

2026
St Joseph County
Equalization Report



Rawson's King Mill County Park

Prepared by:
St Joseph County Equalization Department

Staff:

Joshua Simmons	Director
Mandi Lloyd	Appraiser
Erin Lamb	Equalization Technician

ST. JOSEPH COUNTY, MICHIGAN
2026 EQUALIZATION REPORT
RESOLUTION 4-2026

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

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

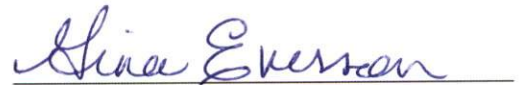
WHEREAS, those assessment rolls have been audited and balanced by your Equalization Department in accordance with the laws of the State of Michigan and the guidelines of the State Tax Commission; the results of such being listed on the attached equalization report and on the prescribed Michigan Department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

NOW, THEREFORE, BE IT HEREBY RESOLVED that the St. Joseph County Board of Commissioners approves the County Equalized Valuations as indicated within the attached equalization report a cumulative total for Real Property of \$4,628,860,450 (Four Billion, Six Hundred Twenty-Eight Million, Eight Hundred Sixty Thousand, Four Hundred Fifty Dollars) and a cumulative total for Personal Property of \$352,329,753 (Three Hundred Fifty-Two Million, Three Hundred Twenty-Nine Thousand, Seven Hundred Fifty-Three Dollars). The combined total of Real and Personal Property of the Cities and Townships in St. Joseph County is \$4,981,190,203 (Four Billion, Nine Hundred Eighty-One Million, One Hundred Ninety Thousand, Two Hundred Three Dollars).

Approved and adopted 21st day of April, 2026.



Jared Hoffmaster,
Board of Commissioners Chairman



Gina Everson,
St. Joseph County Clerk/Register

Personal and Real Property - TOTALS

Saint Joseph **COUNTY**

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

04/01/2026 06:25PM

Statement of acreage and valuation in the year 2026 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Number of Acres Assessed	Total Real Property Valuations (Totals from pages 2 and 3)		Personal Property Valuations		Total Real Plus Personal Property	
	(Col. 1) Acres Hundredths	(Col. 2) Assessed Valuations	(Col. 3) Equalized Valuations	(Col. 4) Assessed Valuations	(Col. 5) Equalized Valuations	(Col. 6) Assessed Valuations	(Col. 7) Equalized Valuations
Burr Oak Township	22,156.83	186,409,050	186,409,050	9,568,400	9,568,400	195,977,450	195,977,450
Colon Township	20,347.95	286,529,400	286,529,400	9,090,900	9,090,900	295,620,300	295,620,300
Constantine Township	19,629.84	254,742,800	254,742,800	13,670,100	13,670,100	268,412,900	268,412,900
Fabius Township	18,777.94	455,145,400	455,145,400	24,720,200	24,720,200	479,865,600	479,865,600
Fawn River Township	11,939.35	102,277,100	102,277,100	1,523,400	1,523,400	103,800,500	103,800,500
Florence Township	20,885.57	139,994,900	139,994,900	5,272,000	5,272,000	145,266,900	145,266,900
Flowerfield Township	22,470.63	156,454,500	156,454,500	20,791,409	20,791,409	177,245,909	177,245,909
Leonidas Township	22,578.04	129,425,200	129,425,200	7,565,600	7,565,600	136,990,800	136,990,800
Lockport Township	17,801.40	271,980,400	271,980,400	6,100,944	6,100,944	278,081,344	278,081,344
Mendon Township	21,744.61	206,932,500	206,932,500	41,843,400	41,843,400	248,775,900	248,775,900
Mottville Township	12,052.38	138,940,700	138,940,700	14,564,600	14,564,600	153,505,300	153,505,300
Nottawa Township	21,990.60	314,327,300	314,327,300	8,867,300	8,867,300	323,194,600	323,194,600
Park Township	22,288.60	274,160,500	274,160,500	41,839,300	41,839,300	315,999,800	315,999,800
Sherman Township	19,907.44	351,598,200	351,598,200	6,642,900	6,642,900	358,241,100	358,241,100
Sturgis City	2,805.27	469,678,800	469,678,800	24,601,700	24,601,700	494,280,500	494,280,500
Sturgis Township	10,884.81	127,110,200	127,110,200	22,225,900	22,225,900	149,336,100	149,336,100
Three Rivers City	1,978.91	318,200,200	318,200,200	38,380,300	38,380,300	356,580,500	356,580,500
White Pigeon Township	15,382.43	444,953,300	444,953,300	55,061,400	55,061,400	500,014,700	500,014,700
Totals for County	305,622.60	4,628,860,450	4,628,860,450	352,329,753	352,329,753	4,981,190,203	4,981,190,203

Equalized Valuations - REAL

Saint Joseph **COUNTY**

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

Statement of acreage and valuation in the year 2026 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Real Property Equalized by County Board of Commissioners						
	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
Burr Oak Township	67,436,700	1,860,500	1,678,300	115,433,550			186,409,050
Colon Township	79,112,900	5,780,800	3,413,900	198,221,800			286,529,400
Constantine Township	65,200,300	6,946,700	29,818,100	152,777,700			254,742,800
Fabius Township	29,828,200	8,529,800	2,779,600	414,007,800			455,145,400
Fawn River Township	36,635,900	2,082,500		63,558,700			102,277,100
Florence Township	88,233,700		156,600	51,604,600			139,994,900
Flowerfield Township	50,284,200	1,845,700	21,300	104,303,300			156,454,500
Leonidas Township	77,064,100	1,621,400		50,739,700			129,425,200
Lockport Township	56,252,500	9,754,800	1,682,100	204,291,000			271,980,400
Mendon Township	77,010,700	6,602,500	7,960,700	115,358,600			206,932,500
Mottville Township	42,048,300	5,489,800	23,099,600	68,303,000			138,940,700
Nottawa Township	74,819,400	14,574,600	1,928,100	223,005,200			314,327,300
Park Township	75,833,800	12,105,100	14,748,400	171,473,200			274,160,500
Sherman Township	48,515,600	3,332,900	971,700	298,778,000			351,598,200
Sturgis City	1,524,900	111,071,900	81,531,300	275,550,700			469,678,800
Sturgis Township	38,510,500	16,328,400	2,720,600	69,550,700			127,110,200
Three Rivers City		90,740,300	51,940,000	175,519,900			318,200,200
White Pigeon Township	52,187,300	15,188,000	20,710,500	356,867,500			444,953,300
Totals for County	960,499,000	313,855,700	245,160,800	3,109,344,950	0	0	4,628,860,450

Assessed Valuations - REAL

Saint Joseph **COUNTY**

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

Statement of acreage and valuation in the year 2026 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Real Property Assessed Valuations Approved by Boards of Review						
	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
Burr Oak Township	67,436,700	1,860,500	1,678,300	115,433,550			186,409,050
Colon Township	79,112,900	5,780,800	3,413,900	198,221,800			286,529,400
Constantine Township	65,200,300	6,946,700	29,818,100	152,777,700			254,742,800
Fabius Township	29,828,200	8,529,800	2,779,600	414,007,800			455,145,400
Fawn River Township	36,635,900	2,082,500		63,558,700			102,277,100
Florence Township	88,233,700		156,600	51,604,600			139,994,900
Flowerfield Township	50,284,200	1,845,700	21,300	104,303,300			156,454,500
Leonidas Township	77,064,100	1,621,400		50,739,700			129,425,200
Lockport Township	56,252,500	9,754,800	1,682,100	204,291,000			271,980,400
Mendon Township	77,010,700	6,602,500	7,960,700	115,358,600			206,932,500
Mottville Township	42,048,300	5,489,800	23,099,600	68,303,000			138,940,700
Nottawa Township	74,819,400	14,574,600	1,928,100	223,005,200			314,327,300
Park Township	75,833,800	12,105,100	14,748,400	171,473,200			274,160,500
Sherman Township	48,515,600	3,332,900	971,700	298,778,000			351,598,200
Sturgis City	1,524,900	111,071,900	81,531,300	275,550,700			469,678,800
Sturgis Township	38,510,500	16,328,400	2,720,600	69,550,700			127,110,200
Three Rivers City		90,740,300	51,940,000	175,519,900			318,200,200
White Pigeon Township	52,187,300	15,188,000	20,710,500	356,867,500			444,953,300
Totals for County	960,499,000	313,855,700	245,160,800	3,109,344,950	0	0	4,628,860,450

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF Saint Joseph COUNTY

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

WE FURTHER CERTIFY that section one is a true statement of the value of real property and of the personal property in each township and city in Saint Joseph County in the year 2026 as assessed and of the valuation of the real property and personal property in each township and city in said county as equalized by the Board of County Commissioners of said county.

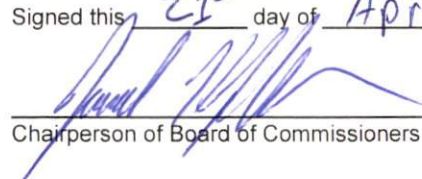
WE FURTHER CERTIFY that section two is a true statement of the equalized valuations of real property classifications in each township and city in Saint Joseph County in the year 2026 as determined by the Board of County Commissioners of said county.

WE FURTHER CERTIFY that section three is a true statement of the assessed valuations, approved by the Board of Review, of real property classifications in each township and city in Saint Joseph County in the year 2026 as determined by the Board of County Commissioners of said county.

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

These certifications are made on the 21st day of April 2026, at a meeting of said board held pursuant to the provisions of MCL 209.1 - 209.8.

Signed this 21st day of April, 2026.



Chairperson of Board of Commissioners



Equalization Director



Clerk of Board of Commissioners

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

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

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

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

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

St Joseph County 2026 Equalization Report

Table of Contents

Previous and Current Values by Property Classification	Page....1
Property Classification Breakdown of St Joseph County	Page....5
Change in Value by Unit	Page....6
Historical Trend of Values by Year	Page....7
Historical Trend of Values by Property Classification	Page....8
Summary of Recommended County Equalized Values by Unit	Page....11
Assessed Value Recapitulation by Property Classification	Page....29
Value Averages by Property Classification	Page....34
Top Fifteen Taxpayers by School District (Equalized Value)	Page....38
Top Fifteen Taxpayers Countywide (Equalized Value)	Page....44
Top Fifteen Taxpayers by School District (Taxable Value)	Page....45
Top Fifteen Taxpayers Countywide (Taxable Value)	Page....51
Tentative Taxable Values	Page....52
Equalized Values by Unit, School District and Classification	Page....55
Equalized Values by School District, Unit and Classification	Page....57
Taxable Values by Unit, School District and Classification	Page....59
Taxable Values by School District, Unit and Classification	Page....61
Taxable Values by School District, Unit and PRE Status	Page....63
Recapitulation of Equalized Values by School District	Page....65
Recapitulation of Taxable Values by School District	Page....66
Values by ISD, School District and Classification	Page....67
IFT Parcels by Unit and School District	Page....69
IFT Parcels by School District and Unit	Page....71

St. Joseph County

Previous and Current Values

AGRICULTURAL								
Unit #	Unit Name	Number of Parcels	2025 Assessed Value	2026 County Equalized Value	% Change	2025 Taxable Value	2026 Taxable Value	% Change
001	Burr Oak Township	285	\$68,228,800	\$67,436,700	-1.16%	\$21,949,888	\$23,104,240	5.26%
002	Colon Township	304	\$73,347,000	\$79,112,900	7.86%	\$23,700,489	\$24,755,413	4.45%
003	Constantine Township	213	\$61,998,700	\$65,200,300	5.16%	\$16,671,366	\$17,870,372	7.19%
004	Fabius Township	141	\$27,404,700	\$29,828,200	8.84%	\$9,942,313	\$10,824,226	8.87%
005	Fawn River Township	158	\$35,597,900	\$36,635,900	2.92%	\$10,332,592	\$10,616,098	2.74%
006	Florence Township	288	\$87,026,826	\$88,233,700	1.39%	\$25,119,059	\$25,772,544	2.60%
007	Flowerfield Township	200	\$52,718,300	\$50,284,200	-4.62%	\$14,255,532	\$14,591,706	2.36%
008	Leonidas Township	391	\$82,214,200	\$77,064,100	-6.26%	\$23,933,677	\$24,439,763	2.11%
009	Lockport Township	179	\$51,881,000	\$56,252,500	8.43%	\$19,752,559	\$19,911,297	0.80%
010	Mendon Township	299	\$71,198,700	\$77,010,700	8.16%	\$21,552,917	\$22,068,032	2.39%
011	Mottville Township	161	\$40,551,200	\$42,048,300	3.69%	\$15,162,173	\$15,919,024	4.99%
012	Nottawa Township	325	\$76,244,500	\$74,819,400	-1.87%	\$24,329,907	\$24,959,085	2.59%
013	Park Township	246	\$69,954,100	\$75,833,800	8.41%	\$26,033,173	\$27,793,930	6.76%
014	Sherman Township	171	\$46,952,100	\$48,515,600	3.33%	\$18,760,859	\$19,980,580	6.50%
015	Sturgis Township	152	\$37,224,200	\$38,510,500	3.46%	\$14,531,410	\$14,991,471	3.17%
016	White Pigeon Township	216	\$47,467,800	\$52,187,300	9.94%	\$18,553,489	\$20,065,185	8.15%
051	Three Rivers City	0	\$0	\$0	N/A	\$0	\$0	N/A
052	Sturgis City	21	\$1,512,300	\$1,524,900	0.83%	\$858,116	\$880,067	2.56%
St. Joseph County Total		3,750	\$931,522,326	\$960,499,000	3.11%	\$305,439,519	\$318,543,033	4.29%

COMMERCIAL								
Unit #	Unit Name	Number of Parcels	2025 Assessed Value	2026 County Equalized Value	% Change	2025 Taxable Value	2026 Taxable Value	% Change
001	Burr Oak Township	33	\$2,179,400	\$1,860,500	-14.63%	\$1,307,381	\$1,450,208	10.92%
002	Colon Township	64	\$5,006,600	\$5,780,800	15.46%	\$4,473,873	\$4,612,568	3.10%
003	Constantine Township	104	\$6,268,400	\$6,946,700	10.82%	\$4,842,333	\$5,359,788	10.69%
004	Fabius Township	58	\$7,535,800	\$8,529,800	13.19%	\$6,001,229	\$6,292,296	4.85%
005	Fawn River Township	13	\$1,949,000	\$2,082,500	6.85%	\$1,665,244	\$1,609,150	-3.37%
006	Florence Township	0	\$0	\$0	N/A	\$0	\$0	N/A
007	Flowerfield Township	7	\$1,547,200	\$1,845,700	19.29%	\$609,864	\$624,559	2.41%
008	Leonidas Township	24	\$1,374,700	\$1,621,400	17.95%	\$878,558	\$885,321	0.77%
009	Lockport Township	67	\$8,879,000	\$9,754,800	9.86%	\$7,372,281	\$7,066,984	-4.14%
010	Mendon Township	66	\$6,879,200	\$6,602,500	-4.02%	\$4,661,548	\$4,575,492	-1.85%
011	Mottville Township	31	\$4,353,200	\$5,489,800	26.11%	\$3,301,100	\$3,679,826	11.47%
012	Nottawa Township	97	\$13,862,000	\$14,574,600	5.14%	\$12,236,903	\$12,617,225	3.11%
013	Park Township	41	\$11,220,000	\$12,105,100	7.89%	\$8,642,501	\$9,008,821	4.24%
014	Sherman Township	23	\$4,589,000	\$3,332,900	-27.37%	\$2,407,228	\$2,012,669	-16.39%
015	Sturgis Township	95	\$15,863,400	\$16,328,400	2.93%	\$11,761,515	\$11,992,489	1.96%
016	White Pigeon Township	156	\$13,511,700	\$15,188,000	12.41%	\$9,524,871	\$11,469,259	20.41%
051	Three Rivers City	322	\$87,387,400	\$90,740,300	3.84%	\$67,417,438	\$73,724,605	9.36%
052	Sturgis City	321	\$101,631,700	\$111,071,900	9.29%	\$68,731,463	\$72,983,817	6.19%
St. Joseph County Total		1,522	\$294,037,700	\$313,855,700	6.74%	\$215,835,330	\$229,965,077	6.55%

St. Joseph County

Previous and Current Values

INDUSTRIAL								
Unit #	Unit Name	Number of Parcels	2025 Assessed Value	2026 County Equalized Value	% Change	2025 Taxable Value	2026 Taxable Value	% Change
001	Burr Oak Township	26	\$1,668,000	\$1,678,300	0.62%	\$935,942	\$1,050,510	12.24%
002	Colon Township	14	\$3,344,300	\$3,413,900	2.08%	\$2,461,533	\$2,526,095	2.62%
003	Constantine Township	41	\$28,613,200	\$29,818,100	4.21%	\$22,393,775	\$22,955,661	2.51%
004	Fabius Township	31	\$2,574,000	\$2,779,600	7.99%	\$1,702,183	\$1,674,528	-1.62%
005	Fawn River Township	0	\$0	\$0	N/A	\$0	\$0	N/A
006	Florence Township	6	\$175,900	\$156,600	-10.97%	\$78,181	\$80,289	2.70%
007	Flowerfield Township	1	\$19,000	\$21,300	12.11%	\$5,469	\$5,616	2.69%
008	Leonidas Township	0	\$0	\$0	N/A	\$0	\$0	N/A
009	Lockport Township	16	\$1,632,000	\$1,682,100	3.07%	\$1,026,677	\$1,066,174	3.85%
010	Mendon Township	28	\$6,926,900	\$7,960,700	14.92%	\$5,083,909	\$5,849,722	15.06%
011	Mottville Township	31	\$21,606,800	\$23,099,600	6.91%	\$13,494,029	\$14,347,941	6.33%
012	Nottawa Township	14	\$2,392,700	\$1,928,100	-19.42%	\$2,179,802	\$1,690,546	-22.44%
013	Park Township	24	\$14,588,200	\$14,748,400	1.10%	\$9,910,614	\$10,214,188	3.06%
014	Sherman Township	2	\$219,500	\$971,700	342.69%	\$166,446	\$554,351	233.05%
015	Sturgis Township	13	\$1,941,900	\$2,720,600	40.10%	\$1,659,252	\$1,858,543	12.01%
016	White Pigeon Township	55	\$17,715,200	\$20,710,500	16.91%	\$12,694,391	\$15,081,637	18.81%
051	Three Rivers City	69	\$49,621,200	\$51,940,000	4.67%	\$30,129,488	\$33,295,646	10.51%
052	Sturgis City	120	\$72,522,000	\$81,531,300	12.42%	\$51,032,821	\$54,846,703	7.47%
St. Joseph County Total		491	\$225,560,800	\$245,160,800	8.69%	\$154,954,512	\$167,098,150	7.84%

RESIDENTIAL								
Unit #	Unit Name	Number of Parcels	2025 Assessed Value	2026 County Equalized Value	% Change	2025 Taxable Value	2026 Taxable Value	% Change
001	Burr Oak Township	1,262	\$111,499,650	\$115,433,550	3.53%	\$65,829,768	\$69,060,713	4.91%
002	Colon Township	2,196	\$173,690,700	\$198,221,800	14.12%	\$107,900,866	\$113,564,734	5.25%
003	Constantine Township	1,645	\$145,878,200	\$152,777,700	4.73%	\$94,001,216	\$98,466,422	4.75%
004	Fabius Township	2,621	\$368,481,600	\$414,007,800	12.36%	\$227,907,191	\$243,610,951	6.89%
005	Fawn River Township	691	\$60,568,300	\$63,558,700	4.94%	\$40,643,974	\$43,107,380	6.06%
006	Florence Township	525	\$51,444,231	\$51,604,600	0.31%	\$26,432,338	\$27,214,449	2.96%
007	Flowerfield Township	917	\$95,217,400	\$104,303,300	9.54%	\$56,036,278	\$58,747,623	4.84%
008	Leonidas Township	557	\$40,549,728	\$50,739,700	25.13%	\$23,424,831	\$24,927,431	6.41%
009	Lockport Township	1,978	\$196,284,700	\$204,291,000	4.08%	\$127,709,064	\$135,749,167	6.30%
010	Mendon Township	1,390	\$105,480,500	\$115,358,600	9.36%	\$63,758,994	\$68,097,946	6.81%
011	Mottville Township	720	\$58,012,100	\$68,303,000	17.74%	\$37,150,580	\$39,875,506	7.33%
012	Nottawa Township	1,936	\$221,109,900	\$223,005,200	0.86%	\$143,208,961	\$150,524,328	5.11%
013	Park Township	1,418	\$159,096,200	\$171,473,200	7.78%	\$103,774,003	\$108,727,228	4.77%
014	Sherman Township	1,969	\$278,635,800	\$298,778,000	7.23%	\$176,394,467	\$184,706,919	4.71%
015	Sturgis Township	680	\$66,896,500	\$69,550,700	3.97%	\$40,581,236	\$42,862,670	5.62%
016	White Pigeon Township	2,344	\$339,040,000	\$356,867,500	5.26%	\$205,287,793	\$216,915,532	5.66%
051	Three Rivers City	2,536	\$165,916,700	\$175,519,900	5.79%	\$105,754,240	\$114,031,277	7.83%
052	Sturgis City	3,380	\$258,068,000	\$275,550,700	6.77%	\$168,520,576	\$177,638,374	5.41%
St. Joseph County Total		28,765	\$2,895,870,209	\$3,109,344,950	7.37%	\$1,814,316,376	\$1,917,828,650	5.71%

St. Joseph County

Previous and Current Values

DEVELOPMENTAL								
Unit #	Unit Name	Number of Parcels	2025 Assessed Value	2026 County Equalized Value	% Change	2025 Taxable Value	2026 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	2025 Assessed Value	2026 County Equalized Value	% Change	2025 Taxable Value	2026 Taxable Value	% Change
001	Burr Oak Township	1,606	183,575,850	186,409,050	1.54%	90,022,979	94,665,671	5.16%
002	Colon Township	2,578	255,388,600	286,529,400	12.19%	138,536,761	145,458,810	5.00%
003	Constantine Township	2,003	242,758,500	254,742,800	4.94%	137,908,690	144,652,243	4.89%
004	Fabius Township	2,851	405,996,100	455,145,400	12.11%	245,552,916	262,402,001	6.86%
005	Fawn River Township	862	98,115,200	102,277,100	4.24%	52,641,810	55,332,628	5.11%
006	Florence Township	819	138,646,957	139,994,900	0.97%	51,629,578	53,067,282	2.78%
007	Flowerfield Township	1,125	149,501,900	156,454,500	4.65%	70,907,143	73,969,504	4.32%
008	Leonidas Township	972	124,138,628	129,425,200	4.26%	48,237,066	50,252,515	4.18%
009	Lockport Township	2,240	258,676,700	271,980,400	5.14%	155,860,581	163,793,622	5.09%
010	Mendon Township	1,783	190,485,300	206,932,500	8.63%	95,057,368	100,591,192	5.82%
011	Mottville Township	943	124,523,300	138,940,700	11.58%	69,107,882	73,822,297	6.82%
012	Nottawa Township	2,372	313,609,100	314,327,300	0.23%	181,955,573	189,791,184	4.31%
013	Park Township	1,729	254,858,500	274,160,500	7.57%	148,360,291	155,744,167	4.98%
014	Sherman Township	2,165	330,396,400	351,598,200	6.42%	197,729,000	207,254,519	4.82%
015	Sturgis Township	940	121,926,000	127,110,200	4.25%	68,533,413	71,705,173	4.63%
016	White Pigeon Township	2,771	417,734,700	444,953,300	6.52%	246,060,544	263,531,613	7.10%
051	Three Rivers City	2,927	302,925,300	318,200,200	5.04%	203,301,166	221,051,528	8.73%
052	Sturgis City	3,842	433,734,000	469,678,800	8.29%	289,142,976	306,348,961	5.95%
St. Joseph County Total		34,528	\$4,346,991,035	\$4,628,860,450	6.48%	\$2,490,545,737	\$2,633,434,910	5.74%

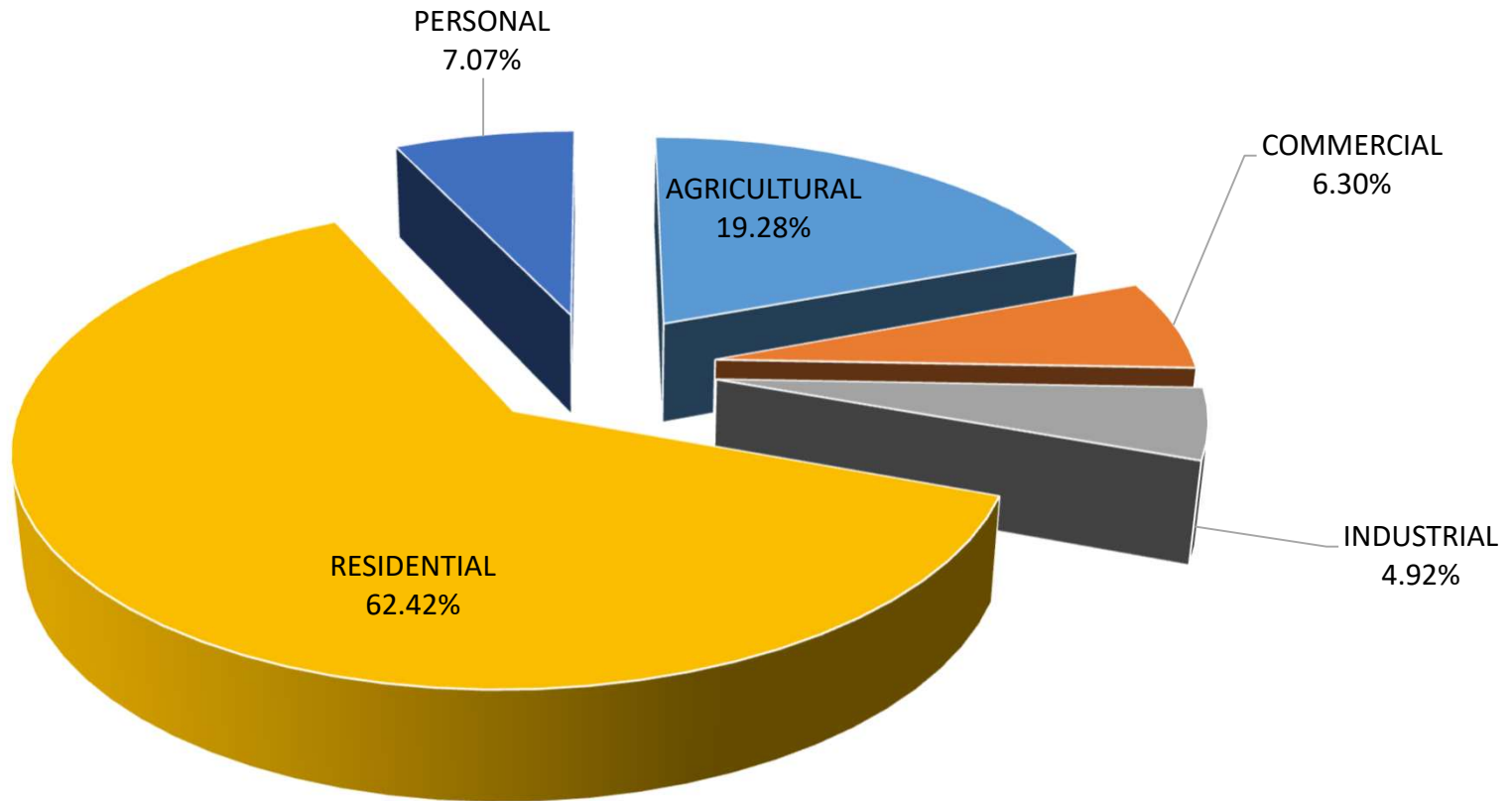
St. Joseph County

Previous and Current Values

Unit #	Unit Name	Number of Parcels	PERSONAL			2025 Taxable Value	2026 Taxable Value	% Change
			2025 Assessed Value	2026 County Equalized Value	% Change			
001	Burr Oak Township	43	\$8,724,400	\$9,568,400	9.67%	\$8,724,400	\$9,568,400	9.67%
002	Colon Township	123	\$8,335,600	\$9,090,900	9.06%	\$8,335,600	\$9,090,900	9.06%
003	Constantine Township	118	\$13,198,600	\$13,670,100	3.57%	\$13,183,030	\$13,655,521	3.58%
004	Fabius Township	53	\$24,744,600	\$24,720,200	-0.10%	\$24,744,600	\$24,720,200	-0.10%
005	Fawn River Township	25	\$1,393,100	\$1,523,400	9.35%	\$1,393,100	\$1,523,400	9.35%
006	Florence Township	27	\$5,120,100	\$5,272,000	2.97%	\$5,120,100	\$5,272,000	2.97%
007	Flowerfield Township	29	\$20,637,612	\$20,791,409	0.75%	\$20,637,612	\$20,791,409	0.75%
008	Leonidas Township	26	\$7,145,100	\$7,565,600	5.89%	\$7,145,100	\$7,565,600	5.89%
009	Lockport Township	67	\$5,639,900	\$6,100,944	8.17%	\$5,628,998	\$6,100,944	8.38%
010	Mendon Township	82	\$41,165,200	\$41,843,400	1.65%	\$41,165,200	\$41,843,400	1.65%
011	Mottville Township	48	\$14,867,300	\$14,564,600	-2.04%	\$14,793,370	\$14,494,977	-2.02%
012	Nottawa Township	166	\$8,315,900	\$8,867,300	6.63%	\$8,315,900	\$8,867,300	6.63%
013	Park Township	80	\$40,509,200	\$41,839,300	3.28%	\$37,886,439	\$39,227,476	3.54%
014	Sherman Township	46	\$6,546,000	\$6,642,900	1.48%	\$6,546,000	\$6,642,900	1.48%
015	Sturgis Township	82	\$16,348,600	\$22,225,900	35.95%	\$16,348,600	\$22,225,900	35.95%
016	White Pigeon Township	118	\$55,189,800	\$55,061,400	-0.23%	\$55,187,292	\$55,059,998	-0.23%
051	Three Rivers City	400	\$34,029,800	\$38,380,300	12.78%	\$34,033,500	\$38,384,000	12.78%
052	Sturgis City	420	\$19,586,800	\$24,601,700	25.60%	\$19,586,800	\$19,580,335	-0.03%
St. Joseph County Total		1,953	\$331,497,612	\$352,329,753	6.28%	\$328,775,641	\$344,614,660	4.82%

