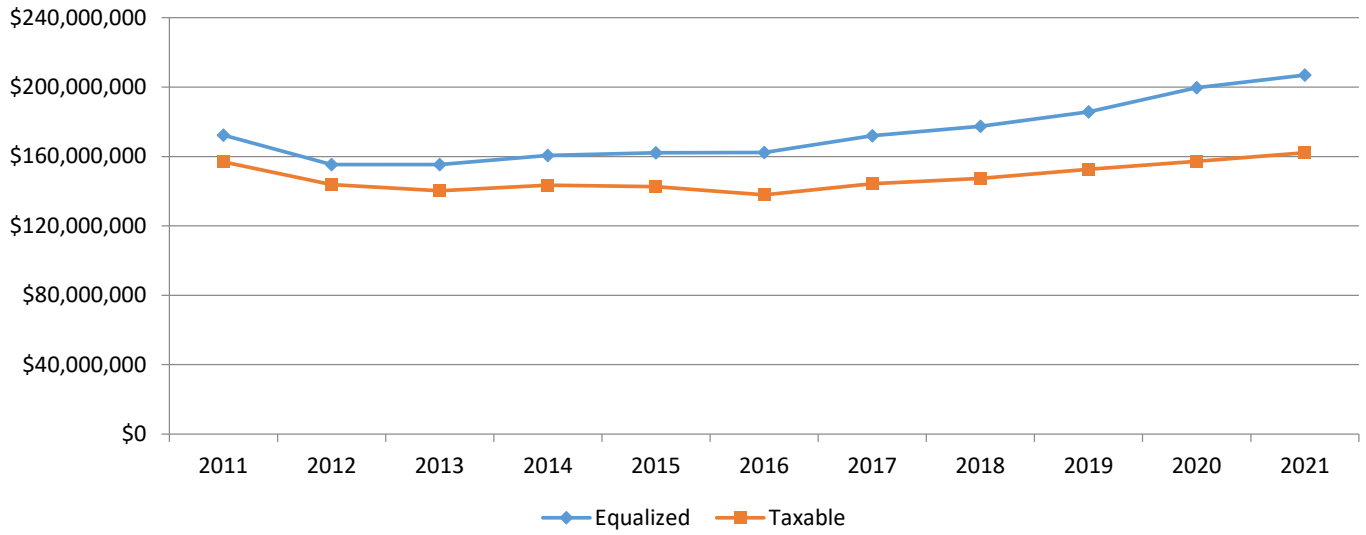
10 Year Trend in Gap between Equalized and Taxable Value (All Properties)



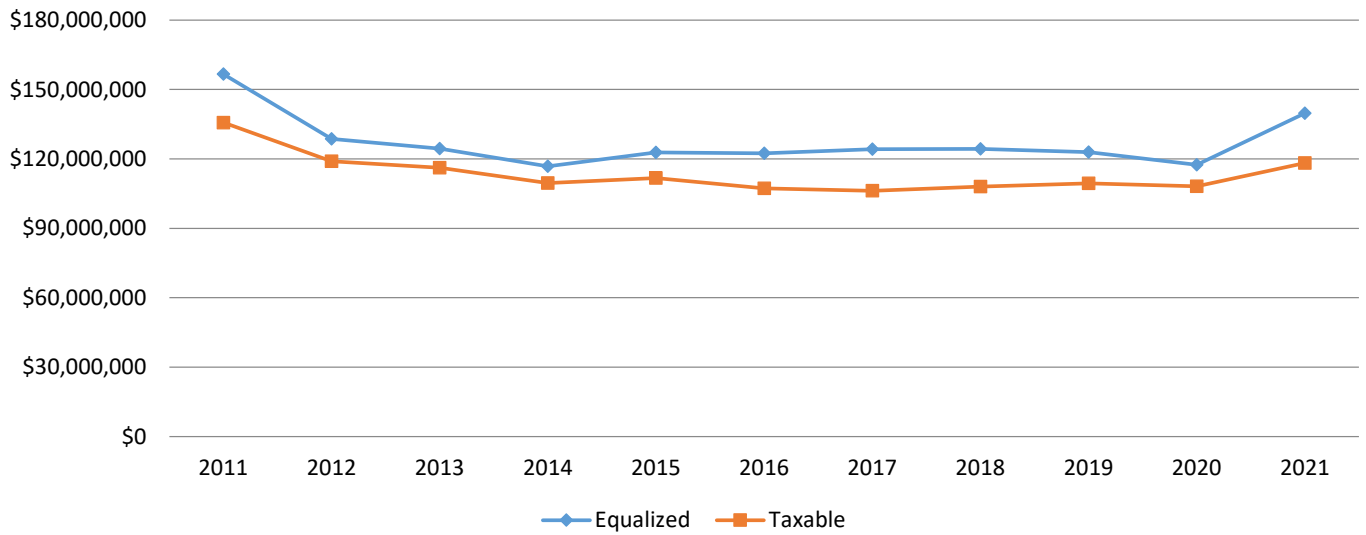
10 Year Trend in Gap between Equalized and Taxable Value (Agricultural)



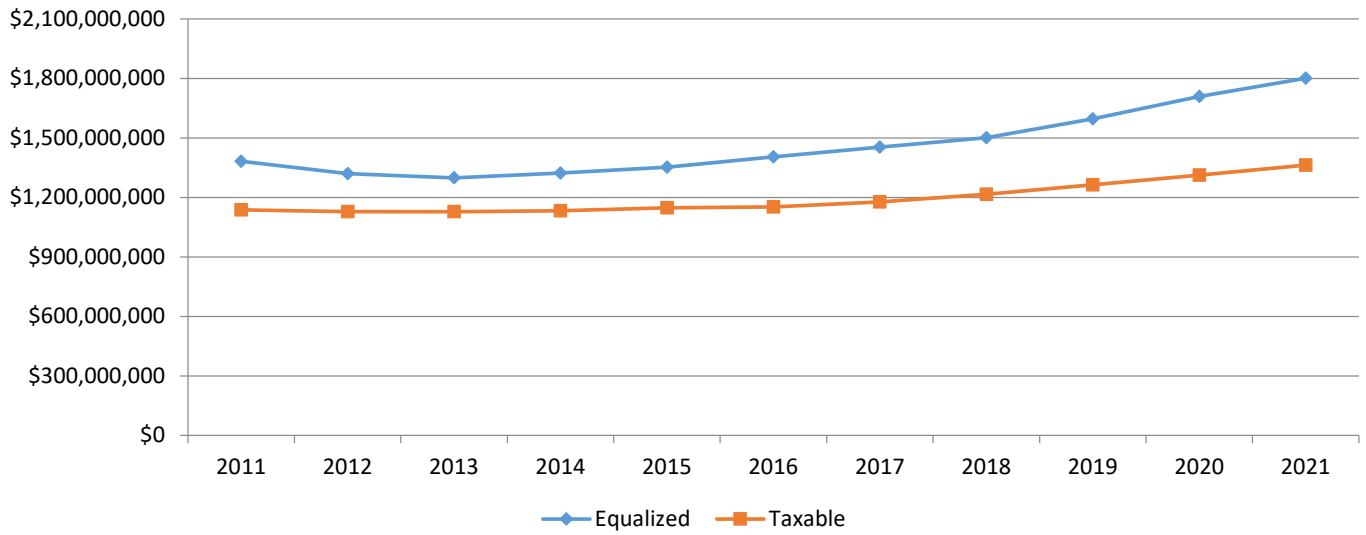
10 Year Trend in Gap between Equalized and Taxable Value (Commercial)



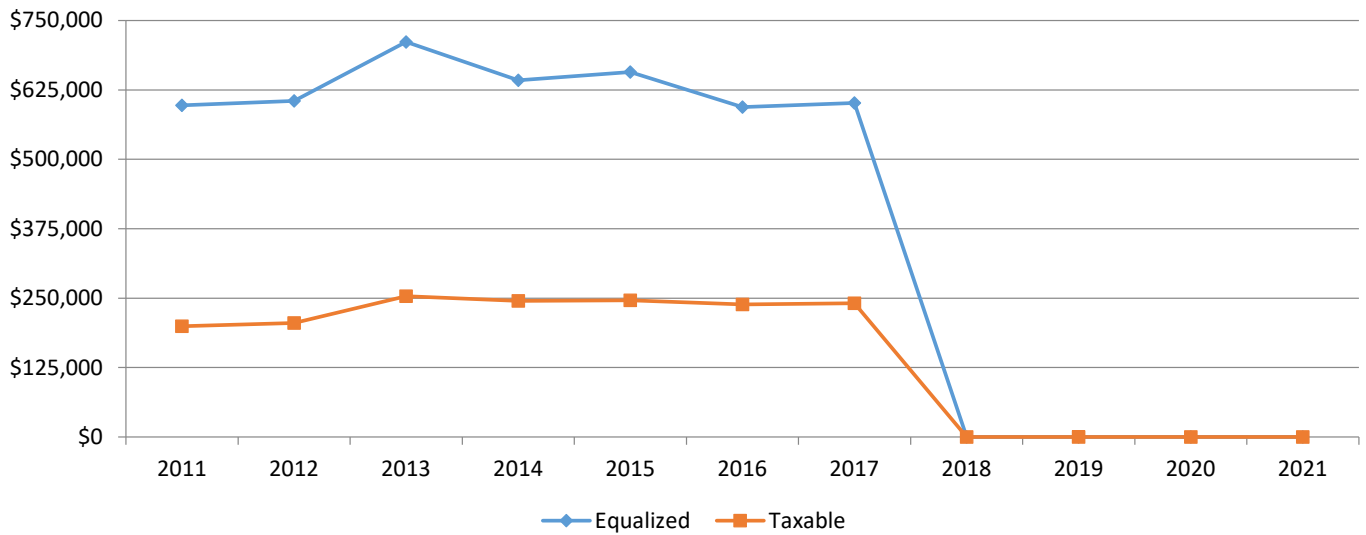
10 Year Trend in Gap between Equalized and Taxable Value (Industrial)



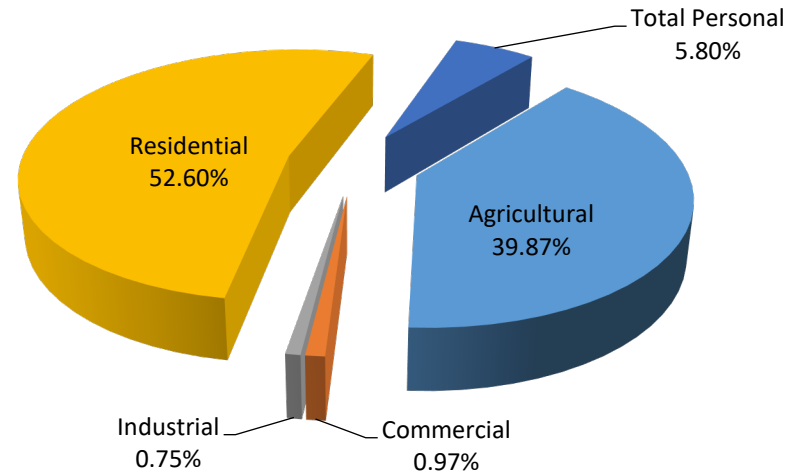
10 Year Trend in Gap between Equalized and Taxable Value (Residential)



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

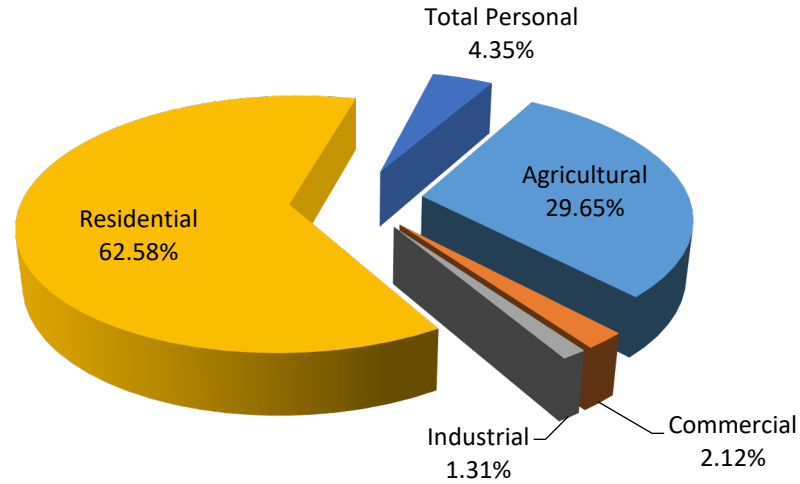


**St. Joseph County
Burr Oak Township
Summary of Recommended
County Equalized Values and Trends**



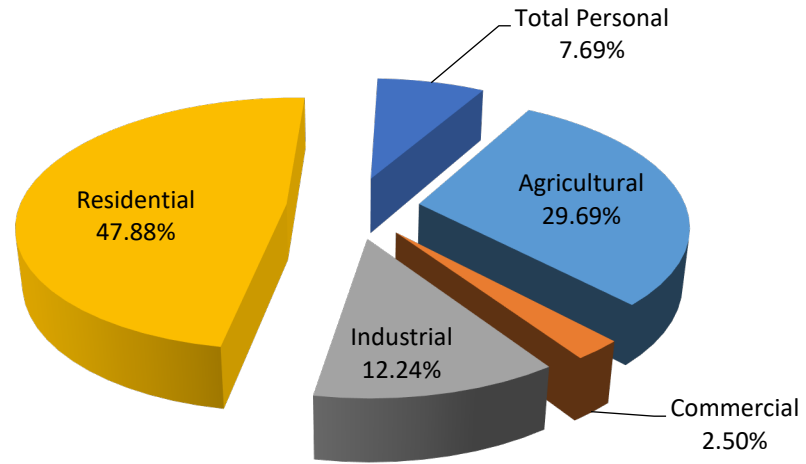
Class	Parcel Count	2020 State Equalized Value	2021 Assessed Value	Equalization Factor	2021 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	272	\$55,897,800	\$52,584,500	1.0000	\$52,584,500	-5.93%	39.87%
Commercial	35	\$1,096,000	\$1,279,200	1.0000	\$1,279,200	16.72%	0.97%
Industrial	27	\$890,600	\$991,600	1.0000	\$991,600	11.34%	0.75%
Residential	1,266	\$62,595,300	\$69,372,600	1.0000	\$69,372,600	10.83%	52.60%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1,600	\$120,479,700	\$124,227,900		\$124,227,900	3.11%	94.20%
Personal Property							
Commercial	30	\$129,600	\$118,500	1.0000	\$118,500	-8.56%	0.09%
Industrial	7	\$234,800	\$236,900	1.0000	\$236,900	0.89%	0.18%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	9	\$7,497,500	\$7,292,500	1.0000	\$7,292,500	-2.73%	5.53%
Total Personal	46	\$7,861,900	\$7,647,900		\$7,647,900	-2.72%	5.80%
Grand Total	1,646	\$128,341,600	\$131,875,800		\$131,875,800	2.75%	100.00%

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



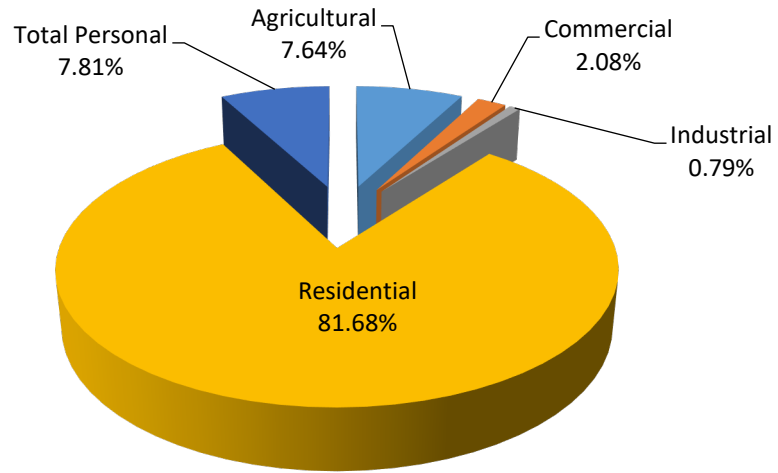
Class	Parcel Count	2020 State Equalized Value	2021 Assessed Value	Equalization Factor	2021 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	290	\$55,897,800	\$52,584,500	1.0000	\$52,584,500	-5.93%	29.65%
Commercial	64	\$3,743,800	\$3,758,900	1.0000	\$3,758,900	0.40%	2.12%
Industrial	14	\$2,068,800	\$2,318,600	1.0000	\$2,318,600	12.07%	1.31%
Residential	2,204	\$112,299,800	\$110,998,300	1.0000	\$110,998,300	-1.16%	62.58%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,572	\$174,010,200	\$169,660,300		\$169,660,300	-2.50%	95.65%
Personal Property							
Commercial	109	\$753,700	\$734,100	1.0000	\$734,100	-2.60%	0.41%
Industrial	3	\$545,900	\$279,300	1.0000	\$279,300	-48.84%	0.16%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$6,595,500	\$6,696,400	1.0000	\$6,696,400	1.53%	3.78%
Total Personal	122	\$7,895,100	\$7,709,800		\$7,709,800	-2.35%	4.35%
Grand Total	2,694	\$181,905,300	\$177,370,100		\$177,370,100	-2.49%	100.00%

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



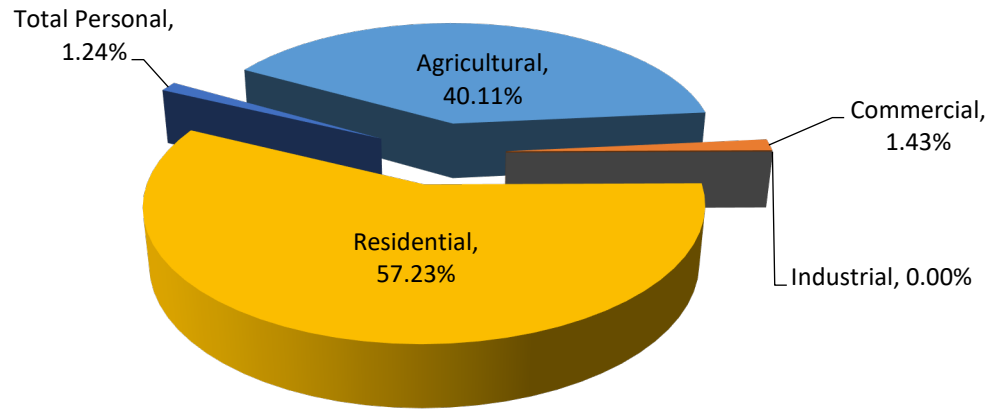
Class	Parcel Count	2020 State Equalized Value	2021 Assessed Value	Equalization Factor	2021 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	206	\$58,500,600	\$56,332,800	1.0000	\$56,332,800	-3.71%	29.69%
Commercial	100	\$4,440,900	\$4,752,900	1.0000	\$4,752,900	7.03%	2.50%
Industrial	43	\$15,222,200	\$23,217,500	1.0000	\$23,217,500	52.52%	12.24%
Residential	1,641	\$80,885,400	\$90,839,000	1.0000	\$90,839,000	12.31%	47.88%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1,990	\$159,049,100	\$175,142,200		\$175,142,200	10.12%	92.31%
Personal Property							
Commercial	66	\$1,505,300	\$1,537,000	1.0000	\$1,537,000	2.11%	0.81%
Industrial	12	\$5,349,100	\$3,368,000	1.0000	\$3,368,000	-37.04%	1.78%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	14	\$7,577,800	\$9,693,900	1.0000	\$9,693,900	27.92%	5.11%
Total Personal	92	\$14,432,200	\$14,598,900		\$14,598,900	1.16%	7.69%
Grand Total	2,082	\$173,481,300	\$189,741,100		\$189,741,100	9.37%	100.00%

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



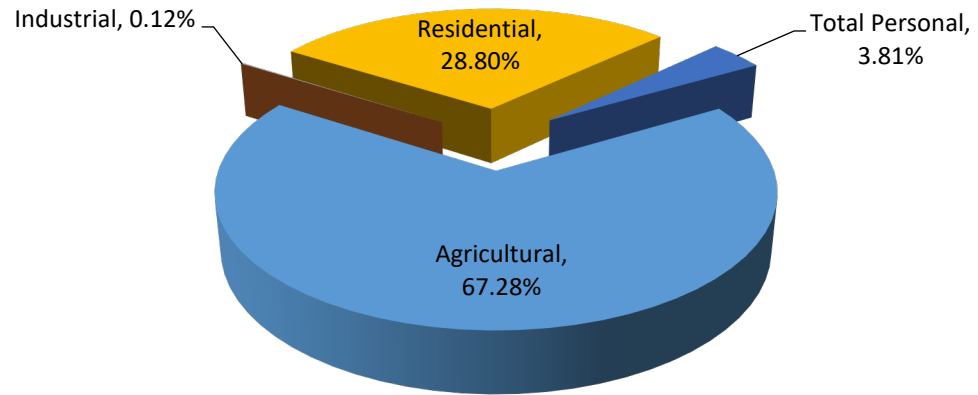
Class	Parcel Count	2020 State Equalized Value	2021 Assessed Value	Equalization Factor	2021 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	133	\$22,178,900	\$21,850,900	1.0000	\$21,850,900	-1.48%	7.64%
Commercial	60	\$5,621,900	\$5,960,600	1.0000	\$5,960,600	6.02%	2.08%
Industrial	32	\$1,948,000	\$2,258,100	1.0000	\$2,258,100	15.92%	0.79%
Residential	2,653	\$226,624,800	\$233,732,200	1.0000	\$233,732,200	3.14%	81.68%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,878	\$256,373,600	\$263,801,800		\$263,801,800	2.90%	92.19%
Personal Property							
Commercial	52	\$1,766,200	\$1,888,300	1.0000	\$1,888,300	6.91%	0.66%
Industrial	1	\$319,700	\$301,500	1.0000	\$301,500	-5.69%	0.11%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	8	\$20,158,200	\$20,166,900	1.0000	\$20,166,900	0.04%	7.05%
Total Personal	61	\$22,244,100	\$22,356,700		\$22,356,700	0.51%	7.81%
Grand Total	2,939	\$278,617,700	\$286,158,500		\$286,158,500	2.71%	100.00%

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



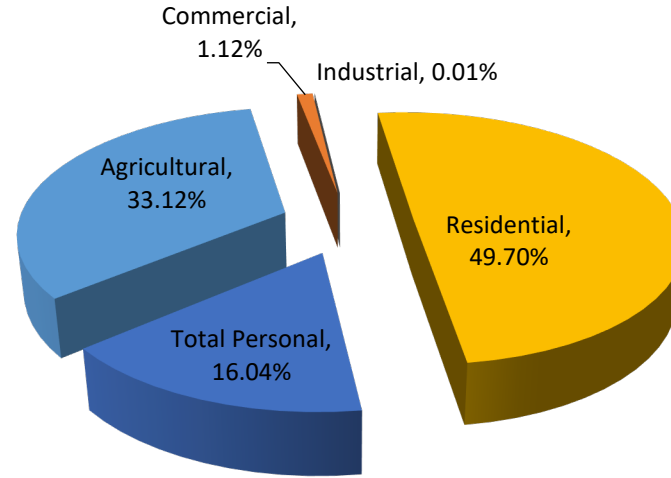
Class	Parcel Count	2020 State Equalized Value	2021 Assessed Value	Equalization Factor	2021 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	159	\$29,746,200	\$28,370,300	1.0000	\$28,370,300	-4.63%	40.11%
Commercial	13	\$1,013,100	\$1,012,900	1.0000	\$1,012,900	-0.02%	1.43%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	727	\$40,614,200	\$40,479,800	1.0000	\$40,479,800	-0.33%	57.23%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	899	\$71,373,500	\$69,863,000		\$69,863,000	-2.12%	98.76%
Personal Property							
Commercial	23	\$98,800	\$84,900	1.0000	\$84,900	-14.07%	0.12%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	2	\$751,000	\$790,000	1.0000	\$790,000	5.19%	1.12%
Total Personal	25	\$849,800	\$874,900		\$874,900	2.95%	1.24%
Grand Total	924	\$72,223,300	\$70,737,900		\$70,737,900	-2.06%	100.00%

