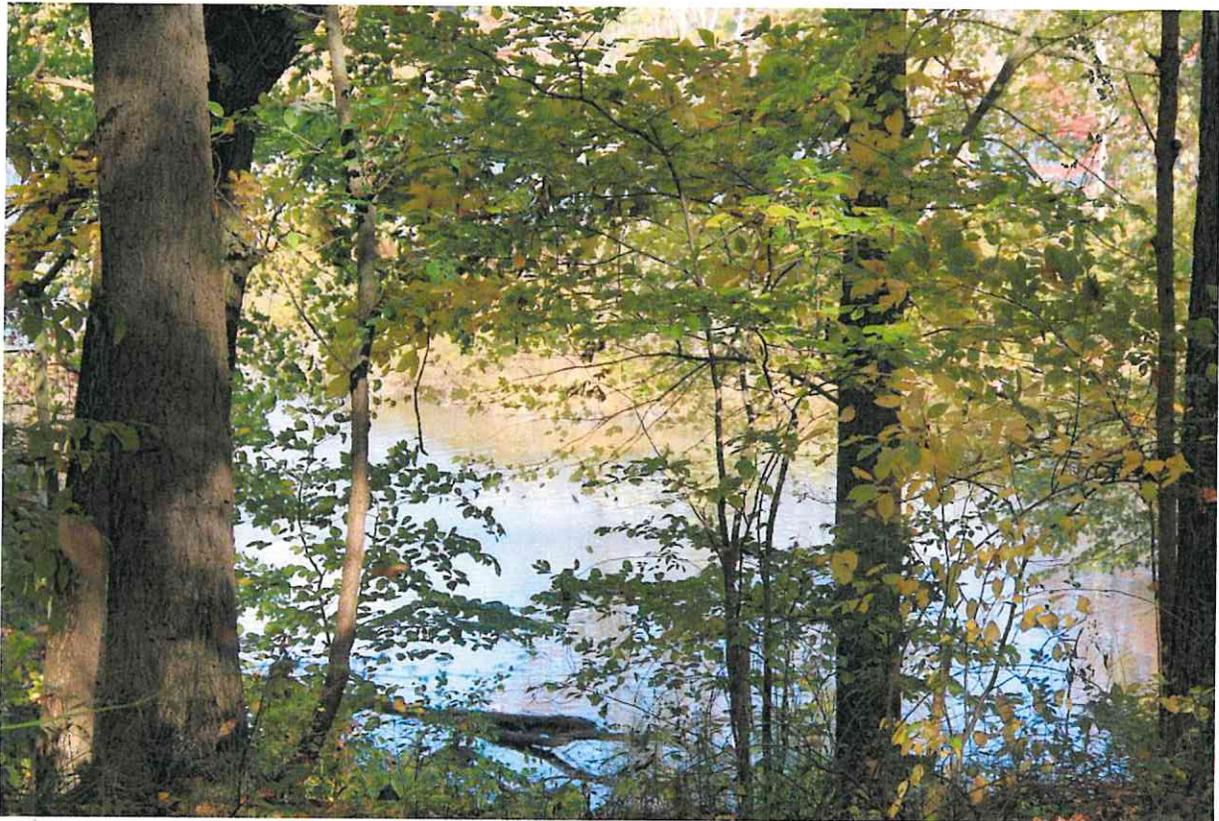


2019 Cass County Equalization Report



Dr. T. K. Lawless Park
Photo Courtesy of Patty Dohm

Prepared for the
**Cass County Board of
Commissioners**

**Cass County
Previous and Current Values**

AGRICULTURAL								
Unit #	Unit Name	Number of Parcels	AV			TV		% Change
			2018 Assessed Value	2019 Assessed Value	% Change	2018 Taxable Value	2019 Taxable Value	
010	Calvin Township	165	30,128,700	30,918,800	2.62%	11,719,883	11,986,966	2.28%
020	Howard Township	193	31,225,900	30,520,900	-2.26%	10,113,388	10,554,159	4.36%
030	Jefferson Township	265	41,355,600	41,749,300	0.95%	14,719,659	14,999,922	1.90%
040	LaGrange Township	195	34,529,600	34,985,300	1.32%	13,493,459	13,505,207	0.09%
050	Marcellus Township	291	40,632,700	41,450,500	2.01%	16,671,973	17,209,473	3.22%
060	Mason Township	208	27,205,900	25,666,300	-5.66%	11,308,293	11,466,072	1.40%
070	Milton Township	124	20,341,200	22,069,100	8.49%	8,548,673	8,858,822	3.63%
080	Newberg Township	167	27,076,800	26,922,400	-0.57%	10,373,342	10,750,640	3.64%
090	Ontwa Township	118	20,313,500	22,108,400	8.84%	9,015,991	9,199,129	2.03%
100	Penn Township	326	42,776,200	44,489,700	4.01%	17,725,818	18,106,182	2.15%
110	Pokagon Township	263	41,249,100	42,399,200	2.79%	17,228,107	17,476,037	1.44%
120	Porter Township	456	72,250,100	70,197,900	-2.84%	28,598,677	29,403,174	2.81%
130	Silver Creek Township	281	39,196,100	37,974,800	-3.12%	15,261,386	15,556,582	1.93%
140	Volinia Township	228	46,197,100	46,128,900	-0.15%	16,959,148	17,429,073	2.77%
150	Wayne Township	228	34,200,200	36,023,500	5.33%	13,260,591	13,621,070	2.72%
160	Dowagiac City	1	61,200	62,900	2.78%	22,317	22,852	2.40%
170	Niles City	0	0	0	N/A	0	0	N/A
Cass County Total		3,509	548,739,900	553,667,900	0.90%	215,020,705	220,145,360	2.38%

COMMERCIAL								
Unit #	Unit Name	Number of Parcels	AV			TV		% Change
			2018 Assessed Value	2019 Assessed Value	% Change	2018 Taxable Value	2019 Taxable Value	
010	Calvin Township	3	339,700	310,500	-8.60%	262,271	281,924	7.49%
020	Howard Township	64	6,288,200	5,734,600	-8.80%	5,027,128	4,918,498	-2.16%
030	Jefferson Township	23	1,845,600	1,501,800	-18.63%	1,444,913	1,157,631	-19.88%
040	LaGrange Township	144	12,167,700	11,453,800	-5.87%	9,559,917	9,088,255	-4.93%
050	Marcellus Township	68	3,719,400	3,755,100	0.96%	2,830,409	2,941,878	3.94%
060	Mason Township	28	2,385,800	2,640,100	10.66%	1,961,236	2,052,589	4.66%
070	Milton Township	23	2,318,300	2,324,300	0.26%	1,453,777	1,517,089	4.36%
080	Newberg Township	54	4,592,800	4,872,300	6.09%	3,654,199	3,975,521	8.79%
090	Ontwa Township	142	13,219,300	14,076,100	6.48%	11,633,940	12,084,387	3.87%
100	Penn Township	45	16,557,000	16,867,000	1.87%	15,951,086	16,270,900	2.00%
110	Pokagon Township	77	4,612,600	4,683,600	1.54%	3,620,723	3,733,331	3.11%
120	Porter Township	64	3,477,600	3,614,500	3.94%	3,012,215	3,134,357	4.05%
130	Silver Creek Township	76	6,373,200	5,783,300	-9.26%	4,559,071	4,223,925	-7.35%
140	Volinia Township	12	763,400	797,900	4.52%	738,255	762,597	3.30%
150	Wayne Township	27	1,370,900	1,285,400	-6.24%	967,269	923,442	-4.53%
160	Dowagiac City	253	23,003,700	23,958,500	4.15%	20,487,150	20,957,607	2.30%
170	Niles City	0	0	0	N/A	0	0	N/A
Cass County Total		1,103	103,035,200	103,658,800	0.61%	87,163,559	88,023,931	0.99%

**Cass County
Previous and Current Values**

INDUSTRIAL								
Unit #	Unit Name	Number of Parcels	AV			TV		% Change
			2018 Assessed Value	2019 Assessed Value	% Change	2018 Taxable Value	2019 Taxable Value	
010	Calvin Township	4	448,900	449,200	0.07%	234,702	240,333	2.40%
020	Howard Township	26	3,527,000	3,417,700	-3.10%	2,784,990	2,902,247	4.21%
030	Jefferson Township	5	467,300	310,800	-33.49%	231,925	117,619	-49.29%
040	LaGrange Township	20	4,362,300	4,813,700	10.35%	2,649,202	2,864,828	8.14%
050	Marcellus Township	12	1,325,800	1,316,300	-0.72%	1,007,233	1,075,470	6.77%
060	Mason Township	12	1,474,700	1,451,500	-1.57%	1,335,607	1,382,437	3.51%
070	Milton Township	15	3,424,500	3,382,500	-1.23%	2,585,835	2,311,344	-10.62%
080	Newberg Township	8	437,600	426,200	-2.61%	317,997	322,269	1.34%
090	Ontwa Township	56	11,960,200	11,849,300	-0.93%	9,597,549	10,081,591	5.04%
100	Penn Township	6	2,296,700	2,561,500	11.53%	997,422	1,313,858	31.73%
110	Pokagon Township	26	1,837,600	1,798,500	-2.13%	1,270,854	1,225,694	-3.55%
120	Porter Township	9	411,500	402,700	-2.14%	315,833	323,410	2.40%
130	Silver Creek Township	7	515,000	501,000	-2.72%	479,959	449,762	-6.29%
140	Volinia Township	2	14,800	17,600	18.92%	8,402	8,602	2.38%
150	Wayne Township	6	1,271,500	1,252,100	-1.53%	1,221,849	1,193,876	-2.29%
160	Dowagiac City	58	6,163,900	5,998,100	-2.69%	5,848,808	5,775,935	-1.25%
170	Niles City	3	322,100	241,000	-25.18%	279,231	223,479	-19.97%
Cass County Total		275	40,261,400	40,189,700	-0.18%	31,167,398	31,812,754	2.07%

RESIDENTIAL								
Unit #	Unit Name	Number of Parcels	AV			TV		% Change
			2018 Assessed Value	2019 Assessed Value	% Change	2018 Taxable Value	2019 Taxable Value	
010	Calvin Township	1,540	101,638,600	105,995,400	4.29%	62,163,052	65,821,877	5.89%
020	Howard Township	3,130	184,974,950	200,975,086	8.65%	155,666,061	160,725,482	3.25%
030	Jefferson Township	1,328	104,876,800	108,496,200	3.45%	79,882,850	83,413,079	4.42%
040	LaGrange Township	1,743	85,970,600	85,937,900	-0.04%	67,999,012	70,643,089	3.89%
050	Marcellus Township	1,478	65,998,000	68,883,100	4.37%	50,376,903	52,320,602	3.86%
060	Mason Township	1,152	75,534,002	82,704,900	9.49%	62,339,423	66,212,521	6.21%
070	Milton Township	1,433	141,574,200	155,073,300	9.54%	124,144,075	130,686,667	5.27%
080	Newberg Township	1,061	52,475,400	59,451,000	13.29%	40,320,812	42,023,499	4.22%
090	Ontwa Township	3,123	252,061,500	264,872,500	5.08%	204,866,552	212,125,590	3.54%
100	Penn Township	1,812	193,823,200	205,158,000	5.85%	153,341,039	158,537,024	3.39%
110	Pokagon Township	1,147	58,166,300	61,794,400	6.24%	44,450,575	46,228,806	4.00%
120	Porter Township	2,916	264,856,100	291,180,500	9.94%	200,381,168	213,011,086	6.30%
130	Silver Creek Township	3,160	259,716,154	271,660,400	4.60%	208,724,133	215,573,091	3.28%
140	Volinia Township	721	37,610,900	42,379,800	12.68%	27,899,953	29,116,672	4.36%
150	Wayne Township	1,813	71,800,900	76,991,600	7.23%	57,802,393	60,026,597	3.85%
160	Dowagiac City	2,351	55,114,400	59,506,100	7.97%	49,295,192	50,902,115	3.26%
170	Niles City	0	0	0	N/A	0	0	N/A
Cass County Total		29,908	2,006,192,006	2,141,060,186	6.72%	1,589,653,193	1,657,367,797	4.26%

**Cass County
Previous and Current Values**

DEVELOPMENTAL								
Unit #	Unit Name	Number of Parcels	AV			TV		% Change
			2018 Assessed Value	2019 Assessed Value	% Change	2018 Taxable Value	2019 Taxable Value	
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

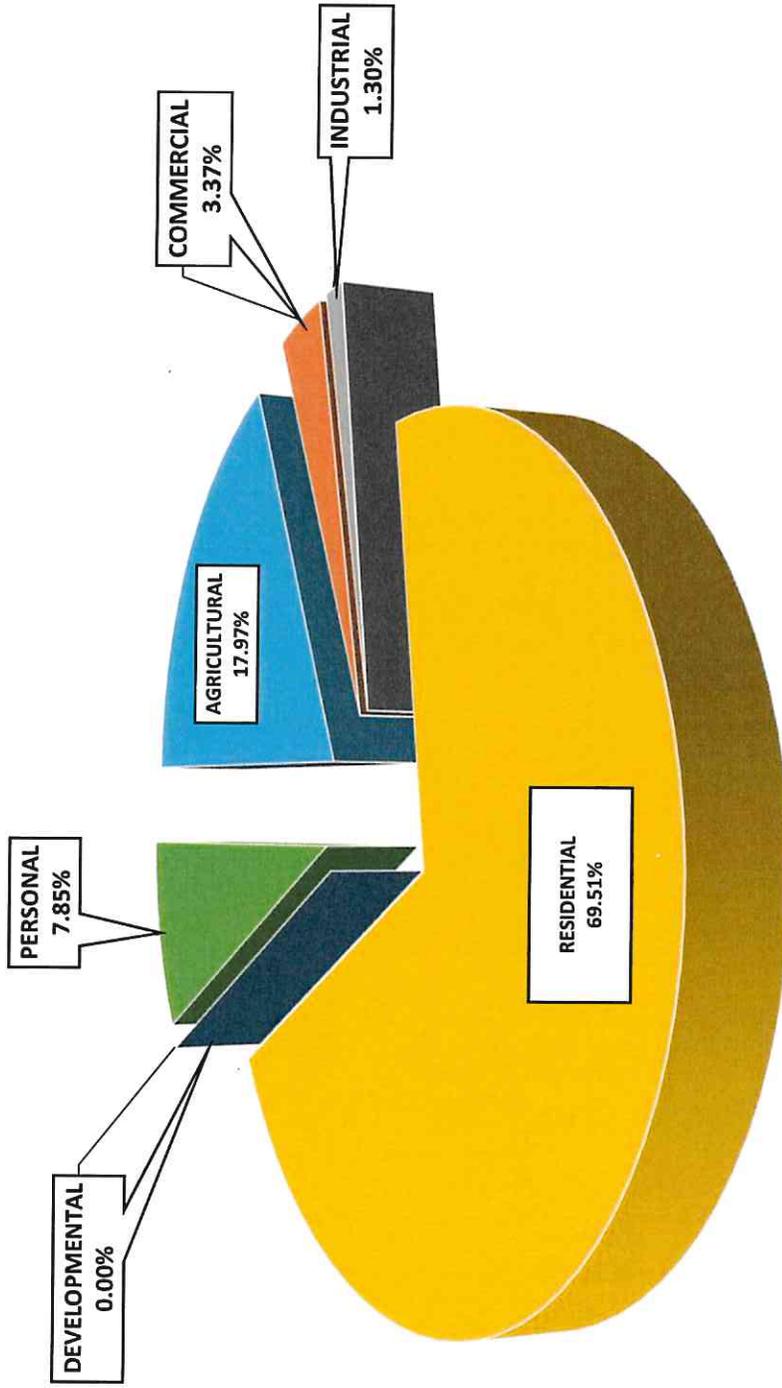
Total Real Property								
Unit #	Unit Name	Number of Parcels	AV			TV		% Change
			2018 Assessed Value	2019 Assessed Value	% Change	2018 Taxable Value	2019 Taxable Value	
010	Calvin Township	1,712	132,555,900	137,673,900	3.86%	74,379,908	78,331,100	5.31%
020	Howard Township	3,413	226,016,050	240,648,286	6.47%	173,591,567	179,100,386	3.17%
030	Jefferson Township	1,621	148,545,300	152,058,100	2.36%	96,279,347	99,688,251	3.54%
040	LaGrange Township	2,102	137,030,200	137,190,700	0.12%	93,701,590	96,101,379	2.56%
050	Marcellus Township	1,849	111,675,900	115,405,000	3.34%	70,886,518	73,547,423	3.75%
060	Mason Township	1,400	106,600,402	112,462,800	5.50%	76,944,559	81,113,619	5.42%
070	Milton Township	1,595	167,658,200	182,849,200	9.06%	136,732,360	143,373,922	4.86%
080	Newberg Township	1,290	84,582,600	91,671,900	8.38%	54,666,350	57,071,929	4.40%
090	Ontwa Township	3,439	297,554,500	312,906,300	5.16%	235,114,032	243,490,697	3.56%
100	Penn Township	2,189	255,453,100	269,076,200	5.33%	188,015,365	194,227,964	3.30%
110	Pokagon Township	1,513	105,865,600	110,675,700	4.54%	66,570,259	68,663,868	3.14%
120	Porter Township	3,445	340,995,300	365,395,600	7.16%	232,307,893	245,872,027	5.84%
130	Silver Creek Township	3,524	305,800,454	315,919,500	3.31%	229,024,549	235,803,360	2.96%
140	Volinia Township	963	84,586,200	89,324,200	5.60%	45,605,758	47,316,944	3.75%
150	Wayne Township	2,074	108,643,500	115,552,600	6.36%	73,252,102	75,764,985	3.43%
160	Dowagiac City	2,663	84,343,200	89,525,600	6.14%	75,653,467	77,658,509	2.65%
170	Niles City	3	322,100	241,000	-25.18%	279,231	223,479	-19.97%
Cass County Total		34,795	2,698,228,506	2,838,576,586	5.20%	1,923,004,855	1,997,349,842	3.87%

PERSONAL								
Unit #	Unit Name	Number of Parcels	AV			TV		% Change
			2018 Assessed Value	2019 Assessed Value	% Change	2018 Taxable Value	2019 Taxable Value	
010	Calvin Township	23	11,896,109	11,879,308	-0.14%	11,896,109	11,879,308	-0.14%
020	Howard Township	122	25,771,700	33,506,800	30.01%	25,771,700	33,506,800	30.01%
030	Jefferson Township	62	26,399,800	28,796,100	9.08%	25,909,761	28,595,079	10.36%
040	LaGrange Township	151	7,317,100	9,716,700	32.79%	7,284,100	9,716,700	33.40%
050	Marcellus Township	80	17,918,727	17,140,719	-4.34%	17,918,727	17,140,719	-4.34%
060	Mason Township	28	2,794,500	2,415,300	-13.57%	2,794,500	2,415,300	-13.57%
070	Milton Township	62	30,669,900	30,201,800	-1.53%	30,669,900	30,201,800	-1.53%
080	Newberg Township	67	26,473,252	31,381,067	18.54%	26,473,252	31,381,067	18.54%
090	Ontwa Township	175	11,470,400	10,439,500	-8.99%	11,470,400	10,439,500	-8.99%
100	Penn Township	57	29,434,100	34,291,300	16.50%	29,434,100	34,291,300	16.50%
110	Pokagon Township	67	3,681,900	4,134,800	12.30%	3,681,900	4,134,800	12.30%
120	Porter Township	59	5,847,000	5,286,300	-9.59%	5,847,000	5,286,300	-9.59%
130	Silver Creek Township	60	4,333,700	4,017,200	-7.30%	4,333,700	4,017,200	-7.30%
140	Volinia Township	13	1,357,500	1,363,200	0.42%	1,357,500	1,363,200	0.42%
150	Wayne Township	43	11,529,300	11,810,400	2.44%	11,529,300	11,810,400	2.44%
160	Dowagiac City	229	7,672,700	5,416,100	-29.41%	7,672,700	5,416,100	-29.41%
170	Niles City	0	0	0	N/A	0	0	N/A
Cass County Total		1,298	224,567,688	241,796,594	7.67%	224,044,649	241,595,573	7.83%

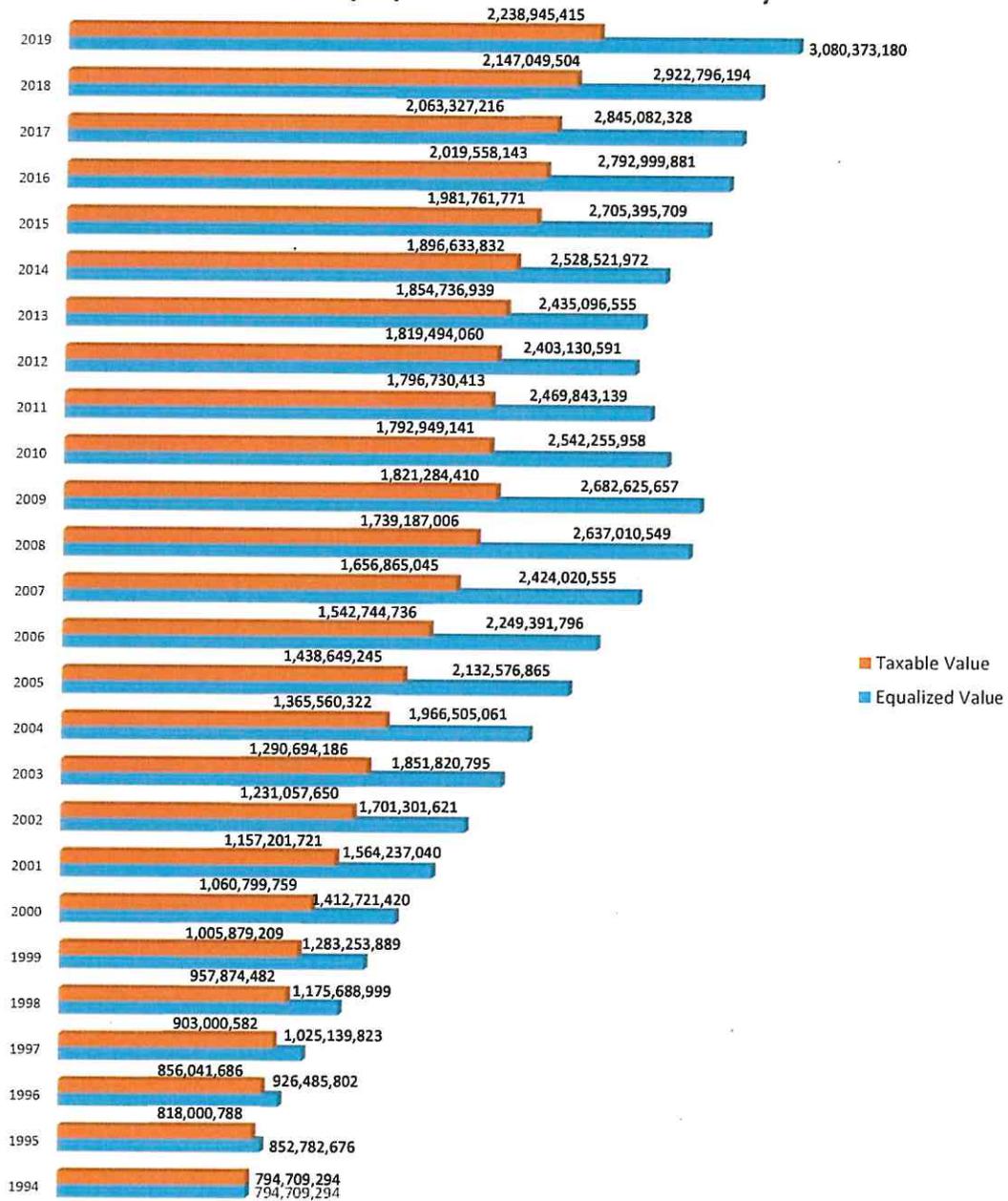
**Cass County
Previous and Current Values**

Unit #	Unit Name	Number of Parcels	Total Values			2018 Taxable Value	2019 Taxable Value	TV % Change
			2018 Assessed Value	2019 Assessed Value	AV % Change			
010	Calvin Township	1,735	144,452,009	149,553,208	3.53%	86,276,017	90,210,408	4.56%
020	Howard Township	3,535	251,787,750	274,155,086	8.88%	199,363,267	212,607,186	6.64%
030	Jefferson Township	1,683	174,945,100	180,854,200	3.38%	122,189,108	128,283,330	4.99%
040	LaGrange Township	2,253	144,347,300	146,907,400	1.77%	100,985,690	105,818,079	4.79%
050	Marcellus Township	1,929	129,594,627	132,545,719	2.28%	88,805,245	90,688,142	2.12%
060	Mason Township	1,428	109,394,902	114,878,100	5.01%	79,739,059	83,528,919	4.75%
070	Milton Township	1,657	198,328,100	213,051,000	7.42%	167,402,260	173,575,722	3.69%
080	Newberg Township	1,357	111,055,852	123,052,967	10.80%	81,139,602	88,452,996	9.01%
090	Ontwa Township	3,614	309,024,900	323,345,800	4.63%	246,584,432	253,930,197	2.98%
100	Penn Township	2,246	284,887,200	303,367,500	6.49%	217,449,465	228,519,264	5.09%
110	Pokagon Township	1,580	109,547,500	114,810,500	4.80%	70,252,159	72,798,668	3.62%
120	Porter Township	3,504	346,842,300	370,681,900	6.87%	238,154,893	251,158,327	5.46%
130	Silver Creek Township	3,584	310,134,154	319,936,700	3.16%	233,358,249	239,820,560	2.77%
140	Volinia Township	976	85,943,700	90,687,400	5.52%	46,963,258	48,680,144	3.66%
150	Wayne Township	2,117	120,172,800	127,363,000	5.98%	84,781,402	87,575,385	3.30%
160	Dowagiac City	2,892	92,015,900	94,941,700	3.18%	83,326,167	83,074,609	-0.30%
170	Niles City	3	322,100	241,000	-25.18%	279,231	223,479	-19.97%
Cass County Total		36,093	2,922,796,194	3,080,373,180	5.39%	2,147,049,504	2,238,945,415	4.28%