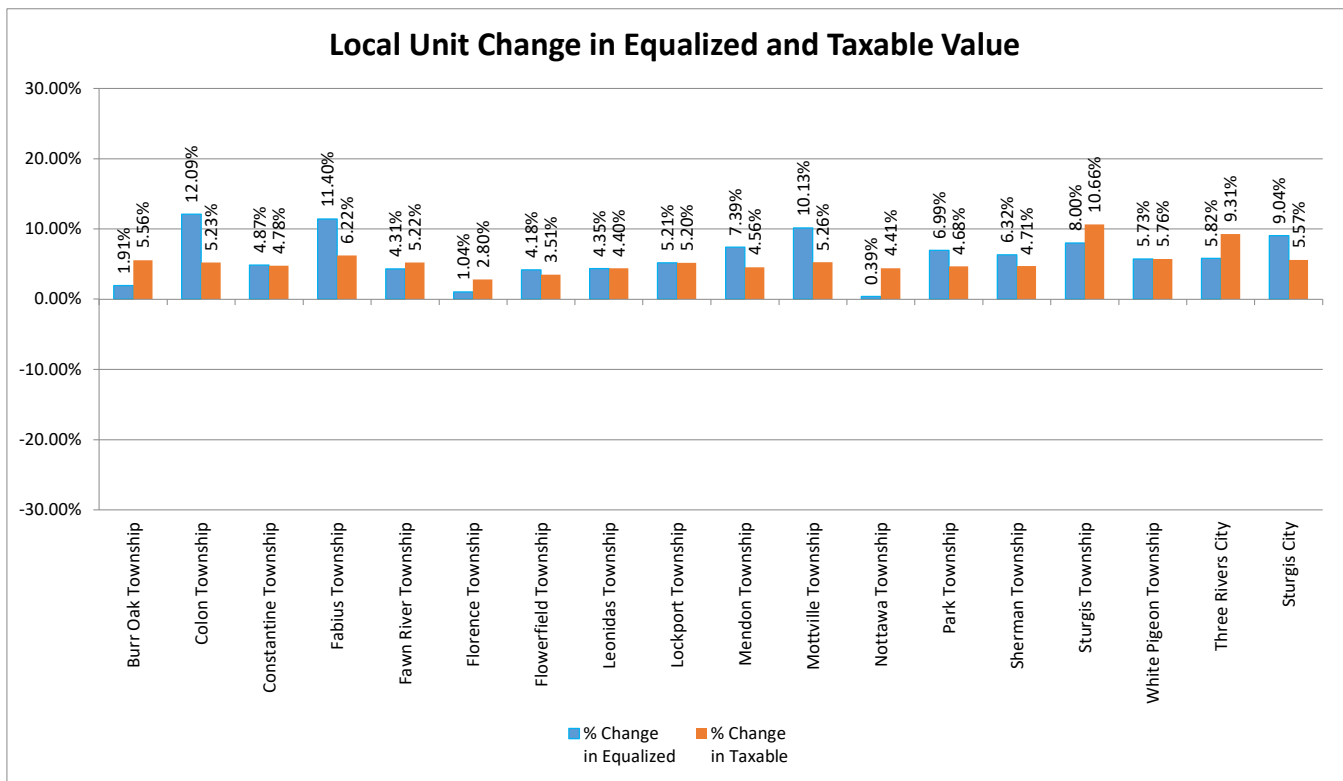
Unit #	Unit Name	Number of Parcels	TOTAL VALUES			2025 Taxable Value	2026 Taxable Value	% Change
			2025 Assessed Value	2026 County Equalized Value	% Change			
001	Burr Oak Township	1,649	\$192,300,250	\$195,977,450	1.91%	\$98,747,379	\$104,234,071	5.56%
002	Colon Township	2,701	\$263,724,200	\$295,620,300	12.09%	\$146,872,361	\$154,549,710	5.23%
003	Constantine Township	2,121	\$255,957,100	\$268,412,900	4.87%	\$151,091,720	\$158,307,764	4.78%
004	Fabius Township	2,904	\$430,740,700	\$479,865,600	11.40%	\$270,297,516	\$287,122,201	6.22%
005	Fawn River Township	887	\$99,508,300	\$103,800,500	4.31%	\$54,034,910	\$56,856,028	5.22%
006	Florence Township	846	\$143,767,057	\$145,266,900	1.04%	\$56,749,678	\$58,339,282	2.80%
007	Flowerfield Township	1,154	\$170,139,512	\$177,245,909	4.18%	\$91,544,755	\$94,760,913	3.51%
008	Leonidas Township	998	\$131,283,728	\$136,990,800	4.35%	\$55,382,166	\$57,818,115	4.40%
009	Lockport Township	2,307	\$264,316,600	\$278,081,344	5.21%	\$161,489,579	\$169,894,566	5.20%
010	Mendon Township	1,865	\$231,650,500	\$248,775,900	7.39%	\$136,222,568	\$142,434,592	4.56%
011	Mottville Township	991	\$139,390,600	\$153,505,300	10.13%	\$83,901,252	\$88,317,274	5.26%
012	Nottawa Township	2,538	\$321,925,000	\$323,194,600	0.39%	\$190,271,473	\$198,658,484	4.41%
013	Park Township	1,809	\$295,367,700	\$315,999,800	6.99%	\$186,246,730	\$194,971,643	4.68%
014	Sherman Township	2,211	\$336,942,400	\$358,241,100	6.32%	\$204,275,000	\$213,897,419	4.71%
015	Sturgis Township	1,022	\$138,274,600	\$149,336,100	8.00%	\$84,882,013	\$93,931,073	10.66%
016	White Pigeon Township	2,889	\$472,924,500	\$500,014,700	5.73%	\$301,247,836	\$318,591,611	5.76%
051	Three Rivers City	3,327	\$336,955,100	\$356,580,500	5.82%	\$237,334,666	\$259,435,528	9.31%
052	Sturgis City	4,262	\$453,320,800	\$494,280,500	9.04%	\$308,729,776	\$325,929,296	5.57%
St. Joseph County Total		36,481	\$4,678,488,647	\$4,981,190,203	6.47%	\$2,819,321,378	\$2,978,049,570	5.63%

St. Joseph County Equalized Value
Segmented by Property Class

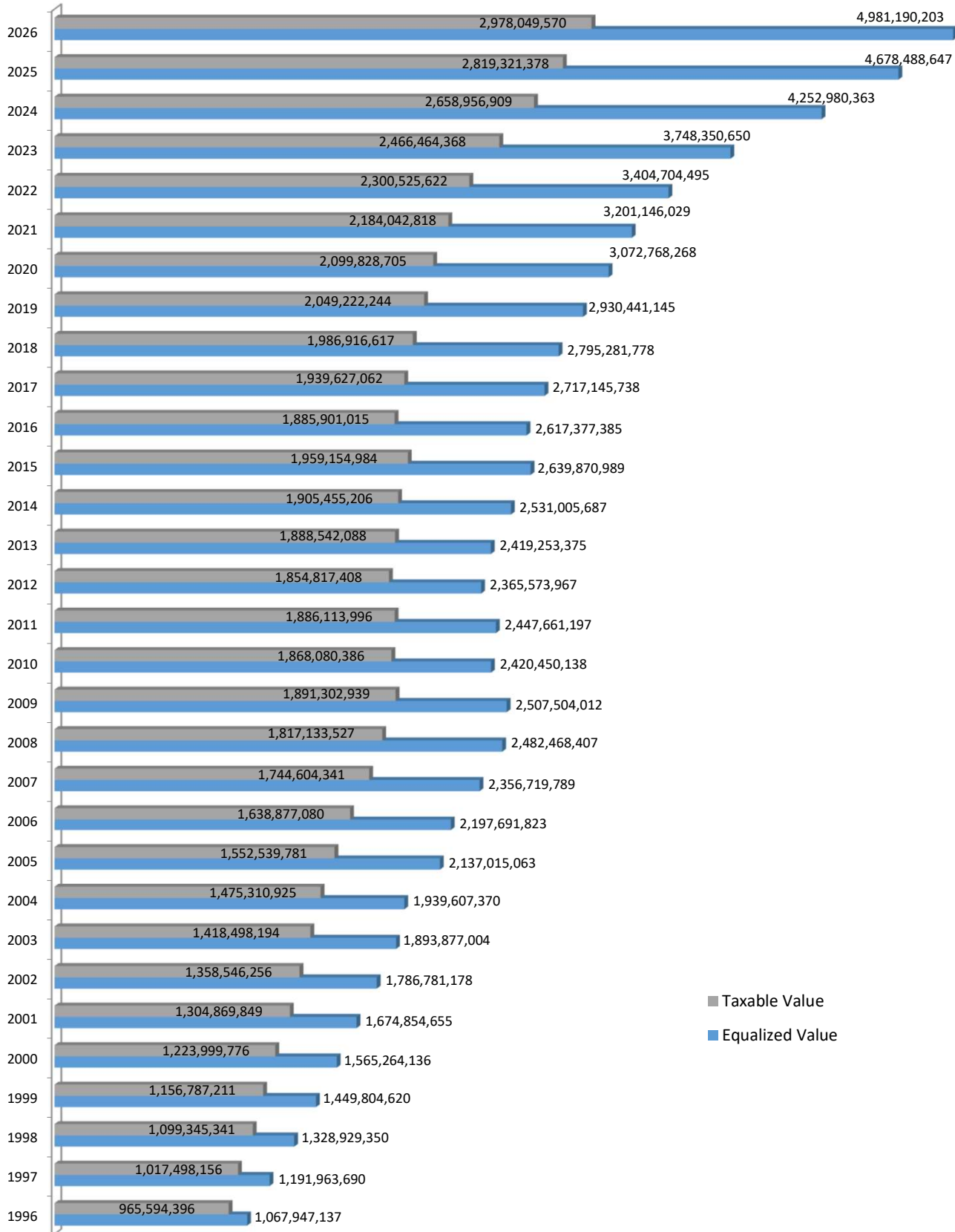


St. Joseph County Percentage Change in Equalized and Taxable Value 2025 - 2026

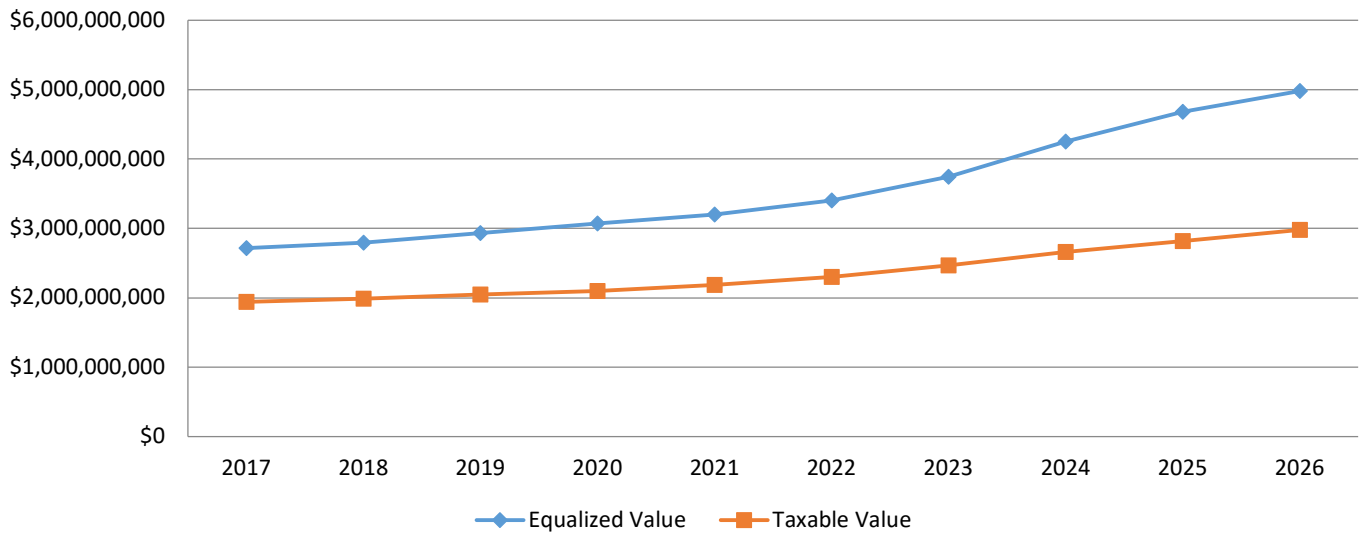
Unit of Gov't	2025 Equalized Value	2026 Equalized Value	% Change in Equalized	2025 Taxable Value	2026 Taxable Value	% Change in Taxable
Burr Oak Township	\$192,300,250	\$195,977,450	1.91%	\$98,747,379	\$104,234,071	5.56%
Colon Township	\$263,724,200	\$295,620,300	12.09%	\$146,872,361	\$154,549,710	5.23%
Constantine Township	\$255,957,100	\$268,412,900	4.87%	\$151,091,720	\$158,307,764	4.78%
Fabius Township	\$430,740,700	\$479,865,600	11.40%	\$270,297,516	\$287,122,201	6.22%
Fawn River Township	\$99,508,300	\$103,800,500	4.31%	\$54,034,910	\$56,856,028	5.22%
Florence Township	\$143,767,057	\$145,266,900	1.04%	\$56,749,678	\$58,339,282	2.80%
Flowerfield Township	\$170,139,512	\$177,245,909	4.18%	\$91,544,755	\$94,760,913	3.51%
Leonidas Township	\$131,283,728	\$136,990,800	4.35%	\$55,382,166	\$57,818,115	4.40%
Lockport Township	\$264,316,600	\$278,081,344	5.21%	\$161,489,579	\$169,894,566	5.20%
Mendon Township	\$231,650,500	\$248,775,900	7.39%	\$136,222,568	\$142,434,592	4.56%
Mottville Township	\$139,390,600	\$153,505,300	10.13%	\$83,901,252	\$88,317,274	5.26%
Nottawa Township	\$321,925,000	\$323,194,600	0.39%	\$190,271,473	\$198,658,484	4.41%
Park Township	\$295,367,700	\$315,999,800	6.99%	\$186,246,730	\$194,971,643	4.68%
Sherman Township	\$336,942,400	\$358,241,100	6.32%	\$204,275,000	\$213,897,419	4.71%
Sturgis Township	\$138,274,600	\$149,336,100	8.00%	\$84,882,013	\$93,931,073	10.66%
White Pigeon Township	\$472,924,500	\$500,014,700	5.73%	\$301,247,836	\$318,591,611	5.76%
Three Rivers City	\$336,955,100	\$356,580,500	5.82%	\$237,334,666	\$259,435,528	9.31%
Sturgis City	\$453,320,800	\$494,280,500	9.04%	\$308,729,776	\$325,929,296	5.57%
St. Joseph County Total	\$4,678,488,647	\$4,981,190,203	6.47%	\$2,819,321,378	\$2,978,049,570	5.63%



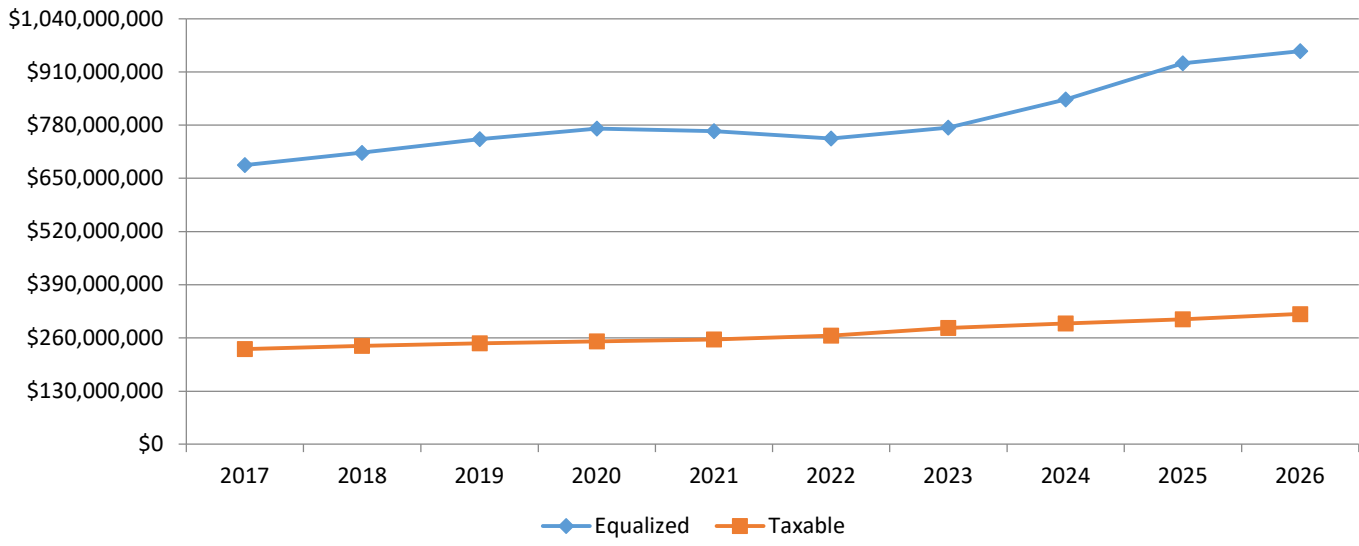
St. Joseph County Equalized and Taxable Values by Year



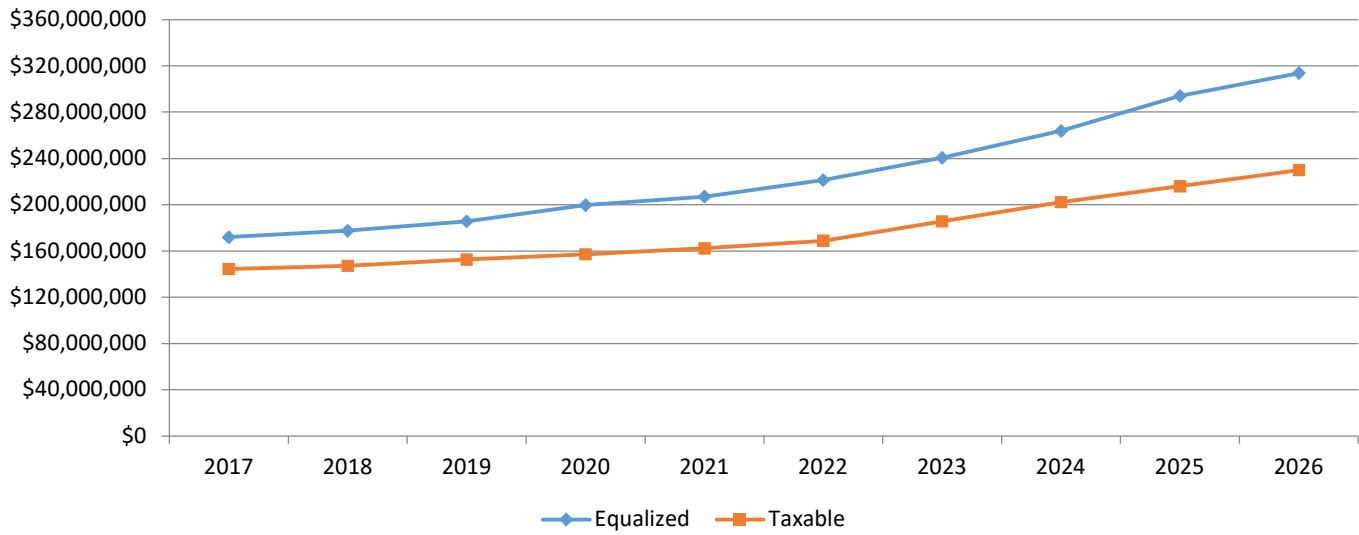
10 Year Trend in Gap between Equalized and Taxable Value (All Properties)



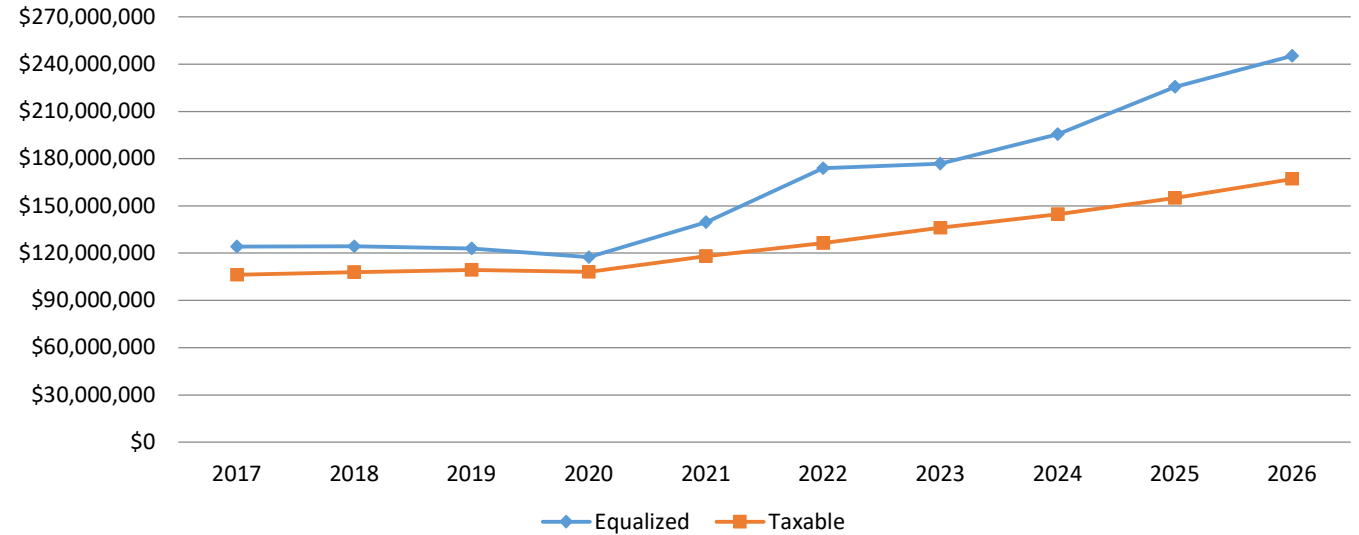
10 Year Trend in Gap between Equalized and Taxable Value (Agricultural)



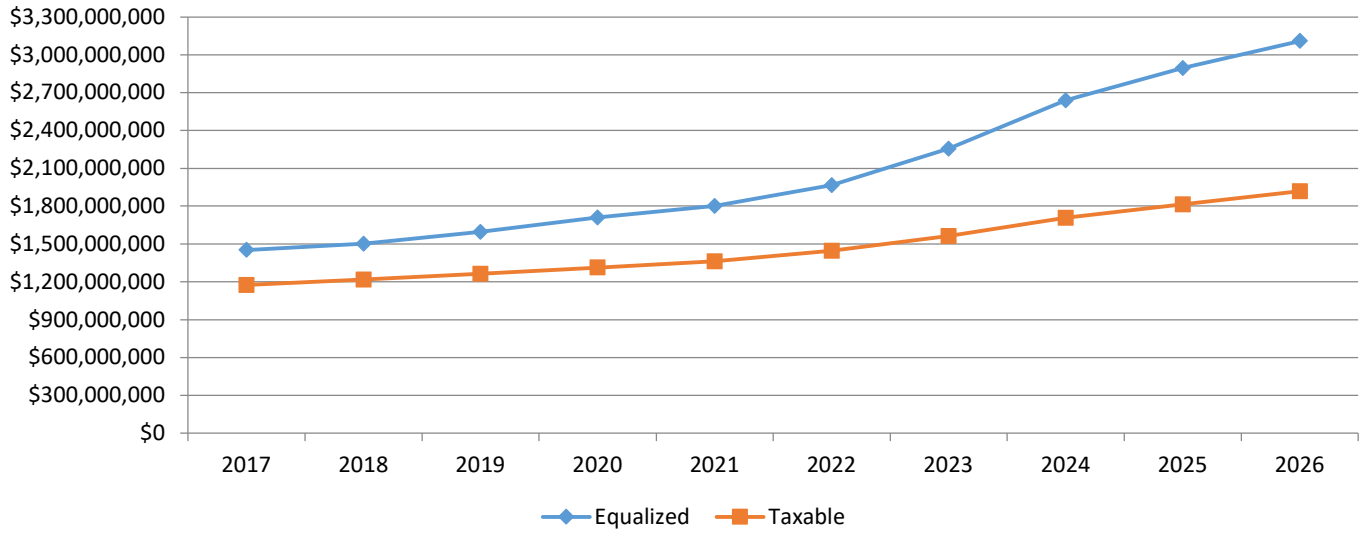
10 Year Trend in Gap between Equalized and Taxable Value (Commercial)



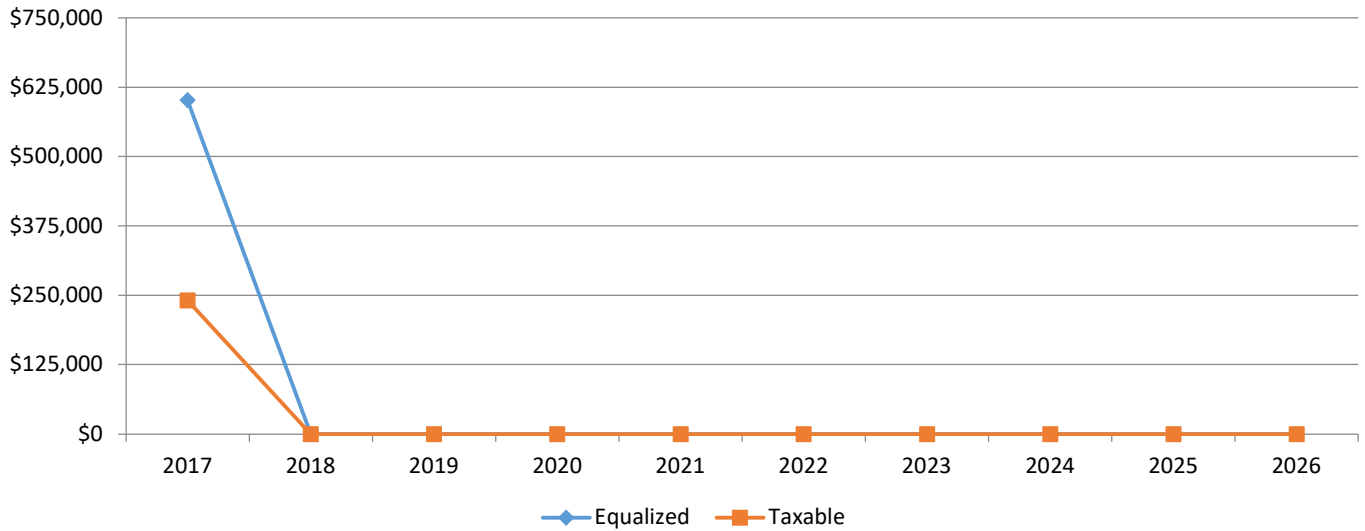
10 Year Trend in Gap between Equalized and Taxable Value (Industrial)