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



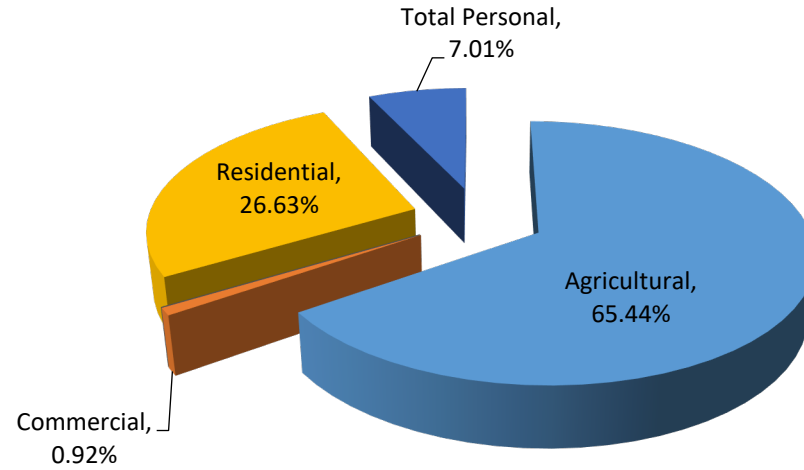
Class	Parcel Count	2020 State Equalized Value	2021 Assessed Value	Equalization Factor	2021 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	288	\$77,081,587	\$75,387,500	1.0000	\$75,387,500	-2.20%	67.28%
Commercial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Industrial	6	\$131,900	\$133,200	1.0000	\$133,200	0.99%	0.12%
Residential	519	\$29,386,529	\$32,267,000	1.0000	\$32,267,000	9.80%	28.80%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	813	\$106,600,016	\$107,787,700		\$107,787,700	1.11%	96.19%
Personal Property							
Commercial	5	\$183,100	\$224,700	1.0000	\$224,700	22.72%	0.20%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	21	\$3,963,700	\$4,043,100	1.0000	\$4,043,100	2.00%	3.61%
Total Personal	26	\$4,146,800	\$4,267,800		\$4,267,800	2.92%	3.81%
Grand Total	839	\$110,746,816	\$112,055,500		\$112,055,500	1.18%	100.00%

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



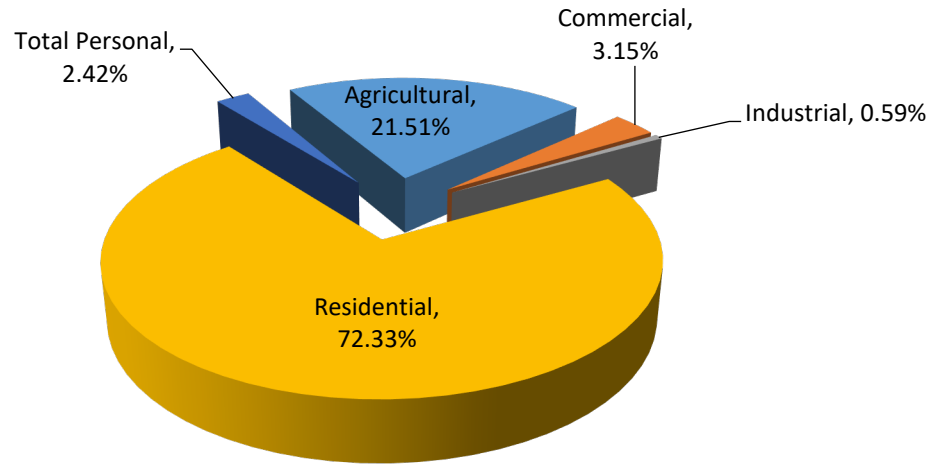
Class	Parcel Count	2020 State Equalized Value	2021 Assessed Value	Equalization Factor	2021 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	199	\$37,838,100	\$40,088,000	1.0000	\$40,088,000	5.95%	33.12%
Commercial	7	\$1,424,400	\$1,360,500	1.0000	\$1,360,500	-4.49%	1.12%
Industrial	1	\$14,000	\$15,100	1.0000	\$15,100	7.86%	0.01%
Residential	866	\$59,972,600	\$60,160,600	1.0000	\$60,160,600	0.31%	49.70%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1,073	\$99,249,100	\$101,624,200		\$101,624,200	2.39%	83.96%
Personal Property							
Commercial	20	\$229,189	\$385,560	1.0000	\$385,560	68.23%	0.32%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$17,605,859	\$19,034,109	1.0000	\$19,034,109	8.11%	15.72%
Total Personal	30	\$17,835,048	\$19,419,669		\$19,419,669	8.88%	16.04%
Grand Total	1,103	\$117,084,148	\$121,043,869		\$121,043,869	3.38%	100.00%

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



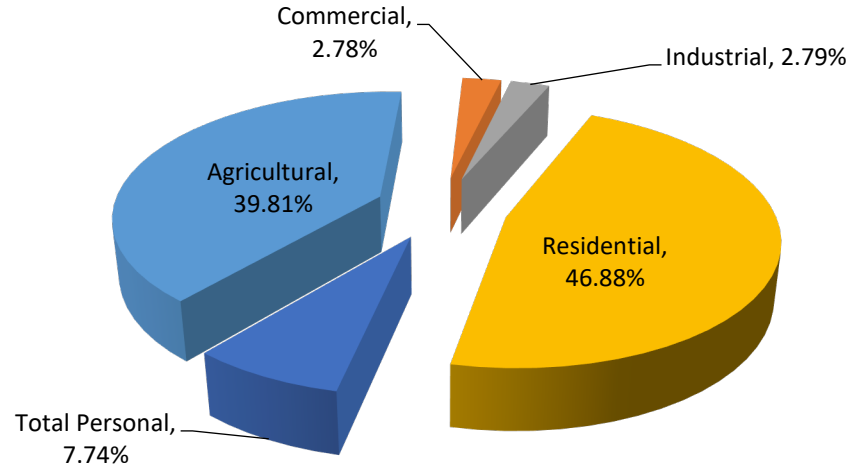
Class	Parcel Count	2020 State Equalized Value	2021 Assessed Value	Equalization Factor	2021 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	387	\$61,802,400	\$61,957,450	1.0000	\$61,957,450	0.25%	65.44%
Commercial	23	\$971,700	\$869,300	1.0000	\$869,300	-10.54%	0.92%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	558	\$22,971,900	\$25,213,900	1.0000	\$25,213,900	9.76%	26.63%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	968	\$85,746,000	\$88,040,650		\$88,040,650	2.68%	92.99%
Personal Property							
Commercial	18	\$17,600	\$12,400	1.0000	\$12,400	-29.55%	0.01%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	7	\$6,711,200	\$6,627,500	1.0000	\$6,627,500	-1.25%	7.00%
Total Personal	25	\$6,728,800	\$6,639,900		\$6,639,900	-1.32%	7.01%
Grand Total	993	\$92,474,800	\$94,680,550		\$94,680,550	2.39%	100.00%

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



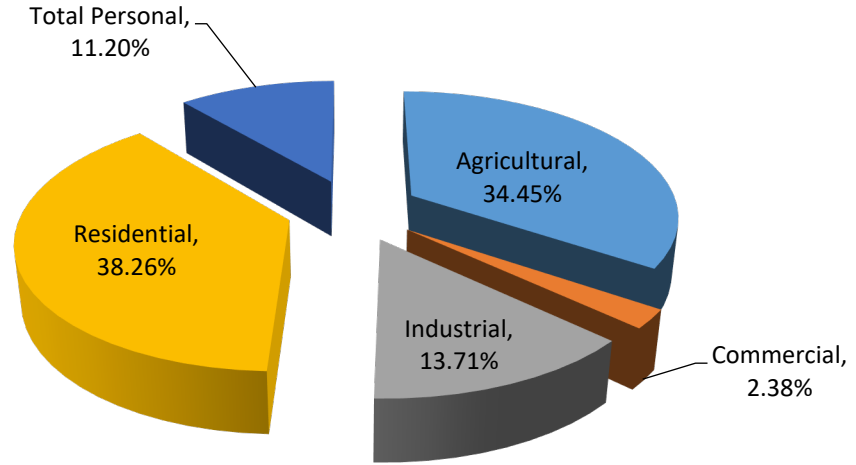
Class	Parcel Count	2020 State Equalized Value	2021 Assessed Value	Equalization Factor	2021 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	178	\$40,390,900	\$38,700,400	1.0000	\$38,700,400	-4.19%	21.51%
Commercial	62	\$5,280,700	\$5,666,800	1.0000	\$5,666,800	7.31%	3.15%
Industrial	16	\$987,900	\$1,066,500	1.0000	\$1,066,500	7.96%	0.59%
Residential	1,987	\$119,118,800	\$130,157,700	1.0000	\$130,157,700	9.27%	72.33%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,243	\$165,778,300	\$175,591,400		\$175,591,400	5.92%	97.58%
Personal Property							
Commercial	50	\$751,600	\$1,113,100	1.0000	\$1,113,100	48.10%	0.62%
Industrial	3	\$111,100	\$107,100	1.0000	\$107,100	-3.60%	0.06%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	13	\$2,751,100	\$3,129,400	1.0000	\$3,129,400	13.75%	1.74%
Total Personal	66	\$3,613,800	\$4,349,600		\$4,349,600	20.36%	2.42%
Grand Total	2,309	\$169,392,100	\$179,941,000		\$179,941,000	6.23%	100.00%

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



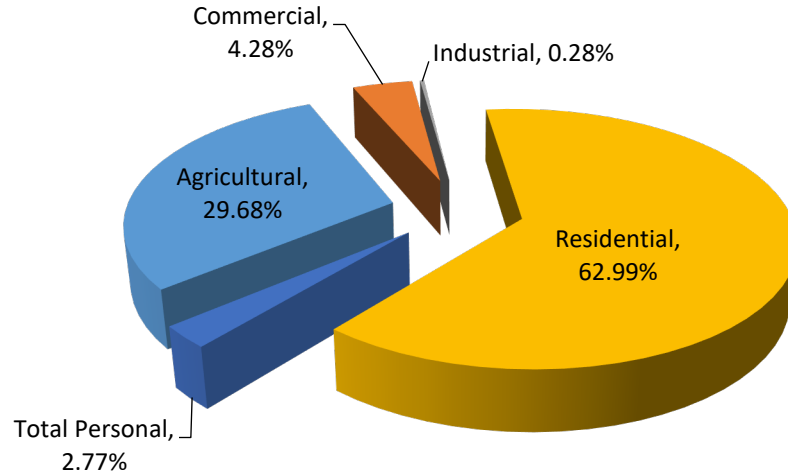
Class	Parcel Count	2020 State Equalized Value	2021 Assessed Value	Equalization Factor	2021 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	285	\$60,389,304	\$59,930,400	1.0000	\$59,930,400	-0.76%	39.81%
Commercial	62	\$4,236,600	\$4,179,500	1.0000	\$4,179,500	-1.35%	2.78%
Industrial	24	\$4,190,500	\$4,200,800	1.0000	\$4,200,800	0.25%	2.79%
Residential	1,403	\$64,852,000	\$70,570,700	1.0000	\$70,570,700	8.82%	46.88%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1,774	\$133,668,404	\$138,881,400		\$138,881,400	3.90%	92.26%
Personal Property							
Commercial	25	\$372,500	\$321,800	1.0000	\$321,800	-13.61%	0.21%
Industrial	9	\$1,123,800	\$1,045,700	1.0000	\$1,045,700	-6.95%	0.69%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$10,684,200	\$10,287,200	1.0000	\$10,287,200	-3.72%	6.83%
Total Personal	44	\$12,180,500	\$11,654,700		\$11,654,700	-4.32%	7.74%
Grand Total	1,818	\$145,848,904	\$150,536,100		\$150,536,100	3.21%	100.00%

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



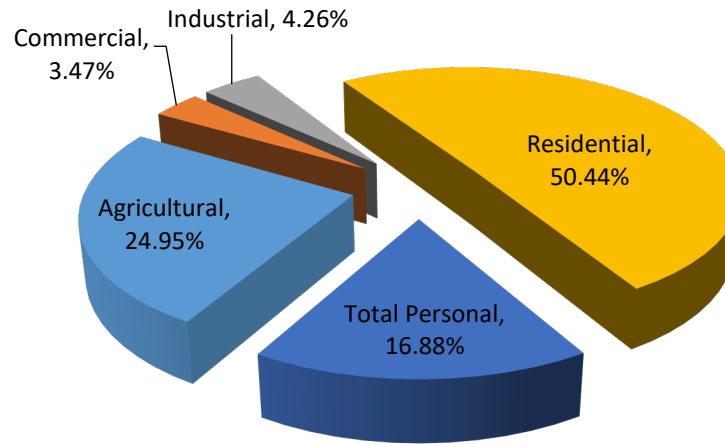
Class	Parcel Count	2020 State Equalized Value	2021 Assessed Value	Equalization Factor	2021 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	151	\$36,122,900	\$35,857,500	1.0000	\$35,857,500	-0.73%	34.45%
Commercial	29	\$2,870,600	\$2,482,100	1.0000	\$2,482,100	-13.53%	2.38%
Industrial	31	\$12,770,100	\$14,264,000	1.0000	\$14,264,000	11.70%	13.71%
Residential	734	\$37,147,000	\$39,814,700	1.0000	\$39,814,700	7.18%	38.26%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	945	\$88,910,600	\$92,418,300		\$92,418,300	3.95%	88.80%
Personal Property							
Commercial	25	\$372,500	\$321,800	1.0000	\$321,800	-13.61%	0.31%
Industrial	9	\$1,123,800	\$1,045,700	1.0000	\$1,045,700	-6.95%	1.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$10,684,200	\$10,287,200	1.0000	\$10,287,200	-3.72%	9.88%
Total Personal	44	\$12,180,500	\$11,654,700		\$11,654,700	-4.32%	11.20%
Grand Total	989	\$101,091,100	\$104,073,000		\$104,073,000	2.95%	100.00%

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



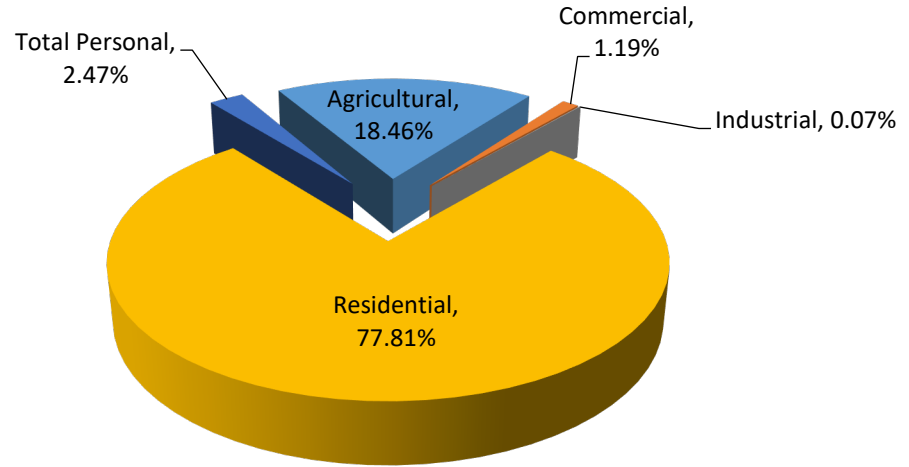
Class	Parcel Count	2020 State Equalized Value	2021 Assessed Value	Equalization Factor	2021 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	323	\$62,529,500	\$62,567,900	1.0000	\$62,567,900	0.06%	29.68%
Commercial	91	\$9,009,200	\$9,030,900	1.0000	\$9,030,900	0.24%	4.28%
Industrial	12	\$556,100	\$600,800	1.0000	\$600,800	8.04%	0.28%
Residential	1,940	\$127,412,800	\$132,786,200	1.0000	\$132,786,200	4.22%	62.99%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,366	\$199,507,600	\$204,985,800		\$204,985,800	2.75%	97.23%
Personal Property							
Commercial	125	\$1,858,000	\$1,744,300	1.0000	\$1,744,300	-6.12%	0.83%
Industrial	5	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	11	\$3,682,900	\$4,086,100	1.0000	\$4,086,100	10.95%	1.94%
Total Personal	141	\$5,540,900	\$5,830,400		\$5,830,400	5.22%	2.77%
Grand Total	2,507	\$205,048,500	\$210,816,200		\$210,816,200	2.81%	100.00%

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



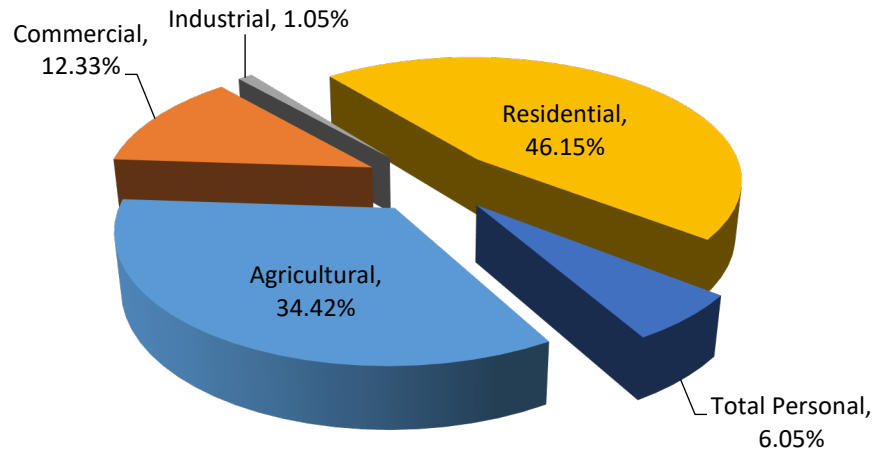
Class	Parcel Count	2020 State Equalized Value	2021 Assessed Value	Equalization Factor	2021 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	251	\$50,998,100	\$52,844,800	1.0000	\$52,844,800	3.62%	24.95%
Commercial	42	\$7,509,700	\$7,345,300	1.0000	\$7,345,300	-2.19%	3.47%
Industrial	24	\$7,825,800	\$9,021,800	1.0000	\$9,021,800	15.28%	4.26%
Residential	1,418	\$102,473,700	\$106,826,300	1.0000	\$106,826,300	4.25%	50.44%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1,735	\$168,807,300	\$176,038,200		\$176,038,200	4.28%	83.12%
Personal Property							
Commercial	45	\$1,000,800	\$998,700	1.0000	\$998,700	-0.21%	0.47%
Industrial	10	\$477,800	\$486,000	1.0000	\$486,000	1.72%	0.23%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	15	\$34,631,600	\$34,262,900	1.0000	\$34,262,900	-1.06%	16.18%
Total Personal	70	\$36,110,200	\$35,747,600		\$35,747,600	-1.00%	16.88%
Grand Total	1,805	\$204,917,500	\$211,785,800		\$211,785,800	3.35%	100.00%

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



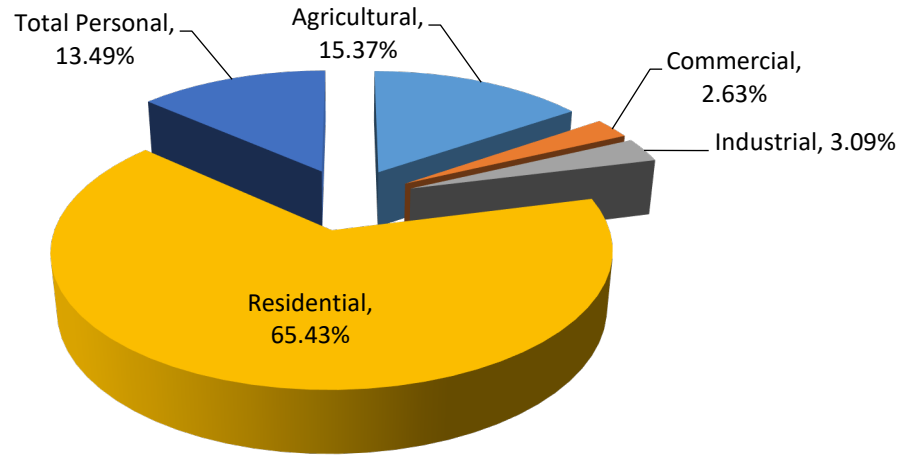
Class	Parcel Count	2020 State Equalized Value	2021 Assessed Value	Equalization Factor	2021 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	164	\$38,987,300	\$38,144,800	1.0000	\$38,144,800	-2.16%	18.46%
Commercial	22	\$2,282,100	\$2,459,400	1.0000	\$2,459,400	7.77%	1.19%
Industrial	1	\$139,800	\$154,400	1.0000	\$154,400	10.44%	0.07%
Residential	1,980	\$156,423,500	\$160,801,600	1.0000	\$160,801,600	2.80%	77.81%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,167	\$197,832,700	\$201,560,200		\$201,560,200	1.88%	97.53%
Personal Property							
Commercial	31	\$81,400	\$81,300	1.0000	\$81,300	-0.12%	0.04%
Industrial	3	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	12	\$5,109,000	\$5,022,600	1.0000	\$5,022,600	-1.69%	2.43%
Total Personal	46	\$5,190,400	\$5,103,900		\$5,103,900	-1.67%	2.47%
Grand Total	2,213	\$203,023,100	\$206,664,100		\$206,664,100	1.79%	100.00%

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



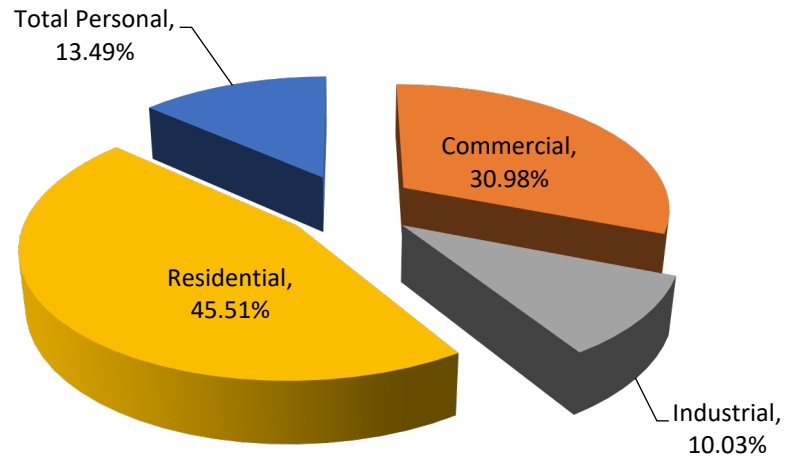
Class	Parcel Count	2020 State Equalized Value	2021 Assessed Value	Equalization Factor	2021 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	155	\$33,272,800	\$32,722,800	1.0000	\$32,722,800	-1.65%	34.42%
Commercial	90	\$12,858,000	\$11,723,000	1.0000	\$11,723,000	-8.83%	12.33%
Industrial	11	\$821,100	\$1,000,000	1.0000	\$1,000,000	21.79%	1.05%
Residential	682	\$40,008,000	\$43,872,200	1.0000	\$43,872,200	9.66%	46.15%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	938	\$86,959,900	\$89,318,000		\$89,318,000	2.71%	93.95%
Personal Property							
Commercial	79	\$1,338,800	\$1,208,500	1.0000	\$1,208,500	-9.73%	1.27%
Industrial	3	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	4	\$4,367,900	\$4,543,000	1.0000	\$4,543,000	4.01%	4.78%
Total Personal	86	\$5,706,700	\$5,751,500		\$5,751,500	0.79%	6.05%
Grand Total	1,024	\$92,666,600	\$95,069,500		\$95,069,500	2.59%	100.00%