Cass County Equalized Value
Segmented by Property Class

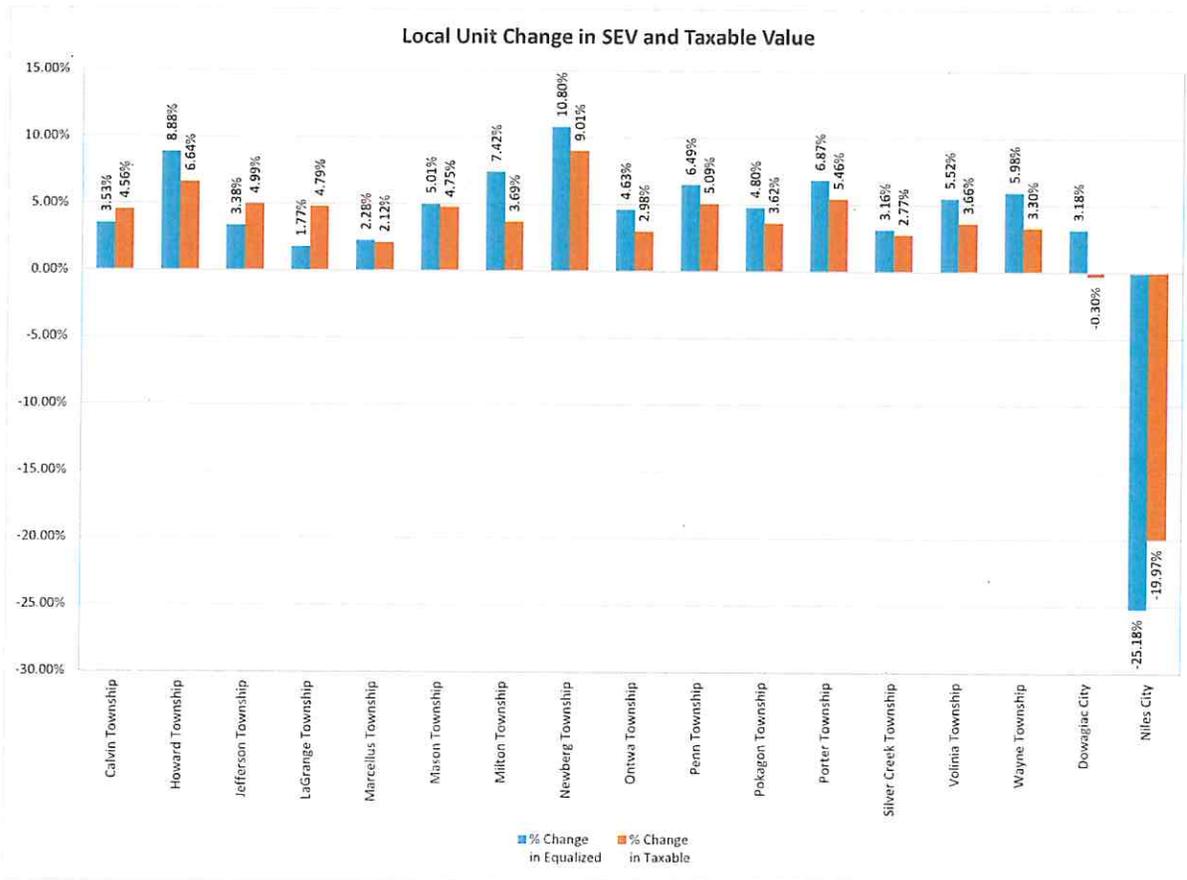


Cass County Equalized and Taxable Values by Year



Cass County Percentage Change in SEV and Taxable Value 2018 - 2019

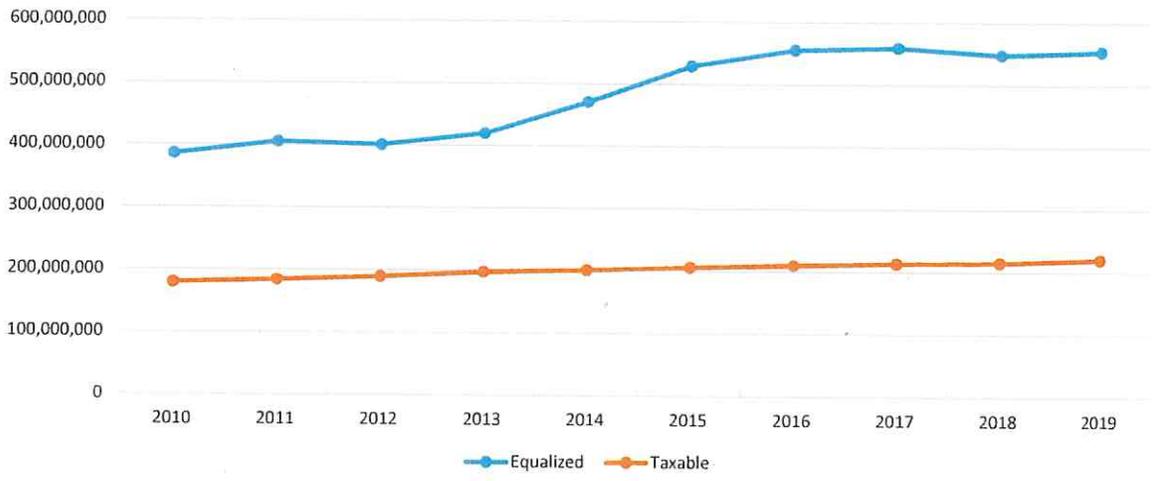
Unit of Gov't	2018 Equalized Value	2019 Equalized Value	% Change in Equalized	2018 Taxable Value	2019 Taxable Value	% Change in Taxable
Calvin Township	144,452,009	149,553,208	3.53%	86,276,017	90,210,408	4.56%
Howard Township	251,787,750	274,155,086	8.88%	199,363,267	212,607,186	6.64%
Jefferson Township	174,945,100	180,854,200	3.38%	122,189,108	128,283,330	4.99%
LaGrange Township	144,347,300	146,907,400	1.77%	100,985,690	105,818,079	4.79%
Marcellus Township	129,594,627	132,545,719	2.28%	88,805,245	90,688,142	2.12%
Mason Township	109,394,902	114,878,100	5.01%	79,739,059	83,528,919	4.75%
Milton Township	198,328,100	213,051,000	7.42%	167,402,260	173,575,722	3.69%
Newberg Township	111,055,852	123,052,967	10.80%	81,139,602	88,452,996	9.01%
Ontwa Township	309,024,900	323,345,800	4.63%	246,584,432	253,930,197	2.98%
Penn Township	284,887,200	303,367,500	6.49%	217,449,465	228,519,264	5.09%
Pokagon Township	109,547,500	114,810,500	4.80%	70,252,159	72,798,668	3.62%
Porter Township	346,842,300	370,681,900	6.87%	238,154,893	251,158,327	5.46%
Silver Creek Township	310,134,154	319,936,700	3.16%	233,358,249	239,820,560	2.77%
Volinia Township	85,943,700	90,687,400	5.52%	46,963,258	48,680,144	3.66%
Wayne Township	120,172,800	127,363,000	5.98%	84,781,402	87,575,385	3.30%
Dowagiac City	92,015,900	94,941,700	3.18%	83,326,167	83,074,609	-0.30%
Niles City	322,100	241,000	-25.18%	279,231	223,479	-19.97%
Cass County	2,922,796,194	3,080,373,180	5.39%	2,147,049,504	2,238,945,415	4.28%



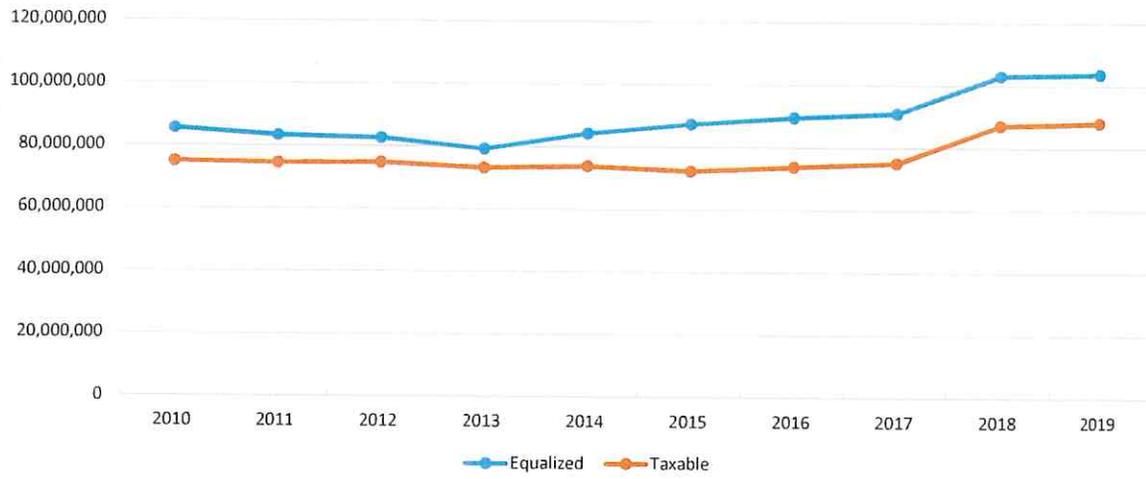
10 Year Trend in Gap between Equalized and Taxable Value
(All Properties)



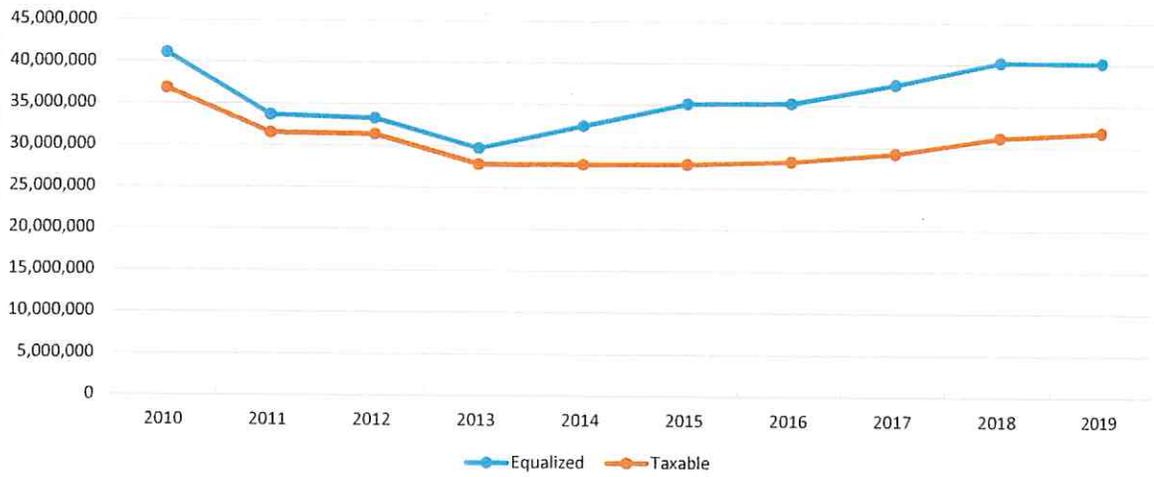
10 Year Trend in Gap between Equalized and Taxable Value
(Agricultural)

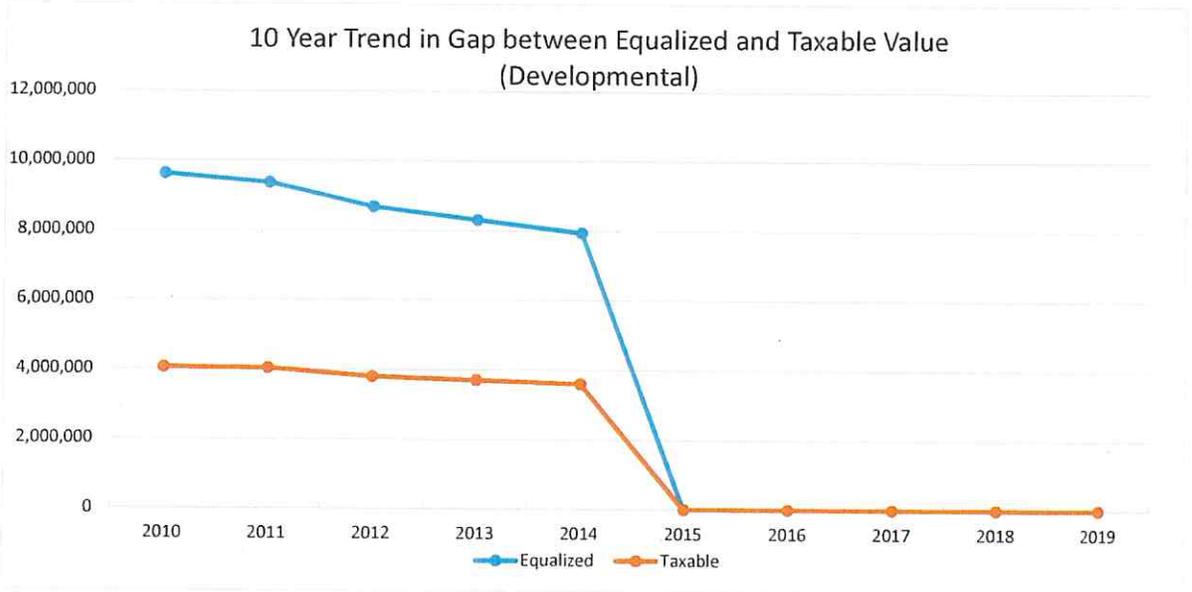
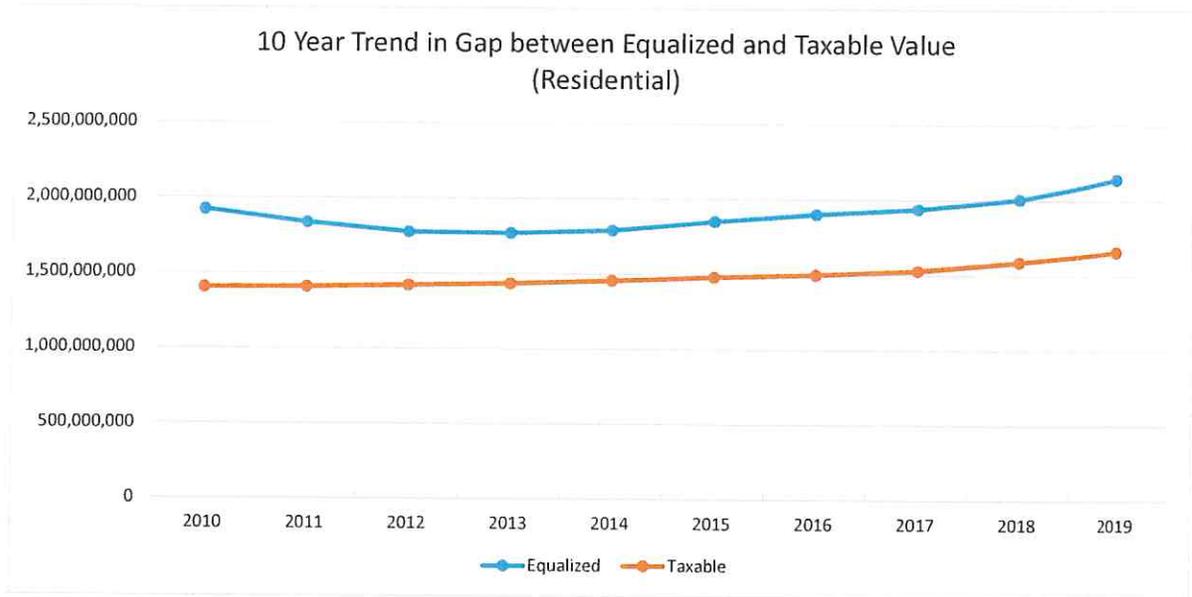


10 Year Trend in Gap between Equalized and Taxable Value
(Commercial)

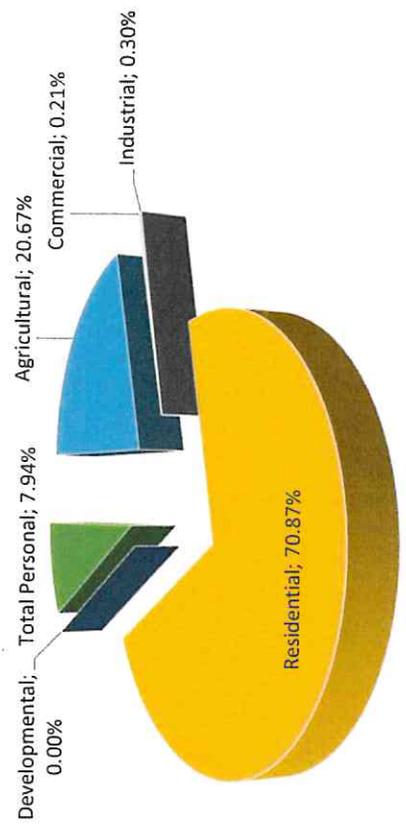


10 Year Trend in Gap between Equalized and Taxable Value
(Industrial)



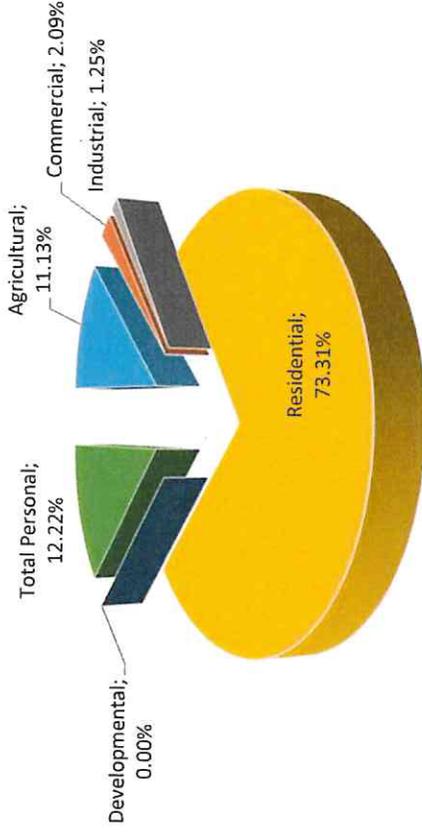


Cass County Calvin Township Summary of Recommended County Equalized Values and Trends



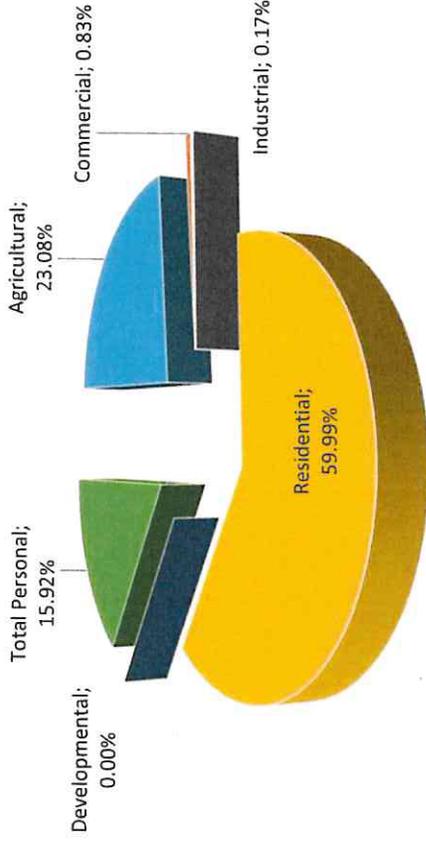
Class	2018		2019 Assessed Value	Equalization Factor	2019 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value					
Real Property							
Agricultural	165	\$30,128,700	\$30,918,800	1.0000	\$30,918,800	2.62%	20.67%
Commercial	3	\$339,700	\$310,500	1.0000	\$310,500	-8.60%	0.21%
Industrial	4	\$448,900	\$449,200	1.0000	\$449,200	0.07%	0.30%
Residential	1540	\$101,638,600	\$105,995,400	1.0000	\$105,995,400	4.29%	70.87%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1712	\$132,555,900	\$137,673,900		\$137,673,900	3.86%	92.06%
Personal Property							
Commercial	16	\$0	\$7,473	1.0000	\$7,473	#DIV/0!	0.00%
Industrial	1	\$13,985	\$13,569	1.0000	\$13,569	-2.97%	0.01%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	6	\$11,882,124	\$11,858,266	1.0000	\$11,858,266	-0.20%	7.93%
Total Personal exempt	23	\$11,896,109	\$11,879,308		\$11,879,308	-0.14%	7.94%
Grand Total	1735	\$144,452,009	\$149,553,208		\$149,553,208	3.53%	100.00%

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



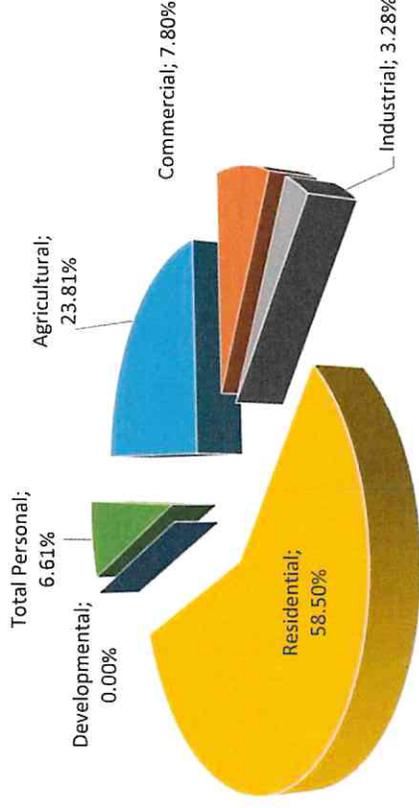
Class	Parcel Count	2018		2019 Assessed Value	Equalization Factor	2019 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
		State Equalized Value	Value					
Real Property								
Agricultural	193	\$31,225,900	\$30,520,900	\$30,520,900	1.00000	\$30,520,900	-2.26%	11.13%
Commercial	64	\$6,288,200	\$5,734,600	\$5,734,600	1.00000	\$5,734,600	-8.80%	2.09%
Industrial	26	\$3,527,000	\$3,417,700	\$3,417,700	1.00000	\$3,417,700	-3.10%	1.25%
Residential	3130	\$184,974,950	\$200,975,086	\$200,975,086	1.00000	\$200,975,086	8.65%	73.31%
Developmental	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	3413	\$226,016,050	\$240,648,286	\$240,648,286		\$240,648,286	6.47%	87.78%
Personal Property								
Commercial	98	\$2,000,550	\$1,863,300	\$1,863,300	1.00000	\$1,863,300	-6.86%	0.68%
Industrial	4	\$1,749,600	\$1,636,400	\$1,636,400	1.00000	\$1,636,400	-6.47%	0.60%
Residential	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	20	\$22,021,550	\$30,007,100	\$30,007,100	1.00000	\$30,007,100	36.26%	10.95%
Total Personal exempt	122	\$25,771,700	\$33,506,800	\$33,506,800		\$33,506,800	30.01%	12.22%
Grand Total	3535	\$251,787,750	\$274,155,086	\$274,155,086		\$274,155,086	8.88%	100.00%