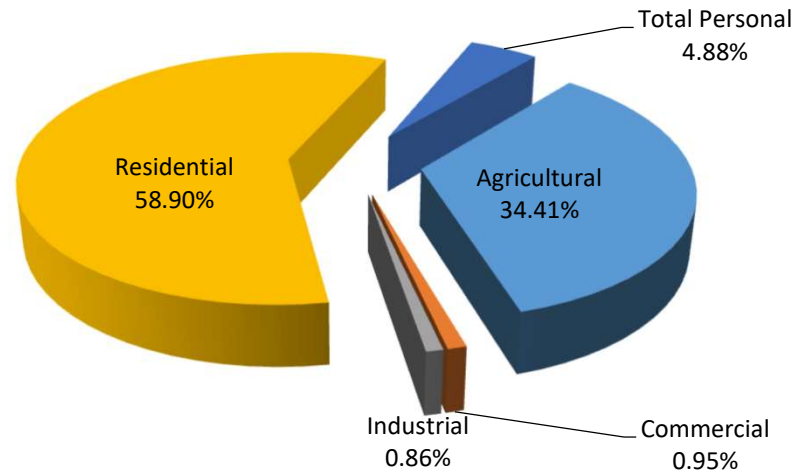
10 Year Trend in Gap between Equalized and Taxable Value (Residential)



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

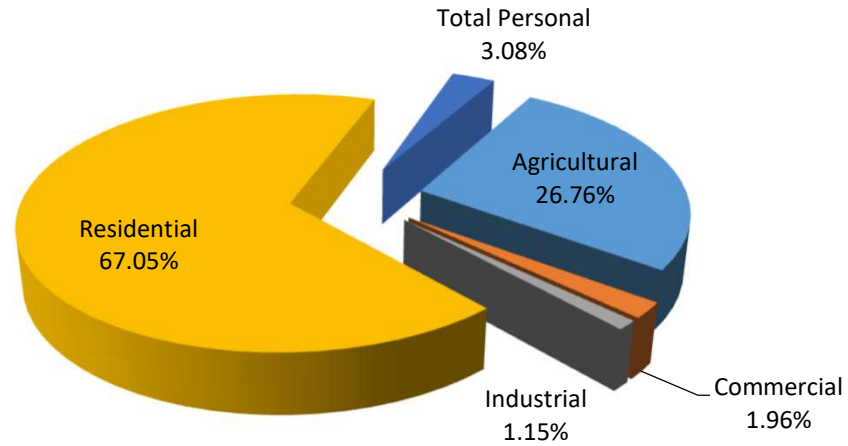


**St. Joseph County
Burr Oak Township**
Summary of Recommended
County Equalized Values and Trends



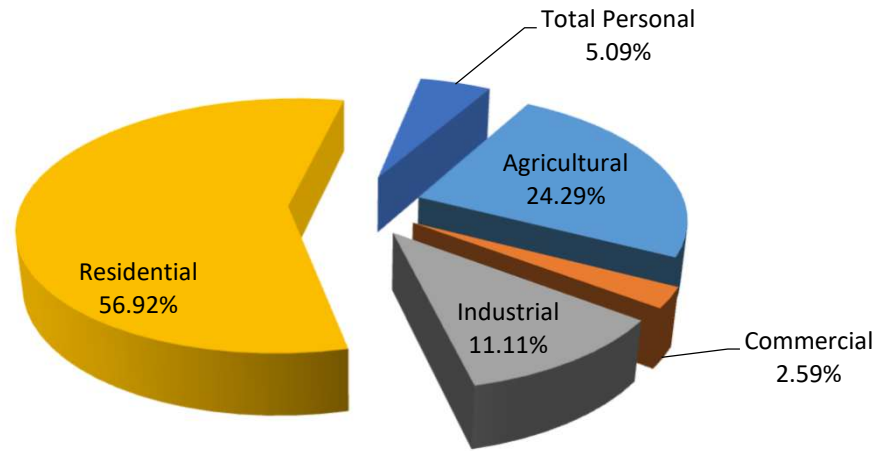
Class	Parcel Count	2025 State Equalized Value	2026 Assessed Value	Equalization Factor	2026 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	285	\$68,228,800	\$67,436,700	1.0000	\$67,436,700	-1.16%	34.41%
Commercial	33	\$2,179,400	\$1,860,500	1.0000	\$1,860,500	-14.63%	0.95%
Industrial	26	\$1,668,000	\$1,678,300	1.0000	\$1,678,300	0.62%	0.86%
Residential	1,262	\$111,499,650	\$115,433,550	1.0000	\$115,433,550	3.53%	58.90%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	1,606	\$183,575,850	\$186,409,050		\$186,409,050	1.54%	95.12%
Personal Property							
Commercial	29	\$60,000	\$488,600	1.0000	\$488,600	714.33%	0.25%
Industrial	5	\$121,200	\$71,200	1.0000	\$71,200	-41.25%	0.04%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	9	\$8,543,200	\$9,008,600	1.0000	\$9,008,600	5.45%	4.60%
Total Personal	43	\$8,724,400	\$9,568,400		\$9,568,400	9.67%	4.88%
Grand Total	1,649	\$192,300,250	\$195,977,450		\$195,977,450	1.91%	100.00%

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



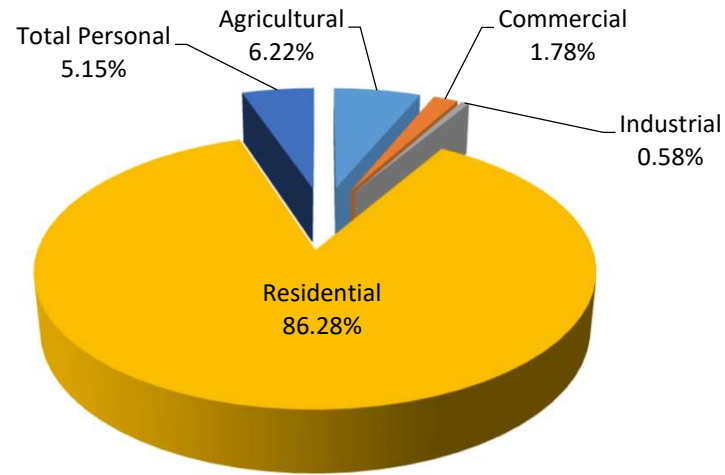
Class	Parcel Count	2025 State Equalized Value	2026 Assessed Value	Equalization Factor	2026 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	304	\$73,347,000	\$79,112,900	1.0000	\$79,112,900	7.86%	26.76%
Commercial	64	\$5,006,600	\$5,780,800	1.0000	\$5,780,800	15.46%	1.96%
Industrial	14	\$3,344,300	\$3,413,900	1.0000	\$3,413,900	2.08%	1.15%
Residential	2,196	\$173,690,700	\$198,221,800	1.0000	\$198,221,800	14.12%	67.05%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,578	\$255,388,600	\$286,529,400		\$286,529,400	12.19%	96.92%
Personal Property							
Commercial	110	\$811,800	\$1,145,200	1.0000	\$1,145,200	41.07%	0.39%
Industrial	3	\$173,400	\$193,300	1.0000	\$193,300	11.48%	0.07%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$7,350,400	\$7,752,400	1.0000	\$7,752,400	5.47%	2.62%
Total Personal	123	\$8,335,600	\$9,090,900		\$9,090,900	9.06%	3.08%
Grand Total	2,701	\$263,724,200	\$295,620,300		\$295,620,300	12.09%	100.00%

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



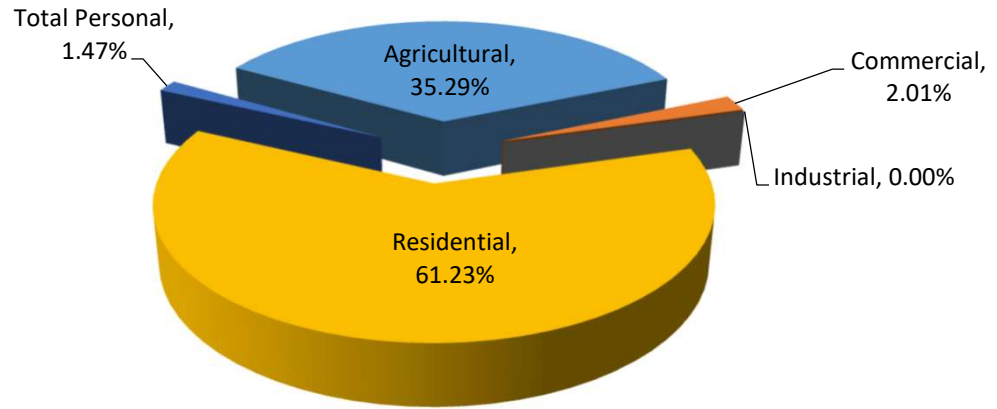
Class	Parcel Count	2025 State Equalized Value	2026 Assessed Value	Equalization Factor	2026 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	213	\$61,998,700	\$65,200,300	1.0000	\$65,200,300	5.16%	24.29%
Commercial	104	\$6,268,400	\$6,946,700	1.0000	\$6,946,700	10.82%	2.59%
Industrial	41	\$28,613,200	\$29,818,100	1.0000	\$29,818,100	4.21%	11.11%
Residential	1,645	\$145,878,200	\$152,777,700	1.0000	\$152,777,700	4.73%	56.92%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	2,003	\$242,758,500	\$254,742,800		\$254,742,800	4.94%	94.91%
Personal Property							
Commercial	85	\$474,400	\$524,600	1.0000	\$524,600	10.58%	0.20%
Industrial	19	\$1,596,000	\$1,869,500	1.0000	\$1,869,500	17.14%	0.70%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	14	\$11,128,200	\$11,276,000	1.0000	\$11,276,000	1.33%	4.20%
Total Personal	118	\$13,198,600	\$13,670,100		\$13,670,100	3.57%	5.09%
Grand Total	2,121	\$255,957,100	\$268,412,900		\$268,412,900	4.87%	100.00%

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



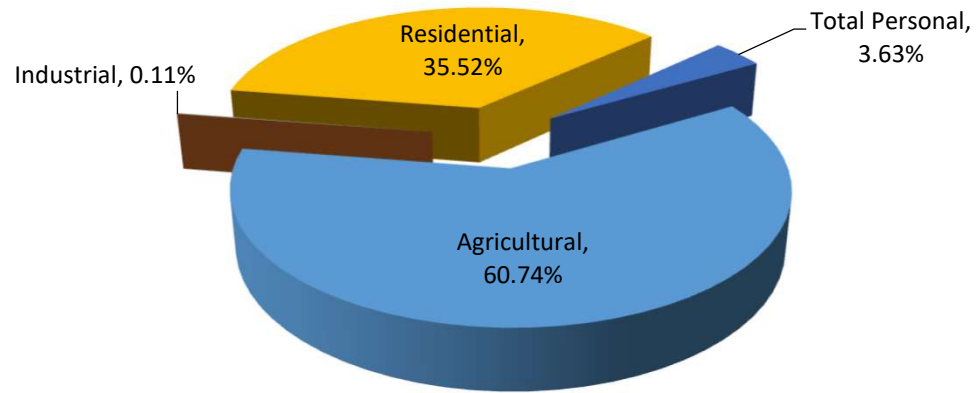
Class	Parcel Count	2025 State Equalized Value	2026 Assessed Value	Equalization Factor	2026 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	141	\$27,404,700	\$29,828,200	1.0000	\$29,828,200	8.84%	6.22%
Commercial	58	\$7,535,800	\$8,529,800	1.0000	\$8,529,800	13.19%	1.78%
Industrial	31	\$2,574,000	\$2,779,600	1.0000	\$2,779,600	7.99%	0.58%
Residential	2,621	\$368,481,600	\$414,007,800	1.0000	\$414,007,800	12.36%	86.28%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	2,851	\$405,996,100	\$455,145,400		\$455,145,400	12.11%	94.85%
Personal Property							
Commercial	44	\$2,429,300	\$2,351,800	1.0000	\$2,351,800	-3.19%	0.49%
Industrial	1	\$751,000	\$809,300	1.0000	\$809,300	7.76%	0.17%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	8	\$21,564,300	\$21,559,100	1.0000	\$21,559,100	-0.02%	4.49%
Total Personal	53	\$24,744,600	\$24,720,200		\$24,720,200	-0.10%	5.15%
Grand Total	2,904	\$430,740,700	\$479,865,600		\$479,865,600	11.40%	100.00%

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



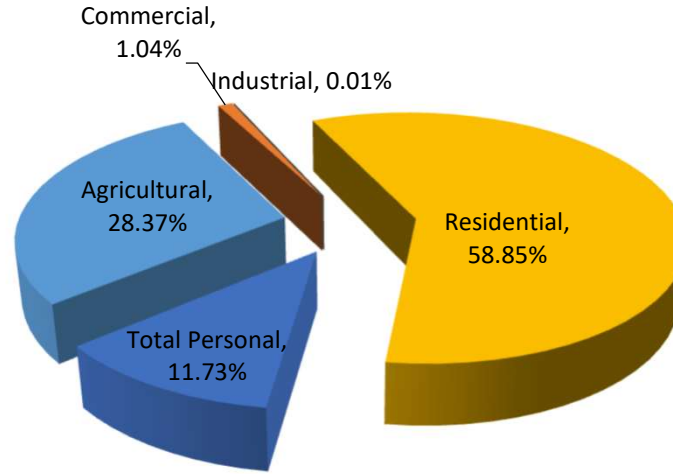
Class	Parcel Count	2025 State Equalized Value	2026 Assessed Value	Equalization Factor	2026 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	158	\$35,597,900	\$36,635,900	1.0000	\$36,635,900	2.92%	35.29%
Commercial	13	\$1,949,000	\$2,082,500	1.0000	\$2,082,500	6.85%	2.01%
Industrial	0	\$0	\$0	NA	\$0	0.00%	0.00%
Residential	691	\$60,568,300	\$63,558,700	1.0000	\$63,558,700	4.94%	61.23%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	862	\$98,115,200	\$102,277,100		\$102,277,100	4.24%	98.53%
Personal Property							
Commercial	22	\$74,200	\$92,500	1.0000	\$92,500	24.66%	0.09%
Industrial	1	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	2	\$1,318,900	\$1,430,900	1.0000	\$1,430,900	8.49%	1.38%
Total Personal	25	\$1,393,100	\$1,523,400		\$1,523,400	9.35%	1.47%
Grand Total	887	\$99,508,300	\$103,800,500		\$103,800,500	4.31%	100.00%

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



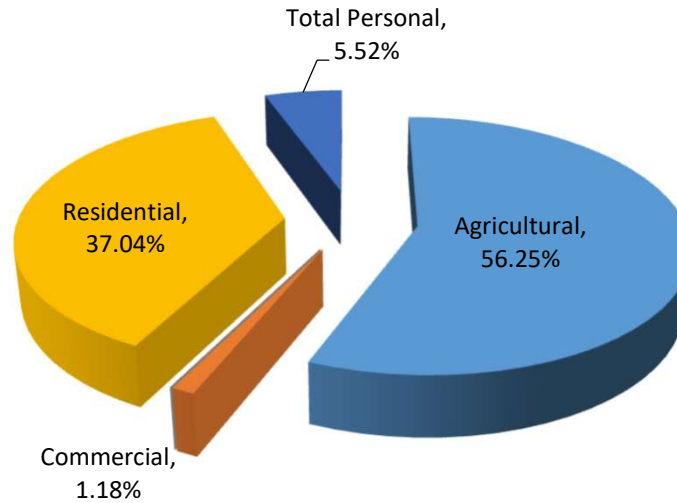
Class	Parcel Count	2025 State Equalized Value	2026 Assessed Value	Equalization Factor	2026 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	288	\$87,026,826	\$88,233,700	1.0000	\$88,233,700	1.39%	60.74%
Commercial	0	\$0	\$0	NA	\$0	0.00%	0.00%
Industrial	6	\$175,900	\$156,600	1.0000	\$156,600	-10.97%	0.11%
Residential	525	\$51,444,231	\$51,604,600	1.0000	\$51,604,600	0.31%	35.52%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	819	\$138,646,957	\$139,994,900		\$139,994,900	0.97%	96.37%
Personal Property							
Commercial	6	\$0	\$0	N/A	\$0	0.00%	0.00%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	21	\$5,120,100	\$5,272,000	1.0000	\$5,272,000	2.97%	3.63%
Total Personal	27	\$5,120,100	\$5,272,000		\$5,272,000	2.97%	3.63%
Grand Total	846	\$143,767,057	\$145,266,900		\$145,266,900	1.04%	100.00%

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



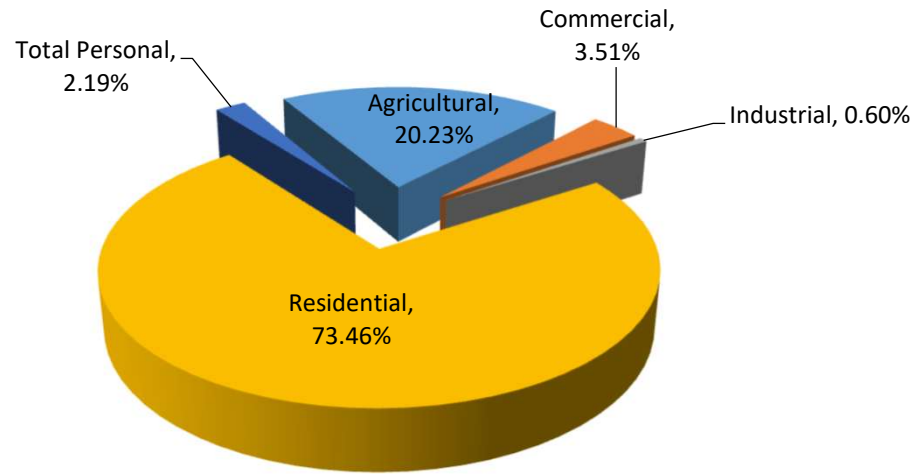
Class	Parcel Count	2025 State Equalized Value	2026 Assessed Value	Equalization Factor	2026 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	200	\$52,718,300	\$50,284,200	1.0000	\$50,284,200	-4.62%	28.37%
Commercial	7	\$1,547,200	\$1,845,700	1.0000	\$1,845,700	19.29%	1.04%
Industrial	1	\$19,000	\$21,300	1.0000	\$21,300	12.11%	0.01%
Residential	917	\$95,217,400	\$104,303,300	1.0000	\$104,303,300	9.54%	58.85%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	1,125	\$149,501,900	\$156,454,500		\$156,454,500	4.65%	88.27%
Personal Property							
Commercial	18	\$525,654	\$487,102	1.0000	\$487,102	-7.33%	0.27%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	11	\$20,111,958	\$20,304,307	1.0000	\$20,304,307	0.96%	11.46%
Total Personal	29	\$20,637,612	\$20,791,409		\$20,791,409	0.75%	11.73%
Grand Total	1,154	\$170,139,512	\$177,245,909		\$177,245,909	4.18%	100.00%

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



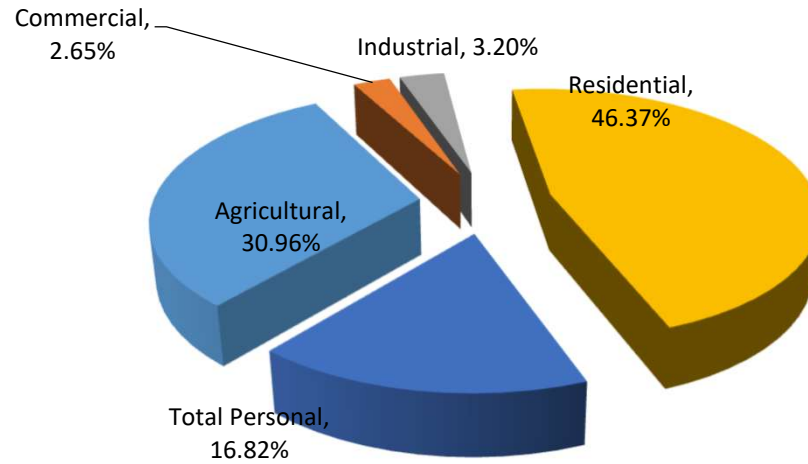
Class	Parcel Count	2025 State Equalized Value	2026 Assessed Value	Equalization Factor	2026 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	391	\$82,214,200	\$77,064,100	1.0000	\$77,064,100	-6.26%	56.25%
Commercial	24	\$1,374,700	\$1,621,400	1.0000	\$1,621,400	17.95%	1.18%
Industrial	0	\$0	\$0	NA	\$0	0.00%	0.00%
Residential	557	\$40,549,728	\$50,739,700	1.0000	\$50,739,700	25.13%	37.04%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	972	\$124,138,628	\$129,425,200		\$129,425,200	4.26%	94.48%
Personal Property							
Commercial	19	\$167,100	\$207,100	1.0000	\$207,100	23.94%	0.15%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	7	\$6,978,000	\$7,358,500	1.0000	\$7,358,500	5.45%	5.37%
Total Personal	26	\$7,145,100	\$7,565,600		\$7,565,600	5.89%	5.52%
Grand Total	998	\$131,283,728	\$136,990,800		\$136,990,800	4.35%	100.00%

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



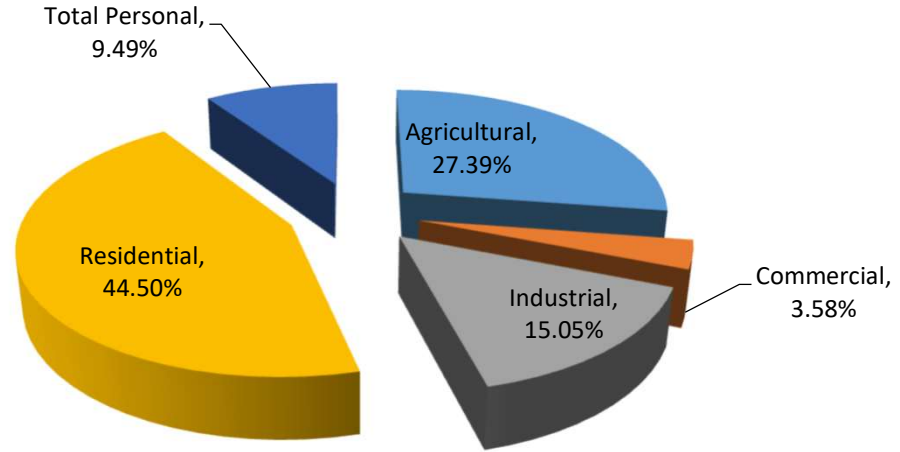
Class	Parcel Count	2025 State Equalized Value	2026 Assessed Value	Equalization Factor	2026 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	179	\$51,881,000	\$56,252,500	1.0000	\$56,252,500	8.43%	20.23%
Commercial	67	\$8,879,000	\$9,754,800	1.0000	\$9,754,800	9.86%	3.51%
Industrial	16	\$1,632,000	\$1,682,100	1.0000	\$1,682,100	3.07%	0.60%
Residential	1,978	\$196,284,700	\$204,291,000	1.0000	\$204,291,000	4.08%	73.46%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	2,240	\$258,676,700	\$271,980,400		\$271,980,400	5.14%	97.81%
Personal Property							
Commercial	50	\$315,200	\$256,500	1.0000	\$256,500	-18.62%	0.09%
Industrial	3	\$14,700	\$14,700	1.0000	\$14,700	0.00%	0.01%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	14	\$5,310,000	\$5,829,744	1.0000	\$5,829,744	9.79%	2.10%
Total Personal	67	\$5,639,900	\$6,100,944		\$6,100,944	8.17%	2.19%
Grand Total	2,307	\$264,316,600	\$278,081,344		\$278,081,344	5.21%	100.00%

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



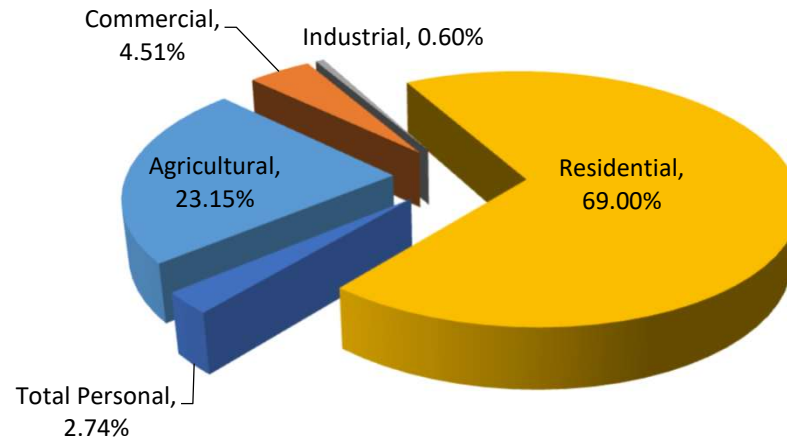
Class	Parcel Count	2025 State Equalized Value	2026 Assessed Value	Equalization Factor	2026 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	299	\$71,198,700	\$77,010,700	1.0000	\$77,010,700	8.16%	30.96%
Commercial	66	\$6,879,200	\$6,602,500	1.0000	\$6,602,500	-4.02%	2.65%
Industrial	28	\$6,926,900	\$7,960,700	1.0000	\$7,960,700	14.92%	3.20%
Residential	1,390	\$105,480,500	\$115,358,600	1.0000	\$115,358,600	9.36%	46.37%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	1,783	\$190,485,300	\$206,932,500		\$206,932,500	8.63%	83.18%
Personal Property							
Commercial	65	\$1,000	\$1,000	1.0000	\$1,000	0.00%	0.00%
Industrial	7	\$11,300	\$25,000	1.0000	\$25,000	121.24%	0.01%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$41,152,900	\$41,817,400	1.0000	\$41,817,400	1.61%	16.81%
Total Personal	82	\$41,165,200	\$41,843,400		\$41,843,400	1.65%	16.82%
Grand Total	1,865	\$231,650,500	\$248,775,900		\$248,775,900	7.39%	100.00%

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



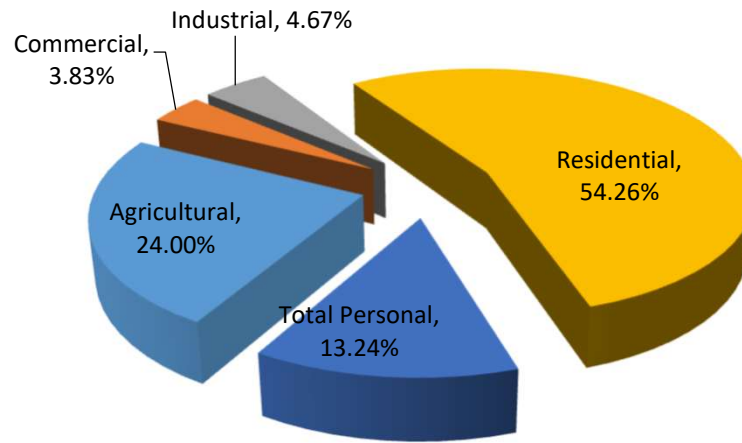
Class	Parcel Count	2025 State Equalized Value	2026 Assessed Value	Equalization Factor	2026 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	161	\$40,551,200	\$42,048,300	1.0000	\$42,048,300	3.69%	27.39%
Commercial	31	\$4,353,200	\$5,489,800	1.0000	\$5,489,800	26.11%	3.58%
Industrial	31	\$21,606,800	\$23,099,600	1.0000	\$23,099,600	6.91%	15.05%
Residential	720	\$58,012,100	\$68,303,000	1.0000	\$68,303,000	17.74%	44.50%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	943	\$124,523,300	\$138,940,700		\$138,940,700	11.58%	90.51%
Personal Property							
Commercial	29	\$172,800	\$103,500	1.0000	\$103,500	-40.10%	0.07%
Industrial	9	\$1,085,200	\$1,015,900	1.0000	\$1,015,900	-6.39%	0.66%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$13,609,300	\$13,445,200	1.0000	\$13,445,200	-1.21%	8.76%
Total Personal	48	\$14,867,300	\$14,564,600		\$14,564,600	-2.04%	9.49%
Grand Total	991	\$139,390,600	\$153,505,300		\$153,505,300	10.13%	100.00%