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



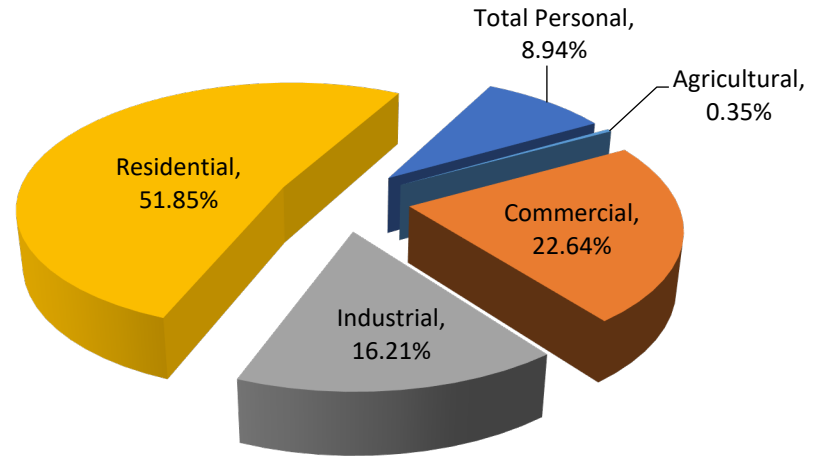
Class	Parcel Count	2020 State Equalized Value	2021 Assessed Value	Equalization Factor	2021 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	218	\$46,597,000	\$45,868,000	1.0000	\$45,868,000	-1.56%	15.37%
Commercial	164	\$8,313,100	\$7,846,300	1.0000	\$7,846,300	-5.62%	2.63%
Industrial	50	\$9,234,200	\$9,215,500	1.0000	\$9,215,500	-0.20%	3.09%
Residential	2,365	\$189,878,600	\$195,320,700	1.0000	\$195,320,700	2.87%	65.43%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,797	\$254,022,900	\$258,250,500		\$258,250,500	1.66%	86.51%
Personal Property							
Commercial	68	\$490,500	\$511,400	1.0000	\$511,400	4.26%	0.17%
Industrial	13	\$935,500	\$3,594,800	1.0000	\$3,594,800	284.27%	1.20%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	14	\$35,691,200	\$36,154,300	1.0000	\$36,154,300	1.30%	12.11%
Total Personal	95	\$37,117,200	\$40,260,500		\$40,260,500	8.47%	13.49%
Grand Total	2,892	\$291,140,100	\$298,511,000		\$298,511,000	2.53%	100.00%

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



Class	Parcel Count	2020 State Equalized Value	2021 Assessed Value	Equalization Factor	2021 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	307	\$64,223,600	\$68,787,900	1.0000	\$68,787,900	7.11%	30.98%
Industrial	71	\$20,803,400	\$22,264,200	1.0000	\$22,264,200	7.02%	10.03%
Residential	2,484	\$92,953,800	\$101,067,210	1.0000	\$101,067,210	8.73%	45.51%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,862	\$177,980,800	\$192,119,310		\$192,119,310	7.94%	86.51%
Personal Property							
Commercial	337	\$10,318,100	\$14,257,200	1.0000	\$14,257,200	38.18%	6.42%
Industrial	43	\$5,145,100	\$3,377,900	1.0000	\$3,377,900	-34.35%	1.52%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	3	\$10,502,300	\$12,313,800	1.0000	\$12,313,800	17.25%	5.55%
Total Personal	383	\$25,965,500	\$29,948,900		\$29,948,900	15.34%	13.49%
Grand Total	3,245	\$203,946,300	\$222,068,210		\$222,068,210	8.89%	100.00%

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



Class	Parcel Count	2020 State Equalized Value	2021 Assessed Value	Equalization Factor	2021 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	14	\$1,045,700	\$1,072,300	1.0000	\$1,072,300	2.54%	0.35%
Commercial	316	\$64,787,800	\$68,399,700	1.0000	\$68,399,700	5.57%	22.64%
Industrial	136	\$39,918,200	\$48,969,000	1.0000	\$48,969,000	22.67%	16.21%
Residential	3,360	\$143,192,200	\$156,611,300	1.0000	\$156,611,300	9.37%	51.85%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	3,826	\$248,943,900	\$275,052,300		\$275,052,300	10.49%	91.06%
Personal Property							
Commercial	383	\$10,782,000	\$9,904,800	1.0000	\$9,904,800	-8.14%	3.28%
Industrial	50	\$8,104,600	\$13,795,700	1.0000	\$13,795,700	70.22%	4.57%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	3	\$3,075,600	\$3,315,700	1.0000	\$3,315,700	7.81%	1.10%
Total Personal	436	\$21,962,200	\$27,016,200		\$27,016,200	23.01%	8.94%
Grand Total	4,262	\$270,906,100	\$302,068,500		\$302,068,500	11.50%	100.00%

St. Joseph County
2021 Agricultural Real Property Recapitulation

Unit of Govt.	2021 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2021 Equalized Value	% of Class
Burr Oak Township	\$52,584,500	49.88%	1.0000	\$0	\$52,584,500	6.88%
Colon Township	\$60,568,700	49.93%	1.0000	\$0	\$60,568,700	7.92%
Constantine Township	\$56,332,800	49.88%	1.0000	\$0	\$56,332,800	7.37%
Fabius Township	\$21,850,900	49.84%	1.0000	\$0	\$21,850,900	2.86%
Fawn River Township	\$28,370,300	49.96%	1.0000	\$0	\$28,370,300	3.71%
Florence Township	\$75,387,500	49.97%	1.0000	\$0	\$75,387,500	9.86%
Flowerfield Township	\$40,088,000	49.95%	1.0000	\$0	\$40,088,000	5.24%
Leonidas Township	\$61,957,450	49.89%	1.0000	\$0	\$61,957,450	8.10%
Lockport Township	\$38,700,400	49.77%	1.0000	\$0	\$38,700,400	5.06%
Mendon Township	\$59,930,400	49.75%	1.0000	\$0	\$59,930,400	7.84%
Mottville Township	\$35,857,500	49.75%	1.0000	\$0	\$35,857,500	4.69%
Nottawa Township	\$62,567,900	49.71%	1.0000	\$0	\$62,567,900	8.18%
Park Township	\$52,844,800	49.87%	1.0000	\$0	\$52,844,800	6.91%
Sherman Township	\$38,144,800	49.85%	1.0000	\$0	\$38,144,800	4.99%
Sturgis Township	\$32,722,800	49.90%	1.0000	\$0	\$32,722,800	4.28%
White Pigeon Township	\$45,868,000	49.83%	1.0000	\$0	\$45,868,000	6.00%
Three Rivers City	\$0	0.00%	1.0000	\$0	\$0	0.00%
Sturgis City	\$1,072,300	49.92%	1.0000	\$0	\$1,072,300	0.14%
St. Joseph County Total	\$764,849,050			\$0	\$764,849,050	100%

St. Joseph County
2021 Commercial Real Property Recapitulation

Unit of Govt.	2021 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2021 Equalized Value	% of Class
Burr Oak Township	\$1,279,200	49.91%	1.0000	\$0	\$1,279,200	0.62%
Colon Township	\$3,758,900	49.49%	1.0000	\$0	\$3,758,900	1.82%
Constantine Township	\$4,752,900	49.87%	1.0000	\$0	\$4,752,900	2.30%
Fabius Township	\$5,960,600	49.93%	1.0000	\$0	\$5,960,600	2.88%
Fawn River Township	\$1,012,900	49.66%	1.0000	\$0	\$1,012,900	0.49%
Florence Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Flowerfield Township	\$1,360,500	49.92%	1.0000	\$0	\$1,360,500	0.66%
Leonidas Township	\$869,300	49.10%	1.0000	\$0	\$869,300	0.42%
Lockport Township	\$5,666,800	49.88%	1.0000	\$0	\$5,666,800	2.74%
Mendon Township	\$4,179,500	49.63%	1.0000	\$0	\$4,179,500	2.02%
Mottville Township	\$2,482,100	49.63%	1.0000	\$0	\$2,482,100	1.20%
Nottawa Township	\$9,030,900	49.71%	1.0000	\$0	\$9,030,900	4.36%
Park Township	\$7,345,300	49.82%	1.0000	\$0	\$7,345,300	3.55%
Sherman Township	\$2,459,400	49.88%	1.0000	\$0	\$2,459,400	1.19%
Sturgis Township	\$11,723,000	49.74%	1.0000	\$0	\$11,723,000	5.67%
White Pigeon Township	\$7,846,300	49.75%	1.0000	\$0	\$7,846,300	3.79%
Three Rivers City	\$68,787,900	49.25%	1.0000	\$0	\$68,787,900	33.24%
Sturgis City	\$68,399,700	49.90%	1.0000	\$0	\$68,399,700	33.06%
St. Joseph County Total	\$206,915,200			\$0	\$206,915,200	100%

St. Joseph County
2021 Industrial Real Property Recapitulation

Unit of Govt.	2021 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2021 Equalized Value	% of Class
Burr Oak Township	\$991,600	49.84%	1.0000	\$0	\$991,600	0.71%
Colon Township	\$2,318,600	49.76%	1.0000	\$0	\$2,318,600	1.66%
Constantine Township	\$23,217,500	49.48%	1.0000	\$0	\$23,217,500	16.62%
Fabius Township	\$2,258,100	49.91%	1.0000	\$0	\$2,258,100	1.62%
Fawn River Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Florence Township	\$133,200	49.48%	1.0000	\$0	\$133,200	0.10%
Flowerfield Township	\$15,100	49.18%	1.0000	\$0	\$15,100	0.01%
Leonidas Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Lockport Township	\$1,066,500	49.74%	1.0000	\$0	\$1,066,500	0.76%
Mendon Township	\$4,200,800	49.70%	1.0000	\$0	\$4,200,800	3.01%
Mottville Township	\$14,264,000	49.70%	1.0000	\$0	\$14,264,000	10.21%
Nottawa Township	\$600,800	49.35%	1.0000	\$0	\$600,800	0.43%
Park Township	\$9,021,800	49.83%	1.0000	\$0	\$9,021,800	6.46%
Sherman Township	\$154,400	49.48%	1.0000	\$0	\$154,400	0.11%
Sturgis Township	\$1,000,000	49.81%	1.0000	\$0	\$1,000,000	0.72%
White Pigeon Township	\$9,215,500	49.76%	1.0000	\$0	\$9,215,500	6.60%
Three Rivers City	\$22,264,200	49.42%	1.0000	\$0	\$22,264,200	15.94%
Sturgis City	\$48,969,000	49.93%	1.0000	\$0	\$48,969,000	35.06%
St. Joseph County Total	\$139,691,100			\$0	\$139,691,100	100%

St. Joseph County
2021 Residential Real Property Recapitulation

Unit of Govt.	2021 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2021 Equalized Value	% of Class
Burr Oak Township	\$69,372,600	49.83%	1.0000	\$0	\$69,372,600	3.85%
Colon Township	\$110,998,300	49.80%	1.0000	\$0	\$110,998,300	6.16%
Constantine Township	\$90,839,000	49.76%	1.0000	\$0	\$90,839,000	5.04%
Fabius Township	\$233,732,200	49.73%	1.0000	\$0	\$233,732,200	12.98%
Fawn River Township	\$40,479,800	49.88%	1.0000	\$0	\$40,479,800	2.25%
Florence Township	\$32,267,000	49.48%	1.0000	\$0	\$32,267,000	1.79%
Flowerfield Township	\$60,160,600	49.56%	1.0000	\$0	\$60,160,600	3.34%
Leonidas Township	\$25,213,900	49.75%	1.0000	\$0	\$25,213,900	1.40%
Lockport Township	\$130,157,700	49.84%	1.0000	\$0	\$130,157,700	7.23%
Mendon Township	\$70,570,700	49.78%	1.0000	\$0	\$70,570,700	3.92%
Mottville Township	\$39,814,700	49.78%	1.0000	\$0	\$39,814,700	2.21%
Nottawa Township	\$132,786,200	49.57%	1.0000	\$0	\$132,786,200	7.37%
Park Township	\$106,826,300	49.96%	1.0000	\$0	\$106,826,300	5.93%
Sherman Township	\$160,801,600	49.94%	1.0000	\$0	\$160,801,600	8.93%
Sturgis Township	\$43,872,200	49.70%	1.0000	\$0	\$43,872,200	2.44%
White Pigeon Township	\$195,320,700	49.83%	1.0000	\$0	\$195,320,700	10.85%
Three Rivers City	\$101,067,210	49.83%	1.0000	\$0	\$101,067,210	5.61%
Sturgis City	\$156,611,300	49.83%	1.0000	\$0	\$156,611,300	8.70%
St. Joseph County Total	\$1,800,892,010			\$0	\$1,800,892,010	100%

St. Joseph County
2021 Personal Property Recapitulation

Unit of Govt.	2021 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2021 Equalized Value	% of Class
Burr Oak Township	\$7,647,900	50.00%	1.0000	\$0	\$7,647,900	2.65%
Colon Township	\$7,709,800	50.00%	1.0000	\$0	\$7,709,800	2.67%
Constantine Township	\$14,598,900	50.00%	1.0000	\$0	\$14,598,900	5.06%
Fabius Township	\$22,356,700	50.00%	1.0000	\$0	\$22,356,700	7.74%
Fawn River Township	\$874,900	50.00%	1.0000	\$0	\$874,900	0.30%
Florence Township	\$4,267,800	50.00%	1.0000	\$0	\$4,267,800	1.48%
Flowerfield Township	\$19,419,669	50.00%	1.0000	\$0	\$19,419,669	6.72%
Leonidas Township	\$6,639,900	50.00%	1.0000	\$0	\$6,639,900	2.30%
Lockport Township	\$4,349,600	50.00%	1.0000	\$0	\$4,349,600	1.51%
Mendon Township	\$39,619,800	50.00%	1.0000	\$0	\$39,619,800	13.72%
Mottville Township	\$11,654,700	50.00%	1.0000	\$0	\$11,654,700	4.04%
Nottawa Township	\$5,830,400	50.00%	1.0000	\$0	\$5,830,400	2.02%
Park Township	\$35,747,600	50.00%	1.0000	\$0	\$35,747,600	12.38%
Sherman Township	\$5,103,900	50.00%	1.0000	\$0	\$5,103,900	1.77%
Sturgis Township	\$5,751,500	50.00%	1.0000	\$0	\$5,751,500	1.99%
White Pigeon Township	\$40,260,500	50.00%	1.0000	\$0	\$40,260,500	13.94%
Three Rivers City	\$29,948,900	50.00%	1.0000	\$0	\$29,948,900	10.37%
Sturgis City	\$27,016,200	50.00%	1.0000	\$0	\$27,016,200	9.35%
St. Joseph County Total	\$288,798,669			\$0	\$288,798,669	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	\$105,169,000	\$386,651
Colon Township	290	\$105,169,000	\$362,652
Constantine Township	206	\$112,665,600	\$546,920
Fabius Township	133	\$43,701,800	\$328,585
Fawn River Township	159	\$56,740,600	\$356,859
Florence Township	288	\$150,775,000	\$523,524
Flowerfield Township	199	\$80,176,000	\$402,894
Leonidas Township	387	\$123,914,900	\$320,194
Lockport Township	178	\$77,400,800	\$434,836
Mendon Township	285	\$119,860,800	\$420,564
Mottville Township	151	\$71,715,000	\$474,934
Nottawa Township	323	\$125,135,800	\$387,417
Park Township	251	\$105,689,600	\$421,074
Sherman Township	164	\$76,289,600	\$465,180
Sturgis Township	155	\$65,445,600	\$422,230
White Pigeon Township	218	\$91,736,000	\$420,807
Three Rivers City	0	\$0	\$0
Sturgis City	14	\$2,144,600	\$153,186
County Wide	3673	\$1,513,729,700	\$412,124

St. Joseph County

Commercial

Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	35	\$2,558,400	\$73,097
Colon Township	64	\$7,517,800	\$117,466
Constantine Township	100	\$9,505,800	\$95,058
Fabius Township	60	\$11,921,200	\$198,687
Fawn River Township	13	\$2,025,800	\$155,831
Florence Township	0	\$0	\$0
Flowerfield Township	7	\$2,721,000	\$388,714
Leonidas Township	23	\$1,738,600	\$75,591
Lockport Township	62	\$11,333,600	\$182,800
Mendon Township	62	\$8,359,000	\$134,823
Mottville Township	29	\$4,964,200	\$171,179
Nottawa Township	91	\$18,061,800	\$198,481
Park Township	42	\$14,690,600	\$349,776
Sherman Township	22	\$4,918,800	\$223,582
Sturgis Township	90	\$23,446,000	\$260,511
White Pigeon Township	164	\$15,692,600	\$95,687
Three Rivers City	307	\$137,575,800	\$448,130
Sturgis City	316	\$136,799,400	\$432,909
County Wide	1487	\$413,830,400	\$278,299

St. Joseph County

Industrial

Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	27	\$1,983,200	\$73,452
Colon Township	14	\$4,637,200	\$331,229
Constantine Township	43	\$46,435,000	\$1,079,884
Fabius Township	32	\$4,516,200	\$141,131
Fawn River Township	0	\$0	\$0
Florence Township	6	\$266,400	\$44,400
Flowerfield Township	1	\$30,200	\$30,200
Leonidas Township	0	\$0	\$0
Lockport Township	16	\$2,133,000	\$133,313
Mendon Township	24	\$8,401,600	\$350,067
Mottville Township	31	\$28,528,000	\$920,258
Nottawa Township	12	\$1,201,600	\$100,133
Park Township	24	\$18,043,600	\$751,817
Sherman Township	1	\$308,800	\$308,800
Sturgis Township	11	\$2,000,000	\$181,818
White Pigeon Township	50	\$18,431,000	\$368,620
Three Rivers City	71	\$44,528,400	\$627,161
Sturgis City	136	\$97,938,000	\$720,132
County Wide	499	\$279,382,200	\$559,884

St. Joseph County

Residential

Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	1,266	\$138,745,200	\$109,593
Colon Township	2,204	\$221,996,600	\$100,724
Constantine Township	1,641	\$181,678,000	\$110,712
Fabius Township	2,653	\$467,464,400	\$176,202
Fawn River Township	727	\$80,959,600	\$111,361
Florence Township	519	\$64,534,000	\$124,343
Flowerfield Township	866	\$120,321,200	\$138,939
Leonidas Township	558	\$50,427,800	\$90,372
Lockport Township	1,987	\$260,315,400	\$131,009
Mendon Township	1,403	\$141,141,400	\$100,600
Mottville Township	734	\$79,629,400	\$108,487
Nottawa Township	1,940	\$265,572,400	\$136,893
Park Township	1,418	\$213,652,600	\$150,672
Sherman Township	1,980	\$321,603,200	\$162,426
Sturgis Township	682	\$87,744,400	\$128,657
White Pigeon Township	2,365	\$390,641,400	\$165,176
Three Rivers City	2,484	\$202,134,420	\$81,375
Sturgis City	3,360	\$313,222,600	\$93,221
County Wide	28,787	\$3,601,784,020	\$125,118

St. Joseph County

Top 15 Taxpayers by School District (Equalized Value)

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

MC MASTER JASON T & TONIE J	\$341,400	2 Parcel(s)
COUSINO DONNA R TRUST	\$257,100	1 Parcel(s)
APPLEGATE REVOCABLE TRUST	\$135,700	1 Parcel(s)
CONSUMERS ENERGY COMPANY	\$8,200	1 Parcel(s)

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

KING FARMS	\$179,200	1 Parcel(s)
OTTO JOHN A & NORMA K	\$87,100	1 Parcel(s)
CONSUMERS ENERGY CO	\$2,300	1 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Equalized Value)

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

CONSUMERS ENERGY CO	\$6,039,400	6 Parcel(s)
KING J RANDALL TRUST	\$2,367,700	10 Parcel(s)
MACDANIELS WILLIAM H & CYNTHIA K	\$1,519,000	13 Parcel(s)
PRAIRIE RIVER FARM LLC	\$1,451,100	3 Parcel(s)
MILLER LYNN M	\$1,067,700	4 Parcel(s)
YODER LOWAYNE & PHYLLIS D TRUST	\$990,500	5 Parcel(s)
TRIPLE S FARMS INC	\$978,200	4 Parcel(s)
FOSTER ROBERT N TRUST	\$965,300	6 Parcel(s)
WALL FAMILY TRUST	\$944,000	5 Parcel(s)
KELLEY LYNDON L & JANE E	\$889,300	2 Parcel(s)
BAKER RODNEY TRUST	\$884,800	3 Parcel(s)
TROYER LENNIS & NANCY TRUST	\$852,800	3 Parcel(s)
ULTZ RICHARD E	\$784,200	5 Parcel(s)
MILLER SAMUEL G & MATTIE-TRUSTEES	\$724,200	4 Parcel(s)
LEVERENCE KEITH & BETTY L TRUST	\$719,400	5 Parcel(s)

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

CONSUMERS ENERGY CO	\$4,357,600	7 Parcel(s)
STUBY LAND LLC	\$2,957,200	6 Parcel(s)
HENSELL JACK R TRUST UND 1/2 INT &	\$2,374,600	5 Parcel(s)
MILLER JOHN E & TAMARA J	\$2,334,600	8 Parcel(s)
RICE LAWRENCE A & DEBORAH L	\$2,271,600	11 Parcel(s)
AEP IN MI TRANSMISSION CO	\$2,124,300	2 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$2,101,400	11 Parcel(s)
RICE ARTHUR G TRUSTEE	\$2,039,900	3 Parcel(s)
JONES JERRY A & DARCY J	\$2,011,500	9 Parcel(s)
KELLEYS GREENACRES FARMS 2/3 INT &	\$2,003,700	3 Parcel(s)
WALTHER INVESTMENT LLC	\$1,972,800	9 Parcel(s)
STUTZMAN REAL PROPERTIES LLC	\$1,836,500	4 Parcel(s)
STEFFEL PAUL T & CONNIE J TRUST	\$1,725,000	7 Parcel(s)
STURGIS FARMS LLC	\$1,658,700	5 Parcel(s)
WOZNICKI JENNIFER REV TRUST	\$1,606,800	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 COMPANY	\$8,475,100	7 Parcel(s)
MICHIGAN ELECTRIC TRANS	\$3,219,000	1 Parcel(s)
DECKER DENNIS N & MARSHA L	\$2,572,400	14 Parcel(s)
HOSTETLER ALLIE M TRUST	\$2,209,800	9 Parcel(s)
CAMPBELL FAMILY TRUST	\$1,912,200	9 Parcel(s)
COOMER DARREL & MARIE TRUST	\$1,770,900	14 Parcel(s)
BELSON ROBERT C & LAURA F	\$1,749,000	8 Parcel(s)
MUMBY SEAN & AMY	\$1,586,300	7 Parcel(s)
YODER LAVON D & VALERIE G TRUST	\$1,564,700	8 Parcel(s)
BARRETT LEON G & KATHRYN L	\$1,512,600	8 Parcel(s)
KAUFFMAN FARM PROPERTIES 20 LLC	\$1,424,000	4 Parcel(s)
ENGLE HELEN, RICHARD & TINA	\$1,415,900	4 Parcel(s)
CUPP DOUGLAS P	\$1,406,300	6 Parcel(s)
CLARK ALVIN R TRUST	\$1,401,100	9 Parcel(s)
FRISBIE LOREN M - REV TRUST	\$1,398,600	7 Parcel(s)

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

BAYER GREAT LAKES PRODUCTION CO LLC	\$11,167,500	2 Parcel(s)
INDIANA MICHIGAN POWER CO	\$6,393,800	9 Parcel(s)
RUSSELL FARMS INC	\$4,322,700	12 Parcel(s)
PIONEER HI BRED INT INC	\$3,711,200	2 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$3,678,300	12 Parcel(s)
MILLER EDGAR W & PHYLLIS K	\$3,379,200	7 Parcel(s)
STEARNS PATRICIA L TRUST	\$3,272,500	15 Parcel(s)
AEP IN MI TRANSMISSION CO	\$3,225,500	4 Parcel(s)
AMERICAN ELECTRIC POWER	\$2,663,000	8 Parcel(s)
LOVEJOY GLENN A & SANDRA K	\$2,654,800	10 Parcel(s)
HASSINGER JOHN N REV TRUST	\$2,409,200	6 Parcel(s)
KLETT JAMES W	\$2,188,800	7 Parcel(s)
PLATZ VIVIAN V TRUST	\$2,056,400	4 Parcel(s)
BROADSTREET FARMS INC	\$1,981,000	3 Parcel(s)
MICHIGAN REAL ESTATE INVESTMENTS LL	\$1,791,200	3 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Equalized Value)

