

2016

Cass County



Equalization Report



Cass County Equalization Department

120 North Broadway - Suite 116

Cassopolis, MI 49031

Phone (269) 445-4442

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April 17, 2016

Board of Commissioners
Cass County, Michigan

Honorable Members:

The Cass County Equalization Department has prepared the 2016 Equalization Report in accordance with Michigan Compiled Law 211.34 as amended. This involved conducting an Equalization Study in each classification of real property and the aggregate personal property classification in each of the 17 assessing jurisdictions within the County.

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

This report begins with the required "Certification of Recommended County Equalized Valuations by Equalization Director" followed by an unsigned copy of the "L-4024" report to be approved and signed by the Board of Commissioners. The report then shows county wide statistics and totals, then further shows values of each assessing jurisdiction and school district by property classification.

It is important to note that this report reflects an equalization factor being placed on all residential properties within Howard Township. This factor is a 9.639% increase which results in assessed values being increased by \$14,953,027 and taxable values increasing by \$5,944,252.

Respectfully submitted,

Anthony E. Meyaard M.M.A.O. P.P.E.
Former Cass County Equalization Director

Cass County Assessors

Assessor	Unit	Phone	Fax	E-Mail
Bill Gibert 32097 Bertrand St. Niles, MI 49120	070 Milton 090 Ontwa	(269) 684-7262	(269) 684-1742	wmgibert@gmail.com
Cindy Hanback 333 North Second St. Niles, MI 49120	170 City of Niles	(269) 683-4700	(269) 684-3928	CHANBACK@NILESMI.ORG
Kevin Harris PO Box 517 Union, MI 49130	120 Porter	(269) 641-2375	(269) 641-2571	kevinh9115@gmail.com
Bill Kays 72883 CR 687 Hartford, MI 49057	030 Jefferson 040 LaGrange 110 Pokagon 130 Silvercreek 150 Wayne	(269) 621-3604 (269) 621-4427 (269)782-8756 (269) 424-3025 (269) 782-7017	(269) 621-3687 Keeler Township (269) 782-5446 424-3858 (269) 782-7017	kayswj@gmail.com
Dianna McGrew 813 Park Shore Drive Cassopolis, MI 49031	060 Mason	(269) 358-4497	(269) 445-8813	MCGREWASSESSING@gmail.COM
Shalice Northrup PO BOX 531 Marcellus, MI 49067	010 Calvin 050 Marcellus 080 Newberg 140 Volinia	(269) 646-8020	(269) 646-8020	SHALICEN@gmail.COM
Rick Ryker 51107 Woodcliff Court Granger, IN 46530	100 Penn	(574) 271-8436	(574) 271-8436	RYKERS1107@COMCAST.NET
Ed VanDerVries 241 S. Front St. Dowagiac, MI 49047	160 City of Dowagiac	(269) 782-2195	(269) 782-1838	ASSESSOR@DOWAGIAC.ORG
Jerry Thibodeau 1758 South 9th St. Kalamazoo, Mi 49009	020 Howard	(269) 684-0072 (269) 353-9193	(269) 684-6181 (269) 353-9193	

CERTIFICATION OF RECOMMENDED COUNTY EQUALIZED VALUATIONS BY EQUALIZATION DIRECTOR

*This form is issued under the authority of MCL 211.148
Filing is mandatory*

TO: State Tax Commission
FROM: Equalization Director of CASS County
RE: State Assessor Certification of Preparer of the required Recommended County Equalized Valuations

The Recommended County Equalized Valuations for the above referenced county and year were prepared under my direct supervision and control in my role as Equalization Director.

I am certified as an assessor at the level required for the county by Michigan Compiled Laws 211.10d and the rules of the State Tax Commission.

The State Tax Commission requires a Level ____ State Assessor Certification for this county.

I am certified as a Level ____ State Certified Assessing Officer by the State Tax Commission.

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

Agricultural	<u>555,515,464</u>	Timber-Cutover	<u>0</u>
Commercial	<u>89,523,300</u>	Developmental	<u>0</u>
Industrial	<u>35,248,100</u>	Total Real Property	<u>2,582,833,763</u>
Residential	<u>1,902,546,899</u>	Personal Property	<u>210,166,118</u>
		Total Real and Personal Property	<u>2,792,999,881</u>

Please mail this form to the address below within fifteen days of submission of the Recommended County Equalized Valuations to the County Board of Commissioners.

Michigan Department of Treasury
Assessment and Certification Division
Local Assessment Review
P.O. Box 30790
Lansing, Michigan 48909

Signature of Equalization Director	Date
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PERSONAL AND REAL PROPERTY - TOTALS

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

STATEMENT YEAR:	2016	NUMBER OF ACRES ASSESSED (COL. 1)	TOTAL REAL PROPERTY VALUATIONS (TOTALS FROM PAGES 2 AND 3)		PERSONAL PROPERTY VALUATIONS		TOTAL REAL PLUS PERSONAL PROPERTY VALUATIONS		
			ACRES HUNDRETHS	ASSESSED VALUATIONS (COL. 2)	EQUALIZED VALUATIONS (COL. 3)	ASSESSED VALUATIONS (COL. 4)	EQUALIZED VALUATIONS (COL. 5)	ASSESSED VALUATIONS (COL. 6)	EQUALIZED VALUATIONS (COL. 7)
COUNTY:			14 CASS County						
TOWNSHIP OR CITY									
TOWNSHIPS:			1 CALVIN	22,001.00	116,869,700	116,869,700	12,034,853	12,034,853	128,904,553
			2 HOWARD	22,400.00	190,622,500	205,575,527	26,021,300	26,021,300	231,596,827
			3 JEFFERSON	22,500.00	139,151,200	139,151,200	35,147,800	35,147,800	174,299,000
			4 LAGRANGE	22,100.00	133,943,000	133,943,000	7,712,500	7,712,500	141,655,500
			5 MARCELLUS	21,600.00	115,864,100	115,864,100	5,686,728	5,686,728	121,550,828
			6 MASON	12,900.00	98,846,000	98,846,000	2,728,900	2,728,900	101,574,900
			7 MILTON	13,500.00	158,931,400	158,931,400	30,718,200	30,718,200	189,649,600
			8 NEWBERG	22,100.00	85,842,364	85,842,364	25,283,739	25,283,739	111,126,103
			9 ONTWA	12,001.00	277,222,200	277,222,200	13,542,000	13,542,000	290,764,200
			10 PENN	21,500.00	262,920,254	262,920,254	24,889,500	24,889,500	287,809,754
			11 POKAGON	20,010.00	99,563,500	99,563,500	3,563,600	3,563,600	103,127,100
			12 PORTER	34,000.00	313,513,700	313,513,700	5,017,500	5,017,500	318,531,200
			13 SILVER CREEK	20,900.00	298,233,500	298,233,500	4,005,000	4,005,000	302,238,500
			14 VOLINIA	22,001.00	90,407,800	90,407,800	1,275,398	1,275,398	91,683,198
			15 WAYNE	22,400.00	102,189,100	102,189,100	4,084,300	4,084,300	106,273,400
CITIES:			16 DOWAGIAC	2,001.00	83,341,300	83,341,300	8,454,800	8,454,800	91,796,100
			17 NILES	200.00	419,100	419,100	0	0	419,100
Totals for County				314,114	2,567,880,718	2,582,833,745	210,166,118	210,166,118	2,792,999,863

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF CASS COUNTY, CASS, MICHIGAN

DATE: April 21, 2015

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

Dated at Cassopolis, MI this 21st day of April, 2016.

Page 1, Personal and Real Totals

Chairman of Board of Commissioners

Director of County Equalization

Clerk of Board of Commissioners

EQUALIZED VALUATIONS - REAL

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

REAL PROPERTY EQUALIZED VALUATIONS BY COUNTY BOARD OF COMMISSIONERS

STATEMENT YEAR:	2016	(COL. 1) AGRICULTURAL	(COL. 2) COMMERCIAL	(COL. 3) INDUSTRIAL	(COL. 4) RESIDENTIAL	(COL. 5) TIMBER-CUTOVER	(COL. 6) DEVELOPMENTAL	(COL. 7) TOTAL REAL PROPERTY
COUNTY:	14 CASS County							
TOWNSHIP OR CITY								
TOWNSHIPS:								
1 CALVIN	28,098,800	312,400	410,800	88,047,700	0	0	0	116,869,700
2 HOWARD	25,824,900	5,988,100	3,678,700	170,083,827	0	0	0	205,575,527
3 JEFFERSON	38,014,200	1,902,300	497,400	98,737,300	0	0	0	139,151,200
4 LAGRANGE	39,287,100	11,381,400	3,510,900	79,763,600	0	0	0	133,943,000
5 MARCELLUS	44,382,500	3,598,200	952,900	66,930,500	0	0	0	115,864,100
6 MASON	27,153,300	2,519,900	1,378,800	67,794,000	0	0	0	98,846,000
7 MILTON	19,736,600	2,044,000	2,884,700	134,266,100	0	0	0	158,931,400
8 NEWBERG	29,307,064	4,607,000	446,600	51,481,700	0	0	0	85,842,364
9 ONTWA	21,296,800	14,798,100	9,002,900	232,124,400	0	0	0	277,222,200
10 PENN	50,670,000	2,237,100	2,185,200	207,827,954	0	0	0	262,920,254
11 POKAGON	42,141,200	4,351,400	1,726,500	51,344,400	0	0	0	99,563,500
12 PORTER	68,820,700	3,131,000	360,700	241,201,300	0	0	0	313,513,700
13 SILVER CREEK	35,175,100	5,676,000	497,100	256,885,300	0	0	0	298,233,500
14 VOLINIA	50,211,000	354,600	21,000	39,821,200	0	0	0	90,407,800
15 WAYNE	35,332,100	1,333,700	1,159,100	64,364,200	0	0	0	102,189,100
CITIES:								
16 DOWAGIAC	64,100	25,288,100	6,115,700	51,873,400	0	0	0	83,341,300
17 NILES	0	0	419,100	0	0	0	0	419,100
Totals for County	555,515,464	89,523,300	35,248,100	1,902,546,881	0	0	0	2,582,833,745

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF CASS COUNTY, CASS, MICHIGAN

DATE: April 21, 2015

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

Dated at Cassopolis, MI this 21st day of April, 2016.

Page 2, Equalized Values

Chairman of Board of Commissioners

Director of County Equalization

Clerk of Board of Commissioners

ASSESSED VALUATIONS - REAL

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

REAL PROPERTY ASSESSED VALUATIONS APPROVED BY BOARDS OF REVIEW

STATEMENT YEAR:	2016	(COL. 1) AGRICULTURAL	(COL. 2) COMMERCIAL	(COL. 3) INDUSTRIAL	(COL. 4) RESIDENTIAL	(COL. 5) TIMBER-CUTOVER	(COL. 6) DEVELOPMENTAL	(COL. 7) TOTAL REAL PROPERTY
COUNTY:	14 CASS County							
TOWNSHIP OR CITY								
TOWNSHIPS:								
1 CALVIN	28,098,800	312,400	410,800	88,047,700	0	0	0	116,869,700
2 HOWARD	25,824,900	5,988,100	3,678,700	155,130,800	0	0	0	190,622,500
3 JEFFERSON	38,014,200	1,902,300	497,400	98,737,300	0	0	0	139,151,200
4 LAGRANGE	39,287,100	11,381,400	3,510,900	79,763,600	0	0	0	133,943,000
5 MARCELLUS	44,382,500	3,598,200	952,900	66,930,500	0	0	0	115,864,100
6 MASON	27,153,300	2,519,900	1,378,800	67,794,000	0	0	0	98,846,000
7 MILTON	19,736,600	2,044,000	2,884,700	134,266,100	0	0	0	158,931,400
8 NEWBERG	29,307,064	4,607,000	446,600	51,481,700	0	0	0	85,842,364
9 ONTWA	21,296,800	14,798,100	9,002,900	232,124,400	0	0	0	277,222,200
10 PENN	50,670,000	2,237,100	2,185,200	207,827,954	0	0	0	262,920,254
11 POKAGON	42,141,200	4,351,400	1,726,500	51,344,400	0	0	0	99,563,500
12 PORTER	68,820,700	3,131,000	360,700	241,201,300	0	0	0	313,513,700
13 SILVER CREEK	35,175,100	5,676,000	497,100	256,885,300	0	0	0	298,233,500
14 VOLINIA	50,211,000	354,600	21,000	39,821,200	0	0	0	90,407,800
15 WAYNE	35,332,100	1,333,700	1,159,100	64,364,200	0	0	0	102,189,100
CITIES:								
51 DOWAGIAC	64,100	25,288,100	6,115,700	51,873,400	0	0	0	83,341,300
52 NILES	0	0	419,100	0	0	0	0	419,100
Totals for County	555,515,464	89,523,300	35,248,100	1,887,593,854	0	0	0	2,567,880,718

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF CASS COUNTY, CASS, MICHIGAN

DATE: April 21, 2015

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

Dated at Cassopolis, MI this 21st day of April, 2016.

Cass County 2016 Equalization Report

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**Cass County
Previous and Current Values**

AGRICULTURAL								
Unit #	Unit Name	Number of Parcels	2015 Assessed Value	2016 Assessed Value	AV % Change	2015 Taxable Value	2016 Taxable Value	TV % Change
010	Calvin Township	160	25,903,900	28,098,800	8.47%	10,991,893	11,110,303	1.08%
020	Howard Township	191	27,349,100	25,824,900	-5.57%	10,224,870	9,866,441	-3.51%
030	Jefferson Township	264	34,824,600	38,014,200	9.16%	13,012,293	14,104,090	8.39%
040	LaGrange Township	195	34,409,200	39,287,100	14.18%	13,164,268	13,166,980	0.02%
050	Marcellus Township	289	40,664,100	44,382,500	9.14%	16,096,986	16,191,686	0.59%
060	Mason Township	199	25,328,500	27,153,300	7.20%	10,150,325	10,155,266	0.05%
070	Milton Township	118	19,486,200	19,736,600	1.29%	7,934,767	8,262,083	4.13%
080	Newberg Township	168	29,659,500	29,307,064	-1.19%	9,768,391	10,177,208	4.19%
090	Ontwa Township	125	19,328,200	21,296,800	10.19%	9,072,521	9,229,512	1.73%
100	Penn Township	358	49,028,800	50,670,000	3.35%	17,764,900	18,119,400	2.00%
110	Pokagon Township	266	39,770,500	42,141,200	5.96%	16,054,801	16,171,379	0.73%
120	Porter Township	459	64,855,300	68,820,700	6.11%	27,920,007	28,454,057	1.91%
130	Silver Creek Township	280	37,629,100	35,175,100	-6.52%	14,661,429	14,761,484	0.68%
140	Volinia Township	220	45,062,100	50,211,000	11.43%	15,981,004	16,435,293	2.84%
150	Wayne Township	220	35,625,900	35,332,100	-0.82%	13,097,373	13,503,729	3.10%
160	Dowagiac City	1	64,100	64,100	0.00%	21,600	21,664	0.30%
170	Niles City	0	0	0	N/A	0	0	N/A
Cass County Total		3,513	528,989,100	555,515,464	5.01%	205,917,428	209,730,575	1.85%

COMMERCIAL								
Unit #	Unit Name	Number of Parcels	2015 Assessed Value	2016 Assessed Value	AV % Change	2015 Taxable Value	2016 Taxable Value	TV % Change
010	Calvin Township	3	309,600	312,400	0.90%	253,829	254,589	0.30%
020	Howard Township	65	5,264,500	5,988,100	13.74%	4,251,777	4,490,688	5.62%
030	Jefferson Township	26	1,611,400	1,902,300	18.05%	1,218,272	1,414,983	16.15%
040	LaGrange Township	146	11,452,000	11,381,400	-0.62%	9,280,794	9,302,983	0.24%
050	Marcellus Township	69	3,376,000	3,598,200	6.58%	2,649,169	2,701,401	1.97%
060	Mason Township	30	2,473,000	2,519,900	1.90%	2,186,792	2,196,642	0.45%
070	Milton Township	23	1,930,900	2,044,000	5.86%	1,315,773	1,367,949	3.97%
080	Newberg Township	53	4,376,600	4,607,000	5.26%	3,454,577	3,495,767	1.19%
090	Ontwa Township	147	14,676,800	14,798,100	0.83%	12,099,202	12,287,227	1.55%
100	Penn Township	46	2,122,800	2,237,100	5.38%	1,734,500	1,826,800	5.32%
110	Pokagon Township	76	4,338,800	4,351,400	0.29%	3,399,783	3,566,126	4.89%
120	Porter Township	65	3,276,200	3,131,000	-4.43%	2,642,342	2,537,432	-3.97%
130	Silver Creek Township	82	5,546,900	5,676,000	2.33%	4,388,004	4,480,365	2.10%
140	Volinia Township	9	407,500	354,600	-12.98%	354,310	286,382	-19.17%
150	Wayne Township	31	1,321,500	1,333,700	0.92%	1,021,793	1,019,006	-0.27%
160	Dowagiac City	249	24,778,100	25,288,100	2.06%	22,007,071	22,475,632	2.13%
170	Niles City	0	0	0	N/A	0	0	N/A
Cass County Total		1,120	87,262,600	89,523,300	2.59%	72,257,988	73,703,972	2.00%

**Cass County
Previous and Current Values**

INDUSTRIAL								
Unit #	Unit Name	Number of Parcels	2015 Assessed Value	2016 Assessed Value	AV % Change	2015 Taxable Value	2016 Taxable Value	TV % Change
010	Calvin Township	4	399,800	410,800	2.75%	227,149	227,828	0.30%
020	Howard Township	26	3,267,300	3,678,700	12.59%	2,452,766	2,758,359	12.46%
030	Jefferson Township	10	463,200	497,400	7.38%	297,314	313,653	5.50%
040	LaGrange Township	19	3,638,300	3,510,900	-3.50%	2,882,012	2,863,405	-0.65%
050	Marcellus Township	10	931,100	952,900	2.34%	702,647	704,750	0.30%
060	Mason Township	12	1,456,900	1,378,800	-5.36%	1,336,871	1,277,274	-4.46%
070	Milton Township	15	3,049,000	2,884,700	-5.39%	2,485,513	2,448,240	-1.50%
080	Newberg Township	7	424,100	446,600	5.31%	306,923	307,837	0.30%
090	Ontwa Township	51	8,875,400	9,002,900	1.44%	6,732,274	6,983,516	3.73%
100	Penn Township	8	2,205,500	2,185,200	-0.92%	991,600	993,900	0.23%
110	Pokagon Township	27	1,642,000	1,726,500	5.15%	1,328,450	1,309,334	-1.44%
120	Porter Township	9	314,400	360,700	14.73%	233,920	306,585	31.06%
130	Silver Creek Township	7	526,400	497,100	-5.57%	502,919	464,618	-7.62%
140	Volinia Township	2	18,200	21,000	15.38%	8,135	8,159	0.30%
150	Wayne Township	5	1,140,500	1,159,100	1.63%	1,095,209	1,106,652	1.04%
160	Dowagiac City	58	6,409,500	6,115,700	-4.58%	5,912,128	5,775,423	-2.31%
170	Niles City	3	400,200	419,100	4.72%	364,266	365,357	0.30%
Cass County Total		273	35,161,800	35,248,100	0.25%	27,860,096	28,214,890	1.27%

RESIDENTIAL								
Unit #	Unit Name	Number of Parcels	2015 Assessed Value	2016 Assessed Value	AV % Change	2015 Taxable Value	2016 Taxable Value	TV % Change
010	Calvin Township	1531	75,723,250	88,047,700	16.28%	57,567,081	58,606,562	1.81%
020	Howard Township	3148	169,054,200	170,083,845	0.61%	147,499,658	147,892,020	0.27%
030	Jefferson Township	1320	94,864,400	98,737,300	4.08%	77,454,533	75,527,649	-2.49%
040	LaGrange Township	1748	77,224,300	79,763,600	3.29%	63,872,218	64,162,786	0.45%
050	Marcellus Township	1475	63,058,700	66,930,500	6.14%	46,771,846	47,367,366	1.27%
060	Mason Township	1143	65,150,900	67,794,000	4.06%	57,225,663	57,801,728	1.01%
070	Milton Township	1415	135,130,400	134,266,100	-0.64%	113,618,450	116,786,945	2.79%
080	Newberg Township	1049	55,330,600	51,481,700	-6.96%	37,654,092	37,695,315	0.11%
090	Ontwa Township	3114	231,011,200	232,124,400	0.48%	187,879,025	190,298,238	1.29%
100	Penn Township	1766	206,305,252	207,827,954	0.74%	143,591,152	148,206,754	3.21%
110	Pokagon Township	1138	46,558,500	51,344,400	10.28%	41,726,476	42,180,823	1.09%
120	Porter Township	2946	235,097,000	241,201,300	2.60%	183,085,468	184,912,420	1.00%
130	Silver Creek Township	3153	243,923,300	256,885,300	5.31%	194,430,523	197,882,052	1.78%
140	Volinia Township	723	36,352,500	39,821,200	9.54%	25,998,170	26,514,823	1.99%
150	Wayne Township	1824	62,971,300	64,364,200	2.21%	54,624,999	55,471,587	1.55%
160	Dowagiac City	2361	53,737,700	51,873,400	-3.47%	47,762,826	47,523,168	-0.50%
170	Niles City	0	0	0	N/A	0	0	N/A
Cass County Total		29,854	1,851,493,502	1,902,546,899	2.76%	1,480,762,180	1,498,830,236	1.22%

**Cass County
Previous and Current Values**

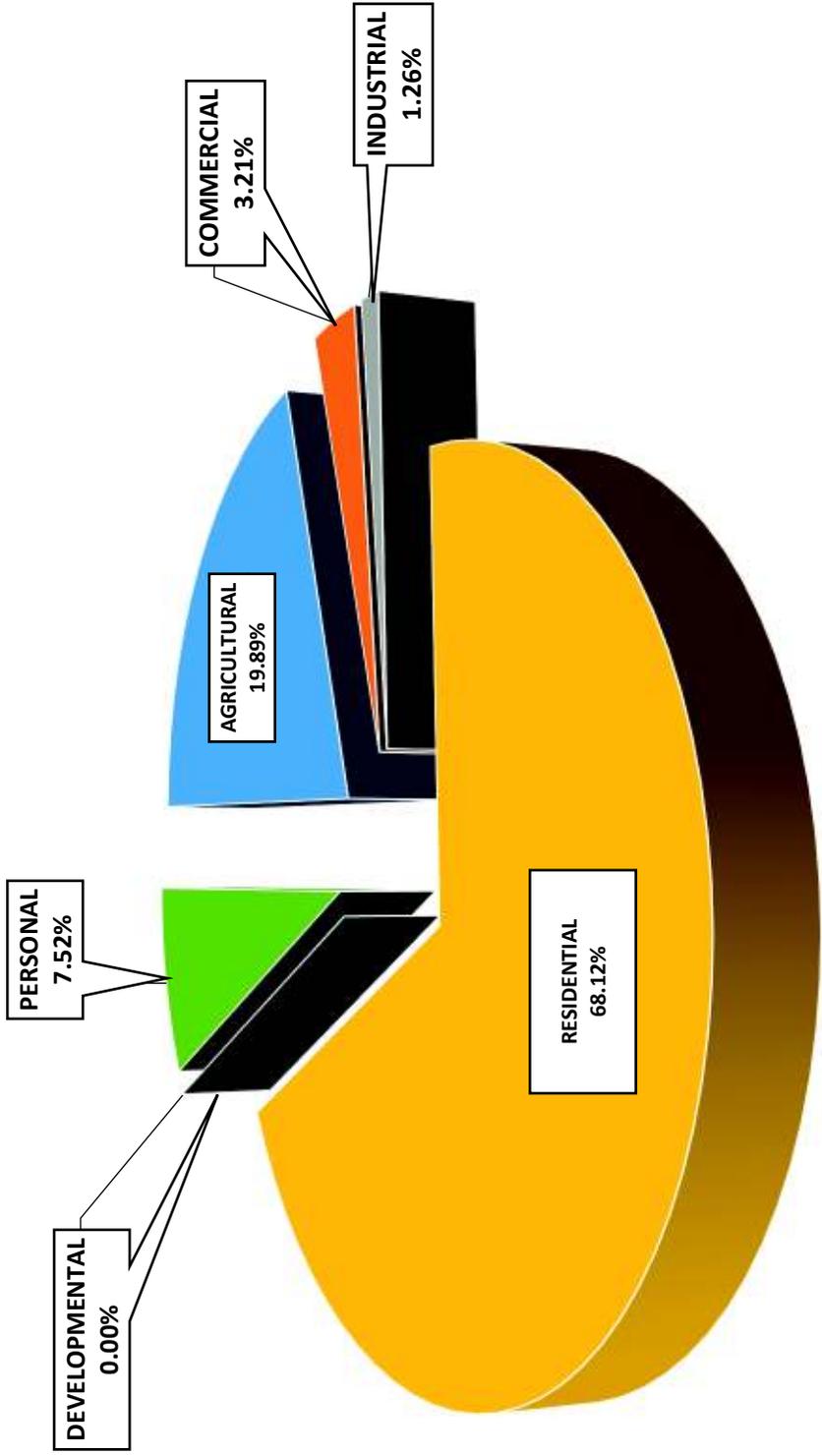
DEVELOPMENTAL								
Unit #	Unit Name	Number of Parcels	2015 Assessed Value	2016 Assessed Value	AV % Change	2015 Taxable Value	2016 Taxable Value	TV % Change
010	Calvin Township	0	0	0	N/A	0	0	N/A
020	Howard Township	0	0	0	N/A	0	0	N/A
030	Jefferson Township	0	0	0	N/A	0	0	N/A
040	LaGrange Township	0	0	0	N/A	0	0	N/A
050	Marcellus Township	0	0	0	N/A	0	0	N/A
060	Mason Township	0	0	0	N/A	0	0	N/A
070	Milton Township	0	0	0	N/A	0	0	N/A
080	Newberg Township	0	0	0	N/A	0	0	N/A
090	Ontwa Township	0	0	0	N/A	0	0	N/A
100	Penn Township	0	0	0	N/A	0	0	N/A
110	Pokagon Township	0	0	0	N/A	0	0	N/A
120	Porter Township	0	0	0	N/A	0	0	N/A
130	Silver Creek Township	0	0	0	N/A	0	0	N/A
140	Volinia Township	0	0	0	N/A	0	0	N/A
150	Wayne Township	0	0	0	N/A	0	0	N/A
160	Dowagiac City	0	0	0	N/A	0	0	N/A
170	Niles City	0	0	0	N/A	0	0	N/A
Cass County Total		0	0	0	N/A	0	0	N/A

PERSONAL								
Unit #	Unit Name	Number of Parcels	2015 Assessed Value	2016 Assessed Value	AV % Change	2015 Taxable Value	2016 Taxable Value	TV % Change
010	Calvin Township	19	12,419,804	12,034,853	-3.10%	12,419,804	12,034,853	-3.10%
020	Howard Township	114	26,387,650	26,021,300	-1.39%	18,932,680	26,018,688	37.43%
030	Jefferson Township	61	24,076,200	35,147,800	45.99%	24,007,593	34,180,782	42.37%
040	LaGrange Township	154	8,330,700	7,712,500	-7.42%	8,330,700	7,712,500	-7.42%
050	Marcellus Township	76	3,856,107	5,686,728	47.47%	3,856,107	5,686,728	47.47%
060	Mason Township	29	3,044,900	2,728,900	-10.38%	3,044,900	2,728,900	-10.38%
070	Milton Township	52	30,173,000	30,718,200	1.81%	30,173,000	30,718,200	1.81%
080	Newberg Township	69	24,983,596	25,283,739	1.20%	24,983,596	25,165,721	0.73%
090	Ontwa Township	177	15,588,800	13,542,000	-13.13%	15,588,800	13,542,000	-13.13%
100	Penn Township	81	24,873,362	24,889,500	0.06%	24,873,362	24,889,500	0.06%
110	Pokagon Township	66	3,559,900	3,563,600	0.10%	3,559,900	3,563,600	0.10%
120	Porter Township	59	4,877,900	5,017,500	2.86%	4,876,849	5,017,500	2.88%
130	Silver Creek Township	57	4,786,200	4,005,000	-16.32%	4,786,200	4,005,000	-16.32%
140	Volinia Township	17	1,243,388	1,275,398	2.57%	1,243,388	1,275,398	2.57%
150	Wayne Township	42	3,185,700	4,084,300	28.21%	3,185,700	4,084,300	28.21%
160	Dowagiac City	213	11,101,500	8,454,800	-23.84%	11,101,500	8,454,800	-23.84%
170	Niles City	0	0	0	N/A	0	0	N/A
Cass County Total		1,286	202,488,707	210,166,118	3.79%	194,964,079	209,078,470	7.24%