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



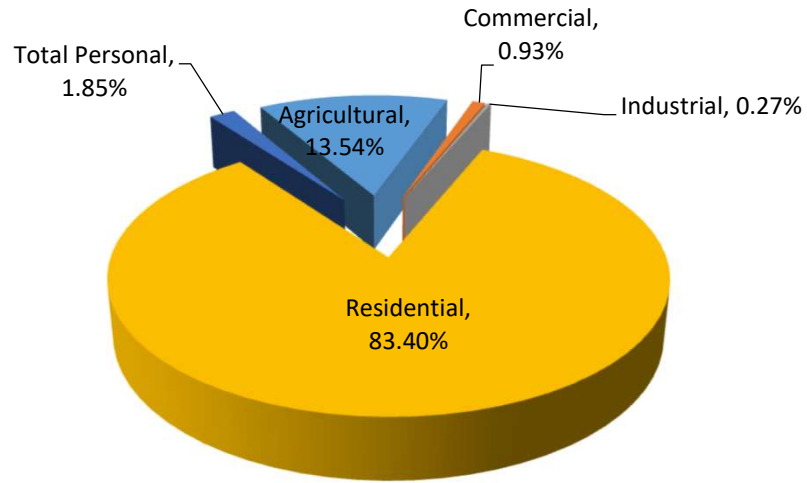
Class	Parcel Count	2025 State Equalized Value	2026 Assessed Value	Equalization Factor	2026 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	325	\$76,244,500	\$74,819,400	1.0000	\$74,819,400	-1.87%	23.15%
Commercial	97	\$13,862,000	\$14,574,600	1.0000	\$14,574,600	5.14%	4.51%
Industrial	14	\$2,392,700	\$1,928,100	1.0000	\$1,928,100	-19.42%	0.60%
Residential	1,936	\$221,109,900	\$223,005,200	1.0000	\$223,005,200	0.86%	69.00%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	2,372	\$313,609,100	\$314,327,300		\$314,327,300	0.23%	97.26%
Personal Property							
Commercial	149	\$3,095,300	\$3,401,500	1.0000	\$3,401,500	9.89%	1.05%
Industrial	6	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	11	\$5,220,600	\$5,465,800	1.0000	\$5,465,800	4.70%	1.69%
Total Personal	166	\$8,315,900	\$8,867,300		\$8,867,300	6.63%	2.74%
Grand Total	2,538	\$321,925,000	\$323,194,600		\$323,194,600	0.39%	100.00%

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



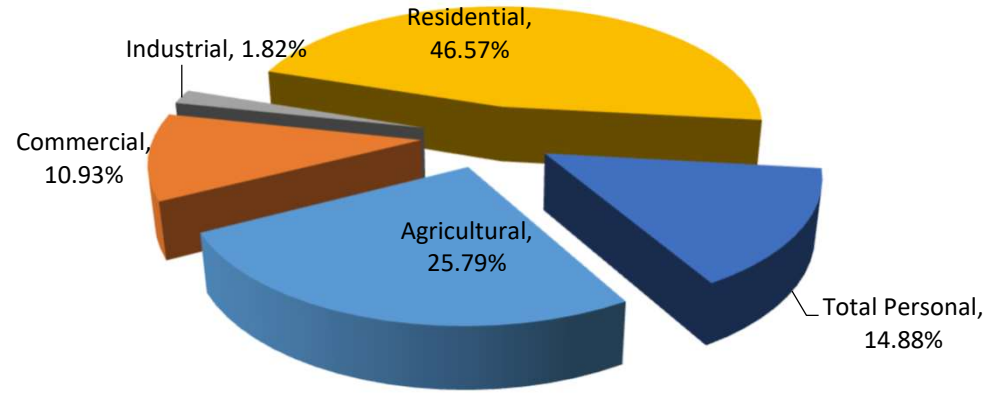
Class	Parcel Count	2025 State Equalized Value	2026 Assessed Value	Equalization Factor	2026 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	246	\$69,954,100	\$75,833,800	1.0000	\$75,833,800	8.41%	24.00%
Commercial	41	\$11,220,000	\$12,105,100	1.0000	\$12,105,100	7.89%	3.83%
Industrial	24	\$14,588,200	\$14,748,400	1.0000	\$14,748,400	1.10%	4.67%
Residential	1,418	\$159,096,200	\$171,473,200	1.0000	\$171,473,200	7.78%	54.26%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	1,729	\$254,858,500	\$274,160,500		\$274,160,500	7.57%	86.76%
Personal Property							
Commercial	51	\$1,442,500	\$2,520,400	1.0000	\$2,520,400	74.72%	0.80%
Industrial	14	\$142,700	\$203,400	1.0000	\$203,400	42.54%	0.06%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	15	\$38,924,000	\$39,115,500	1.0000	\$39,115,500	0.49%	12.38%
Total Personal	80	\$40,509,200	\$41,839,300		\$41,839,300	3.28%	13.24%
Grand Total	1,809	\$295,367,700	\$315,999,800		\$315,999,800	6.99%	100.00%

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



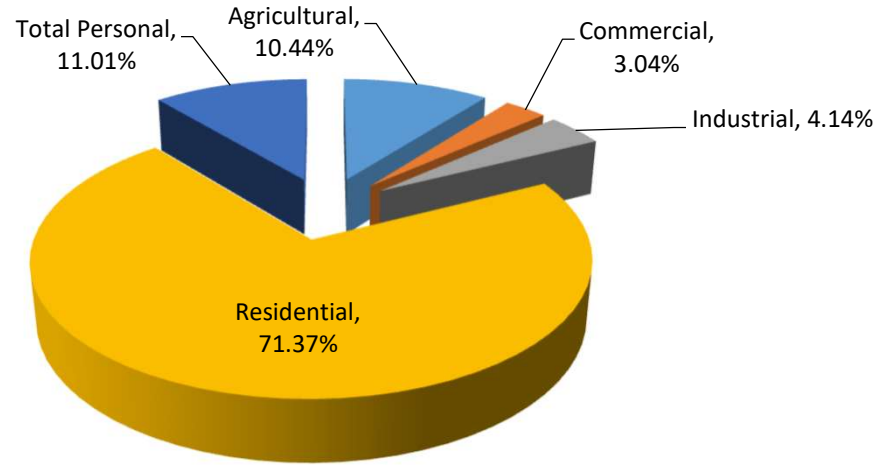
Class	Parcel Count	2025 State Equalized Value	2026 Assessed Value	Equalization Factor	2026 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	171	\$46,952,100	\$48,515,600	1.0000	\$48,515,600	3.33%	13.54%
Commercial	23	\$4,589,000	\$3,332,900	1.0000	\$3,332,900	-27.37%	0.93%
Industrial	2	\$219,500	\$971,700	1.0000	\$971,700	342.69%	0.27%
Residential	1,969	\$278,635,800	\$298,778,000	1.0000	\$298,778,000	7.23%	83.40%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	2,165	\$330,396,400	\$351,598,200		\$351,598,200	6.42%	98.15%
Personal Property							
Commercial	31	\$103,400	\$10,600	1.0000	\$10,600	-89.75%	0.00%
Industrial	3	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	12	\$6,442,600	\$6,632,300	1.0000	\$6,632,300	2.94%	1.85%
Total Personal	46	\$6,546,000	\$6,642,900		\$6,642,900	1.48%	1.85%
Grand Total	2,211	\$336,942,400	\$358,241,100		\$358,241,100	6.32%	100.00%

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



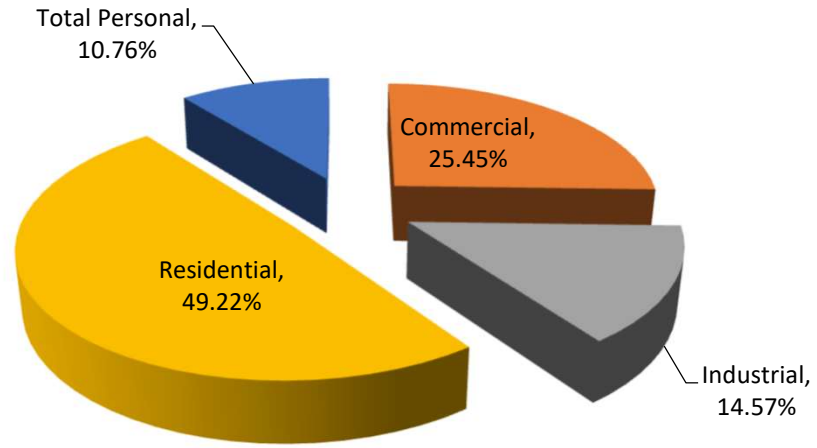
Class	Parcel Count	2025 State Equalized Value	2026 Assessed Value	Equalization Factor	2026 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	152	\$37,224,200	\$38,510,500	1.0000	\$38,510,500	3.46%	25.79%
Commercial	95	\$15,863,400	\$16,328,400	1.0000	\$16,328,400	2.93%	10.93%
Industrial	13	\$1,941,900	\$2,720,600	1.0000	\$2,720,600	40.10%	1.82%
Residential	680	\$66,896,500	\$69,550,700	1.0000	\$69,550,700	3.97%	46.57%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	940	\$121,926,000	\$127,110,200		\$127,110,200	4.25%	85.12%
Personal Property							
Commercial	75	\$1,102,500	\$1,255,100	1.0000	\$1,255,100	13.84%	0.84%
Industrial	3	\$0	\$204,300	1.0000	\$204,300	#DIV/0!	0.14%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	4	\$15,246,100	\$20,766,500	1.0000	\$20,766,500	36.21%	13.91%
Total Personal	82	\$16,348,600	\$22,225,900		\$22,225,900	35.95%	14.88%
Grand Total	1,022	\$138,274,600	\$149,336,100		\$149,336,100	8.00%	100.00%

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



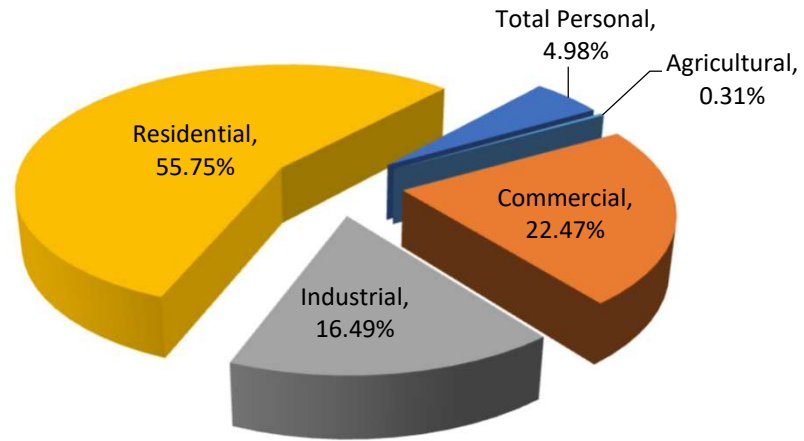
Class	Parcel Count	2025 State Equalized Value	2026 Assessed Value	Equalization Factor	2026 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	216	\$47,467,800	\$52,187,300	1.0000	\$52,187,300	9.94%	10.44%
Commercial	156	\$13,511,700	\$15,188,000	1.0000	\$15,188,000	12.41%	3.04%
Industrial	55	\$17,715,200	\$20,710,500	1.0000	\$20,710,500	16.91%	4.14%
Residential	2,344	\$339,040,000	\$356,867,500	1.0000	\$356,867,500	5.26%	71.37%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	2,771	\$417,734,700	\$444,953,300		\$444,953,300	6.52%	88.99%
Personal Property							
Commercial	87	\$406,500	\$458,100	1.0000	\$458,100	12.69%	0.09%
Industrial	17	\$3,640,900	\$3,623,100	1.0000	\$3,623,100	-0.49%	0.72%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	14	\$51,142,400	\$50,980,200	1.0000	\$50,980,200	-0.32%	10.20%
Total Personal	118	\$55,189,800	\$55,061,400		\$55,061,400	-0.23%	11.01%
Grand Total	2,889	\$472,924,500	\$500,014,700		\$500,014,700	5.73%	100.00%

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



Class	Parcel Count	2025 State Equalized Value	2026 Assessed Value	Equalization Factor	2026 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	0	\$0	\$0	NA	\$0	0.00%	0.00%
Commercial	322	\$87,387,400	\$90,740,300	1.0000	\$90,740,300	3.84%	25.45%
Industrial	69	\$49,621,200	\$51,940,000	1.0000	\$51,940,000	4.67%	14.57%
Residential	2,536	\$165,916,700	\$175,519,900	1.0000	\$175,519,900	5.79%	49.22%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	2,927	\$302,925,300	\$318,200,200		\$318,200,200	5.04%	89.24%
Personal Property							
Commercial	350	\$16,448,500	\$15,708,800	1.0000	\$15,708,800	-4.50%	4.41%
Industrial	45	\$619,200	\$6,148,100	1.0000	\$6,148,100	892.91%	1.72%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	5	\$16,962,100	\$16,523,400	1.0000	\$16,523,400	-2.59%	4.63%
Total Personal	400	\$34,029,800	\$38,380,300		\$38,380,300	12.78%	10.76%
Grand Total	3,327	\$336,955,100	\$356,580,500		\$356,580,500	5.82%	100.00%

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



Class	Parcel Count	2025 State Equalized Value	2026 Assessed Value	Equalization Factor	2026 County Equalized Value	Percent Change from last Year	Percent of Local Unit Total
Real Property							
Agricultural	21	\$1,512,300	\$1,524,900	1.0000	\$1,524,900	0.83%	0.31%
Commercial	321	\$101,631,700	\$111,071,900	1.0000	\$111,071,900	9.29%	22.47%
Industrial	120	\$72,522,000	\$81,531,300	1.0000	\$81,531,300	12.42%	16.49%
Residential	3,380	\$258,068,000	\$275,550,700	1.0000	\$275,550,700	6.77%	55.75%
Developmental	0	\$0	\$0	NA	\$0	0.00%	0.00%
Total Real	3,842	\$433,734,000	\$469,678,800		\$469,678,800	8.29%	95.02%
Personal Property							
Commercial	364	\$8,972,600	\$9,152,900	1.0000	\$9,152,900	2.01%	1.85%
Industrial	53	\$6,524,000	\$11,108,200	1.0000	\$11,108,200	70.27%	2.25%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	3	\$4,090,200	\$4,340,600	1.0000	\$4,340,600	6.12%	0.88%
Total Personal	420	\$19,586,800	\$24,601,700		\$24,601,700	25.60%	4.98%
Grand Total	4,262	\$453,320,800	\$494,280,500		\$494,280,500	9.04%	100.00%

St. Joseph County
2026 Agricultural Real Property Recapitulation

Unit of Govt.	2026 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2026 Equalized Value	% of Class
Burr Oak Township	\$67,436,700	49.90%	1.0000	\$0	\$67,436,700	7.02%
Colon Township	\$79,112,900	49.45%	1.0000	\$0	\$79,112,900	8.24%
Constantine Township	\$65,200,300	49.44%	1.0000	\$0	\$65,200,300	6.79%
Fabius Township	\$29,828,200	49.94%	1.0000	\$0	\$29,828,200	3.11%
Fawn River Township	\$36,635,900	49.84%	1.0000	\$0	\$36,635,900	3.81%
Florence Township	\$88,233,700	49.35%	1.0000	\$0	\$88,233,700	9.19%
Flowerfield Township	\$50,284,200	49.57%	1.0000	\$0	\$50,284,200	5.24%
Leonidas Township	\$77,064,100	49.89%	1.0000	\$0	\$77,064,100	8.02%
Lockport Township	\$56,252,500	49.78%	1.0000	\$0	\$56,252,500	5.86%
Mendon Township	\$77,010,700	49.54%	1.0000	\$0	\$77,010,700	8.02%
Mottville Township	\$42,048,300	49.54%	1.0000	\$0	\$42,048,300	4.38%
Nottawa Township	\$74,819,400	49.67%	1.0000	\$0	\$74,819,400	7.79%
Park Township	\$75,833,800	49.83%	1.0000	\$0	\$75,833,800	7.90%
Sherman Township	\$48,515,600	49.95%	1.0000	\$0	\$48,515,600	5.05%
Sturgis Township	\$38,510,500	49.80%	1.0000	\$0	\$38,510,500	4.01%
White Pigeon Township	\$52,187,300	49.65%	1.0000	\$0	\$52,187,300	5.43%
Three Rivers City	\$0	0.00%	NA	\$0	\$0	0.00%
Sturgis City	\$1,524,900	49.69%	1.0000	\$0	\$1,524,900	0.16%
St. Joseph County Total	\$960,499,000			\$0	\$960,499,000	100%

St. Joseph County
2026 Commercial Real Property Recapitulation

Unit of Govt.	2026 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2026 Equalized Value	% of Class
Burr Oak Township	\$1,860,500	49.69%	1.0000	\$0	\$1,860,500	0.59%
Colon Township	\$5,780,800	49.97%	1.0000	\$0	\$5,780,800	1.84%
Constantine Township	\$6,946,700	49.33%	1.0000	\$0	\$6,946,700	2.21%
Fabius Township	\$8,529,800	49.90%	1.0000	\$0	\$8,529,800	2.72%
Fawn River Township	\$2,082,500	49.93%	1.0000	\$0	\$2,082,500	0.66%
Florence Township	\$0	0.00%	NA	\$0	\$0	0.00%
Flowerfield Township	\$1,845,700	49.61%	1.0000	\$0	\$1,845,700	0.59%
Leonidas Township	\$1,621,400	49.82%	1.0000	\$0	\$1,621,400	0.52%
Lockport Township	\$9,754,800	49.94%	1.0000	\$0	\$9,754,800	3.11%
Mendon Township	\$6,602,500	49.63%	1.0000	\$0	\$6,602,500	2.10%
Mottville Township	\$5,489,800	49.63%	1.0000	\$0	\$5,489,800	1.75%
Nottawa Township	\$14,574,600	49.72%	1.0000	\$0	\$14,574,600	4.64%
Park Township	\$12,105,100	49.96%	1.0000	\$0	\$12,105,100	3.86%
Sherman Township	\$3,332,900	49.95%	1.0000	\$0	\$3,332,900	1.06%
Sturgis Township	\$16,328,400	49.91%	1.0000	\$0	\$16,328,400	5.20%
White Pigeon Township	\$15,188,000	49.52%	1.0000	\$0	\$15,188,000	4.84%
Three Rivers City	\$90,740,300	49.59%	1.0000	\$0	\$90,740,300	28.91%
Sturgis City	\$111,071,900	49.89%	1.0000	\$0	\$111,071,900	35.39%
St. Joseph County Total	\$313,855,700			\$0	\$313,855,700	100%

St. Joseph County
2026 Industrial Real Property Recapitulation

Unit of Govt.	2026 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2026 Equalized Value	% of Class
Burr Oak Township	\$1,678,300	49.72%	1.0000	\$0	\$1,678,300	0.68%
Colon Township	\$3,413,900	49.23%	1.0000	\$0	\$3,413,900	1.39%
Constantine Township	\$29,818,100	49.56%	1.0000	\$0	\$29,818,100	12.16%
Fabius Township	\$2,779,600	49.90%	1.0000	\$0	\$2,779,600	1.13%
Fawn River Township	\$0	0.00%	NA	\$0	\$0	0.00%
Florence Township	\$156,600	49.39%	1.0000	\$0	\$156,600	0.06%
Flowerfield Township	\$21,300	49.95%	1.0000	\$0	\$21,300	0.01%
Leonidas Township	\$0	0.00%	NA	\$0	\$0	0.00%
Lockport Township	\$1,682,100	49.70%	1.0000	\$0	\$1,682,100	0.69%
Mendon Township	\$7,960,700	49.62%	1.0000	\$0	\$7,960,700	3.25%
Mottville Township	\$23,099,600	49.62%	1.0000	\$0	\$23,099,600	9.42%
Nottawa Township	\$1,928,100	49.38%	1.0000	\$0	\$1,928,100	0.79%
Park Township	\$14,748,400	49.82%	1.0000	\$0	\$14,748,400	6.02%
Sherman Township	\$971,700	49.92%	1.0000	\$0	\$971,700	0.40%
Sturgis Township	\$2,720,600	49.77%	1.0000	\$0	\$2,720,600	1.11%
White Pigeon Township	\$20,710,500	49.61%	1.0000	\$0	\$20,710,500	8.45%
Three Rivers City	\$51,940,000	49.65%	1.0000	\$0	\$51,940,000	21.19%
Sturgis City	\$81,531,300	49.94%	1.0000	\$0	\$81,531,300	33.26%
St. Joseph County Total	\$245,160,800			\$0	\$245,160,800	100%

St. Joseph County
2026 Residential Real Property Recapitulation

Unit of Govt.	2026 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2026 Equalized Value	% of Class
Burr Oak Township	\$115,433,550	49.87%	1.0000	\$0	\$115,433,550	3.71%
Colon Township	\$198,221,800	49.74%	1.0000	\$0	\$198,221,800	6.38%
Constantine Township	\$152,777,700	49.39%	1.0000	\$0	\$152,777,700	4.91%
Fabius Township	\$414,007,800	49.95%	1.0000	\$0	\$414,007,800	13.31%
Fawn River Township	\$63,558,700	49.87%	1.0000	\$0	\$63,558,700	2.04%
Florence Township	\$51,604,600	49.66%	1.0000	\$0	\$51,604,600	1.66%
Flowerfield Township	\$104,303,300	49.41%	1.0000	\$0	\$104,303,300	3.35%
Leonidas Township	\$50,739,700	49.63%	1.0000	\$0	\$50,739,700	1.63%
Lockport Township	\$204,291,000	49.79%	1.0000	\$0	\$204,291,000	6.57%
Mendon Township	\$115,358,600	49.57%	1.0000	\$0	\$115,358,600	3.71%
Mottville Township	\$68,303,000	49.57%	1.0000	\$0	\$68,303,000	2.20%
Nottawa Township	\$223,005,200	49.59%	1.0000	\$0	\$223,005,200	7.17%
Park Township	\$171,473,200	49.92%	1.0000	\$0	\$171,473,200	5.51%
Sherman Township	\$298,778,000	49.92%	1.0000	\$0	\$298,778,000	9.61%
Sturgis Township	\$69,550,700	49.97%	1.0000	\$0	\$69,550,700	2.24%
White Pigeon Township	\$356,867,500	49.55%	1.0000	\$0	\$356,867,500	11.48%
Three Rivers City	\$175,519,900	49.65%	1.0000	\$0	\$175,519,900	5.64%
Sturgis City	\$275,550,700	49.89%	1.0000	\$0	\$275,550,700	8.86%
St. Joseph County Total	\$3,109,344,950			\$0	\$3,109,344,950	100%

St. Joseph County
2026 Personal Property Recapitulation

Unit of Govt.	2026		Equalization Factor	Value Adjustment	2026	
	Assessed Value	Ratio To Value			Equalized Value	% of Class
Burr Oak Township	\$9,568,400	50.00%	1.0000	\$0	\$9,568,400	2.72%
Colon Township	\$9,090,900	50.00%	1.0000	\$0	\$9,090,900	2.58%
Constantine Township	\$13,670,100	50.00%	1.0000	\$0	\$13,670,100	3.88%
Fabius Township	\$24,720,200	50.00%	1.0000	\$0	\$24,720,200	7.02%
Fawn River Township	\$1,523,400	50.00%	1.0000	\$0	\$1,523,400	0.43%
Florence Township	\$5,272,000	50.00%	1.0000	\$0	\$5,272,000	1.50%
Flowerfield Township	\$20,791,409	50.00%	1.0000	\$0	\$20,791,409	5.90%
Leonidas Township	\$7,565,600	50.00%	1.0000	\$0	\$7,565,600	2.15%
Lockport Township	\$6,100,944	50.00%	1.0000	\$0	\$6,100,944	1.73%
Mendon Township	\$41,843,400	50.00%	1.0000	\$0	\$41,843,400	11.88%
Mottville Township	\$14,564,600	50.00%	1.0000	\$0	\$14,564,600	4.13%
Nottawa Township	\$8,867,300	50.00%	1.0000	\$0	\$8,867,300	2.52%
Park Township	\$41,839,300	50.00%	1.0000	\$0	\$41,839,300	11.88%
Sherman Township	\$6,642,900	50.00%	1.0000	\$0	\$6,642,900	1.89%
Sturgis Township	\$22,225,900	50.00%	1.0000	\$0	\$22,225,900	6.31%
White Pigeon Township	\$55,061,400	50.00%	1.0000	\$0	\$55,061,400	15.63%
Three Rivers City	\$38,380,300	50.00%	1.0000	\$0	\$38,380,300	10.89%
Sturgis City	\$24,601,700	50.00%	1.0000	\$0	\$24,601,700	6.98%
St. Joseph County Total	\$352,329,753			\$0	\$352,329,753	100%

St. Joseph County

Agricultural

Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	285	\$134,873,400	\$473,240
Colon Township	304	\$158,225,800	\$520,480
Constantine Township	213	\$130,400,600	\$612,209
Fabius Township	141	\$59,656,400	\$423,095
Fawn River Township	158	\$73,271,800	\$463,746
Florence Township	288	\$176,467,400	\$612,734
Flowerfield Township	200	\$100,568,400	\$502,842
Leonidas Township	391	\$154,128,200	\$394,190
Lockport Township	179	\$112,505,000	\$628,520
Mendon Township	299	\$154,021,400	\$515,122
Mottville Township	161	\$84,096,600	\$522,339
Nottawa Township	325	\$149,638,800	\$460,427
Park Township	246	\$151,667,600	\$616,535
Sherman Township	171	\$97,031,200	\$567,434
Sturgis Township	152	\$77,021,000	\$506,717
White Pigeon Township	216	\$104,374,600	\$483,216
Three Rivers City	0	\$0	\$0
Sturgis City	21	\$3,049,800	\$145,229
County Wide	3750	\$1,920,998,000	\$512,266

St. Joseph County

Commercial

Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	33	\$3,721,000	\$112,758
Colon Township	64	\$11,561,600	\$180,650
Constantine Township	104	\$13,893,400	\$133,590
Fabius Township	58	\$17,059,600	\$294,131
Fawn River Township	13	\$4,165,000	\$320,385
Florence Township	0	\$0	\$0
Flowerfield Township	7	\$3,691,400	\$527,343
Leonidas Township	24	\$3,242,800	\$135,117
Lockport Township	67	\$19,509,600	\$291,188
Mendon Township	66	\$13,205,000	\$200,076
Mottville Township	31	\$10,979,600	\$354,181
Nottawa Township	97	\$29,149,200	\$300,507
Park Township	41	\$24,210,200	\$590,493
Sherman Township	23	\$6,665,800	\$289,817
Sturgis Township	95	\$32,656,800	\$343,756
White Pigeon Township	156	\$30,376,000	\$194,718
Three Rivers City	322	\$181,480,600	\$563,604
Sturgis City	321	\$222,143,800	\$692,037
County Wide	1522	\$627,711,400	\$412,425

St. Joseph County

Industrial

Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	26	\$3,356,600	\$129,100
Colon Township	14	\$6,827,800	\$487,700
Constantine Township	41	\$59,636,200	\$1,454,541
Fabius Township	31	\$5,559,200	\$179,329
Fawn River Township	0	\$0	\$0
Florence Township	6	\$313,200	\$52,200
Flowerfield Township	1	\$42,600	\$42,600
Leonidas Township	0	\$0	\$0
Lockport Township	16	\$3,364,200	\$210,263
Mendon Township	28	\$15,921,400	\$568,621
Mottville Township	31	\$46,199,200	\$1,490,297
Nottawa Township	14	\$3,856,200	\$275,443
Park Township	24	\$29,496,800	\$1,229,033
Sherman Township	2	\$1,943,400	\$971,700
Sturgis Township	13	\$5,441,200	\$418,554
White Pigeon Township	55	\$41,421,000	\$753,109
Three Rivers City	69	\$103,880,000	\$1,505,507
Sturgis City	120	\$163,062,600	\$1,358,855
County Wide	491	\$490,321,600	\$998,618