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

MIDWEST ENERGY COOPERATIVE	\$668,915	1 Parcel(s)
SCHUG VICTOR L	\$596,400	5 Parcel(s)
KINDIG JANICE Y	\$582,300	3 Parcel(s)
IVES ALAN T & TERESA M	\$372,100	4 Parcel(s)
SCHUG TIMOTHY L & LAURA J	\$340,300	2 Parcel(s)
FOX CHRIS L & DARCI E L	\$306,300	3 Parcel(s)
NORTHROP WILLIAM S	\$305,800	4 Parcel(s)
CRIPPS RICHARD P	\$260,600	1 Parcel(s)
BEURMANN CHRISTOPHER A & CAREY	\$213,000	1 Parcel(s)
JAMES RICHARD E & MERIELLATRUST	\$209,700	1 Parcel(s)
WORKMAN DONALD & SANDRA	\$204,700	1 Parcel(s)
RUPP JACK J & GINNA M	\$200,500	2 Parcel(s)
SWARTZ RAYMOND E	\$186,000	1 Parcel(s)
HARRELL BETH J & AUGUSTUS M JR	\$162,900	1 Parcel(s)
BELLEW JAMES L & TEREASA A	\$158,000	1 Parcel(s)

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

ENBRIDGE ENERGY LTD PARTNERSHIP	\$38,400,300	4 Parcel(s)
CONSUMERS ENERGY CO	\$6,185,800	12 Parcel(s)
RIEDSTRA DAIRY LTD	\$4,640,100	13 Parcel(s)
SCHMIDT LYLE FARMS LLC	\$4,500,200	22 Parcel(s)
C & J FARMS INC	\$3,410,400	18 Parcel(s)
VECTOR PIPELINE LTD PARTNERS	\$2,276,700	1 Parcel(s)
CUPP KERRY L & BETTS ANNE E	\$2,249,700	13 Parcel(s)
NEMIRE RICK W	\$2,208,800	5 Parcel(s)
COOMER DARRELL & MARIE TRUST	\$2,046,900	7 Parcel(s)
KAUFFMAN FARM PROPERTIES 20 LLC	\$2,036,900	15 Parcel(s)
LYLE SCHMIDT FARMS LLC	\$1,911,300	8 Parcel(s)
MICHIGAN ELECTRIC TRANS	\$1,795,400	1 Parcel(s)
WILDS WAYNE L & SANDRA K TRUST	\$1,729,500	9 Parcel(s)
CUPP KIM S FAMILY TRUST	\$1,600,200	5 Parcel(s)
KUHLMAN PHILLIP L & GAIL M	\$1,585,600	9 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	\$1,959,500	12 Parcel(s)
YODER EDITH TRUST	\$1,404,900	10 Parcel(s)
TERRA 88 LLC	\$1,283,400	115 Parcel(s)
BORGERT DANIEL & PHYLLIS REV TRUST	\$1,093,600	5 Parcel(s)
JON WALTON FARMS LLC	\$1,022,100	8 Parcel(s)
GRANDVIEW ACRES LLC	\$972,400	4 Parcel(s)
MARVIN MOUNTAINS POULTRY LLC	\$914,800	1 Parcel(s)
DUNNING JULIANNE M TRUST	\$880,200	8 Parcel(s)
CONSUMERS ENERGY CO	\$832,100	4 Parcel(s)
BORGERT DANIEL A TRUST-1/2INT &	\$781,000	2 Parcel(s)
HOCHSTETLER MELVIN & ORPHA TRUST	\$754,900	6 Parcel(s)
KUHLMAN PHILLIP L & GAIL M	\$682,800	6 Parcel(s)
MILLER PERRY E & KATIE J	\$557,900	1 Parcel(s)
HOCHSTETLER CHRIS & AMANDA TRUST	\$536,800	2 Parcel(s)
TROYER RALPH G & ESTHER	\$526,600	2 Parcel(s)

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

ABBOTT MANUFACTURING INC	\$17,269,400	9 Parcel(s)
ELECTRIC CITY SOLAR LLC	\$8,768,900	4 Parcel(s)
MEIJER INC	\$8,627,300	2 Parcel(s)
WAL MART REAL ESTATE BUSINESS TRUST	\$6,527,000	1 Parcel(s)
REGENCY STURGIS LLC	\$4,505,900	4 Parcel(s)
BURR OAK TOOL INC	\$3,750,200	10 Parcel(s)
POINDEXTER PROPERTIES LLC	\$3,748,200	4 Parcel(s)
FAIRGROVE FARMS INC	\$3,527,200	9 Parcel(s)
AEP IN MI TRANSMISSION CO	\$3,075,600	3 Parcel(s)
LITTLEFIELD LARRY N & LYNN M TRUST	\$2,802,400	17 Parcel(s)
DEER CREEK FARMS INC	\$2,614,900	8 Parcel(s)
CONSUMERS ENERGY CO	\$2,561,900	5 Parcel(s)
NORFALK PROPERTIES LLC	\$2,551,200	12 Parcel(s)
AMERICRAFT CARTON INC	\$2,247,100	3 Parcel(s)
MICHIGAN GAS UTILITIES CORP	\$2,182,100	4 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	\$36,617,347	3 Parcel(s)
AEP IN MI TRANSMISSION CO	\$17,134,771	7 Parcel(s)
INDIANA MICHIGAN POWER CO	\$12,441,700	13 Parcel(s)
AMERICAN AXLE & MFG INC	\$8,924,000	2 Parcel(s)
MEIJER INC	\$6,999,900	2 Parcel(s)
WAL MART REAL ESTATE TRUST	\$6,267,200	1 Parcel(s)
MENARD INC	\$4,828,300	1 Parcel(s)
HUNTINGTON NATIONAL BANK	\$4,419,500	1 Parcel(s)
SCATTERED ACRES LEASING LLC	\$3,921,800	16 Parcel(s)
JAY HUDDLE FARMS INC	\$3,381,800	19 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	\$3,275,300	4 Parcel(s)
BARTH CLARENCE A	\$3,180,000	21 Parcel(s)
BENTWATERS PARTNERS LTD	\$3,096,900	1 Parcel(s)
BENT JUNE & NANETTE 1/2EA TRUST	\$2,644,900	14 Parcel(s)
WARD MARY TRUST	\$2,621,500	14 Parcel(s)

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

KLINE PHILLIP L & TAMA K	\$2,489,100	3 Parcel(s)
CUPP DUSTIN L & CHRISTINA L	\$1,139,500	4 Parcel(s)
WEINBERG DAVID & JOYCE	\$677,100	4 Parcel(s)
RIVERVIEW LAND HOLDINGS LLC	\$617,800	5 Parcel(s)
HIATT DALE A	\$579,400	2 Parcel(s)
KLINE PAUL C A & JOYCE R	\$549,600	1 Parcel(s)
NEMIRE RICKY	\$492,700	1 Parcel(s)
STRUBLE JAMES A REV TRUST	\$488,200	1 Parcel(s)
KLINE PAUL C & JOYCE R	\$475,200	4 Parcel(s)
LOWE ELIZABETH	\$440,600	4 Parcel(s)
LEARN MONROE & VICKI	\$413,500	8 Parcel(s)
SHOOK FAMILY LLC	\$385,400	2 Parcel(s)
CONSUMERS ENERGY CO	\$375,900	2 Parcel(s)
HEIKES BURT W	\$352,200	2 Parcel(s)
SHERWOOD CRAIG S	\$347,900	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 CO	\$28,183,400	8 Parcel(s)
INDIANA MICHIGAN POWER CO	\$8,762,000	10 Parcel(s)
AEP IN MI TRANSMSSION CO	\$5,729,800	2 Parcel(s)
RUSSELL FARMS INC	\$5,511,000	23 Parcel(s)
AEP IN MI TRANSMISSION CO	\$5,450,800	1 Parcel(s)
STUTZMAN REAL PROPERTIES LLC	\$4,838,100	16 Parcel(s)
SCATTERED ACRES LEASING LLC	\$3,941,600	16 Parcel(s)
KRULL THOMAS R & JACQUELINE R	\$3,685,100	18 Parcel(s)
OX INDUSTRIES	\$3,295,100	1 Parcel(s)
LOVEJOY GLENN A & SANDRA K	\$3,221,000	10 Parcel(s)
BANKS HARDWOODS INC	\$2,976,700	3 Parcel(s)
EGGERLING ARTHUR & DELORES	\$2,860,900	16 Parcel(s)
KRULL THEODORE R	\$2,590,800	7 Parcel(s)
WAGNER JOHN P & BARBARA J	\$2,228,800	14 Parcel(s)
HEMINGER TIMOTHY & EVERETT ALAN	\$2,225,500	4 Parcel(s)

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

ENBRIDGE ENERGY LTD PARTNERSHIP	75,017,647	7 Parcel(s)
CONSUMERS ENERGY CO	56,315,242	57 Parcel(s)
AEP IN MI TRANSMISSION CO	31,010,971	17 Parcel(s)
INDIANA MICHIGAN POWER CO	28,428,640	37 Parcel(s)
ABBOTT MANUFACTURING INC	17,269,400	9 Parcel(s)
MEIJER INC	15,627,200	4 Parcel(s)
BAYER GREAT LAKES PRODUCTION CO LLC	11,167,500	2 Parcel(s)
SCATTERED ACRES LEASING LLC	10,777,300	41 Parcel(s)
RUSSELL FARMS INC	9,833,700	35 Parcel(s)
AMERICAN AXLE & MFG INC	8,924,000	2 Parcel(s)
ELECTRIC CITY SOLAR LLC	8,768,900	4 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	7,212,200	32 Parcel(s)
STUTZMAN REAL PROPERTIES LLC	6,674,600	20 Parcel(s)
WAL MART REAL ESTATE BUSINESS TRUST	6,527,000	1 Parcel(s)
WAL MART REAL ESTATE TRUST	6,267,200	1 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Taxable Value)

Athens Schools Top 15 Owners by Taxable Value

MC MASTER JASON T & TONIE J	\$210,475	2 Parcel(s)
COUSINO DONNA R TRUST	\$99,237	1 Parcel(s)
APPLEGATE REVOCABLE TRUST	\$26,992	1 Parcel(s)
CONSUMERS ENERGY COMPANY	\$8,200	1 Parcel(s)

Bronson Schools Top 15 Owners by Taxable Value

OTTO JOHN A & NORMA K	\$74,698	1 Parcel(s)
KING FARMS	\$16,327	1 Parcel(s)
CONSUMERS ENERGY CO	\$2,300	1 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Taxable Value)

Burr Oak Schools Top 15 Owners by Taxable Value

CONSUMERS ENERGY CO	\$6,029,428	6 Parcel(s)
KING J RANDALL TRUST	\$966,909	10 Parcel(s)
PRAIRIE RIVER FARM LLC	\$553,875	3 Parcel(s)
MACDANIELS WILLIAM H & CYNTHIA K	\$506,526	13 Parcel(s)
FOSTER ROBERT N TRUST	\$387,208	6 Parcel(s)
ROUCH JAMEY C & AUBREY A	\$378,446	1 Parcel(s)
ZOOK CARL D & DOROTHY A	\$365,813	4 Parcel(s)
MILLER LYNN M	\$339,064	4 Parcel(s)
KELLEY LYNDON L & JANE E	\$334,855	2 Parcel(s)
MILLER LEON & VERNA	\$317,080	1 Parcel(s)
BORGERT JAMES W & KAREN J TRUST	\$314,815	3 Parcel(s)
BONTRAGER ALVIN J & RHODA O	\$308,929	5 Parcel(s)
YODER LOWAYNE & PHYLLIS D TRUST	\$306,317	5 Parcel(s)
YODER MARLIN & WILMA FAMILY TRUST	\$301,864	1 Parcel(s)
KING FARMS	\$299,436	4 Parcel(s)

Centreville Schools Top 15 Owners by Taxable Value

CONSUMERS ENERGY CO	\$4,344,251	7 Parcel(s)
AEP IN MI TRANSMISSION CO	\$2,124,300	2 Parcel(s)
WOZNICKI JENNIFER REV TRUST	\$1,447,362	1 Parcel(s)
JONES JERRY A & DARCY J	\$1,126,000	9 Parcel(s)
WALTHER INVESTMENT LLC	\$986,333	9 Parcel(s)
ISLAND HILLS LLC	\$955,294	3 Parcel(s)
MAKIN BACON FARM LLC	\$793,124	1 Parcel(s)
ORION PROPERTIES EIGHTEEN LLC	\$774,775	2 Parcel(s)
STUBY LAND LLC	\$770,708	6 Parcel(s)
MILLER JOHN E & TAMARA J	\$670,121	8 Parcel(s)
RICE LAWRENCE A & DEBORAH L	\$651,659	11 Parcel(s)
INDIANA MICHIGAN POWER CO	\$639,200	2 Parcel(s)
KELLEYS GREENACRES FARMS 2/3 INT &	\$609,487	3 Parcel(s)
STUTZMAN REAL PROPERTIES LLC	\$602,824	4 Parcel(s)
HENSELL JACK R TRUST UND 1/2 INT &	\$595,044	5 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Taxable Value)

Colon Schools Top 15 Owners by Taxable Value

CONSUMERS ENERGY COMPANY	\$8,459,787	7 Parcel(s)
MICHIGAN ELECTRIC TRANS	\$3,219,000	1 Parcel(s)
FOREST RIVER MANUFACTURING LLC	\$925,552	2 Parcel(s)
DECKER DENNIS N & MARSHA L	\$747,231	14 Parcel(s)
CAMPBELL FAMILY TRUST	\$661,623	9 Parcel(s)
COOMER DARREL & MARIE TRUST	\$583,033	14 Parcel(s)
HOSTETLER ALLIE M TRUST	\$571,660	9 Parcel(s)
BELSON ROBERT C & LAURA F	\$561,368	8 Parcel(s)
SCHROCK JONATHAN & MYRA & EDNA	\$553,418	2 Parcel(s)
REMLINGTON SEEDS, LLC	\$549,993	1 Parcel(s)
BENCHMARK INVESTMENTS LLC	\$514,386	9 Parcel(s)
GRANDVIEW ACRES LLC	\$499,498	7 Parcel(s)
YODER LAVON D & VALERIE G TRUST	\$483,780	8 Parcel(s)
CAMPBELL TONY L & JANNETTE M	\$483,436	6 Parcel(s)
MUMBY SEAN & AMY	\$473,706	7 Parcel(s)

Constantine Schools Top 15 Owners by Taxable Value

BAYER GREAT LAKES PRODUCTION CO LLC	\$11,092,132	2 Parcel(s)
INDIANA MICHIGAN POWER CO	\$6,250,706	9 Parcel(s)
PIONEER HI BRED INT INC	\$3,390,245	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$3,225,500	4 Parcel(s)
AMERICAN ELECTRIC POWER	\$2,446,787	8 Parcel(s)
MICHIGAN REAL ESTATE INVESTMENTS LL	\$1,682,266	3 Parcel(s)
RUSSELL FARMS INC	\$1,661,531	12 Parcel(s)
MILLER EDGAR W & PHYLLIS K	\$1,205,931	7 Parcel(s)
PIONEER HI BRED CON1	\$1,052,900	1 Parcel(s)
FIBRE CONVERTERS INC	\$1,038,609	1 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$994,336	12 Parcel(s)
CLARK LOGISTICS GROUP VI LLC	\$891,508	1 Parcel(s)
STEARNS PATRICIA L TRUST	\$834,033	15 Parcel(s)
MILLER TIMOTHY L & KELLY	\$829,075	3 Parcel(s)
LOVEJOY GLENN A & SANDRA K	\$800,146	10 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Taxable Value)

Marcellus Schools Top 15 Owners by Taxable Value

MIDWEST ENERGY COOPERATIVE	\$668,915	1 Parcel(s)
KINDIG JANICE Y	\$230,454	3 Parcel(s)
NELSON JOEL	\$155,600	2 Parcel(s)
NAFZIGER WESLEY J & KENDRA S	\$153,063	2 Parcel(s)
HAND TIMOTHY	\$134,000	1 Parcel(s)
SCHUG TIMOTHY L & LAURA J	\$129,232	2 Parcel(s)
PARK ROBERT	\$128,100	1 Parcel(s)
BEURMANN CHRISTOPHER A & CAREY	\$120,009	1 Parcel(s)
CRIPPS RICHARD P	\$115,750	1 Parcel(s)
RUPP JACK J & GINNA M	\$114,938	2 Parcel(s)
SCHUG VICTOR L	\$107,330	5 Parcel(s)
BELLEW JAMES L & TEREASA A	\$107,028	1 Parcel(s)
WARD KELLY	\$105,100	1 Parcel(s)
SCOTT WINFIELD C&CASSELBERRY JODIE	\$98,622	1 Parcel(s)
JONES JERRY R II	\$94,129	1 Parcel(s)

Mendon Schools Top 15 Owners by Taxable Value

ENBRIDGE ENERGY LTD PARTNERSHIP	\$35,456,673	4 Parcel(s)
CONSUMERS ENERGY CO	\$6,130,164	12 Parcel(s)
VECTOR PIPELINE LTD PARTNERSHIP	\$3,144,000	2 Parcel(s)
RIEDSTRA DAIRY LTD	\$2,840,790	13 Parcel(s)
MICHIGAN ELECTIRC TRANSMISSION CO.	\$2,424,100	2 Parcel(s)
SCHMIDT LYLE FARMS LLC	\$1,807,064	22 Parcel(s)
T H PLASTICS INC	\$1,305,994	4 Parcel(s)
IAC MENDON LLC	\$1,121,707	8 Parcel(s)
FRONTIER ASSET MANAGEMENT LTD	\$966,325	6 Parcel(s)
KAUFFMAN FARM PROPERTIES 20 LLC	\$867,824	15 Parcel(s)
LYLE SCHMIDT FARMS LLC	\$821,611	8 Parcel(s)
JACA COMPANY LLC	\$794,194	6 Parcel(s)
BURKE PORTER AUTOMOTIVE SYSTEMS LLC	\$712,638	1 Parcel(s)
NEMIRE RICK W	\$686,725	5 Parcel(s)
26920 M 60 LLC	\$669,400	1 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Taxable Value)

Nottawa Schools Top 15 Owners by Taxable Value

TERRA 88 LLC	\$1,075,565	115 Parcel(s)
CONSUMERS ENERGY CO	\$832,100	4 Parcel(s)
MARVIN MOUNTAINS POULTRY LLC	\$824,337	1 Parcel(s)
DUNNING JULIANNE M TRUST	\$728,443	8 Parcel(s)
BORGERT FAMILY FARMS LLC	\$496,628	12 Parcel(s)
YODER EDITH TRUST	\$434,903	10 Parcel(s)
LENNARD AG LAND LLC	\$406,917	2 Parcel(s)
HERSHBERGER MARION & NAOMI	\$401,615	3 Parcel(s)
LIETZ BRIAN & ANN	\$367,597	1 Parcel(s)
MCCOLGAN FAMILY TRUST	\$367,511	1 Parcel(s)
ROUCH TIMOTHY & JULIA	\$362,751	2 Parcel(s)
CARPENTER SCOTT & VEANA	\$333,400	1 Parcel(s)
MILLER MERLE & ESTHER FAMILY TRUST	\$332,035	1 Parcel(s)
JON WALTON FARMS LLC	\$331,686	8 Parcel(s)
MILLER MARVIN LEE & ELLEN - LC	\$328,620	1 Parcel(s)

Sturgis Schools Top 15 Owners by Taxable Value

ABBOTT MANUFACTURING INC	\$15,223,727	9 Parcel(s)
ELECTRIC CITY SOLAR LLC	\$8,768,900	4 Parcel(s)
MEIJER INC	\$6,927,633	2 Parcel(s)
REGENCY STURGIS LLC	\$4,076,541	4 Parcel(s)
WAL MART REAL ESTATE BUSINESS TRUST	\$3,760,321	1 Parcel(s)
BURR OAK TOOL INC	\$3,389,950	10 Parcel(s)
POINDEXTER PROPERTIES LLC	\$3,186,634	4 Parcel(s)
AEP IN MI TRANSMISSION CO	\$3,075,600	3 Parcel(s)
CONSUMERS ENERGY CO	\$2,540,195	5 Parcel(s)
MICHIGAN GAS UTILITIES CORP	\$2,178,848	4 Parcel(s)
MOSO VILLAGE LLC	\$2,111,800	1 Parcel(s)
NORFALK PROPERTIES LLC	\$1,980,484	12 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	\$1,887,800	1 Parcel(s)
WELS HOLDINGS LLC	\$1,656,673	4 Parcel(s)
AMERICRAFT CARTON INC	\$1,595,587	3 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	\$35,247,445	3 Parcel(s)
AEP IN MI TRANSMISSION CO	\$17,134,771	7 Parcel(s)
INDIANA MICHIGAN POWER CO	\$12,272,999	13 Parcel(s)
AMERICAN AXLE & MFG INC	\$7,187,711	2 Parcel(s)
MEIJER INC	\$5,221,425	2 Parcel(s)
WAL MART REAL ESTATE TRUST	\$4,596,760	1 Parcel(s)
HUNTINGTON NATIONAL BANK	\$4,419,500	1 Parcel(s)
MENARD INC	\$3,497,748	1 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	\$3,137,933	4 Parcel(s)
BENTWATERS PARTNERS LTD	\$2,454,109	1 Parcel(s)
SEMCO ENERGY GAS CO	\$2,142,435	3 Parcel(s)
ARMSTRONG INTERNATIONAL INC	\$2,128,910	7 Parcel(s)
INTERNATIONAL PAPER CO	\$2,002,600	4 Parcel(s)
WALTHER FARMS L L C	\$1,782,608	2 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	\$1,626,204	3 Parcel(s)
LEARN MONROE & VICKI	\$382,423	8 Parcel(s)
CONSUMERS ENERGY CO	\$375,900	2 Parcel(s)
CUPP DUSTIN L & CHRISTINA L	\$322,438	4 Parcel(s)
JACA COMPANY LLC	\$276,269	1 Parcel(s)
STRUBLE JAMES A REV TRUST	\$249,283	1 Parcel(s)
FLEETWOOD MICHAEL & KARIN	\$200,600	1 Parcel(s)
RIVERVIEW LAND HOLDINGS LLC	\$190,875	5 Parcel(s)
HIATT DALE A	\$181,967	2 Parcel(s)
RIDDLE CRAIG A & NIKKI M	\$163,461	1 Parcel(s)
NEMIRE RICKY W CTR	\$152,825	1 Parcel(s)
LOFTIS BOBBIE	\$142,813	1 Parcel(s)
LEWIS DENNIS F & NANCY L	\$142,508	1 Parcel(s)
SCHANZ TIMOTHY A	\$139,912	1 Parcel(s)
KLINE PAUL C A & JOYCE R	\$132,570	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 CO	\$28,113,657	8 Parcel(s)
INDIANA MICHIGAN POWER CO	\$7,817,059	10 Parcel(s)
AEP IN MI TRANSMSSION CO	\$5,729,800	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$5,450,800	1 Parcel(s)
OX INDUSTRIES	\$3,295,100	1 Parcel(s)
STUTZMAN REAL PROPERTIES LLC	\$2,609,760	16 Parcel(s)
BANKS HARDWOODS INC	\$2,170,851	3 Parcel(s)
WHITE PIGEON MILLS LLC	\$1,731,700	6 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$1,634,885	4 Parcel(s)
RUSSELL FARMS INC	\$1,544,552	23 Parcel(s)
FRESH SOLUTION FARMS LLC	\$1,448,620	2 Parcel(s)
RIETH BLAIR A JR & TERESA O	\$1,393,163	5 Parcel(s)
SCATTERED ACRES LEASING LLC	\$1,277,557	16 Parcel(s)
NIBLOCK STEPHEN L & BARBARA	\$1,236,047	4 Parcel(s)
THE ANDERSONS INC	\$1,221,597	2 Parcel(s)

County Wide Top 15 Owners by Taxable Value

ENBRIDGE ENERGY LTD PARTNERSHIP	70,704,118	7 Parcel(s)
CONSUMERS ENERGY CO	56,095,597	57 Parcel(s)
AEP IN MI TRANSMISSION CO	31,010,971	17 Parcel(s)
INDIANA MICHIGAN POWER CO	27,160,445	37 Parcel(s)
ABBOTT MANUFACTURING INC	15,223,727	9 Parcel(s)
MEIJER INC	12,149,058	4 Parcel(s)
BAYER GREAT LAKES PRODUCTION CO LLC	11,092,132	2 Parcel(s)
ELECTRIC CITY SOLAR LLC	8,768,900	4 Parcel(s)
AMERICAN AXLE & MFG INC	7,187,711	2 Parcel(s)
AEP IN MI TRANSMISSION CO	5,729,800	2 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	5,174,936	7 Parcel(s)
MICHIGAN ELECTRIC TRANS	5,014,400	2 Parcel(s)
WAL MART REAL ESTATE TRUST	4,596,760	1 Parcel(s)
HUNTINGTON NATIONAL BANK	4,419,500	1 Parcel(s)
MIDWEST ENERGY COOPERATIVE	4,353,314	13 Parcel(s)