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



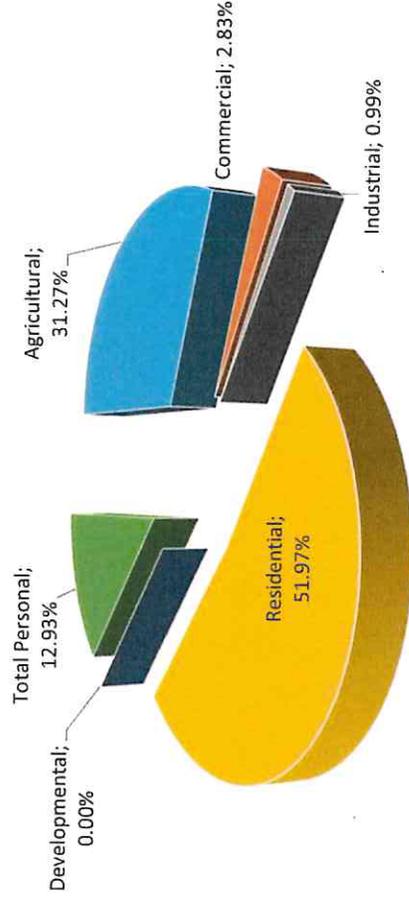
		2018									
Class	Parcel Count	State Equalized Value	2019 Assessed Value	Equalization Factor	2019 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total				
Real Property											
Agricultural	265	\$41,355,600	\$41,749,300	1.0000	\$41,749,300	0.95%	23.08%				
Commercial	23	\$1,845,600	\$1,501,800	1.0000	\$1,501,800	-18.63%	0.83%				
Industrial	5	\$467,300	\$310,800	1.0000	\$310,800	-33.49%	0.17%				
Residential	1328	\$104,876,800	\$108,496,200	1.0000	\$108,496,200	3.45%	59.99%				
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%				
Total Real	1621	\$148,545,300	\$152,058,100		\$152,058,100	2.36%	84.08%				
Personal Property											
Commercial	44	\$224,400	\$574,800	1.0000	\$574,800	156.15%	0.32%				
Industrial	1	\$42,500	\$0	1.0000	\$0	-100.00%	0.00%				
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%				
Utility	17	\$26,132,900	\$28,221,300	1.0000	\$28,221,300	7.99%	15.60%				
Total Personal exempt	62	\$26,399,800	\$28,796,100		\$28,796,100	9.08%	15.92%				
Grand Total	1683	\$174,945,100	\$180,854,200		\$180,854,200	3.38%	100.00%				

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



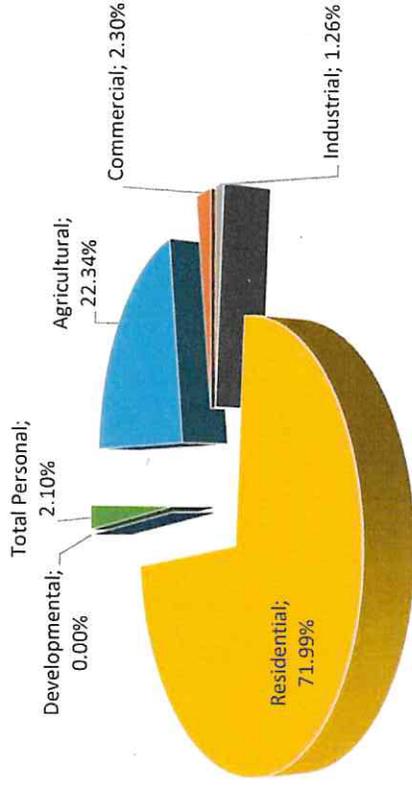
Class	2018		2019 Assessed Value	Equalization Factor	2019 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value					
Real Property							
Agricultural	195	\$34,529,600	\$34,985,300	1.0000	\$34,985,300	1.32%	23.81%
Commercial	144	\$12,167,700	\$11,453,800	1.0000	\$11,453,800	-5.87%	7.80%
Industrial	20	\$4,362,300	\$4,813,700	1.0000	\$4,813,700	10.35%	3.28%
Residential	1743	\$85,970,600	\$85,937,900	1.0000	\$85,937,900	-0.04%	58.50%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2102	\$137,030,200	\$137,190,700		\$137,190,700	0.12%	93.39%
Personal Property							
Commercial	134	\$1,423,800	\$1,521,100	1.0000	\$1,521,100	6.83%	1.04%
Industrial	3	\$382,600	\$252,300	1.0000	\$252,300	-34.06%	0.17%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	14	\$5,510,700	\$7,943,300	1.0000	\$7,943,300	44.14%	5.41%
Total Personal exempt	151	\$7,317,100	\$9,716,700		\$9,716,700	32.79%	6.61%
Grand Total	2253	\$144,347,300	\$146,907,400		\$146,907,400	1.77%	100.00%

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



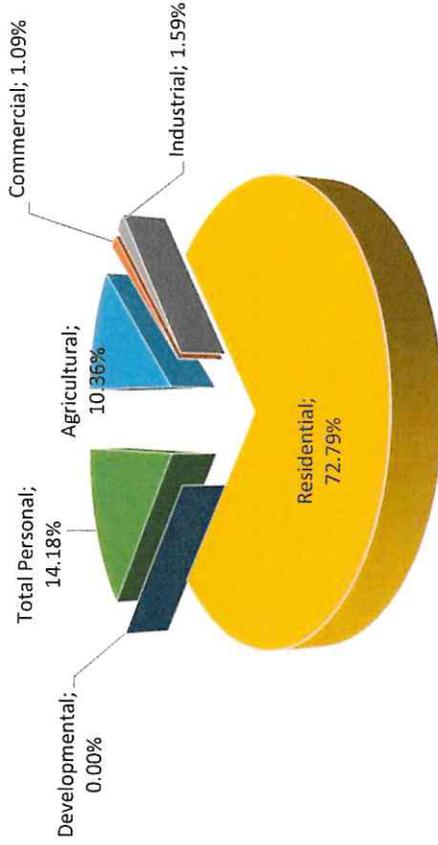
Class	2018				2019 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value	2019 Assessed Value	Equalization Factor			
Real Property							
Agricultural	291	\$40,632,700	\$41,450,500	1.0000	\$41,450,500	2.01%	31.27%
Commercial	68	\$3,719,400	\$3,755,100	1.0000	\$3,755,100	0.96%	2.83%
Industrial	12	\$1,325,800	\$1,316,300	1.0000	\$1,316,300	-0.72%	0.99%
Residential	1478	\$65,998,000	\$68,883,100	1.0000	\$68,883,100	4.37%	51.97%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1849	\$111,675,900	\$115,405,000		\$115,405,000	3.34%	87.07%
Personal Property							
Commercial	68	\$885,217	\$444,598	1.0000	\$444,598	-49.78%	0.34%
Industrial	5	\$135,997	\$118,642	1.0000	\$118,642	-12.76%	0.09%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	7	\$16,897,513	\$16,577,479	1.0000	\$16,577,479	-1.89%	12.51%
Total Personal exempt	80	\$17,918,727	\$17,140,719		\$17,140,719	-4.34%	12.93%
Grand Total	1929	\$129,594,627	\$132,545,719		\$132,545,719	2.28%	100.00%

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



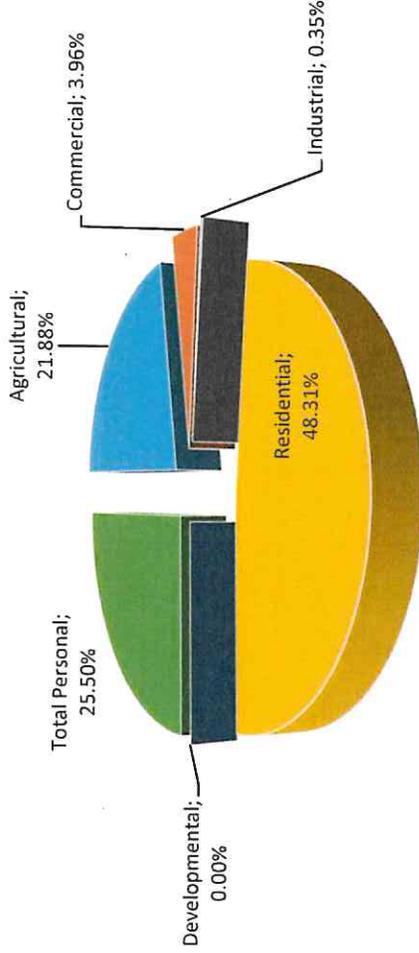
		2018		2019		2019		2019	
Class	Parcel Count	State Equalized Value	2019 Assessed Value	Equalization Factor	2019 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total		
Real Property									
Agricultural	208	\$27,205,900	\$25,666,300	1.0000	\$25,666,300	-5.66%	22.34%		
Commercial	28	\$2,385,800	\$2,640,100	1.0000	\$2,640,100	10.66%	2.30%		
Industrial	12	\$1,474,700	\$1,451,500	1.0000	\$1,451,500	-1.57%	1.26%		
Residential	1152	\$75,534,002	\$82,704,900	1.0000	\$82,704,900	9.49%	71.99%		
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Total Real	1400	\$106,600,402	\$112,462,800		\$112,462,800	5.50%	97.90%		
Personal Property									
Commercial	12	\$191,500	\$170,500	1.0000	\$170,500	-10.97%	0.15%		
Industrial	6	\$597,600	\$277,600	1.0000	\$277,600	-53.55%	0.24%		
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Utility	10	\$2,005,400	\$1,967,200	1.0000	\$1,967,200	-1.90%	1.71%		
Total Personal exempt	28	\$2,794,500	\$2,415,300		\$2,415,300	-13.57%	2.10%		
Grand Total	1428	\$109,394,902	\$114,878,100		\$114,878,100	5.01%	100.00%		

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



2018									
Class	Parcel Count	State Equalized Value	2019 Assessed Value	Equalization Factor	2019 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total		
Real Property									
Agricultural	124	\$20,341,200	\$22,069,100	1.0000	\$22,069,100	8.49%	10.36%		
Commercial	23	\$2,318,300	\$2,324,300	1.0000	\$2,324,300	0.26%	1.09%		
Industrial	15	\$3,424,500	\$3,382,500	1.0000	\$3,382,500	-1.23%	1.59%		
Residential	1433	\$141,574,200	\$155,073,300	1.0000	\$155,073,300	9.54%	72.79%		
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Total Real	1595	\$167,658,200	\$182,849,200		\$182,849,200	9.06%	85.82%		
Personal Property									
Commercial	44	\$678,900	\$594,100	1.0000	\$594,100	-12.49%	0.28%		
Industrial	4	\$188,300	\$185,500	1.0000	\$185,500	-1.49%	0.09%		
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Utility	14	\$29,802,700	\$29,422,200	1.0000	\$29,422,200	-1.28%	13.81%		
Total Personal exempt	62	\$30,669,900	\$30,201,800		\$30,201,800	-1.53%	14.18%		
Grand Total	1657	\$198,328,100	\$213,051,000		\$213,051,000	7.42%	100.00%		

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

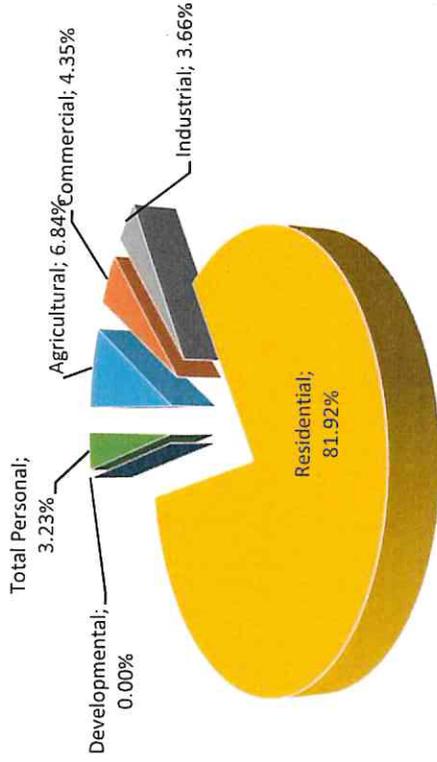


2018

Class	Parcel Count	State Equalized Value	2019 Assessed Value	Equalization Factor	2019 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
Real Property							
Agricultural	167	\$27,076,800	\$26,922,400	1.0000	\$26,922,400	-0.57%	21.88%
Commercial	54	\$4,592,800	\$4,872,300	1.0000	\$4,872,300	6.09%	3.96%
Industrial	8	\$437,600	\$426,200	1.0000	\$426,200	-2.61%	0.35%
Residential	1061	\$52,475,400	\$59,451,000	1.0000	\$59,451,000	13.29%	48.31%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1290	\$84,582,600	\$91,671,900		\$91,671,900	8.38%	74.50%
Personal Property							
Commercial	49	\$567,357	\$545,861	1.0000	\$545,861	-3.79%	0.44%
Industrial	3	\$181,132	\$192,230	1.0000	\$192,230	6.13%	0.16%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	15	\$25,724,763	\$30,642,976	1.0000	\$30,642,976	19.12%	24.90%
Total Personal exempt	67	\$26,473,252	\$31,381,067		\$31,381,067	18.54%	25.50%
Grand Total	1357	\$111,055,852	\$123,052,967		\$123,052,967	10.80%	100.00%

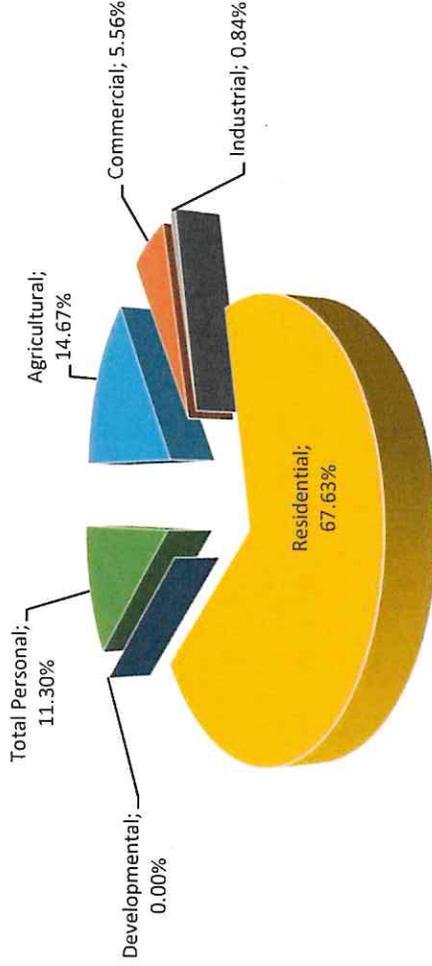
Cass County Ontwa Township

Summary of Recommended County Equalized Values and Trends



		2018						
Class	Parcel Count	State Equalized Value	2019 Assessed Value	Equalization Factor	2019 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	
Real Property								
Agricultural	118	\$20,313,500	\$22,108,400	1.0000	\$22,108,400	8.84%	6.84%	
Commercial	142	\$13,219,300	\$14,076,100	1.0000	\$14,076,100	6.48%	4.35%	
Industrial	56	\$11,960,200	\$11,849,300	1.0000	\$11,849,300	-0.93%	3.66%	
Residential	3123	\$252,061,500	\$264,872,500	1.0000	\$264,872,500	5.08%	81.92%	
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Total Real	3439	\$297,554,500	\$312,906,300		\$312,906,300	5.16%	96.77%	
Personal Property								
Commercial	144	\$2,991,400	\$3,459,000	1.0000	\$3,459,000	15.63%	1.07%	
Industrial	20	\$1,382,200	\$1,054,200	1.0000	\$1,054,200	-23.73%	0.33%	
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Utility	11	\$7,096,800	\$5,926,300	1.0000	\$5,926,300	-16.49%	1.83%	
Total Personal exempt	175	\$11,470,400	\$10,439,500		\$10,439,500	-8.99%	3.23%	
Grand Total	3614	\$309,024,900	\$323,345,800		\$323,345,800	4.63%	100.00%	

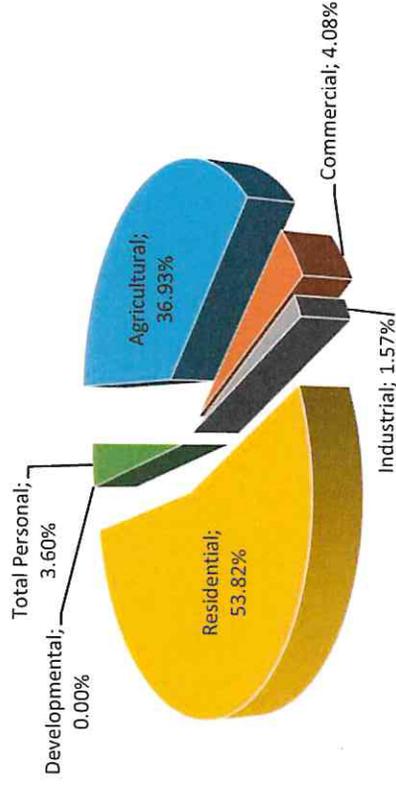
Cass County Penn Township Summary of Recommended County Equalized Values and Trends



2018

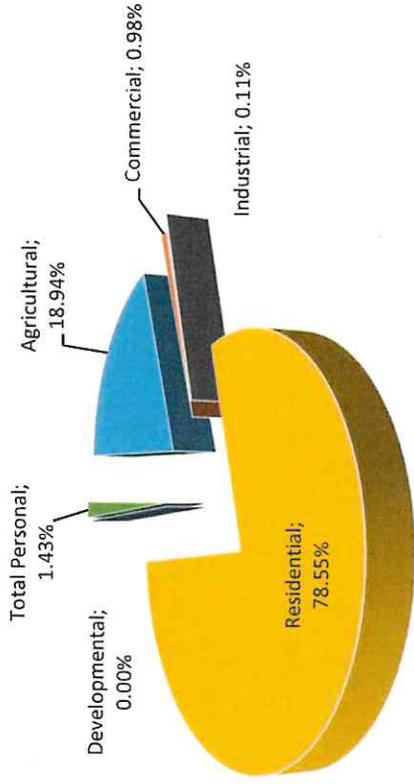
Class	Parcel Count	State Equalized Value	2019 Assessed Value	Equalization Factor	2019 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
Real Property							
Agricultural	326	\$42,776,200	\$44,489,700	1.0000	\$44,489,700	4.01%	14.67%
Commercial	45	\$16,557,000	\$16,867,000	1.0000	\$16,867,000	1.87%	5.56%
Industrial	6	\$2,296,700	\$2,561,500	1.0000	\$2,561,500	11.53%	0.84%
Residential	1812	\$193,823,200	\$205,158,000	1.0000	\$205,158,000	5.85%	67.63%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2189	\$255,453,100	\$269,076,200		\$269,076,200	5.33%	88.70%
Personal Property							
Commercial	40	\$832,100	\$793,600	1.0000	\$793,600	-4.63%	0.26%
Industrial	2	\$888,300	\$628,600	1.0000	\$628,600	-29.24%	0.21%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	15	\$27,713,700	\$32,869,100	1.0000	\$32,869,100	18.60%	10.83%
Total Personal exempt	57	\$29,434,100	\$34,291,300		\$34,291,300	16.50%	11.30%
Grand Total	2246	\$284,887,200	\$303,367,500		\$303,367,500	6.49%	100.00%

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



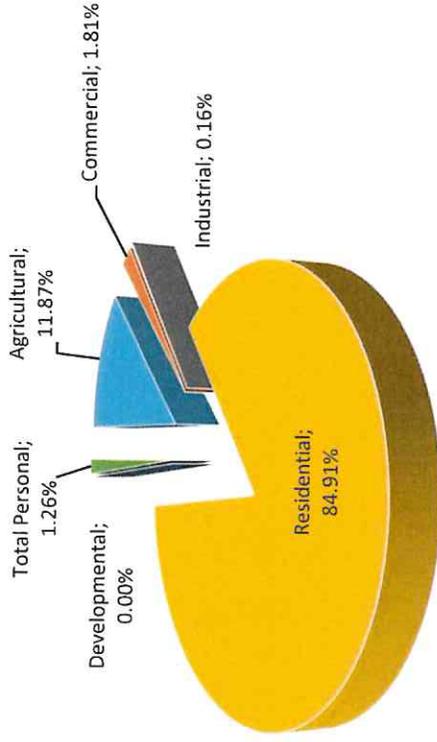
Class	2018							Percent of Local Unit Total
	Parcel Count	State Equalized Value	2019 Assessed Value	Equalization Factor	2019 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	
Real Property								
Agricultural	263	\$41,249,100	\$42,399,200	1.0000	\$42,399,200	2.79%	36.93%	
Commercial	77	\$4,612,600	\$4,683,600	1.0000	\$4,683,600	1.54%	4.08%	
Industrial	26	\$1,837,600	\$1,798,500	1.0000	\$1,798,500	-2.13%	1.57%	
Residential	1147	\$58,166,300	\$61,794,400	1.0000	\$61,794,400	6.24%	53.82%	
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Total Real	1513	\$105,865,600	\$110,675,700		\$110,675,700	4.54%	96.40%	
Personal Property								
Commercial	48	\$258,300	\$415,400	1.0000	\$415,400	60.82%	0.36%	
Industrial	4	\$516,700	\$451,900	1.0000	\$451,900	-12.54%	0.39%	
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Utility	15	\$2,906,900	\$3,267,500	1.0000	\$3,267,500	12.40%	2.85%	
Total Personal	67	\$3,681,900	\$4,134,800		\$4,134,800	12.30%	3.60%	
exempt								
Grand Total	1580	\$109,547,500	\$114,810,500		\$114,810,500	4.80%	100.00%	

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



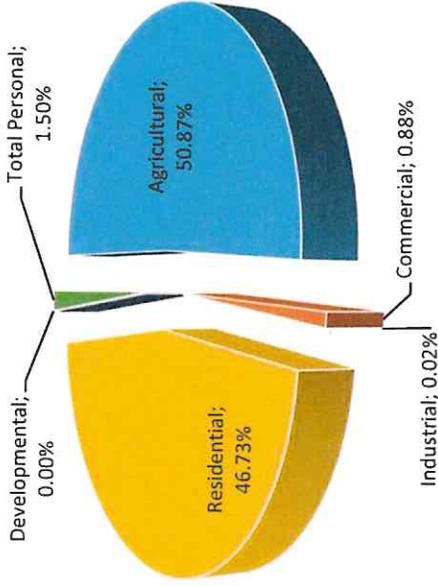
Class	2018		2019 Assessed Value	Equalization Factor	2019 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value					
Real Property							
Agricultural	456	\$72,250,100	\$70,197,900	1.0000	\$70,197,900	-2.84%	18.94%
Commercial	64	\$3,477,600	\$3,614,500	1.0000	\$3,614,500	3.94%	0.98%
Industrial	9	\$411,500	\$402,700	1.0000	\$402,700	-2.14%	0.11%
Residential	2916	\$264,856,100	\$291,180,500	1.0000	\$291,180,500	9.94%	78.55%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	3445	\$340,995,300	\$365,395,600		\$365,395,600	7.16%	98.57%
Personal Property							
Commercial	41	\$584,800	\$482,300	1.0000	\$482,300	-17.53%	0.13%
Industrial	3	\$207,600	\$208,600	1.0000	\$208,600	0.48%	0.06%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	15	\$5,054,600	\$4,595,400	1.0000	\$4,595,400	-9.08%	1.24%
Total Personal exempt	59	\$5,847,000	\$5,286,300		\$5,286,300	-9.59%	1.43%
Grand Total	3504	\$346,842,300	\$370,681,900		\$370,681,900	6.87%	100.00%

Cass County
Silver Creek Township
 Summary of Recommended
 County Equalized Values and Trends



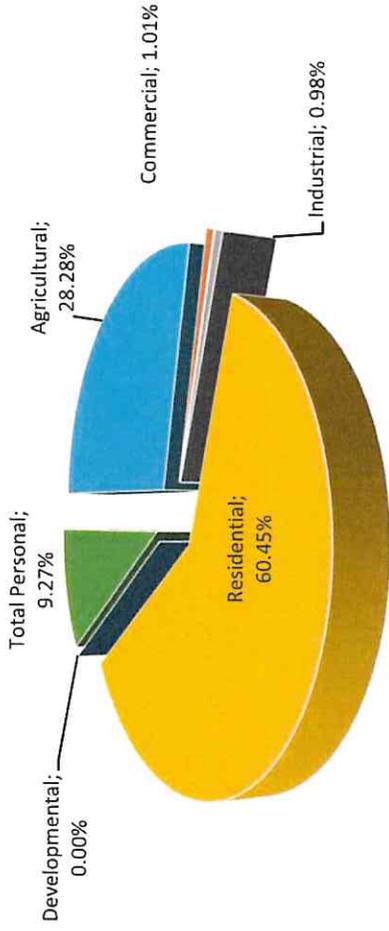
Class	2018							Equalization Factor	2019 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value	2019 Assessed Value	2019 Assessed Value	2019 Assessed Value	2019 Assessed Value	2019 Assessed Value				
Real Property											
Agricultural	281	\$39,196,100	\$37,974,800	\$37,974,800	1.0000	\$37,974,800	-3.12%	11.87%			
Commercial	76	\$6,373,200	\$5,783,300	\$5,783,300	1.0000	\$5,783,300	-9.26%	1.81%			
Industrial	7	\$515,000	\$501,000	\$501,000	1.0000	\$501,000	-2.72%	0.16%			
Residential	3160	\$259,716,154	\$271,660,400	\$271,660,400	1.0000	\$271,660,400	4.60%	84.91%			
Developmental	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%			
Total Real	3524	\$305,800,454	\$315,919,500	\$315,919,500		\$315,919,500	3.31%	98.74%			
Personal Property											
Commercial	52	\$761,600	\$561,400	\$561,400	1.0000	\$561,400	-26.29%	0.18%			
Industrial	1	\$111,700	\$73,900	\$73,900	1.0000	\$73,900	-33.84%	0.02%			
Residential	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%			
Utility	7	\$3,460,400	\$3,381,900	\$3,381,900	1.0000	\$3,381,900	-2.27%	1.06%			
Total Personal exempt	60	\$4,333,700	\$4,017,200	\$4,017,200		\$4,017,200	-7.30%	1.26%			
Grand Total	3584	\$310,134,154	\$319,936,700	\$319,936,700		\$319,936,700	3.16%	100.00%			