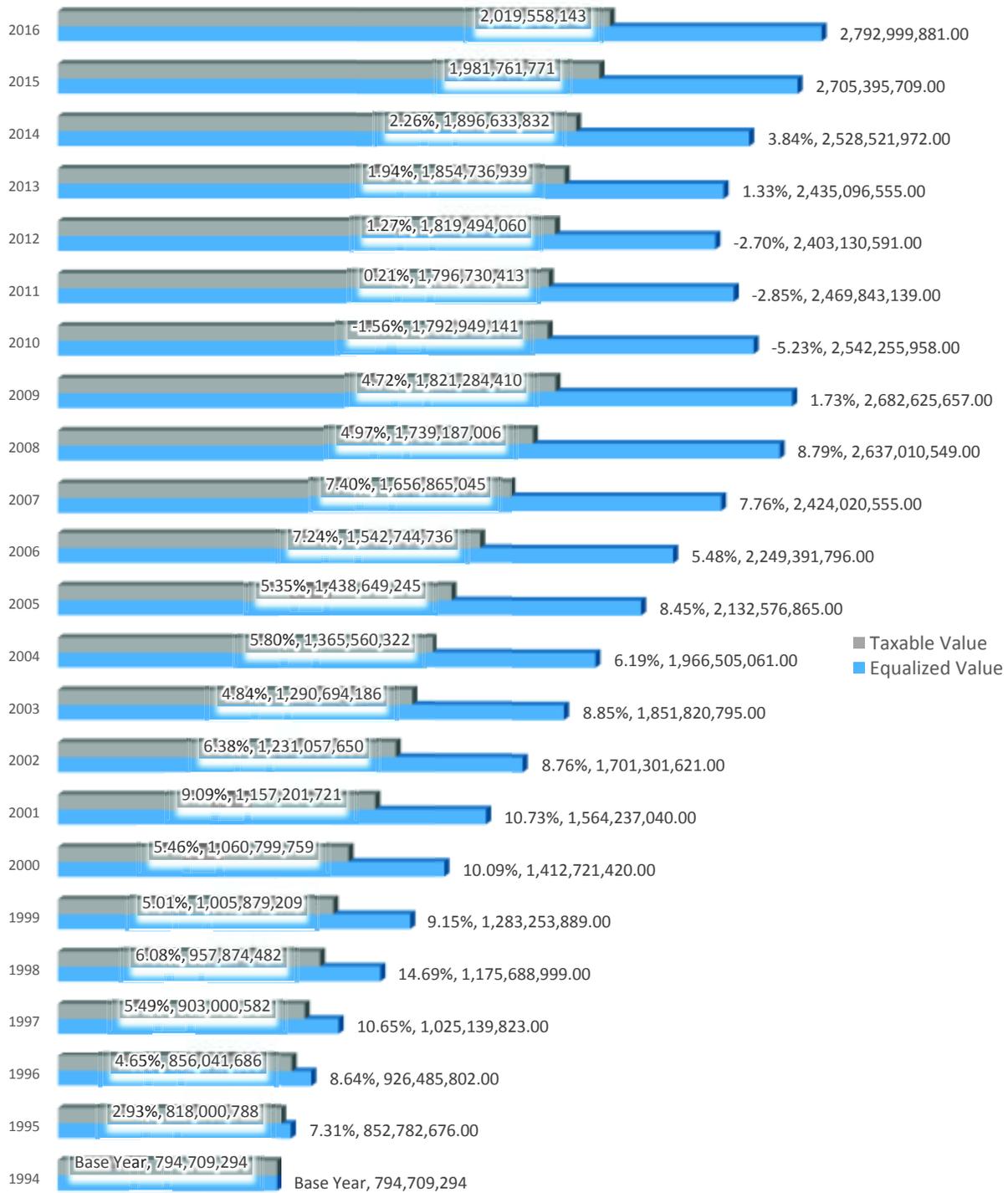
**Cass County
Previous and Current Values**

Unit #	Unit Name	Number of Parcels	2015 Assessed Value	Total Values		AV % Change	2015 Taxable Value	2016 Taxable Value	TV % Change
				2016 Assessed Value					
010	Calvin Township	1,717	114,756,354	128,904,553		12.33%	81,459,756	82,234,135	0.95%
020	Howard Township	3,544	231,322,750	231,596,845		0.12%	183,361,751	191,026,196	4.18%
030	Jefferson Township	1,681	155,839,800	174,299,000		11.84%	115,990,005	125,541,157	8.23%
040	LaGrange Township	2,262	135,054,500	141,655,500		4.89%	97,529,992	97,208,654	-0.33%
050	Marcellus Township	1,919	111,886,007	121,550,828		8.64%	70,076,755	72,651,931	3.67%
060	Mason Township	1,413	97,454,200	101,574,900		4.23%	73,944,551	74,159,810	0.29%
070	Milton Township	1,623	189,769,500	189,649,600		-0.06%	155,527,503	159,583,417	2.61%
080	Newberg Township	1,346	114,774,396	111,126,103		-3.18%	76,167,579	76,841,848	0.89%
090	Ontwa Township	3,614	289,480,400	290,764,200		0.44%	231,371,822	232,340,493	0.42%
100	Penn Township	2,259	284,535,714	287,809,754		1.15%	188,955,514	194,036,354	2.69%
110	Pokagon Township	1,573	95,869,700	103,127,100		7.57%	66,069,410	66,791,262	1.09%
120	Porter Township	3,538	308,420,800	318,531,200		3.28%	218,758,586	221,227,994	1.13%
130	Silver Creek Township	3,579	292,411,900	302,238,500		3.36%	218,769,075	221,593,519	1.29%
140	Volinia Township	971	83,083,688	91,683,198		10.35%	43,585,007	44,520,055	2.15%
150	Wayne Township	2,122	104,244,900	106,273,400		1.95%	73,025,074	75,185,274	2.96%
160	Dowagiac City	2,882	96,090,900	91,796,100		-4.47%	86,805,125	84,250,687	-2.94%
170	Niles City	3	400,200	419,100		4.72%	364,266	365,357	0.30%
Cass County Total		36,046	2,705,395,709	2,792,999,881		3.24%	1,981,761,771	2,019,558,143	1.91%

Cass County Equalized Value
Segmented by Property Class

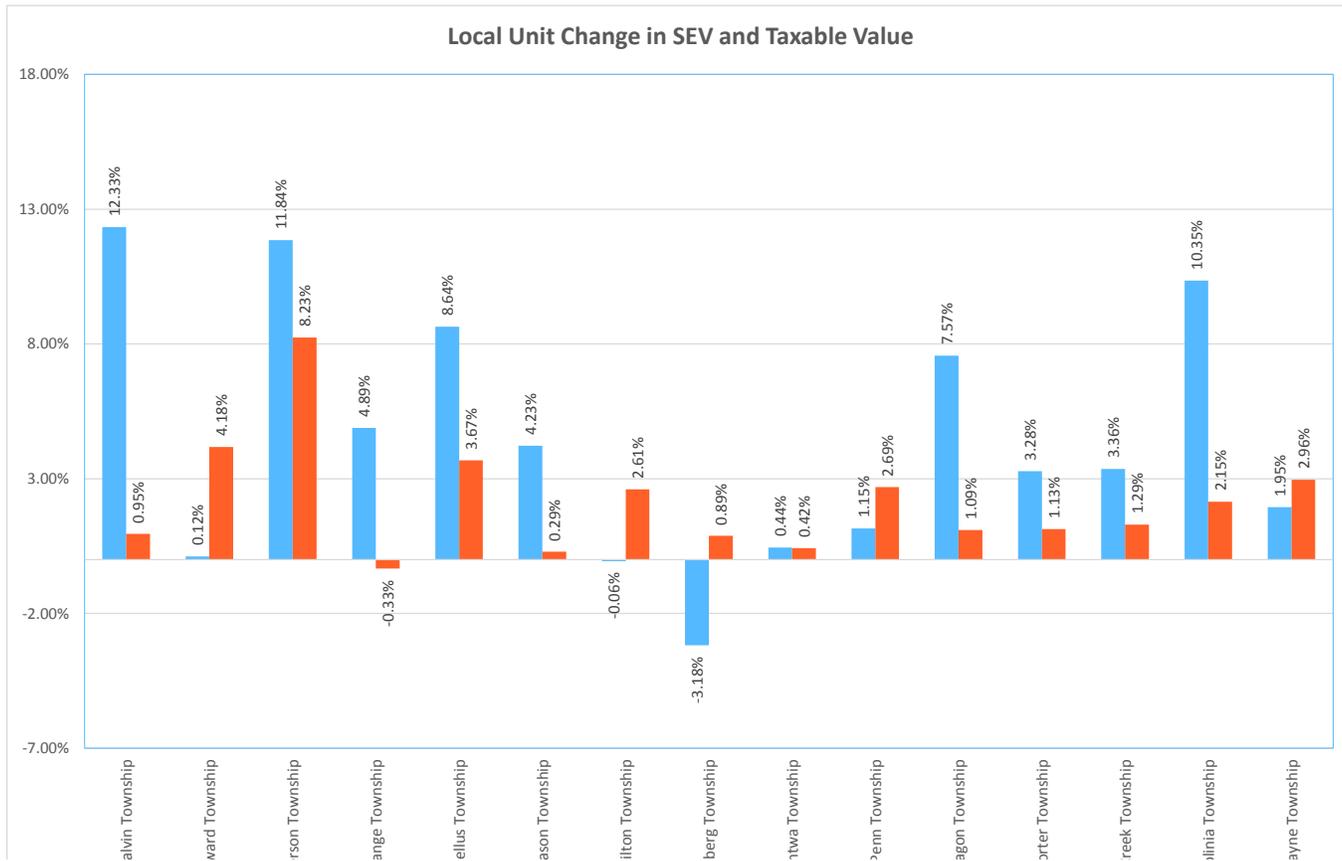


Cass County Equalized and Taxable Values by Year

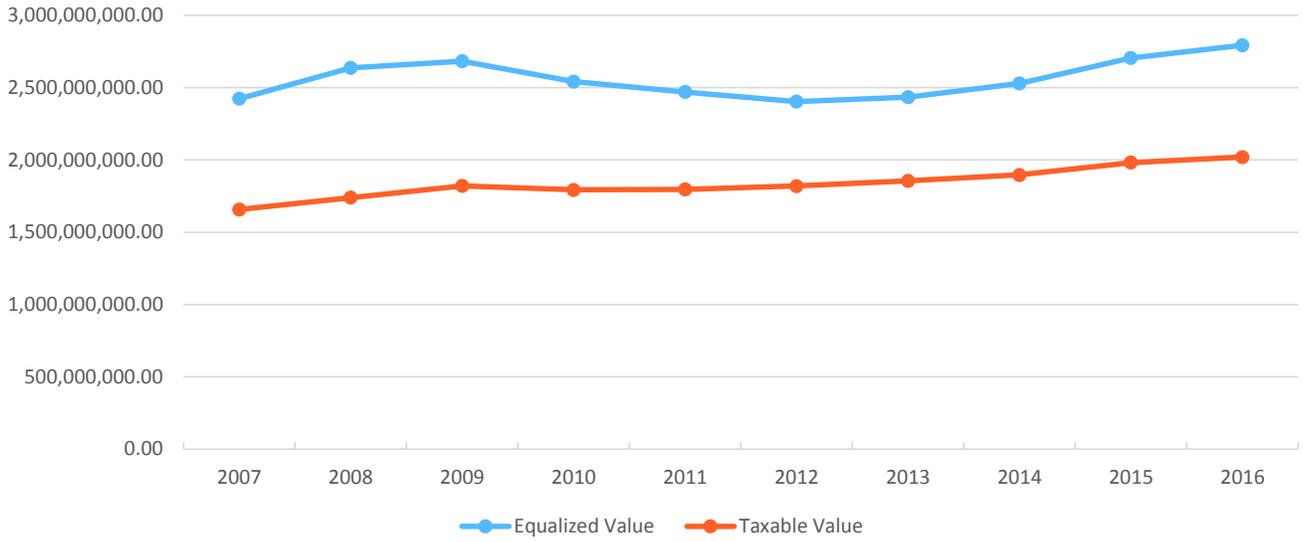


Cass County Percentage Change in SEV and Taxable Value 2015 - 2016

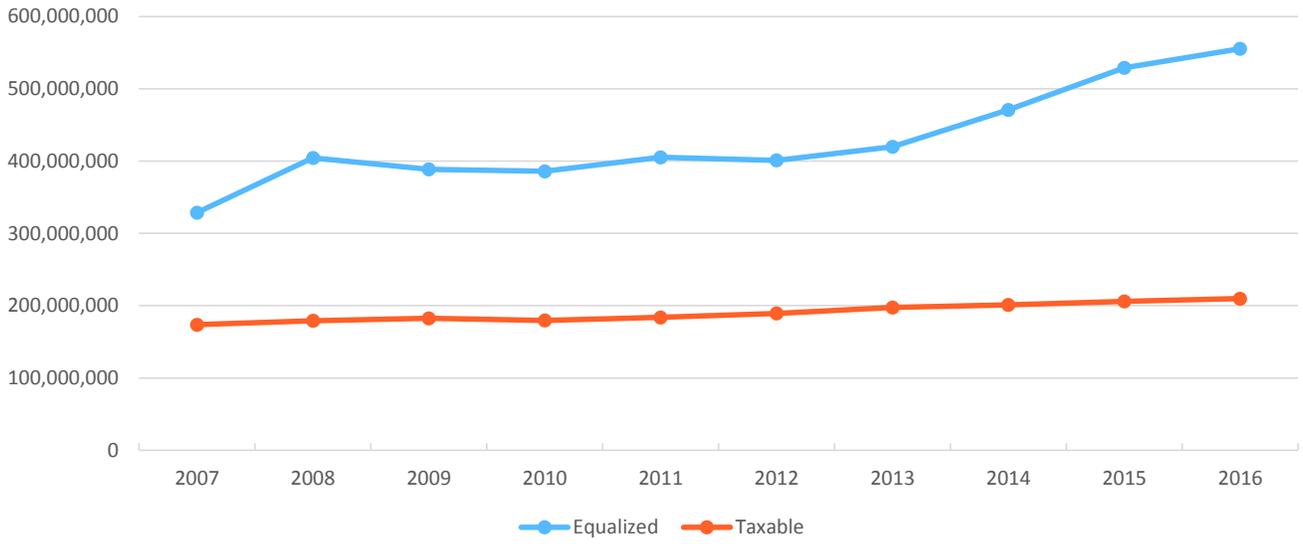
Unit of Gov't	2015 Equalized Value	2016 Equalized Value	% Change in Equalized	2015 Taxable Value	2016 Taxable Value	% Change in Taxable
Calvin Township	114,756,354	128,904,553	12.33%	81,459,756	82,234,135	0.95%
Howard Township	231,322,750	231,596,845	0.12%	183,361,751	191,026,196	4.18%
Jefferson Township	155,839,800	174,299,000	11.84%	115,990,005	125,541,157	8.23%
LaGrange Township	135,054,500	141,655,500	4.89%	97,529,992	97,208,654	-0.33%
Marcellus Township	111,886,007	121,550,828	8.64%	70,076,755	72,651,931	3.67%
Mason Township	97,454,200	101,574,900	4.23%	73,944,551	74,159,810	0.29%
Milton Township	189,769,500	189,649,600	-0.06%	155,527,503	159,583,417	2.61%
Newberg Township	114,774,396	111,126,103	-3.18%	76,167,579	76,841,848	0.89%
Ontwa Township	289,480,400	290,764,200	0.44%	231,371,822	232,340,493	0.42%
Penn Township	284,535,714	287,809,754	1.15%	188,955,514	194,036,354	2.69%
Pokagon Township	95,869,700	103,127,100	7.57%	66,069,410	66,791,262	1.09%
Porter Township	308,420,800	318,531,200	3.28%	218,758,586	221,227,994	1.13%
Silver Creek Township	292,411,900	302,238,500	3.36%	218,769,075	221,593,519	1.29%
Volinia Township	83,083,688	91,683,198	10.35%	43,585,007	44,520,055	2.15%
Wayne Township	104,244,900	106,273,400	1.95%	73,025,074	75,185,274	2.96%
Dowagiac City	96,090,900	91,796,100	-4.47%	86,805,125	84,250,687	-2.94%
Niles City	400,200	419,100	4.72%	364,266	365,357	0.30%
Cass County	2,705,395,709	2,792,999,881	3.24%	1,981,761,771	2,019,558,143	1.91%



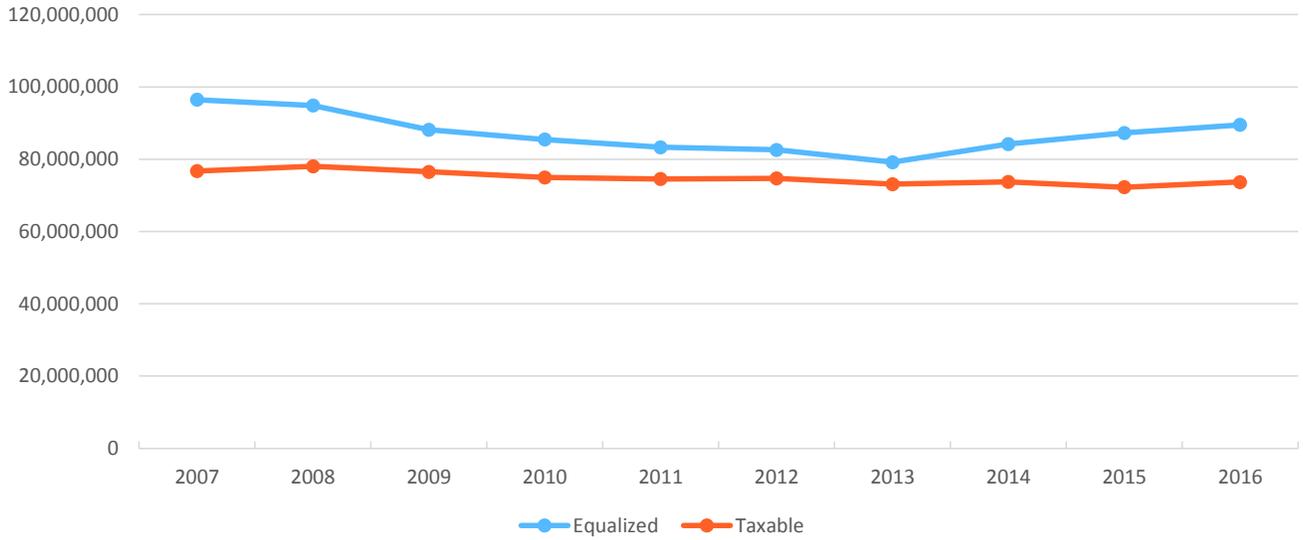
10 Year Trend in Gap between Equalized and Taxable Value
(All Properties)



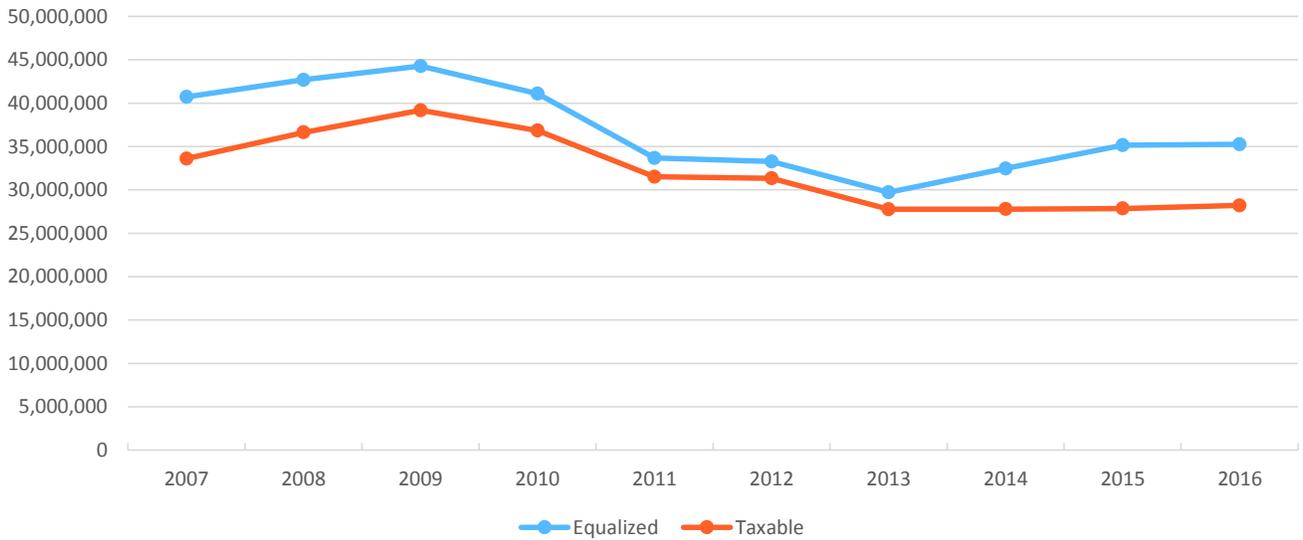
10 Year Trend in Gap between Equalized and Taxable Value
(Agricultural)



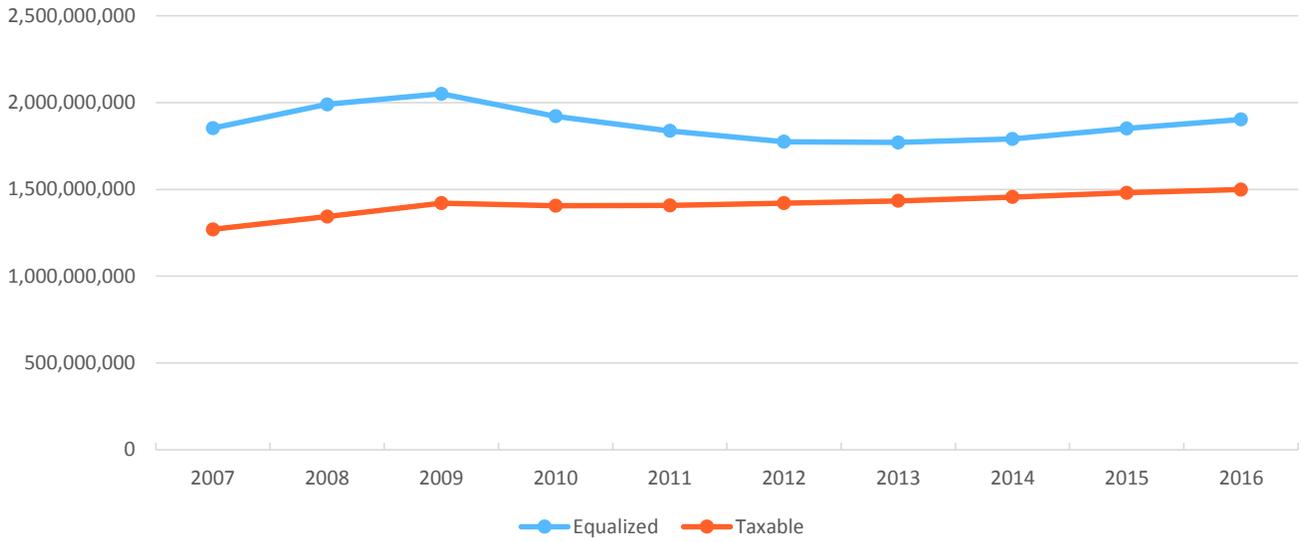
10 Year Trend in Gap between Equalized and Taxable Value
(Commercial)



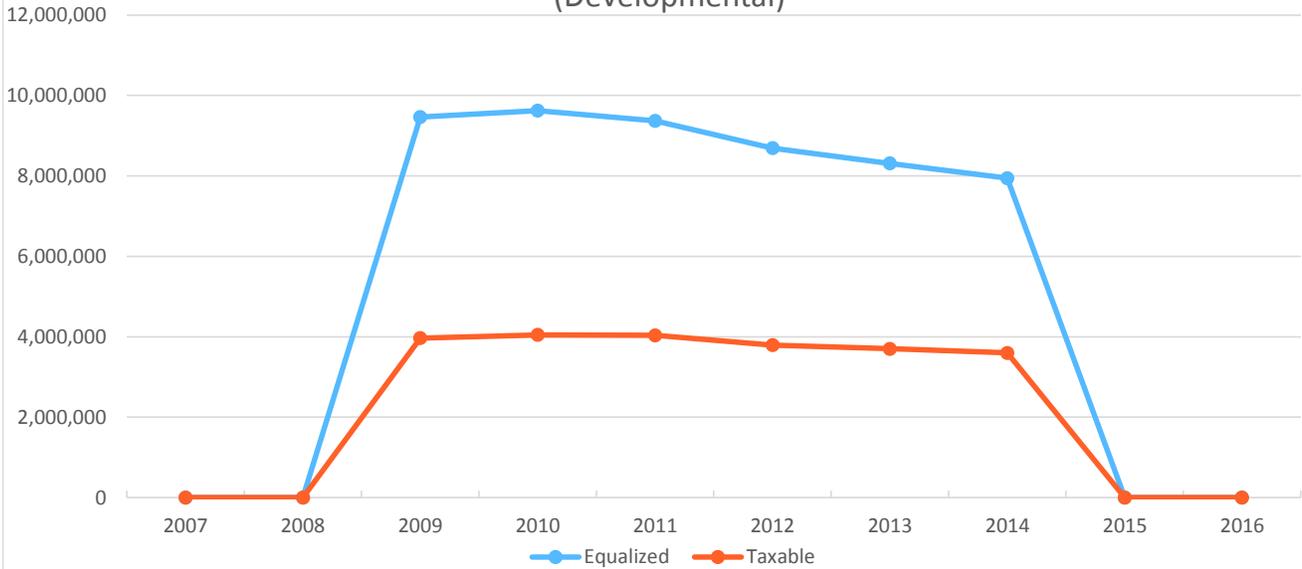
10 Year Trend in Gap between Equalized and Taxable Value
(Industrial)



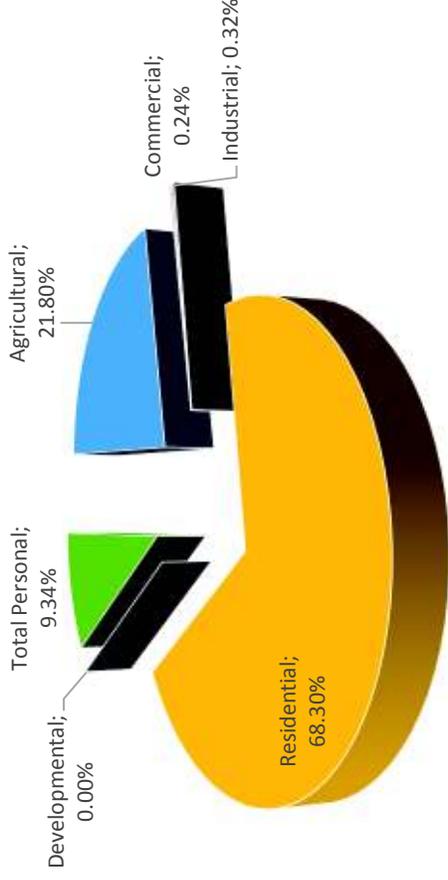
10 Year Trend in Gap between Equalized and Taxable Value
(Residential)



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

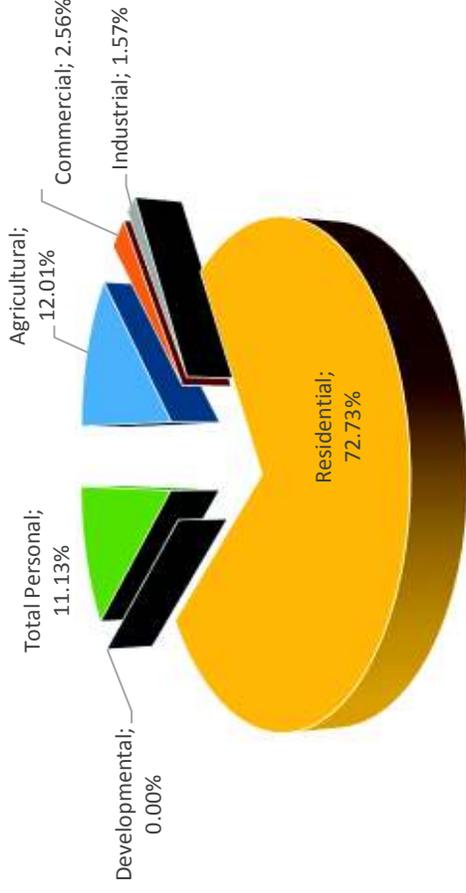


Cass County Calvin Township Summary of Recommended County Equalized Values and Trends



Class	2015						
	Parcel Count	State Equalized Value	2016 Assessed Value	Equalization Factor	2016 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
Real Property							
Agricultural	160	\$25,903,900	\$28,098,800	1.0000	\$28,098,800	8.47%	21.80%
Commercial	3	\$309,600	\$312,400	1.0000	\$312,400	0.90%	0.24%
Industrial	4	\$399,800	\$410,800	1.0000	\$410,800	2.75%	0.32%
Residential	1531	\$75,723,250	\$88,047,700	1.0000	\$88,047,700	16.28%	68.30%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1698	\$102,336,550	\$116,869,700		\$116,869,700	14.20%	90.66%
Personal Property							
Commercial	12	\$26,420	\$25,589	1.0000	\$25,589	-3.15%	0.02%
Industrial	1	\$16,468	\$15,578	1.0000	\$15,578	-5.40%	0.01%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	6	\$12,376,916	\$11,993,686	1.0000	\$11,993,686	-3.10%	9.30%
Total Personal exempt	19	\$12,419,804	\$12,034,853		\$12,034,853	-3.10%	9.34%
Grand Total	1717	\$114,756,354	\$128,904,553		\$128,904,553	12.33%	100.00%