St. Joseph County

Residential

Average Value Per Parcel

Township	Number of Parcels	Total True Cash Value	Avg Value Per Parcel
Burr Oak Township	1,262	\$230,867,100	\$182,937
Colon Township	2,196	\$396,443,600	\$180,530
Constantine Township	1,645	\$305,555,400	\$185,748
Fabius Township	2,621	\$828,015,600	\$315,916
Fawn River Township	691	\$127,117,400	\$183,962
Florence Township	525	\$103,209,200	\$196,589
Flowerfield Township	917	\$208,606,600	\$227,488
Leonidas Township	557	\$101,479,400	\$182,189
Lockport Township	1,978	\$408,582,000	\$206,563
Mendon Township	1,390	\$230,717,200	\$165,984
Mottville Township	720	\$136,606,000	\$189,731
Nottawa Township	1,936	\$446,010,400	\$230,377
Park Township	1,418	\$342,946,400	\$241,852
Sherman Township	1,969	\$597,556,000	\$303,482
Sturgis Township	680	\$139,101,400	\$204,561
White Pigeon Township	2,344	\$713,735,000	\$304,494
Three Rivers City	2,536	\$351,039,800	\$138,423
Sturgis City	3,380	\$551,101,400	\$163,048
County Wide	28,765	\$6,218,689,900	\$216,189

St. Joseph County

Top 15 Taxpayers by School District (Equalized Value)

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

COUSINO DONNA R TRUST	\$319,900	1 Parcel(s)
MC MASTER JASON T & TONIE J	\$217,200	1 Parcel(s)
MC MASTER JASON & TONIE	\$188,500	1 Parcel(s)
APPLEGATE REVOCABLE TRUST	\$170,000	1 Parcel(s)
CONSUMERS ENERGY CO	\$28,500	1 Parcel(s)

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

KING J RANDALL TRUST	\$214,800	1 Parcel(s)
OTTO JOHN A & NORMA K	\$138,800	1 Parcel(s)
CONSUMERS ENERGY CO	\$2,300	1 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Equalized Value)

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

CONSUMERS ENERGY CO	\$7,529,200	6 Parcel(s)
KING J RANDALL TRUST	\$3,201,700	11 Parcel(s)
MACDANIELS WILLIAM H & CYNTHIA K	\$1,905,200	15 Parcel(s)
PRAIRIE RIVER FARM LLC	\$1,826,000	3 Parcel(s)
CRONKHITE LAND LLC	\$1,605,800	7 Parcel(s)
YODER LOWAYNE & PHYLLIS D TRUST	\$1,386,800	5 Parcel(s)
FOSTER ROBERT N TRUST	\$1,313,800	6 Parcel(s)
MILLER LYNN M	\$1,302,200	4 Parcel(s)
WALL FAMILY TRUST	\$1,185,600	5 Parcel(s)
TRIPLE S FARMS INC	\$1,183,100	4 Parcel(s)
NUNEMAKER FAMILY FARMS LLC	\$1,150,600	2 Parcel(s)
KELLEY LYNDON L & JANE E	\$1,133,800	2 Parcel(s)
BAKER RODNEY TRUST	\$1,127,300	3 Parcel(s)
TROYER LENNIS & NANCY TRUST	\$1,055,600	3 Parcel(s)
NEIGHBORS OF STEINKE RESORT LLC	\$1,004,000	2 Parcel(s)

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

CONSUMERS ENERGY CO	\$5,948,900	7 Parcel(s)
STUBY LAND LLC	\$3,390,500	6 Parcel(s)
RICE ARTHUR G TRUSTEE	\$2,912,900	2 Parcel(s)
MILLER JOHN E & TAMARA J	\$2,833,000	9 Parcel(s)
RICE LAWRENCE A & DEBORAH L	\$2,764,000	11 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$2,599,000	11 Parcel(s)
KELLEYS GREENACRES FARMS INC	\$2,594,400	2 Parcel(s)
JONES JERRY A & DARCY J	\$2,417,000	9 Parcel(s)
AEP IN MI TRANSMISSION CO	\$2,398,700	2 Parcel(s)
STURGIS FARMS LLC	\$2,390,600	6 Parcel(s)
RICE DORIS P TRUST	\$2,267,200	4 Parcel(s)
STEFFEL PAUL T & CONNIE J TRUST	\$2,143,300	7 Parcel(s)
HENSELL JACK R TRUST UND 1/2 INT &	\$2,111,000	4 Parcel(s)
WALTHER INVESTMENT LLC	\$1,716,900	6 Parcel(s)
VILLA MILLER LAND LLC	\$1,680,300	7 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Equalized Value)

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

CONSUMERS ENERGY CO	\$10,795,900	7 Parcel(s)
CERES FARMS LLC	\$3,723,300	16 Parcel(s)
CAMPBELL FAMILY TRUST	\$2,834,200	10 Parcel(s)
MICHIGAN ELECTRIC TRANS	\$2,707,300	1 Parcel(s)
HOSTETLER RONALD & MELODY TRUST	\$2,696,700	9 Parcel(s)
DECKER DENNIS N & MARSHA L	\$2,671,000	10 Parcel(s)
COOMER DARREL & MARIE TRUST	\$2,282,700	14 Parcel(s)
BELSON ROBERT C & LAURA F	\$1,942,900	6 Parcel(s)
BARRETT LEON G & KATHRYN L	\$1,924,700	8 Parcel(s)
YODER LAVON D & VALERIE G TRUST	\$1,907,300	8 Parcel(s)
CLARK ALVIN R TRUST	\$1,849,400	10 Parcel(s)
CAMPBELL TONY L & JANNETTE M	\$1,732,400	7 Parcel(s)
ENGLE RICHARD & TINA	\$1,705,300	4 Parcel(s)
FRISBIE LOREN M - REV TRUST	\$1,674,300	7 Parcel(s)
KAUFFMAN FARM PROPERTIES 20 LLC	\$1,643,300	7 Parcel(s)

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

BAYER GREAT LAKES PRODUCTION CO LLC	\$9,282,400	2 Parcel(s)
INDIANA MICHIGAN POWER CO	\$6,846,800	9 Parcel(s)
PIONEER HI BRED INT INC	\$5,763,300	2 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$5,598,700	14 Parcel(s)
RUSSELL FARMS INC	\$5,121,000	12 Parcel(s)
MILLER EDGAR W & PHYLLIS K	\$3,815,100	8 Parcel(s)
STEARNS PATRICIA L TRUST	\$3,747,400	15 Parcel(s)
AMERICAN ELECTRIC POWER	\$3,493,100	8 Parcel(s)
LOVEJOY GLENN A & SANDRA K	\$3,082,400	10 Parcel(s)
AEP IN MI TRANSMISSION CO	\$3,048,300	4 Parcel(s)
MOORD PETER SCOTT TRUST	\$2,578,000	6 Parcel(s)
KLETT JAMES W	\$2,518,800	7 Parcel(s)
PLATZ VIVIAN V TRUST	\$2,336,100	4 Parcel(s)
BROADSTREET FARMS INC	\$2,287,700	3 Parcel(s)
SHIMMEL ROAD FARMS LLC	\$2,274,300	4 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Equalized Value)

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

SCHUG VICTOR L	\$723,700	5 Parcel(s)
NAFZIGER WESLEY J & KENDRA S	\$564,500	3 Parcel(s)
FOX CHRIS L & DARCIE L	\$418,100	3 Parcel(s)
PAWLIK AMY J TRUST	\$382,300	1 Parcel(s)
CRIPPS RICHARD P	\$366,600	1 Parcel(s)
KINDIG JOEY & ANGELA	\$360,500	1 Parcel(s)
RHODES CURTIS ARTHUR	\$355,500	3 Parcel(s)
RUPP JACK J & GINNA M	\$345,600	2 Parcel(s)
IVES ALAN & TERESA	\$343,200	2 Parcel(s)
SCHUG TIMOTHY L & LAURA J	\$333,800	1 Parcel(s)
BEURMANN CHRISTOPHER A & CAREY	\$319,400	1 Parcel(s)
BELLEW JAMES L & TEREASA A	\$268,800	1 Parcel(s)
NELSON JOEL	\$264,700	2 Parcel(s)
HARRELL BETH J & AUGUSTUS M JR	\$257,600	1 Parcel(s)
KELLOGG DOUGLAS A & BONNIE S	\$256,400	2 Parcel(s)

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

ENBRIDGE ENERGY LTD PARTNERSHIP	\$40,331,600	4 Parcel(s)
CONSUMERS ENERGY CO	\$8,641,000	13 Parcel(s)
RIEDSTRA DAIRY LTD	\$6,676,500	13 Parcel(s)
SCHMIDT LYLE FARMS LLC	\$5,483,500	22 Parcel(s)
C & J FARMS INC	\$4,965,900	21 Parcel(s)
NEMIRE RICKY W TRUST	\$4,285,400	9 Parcel(s)
CUPP KERRY L TRUST	\$3,644,400	17 Parcel(s)
IAC MENDON LLC	\$2,853,200	8 Parcel(s)
KAUFFMAN FARM PROPERTIES 20 LLC	\$2,712,700	16 Parcel(s)
COOMER DARREL & MARIE TRUST	\$2,514,100	7 Parcel(s)
LYLE SCHMIDT FARMS LLC	\$2,466,700	8 Parcel(s)
BELSON CHARLES A RESTATED TRUST	\$2,283,900	7 Parcel(s)
VECTOR PIPELINE LTD PARTNERS	\$2,276,700	1 Parcel(s)
CUPP DUSTIN L & CHRISTINA L	\$2,105,500	12 Parcel(s)
KUHLMAN PHILLIP TRUST & GAIL TRUST	\$2,089,400	10 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Equalized Value)

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

BORGERT FAMILY FARMS LLC	\$2,534,700	13 Parcel(s)
TERRA 88 LLC	\$2,364,200	109 Parcel(s)
DUNNING JULIANNE M TRUST	\$1,614,600	8 Parcel(s)
YODER EDITH TRUST	\$1,560,700	9 Parcel(s)
GRANDVIEW ACRES LLC	\$1,495,000	4 Parcel(s)
MARVIN MOUNTAIN POULTRY LLC	\$1,433,500	3 Parcel(s)
CONSUMERS ENERGY CO	\$1,391,200	4 Parcel(s)
BORGERT DANIEL & PHYLLIS REV TRUST	\$1,251,900	5 Parcel(s)
JON WALTON FARMS LLC	\$1,235,500	8 Parcel(s)
NOTTAWA LUMBER INC	\$1,156,200	1 Parcel(s)
BORGERT DANIEL A TRUST-1/2INT & LENNARD AG LAND LLC	\$981,800	2 Parcel(s)
LENNARD AG LAND LLC	\$833,100	2 Parcel(s)
KUHLMAN PHILLIP TRUST & GAIL TRUST	\$797,600	6 Parcel(s)
MILLER ALVIN H & MARY A TRUST	\$790,200	1 Parcel(s)
HOCHSTETLER CHRIS & AMANDA TRUST	\$786,600	2 Parcel(s)

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

ABBOTT LABORATORIES, INC	\$22,069,600	9 Parcel(s)
AEP IN MI TRANSMISSION CO	\$17,545,200	3 Parcel(s)
MEIJER INC	\$13,609,300	2 Parcel(s)
ELECTRIC CITY SOLAR LLC	\$10,429,900	2 Parcel(s)
WAL MART REAL ESTATE BUSINESS TRUST	\$10,151,500	1 Parcel(s)
REGENCY STURGIS LLC	\$7,640,700	4 Parcel(s)
POINDEXTER PROPERTIES LLC	\$6,200,600	4 Parcel(s)
BURR OAK TOOL INC	\$4,459,400	13 Parcel(s)
GRAPHIC PACKAGING INTERN LLC.	\$4,401,400	3 Parcel(s)
FAIRGROVE FARMS INC	\$4,349,800	8 Parcel(s)
NORFALK PROPERTIES LLC	\$4,238,300	12 Parcel(s)
CONSUMERS ENERGY CO	\$3,922,800	5 Parcel(s)
GRABE MICHAEL A	\$3,824,900	22 Parcel(s)
LITTLEFIELD LARRY N & LYNN M TRUST	\$3,783,400	17 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	\$3,761,300	1 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Equalized Value)

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

ENBRIDGE ENERGY LTD PARTNERSHIP	\$39,478,131	3 Parcel(s)
AEP IN MI TRANSMISSION CO	\$21,034,280	8 Parcel(s)
INDIANA MICHIGAN POWER CO	\$16,058,300	13 Parcel(s)
AMERICAN AXLE & MFG INC	\$15,942,900	5 Parcel(s)
ARMSTRONG INTERNATIONAL INC	\$11,719,300	7 Parcel(s)
TRTACTILE LLC	\$6,732,700	1 Parcel(s)
MEIJER INC	\$6,467,800	2 Parcel(s)
MENARD INC	\$6,461,700	1 Parcel(s)
SCATTERED ACRES LEASING LLC	\$5,794,300	16 Parcel(s)
BENT JUNE TRUST & BENT DALE TRUST -	\$5,423,400	19 Parcel(s)
WAL MART REAL ESTATE TRUST	\$5,358,100	1 Parcel(s)
JAY HUDDLE FARMS INC	\$4,901,400	19 Parcel(s)
BARTH CLARENCE A	\$4,590,300	24 Parcel(s)
BENTWATERS PARTNERS LTD	\$4,269,800	1 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	\$3,982,000	4 Parcel(s)

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

KLINE PHILLIP L & TAMA K	\$2,060,400	1 Parcel(s)
CUPP DUSTIN L & CHRISTINA L	\$1,439,800	4 Parcel(s)
NEMIRE RICKY W TRUST	\$1,224,400	6 Parcel(s)
KLINE FAMILY TRUST	\$1,045,100	4 Parcel(s)
STEPHENSON RONALD & HUEY STEPHANIE	\$997,900	5 Parcel(s)
JACA COMPANY LLC	\$939,000	2 Parcel(s)
HIATT DALE A	\$856,100	5 Parcel(s)
KLINE PAUL C A & JOYCE R	\$797,700	1 Parcel(s)
RIVERVIEW LAND HOLDINGS LLC	\$766,100	1 Parcel(s)
WEINBERG JUSTIN D TRUST	\$750,400	4 Parcel(s)
STRUBLE JAMES A REV TRUST	\$726,000	1 Parcel(s)
KLINE PAUL C & JOYCE R	\$716,800	3 Parcel(s)
CONSUMERS ENERGY CO	\$583,500	3 Parcel(s)
SHERWOOD CRAIG S	\$515,700	1 Parcel(s)
LASH LORETTA K	\$504,500	7 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Equalized Value)

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

CONSUMERS ENERGY CO	\$34,504,000	8 Parcel(s)
AEP IN MI TRANSMISSION CO	\$22,374,000	3 Parcel(s)
INDIANA MICHIGAN POWER CO	\$11,004,900	10 Parcel(s)
RUSSELL FARMS INC	\$6,030,900	22 Parcel(s)
STUTZMAN REAL PROPERTIES LLC	\$5,900,200	15 Parcel(s)
BANKS HARDWOODS INC	\$5,118,900	3 Parcel(s)
SCATTERED ACRES LEASING LLC	\$4,435,300	16 Parcel(s)
LOVEJOY GLENN A & SANDRA K	\$4,177,400	11 Parcel(s)
KRULL THOMAS R & JACQUELINE R	\$4,125,900	17 Parcel(s)
PIGEON RIVER PROPERTIES LLC	\$3,829,200	7 Parcel(s)
EGGERLING ARTHUR & DELORES	\$3,774,200	18 Parcel(s)
FRESH SOLUTION FARMS LLC	\$3,423,000	2 Parcel(s)
WHITE PIGEON MILLS LLC	\$3,061,700	6 Parcel(s)
OX INDUSTRIES	\$3,060,300	1 Parcel(s)
KRULL THEODORE R	\$2,873,300	5 Parcel(s)

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

ENBRIDGE ENERGY LTD PARTNERSHIP	79,809,731	7 Parcel(s)
CONSUMERS ENERGY CO	76,100,991	63 Parcel(s)
AEP IN MI TRANSMISSION CO	66,400,480	20 Parcel(s)
INDIANA MICHIGAN POWER CO	35,107,648	37 Parcel(s)
ABBOTT LABORATORIES, INC	22,069,600	9 Parcel(s)
MEIJER INC	20,077,100	4 Parcel(s)
AMERICAN AXLE & MFG INC	15,942,900	5 Parcel(s)
SCATTERED ACRES LEASING LLC	13,755,900	41 Parcel(s)
ARMSTRONG INTERNATIONAL INC	11,719,300	7 Parcel(s)
RUSSELL FARMS INC	11,151,900	34 Parcel(s)
ELECTRIC CITY SOLAR LLC	10,429,900	2 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	10,312,300	34 Parcel(s)
WAL MART REAL ESTATE BUSINESS TRUST	10,151,500	1 Parcel(s)
BAYER GREAT LAKES PRODUCTION CO LLC	9,282,400	2 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	7,976,000	7 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Taxable Value)

Athens Schools Top 15 Owners by Taxable Value

MC MASTER JASON & TONIE	\$177,046	1 Parcel(s)
COUSINO DONNA R TRUST	\$119,666	1 Parcel(s)
MC MASTER JASON T & TONIE J	\$76,760	1 Parcel(s)
APPLEGATE REVOCABLE TRUST	\$32,546	1 Parcel(s)
CONSUMERS ENERGY CO	\$28,500	1 Parcel(s)

Bronson Schools Top 15 Owners by Taxable Value

OTTO JOHN A & NORMA K	\$90,077	1 Parcel(s)
KING J RANDALL TRUST	\$19,686	1 Parcel(s)
CONSUMERS ENERGY CO	\$2,300	1 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Taxable Value)

Burr Oak Schools Top 15 Owners by Taxable Value

CONSUMERS ENERGY CO	\$7,508,809	6 Parcel(s)
KING J RANDALL TRUST	\$1,241,937	11 Parcel(s)
NEIGHBORS OF STEINKE RESORT LLC	\$987,152	2 Parcel(s)
PRAIRIE RIVER FARM LLC	\$673,835	3 Parcel(s)
MACDANIELS WILLIAM H & CYNTHIA K	\$615,444	15 Parcel(s)
YODER FAMILY FARMS INC - LC	\$572,500	2 Parcel(s)
ROUCH JAMEY C & AUBREY A	\$512,877	1 Parcel(s)
MILLER DAVID	\$477,536	2 Parcel(s)
YODER LOWAYNE & PHYLLIS D TRUST	\$471,870	5 Parcel(s)
FOSTER ROBERT N TRUST	\$466,914	6 Parcel(s)
CRONKHITE LAND LLC	\$449,172	7 Parcel(s)
ZOOK CARL D & DOROTHY A	\$441,122	4 Parcel(s)
BONTRAGER ALVIN J & RHODA O	\$415,369	5 Parcel(s)
MILLER LYNN M	\$408,861	4 Parcel(s)
CHARTER COMMUNICATIONS	\$403,800	2 Parcel(s)

Centreville Schools Top 15 Owners by Taxable Value

CONSUMERS ENERGY CO	\$5,928,766	7 Parcel(s)
AEP IN MI TRANSMISSION CO	\$2,398,700	2 Parcel(s)
V SQUARED VENTURES LLC	\$1,408,645	2 Parcel(s)
JONES JERRY A & DARCY J	\$1,307,655	9 Parcel(s)
BIANCO ANTHONY R & CARLA	\$1,062,753	1 Parcel(s)
MAKIN BACON FARM LLC	\$956,419	1 Parcel(s)
INDIANA MICHIGAN POWER CO	\$955,100	2 Parcel(s)
ISLAND HILLS LLC	\$953,753	3 Parcel(s)
ORION PROPERTIES EGHTEN LLC	\$934,291	2 Parcel(s)
STUBY LAND LLC	\$929,375	6 Parcel(s)
MILLER JOHN E & TAMARA J	\$872,631	9 Parcel(s)
LOUDIN STEPHEN C TRUST - 1/2 INT &	\$802,908	3 Parcel(s)
WALTHER FARMS LLC	\$789,120	4 Parcel(s)
RICE LAWRENCE A & DEBORAH L	\$785,802	11 Parcel(s)
YODER HOLDINGS LLC	\$753,178	4 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Taxable Value)

Colon Schools Top 15 Owners by Taxable Value

CONSUMERS ENERGY CO	\$10,778,232	7 Parcel(s)
MICHIGAN ELECTRIC TRANS	\$2,707,300	1 Parcel(s)
FOREST RIVER MANUFACTURING LLC	\$1,096,335	2 Parcel(s)
CAMPBELL FAMILY TRUST	\$1,038,881	10 Parcel(s)
MILLER MERLE & SALOMA	\$899,134	2 Parcel(s)
CERES FARMS LLC	\$846,987	16 Parcel(s)
DECKER DENNIS N & MARSHA L	\$754,837	10 Parcel(s)
SCHROCK JONATHAN & MYRA & EDNA	\$713,165	2 Parcel(s)
COOMER DARREL & MARIE TRUST	\$703,034	14 Parcel(s)
HOSTETLER RONALD & MELODY TRUST	\$689,337	9 Parcel(s)
CAMPBELL TONY L & JANNETTE M	\$663,913	7 Parcel(s)
REMINGTON SEEDS, LLC	\$663,229	1 Parcel(s)
BENCHMARK AG INVESTMENTS LLC	\$620,270	9 Parcel(s)
YODER LAVON D & VALERIE G TRUST	\$608,734	8 Parcel(s)
BELSON ROBERT C & LAURA F	\$606,019	6 Parcel(s)

Constantine Schools Top 15 Owners by Taxable Value

BAYER GREAT LAKES PRODUCTION CO LLC	\$7,663,610	2 Parcel(s)
INDIANA MICHIGAN POWER CO	\$6,705,733	9 Parcel(s)
PIONEER HI BRED INT INC	\$4,088,264	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$3,048,300	4 Parcel(s)
AMERICAN ELECTRIC POWER	\$2,473,319	8 Parcel(s)
L M 2 HOLDINGS LLC	\$2,180,500	1 Parcel(s)
RUSSELL FARMS INC	\$1,996,769	12 Parcel(s)
MICHIGAN REAL ESTATE INVESTMENTS LL	\$1,720,436	3 Parcel(s)
GEM FAMILY FARMS LAND HOLDINGS LLC	\$1,547,265	14 Parcel(s)
MILLER EDGAR W & PHYLLIS K	\$1,527,221	8 Parcel(s)
FIBRE CONVERTERS INC	\$1,252,448	1 Parcel(s)
CLARK LOGISTICS GROUP VI LLC	\$1,075,058	1 Parcel(s)
MILLER TIMOTHY L & KELLY	\$1,052,696	4 Parcel(s)
CONSUMERS ENERGY CO	\$1,017,061	3 Parcel(s)
STEARNS PATRICIA L TRUST	\$988,945	15 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Taxable Value)

Marcellus Schools Top 15 Owners by Taxable Value

NAFZIGER WESLEY J & KENDRA S	\$426,831	3 Parcel(s)
PAWLIK AMY J TRUST	\$297,400	1 Parcel(s)
HICE NICHOLAS & REBECCA	\$198,897	1 Parcel(s)
NELSON JOEL	\$186,409	2 Parcel(s)
HOWARD CINDY & RANDY	\$175,206	1 Parcel(s)
HAND TIMOTHY	\$161,588	1 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$158,829	1 Parcel(s)
PARK ROBERT	\$157,507	1 Parcel(s)
GORSLINE JARED & MOHNEY LAURYN M	\$150,900	1 Parcel(s)
BEURMANN TRAVIS D & CRYSTAL L	\$149,839	1 Parcel(s)
BEURMANN CHRISTOPHER A & CAREY	\$144,715	1 Parcel(s)
SMALL PHILLIP D & REEANNA N	\$143,426	1 Parcel(s)
CRIPPS RICHARD P	\$139,579	1 Parcel(s)
KINDIG JOEY & ANGELA	\$139,194	1 Parcel(s)
RUPP JACK J & GINNA M	\$138,597	2 Parcel(s)

Mendon Schools Top 15 Owners by Taxable Value

ENBRIDGE ENERGY LTD PARTNERSHIP	\$37,679,180	4 Parcel(s)
CONSUMERS ENERGY CO	\$8,540,561	13 Parcel(s)
RIEDSTRA DAIRY LTD	\$3,425,649	13 Parcel(s)
VECTOR PIPELINE LTD PARTNERS	\$2,276,700	1 Parcel(s)
SCHMIDT LYLE FARMS LLC	\$2,194,308	22 Parcel(s)
IAC MENDON LLC	\$1,698,306	8 Parcel(s)
JACA COMPANY LLC	\$1,678,328	11 Parcel(s)
MICHIGAN ELECTRIC TRANS	\$1,509,800	1 Parcel(s)
NEMIRE RICKY W TRUST	\$1,250,376	9 Parcel(s)
T H PLASTICS INC	\$1,237,592	4 Parcel(s)
NUTRIEN AG SOLUTIONS	\$1,202,956	2 Parcel(s)
KEOUGH WILLIAM JR & CINDY	\$1,079,048	2 Parcel(s)
JERGENS PIPING CORP	\$1,058,900	1 Parcel(s)
LYLE SCHMIDT FARMS LLC	\$977,933	8 Parcel(s)
VECTOR PIPELINE LTD PARTNERSHIP	\$867,300	1 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Taxable Value)

Nottawa Schools Top 15 Owners by Taxable Value

CONSUMERS ENERGY CO	\$1,391,200	4 Parcel(s)
NOTTAWA LUMBER INC	\$1,134,954	1 Parcel(s)
MARVIN MOUNTAIN POULTRY LLC	\$1,037,598	3 Parcel(s)
TERRA 88 LLC	\$989,184	109 Parcel(s)
DUNNING JULIANNE M TRUST	\$878,405	8 Parcel(s)
BORGERT FAMILY FARMS LLC	\$774,060	13 Parcel(s)
KOBE MARK & KRISTINE	\$714,200	1 Parcel(s)
THOMAS LISA & BARRY	\$576,767	1 Parcel(s)
DUNCAN SUSAN D TRUST	\$561,485	1 Parcel(s)
HERSHBERGER MARION & NAOMI	\$553,131	3 Parcel(s)
NOTTAWA LUMBER	\$511,300	1 Parcel(s)
CHUPP IVAN L & RUTH E TRUST	\$501,937	1 Parcel(s)
FEGAN REBECCA A TRUST	\$492,993	1 Parcel(s)
EICHER REUBEN & LINDSEY	\$485,957	1 Parcel(s)
LENNARD AG LAND LLC	\$481,886	2 Parcel(s)

Sturgis Schools Top 15 Owners by Taxable Value

AEP IN MI TRANSMISSION CO	\$17,545,200	3 Parcel(s)
ABBOTT LABORATORIES, INC	\$16,063,652	9 Parcel(s)
MEIJER INC	\$7,234,260	2 Parcel(s)
ELECTRIC CITY SOLAR LLC	\$5,361,145	2 Parcel(s)
REGENCY STURGIS LLC	\$4,805,913	4 Parcel(s)
WAL MART REAL ESTATE BUSINESS TRUST	\$4,534,534	1 Parcel(s)
CONSUMERS ENERGY CO	\$3,885,471	5 Parcel(s)
POINDEXTER PROPERTIES LLC	\$3,785,505	4 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	\$3,761,300	1 Parcel(s)
MICHIGAN GAS UTILITIES CORP	\$3,738,971	6 Parcel(s)
BURR OAK TOOL INC	\$3,439,302	13 Parcel(s)
GRAPHIC PACKAGING INTERN LLC.	\$3,113,556	3 Parcel(s)
SUMMIT POLYMERS PROPERTIES LTD	\$3,048,194	1 Parcel(s)
NORFALK PROPERTIES LLC	\$2,404,827	12 Parcel(s)
MOSO VILLAGE LLC	\$2,371,370	1 Parcel(s)

St. Joseph County

Top 15 Taxpayers by School District (Taxable Value)