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



Class	Parcel Count	2018		2019 Assessed Value	Equalization Factor	2019 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
		State Equalized Value	Value					
Real Property								
Agricultural	228	\$46,197,100	\$46,128,900	1.0000	\$46,128,900	-0.15%	50.87%	
Commercial	12	\$763,400	\$797,900	1.0000	\$797,900	4.52%	0.88%	
Industrial	2	\$14,800	\$17,600	1.0000	\$17,600	18.92%	0.02%	
Residential	721	\$37,610,900	\$42,379,800	1.0000	\$42,379,800	12.68%	46.73%	
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Total Real	963	\$84,586,200	\$89,324,200		\$89,324,200	5.60%	98.50%	
Personal Property								
Commercial	7	\$143,800	\$108,100	1.0000	\$108,100	-24.83%	0.12%	
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Utility	6	\$1,213,700	\$1,255,100	1.0000	\$1,255,100	3.41%	1.38%	
Total Personal exempt	13	\$1,357,500	\$1,363,200		\$1,363,200	0.42%	1.50%	
Grand Total	976	\$85,943,700	\$90,687,400		\$90,687,400	5.52%	100.00%	

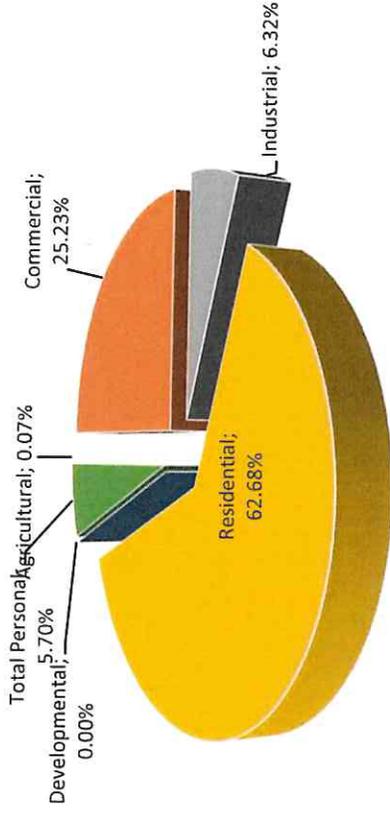
Cass County
Wayne Township
 Summary of Recommended
 County Equalized Values and Trends



2018

Class	Parcel Count	State Equalized Value	2019 Assessed Value	Equalization Factor	2019 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
Real Property							
Agricultural	228	\$34,200,200	\$36,023,500	1.0000	\$36,023,500	5.33%	28.28%
Commercial	27	\$1,370,900	\$1,285,400	1.0000	\$1,285,400	-6.24%	1.01%
Industrial	6	\$1,271,500	\$1,252,100	1.0000	\$1,252,100	-1.53%	0.98%
Residential	1813	\$71,800,900	\$76,991,600	1.0000	\$76,991,600	7.23%	60.45%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,074	\$108,643,500	\$115,552,600		\$115,552,600	6.36%	90.73%
Personal Property							
Commercial	28	\$82,500	\$45,400	1.0000	\$45,400	-44.97%	0.04%
Industrial	2	\$0	\$0	1.0000	\$0	#DIV/0!	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	13	\$11,446,800	\$11,765,000	1.0000	\$11,765,000	2.78%	9.24%
Total Personal exempt	43	\$11,529,300	\$11,810,400		\$11,810,400	2.44%	9.27%
Grand Total	2,117	\$120,172,800	\$127,363,000		\$127,363,000	5.98%	100.00%

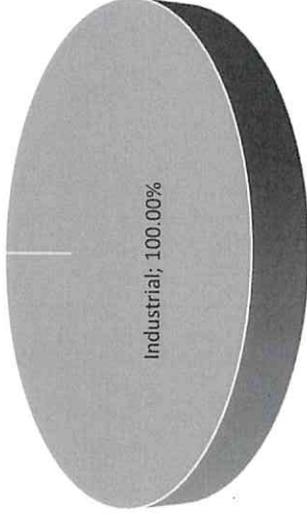
**Cass County
Dowagiac City**
Summary of Recommended
County Equalized Values and Trends



		2018		2019		2019 County		Percent Change		Percent of Local	
Class	Parcel Count	State Equalized Value	2019 Assessed Value	Equalization Factor	2019 County Equalized Value	from Last Year	Unit Total	from Last Year	Unit Total	from Last Year	Unit Total
Real Property											
Agricultural	1	\$61,200	\$62,900	1.0000	\$62,900	2.78%	0.07%	2.78%	0.07%	2.78%	0.07%
Commercial	253	\$23,003,700	\$23,958,500	1.0000	\$23,958,500	4.15%	25.23%	4.15%	25.23%	4.15%	25.23%
Industrial	58	\$6,163,900	\$5,998,100	1.0000	\$5,998,100	-2.69%	6.32%	-2.69%	6.32%	-2.69%	6.32%
Residential	2351	\$55,114,400	\$59,506,100	1.0000	\$59,506,100	7.97%	62.68%	7.97%	62.68%	7.97%	62.68%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Total Real	2663	\$84,343,200	\$89,525,600		\$89,525,600	6.14%		6.14%		6.14%	94.30%
Personal Property											
Commercial	214	\$2,773,900	\$2,547,000	1.0000	\$2,547,000	-8.18%	2.68%	-8.18%	2.68%	-8.18%	2.68%
Industrial	13	\$2,789,500	\$691,900	1.0000	\$691,900	-75.20%	0.73%	-75.20%	0.73%	-75.20%	0.73%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Utility	2	\$2,109,300	\$2,177,200	1.0000	\$2,177,200	3.22%	2.29%	3.22%	2.29%	3.22%	2.29%
Total Personal exempt	229	\$7,672,700	\$5,416,100		\$5,416,100	-29.41%		-29.41%		-29.41%	5.70%
Grand Total	2892	\$92,015,900	\$94,941,700		\$94,941,700	3.18%		3.18%		3.18%	100.00%

Cass County Niles City

Summary of Recommended County Equalized Values and Trends



Class	Parcel Count	2018		2019 Assessed Value	Equalization Factor	2019 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
		State Equalized Value	Value					
Real Property								
Agricultural	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%
Commercial	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%
Industrial	3	\$322,100	\$241,000	\$241,000	1.0000	\$241,000	-25.18%	100.00%
Residential	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%
Developmental	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	3	\$322,100	\$241,000	\$241,000		\$241,000	-25.18%	100.00%
Personal Property								
Commercial	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%
Industrial	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Personal exempt	0					\$0	0.00%	0.00%
Grand Total	3	\$322,100	\$241,000	\$241,000		\$241,000	-25.18%	100.00%

Cass County
2019 Agricultural Real Property Recapitulation

Unit of Govt.	2019 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2019 Equalized Value	% of Class
Calvin Township	\$30,918,800	49.91%	1.0000	\$0	\$30,918,800	5.58%
Howard Township	\$30,520,900	49.29%	1.0000	\$0	\$30,520,900	5.51%
Jefferson Township	\$41,749,300	49.68%	1.0000	\$0	\$41,749,300	7.54%
LaGrange Township	\$34,985,300	49.86%	1.0000	\$0	\$34,985,300	6.32%
Marcellus Township	\$41,450,500	49.90%	1.0000	\$0	\$41,450,500	7.49%
Mason Township	\$25,666,300	49.73%	1.0000	\$0	\$25,666,300	4.64%
Milton Township	\$22,069,100	49.58%	1.0000	\$0	\$22,069,100	3.99%
Newberg Township	\$26,922,400	49.74%	1.0000	\$0	\$26,922,400	4.86%
Ontwa Township	\$22,108,400	49.69%	1.0000	\$0	\$22,108,400	3.99%
Penn Township	\$44,489,700	49.59%	1.0000	\$0	\$44,489,700	8.04%
Pokagon Township	\$42,399,200	49.94%	1.0000	\$0	\$42,399,200	7.66%
Porter Township	\$70,197,900	49.78%	1.0000	\$0	\$70,197,900	12.68%
Silver Creek Township	\$37,974,800	49.68%	1.0000	\$0	\$37,974,800	6.86%
Volinia Township	\$46,128,900	49.79%	1.0000	\$0	\$46,128,900	8.33%
Wayne Township	\$36,023,500	49.83%	1.0000	\$0	\$36,023,500	6.51%
Dowagiac City	\$62,900	49.89%	1.0000	\$0	\$62,900	0.01%
Niles City	\$0	0.00%	1.0000	\$0	\$0	0.00%
Cass County Total	\$553,667,900			\$0	\$553,667,900	100%

Cass County
2019 Commercial Real Property Recapitulation

Unit of Govt.	2019 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2019 Equalized Value	% of Class
Calvin Township	\$310,500	49.42%	1.0000	\$0	\$310,500	0.30%
Howard Township	\$5,734,600	49.59%	1.0000	\$0	\$5,734,600	5.53%
Jefferson Township	\$1,501,800	49.83%	1.0000	\$0	\$1,501,800	1.45%
LaGrange Township	\$11,453,800	49.56%	1.0000	\$0	\$11,453,800	11.05%
Marcellus Township	\$3,755,100	49.37%	1.0000	\$0	\$3,755,100	3.62%
Mason Township	\$2,640,100	49.85%	1.0000	\$0	\$2,640,100	2.55%
Milton Township	\$2,324,300	49.86%	1.0000	\$0	\$2,324,300	2.24%
Newberg Township	\$4,872,300	49.74%	1.0000	\$0	\$4,872,300	4.70%
Ontwa Township	\$14,076,100	49.67%	1.0000	\$0	\$14,076,100	13.58%
Penn Township	\$16,867,000	49.05%	1.0000	\$0	\$16,867,000	16.27%
Pokagon Township	\$4,683,600	49.98%	1.0000	\$0	\$4,683,600	4.52%
Porter Township	\$3,614,500	49.71%	1.0000	\$0	\$3,614,500	3.49%
Silver Creek Township	\$5,783,300	49.56%	1.0000	\$0	\$5,783,300	5.58%
Volinia Township	\$797,900	49.34%	1.0000	\$0	\$797,900	0.77%
Wayne Township	\$1,285,400	49.52%	1.0000	\$0	\$1,285,400	1.24%
Dowagiac City	\$23,958,500	49.45%	1.0000	\$0	\$23,958,500	23.11%
Niles City	\$0	0.00%	1.0000	\$0	\$0	0.00%
Cass County Total	\$103,658,800			\$0	\$103,658,800	100%

Cass County
2019 Industrial Real Property Recapitulation

Unit of Govt.	2019 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2019 Equalized Value	% of Class
Calvin Township	\$449,200	49.63%	1.0000	\$0	\$449,200	1.12%
Howard Township	\$3,417,700	49.50%	1.0000	\$0	\$3,417,700	8.50%
Jefferson Township	\$310,800	49.30%	1.0000	\$0	\$310,800	0.77%
LaGrange Township	\$4,813,700	49.96%	1.0000	\$0	\$4,813,700	11.98%
Marcellus Township	\$1,316,300	49.83%	1.0000	\$0	\$1,316,300	3.28%
Mason Township	\$1,451,500	49.58%	1.0000	\$0	\$1,451,500	3.61%
Milton Township	\$3,382,500	49.84%	1.0000	\$0	\$3,382,500	8.42%
Newberg Township	\$426,200	49.55%	1.0000	\$0	\$426,200	1.06%
Ontwa Township	\$11,849,300	49.89%	1.0000	\$0	\$11,849,300	29.48%
Penn Township	\$2,561,500	49.89%	1.0000	\$0	\$2,561,500	6.37%
Pokagon Township	\$1,798,500	49.98%	1.0000	\$0	\$1,798,500	4.48%
Porter Township	\$402,700	49.87%	1.0000	\$0	\$402,700	1.00%
Silver Creek Township	\$501,000	49.91%	1.0000	\$0	\$501,000	1.25%
Volinia Township	\$17,600	49.39%	1.0000	\$0	\$17,600	0.04%
Wayne Township	\$1,252,100	49.93%	1.0000	\$0	\$1,252,100	3.12%
Dowagiac City	\$5,998,100	49.16%	1.0000	\$0	\$5,998,100	14.92%
Niles City	\$241,000	49.15%	1.0000	\$0	\$241,000	0.60%
Cass County Total	\$40,189,700			\$0	\$40,189,700	100%

Cass County
2019 Residential Real Property Recapitulation

Unit of Govt.	2019 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2019 Equalized Value	% of Class
Calvin Township	\$105,995,400	49.91%	1.00000	\$0	\$105,995,400	4.95%
Howard Township	\$200,975,086	50.00%	1.00000	\$0	\$200,975,086	9.39%
Jefferson Township	\$108,496,200	49.75%	1.00000	\$0	\$108,496,200	5.07%
LaGrange Township	\$85,937,900	49.97%	1.00000	\$0	\$85,937,900	4.01%
Marcellus Township	\$68,883,100	49.96%	1.00000	\$0	\$68,883,100	3.22%
Mason Township	\$82,704,900	49.58%	1.00000	\$0	\$82,704,900	3.86%
Milton Township	\$155,073,300	49.88%	1.00000	\$0	\$155,073,300	7.24%
Newberg Township	\$59,451,000	49.76%	1.00000	\$0	\$59,451,000	2.78%
Ontwa Township	\$264,872,500	49.93%	1.00000	\$0	\$264,872,500	12.37%
Penn Township	\$205,158,000	49.98%	1.00000	\$0	\$205,158,000	9.58%
Pokagon Township	\$61,794,400	49.85%	1.00000	\$0	\$61,794,400	2.89%
Porter Township	\$291,180,500	49.60%	1.00000	\$0	\$291,180,500	13.60%
Silver Creek Township	\$271,660,400	49.67%	1.00000	\$0	\$271,660,400	12.69%
Volinia Township	\$42,379,800	49.46%	1.00000	\$0	\$42,379,800	1.98%
Wayne Township	\$76,991,600	49.77%	1.00000	\$0	\$76,991,600	3.60%
Dowagiac City	\$59,506,100	49.91%	1.00000	\$0	\$59,506,100	2.78%
Niles City	\$0	0.00%	1.00000	\$0	\$0	0.00%
Cass County Total	\$2,141,060,186			\$0	\$2,141,060,186	100%

Cass County
2019 Developmental Real Property Recapitulation

Unit of Govt.	2019 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2019 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
2019 Personal Property Recapitulation

Unit of Govt.	2019 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2019 Equalized Value	% of Class
Calvin Township	\$11,879,308	50.00%	1.0000	\$0	\$11,879,308	4.91%
Howard Township	\$33,506,800	50.00%	1.0000	\$0	\$33,506,800	13.86%
Jefferson Township	\$28,796,100	50.00%	1.0000	\$0	\$28,796,100	11.91%
LaGrange Township	\$9,716,700	50.00%	1.0000	\$0	\$9,716,700	4.02%
Marcellus Township	\$17,140,719	50.00%	1.0000	\$0	\$17,140,719	7.09%
Mason Township	\$2,415,300	50.00%	1.0000	\$0	\$2,415,300	1.00%
Milton Township	\$30,201,800	50.00%	1.0000	\$0	\$30,201,800	12.49%
Newberg Township	\$31,381,067	50.00%	1.0000	\$0	\$31,381,067	12.98%
Ontwa Township	\$10,439,500	50.00%	1.0000	\$0	\$10,439,500	4.32%
Penn Township	\$34,291,300	50.00%	1.0000	\$0	\$34,291,300	14.18%
Pokagon Township	\$4,134,800	50.00%	1.0000	\$0	\$4,134,800	1.71%
Porter Township	\$5,286,300	50.00%	1.0000	\$0	\$5,286,300	2.19%
Silver Creek Township	\$4,017,200	50.00%	1.0000	\$0	\$4,017,200	1.66%
Volinia Township	\$1,363,200	50.00%	1.0000	\$0	\$1,363,200	0.56%
Wayne Township	\$11,810,400	50.00%	1.0000	\$0	\$11,810,400	4.88%
Dowagiac City	\$5,416,100	50.00%	1.0000	\$0	\$5,416,100	2.24%
Niles City	\$0	0.00%	1.0000	\$0	\$0	0.00%
Cass County Total	\$241,796,594			\$0	\$241,796,594	100%

Cass County
Agricultural
Average Value Per Parcel (including vacant parcels)

Gov. Unit	Number of Parcels	Total True Cash Value	Avg. Value Per Parcel
Calvin Township	165	\$61,837,600	\$374,773
Howard Township	193	\$61,041,800	\$316,279
Jefferson Township	265	\$83,498,600	\$315,089
LaGrange Township	195	\$69,970,600	\$358,824
Marcellus Township	291	\$82,901,000	\$284,883
Mason Township	208	\$51,332,600	\$246,791
Milton Township	124	\$44,138,200	\$355,953
Newberg Township	167	\$53,844,800	\$322,424
Ontwa Township	118	\$44,216,800	\$374,719
Penn Township	326	\$88,979,400	\$272,943
Pokagon Township	263	\$84,798,400	\$322,427
Porter Township	456	\$140,395,800	\$307,886
Silver Creek Township	281	\$75,949,600	\$270,283
Volinia Township	228	\$92,257,800	\$404,639
Wayne Township	228	\$72,047,000	\$315,996
Dowagiac City	1	\$125,800	\$125,800
Niles City	0	\$0	\$0
County Wide Average	3,509	\$1,107,335,800	\$315,570

Cass County
Commercial
Average Value Per Parcel

Gov. Unit	Number of Parcels	Total True Cash Value	Avg. Value Per Parcel
Calvin Township	3	\$621,000	\$207,000
Howard Township	64	\$11,469,200	\$179,206
Jefferson Township	23	\$3,003,600	\$130,591
LaGrange Township	144	\$22,907,600	\$159,081
Marcellus Township	68	\$7,510,200	\$110,444
Mason Township	28	\$5,280,200	\$188,579
Milton Township	23	\$4,648,600	\$202,113
Newberg Township	54	\$9,744,600	\$180,456
Ontwa Township	142	\$28,152,200	\$198,255
Penn Township	45	\$33,734,000	\$749,644
Pokagon Township	77	\$9,367,200	\$121,652
Porter Township	64	\$7,229,000	\$112,953
Silver Creek Township	76	\$11,566,600	\$152,192
Volinia Township	12	\$1,595,800	\$132,983
Wayne Township	27	\$2,570,800	\$95,215
Dowagiac City	253	\$47,917,000	\$189,395
Niles City	0	\$0	\$0
<hr/>			
County Wide Average	1,103	\$207,317,600	\$187,958

Cass County
Industrial
Average Value Per Parcel

Gov. Unit	Number of Parcels	Total True Cash Value	Avg. Value Per Parcel
Calvin Township	4	\$898,400	\$224,600
Howard Township	26	\$6,835,400	\$262,900
Jefferson Township	5	\$621,600	\$124,320
LaGrange Township	20	\$9,627,400	\$481,370
Marcellus Township	12	\$2,632,600	\$219,383
Mason Township	12	\$2,903,000	\$241,917
Milton Township	15	\$6,765,000	\$451,000
Newberg Township	8	\$852,400	\$106,550
Ontwa Township	56	\$23,698,600	\$423,189
Penn Township	6	\$5,123,000	\$853,833
Pokagon Township	26	\$3,597,000	\$138,346
Porter Township	9	\$805,400	\$89,489
Silver Creek Township	7	\$1,002,000	\$143,143
Volinia Township	2	\$35,200	\$17,600
Wayne Township	6	\$2,504,200	\$417,367
Dowagiac City	58	\$11,996,200	\$206,831
Niles City	3	\$482,000	\$160,667
<hr/>			
County Wide Average	275	\$80,379,400	\$292,289

Cass County
Residential
Average Value Per Parcel

Gov. Unit	Number of Parcels	Total True Cash Value	Avg. Value Per Parcel
Calvin Township	1,540	\$211,990,800	\$137,656
Howard Township	3,130	\$401,950,172	\$128,419
Jefferson Township	1,328	\$216,992,400	\$163,398
LaGrange Township	1,743	\$171,875,800	\$98,609
Marcellus Township	1,478	\$137,766,200	\$93,211
Mason Township	1,152	\$165,409,800	\$143,585
Milton Township	1,433	\$310,146,600	\$216,432
Newberg Township	1,061	\$118,902,000	\$112,066
Ontwa Township	3,123	\$529,745,000	\$169,627
Penn Township	1,812	\$410,316,000	\$226,444
Pokagon Township	1,147	\$123,588,800	\$107,750
Porter Township	2,916	\$582,361,000	\$199,712
Silver Creek Township	3,160	\$543,320,800	\$171,937
Volinia Township	721	\$84,759,600	\$117,558
Wayne Township	1,813	\$153,983,200	\$84,933
Dowagiac City	2,351	\$119,012,200	\$50,622
Niles City	0	\$0	\$0
County Wide Average	29,908	\$4,282,120,372	\$143,176

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
County Wide Average	0	\$0	\$0

Cass County
All Classifications
Average Value Per Parcel

Gov. Unit	Number of Parcels	Total True Cash Value	Avg. Value Per Parcel
Calvin Township	1,712	\$275,347,800	\$160,834
Howard Township	3,413	\$481,296,572	\$141,019
Jefferson Township	1,621	\$304,116,200	\$187,610
LaGrange Township	2,102	\$274,381,400	\$130,533
Marcellus Township	1,849	\$230,810,000	\$124,830
Mason Township	1,400	\$224,925,600	\$160,661
Milton Township	1,595	\$365,698,400	\$229,278
Newberg Township	1,290	\$183,343,800	\$142,127
Ontwa Township	3,439	\$625,812,600	\$181,975
Penn Township	2,189	\$538,152,400	\$245,844
Pokagon Township	1,513	\$221,351,400	\$146,300
Porter Township	3,445	\$730,791,200	\$212,131
Silver Creek Township	3,524	\$631,839,000	\$179,296
Volinia Township	963	\$178,648,400	\$185,512
Wayne Township	2,074	\$231,105,200	\$111,430
Dowagiac City	2,663	\$179,051,200	\$67,237
Niles City	3	\$482,000	\$160,667
County Wide Average	34,795	\$5,677,153,172	\$163,160

Top 20 Taxpayers by School District (Equalized Value)

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

ENBRIDGE ENERGY LP	\$11,565,500	2 Parcel(s)
HAINES STEVEN K	\$1,488,000	5 Parcel(s)
VECTOR PIPELINE LP	\$1,384,800	1 Parcel(s)
PAUL WILLIAM E	\$1,182,600	3 Parcel(s)
BARANAY PETER F & NANCY N	\$1,094,900	1 Parcel(s)
COLES INVESTMENT COMPANY LLC	\$1,053,700	6 Parcel(s)
GUMWOOD HOLDINGS LLC	\$924,000	5 Parcel(s)
SONEGO DAVID F & CARMEN	\$741,500	1 Parcel(s)
SEMCO ENERGY GAS CO	\$691,900	1 Parcel(s)
DAUS HOLDINGS LLC	\$616,300	21 Parcel(s)
FIFER BRENT A & CYNTHIA L	\$613,300	2 Parcel(s)
WESTBERRY WILLIAM B & DAWN M	\$582,700	2 Parcel(s)
LEEP MICHAEL R JR & DIANA J	\$557,200	1 Parcel(s)
ASLAM MUHAMMAD S	\$525,300	1 Parcel(s)
PETERSON GAIL & MARY L TRUST	\$520,700	2 Parcel(s)
GUYTON JEFFREY & MEREDITH	\$518,100	1 Parcel(s)
AWAD ESTEPHAN & OLGA B	\$487,700	2 Parcel(s)
LAWRENCE KELLY M	\$468,800	1 Parcel(s)
BROWN ALAN S	\$461,300	1 Parcel(s)
SPARKS DAVID A & KATHLEEN TRUST	\$458,100	1 Parcel(s)

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

ENBRIDGE ENERGY LP	\$20,587,500	4 Parcel(s)
LAKEHEAD PIPELINE CO	\$20,231,300	2 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$20,143,200	20 Parcel(s)
AEP IN MI TRANSMISSION CO	\$13,889,905	8 Parcel(s)
ENBRIDGE ENERGY LTD PARTNERSHIP	\$8,918,679	2 Parcel(s)
VECTOR PIPELINE LP	\$5,447,572	4 Parcel(s)
SPARKS FARM LLC	\$4,431,900	42 Parcel(s)
LOWE DARLENE B TRUST	\$3,771,100	5 Parcel(s)
K & M MACHINE FABRICATING INC	\$2,760,600	2 Parcel(s)
BEMENT JERROLD F & JULIA K	\$2,667,900	16 Parcel(s)
MIDWEST ENERGY & COMMUNICATIONS	\$2,278,349	4 Parcel(s)
REED FAMILY PROPERTIES-PENN	\$2,276,600	20 Parcel(s)
CALVIN CENTER PROPERTIES LLC	\$2,211,400	12 Parcel(s)
FINLEY FARMS LLC	\$2,172,900	19 Parcel(s)
CERES FARMS LLC	\$2,012,700	12 Parcel(s)
I & M POWER CO	\$1,896,690	2 Parcel(s)
TOTZKE NICKLAS D TRUST	\$1,833,800	11 Parcel(s)
ROSELAND ORGANIC FARMS LLC	\$1,786,100	9 Parcel(s)
CRIFE MELVIN R & PATRICIA S	\$1,750,900	9 Parcel(s)
MCKENZIE HIGHLANDS FARMS I LLC	\$1,704,600	7 Parcel(s)