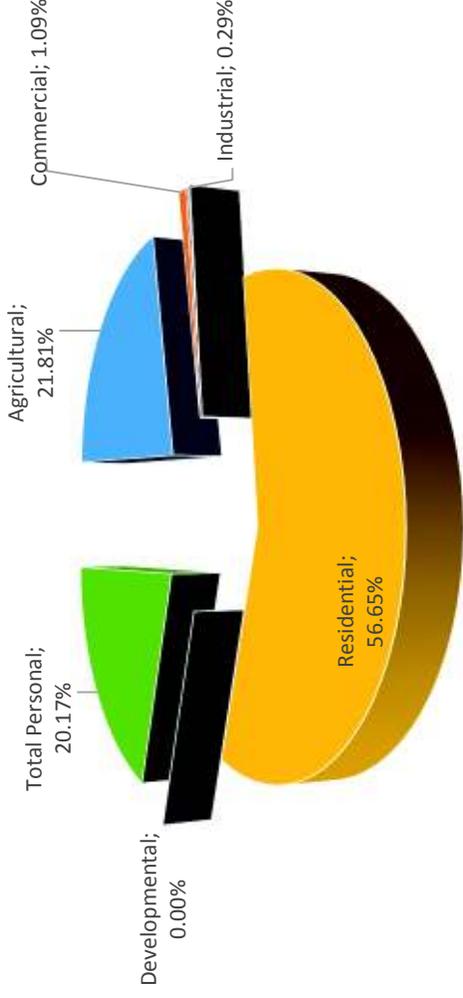
Cass County Howard Township Summary of Recommended County Equalized Values and Trends



Class	2015		2016 Assessed Value	Equalization Factor	2016 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value					
Real Property							
Agricultural	191	\$25,903,900	\$28,098,800	1.00000	\$28,098,800	8.47%	12.01%
Commercial	65	\$5,264,500	\$5,988,100	1.00000	\$5,988,100	13.74%	2.56%
Industrial	26	\$3,267,300	\$3,678,700	1.00000	\$3,678,700	12.59%	1.57%
Residential	3148	\$169,054,200	\$155,130,800	1.09639	\$170,083,827	0.61%	72.73%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	3430	\$203,489,900	\$192,896,400		\$207,849,427	2.14%	88.87%
Personal Property							
Commercial	91	\$4,870,500	\$3,904,350	1.00000	\$3,904,350	-19.84%	1.67%
Industrial	3	\$2,320,200	\$2,157,050	1.00000	\$2,157,050	-7.03%	0.92%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	20	\$19,196,950	\$19,959,900	1.00000	\$19,959,900	3.97%	8.53%
Total Personal exempt	114	\$26,387,650	\$26,021,300		\$26,021,300	-1.39%	11.13%
Grand Total	3544	\$229,877,550	\$218,917,700		\$233,870,727	1.74%	100.00%

Cass County Jefferson Township

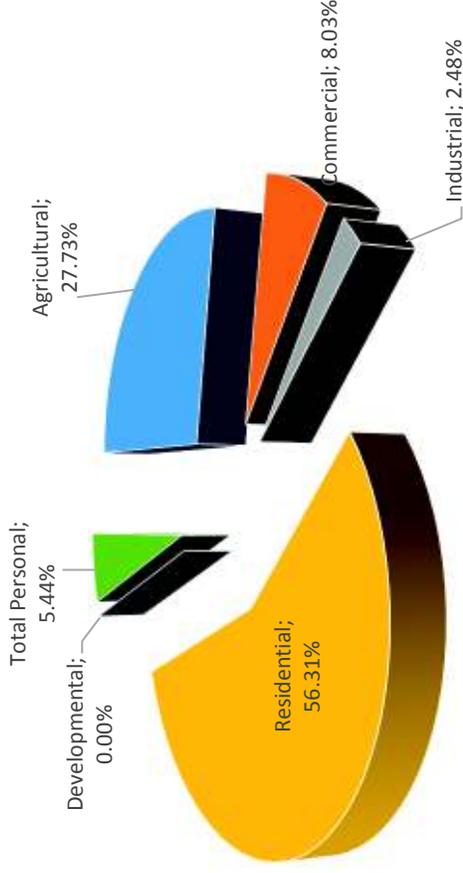
Summary of Recommended County Equalized Values and Trends



Class	2015		2016 Assessed Value	Equalization Factor	2016 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value					
Real Property							
Agricultural	264	\$34,824,600	\$38,014,200	1.0000	\$38,014,200	9.16%	21.81%
Commercial	26	\$1,611,400	\$1,902,300	1.0000	\$1,902,300	18.05%	1.09%
Industrial	10	\$463,200	\$497,400	1.0000	\$497,400	7.38%	0.29%
Residential	1320	\$94,864,400	\$98,737,300	1.0000	\$98,737,300	4.08%	56.65%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1620	\$131,763,600	\$139,151,200		\$139,151,200	5.61%	79.83%

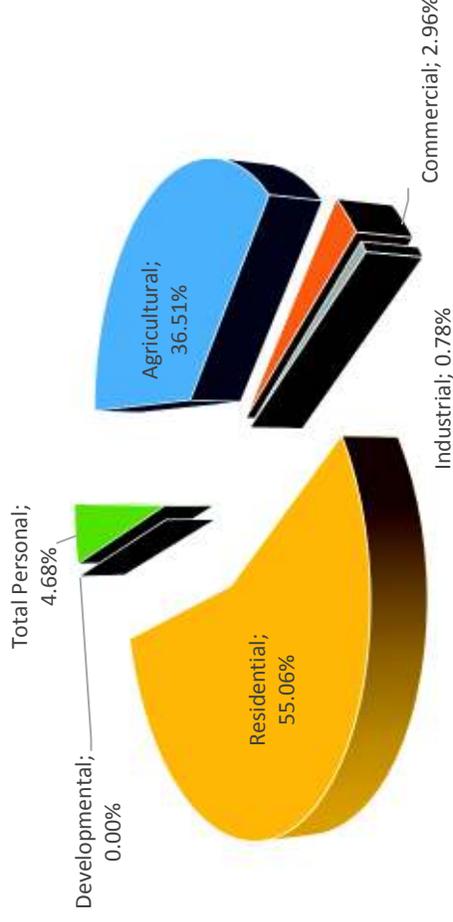
Personal Property							
Commercial	43	\$97,500	\$303,500	1.0000	\$303,500	211.28%	0.17%
Industrial	1	\$36,500	\$46,600	1.0000	\$46,600	27.67%	0.03%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	17	\$23,942,200	\$34,797,700	1.0000	\$34,797,700	45.34%	19.96%
Total Personal exempt	61	\$24,076,200	\$35,147,800		\$35,147,800	45.99%	20.17%
Grand Total	1681	\$155,839,800	\$174,299,000		\$174,299,000	11.84%	100.00%

Cass County LaGrange Township Summary of Recommended County Equalized Values and Trends



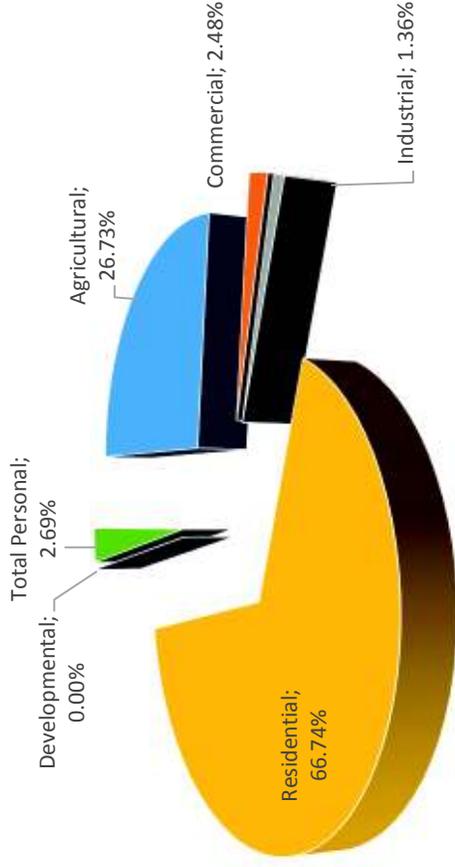
Class	2015		2016 Assessed Value	Equalization Factor	2016 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value					
Real Property							
Agricultural	195	\$34,409,200	\$39,287,100	1.0000	\$39,287,100	14.18%	27.73%
Commercial	146	\$11,452,000	\$11,381,400	1.0000	\$11,381,400	-0.62%	8.03%
Industrial	19	\$3,638,300	\$3,510,900	1.0000	\$3,510,900	-3.50%	2.48%
Residential	1748	\$77,224,300	\$79,763,600	1.0000	\$79,763,600	3.29%	56.31%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2108	\$126,723,800	\$133,943,000		\$133,943,000	5.70%	94.56%
Personal Property							
Commercial	136	\$2,376,400	\$2,303,500	1.0000	\$2,303,500	-3.07%	1.63%
Industrial	4	\$1,412,600	\$623,900	1.0000	\$623,900	-55.83%	0.44%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	14	\$4,541,700	\$4,785,100	1.0000	\$4,785,100	5.36%	3.38%
Total Personal exempt	154	\$8,330,700	\$7,712,500		\$7,712,500	-7.42%	5.44%
Grand Total	2262	\$135,054,500	\$141,655,500		\$141,655,500	4.89%	100.00%

Cass County Marcellus Township Summary of Recommended County Equalized Values and Trends



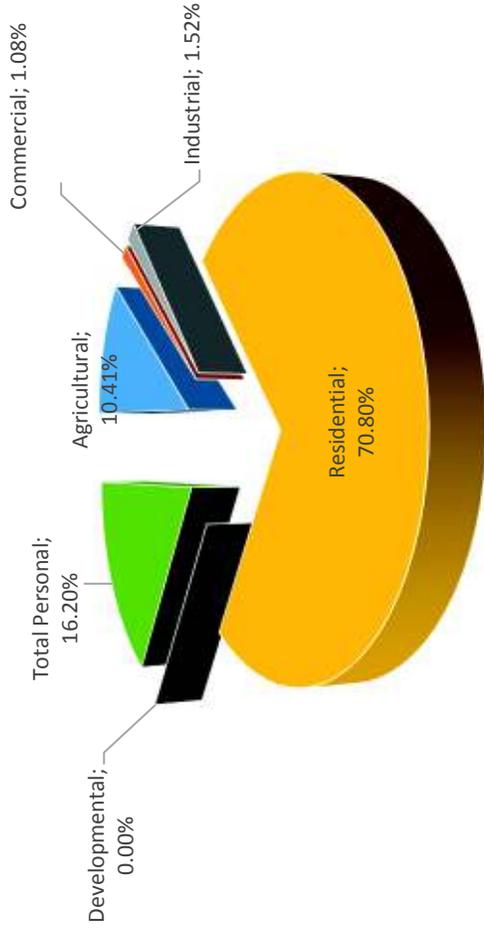
Class	2015		2016 Assessed Value	Equalization Factor	2016 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value					
Real Property							
Agricultural	289	\$40,664,100	\$44,382,500	1.0000	\$44,382,500	9.14%	36.51%
Commercial	69	\$3,376,000	\$3,598,200	1.0000	\$3,598,200	6.58%	2.96%
Industrial	10	\$931,100	\$952,900	1.0000	\$952,900	2.34%	0.78%
Residential	1475	\$63,058,700	\$66,930,500	1.0000	\$66,930,500	6.14%	55.06%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1843	\$108,029,900	\$115,864,100		\$115,864,100	7.25%	95.32%
Personal Property							
Commercial	65	\$787,731	\$501,310	1.0000	\$501,310	-36.36%	0.41%
Industrial	4	\$496,433	\$550,855	1.0000	\$550,855	10.96%	0.45%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	7	\$2,571,943	\$4,634,563	1.0000	\$4,634,563	80.20%	3.81%
Total Personal exempt	76	\$3,856,107	\$5,686,728		\$5,686,728	47.47%	4.68%
Grand Total	1919	\$111,886,007	\$121,550,828		\$121,550,828	8.64%	100.00%

Cass County Mason Township Summary of Recommended County Equalized Values and Trends



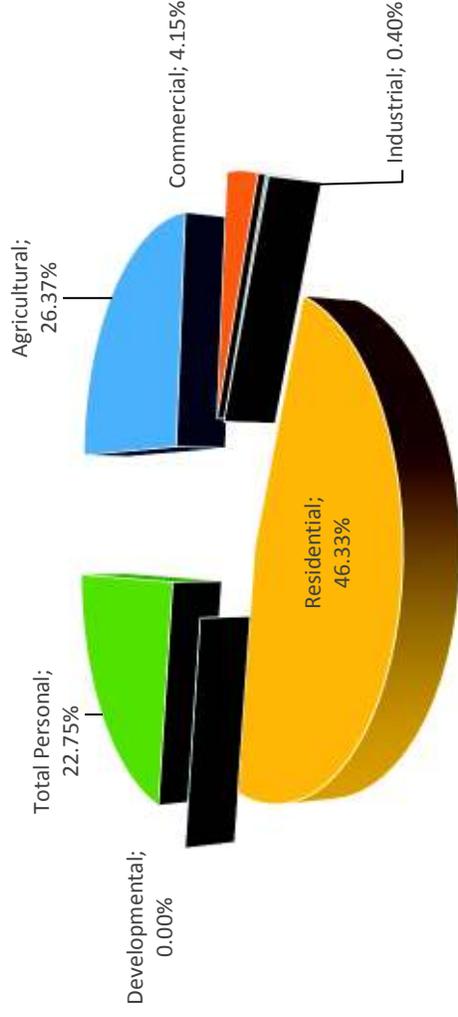
Class	2015		2016 Assessed		Equalization Factor	2016 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value	Value	Value				
Real Property								
Agricultural	199	\$25,328,500	\$27,153,300	1.0000	\$27,153,300	7.20%	26.73%	
Commercial	30	\$2,473,000	\$2,519,900	1.0000	\$2,519,900	1.90%	2.48%	
Industrial	12	\$1,456,900	\$1,378,800	1.0000	\$1,378,800	-5.36%	1.36%	
Residential	1143	\$65,150,900	\$67,794,000	1.0000	\$67,794,000	4.06%	66.74%	
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Total Real	1384	\$94,409,300	\$98,846,000		\$98,846,000	4.70%	97.31%	
Personal Property								
Commercial	14	\$143,400	\$159,500	1.0000	\$159,500	11.23%	0.16%	
Industrial	5	\$1,075,700	\$683,700	1.0000	\$683,700	-36.44%	0.67%	
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Utility	10	\$1,825,800	\$1,885,700	1.0000	\$1,885,700	3.28%	1.86%	
Total Personal exempt	29	\$3,044,900	\$2,728,900		\$2,728,900	-10.38%	2.69%	
Grand Total	1413	\$97,454,200	\$101,574,900		\$101,574,900	4.23%	100.00%	

Cass County Milton Township Summary of Recommended County Equalized Values and Trends



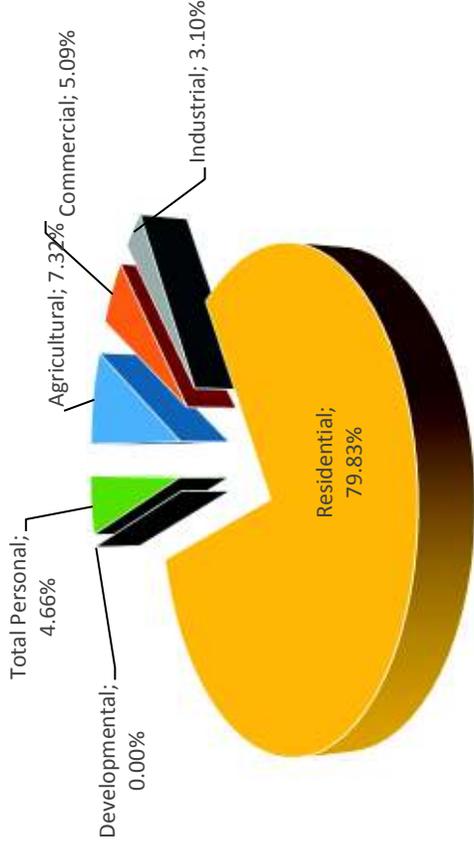
Class	2015		2016 Assessed		Equalization Factor	2016 County		Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value	Value	Value		Equalized Value	Value		
Real Property									
Agricultural	118	\$19,486,200	\$19,736,600	\$19,736,600	1.0000	\$19,736,600	\$19,736,600	1.29%	10.41%
Commercial	23	\$1,930,900	\$2,044,000	\$2,044,000	1.0000	\$2,044,000	\$2,044,000	5.86%	1.08%
Industrial	15	\$3,049,000	\$2,884,700	\$2,884,700	1.0000	\$2,884,700	\$2,884,700	-5.39%	1.52%
Residential	1415	\$135,130,400	\$134,266,100	\$134,266,100	1.0000	\$134,266,100	\$134,266,100	-0.64%	70.80%
Developmental	0	\$0	\$0	\$0	N/A	\$0	\$0	0.00%	0.00%
Total Real	1571	\$159,596,500	\$158,931,400	\$158,931,400		\$158,931,400	\$158,931,400	-0.42%	83.80%
Personal Property									
Commercial	32	\$1,101,900	\$1,266,800	\$1,266,800	1.0000	\$1,266,800	\$1,266,800	14.97%	0.67%
Industrial	5	\$211,200	\$201,800	\$201,800	1.0000	\$201,800	\$201,800	-4.45%	0.11%
Residential	0	\$0	\$0	\$0	N/A	\$0	\$0	0.00%	0.00%
Utility	15	\$28,859,900	\$29,249,600	\$29,249,600	1.0000	\$29,249,600	\$29,249,600	1.35%	15.42%
Total Personal exempt	52	\$30,173,000	\$30,718,200	\$30,718,200		\$30,718,200	\$30,718,200	1.81%	16.20%
Grand Total	1623	\$189,769,500	\$189,649,600	\$189,649,600		\$189,649,600	\$189,649,600	-0.06%	100.00%

Cass County Newberg Township Summary of Recommended County Equalized Values and Trends



Class	2015		2016 Assessed Value	Equalization Factor	2016 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value					
Real Property							
Agricultural	168	\$29,659,500	\$29,307,064	1.0000	\$29,307,064	-1.19%	26.37%
Commercial	53	\$4,376,600	\$4,607,000	1.0000	\$4,607,000	5.26%	4.15%
Industrial	7	\$424,100	\$446,600	1.0000	\$446,600	5.31%	0.40%
Residential	1049	\$55,330,600	\$51,481,700	1.0000	\$51,481,700	-6.96%	46.33%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1277	\$89,790,800	\$85,842,364		\$85,842,364	-4.40%	77.25%
Personal Property							
Commercial	51	\$725,156	\$599,885	1.0000	\$599,885	-17.28%	0.54%
Industrial	3	\$133,009	\$147,668	1.0000	\$147,668	11.02%	0.13%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	15	\$24,125,431	\$24,536,186	1.0000	\$24,536,186	1.70%	22.08%
Total Personal exempt	69	\$24,983,596	\$25,283,739		\$25,283,739	1.20%	22.75%
Grand Total	1346	\$114,774,396	\$111,126,103		\$111,126,103	-3.18%	100.00%

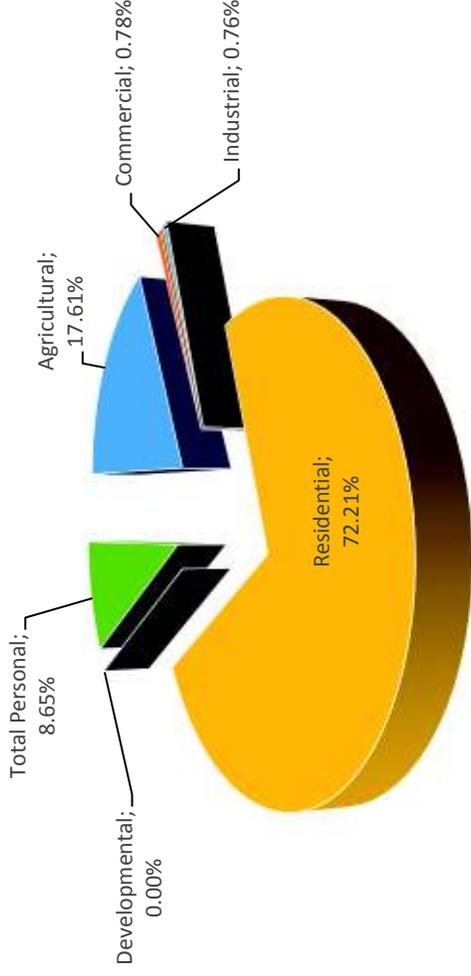
Cass County Ontwa Township Summary of Recommended County Equalized Values and Trends



Class	2015		2016 Assessed Value	Equalization Factor	2016 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value					
Real Property							
Agricultural	125	\$19,328,200	\$21,296,800	1.0000	\$21,296,800	10.19%	7.32%
Commercial	147	\$14,676,800	\$14,798,100	1.0000	\$14,798,100	0.83%	5.09%
Industrial	51	\$8,875,400	\$9,002,900	1.0000	\$9,002,900	1.44%	3.10%
Residential	3114	\$231,011,200	\$232,124,400	1.0000	\$232,124,400	0.48%	79.83%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	3437	\$273,891,600	\$277,222,200		\$277,222,200	1.22%	95.34%
Personal Property							
Commercial	149	\$2,423,800	\$2,679,000	1.0000	\$2,679,000	10.53%	0.92%
Industrial	17	\$6,576,700	\$4,026,600	1.0000	\$4,026,600	-38.77%	1.38%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	11	\$6,588,300	\$6,836,400	1.0000	\$6,836,400	3.77%	2.35%
Total Personal exempt	177	\$15,588,800	\$13,542,000		\$13,542,000	-13.13%	4.66%
Grand Total	3614	\$289,480,400	\$290,764,200		\$290,764,200	0.44%	100.00%

Cass County Penn Township

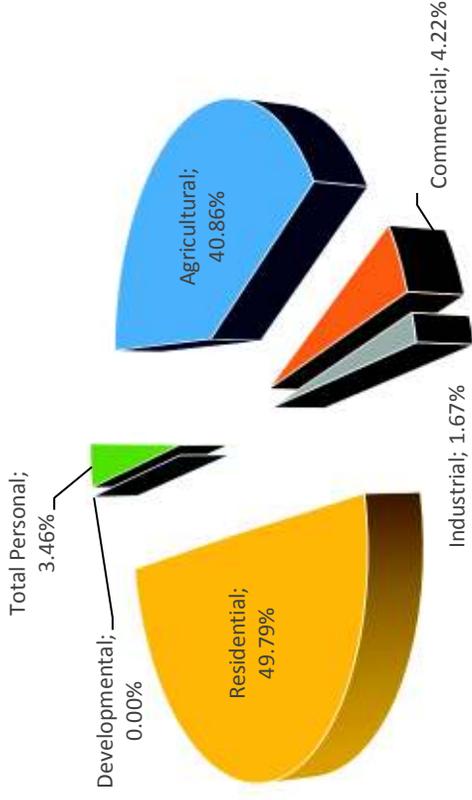
Summary of Recommended County Equalized Values and Trends



Class	2015		2016 Assessed Value	Equalization Factor	2016 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value					
Real Property							
Agricultural	358	\$49,028,800	\$50,670,000	1.0000	\$50,670,000	3.35%	17.61%
Commercial	46	\$2,122,800	\$2,237,100	1.0000	\$2,237,100	5.38%	0.78%
Industrial	8	\$2,205,500	\$2,185,200	1.0000	\$2,185,200	-0.92%	0.76%
Residential	1766	\$206,305,252	\$207,827,954	1.0000	\$207,827,954	0.74%	72.21%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2178	\$259,662,352	\$262,920,254		\$262,920,254	1.25%	91.35%

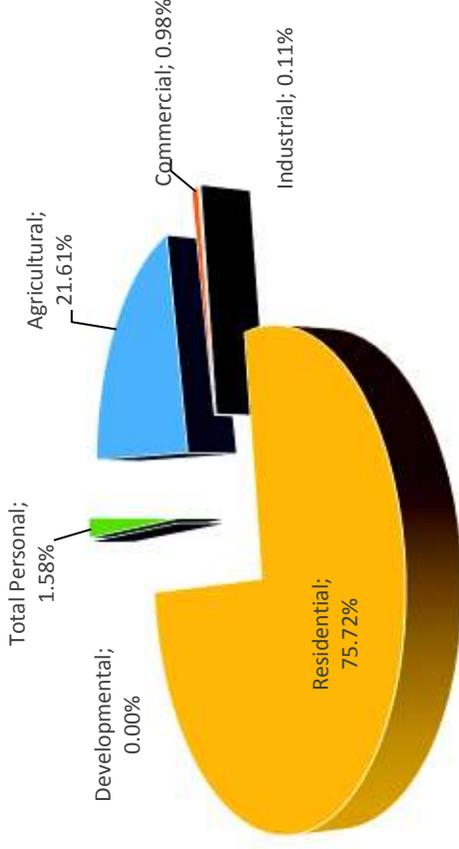
Personal Property							
Commercial	60	\$612,462	\$671,900	1.0000	\$671,900	9.70%	0.23%
Industrial	6	\$1,113,400	\$68,400	1.0000	\$68,400	-93.86%	0.02%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	15	\$23,147,500	\$24,149,200	1.0000	\$24,149,200	4.33%	8.39%
Total Personal exempt	81	\$24,873,362	\$24,889,500		\$24,889,500	0.06%	8.65%
Grand Total	2259	\$284,535,714	\$287,809,754		\$287,809,754	1.15%	100.00%

Cass County Pokagon Township Summary of Recommended County Equalized Values and Trends



Class	2015		2016 Assessed Value	Equalization Factor	2016 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value					
Real Property							
Agricultural	266	\$39,770,500	\$42,141,200	1.0000	\$42,141,200	5.96%	40.86%
Commercial	76	\$4,338,800	\$4,351,400	1.0000	\$4,351,400	0.29%	4.22%
Industrial	27	\$1,642,000	\$1,726,500	1.0000	\$1,726,500	5.15%	1.67%
Residential	1138	\$46,558,500	\$51,344,400	1.0000	\$51,344,400	10.28%	49.79%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1507	\$92,309,800	\$99,563,500		\$99,563,500	7.86%	96.54%
Personal Property							
Commercial	45	\$528,700	\$315,700	1.0000	\$315,700	-40.29%	0.31%
Industrial	6	\$443,500	\$461,800	1.0000	\$461,800	4.13%	0.45%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	15	\$2,587,700	\$2,786,100	1.0000	\$2,786,100	7.67%	2.70%
Total Personal exempt	66	\$3,559,900	\$3,563,600		\$3,563,600	0.10%	3.46%
Grand Total	1573	\$95,869,700	\$103,127,100		\$103,127,100	7.57%	100.00%

Cass County Porter Township Summary of Recommended County Equalized Values and Trends

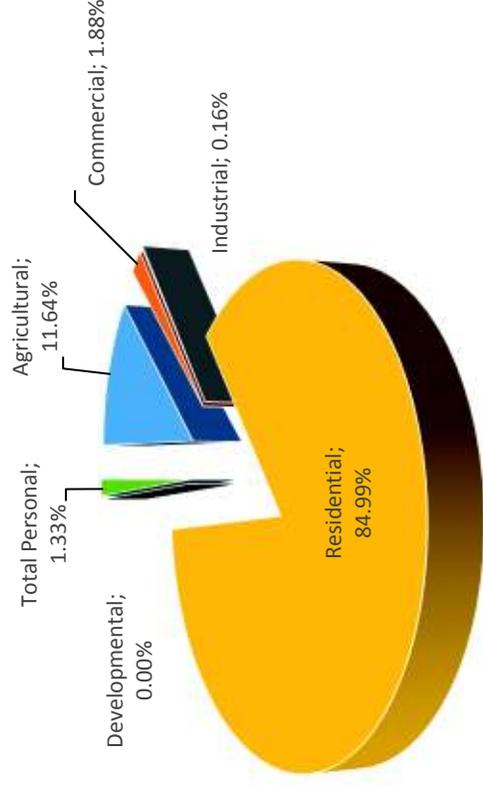


Class	2015		2016 Assessed Value	Equalization Factor	2016 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value					
Real Property							
Agricultural	459	\$64,855,300	\$68,820,700	1.0000	\$68,820,700	6.11%	21.61%
Commercial	65	\$3,276,200	\$3,131,000	1.0000	\$3,131,000	-4.43%	0.98%
Industrial	9	\$314,400	\$360,700	1.0000	\$360,700	14.73%	0.11%
Residential	2946	\$235,097,000	\$241,201,300	1.0000	\$241,201,300	2.60%	75.72%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	3479	\$303,542,900	\$313,513,700		\$313,513,700	3.28%	98.42%
Personal Property							
Commercial	43	\$618,800	\$678,000	1.0000	\$678,000	9.57%	0.21%
Industrial	3	\$209,800	\$192,600	1.0000	\$192,600	-8.20%	0.06%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	13	\$4,049,300	\$4,146,900	1.0000	\$4,146,900	2.41%	1.30%
Total Personal exempt	59	\$4,877,900	\$5,017,500		\$5,017,500	2.86%	1.58%
Grand Total	3538	\$308,420,800	\$318,531,200		\$318,531,200	3.28%	100.00%