Three Rivers Schools Top 15 Owners by Taxable Value

ENBRIDGE ENERGY LTD PARTNERSHIP	\$39,478,131	3 Parcel(s)
AEP IN MI TRANSMISSION CO	\$21,034,280	8 Parcel(s)
INDIANA MICHIGAN POWER CO	\$15,668,382	13 Parcel(s)
ARMSTRONG INTERNATIONAL INC	\$9,970,751	7 Parcel(s)
AMERICAN AXLE & MFG INC	\$7,941,695	5 Parcel(s)
MEIJER INC	\$6,467,800	2 Parcel(s)
MENARD INC	\$6,461,700	1 Parcel(s)
TRTACTILE LLC	\$5,843,286	1 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	\$3,723,391	4 Parcel(s)
WAL MART REAL ESTATE TRUST	\$3,325,135	1 Parcel(s)
THREE RIVERS HEALTH	\$2,989,600	1 Parcel(s)
BENTWATERS PARTNERS LTD	\$2,959,385	1 Parcel(s)
SEMCO ENERGY GAS CO	\$2,655,200	3 Parcel(s)
SDI WFH VILLAGES OF THREE RIVERS LL	\$2,489,300	1 Parcel(s)
WALTHER FARMS L L C	\$2,185,629	2 Parcel(s)

Vicksburg Schools Top 15 Owners by Taxable Value

KLINE PHILLIP L & TAMA K	\$1,440,942	1 Parcel(s)
KLINE FAMILY TRUST	\$649,454	4 Parcel(s)
CONSUMERS ENERGY CO	\$583,500	3 Parcel(s)
JACA COMPANY LLC	\$430,641	2 Parcel(s)
CUPP DUSTIN L & CHRISTINA L	\$388,812	4 Parcel(s)
STRUBLE JAMES A REV TRUST	\$300,605	1 Parcel(s)
HIATT DALE A	\$297,600	5 Parcel(s)
LEARN MONROE E & VICKI RAE	\$284,574	2 Parcel(s)
WAURIO MARK & REBECCA	\$265,269	2 Parcel(s)
FLEETWOOD MICHAEL & KARIN	\$264,901	2 Parcel(s)
NEMIRE RICKY W TRUST	\$245,327	6 Parcel(s)
RIVERVIEW LAND HOLDINGS LLC	\$230,171	1 Parcel(s)
RIDDLE CRAIG A & NIKKI M	\$197,113	1 Parcel(s)
LEARN MONROE & VICKI	\$196,586	6 Parcel(s)
REYNOLDS BRIAN J & TAMARA ANN	\$184,674	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	\$33,281,865	8 Parcel(s)
AEP IN MI TRANSMISSION CO	\$22,374,000	3 Parcel(s)
INDIANA MICHIGAN POWER CO	\$9,494,811	10 Parcel(s)
PIGEON RIVER PROPERTIES LLC	\$3,588,958	7 Parcel(s)
STUTZMAN REAL PROPERTIES LLC	\$3,190,892	15 Parcel(s)
OX INDUSTRIES	\$3,060,300	1 Parcel(s)
BANKS HARDWOODS INC	\$2,936,453	3 Parcel(s)
THE ANDERSONS INC	\$2,285,971	2 Parcel(s)
WHITE PIGEON MILLS LLC	\$2,077,708	6 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$1,955,385	4 Parcel(s)
WINDING RIVER INVESTMENTS LLC	\$1,891,125	7 Parcel(s)
FRESH SOLUTION FARMS LLC	\$1,596,983	2 Parcel(s)
RUSSELL FARMS INC	\$1,553,380	22 Parcel(s)
SCATTERED ACRES LEASING LLC	\$1,540,311	16 Parcel(s)
LOVEJOY GLENN A & SANDRA K	\$1,494,382	11 Parcel(s)

County Wide Top 15 Owners by Taxable Value

ENBRIDGE ENERGY LTD PARTNERSHIP	77,157,311	7 Parcel(s)
CONSUMERS ENERGY CO	74,626,348	63 Parcel(s)
AEP IN MI TRANSMISSION CO	66,400,480	20 Parcel(s)
INDIANA MICHIGAN POWER CO	33,001,172	37 Parcel(s)
ABBOTT LABORATORIES, INC	16,063,652	9 Parcel(s)
MEIJER INC	13,702,060	4 Parcel(s)
ARMSTRONG INTERNATIONAL INC	9,970,751	7 Parcel(s)
AMERICAN AXLE & MFG INC	7,941,695	5 Parcel(s)
INDIANA MICHIGAN ELECTRIC CO	7,698,017	7 Parcel(s)
BAYER GREAT LAKES PRODUCTION CO LLC	7,663,610	2 Parcel(s)
MENARD INC	6,461,700	1 Parcel(s)
TRTACTILE LLC	5,843,286	1 Parcel(s)
ELECTRIC CITY SOLAR LLC	5,361,145	2 Parcel(s)
MICHIGAN GAS UTILITIES CORP	4,950,580	13 Parcel(s)
REGENCY STURGIS LLC	4,805,913	4 Parcel(s)

St. Joseph County

Real Property Tentative Taxable Valuation as of April 1st 2026

Township or City Name	Agricultural	Commercial	Industrial	Residential	Timber-Cutover	Developmental	Total Real
001 Burr Oak Township	\$23,104,240	\$1,450,208	\$1,050,510	\$69,060,713	\$0	\$0	\$94,665,671
002 Colon Township	\$24,755,413	\$4,612,568	\$2,526,095	\$113,564,734	\$0	\$0	\$145,458,810
003 Constantine Township	\$17,870,372	\$5,359,788	\$22,955,661	\$98,466,422	\$0	\$0	\$144,652,243
004 Fabius Township	\$10,824,226	\$6,292,296	\$1,674,528	\$243,610,951	\$0	\$0	\$262,402,001
005 Fawn River Township	\$10,616,098	\$1,609,150	\$0	\$43,107,380	\$0	\$0	\$55,332,628
006 Florence Township	\$25,772,544	\$0	\$80,289	\$27,214,449	\$0	\$0	\$53,067,282
007 Flowerfield Township	\$14,591,706	\$624,559	\$5,616	\$58,747,623	\$0	\$0	\$73,969,504
008 Leonidas Township	\$24,439,763	\$885,321	\$0	\$24,927,431	\$0	\$0	\$50,252,515
009 Lockport Township	\$19,911,297	\$7,066,984	\$1,066,174	\$135,749,167	\$0	\$0	\$163,793,622
010 Mendon Township	\$22,068,032	\$4,575,492	\$5,849,722	\$68,097,946	\$0	\$0	\$100,591,192
011 Mottville Township	\$15,919,024	\$3,679,826	\$14,347,941	\$39,875,506	\$0	\$0	\$73,822,297
012 Nottawa Township	\$24,959,085	\$12,617,225	\$1,690,546	\$150,524,328	\$0	\$0	\$189,791,184
013 Park Township	\$27,793,930	\$9,008,821	\$10,214,188	\$108,727,228	\$0	\$0	\$155,744,167
014 Sherman Township	\$19,980,580	\$2,012,669	\$554,351	\$184,706,919	\$0	\$0	\$207,254,519
015 Sturgis Township	\$14,991,471	\$11,992,489	\$1,858,543	\$42,862,670	\$0	\$0	\$71,705,173
016 White Pigeon Township	\$20,065,185	\$11,469,259	\$15,081,637	\$216,915,532	\$0	\$0	\$263,531,613
051 Three Rivers City	\$0	\$73,724,605	\$33,295,646	\$114,031,277	\$0	\$0	\$221,051,528
052 Sturgis City	\$880,067	\$72,983,817	\$54,846,703	\$177,638,374	\$0	\$0	\$306,348,961
040 Burr Oak Village	\$340,318	\$864,219	\$666,826	\$10,334,687	\$0	\$0	\$12,206,050
041 Colon Village	\$0	\$2,806,867	\$1,650,000	\$32,623,370	\$0	\$0	\$37,080,237
042 Centreville Village	\$0	\$6,525,484	\$1,159,782	\$21,308,477	\$0	\$0	\$28,993,743
043 Constantine Village	\$173,150	\$3,945,106	\$14,880,975	\$30,047,058	\$0	\$0	\$49,046,289
044 Mendon Village	\$30,771	\$2,616,424	\$3,487,218	\$16,553,118	\$0	\$0	\$22,687,531
045 White Pigeon Village	\$195,710	\$8,234,611	\$9,555,469	\$28,353,175	\$0	\$0	\$46,338,965
055 Centreville Village	\$0	\$1,860,079	\$877,233	\$1,348,831	\$0	\$0	\$4,086,143
Totals for County	\$318,543,033	\$229,965,077	\$167,098,150	\$1,917,828,650	\$0	\$0	\$2,633,434,910

St. Joseph County

Personal Property Tentative Taxable Valuation as of April 1st 2026

Township or City Name	Ag. Personal	Com. Personal		Ind. Personal	Res. Personal	Util. Personal	Total Personal
001 Burr Oak Township	\$0	\$488,600		\$71,200	\$0	\$9,008,600	\$9,568,400
002 Colon Township	\$0	\$1,145,200		\$193,300	\$0	\$7,752,400	\$9,090,900
003 Constantine Township	\$0	\$524,600		\$1,869,500	\$0	\$11,261,421	\$13,655,521
004 Fabius Township	\$0	\$2,351,800		\$809,300	\$0	\$21,559,100	\$24,720,200
005 Fawn River Township	\$0	\$92,500		\$0	\$0	\$1,430,900	\$1,523,400
006 Florence Township	\$0	\$0		\$0	\$0	\$5,272,000	\$5,272,000
007 Flowerfield Township	\$0	\$487,102		\$0	\$0	\$20,304,307	\$20,791,409
008 Leonidas Township	\$0	\$207,100		\$0	\$0	\$7,358,500	\$7,565,600
009 Lockport Township	\$0	\$256,500		\$14,700	\$0	\$5,829,744	\$6,100,944
010 Mendon Township	\$0	\$1,000		\$25,000	\$0	\$41,817,400	\$41,843,400
011 Mottville Township	\$0	\$103,500		\$1,015,900	\$0	\$13,375,577	\$14,494,977
012 Nottawa Township	\$0	\$3,401,500		\$0	\$0	\$5,465,800	\$8,867,300
013 Park Township	\$0	\$2,520,400		\$203,400	\$0	\$36,503,676	\$39,227,476
014 Sherman Township	\$0	\$10,600		\$0	\$0	\$6,632,300	\$6,642,900
015 Sturgis Township	\$0	\$1,255,100		\$204,300	\$0	\$20,766,500	\$22,225,900
016 White Pigeon Township	\$0	\$458,100		\$3,623,100	\$0	\$50,978,798	\$55,059,998
051 Three Rivers City	\$0	\$15,712,500		\$6,148,100	\$0	\$16,523,400	\$38,384,000
052 Sturgis City	\$0	\$9,152,900		\$6,086,835	\$0	\$4,340,600	\$19,580,335
040 Burr Oak Village	\$0	\$119,800		\$71,200	\$0	\$1,085,200	\$1,276,200
041 Colon Village	\$0	\$334,000		\$0	\$0	\$1,471,700	\$1,805,700
042 Centreville Village	\$0	\$1,141,000		\$0	\$0	\$1,472,200	\$2,613,200
043 Constantine Village	\$0	\$170,500		\$1,519,600	\$0	\$2,595,300	\$4,285,400
044 Mendon Village	\$0	\$0		\$25,000	\$0	\$1,907,500	\$1,932,500
045 White Pigeon Village	\$0	\$300,800		\$100,600	\$0	\$7,340,400	\$7,741,800
055 Centreville Village	\$0	\$0		\$14,700	\$0	\$58,600	\$73,300
Totals for County	\$0	\$38,169,002		\$20,264,635	\$0	\$286,181,023	\$344,614,660

St. Joseph County

Real & Personal Property Tentative Taxable Valuation as of April 1st 2026

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	\$104,234,071	\$79,448,955	\$488,600	\$71,200	\$24,225,316
002 Colon Township	\$154,549,710	\$94,618,047	\$1,145,200	\$193,300	\$58,593,163
003 Constantine Township	\$158,307,764	\$100,779,695	\$524,600	\$1,869,500	\$55,133,969
004 Fabius Township	\$287,122,201	\$159,100,913	\$2,351,800	\$809,300	\$124,860,188
005 Fawn River Township	\$56,856,028	\$47,335,287	\$92,500	\$0	\$9,428,241
006 Florence Township	\$58,339,282	\$48,142,306	\$0	\$0	\$10,196,976
007 Flowerfield Township	\$94,760,913	\$65,830,701	\$487,102	\$0	\$28,443,110
008 Leonidas Township	\$57,818,115	\$44,529,256	\$207,100	\$0	\$13,081,759
009 Lockport Township	\$169,894,566	\$136,542,501	\$256,500	\$14,700	\$33,080,865
010 Mendon Township	\$142,434,592	\$77,018,644	\$1,000	\$25,000	\$65,389,948
011 Mottville Township	\$88,317,274	\$49,734,437	\$103,500	\$1,015,900	\$37,463,437
012 Nottawa Township	\$198,658,484	\$129,644,738	\$3,401,500	\$0	\$65,612,246
013 Park Township	\$194,971,643	\$108,199,754	\$2,520,400	\$203,400	\$84,048,089
014 Sherman Township	\$213,897,419	\$158,342,832	\$10,600	\$0	\$55,543,987
015 Sturgis Township	\$93,931,073	\$52,793,149	\$1,255,100	\$204,300	\$39,678,524
016 White Pigeon Township	\$318,591,611	\$148,816,957	\$458,100	\$3,623,100	\$165,693,454
051 Three Rivers City	\$259,435,528	\$93,719,861	\$15,712,500	\$6,148,100	\$143,855,067
052 Sturgis City	\$325,929,296	\$144,609,859	\$9,152,900	\$6,086,835	\$166,079,702
040 Burr Oak Village	\$13,482,250	\$8,115,355	\$119,800	\$71,200	\$5,175,895
041 Colon Village	\$38,885,937	\$20,229,836	\$334,000	\$0	\$18,322,101
042 Centreville Village	\$31,606,943	\$18,607,500	\$1,141,000	\$0	\$11,858,443
043 Constantine Village	\$53,331,689	\$25,020,869	\$170,500	\$1,519,600	\$26,620,720
044 Mendon Village	\$24,620,031	\$13,359,209	\$0	\$25,000	\$11,235,822
045 White Pigeon Village	\$54,080,765	\$22,097,460	\$300,800	\$100,600	\$31,581,905
055 Centreville Village	\$4,159,443	\$1,125,306	\$0	\$14,700	\$3,019,437
Totals for County	\$2,978,049,570	\$1,739,207,892	\$38,169,002	\$20,264,635	\$1,180,408,041

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	\$214,800	\$0	\$0	\$138,800	\$0	\$353,600	\$2,300	\$355,900
75100	Nottawa	\$491,800	\$0	\$0	\$774,000	\$0	\$1,265,800	\$51,200	\$1,317,000
75010	Sturgis	\$13,839,500	\$369,100	\$0	\$49,528,400	\$0	\$63,737,000	\$830,100	\$64,567,100
75020	Burr Oak	\$47,262,300	\$1,437,300	\$1,678,300	\$58,491,850	\$0	\$108,869,750	\$7,076,500	\$115,946,250
75040	Colon	\$5,628,300	\$54,100	\$0	\$6,500,500	\$0	\$12,182,900	\$1,608,300	\$13,791,200
Total Burr Oak Township		\$67,436,700	\$1,860,500	\$1,678,300	\$115,433,550	\$0	\$186,409,050	\$9,568,400	\$195,977,450
002 Colon Township									
75100	Nottawa	\$4,073,600	\$0	\$0	\$3,774,700	\$0	\$7,848,300	\$102,900	\$7,951,200
75020	Burr Oak	\$4,433,500	\$909,200	\$0	\$3,118,000	\$0	\$8,460,700	\$1,162,800	\$9,623,500
75040	Colon	\$69,363,200	\$4,871,600	\$3,413,900	\$191,087,100	\$0	\$268,735,800	\$7,821,300	\$276,557,100
75060	Mendon	\$1,242,600	\$0	\$0	\$242,000	\$0	\$1,484,600	\$3,900	\$1,488,500
Total Colon Township		\$79,112,900	\$5,780,800	\$3,413,900	\$198,221,800	\$0	\$286,529,400	\$9,090,900	\$295,620,300
003 Constantine Township									
75050	Constantine	\$59,436,300	\$6,946,700	\$29,818,100	\$143,649,800	\$0	\$239,850,900	\$13,526,400	\$253,377,300
75070	White Pigeon	\$1,084,000	\$0	\$0	\$1,521,300	\$0	\$2,605,300	\$14,900	\$2,620,200
75080	Three Rivers	\$4,680,000	\$0	\$0	\$7,606,600	\$0	\$12,286,600	\$128,800	\$12,415,400
Total Constantine Township		\$65,200,300	\$6,946,700	\$29,818,100	\$152,777,700	\$0	\$254,742,800	\$13,670,100	\$268,412,900
004 Fabius Township									
75050	Constantine	\$196,500	\$0	\$0	\$908,800	\$0	\$1,105,300	\$510,400	\$1,615,700
75080	Three Rivers	\$29,631,700	\$8,529,800	\$2,779,600	\$413,099,000	\$0	\$454,040,100	\$24,209,800	\$478,249,900
Total Fabius Township		\$29,828,200	\$8,529,800	\$2,779,600	\$414,007,800	\$0	\$455,145,400	\$24,720,200	\$479,865,600
005 Fawn River Township									
75010	Sturgis	\$36,635,900	\$2,082,500	\$0	\$63,558,700	\$0	\$102,277,100	\$1,523,400	\$103,800,500
Total Fawn River Township		\$36,635,900	\$2,082,500	\$0	\$63,558,700	\$0	\$102,277,100	\$1,523,400	\$103,800,500
006 Florence Township									
75030	Centreville	\$41,499,700	\$0	\$0	\$20,771,000	\$0	\$62,270,700	\$2,676,800	\$64,947,500
75050	Constantine	\$18,627,600	\$0	\$104,400	\$20,155,500	\$0	\$38,887,500	\$815,900	\$39,703,400
75070	White Pigeon	\$17,875,300	\$0	\$0	\$5,581,300	\$0	\$23,456,600	\$379,300	\$23,835,900
75080	Three Rivers	\$10,231,100	\$0	\$52,200	\$5,096,800	\$0	\$15,380,100	\$1,400,000	\$16,780,100
Total Florence Township		\$88,233,700	\$0	\$156,600	\$51,604,600	\$0	\$139,994,900	\$5,272,000	\$145,266,900
007 Flowerfield Township									
14050	Marcellus	\$3,741,100	\$0	\$0	\$14,438,900	\$0	\$18,180,000	\$248,957	\$18,428,957
75080	Three Rivers	\$46,543,100	\$1,845,700	\$21,300	\$89,864,400	\$0	\$138,274,500	\$20,542,452	\$158,816,952
Total Flowerfield Township		\$50,284,200	\$1,845,700	\$21,300	\$104,303,300	\$0	\$156,454,500	\$20,791,409	\$177,245,909
008 Leonidas Township									
13050	Athens	\$707,100	\$0	\$0	\$188,500	\$0	\$895,600	\$28,500	\$924,100
39170	Vicksburg	\$3,172,400	\$0	\$0	\$1,266,000	\$0	\$4,438,400	\$125,800	\$4,564,200
75040	Colon	\$67,771,900	\$1,615,600	\$0	\$46,273,900	\$0	\$115,661,400	\$5,831,700	\$121,493,100
75060	Mendon	\$5,412,700	\$5,800	\$0	\$3,011,300	\$0	\$8,429,800	\$1,579,600	\$10,009,400
Total Leonidas Township		\$77,064,100	\$1,621,400	\$0	\$50,739,700	\$0	\$129,425,200	\$7,565,600	\$136,990,800
009 Lockport Township									
75030	Centreville	\$36,788,500	\$2,941,100	\$1,331,500	\$39,850,700	\$0	\$80,911,800	\$1,612,000	\$82,523,800
75060	Mendon	\$1,222,200	\$16,000	\$0	\$2,472,500	\$0	\$3,710,700	\$101,100	\$3,811,800
75080	Three Rivers	\$18,241,800	\$6,797,700	\$350,600	\$161,967,800	\$0	\$187,357,900	\$4,387,844	\$191,745,744
Total Lockport Township		\$56,252,500	\$9,754,800	\$1,682,100	\$204,291,000	\$0	\$271,980,400	\$6,100,944	\$278,081,344

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

Local Unit	School	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
010	Mendon Township								
	39170 Vicksburg	\$5,573,800	\$2,060,400	\$0	\$7,160,100	\$0	\$14,794,300	\$251,200	\$15,045,500
	75060 Mendon	\$71,436,900	\$4,542,100	\$7,960,700	\$108,198,500	\$0	\$192,138,200	\$41,592,200	\$233,730,400
	Total Mendon Township	\$77,010,700	\$6,602,500	\$7,960,700	\$115,358,600	\$0	\$206,932,500	\$41,843,400	\$248,775,900
011	Mottville Township								
	75050 Constantine	\$12,992,200	\$283,700	\$378,000	\$17,303,100	\$0	\$30,957,000	\$1,028,200	\$31,985,200
	75070 White Pigeon	\$29,056,100	\$5,206,100	\$22,721,600	\$50,999,900	\$0	\$107,983,700	\$13,536,400	\$121,520,100
	Total Mottville Township	\$42,048,300	\$5,489,800	\$23,099,600	\$68,303,000	\$0	\$138,940,700	\$14,564,600	\$153,505,300
012	Nottawa Township								
	75100 Nottawa	\$26,177,100	\$3,864,300	\$567,000	\$105,520,500	\$0	\$136,128,900	\$2,309,000	\$138,437,900
	75030 Centreville	\$20,331,800	\$9,586,500	\$1,361,100	\$100,778,500	\$0	\$132,057,900	\$4,782,100	\$136,840,000
	75040 Colon	\$7,482,700	\$335,200	\$0	\$4,576,500	\$0	\$12,394,400	\$393,000	\$12,787,400
	75060 Mendon	\$20,827,800	\$788,600	\$0	\$12,129,700	\$0	\$33,746,100	\$1,383,200	\$35,129,300
	Total Nottawa Township	\$74,819,400	\$14,574,600	\$1,928,100	\$223,005,200	\$0	\$314,327,300	\$8,867,300	\$323,194,600
013	Park Township								
	39170 Vicksburg	\$12,017,600	\$0	\$0	\$12,952,400	\$0	\$24,970,000	\$359,100	\$25,329,100
	39168 Vicksburg-MendonDebt	\$0	\$0	\$0	\$161,800	\$0	\$161,800	\$0	\$161,800
	75060 Mendon	\$23,585,200	\$737,600	\$3,516,000	\$53,129,700	\$0	\$80,968,500	\$10,982,100	\$91,950,600
	75080 Three Rivers	\$40,231,000	\$11,367,500	\$11,232,400	\$105,229,300	\$0	\$168,060,200	\$30,498,100	\$198,558,300
	Total Park Township	\$75,833,800	\$12,105,100	\$14,748,400	\$171,473,200	\$0	\$274,160,500	\$41,839,300	\$315,999,800
014	Sherman Township								
	75100 Nottawa	\$4,929,300	\$333,900	\$0	\$21,286,000	\$0	\$26,549,200	\$261,300	\$26,810,500
	75010 Sturgis	\$17,527,500	\$2,591,600	\$971,700	\$138,866,600	\$0	\$159,957,400	\$2,492,900	\$162,450,300
	75020 Burr Oak	\$0	\$407,400	\$0	\$1,236,900	\$0	\$1,644,300	\$16,900	\$1,661,200
	75030 Centreville	\$26,058,800	\$0	\$0	\$137,088,400	\$0	\$163,147,200	\$3,871,800	\$167,019,000
	75070 White Pigeon	\$0	\$0	\$0	\$300,100	\$0	\$300,100	\$0	\$300,100
	Total Sherman Township	\$48,515,600	\$3,332,900	\$971,700	\$298,778,000	\$0	\$351,598,200	\$6,642,900	\$358,241,100
015	Sturgis Township								
	75010 Sturgis	\$38,510,500	\$16,328,400	\$2,720,600	\$69,550,700	\$0	\$127,110,200	\$22,225,900	\$149,336,100
	Total Sturgis Township	\$38,510,500	\$16,328,400	\$2,720,600	\$69,550,700	\$0	\$127,110,200	\$22,225,900	\$149,336,100
016	White Pigeon Township								
	75070 White Pigeon	\$52,187,300	\$15,188,000	\$20,710,500	\$356,867,500	\$0	\$444,953,300	\$55,061,400	\$500,014,700
	Total White Pigeon Township	\$52,187,300	\$15,188,000	\$20,710,500	\$356,867,500	\$0	\$444,953,300	\$55,061,400	\$500,014,700
051	Three Rivers City								
	75080 Three Rivers	\$0	\$90,740,300	\$51,940,000	\$175,519,900	\$0	\$318,200,200	\$38,380,300	\$356,580,500
	Total Three Rivers City	\$0	\$90,740,300	\$51,940,000	\$175,519,900	\$0	\$318,200,200	\$38,380,300	\$356,580,500
052	Sturgis City								
	75010 Sturgis	\$1,524,900	\$111,071,900	\$81,531,300	\$275,550,700	\$0	\$469,678,800	\$24,601,700	\$494,280,500
	Total Sturgis City	\$1,524,900	\$111,071,900	\$81,531,300	\$275,550,700	\$0	\$469,678,800	\$24,601,700	\$494,280,500

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	\$214,800	\$0	\$0	\$138,800	\$0	\$353,600	\$2,300	\$355,900	
Total Bronson Schools		\$214,800	\$0	\$0	\$138,800	\$0	\$353,600	\$2,300	\$355,900	
13050 Athens Schools										
	008 Leonidas Township	\$707,100	\$0	\$0	\$188,500	\$0	\$895,600	\$28,500	\$924,100	
Total Athens Schools		\$707,100	\$0	\$0	\$188,500	\$0	\$895,600	\$28,500	\$924,100	
14050 Marcellus Schools										
	007 Flowerfield Township	\$3,741,100	\$0	\$0	\$14,438,900	\$0	\$18,180,000	\$248,957	\$18,428,957	
Total Marcellus Schools		\$3,741,100	\$0	\$0	\$14,438,900	\$0	\$18,180,000	\$248,957	\$18,428,957	
39170 Vicksburg Schools										
	008 Leonidas Township	\$3,172,400	\$0	\$0	\$1,266,000	\$0	\$4,438,400	\$125,800	\$4,564,200	
	010 Mendon Township	\$5,573,800	\$2,060,400	\$0	\$7,160,100	\$0	\$14,794,300	\$251,200	\$15,045,500	
	013 Park Township	\$12,017,600	\$0	\$0	\$12,952,400	\$0	\$24,970,000	\$359,100	\$25,329,100	
Total Vicksburg Schools		\$20,763,800	\$2,060,400	\$0	\$21,378,500	\$0	\$44,202,700	\$736,100	\$44,938,800	
75100 Nottawa Schools										
	001 Burr Oak Township	\$491,800	\$0	\$0	\$774,000	\$0	\$1,265,800	\$51,200	\$1,317,000	
	002 Colon Township	\$4,073,600	\$0	\$0	\$3,774,700	\$0	\$7,848,300	\$102,900	\$7,951,200	
	012 Nottawa Township	\$26,177,100	\$3,864,300	\$567,000	\$105,520,500	\$0	\$136,128,900	\$2,309,000	\$138,437,900	
	014 Sherman Township	\$4,929,300	\$333,900	\$0	\$21,286,000	\$0	\$26,549,200	\$261,300	\$26,810,500	
Total Nottawa Schools		\$35,671,800	\$4,198,200	\$567,000	\$131,355,200	\$0	\$171,792,200	\$2,724,400	\$174,516,600	
75010 Sturgis Schools										
	001 Burr Oak Township	\$13,839,500	\$369,100	\$0	\$49,528,400	\$0	\$63,737,000	\$830,100	\$64,567,100	
	005 Fawn River Township	\$36,635,900	\$2,082,500	\$0	\$63,558,700	\$0	\$102,277,100	\$1,523,400	\$103,800,500	
	014 Sherman Township	\$17,527,500	\$2,591,600	\$971,700	\$138,866,600	\$0	\$159,957,400	\$2,492,900	\$162,450,300	
	015 Sturgis Township	\$38,510,500	\$16,328,400	\$2,720,600	\$69,550,700	\$0	\$127,110,200	\$22,225,900	\$149,336,100	
	052 Sturgis City	\$1,524,900	\$111,071,900	\$81,531,300	\$275,550,700	\$0	\$469,678,800	\$24,601,700	\$494,280,500	
Total Sturgis Schools		\$108,038,300	\$132,443,500	\$85,223,600	\$597,055,100	\$0	\$922,760,500	\$51,674,000	\$974,434,500	
75020 Burr Oak Schools										
	001 Burr Oak Township	\$47,262,300	\$1,437,300	\$1,678,300	\$58,491,850	\$0	\$108,869,750	\$7,076,500	\$115,946,250	
	002 Colon Township	\$4,433,500	\$909,200	\$0	\$3,118,000	\$0	\$8,460,700	\$1,162,800	\$9,623,500	
	014 Sherman Township	\$0	\$407,400	\$0	\$1,236,900	\$0	\$1,644,300	\$16,900	\$1,661,200	
Total Burr Oak Schools		\$51,695,800	\$2,753,900	\$1,678,300	\$62,846,750	\$0	\$118,974,750	\$8,256,200	\$127,230,950	
75030 Centreville Schools										
	006 Florence Township	\$41,499,700	\$0	\$0	\$20,771,000	\$0	\$62,270,700	\$2,676,800	\$64,947,500	
	009 Lockport Township	\$36,788,500	\$2,941,100	\$1,331,500	\$39,850,700	\$0	\$80,911,800	\$1,612,000	\$82,523,800	
	012 Nottawa Township	\$20,331,800	\$9,586,500	\$1,361,100	\$100,778,500	\$0	\$132,057,900	\$4,782,100	\$136,840,000	
	014 Sherman Township	\$26,058,800	\$0	\$0	\$137,088,400	\$0	\$163,147,200	\$3,871,800	\$167,019,000	
Total Centreville Schools		\$124,678,800	\$12,527,600	\$2,692,600	\$298,488,600	\$0	\$438,387,600	\$12,942,700	\$451,330,300	