Top 20 Taxpayers by School District (Equalized Value)

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

WHITE LAND LLC	\$10,371,300	53 Parcel(s)
TA DAVIS PROPERTIES LLC	\$5,064,100	19 Parcel(s)
WESTON RONALD L & BARBARA J	\$2,702,300	12 Parcel(s)
STAMP ROGER H & LOIS A TRUST	\$2,513,000	21 Parcel(s)
STAMP PROPERTIES LLC	\$2,499,700	11 Parcel(s)
MIDWEST ENERGY & COMMUNICATIONS	\$2,304,352	6 Parcel(s)
KING ROBERT C & PEGGY A	\$1,742,100	9 Parcel(s)
KING RONALD	\$1,335,500	8 Parcel(s)
MANNING GARY L & CAROL TRUST	\$1,313,800	9 Parcel(s)
MANNING GARY & CAROL	\$1,104,100	6 Parcel(s)
CLOUD KENNETH G	\$989,700	7 Parcel(s)
CLOUD DAVID R	\$928,500	8 Parcel(s)
HIBSHMAN WILLIAM M TRUST	\$896,000	11 Parcel(s)
STONE GROVE FARMS LLC	\$892,600	8 Parcel(s)
STAMP LOIS TRUST & STAMP JANE	\$859,400	7 Parcel(s)
REAMES ANTHONY S & VINETTE M	\$806,000	10 Parcel(s)
HENDRICKS JOSH & STEPHANIE	\$797,400	2 Parcel(s)
INDIANA MICHIGAN POWER	\$765,400	2 Parcel(s)
DOWNING JEFFREY & MARY	\$703,100	2 Parcel(s)
VAN KIRK LEROY & CHARLENE	\$689,800	1 Parcel(s)

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

POLLOCK E JANICE	\$1,206,500	2 Parcel(s)
BERRYBROOK INVESTMENTS LLC	\$876,900	7 Parcel(s)
SNYDER GLENN K & EVELYN	\$858,000	1 Parcel(s)
BERRYBROOK FARMS INC	\$770,400	4 Parcel(s)
COX BETTY J TRUST	\$744,100	2 Parcel(s)
OLKOWSKI DOUGLAS & PEGGY	\$601,100	2 Parcel(s)
VAN TUYLE JOSEPH R	\$577,600	2 Parcel(s)
DONALD H BISHOP FUND	\$562,200	2 Parcel(s)
REED FAMILY PROPERTIES VOLINIA LLC	\$519,200	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$514,100	1 Parcel(s)
ABBOTT BERNARD C & DIANE K TRUST	\$454,900	1 Parcel(s)
MILLER D BRADLEY & STOVER KRIS	\$453,400	2 Parcel(s)
STANEK FRANK JR & VIRGINIA R	\$376,400	2 Parcel(s)
TRI STAR LAND & CATTLE LLC	\$360,500	1 Parcel(s)
FOSDICK GLENN & MARY	\$330,400	2 Parcel(s)
STANEK FRANK JR & VIRGINIA	\$306,300	2 Parcel(s)
GRIGGS SHANNON L	\$306,000	1 Parcel(s)
LUTZ ROBERT J & VIRGINIA	\$294,600	3 Parcel(s)
BURKETT BRUCE P & LORI D	\$294,500	2 Parcel(s)
ROBINSON NATHEN E TRUST	\$292,800	1 Parcel(s)

Top 20 Taxpayers by School District (Equalized Value)

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

HASSLE FARMS LLC	\$11,346,800	65 Parcel(s)
AEP IN MI TRANSMISSION CO	\$7,639,500	2 Parcel(s)
R & D REAL ESTATE LLC	\$4,352,300	25 Parcel(s)
POLK PROPERTIES LLC	\$3,040,900	5 Parcel(s)
FRANZ LEE A	\$2,585,700	14 Parcel(s)
AUSRA TERRY & RUTH	\$2,539,800	20 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$2,453,400	5 Parcel(s)
AMERICAN ELECTRIC POWER	\$2,358,400	2 Parcel(s)
ORION PROPERTIES TEN LLC	\$2,337,300	2 Parcel(s)
CERES FARMS LLC	\$2,300,600	10 Parcel(s)
BERRYBROOK INVESTMENTS LLC	\$2,264,400	15 Parcel(s)
SCHWARTZ JULIA J TRUST	\$2,118,600	4 Parcel(s)
BERRYBROOK FARMS INC	\$2,038,800	9 Parcel(s)
MUMAUGH INDIAN LAKES LLC	\$1,957,500	3 Parcel(s)
GRABEMEYER FLOYD D & PEGGY	\$1,955,600	12 Parcel(s)
INDIANA MICHIGAN POWER	\$1,919,400	1 Parcel(s)
S & S LAND DEVELOPMENT LLC	\$1,886,100	12 Parcel(s)
POKAGON PROPERTIES LLC	\$1,826,100	10 Parcel(s)
TOTZKE NICKLAS D TRUST	\$1,602,300	6 Parcel(s)
GRABEMEYER DONALD & DONNA	\$1,545,700	11 Parcel(s)

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

OLTHOF KAREN R	\$573,800	1 Parcel(s)
ADAIR NANCY A TRUST	\$420,000	1 Parcel(s)
INDIAN LAKE ASSOCIATES LLC	\$416,700	2 Parcel(s)
INDIAN LAKE CONDOMINIUMS LLC	\$402,000	9 Parcel(s)
CASSIN CHRISTOPHER J	\$374,700	1 Parcel(s)
FREELS CATHERINE TRUST	\$372,100	1 Parcel(s)
SILVERNALE E DEWAIN & BERYLE B	\$363,300	2 Parcel(s)
OLTHOFF SCOT & BONNIE K	\$360,700	1 Parcel(s)
SCOTT KENNETH C	\$353,000	2 Parcel(s)
GUTH GLENN J ET AL	\$349,000	3 Parcel(s)
GOESEL DONALD L & MARILYN K	\$316,500	2 Parcel(s)
LYNCH JERRY P TRUST	\$314,400	1 Parcel(s)
SMITH RONALD TRUSTEE	\$312,900	1 Parcel(s)
MEYER GRANT B JR & HELEN J	\$302,100	3 Parcel(s)
TIMM BOYD M & LINDA C TRUSTEES	\$298,200	1 Parcel(s)
HOLIDAY LODGE LLC	\$287,300	2 Parcel(s)
KLEVA MARTY L & ANN E TRUST	\$271,900	1 Parcel(s)
MANKOWSKI MELINDA M TRUST	\$250,900	1 Parcel(s)
POWELL WILLIAM & NORMA A TRUST	\$246,100	1 Parcel(s)
OLTHOF FREDERICK & JENNIFER	\$244,800	2 Parcel(s)

Top 20 Taxpayers by School District (Equalized Value)

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

ENBRIDGE ENERGY LP	\$13,287,500	1 Parcel(s)
ENBRIDGE ENERGY LTD PARTNERSHIP	\$9,152,600	1 Parcel(s)
MILLIKEN JAMES D & LORENNA H	\$4,633,400	33 Parcel(s)
INDIANA MICHIGAN POWER	\$4,019,700	9 Parcel(s)
NORTH AMERICAN ASSOCIATES INC	\$3,722,600	12 Parcel(s)
BURGER FARMS LLC	\$3,317,900	16 Parcel(s)
TOTZKE NICKLAS D TRUST	\$3,257,800	14 Parcel(s)
FINLEY FARMS LLC	\$3,201,000	20 Parcel(s)
EDWARDSBURG HOUSING LLC	\$1,955,500	11 Parcel(s)
DUO-FORM REAL ESTATE CORP	\$1,858,100	3 Parcel(s)
MORRIS MICHAEL J	\$1,759,500	2 Parcel(s)
SEMCO ENERGY GAS CO	\$1,659,700	4 Parcel(s)
KIRKDORFER REAL ESTATE LLC	\$1,604,200	15 Parcel(s)
CLOUD DAVID R	\$1,561,700	14 Parcel(s)
BUCKLEN GEORGE B LIFE ESTATE	\$1,560,900	5 Parcel(s)
DE SCHEPPER ROBERT A TRUST	\$1,538,900	4 Parcel(s)
AGGREGATE INDUSTRIES	\$1,386,500	12 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$1,344,100	3 Parcel(s)
K D KIRKDORFER FARMS REAL ESTATE LLC	\$1,285,800	6 Parcel(s)
COLES INVESTMENT COMPANY LLC	\$1,234,300	6 Parcel(s)

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

ENBRIDGE ENERGY LP	\$21,237,644	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$12,479,409	3 Parcel(s)
REYNOLDS JAMES J & JANICE M TRUST	\$2,772,900	17 Parcel(s)
MC KENZIE RAYMOND R & DEBORAH	\$2,657,400	7 Parcel(s)
VECTOR PIPELINE LP	\$2,457,367	1 Parcel(s)
I & M ELECTRIC CO	\$2,318,277	1 Parcel(s)
HIGH DAVID S & STACEY R TRUST	\$2,048,800	9 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$1,769,114	3 Parcel(s)
MC KENZIE DONALD F	\$1,763,700	14 Parcel(s)
MCKENZIE BRIAN	\$1,682,000	11 Parcel(s)
R & D REAL ESTATE LLC	\$1,643,600	5 Parcel(s)
CROPSEY GEORGE C & MANDY L	\$1,580,100	8 Parcel(s)
MC KENZIE, SCOTT D & ANDREA M	\$1,575,400	4 Parcel(s)
MC KENZIE-REED FARMS LLC	\$1,574,200	7 Parcel(s)
MC KENZIE, DEAN A & NANCY E	\$1,510,300	16 Parcel(s)
MCKENZIE DEAN A & NANCY E	\$1,440,700	8 Parcel(s)
REED FAMILY PROPERTIES - MARCELLUS	\$1,297,200	9 Parcel(s)
CERES FARMS LLC	\$1,293,000	10 Parcel(s)
MIDWEST ENERGY & COMMUNICATIONS	\$1,264,806	4 Parcel(s)
MCKENZIE HIGHLAND FARMS I LLC 50%	\$1,130,300	9 Parcel(s)

Top 20 Taxpayers by School District (Equalized Value)

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

AEP IN MI TRANSMISSION CO	\$8,181,700	3 Parcel(s)
INDIANA MICHIGAN POWER CO	\$6,369,100	4 Parcel(s)
CERES FARMS LLC	\$2,518,100	21 Parcel(s)
DELTA MACHINING INC	\$1,621,900	2 Parcel(s)
COLES INVESTMENT COMPANY LLC	\$1,475,700	6 Parcel(s)
VECTOR PIPELINE LP	\$1,441,600	1 Parcel(s)
WARDA FARM LLC	\$1,388,600	7 Parcel(s)
PETERSON LAND ENTERPRISES LLC	\$1,306,800	2 Parcel(s)
ENBRIDGE ENERGY LTD PARTNERSHIP	\$1,125,700	1 Parcel(s)
SEMCO ENERGY GAS CO	\$1,046,700	2 Parcel(s)
PETERSON GAIL L & MARY LOU	\$971,900	2 Parcel(s)
PROSPECT POINT INC	\$954,400	11 Parcel(s)
WATSON THOMAS D TRUST	\$908,900	6 Parcel(s)
POEHLMAN CLIFFORD & GREGORY ETAL	\$856,600	5 Parcel(s)
SLAPHOOK LLC	\$839,700	4 Parcel(s)
SELDOM REST LLC	\$763,600	2 Parcel(s)
DODD DONALD W & TOAN	\$727,500	3 Parcel(s)
N&S YOUNG PROPERTIES LLC	\$703,400	7 Parcel(s)
MOOSE LAKE AGGREGATES LLC	\$701,800	4 Parcel(s)
POEHLMAN CLIFFORD E ETAL	\$700,600	8 Parcel(s)

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

AEP IN MI TRANSMISSION CO	\$1,944,486	2 Parcel(s)
NORTON WILLIS L & KATHLEEN L	\$917,800	7 Parcel(s)
MIDWEST ENERGY & COMMUNICATIONS	\$680,597	3 Parcel(s)
ROCKWELL TERRY L C TRUST	\$633,800	3 Parcel(s)
TA DAVIS PROPERTIES LLC	\$381,100	1 Parcel(s)
I & M POWER CO	\$371,383	1 Parcel(s)
PANKEY ROGER L & JANICE D	\$351,600	3 Parcel(s)
WISEMAN JAMES H TRUST	\$349,600	2 Parcel(s)
RUMSEY LARRY L	\$297,900	3 Parcel(s)
WALTERS-DIMMICK PETROLEUM INC	\$288,654	2 Parcel(s)
HEINOLD HOG MARKETS LLC	\$267,400	1 Parcel(s)
ROCKY'S HIDEAWAY LLC	\$259,800	2 Parcel(s)
FRANGER GAS CO INC	\$253,200	2 Parcel(s)
GRIFFITHS KEITH W & SUZANNE L	\$236,400	2 Parcel(s)
BENT DOUGLAS & STEFANIA TRUST	\$229,600	1 Parcel(s)
FILE TODD E TRUST	\$229,400	3 Parcel(s)
SHANKLETON ROBERT & LILLIAN	\$223,300	2 Parcel(s)
RIFENBERG OLEN A	\$214,600	1 Parcel(s)
DEWULF SARA	\$210,500	2 Parcel(s)
HAMACHER INVESTMENT PROPERTIES LLC	\$210,100	1 Parcel(s)

Top 20 Taxpayers by School District (Equalized Value)

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

TOTZKE NICKLAS D TRUST	\$2,536,300	12 Parcel(s)
KING GARY L & MARLA K	\$1,380,700	12 Parcel(s)
MEADOW-LARK FARMS INC	\$786,100	3 Parcel(s)
CLOUD THEO ANN TRUST	\$735,900	5 Parcel(s)
WALKER DICK L & MARILYN TRUSTEE	\$715,100	2 Parcel(s)
SCHOEFFLER MICHAEL & VICKOE	\$683,800	1 Parcel(s)
SMITH DAVID & NANCY	\$664,700	1 Parcel(s)
BALDWIN LANDING LLC	\$633,200	34 Parcel(s)
VIDIC THOMAS & JOAN	\$615,200	1 Parcel(s)
HANSELL ROBIN TRUST	\$525,500	4 Parcel(s)
MACRI GREG & LAURIE L	\$523,300	1 Parcel(s)
KERSHNER THOMAS & NORMA	\$516,500	2 Parcel(s)
WENGER HERBERT LEE & EILEEN	\$503,800	3 Parcel(s)
HAYNIE TIMOTHY J & PATRICIA J	\$503,700	3 Parcel(s)
BUNCH KENT	\$496,600	1 Parcel(s)
L STYLE PROPERTIES LLC	\$494,800	1 Parcel(s)
KUITSE ROELF S	\$492,900	2 Parcel(s)
KUHNS ROBERT P & JENNIFER L	\$490,900	1 Parcel(s)
SULLIVAN TODD & PATRICIA	\$480,900	2 Parcel(s)
REVORD MATTHEW J & LISA TRUST	\$467,900	1 Parcel(s)

Top 20 Taxpayers by School District (Taxable Value)

Brandywine Schools Top 20 Owners by Taxable Value

ENBRIDGE ENERGY LP	\$11,565,500	2 Parcel(s)
VECTOR PIPELINE LP	\$1,384,800	1 Parcel(s)
HAINES STEVEN K	\$1,195,231	5 Parcel(s)
PAUL WILLIAM E	\$992,442	3 Parcel(s)
BARANAY PETER F & NANCY N	\$979,620	1 Parcel(s)
GUMWOOD HOLDINGS LLC	\$900,760	5 Parcel(s)
SEMCO ENERGY GAS CO	\$691,900	1 Parcel(s)
SONEGO DAVID F & CARMEN	\$584,707	1 Parcel(s)
WESTBERRY WILLIAM B & DAWN M	\$556,543	2 Parcel(s)
FIFER BRENT A & CYNTHIA L	\$511,300	2 Parcel(s)
LEEP MICHAEL R JR & DIANA J	\$474,451	1 Parcel(s)
ASLAM MUHAMMAD S	\$473,646	1 Parcel(s)
LAWRENCE KELLY M	\$468,800	1 Parcel(s)
MILLER SCOTT R	\$456,900	1 Parcel(s)
GUYTON JEFFREY & MEREDITH	\$437,214	1 Parcel(s)
AWAD ESTEPHAN & OLGA B	\$436,376	2 Parcel(s)
SPARKS DAVID A & KATHLEEN TRUST	\$428,391	1 Parcel(s)
BROWN ALAN S	\$418,201	1 Parcel(s)
TATAY STEPHEN J & SUSAN C	\$413,593	1 Parcel(s)
MC KAY MICHAEL J TRUST	\$397,806	1 Parcel(s)

Cassopolis Schools Top 20 Owners by Taxable Value

ENBRIDGE ENERGY LP	\$20,581,972	4 Parcel(s)
LAKEHEAD PIPELINE CO	\$20,094,155	2 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$19,341,610	20 Parcel(s)
AEP IN MI TRANSMISSION CO	\$13,889,905	8 Parcel(s)
ENBRIDGE ENERGY LTD PARTNERSHIP	\$8,918,679	2 Parcel(s)
VECTOR PIPELINE LP	\$5,447,572	4 Parcel(s)
LOWE DARLENE B TRUST	\$3,503,488	5 Parcel(s)
MIDWEST ENERGY & COMMUNICATIONS	\$2,278,349	4 Parcel(s)
SPARKS FARM LLC	\$1,961,798	42 Parcel(s)
I & M POWER CO	\$1,896,690	2 Parcel(s)
K & M MACHINE FABRICATING INC	\$1,784,123	2 Parcel(s)
STOLER CHRISTOPHER K & SUSAN A	\$1,654,207	4 Parcel(s)
REED FAMILY PROPERTIES-PENN	\$1,446,666	20 Parcel(s)
TUESLEY MALCOLM J & KATHLEEN	\$1,333,274	2 Parcel(s)
RYDASA INDIANA LLC	\$1,155,537	3 Parcel(s)
SARGENT TIMOTHY A & SHARON M	\$1,145,100	2 Parcel(s)
SEMCO ENERGY GAS CO	\$1,119,532	5 Parcel(s)
INDIANA MICHIGAN POWER	\$1,109,270	6 Parcel(s)
FINLEY FARMS LLC	\$1,059,365	19 Parcel(s)
GAYLOR VALERIE A TRUST	\$1,039,502	3 Parcel(s)

Top 20 Taxpayers by School District (Taxable Value)

Constantine Schools Top 20 Owners by Taxable Value

WHITE LAND LLC	\$3,388,052	53 Parcel(s)
TA DAVIS PROPERTIES LLC	\$2,415,062	19 Parcel(s)
MIDWEST ENERGY & COMMUNICATIONS	\$2,288,372	6 Parcel(s)
WESTON RONALD L & BARBARA J	\$1,188,006	12 Parcel(s)
STAMP ROGER H & LOIS A TRUST	\$1,108,492	21 Parcel(s)
STAMP PROPERTIES LLC	\$916,330	11 Parcel(s)
INDIANA MICHIGAN POWER	\$760,119	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$642,599	2 Parcel(s)
HENDRICKS JOSH & STEPHANIE	\$617,200	2 Parcel(s)
BEHRENS DAVID A & KAREN M	\$592,219	2 Parcel(s)
WENGER JONATHAN & MEGHAN C	\$562,888	3 Parcel(s)
MANNING GARY L & CAROL TRUST	\$536,329	9 Parcel(s)
JONES VICTOR F & LESLIE	\$516,801	1 Parcel(s)
SCHROER MICHAEL	\$508,700	1 Parcel(s)
DOWNING JEFFREY & MARY	\$490,922	2 Parcel(s)
WOZNY ROBERT E	\$482,621	1 Parcel(s)
BERGAN ANGELA	\$473,425	1 Parcel(s)
REAMES ANTHONY S & VINETTE M	\$472,847	10 Parcel(s)
DUNLOP ROBERT & PRICE KIM	\$464,600	1 Parcel(s)
STAMP LOIS TRUST & STAMP JANE	\$451,993	7 Parcel(s)

Decatur Schools Top 20 Owners by Taxable Value

AEP IN MI TRANSMISSION CO	\$514,100	1 Parcel(s)
BERRYBROOK INVESTMENTS LLC	\$464,945	7 Parcel(s)
POLLOCK E JANICE	\$336,228	2 Parcel(s)
MILLER D BRADLEY & STOVER KRIS	\$302,259	2 Parcel(s)
ST. JOE FARMS LLC	\$261,200	1 Parcel(s)
VAN TUYLE JOSEPH R	\$253,783	2 Parcel(s)
COX BETTY J TRUST	\$248,645	2 Parcel(s)
REED FAMILY PROPERTIES VOLINIA LLC	\$241,184	2 Parcel(s)
SNYDER GLENN K & EVELYN	\$237,542	1 Parcel(s)
BERRYBROOK FARMS INC	\$205,449	4 Parcel(s)
ROBINSON NATHEN E TRUST	\$189,668	1 Parcel(s)
STANEK FRANK JR & VIRGINIA R	\$174,902	2 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$169,900	1 Parcel(s)
DONALD H BISHOP FUND	\$163,586	2 Parcel(s)
STIENBAUER HERBERT	\$162,363	1 Parcel(s)
PASLEY WILLIE D & DORTHA	\$134,902	1 Parcel(s)
TRI STAR LAND & CATTLE LLC	\$134,834	1 Parcel(s)
ANDERSON NATHAN J & CLARA M	\$132,323	1 Parcel(s)
STANEK FRANK JR & VIRGINIA	\$129,881	2 Parcel(s)
MESSNER DUSTIN	\$129,634	1 Parcel(s)

Top 20 Taxpayers by School District (Taxable Value)

Dowagiac Schools Top 20 Owners by Taxable Value

AEP IN MI TRANSMISSION CO	\$7,639,500	2 Parcel(s)
HASSLE FARMS LLC	\$3,245,530	65 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$2,446,932	5 Parcel(s)
AMERICAN ELECTRIC POWER	\$2,358,400	2 Parcel(s)
POLK PROPERTIES LLC	\$2,194,079	5 Parcel(s)
R & D REAL ESTATE LLC	\$2,184,464	25 Parcel(s)
SCHWARTZ JULIA J TRUST	\$2,118,600	4 Parcel(s)
INDIANA MICHIGAN POWER	\$1,919,400	1 Parcel(s)
ORION PROPERTIES TEN LLC	\$1,887,686	2 Parcel(s)
BERRYBROOK INVESTMENTS LLC	\$1,385,065	15 Parcel(s)
SEMCO ENERGY GAS CO	\$1,275,318	7 Parcel(s)
KAMINSKI DUANE & NANCY	\$1,211,251	3 Parcel(s)
MUMAUGH INDIAN LAKES LLC	\$1,169,915	3 Parcel(s)
INDIANA MICHIGAN POWER COMPANY	\$1,144,300	1 Parcel(s)
POKAGON PROPERTIES LLC	\$1,132,732	10 Parcel(s)
AMERIWOOD INDUSTRIES	\$1,076,270	2 Parcel(s)
MICHIGAN DIE CASTING LLC	\$1,064,600	2 Parcel(s)
AUSRA TERRY & RUTH	\$1,043,877	20 Parcel(s)
MURK PROPERTIES INC	\$1,040,280	4 Parcel(s)
SEMCO ENERGY INC	\$1,032,900	1 Parcel(s)

Eau Claire Schools Top 20 Owners by Taxable Value

OLTHOF KAREN R	\$477,743	1 Parcel(s)
ADAIR NANCY A TRUST	\$389,318	1 Parcel(s)
CASSIN CHRISTOPHER J	\$359,380	1 Parcel(s)
SCOTT KENNETH C	\$353,000	2 Parcel(s)
OLTHOFF SCOT & BONNIE K	\$337,100	1 Parcel(s)
LYNCH JERRY P TRUST	\$291,791	1 Parcel(s)
HOLIDAY LODGE LLC	\$287,300	2 Parcel(s)
GUTH GLENN J ET AL	\$280,726	3 Parcel(s)
INDIAN LAKE ASSOCIATES LLC	\$245,680	2 Parcel(s)
ZIC RICHARD & MAURA TRUST	\$227,371	1 Parcel(s)
OLTHOF FREDERICK & JENNIFER	\$223,007	2 Parcel(s)
MANKOWSKI MELINDA M TRUST	\$219,614	1 Parcel(s)
INDIAN LAKE CONDOMINIUMS LLC	\$219,528	9 Parcel(s)
TIMM BOYD M & LINDA C TRUSTEES	\$219,158	1 Parcel(s)
JACKSON JERRY W & NORMA L	\$215,963	1 Parcel(s)
SILVERNALE E DEWAIN & BERYLE B	\$207,216	2 Parcel(s)
POWELL WILLIAM & NORMA A TRUST	\$207,198	1 Parcel(s)
KLEVA MARTY L & ANN E TRUST	\$204,664	1 Parcel(s)
GENTRY JON D & COLLEEN TRUST	\$185,873	1 Parcel(s)
HULLINGER PETER & ERICA	\$185,765	1 Parcel(s)