Cass County

Silver Creek Township

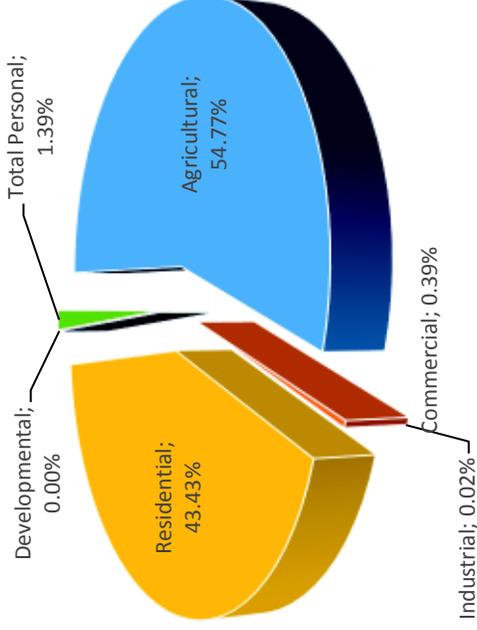
Summary of Recommended County Equalized Values and Trends



Class	2015		2016 Assessed Value	Equalization Factor	2016 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value					
Real Property							
Agricultural	280	\$37,629,100	\$35,175,100	1.0000	\$35,175,100	-6.52%	11.64%
Commercial	82	\$5,546,900	\$5,676,000	1.0000	\$5,676,000	2.33%	1.88%
Industrial	7	\$526,400	\$497,100	1.0000	\$497,100	-5.57%	0.16%
Residential	3153	\$243,923,300	\$256,885,300	1.0000	\$256,885,300	5.31%	84.99%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	3522	\$287,625,700	\$298,233,500		\$298,233,500	3.69%	98.67%
Personal Property							
Commercial	49	\$894,300	\$724,400	1.0000	\$724,400	-19.00%	0.24%
Industrial	1	\$916,200	\$153,100	1.0000	\$153,100	-83.29%	0.05%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	7	\$2,975,700	\$3,127,500	1.0000	\$3,127,500	5.10%	1.03%
Total Personal exempt	57	\$4,786,200	\$4,005,000		\$4,005,000	-16.32%	1.33%
Grand Total	3579	\$292,411,900	\$302,238,500		\$302,238,500	3.36%	100.00%

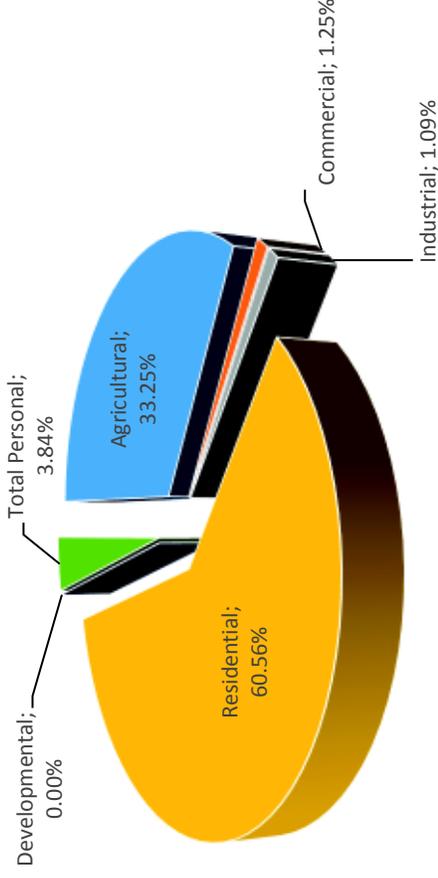
Cass County Volinia Township

Summary of Recommended County Equalized Values and Trends



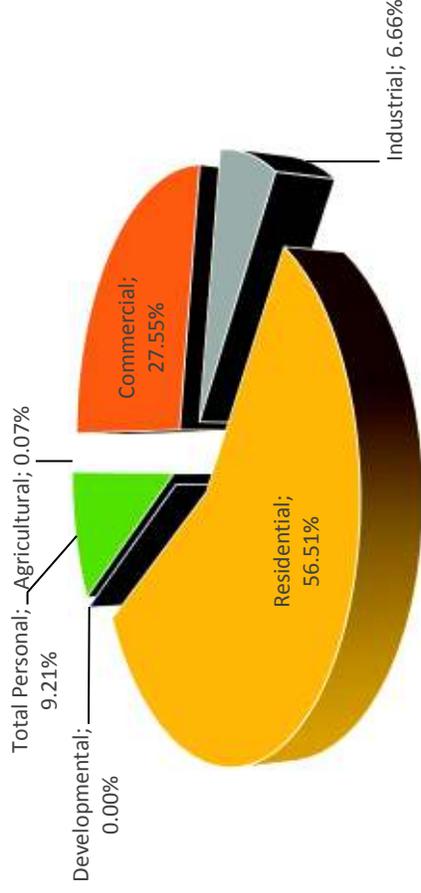
Class	2015		2016 Assessed		Equalization Factor	2016 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value	Value	Value				
Real Property								
Agricultural	220	\$45,062,100	\$50,211,000	1.0000	\$50,211,000	11.43%	54.77%	
Commercial	9	\$407,500	\$354,600	1.0000	\$354,600	-12.98%	0.39%	
Industrial	2	\$18,200	\$21,000	1.0000	\$21,000	15.38%	0.02%	
Residential	723	\$36,352,500	\$39,821,200	1.0000	\$39,821,200	9.54%	43.43%	
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Total Real	954	\$81,840,300	\$90,407,800		\$90,407,800	10.47%	98.61%	
Personal Property								
Commercial	11	\$126,620	\$162,376	1.0000	\$162,376	28.24%	0.18%	
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Utility	6	\$1,116,768	\$1,113,022	1.0000	\$1,113,022	-0.34%	1.21%	
Total Personal exempt	17	\$1,243,388	\$1,275,398		\$1,275,398	2.57%	1.39%	
Grand Total	971	\$83,083,688	\$91,683,198		\$91,683,198	10.35%	100.00%	

Cass County Wayne Township Summary of Recommended County Equalized Values and Trends



Class	Parcel Count	2015		2016 Assessed Value	Equalization Factor	2016 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
		State Equalized Value	Value					
Real Property								
Agricultural	220	\$35,625,900	\$35,332,100	\$35,332,100	1.0000	\$35,332,100	-0.82%	33.25%
Commercial	31	\$1,321,500	\$1,333,700	\$1,333,700	1.0000	\$1,333,700	0.92%	1.25%
Industrial	5	\$1,140,500	\$1,159,100	\$1,159,100	1.0000	\$1,159,100	1.63%	1.09%
Residential	1824	\$62,971,300	\$64,364,200	\$64,364,200	1.0000	\$64,364,200	2.21%	60.56%
Developmental	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,080	\$101,059,200	\$102,189,100	\$102,189,100		\$102,189,100	1.12%	96.16%
Personal Property								
Commercial	27	\$90,000	\$80,400	\$80,400	1.0000	\$80,400	-10.67%	0.08%
Industrial	2	\$0	\$100,200	\$100,200	1.0000	\$100,200	100.00%	0.09%
Residential	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	13	\$3,095,700	\$3,903,700	\$3,903,700	1.0000	\$3,903,700	26.10%	3.67%
Total Personal exempt	42	\$3,185,700	\$4,084,300	\$4,084,300		\$4,084,300	28.21%	3.84%
Grand Total	2,122	\$104,244,900	\$106,273,400	\$106,273,400		\$106,273,400	1.95%	100.00%

Cass County Dowagiac City Summary of Recommended County Equalized Values and Trends

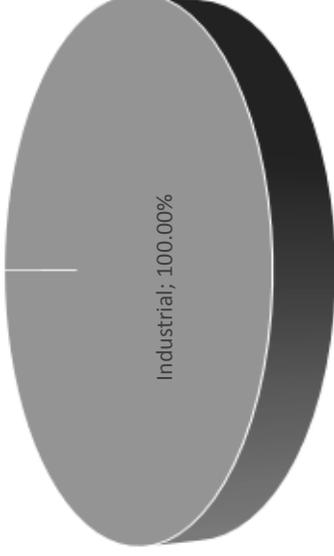


Class	2015		2016 Assessed		Equalization Factor	2016 County		Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value	Value	Value		Equalized Value	Value		
Real Property									
Agricultural	1	\$64,100	\$64,100	\$64,100	1.0000	\$64,100	\$64,100	0.00%	0.07%
Commercial	249	\$24,778,100	\$25,288,100	\$25,288,100	1.0000	\$25,288,100	\$25,288,100	2.06%	27.55%
Industrial	58	\$6,409,500	\$6,115,700	\$6,115,700	1.0000	\$6,115,700	\$6,115,700	-4.58%	6.66%
Residential	2361	\$53,737,700	\$51,873,400	\$51,873,400	1.0000	\$51,873,400	\$51,873,400	-3.47%	56.51%
Developmental	0	\$0	\$0	\$0	N/A	\$0	\$0	0.00%	0.00%
Total Real	2669	\$84,989,400	\$83,341,300	\$83,341,300		\$83,341,300	\$83,341,300	-1.94%	90.79%
Personal Property									
Commercial	199	\$3,589,000	\$3,500,700	\$3,500,700	1.0000	\$3,500,700	\$3,500,700	-2.46%	3.81%
Industrial	12	\$5,588,500	\$2,958,600	\$2,958,600	1.0000	\$2,958,600	\$2,958,600	-47.06%	3.22%
Residential	0	\$0	\$0	\$0	N/A	\$0	\$0	0.00%	0.00%
Utility	2	\$1,924,000	\$1,995,500	\$1,995,500	1.0000	\$1,995,500	\$1,995,500	3.72%	2.17%
Total Personal exempt	213	\$11,101,500	\$8,454,800	\$8,454,800		\$8,454,800	\$8,454,800	-23.84%	9.21%
Grand Total	2882	\$96,090,900	\$91,796,100	\$91,796,100		\$91,796,100	\$91,796,100	-4.47%	100.00%

Cass County

Niles City

Summary of Recommended County Equalized Values and Trends



Class	2015		2016 Assessed Value	Equalization Factor	2016 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value					
Real Property							
Agricultural	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Commercial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Industrial	3	\$400,200	\$419,100	1.0000	\$419,100	4.72%	100.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	3	\$400,200	\$419,100		\$419,100	4.72%	100.00%
Personal Property							
Commercial	0	\$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	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Personal exempt	0				\$0	0.00%	0.00%
Grand Total	3	\$400,200	\$419,100		\$419,100	4.72%	100.00%

Cass County
2016 Agricultural Real Property Recapitulation

Unit of Govt.	2016 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2016 Equalized Value	% of Class
Calvin Township	\$28,098,800	49.95%	1.0000	\$0	\$28,098,800	5.06%
Howard Township	\$25,824,900	49.52%	1.0000	\$0	\$25,824,900	4.65%
Jefferson Township	\$38,014,200	49.47%	1.0000	\$0	\$38,014,200	6.84%
LaGrange Township	\$39,287,100	49.48%	1.0000	\$0	\$39,287,100	7.07%
Marcellus Township	\$44,382,500	49.55%	1.0000	\$0	\$44,382,500	7.99%
Mason Township	\$27,153,300	49.19%	1.0000	\$0	\$27,153,300	4.89%
Milton Township	\$19,736,600	49.38%	1.0000	\$0	\$19,736,600	3.55%
Newberg Township	\$29,307,064	49.95%	1.0000	\$0	\$29,307,064	5.28%
Ontwa Township	\$21,296,800	49.62%	1.0000	\$0	\$21,296,800	3.83%
Penn Township	\$50,670,000	49.53%	1.0000	\$0	\$50,670,000	9.12%
Pokagon Township	\$42,141,200	49.67%	1.0000	\$0	\$42,141,200	7.59%
Porter Township	\$68,820,700	49.58%	1.0000	\$0	\$68,820,700	12.39%
Silver Creek Township	\$35,175,100	49.63%	1.0000	\$0	\$35,175,100	6.33%
Volinia Township	\$50,211,000	49.78%	1.0000	\$0	\$50,211,000	9.04%
Wayne Township	\$35,332,100	49.64%	1.0000	\$0	\$35,332,100	6.36%
Dowagiac City	\$64,100	50.00%	1.0000	\$0	\$64,100	0.01%
Niles City	\$0	0.00%	1.0000	\$0	\$0	0.00%
Cass County Total	\$555,515,464			\$0	\$555,515,464	100%

Cass County
2016 Commercial Real Property Recapitulation

Unit of Govt.	2016		Equalization Factor	Value Adjustment	2016	
	Assessed Value	Ratio To Value			Equalized Value	% of Class
Calvin Township	\$312,400	49.31%	1.0000	\$0	\$312,400	0.35%
Howard Township	\$5,988,100	49.33%	1.0000	\$0	\$5,988,100	6.69%
Jefferson Township	\$1,902,300	49.53%	1.0000	\$0	\$1,902,300	2.12%
LaGrange Township	\$11,381,400	49.20%	1.0000	\$0	\$11,381,400	12.71%
Marcellus Township	\$3,598,200	49.57%	1.0000	\$0	\$3,598,200	4.02%
Mason Township	\$2,519,900	49.11%	1.0000	\$0	\$2,519,900	2.81%
Milton Township	\$2,044,000	49.83%	1.0000	\$0	\$2,044,000	2.28%
Newberg Township	\$4,607,000	49.21%	1.0000	\$0	\$4,607,000	5.15%
Ontwa Township	\$14,798,100	49.91%	1.0000	\$0	\$14,798,100	16.53%
Penn Township	\$2,237,100	49.94%	1.0000	\$0	\$2,237,100	2.50%
Pokagon Township	\$4,351,400	49.51%	1.0000	\$0	\$4,351,400	4.86%
Porter Township	\$3,131,000	49.95%	1.0000	\$0	\$3,131,000	3.50%
Silver Creek Township	\$5,676,000	49.87%	1.0000	\$0	\$5,676,000	6.34%
Volinia Township	\$354,600	49.08%	1.0000	\$0	\$354,600	0.40%
Wayne Township	\$1,333,700	49.54%	1.0000	\$0	\$1,333,700	1.49%
Dowagiac City	\$25,288,100	49.74%	1.0000	\$0	\$25,288,100	28.25%
Niles City	\$0	0.00%	1.0000	\$0	\$0	0.00%
Cass County Total	\$89,523,300			\$0	\$89,523,300	100%

Cass County
2016 Industrial Real Property Recapitulation

Unit of Govt.	2016		Equalization Factor	Value Adjustment	2016	
	Assessed Value	Ratio To Value			Equalized Value	% of Class
Calvin Township	\$410,800	49.64%	1.0000	\$0	\$410,800	1.17%
Howard Township	\$3,678,700	49.91%	1.0000	\$0	\$3,678,700	10.44%
Jefferson Township	\$497,400	49.62%	1.0000	\$0	\$497,400	1.41%
LaGrange Township	\$3,510,900	49.79%	1.0000	\$0	\$3,510,900	9.96%
Marcellus Township	\$952,900	49.99%	1.0000	\$0	\$952,900	2.70%
Mason Township	\$1,378,800	50.00%	1.0000	\$0	\$1,378,800	3.91%
Milton Township	\$2,884,700	49.83%	1.0000	\$0	\$2,884,700	8.18%
Newberg Township	\$446,600	49.90%	1.0000	\$0	\$446,600	1.27%
Ontwa Township	\$9,002,900	49.91%	1.0000	\$0	\$9,002,900	25.54%
Penn Township	\$2,185,200	49.21%	1.0000	\$0	\$2,185,200	6.20%
Pokagon Township	\$1,726,500	49.52%	1.0000	\$0	\$1,726,500	4.90%
Porter Township	\$360,700	49.71%	1.0000	\$0	\$360,700	1.02%
Silver Creek Township	\$497,100	49.68%	1.0000	\$0	\$497,100	1.41%
Volinia Township	\$21,000	49.80%	1.0000	\$0	\$21,000	0.06%
Wayne Township	\$1,159,100	49.58%	1.0000	\$0	\$1,159,100	3.29%
Dowagiac City	\$6,115,700	49.57%	1.0000	\$0	\$6,115,700	17.35%
Niles City	\$419,100	49.26%	1.0000	\$0	\$419,100	1.19%
Cass County Total	\$35,248,100			\$0	\$35,248,100	100%

Cass County
2016 Residential Real Property Recapitulation

Unit of Govt.	2016 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2016 Equalized Value	% of Class
Calvin Township	\$88,047,700	49.84%	1.00000	\$0	\$88,047,700	4.63%
Howard Township	\$155,130,800	45.60%	1.09639	\$14,953,027	\$170,083,827	8.94%
Jefferson Township	\$98,737,300	49.65%	1.00000	\$0	\$98,737,300	5.19%
LaGrange Township	\$79,763,600	49.78%	1.00000	\$0	\$79,763,600	4.19%
Marcellus Township	\$66,930,500	49.94%	1.00000	\$0	\$66,930,500	3.52%
Mason Township	\$67,794,000	49.95%	1.00000	\$0	\$67,794,000	3.56%
Milton Township	\$134,266,100	49.75%	1.00000	\$0	\$134,266,100	7.06%
Newberg Township	\$51,481,700	49.95%	1.00000	\$0	\$51,481,700	2.71%
Ontwa Township	\$232,124,400	49.59%	1.00000	\$0	\$232,124,400	12.20%
Penn Township	\$207,827,954	49.60%	1.00000	\$0	\$207,827,954	10.92%
Pokagon Township	\$51,344,400	49.57%	1.00000	\$0	\$51,344,400	2.70%
Porter Township	\$241,201,300	49.33%	1.00000	\$0	\$241,201,300	12.68%
Silver Creek Township	\$256,885,300	49.57%	1.00000	\$0	\$256,885,300	13.50%
Volinia Township	\$39,821,200	49.52%	1.00000	\$0	\$39,821,200	2.09%
Wayne Township	\$64,364,200	49.94%	1.00000	\$0	\$64,364,200	3.38%
Dowagiac City	\$51,873,400	49.93%	1.00000	\$0	\$51,873,400	2.73%
Niles City	\$0	0.00%	1.00000	\$0	\$0	0.00%
Cass County Total	\$1,887,593,854			\$14,953,027	\$1,902,546,881	100%

Cass County
2016 Developmental Real Property Recapitulation

Unit of Govt.	2016 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2016 Equalized Value	% of Class
Calvin Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Howard Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Jefferson Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
LaGrange Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Marcellus Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Mason Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Milton Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Newberg Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Ontwa Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Penn Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Pokagon Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Porter Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Silver Creek Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Volinia Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Wayne Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Dowagiac City	\$0	0.00%	1.0000	\$0	\$0	0.00%
Niles City	\$0	0.00%	1.0000	\$0	\$0	0.00%
Cass County Total	\$0			\$0	\$0	0%

Cass County
2016 Personal Property Recapitulation

Unit of Govt.	2016		Equalization Factor	Value Adjustment	2016	
	Assessed Value	Ratio To Value			Equalized Value	% of Class
Calvin Township	\$12,034,853	50.00%	1.0000	\$0	\$12,034,853	5.73%
Howard Township	\$26,021,300	50.00%	1.0000	\$0	\$26,021,300	12.38%
Jefferson Township	\$35,147,800	50.00%	1.0000	\$0	\$35,147,800	16.72%
LaGrange Township	\$7,712,500	50.00%	1.0000	\$0	\$7,712,500	3.67%
Marcellus Township	\$5,686,728	50.00%	1.0000	\$0	\$5,686,728	2.71%
Mason Township	\$2,728,900	50.00%	1.0000	\$0	\$2,728,900	1.30%
Milton Township	\$30,718,200	50.00%	1.0000	\$0	\$30,718,200	14.62%
Newberg Township	\$25,283,739	50.00%	1.0000	\$0	\$25,283,739	12.03%
Ontwa Township	\$13,542,000	50.00%	1.0000	\$0	\$13,542,000	6.44%
Penn Township	\$24,889,500	50.00%	1.0000	\$0	\$24,889,500	11.84%
Pokagon Township	\$3,563,600	50.00%	1.0000	\$0	\$3,563,600	1.70%
Porter Township	\$5,017,500	50.00%	1.0000	\$0	\$5,017,500	2.39%
Silver Creek Township	\$4,005,000	50.00%	1.0000	\$0	\$4,005,000	1.91%
Volinia Township	\$1,275,398	50.00%	1.0000	\$0	\$1,275,398	0.61%
Wayne Township	\$4,084,300	50.00%	1.0000	\$0	\$4,084,300	1.94%
Dowagiac City	\$8,454,800	50.00%	1.0000	\$0	\$8,454,800	4.02%
Niles City	\$0	0.00%	1.0000	\$0	\$0	0.00%
Cass County Total	\$210,166,118			\$0	\$210,166,118	100%

Cass County
Agricultural
Average Value Per Parcel

Gov. Unit	Number of Parcels	Total True Cash Value	Avg. Value Per Parcel
Calvin Township	160	\$56,197,600	\$351,235
Howard Township	191	\$51,649,800	\$270,418
Jefferson Township	264	\$76,028,400	\$287,986
LaGrange Township	195	\$78,574,200	\$402,945
Marcellus Township	289	\$88,765,000	\$307,145
Mason Township	199	\$54,306,600	\$272,897
Milton Township	118	\$39,473,200	\$334,519
Newberg Township	168	\$58,614,128	\$348,894
Ontwa Township	125	\$42,593,600	\$340,749
Penn Township	358	\$101,340,000	\$283,073
Pokagon Township	266	\$84,282,400	\$316,851
Porter Township	459	\$137,641,400	\$299,872
Silver Creek Township	280	\$70,350,200	\$251,251
Volinia Township	220	\$100,422,000	\$456,464
Wayne Township	220	\$70,664,200	\$321,201
Dowagiac City	1	\$128,200	\$128,200
Niles City	0	\$0	\$0
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County Wide Average	3513	\$1,111,030,928	\$316,263

Cass County
Commercial
Average Value Per Parcel

Gov. Unit	Number of Parcels	Total True Cash Value	Avg. Value Per Parcel
Calvin Township	3	\$624,800	\$208,267
Howard Township	65	\$11,976,200	\$184,249
Jefferson Township	26	\$3,804,600	\$146,331
LaGrange Township	146	\$22,762,800	\$155,910
Marcellus Township	69	\$7,196,400	\$104,296
Mason Township	30	\$5,039,800	\$167,993
Milton Township	23	\$4,088,000	\$177,739
Newberg Township	53	\$9,214,000	\$173,849
Ontwa Township	147	\$29,596,200	\$201,335
Penn Township	46	\$4,474,200	\$97,265
Pokagon Township	76	\$8,702,800	\$114,511
Porter Township	65	\$6,262,000	\$96,338
Silver Creek Township	82	\$11,352,000	\$138,439
Volinia Township	9	\$709,200	\$78,800
Wayne Township	31	\$2,667,400	\$86,045
Dowagiac City	249	\$50,576,200	\$203,117
Niles City	0	\$0	\$0
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County Wide Average	1120	\$179,046,600	\$159,863

Cass County
Industrial
Average Value Per Parcel

Gov. Unit	Number of Parcels	Total True Cash Value	Avg. Value Per Parcel
Calvin Township	4	\$821,600	\$205,400
Howard Township	26	\$7,357,400	\$282,977
Jefferson Township	10	\$994,800	\$99,480
LaGrange Township	19	\$7,021,800	\$369,568
Marcellus Township	10	\$1,905,800	\$190,580
Mason Township	12	\$2,757,600	\$229,800
Milton Township	15	\$5,769,400	\$384,627
Newberg Township	7	\$893,200	\$127,600
Ontwa Township	51	\$18,005,800	\$353,055
Penn Township	8	\$4,370,400	\$546,300
Pokagon Township	27	\$3,453,000	\$127,889
Porter Township	9	\$721,400	\$80,156
Silver Creek Township	7	\$994,200	\$142,029
Volinia Township	2	\$42,000	\$21,000
Wayne Township	5	\$2,318,200	\$463,640
Dowagiac City	58	\$12,231,400	\$210,886
Niles City	3	\$838,200	\$279,400
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County Wide Average	273	\$70,496,200	\$258,228

Cass County
Residential
Average Value Per Parcel

Gov. Unit	Number of Parcels	Total True Cash Value	Avg. Value Per Parcel
Calvin Township	1531	\$176,095,400	\$115,020
Howard Township	3148	\$340,167,690	\$108,058
Jefferson Township	1320	\$197,474,600	\$149,602
LaGrange Township	1748	\$159,527,200	\$91,263
Marcellus Township	1475	\$133,861,000	\$90,753
Mason Township	1143	\$135,588,000	\$118,625
Milton Township	1415	\$268,532,200	\$189,775
Newberg Township	1049	\$102,963,400	\$98,154
Ontwa Township	3114	\$464,248,800	\$149,084
Penn Township	1766	\$415,655,908	\$235,366
Pokagon Township	1138	\$102,688,800	\$90,236
Porter Township	2946	\$482,402,600	\$163,748
Silver Creek Township	3153	\$513,770,600	\$162,947
Volinia Township	723	\$79,642,400	\$110,155
Wayne Township	1824	\$128,728,400	\$70,575
Dowagiac City	2361	\$103,746,800	\$43,942
Niles City	0	\$0	\$0
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County Wide Average	29854	\$3,805,093,798	\$127,457

Cass County
Developmental
Average Value Per Parcel

Gov. Unit	Number of Parcels	Total True Cash Value	Avg. Value Per Parcel
Calvin Township	0	\$0	\$0
Howard Township	0	\$0	\$0
Jefferson Township	0	\$0	\$0
LaGrange Township	0	\$0	\$0
Marcellus Township	0	\$0	\$0
Mason Township	0	\$0	\$0
Milton Township	0	\$0	\$0
Newberg Township	0	\$0	\$0
Ontwa Township	0	\$0	\$0
Penn Township	0	\$0	\$0
Pokagon Township	0	\$0	\$0
Porter Township	0	\$0	\$0
Silver Creek Township	0	\$0	\$0
Volinia Township	0	\$0	\$0
Wayne Township	0	\$0	\$0
Dowagiac City	0	\$0	\$0
Niles City	0	\$0	\$0
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County Wide Average	0	\$0	\$0

Cass County

Top 20 Taxpayers by School District (Equalized Value)

Brandywine Schools Top 20 Owners by C.E.V. Value

ENBRIDGE ENERGY LP	\$11,093,500	2 Parcel(s)
VECTOR PIPELINE LP	\$1,387,300	1 Parcel(s)
PAUL WILLIAM E	\$1,066,900	3 Parcel(s)
BARANAY PETER F & NANCY N	\$1,022,600	1 Parcel(s)
HAINES STEVEN K	\$971,800	3 Parcel(s)
COLES INVESTMENT COMPANY LLC	\$900,500	6 Parcel(s)
GUMWOOD HOLDINGS LLC	\$845,900	4 Parcel(s)
SONEGO DAVID F & CARMEN	\$702,700	1 Parcel(s)
WESTBERRY WILLIAM B & DAWN M	\$646,200	2 Parcel(s)
FIFER BRENT A & CYNTHIA L	\$574,900	2 Parcel(s)
KOZIEL SALLY J	\$492,600	1 Parcel(s)
LEEP MICHAEL R JR & DIANA J	\$487,200	1 Parcel(s)
ASLAM MUHAMMAD S	\$484,300	1 Parcel(s)
SEMCO ENERGY GAS CO	\$476,300	1 Parcel(s)
REGAN JOHN E & CAROL A	\$459,800	1 Parcel(s)
PETERSON GAIL & MARY L TRUST	\$455,700	2 Parcel(s)
MK PETERSON FARM CORP	\$426,800	1 Parcel(s)
HARMON MICHAEL L	\$414,900	1 Parcel(s)
LITTLE CHERYL L TRUST	\$412,200	1 Parcel(s)
TATAY STEPHEN J & SUSAN C	\$403,900	1 Parcel(s)

Cassopolis Schools Top 20 Owners by C.E.V. Value

LAKEHEAD PIPELINE CO	\$29,058,400	2 Parcel(s)
ENBRIDGE ENERGY LP	\$19,726,300	4 Parcel(s)
ENBRIDGE ENERGY LTD PARTNERSHIP	\$8,530,620	2 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$7,382,653	15 Parcel(s)
LOWE DARLENE B TRUST	\$5,475,000	5 Parcel(s)
VECTOR PIPELINE LP	\$5,457,767	4 Parcel(s)
BEMENT JERROLD F & JULIA K	\$4,718,500	26 Parcel(s)
SPARKS FARM LLC	\$4,527,400	44 Parcel(s)
THE EDWARD LOWE FOUNDATION	\$2,706,800	42 Parcel(s)
CALVIN CENTER PROPERTIES LLC	\$2,517,700	12 Parcel(s)
REED FAMILY PROPERTIES-PENN	\$2,332,000	20 Parcel(s)
FINLEY FARMS LLC	\$2,206,500	20 Parcel(s)
STOLER CHRISTOPHER K & SUSAN A	\$1,956,700	4 Parcel(s)
MCKENZIE HIGHLANDS FARMS I LLC	\$1,865,700	7 Parcel(s)
TOTZKE NICKLAS D TRUST	\$1,836,200	11 Parcel(s)
LEACH DAVID & ESTHER TRUST	\$1,818,700	10 Parcel(s)
K & M MACHINE FABRICATING INC	\$1,801,600	2 Parcel(s)
I & M POWER CO	\$1,773,507	2 Parcel(s)
CRIFE MELVIN R & PATRICIA S	\$1,695,200	9 Parcel(s)
ROSELAND ORGANIC FARMS LLC	\$1,673,900	9 Parcel(s)