St. Joseph County

Real Property Tentative Taxable Valuation as of April 1st 2021

Township or City Name	Agricultural	Commercial	Industrial	Residential	Timber-Cutover	Developmental	Total Real
001 Burr Oak Township	\$17,522,692	\$1,024,043	\$767,824	\$48,636,934	\$0	\$0	\$67,951,493
002 Colon Township	\$19,263,877	\$3,346,389	\$2,029,808	\$82,772,664	\$0	\$0	\$107,412,738
003 Constantine Township	\$13,922,106	\$3,799,905	\$21,749,075	\$69,982,611	\$0	\$0	\$109,453,697
004 Fabius Township	\$8,364,586	\$4,439,456	\$1,459,748	\$174,550,696	\$0	\$0	\$188,814,486
005 Fawn River Township	\$8,576,306	\$773,745	\$0	\$31,530,678	\$0	\$0	\$40,880,729
006 Florence Township	\$21,255,106	\$0	\$66,593	\$21,190,941	\$0	\$0	\$42,512,640
007 Flowerfield Township	\$12,356,909	\$529,118	\$4,660	\$42,391,156	\$0	\$0	\$55,281,843
008 Leonidas Township	\$20,083,108	\$742,646	\$0	\$17,873,845	\$0	\$0	\$38,699,599
009 Lockport Township	\$15,876,933	\$4,416,139	\$870,700	\$95,453,272	\$0	\$0	\$116,617,044
010 Mendon Township	\$17,571,568	\$3,263,038	\$4,015,740	\$47,902,906	\$0	\$0	\$72,753,252
011 Mottville Township	\$13,899,067	\$2,384,959	\$10,469,817	\$28,452,549	\$0	\$0	\$55,206,392
012 Nottawa Township	\$21,071,344	\$7,961,264	\$528,760	\$105,246,086	\$0	\$0	\$134,807,454
013 Park Township	\$22,686,043	\$6,515,051	\$7,009,978	\$79,541,016	\$0	\$0	\$115,752,088
014 Sherman Township	\$14,686,745	\$1,718,701	\$141,757	\$132,597,649	\$0	\$0	\$149,144,852
015 Sturgis Township	\$12,843,578	\$9,916,236	\$879,750	\$30,979,524	\$0	\$0	\$54,619,088
016 White Pigeon Township	\$15,774,458	\$6,951,255	\$8,876,783	\$152,948,722	\$0	\$0	\$184,551,218
051 Three Rivers City	\$0	\$53,491,542	\$18,556,257	\$76,157,453	\$0	\$0	\$148,205,252
052 Sturgis City	\$714,498	\$50,865,574	\$40,809,895	\$124,500,146	\$0	\$0	\$216,890,113
040 Burr Oak Village	\$41,600	\$703,688	\$524,205	\$7,432,211	\$0	\$0	\$8,701,704
041 Colon Village	\$0	\$2,256,760	\$1,368,302	\$23,606,907	\$0	\$0	\$27,231,969
042 Centreville Village	\$24,760	\$4,514,112	\$456,725	\$15,158,523	\$0	\$0	\$20,154,120
043 Constantine Village	\$143,614	\$2,654,363	\$10,834,963	\$19,840,940	\$0	\$0	\$33,473,880
044 Mendon Village	\$25,522	\$1,645,165	\$2,457,208	\$11,606,589	\$0	\$0	\$15,734,484
045 White Pigeon Village	\$151,890	\$4,464,471	\$4,540,942	\$18,571,922	\$0	\$0	\$27,729,225
055 Centreville Village	\$0	\$316,392	\$729,550	\$895,029	\$0	\$0	\$1,940,971
Totals for County	\$256,468,924	\$162,139,061	\$118,237,145	\$1,362,708,848	\$0	\$0	\$1,899,553,978

St. Joseph County

Personal Property Tentative Taxable Valuation as of April 1st 2021

Township or City Name	Ag. Personal	Com. Personal		Ind. Personal	Res. Personal	Util. Personal	Total Personal
001 Burr Oak Township	\$0	\$118,500		\$236,900	\$0	\$7,292,500	\$7,647,900
002 Colon Township	\$0	\$734,100		\$279,300	\$0	\$6,696,400	\$7,709,800
003 Constantine Township	\$0	\$1,537,000		\$3,368,000	\$0	\$9,693,900	\$14,598,900
004 Fabius Township	\$0	\$1,888,300		\$301,500	\$0	\$19,946,509	\$22,136,309
005 Fawn River Township	\$0	\$84,900		\$0	\$0	\$790,000	\$874,900
006 Florence Township	\$0	\$224,700		\$0	\$0	\$4,043,100	\$4,267,800
007 Flowerfield Township	\$0	\$385,560		\$0	\$0	\$19,034,109	\$19,419,669
008 Leonidas Township	\$0	\$12,400		\$0	\$0	\$6,627,500	\$6,639,900
009 Lockport Township	\$0	\$1,113,100		\$107,100	\$0	\$3,129,400	\$4,349,600
010 Mendon Township	\$0	\$255,700		\$665,500	\$0	\$38,698,600	\$39,619,800
011 Mottville Township	\$0	\$321,800		\$1,045,700	\$0	\$10,287,200	\$11,654,700
012 Nottawa Township	\$0	\$1,744,300		\$0	\$0	\$4,086,100	\$5,830,400
013 Park Township	\$0	\$998,700		\$486,000	\$0	\$30,169,762	\$31,654,462
014 Sherman Township	\$0	\$81,300		\$0	\$0	\$5,022,600	\$5,103,900
015 Sturgis Township	\$0	\$1,208,500		\$0	\$0	\$4,543,000	\$5,751,500
016 White Pigeon Township	\$0	\$511,400		\$3,594,800	\$0	\$36,154,300	\$40,260,500
051 Three Rivers City	\$0	\$14,260,900		\$3,377,900	\$0	\$12,313,800	\$29,952,600
052 Sturgis City	\$0	\$9,904,800		\$13,795,700	\$0	\$3,315,700	\$27,016,200
040 Burr Oak Village	\$0	\$83,300		\$236,900	\$0	\$814,100	\$1,134,300
041 Colon Village	\$0	\$414,800		\$51,200	\$0	\$1,427,900	\$1,893,900
042 Centreville Village	\$0	\$767,600		\$0	\$0	\$1,204,400	\$1,972,000
043 Constantine Village	\$0	\$333,400		\$2,433,300	\$0	\$2,254,300	\$5,021,000
044 Mendon Village	\$0	\$171,500		\$661,500	\$0	\$1,266,000	\$2,099,000
045 White Pigeon Village	\$0	\$439,600		\$135,000	\$0	\$4,810,000	\$5,384,600
055 Centreville Village	\$0	\$0		\$107,100	\$0	\$49,500	\$156,600
Totals for County	\$0	\$35,385,960		\$27,258,400	\$0	\$221,844,480	\$284,488,840

St. Joseph County

Real & Personal Property Tentative Taxable Valuation as of April 1st 2021

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	\$75,599,393	\$56,342,068	\$118,500	\$236,900	\$18,901,925
002 Colon Township	\$115,122,538	\$69,890,030	\$734,100	\$279,300	\$44,219,108
003 Constantine Township	\$124,052,597	\$72,047,062	\$1,537,000	\$3,368,000	\$47,100,535
004 Fabius Township	\$210,950,795	\$113,406,113	\$1,888,300	\$301,500	\$95,354,882
005 Fawn River Township	\$41,755,629	\$35,709,512	\$84,900	\$0	\$5,961,217
006 Florence Township	\$46,780,440	\$38,281,529	\$224,700	\$0	\$8,274,211
007 Flowerfield Township	\$74,701,512	\$49,524,093	\$385,560	\$0	\$24,791,859
008 Leonidas Township	\$45,339,499	\$34,125,989	\$12,400	\$0	\$11,201,110
009 Lockport Township	\$120,966,644	\$96,669,888	\$1,113,100	\$107,100	\$23,076,556
010 Mendon Township	\$112,373,052	\$56,545,532	\$255,700	\$665,500	\$54,906,320
011 Mottville Township	\$66,861,092	\$37,443,380	\$321,800	\$1,045,700	\$28,050,212
012 Nottawa Township	\$140,637,854	\$94,735,889	\$1,744,300	\$0	\$44,157,665
013 Park Township	\$147,406,550	\$82,075,059	\$998,700	\$486,000	\$63,846,791
014 Sherman Township	\$154,248,752	\$114,414,601	\$81,300	\$0	\$39,752,851
015 Sturgis Township	\$60,370,588	\$39,967,730	\$1,208,500	\$0	\$19,194,358
016 White Pigeon Township	\$224,811,718	\$107,791,416	\$511,400	\$3,594,800	\$112,914,102
051 Three Rivers City	\$178,157,852	\$59,687,075	\$14,260,900	\$3,377,900	\$100,831,977
052 Sturgis City	\$243,906,313	\$97,801,282	\$9,904,800	\$13,795,700	\$122,404,531
040 Burr Oak Village	\$9,836,004	\$5,571,462	\$83,300	\$236,900	\$3,944,342
041 Colon Village	\$29,125,869	\$14,672,501	\$414,800	\$51,200	\$13,987,368
042 Centreville Village	\$22,126,120	\$13,330,926	\$767,600	\$0	\$8,027,594
043 Constantine Village	\$38,494,880	\$15,984,740	\$333,400	\$2,433,300	\$19,743,440
044 Mendon Village	\$17,833,484	\$9,771,601	\$171,500	\$661,500	\$7,228,883
045 White Pigeon Village	\$33,113,825	\$14,682,149	\$439,600	\$135,000	\$17,857,076
055 Centreville Village	\$2,097,571	\$758,232	\$0	\$107,100	\$1,232,239
Totals for County	\$2,184,042,818	\$1,256,458,248	\$35,385,960	\$27,258,400	\$864,940,210

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	\$179,200	\$0	\$0	\$87,100	\$0	\$266,300	\$2,300	\$268,600
75100	Nottawa	\$385,700	\$0	\$0	\$475,100	\$0	\$860,800	\$6,400	\$867,200
75010	Sturgis	\$10,685,900	\$216,400	\$0	\$30,890,000	\$0	\$41,792,300	\$491,400	\$42,283,700
75020	Burr Oak	\$36,869,800	\$1,025,600	\$991,600	\$34,035,400	\$0	\$72,922,400	\$5,358,800	\$78,281,200
75040	Colon	\$4,463,900	\$37,200	\$0	\$3,885,000	\$0	\$8,386,100	\$1,789,000	\$10,175,100
Total Burr Oak Township		\$52,584,500	\$1,279,200	\$991,600	\$69,372,600	\$0	\$124,227,900	\$7,647,900	\$131,875,800
002 Colon Township									
75100	Nottawa	\$3,013,100	\$0	\$0	\$2,190,600	\$0	\$5,203,700	\$56,100	\$5,259,800
75020	Burr Oak	\$3,569,100	\$304,700	\$0	\$1,725,500	\$0	\$5,599,300	\$1,041,900	\$6,641,200
75040	Colon	\$52,968,000	\$3,454,200	\$2,318,600	\$106,930,800	\$0	\$165,671,600	\$6,607,700	\$172,279,300
75060	Mendon	\$1,018,500	\$0	\$0	\$151,400	\$0	\$1,169,900	\$4,100	\$1,174,000
Total Colon Township		\$60,568,700	\$3,758,900	\$2,318,600	\$110,998,300	\$0	\$177,644,500	\$7,709,800	\$185,354,300
003 Constantine Township									
75050	Constantine	\$51,071,400	\$4,752,900	\$23,217,500	\$85,190,600	\$0	\$164,232,400	\$14,487,900	\$178,720,300
75070	White Pigeon	\$965,200	\$0	\$0	\$932,700	\$0	\$1,897,900	\$12,900	\$1,910,800
75080	Three Rivers	\$4,296,200	\$0	\$0	\$4,715,700	\$0	\$9,011,900	\$98,100	\$9,110,000
Total Constantine Township		\$56,332,800	\$4,752,900	\$23,217,500	\$90,839,000	\$0	\$175,142,200	\$14,598,900	\$189,741,100
004 Fabius Township									
75050	Constantine	\$145,300	\$0	\$0	\$401,400	\$0	\$546,700	\$548,600	\$1,095,300
75080	Three Rivers	\$21,705,600	\$5,960,600	\$2,258,100	\$233,330,800	\$0	\$263,255,100	\$21,808,100	\$285,063,200
Total Fabius Township		\$21,850,900	\$5,960,600	\$2,258,100	\$233,732,200	\$0	\$263,801,800	\$22,356,700	\$286,158,500
005 Fawn River Township									
75010	Sturgis	\$28,370,300	\$1,012,900	\$0	\$40,479,800	\$0	\$69,863,000	\$874,900	\$70,737,900
Total Fawn River Township		\$28,370,300	\$1,012,900	\$0	\$40,479,800	\$0	\$69,863,000	\$874,900	\$70,737,900
006 Florence Township									
75030	Centreville	\$34,717,000	\$0	\$0	\$12,605,100	\$0	\$47,322,100	\$2,145,700	\$49,467,800
75050	Constantine	\$16,246,200	\$0	\$88,700	\$12,829,300	\$0	\$29,164,200	\$758,100	\$29,922,300
75070	White Pigeon	\$15,536,100	\$0	\$0	\$3,760,300	\$0	\$19,296,400	\$214,200	\$19,510,600
75080	Three Rivers	\$8,888,200	\$0	\$44,500	\$3,072,300	\$0	\$12,005,000	\$1,149,800	\$13,154,800
Total Florence Township		\$75,387,500	\$0	\$133,200	\$32,267,000	\$0	\$107,787,700	\$4,267,800	\$112,055,500
007 Flowerfield Township									
14050	Marcellus	\$3,128,000	\$0	\$0	\$7,913,500	\$0	\$11,041,500	\$728,158	\$11,769,658
75080	Three Rivers	\$36,960,000	\$1,360,500	\$15,100	\$52,247,100	\$0	\$90,582,700	\$18,691,511	\$109,274,211
Total Flowerfield Township		\$40,088,000	\$1,360,500	\$15,100	\$60,160,600	\$0	\$101,624,200	\$19,419,669	\$121,043,869
008 Leonidas Township									
13050	Athens	\$570,500	\$0	\$0	\$163,700	\$0	\$734,200	\$8,200	\$742,400
39170	Vicksburg	\$2,486,700	\$0	\$0	\$677,600	\$0	\$3,164,300	\$98,800	\$3,263,100
75040	Colon	\$54,644,650	\$869,300	\$0	\$23,570,700	\$0	\$79,084,650	\$4,721,300	\$83,805,950
75060	Mendon	\$4,255,600	\$0	\$0	\$801,900	\$0	\$5,057,500	\$1,811,600	\$6,869,100
Total Leonidas Township		\$61,957,450	\$869,300	\$0	\$25,213,900	\$0	\$88,040,650	\$6,639,900	\$94,680,550
009 Lockport Township									
75030	Centreville	\$25,419,400	\$1,084,600	\$869,300	\$24,879,700	\$0	\$52,253,000	\$1,114,200	\$53,367,200
75060	Mendon	\$1,066,000	\$10,200	\$0	\$1,367,000	\$0	\$2,443,200	\$75,600	\$2,518,800
75080	Three Rivers	\$12,215,000	\$4,572,000	\$197,200	\$103,911,000	\$0	\$120,895,200	\$3,159,800	\$124,055,000
Total Lockport Township		\$38,700,400	\$5,666,800	\$1,066,500	\$130,157,700	\$0	\$175,591,400	\$4,349,600	\$179,941,000

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

Local Unit	School	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
010 Mendon Township									
39170	Vicksburg	\$4,358,900	\$1,770,300	\$0	\$4,217,800	\$0	\$10,347,000	\$286,700	\$10,633,700
75060	Mendon	\$55,571,500	\$2,409,200	\$4,200,800	\$66,352,900	\$0	\$128,534,400	\$39,333,100	\$167,867,500
Total Mendon Township		\$59,930,400	\$4,179,500	\$4,200,800	\$70,570,700	\$0	\$138,881,400	\$39,619,800	\$178,501,200
011 Mottville Township									
75050	Constantine	\$11,310,600	\$116,800	\$275,700	\$9,795,000	\$0	\$21,498,100	\$869,900	\$22,368,000
75070	White Pigeon	\$24,546,900	\$2,365,300	\$13,988,300	\$30,019,700	\$0	\$70,920,200	\$10,784,800	\$81,705,000
Total Mottville Township		\$35,857,500	\$2,482,100	\$14,264,000	\$39,814,700	\$0	\$92,418,300	\$11,654,700	\$104,073,000
012 Nottawa Township									
75100	Nottawa	\$21,645,800	\$1,722,700	\$79,600	\$58,444,900	\$0	\$81,893,000	\$1,235,500	\$83,128,500
75030	Centreville	\$17,476,600	\$6,585,800	\$521,200	\$62,537,000	\$0	\$87,120,600	\$3,751,900	\$90,872,500
75040	Colon	\$6,156,500	\$222,400	\$0	\$3,026,100	\$0	\$9,405,000	\$159,900	\$9,564,900
75060	Mendon	\$17,289,000	\$500,000	\$0	\$8,778,200	\$0	\$26,567,200	\$683,100	\$27,250,300
Total Nottawa Township		\$62,567,900	\$9,030,900	\$600,800	\$132,786,200	\$0	\$204,985,800	\$5,830,400	\$210,816,200
013 Park Township									
39170	Vicksburg	\$8,564,500	\$0	\$0	\$7,301,800	\$0	\$15,866,300	\$294,600	\$16,160,900
39168	Vicksburg-MendonDebt	\$0	\$0	\$0	\$101,700	\$0	\$101,700	\$0	\$101,700
75060	Mendon	\$16,030,400	\$689,100	\$2,428,900	\$33,657,700	\$0	\$52,806,100	\$9,614,300	\$62,420,400
75080	Three Rivers	\$28,249,900	\$6,656,200	\$6,592,900	\$65,765,100	\$0	\$107,264,100	\$25,838,700	\$133,102,800
Total Park Township		\$52,844,800	\$7,345,300	\$9,021,800	\$106,826,300	\$0	\$176,038,200	\$35,747,600	\$211,785,800
014 Sherman Township									
75100	Nottawa	\$4,031,600	\$139,600	\$0	\$11,852,500	\$0	\$16,023,700	\$170,500	\$16,194,200
75010	Sturgis	\$14,311,700	\$1,856,700	\$154,400	\$76,053,300	\$0	\$92,376,100	\$1,904,900	\$94,281,000
75020	Burr Oak	\$0	\$363,800	\$0	\$705,900	\$0	\$1,069,700	\$19,300	\$1,089,000
75030	Centreville	\$19,801,500	\$99,300	\$0	\$72,023,800	\$0	\$91,924,600	\$3,009,200	\$94,933,800
75070	White Pigeon	\$0	\$0	\$0	\$166,100	\$0	\$166,100	\$0	\$166,100
Total Sherman Township		\$38,144,800	\$2,459,400	\$154,400	\$160,801,600	\$0	\$201,560,200	\$5,103,900	\$206,664,100
015 Sturgis Township									
75010	Sturgis	\$32,722,800	\$11,723,000	\$1,000,000	\$43,872,200	\$0	\$89,318,000	\$5,751,500	\$95,069,500
Total Sturgis Township		\$32,722,800	\$11,723,000	\$1,000,000	\$43,872,200	\$0	\$89,318,000	\$5,751,500	\$95,069,500
016 White Pigeon Township									
75070	White Pigeon	\$45,868,000	\$7,846,300	\$9,215,500	\$195,320,700	\$0	\$258,250,500	\$40,260,500	\$298,511,000
Total White Pigeon Township		\$45,868,000	\$7,846,300	\$9,215,500	\$195,320,700	\$0	\$258,250,500	\$40,260,500	\$298,511,000
051 Three Rivers City									
75080	Three Rivers	\$0	\$68,787,900	\$22,264,200	\$101,067,210	\$0	\$192,119,310	\$29,948,900	\$222,068,210
Total Three Rivers City		\$0	\$68,787,900	\$22,264,200	\$101,067,210	\$0	\$192,119,310	\$29,948,900	\$222,068,210
052 Sturgis City									
75010	Sturgis	\$1,072,300	\$68,399,700	\$48,969,000	\$156,611,300	\$0	\$275,052,300	\$27,016,200	\$302,068,500
Total Sturgis City		\$1,072,300	\$68,399,700	\$48,969,000	\$156,611,300	\$0	\$275,052,300	\$27,016,200	\$302,068,500

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	\$179,200	\$0	\$0	\$87,100	\$0	\$266,300	\$2,300	\$268,600
Total Bronson Schools		\$179,200	\$0	\$0	\$87,100	\$0	\$266,300	\$2,300	\$268,600
13050 Athens Schools									
	008 Leonidas Township	\$570,500	\$0	\$0	\$163,700	\$0	\$734,200	\$8,200	\$742,400
Total Athens Schools		\$570,500	\$0	\$0	\$163,700	\$0	\$734,200	\$8,200	\$742,400
14050 Marcellus Schools									
	007 Flowerfield Township	\$3,128,000	\$0	\$0	\$7,913,500	\$0	\$11,041,500	\$728,158	\$11,769,658
Total Marcellus Schools		\$3,128,000	\$0	\$0	\$7,913,500	\$0	\$11,041,500	\$728,158	\$11,769,658
39170 Vicksburg Schools									
	008 Leonidas Township	\$2,486,700	\$0	\$0	\$677,600	\$0	\$3,164,300	\$98,800	\$3,263,100
	010 Mendon Township	\$4,358,900	\$1,770,300	\$0	\$4,217,800	\$0	\$10,347,000	\$286,700	\$10,633,700
	013 Park Township	\$8,564,500	\$0	\$0	\$7,301,800	\$0	\$15,866,300	\$294,600	\$16,160,900
Total Vicksburg Schools		\$15,410,100	\$1,770,300	\$0	\$12,197,200	\$0	\$29,377,600	\$680,100	\$30,057,700
75100 Nottawa Schools									
	001 Burr Oak Township	\$385,700	\$0	\$0	\$475,100	\$0	\$860,800	\$6,400	\$867,200
	002 Colon Township	\$3,013,100	\$0	\$0	\$2,190,600	\$0	\$5,203,700	\$56,100	\$5,259,800
	012 Nottawa Township	\$21,645,800	\$1,722,700	\$79,600	\$58,444,900	\$0	\$81,893,000	\$1,235,500	\$83,128,500
	014 Sherman Township	\$4,031,600	\$139,600	\$0	\$11,852,500	\$0	\$16,023,700	\$170,500	\$16,194,200
Total Nottawa Schools		\$29,076,200	\$1,862,300	\$79,600	\$72,963,100	\$0	\$103,981,200	\$1,468,500	\$105,449,700
75010 Sturgis Schools									
	001 Burr Oak Township	\$10,685,900	\$216,400	\$0	\$30,890,000	\$0	\$41,792,300	\$491,400	\$42,283,700
	005 Fawn River Township	\$28,370,300	\$1,012,900	\$0	\$40,479,800	\$0	\$69,863,000	\$874,900	\$70,737,900
	014 Sherman Township	\$14,311,700	\$1,856,700	\$154,400	\$76,053,300	\$0	\$92,376,100	\$1,904,900	\$94,281,000
	015 Sturgis Township	\$32,722,800	\$11,723,000	\$1,000,000	\$43,872,200	\$0	\$89,318,000	\$5,751,500	\$95,069,500
	052 Sturgis City	\$1,072,300	\$68,399,700	\$48,969,000	\$156,611,300	\$0	\$275,052,300	\$27,016,200	\$302,068,500
Total Sturgis Schools		\$87,163,000	\$83,208,700	\$50,123,400	\$347,906,600	\$0	\$568,401,700	\$36,038,900	\$604,440,600
75020 Burr Oak Schools									
	001 Burr Oak Township	\$36,869,800	\$1,025,600	\$991,600	\$34,035,400	\$0	\$72,922,400	\$5,358,800	\$78,281,200
	002 Colon Township	\$3,569,100	\$304,700	\$0	\$1,725,500	\$0	\$5,599,300	\$1,041,900	\$6,641,200
	014 Sherman Township	\$0	\$363,800	\$0	\$705,900	\$0	\$1,069,700	\$19,300	\$1,089,000
Total Burr Oak Schools		\$40,438,900	\$1,694,100	\$991,600	\$36,466,800	\$0	\$79,591,400	\$6,420,000	\$86,011,400
75030 Centreville Schools									
	006 Florence Township	\$34,717,000	\$0	\$0	\$12,605,100	\$0	\$47,322,100	\$2,145,700	\$49,467,800
	009 Lockport Township	\$25,419,400	\$1,084,600	\$869,300	\$24,879,700	\$0	\$52,253,000	\$1,114,200	\$53,367,200
	012 Nottawa Township	\$17,476,600	\$6,585,800	\$521,200	\$62,537,000	\$0	\$87,120,600	\$3,751,900	\$90,872,500
	014 Sherman Township	\$19,801,500	\$99,300	\$0	\$72,023,800	\$0	\$91,924,600	\$3,009,200	\$94,933,800
Total Centreville Schools		\$97,414,500	\$7,769,700	\$1,390,500	\$172,045,600	\$0	\$278,620,300	\$10,021,000	\$288,641,300