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	\$5,628,300	\$54,100	\$0	\$6,500,500	\$0	\$12,182,900	\$1,608,300	\$13,791,200
002	Colon Township	\$69,363,200	\$4,871,600	\$3,413,900	\$191,087,100	\$0	\$268,735,800	\$7,821,300	\$276,557,100
008	Leonidas Township	\$67,771,900	\$1,615,600	\$0	\$46,273,900	\$0	\$115,661,400	\$5,831,700	\$121,493,100
012	Nottawa Township	\$7,482,700	\$335,200	\$0	\$4,576,500	\$0	\$12,394,400	\$393,000	\$12,787,400
Total Colon Schools		\$150,246,100	\$6,876,500	\$3,413,900	\$248,438,000	\$0	\$408,974,500	\$15,654,300	\$424,628,800
75050 Constantine Schools									
003	Constantine Township	\$59,436,300	\$6,946,700	\$29,818,100	\$143,649,800	\$0	\$239,850,900	\$13,526,400	\$253,377,300
004	Fabius Township	\$196,500	\$0	\$0	\$908,800	\$0	\$1,105,300	\$510,400	\$1,615,700
006	Florence Township	\$18,627,600	\$0	\$104,400	\$20,155,500	\$0	\$38,887,500	\$815,900	\$39,703,400
011	Mottville Township	\$12,992,200	\$283,700	\$378,000	\$17,303,100	\$0	\$30,957,000	\$1,028,200	\$31,985,200
Total Constantine Schools		\$91,252,600	\$7,230,400	\$30,300,500	\$182,017,200	\$0	\$310,800,700	\$15,880,900	\$326,681,600
75060 Mendon Schools									
002	Colon Township	\$1,242,600	\$0	\$0	\$242,000	\$0	\$1,484,600	\$3,900	\$1,488,500
008	Leonidas Township	\$5,412,700	\$5,800	\$0	\$3,011,300	\$0	\$8,429,800	\$1,579,600	\$10,009,400
009	Lockport Township	\$1,222,200	\$16,000	\$0	\$2,472,500	\$0	\$3,710,700	\$101,100	\$3,811,800
010	Mendon Township	\$71,436,900	\$4,542,100	\$7,960,700	\$108,198,500	\$0	\$192,138,200	\$41,592,200	\$233,730,400
012	Nottawa Township	\$20,827,800	\$788,600	\$0	\$12,129,700	\$0	\$33,746,100	\$1,383,200	\$35,129,300
013	Park Township	\$23,585,200	\$737,600	\$3,516,000	\$53,129,700	\$0	\$80,968,500	\$10,982,100	\$91,950,600
Total Mendon Schools		\$123,727,400	\$6,090,100	\$11,476,700	\$179,183,700	\$0	\$320,477,900	\$55,642,100	\$376,120,000
75070 White Pigeon Schools									
003	Constantine Township	\$1,084,000	\$0	\$0	\$1,521,300	\$0	\$2,605,300	\$14,900	\$2,620,200
006	Florence Township	\$17,875,300	\$0	\$0	\$5,581,300	\$0	\$23,456,600	\$379,300	\$23,835,900
011	Mottville Township	\$29,056,100	\$5,206,100	\$22,721,600	\$50,999,900	\$0	\$107,983,700	\$13,536,400	\$121,520,100
014	Sherman Township	\$0	\$0	\$0	\$300,100	\$0	\$300,100	\$0	\$300,100
016	White Pigeon Township	\$52,187,300	\$15,188,000	\$20,710,500	\$356,867,500	\$0	\$444,953,300	\$55,061,400	\$500,014,700
Total White Pigeon Schools		\$100,202,700	\$20,394,100	\$43,432,100	\$415,270,100	\$0	\$579,299,000	\$68,992,000	\$648,291,000
75080 Three Rivers Schools									
003	Constantine Township	\$4,680,000	\$0	\$0	\$7,606,600	\$0	\$12,286,600	\$128,800	\$12,415,400
004	Fabius Township	\$29,631,700	\$8,529,800	\$2,779,600	\$413,099,000	\$0	\$454,040,100	\$24,209,800	\$478,249,900
006	Florence Township	\$10,231,100	\$0	\$52,200	\$5,096,800	\$0	\$15,380,100	\$1,400,000	\$16,780,100
007	Flowerfield Township	\$46,543,100	\$1,845,700	\$21,300	\$89,864,400	\$0	\$138,274,500	\$20,542,452	\$158,816,952
009	Lockport Township	\$18,241,800	\$6,797,700	\$350,600	\$161,967,800	\$0	\$187,357,900	\$4,387,844	\$191,745,744
013	Park Township	\$40,231,000	\$11,367,500	\$11,232,400	\$105,229,300	\$0	\$168,060,200	\$30,498,100	\$198,558,300
052	Three Rivers City	\$0	\$90,740,300	\$51,940,000	\$175,519,900	\$0	\$318,200,200	\$38,380,300	\$356,580,500
Total Three Rivers Schools		\$149,558,700	\$119,281,000	\$66,376,100	\$958,383,800	\$0	\$1,293,599,600	\$119,547,296	\$1,413,146,896

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

Local Unit	School	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
001 Burr Oak Township									
12020	Bronson	\$19,686	\$0	\$0	\$90,077	\$0	\$109,763	\$2,300	\$112,063
75100	Nottawa	\$161,986	\$0	\$0	\$465,741	\$0	\$627,727	\$51,200	\$678,927
75010	Sturgis	\$4,826,404	\$369,100	\$0	\$30,474,581	\$0	\$35,670,085	\$830,100	\$36,500,185
75020	Burr Oak	\$16,367,773	\$1,052,470	\$1,050,510	\$33,836,335	\$0	\$52,307,088	\$7,076,500	\$59,383,588
75040	Colon	\$1,728,391	\$28,638	\$0	\$4,193,979	\$0	\$5,951,008	\$1,608,300	\$7,559,308
Total Burr Oak Township		\$23,104,240	\$1,450,208	\$1,050,510	\$69,060,713	\$0	\$94,665,671	\$9,568,400	\$104,234,071
002 Colon Township									
75100	Nottawa	\$1,243,929	\$0	\$0	\$1,892,096	\$0	\$3,136,025	\$102,900	\$3,238,925
75020	Burr Oak	\$1,248,173	\$897,598	\$0	\$1,808,200	\$0	\$3,953,971	\$1,162,800	\$5,116,771
75040	Colon	\$21,837,448	\$3,714,970	\$2,526,095	\$109,739,923	\$0	\$137,818,436	\$7,821,300	\$145,639,736
75060	Mendon	\$425,863	\$0	\$0	\$124,515	\$0	\$550,378	\$3,900	\$554,278
Total Colon Township		\$24,755,413	\$4,612,568	\$2,526,095	\$113,564,734	\$0	\$145,458,810	\$9,090,900	\$154,549,710
003 Constantine Township									
75050	Constantine	\$16,321,119	\$5,359,788	\$22,955,661	\$92,590,314	\$0	\$137,226,882	\$13,511,821	\$150,738,703
75070	White Pigeon	\$235,764	\$0	\$0	\$921,625	\$0	\$1,157,389	\$14,900	\$1,172,289
75080	Three Rivers	\$1,313,489	\$0	\$0	\$4,954,483	\$0	\$6,267,972	\$128,800	\$6,396,772
Total Constantine Township		\$17,870,372	\$5,359,788	\$22,955,661	\$98,466,422	\$0	\$144,652,243	\$13,655,521	\$158,307,764
004 Fabius Township									
75050	Constantine	\$144,749	\$0	\$0	\$195,781	\$0	\$340,530	\$510,400	\$850,930
75080	Three Rivers	\$10,679,477	\$6,292,296	\$1,674,528	\$243,415,170	\$0	\$262,061,471	\$24,209,800	\$286,271,271
Total Fabius Township		\$10,824,226	\$6,292,296	\$1,674,528	\$243,610,951	\$0	\$262,402,001	\$24,720,200	\$287,122,201
005 Fawn River Township									
75010	Sturgis	\$10,616,098	\$1,609,150	\$0	\$43,107,380	\$0	\$55,332,628	\$1,523,400	\$56,856,028
Total Fawn River Township		\$10,616,098	\$1,609,150	\$0	\$43,107,380	\$0	\$55,332,628	\$1,523,400	\$56,856,028
006 Florence Township									
75030	Centreville	\$12,103,851	\$0	\$0	\$11,031,041	\$0	\$23,134,892	\$2,676,800	\$25,811,692
75050	Constantine	\$5,124,009	\$0	\$60,481	\$10,816,345	\$0	\$16,000,835	\$815,900	\$16,816,735
75070	White Pigeon	\$5,352,238	\$0	\$0	\$2,613,550	\$0	\$7,965,788	\$379,300	\$8,345,088
75080	Three Rivers	\$3,192,446	\$0	\$19,808	\$2,753,513	\$0	\$5,965,767	\$1,400,000	\$7,365,767
Total Florence Township		\$25,772,544	\$0	\$80,289	\$27,214,449	\$0	\$53,067,282	\$5,272,000	\$58,339,282
007 Flowerfield Township									
14050	Marcellus	\$1,014,012	\$0	\$0	\$7,664,972	\$0	\$8,678,984	\$248,957	\$8,927,941
75080	Three Rivers	\$13,577,694	\$624,559	\$5,616	\$51,082,651	\$0	\$65,290,520	\$20,542,452	\$85,832,972
Total Flowerfield Township		\$14,591,706	\$624,559	\$5,616	\$58,747,623	\$0	\$73,969,504	\$20,791,409	\$94,760,913
008 Leonidas Township									
13050	Athens	\$228,972	\$0	\$0	\$177,046	\$0	\$406,018	\$28,500	\$434,518
39170	Vicksburg	\$864,399	\$0	\$0	\$594,024	\$0	\$1,458,423	\$125,800	\$1,584,223
75040	Colon	\$21,525,580	\$879,521	\$0	\$22,808,025	\$0	\$45,213,126	\$5,831,700	\$51,044,826
75060	Mendon	\$1,820,812	\$5,800	\$0	\$1,348,336	\$0	\$3,174,948	\$1,579,600	\$4,754,548
Total Leonidas Township		\$24,439,763	\$885,321	\$0	\$24,927,431	\$0	\$50,252,515	\$7,565,600	\$57,818,115
009 Lockport Township									
75030	Centreville	\$12,574,753	\$2,278,565	\$882,233	\$23,709,511	\$0	\$39,445,062	\$1,612,000	\$41,057,062
75060	Mendon	\$510,184	\$12,298	\$0	\$1,655,762	\$0	\$2,178,244	\$101,100	\$2,279,344
75080	Three Rivers	\$6,826,360	\$4,776,121	\$183,941	\$110,383,894	\$0	\$122,170,316	\$4,387,844	\$126,558,160
Total Lockport Township		\$19,911,297	\$7,066,984	\$1,066,174	\$135,749,167	\$0	\$163,793,622	\$6,100,944	\$169,894,566

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	\$1,766,491	\$1,440,942	\$0	\$4,117,039	\$0	\$7,324,472	\$251,200	\$7,575,672
	75060 Mendon	\$20,301,541	\$3,134,550	\$5,849,722	\$63,980,907	\$0	\$93,266,720	\$41,592,200	\$134,858,920
	Total Mendon Township	\$22,068,032	\$4,575,492	\$5,849,722	\$68,097,946	\$0	\$100,591,192	\$41,843,400	\$142,434,592
011	Mottville Township								
	75050 Constantine	\$5,306,154	\$260,511	\$155,346	\$9,550,166	\$0	\$15,272,177	\$962,847	\$16,235,024
	75070 White Pigeon	\$10,612,870	\$3,419,315	\$14,192,595	\$30,325,340	\$0	\$58,550,120	\$13,532,130	\$72,082,250
	Total Mottville Township	\$15,919,024	\$3,679,826	\$14,347,941	\$39,875,506	\$0	\$73,822,297	\$14,494,977	\$88,317,274
012	Nottawa Township								
	75100 Nottawa	\$10,040,432	\$3,537,933	\$530,764	\$70,684,648	\$0	\$84,793,777	\$2,309,000	\$87,102,777
	75030 Centreville	\$6,109,019	\$8,203,979	\$1,159,782	\$68,803,672	\$0	\$84,276,452	\$4,782,100	\$89,058,552
	75040 Colon	\$2,220,816	\$271,226	\$0	\$2,933,043	\$0	\$5,425,085	\$393,000	\$5,818,085
	75060 Mendon	\$6,588,818	\$604,087	\$0	\$8,102,965	\$0	\$15,295,870	\$1,383,200	\$16,679,070
	Total Nottawa Township	\$24,959,085	\$12,617,225	\$1,690,546	\$150,524,328	\$0	\$189,791,184	\$8,867,300	\$198,658,484
013	Park Township								
	39170 Vicksburg	\$3,781,101	\$0	\$0	\$7,348,309	\$0	\$11,129,410	\$359,100	\$11,488,510
	39168 Vicksburg-Mendon Debt	\$0	\$0	\$0	\$116,405	\$0	\$116,405	\$0	\$116,405
	75060 Mendon	\$8,878,383	\$488,600	\$2,292,923	\$34,248,909	\$0	\$45,908,815	\$8,370,276	\$54,279,091
	75080 Three Rivers	\$15,134,446	\$8,520,221	\$7,921,265	\$67,013,605	\$0	\$98,589,537	\$30,498,100	\$129,087,637
	Total Park Township	\$27,793,930	\$9,008,821	\$10,214,188	\$108,727,228	\$0	\$155,744,167	\$39,227,476	\$194,971,643
014	Sherman Township								
	75100 Nottawa	\$1,532,881	\$318,405	\$0	\$13,641,097	\$0	\$15,492,383	\$261,300	\$15,753,683
	75010 Sturgis	\$8,016,108	\$1,464,793	\$554,351	\$85,657,181	\$0	\$95,692,433	\$2,492,900	\$98,185,333
	75020 Burr Oak	\$0	\$229,471	\$0	\$819,686	\$0	\$1,049,157	\$16,900	\$1,066,057
	75030 Centreville	\$10,431,591	\$0	\$0	\$84,412,821	\$0	\$94,844,412	\$3,871,800	\$98,716,212
	75070 White Pigeon	\$0	\$0	\$0	\$176,134	\$0	\$176,134	\$0	\$176,134
	Total Sherman Township	\$19,980,580	\$2,012,669	\$554,351	\$184,706,919	\$0	\$207,254,519	\$6,642,900	\$213,897,419
015	Sturgis Township								
	75010 Sturgis	\$14,991,471	\$11,992,489	\$1,858,543	\$42,862,670	\$0	\$71,705,173	\$22,225,900	\$93,931,073
	Total Sturgis Township	\$14,991,471	\$11,992,489	\$1,858,543	\$42,862,670	\$0	\$71,705,173	\$22,225,900	\$93,931,073
016	White Pigeon Township								
	75070 White Pigeon	\$20,065,185	\$11,469,259	\$15,081,637	\$216,915,532	\$0	\$263,531,613	\$55,059,998	\$318,591,611
	Total White Pigeon Township	\$20,065,185	\$11,469,259	\$15,081,637	\$216,915,532	\$0	\$263,531,613	\$55,059,998	\$318,591,611
051	Three Rivers City								
	75080 Three Rivers	\$0	\$73,724,605	\$33,295,646	\$114,031,277	\$0	\$221,051,528	\$38,384,000	\$259,435,528
	Total Three Rivers City	\$0	\$73,724,605	\$33,295,646	\$114,031,277	\$0	\$221,051,528	\$38,384,000	\$259,435,528
052	Sturgis City								
	75010 Sturgis	\$880,067	\$72,983,817	\$54,846,703	\$177,638,374	\$0	\$306,348,961	\$19,580,335	\$325,929,296
	Total Sturgis City	\$880,067	\$72,983,817	\$54,846,703	\$177,638,374	\$0	\$306,348,961	\$19,580,335	\$325,929,296

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

School District	Local Unit	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
12020 Bronson Schools									
001	Burr Oak Township	\$19,686	\$0	\$0	\$90,077	\$0	\$109,763	\$2,300	\$112,063
Total Bronson Schools		\$19,686	\$0	\$0	\$90,077	\$0	\$109,763	\$2,300	\$112,063
13050 Athens Schools									
008	Leonidas Township	\$228,972	\$0	\$0	\$177,046	\$0	\$406,018	\$28,500	\$434,518
Total Athens Schools		\$228,972	\$0	\$0	\$177,046	\$0	\$406,018	\$28,500	\$434,518
14050 Marcellus Schools									
007	Flowerfield Township	\$1,014,012	\$0	\$0	\$7,664,972	\$0	\$8,678,984	\$248,957	\$8,927,941
Total Marcellus Schools		\$1,014,012	\$0	\$0	\$7,664,972	\$0	\$8,678,984	\$248,957	\$8,927,941
39170 Vicksburg Schools									
008	Leonidas Township	\$864,399	\$0	\$0	\$594,024	\$0	\$1,458,423	\$125,800	\$1,584,223
010	Mendon Township	\$1,766,491	\$1,440,942	\$0	\$4,117,039	\$0	\$7,324,472	\$251,200	\$7,575,672
013	Park Township	\$3,781,101	\$0	\$0	\$7,348,309	\$0	\$11,129,410	\$359,100	\$11,488,510
Total Vicksburg Schools		\$6,411,991	\$1,440,942	\$0	\$12,059,372	\$0	\$19,912,305	\$736,100	\$20,648,405
75100 Nottawa Schools									
001	Burr Oak Township	\$161,986	\$0	\$0	\$465,741	\$0	\$627,727	\$51,200	\$678,927
002	Colon Township	\$1,243,929	\$0	\$0	\$1,892,096	\$0	\$3,136,025	\$102,900	\$3,238,925
012	Nottawa Township	\$10,040,432	\$3,537,933	\$530,764	\$70,684,648	\$0	\$84,793,777	\$2,309,000	\$87,102,777
014	Sherman Township	\$1,532,881	\$318,405	\$0	\$13,641,097	\$0	\$15,492,383	\$261,300	\$15,753,683
Total Nottawa Schools		\$12,979,228	\$3,856,338	\$530,764	\$86,683,582	\$0	\$104,049,912	\$2,724,400	\$106,774,312
75010 Sturgis Schools									
001	Burr Oak Township	\$4,826,404	\$369,100	\$0	\$30,474,581	\$0	\$35,670,085	\$830,100	\$36,500,185
005	Fawn River Township	\$10,616,098	\$1,609,150	\$0	\$43,107,380	\$0	\$55,332,628	\$1,523,400	\$56,856,028
014	Sherman Township	\$8,016,108	\$1,464,793	\$554,351	\$85,657,181	\$0	\$95,692,433	\$2,492,900	\$98,185,333
015	Sturgis Township	\$14,991,471	\$11,992,489	\$1,858,543	\$42,862,670	\$0	\$71,705,173	\$22,225,900	\$93,931,073
052	Sturgis City	\$880,067	\$72,983,817	\$54,846,703	\$177,638,374	\$0	\$306,348,961	\$19,580,335	\$325,929,296
Total Sturgis Schools		\$39,330,148	\$88,419,349	\$57,259,597	\$379,740,186	\$0	\$564,749,280	\$46,652,635	\$611,401,915
75020 Burr Oak Schools									
001	Burr Oak Township	\$16,367,773	\$1,052,470	\$1,050,510	\$33,836,335	\$0	\$52,307,088	\$7,076,500	\$59,383,588
002	Colon Township	\$1,248,173	\$897,598	\$0	\$1,808,200	\$0	\$3,953,971	\$1,162,800	\$5,116,771
014	Sherman Township	\$0	\$229,471	\$0	\$819,686	\$0	\$1,049,157	\$16,900	\$1,066,057
Total Burr Oak Schools		\$17,615,946	\$2,179,539	\$1,050,510	\$36,464,221	\$0	\$57,310,216	\$8,256,200	\$65,566,416
75030 Centreville Schools									
006	Florence Township	\$12,103,851	\$0	\$0	\$11,031,041	\$0	\$23,134,892	\$2,676,800	\$25,811,692
009	Lockport Township	\$12,574,753	\$2,278,565	\$882,233	\$23,709,511	\$0	\$39,445,062	\$1,612,000	\$41,057,062
012	Nottawa Township	\$6,109,019	\$8,203,979	\$1,159,782	\$68,803,672	\$0	\$84,276,452	\$4,782,100	\$89,058,552
014	Sherman Township	\$10,431,591	\$0	\$0	\$84,412,821	\$0	\$94,844,412	\$3,871,800	\$98,716,212
Total Centreville Schools		\$41,219,214	\$10,482,544	\$2,042,015	\$187,957,045	\$0	\$241,700,818	\$12,942,700	\$254,643,518

**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	\$1,728,391	\$28,638	\$0	\$4,193,979	\$0	\$5,951,008	\$1,608,300	\$7,559,308
002	Colon Township	\$21,837,448	\$3,714,970	\$2,526,095	\$109,739,923	\$0	\$137,818,436	\$7,821,300	\$145,639,736
008	Leonidas Township	\$21,525,580	\$879,521	\$0	\$22,808,025	\$0	\$45,213,126	\$5,831,700	\$51,044,826
012	Nottawa Township	\$2,220,816	\$271,226	\$0	\$2,933,043	\$0	\$5,425,085	\$393,000	\$5,818,085
Total Colon Schools		\$47,312,235	\$4,894,355	\$2,526,095	\$139,674,970	\$0	\$194,407,655	\$15,654,300	\$210,061,955
75050 Constantine Schools									
003	Constantine Township	\$16,321,119	\$5,359,788	\$22,955,661	\$92,590,314	\$0	\$137,226,882	\$13,511,821	\$150,738,703
004	Fabius Township	\$144,749	\$0	\$0	\$195,781	\$0	\$340,530	\$510,400	\$850,930
006	Florence Township	\$5,124,009	\$0	\$60,481	\$10,816,345	\$0	\$16,000,835	\$815,900	\$16,816,735
011	Mottville Township	\$5,306,154	\$260,511	\$155,346	\$9,550,166	\$0	\$15,272,177	\$962,847	\$16,235,024
Total Constantine Schools		\$26,896,031	\$5,620,299	\$23,171,488	\$113,152,606	\$0	\$168,840,424	\$15,800,968	\$184,641,392
75060 Mendon Schools									
002	Colon Township	\$425,863	\$0	\$0	\$124,515	\$0	\$550,378	\$3,900	\$554,278
008	Leonidas Township	\$1,820,812	\$5,800	\$0	\$1,348,336	\$0	\$3,174,948	\$1,579,600	\$4,754,548
009	Lockport Township	\$510,184	\$12,298	\$0	\$1,655,762	\$0	\$2,178,244	\$101,100	\$2,279,344
010	Mendon Township	\$20,301,541	\$3,134,550	\$5,849,722	\$63,980,907	\$0	\$93,266,720	\$41,592,200	\$134,858,920
012	Nottawa Township	\$6,588,818	\$604,087	\$0	\$8,102,965	\$0	\$15,295,870	\$1,383,200	\$16,679,070
013	Park Township	\$8,878,383	\$488,600	\$2,292,923	\$34,248,909	\$0	\$45,908,815	\$8,370,276	\$54,279,091
Total Mendon Schools		\$38,525,601	\$4,245,335	\$8,142,645	\$109,461,394	\$0	\$160,374,975	\$53,030,276	\$213,405,251
75070 White Pigeon Schools									
003	Constantine Township	\$235,764	\$0	\$0	\$921,625	\$0	\$1,157,389	\$14,900	\$1,172,289
006	Florence Township	\$5,352,238	\$0	\$0	\$2,613,550	\$0	\$7,965,788	\$379,300	\$8,345,088
011	Mottville Township	\$10,612,870	\$3,419,315	\$14,192,595	\$30,325,340	\$0	\$58,550,120	\$13,532,130	\$72,082,250
014	Sherman Township	\$0	\$0	\$0	\$176,134	\$0	\$176,134	\$0	\$176,134
016	White Pigeon Township	\$20,065,185	\$11,469,259	\$15,081,637	\$216,915,532	\$0	\$263,531,613	\$55,059,998	\$318,591,611
Total White Pigeon Schools		\$36,266,057	\$14,888,574	\$29,274,232	\$250,952,181	\$0	\$331,381,044	\$68,986,328	\$400,367,372
75080 Three Rivers Schools									
003	Constantine Township	\$1,313,489	\$0	\$0	\$4,954,483	\$0	\$6,267,972	\$128,800	\$6,396,772
004	Fabius Township	\$10,679,477	\$6,292,296	\$1,674,528	\$243,415,170	\$0	\$262,061,471	\$24,209,800	\$286,271,271
006	Florence Township	\$3,192,446	\$0	\$19,808	\$2,753,513	\$0	\$5,965,767	\$1,400,000	\$7,365,767
007	Flowerfield Township	\$13,577,694	\$624,559	\$5,616	\$51,082,651	\$0	\$65,290,520	\$20,542,452	\$85,832,972
009	Lockport Township	\$6,826,360	\$4,776,121	\$183,941	\$110,383,894	\$0	\$122,170,316	\$4,387,844	\$126,558,160
013	Park Township	\$15,134,446	\$8,520,221	\$7,921,265	\$67,013,605	\$0	\$98,589,537	\$30,498,100	\$129,087,637
052	Three Rivers City	\$0	\$73,724,605	\$33,295,646	\$114,031,277	\$0	\$221,051,528	\$38,384,000	\$259,435,528
Total Three Rivers Schools		\$50,723,912	\$93,937,802	\$43,100,804	\$593,634,593	\$0	\$781,397,111	\$119,550,996	\$900,948,107