Cass County

Top 20 Taxpayers by School District (Equalized Value)

Constantine Schools Top 20 Owners by C.E.V. Value

WHITE LAND LLC	\$10,414,300	52 Parcel(s)
DAVIS TERANCE A & JANE M	\$4,278,000	16 Parcel(s)
STAMP ROGER H & LOIS A TRUST	\$2,680,400	20 Parcel(s)
STAMP PROPERTIES LLC	\$2,508,600	11 Parcel(s)
WESTON RONALD L & BARBARA J	\$2,442,200	12 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$2,365,879	6 Parcel(s)
KING ROBERT C & PEGGY A	\$1,906,600	9 Parcel(s)
MANNING GARY L & CAROL TRUST	\$1,197,300	9 Parcel(s)
CLOUD KENNETH G	\$1,100,100	7 Parcel(s)
HIBSHMAN WILLIAM M TRUST	\$1,014,400	9 Parcel(s)
CLOUD DAVID R	\$988,900	8 Parcel(s)
MANNING GARY & CAROL TRUST	\$826,000	5 Parcel(s)
STONER ROGER & JANICE E	\$819,600	4 Parcel(s)
REAMES ANTHONY S & VINETTE M	\$790,600	9 Parcel(s)
STAMP LOIS TRUST & STAMP JANE	\$764,300	7 Parcel(s)
FLORY CLARA M	\$758,100	13 Parcel(s)
STONE GROVE FARMS LLC	\$734,200	6 Parcel(s)
INDIANA MICHIGAN POWER	\$669,500	2 Parcel(s)
KING ANN M	\$669,100	6 Parcel(s)
SKIPPER JIMMY D & ERMA L	\$633,900	6 Parcel(s)

Decatur Schools Top 20 Owners by C.E.V. Value

POLLOCK E JANICE	\$1,301,300	2 Parcel(s)
SNYDER, GLENN K & EVELYN	\$911,200	1 Parcel(s)
BERRYBROOK INVESTMENTS LLC	\$841,000	5 Parcel(s)
COX BETTY J TRUST	\$784,100	2 Parcel(s)
BERRYBROOK FARMS INC	\$754,700	4 Parcel(s)
OLKOWSKI, DOUGLAS & PEGGY	\$704,200	2 Parcel(s)
DONALD H BISHOP FUND	\$589,500	2 Parcel(s)
VAN TUYLE JOSEPH R	\$571,500	2 Parcel(s)
REED FAMILY PROPERTIES - VOLINIA LL	\$550,000	2 Parcel(s)
ABBOTT BERNARD C & DIANE K TRUST	\$492,400	1 Parcel(s)
LUTZ ROBERT J & VIRGINIA TRUST	\$463,900	4 Parcel(s)
MILLER D BRADLEY & STOVER KRIS	\$359,100	2 Parcel(s)
STANEK FRANK JR & VIRGINIA R	\$357,400	2 Parcel(s)
FOSDICK, GLENN & MARY	\$349,600	2 Parcel(s)
TRI STAR LAND & CATTLE LLC	\$346,000	1 Parcel(s)
BURKETT, BRUCE P & LORI D	\$341,500	2 Parcel(s)
HEMENWAY, JAY B TRUST	\$332,200	2 Parcel(s)
ROBINSON NATHEN E TRUST	\$330,900	1 Parcel(s)
CERES FARMS LLC	\$308,600	1 Parcel(s)
GRIGGS ERNEST W & SALLY W	\$292,000	1 Parcel(s)

Cass County

Top 20 Taxpayers by School District (Equalized Value)

Dowagiac Schools Top 20 Owners by C.E.V. Value

HASSLE FARMS LLC	\$11,067,500	66 Parcel(s)
R & D REAL ESTATE LLC	\$4,554,500	24 Parcel(s)
POLK PROPERTIES LLC	\$3,158,000	3 Parcel(s)
CRAWFORD PHILIP H & JENNIE L	\$3,054,700	26 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$3,052,649	7 Parcel(s)
DOWAGIAC LIMITED DIVIDEND	\$3,044,100	1 Parcel(s)
AUSRA TERRY & RUTH	\$2,754,700	21 Parcel(s)
PREMIER TOOL & DIE CAST CORP	\$2,423,100	7 Parcel(s)
ORION PROPERTIES TEN LLC	\$2,182,900	2 Parcel(s)
BERRYBROOK FARMS INC	\$2,124,500	9 Parcel(s)
FRANZ LEE A	\$2,115,000	14 Parcel(s)
S & S LAND DEVELOPMENT LLC	\$2,092,700	11 Parcel(s)
MUMAUGH INDIAN LAKES LLC	\$1,922,900	3 Parcel(s)
GRABEMEYER WILLIAM & DIANA	\$1,913,200	18 Parcel(s)
AMERICAN ELECTRIC POWER	\$1,890,100	2 Parcel(s)
TOTZKE NICKLAS D TRUST	\$1,763,600	6 Parcel(s)
BAERG STEVEN K & SALLIE L	\$1,665,900	16 Parcel(s)
GRABEMEYER FLOYD D & PEGGY	\$1,663,900	12 Parcel(s)
INDIANA MICHIGAN POWER	\$1,565,900	1 Parcel(s)
SCHWARTZ JAMES T & JULIA J	\$1,511,900	1 Parcel(s)

Eau Claire Schools Top 20 by C.E.V. Value

INDIAN LAKE ASSOCIATES LLC	\$562,700	2 Parcel(s)
OLTHOF KAREN R	\$540,400	1 Parcel(s)
ADAIR NANCY A TRUST	\$396,600	1 Parcel(s)
GUTH GLENN J ET AL	\$355,200	3 Parcel(s)
FREELS CATHERINE TRUST	\$354,700	1 Parcel(s)
SILVERNALE E DEWAIN & BERYLE B	\$350,500	2 Parcel(s)
INDIAN LAKE CONDOMINIUMS LLC	\$329,200	9 Parcel(s)
GOESEL DONALD L & MARILYN K	\$324,700	2 Parcel(s)
HOLIDAY LODGE LLC	\$304,900	2 Parcel(s)
MEYER GRANT B JR & HELEN J	\$304,000	3 Parcel(s)
SMITH RONALD TRUSTEE	\$303,600	1 Parcel(s)
FECHTMAN MARNI	\$302,000	2 Parcel(s)
LYNCH JERRY P	\$299,200	1 Parcel(s)
TIMM BOYD M & LINDA C TRUSTEES	\$292,400	1 Parcel(s)
KLEVA MARTY L & ANN E TRUST	\$280,500	1 Parcel(s)
POWELL WILLIAM & NORMA A TRUST	\$266,600	1 Parcel(s)
MANKOWSKI DAVID L & MELINDA M	\$259,700	1 Parcel(s)
OLTHOF FREDERICK & JENNIFER	\$236,000	2 Parcel(s)
WALTERS-CARPENTER PROPERTIES	\$234,800	1 Parcel(s)
ZIC RICHARD & MAURA TRUST	\$232,700	1 Parcel(s)

Cass County

Top 20 Taxpayers by School District (Equalized Value)

Edwardsburg Schools Top 20 Owners by C.E.V. Value

ENBRIDGE ENERGY LP	\$14,216,400	1 Parcel(s)
ENBRIDGE ENERGY LTD PARTNERSHIP	\$8,889,500	1 Parcel(s)
INDIANA MICHIGAN POWER	\$4,641,600	9 Parcel(s)
MILLIKEN JAMES D & LORENNNA H	\$4,191,100	25 Parcel(s)
NORTH AMERICAN ASSOCIATES INC	\$3,652,800	11 Parcel(s)
TOTZKE NICKLAS D TRUST	\$3,171,700	14 Parcel(s)
BURGER FARMS LLC	\$3,057,200	16 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$2,918,600	6 Parcel(s)
FINLEY FARMS LLC	\$2,849,900	17 Parcel(s)
TEACHERS CREDIT UNION	\$2,047,400	10 Parcel(s)
NORTH AMERICAN MOULDING LLC	\$1,877,700	1 Parcel(s)
CLOUD DAVID R	\$1,730,500	14 Parcel(s)
DE SCHEPPER ROBERT A TRUST	\$1,539,200	4 Parcel(s)
AGGREGATE INDUSTRIES	\$1,503,700	12 Parcel(s)
SEMCO ENERGY GAS CO	\$1,411,100	4 Parcel(s)
KIRKDORFER REAL ESTATE LLC	\$1,342,500	13 Parcel(s)
K D KIRKDORFER FARMS REAL	\$1,285,400	6 Parcel(s)
CANAM PO LP	\$1,275,800	4 Parcel(s)
VARNER JACK C & MARY E TRUST	\$1,184,600	2 Parcel(s)
BUCKLEN GEORGE B LIFE ESTATE	\$1,167,600	5 Parcel(s)

Marcellus Schools Top 20 Owners by C.E.V. Value

ENBRIDGE ENERGY LP	\$20,310,465	2 Parcel(s)
MC KENZIE RAYMOND R & DEBORAH	\$3,257,000	7 Parcel(s)
REYNOLDS JAMES J & JANICE M TRUST	\$2,962,500	17 Parcel(s)
VECTOR PIPELINE LP	\$2,462,027	1 Parcel(s)
HIGH DAVID S & STACEY R TRUST	\$2,226,100	9 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$2,221,973	7 Parcel(s)
MC KENZIE, DONALD F	\$2,193,800	11 Parcel(s)
MC KENZIE DONALD F	\$1,884,900	14 Parcel(s)
AEP IN MI TRANSMISSION CO	\$1,783,654	3 Parcel(s)
MC KENZIE, DEAN A & NANCY E	\$1,732,300	15 Parcel(s)
MC KENZIE-REED FARMS LLC	\$1,711,000	7 Parcel(s)
MC KENZIE, SCOTT D & ANDREA M	\$1,671,000	4 Parcel(s)
CROPSEY, GEORGE C & MANDY L	\$1,554,400	7 Parcel(s)
CERES FARMS LLC	\$1,401,500	10 Parcel(s)
R & D REAL ESTATE LLC	\$1,246,700	4 Parcel(s)
DODGE, KEITH TRUST	\$1,232,800	6 Parcel(s)
MCKENZIE HIGHLAND FARMS I LLC 50%	\$1,229,300	9 Parcel(s)
BAINBRIDGE, JANETTE L TRUST	\$1,222,300	6 Parcel(s)
REED FAMILY PROPERTIES - MARCELLUS	\$1,215,900	8 Parcel(s)
COX BETTY J TRUST	\$1,146,800	10 Parcel(s)

Cass County

Top 20 Taxpayers by School District (Equalized Value)

Niles Schools Top 20 Owners by C.E.V. Value

INDIANA MICHIGAN POWER CO	\$4,766,815	2 Parcel(s)
CERES FARMS LLC	\$2,015,917	17 Parcel(s)
PRECISION PIPELINE LLC	\$1,823,350	1 Parcel(s)
DELTA MACHINING INC	\$1,570,500	2 Parcel(s)
VECTOR PIPELINE LTD PARTNERSHIP	\$1,436,050	1 Parcel(s)
MOOSE LAKE AGGREGATES LLC	\$1,307,799	4 Parcel(s)
COLES INVESTMENT COMPANY LLC	\$1,195,400	6 Parcel(s)
MODINEER CO	\$1,165,900	1 Parcel(s)
PROSPECT POINT INC	\$1,163,049	11 Parcel(s)
ENBRIDGE ENERGY LTD PARTNERSHIP	\$1,094,150	1 Parcel(s)
PETERSON DOROTHY TRUST	\$1,035,200	2 Parcel(s)
SEMCO ENERGY GAS CO	\$935,000	2 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$922,500	2 Parcel(s)
WATSON THOMAS D TRUST	\$920,928	6 Parcel(s)
POEHLMAN CLIFFORD & GREGORY ETAL	\$747,537	4 Parcel(s)
SELDOM REST LLC	\$733,000	2 Parcel(s)
MILLER HERBERT N	\$713,500	4 Parcel(s)
COOK BARBARA W	\$675,300	3 Parcel(s)
DODD DONALD W & TOAN	\$662,641	3 Parcel(s)
WARDA HENRY	\$641,000	2 Parcel(s)

Three Rivers Schools Top 20 Owners by C.E.V. Value

NORTON WILLIS L & KATHLEEN L	\$1,040,600	7 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$720,734	3 Parcel(s)
ROCKWELL TERRY C TRUST	\$693,200	3 Parcel(s)
DAVIS TERANCE A	\$343,600	1 Parcel(s)
RUMSEY LARRY L	\$322,400	2 Parcel(s)
PANKEY ROGER L & JANICE D	\$318,400	3 Parcel(s)
I & M POWER CO	\$316,355	1 Parcel(s)
ROCKY'S HIDEAWAY LLC	\$280,500	2 Parcel(s)
BENT DOUGLAS & STEFANIA TRUST	\$238,900	1 Parcel(s)
FRANGER GAS CO INC	\$235,300	2 Parcel(s)
FILE TODD E TRUST	\$232,700	3 Parcel(s)
DIMMICK JOHN TRUST	\$228,900	1 Parcel(s)
KINTZ FAMILY TRUST	\$208,300	1 Parcel(s)
KASSEL JON D & RENA D	\$202,600	1 Parcel(s)
GRIFFITHS KEITH W & SUZANNE L	\$202,500	2 Parcel(s)
MAGDATO DENNIS M & EDNA T	\$198,900	2 Parcel(s)
SHANKLETON ROBERT & LILLIAN	\$198,400	2 Parcel(s)
TUCKER LILY LLC	\$196,500	2 Parcel(s)
RUMSEY STEVEN M & VICKIE	\$192,300	2 Parcel(s)
WILSON JAMES T & DIXIE D	\$192,100	1 Parcel(s)

Cass County

Top 20 Taxpayers by School District (Equalized Value)

White Pigeon Schools Top 20 Owners by C.E.V. Value

TOTZKE NICKLAS D TRUST	\$2,843,100	12 Parcel(s)
KING GARY L & MARLA K	\$1,371,100	12 Parcel(s)
MEADOW-LARK FARMS INC	\$824,800	3 Parcel(s)
WALKER DICK L & MARILYN TRUSTE	\$794,500	2 Parcel(s)
BALDWIN LANDING LLC	\$786,100	36 Parcel(s)
CLOUD THEO ANN	\$611,900	6 Parcel(s)
SCHOEFFLER MICHAEL & VICKOE	\$609,100	1 Parcel(s)
VIDIC THOMAS & JOAN	\$552,900	1 Parcel(s)
WENGER HERBERT LEE & EILEEN	\$477,300	3 Parcel(s)
HANSELL ROBIN L	\$465,200	4 Parcel(s)
KUITSE ROELF S	\$451,800	2 Parcel(s)
L STYLE PROPERTIES LLC	\$444,000	1 Parcel(s)
KERSHNER THOMAS & NORMA	\$438,500	1 Parcel(s)
KUHNS ROBERT P & JENNIFER L	\$433,400	1 Parcel(s)
HAYNIE TIMOTHY J & PATRICIA J	\$416,100	3 Parcel(s)
TOTZKE NICKLAS D & JANN E TRUS	\$399,900	1 Parcel(s)
BUNCH KENT	\$395,500	1 Parcel(s)
REVORD MATTHEW J & LISA TRUST	\$390,500	1 Parcel(s)
WYDAJEWSKI ANTHONY A	\$387,800	1 Parcel(s)
PARKS MARY LOUISE TRUST	\$376,300	3 Parcel(s)

Cass County

Top 20 Taxpayers by School District (Taxable Value)

Brandywine Schools Top 20 Owners by Taxable Value

ENBRIDGE ENERGY LP	\$11,093,500	2 Parcel(s)
VECTOR PIPELINE LP	\$1,387,300	1 Parcel(s)
PAUL WILLIAM E	\$944,766	3 Parcel(s)
BARANAY PETER F & NANCY N	\$928,628	1 Parcel(s)
HAINES STEVEN K	\$869,695	3 Parcel(s)
GUMWOOD HOLDINGS LLC	\$844,481	4 Parcel(s)
WESTBERRY WILLIAM B & DAWN M	\$646,200	2 Parcel(s)
SONEGO DAVID F & CARMEN	\$554,271	1 Parcel(s)
FIFER BRENT A & CYNTHIA L	\$484,687	2 Parcel(s)
SEMCO ENERGY GAS CO	\$476,300	1 Parcel(s)
LEEP MICHAEL R JR & DIANA J	\$449,756	1 Parcel(s)
ASLAM MUHAMMAD S	\$445,389	1 Parcel(s)
TATAY STEPHEN J & SUSAN C	\$403,900	1 Parcel(s)
LITTLE CHERYL L TRUST	\$390,788	1 Parcel(s)
MC KAY MICHAEL J & CHARLENE F	\$377,100	1 Parcel(s)
HARMON MICHAEL L	\$364,708	1 Parcel(s)
SPARKS DAVID A & KATHLEEN TRUS	\$354,628	1 Parcel(s)
GLICK JAMES & DARLYS	\$350,194	3 Parcel(s)
REGAN JOHN E & CAROL A	\$346,472	1 Parcel(s)
LEGUS CHERI E & ANDREW D	\$330,897	1 Parcel(s)

Cassopolis Schools Top 20 Owners by Taxable Value

LAKEHEAD PIPELINE CO	\$28,159,493	2 Parcel(s)
ENBRIDGE ENERGY LP	\$19,722,192	4 Parcel(s)
ENBRIDGE ENERGY LTD PARTNERSHIP	\$8,528,008	2 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$7,332,273	15 Parcel(s)
VECTOR PIPELINE LP	\$5,457,767	4 Parcel(s)
LOWE DARLENE B TRUST	\$3,843,800	5 Parcel(s)
STOLER CHRISTOPHER K & SUSAN A	\$1,864,400	4 Parcel(s)
I & M POWER CO	\$1,773,507	2 Parcel(s)
SPARKS FARM LLC	\$1,690,400	44 Parcel(s)
COMMUNITY MILLS INC	\$1,449,820	7 Parcel(s)
REED FAMILY PROPERTIES-PENN	\$1,431,816	20 Parcel(s)
TUESLEY MALCOLM J & KATHLEEN	\$1,418,300	2 Parcel(s)
BEMENT JERROLD F & JULIA K	\$1,304,998	26 Parcel(s)
DILLE ALEC C & JESSICA	\$1,238,700	3 Parcel(s)
SARGENT TIMOTHY A & SHARON M	\$1,127,000	2 Parcel(s)
JOINES MICHAEL A & CONNIE V	\$1,108,500	7 Parcel(s)
RYDASA INDIANA LLC	\$1,095,657	3 Parcel(s)
GAYLOR VALERIE A TRUST	\$1,062,125	3 Parcel(s)
SEMCO ENERGY GAS CO	\$1,057,950	5 Parcel(s)
CASS COUNTY TREASURER	\$997,700	2 Parcel(s)

Cass County

Top 20 Taxpayers by School District (Taxable Value)

Constantine Schools Top 20 Owners by Taxable Value

WHITE LAND LLC	\$3,177,946	52 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$2,356,976	6 Parcel(s)
DAVIS TERANCE A & JANE M	\$2,025,112	16 Parcel(s)
WESTON RONALD L & BARBARA J	\$1,126,182	12 Parcel(s)
STAMP ROGER H & LOIS A TRUST	\$1,083,227	20 Parcel(s)
STAMP PROPERTIES LLC	\$868,648	11 Parcel(s)
MANNING GARY & CAROL TRUST	\$826,000	5 Parcel(s)
INDIANA MICHIGAN POWER	\$664,115	2 Parcel(s)
MANNING GARY L & CAROL TRUST	\$508,422	9 Parcel(s)
JONES VICTOR F & LESLIE	\$489,900	1 Parcel(s)
WOZNY ROBERT E	\$457,500	1 Parcel(s)
REAMES ANTHONY S & VINETTE M	\$440,186	9 Parcel(s)
STONER ROGER & JANICE E	\$439,698	4 Parcel(s)
STAMP LOIS TRUST & STAMP JANE	\$428,475	7 Parcel(s)
HIBSHMAN WILLIAM M TRUST	\$420,212	9 Parcel(s)
WELCH FRANCINE J	\$417,400	1 Parcel(s)
VAN KIRK LEROY & CHARLENE	\$402,921	1 Parcel(s)
CLOUD KENNETH G	\$380,559	7 Parcel(s)
DARGIS AIVARAS	\$375,801	5 Parcel(s)
WELCH PATRICK	\$372,600	1 Parcel(s)

Decatur Schools Top 20 Owners by Taxable Value

BERRYBROOK INVESTMENTS LLC	\$440,749	5 Parcel(s)
ABBOTT BERNARD C & DIANE K TRUST	\$415,843	1 Parcel(s)
POLLOCK E JANICE	\$318,727	2 Parcel(s)
MILLER D BRADLEY & STOVER KRIS	\$286,528	2 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$254,769	2 Parcel(s)
VAN TUYLE JOSEPH R	\$240,575	2 Parcel(s)
COX BETTY J TRUST	\$235,703	2 Parcel(s)
REED FAMILY PROPERTIES - VOLINIA LL	\$228,633	2 Parcel(s)
SNYDER, GLENN K & EVELYN	\$225,178	1 Parcel(s)
BERRYBROOK FARMS INC	\$194,760	4 Parcel(s)
ROBINSON NATHEN E TRUST	\$179,311	1 Parcel(s)
STANEK FRANK JR & VIRGINIA R	\$165,800	2 Parcel(s)
DONALD H BISHOP FUND	\$155,073	2 Parcel(s)
KLACZYNSKI THADDEUS	\$153,912	1 Parcel(s)
STANEK FRANK JR & VIRGINIA	\$130,976	3 Parcel(s)
PASLEY WILLIE D & DORTHA	\$127,882	1 Parcel(s)
TRI STAR LAND & CATTLE LLC	\$127,816	1 Parcel(s)
ANDERSON NATHAN J & CLARA M	\$125,437	1 Parcel(s)
GENTLE BREEZE'S BLOW THROUGH NATURE	\$122,888	1 Parcel(s)
SAYRE MARSHA & DAVID	\$122,500	1 Parcel(s)

Cass County

Top 20 Taxpayers by School District (Taxable Value)

Dowagiac Schools Top 20 Owners by Taxable Value

HASSLE FARMS LLC	\$3,118,323	66 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$3,044,268	7 Parcel(s)
DOWAGIAC LIMITED DIVIDEND	\$3,032,871	1 Parcel(s)
PREMIER TOOL & DIE CAST CORP	\$2,423,100	7 Parcel(s)
POLK PROPERTIES LLC	\$2,179,456	3 Parcel(s)
R & D REAL ESTATE LLC	\$2,109,365	24 Parcel(s)
AMERICAN ELECTRIC POWER	\$1,890,100	2 Parcel(s)
ORION PROPERTIES TEN LLC	\$1,789,425	2 Parcel(s)
INDIANA MICHIGAN POWER	\$1,565,900	1 Parcel(s)
SEMCO ENERGY GAS CO	\$1,299,128	7 Parcel(s)
COMCAST OF IN/ MI TX INC	\$1,235,700	1 Parcel(s)
SCHWARTZ JAMES T & JULIA J	\$1,201,751	1 Parcel(s)
AUTOCAM-PAX INC	\$1,174,382	5 Parcel(s)
CRAWFORD PHILIP H & JENNIE L	\$1,144,808	26 Parcel(s)
KAMINSKI DUANE & NANCY	\$1,143,156	3 Parcel(s)
AUSRA TERRY & RUTH	\$1,115,052	21 Parcel(s)
MUMAUGH INDIAN LAKES LLC	\$1,109,019	3 Parcel(s)
AMERIWOOD INDUSTRIES	\$1,054,625	2 Parcel(s)
SEMCO ENERGY INC	\$1,003,900	1 Parcel(s)
INDIANA MICHIGAN POWER COMPANY	\$991,600	1 Parcel(s)

Eau Claire Schools Top 20 Owners by Taxable Value

OLTHOF KAREN R	\$452,876	1 Parcel(s)
ADAIR NANCY A TRUST	\$369,054	1 Parcel(s)
INDIAN LAKE ASSOCIATES LLC	\$309,552	2 Parcel(s)
HOLIDAY LODGE LLC	\$284,757	2 Parcel(s)
LYNCH JERRY P	\$276,604	1 Parcel(s)
GUTH GLENN J ET AL	\$270,040	3 Parcel(s)
FECHTMAN MARNI	\$222,296	2 Parcel(s)
ZIC RICHARD & MAURA TRUST	\$215,537	1 Parcel(s)
OLTHOF FREDERICK & JENNIFER	\$211,401	2 Parcel(s)
MANKOWSKI DAVID L & MELINDA M	\$208,183	1 Parcel(s)
INDIAN LAKE CONDOMINIUMS LLC	\$208,116	9 Parcel(s)
TIMM BOYD M & LINDA C TRUSTEES	\$207,751	1 Parcel(s)
JACKSON JERRY W & NORMA L	\$204,723	1 Parcel(s)
SILVERNALE E DEWAIN & BERYLE B	\$196,433	2 Parcel(s)
POWELL WILLIAM & NORMA A TRUST	\$196,414	1 Parcel(s)
KLEVA MARTY L & ANN E TRUST	\$194,012	1 Parcel(s)
ELGHAMMER GARROTT W	\$177,900	2 Parcel(s)
NELLIGAN MICHAEL T	\$176,097	1 Parcel(s)
MEYER GRANT B JR & HELEN J	\$175,524	3 Parcel(s)
GENTRY JON D & COLLEEN TRUST	\$174,613	1 Parcel(s)

Cass County

Top 20 Taxpayers by School District (Taxable Value)

Edwardsburg Schools Top 20 Owners by Taxable Value

ENBRIDGE ENERGY LP	\$14,216,400	1 Parcel(s)
ENBRIDGE ENERGY LTD PARTNERSHIP	\$8,889,500	1 Parcel(s)
INDIANA MICHIGAN POWER	\$4,466,904	9 Parcel(s)
NORTH AMERICAN ASSOCIATES INC	\$3,456,416	11 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$2,899,954	6 Parcel(s)
NORTH AMERICAN MOULDING LLC	\$1,877,700	1 Parcel(s)
TEACHERS CREDIT UNION	\$1,548,615	10 Parcel(s)
SEMCO ENERGY GAS CO	\$1,411,100	4 Parcel(s)
FINLEY FARMS LLC	\$1,339,743	17 Parcel(s)
CANAM PO LP	\$1,252,781	4 Parcel(s)
MILLIKEN JAMES D & LORENN A H	\$1,248,323	25 Parcel(s)
AGGREGATE INDUSTRIES	\$1,126,834	12 Parcel(s)
AMERICAN ELECTRIC POWER	\$932,800	1 Parcel(s)
SMITH RICKY R TRUST	\$917,748	2 Parcel(s)
REED PAUL E & SALLY J	\$890,436	2 Parcel(s)
DUO-FORM REAL ESTATE CORP	\$849,208	3 Parcel(s)
KIRKDORFER REAL ESTATE LLC	\$815,730	13 Parcel(s)
OF-CO INC	\$808,583	6 Parcel(s)
HUDAK JOHN A & SUZETTE M	\$802,500	1 Parcel(s)
BOTTOMS BILL & JUDITH	\$746,189	3 Parcel(s)

Marcellus Schools Top 20 Owners by Taxable Value

ENBRIDGE ENERGY LP	\$20,190,927	2 Parcel(s)
VECTOR PIPELINE LP	\$2,462,027	1 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$2,189,610	7 Parcel(s)
AEP IN MI TRANSMISSION CO	\$1,783,654	3 Parcel(s)
I & M ELECTRIC CO	\$1,134,832	1 Parcel(s)
MC KENZIE, SCOTT D & ANDREA M	\$893,364	4 Parcel(s)
INDIANA MICHIGAN POWER COMPANY	\$869,896	2 Parcel(s)
MC KENZIE-REED FARMS LLC	\$823,244	7 Parcel(s)
HIGH DAVID S & STACEY R TRUST	\$794,649	9 Parcel(s)
REYNOLDS JAMES J & JANICE M TRUST	\$773,812	17 Parcel(s)
R & D REAL ESTATE LLC	\$717,554	4 Parcel(s)
MC KENZIE, DONALD F	\$707,530	11 Parcel(s)
SWISS VALLEY INC	\$649,458	4 Parcel(s)
MC KENZIE RAYMOND R & DEBORAH	\$648,199	7 Parcel(s)
MC KENZIE, DEAN A & NANCY E	\$645,651	15 Parcel(s)
TROXELL, RONALD L TRUST	\$562,945	2 Parcel(s)
MC KENZIE DONALD F	\$523,820	14 Parcel(s)
MC KENZIE, BRIAN	\$454,341	8 Parcel(s)
HIGH DAVID S TRUST	\$453,923	5 Parcel(s)
CROPSEY, GEORGE C & MANDY L	\$436,882	7 Parcel(s)

Cass County

Top 20 Taxpayers by School District (Taxable Value)