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

School District	Local Unit	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
75040 Colon Schools									
001	Burr Oak Township	\$4,463,900	\$37,200	\$0	\$3,885,000	\$0	\$8,386,100	\$1,789,000	\$10,175,100
002	Colon Township	\$52,968,000	\$3,454,200	\$2,318,600	\$106,930,800	\$0	\$165,671,600	\$6,607,700	\$172,279,300
008	Leonidas Township	\$54,644,650	\$869,300	\$0	\$23,570,700	\$0	\$79,084,650	\$4,721,300	\$83,805,950
012	Nottawa Township	\$6,156,500	\$222,400	\$0	\$3,026,100	\$0	\$9,405,000	\$159,900	\$9,564,900
Total Colon Schools		\$118,233,050	\$4,583,100	\$2,318,600	\$137,412,600	\$0	\$262,547,350	\$13,277,900	\$275,825,250
75050 Constantine Schools									
003	Constantine Township	\$51,071,400	\$4,752,900	\$23,217,500	\$85,190,600	\$0	\$164,232,400	\$14,487,900	\$178,720,300
004	Fabius Township	\$145,300	\$0	\$0	\$401,400	\$0	\$546,700	\$548,600	\$1,095,300
006	Florence Township	\$16,246,200	\$0	\$88,700	\$12,829,300	\$0	\$29,164,200	\$758,100	\$29,922,300
011	Mottville Township	\$11,310,600	\$116,800	\$275,700	\$9,795,000	\$0	\$21,498,100	\$869,900	\$22,368,000
Total Constantine Schools		\$78,773,500	\$4,869,700	\$23,581,900	\$108,216,300	\$0	\$215,441,400	\$16,664,500	\$232,105,900
75060 Mendon Schools									
002	Colon Township	\$1,018,500	\$0	\$0	\$151,400	\$0	\$1,169,900	\$4,100	\$1,174,000
008	Leonidas Township	\$4,255,600	\$0	\$0	\$801,900	\$0	\$5,057,500	\$1,811,600	\$6,869,100
009	Lockport Township	\$1,066,000	\$10,200	\$0	\$1,367,000	\$0	\$2,443,200	\$75,600	\$2,518,800
010	Mendon Township	\$55,571,500	\$2,409,200	\$4,200,800	\$66,352,900	\$0	\$128,534,400	\$39,333,100	\$167,867,500
012	Nottawa Township	\$17,289,000	\$500,000	\$0	\$8,778,200	\$0	\$26,567,200	\$683,100	\$27,250,300
013	Park Township	\$16,030,400	\$689,100	\$2,428,900	\$33,657,700	\$0	\$52,806,100	\$9,614,300	\$62,420,400
Total Mendon Schools		\$95,231,000	\$3,608,500	\$6,629,700	\$111,109,100	\$0	\$216,578,300	\$51,521,800	\$268,100,100
75070 White Pigeon Schools									
003	Constantine Township	\$965,200	\$0	\$0	\$932,700	\$0	\$1,897,900	\$12,900	\$1,910,800
006	Florence Township	\$15,536,100	\$0	\$0	\$3,760,300	\$0	\$19,296,400	\$214,200	\$19,510,600
011	Mottville Township	\$24,546,900	\$2,365,300	\$13,988,300	\$30,019,700	\$0	\$70,920,200	\$10,784,800	\$81,705,000
014	Sherman Township	\$0	\$0	\$0	\$166,100	\$0	\$166,100	\$0	\$166,100
016	White Pigeon Township	\$45,868,000	\$7,846,300	\$9,215,500	\$195,320,700	\$0	\$258,250,500	\$40,260,500	\$298,511,000
Total White Pigeon Schools		\$86,916,200	\$10,211,600	\$23,203,800	\$230,199,500	\$0	\$350,531,100	\$51,272,400	\$401,803,500
75080 Three Rivers Schools									
003	Constantine Township	\$4,296,200	\$0	\$0	\$4,715,700	\$0	\$9,011,900	\$98,100	\$9,110,000
004	Fabius Township	\$21,705,600	\$5,960,600	\$2,258,100	\$233,330,800	\$0	\$263,255,100	\$21,808,100	\$285,063,200
006	Florence Township	\$8,888,200	\$0	\$44,500	\$3,072,300	\$0	\$12,005,000	\$1,149,800	\$13,154,800
007	Flowerfield Township	\$36,960,000	\$1,360,500	\$15,100	\$52,247,100	\$0	\$90,582,700	\$18,691,511	\$109,274,211
009	Lockport Township	\$12,215,000	\$4,572,000	\$197,200	\$103,911,000	\$0	\$120,895,200	\$3,159,800	\$124,055,000
013	Park Township	\$28,249,900	\$6,656,200	\$6,592,900	\$65,765,100	\$0	\$107,264,100	\$25,838,700	\$133,102,800
052	Three Rivers City	\$0	\$68,787,900	\$22,264,200	\$101,067,210	\$0	\$192,119,310	\$29,948,900	\$222,068,210
Total Three Rivers Schools		\$112,314,900	\$87,337,200	\$31,372,000	\$564,109,210	\$0	\$795,133,310	\$100,694,911	\$895,828,221

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	\$16,327	\$0	\$0	\$74,698	\$0	\$91,025	\$2,300	\$93,325
75100	Nottawa	\$134,331	\$0	\$0	\$370,116	\$0	\$504,447	\$6,400	\$510,847
75010	Sturgis	\$3,708,325	\$216,400	\$0	\$21,718,750	\$0	\$25,643,475	\$491,400	\$26,134,875
75020	Burr Oak	\$12,331,524	\$783,891	\$767,824	\$23,626,607	\$0	\$37,509,846	\$5,358,800	\$42,868,646
75040	Colon	\$1,332,185	\$23,752	\$0	\$2,846,763	\$0	\$4,202,700	\$1,789,000	\$5,991,700
Total Burr Oak Township		\$17,522,692	\$1,024,043	\$767,824	\$48,636,934	\$0	\$67,951,493	\$7,647,900	\$75,599,393
002 Colon Township									
75100	Nottawa	\$1,033,110	\$0	\$0	\$1,320,054	\$0	\$2,353,164	\$56,100	\$2,409,264
75020	Burr Oak	\$1,183,740	\$283,505	\$0	\$1,269,995	\$0	\$2,737,240	\$1,041,900	\$3,779,140
75040	Colon	\$16,693,869	\$3,062,884	\$2,029,808	\$80,079,357	\$0	\$101,865,918	\$6,607,700	\$108,473,618
75060	Mendon	\$353,158	\$0	\$0	\$103,258	\$0	\$456,416	\$4,100	\$460,516
Total Colon Township		\$19,263,877	\$3,346,389	\$2,029,808	\$82,772,664	\$0	\$107,412,738	\$7,709,800	\$115,122,538
003 Constantine Township									
75050	Constantine	\$12,726,485	\$3,799,905	\$21,749,075	\$65,646,491	\$0	\$103,921,956	\$14,487,900	\$118,409,856
75070	White Pigeon	\$195,520	\$0	\$0	\$724,300	\$0	\$919,820	\$12,900	\$932,720
75080	Three Rivers	\$1,000,101	\$0	\$0	\$3,611,820	\$0	\$4,611,921	\$98,100	\$4,710,021
Total Constantine Township		\$13,922,106	\$3,799,905	\$21,749,075	\$69,982,611	\$0	\$109,453,697	\$14,598,900	\$124,052,597
004 Fabius Township									
75050	Constantine	\$122,057	\$0	\$0	\$162,368	\$0	\$284,425	\$548,600	\$833,025
75080	Three Rivers	\$8,242,529	\$4,439,456	\$1,459,748	\$174,388,328	\$0	\$188,530,061	\$21,587,709	\$210,117,770
Total Fabius Township		\$8,364,586	\$4,439,456	\$1,459,748	\$174,550,696	\$0	\$188,814,486	\$22,136,309	\$210,950,795
005 Fawn River Township									
75010	Sturgis	\$8,576,306	\$773,745	\$0	\$31,530,678	\$0	\$40,880,729	\$874,900	\$41,755,629
Total Fawn River Township		\$8,576,306	\$773,745	\$0	\$31,530,678	\$0	\$40,880,729	\$874,900	\$41,755,629
006 Florence Township									
75030	Centreville	\$9,868,457	\$0	\$0	\$8,168,762	\$0	\$18,037,219	\$2,145,700	\$20,182,919
75050	Constantine	\$4,304,353	\$0	\$50,163	\$8,480,400	\$0	\$12,834,916	\$758,100	\$13,593,016
75070	White Pigeon	\$4,436,922	\$0	\$0	\$2,443,479	\$0	\$6,880,401	\$214,200	\$7,094,601
75080	Three Rivers	\$2,645,374	\$0	\$16,430	\$2,098,300	\$0	\$4,760,104	\$1,149,800	\$5,909,904
Total Florence Township		\$21,255,106	\$0	\$66,593	\$21,190,941	\$0	\$42,512,640	\$4,267,800	\$46,780,440
007 Flowerfield Township									
14050	Marcellus	\$891,697	\$0	\$0	\$5,414,949	\$0	\$6,306,646	\$728,158	\$7,034,804
75080	Three Rivers	\$11,465,212	\$529,118	\$4,660	\$36,976,207	\$0	\$48,975,197	\$18,691,511	\$67,666,708
Total Flowerfield Township		\$12,356,909	\$529,118	\$4,660	\$42,391,156	\$0	\$55,281,843	\$19,419,669	\$74,701,512
008 Leonidas Township									
13050	Athens	\$189,885	\$0	\$0	\$146,819	\$0	\$336,704	\$8,200	\$344,904
39170	Vicksburg	\$716,850	\$0	\$0	\$458,428	\$0	\$1,175,278	\$98,800	\$1,274,078
75040	Colon	\$17,666,395	\$742,646	\$0	\$16,625,064	\$0	\$35,034,105	\$4,721,300	\$39,755,405
75060	Mendon	\$1,509,978	\$0	\$0	\$643,534	\$0	\$2,153,512	\$1,811,600	\$3,965,112
Total Leonidas Township		\$20,083,108	\$742,646	\$0	\$17,873,845	\$0	\$38,699,599	\$6,639,900	\$45,339,499
009 Lockport Township									
75030	Centreville	\$10,211,548	\$792,517	\$731,110	\$17,378,222	\$0	\$29,113,397	\$1,114,200	\$30,227,597
75060	Mendon	\$468,832	\$10,200	\$0	\$1,031,130	\$0	\$1,510,162	\$75,600	\$1,585,762
75080	Three Rivers	\$5,196,553	\$3,613,422	\$139,590	\$77,043,920	\$0	\$85,993,485	\$3,159,800	\$89,153,285
Total Lockport Township		\$15,876,933	\$4,416,139	\$870,700	\$95,453,272	\$0	\$116,617,044	\$4,349,600	\$120,966,644

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

Local Unit	School	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
010	Mendon Township								
39170	Vicksburg	\$1,426,062	\$1,192,963	\$0	\$2,904,989	\$0	\$5,524,014	\$286,700	\$5,810,714
75060	Mendon	\$16,145,506	\$2,070,075	\$4,015,740	\$44,997,917	\$0	\$67,229,238	\$39,333,100	\$106,562,338
Total Mendon Township		\$17,571,568	\$3,263,038	\$4,015,740	\$47,902,906	\$0	\$72,753,252	\$39,619,800	\$112,373,052
011	Mottville Township								
75050	Constantine	\$4,508,221	\$116,800	\$173,548	\$6,887,712	\$0	\$11,686,281	\$869,900	\$12,556,181
75070	White Pigeon	\$9,390,846	\$2,268,159	\$10,296,269	\$21,564,837	\$0	\$43,520,111	\$10,784,800	\$54,304,911
Total Mottville Township		\$13,899,067	\$2,384,959	\$10,469,817	\$28,452,549	\$0	\$55,206,392	\$11,654,700	\$66,861,092
012	Nottawa Township								
75100	Nottawa	\$8,871,432	\$1,569,741	\$72,035	\$47,459,048	\$0	\$57,972,256	\$1,235,500	\$59,207,756
75030	Centreville	\$5,088,283	\$5,742,360	\$456,725	\$49,832,645	\$0	\$61,120,013	\$3,751,900	\$64,871,913
75040	Colon	\$1,814,198	\$215,626	\$0	\$1,974,228	\$0	\$4,004,052	\$159,900	\$4,163,952
75060	Mendon	\$5,297,431	\$433,537	\$0	\$5,980,165	\$0	\$11,711,133	\$683,100	\$12,394,233
Total Nottawa Township		\$21,071,344	\$7,961,264	\$528,760	\$105,246,086	\$0	\$134,807,454	\$5,830,400	\$140,637,854
013	Park Township								
39170	Vicksburg	\$3,234,749	\$0	\$0	\$5,090,741	\$0	\$8,325,490	\$294,600	\$8,620,090
39168	Vicksburg-Mendon Debt	\$0	\$0	\$0	\$96,532	\$0	\$96,532	\$0	\$96,532
75060	Mendon	\$7,577,481	\$601,458	\$1,785,671	\$25,244,385	\$0	\$35,208,995	\$6,670,673	\$41,879,668
75080	Three Rivers	\$11,873,813	\$5,913,593	\$5,224,307	\$49,109,358	\$0	\$72,121,071	\$24,689,189	\$96,810,260
Total Park Township		\$22,686,043	\$6,515,051	\$7,009,978	\$79,541,016	\$0	\$115,752,088	\$31,654,462	\$147,406,550
014	Sherman Township								
75100	Nottawa	\$1,274,328	\$133,433	\$0	\$9,988,612	\$0	\$11,396,373	\$170,500	\$11,566,873
75010	Sturgis	\$5,821,532	\$1,283,968	\$141,757	\$62,554,903	\$0	\$69,802,160	\$1,904,900	\$71,707,060
75020	Burr Oak	\$0	\$202,000	\$0	\$632,872	\$0	\$834,872	\$19,300	\$854,172
75030	Centreville	\$7,590,885	\$99,300	\$0	\$59,275,199	\$0	\$66,965,384	\$3,009,200	\$69,974,584
75070	White Pigeon	\$0	\$0	\$0	\$146,063	\$0	\$146,063	\$0	\$146,063
Total Sherman Township		\$14,686,745	\$1,718,701	\$141,757	\$132,597,649	\$0	\$149,144,852	\$5,103,900	\$154,248,752
015	Sturgis Township								
75010	Sturgis	\$12,843,578	\$9,916,236	\$879,750	\$30,979,524	\$0	\$54,619,088	\$5,751,500	\$60,370,588
Total Sturgis Township		\$12,843,578	\$9,916,236	\$879,750	\$30,979,524	\$0	\$54,619,088	\$5,751,500	\$60,370,588
016	White Pigeon Township								
75070	White Pigeon	\$15,774,458	\$6,951,255	\$8,876,783	\$152,948,722	\$0	\$184,551,218	\$40,260,500	\$224,811,718
Total White Pigeon Township		\$15,774,458	\$6,951,255	\$8,876,783	\$152,948,722	\$0	\$184,551,218	\$40,260,500	\$224,811,718
051	Three Rivers City								
75080	Three Rivers	\$0	\$53,491,542	\$18,556,257	\$76,157,453	\$0	\$148,205,252	\$29,952,600	\$178,157,852
Total Three Rivers City		\$0	\$53,491,542	\$18,556,257	\$76,157,453	\$0	\$148,205,252	\$29,952,600	\$178,157,852
052	Sturgis City								
75010	Sturgis	\$714,498	\$50,865,574	\$40,809,895	\$124,500,146	\$0	\$216,890,113	\$27,016,200	\$243,906,313
Total Sturgis City		\$714,498	\$50,865,574	\$40,809,895	\$124,500,146	\$0	\$216,890,113	\$27,016,200	\$243,906,313

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

School District	Local Unit	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
12020 Bronson Schools									
	001 Burr Oak Township	\$16,327	\$0	\$0	\$74,698	\$0	\$91,025	\$2,300	\$93,325
Total Bronson Schools		\$16,327	\$0	\$0	\$74,698	\$0	\$91,025	\$2,300	\$93,325
13050 Athens Schools									
	008 Leonidas Township	\$189,885	\$0	\$0	\$146,819	\$0	\$336,704	\$8,200	\$344,904
Total Athens Schools		\$189,885	\$0	\$0	\$146,819	\$0	\$336,704	\$8,200	\$344,904
14050 Marcellus Schools									
	007 Flowerfield Township	\$891,697	\$0	\$0	\$5,414,949	\$0	\$6,306,646	\$728,158	\$7,034,804
Total Marcellus Schools		\$891,697	\$0	\$0	\$5,414,949	\$0	\$6,306,646	\$728,158	\$7,034,804
39170 Vicksburg Schools									
	008 Leonidas Township	\$716,850	\$0	\$0	\$458,428	\$0	\$1,175,278	\$98,800	\$1,274,078
	010 Mendon Township	\$1,426,062	\$1,192,963	\$0	\$2,904,989	\$0	\$5,524,014	\$286,700	\$5,810,714
	013 Park Township	\$3,234,749	\$0	\$0	\$5,090,741	\$0	\$8,325,490	\$294,600	\$8,620,090
Total Vicksburg Schools		\$5,377,661	\$1,192,963	\$0	\$8,454,158	\$0	\$15,024,782	\$680,100	\$15,704,882
75100 Nottawa Schools									
	001 Burr Oak Township	\$134,331	\$0	\$0	\$370,116	\$0	\$504,447	\$6,400	\$510,847
	002 Colon Township	\$1,033,110	\$0	\$0	\$1,320,054	\$0	\$2,353,164	\$56,100	\$2,409,264
	012 Nottawa Township	\$8,871,432	\$1,569,741	\$72,035	\$47,459,048	\$0	\$57,972,256	\$1,235,500	\$59,207,756
	014 Sherman Township	\$1,274,328	\$133,433	\$0	\$9,988,612	\$0	\$11,396,373	\$170,500	\$11,566,873
Total Nottawa Schools		\$11,313,201	\$1,703,174	\$72,035	\$59,137,830	\$0	\$72,226,240	\$1,468,500	\$73,694,740
75010 Sturgis Schools									
	001 Burr Oak Township	\$3,708,325	\$216,400	\$0	\$21,718,750	\$0	\$25,643,475	\$491,400	\$26,134,875
	005 Fawn River Township	\$8,576,306	\$773,745	\$0	\$31,530,678	\$0	\$40,880,729	\$874,900	\$41,755,629
	014 Sherman Township	\$5,821,532	\$1,283,968	\$141,757	\$62,554,903	\$0	\$69,802,160	\$1,904,900	\$71,707,060
	015 Sturgis Township	\$12,843,578	\$9,916,236	\$879,750	\$30,979,524	\$0	\$54,619,088	\$5,751,500	\$60,370,588
	052 Sturgis City	\$714,498	\$50,865,574	\$40,809,895	\$124,500,146	\$0	\$216,890,113	\$27,016,200	\$243,906,313
Total Sturgis Schools		\$31,664,239	\$63,055,923	\$41,831,402	\$271,284,001	\$0	\$407,835,565	\$36,038,900	\$443,874,465
75020 Burr Oak Schools									
	001 Burr Oak Township	\$12,331,524	\$783,891	\$767,824	\$23,626,607	\$0	\$37,509,846	\$5,358,800	\$42,868,646
	002 Colon Township	\$1,183,740	\$283,505	\$0	\$1,269,995	\$0	\$2,737,240	\$1,041,900	\$3,779,140
	014 Sherman Township	\$0	\$202,000	\$0	\$632,872	\$0	\$834,872	\$19,300	\$854,172
Total Burr Oak Schools		\$13,515,264	\$1,269,396	\$767,824	\$25,529,474	\$0	\$41,081,958	\$6,420,000	\$47,501,958
75030 Centreville Schools									
	006 Florence Township	\$9,868,457	\$0	\$0	\$8,168,762	\$0	\$18,037,219	\$2,145,700	\$20,182,919
	009 Lockport Township	\$10,211,548	\$792,517	\$731,110	\$17,378,222	\$0	\$29,113,397	\$1,114,200	\$30,227,597
	012 Nottawa Township	\$5,088,283	\$5,742,360	\$456,725	\$49,832,645	\$0	\$61,120,013	\$3,751,900	\$64,871,913
	014 Sherman Township	\$7,590,885	\$99,300	\$0	\$59,275,199	\$0	\$66,965,384	\$3,009,200	\$69,974,584
Total Centreville Schools		\$32,759,173	\$6,634,177	\$1,187,835	\$134,654,828	\$0	\$175,236,013	\$10,021,000	\$185,257,013