Top 20 Taxpayers by School District (Taxable Value)

Edwardsburg Schools Top 20 Owners by Taxable Value

ENBRIDGE ENERGY LP	\$13,287,500	1 Parcel(s)
ENBRIDGE ENERGY LTD PARTNERSHIP	\$9,152,600	1 Parcel(s)
INDIANA MICHIGAN POWER	\$3,909,390	9 Parcel(s)
NORTH AMERICAN ASSOCIATES INC	\$3,610,913	12 Parcel(s)
EDWARDSBURG HOUSING LLC	\$1,821,270	11 Parcel(s)
DUO-FORM REAL ESTATE CORP	\$1,694,223	3 Parcel(s)
SEMCO ENERGY GAS CO	\$1,659,700	4 Parcel(s)
FINLEY FARMS LLC	\$1,365,759	20 Parcel(s)
MILLIKEN JAMES D & LORENNA H	\$1,345,004	33 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$1,326,615	3 Parcel(s)
MORRIS MICHAEL J	\$1,310,301	2 Parcel(s)
AMERICAN ELECTRIC POWER	\$1,035,000	1 Parcel(s)
KIRKENDORFER REAL ESTATE LLC	\$1,014,306	15 Parcel(s)
OF-CO INC	\$933,832	6 Parcel(s)
SMITH RICKY R TRUST	\$924,590	2 Parcel(s)
SCHULTZ STOCKTON M & COURTNEY	\$854,100	2 Parcel(s)
HUDAK JOHN A & SUZETTE M	\$846,567	1 Parcel(s)
BOTTOMS BILL & JUDITH	\$787,161	2 Parcel(s)
REED SALLY J & PAUL E TRUST	\$774,703	1 Parcel(s)
JAMROG MARK R & LAURA M	\$741,012	5 Parcel(s)

Marcellus Schools Top 20 Owners by Taxable Value

ENBRIDGE ENERGY LP	\$21,236,396	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$12,479,409	3 Parcel(s)
VECTOR PIPELINE LP	\$2,457,367	1 Parcel(s)
I & M ELECTRIC CO	\$2,318,277	1 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$1,757,439	3 Parcel(s)
MIDWEST ENERGY & COMMUNICATIONS	\$1,245,887	4 Parcel(s)
INDIANA MICHIGAN POWER COMPANY	\$1,056,534	3 Parcel(s)
MC KENZIE, SCOTT D & ANDREA M	\$942,416	4 Parcel(s)
MC KENZIE-REED FARMS LLC	\$868,440	7 Parcel(s)
R & D REAL ESTATE LLC	\$862,716	5 Parcel(s)
HIGH DAVID S & STACEY R TRUST	\$831,821	9 Parcel(s)
REYNOLDS JAMES J & JANICE M TRUST	\$816,278	17 Parcel(s)
SWISS VALLEY INC	\$685,118	4 Parcel(s)
MC KENZIE RAYMOND R & DEBORAH	\$683,784	7 Parcel(s)
MC KENZIE, DEAN A & NANCY E	\$645,656	16 Parcel(s)
MCKENZIE BRIAN	\$635,688	11 Parcel(s)
MCKENZIE DEAN A & NANCY E	\$605,689	8 Parcel(s)
CROPSY GEORGE C & MANDY L	\$578,442	8 Parcel(s)
TROXELL RONALD L TRUST	\$564,005	1 Parcel(s)
MC KENZIE DONALD F	\$552,565	14 Parcel(s)

Top 20 Taxpayers by School District (Taxable Value)

Niles Schools Top 20 Owners by Taxable Value

AEP IN MI TRANSMISSION CO	\$8,181,700	3 Parcel(s)
INDIANA MICHIGAN POWER CO	\$6,347,441	4 Parcel(s)
DELTA MACHINING INC	\$1,591,373	2 Parcel(s)
VECTOR PIPELINE LP	\$1,441,600	1 Parcel(s)
ENBRIDGE ENERGY LTD PARTNERSHIP	\$1,125,700	1 Parcel(s)
SEMCO ENERGY GAS CO	\$1,046,700	2 Parcel(s)
PROSPECT POINT INC	\$882,555	11 Parcel(s)
SLAPHOOK LLC	\$839,700	4 Parcel(s)
CERES FARMS LLC	\$732,812	21 Parcel(s)
MOOSE LAKE AGGREGATES LLC	\$663,148	4 Parcel(s)
AMERICAN ELECTRIC POWER	\$619,200	1 Parcel(s)
STORE CAPITAL ACQUISITIONS LLC	\$618,200	2 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$614,000	2 Parcel(s)
ROHAN MILLER DEVELOPMENT LLC	\$595,400	1 Parcel(s)
WATSON THOMAS D TRUST	\$532,810	6 Parcel(s)
MODINEER CO	\$520,500	1 Parcel(s)
ANR PIPELINE CO	\$472,326	3 Parcel(s)
WATSON'S TREE SERVICE INC	\$426,895	5 Parcel(s)
WARDA FARM LLC	\$408,827	7 Parcel(s)
COLES INVESTMENT COMPANY LLC	\$377,617	6 Parcel(s)

Three Rivers Schools Top 20 Owners by Taxable Value

AEP IN MI TRANSMISSION CO	\$1,944,486	2 Parcel(s)
MIDWEST ENERGY & COMMUNICATIONS	\$679,195	3 Parcel(s)
I & M POWER CO	\$371,383	1 Parcel(s)
WISEMAN JAMES H TRUST	\$337,058	2 Parcel(s)
NORTON WILLIS L & KATHLEEN L	\$326,269	7 Parcel(s)
WALTERS-DIMMICK PETROLEUM INC	\$288,654	2 Parcel(s)
ROCKWELL TERRY L C TRUST	\$280,564	3 Parcel(s)
HEINOLD HOG MARKETS LLC	\$267,400	1 Parcel(s)
PANKEY ROGER L & JANICE D	\$201,433	3 Parcel(s)
ROCKY'S HIDEAWAY LLC	\$178,654	2 Parcel(s)
DEWULF SARA	\$165,657	2 Parcel(s)
PATRICK JOSEPH & HOLLY	\$164,147	1 Parcel(s)
GABOR ENTERPRISES LLC	\$156,200	2 Parcel(s)
KASSEL JON D & RENA D	\$151,789	1 Parcel(s)
JOHNSON WILLIAM H & ANN	\$150,580	1 Parcel(s)
FILE TODD E TRUST	\$149,067	3 Parcel(s)
WALLACE DALE D	\$147,763	1 Parcel(s)
GRIFFITHS KEITH W & SUZANNE L	\$143,846	2 Parcel(s)
WILSON JAMES T & DIXIE D	\$142,006	1 Parcel(s)
SOUTHERN MICHIGAN RUBBER	\$139,119	1 Parcel(s)

Top 20 Taxpayers by School District (Taxable Value)

White Pigeon Schools Top 20 Owners by Taxable Value

TOTZKE NICKLAS D TRUST	\$989,496	12 Parcel(s)
KING GARY L & MARLA K	\$627,104	12 Parcel(s)
SMITH DAVID & NANCY	\$599,848	1 Parcel(s)
SCHOEFFLER MICHAEL & VICKOE	\$591,127	1 Parcel(s)
VIDIC THOMAS & JOAN	\$504,210	1 Parcel(s)
L STYLE PROPERTIES LLC	\$422,045	1 Parcel(s)
EPPERS MATTHEW & MARCIA	\$422,000	1 Parcel(s)
KUITSE ROELF S	\$421,462	2 Parcel(s)
HANSELL ROBIN TRUST	\$414,827	4 Parcel(s)
SULLIVAN TODD & PATRICIA	\$411,751	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$411,200	1 Parcel(s)
DOYLE GREGORY J & LYNDA H	\$411,000	1 Parcel(s)
MACRI GREG & LAURIE L	\$404,126	1 Parcel(s)
CORNELL TODD W & CHRISTINA L	\$393,552	1 Parcel(s)
MEADOW-LARK FARMS INC	\$392,469	3 Parcel(s)
KUHNS ROBERT P & JENNIFER L	\$380,698	1 Parcel(s)
INDIANA MICHIGAN POWER	\$363,800	1 Parcel(s)
OSBORN TIMOTHY & VICKIANNE	\$362,280	1 Parcel(s)
TEPE STEVE	\$358,600	2 Parcel(s)
BARTOW STEVEN B & CATHY D	\$358,397	1 Parcel(s)

Cass County

Real Property Tentative Taxable Valuations as of April 18, 2019

Township or City name	Agricultural	Commercial	Industrial	Residential	Timber-Cutover	Developmental	Total Real
010 CALVIN TOWNSHIP	\$11,986,966	\$281,924	\$240,333	\$65,821,877	\$0	\$0	\$78,331,100
020 HOWARD TOWNSHIP	\$10,554,159	\$4,918,498	\$2,902,247	\$160,725,482	\$0	\$0	\$179,100,386
030 JEFFERSON TOWNSHIP	\$14,999,922	\$1,157,631	\$117,619	\$83,413,079	\$0	\$0	\$99,688,251
040 LAGRANGE TOWNSHIP	\$13,505,207	\$9,088,255	\$2,864,828	\$70,643,089	\$0	\$0	\$96,101,379
050 MARCELLUS TOWNSHIP	\$17,209,473	\$2,941,878	\$1,075,470	\$52,320,602	\$0	\$0	\$73,547,423
060 MASON TOWNSHIP	\$11,466,072	\$2,052,589	\$1,382,437	\$66,212,521	\$0	\$0	\$81,113,619
070 MILTON TWP	\$8,858,822	\$1,517,089	\$2,311,344	\$130,686,667	\$0	\$0	\$143,373,922
080 NEWBERG TOWNSHIP	\$10,750,640	\$3,975,521	\$322,269	\$42,023,499	\$0	\$0	\$57,071,929
090 ONTWA TWP	\$9,199,129	\$12,084,387	\$10,081,591	\$212,125,590	\$0	\$0	\$243,490,697
100 PENN TWP	\$18,106,182	\$16,270,900	\$1,313,858	\$158,537,024	\$0	\$0	\$194,227,964
110 POKAGON TOWNSHIP	\$17,476,037	\$3,733,331	\$1,225,694	\$46,228,806	\$0	\$0	\$68,663,868
120 PORTER TWP	\$29,403,174	\$3,134,357	\$323,410	\$213,011,086	\$0	\$0	\$245,872,027
130 SILVER CREEK TOWNSHIP	\$15,556,582	\$4,223,925	\$449,762	\$215,573,091	\$0	\$0	\$235,803,360
140 VOLINIA TOWNSHIP	\$17,429,073	\$762,597	\$8,602	\$29,116,672	\$0	\$0	\$47,316,944
150 WAYNE TOWNSHIP	\$13,621,070	\$923,442	\$1,193,876	\$60,026,597	\$0	\$0	\$75,764,985
160 CITY OF DOWAGIAC	\$22,852	\$20,957,607	\$5,775,935	\$50,902,115	\$0	\$0	\$77,658,509
170 NILES CITY	\$0	\$0	\$223,479	\$0	\$0	\$0	\$223,479
041 CASSOPOLIS VILLAGE	\$96,632	\$6,939,164	\$2,633,757	\$14,621,286	\$0	\$0	\$24,290,839
051 MARCELLUS VILLAGE	\$0	\$1,263,843	\$194,013	\$11,290,534	\$0	\$0	\$12,748,390
091 EDWARDSBURG VILLAGE	\$21,286	\$7,051,631	\$315	\$13,605,165	\$0	\$0	\$20,678,397
101 VILLAGE OF VANDALIA	\$206,487	\$188,931	\$0	\$2,275,103	\$0	\$0	\$2,670,521
Totals for County	\$220,145,360	\$88,023,931	\$31,812,754	\$1,657,367,797	\$0	\$0	\$1,997,349,842

Cass County

Personal Property Tentative Taxable Valuations as of April 18, 2019 (continued)

Township or City name	Ag. Personal	Com. Personal	Ind. Personal	Res. Personal	Util. Personal	Total Personal
010 CALVIN TOWNSHIP	\$0	\$7,473	\$13,569	\$0	\$11,858,266	\$11,879,308
020 HOWARD TOWNSHIP	\$0	\$1,863,300	\$1,636,400	\$0	\$30,007,100	\$33,506,800
030 JEFFERSON TOWNSHIP	\$0	\$574,800	\$0	\$0	\$28,020,279	\$28,595,079
040 LAGRANGE TOWNSHIP	\$0	\$1,521,100	\$252,300	\$0	\$7,943,300	\$9,716,700
050 MARCELLUS TOWNSHIP	\$0	\$444,598	\$118,642	\$0	\$16,577,479	\$17,140,719
060 MASON TOWNSHIP	\$0	\$170,500	\$277,600	\$0	\$1,967,200	\$2,415,300
070 MILTON TWP	\$0	\$594,100	\$185,500	\$0	\$29,422,200	\$30,201,800
080 NEWBERG TOWNSHIP	\$0	\$545,861	\$192,230	\$0	\$30,642,976	\$31,381,067
090 ONTWA TWP	\$0	\$3,459,000	\$1,054,200	\$0	\$5,926,300	\$10,439,500
100 PENN TWP	\$0	\$793,600	\$628,600	\$0	\$32,869,100	\$34,291,300
110 POKAGON TOWNSHIP	\$0	\$415,400	\$451,900	\$0	\$3,267,500	\$4,134,800
120 PORTER TWP	\$0	\$482,300	\$208,600	\$0	\$4,595,400	\$5,286,300
130 SILVER CREEK TOWNSHIP	\$0	\$561,400	\$73,900	\$0	\$3,381,900	\$4,017,200
140 VOLINIA TOWNSHIP	\$0	\$108,100	\$0	\$0	\$1,255,100	\$1,363,200
150 WAYNE TOWNSHIP	\$0	\$45,400	\$0	\$0	\$11,765,000	\$11,810,400
160 CITY OF DOWAGIAC	\$0	\$2,547,000	\$691,900	\$0	\$2,177,200	\$5,416,100
170 NILES CITY	\$0	\$0	\$0	\$0	\$0	\$0
041 CASSOPOLIS VILLAGE	\$0	\$1,064,300	\$252,300	\$0	\$2,887,000	\$4,203,600
051 MARCELLUS VILLAGE	\$0	\$67,076	\$69,027	\$0	\$654,580	\$790,683
091 EDWARDSBURG VILLAGE	\$0	\$721,700	\$0	\$0	\$1,364,300	\$2,086,000
101 VILLAGE OF VANDALIA	\$0	\$124,400	\$0	\$0	\$4,710,500	\$4,834,900
Totals for County	\$0	\$14,133,932	\$5,785,341	\$0	\$221,676,300	\$241,595,573

Cass County

Real & Personal Property Tentative Taxable Valuations as of April 18, 2019 (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	\$90,210,408	\$54,568,597	\$7,473	\$13,569	\$35,620,769
020 HOWARD TOWNSHIP	\$212,607,186	\$145,242,073	\$1,863,300	\$1,636,400	\$63,865,413
030 JEFFERSON TOWNSHIP	\$128,283,330	\$81,434,611	\$574,800	\$0	\$46,273,919
040 LAGRANGE TOWNSHIP	\$105,818,079	\$55,819,567	\$1,521,100	\$252,300	\$48,225,112
050 MARCELLUS TOWNSHIP	\$90,688,142	\$49,689,764	\$444,598	\$118,642	\$40,435,138
060 MASON TOWNSHIP	\$83,528,919	\$67,729,542	\$170,500	\$277,600	\$15,351,277
070 MILTON TWP	\$173,575,722	\$130,731,155	\$594,100	\$185,500	\$42,064,967
080 NEWBERG TOWNSHIP	\$88,452,996	\$38,132,180	\$545,861	\$192,230	\$49,582,725
090 ONTWA TWP	\$253,930,197	\$179,277,084	\$3,459,000	\$1,054,200	\$70,139,913
100 PENN TWP	\$228,519,264	\$85,544,060	\$793,600	\$628,600	\$141,553,004
110 POKAGON TOWNSHIP	\$72,798,668	\$55,905,306	\$415,400	\$451,900	\$16,026,062
120 PORTER TWP	\$251,158,327	\$168,626,624	\$482,300	\$208,600	\$81,840,803
130 SILVER CREEK TOWNSHIP	\$239,820,560	\$99,582,227	\$561,400	\$73,900	\$139,603,033
140 VOLLINIA TOWNSHIP	\$48,680,144	\$35,122,976	\$108,100	\$0	\$13,449,068
150 WAYNE TOWNSHIP	\$87,575,385	\$56,298,072	\$45,400	\$0	\$31,231,913
160 CITY OF DOWAGIAC	\$83,074,609	\$37,588,113	\$2,547,000	\$691,900	\$42,247,596
170 NILES CITY	\$223,479	\$0	\$0	\$0	\$223,479
Totals for County	\$2,238,945,415	\$1,341,291,951	\$14,133,932	\$5,785,341	\$877,734,191

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		\$30,918,800	\$310,500	\$449,200	\$105,828,200	\$0	\$137,506,700	\$11,879,308	\$149,386,008
14030 Edwardsburg		\$0	\$0	\$0	\$167,200	\$0	\$167,200	\$0	\$167,200
Total Calvin Township		\$30,918,800	\$310,500	\$449,200	\$105,995,400	\$0	\$137,673,900	\$11,879,308	\$149,553,208
020 Howard Township									
11300 Niles		\$23,053,400	\$5,654,800	\$3,417,700	\$170,340,986	\$0	\$202,466,886	\$22,735,400	\$225,202,286
14010 Cassopolis		\$3,785,800	\$0	\$0	\$5,871,700	\$0	\$9,657,500	\$545,100	\$10,202,600
14030 Edwardsburg		\$3,681,700	\$79,800	\$0	\$24,762,400	\$0	\$28,523,900	\$10,226,300	\$38,750,200
Total Howard Township		\$30,520,900	\$5,734,600	\$3,417,700	\$200,975,086	\$0	\$240,648,286	\$33,506,800	\$274,155,086
030 Jefferson Township									
14010 Cassopolis		\$29,060,400	\$1,211,500	\$310,800	\$62,616,600	\$0	\$93,199,300	\$27,411,700	\$120,611,000
14030 Edwardsburg		\$12,688,900	\$290,300	\$0	\$45,879,600	\$0	\$58,858,800	\$1,384,400	\$60,243,200
Total Jefferson Township		\$41,749,300	\$1,501,800	\$310,800	\$108,496,200	\$0	\$152,058,100	\$28,796,100	\$180,854,200
040 LaGrange Township									
14010 Cassopolis		\$19,771,200	\$9,920,300	\$4,770,000	\$61,877,700	\$0	\$96,339,200	\$8,640,200	\$104,979,400
14020 Dowagiac		\$15,214,100	\$1,533,500	\$43,700	\$24,060,200	\$0	\$40,851,500	\$1,076,500	\$41,928,000
Total LaGrange Township		\$34,985,300	\$11,453,800	\$4,813,700	\$85,937,900	\$0	\$137,190,700	\$9,716,700	\$146,907,400
050 Marcellus Township									
14050 Marcellus		\$41,450,500	\$3,755,100	\$1,316,300	\$68,883,100	\$0	\$115,405,000	\$17,140,719	\$132,545,719
Total Marcellus Township		\$41,450,500	\$3,755,100	\$1,316,300	\$68,883,100	\$0	\$115,405,000	\$17,140,719	\$132,545,719
060 Mason Township									
14030 Edwardsburg		\$13,591,700	\$2,416,200	\$1,291,400	\$66,214,200	\$0	\$83,513,500	\$1,439,400	\$84,952,900
75050 Constantine		\$11,294,400	\$112,300	\$160,100	\$16,044,000	\$0	\$27,610,800	\$932,300	\$28,543,100
75070 White Pigeon		\$780,200	\$111,600	\$0	\$446,700	\$0	\$1,338,500	\$43,600	\$1,382,100
Total Mason Township		\$25,666,300	\$2,640,100	\$1,451,500	\$82,704,900	\$0	\$112,462,800	\$2,415,300	\$114,878,100
070 Milton Township									
11210 Brandywine		\$6,352,900	\$904,200	\$405,800	\$93,003,800	\$0	\$100,666,700	\$14,817,700	\$115,484,400
14030 Edwardsburg		\$15,716,200	\$1,420,100	\$2,976,700	\$62,069,500	\$0	\$82,182,500	\$15,384,100	\$97,566,600
Total Milton Township		\$22,069,100	\$2,324,300	\$3,382,500	\$155,073,300	\$0	\$182,849,200	\$30,201,800	\$213,051,000
080 Newberg Township									
14010 Cassopolis		\$1,794,800	\$628,100	\$0	\$7,939,400	\$0	\$10,362,300	\$1,975,530	\$12,337,830
14050 Marcellus		\$19,598,100	\$1,434,300	\$184,500	\$21,866,100	\$0	\$43,083,000	\$25,684,020	\$68,767,020
75050 Constantine		\$2,009,200	\$260,400	\$233,300	\$3,535,400	\$0	\$6,038,300	\$881,209	\$6,919,509
75080 Three Rivers		\$3,520,300	\$2,549,500	\$8,400	\$26,110,100	\$0	\$32,188,300	\$2,840,308	\$35,028,608
Total Newberg Township		\$26,922,400	\$4,872,300	\$426,200	\$59,451,000	\$0	\$91,671,900	\$31,381,067	\$123,052,967
090 Ontwa Township									
14030 Edwardsburg		\$22,108,400	\$14,076,100	\$11,849,300	\$264,872,500	\$0	\$312,906,300	\$10,439,500	\$323,345,800
Total Ontwa Township		\$22,108,400	\$14,076,100	\$11,849,300	\$264,872,500	\$0	\$312,906,300	\$10,439,500	\$323,345,800
100 Penn Township									
14010 Cassopolis		\$40,818,700	\$16,867,000	\$2,561,500	\$202,154,200	\$0	\$262,401,400	\$33,637,700	\$296,039,100
14050 Marcellus		\$3,671,000	\$0	\$0	\$3,003,800	\$0	\$6,674,800	\$653,600	\$7,328,400
Total Penn Township		\$44,489,700	\$16,867,000	\$2,561,500	\$205,158,000	\$0	\$269,076,200	\$34,291,300	\$303,367,500

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	\$8,526,300	\$397,500	\$199,400	\$15,317,000	\$0	\$24,440,200	\$887,600	\$25,327,800
14010	Cassopolis	\$10,862,400	\$1,190,400	\$0	\$6,830,200	\$0	\$18,883,000	\$511,000	\$19,394,000
14020	Dowagiac	\$23,010,500	\$3,095,700	\$1,599,100	\$39,647,200	\$0	\$67,352,500	\$2,736,200	\$70,088,700
	Total Pokagon Township	\$42,399,200	\$4,683,600	\$1,798,500	\$61,794,400	\$0	\$110,675,700	\$4,134,800	\$114,810,500
120	Porter Township								
14010	Cassopolis	\$1,768,700	\$151,400	\$0	\$12,931,400	\$0	\$14,851,500	\$63,500	\$14,915,000
75050	Constantine	\$56,583,200	\$466,100	\$69,900	\$156,579,900	\$0	\$213,699,100	\$2,921,400	\$216,620,500
75070	White Pigeon	\$10,950,300	\$2,786,900	\$332,800	\$117,209,400	\$0	\$131,279,400	\$1,678,100	\$132,957,500
75080	Three Rivers	\$895,700	\$210,100	\$0	\$4,459,800	\$0	\$5,565,600	\$623,300	\$6,188,900
	Total Porter Township	\$70,197,900	\$3,614,500	\$402,700	\$291,180,500	\$0	\$365,395,600	\$5,286,300	\$370,681,900
130	Silver Creek Township								
11250	Eau Claire	\$0	\$433,000	\$0	\$13,061,900	\$0	\$13,494,900	\$66,100	\$13,561,000
11300	Niles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14020	Dowagiac	\$37,974,800	\$5,350,300	\$501,000	\$258,598,500	\$0	\$302,424,600	\$3,951,100	\$306,375,700
	Total Silver Creek Township	\$37,974,800	\$5,783,300	\$501,000	\$271,660,400	\$0	\$315,919,500	\$4,017,200	\$319,936,700
140	Vollinia Township								
14020	Dowagiac	\$1,291,200	\$0	\$0	\$264,100	\$0	\$1,555,300	\$35,700	\$1,591,000
14050	Marcellus	\$36,995,000	\$797,900	\$17,600	\$37,941,600	\$0	\$75,752,100	\$1,222,100	\$76,974,200
80050	Decatur	\$7,842,700	\$0	\$0	\$4,174,100	\$0	\$12,016,800	\$105,400	\$12,122,200
	Total Vollinia Township	\$46,128,900	\$797,900	\$17,600	\$42,379,800	\$0	\$89,324,200	\$1,363,200	\$90,687,400
150	Wayne Township								
14010	Cassopolis	\$676,000	\$0	\$0	\$279,200	\$0	\$955,200	\$19,400	\$974,600
14020	Dowagiac	\$27,062,000	\$1,029,700	\$1,252,100	\$69,302,800	\$0	\$98,646,600	\$10,970,900	\$109,617,500
14050	Marcellus	\$0	\$0	\$0	\$32,400	\$0	\$32,400	\$0	\$32,400
80050	Decatur	\$8,285,500	\$255,700	\$0	\$7,377,200	\$0	\$15,918,400	\$820,100	\$16,738,500
	Total Wayne Township	\$36,023,500	\$1,285,400	\$1,252,100	\$76,991,600	\$0	\$115,552,600	\$11,810,400	\$127,363,000
160	Dowagiac City								
14020	Dowagiac	\$62,900	\$23,958,500	\$5,998,100	\$59,506,100	\$0	\$89,525,600	\$5,416,100	\$94,941,700
	Total Dowagiac City	\$62,900	\$23,958,500	\$5,998,100	\$59,506,100	\$0	\$89,525,600	\$5,416,100	\$94,941,700
170	Niles City								
11300	Niles	\$0	\$0	\$241,000	\$0	\$0	\$241,000	\$0	\$241,000
	Total Niles City	\$0	\$0	\$241,000	\$0	\$0	\$241,000	\$0	\$241,000