Niles Schools Top 20 Owners by Taxable Value

INDIANA MICHIGAN POWER CO	\$4,745,459	2 Parcel(s)
PRECISION PIPELINE LLC	\$1,823,350	1 Parcel(s)
DELTA MACHINING INC	\$1,456,863	2 Parcel(s)
VECTOR PIPELINE LTD PARTNERSHIP	\$1,436,050	1 Parcel(s)
MODINEER CO	\$1,165,900	1 Parcel(s)
MOOSE LAKE AGGREGATES LLC	\$1,118,121	4 Parcel(s)
ENBRIDGE ENERGY LTD PARTNERSHIP	\$1,094,150	1 Parcel(s)
SEMCO ENERGY GAS CO	\$935,000	2 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$922,500	2 Parcel(s)
PROSPECT POINT INC	\$861,590	11 Parcel(s)
CERES FARMS LLC	\$668,282	17 Parcel(s)
WATSON THOMAS D TRUST	\$505,083	6 Parcel(s)
WATSON'S TREE SERVICE INC	\$482,207	5 Parcel(s)
FOUR FLAGS LEASING	\$471,602	1 Parcel(s)
VALKEMA HENRY	\$461,589	2 Parcel(s)
ROHAN MILLER DEVELOPMENT LLC	\$456,971	1 Parcel(s)
MARNERIS RICHARD T & JODI A	\$373,106	3 Parcel(s)
AMERICAN ELECTRIC POWER	\$369,300	1 Parcel(s)
COLES INVESTMENT COMPANY LLC	\$357,968	6 Parcel(s)
COMCAST OF CA/CT/MI	\$352,100	1 Parcel(s)

Three Rivers Schools Top 20 Owners by Taxable Value

MIDWEST ENERGY COOPERATIVE	\$719,163	3 Parcel(s)
I & M POWER CO	\$316,355	1 Parcel(s)
NORTON WILLIS L & KATHLEEN L	\$309,297	7 Parcel(s)
ROCKWELL TERRY L C TRUST	\$266,205	3 Parcel(s)
DIMMICK JOHN TRUST	\$210,329	1 Parcel(s)
PANKEY ROGER L & JANICE D	\$190,950	3 Parcel(s)
ROCKY'S HIDEAWAY LLC	\$169,358	2 Parcel(s)
HEINOLD HOG MARKETS LLC	\$167,801	1 Parcel(s)
TUCKER LILY LLC	\$164,391	2 Parcel(s)
MAHACHER INVESTMENT PROPERTIES LLC	\$163,000	1 Parcel(s)
KASSEL JON D & RENA D	\$143,889	1 Parcel(s)
JOHNSON WILLIAM H & ANN	\$142,743	1 Parcel(s)
FILE TODD E TRUST	\$141,313	3 Parcel(s)
GRIFFITHS KEITH W & SUZANNE L	\$136,362	2 Parcel(s)
WILSON JAMES T & DIXIE D	\$134,615	1 Parcel(s)
FISHER LOREN & MARJORIE	\$130,444	2 Parcel(s)
DEWULF SARA	\$129,039	2 Parcel(s)
GROTOVSKY RONALD J & CHERYL M	\$128,710	2 Parcel(s)
YOAKAM RICHARD JR & MARGARET	\$128,397	1 Parcel(s)
TISSOT ROBERT JR & NANCI	\$126,871	1 Parcel(s)

Cass County

Top 20 Taxpayers by School District (Taxable Value)

White Pigeon Schools Top 20 Owners by Taxable Value

TOTZKE NICKLAS D TRUST	\$938,007	12 Parcel(s)
SCHOEFLER MICHAEL & VICKOE	\$600,395	1 Parcel(s)
KING GARY L & MARLA K	\$595,301	12 Parcel(s)
VIDIC THOMAS & JOAN	\$477,965	1 Parcel(s)
KUITSE ROELF S	\$412,821	2 Parcel(s)
L STYLE PROPERTIES LLC	\$400,077	1 Parcel(s)
HANSELL ROBIN L	\$393,237	4 Parcel(s)
MEADOW-LARK FARMS INC	\$372,043	3 Parcel(s)
KUHNS ROBERT P & JENNIFER L	\$360,883	1 Parcel(s)
KERSHNER THOMAS & JULIE	\$359,200	4 Parcel(s)
MULHERNS DU LAC LLC	\$338,403	2 Parcel(s)
MAGALDI ANTHONY & TAMMY	\$330,228	3 Parcel(s)
INDIANA MICHIGAN POWER	\$329,200	1 Parcel(s)
WELCH CHRISTOPHER & JENNIFER	\$321,361	6 Parcel(s)
REVORD MATTHEW J & LISA TRUST	\$321,305	1 Parcel(s)
ESTES JERALD & BRIDGETTE	\$308,112	1 Parcel(s)
FALKENBERG CHRISTINE C TRUST	\$302,782	2 Parcel(s)
SULLIVAN TODD & PATRICIA	\$300,700	1 Parcel(s)
HOLMES CURTIS R & LISA A	\$299,600	1 Parcel(s)
KOHNKE FREDERICK L & MARTHA L	\$289,744	1 Parcel(s)

Cass County

Real Property Tentative Taxable Valuations as of April 1st 2016.

Township or City name	Agricultural	Commercial	Industrial	Residential	Timber-Cutover	Developmental	Total Real
010 CALVIN TOWNSHIP	\$11,110,303	\$254,589	\$227,828	\$58,606,562	\$0	\$0	\$70,199,282
020 HOWARD TOWNSHIP	\$9,866,441	\$4,490,688	\$2,758,359	\$147,892,020	\$0	\$0	\$165,007,508
030 JEFFERSON TOWNSHIP	\$14,104,090	\$1,414,983	\$313,653	\$75,527,649	\$0	\$0	\$91,360,375
040 LAGRANGE TOWNSHIP	\$13,166,980	\$9,302,983	\$2,863,405	\$64,162,786	\$0	\$0	\$89,496,154
050 MARCELLUS TOWNSHIP	\$16,191,686	\$2,701,401	\$704,750	\$47,367,366	\$0	\$0	\$66,965,203
060 MASON TOWNSHIP	\$10,155,266	\$2,196,642	\$1,277,274	\$57,801,728	\$0	\$0	\$71,430,910
070 MILTON TWP	\$8,262,083	\$1,367,949	\$2,448,240	\$116,786,945	\$0	\$0	\$128,865,217
080 NEWBERG TOWNSHIP	\$10,177,208	\$3,495,767	\$307,837	\$37,695,315	\$0	\$0	\$51,676,127
090 ONTWA TWP	\$9,229,512	\$12,287,227	\$6,983,516	\$190,298,238	\$0	\$0	\$218,798,493
100 PENN TWP	\$18,119,400	\$1,826,800	\$993,900	\$148,206,754	\$0	\$0	\$169,146,854
110 POKAGON TOWNSHIP	\$16,171,379	\$3,566,126	\$1,309,334	\$42,180,823	\$0	\$0	\$63,227,662
120 PORTER TWP	\$28,454,057	\$2,537,432	\$306,585	\$184,912,420	\$0	\$0	\$216,210,494
130 SILVER CREEK TOWNSHIP	\$14,761,484	\$4,480,365	\$464,618	\$197,882,052	\$0	\$0	\$217,588,519
140 VOLINIA TOWNSHIP	\$16,435,293	\$286,382	\$8,159	\$26,514,823	\$0	\$0	\$43,244,657
150 WAYNE TOWNSHIP	\$13,503,729	\$1,019,006	\$1,106,652	\$55,471,587	\$0	\$0	\$71,100,974
160 CITY OF DOWAGIAC	\$21,664	\$22,475,632	\$5,775,423	\$47,523,168	\$0	\$0	\$75,795,887
170 NILES CITY	\$0	\$0	\$365,357	\$0	\$0	\$0	\$365,357
041 CASSOPOLIS VILLAGE	\$91,608	\$6,949,057	\$2,788,656	\$13,346,977	\$0	\$0	\$23,176,298
051 MARCELLUS VILLAGE	\$0	\$1,244,440	\$140,550	\$10,370,927	\$0	\$0	\$11,755,917
091 EDWARDSBURG VILLAGE	\$134,004	\$5,898,918	\$300	\$12,560,337	\$0	\$0	\$18,593,559
101 VILLAGE OF VANDALIA	\$196,100	\$208,200	\$0	\$2,201,700	\$0	\$0	\$2,606,000
Totals for County	\$209,730,575	\$73,703,972	\$28,214,890	\$1,498,830,236	\$0	\$0	\$1,810,479,673

Cass County

Personal Property Tentative Taxable Valuations as of April 1st 2016. (continued)

Township or City name	Ag. Personal	Com. Personal	Ind. Personal	Res. Personal	Util. Personal	Total Personal
010 CALVIN TOWNSHIP	\$0	\$25,589	\$15,578	\$0	\$11,993,686	\$12,034,853
020 HOWARD TOWNSHIP	\$0	\$3,904,350	\$2,157,050	\$0	\$19,957,288	\$26,018,688
030 JEFFERSON TOWNSHIP	\$0	\$303,500	\$46,600	\$0	\$33,830,682	\$34,180,782
040 LAGRANGE TOWNSHIP	\$0	\$2,303,500	\$623,900	\$0	\$4,785,100	\$7,712,500
050 MARCELLUS TOWNSHIP	\$0	\$501,310	\$550,855	\$0	\$4,634,563	\$5,686,728
060 MASON TOWNSHIP	\$0	\$159,500	\$683,700	\$0	\$1,885,700	\$2,728,900
070 MILTON TWP	\$0	\$1,266,800	\$201,800	\$0	\$29,249,600	\$30,718,200
080 NEWBERG TOWNSHIP	\$0	\$599,885	\$147,668	\$0	\$24,418,168	\$25,165,721
090 ONTWA TWP	\$0	\$2,679,000	\$4,026,600	\$0	\$6,836,400	\$13,542,000
100 PENN TWP	\$0	\$671,900	\$68,400	\$0	\$24,149,200	\$24,889,500
110 POKAGON TOWNSHIP	\$0	\$315,700	\$461,800	\$0	\$2,786,100	\$3,563,600
120 PORTER TWP	\$0	\$678,000	\$192,600	\$0	\$4,146,900	\$5,017,500
130 SILVER CREEK TOWNSHIP	\$0	\$724,400	\$153,100	\$0	\$3,127,500	\$4,005,000
140 VOLINIA TOWNSHIP	\$0	\$162,376	\$0	\$0	\$1,113,022	\$1,275,398
150 WAYNE TOWNSHIP	\$0	\$80,400	\$100,200	\$0	\$3,903,700	\$4,084,300
160 CITY OF DOWAGIAC	\$0	\$3,500,700	\$2,958,600	\$0	\$1,995,500	\$8,454,800
170 NILES CITY	\$0	\$0	\$0	\$0	\$0	\$0
041 CASSOPOLIS VILLAGE	\$0	\$1,520,000	\$623,900	\$0	\$3,201,100	\$5,345,000
051 MARCELLUS VILLAGE	\$0	\$14,365	\$217,848	\$0	\$575,507	\$807,720
091 EDWARDSBURG VILLAGE	\$0	\$638,300	\$0	\$0	\$1,166,600	\$1,804,900
101 VILLAGE OF VANDALIA	\$0	\$79,000	\$0	\$0	\$3,684,400	\$3,763,400
Totals for County	\$0	\$17,876,910	\$12,388,451	\$0	\$178,813,109	\$209,078,470

Cass County
Real & Personal Property Tentative Taxable Valuations as of April 1st 2016. (continued)

Township or City name	Real & Pers. Taxable Values	PRE/Qual Forest & Ag Taxable Values	Commercial Pers. Prop. Taxable Values	Industrial Pers. Prop. Taxable Values	Non-PRE, Ag/FR PP excl C&I PP Taxable Values
010 CALVIN TOWNSHIP	\$82,234,135	\$48,786,576	\$25,589	\$15,578	\$33,406,392
020 HOWARD TOWNSHIP	\$191,026,196	\$132,086,553	\$3,904,350	\$2,157,050	\$52,878,243
030 JEFFERSON TOWNSHIP	\$125,541,157	\$74,869,162	\$303,500	\$46,600	\$50,321,895
040 LAGRANGE TOWNSHIP	\$97,208,654	\$53,025,294	\$2,303,500	\$623,900	\$41,255,960
050 MARCELLUS TOWNSHIP	\$72,651,931	\$46,216,459	\$501,310	\$550,855	\$25,383,307
060 MASON TOWNSHIP	\$74,159,810	\$60,162,857	\$159,500	\$683,700	\$13,153,753
070 MILTON TWP	\$159,583,417	\$117,452,047	\$1,266,800	\$201,800	\$40,662,770
080 NEWBERG TOWNSHIP	\$76,841,848	\$35,004,654	\$599,885	\$147,668	\$41,089,641
090 ONTWA TWP	\$232,340,493	\$160,434,885	\$2,679,000	\$4,026,600	\$65,200,008
100 PENN TWP	\$194,036,354	\$81,242,143	\$671,900	\$68,400	\$112,053,911
110 POKAGON TOWNSHIP	\$66,791,262	\$51,359,233	\$315,700	\$461,800	\$14,654,529
120 PORTER TWP	\$221,227,994	\$145,700,198	\$678,000	\$192,600	\$74,657,196
130 SILVER CREEK TOWNSHIP	\$221,593,519	\$93,577,860	\$724,400	\$153,100	\$127,138,159
140 VOLINIA TOWNSHIP	\$44,520,055	\$32,367,863	\$162,376	\$0	\$11,989,816
150 WAYNE TOWNSHIP	\$75,185,274	\$52,925,474	\$80,400	\$100,200	\$22,079,200
160 CITY OF DOWAGIAC	\$84,250,687	\$34,959,209	\$3,500,700	\$2,958,600	\$42,832,178
170 NILES CITY	\$365,357	\$0	\$0	\$0	\$365,357
Totals for County	\$2,019,558,143	\$1,220,170,467	\$17,876,910	\$12,388,451	\$769,122,315

Cass 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 Calvin Township									
14010	Cassopolis	\$28,098,800	\$312,400	\$410,800	\$87,938,400	\$0	\$116,760,400	\$12,034,853	\$128,795,253
14030	Edwardsburg	\$0	\$0	\$0	\$109,300	\$0	\$109,300	\$0	\$109,300
Total Calvin Township		\$28,098,800	\$312,400	\$410,800	\$88,047,700	\$0	\$116,869,700	\$12,034,853	\$128,904,553
020 Howard Township									
11300	Niles	\$19,471,700	\$5,886,400	\$3,678,700	\$147,056,586	\$0	\$176,093,386	\$15,768,350	\$191,861,736
14010	Cassopolis	\$3,377,600	\$0	\$0	\$4,301,358	\$0	\$7,678,958	\$538,950	\$8,217,908
14030	Edwardsburg	\$2,975,600	\$101,700	\$0	\$18,725,901	\$0	\$21,803,201	\$9,714,000	\$31,517,201
Total Howard Township		\$25,824,900	\$5,988,100	\$3,678,700	\$170,083,845	\$0	\$205,575,545	\$26,021,300	\$231,596,845
030 Jefferson Township									
14010	Cassopolis	\$26,361,000	\$1,372,800	\$426,100	\$56,918,900	\$0	\$85,078,800	\$33,625,200	\$118,704,000
14030	Edwardsburg	\$11,653,200	\$529,500	\$71,300	\$41,818,400	\$0	\$54,072,400	\$1,522,600	\$55,595,000
Total Jefferson Township		\$38,014,200	\$1,902,300	\$497,400	\$98,737,300	\$0	\$139,151,200	\$35,147,800	\$174,299,000
040 LaGrange Township									
14010	Cassopolis	\$22,020,800	\$9,704,700	\$3,480,800	\$58,436,400	\$0	\$93,642,700	\$6,463,500	\$100,106,200
14020	Dowagiac	\$17,266,300	\$1,676,700	\$30,100	\$21,327,200	\$0	\$40,300,300	\$1,249,000	\$41,549,300
Total LaGrange Township		\$39,287,100	\$11,381,400	\$3,510,900	\$79,763,600	\$0	\$133,943,000	\$7,712,500	\$141,655,500
050 Marcellus Township									
14050	Marcellus	\$44,382,500	\$3,598,200	\$952,900	\$66,930,500	\$0	\$115,864,100	\$5,686,728	\$121,550,828
Total Marcellus Township		\$44,382,500	\$3,598,200	\$952,900	\$66,930,500	\$0	\$115,864,100	\$5,686,728	\$121,550,828
060 Mason Township									
14030	Edwardsburg	\$14,528,100	\$2,334,600	\$1,235,200	\$53,979,700	\$0	\$72,077,600	\$1,706,600	\$73,784,200
75050	Constantine	\$11,767,500	\$79,400	\$143,600	\$13,421,900	\$0	\$25,412,400	\$967,500	\$26,379,900
75070	White Pigeon	\$857,700	\$105,900	\$0	\$392,400	\$0	\$1,356,000	\$54,800	\$1,410,800
Total Mason Township		\$27,153,300	\$2,519,900	\$1,378,800	\$67,794,000	\$0	\$98,846,000	\$2,728,900	\$101,574,900
070 Milton Township									
11210	Brandywine	\$5,460,000	\$924,800	\$328,200	\$79,995,900	\$0	\$86,708,900	\$14,258,200	\$100,967,100
14030	Edwardsburg	\$14,276,600	\$1,119,200	\$2,556,500	\$54,270,200	\$0	\$72,222,500	\$16,460,000	\$88,682,500
Total Milton Township		\$19,736,600	\$2,044,000	\$2,884,700	\$134,266,100	\$0	\$158,931,400	\$30,718,200	\$189,649,600
080 Newberg Township									
14010	Cassopolis	\$1,697,700	\$679,300	\$0	\$6,841,100	\$0	\$9,218,100	\$335,604	\$9,553,704
14050	Marcellus	\$21,666,664	\$1,579,600	\$190,000	\$19,414,400	\$0	\$42,850,664	\$23,939,433	\$66,790,097
75050	Constantine	\$2,199,200	\$256,200	\$249,200	\$3,064,400	\$0	\$5,769,000	\$195,344	\$5,964,344
75080	Three Rivers	\$3,743,500	\$2,091,900	\$7,400	\$22,161,800	\$0	\$28,004,600	\$813,358	\$28,817,958
Total Newberg Township		\$29,307,064	\$4,607,000	\$446,600	\$51,481,700	\$0	\$85,842,364	\$25,283,739	\$111,126,103
090 Ontwa Township									
14030	Edwardsburg	\$21,296,800	\$14,798,100	\$9,002,900	\$232,124,400	\$0	\$277,222,200	\$13,542,000	\$290,764,200
Total Ontwa Township		\$21,296,800	\$14,798,100	\$9,002,900	\$232,124,400	\$0	\$277,222,200	\$13,542,000	\$290,764,200
100 Penn Township									
14010	Cassopolis	\$46,452,700	\$2,237,100	\$2,185,200	\$204,768,254	\$0	\$255,643,254	\$24,740,600	\$280,383,854
14050	Marcellus	\$4,217,300	\$0	\$0	\$3,059,700	\$0	\$7,277,000	\$148,900	\$7,425,900
Total Penn Township		\$50,670,000	\$2,237,100	\$2,185,200	\$207,827,954	\$0	\$262,920,254	\$24,889,500	\$287,809,754

Cass 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
110 Pokagon Township									
11300	Niles	\$8,661,900	\$395,000	\$281,100	\$12,712,400	\$0	\$22,050,400	\$666,800	\$22,717,200
14010	Cassopolis	\$10,789,300	\$843,900	\$0	\$5,686,900	\$0	\$17,320,100	\$524,500	\$17,844,600
14020	Dowagiac	\$22,690,000	\$3,112,500	\$1,445,400	\$32,945,100	\$0	\$60,193,000	\$2,372,300	\$62,565,300
	Total Pokagon Township	\$42,141,200	\$4,351,400	\$1,726,500	\$51,344,400	\$0	\$99,563,500	\$3,563,600	\$103,127,100
120 Porter Township									
14010	Cassopolis	\$1,697,600	\$144,800	\$0	\$10,562,300	\$0	\$12,404,700	\$65,100	\$12,469,800
75050	Constantine	\$55,027,100	\$484,300	\$65,700	\$128,274,500	\$0	\$183,851,600	\$3,029,900	\$186,881,500
75070	White Pigeon	\$11,267,900	\$2,382,600	\$295,000	\$98,218,900	\$0	\$112,164,400	\$1,257,800	\$113,422,200
75080	Three Rivers	\$828,100	\$119,300	\$0	\$4,145,600	\$0	\$5,093,000	\$664,700	\$5,757,700
	Total Porter Township	\$68,820,700	\$3,131,000	\$360,700	\$241,201,300	\$0	\$313,513,700	\$5,017,500	\$318,531,200
130 Silver Creek Township									
11250	Eau Claire	\$0	\$587,100	\$0	\$12,389,400	\$0	\$12,976,500	\$102,300	\$13,078,800
11300	Niles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14020	Dowagiac	\$35,175,100	\$5,088,900	\$497,100	\$244,495,900	\$0	\$285,257,000	\$3,902,700	\$289,159,700
	Total Silver Creek Township	\$35,175,100	\$5,676,000	\$497,100	\$256,885,300	\$0	\$298,233,500	\$4,005,000	\$302,238,500
140 Volinia Township									
14020	Dowagiac	\$1,614,300	\$0	\$0	\$315,100	\$0	\$1,929,400	\$21,349	\$1,950,749
14050	Marcellus	\$39,865,200	\$201,100	\$21,000	\$35,948,500	\$0	\$76,035,800	\$1,157,095	\$77,192,895
80050	Decatur	\$8,731,500	\$153,500	\$0	\$3,557,600	\$0	\$12,442,600	\$96,954	\$12,539,554
	Total Volinia Township	\$50,211,000	\$354,600	\$21,000	\$39,821,200	\$0	\$90,407,800	\$1,275,398	\$91,683,198
150 Wayne Township									
14010	Cassopolis	\$699,600	\$0	\$0	\$232,400	\$0	\$932,000	\$23,900	\$955,900
14020	Dowagiac	\$26,747,900	\$1,142,800	\$1,159,100	\$58,062,800	\$0	\$87,112,600	\$3,764,700	\$90,877,300
14050	Marcellus	\$0	\$0	\$0	\$23,000	\$0	\$23,000	\$0	\$23,000
80050	Decatur	\$7,884,600	\$190,900	\$0	\$6,046,000	\$0	\$14,121,500	\$295,700	\$14,417,200
	Total Wayne Township	\$35,332,100	\$1,333,700	\$1,159,100	\$64,364,200	\$0	\$102,189,100	\$4,084,300	\$106,273,400
160 Dowagiac City									
14020	Dowagiac	\$64,100	\$25,288,100	\$6,115,700	\$51,873,400	\$0	\$83,341,300	\$8,454,800	\$91,796,100
	Total Dowagiac City	\$64,100	\$25,288,100	\$6,115,700	\$51,873,400	\$0	\$83,341,300	\$8,454,800	\$91,796,100
170 Niles City									
11300	Niles	\$0	\$0	\$419,100	\$0	\$0	\$419,100	\$0	\$419,100
	Total Niles City	\$0	\$0	\$419,100	\$0	\$0	\$419,100	\$0	\$419,100

Cass 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
11210 Brandywine Schools									
070 Milton Township		\$5,460,000	\$924,800	\$328,200	\$79,995,900	\$0	\$86,708,900	\$14,258,200	\$100,967,100
Total Brandywine Schools		\$5,460,000	\$924,800	\$328,200	\$79,995,900	\$0	\$86,708,900	\$14,258,200	\$100,967,100
11250 Eau Claire Schools									
130 Silver Creek Township		\$0	\$587,100	\$0	\$12,389,400	\$0	\$12,976,500	\$102,300	\$13,078,800
Total Eau Claire Schools		\$0	\$587,100	\$0	\$12,389,400	\$0	\$12,976,500	\$102,300	\$13,078,800
11300 Niles Schools									
020 Howard Township		\$19,471,700	\$5,886,400	\$3,678,700	\$147,056,586	\$0	\$176,093,386	\$15,768,350	\$191,861,736
110 Pokagon Township		\$8,661,900	\$395,000	\$281,100	\$12,712,400	\$0	\$22,050,400	\$666,800	\$22,717,200
130 Silver Creek Township		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
170 Niles City		\$0	\$0	\$419,100	\$0	\$0	\$419,100	\$0	\$419,100
Total Niles Schools		\$28,133,600	\$6,281,400	\$4,378,900	\$159,768,986	\$0	\$198,562,886	\$16,435,150	\$214,998,036
14010 Cassopolis Schools									
010 Calvin Township		\$28,098,800	\$312,400	\$410,800	\$87,938,400	\$0	\$116,760,400	\$12,034,853	\$128,795,253
020 Howard Township		\$3,377,600	\$0	\$0	\$4,301,358	\$0	\$7,678,958	\$538,950	\$8,217,908
030 Jefferson Township		\$26,361,000	\$1,372,800	\$426,100	\$56,918,900	\$0	\$85,078,800	\$33,625,200	\$118,704,000
040 LaGrange Township		\$22,020,800	\$9,704,700	\$3,480,800	\$58,436,400	\$0	\$93,642,700	\$6,463,500	\$100,106,200
080 Newberg Township		\$1,697,700	\$679,300	\$0	\$6,841,100	\$0	\$9,218,100	\$335,604	\$9,553,704
100 Penn Township		\$46,452,700	\$2,237,100	\$2,185,200	\$204,768,254	\$0	\$255,643,254	\$24,740,600	\$280,383,854
110 Pokagon Township		\$10,789,300	\$843,900	\$0	\$5,686,900	\$0	\$17,320,100	\$524,500	\$17,844,600
120 Porter Township		\$1,697,600	\$144,800	\$0	\$10,562,300	\$0	\$12,404,700	\$65,100	\$12,469,800
150 Wayne Township		\$699,600	\$0	\$0	\$232,400	\$0	\$932,000	\$23,900	\$955,900
Total Cassopolis Schools		\$141,195,100	\$15,295,000	\$6,502,900	\$435,686,012	\$0	\$598,679,012	\$78,352,207	\$677,031,219
14020 Dowagiac Schools									
040 LaGrange Township		\$17,266,300	\$1,676,700	\$30,100	\$21,327,200	\$0	\$40,300,300	\$1,249,000	\$41,549,300
110 Pokagon Township		\$22,690,000	\$3,112,500	\$1,445,400	\$32,945,100	\$0	\$60,193,000	\$2,372,300	\$62,565,300
130 Silver Creek Township		\$35,175,100	\$5,088,900	\$497,100	\$244,495,900	\$0	\$285,257,000	\$3,902,700	\$289,159,700
140 Volland Township		\$1,614,300	\$0	\$0	\$315,100	\$0	\$1,929,400	\$21,349	\$1,950,749
150 Wayne Township		\$26,747,900	\$1,142,800	\$1,159,100	\$58,062,800	\$0	\$87,112,600	\$3,764,700	\$90,877,300
160 Dowagiac City		\$64,100	\$25,288,100	\$6,115,700	\$51,873,400	\$0	\$83,341,300	\$8,454,800	\$91,796,100
Total Dowagiac Schools		\$103,557,700	\$36,309,000	\$9,247,400	\$409,019,500	\$0	\$558,133,600	\$19,764,849	\$577,898,449
14030 Edwardsburg Schools									
010 Calvin Township		\$0	\$0	\$0	\$109,300	\$0	\$109,300	\$0	\$109,300
020 Howard Township		\$2,975,600	\$101,700	\$0	\$18,725,901	\$0	\$21,803,201	\$9,714,000	\$31,517,201
030 Jefferson Township		\$11,653,200	\$529,500	\$71,300	\$41,818,400	\$0	\$54,072,400	\$1,522,600	\$55,595,000
060 Mason Township		\$14,528,100	\$2,334,600	\$1,235,200	\$53,979,700	\$0	\$72,077,600	\$1,706,600	\$73,784,200
070 Milton Township		\$14,276,600	\$1,119,200	\$2,556,500	\$54,270,200	\$0	\$72,222,500	\$16,460,000	\$88,682,500
090 Ontwa Township		\$21,296,800	\$14,798,100	\$9,002,900	\$232,124,400	\$0	\$277,222,200	\$13,542,000	\$290,764,200
Total Edwardsburg Schools		\$64,730,300	\$18,883,100	\$12,865,900	\$401,027,901	\$0	\$497,507,201	\$42,945,200	\$540,452,401