**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	\$1,332,185	\$23,752	\$0	\$2,846,763	\$0	\$4,202,700	\$1,789,000	\$5,991,700
002	Colon Township	\$16,693,869	\$3,062,884	\$2,029,808	\$80,079,357	\$0	\$101,865,918	\$6,607,700	\$108,473,618
008	Leonidas Township	\$17,666,395	\$742,646	\$0	\$16,625,064	\$0	\$35,034,105	\$4,721,300	\$39,755,405
012	Nottawa Township	\$1,814,198	\$215,626	\$0	\$1,974,228	\$0	\$4,004,052	\$159,900	\$4,163,952
Total Colon Schools		\$37,506,647	\$4,044,908	\$2,029,808	\$101,525,412	\$0	\$145,106,775	\$13,277,900	\$158,384,675
75050 Constantine Schools									
003	Constantine Township	\$12,726,485	\$3,799,905	\$21,749,075	\$65,646,491	\$0	\$103,921,956	\$14,487,900	\$118,409,856
004	Fabius Township	\$122,057	\$0	\$0	\$162,368	\$0	\$284,425	\$548,600	\$833,025
006	Florence Township	\$4,304,353	\$0	\$50,163	\$8,480,400	\$0	\$12,834,916	\$758,100	\$13,593,016
011	Mottville Township	\$4,508,221	\$116,800	\$173,548	\$6,887,712	\$0	\$11,686,281	\$869,900	\$12,556,181
Total Constantine Schools		\$21,661,116	\$3,916,705	\$21,972,786	\$81,176,971	\$0	\$128,727,578	\$16,664,500	\$145,392,078
75060 Mendon Schools									
002	Colon Township	\$353,158	\$0	\$0	\$103,258	\$0	\$456,416	\$4,100	\$460,516
008	Leonidas Township	\$1,509,978	\$0	\$0	\$643,534	\$0	\$2,153,512	\$1,811,600	\$3,965,112
009	Lockport Township	\$468,832	\$10,200	\$0	\$1,031,130	\$0	\$1,510,162	\$75,600	\$1,585,762
010	Mendon Township	\$16,145,506	\$2,070,075	\$4,015,740	\$44,997,917	\$0	\$67,229,238	\$39,333,100	\$106,562,338
012	Nottawa Township	\$5,297,431	\$433,537	\$0	\$5,980,165	\$0	\$11,711,133	\$683,100	\$12,394,233
013	Park Township	\$7,577,481	\$601,458	\$1,785,671	\$25,244,385	\$0	\$35,208,995	\$6,670,673	\$41,879,668
Total Mendon Schools		\$31,352,386	\$3,115,270	\$5,801,411	\$78,000,389	\$0	\$118,269,456	\$48,578,173	\$166,847,629
75070 White Pigeon Schools									
003	Constantine Township	\$195,520	\$0	\$0	\$724,300	\$0	\$919,820	\$12,900	\$932,720
006	Florence Township	\$4,436,922	\$0	\$0	\$2,443,479	\$0	\$6,880,401	\$214,200	\$7,094,601
011	Mottville Township	\$9,390,846	\$2,268,159	\$10,296,269	\$21,564,837	\$0	\$43,520,111	\$10,784,800	\$54,304,911
014	Sherman Township	\$0	\$0	\$0	\$146,063	\$0	\$146,063	\$0	\$146,063
016	White Pigeon Township	\$15,774,458	\$6,951,255	\$8,876,783	\$152,948,722	\$0	\$184,551,218	\$40,260,500	\$224,811,718
Total White Pigeon Schools		\$29,797,746	\$9,219,414	\$19,173,052	\$177,827,401	\$0	\$236,017,613	\$51,272,400	\$287,290,013
75080 Three Rivers Schools									
003	Constantine Township	\$1,000,101	\$0	\$0	\$3,611,820	\$0	\$4,611,921	\$98,100	\$4,710,021
004	Fabius Township	\$8,242,529	\$4,439,456	\$1,459,748	\$174,388,328	\$0	\$188,530,061	\$21,587,709	\$210,117,770
006	Florence Township	\$2,645,374	\$0	\$16,430	\$2,098,300	\$0	\$4,760,104	\$1,149,800	\$5,909,904
007	Flowerfield Township	\$11,465,212	\$529,118	\$4,660	\$36,976,207	\$0	\$48,975,197	\$18,691,511	\$67,666,708
009	Lockport Township	\$5,196,553	\$3,613,422	\$139,590	\$77,043,920	\$0	\$85,993,485	\$3,159,800	\$89,153,285
013	Park Township	\$11,873,813	\$5,913,593	\$5,224,307	\$49,109,358	\$0	\$72,121,071	\$24,689,189	\$96,810,260
052	Three Rivers City	\$0	\$53,491,542	\$18,556,257	\$76,157,453	\$0	\$148,205,252	\$29,952,600	\$178,157,852
Total Three Rivers Schools		\$40,423,582	\$67,987,131	\$25,400,992	\$419,385,386	\$0	\$553,197,091	\$99,328,709	\$652,525,800

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	\$91,025	\$0	\$0	\$93,325
Total Bronson Schools		\$2,300	\$91,025	\$0	\$0	\$93,325
13050 Athens Schools						
008	Leonidas Township	\$8,200	\$336,704	\$0	\$0	\$344,904
Total Athens Schools		\$8,200	\$336,704	\$0	\$0	\$344,904
14050 Marcellus Schools						
007	Flowerfield Township	\$1,583,017	\$5,437,984	\$13,803	\$0	\$7,034,804
Total Marcellus Schools		\$1,583,017	\$5,437,984	\$13,803	\$0	\$7,034,804
39170 Vicksburg Schools						
008	Leonidas Township	\$160,859	\$1,113,219	\$0	\$0	\$1,274,078
010	Mendon Township	\$2,128,850	\$3,598,664	\$83,200	\$0	\$5,810,714
013	Park Township	\$908,773	\$7,711,317	\$0	\$0	\$8,620,090
Total Vicksburg Schools		\$3,198,482	\$12,423,200	\$83,200	\$0	\$15,704,882
75100 Nottawa Schools						
001	Burr Oak Township	\$49,083	\$456,764	\$5,000	\$0	\$510,847
002	Colon Township	\$309,016	\$2,100,248	\$0	\$0	\$2,409,264
012	Nottawa Township	\$20,569,408	\$38,246,948	\$391,400	\$0	\$59,207,756
014	Sherman Township	\$3,850,283	\$7,716,590	\$0	\$0	\$11,566,873
Total Nottawa Schools		\$24,777,790	\$48,520,550	\$396,400	\$0	\$73,694,740
75010 Sturgis Schools						
001	Burr Oak Township	\$4,149,802	\$21,979,273	\$5,800	\$0	\$26,134,875
005	Fawn River Township	\$5,961,217	\$35,709,512	\$84,900	\$0	\$41,755,629
014	Sherman Township	\$14,577,747	\$57,053,013	\$76,300	\$0	\$71,707,060
015	Sturgis Township	\$19,194,358	\$39,967,730	\$1,208,500	\$0	\$60,370,588
052	Sturgis City	\$122,404,531	\$97,801,282	\$9,904,800	\$13,795,700	\$243,906,313
Total Sturgis Schools		\$166,287,655	\$252,510,810	\$11,280,300	\$13,795,700	\$443,874,465
75020 Burr Oak Schools						
001	Burr Oak Township	\$12,238,534	\$30,285,512	\$107,700	\$236,900	\$42,868,646
002	Colon Township	\$1,959,400	\$1,781,240	\$38,500	\$0	\$3,779,140
014	Sherman Township	\$221,300	\$632,872	\$0	\$0	\$854,172
Total Burr Oak Schools		\$14,419,234	\$32,699,624	\$146,200	\$236,900	\$47,501,958
75030 Centreville Schools						
006	Florence Township	\$3,460,796	\$16,722,123	\$0	\$0	\$20,182,919
009	Lockport Township	\$5,116,341	\$25,004,156	\$0	\$107,100	\$30,227,597
012	Nottawa Township	\$20,505,492	\$43,229,421	\$1,137,000	\$0	\$64,871,913
014	Sherman Township	\$21,103,521	\$48,866,063	\$5,000	\$0	\$69,974,584
Total Centreville Schools		\$50,186,150	\$133,821,763	\$1,142,000	\$107,100	\$185,257,013
75040 Colon Schools						
001	Burr Oak Township	\$2,462,206	\$3,529,494	\$0	\$0	\$5,991,700
002	Colon Township	\$41,946,592	\$65,552,126	\$695,600	\$279,300	\$108,473,618
008	Leonidas Township	\$9,098,976	\$30,644,029	\$12,400	\$0	\$39,755,405
012	Nottawa Township	\$901,743	\$3,255,809	\$6,400	\$0	\$4,163,952
Total Colon Schools		\$54,409,517	\$102,981,458	\$714,400	\$279,300	\$158,384,675
75050 Constantine Schools						
003	Constantine Township	\$46,388,657	\$67,116,199	\$1,537,000	\$3,368,000	\$118,409,856
004	Fabius Township	\$150,320	\$142,105	\$540,600	\$0	\$833,025
006	Florence Township	\$1,904,516	\$11,463,800	\$224,700	\$0	\$13,593,016
011	Mottville Township	\$2,116,501	\$10,366,780	\$72,900	\$0	\$12,556,181
Total Constantine Schools		\$50,559,994	\$89,088,884	\$2,375,200	\$3,368,000	\$145,392,078

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

School District	Local Unit	Non-PRE	PRE	Com. Personal	Ind. Personal	Total Taxable
75060 Mendon Schools						
002	Colon Township	\$4,100	\$456,416	\$0	\$0	\$460,516
008	Leonidas Township	\$1,933,075	\$2,032,037	\$0	\$0	\$3,965,112
009	Lockport Township	\$264,867	\$1,320,895	\$0	\$0	\$1,585,762
010	Mendon Township	\$52,777,470	\$52,946,868	\$172,500	\$665,500	\$106,562,338
012	Nottawa Township	\$2,181,022	\$10,003,711	\$209,500	\$0	\$12,394,233
013	Park Township	\$16,876,333	\$24,358,635	\$378,100	\$266,600	\$41,879,668
Total Mendon Schools		\$74,036,867	\$91,118,562	\$760,100	\$932,100	\$166,847,629
75070 White Pigeon Schools						
003	Constantine Township	\$165,142	\$767,578	\$0	\$0	\$932,720
006	Florence Township	\$1,206,357	\$5,888,244	\$0	\$0	\$7,094,601
011	Mottville Township	\$25,933,711	\$27,076,600	\$248,900	\$1,045,700	\$54,304,911
014	Sherman Township	\$0	\$146,063	\$0	\$0	\$146,063
016	White Pigeon Township	\$112,914,102	\$107,791,416	\$511,400	\$3,594,800	\$224,811,718
Total White Pigeon Schools		\$140,219,312	\$141,669,901	\$760,300	\$4,640,500	\$287,290,013
75080 Three Rivers Schools						
003	Constantine Township	\$546,736	\$4,163,285	\$0	\$0	\$4,710,021
004	Fabius Township	\$95,204,562	\$113,264,008	\$1,347,700	\$301,500	\$210,117,770
006	Florence Township	\$1,702,542	\$4,207,362	\$0	\$0	\$5,909,904
007	Flowerfield Township	\$23,208,842	\$44,086,109	\$371,757	\$0	\$67,666,708
009	Lockport Township	\$17,695,348	\$70,344,837	\$1,113,100	\$0	\$89,153,285
013	Park Township	\$46,061,685	\$49,908,575	\$620,600	\$219,400	\$96,810,260
052	Three Rivers City	\$100,831,977	\$59,687,075	\$14,260,900	\$3,377,900	\$178,157,852
Total Three Rivers Schools		\$285,251,692	\$345,661,251	\$17,714,057	\$3,898,800	\$652,525,800

St. Joseph County

2021 School District Equalized Value Recapitulation

School	Real Property			Personal Property			Total		
	2020 Equalized Value	2021 Equalized Value	% Change	2020 Equalized Value	2021 Equalized Value	% Change	2020 Equalized Value	2021 Equalized Value	% Change
12020 Bronson Schools	\$271,900	\$266,300	-2.06%	\$2,300	\$2,300	0.00%	\$274,200	\$268,600	-2.04%
13050 Athens School	\$895,400	\$734,200	-18.00%	\$8,400	\$8,200	-2.38%	\$903,800	\$742,400	-17.86%
14050 Marcellus Schools	\$10,711,400	\$11,041,500	3.08%	\$169,853	\$728,158	328.70%	\$10,881,253	\$11,769,658	8.16%
39170 Vicksburg Schools	\$28,157,300	\$29,377,600	4.33%	\$660,500	\$680,100	2.97%	\$28,817,800	\$30,057,700	4.30%
75100 Nottawa Schools	\$101,359,900	\$103,981,200	2.59%	\$1,435,200	\$1,468,500	2.32%	\$102,795,100	\$105,449,700	2.58%
75010 Sturgis Schools	\$537,059,100	\$568,401,700	5.84%	\$31,015,600	\$36,038,900	16.20%	\$568,074,700	\$604,440,600	6.40%
75020 Burr Oak Schools	\$78,529,600	\$79,591,400	1.35%	\$6,664,900	\$6,420,000	-3.67%	\$85,194,500	\$86,011,400	0.96%
75030 Centreville Schools	\$273,392,643	\$278,620,300	1.91%	\$9,548,100	\$10,021,000	4.95%	\$282,940,743	\$288,641,300	2.01%
75040 Colon Schools	\$258,572,800	\$262,547,350	1.54%	\$13,438,900	\$13,277,900	-1.20%	\$272,011,700	\$275,825,250	1.40%
75050 Constantine Schools	\$198,167,229	\$215,441,400	8.72%	\$16,341,900	\$16,664,500	1.97%	\$214,509,129	\$232,105,900	8.20%
75060 Mendon Schools	\$209,738,004	\$216,578,300	3.26%	\$51,823,400	\$51,521,800	-0.58%	\$261,561,404	\$268,100,100	2.50%
75070 White Pigeon Schools	\$343,145,700	\$350,531,100	2.15%	\$48,759,500	\$51,272,400	5.15%	\$391,905,200	\$401,803,500	2.53%
75080 Three Rivers Schools	\$757,326,344	\$795,133,310	4.99%	\$95,477,195	\$100,694,911	5.46%	\$852,803,539	\$895,828,221	5.05%

St. Joseph County
2021 School District Taxable Value Recapitulation

School	Real Property			Personal Property			Total		
	2020 Taxable Value	2021 Taxable Value	% Change	2020 Taxable Value	2021 Taxable Value	% Change	2020 Taxable Value	2021 Taxable Value	% Change
12020 Bronson Schools	\$89,769	\$91,025	1.40%	\$2,300	\$2,300	0.00%	\$92,069	\$93,325	1.36%
13050 Athens Schools	\$332,057	\$336,704	1.40%	\$8,400	\$8,200	-2.38%	\$340,457	\$344,904	1.31%
14050 Marcellus Schools	\$6,092,590	\$6,306,646	3.51%	\$169,853	\$728,158	328.70%	\$6,262,443	\$7,034,804	12.33%
39170 Vicksburg Schools	\$14,465,140	\$15,024,782	3.87%	\$660,500	\$680,100	2.97%	\$15,125,640	\$15,704,882	3.83%
75100 Nottawa Schools	\$69,325,114	\$72,226,240	4.18%	\$1,435,200	\$1,468,500	2.32%	\$70,760,314	\$73,694,740	4.15%
75010 Sturgis Schools	\$392,745,071	\$407,835,565	3.84%	\$31,015,600	\$36,038,900	16.20%	\$423,760,671	\$443,874,465	4.75%
75020 Burr Oak Schools	\$40,000,119	\$41,081,958	2.70%	\$6,664,900	\$6,420,000	-3.67%	\$46,665,019	\$47,501,958	1.79%
75030 Centreville Schools	\$170,131,351	\$175,236,013	3.00%	\$9,548,100	\$10,021,000	4.95%	\$179,679,451	\$185,257,013	3.10%
75040 Colon Schools	\$140,914,402	\$145,106,775	2.98%	\$13,438,900	\$13,277,900	-1.20%	\$154,353,302	\$158,384,675	2.61%
75050 Constantine Schools	\$117,761,064	\$128,727,578	9.31%	\$16,341,900	\$16,664,500	1.97%	\$134,102,964	\$145,392,078	8.42%
75060 Mendon Schools	\$115,928,988	\$118,269,456	2.02%	\$48,883,392	\$48,578,173	-0.62%	\$164,812,380	\$166,847,629	1.23%
75070 White Pigeon Schools	\$227,460,558	\$236,017,613	3.76%	\$48,759,500	\$51,272,400	5.15%	\$276,220,058	\$287,290,013	4.01%
75080 Three Rivers Schools	\$533,543,257	\$553,197,091	3.68%	\$94,015,480	\$99,328,709	5.65%	\$627,558,737	\$652,525,800	3.98%

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

ISD	School District	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized	
St Joseph County ISD										
	75100	Nottawa School	\$29,076,200	\$1,862,300	\$79,600	\$72,963,100	\$0	\$103,981,200	\$1,468,500	\$105,449,700
	75010	Sturgis School	\$87,163,000	\$83,208,700	\$50,123,400	\$347,906,600	\$0	\$568,401,700	\$36,038,900	\$604,440,600
	75020	Burr Oak School	\$40,438,900	\$1,694,100	\$991,600	\$36,466,800	\$0	\$79,591,400	\$6,420,000	\$86,011,400
	75030	Centreville School	\$97,414,500	\$7,769,700	\$1,390,500	\$172,045,600	\$0	\$278,620,300	\$10,021,000	\$288,641,300
	75040	Colon School	\$118,233,050	\$4,583,100	\$2,318,600	\$137,412,600	\$0	\$262,547,350	\$13,277,900	\$275,825,250
	75050	Constantine School	\$78,773,500	\$4,869,700	\$23,581,900	\$108,216,300	\$0	\$215,441,400	\$16,664,500	\$232,105,900
	75060	Mendon School	\$95,231,000	\$3,608,500	\$6,629,700	\$111,109,100	\$0	\$216,578,300	\$51,521,800	\$268,100,100
	75070	White Pigeon School	\$86,916,200	\$10,211,600	\$23,203,800	\$230,199,500	\$0	\$350,531,100	\$51,272,400	\$401,803,500
	75080	Three Rivers School	\$112,314,900	\$87,337,200	\$31,372,000	\$564,109,210	\$0	\$795,133,310	\$100,694,911	\$895,828,221
Total St Joseph County ISD			\$745,561,250	\$205,144,900	\$139,691,100	\$1,780,428,810	\$0	\$2,870,826,060	\$287,379,911	\$3,158,205,971
Kalamazoo Regional Educational Service Agency (K-RESA)										
	39170	Vicksburg School	\$15,410,100	\$1,770,300	\$0	\$12,197,200	\$0	\$29,377,600	\$680,100	\$30,057,700
Total K-RESA			\$15,410,100	\$1,770,300	\$0	\$12,197,200	\$0	\$29,377,600	\$680,100	\$30,057,700
Lewis Cass ISD										
	14050	Marcellus School	\$3,128,000	\$0	\$0	\$7,913,500	\$0	\$11,041,500	\$728,158	\$11,769,658
Total Lewis Cass ISD			\$3,128,000	\$0	\$0	\$7,913,500	\$0	\$11,041,500	\$728,158	\$11,769,658
Calhoun ISD										
	13050	Athens School	\$570,500	\$0	\$0	\$163,700	\$0	\$734,200	\$8,200	\$742,400
Total Calhoun ISD			\$570,500	\$0	\$0	\$163,700	\$0	\$734,200	\$8,200	\$742,400
Branch ISD										
	12020	Bronson School	\$179,200	\$0	\$0	\$87,100	\$0	\$266,300	\$2,300	\$268,600
Total Branch ISD			\$179,200	\$0	\$0	\$87,100	\$0	\$266,300	\$2,300	\$268,600

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

ISD	School District	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Taxable	
St Joseph County ISD										
	75100	Nottawa School	\$11,313,201	\$1,703,174	\$72,035	\$59,137,830	\$0	\$72,226,240	\$1,468,500	\$73,694,740
	75010	Sturgis School	\$31,664,239	\$63,055,923	\$41,831,402	\$271,284,001	\$0	\$407,835,565	\$36,038,900	\$443,874,465
	75020	Burr Oak School	\$13,515,264	\$1,269,396	\$767,824	\$25,529,474	\$0	\$41,081,958	\$6,420,000	\$47,501,958
	75030	Centreville School	\$32,759,173	\$6,634,177	\$1,187,835	\$134,654,828	\$0	\$175,236,013	\$10,021,000	\$185,257,013
	75040	Colon School	\$37,506,647	\$4,044,908	\$2,029,808	\$101,525,412	\$0	\$145,106,775	\$13,277,900	\$158,384,675
	75050	Constantine School	\$21,661,116	\$3,916,705	\$21,972,786	\$81,176,971	\$0	\$128,727,578	\$16,664,500	\$145,392,078
	75060	Mendon School	\$31,352,386	\$3,115,270	\$5,801,411	\$78,000,389	\$0	\$118,269,456	\$48,578,173	\$166,847,629
	75070	White Pigeon School	\$29,797,746	\$9,219,414	\$19,173,052	\$177,827,401	\$0	\$236,017,613	\$51,272,400	\$287,290,013
	75080	Three Rivers School	\$40,423,582	\$67,987,131	\$25,400,992	\$419,385,386	\$0	\$553,197,091	\$99,328,709	\$652,525,800
Total St Joseph County ISD			\$40,423,582	\$67,987,131	\$25,400,992	\$419,385,386	\$0	\$553,197,091	\$99,328,709	\$2,160,768,371
Kalamazoo Regional Educational Service Agency (K-RESA)										
	39170	Vicksburg School	\$5,377,661	\$1,192,963	\$0	\$8,454,158	\$0	\$15,024,782	\$680,100	\$15,704,882
Total K-RESA			\$5,377,661	\$1,192,963	\$0	\$8,454,158	\$0	\$15,024,782	\$680,100	\$15,704,882
Lewis Cass ISD										
	14050	Marcellus School	\$891,697	\$0	\$0	\$5,414,949	\$0	\$6,306,646	\$728,158	\$7,034,804
Total Lewis Cass ISD			\$891,697	\$0	\$0	\$5,414,949	\$0	\$6,306,646	\$728,158	\$7,034,804
Calhoun ISD										
	13050	Athens School	\$189,885	\$0	\$0	\$146,819	\$0	\$336,704	\$8,200	\$344,904
Total Calhoun ISD			\$189,885	\$0	\$0	\$146,819	\$0	\$336,704	\$8,200	\$344,904
Branch ISD										
	12020	Bronson School	\$16,327	\$0	\$0	\$74,698	\$0	\$91,025	\$2,300	\$93,325
Total Branch ISD			\$16,327	\$0	\$0	\$74,698	\$0	\$91,025	\$2,300	\$93,325

St. Joseph County
IFT Parcels
By Unit and School District

Local Unit	Parcel Number	Owner Name	School District	Property Class	SEV	Taxable	Certificate #	Expiration Date
003	Constantine Township							
	003 999 116 10	BAYER GREAT LAKES PRODUCTI	75050	352	819,200	819,200	2011-375	12/31/2023
	043 999 445 00	MICHIGAN MILK PRODUCERS ASS	75050	305	841,000	841,000	2014-434	12/31/2026
	043 999 445 10	MICHIGAN MILK PRODUCERS ASS	75050	352	0	0	2014-434	12/31/2026
	043 999 445 01	MICHIGAN MILK PRODUCERS ASS	75050	305	891,400	798,727	2018-144	12/30/2030
Total Constantine Township			4		\$2,551,600	\$2,458,927		
010	Mendon Township							
	044 900 060 04	IAC MENDON LLC	75060	352	0	0	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	186,600	186,600	2011-432	12/30/2023
	010 950 013 00	MENDON SEED GROWERS CORP	75060	352	232,000	232,000	2012-513	12/30/2024
	010 960 013 00	MENDON SEED GROWERS CORP	75060	305	334,800	229,475	2012-513	12/30/2024
	044 900 060 06	IAC MENDON LLC	75060	352	0	0	2013-040	12/30/2025
	044 900 061 06	IAC MENDON LLC	75060	305	421,500	421,500	2013-040	12/30/2025
	044 900 040 03	TH PLASTICS INC	75060	305	1,649,700	1,602,525	2019-016	12/31/2031
Total Mendon Township			8		\$2,877,400	\$2,724,900		
011	Mottville Township							
	011 999 019 00	THE ANDERSONS AGRICULTURE	75070	305	258,900	258,900	2009-304	12/31/2021
	011 999 019 10	THE ANDERSONS AGRICULTURE	75070	352	0	0	2009-304	12/31/2021
	011 999 020 10	COPPERCOIN HOLDINGS LLC	75070	352	0	0	2010-164	12/30/2022
	011 999 125 10	UNIVERSAL CONSUMER PRODUC	75070	352	88,400	88,400	2010-094	12/30/2022
	011 999 020 00	COPPERCOIN HOLDINGS LLC	75070	305	200,000	200,000	2010-164	12/31/2022
	011 999 021 00	THE ANDERSONS AGRICULTURE	75070	305	575,800	575,800	2010-186	12/31/2022
	011 999 021 10	THE ANDERSONS AGRICULTURE	75070	352	100	100	2010-186	12/31/2022
	011 999 125 00	UNIVERSAL CONSUMER PRODUC	75070	305	22,500	22,500	2010-094	12/31/2022
	011 999 130 00	THE ANDERSONS AGRICULTURE	75070	305	607,300	607,300	2011-401	12/31/2023
	011 999 130 10	THE ANDERSONS INC	75070	352	60,300	60,300	2011-401	12/31/2023
	011 999 135 00	BANKS HARDWOODS INC	75070	305	450,000	450,000	2013-354	12/30/2025
	011 999 135 10	BANKS HARDWOODS INC	75070	352	0	0	2013-354	12/30/2025
	011 999 140 00	THE ANDERSONS AGRICULTURE	75070	305	500,000	500,000	2014-109	12/30/2026
	011 999 140 10	THE ANDERSONS AGRICULTURE	75070	352	0	0	2014-109	12/30/2026
	011 999 003 51	WALTHER INVESTMENT LLC	75070	305	1,132,400	994,328	2018-109	12/30/2031
	011 999 150 00	DARKHORSE HOLDINGS LLC	75070	305	202,800	161,037	2020-047	12/30/2032
Total Mottville Township			16		\$4,098,500	\$3,918,665		