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	\$109,763	\$0	\$0	\$112,063
Total Bronson Schools		\$2,300	\$109,763	\$0	\$0	\$112,063
13050 Athens Schools						
008	Leonidas Township	\$28,500	\$406,018	\$0	\$0	\$434,518
Total Athens Schools		\$28,500	\$406,018	\$0	\$0	\$434,518
14050 Marcellus Schools						
007	Flowerfield Township	\$1,882,664	\$7,045,277	\$0	\$0	\$8,927,941
Total Marcellus Schools		\$1,882,664	\$7,045,277	\$0	\$0	\$8,927,941
39170 Vicksburg Schools						
008	Leonidas Township	\$156,003	\$1,428,220	\$0	\$0	\$1,584,223
010	Mendon Township	\$2,790,191	\$4,785,481	\$0	\$0	\$7,575,672
013	Park Township	\$1,235,319	\$10,253,191	\$0	\$0	\$11,488,510
Total Vicksburg Schools		\$4,181,513	\$16,466,892	\$0	\$0	\$20,648,405
75100 Nottawa Schools						
001	Burr Oak Township	\$128,132	\$550,795	\$0	\$0	\$678,927
002	Colon Township	\$496,609	\$2,742,316	\$0	\$0	\$3,238,925
012	Nottawa Township	\$30,675,776	\$55,343,601	\$1,083,400	\$0	\$87,102,777
014	Sherman Township	\$5,488,441	\$10,265,242	\$0	\$0	\$15,753,683
Total Nottawa Schools		\$36,788,958	\$68,901,954	\$1,083,400	\$0	\$106,774,312
75010 Sturgis Schools						
001	Burr Oak Township	\$5,604,284	\$30,895,901	\$0	\$0	\$36,500,185
005	Fawn River Township	\$9,428,241	\$47,335,287	\$92,500	\$0	\$56,856,028
014	Sherman Township	\$21,378,488	\$76,796,245	\$10,600	\$0	\$98,185,333
015	Sturgis Township	\$39,678,524	\$52,793,149	\$1,255,100	\$204,300	\$93,931,073
052	Sturgis City	\$166,079,702	\$144,609,859	\$9,152,900	\$6,086,835	\$325,929,296
Total Sturgis Schools		\$242,169,239	\$352,430,441	\$10,511,100	\$6,291,135	\$611,401,915
75020 Burr Oak Schools						
001	Burr Oak Township	\$16,028,353	\$42,795,435	\$488,600	\$71,200	\$59,383,588
002	Colon Township	\$2,848,369	\$2,081,602	\$186,800	\$0	\$5,116,771
014	Sherman Township	\$246,371	\$819,686	\$0	\$0	\$1,066,057
Total Burr Oak Schools		\$19,123,093	\$45,696,723	\$675,400	\$71,200	\$65,566,416
75030 Centreville Schools						
006	Florence Township	\$4,642,696	\$21,168,996	\$0	\$0	\$25,811,692
009	Lockport Township	\$8,207,238	\$32,835,124	\$0	\$14,700	\$41,057,062
012	Nottawa Township	\$31,130,026	\$56,417,526	\$1,511,000	\$0	\$89,058,552
014	Sherman Township	\$28,430,687	\$70,285,525	\$0	\$0	\$98,716,212
Total Centreville Schools		\$72,410,647	\$180,707,171	\$1,511,000	\$14,700	\$254,643,518
75040 Colon Schools						
001	Burr Oak Township	\$2,462,247	\$5,097,061	\$0	\$0	\$7,559,308
002	Colon Township	\$55,244,285	\$89,243,751	\$958,400	\$193,300	\$145,639,736
008	Leonidas Township	\$11,205,964	\$39,631,762	\$207,100	\$0	\$51,044,826
012	Nottawa Township	\$1,335,528	\$4,476,557	\$6,000	\$0	\$5,818,085
Total Colon Schools		\$70,248,024	\$138,449,131	\$1,171,500	\$193,300	\$210,061,955
75050 Constantine Schools						
003	Constantine Township	\$54,101,321	\$94,243,282	\$524,600	\$1,869,500	\$150,738,703
004	Fabius Township	\$180,708	\$168,922	\$501,300	\$0	\$850,930
006	Florence Township	\$2,200,272	\$14,616,463	\$0	\$0	\$16,816,735
011	Mottville Township	\$2,843,361	\$13,391,663	\$0	\$0	\$16,235,024
Total Constantine Schools		\$59,325,662	\$122,420,330	\$1,025,900	\$1,869,500	\$184,641,392

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	\$3,900	\$550,378	\$0	\$0	\$554,278
008	Leonidas Township	\$1,691,292	\$3,063,256	\$0	\$0	\$4,754,548
009	Lockport Township	\$538,414	\$1,740,930	\$0	\$0	\$2,279,344
010	Mendon Township	\$62,599,757	\$72,233,163	\$1,000	\$25,000	\$134,858,920
012	Nottawa Township	\$2,470,916	\$13,407,054	\$801,100	\$0	\$16,679,070
013	Park Township	\$22,133,468	\$30,946,223	\$1,058,900	\$140,500	\$54,279,091
Total Mendon Schools		\$89,437,747	\$121,941,004	\$1,861,000	\$165,500	\$213,405,251
75070 White Pigeon Schools						
003	Constantine Township	\$187,946	\$984,343	\$0	\$0	\$1,172,289
006	Florence Township	\$1,233,731	\$7,111,357	\$0	\$0	\$8,345,088
011	Mottville Township	\$34,620,076	\$36,342,774	\$103,500	\$1,015,900	\$72,082,250
014	Sherman Township	\$0	\$176,134	\$0	\$0	\$176,134
016	White Pigeon Township	\$165,693,454	\$148,816,957	\$458,100	\$3,623,100	\$318,591,611
Total White Pigeon Schools		\$201,735,207	\$193,431,565	\$561,600	\$4,639,000	\$400,367,372
75080 Three Rivers Schools						
003	Constantine Township	\$844,702	\$5,552,070	\$0	\$0	\$6,396,772
004	Fabius Township	\$124,679,480	\$158,931,991	\$1,850,500	\$809,300	\$286,271,271
006	Florence Township	\$2,120,277	\$5,245,490	\$0	\$0	\$7,365,767
007	Flowerfield Township	\$26,560,446	\$58,785,424	\$487,102	\$0	\$85,832,972
009	Lockport Township	\$24,335,213	\$101,966,447	\$256,500	\$0	\$126,558,160
013	Park Township	\$60,679,302	\$66,883,935	\$1,461,500	\$62,900	\$129,087,637
052	Three Rivers City	\$143,855,067	\$93,719,861	\$15,712,500	\$6,148,100	\$259,435,528
Total Three Rivers Schools		\$383,074,487	\$491,085,218	\$19,768,102	\$7,020,300	\$900,948,107

St. Joseph County
2026 School District Equalized Value Recapitulation

School	Real Property			Personal Property			Total		
	2025 Equalized Value	2026 Equalized Value	% Change	2025 Equalized Value	2026 Equalized Value	% Change	2025 Equalized Value	2026 Equalized Value	% Change
12020 Bronson Schools	\$340,700	\$353,600	3.79%	\$2,300	\$2,300	0.00%	\$343,000	\$355,900	3.76%
13050 Athens School	\$1,230,700	\$895,600	-27.23%	\$25,100	\$28,500	13.55%	\$1,255,800	\$924,100	-26.41%
14050 Marcellus Schools	\$17,153,500	\$18,180,000	5.98%	\$259,209	\$248,957	-3.96%	\$17,412,709	\$18,428,957	5.84%
39170 Vicksburg Schools	\$41,148,800	\$44,202,700	7.42%	\$719,600	\$736,100	2.29%	\$41,868,400	\$44,938,800	7.33%
75100 Nottawa Schools	\$165,693,600	\$171,792,200	3.68%	\$2,364,800	\$2,724,400	15.21%	\$168,058,400	\$174,516,600	3.84%
75010 Sturgis Schools	\$867,480,200	\$922,760,500	6.37%	\$40,500,200	\$51,674,000	27.59%	\$907,980,400	\$974,434,500	7.32%
75020 Burr Oak Schools	\$116,359,450	\$118,974,750	2.25%	\$7,580,100	\$8,256,200	8.92%	\$123,939,550	\$127,230,950	2.66%
75030 Centreville Schools	\$423,196,085	\$438,387,600	3.59%	\$12,572,800	\$12,942,700	2.94%	\$435,768,885	\$451,330,300	3.57%
75040 Colon Schools	\$374,212,928	\$408,974,500	9.29%	\$14,346,900	\$15,654,300	9.11%	\$388,559,828	\$424,628,800	9.28%
75050 Constantine Schools	\$295,972,446	\$310,800,700	5.01%	\$15,265,900	\$15,880,900	4.03%	\$311,238,346	\$326,681,600	4.96%
75060 Mendon Schools	\$299,996,200	\$320,477,900	6.83%	\$53,960,400	\$55,642,100	3.12%	\$353,956,600	\$376,120,000	6.26%
75070 White Pigeon Schools	\$540,966,777	\$579,299,000	7.09%	\$69,578,900	\$68,992,000	-0.84%	\$610,545,677	\$648,291,000	6.18%
75080 Three Rivers Schools	\$1,203,094,949	\$1,293,599,600	7.52%	\$114,321,403	\$119,547,296	4.57%	\$1,317,416,352	\$1,413,146,896	7.27%

St. Joseph County
2026 School District Taxable Value Recapitulation

School	Real Property			Personal Property			Total		
	2025 Taxable Value	2026 Taxable Value	% Change	2025 Taxable Value	2026 Taxable Value	% Change	2025 Taxable Value	2026 Taxable Value	% Change
12020 Bronson Schools	\$106,878	\$109,763	2.70%	\$2,300	\$2,300	0.00%	\$109,178	\$112,063	2.64%
13050 Athens Schools	\$395,345	\$406,018	2.70%	\$25,100	\$28,500	13.55%	\$420,445	\$434,518	3.35%
14050 Marcellus Schools	\$8,343,547	\$8,678,984	4.02%	\$259,209	\$248,957	-3.96%	\$8,602,756	\$8,927,941	3.78%
39170 Vicksburg Schools	\$19,196,004	\$19,912,305	3.73%	\$719,600	\$736,100	2.29%	\$19,915,604	\$20,648,405	3.68%
75100 Nottawa Schools	\$98,925,163	\$104,049,912	5.18%	\$2,364,800	\$2,724,400	15.21%	\$101,289,963	\$106,774,312	5.41%
75010 Sturgis Schools	\$535,708,478	\$564,749,280	5.42%	\$40,500,200	\$46,652,635	15.19%	\$576,208,678	\$611,401,915	6.11%
75020 Burr Oak Schools	\$54,542,826	\$57,310,216	5.07%	\$7,580,100	\$8,256,200	8.92%	\$62,122,926	\$65,566,416	5.54%
75030 Centreville Schools	\$232,324,468	\$241,700,818	4.04%	\$12,572,800	\$12,942,700	2.94%	\$244,897,268	\$254,643,518	3.98%
75040 Colon Schools	\$185,568,595	\$194,407,655	4.76%	\$14,346,900	\$15,654,300	9.11%	\$199,915,495	\$210,061,955	5.08%
75050 Constantine Schools	\$160,917,628	\$168,840,424	4.92%	\$15,180,946	\$15,800,968	4.08%	\$176,098,574	\$184,641,392	4.85%
75060 Mendon Schools	\$152,612,049	\$160,374,975	5.09%	\$51,337,639	\$53,030,276	3.30%	\$203,949,688	\$213,405,251	4.64%
75070 White Pigeon Schools	\$309,910,619	\$331,381,044	6.93%	\$69,571,846	\$68,986,328	-0.84%	\$379,482,465	\$400,367,372	5.50%
75080 Three Rivers Schools	\$731,880,792	\$781,397,111	6.77%	\$114,314,201	\$119,550,996	4.58%	\$846,194,993	\$900,948,107	6.47%

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

ISD	School District	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized	
St Joseph County ISD										
	75100	Nottawa School	\$35,671,800	\$4,198,200	\$567,000	\$131,355,200	\$0	\$171,792,200	\$2,724,400	\$174,516,600
	75010	Sturgis School	\$108,038,300	\$132,443,500	\$85,223,600	\$597,055,100	\$0	\$922,760,500	\$51,674,000	\$974,434,500
	75020	Burr Oak School	\$51,695,800	\$2,753,900	\$1,678,300	\$62,846,750	\$0	\$118,974,750	\$8,256,200	\$127,230,950
	75030	Centreville School	\$124,678,800	\$12,527,600	\$2,692,600	\$298,488,600	\$0	\$438,387,600	\$12,942,700	\$451,330,300
	75040	Colon School	\$150,246,100	\$6,876,500	\$3,413,900	\$248,438,000	\$0	\$408,974,500	\$15,654,300	\$424,628,800
	75050	Constantine School	\$91,252,600	\$7,230,400	\$30,300,500	\$182,017,200	\$0	\$310,800,700	\$15,880,900	\$326,681,600
	75060	Mendon School	\$123,727,400	\$6,090,100	\$11,476,700	\$179,183,700	\$0	\$320,477,900	\$55,642,100	\$376,120,000
	75070	White Pigeon School	\$100,202,700	\$20,394,100	\$43,432,100	\$415,270,100	\$0	\$579,299,000	\$68,992,000	\$648,291,000
	75080	Three Rivers School	\$149,558,700	\$119,281,000	\$66,376,100	\$958,383,800	\$0	\$1,293,599,600	\$119,547,296	\$1,413,146,896
Total St Joseph County ISD			\$935,072,200	\$311,795,300	\$245,160,800	\$3,073,038,450	\$0	\$4,565,066,750	\$351,313,896	\$4,916,380,646
Kalamazoo Regional Educational Service Agency (K-RESA)										
	39170	Vicksburg School	\$20,763,800	\$2,060,400	\$0	\$21,378,500	\$0	\$44,202,700	\$736,100	\$44,938,800
Total K-RESA			\$20,763,800	\$2,060,400	\$0	\$21,378,500	\$0	\$44,202,700	\$736,100	\$44,938,800
Heritage Southwest ISD										
	14050	Marcellus School	\$3,741,100	\$0	\$0	\$14,438,900	\$0	\$18,180,000	\$248,957	\$18,428,957
Total Heritage Southwest ISD			\$3,741,100	\$0	\$0	\$14,438,900	\$0	\$18,180,000	\$248,957	\$18,428,957
Calhoun ISD										
	13050	Athens School	\$707,100	\$0	\$0	\$188,500	\$0	\$895,600	\$28,500	\$924,100
Total Calhoun ISD			\$707,100	\$0	\$0	\$188,500	\$0	\$895,600	\$28,500	\$924,100
Branch ISD										
	12020	Bronson School	\$214,800	\$0	\$0	\$138,800	\$0	\$353,600	\$2,300	\$355,900
Total Branch ISD			\$214,800	\$0	\$0	\$138,800	\$0	\$353,600	\$2,300	\$355,900

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

ISD	School District	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Taxable
St Joseph County ISD									
75100	Nottawa School	\$12,979,228	\$3,856,338	\$530,764	\$86,683,582	\$0	\$104,049,912	\$2,724,400	\$106,774,312
75010	Sturgis School	\$39,330,148	\$88,419,349	\$57,259,597	\$379,740,186	\$0	\$564,749,280	\$46,652,635	\$611,401,915
75020	Burr Oak School	\$17,615,946	\$2,179,539	\$1,050,510	\$36,464,221	\$0	\$57,310,216	\$8,256,200	\$65,566,416
75030	Centreville School	\$41,219,214	\$10,482,544	\$2,042,015	\$187,957,045	\$0	\$241,700,818	\$12,942,700	\$254,643,518
75040	Colon School	\$47,312,235	\$4,894,355	\$2,526,095	\$139,674,970	\$0	\$194,407,655	\$15,654,300	\$210,061,955
75050	Constantine School	\$26,896,031	\$5,620,299	\$23,171,488	\$113,152,606	\$0	\$168,840,424	\$15,800,968	\$184,641,392
75060	Mendon School	\$38,525,601	\$4,245,335	\$8,142,645	\$109,461,394	\$0	\$160,374,975	\$53,030,276	\$213,405,251
75070	White Pigeon School	\$36,266,057	\$14,888,574	\$29,274,232	\$250,952,181	\$0	\$331,381,044	\$68,986,328	\$400,367,372
75080	Three Rivers School	\$50,723,912	\$93,937,802	\$43,100,804	\$593,634,593	\$0	\$781,397,111	\$119,550,996	\$900,948,107
Total St Joseph County ISD		\$50,723,912	\$93,937,802	\$43,100,804	\$593,634,593	\$0	\$781,397,111	\$119,550,996	\$2,947,810,238
Kalamazoo Regional Educational Service Agency (K-RESA)									
39170	Vicksburg School	\$6,411,991	\$1,440,942	\$0	\$12,059,372	\$0	\$19,912,305	\$736,100	\$20,648,405
Total K-RESA		\$6,411,991	\$1,440,942	\$0	\$12,059,372	\$0	\$19,912,305	\$736,100	\$20,648,405
Heritage Southwest ISD									
14050	Marcellus School	\$1,014,012	\$0	\$0	\$7,664,972	\$0	\$8,678,984	\$248,957	\$8,927,941
Total Heritage Southwest ISD		\$1,014,012	\$0	\$0	\$7,664,972	\$0	\$8,678,984	\$248,957	\$8,927,941
Calhoun ISD									
13050	Athens School	\$228,972	\$0	\$0	\$177,046	\$0	\$406,018	\$28,500	\$434,518
Total Calhoun ISD		\$228,972	\$0	\$0	\$177,046	\$0	\$406,018	\$28,500	\$434,518
Branch ISD									
12020	Bronson School	\$19,686	\$0	\$0	\$90,077	\$0	\$109,763	\$2,300	\$112,063
Total Branch ISD		\$19,686	\$0	\$0	\$90,077	\$0	\$109,763	\$2,300	\$112,063

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

Local Unit	Parcel Number	Owner Name	School District	Property Class	SEV	Taxable	Certificate #	Expiration Date
003	Constantine Township							
	043 999 445 00	MICHIGAN MILK PRODUCERS ASSOCIATION	75050	302	841,000	841,000	2014-434	12/31/2026
	043 999 445 10	MICHIGAN MILK PRODUCERS ASSOCIATION	75050	351	0	0	2014-434	12/31/2026
	043 999 445 01	MICHIGAN MILK PRODUCERS ASSOCIATION	75050	301	1,965,500	1,965,500	2018-144	12/30/2030
	043 999 445 02	DAIRY DISTILLARY ALLIANCE LLC	75050	301	3,364,000	3,364,000	2025-054	12/30/2035
	Total Constantine Township		4		\$6,170,500	\$6,170,500		
010	Mendon Township							
	044 900 040 03	TH PLASTICS INC	75060	301	2,182,700	1,932,467	2019-016	12/31/2031
	Total Mendon Township		1		\$2,182,700	\$1,932,467		
011	Mottville Township							
	011 999 140 00	THE ANDERSONS AGRICULTURE GROUP LP	75070	301	298,000	265,936	2014-109	12/30/2026
	011 999 140 10	THE ANDERSONS AGRICULTURE GROUP LP	75070	351	0	0	2014-109	12/30/2026
	011 999 003 51	WALTHER INVESTMENT LLC	75070	301	1,957,200	1,199,049	2018-109	12/30/2031
	Total Mottville Township		3		\$2,255,200	\$1,464,985		
012	Nottawa Township							
	042 900 060 00	YODER HOLDINGS LLC	75030	201	1,053,900	994,871	2025-022	12/30/2027
	Total Nottawa Township		1		\$1,053,900	\$994,871		
013	Park Township							
	013 999 001 08	AMERICAN METAL FABRICATOR INC	75080	351	0	0	2014-157	12/30/2026
	013 900 240 04	X L MACHINE CO INC	75060	301	939,500	672,466	2018-046	12/30/2030
	013 950 001 01	AM21 PROPERTIES LLC	75080	301	578,200	578,200	2022-059	12/30/2035
	Total Park Township		3		\$1,517,700	\$1,250,666		
016	White Pigeon Township							
	045 999 393 10	MERHOW ACQUISTIONS LLC	75070	351	0	0	2013-239	12/30/2027
	Total White Pigeon Township		1		\$0	\$0		
051	Three Rivers City							
	051 970 231 03	W E SLITT COMPANY	75080	351	0	0	2014-172	12/31/2026
	051 960 045 00	DOCK FOUNDRY COMPANY	75080	301	367,400	256,344	2016-069	12/30/2028
	051 970 165 03	PRECISION WIRE FORMS INC	75080	351	0	0	2016-054	12/30/2028
	051 970 180 05	R & H MACHINE PRODUCTS	75080	351	0	0	2016-025	12/30/2028
	051 960 220 08	801 TMWAY LLC	75080	301	4,061,900	3,155,651	2020-008	12/30/2032
	Total Three Rivers City		5		\$4,429,300	\$3,411,995		

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							
	052 950 022 03	BURR OAK TOOL INC	75010	301	2,040,000	2,040,000	2014-473	12/30/2026
	052 950 192 02	SUMMIT POLYMERS, INC	75010	301	420,000	420,000	2014-464	12/30/2026
	052 900 022 03	BURR OAK TOOL INC	75010	351	0	0	2014-473	12/30/2026
	052 900 101 02	JOHNSON PRECISION MOLD INC	75010	351	0	0	2013-523	12/30/2026
	052 900 120 10	LTI PRINTING INC	75010	351	0	0	2014-470	12/30/2026
	052 900 135 08	MAYER TOOL & ENGINEERING INC	75010	351	0	0	2014-462	12/30/2026
	052 900 161 09	PARMA TUBE CORP	75010	351	0	0	2014-472	12/30/2026
	052 900 192 02	SUMMIT POLYMERS, INC	75010	351	0	0	2014-464	12/30/2026
	052 900 417 04	MICHIGAN TOOL WORKS	75010	351	0	0	2014-471	12/30/2026
	052 900 425 02	MIDWEST PLASTIC ENGINEERING IN	75010	351	0	0	2014-463	12/30/2026
	052 900 425 03	MIDWEST PLASTIC ENGINEERING IN	75010	351	0	0	2014-469	12/30/2026
	052 900 558 02	MORGAN OLSON LLC	75010	351	0	0	2014-461	12/30/2026
	052 950 021 01	UNIQUE TRUCK ACCESSORIES	75010	301	125,400	125,400	2015-261	12/30/2027
	052 950 268 14	STURGIS MOLDED PRODUCTS CO	75010	301	330,000	330,000	2018-179	12/30/2030
	052 950 030 01	MSZ REALTY LLC	75010	301	1,765,400	1,765,400	2019-139	12/30/2031
	052 950 110 01	KUHL JEFFERY A	75010	301	32,800	32,800	2019-111	12/30/2031
	052 950 230 01	WELS HOLDINGS LLC	75010	301	1,909,400	1,909,400	2020-053	12/30/2032
	052 950 110 02	MICHIANA MILLWORKS	75010	301	173,000	173,000	2021-064	12/30/2033
	052 950 578 02	PRECISION SPEED EQUIPMENT INC	75010	301	387,100	387,100	2021-065	12/30/2033
	052 950 800 01	HEARTLAND RECREATIONAL VEHICLES LLC	75010	301	5,705,100	5,294,185	2022-097	12/30/2034
	052 950 710 02	STURGIS MOLDED PRODUCTS CO	75010	301	1,208,200	1,119,600	2025-057	12/30/2037
Total Sturgis City			21		\$14,096,400	\$13,596,885		

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							
	052 950 022 03	BURR OAK TOOL INC	75010	301	\$2,040,000	\$2,040,000	2014-473	12/30/2026
	052 950 192 02	SUMMIT POLYMERS, INC	75010	301	\$420,000	\$420,000	2014-464	12/30/2026
	052 900 022 03	BURR OAK TOOL INC	75010	351	\$0	\$0	2014-473	12/30/2026
	052 900 101 02	JOHNSON PRECISION MOLD INC	75010	351	\$0	\$0	2013-523	12/30/2026
	052 900 120 10	LTI PRINTING INC	75010	351	\$0	\$0	2014-470	12/30/2026
	052 900 135 08	MAYER TOOL & ENGINEERING INC	75010	351	\$0	\$0	2014-462	12/30/2026
	052 900 161 09	PARMA TUBE CORP	75010	351	\$0	\$0	2014-472	12/30/2026
	052 900 192 02	SUMMIT POLYMERS, INC	75010	351	\$0	\$0	2014-464	12/30/2026
	052 900 417 04	MICHIGAN TOOL WORKS	75010	351	\$0	\$0	2014-471	12/30/2026
	052 900 425 02	MIDWEST PLASTIC ENGINEERING IN	75010	351	\$0	\$0	2014-463	12/30/2026
	052 900 425 03	MIDWEST PLASTIC ENGINEERING IN	75010	351	\$0	\$0	2014-469	12/30/2026
	052 900 558 02	MORGAN OLSON LLC	75010	351	\$0	\$0	2014-461	12/30/2026
	052 950 021 01	UNIQUE TRUCK ACCESSORIES	75010	301	\$125,400	\$125,400	2015-261	12/30/2027
	052 950 268 14	STURGIS MOLDED PRODUCTS CO	75010	301	\$330,000	\$330,000	2018-179	12/30/2030
	052 950 030 01	MSZ REALTY LLC	75010	301	\$1,765,400	\$1,765,400	2019-139	12/30/2031
	052 950 110 01	KUHL JEFFERY A	75010	301	\$32,800	\$32,800	2019-111	12/30/2031
	052 950 230 01	WELS HOLDINGS LLC	75010	301	\$1,909,400	\$1,909,400	2020-053	12/30/2032
	052 950 110 02	MICHIANA MILLWORKS	75010	301	\$173,000	\$173,000	2021-064	12/30/2033
	052 950 578 02	PRECISION SPEED EQUIPMENT INC	75010	301	\$387,100	\$387,100	2021-065	12/30/2033
	052 950 800 01	HEARTLAND RECREATIONAL VEHICLES LLC	75010	301	\$5,705,100	\$5,294,185	2022-097	12/30/2034
	052 950 710 02	STURGIS MOLDED PRODUCTS CO	75010	301	\$1,208,200	\$1,119,600	2025-057	12/30/2037
Total Sturgis Schools			21		\$14,096,400	\$13,596,885		

**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							
	011 999 140 00	THE ANDERSONS AGRICULTURE GROUP LP	75070	301	\$298,000	\$265,936	2014-109	12/30/2026
	011 999 140 10	THE ANDERSONS AGRICULTURE GROUP LP	75070	351	\$0	\$0	2014-109	12/30/2026
	045 999 393 10	MERHOW ACQUISITIONS LLC	75070	351	\$0	\$0	2013-239	12/30/2027
	011 999 003 51	WALTHER INVESTMENT LLC	75070	301	\$1,957,200	\$1,199,049	2018-109	12/30/2031
Total White Pigeon Schools			4		\$2,255,200	\$1,464,985		
75080	Three Rivers Schools							
	013 999 001 08	AMERICAN METAL FABRICATOR INC	75080	351	\$0	\$0	2014-157	12/30/2026
	051 970 231 03	W E SLITT COMPANY	75080	351	\$0	\$0	2014-172	12/31/2026
	051 960 045 00	DOCK FOUNDRY COMPANY	75080	301	\$367,400	\$256,344	2016-069	12/30/2028
	051 970 165 03	PRECISION WIRE FORMS INC	75080	351	\$0	\$0	2016-054	12/30/2028
	051 970 180 05	R & H MACHINE PRODUCTS	75080	351	\$0	\$0	2016-025	12/30/2028
	051 960 220 08	801 TMWAY LLC	75080	301	\$4,061,900	\$3,155,651	2020-008	12/30/2032
	013 950 001 01	AM21 PROPERTIES LLC	75080	301	\$578,200	\$578,200	2022-059	12/30/2035
Total Three Rivers Schools			7		\$5,007,500	\$3,990,195		
75050	Constantine Schools							
	043 999 445 00	MICHIGAN MILK PRODUCERS ASSOCIATION	75050	302	\$841,000	\$841,000	2014-434	12/31/2026
	043 999 445 10	MICHIGAN MILK PRODUCERS ASSOCIATION	75050	351	\$0	\$0	2014-434	12/31/2026
	043 999 445 01	MICHIGAN MILK PRODUCERS ASSOCIATION	75050	301	\$1,965,500	\$1,965,500	2018-144	12/30/2030
	043 999 445 02	DAIRY DISTILLARY ALLIANCE LLC	75050	301	\$3,364,000	\$3,364,000	2025-054	12/30/2035
Total Constantine Schools			4		\$6,170,500	\$6,170,500		
75060	Mendon Schools							
	013 900 240 04	X L MACHINE CO INC	75060	301	\$939,500	\$672,466	2018-046	12/30/2030
	044 900 040 03	TH PLASTICS INC	75060	301	\$2,182,700	\$1,932,467	2019-016	12/31/2031
Total Mendon Schools			2		\$3,122,200	\$2,604,933		
75030	Centreville Schools							
	042 900 060 00	YODER HOLDINGS LLC	75030	201	\$1,053,900	\$994,871	2025-022	12/30/2027
Total Centreville Schools			1		\$1,053,900	\$994,871		