Cass 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
14050 Marcellus Schools									
050	Marcellus Township	\$44,382,500	\$3,598,200	\$952,900	\$66,930,500	\$0	\$115,864,100	\$5,686,728	\$121,550,828
080	Newberg Township	\$21,666,664	\$1,579,600	\$190,000	\$19,414,400	\$0	\$42,850,664	\$23,939,433	\$66,790,097
100	Penn Township	\$4,217,300	\$0	\$0	\$3,059,700	\$0	\$7,277,000	\$148,900	\$7,425,900
140	Vollinia Township	\$39,865,200	\$201,100	\$21,000	\$35,948,500	\$0	\$76,035,800	\$1,157,095	\$77,192,895
150	Wayne Township	\$0	\$0	\$0	\$23,000	\$0	\$23,000	\$0	\$23,000
Total Marcellus Schools		\$110,131,664	\$5,378,900	\$1,163,900	\$125,376,100	\$0	\$242,050,564	\$30,932,156	\$272,982,720
75050 Constantine Schools									
060	Mason Township	\$11,767,500	\$79,400	\$143,600	\$13,421,900	\$0	\$25,412,400	\$967,500	\$26,379,900
080	Newberg Township	\$2,199,200	\$256,200	\$249,200	\$3,064,400	\$0	\$5,769,000	\$195,344	\$5,964,344
120	Porter Township	\$55,027,100	\$484,300	\$65,700	\$128,274,500	\$0	\$183,851,600	\$3,029,900	\$186,881,500
Total Constantine Schools		\$68,993,800	\$819,900	\$458,500	\$144,760,800	\$0	\$215,033,000	\$4,192,744	\$219,225,744
75070 White Pigeon Schools									
060	Mason Township	\$857,700	\$105,900	\$0	\$392,400	\$0	\$1,356,000	\$54,800	\$1,410,800
120	Porter Township	\$11,267,900	\$2,382,600	\$295,000	\$98,218,900	\$0	\$112,164,400	\$1,257,800	\$113,422,200
Total White Pigeon Schools		\$12,125,600	\$2,488,500	\$295,000	\$98,611,300	\$0	\$113,520,400	\$1,312,600	\$114,833,000
75080 Three Rivers Schools									
080	Newberg Township	\$3,743,500	\$2,091,900	\$7,400	\$22,161,800	\$0	\$28,004,600	\$813,358	\$28,817,958
120	Porter Township	\$828,100	\$119,300	\$0	\$4,145,600	\$0	\$5,093,000	\$664,700	\$5,757,700
Total Three Rivers Schools		\$4,571,600	\$2,211,200	\$7,400	\$26,307,400	\$0	\$33,097,600	\$1,478,058	\$34,575,658
80050 Decatur Schools									
140	Vollinia Township	\$8,731,500	\$153,500	\$0	\$3,557,600	\$0	\$12,442,600	\$96,954	\$12,539,554
150	Wayne Township	\$7,884,600	\$190,900	\$0	\$6,046,000	\$0	\$14,121,500	\$295,700	\$14,417,200
Total Decatur Schools		\$16,616,100	\$344,400	\$0	\$9,603,600	\$0	\$26,564,100	\$392,654	\$26,956,754

Cass County
Tabulation of County Taxable Values
By Unit, School District and Classification

Local Unit	School	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
010 Calvin Township									
14010	Cassopolis	\$11,110,303	\$254,589	\$227,828	\$58,518,065	\$0	\$70,110,785	\$12,034,853	\$82,145,638
14030	Edwardsburg	\$0	\$0	\$0	\$88,497	\$0	\$88,497	\$0	\$88,497
Total Calvin Township		\$11,110,303	\$254,589	\$227,828	\$58,606,562	\$0	\$70,199,282	\$12,034,853	\$82,234,135
020 Howard Township									
11300	Niles	\$7,475,610	\$4,429,589	\$2,758,359	\$126,869,516	\$0	\$141,533,074	\$15,768,350	\$157,301,424
14010	Cassopolis	\$1,236,382	\$0	\$0	\$3,737,994	\$0	\$4,974,376	\$536,338	\$5,510,714
14030	Edwardsburg	\$1,154,449	\$61,099	\$0	\$17,284,510	\$0	\$18,500,058	\$9,714,000	\$28,214,058
Total Howard Township		\$9,866,441	\$4,490,688	\$2,758,359	\$147,892,020	\$0	\$165,007,508	\$26,018,688	\$191,026,196
030 Jefferson Township									
14010	Cassopolis	\$9,863,064	\$1,059,238	\$242,353	\$40,754,494	\$0	\$51,919,149	\$32,726,593	\$84,645,742
14030	Edwardsburg	\$4,241,026	\$355,745	\$71,300	\$34,773,155	\$0	\$39,441,226	\$1,454,189	\$40,895,415
Total Jefferson Township		\$14,104,090	\$1,414,983	\$313,653	\$75,527,649	\$0	\$91,360,375	\$34,180,782	\$125,541,157
040 LaGrange Township									
14010	Cassopolis	\$6,804,354	\$8,006,862	\$2,834,106	\$46,437,428	\$0	\$64,082,750	\$6,463,500	\$70,546,250
14020	Dowagiac	\$6,362,626	\$1,296,121	\$29,299	\$17,725,358	\$0	\$25,413,404	\$1,249,000	\$26,662,404
Total LaGrange Township		\$13,166,980	\$9,302,983	\$2,863,405	\$64,162,786	\$0	\$89,496,154	\$7,712,500	\$97,208,654
050 Marcellus Township									
14050	Marcellus	\$16,191,686	\$2,701,401	\$704,750	\$47,367,366	\$0	\$66,965,203	\$5,686,728	\$72,651,931
Total Marcellus Township		\$16,191,686	\$2,701,401	\$704,750	\$47,367,366	\$0	\$66,965,203	\$5,686,728	\$72,651,931
060 Mason Township									
14030	Edwardsburg	\$5,510,576	\$2,029,918	\$1,135,612	\$45,972,327	\$0	\$54,648,433	\$1,706,600	\$56,355,033
75050	Constantine	\$4,335,842	\$61,109	\$141,662	\$11,518,341	\$0	\$16,056,954	\$967,500	\$17,024,454
75070	White Pigeon	\$308,848	\$105,615	\$0	\$311,060	\$0	\$725,523	\$54,800	\$780,323
Total Mason Township		\$10,155,266	\$2,196,642	\$1,277,274	\$57,801,728	\$0	\$71,430,910	\$2,728,900	\$74,159,810
070 Milton Township									
11210	Brandywine	\$2,399,000	\$475,260	\$286,046	\$69,261,525	\$0	\$72,421,831	\$14,258,200	\$86,680,031
14030	Edwardsburg	\$5,863,083	\$892,689	\$2,162,194	\$47,525,420	\$0	\$56,443,386	\$16,460,000	\$72,903,386
Total Milton Township		\$8,262,083	\$1,367,949	\$2,448,240	\$116,786,945	\$0	\$128,865,217	\$30,718,200	\$159,583,417
080 Newberg Township									
14010	Cassopolis	\$778,120	\$538,972	\$0	\$5,157,675	\$0	\$6,474,767	\$335,604	\$6,810,371
14050	Marcellus	\$7,296,885	\$1,158,539	\$166,854	\$13,405,747	\$0	\$22,028,025	\$23,821,415	\$45,849,440
75050	Constantine	\$760,136	\$131,626	\$135,154	\$2,393,873	\$0	\$3,420,789	\$195,344	\$3,616,133
75080	Three Rivers	\$1,342,067	\$1,666,630	\$5,829	\$16,738,020	\$0	\$19,752,546	\$813,358	\$20,565,904
Total Newberg Township		\$10,177,208	\$3,495,767	\$307,837	\$37,695,315	\$0	\$51,676,127	\$25,165,721	\$76,841,848
090 Ontwa Township									
14030	Edwardsburg	\$9,229,512	\$12,287,227	\$6,983,516	\$190,298,238	\$0	\$218,798,493	\$13,542,000	\$232,340,493
Total Ontwa Township		\$9,229,512	\$12,287,227	\$6,983,516	\$190,298,238	\$0	\$218,798,493	\$13,542,000	\$232,340,493
100 Penn Township									
14010	Cassopolis	\$16,521,400	\$1,826,800	\$993,900	\$146,159,454	\$0	\$165,501,554	\$24,740,600	\$190,242,154
14050	Marcellus	\$1,598,000	\$0	\$0	\$2,047,300	\$0	\$3,645,300	\$148,900	\$3,794,200
Total Penn Township		\$18,119,400	\$1,826,800	\$993,900	\$148,206,754	\$0	\$169,146,854	\$24,889,500	\$194,036,354

Cass County
Tabulation of County Taxable Values
By Unit, School District and Classification

Local Unit	School	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
110 Pokagon Township									
11300	Niles	\$3,381,789	\$348,505	\$229,139	\$10,609,301	\$0	\$14,568,734	\$666,800	\$15,235,534
14010	Cassopolis	\$3,832,920	\$636,202	\$0	\$4,588,995	\$0	\$9,058,117	\$524,500	\$9,582,617
14020	Dowagiac	\$8,956,670	\$2,581,419	\$1,080,195	\$26,982,527	\$0	\$39,600,811	\$2,372,300	\$41,973,111
	Total Pokagon Township	\$16,171,379	\$3,566,126	\$1,309,334	\$42,180,823	\$0	\$63,227,662	\$3,563,600	\$66,791,262
120 Porter Township									
14010	Cassopolis	\$845,763	\$96,382	\$0	\$8,598,147	\$0	\$9,540,292	\$65,100	\$9,605,392
75050	Constantine	\$22,813,746	\$350,050	\$43,408	\$99,919,375	\$0	\$123,126,579	\$3,029,900	\$126,156,479
75070	White Pigeon	\$4,539,789	\$1,971,700	\$263,177	\$73,753,114	\$0	\$80,527,780	\$1,257,800	\$81,785,580
75080	Three Rivers	\$254,759	\$119,300	\$0	\$2,641,784	\$0	\$3,015,843	\$664,700	\$3,680,543
	Total Porter Township	\$28,454,057	\$2,537,432	\$306,585	\$184,912,420	\$0	\$216,210,494	\$5,017,500	\$221,227,994
130 Silver Creek Township									
11250	Eau Claire	\$0	\$316,185	\$0	\$9,064,571	\$0	\$9,380,756	\$102,300	\$9,483,056
11300	Niles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14020	Dowagiac	\$14,761,484	\$4,164,180	\$464,618	\$188,817,481	\$0	\$208,207,763	\$3,902,700	\$212,110,463
	Total Silver Creek Township	\$14,761,484	\$4,480,365	\$464,618	\$197,882,052	\$0	\$217,588,519	\$4,005,000	\$221,593,519
140 Volinia Township									
14020	Dowagiac	\$777,803	\$0	\$0	\$220,314	\$0	\$998,117	\$21,349	\$1,019,466
14050	Marcellus	\$12,688,337	\$181,813	\$8,159	\$23,897,182	\$0	\$36,775,491	\$1,157,095	\$37,932,586
80050	Decatur	\$2,969,153	\$104,569	\$0	\$2,397,327	\$0	\$5,471,049	\$96,954	\$5,568,003
	Total Volinia Township	\$16,435,293	\$286,382	\$8,159	\$26,514,823	\$0	\$43,244,657	\$1,275,398	\$44,520,055
150 Wayne Township									
14010	Cassopolis	\$170,175	\$0	\$0	\$215,351	\$0	\$385,526	\$23,900	\$409,426
14020	Dowagiac	\$10,275,479	\$909,036	\$1,106,652	\$50,237,794	\$0	\$62,528,961	\$3,764,700	\$66,293,661
14050	Marcellus	\$0	\$0	\$0	\$22,051	\$0	\$22,051	\$0	\$22,051
80050	Decatur	\$3,058,075	\$109,970	\$0	\$4,996,391	\$0	\$8,164,436	\$295,700	\$8,460,136
	Total Wayne Township	\$13,503,729	\$1,019,006	\$1,106,652	\$55,471,587	\$0	\$71,100,974	\$4,084,300	\$75,185,274
160 Dowagiac City									
14020	Dowagiac	\$21,664	\$22,475,632	\$5,775,423	\$47,523,168	\$0	\$75,795,887	\$8,454,800	\$84,250,687
	Total Dowagiac City	\$21,664	\$22,475,632	\$5,775,423	\$47,523,168	\$0	\$75,795,887	\$8,454,800	\$84,250,687
170 Niles City									
11300	Niles	\$0	\$0	\$365,357	\$0	\$0	\$365,357	\$0	\$365,357
	Total Niles City	\$0	\$0	\$365,357	\$0	\$0	\$365,357	\$0	\$365,357

**Cass County
Tabulation of County Taxable Values
By School District, Unit and Classification**

School District	Local Unit	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
11210 Brandywine Schools									
070 Milton Township	\$2,399,000	\$475,260	\$286,046	\$69,261,525	\$0	\$72,421,831	\$14,258,200	\$86,680,031	
Total Brandywine Schools	\$2,399,000	\$475,260	\$286,046	\$69,261,525	\$0	\$72,421,831	\$14,258,200	\$86,680,031	
11250 Eau Claire Schools									
130 Silver Creek Township	\$0	\$316,185	\$0	\$9,064,571	\$0	\$9,380,756	\$102,300	\$9,483,056	
Total Eau Claire Schools	\$0	\$316,185	\$0	\$9,064,571	\$0	\$9,380,756	\$102,300	\$9,483,056	
11300 Niles Schools									
020 Howard Township	\$7,475,610	\$4,429,589	\$2,758,359	\$126,869,516	\$0	\$141,533,074	\$15,768,350	\$157,301,424	
110 Pokagon Township	\$3,381,789	\$348,505	\$229,139	\$10,609,301	\$0	\$14,568,734	\$666,800	\$15,235,534	
130 Silver Creek Township	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
170 Niles City	\$0	\$0	\$365,357	\$0	\$0	\$365,357	\$0	\$365,357	
Total Niles Schools	\$10,857,399	\$4,778,094	\$3,352,855	\$137,478,817	\$0	\$156,467,165	\$16,435,150	\$172,902,315	
14010 Cassopolis Schools									
010 Calvin Township	\$11,110,303	\$254,589	\$227,828	\$58,518,065	\$0	\$70,110,785	\$12,034,853	\$82,145,638	
020 Howard Township	\$1,236,382	\$0	\$0	\$3,737,994	\$0	\$4,974,376	\$536,398	\$5,510,774	
030 Jefferson Township	\$9,863,064	\$1,059,238	\$242,353	\$40,754,494	\$0	\$51,919,149	\$32,726,593	\$84,645,742	
040 LaGrange Township	\$6,804,354	\$8,006,862	\$2,834,106	\$46,437,428	\$0	\$64,082,750	\$6,463,500	\$70,546,250	
080 Newberg Township	\$778,120	\$538,972	\$0	\$5,157,675	\$0	\$6,474,767	\$335,604	\$6,810,371	
100 Penn Township	\$16,521,400	\$1,826,800	\$993,900	\$146,159,454	\$0	\$165,501,554	\$24,740,600	\$190,242,154	
110 Pokagon Township	\$3,832,920	\$636,202	\$0	\$4,588,995	\$0	\$9,058,117	\$524,500	\$9,582,617	
120 Porter Township	\$845,763	\$96,382	\$0	\$8,598,147	\$0	\$9,540,292	\$65,100	\$9,605,392	
150 Wayne Township	\$170,175	\$0	\$0	\$215,351	\$0	\$385,526	\$23,900	\$409,426	
Total Cassopolis Schools	\$51,162,481	\$12,419,045	\$4,298,187	\$314,167,603	\$0	\$382,047,316	\$77,450,988	\$459,498,304	
14020 Dowagiac Schools									
040 LaGrange Township	\$6,362,626	\$1,296,121	\$29,299	\$17,725,358	\$0	\$25,413,404	\$1,249,000	\$26,662,404	
110 Pokagon Township	\$8,956,670	\$2,581,419	\$1,080,195	\$26,982,527	\$0	\$39,600,811	\$2,372,300	\$41,973,111	
130 Silver Creek Township	\$14,761,484	\$4,164,180	\$464,618	\$188,817,481	\$0	\$208,207,763	\$3,902,700	\$212,110,463	
140 Volinia Township	\$777,803	\$0	\$0	\$220,314	\$0	\$998,117	\$21,349	\$1,019,466	
150 Wayne Township	\$10,275,479	\$909,036	\$1,106,652	\$50,237,794	\$0	\$62,528,961	\$3,764,700	\$66,293,661	
160 Dowagiac City	\$21,664	\$22,475,632	\$5,775,423	\$47,523,168	\$0	\$75,795,887	\$8,454,800	\$84,250,687	
Total Dowagiac Schools	\$41,155,726	\$31,426,388	\$8,456,187	\$331,506,642	\$0	\$412,544,943	\$19,764,849	\$432,309,792	
14030 Edwardsburg Schools									
010 Calvin Township	\$0	\$0	\$0	\$88,497	\$0	\$88,497	\$0	\$88,497	
020 Howard Township	\$1,154,449	\$61,099	\$0	\$17,284,510	\$0	\$18,500,058	\$9,714,000	\$28,214,058	
030 Jefferson Township	\$4,241,026	\$355,745	\$71,300	\$34,773,155	\$0	\$39,441,226	\$1,454,189	\$40,895,415	
060 Mason Township	\$5,510,576	\$2,029,918	\$1,135,612	\$45,972,327	\$0	\$54,648,433	\$1,706,600	\$56,355,033	
070 Milton Township	\$5,863,083	\$892,689	\$2,162,194	\$47,525,428	\$0	\$56,443,386	\$16,460,000	\$72,903,386	
090 Ontwa Township	\$9,229,512	\$12,287,227	\$6,983,516	\$190,298,238	\$0	\$218,798,493	\$13,542,000	\$232,340,493	
Total Edwardsburg Schools	\$25,998,646	\$15,626,678	\$10,352,622	\$335,942,147	\$0	\$387,920,093	\$42,876,789	\$430,796,882	

Cass County
Tabulation of County Taxable Values
By School District, Unit and Classification

School District	Local Unit	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
14050 Marcellus Schools									
050	Marcellus Township	\$16,191,686	\$2,701,401	\$704,750	\$47,367,366	\$0	\$66,965,203	\$5,686,728	\$72,651,931
080	Newberg Township	\$7,296,885	\$1,158,539	\$166,854	\$13,405,747	\$0	\$22,028,025	\$23,821,415	\$45,849,440
100	Penn Township	\$1,598,000	\$0	\$0	\$2,047,300	\$0	\$3,645,300	\$148,900	\$3,794,200
140	Volinia Township	\$12,688,337	\$181,813	\$8,159	\$23,897,182	\$0	\$36,775,491	\$1,157,095	\$37,932,586
150	Wayne Township	\$0	\$0	\$0	\$22,051	\$0	\$22,051	\$0	\$22,051
Total Marcellus Schools		\$37,774,908	\$4,041,753	\$879,763	\$86,739,646	\$0	\$129,436,070	\$30,814,138	\$160,250,208
75050 Constantine Schools									
060	Mason Township	\$4,335,842	\$61,109	\$141,662	\$11,518,341	\$0	\$16,056,954	\$967,500	\$17,024,454
080	Newberg Township	\$760,136	\$131,626	\$135,154	\$2,393,873	\$0	\$3,420,789	\$195,344	\$3,616,133
120	Porter Township	\$22,813,746	\$350,050	\$43,408	\$99,919,375	\$0	\$123,126,579	\$3,029,900	\$126,156,479
Total Constantine Schools		\$27,909,724	\$542,785	\$320,224	\$113,831,589	\$0	\$142,604,322	\$4,192,744	\$146,797,066
75070 White Pigeon Schools									
060	Mason Township	\$308,848	\$105,615	\$0	\$511,060	\$0	\$725,523	\$54,800	\$780,323
120	Porter Township	\$4,539,789	\$1,971,700	\$263,177	\$73,753,114	\$0	\$80,527,780	\$1,257,800	\$81,785,580
Total White Pigeon Schools		\$4,848,637	\$2,077,315	\$263,177	\$74,064,174	\$0	\$81,253,303	\$1,312,600	\$82,565,903
75080 Three Rivers Schools									
080	Newberg Township	\$1,342,067	\$1,666,630	\$5,829	\$16,738,020	\$0	\$19,752,546	\$813,358	\$20,565,904
120	Porter Township	\$254,759	\$119,300	\$0	\$2,641,784	\$0	\$3,015,843	\$664,700	\$3,680,543
Total Three Rivers Schools		\$1,596,826	\$1,785,930	\$5,829	\$19,379,804	\$0	\$22,768,389	\$1,478,058	\$24,246,447
80050 Decatur Schools									
140	Volinia Township	\$2,969,153	\$104,569	\$0	\$2,397,327	\$0	\$5,471,049	\$96,954	\$5,568,003
150	Wayne Township	\$3,058,075	\$109,970	\$0	\$4,996,391	\$0	\$8,164,436	\$295,700	\$8,460,136
Total Decatur Schools		\$6,027,228	\$214,539	\$0	\$7,393,718	\$0	\$13,635,485	\$392,654	\$14,028,139

Cass County
Tabulation of County Taxable Values
By Unit, School District and PRE / MBT Exemption Type

Local Unit	School	Non-PRE	PRE	Com. Personal	Ind. Personal	Total
010 Calvin Township						
14010	Cassopolis	\$33,402,852	\$48,701,619	\$25,589	\$15,578	\$82,145,638
14030	Edwardsburg	\$3,540	\$84,957	\$0	\$0	\$88,497
Total Calvin Township		\$33,406,392	\$48,786,576	\$25,589	\$15,578	\$82,234,135
020 Howard Township						
11300	Niles	\$39,514,639	\$111,742,635	\$3,887,100	\$2,157,050	\$157,301,424
14010	Cassopolis	\$1,255,672	\$4,254,092	\$950	\$0	\$5,510,714
14030	Edwardsburg	\$12,107,932	\$16,089,826	\$16,300	\$0	\$28,214,058
Total Howard Township		\$52,878,243	\$132,086,553	\$3,904,350	\$2,157,050	\$191,026,196
030 Jefferson Township						
14010	Cassopolis	\$45,584,434	\$38,716,108	\$298,600	\$46,600	\$84,645,742
14030	Edwardsburg	\$4,737,461	\$36,153,054	\$4,900	\$0	\$40,895,415
Total Jefferson Township		\$50,321,895	\$74,869,162	\$303,500	\$46,600	\$125,541,157
040 LaGrange Township						
14010	Cassopolis	\$34,894,126	\$33,240,424	\$1,787,800	\$623,900	\$70,546,250
14020	Dowagiac	\$6,361,834	\$19,784,870	\$515,700	\$0	\$26,662,404
Total LaGrange Township		\$41,255,960	\$53,025,294	\$2,303,500	\$623,900	\$97,208,654
050 Marcellus Township						
14050	Marcellus	\$25,383,307	\$46,216,459	\$501,310	\$550,855	\$72,651,931
Total Marcellus Township		\$25,383,307	\$46,216,459	\$501,310	\$550,855	\$72,651,931
060 Mason Township						
14030	Edwardsburg	\$10,337,307	\$45,478,426	\$11,500	\$527,800	\$56,355,033
75050	Constantine	\$2,563,659	\$14,203,095	\$101,800	\$155,900	\$17,024,454
75070	White Pigeon	\$252,787	\$481,336	\$46,200	\$0	\$780,323
Total Mason Township		\$13,153,753	\$60,162,857	\$159,500	\$683,700	\$74,159,810
070 Milton Township						
11210	Brandywine	\$19,226,967	\$66,889,564	\$531,500	\$32,000	\$86,680,031
14030	Edwardsburg	\$21,435,803	\$50,562,483	\$735,300	\$169,800	\$72,903,386
Total Milton Township		\$40,662,770	\$117,452,047	\$1,266,800	\$201,800	\$159,583,417
080 Newberg Township						
14010	Cassopolis	\$3,194,794	\$3,543,943	\$71,634	\$0	\$6,810,371
14050	Marcellus	\$29,469,809	\$16,082,452	\$297,179	\$0	\$45,849,440
75050	Constantine	\$707,227	\$2,908,906	\$0	\$0	\$3,616,133
75080	Three Rivers	\$7,717,811	\$12,469,353	\$231,072	\$147,668	\$20,565,904
Total Newberg Township		\$41,089,641	\$35,004,654	\$599,885	\$147,668	\$76,841,848
090 Ontwa Township						
14030	Edwardsburg	\$65,200,008	\$160,434,885	\$2,679,000	\$4,026,600	\$232,340,493
Total Ontwa Township		\$65,200,008	\$160,434,885	\$2,679,000	\$4,026,600	\$232,340,493
100 Penn Township						
14010	Cassopolis	\$110,632,511	\$78,869,343	\$671,900	\$68,400	\$190,242,154
14050	Marcellus	\$1,421,400	\$2,372,800	\$0	\$0	\$3,794,200
Total Penn Township		\$112,053,911	\$81,242,143	\$671,900	\$68,400	\$194,036,354
110 Pokagon Township						
11300	Niles	\$2,991,280	\$12,230,254	\$14,000	\$0	\$15,235,534
14010	Cassopolis	\$1,431,448	\$7,981,569	\$169,600	\$0	\$9,582,617
14020	Dowagiac	\$10,231,801	\$31,147,410	\$132,100	\$461,800	\$41,973,111
Total Pokagon Township		\$14,654,529	\$51,359,233	\$315,700	\$461,800	\$66,791,262
120 Porter Township						
14010	Cassopolis	\$4,518,165	\$5,085,927	\$1,300	\$0	\$9,605,392
75050	Constantine	\$39,183,071	\$86,612,708	\$350,700	\$10,000	\$126,156,479
75070	White Pigeon	\$29,063,339	\$52,213,641	\$326,000	\$182,600	\$81,785,580
75080	Three Rivers	\$1,892,621	\$1,787,922	\$0	\$0	\$3,680,543
Total Porter Township		\$74,657,196	\$145,700,198	\$678,000	\$192,600	\$221,227,994
130 Silver Creek Township						
11250	Eau Claire	\$6,957,293	\$2,484,163	\$41,600	\$0	\$9,483,056
11300	Niles	\$0	\$0	\$0	\$0	\$0
14020	Dowagiac	\$120,180,866	\$91,093,697	\$682,800	\$153,100	\$212,110,463
Total Silver Creek Township		\$127,138,159	\$93,577,860	\$724,400	\$153,100	\$221,593,519

Cass County
Tabulation of County Taxable Values
By Unit, School District and PRE / MBT Exemption Type

Local Unit	School	Non-PRE	PRE	Com. Personal	Ind. Personal	Total
140	Volinia Township					
14020	Dowagiac	\$131,715	\$887,751	\$0	\$0	\$1,019,466
14050	Marcellus	\$11,616,720	\$26,153,490	\$162,376	\$0	\$37,932,586
80050	Decatur	\$241,381	\$5,326,622	\$0	\$0	\$5,568,003
Total Volinia Township		\$11,989,816	\$32,367,863	\$162,376	\$0	\$44,520,055
150	Wayne Township					
14010	Cassopolis	\$99,658	\$309,768	\$0	\$0	\$409,426
14020	Dowagiac	\$20,865,042	\$45,248,019	\$80,400	\$100,200	\$66,293,661
14050	Marcellus	\$22,051	\$0	\$0	\$0	\$22,051
80050	Decatur	\$1,092,449	\$7,367,687	\$0	\$0	\$8,460,136
Total Wayne Township		\$22,079,200	\$52,925,474	\$80,400	\$100,200	\$75,185,274
160	Dowagiac City					
14020	Dowagiac	\$42,832,178	\$34,959,209	\$3,500,700	\$2,958,600	\$84,250,687
Total Dowagiac City		\$42,832,178	\$34,959,209	\$3,500,700	\$2,958,600	\$84,250,687
170	Niles City					
11300	Niles	\$365,357	\$0	\$0	\$0	\$365,357
Total Niles City		\$365,357	\$0	\$0	\$0	\$365,357

Cass County
Tabulation of County Taxable Values
By School District, Unit and PRE / MBT Exemption Type