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	\$6,352,900	\$904,200	\$405,800	\$93,003,800	\$0	\$100,666,700	\$14,817,700	\$115,484,400
Total Brandywine Schools		\$6,352,900	\$904,200	\$405,800	\$93,003,800	\$0	\$100,666,700	\$14,817,700	\$115,484,400
11250 Eau Claire Schools									
130	Silver Creek Township	\$0	\$433,000	\$0	\$13,061,900	\$0	\$13,494,900	\$66,100	\$13,561,000
Total Eau Claire Schools		\$0	\$433,000	\$0	\$13,061,900	\$0	\$13,494,900	\$66,100	\$13,561,000
11300 Niles Schools									
020	Howard Township	\$23,053,400	\$5,654,800	\$3,417,700	\$170,340,986	\$0	\$202,466,886	\$22,735,400	\$225,202,286
110	Pokagon Township	\$8,526,300	\$397,500	\$199,400	\$15,317,000	\$0	\$24,440,200	\$887,600	\$25,327,800
130	Silver Creek Township	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
170	Niles City	\$0	\$0	\$241,000	\$0	\$0	\$241,000	\$0	\$241,000
Total Niles Schools		\$31,579,700	\$6,052,300	\$3,858,100	\$185,657,986	\$0	\$227,148,086	\$23,623,000	\$250,771,086
14010 Cassopolis Schools									
010	Calvin Township	\$30,918,800	\$310,500	\$449,200	\$105,828,200	\$0	\$137,506,700	\$11,879,308	\$149,386,008
020	Howard Township	\$3,785,800	\$0	\$0	\$5,871,700	\$0	\$9,657,500	\$545,100	\$10,202,600
030	Jefferson Township	\$29,060,400	\$1,211,500	\$310,800	\$62,616,600	\$0	\$93,199,300	\$27,411,700	\$120,611,000
040	LaGrange Township	\$19,771,200	\$9,920,300	\$4,770,000	\$61,877,700	\$0	\$96,339,200	\$8,640,200	\$104,979,400
080	Newburg Township	\$1,794,800	\$628,100	\$0	\$7,939,400	\$0	\$10,362,300	\$1,975,530	\$12,337,830
100	Penn Township	\$40,818,700	\$16,867,000	\$2,561,500	\$202,154,200	\$0	\$262,401,400	\$33,637,700	\$296,039,100
110	Pokagon Township	\$10,862,400	\$1,190,400	\$0	\$6,830,200	\$0	\$18,883,000	\$511,000	\$19,394,000
120	Porter Township	\$1,768,700	\$151,400	\$0	\$12,931,400	\$0	\$14,851,500	\$63,500	\$14,915,000
150	Wayne Township	\$676,000	\$0	\$0	\$279,200	\$0	\$955,200	\$19,400	\$974,600
Total Cassopolis Schools		\$139,456,800	\$30,279,200	\$8,091,500	\$466,328,600	\$0	\$644,156,100	\$84,683,438	\$728,839,538
14020 Dowagiac Schools									
040	LaGrange Township	\$15,214,100	\$1,533,500	\$43,700	\$24,060,200	\$0	\$40,851,500	\$1,076,500	\$41,928,000
110	Pokagon Township	\$23,010,500	\$3,095,700	\$1,599,100	\$39,647,200	\$0	\$67,352,500	\$2,736,200	\$70,088,700
130	Silver Creek Township	\$37,974,800	\$5,350,300	\$501,000	\$258,598,500	\$0	\$302,424,600	\$3,951,100	\$306,375,700
140	Volinia Township	\$1,291,200	\$0	\$0	\$264,100	\$0	\$1,555,300	\$35,700	\$1,591,000
150	Wayne Township	\$27,062,000	\$1,029,700	\$1,252,100	\$69,302,800	\$0	\$98,646,600	\$10,970,900	\$109,617,500
160	Dowagiac City	\$62,900	\$23,958,500	\$5,998,100	\$59,506,100	\$0	\$89,525,600	\$5,416,100	\$94,941,700
Total Dowagiac Schools		\$104,615,500	\$34,967,700	\$9,394,000	\$451,378,900	\$0	\$600,356,100	\$24,186,500	\$624,542,600
14030 Edwardsburg Schools									
010	Calvin Township	\$0	\$0	\$0	\$167,200	\$0	\$167,200	\$0	\$167,200
020	Howard Township	\$3,681,700	\$79,800	\$0	\$24,762,400	\$0	\$28,523,900	\$10,226,300	\$38,750,200
030	Jefferson Township	\$12,688,900	\$290,300	\$0	\$45,879,600	\$0	\$58,858,800	\$1,384,400	\$60,243,200
060	Mason Township	\$13,591,700	\$2,416,200	\$1,291,400	\$66,214,200	\$0	\$83,513,500	\$1,439,400	\$84,952,900
070	Milton Township	\$15,716,200	\$1,420,100	\$2,976,700	\$62,069,500	\$0	\$82,182,500	\$15,384,100	\$97,566,600
090	Ontwa Township	\$22,108,400	\$14,076,100	\$11,849,300	\$264,872,500	\$0	\$312,906,300	\$10,439,500	\$323,345,800
Total Edwardsburg Schools		\$67,786,900	\$18,282,500	\$16,117,400	\$463,965,400	\$0	\$566,152,200	\$38,873,700	\$605,025,900

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	\$41,450,500	\$7,755,100	\$1,316,300	\$68,883,100	\$0	\$115,405,000	\$17,140,719	\$132,545,719
080	Newberg Township	\$19,598,100	\$1,434,300	\$184,500	\$21,866,100	\$0	\$43,083,000	\$25,684,020	\$68,767,020
100	Penn Township	\$3,671,000	\$0	\$0	\$3,003,800	\$0	\$6,674,800	\$653,600	\$7,328,400
140	Volinia Township	\$36,995,000	\$797,900	\$17,600	\$37,941,600	\$0	\$75,752,100	\$1,222,100	\$76,974,200
150	Wayne Township	\$0	\$0	\$0	\$32,400	\$0	\$32,400	\$0	\$32,400
Total Marcellus Schools		\$101,714,600	\$5,987,300	\$1,518,400	\$131,727,000	\$0	\$240,947,300	\$44,700,439	\$285,647,739
75050 Constantine Schools									
060	Mason Township	\$11,294,400	\$112,300	\$160,100	\$16,044,000	\$0	\$27,610,800	\$932,300	\$28,543,100
080	Newberg Township	\$2,009,200	\$260,400	\$233,300	\$3,535,400	\$0	\$6,038,300	\$881,209	\$6,919,509
120	Porter Township	\$55,583,200	\$465,100	\$69,900	\$156,579,900	\$0	\$213,699,100	\$2,921,400	\$216,620,500
Total Constantine Schools		\$69,886,800	\$838,800	\$463,300	\$176,159,300	\$0	\$247,348,200	\$4,734,909	\$252,083,109
75070 White Pigeon Schools									
060	Mason Township	\$780,200	\$111,600	\$0	\$446,700	\$0	\$1,338,500	\$43,600	\$1,382,100
120	Porter Township	\$10,950,300	\$2,786,900	\$332,800	\$117,209,400	\$0	\$131,279,400	\$1,678,100	\$132,957,500
Total White Pigeon Schools		\$11,730,500	\$2,898,500	\$332,800	\$117,656,100	\$0	\$132,617,900	\$1,721,700	\$134,339,600
75080 Three Rivers Schools									
080	Newberg Township	\$3,520,300	\$2,549,500	\$8,400	\$26,110,100	\$0	\$32,188,300	\$2,840,308	\$35,028,608
120	Porter Township	\$695,700	\$210,100	\$0	\$4,459,800	\$0	\$5,565,600	\$623,300	\$6,188,900
Total Three Rivers Schools		\$4,416,000	\$2,759,600	\$8,400	\$30,569,900	\$0	\$37,753,900	\$3,463,608	\$41,217,508
80050 Decatur Schools									
140	Volinia Township	\$7,842,700	\$0	\$0	\$4,174,100	\$0	\$12,016,800	\$105,400	\$12,122,200
150	Wayne Township	\$8,285,500	\$255,700	\$0	\$7,377,200	\$0	\$15,918,400	\$820,100	\$16,738,500
Total Decatur Schools		\$16,128,200	\$255,700	\$0	\$11,551,300	\$0	\$27,935,200	\$925,500	\$28,860,700

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 Taxable Value
010 Calvin Township	Cassopolis	\$11,986,966	\$281,924	\$240,333	\$65,728,521	\$0	\$78,237,744	\$11,879,308	\$90,117,052
	Edwardsburg	\$0	\$0	\$0	\$93,356	\$0	\$93,356	\$0	\$93,356
Total Calvin Township		\$11,986,966	\$281,924	\$240,333	\$65,821,877	\$0	\$78,331,100	\$11,879,308	\$90,210,408
020 Howard Township	Niles	\$7,964,792	\$4,854,046	\$2,902,247	\$136,876,299	\$0	\$152,597,384	\$22,735,400	\$175,332,784
	Cassopolis	\$1,269,946	\$0	\$0	\$4,292,121	\$0	\$5,562,067	\$545,100	\$6,107,167
	Edwardsburg	\$1,319,421	\$64,452	\$0	\$19,557,062	\$0	\$20,940,935	\$10,226,300	\$31,167,235
Total Howard Township		\$10,554,159	\$4,918,498	\$2,902,247	\$160,725,482	\$0	\$179,100,386	\$33,506,800	\$212,607,186
030 Jefferson Township	Cassopolis	\$10,351,149	\$989,376	\$117,619	\$45,004,024	\$0	\$56,462,168	\$27,275,478	\$83,737,646
	Edwardsburg	\$4,648,773	\$168,255	\$0	\$38,409,055	\$0	\$43,226,083	\$1,319,601	\$44,545,684
Total Jefferson Township		\$14,999,922	\$1,157,631	\$117,619	\$83,413,079	\$0	\$99,688,251	\$28,595,079	\$128,283,330
040 LaGrange Township	Cassopolis	\$7,124,575	\$7,799,384	\$2,821,128	\$51,282,950	\$0	\$69,028,037	\$8,640,200	\$77,668,237
	Dowagiac	\$6,380,632	\$1,288,871	\$43,700	\$19,360,139	\$0	\$27,073,342	\$1,076,500	\$28,149,842
Total LaGrange Township		\$13,505,207	\$9,088,255	\$2,864,828	\$70,643,089	\$0	\$96,101,379	\$9,716,700	\$105,818,079
050 Marcellus Township	Marcellus	\$17,209,473	\$2,941,878	\$1,075,470	\$52,320,602	\$0	\$73,547,423	\$17,140,719	\$90,688,142
Total Marcellus Township		\$17,209,473	\$2,941,878	\$1,075,470	\$52,320,602	\$0	\$73,547,423	\$17,140,719	\$90,688,142
060 Mason Township	Edwardsburg	\$6,069,315	\$1,912,988	\$1,235,607	\$53,555,649	\$0	\$62,773,569	\$1,439,400	\$64,212,969
	Constantine	\$5,070,963	\$63,918	\$146,830	\$12,313,441	\$0	\$17,595,152	\$932,300	\$18,527,452
	White Pigeon	\$325,794	\$75,673	\$0	\$343,431	\$0	\$744,898	\$43,600	\$788,498
Total Mason Township		\$11,466,072	\$2,052,589	\$1,382,437	\$66,212,521	\$0	\$81,113,619	\$2,415,300	\$83,528,919
070 Milton Township	Brandywine	\$2,796,235	\$497,081	\$375,128	\$78,262,095	\$0	\$81,930,539	\$14,817,700	\$96,748,239
	Edwardsburg	\$6,062,587	\$1,020,008	\$1,936,216	\$52,424,572	\$0	\$61,443,383	\$15,384,100	\$76,827,483
Total Milton Township		\$8,858,822	\$1,517,089	\$2,311,344	\$130,686,667	\$0	\$143,373,922	\$30,201,800	\$173,575,722
080 Newberg Township	Cassopolis	\$910,317	\$563,667	\$0	\$5,886,924	\$0	\$7,360,908	\$1,975,530	\$9,336,438
	Marcellus	\$7,621,371	\$1,069,263	\$172,699	\$14,928,820	\$0	\$23,792,153	\$25,684,020	\$49,476,173
	Constantine	\$801,858	\$130,553	\$142,572	\$2,579,205	\$0	\$3,654,188	\$881,209	\$4,535,397
	Three Rivers	\$1,417,094	\$2,212,038	\$6,998	\$18,628,550	\$0	\$22,264,680	\$2,840,308	\$25,104,988
Total Newberg Township		\$10,750,640	\$3,975,521	\$322,269	\$42,023,499	\$0	\$57,071,929	\$31,381,067	\$88,452,996
090 Ontwa Township	Edwardsburg	\$9,199,129	\$12,084,387	\$10,081,591	\$212,125,590	\$0	\$243,490,697	\$10,439,500	\$253,930,197
Total Ontwa Township		\$9,199,129	\$12,084,387	\$10,081,591	\$212,125,590	\$0	\$243,490,697	\$10,439,500	\$253,930,197
100 Penn Township	Cassopolis	\$16,577,221	\$16,270,900	\$1,313,858	\$156,474,322	\$0	\$190,636,301	\$33,637,700	\$224,274,001
	Marcellus	\$1,528,961	\$0	\$0	\$2,062,702	\$0	\$3,591,663	\$653,600	\$4,245,263
Total Penn Township		\$18,106,182	\$16,270,900	\$1,313,858	\$158,537,024	\$0	\$194,227,964	\$34,291,300	\$228,519,264

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 Taxable Value
110 Pokagon Township									
11300	Niles	\$3,707,934	\$367,308	\$152,711	\$11,767,398	\$0	\$15,995,351	\$887,600	\$16,882,951
14010	Cassopolis	\$3,995,748	\$670,426	\$0	\$5,077,142	\$0	\$9,743,316	\$511,000	\$10,254,316
14020	Dowagiac	\$9,772,355	\$2,695,597	\$1,072,983	\$29,384,266	\$0	\$42,925,201	\$2,736,200	\$45,661,401
Total Pokagon Township									
120	Porter Township	\$17,476,037	\$3,733,331	\$1,225,694	\$46,228,806	\$0	\$68,663,868	\$4,134,800	\$72,798,668
14010 Porter Township									
14010	Cassopolis	\$1,053,910	\$101,673	\$0	\$9,921,029	\$0	\$11,076,612	\$63,500	\$11,140,112
75050	Constantine	\$23,262,151	\$363,199	\$45,787	\$115,438,061	\$0	\$139,109,198	\$2,921,400	\$142,030,598
75070	White Pigeon	\$4,812,160	\$2,543,636	\$277,623	\$84,719,669	\$0	\$92,353,088	\$1,678,100	\$94,031,188
75080	Three Rivers	\$274,953	\$125,849	\$0	\$2,932,327	\$0	\$3,333,129	\$623,300	\$3,956,429
Total Porter Township									
130	Silver Creek Township	\$29,403,174	\$3,134,357	\$323,410	\$213,011,086	\$0	\$245,872,027	\$5,286,300	\$251,158,327
11250 Silver Creek Township									
11250	Eau Claire	\$0	\$251,143	\$0	\$10,081,467	\$0	\$10,332,610	\$66,100	\$10,398,710
11300	Niles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14020	Dowagiac	\$15,556,582	\$3,972,782	\$449,762	\$205,491,624	\$0	\$225,470,750	\$3,951,100	\$229,421,850
Total Silver Creek Township									
140	Vollinia Township	\$15,556,582	\$4,223,925	\$449,762	\$215,573,091	\$0	\$235,803,360	\$4,017,200	\$239,820,560
14020 Vollinia Township									
14020	Dowagiac	\$779,807	\$0	\$0	\$184,162	\$0	\$963,969	\$35,700	\$999,669
14050	Marcellus	\$13,677,378	\$762,597	\$8,602	\$26,245,760	\$0	\$40,694,337	\$1,222,100	\$41,916,437
80050	Decatur	\$2,971,888	\$0	\$0	\$2,686,750	\$0	\$5,658,638	\$105,400	\$5,764,038
Total Vollinia Township									
150	Wayne Township	\$17,429,073	\$762,597	\$8,602	\$29,116,672	\$0	\$47,316,944	\$1,363,200	\$48,680,144
14010 Wayne Township									
14010	Cassopolis	\$179,511	\$0	\$0	\$212,114	\$0	\$391,625	\$19,400	\$411,025
14020	Dowagiac	\$10,085,092	\$807,435	\$1,193,876	\$54,487,451	\$0	\$66,573,854	\$10,970,900	\$77,544,754
14050	Marcellus	\$0	\$0	\$0	\$23,261	\$0	\$23,261	\$0	\$23,261
80050	Decatur	\$3,356,467	\$116,007	\$0	\$5,303,771	\$0	\$8,776,245	\$820,100	\$9,596,345
Total Wayne Township									
160	Dowagiac City	\$13,621,070	\$923,442	\$1,193,876	\$60,026,597	\$0	\$75,764,985	\$11,810,400	\$87,575,385
14020 Dowagiac City									
14020	Dowagiac	\$22,852	\$20,957,607	\$5,775,935	\$50,902,115	\$0	\$77,658,509	\$5,416,100	\$83,074,609
Total Dowagiac City									
170	Niles City	\$22,852	\$20,957,607	\$5,775,935	\$50,902,115	\$0	\$77,658,509	\$5,416,100	\$83,074,609
11300 Niles City									
11300	Niles	\$0	\$0	\$223,479	\$0	\$0	\$223,479	\$0	\$223,479
Total Niles City									
		\$0	\$0	\$223,479	\$0	\$0	\$223,479	\$0	\$223,479

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 Taxable Value
11210 Brandywine Schools									
070	Milton Township	\$2,796,235	\$497,081	\$375,128	\$78,262,095	\$0	\$81,930,539	\$14,817,700	\$96,748,239
Total Brandywine Schools		\$2,796,235	\$497,081	\$375,128	\$78,262,095	\$0	\$81,930,539	\$14,817,700	\$96,748,239
11250 Eau Claire Schools									
130	Silver Creek Township	\$0	\$251,143	\$0	\$10,081,467	\$0	\$10,332,610	\$66,100	\$10,398,710
Total Eau Claire Schools		\$0	\$251,143	\$0	\$10,081,467	\$0	\$10,332,610	\$66,100	\$10,398,710
11300 Niles Schools									
020	Howard Township	\$7,964,792	\$4,854,046	\$2,902,247	\$136,876,299	\$0	\$152,597,384	\$22,735,400	\$175,332,784
110	Pokagon Township	\$3,707,934	\$367,308	\$152,711	\$11,767,398	\$0	\$15,995,351	\$887,600	\$16,882,951
130	Silver Creek Township	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
170	Niles City	\$0	\$0	\$223,479	\$0	\$0	\$223,479	\$0	\$223,479
Total Niles Schools		\$11,672,726	\$5,221,354	\$3,278,437	\$148,643,697	\$0	\$168,816,214	\$23,623,000	\$192,439,214
14010 Cassopolis Schools									
010	Calvin Township	\$11,986,966	\$281,924	\$240,333	\$65,728,521	\$0	\$78,237,744	\$11,879,308	\$90,117,052
020	Howard Township	\$1,269,946	\$0	\$0	\$4,292,121	\$0	\$5,562,067	\$545,100	\$6,107,167
030	Jefferson Township	\$10,351,149	\$989,376	\$117,619	\$45,004,024	\$0	\$56,462,168	\$27,275,478	\$83,737,646
040	LaGrange Township	\$7,124,575	\$7,799,384	\$2,821,128	\$51,282,950	\$0	\$69,028,037	\$8,640,200	\$77,668,237
080	Newberg Township	\$910,317	\$563,667	\$0	\$5,886,924	\$0	\$7,360,908	\$1,975,530	\$9,336,438
100	Penn Township	\$16,577,221	\$16,270,900	\$1,313,858	\$156,474,322	\$0	\$190,636,301	\$33,637,700	\$224,274,001
110	Pokagon Township	\$3,995,748	\$670,426	\$0	\$5,077,142	\$0	\$9,743,316	\$511,000	\$10,254,316
120	Porter Township	\$1,053,910	\$101,673	\$0	\$9,921,029	\$0	\$11,076,612	\$63,500	\$11,140,112
150	Wayne Township	\$179,511	\$0	\$0	\$212,114	\$0	\$391,625	\$19,400	\$411,025
Total Cassopolis Schools		\$53,449,343	\$26,677,350	\$4,492,938	\$343,879,147	\$0	\$428,498,778	\$84,547,216	\$513,045,994
14020 Dowagiac Schools									
040	LaGrange Township	\$6,380,632	\$1,288,871	\$43,700	\$19,360,139	\$0	\$27,073,342	\$1,076,500	\$28,149,842
110	Pokagon Township	\$9,772,355	\$2,695,597	\$1,072,983	\$29,384,266	\$0	\$42,925,201	\$2,736,200	\$45,661,401
130	Silver Creek Township	\$15,556,582	\$3,972,782	\$449,762	\$205,491,624	\$0	\$225,470,750	\$3,951,100	\$229,421,850
140	Volinia Township	\$779,807	\$0	\$0	\$184,162	\$0	\$963,969	\$35,700	\$999,669
150	Wayne Township	\$10,085,092	\$807,435	\$1,193,876	\$54,487,451	\$0	\$66,573,854	\$10,970,900	\$77,544,754
160	Dowagiac City	\$22,852	\$20,957,607	\$5,775,935	\$50,902,115	\$0	\$77,658,509	\$5,416,100	\$83,074,609
Total Dowagiac Schools		\$42,597,320	\$29,722,292	\$8,536,256	\$359,809,757	\$0	\$440,665,625	\$24,186,500	\$464,852,125
14030 Edwardsburg Schools									
010	Calvin Township	\$0	\$0	\$0	\$93,356	\$0	\$93,356	\$0	\$93,356
020	Howard Township	\$1,319,421	\$64,452	\$0	\$19,557,062	\$0	\$20,940,935	\$10,226,300	\$31,167,235
030	Jefferson Township	\$4,648,773	\$168,255	\$0	\$38,409,055	\$0	\$43,226,083	\$1,319,601	\$44,545,684
060	Mason Township	\$6,069,315	\$1,912,998	\$1,235,607	\$53,555,649	\$0	\$62,773,569	\$1,439,400	\$64,212,969
070	Milton Township	\$6,062,587	\$1,020,008	\$1,936,216	\$61,443,572	\$0	\$61,443,383	\$15,384,100	\$76,827,483
090	Ontwa Township	\$9,199,129	\$12,084,387	\$10,081,591	\$212,125,590	\$0	\$243,490,697	\$10,439,500	\$253,930,197
Total Edwardsburg Schools		\$27,299,225	\$15,250,100	\$13,253,414	\$376,165,284	\$0	\$431,968,023	\$38,808,901	\$470,776,924