St. Joseph County
IFT Parcels
By Unit and School District

Local Unit	Parcel Number	Owner Name	School District	Property Class	SEV	Taxable	Certificate #	Expiration Date
013	Park Township							
	013 999 121 10	AMERICAN METAL FABRICATOR I	75080	352	0	0	2010-093	12/31/2022
	013 999 122 10	AMERICAN METAL FABRICATOR I	75080	352	0	0	2010-241	12/31/2022
	013 999 130 10	PETERSON SPRING CIMA	75080	352	337,500	337,500	2011-117	12/30/2023
	013 999 135 10	AMERICAN METAL FABRICATOR I	75080	352	139,500	139,500	2011-401	12/30/2023
	013 999 001 09	AMERICAN METAL FABRICATOR I	75080	352	0	0	2013-178	12/30/2025
	013 999 130 05	PETERSON SPRING CIMA	75080	352	0	0	2013-102	12/30/2025
	013 999 001 08	AMERICAN METAL FABRICATOR I	75080	352	0	0	2014-157	12/30/2026
	013 900 240 04	X L MACHINE CO INC	75060	305	663,500	557,653	2018-046	12/30/2030
Total Park Township			8		\$1,140,500	\$1,034,653		
016	White Pigeon Township							
	016 999 003 10	NEO MFG LLC	75070	352	3,200	3,200	2010-328	12/30/2022
	016 999 004 10	OX INDUSTRIES	75070	352	595,500	595,500	2011-525	12/30/2023
	045 999 393 10	MERHOW ACQUISITIONS LLC	75070	352	0	0	2013-239	12/30/2027
Total White Pigeon Township			3		\$598,700	\$598,700		
051	Three Rivers City							
	051 960 230 05	INTERNATIONAL PAPER CO	75080	305	608,200	608,200	06-173	12/31/2018
	051 960 012 01	ARMSTRONG INTERNATIONAL IN	75080	305	335,800	335,800	08-182	12/30/2020
	051 970 012 01	ARMSTRONG INTERNATIONAL IN	75080	352	3,500	3,500	08-182	12/30/2020
	051 960 111 01	KADANT JOHNSON LLC	75080	305	16,500	16,500	08-298	12/30/2020
	051 970 180 03	R & H MACHINE PRODUCTS	75080	352	0	0	2009-069	12/30/2021
	051 960 231 03	W E SLITT COMPANY	75080	305	162,200	162,200	2017-009	12/30/2022
	051 970 200 03	TAMARA TOOL INC	75080	352	56,500	56,500	2011-170	12/30/2023
	051 970 180 04	R & H MACHINE PRODUCTS	75080	352	49,500	49,500	2012-114	12/30/2024
	051 970 165 01	PRECISION WIRE FORMS INC.	75080	352	0	0	2012-428	12/30/2024
	051 960 200 04	TAMARA TOOL INC	75080	305	100,900	93,214	2012-509	12/30/2024
	051 960 012 02	ARMSTRONG INTERNATIONAL IN	75080	305	481,900	481,900	2018-007	12/30/2024
	051 960 010 07	AMERICAN AXLE & MFG INC	75080	305	1,119,200	338,559	2012-113	12/31/2024
	051 970 010 07	AMERICAN AXLE & MFG INC	75080	352	4,952,300	4,952,300	2012-113	12/31/2024
	051 970 231 02	W E SLITT COMPANY	75080	352	30,900	30,900	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	0	0	2013-308	12/31/2025
	051 960 079 00	R & H MACHINE PRODUCTS	75080	305	106,500	80,093	2014-040	12/31/2025
	051 970 674 55	R & H MACHINE PRODUCTS	75080	352	0	0	2014-040	12/31/2025
	051 970 231 03	W E SLITT COMPANY	75080	352	0	0	2014-172	12/31/2026
	051 970 180 05	R & H MACHINE PRODUCTS	75080	352	0	0	2016-025	12/30/2028
	051 970 165 03	PRECISION WIRE FORMS INC	75080	352	0	0	2016-054	12/30/2028
	051 960 045 00	DOCK FOUNDRY COMPANY	75080	305	279,600	279,600	2016-069	12/30/2028
	051 960 220 08	TEKMODO HOLDINGS LLC	75080	305	2,870,700	2,780,700	2020-008	12/30/2032
Total Three Rivers City			23		\$11,416,400	\$10,511,666		

St. Joseph County
IFT Parcels
By Unit and School District

Local Unit	Parcel Number	Owner Name	School District	Property Class	SEV	Taxable	Certificate #	Expiration Date
052	Sturgis City							
	052 900 620 00	VCI INC	75010	352	51,900	51,900	2011-060	12/30/2023
	052 900 645 00	METALLOID CORPORATION	75010	352	17,500	17,500	2011-571	12/30/2023
	052 900 635 00	LTI PRINTING INC	75010	352	58,700	58,700	2011-572	12/30/2023
	052 900 650 00	PARMA TUBE CORP	75010	352	16,300	16,300	2011-573	12/30/2023
	052 900 640 00	AMERICRAFT CARTON INC	75010	352	508,300	508,300	2011-624	12/30/2023
	052 900 625 00	LTI PRINTING INC	75010	352	0	0	2011-061	12/31/2023
	052 900 630 00	MAYER TOOL & ENGINEERING IN	75010	352	0	0	2011-065	12/31/2023
	052 950 610 00	MAYER TOOL & ENGINEERING IN	75010	305	20,000	20,000	2011-065	12/31/2023
	052 900 651 00	PARMA TUBE CORP	75010	352	0	0	2011-068	12/30/2024
	052 900 670 00	JOHNSON PRECISION MOLD INC	75010	352	28,500	28,500	2012-324	12/30/2024
	052 900 680 00	LTI PRINTING INC	75010	352	11,200	11,200	2012-325	12/30/2024
	052 900 750 00	MAYER TOOL & ENGINEERING IN	75010	352	68,800	68,800	2012-326	12/30/2024
	052 900 700 00	PARMA TUBE CORP	75010	352	44,200	44,200	2012-327	12/30/2024
	052 900 710 00	STURGIS MOLDED PRODUCTS C	75010	352	377,200	377,200	2012-328	12/30/2024
	052 950 710 00	STURGIS MOLDED PRODUCTS C	75010	305	0	0	2012-328	12/30/2024
	052 900 720 00	TELEMARK CORP	75010	352	77,800	77,800	2012-477	12/30/2024
	052 900 730 00	VCI INC	75010	352	98,300	98,300	2012-478	12/30/2024
	052 900 740 00	LTI PRINTING INC	75010	352	52,300	52,300	2012-479	12/30/2024
	052 900 660 00	STURGIS MOLDED PRODUCTS C	75010	352	14,100	14,100	2011-062	12/30/2025
	052 900 192 01	SUMMIT POLYMERS, INC	75010	352	0	0	2013-520	12/30/2025
	052 900 135 06	MAYER TOOL & ENGINEERING IN	75010	352	31,900	31,900	2013-521	12/30/2025
	052 900 161 01	PARMA TUBE CORP	75010	352	5,600	5,600	2013-522	12/30/2025
	052 900 139 03	MICHIANA CORRUGATED PRODU	75010	352	0	0	2013-524	12/30/2025
	052 900 011 03	AMERICRAFT CARTON INC	75010	352	0	0	2013-525	12/30/2025
	052 950 011 03	AMERICRAFT CARTON INC	75010	305	327,300	327,300	2013-525	12/30/2025
	052 900 022 02	BURR OAK TOOL INC	75010	352	0	0	2013-526	12/30/2025
	052 900 135 07	MAYER TOOL & ENGINEERING IN	75010	352	0	0	2013-527	12/30/2025
	052 900 760 00	VCI INC	75010	352	0	0	2011-064	12/31/2025
	052 950 760 00	VCI INC	75010	305	192,500	192,500	2011-064	12/31/2025
	052 900 101 02	JOHNSON PRECISION MOLD INC	75010	352	0	0	2013-523	12/30/2026
	052 900 558 02	MORGAN OLSON LLC	75010	352	0	0	2014-461	12/30/2026
	052 900 135 08	MAYER TOOL & ENGINEERING IN	75010	352	0	0	2014-462	12/30/2026
	052 900 425 02	MIDWEST PLASTIC ENGINEERING	75010	352	0	0	2014-463	12/30/2026
	052 900 192 02	SUMMIT POLYMERS, INC	75010	352	0	0	2014-464	12/30/2026
	052 950 192 02	SUMMIT POLYMERS, INC	75010	305	539,000	539,000	2014-464	12/30/2026
	052 900 425 03	MIDWEST PLASTIC ENGINEERING	75010	352	0	0	2014-469	12/30/2026
	052 900 120 10	LTI PRINTING INC	75010	352	0	0	2014-470	12/30/2026
	052 900 417 04	MICHIGAN TOOL WORKS	75010	352	0	0	2014-471	12/30/2026
	052 900 161 09	PARMA TUBE CORP	75010	352	0	0	2014-472	12/30/2026
	052 900 022 03	BURR OAK TOOL INC	75010	352	0	0	2014-473	12/30/2026
	052 950 022 03	BURR OAK TOOL INC	75010	305	2,618,000	2,618,000	2014-473	12/30/2026
	052 950 021 01	UNIQUE TRUCK ACCESSORIES	75010	305	123,700	123,700	2015-261	12/30/2027
	052 950 268 14	STURGIS MOLDED PRODUCTS C	75010	305	423,500	423,500	2018-179	12/30/2030
	052 950 110 01	KUHL JEFFERY A	75010	305	32,800	32,800	2019-111	12/30/2031
	052 950 030 01	MSZ REALTY LLC	75010	305	1,735,200	1,735,200	2019-139	12/30/2031
	052 950 230 01	WELS HOLDINGS LLC	75010	305	1,893,400	1,893,400	2020-053	12/30/2032
Total Sturgis City			46		\$9,368,000	\$9,368,000		

St. Joseph County
IFT Parcels
By School District and Unit

School District	Parcel Number	Owner Name	School District	Property Class	SEV	Taxable	Certificate #	Expiration Date
75010	Sturgis Schools							
	052 900 620 00	VCI INC	75010	352	\$51,900	\$51,900	2011-060	12/30/2023
	052 900 645 00	METALLOID CORPORATION	75010	352	\$17,500	\$17,500	2011-571	12/30/2023
	052 900 635 00	LTI PRINTING INC	75010	352	\$58,700	\$58,700	2011-572	12/30/2023
	052 900 650 00	PARMA TUBE CORP	75010	352	\$16,300	\$16,300	2011-573	12/30/2023
	052 900 640 00	AMERICRAFT CARTON INC	75010	352	\$508,300	\$508,300	2011-624	12/30/2023
	052 900 625 00	LTI PRINTING INC	75010	352	\$0	\$0	2011-061	12/31/2023
	052 900 630 00	MAYER TOOL & ENGINEERING IN	75010	352	\$0	\$0	2011-065	12/31/2023
	052 950 610 00	MAYER TOOL & ENGINEERING IN	75010	305	\$20,000	\$20,000	2011-065	12/31/2023
	052 900 651 00	PARMA TUBE CORP	75010	352	\$0	\$0	2011-068	12/30/2024
	052 900 670 00	JOHNSON PRECISION MOLD INC	75010	352	\$28,500	\$28,500	2012-324	12/30/2024
	052 900 680 00	LTI PRINTING INC	75010	352	\$11,200	\$11,200	2012-325	12/30/2024
	052 900 750 00	MAYER TOOL & ENGINEERING IN	75010	352	\$68,800	\$68,800	2012-326	12/30/2024
	052 900 700 00	PARMA TUBE CORP	75010	352	\$44,200	\$44,200	2012-327	12/30/2024
	052 900 710 00	STURGIS MOLDED PRODUCTS C	75010	352	\$377,200	\$377,200	2012-328	12/30/2024
	052 950 710 00	STURGIS MOLDED PRODUCTS C	75010	305	\$0	\$0	2012-328	12/30/2024
	052 900 720 00	TELEMARK CORP	75010	352	\$77,800	\$77,800	2012-477	12/30/2024
	052 900 730 00	VCI INC	75010	352	\$98,300	\$98,300	2012-478	12/30/2024
	052 900 740 00	LTI PRINTING INC	75010	352	\$52,300	\$52,300	2012-479	12/30/2024
	052 900 660 00	STURGIS MOLDED PRODUCTS C	75010	352	\$14,100	\$14,100	2011-062	12/30/2025
	052 900 192 01	SUMMIT POLYMERS, INC	75010	352	\$0	\$0	2013-520	12/30/2025
	052 900 135 06	MAYER TOOL & ENGINEERING IN	75010	352	\$31,900	\$31,900	2013-521	12/30/2025
	052 900 161 01	PARMA TUBE CORP	75010	352	\$5,600	\$5,600	2013-522	12/30/2025
	052 900 139 03	MICHIANA CORRUGATED PRODU	75010	352	\$0	\$0	2013-524	12/30/2025
	052 900 011 03	AMERICRAFT CARTON INC	75010	352	\$0	\$0	2013-525	12/30/2025
	052 950 011 03	AMERICRAFT CARTON INC	75010	305	\$327,300	\$327,300	2013-525	12/30/2025
	052 900 022 02	BURR OAK TOOL INC	75010	352	\$0	\$0	2013-526	12/30/2025
	052 900 135 07	MAYER TOOL & ENGINEERING IN	75010	352	\$0	\$0	2013-527	12/30/2025
	052 900 760 00	VCI INC	75010	352	\$0	\$0	2011-064	12/31/2025
	052 950 760 00	VCI INC	75010	305	\$192,500	\$192,500	2011-064	12/31/2025
	052 900 101 02	JOHNSON PRECISION MOLD INC	75010	352	\$0	\$0	2013-523	12/30/2026
	052 900 558 02	MORGAN OLSON LLC	75010	352	\$0	\$0	2014-461	12/30/2026
	052 900 135 08	MAYER TOOL & ENGINEERING IN	75010	352	\$0	\$0	2014-462	12/30/2026
	052 900 425 02	MIDWEST PLASTIC ENGINEERING	75010	352	\$0	\$0	2014-463	12/30/2026
	052 900 192 02	SUMMIT POLYMERS, INC	75010	352	\$0	\$0	2014-464	12/30/2026
	052 950 192 02	SUMMIT POLYMERS, INC	75010	305	\$539,000	\$539,000	2014-464	12/30/2026
	052 900 425 03	MIDWEST PLASTIC ENGINEERING	75010	352	\$0	\$0	2014-469	12/30/2026
	052 900 120 10	LTI PRINTING INC	75010	352	\$0	\$0	2014-470	12/30/2026
	052 900 417 04	MICHIGAN TOOL WORKS	75010	352	\$0	\$0	2014-471	12/30/2026
	052 900 161 09	PARMA TUBE CORP	75010	352	\$0	\$0	2014-472	12/30/2026
	052 900 022 03	BURR OAK TOOL INC	75010	352	\$0	\$0	2014-473	12/30/2026
	052 950 022 03	BURR OAK TOOL INC	75010	305	\$2,618,000	\$2,618,000	2014-473	12/30/2026
	052 950 021 01	UNIQUE TRUCK ACCESSORIES	75010	305	\$123,700	\$123,700	2015-261	12/30/2027
	052 950 268 14	STURGIS MOLDED PRODUCTS C	75010	305	\$423,500	\$423,500	2018-179	12/30/2030
	052 950 110 01	KUHL JEFFERY A	75010	305	\$32,800	\$32,800	2019-111	12/30/2031
	052 950 030 01	MSZ REALTY LLC	75010	305	\$1,735,200	\$1,735,200	2019-139	12/30/2031
	052 950 230 01	WELS HOLDINGS LLC	75010	305	\$1,893,400	\$1,893,400	2020-053	12/30/2032
Total Sturgis Schools			46		\$9,368,000	\$9,368,000		

**St. Joseph County
IFT Parcels
By School District and Unit**

School District	Parcel Number	Owner Name	School District	Property Class	SEV	Taxable	Certificate #	Expiration Date
75070	White Pigeon Schools							
	011 999 019 00	THE ANDERSONS AGRICULTURE	75070	305	\$258,900	\$258,900	2009-304	12/31/2021
	011 999 019 10	THE ANDERSONS AGRICULTURE	75070	352	\$0	\$0	2009-304	12/31/2021
	011 999 125 10	UNIVERSAL CONSUMER PRODUC	75070	352	\$88,400	\$88,400	2010-094	12/30/2022
	011 999 020 10	COPPERCOIN HOLDINGS LLC	75070	352	\$0	\$0	2010-164	12/30/2022
	016 999 003 10	NEO MFG LLC	75070	352	\$3,200	\$3,200	2010-328	12/30/2022
	011 999 125 00	UNIVERSAL CONSUMER PRODUC	75070	305	\$22,500	\$22,500	2010-094	12/31/2022
	011 999 020 00	COPPERCOIN HOLDINGS LLC	75070	305	\$200,000	\$200,000	2010-164	12/31/2022
	011 999 021 00	THE ANDERSONS AGRICULTURE	75070	305	\$575,800	\$575,800	2010-186	12/31/2022
	011 999 021 10	THE ANDERSONS AGRICULTURE	75070	352	\$100	\$100	2010-186	12/31/2022
	016 999 004 10	OX INDUSTRIES	75070	352	\$595,500	\$595,500	2011-525	12/30/2023
	011 999 130 00	THE ANDERSONS AGRICULTURE	75070	305	\$607,300	\$607,300	2011-401	12/31/2023
	011 999 130 10	THE ANDERSONS INC	75070	352	\$60,300	\$60,300	2011-401	12/31/2023
	011 999 135 00	BANKS HARDWOODS INC	75070	305	\$450,000	\$450,000	2013-354	12/30/2025
	011 999 135 10	BANKS HARDWOODS INC	75070	352	\$0	\$0	2013-354	12/30/2025
	011 999 140 00	THE ANDERSONS AGRICULTURE	75070	305	\$500,000	\$500,000	2014-109	12/30/2026
	011 999 140 10	THE ANDERSONS AGRICULTURE	75070	352	\$0	\$0	2014-109	12/30/2026
	045 999 393 10	MERHOW ACQUISTIONS LLC	75070	352	\$0	\$0	2013-239	12/30/2027
	011 999 003 51	WALTHER INVESTMENT LLC	75070	305	\$1,132,400	\$994,328	2018-109	12/30/2031
	011 999 150 00	DARKHORSE HOLDINGS LLC	75070	305	\$202,800	\$161,037	2020-047	12/30/2032
Total White Pigeon Schools			19		\$4,697,200	\$4,517,365		
75080	Three Rivers Schools							
	051 960 230 05	INTERNATIONAL PAPER CO	75080	305	\$608,200	\$608,200	06-173	12/31/2018
	051 960 012 01	ARMSTRONG INTERNATIONAL IN	75080	305	\$335,800	\$335,800	08-182	12/30/2020
	051 970 012 01	ARMSTRONG INTERNATIONAL IN	75080	352	\$3,500	\$3,500	08-182	12/30/2020
	051 960 111 01	KADANT JOHNSON LLC	75080	305	\$16,500	\$16,500	08-298	12/30/2020
	051 970 180 03	R & H MACHINE PRODUCTS	75080	352	\$0	\$0	2009-069	12/30/2021
	051 960 231 03	W E SLITT COMPANY	75080	305	\$162,200	\$162,200	2017-009	12/30/2022
	013 999 121 10	AMERICAN METAL FABRICATOR I	75080	352	\$0	\$0	2010-093	12/31/2022
	013 999 122 10	AMERICAN METAL FABRICATOR I	75080	352	\$0	\$0	2010-241	12/31/2022
	013 999 130 10	PETERSON SPRING CIMA	75080	352	\$337,500	\$337,500	2011-117	12/30/2023
	051 970 200 03	TAMARA TOOL INC	75080	352	\$56,500	\$56,500	2011-170	12/30/2023
	013 999 135 10	AMERICAN METAL FABRICATOR I	75080	352	\$139,500	\$139,500	2011-401	12/30/2023
	051 970 180 04	R & H MACHINE PRODUCTS	75080	352	\$49,500	\$49,500	2012-114	12/30/2024
	051 970 165 01	PRECISION WIRE FORMS INC.	75080	352	\$0	\$0	2012-428	12/30/2024
	051 960 200 04	TAMARA TOOL INC	75080	305	\$100,900	\$93,214	2012-509	12/30/2024
	051 960 012 02	ARMSTRONG INTERNATIONAL IN	75080	305	\$481,900	\$481,900	2018-007	12/30/2024
	051 960 010 07	AMERICAN AXLE & MFG INC	75080	305	\$1,119,200	\$338,559	2012-113	12/31/2024
	051 970 010 07	AMERICAN AXLE & MFG INC	75080	352	\$4,952,300	\$4,952,300	2012-113	12/31/2024
	051 970 231 02	W E SLITT COMPANY	75080	352	\$30,900	\$30,900	2013-006	12/30/2025
	013 999 130 05	PETERSON SPRING CIMA	75080	352	\$0	\$0	2013-102	12/30/2025
	013 999 001 09	AMERICAN METAL FABRICATOR I	75080	352	\$0	\$0	2013-178	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	\$0	\$0	2013-308	12/31/2025
	051 960 079 00	R & H MACHINE PRODUCTS	75080	305	\$106,500	\$80,093	2014-040	12/31/2025
	051 970 674 55	R & H MACHINE PRODUCTS	75080	352	\$0	\$0	2014-040	12/31/2025
	013 999 001 08	AMERICAN METAL FABRICATOR I	75080	352	\$0	\$0	2014-157	12/30/2026
	051 970 231 03	W E SLITT COMPANY	75080	352	\$0	\$0	2014-172	12/31/2026
	051 970 180 05	R & H MACHINE PRODUCTS	75080	352	\$0	\$0	2016-025	12/30/2028
	051 970 165 03	PRECISION WIRE FORMS INC	75080	352	\$0	\$0	2016-054	12/30/2028
	051 960 045 00	DOCK FOUNDRY COMPANY	75080	305	\$279,600	\$279,600	2016-069	12/30/2028
	051 960 220 08	TEKMODO HOLDINGS LLC	75080	305	\$2,870,700	\$2,780,700	2020-008	12/30/2032
Total Three Rivers Schools			30		\$11,893,400	\$10,988,666		

**St. Joseph County
IFT Parcels
By School District and Unit**

School District	Parcel Number	Owner Name	School District	Property Class	SEV	Taxable	Certificate #	Expiration Date
75050	Constantine Schools							
	003 999 116 10	BAYER GREAT LAKES PRODUCTI	75050	352	\$819,200	\$819,200	2011-375	12/31/2023
	043 999 445 00	MICHIGAN MILK PRODUCERS ASS	75050	305	\$841,000	\$841,000	2014-434	12/31/2026
	043 999 445 10	MICHIGAN MILK PRODUCERS ASS	75050	352	\$0	\$0	2014-434	12/31/2026
	043 999 445 01	MICHIGAN MILK PRODUCERS ASS	75050	305	\$891,400	\$798,727	2018-144	12/30/2030
Total Constantine Schools			4		\$2,551,600	\$2,458,927		
75060	Mendon Schools							
	044 900 060 04	IAC MENDON LLC	75060	352	\$0	\$0	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	\$186,600	\$186,600	2011-432	12/30/2023
	010 950 013 00	MENDON SEED GROWERS CORP	75060	352	\$232,000	\$232,000	2012-513	12/30/2024
	010 960 013 00	MENDON SEED GROWERS CORP	75060	305	\$334,800	\$229,475	2012-513	12/30/2024
	044 900 060 06	IAC MENDON LLC	75060	352	\$0	\$0	2013-040	12/30/2025
	044 900 061 06	IAC MENDON LLC	75060	305	\$421,500	\$421,500	2013-040	12/30/2025
	013 900 240 04	X L MACHINE CO INC	75060	305	\$663,500	\$557,653	2018-046	12/30/2030
	044 900 040 03	TH PLASTICS INC	75060	305	\$1,649,700	\$1,602,525	2019-016	12/31/2031
Total Mendon Schools			9		\$3,540,900	\$3,282,553		