School District	Local Unit	Non-PRE	PRE	Com. Personal	Ind. Personal	Total
11210 Brandywine Schools						
070	Milton Township	\$19,226,967	\$66,889,564	\$531,500	\$32,000	\$86,680,031
Total Brandywine Schools		\$19,226,967	\$66,889,564	\$531,500	\$32,000	\$86,680,031
11250 Eau Claire Schools						
130	Silver Creek Township	\$6,957,293	\$2,484,163	\$41,600	\$0	\$9,483,056
Total Eau Claire Schools		\$6,957,293	\$2,484,163	\$41,600	\$0	\$9,483,056
11300 Niles Schools						
020	Howard Township	\$39,514,639	\$111,742,635	\$3,887,100	\$2,157,050	\$157,301,424
110	Pokagon Township	\$2,991,280	\$12,230,254	\$14,000	\$0	\$15,235,534
130	Silver Creek Township	\$0	\$0	\$0	\$0	\$0
170	Niles City	\$365,357	\$0	\$0	\$0	\$365,357
Total Niles Schools		\$42,871,276	\$123,972,889	\$3,901,100	\$2,157,050	\$172,902,315
14010 Cassopolis Schools						
010	Calvin Township	\$33,402,852	\$48,701,619	\$25,589	\$15,578	\$82,145,638
020	Howard Township	\$1,255,672	\$4,254,092	\$950	\$0	\$5,510,714
030	Jefferson Township	\$45,584,434	\$38,716,108	\$298,600	\$46,600	\$84,645,742
040	LaGrange Township	\$34,894,126	\$33,240,424	\$1,787,800	\$623,900	\$70,546,250
080	Newberg Township	\$3,194,794	\$3,543,943	\$71,634	\$0	\$6,810,371
100	Penn Township	\$110,632,511	\$78,869,343	\$671,900	\$68,400	\$190,242,154
110	Pokagon Township	\$1,431,448	\$7,981,569	\$169,600	\$0	\$9,582,617
120	Porter Township	\$4,518,165	\$5,085,927	\$1,300	\$0	\$9,605,392
150	Wayne Township	\$99,658	\$309,768	\$0	\$0	\$409,426
Total Cassopolis Schools		\$235,013,660	\$220,702,793	\$3,027,373	\$754,478	\$459,498,304
14020 Dowagiac Schools						
040	LaGrange Township	\$6,361,834	\$19,784,870	\$515,700	\$0	\$26,662,404
110	Pokagon Township	\$10,231,801	\$31,147,410	\$132,100	\$461,800	\$41,973,111
130	Silver Creek Township	\$120,180,866	\$91,093,697	\$682,800	\$153,100	\$212,110,463
140	Volinia Township	\$131,715	\$887,751	\$0	\$0	\$1,019,466
150	Wayne Township	\$20,865,042	\$45,248,019	\$80,400	\$100,200	\$66,293,661
160	Dowagiac City	\$42,832,178	\$34,959,209	\$3,500,700	\$2,958,600	\$84,250,687
Total Dowagiac Schools		\$200,603,436	\$223,120,956	\$4,911,700	\$3,673,700	\$432,309,792
14030 Edwardsburg Schools						
010	Calvin Township	\$3,540	\$84,957	\$0	\$0	\$88,497
020	Howard Township	\$12,107,932	\$16,089,826	\$16,300	\$0	\$28,214,058
030	Jefferson Township	\$4,737,461	\$36,153,054	\$4,900	\$0	\$40,895,415
060	Mason Township	\$10,337,307	\$45,478,426	\$11,500	\$527,800	\$56,355,033
070	Milton Township	\$21,435,803	\$50,562,483	\$735,300	\$169,800	\$72,903,386
090	Ontwa Township	\$65,200,008	\$160,434,885	\$2,679,000	\$4,026,600	\$232,340,493
Total Edwardsburg Schools		\$113,822,051	\$308,803,631	\$3,447,000	\$4,724,200	\$430,796,882
14050 Marcellus Schools						
050	Marcellus Township	\$25,383,307	\$46,216,459	\$501,310	\$550,855	\$72,651,931
080	Newberg Township	\$29,469,809	\$16,082,452	\$297,179	\$0	\$45,849,440
100	Penn Township	\$1,421,400	\$2,372,800	\$0	\$0	\$3,794,200
140	Volinia Township	\$11,616,720	\$26,153,490	\$162,376	\$0	\$37,932,586
150	Wayne Township	\$22,051	\$0	\$0	\$0	\$22,051
Total Marcellus Schools		\$67,913,287	\$90,825,201	\$960,865	\$550,855	\$160,250,208
75050 Constantine Schools						
060	Mason Township	\$2,563,659	\$14,203,095	\$101,800	\$155,900	\$17,024,454
080	Newberg Township	\$707,227	\$2,908,906	\$0	\$0	\$3,616,133
120	Porter Township	\$39,183,071	\$86,612,708	\$350,700	\$10,000	\$126,156,479
Total Constantine Schools		\$42,453,957	\$103,724,709	\$452,500	\$165,900	\$146,797,066
75070 White Pigeon Schools						
060	Mason Township	\$252,787	\$481,336	\$46,200	\$0	\$780,323
120	Porter Township	\$29,063,339	\$52,213,641	\$326,000	\$182,600	\$81,785,580
Total White Pigeon Schools		\$29,316,126	\$52,694,977	\$372,200	\$182,600	\$82,565,903
75080 Three Rivers Schools						
080	Newberg Township	\$7,717,811	\$12,469,353	\$231,072	\$147,668	\$20,565,904
120	Porter Township	\$1,892,621	\$1,787,922	\$0	\$0	\$3,680,543
Total Three Rivers Schools		\$9,610,432	\$14,257,275	\$231,072	\$147,668	\$24,246,447
80050 Decatur Schools						
140	Volinia Township	\$241,381	\$5,326,622	\$0	\$0	\$5,568,003
150	Wayne Township	\$1,092,449	\$7,367,687	\$0	\$0	\$8,460,136
Total Decatur Schools		\$1,333,830	\$12,694,309	\$0	\$0	\$14,028,139

**Cass County
2016 School District Equalized Value Recapitulation**

School	Real Property			Personal Property			Total		
	2015 Equalized Value	2016 Equalized Value	% Change	2015 Equalized Value	2016 Equalized Value	% Change	2015 Equalized Value	2016 Equalized Value	% Change
11210 Brandywine Schools	\$87,883,000	\$86,708,900	-1.34%	\$13,533,000	\$14,258,200	5.36%	\$101,416,000	\$100,967,100	-0.44%
11250 Eau Claire Schools	\$12,330,300	\$12,976,500	5.24%	\$101,600	\$102,300	0.69%	\$12,431,900	\$13,078,800	5.20%
11300 Niles Schools	\$195,764,700	\$198,562,886	1.43%	\$16,925,450	\$16,435,150	-2.90%	\$212,690,150	\$214,998,036	1.09%
14010 Cassopolis Schools	\$573,380,102	\$598,679,012	4.41%	\$68,525,986	\$78,352,207	14.34%	\$641,906,088	\$677,031,219	5.47%
14020 Dowagiac Schools	\$541,122,000	\$558,133,600	3.14%	\$22,311,848	\$19,764,849	-11.42%	\$563,433,848	\$577,898,449	2.57%
14030 Edwardsburg Schools	\$487,917,900	\$497,507,201	1.97%	\$45,199,500	\$42,945,200	-4.99%	\$533,117,400	\$540,452,401	1.38%
14050 Marcellus Schools	\$228,216,000	\$242,050,564	6.06%	\$28,670,931	\$30,932,156	7.89%	\$256,886,931	\$272,982,720	6.27%
75050 Constantine Schools	\$206,271,000	\$215,033,000	4.25%	\$4,103,743	\$4,192,744	2.17%	\$210,374,743	\$219,225,744	4.21%
75070 White Pigeon Schools	\$111,072,700	\$113,520,400	2.20%	\$1,259,300	\$1,312,600	4.23%	\$112,332,000	\$114,833,000	2.23%
75080 Three Rivers Schools	\$33,902,700	\$33,097,600	-2.37%	\$1,486,748	\$1,478,058	-0.58%	\$35,389,448	\$34,575,658	-2.30%
80050 Decatur Schools	\$25,046,600	\$26,564,100	6.06%	\$370,601	\$392,654	5.95%	\$25,417,201	\$26,956,754	6.06%

Cass County
2016 School District Taxable Value Recapitulation

School	Real Property			Personal Property			Total		
	2015 Taxable Value	2016 Taxable Value	% Change	2015 Taxable Value	2016 Taxable Value	% Change	2015 Taxable Value	2016 Taxable Value	% Change
11210 Brandywine Schools	\$70,897,539	\$72,421,831	2.15%	\$13,533,000	\$14,258,200	5.36%	\$84,430,539	\$86,680,031	2.66%
11250 Eau Claire Schools	\$8,883,977	\$9,380,756	5.59%	\$101,600	\$102,300	0.69%	\$8,985,577	\$9,483,056	5.54%
11300 Niles Schools	\$155,428,839	\$156,467,165	0.67%	\$16,925,450	\$16,435,150	-2.90%	\$172,354,289	\$172,902,315	0.32%
14010 Cassopolis Schools	\$376,273,181	\$382,047,316	1.53%	\$68,525,405	\$77,450,988	13.03%	\$444,798,586	\$459,498,304	3.30%
14020 Dowagiac Schools	\$407,473,371	\$412,544,943	1.24%	\$22,311,848	\$19,764,849	-11.42%	\$429,785,219	\$432,309,792	0.59%
14030 Edwardsburg Schools	\$383,462,307	\$387,920,093	1.16%	\$37,676,504	\$42,876,789	13.80%	\$421,138,811	\$430,796,882	2.29%
14050 Marcellus Schools	\$127,061,880	\$129,436,070	1.87%	\$28,670,931	\$30,814,138	7.48%	\$155,732,811	\$160,250,208	2.90%
75050 Constantine Schools	\$140,990,563	\$142,604,322	1.14%	\$4,103,743	\$4,192,744	2.17%	\$145,094,306	\$146,797,066	1.17%
75070 White Pigeon Schools	\$80,131,772	\$81,253,303	1.40%	\$1,259,300	\$1,312,600	4.23%	\$81,391,072	\$82,565,903	1.44%
75080 Three Rivers Schools	\$22,720,337	\$22,768,389	0.21%	\$1,485,697	\$1,478,058	-0.51%	\$24,206,034	\$24,246,447	0.17%
80050 Decatur Schools	\$13,473,926	\$13,635,485	1.20%	\$370,601	\$392,654	5.95%	\$13,844,527	\$14,028,139	1.33%

Cass County
Tabulation of County Equalized Values
By Intermediate School District, Local School and Classification

ISD	School	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
Lewis Cass ISD									
14010	Cassopolis Schools	\$141,195,100	\$15,295,000	\$6,502,900	\$435,686,012	\$0	\$598,679,012	\$78,352,207	\$677,031,219
14020	Dowagiac Schools	\$103,557,700	\$36,309,000	\$9,247,400	\$409,019,500	\$0	\$558,133,600	\$19,764,849	\$577,898,449
14030	Edwardsburg Schools	\$64,730,300	\$18,883,100	\$12,865,900	\$401,027,901	\$0	\$497,507,201	\$42,945,200	\$540,452,401
14050	Marcellus Schools	\$110,131,664	\$5,378,900	\$1,163,900	\$125,376,100	\$0	\$242,050,564	\$30,932,156	\$272,982,720
	Total Lewis Cass ISD	\$419,614,764	\$75,866,000	\$29,780,100	\$1,371,109,513	\$0	\$1,896,370,377	\$171,994,412	\$2,068,364,789
Berrien County ISD									
11210	Brandywine Schools	\$5,460,000	\$924,800	\$328,200	\$79,995,900	\$0	\$86,708,900	\$14,258,200	\$100,967,100
11250	Eau Claire Schools	\$0	\$587,100	\$0	\$12,389,400	\$0	\$12,976,500	\$102,300	\$13,078,800
11300	Niles Schools	\$28,133,600	\$6,281,400	\$4,378,900	\$159,768,986	\$0	\$198,562,886	\$16,435,150	\$214,998,036
	Total Berrien County ISD	\$33,593,600	\$7,793,300	\$4,707,100	\$252,154,286	\$0	\$298,248,286	\$30,795,650	\$329,043,936
St. Joseph County ISD									
75050	Constantine Schools	\$68,993,800	\$819,900	\$458,500	\$144,760,800	\$0	\$215,033,000	\$4,192,744	\$219,225,744
75070	White Pigeon Schools	\$12,125,600	\$2,488,500	\$295,000	\$98,611,300	\$0	\$113,520,400	\$1,312,600	\$114,833,000
75080	Three Rivers Schools	\$4,571,600	\$2,211,200	\$7,400	\$26,307,400	\$0	\$33,097,600	\$1,478,058	\$34,575,658
	Total St. Joseph County ISD	\$85,691,000	\$5,519,600	\$760,900	\$269,679,500	\$0	\$361,651,000	\$6,983,402	\$368,634,402
Van Buren ISD									
80050	Decatur Schools	\$16,616,100	\$344,400	\$0	\$9,603,600	\$0	\$26,564,100	\$392,654	\$26,956,754
	Total Van Buren ISD	\$16,616,100	\$344,400	\$0	\$9,603,600	\$0	\$26,564,100	\$392,654	\$26,956,754

Cass County
Tabulation of County Taxable Values
By Intermediate School District, Local School and Classification

ISD	School	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Taxable
Lewis Cass ISD									
14010	Cassopolis Schools	\$51,162,481	\$12,419,045	\$4,298,187	\$314,167,603	\$0	\$382,047,316	\$77,450,988	\$459,498,304
14020	Dowagiac Schools	\$41,155,726	\$31,426,388	\$8,456,187	\$331,506,642	\$0	\$412,544,943	\$19,764,849	\$432,309,792
14030	Edwardsburg Schools	\$25,998,646	\$15,626,678	\$10,352,622	\$335,942,147	\$0	\$387,920,093	\$42,876,789	\$430,796,882
14050	Marcellus Schools	\$37,774,908	\$4,041,753	\$879,763	\$86,739,646	\$0	\$129,436,070	\$30,814,138	\$160,250,208
	Total Lewis Cass ISD	\$156,091,761	\$63,513,864	\$23,986,759	\$1,068,356,038	\$0	\$1,311,948,422	\$170,906,764	\$1,482,855,186
Berrien County ISD									
11210	Brandywine Schools	\$2,399,000	\$475,260	\$286,046	\$69,261,525	\$0	\$72,421,831	\$14,258,200	\$86,680,031
11250	Eau Claire Schools	\$0	\$316,185	\$0	\$9,064,571	\$0	\$9,380,756	\$102,300	\$9,483,056
11300	Niles Schools	\$10,857,399	\$4,778,094	\$3,352,855	\$137,478,817	\$0	\$156,467,165	\$16,435,150	\$172,902,315
	Total Berrien County ISD	\$13,256,399	\$5,569,539	\$3,638,901	\$215,804,913	\$0	\$238,269,752	\$30,795,650	\$269,065,402
St. Joseph County ISD									
75050	Constantine Schools	\$27,909,724	\$542,785	\$320,224	\$113,831,589	\$0	\$142,604,322	\$4,192,744	\$146,797,066
75070	White Pigeon Schools	\$4,848,637	\$2,077,315	\$263,177	\$74,064,174	\$0	\$81,253,303	\$1,312,600	\$82,565,903
75080	Three Rivers Schools	\$1,596,826	\$1,785,930	\$5,829	\$19,379,804	\$0	\$22,768,389	\$1,478,058	\$24,246,447
	Total St. Joseph County ISD	\$34,355,187	\$4,406,030	\$589,230	\$207,275,567	\$0	\$246,626,014	\$6,983,402	\$253,609,416
Van Buren ISD									
80050	Decatur Schools	\$6,027,228	\$214,539	\$0	\$7,393,718	\$0	\$13,635,485	\$392,654	\$14,028,139
	Total Van Buren ISD	\$6,027,228	\$214,539	\$0	\$7,393,718	\$0	\$13,635,485	\$392,654	\$14,028,139

Cass County
Industrial Facilities Tax (IFT) Parcels
By Unit and School District

Local Unit	Parcel Number	Owner Name	School District	Class	Assessed Value	Taxable Value	Certificate #	Expiration Date
020	Howard Township							
	14-020-980-033-00	MODINEER CO	11300	393	5,900	5,900	06-679	12/30/2001
	14-020-990-030-00	DELTA MACHINING INC	11300	394	422,200	422,200	05-341	12/30/2019
	14-020-990-032-00	MODINEER CO	11300	394	6,500	6,500	06-035	12/30/2019
	14-020-990-033-00	MODINEER CO	11300	394	157,350	157,350	06-679	12/30/2018
	14-020-990-034-00	DELTA MACHINING INC	11300	394	227,150	227,150	08-060	12/30/2020
	14-020-990-035-00	MODINEER CO.	11300	394	150,500	150,500	2010-048	12/30/2022
	14-020-990-036-00	DELTA MACHINING INC	11300	394	141,400	141,400	2010-226	12/30/2022
	14-020-990-037-00	DELTA MACHINING INC	11300	394	178,450	178,450	2011-508	12/30/2023
	14-020-990-038-00	DELTA MACHINING INC	11300	394	254,900	254,900	13-423	12/30/2025
	14-020-990-039-00	DELTA MACHINING INC	11300	394	105,050	105,050		
			10		\$1,649,400	\$1,649,400		
040	LaGrange Township							
	14-041-999-010-00	POSTLE OPERATING LLC	14010	394	0	0	2006-203	12/31/2018
	14-041-999-011-00	KPCD LLC	14010	393	193,200	193,200	2007-137	12/31/2019
	14-041-999-012-00	KPCD LLC	14010	394	150,000	150,000	2007-137	12/31/2019
	14-041-999-013-00	POSTLE OPERATING LLC	14010	394	1,047,400	1,047,400	2008-068	12/31/2020
	14-041-999-014-00	POSTLE REAL ESTATE COMPANY LLC	14010	393	837,600	837,600	2013-476	12/30/2025
	14-041-999-014-10	POSTLE REAL ESTATE COMPANY LLC	14010	394	12,000	12,000	2013-476	12/30/2025
	14-041-999-015-00	POSTLE REAL ESTATE COMPANY LLC	14010	393	909,600	909,600	2014-452	12/31/2026
	14-041-999-015-10	POSTLE REAL ESTATE COMPANY LLC	14010	394	47,000	47,000	2014-452	12/31/2026
	14-041-999-016-00	KPCD LLC	14010	393	124,600	124,600	2014-451	12/31/2026
	14-041-999-017-00	ICM PRODUCTS INC	14010	393	268,500	268,500	2015-061	12/30/2028
	14-041-999-017-10	ICM PRODUCTS INC	14010	394	0	0	2015-061	12/30/2028
			10		\$3,589,900	\$3,589,900		
050	Marcellus Township							
	14-050-900-003-00	Fab Masters Company	14050	394	477,529	477,529		
	14-050-900-004-00	Fab Masters Company	14050	393	586,500	586,500		
			2		\$1,064,029	\$1,064,029		
070	Milton Township							
	14-070-990-990-22	FONTIUNE FORMITT	14030	394	473,700	473,700	2013-497	12/30/2026
			1		\$473,700	\$473,700		
090	Ontwa Township							
	14-090-999-017-00	DUO-FORM ACQUISITION CORP	14030	394	239,400	239,400	99-735	12/30/2013
	14-090-999-018-00	DUO-FORM ACQUISITION CORP	14030	393	467,800	427,806	03-154	12/30/2017
	14-090-999-019-00	DUO-FORM ACQUISITION CORP	14030	394	49,800	49,800	03-154	12/30/2017
	14-090-999-032-00	BENTZER INC	14030	394	28,800	28,800	2011-276	12/30/2017
	14-090-999-922-00	DANCO	14030	393	72,600	66,365	2003-96	12/30/2017
			5		\$858,400	\$812,171		

Cass County
Industrial Facilities Tax (IFT) Parcels
By Unit and School District

Local Unit	Parcel Number	Owner Name	School District	Class	Assessed Value	Taxable Value	Certificate #	Expiration Date
100 Penn Township								
	14-100-999-930-00	K & M MACHINE FABRICATING INC	14010	393	34,700	34,700	04-559	12/30/2016
	14-100-999-934-00	K & M MACHINE FABRICATING INC	14010	393	292,500	292,500	2006-675	2/1/2018
	14-100-999-937-00	K & M MACHINE FABRICATING INC	14010	393	62,500	62,500	2007-691	12/30/2019
	14-100-999-939-50	K & M MACHINE FABRICATING INC	14010	393	247,500	247,500	2008-589	12/30/2020
	14-100-999-942-00	TRI-PAC INC	14010	393	9,900	9,900	2009-381	12/30/2019
	14-100-999-943-00	TRI-PAC INC	14010	394	26,700	26,700	2009-381	12/30/2019
	14-100-999-944-00	TRI-PAC INC	14010	393	200	200	2010-411	12/30/2020
	14-100-999-945-00	TRI-PAC INC	14010	394	9,100	9,100	2010-411	12/30/2020
	14-100-999-946-00	TRI-PAC INC	14010	394	5,600	5,600	211-600	12/30/2020
	14-100-999-946-01	TRI PAC INC	14010	394	189,600	189,600	2013-514	12/30/2025
	14-100-999-948-00	K & M MACHINE FABRICATING INC	14010	393	210,500	210,500	2011-599	12/30/2023
	14-100-999-953-00	K & M MACHINE FABRICATING INC	14010	393	742,500	742,500	2012-417	12/30/2024
	14-100-999-955-00	K & M MACHINE FABRICATING INC	14010	393	295,500	295,500	2012-418	12/30/2024
Total Penn Township			13		\$2,126,800	\$2,126,800		
110 Pokagon Township								
	14-110-999-002-10	BIG C LUMBER CO INC	14020	391	192,800	192,800	2006-425	12/30/2018
	14-110-999-100-00	BIG C LUMBER	14020	394	76,700	76,700	2006-425	12/30/2018
Total Pokagon Township			2		\$269,500	\$269,500		
130 Silver Creek Township								
	14-130-999-200-10	LYONS REAL ESTATE PARTNERSHIP	14020	393	966,800	966,800	2013-474	12/30/2026
Total Silver Creek Township			1		\$966,800	\$966,800		
150 Wayne Township								
	14-150-950-006-00	PREMIER TOOL & DIE CAST CORP	14020	394	1,027,000	1,027,000	2014-296	12/31/2026
Total Wayne Township			1		\$1,027,000	\$1,027,000		
160 Dowagiac City								
	14-160-900-070-00	CYCLONE MANUFACTURING INC	14020	351	44,100	44,100	07-664	12/30/2013
	14-160-900-073-00	ROSPATCH JESSCO CORP DBA	14020	394	7,800	7,800	08-584	12/30/2020
	14-160-900-075-00	PREMIER TOOL & DIE CAST CORP	14020	394	144,500	144,500	08-585	12/30/2022
	14-160-900-076-00	CREATIVE FOAM CORP	14020	394	73,500	73,500	2009-051	12/30/2021
	14-160-900-077-00	CREATIVE FOAM CORP	14020	394	70,000	70,000	2010-049	12/30/2022
	14-160-900-078-00	MICH PRECISION TOOL & ENG INC.	14020	394	72,500	72,500	2010-114	12/30/2022
	14-160-900-079-00	AMERIWOOD INDUSTRIES	14020	394	127,300	127,300	2010-309	12/30/2023
	14-160-900-080-00	AMERIWOOD INDUSTRIES	14020	394	88,100	88,100	2011-425	12/30/2024
	14-160-900-081-00	LAKE X-RAY INC	14020	393	140,900	140,900	2011-086	12/30/2023
	14-160-900-083-00	CREATIVE FOAM CORP	14020	394	30,500	30,500	2014-260	12/30/2026
	14-160-900-084-00	AMERIWOOD INDUSTRIES	14020	394	38,500	38,500	2014-328	12/30/2027
Total Dowagiac City			11		\$837,700	\$837,700		

**Cass County
Industrial Facilities Tax (IFT) Parcels
By School District and Unit**

Local Unit	Parcel Number	Owner Name	School District	Class	Assessed Value	Taxable Value	Certificate #	Expiration Date
11300 Niles Schools								
	14-020-980-033-00	MODINEER CO	11300	393	5,900	5,900	06-679	12/30/2001
	14-020-990-030-00	DELTA MACHINING INC	11300	394	422,200	422,200	05-341	12/30/2019
	14-020-990-032-00	MODINEER CO	11300	394	6,500	6,500	06-035	12/30/2019
	14-020-990-033-00	MODINEER CO	11300	394	157,350	157,350	06-679	12/30/2018
	14-020-990-034-00	DELTA MACHINING INC	11300	394	227,150	227,150	08-060	12/30/2020
	14-020-990-035-00	MODINEER CO.	11300	394	150,500	150,500	2010-048	12/30/2022
	14-020-990-036-00	DELTA MACHINING INC	11300	394	141,400	141,400	2010-226	12/30/2022
	14-020-990-037-00	DELTA MACHINING INC	11300	394	178,450	178,450	2011-508	12/30/2023
	14-020-990-038-00	DELTA MACHINING INC	11300	394	254,900	254,900	13-423	12/30/2025
	14-020-990-039-00	DELTA MACHINING INC	11300	394	105,050	105,050		
Total Niles Schools			10		\$1,649,400	\$1,649,400		
14010 Cassopolis Schools								
	14-041-999-010-00	POSTLE OPERATING LLC	14010	394	0	0	2006-203	12/31/2018
	14-041-999-011-00	KPCD LLC	14010	393	193,200	193,200	2007-137	12/31/2019
	14-041-999-012-00	KPCD LLC	14010	394	150,000	150,000	2007-137	12/31/2019
	14-041-999-013-00	POSTLE OPERATING LLC	14010	394	1,047,400	1,047,400	2008-068	12/31/2020
	14-041-999-014-00	POSTLE REAL ESTATE COMPANY LLC	14010	393	837,600	837,600	2013-476	12/30/2025
	14-041-999-014-10	POSTLE REAL ESTATE COMPANY LLC	14010	394	12,000	12,000	2013-476	12/30/2025
	14-041-999-015-00	POSTLE REAL ESTATE COMPANY LLC	14010	393	909,600	909,600	2014-452	12/31/2026
	14-041-999-015-10	POSTLE REAL ESTATE COMPANY LLC	14010	394	47,000	47,000	2014-452	12/31/2026
	14-041-999-016-00	KPCD LLC	14010	393	124,600	124,600	2014-451	12/31/2026
	14-041-999-017-00	ICM PRODUCTS INC	14010	393	268,500	268,500	2015-061	12/30/2028
	14-041-999-017-10	ICM PRODUCTS INC	14010	394	0	0	2015-061	12/30/2028
	14-100-999-930-00	K & M MACHINE FABRICATING INC	14010	393	34,700	34,700	04-559	12/30/2016
	14-100-999-934-00	K & M MACHINE FABRICATING INC	14010	393	292,500	292,500	2006-675	2/1/2018
	14-100-999-937-00	K & M MACHINE FABRICATING INC	14010	393	62,500	62,500	2007-691	12/30/2019
	14-100-999-939-50	K & M MACHINE FABRICATING INC	14010	393	247,500	247,500	2008-589	12/30/2020
	14-100-999-942-00	TRI-PAC INC	14010	393	9,900	9,900	2009-381	12/30/2019
	14-100-999-943-00	TRI-PAC INC	14010	394	26,700	26,700	2009-381	12/30/2019
	14-100-999-944-00	TRI-PAC INC	14010	393	200	200	2010-411	12/30/2020
	14-100-999-945-00	TRI-PAC INC	14010	394	9,100	9,100	2010-411	12/30/2020
	14-100-999-946-00	TRI-PAC INC	14010	394	5,600	5,600	211-600	12/30/2020
	14-100-999-946-01	TRI PAC INC	14010	394	189,600	189,600	2013-514	12/30/2025
	14-100-999-948-00	K & M MACHINE FABRICATING INC	14010	393	210,500	210,500	2011-599	12/30/2023
	14-100-999-953-00	K & M MACHINE FABRICATING INC	14010	393	742,500	742,500	2012-417	12/30/2024
	14-100-999-955-00	K & M MACHINE FABRICATING INC	14010	393	295,500	295,500	2012-418	12/30/2024
Total Cassopolis Schools			24		\$5,716,700	\$5,716,700		

**Cass County
Industrial Facilities Tax (IFT) Parcels
By School District and Unit**

Local Unit	Parcel Number	Owner Name	School District	Class	Assessed Value	Taxable Value	Certificate #	Expiration Date
14020 Dowagiac Schools								
	14-110-999-002-10	BIG CLUMBER CO INC	14020	391	192,800	192,800	2006-425	12/30/2018
	14-110-999-100-00	BIG CLUMBER	14020	394	76,700	76,700	2006-425	12/30/2018
	14-130-999-200-10	LYONS REAL ESTATE PARTNERSHIP	14020	393	966,800	966,800	2013-474	12/30/2026
	14-150-950-006-00	PREMIER TOOL & DIE CAST CORP	14020	394	1,027,000	1,027,000	2014-296	12/31/2026
	14-160-900-070-00	CYCLONE MANUFACTURING INC	14020	351	44,100	44,100	07-664	12/30/2013
	14-160-900-073-00	ROSPATCH JESSCO CORP DBA	14020	394	7,800	7,800	08-584	12/30/2020
	14-160-900-075-00	PREMIER TOOL & DIE CAST CORP	14020	394	144,500	144,500	08-585	12/30/2022
	14-160-900-076-00	CREATIVE FOAM CORP	14020	394	73,500	73,500	2009-051	12/30/2021
	14-160-900-077-00	CREATIVE FOAM CORP	14020	394	70,000	70,000	2010-049	12/30/2022
	14-160-900-078-00	MICH PRECISION TOOL & ENG INC.	14020	394	72,500	72,500	2010-114	12/30/2022
	14-160-900-079-00	AMERIWOOD INDUSTRIES	14020	394	127,300	127,300	2010-309	12/30/2023
	14-160-900-080-00	AMERIWOOD INDUSTRIES	14020	394	88,100	88,100	2011-425	12/30/2024
	14-160-900-081-00	LAKE X-RAY INC	14020	393	140,900	140,900	2011-086	12/30/2023
	14-160-900-083-00	CREATIVE FOAM CORP	14020	394	30,500	30,500	2014-260	12/30/2026
	14-160-900-084-00	AMERIWOOD INDUSTRIES	14020	394	38,500	38,500	2014-328	12/30/2027
Total Dowagiac Schools			15		\$3,101,000	\$3,101,000		
4030 Edwardsburg Schools								
	14-070-990-990-22	FONTJUNE FORMITT	14030	394	473,700	473,700	2013-497	12/30/2026
	14-090-999-017-00	DUO-FORM ACQUISITION CORP	14030	394	239,400	239,400	99-735	12/30/2013
	14-090-999-018-00	DUO-FORM ACQUISITION CORP	14030	393	467,800	427,806	03-154	12/30/2017
	14-090-999-019-00	DUO-FORM ACQUISITION CORP	14030	394	49,800	49,800	03-154	12/30/2017
	14-090-999-032-00	BENTZER INC	14030	394	28,800	28,800	2011-276	12/30/2017
	14-090-999-922-00	DANCO	14030	393	72,600	66,365	2003-96	12/30/2017
Total Edwardsburg Schools			6		\$1,332,100	\$1,285,871		
14050 Marcellus Schools								
	14-050-900-003-00	Fab Masters Company	14050	394	477,529	477,529		
	14-050-900-004-00	Fab Masters Company	14050	393	586,500	586,500		
Total Marcellus Schools			2		\$1,064,029	\$1,064,029		