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 Taxable Value
14050 Marcellus Schools									
050	Marcellus Township	\$17,209,473	\$2,941,878	\$1,075,470	\$52,320,602	\$0	\$73,547,423	\$17,140,719	\$90,688,142
080	Newberg Township	\$7,621,371	\$1,069,263	\$172,699	\$14,928,820	\$0	\$23,792,153	\$25,684,020	\$49,476,173
100	Penn Township	\$1,528,961	\$0	\$0	\$3,591,663	\$0	\$5,120,624	\$653,600	\$5,774,224
140	Vollinia Township	\$13,677,378	\$762,597	\$8,602	\$26,245,760	\$0	\$40,694,337	\$1,222,100	\$41,916,437
150	Wayne Township	\$0	\$0	\$0	\$23,261	\$0	\$23,261	\$0	\$23,261
Total Marcellus Schools		\$40,037,183	\$4,773,738	\$1,256,771	\$95,581,145	\$0	\$141,648,837	\$44,700,439	\$186,349,276
75050 Constantine Schools									
060	Mason Township	\$5,070,963	\$63,918	\$146,830	\$12,313,441	\$0	\$17,595,152	\$932,300	\$18,527,452
080	Newberg Township	\$801,858	\$130,553	\$142,572	\$2,579,205	\$0	\$3,654,188	\$881,209	\$4,535,397
120	Porter Township	\$23,262,151	\$363,199	\$45,787	\$115,438,061	\$0	\$139,109,198	\$2,921,400	\$142,030,598
Total Constantine Schools		\$29,134,972	\$557,670	\$335,189	\$130,330,707	\$0	\$160,358,538	\$4,734,909	\$165,093,447
75070 White Pigeon Schools									
060	Mason Township	\$325,794	\$75,673	\$0	\$343,431	\$0	\$744,898	\$43,600	\$788,498
120	Porter Township	\$4,812,160	\$2,543,636	\$277,623	\$84,719,669	\$0	\$92,353,088	\$1,678,100	\$94,031,188
Total White Pigeon Schools		\$5,137,954	\$2,619,309	\$277,623	\$85,063,100	\$0	\$93,097,986	\$1,721,700	\$94,819,686
75080 Three Rivers Schools									
060	Newberg Township	\$1,417,094	\$2,212,038	\$6,998	\$18,628,550	\$0	\$22,264,680	\$2,840,308	\$25,104,988
120	Porter Township	\$274,953	\$125,849	\$0	\$2,932,327	\$0	\$3,333,129	\$623,300	\$3,956,429
Total Three Rivers Schools		\$1,692,047	\$2,337,887	\$6,998	\$21,560,877	\$0	\$25,597,809	\$3,463,608	\$29,061,417
80050 Decatur Schools									
140	Vollinia Township	\$2,971,888	\$0	\$0	\$2,686,750	\$0	\$5,658,638	\$105,400	\$5,764,038
150	Wayne Township	\$3,356,467	\$116,007	\$0	\$5,303,771	\$0	\$8,776,245	\$820,100	\$9,596,345
Total Decatur Schools		\$6,328,355	\$116,007	\$0	\$7,990,521	\$0	\$14,434,883	\$925,500	\$15,360,383

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 Taxable Value
010 Calvin Township						
14010	Cassopolis	\$35,617,035	\$54,478,975	\$7,473	\$13,569	\$90,117,052
14030	Edwardsburg	\$3,734	\$89,622	\$0	\$0	\$93,356
Total Calvin Township		\$35,620,769	\$54,568,597	\$7,473	\$13,569	\$90,210,408
020 Howard Township						
11300	Niles	\$50,583,931	\$121,409,753	\$1,702,700	\$1,636,400	\$175,332,784
14010	Cassopolis	\$1,152,029	\$4,955,138	\$0	\$0	\$6,107,167
14030	Edwardsburg	\$12,129,453	\$18,877,182	\$160,600	\$0	\$31,167,235
Total Howard Township		\$63,865,413	\$145,242,073	\$1,863,300	\$1,636,400	\$212,607,186
030 Jefferson Township						
14010	Cassopolis	\$41,282,643	\$42,002,703	\$452,300	\$0	\$83,737,646
14030	Edwardsburg	\$4,991,276	\$39,431,908	\$122,500	\$0	\$44,545,684
Total Jefferson Township		\$46,273,919	\$81,434,611	\$574,800	\$0	\$128,283,330
040 LaGrange Township						
14010	Cassopolis	\$41,182,744	\$35,066,793	\$1,166,400	\$252,300	\$77,668,237
14020	Dowagiac	\$7,042,368	\$20,752,774	\$354,700	\$0	\$28,149,842
Total LaGrange Township		\$48,225,112	\$55,819,567	\$1,521,100	\$252,300	\$105,818,079
050 Marcellus Township						
14050	Marcellus	\$40,435,138	\$49,689,764	\$444,598	\$118,642	\$90,688,142
Total Marcellus Township		\$40,435,138	\$49,689,764	\$444,598	\$118,642	\$90,688,142
060 Mason Township						
14030	Edwardsburg	\$12,501,332	\$51,528,337	\$75,600	\$107,700	\$64,212,969
75050	Constantine	\$2,697,057	\$15,604,295	\$56,200	\$169,900	\$18,527,452
75070	White Pigeon	\$152,888	\$596,910	\$38,700	\$0	\$788,498
Total Mason Township		\$15,351,277	\$67,729,542	\$170,500	\$277,600	\$83,528,919
070 Milton Township						
11210	Brandywine	\$20,751,161	\$75,633,178	\$331,900	\$32,000	\$96,748,239
14030	Edwardsburg	\$21,313,806	\$55,097,977	\$262,200	\$153,500	\$76,827,483
Total Milton Township		\$42,064,967	\$130,731,155	\$594,100	\$185,500	\$173,575,722

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 Taxable Value
080 Newberg Township						
14010	Cassopolis	\$4,918,896	\$4,368,011	\$49,531	\$0	\$9,336,438
14050	Marcellus	\$31,513,850	\$17,724,522	\$237,801	\$0	\$49,476,173
75050	Constantine	\$1,708,894	\$2,796,615	\$29,888	\$0	\$4,535,397
75080	Three Rivers	\$11,441,085	\$13,243,032	\$228,641	\$192,230	\$25,104,988
Total Newberg Township		\$49,582,725	\$38,132,180	\$545,861	\$192,230	\$88,452,996
090 Ontwa Township						
14030	Edwardsburg	\$70,139,913	\$179,277,084	\$3,459,000	\$1,054,200	\$253,930,197
Total Ontwa Township		\$70,139,913	\$179,277,084	\$3,459,000	\$1,054,200	\$253,930,197
100 Penn Township						
14010	Cassopolis	\$139,795,686	\$83,056,115	\$793,600	\$628,600	\$224,274,001
14050	Marcellus	\$1,757,318	\$2,487,945	\$0	\$0	\$4,245,263
Total Penn Township		\$141,553,004	\$85,544,060	\$793,600	\$628,600	\$228,519,264
110 Pokagon Township						
11300	Niles	\$2,996,069	\$13,872,882	\$14,000	\$0	\$16,882,951
14010	Cassopolis	\$1,522,308	\$8,581,008	\$151,000	\$0	\$10,254,316
14020	Dowagiac	\$11,507,685	\$33,451,416	\$250,400	\$451,900	\$45,661,401
Total Pokagon Township		\$16,026,062	\$55,905,306	\$415,400	\$451,900	\$72,798,668
120 Porter Township						
14010	Cassopolis	\$4,845,033	\$6,293,779	\$1,300	\$0	\$11,140,112
75050	Constantine	\$42,308,824	\$99,498,274	\$213,500	\$10,000	\$142,030,598
75070	White Pigeon	\$32,543,297	\$61,021,791	\$267,500	\$198,600	\$94,031,188
75080	Three Rivers	\$2,143,649	\$1,812,780	\$0	\$0	\$3,956,429
Total Porter Township		\$81,840,803	\$168,626,624	\$482,300	\$208,600	\$251,158,327

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 Taxable Value
130 Silver Creek Township						
11250	Eau Claire	\$7,445,440	\$2,953,270	\$0	\$0	\$10,398,710
11300	Niles	\$0	\$0	\$0	\$0	\$0
14020	Dowagiac	\$132,157,593	\$96,628,957	\$561,400	\$73,900	\$229,421,850
Total Silver Creek Township		\$139,603,033	\$99,582,227	\$561,400	\$73,900	\$239,820,560
140 Volinia Township						
14020	Dowagiac	\$78,868	\$920,801	\$0	\$0	\$999,669
14050	Marcellus	\$12,980,261	\$28,828,076	\$108,100	\$0	\$41,916,437
80050	Decatur	\$389,939	\$5,374,099	\$0	\$0	\$5,764,038
Total Volinia Township		\$13,449,068	\$35,122,976	\$108,100	\$0	\$48,680,144
150 Wayne Township						
14010	Cassopolis	\$37,527	\$373,498	\$0	\$0	\$411,025
14020	Dowagiac	\$29,408,722	\$48,090,632	\$45,400	\$0	\$77,544,754
14050	Marcellus	\$23,261	\$0	\$0	\$0	\$23,261
80050	Decatur	\$1,762,403	\$7,833,942	\$0	\$0	\$9,596,345
Total Wayne Township		\$31,231,913	\$56,298,072	\$45,400	\$0	\$87,575,385
160 Dowagiac City						
14020	Dowagiac	\$42,247,596	\$37,588,113	\$2,547,000	\$691,900	\$83,074,609
Total Dowagiac City		\$42,247,596	\$37,588,113	\$2,547,000	\$691,900	\$83,074,609
170 Niles City						
11300	Niles	\$223,479	\$0	\$0	\$0	\$223,479
Total Niles City		\$223,479	\$0	\$0	\$0	\$223,479

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

School District	Local Unit	PRE Real & Pers	Non-PRE All R&P	PRE- Real	Com. Personal	Ind. Personal	Total
11210 Brandywine Schools							
070	Milton Township	\$75,997,078	\$20,751,161	\$75,633,178	\$331,900	\$32,000	\$96,748,239
Total Brandywine Schools		\$75,997,078	\$20,751,161	\$75,633,178	\$331,900	\$32,000	\$96,748,239
11250 Eau Claire Schools							
130	Silver Creek Township	\$2,953,270	\$7,445,440	\$2,953,270	\$0	\$0	\$10,398,710
Total Eau Claire Schools		\$2,953,270	\$7,445,440	\$2,953,270	\$0	\$0	\$10,398,710
11300 Niles Schools							
020	Howard Township	\$124,748,853	\$50,583,931	\$121,409,753	\$1,702,700	\$1,636,400	\$175,332,784
110	Pokagon Township	\$13,886,882	\$2,996,069	\$13,872,882	\$14,000	\$0	\$16,882,951
130	Silver Creek Township	\$0	\$0	\$0	\$0	\$0	\$0
170	Niles City	\$0	\$223,479	\$0	\$0	\$0	\$223,479
Total Niles Schools		\$138,635,735	\$53,803,479	\$135,282,635	\$1,716,700	\$1,636,400	\$192,439,214
14010 Cassopolis Schools							
010	Calvin Township	\$54,500,017	\$35,617,035	\$54,478,975	\$7,473	\$13,569	\$90,117,052
020	Howard Township	\$4,955,138	\$1,152,029	\$4,955,138	\$0	\$0	\$6,107,167
030	Jefferson Township	\$42,455,003	\$41,282,643	\$42,002,703	\$452,300	\$0	\$83,737,646
040	LaGrange Township	\$36,485,493	\$41,182,744	\$35,066,793	\$1,166,400	\$252,300	\$77,668,237
080	Newberg Township	\$4,417,542	\$4,918,896	\$4,368,011	\$49,531	\$0	\$9,336,438
100	Penn Township	\$84,478,315	\$139,795,686	\$83,056,115	\$793,600	\$628,600	\$224,274,001
110	Pokagon Township	\$8,732,008	\$1,522,308	\$8,581,008	\$151,000	\$0	\$10,254,316
120	Porter Township	\$6,295,079	\$4,845,033	\$6,293,779	\$1,300	\$0	\$11,140,112
150	Wayne Township	\$373,498	\$37,527	\$373,498	\$0	\$0	\$411,025
Total Cassopolis Schools		\$242,692,093	\$270,353,901	\$239,176,020	\$2,621,604	\$894,469	\$513,045,994
14020 Dowagiac Schools							
040	LaGrange Township	\$21,107,474	\$7,042,368	\$20,752,774	\$354,700	\$0	\$28,149,842
110	Pokagon Township	\$34,153,716	\$11,507,685	\$33,451,416	\$250,400	\$451,900	\$45,661,401
130	Silver Creek Township	\$97,264,257	\$132,157,593	\$96,628,957	\$561,400	\$73,900	\$229,421,850
140	Volinia Township	\$920,801	\$78,868	\$920,801	\$0	\$0	\$999,669
150	Wayne Township	\$48,136,032	\$29,408,722	\$48,090,632	\$45,400	\$0	\$77,544,754
160	Dowagiac City	\$40,827,013	\$42,247,596	\$37,588,113	\$2,547,000	\$691,900	\$83,074,609
Total Dowagiac Schools		\$242,409,293	\$222,442,832	\$237,432,693	\$3,758,900	\$1,217,700	\$464,852,125

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

School District	Local Unit	PRE Real & Pers	Non-PRE All R&P	PRE- Real	Com. Personal	Ind. Personal	Total
14030 Edwardsburg Schools							
010	Calvin Township	\$89,622	\$3,734	\$89,622	\$0	\$0	\$93,356
020	Howard Township	\$19,037,782	\$12,129,453	\$18,877,182	\$160,600	\$0	\$31,167,235
030	Jefferson Township	\$39,554,408	\$4,991,276	\$39,431,908	\$122,500	\$0	\$44,545,684
060	Mason Township	\$51,711,637	\$12,501,332	\$51,528,337	\$75,600	\$107,700	\$64,212,969
070	Milton Township	\$55,513,677	\$21,313,806	\$55,097,977	\$262,200	\$153,500	\$76,827,483
090	Ontwa Township	\$183,790,284	\$70,139,913	\$179,277,084	\$3,459,000	\$1,054,200	\$253,930,197
	Total Edwardsburg Schools	\$349,697,410	\$121,079,514	\$344,302,110	\$4,079,900	\$1,315,400	\$470,776,924
14050 Marcellus Schools							
050	Marcellus Township	\$50,253,004	\$40,435,138	\$49,689,764	\$444,598	\$118,642	\$90,688,142
080	Newberg Township	\$17,962,323	\$31,513,850	\$17,724,522	\$237,801	\$0	\$49,476,173
100	Penn Township	\$2,487,945	\$1,757,318	\$2,487,945	\$0	\$0	\$4,245,263
140	Volinia Township	\$28,936,176	\$12,980,261	\$28,828,076	\$108,100	\$0	\$41,916,437
150	Wayne Township	\$0	\$23,261	\$0	\$0	\$0	\$23,261
	Total Marcellus Schools	\$99,639,448	\$86,709,828	\$98,730,307	\$790,499	\$118,642	\$186,349,276
75050 Constantine Schools							
060	Mason Township	\$15,830,395	\$2,697,057	\$15,604,295	\$56,200	\$169,900	\$18,527,452
080	Newberg Township	\$2,826,503	\$1,708,894	\$2,796,615	\$29,888	\$0	\$4,535,397
120	Porter Township	\$99,721,774	\$42,308,824	\$99,498,274	\$213,500	\$10,000	\$142,030,598
	Total Constantine Schools	\$118,378,672	\$46,714,775	\$117,899,184	\$299,588	\$179,900	\$165,093,447
75070 White Pigeon Schools							
060	Mason Township	\$635,610	\$152,888	\$596,910	\$38,700	\$0	\$788,498
120	Porter Township	\$61,487,891	\$32,543,297	\$61,021,791	\$267,500	\$198,600	\$94,031,188
	Total White Pigeon Schools	\$62,123,501	\$32,696,185	\$61,618,701	\$306,200	\$198,600	\$94,819,686
75080 Three Rivers Schools							
080	Newberg Township	\$13,663,903	\$11,441,085	\$13,243,032	\$228,641	\$192,230	\$25,104,988
120	Porter Township	\$1,812,780	\$2,143,649	\$1,812,780	\$0	\$0	\$3,956,429
	Total Three Rivers Schools	\$15,476,683	\$13,584,734	\$15,055,812	\$228,641	\$192,230	\$29,061,417
80050 Decatur Schools							
140	Volinia Township	\$5,374,099	\$389,939	\$5,374,099	\$0	\$0	\$5,764,038
150	Wayne Township	\$7,833,942	\$1,762,403	\$7,833,942	\$0	\$0	\$9,596,345
	Total Decatur Schools	\$13,208,041	\$2,152,342	\$13,208,041	\$0	\$0	\$15,360,383

Cass County
2019 School District Equalized Value Recapitulation

School	Real Property			Personal Property			Total		
	2018 Equalized Value	2019 Equalized Value	% Change	2018 Equalized Value	2019 Equalized Value	% Change	2018 Equalized Value	2019 Equalized Value	% Change
11210 Brandywine Schools	\$91,978,500	\$100,666,700	9.45%	\$14,662,200	\$14,817,700	1.06%	\$106,640,700	\$115,484,400	8.29%
11250 Eau Claire Schools	\$13,184,900	\$13,494,900	2.35%	\$66,900	\$66,100	-1.20%	\$13,251,800	\$13,561,000	2.33%
11300 Niles Schools	\$214,315,900	\$227,148,086	5.99%	\$15,959,650	\$23,623,000	48.02%	\$230,275,550	\$250,771,086	8.90%
14010 Cassopolis Schools	\$620,119,600	\$644,156,100	3.88%	\$73,973,972	\$84,683,438	14.48%	\$694,093,572	\$728,839,538	5.01%
14020 Dowagiac Schools	\$576,549,554	\$600,356,100	4.13%	\$26,316,600	\$24,186,500	-8.09%	\$602,866,154	\$624,542,600	3.60%
14030 Edwardsburg Schools	\$535,619,552	\$566,152,200	5.70%	\$40,631,000	\$38,873,700	-4.33%	\$576,250,552	\$605,025,900	4.99%
14050 Marcellus Schools	\$229,552,700	\$240,947,300	4.96%	\$43,960,395	\$44,700,439	1.68%	\$273,513,095	\$285,647,739	4.44%
75050 Constantine Schools	\$232,126,600	\$247,348,200	6.56%	\$4,450,722	\$4,734,909	6.39%	\$236,577,322	\$252,083,109	6.55%
75070 White Pigeon Schools	\$124,323,500	\$132,617,900	6.67%	\$1,951,200	\$1,721,700	-11.76%	\$126,274,700	\$134,339,600	6.39%
75080 Three Rivers Schools	\$33,889,000	\$37,753,900	11.40%	\$1,688,849	\$3,463,608	105.09%	\$35,577,849	\$41,217,508	15.85%
80050 Decatur Schools	\$26,568,700	\$27,935,200	5.14%	\$906,200	\$925,500	2.13%	\$27,474,900	\$28,860,700	5.04%

Cass County

2019 School District Taxable Value Recapitulation

School	Real Property			Personal Property			Total		
	2018 Taxable Value	2019 Taxable Value	% Change	2018 Taxable Value	2019 Taxable Value	% Change	2018 Taxable Value	2019 Taxable Value	% Change
11210 Brandywine Schools	\$77,509,363	\$81,930,539	5.70%	\$14,662,200	\$14,817,700	1.06%	\$92,171,563	\$96,748,239	4.97%
11250 Eau Claire Schools	\$10,058,261	\$10,332,610	2.73%	\$66,900	\$66,100	-1.20%	\$10,125,161	\$10,398,710	2.70%
11300 Niles Schools	\$163,650,334	\$168,816,214	3.16%	\$15,959,650	\$23,623,000	48.02%	\$179,609,984	\$192,439,214	7.14%
14010 Cassopolis Schools	\$412,936,538	\$428,498,778	3.77%	\$73,517,358	\$84,547,216	15.00%	\$486,453,896	\$513,045,994	5.47%
14020 Dowagiac Schools	\$428,331,845	\$440,665,625	2.88%	\$26,316,600	\$24,186,500	-8.09%	\$454,648,445	\$464,852,125	2.24%
14030 Edwardsburg Schools	\$415,866,940	\$431,968,023	3.87%	\$40,564,575	\$38,808,901	-4.33%	\$456,431,515	\$470,776,924	3.14%
14050 Marcellus Schools	\$136,053,472	\$141,648,837	4.11%	\$43,960,395	\$44,700,439	1.68%	\$180,013,867	\$186,349,276	3.52%
75050 Constantine Schools	\$152,180,459	\$160,358,538	5.37%	\$4,450,722	\$4,734,909	6.39%	\$156,631,181	\$165,093,447	5.40%
75070 White Pigeon Schools	\$87,980,497	\$93,097,986	5.82%	\$1,951,200	\$1,721,700	-11.76%	\$89,931,697	\$94,819,686	5.44%
75080 Three Rivers Schools	\$24,474,099	\$25,597,809	4.59%	\$1,688,849	\$3,463,608	105.09%	\$26,162,948	\$29,061,417	11.08%
80050 Decatur Schools	\$13,963,047	\$14,434,883	3.38%	\$906,200	\$925,500	2.13%	\$14,869,247	\$15,360,383	3.30%

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	\$139,456,800	\$30,279,200	\$8,091,500	\$466,328,600	\$0	\$644,156,100	\$84,683,438	\$728,839,538
14020	Dowagiac Schools	\$104,615,500	\$34,967,700	\$9,394,000	\$451,378,900	\$0	\$600,356,100	\$24,186,500	\$624,542,600
14030	Edwardsburg Schools	\$67,786,900	\$18,282,500	\$16,117,400	\$463,965,400	\$0	\$566,152,200	\$38,873,700	\$605,025,900
14050	Marcellus Schools	\$101,714,600	\$5,987,300	\$1,518,400	\$131,727,000	\$0	\$240,947,300	\$44,700,439	\$285,647,739
	Total Lewis Cass ISD	\$413,573,800	\$89,516,700	\$35,121,300	\$1,513,399,900	\$0	\$2,051,611,700	\$192,444,077	\$2,244,055,777
Berrien County ISD									
11210	Brandywine Schools	\$6,352,900	\$904,200	\$405,800	\$93,003,800	\$0	\$100,666,700	\$14,817,700	\$115,484,400
11250	Eau Claire Schools	\$0	\$433,000	\$0	\$13,061,900	\$0	\$13,494,900	\$66,100	\$13,561,000
11300	Niles Schools	\$31,579,700	\$6,052,300	\$3,858,100	\$185,657,986	\$0	\$227,148,086	\$23,623,000	\$250,771,086
	Total Berrien County ISD	\$37,932,600	\$7,389,500	\$4,263,900	\$291,723,686	\$0	\$341,309,686	\$38,506,800	\$379,816,486
St. Joseph County ISD									
75050	Constantine Schools	\$69,886,800	\$838,800	\$463,300	\$176,159,300	\$0	\$247,348,200	\$4,734,909	\$252,083,109
75070	White Pigeon Schools	\$11,730,500	\$2,898,500	\$332,800	\$117,656,100	\$0	\$132,617,900	\$1,721,700	\$134,339,600
75080	Three Rivers Schools	\$4,416,000	\$2,759,600	\$8,400	\$30,569,900	\$0	\$37,753,900	\$3,463,608	\$41,217,508
	Total St. Joseph County ISD	\$86,033,300	\$6,496,900	\$804,500	\$324,385,300	\$0	\$417,720,000	\$9,920,217	\$427,640,217
Van Buren ISD									
80050	Decatur Schools	\$16,128,200	\$255,700	\$0	\$11,551,300	\$0	\$27,935,200	\$925,500	\$28,860,700
	Total Van Buren ISD	\$16,128,200	\$255,700	\$0	\$11,551,300	\$0	\$27,935,200	\$925,500	\$28,860,700

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	\$53,449,343	\$26,677,350	\$4,492,938	\$343,879,147	\$0	\$428,498,778	\$84,547,216	\$513,045,994
14020	Dowagiac Schools	\$42,597,320	\$29,722,292	\$8,536,256	\$359,809,757	\$0	\$440,665,625	\$24,186,500	\$464,852,125
14030	Edwardsburg Schools	\$27,299,225	\$15,250,100	\$13,253,414	\$376,165,284	\$0	\$431,968,023	\$38,808,901	\$470,776,924
14050	Marcellus Schools	\$40,037,183	\$4,773,738	\$1,256,771	\$95,581,145	\$0	\$141,648,837	\$44,700,439	\$186,349,276
	Total Lewis Cass ISD	\$163,383,071	\$76,423,480	\$27,539,379	\$1,175,435,333	\$0	\$1,442,781,263	\$192,243,056	\$1,635,024,319
Berrien County ISD									
11210	Brandywine Schools	\$2,796,235	\$497,081	\$375,128	\$78,262,095	\$0	\$81,930,539	\$14,817,700	\$96,748,239
11250	Eau Claire Schools	\$0	\$251,143	\$0	\$10,081,467	\$0	\$10,332,610	\$66,100	\$10,398,710
11300	Niles Schools	\$11,672,726	\$5,221,354	\$3,278,437	\$148,643,697	\$0	\$168,816,214	\$23,623,000	\$192,439,214
	Total Berrien County ISD	\$14,468,961	\$5,969,578	\$3,653,565	\$236,987,259	\$0	\$261,079,363	\$38,506,800	\$299,586,163
St. Joseph County ISD									
75050	Constantine Schools	\$29,134,972	\$557,670	\$335,189	\$130,330,707	\$0	\$160,358,538	\$4,734,909	\$165,093,447
75070	White Pigeon Schools	\$5,137,954	\$2,619,309	\$277,623	\$85,063,100	\$0	\$93,097,986	\$1,721,700	\$94,819,686
75080	Three Rivers Schools	\$1,692,047	\$2,337,887	\$6,998	\$21,560,877	\$0	\$25,597,809	\$3,463,608	\$29,061,417
	Total St. Joseph County ISD	\$35,964,973	\$5,514,866	\$619,810	\$236,954,684	\$0	\$279,054,333	\$9,920,217	\$288,974,550
Van Buren ISD									
80050	Decatur Schools	\$6,328,355	\$116,007	\$0	\$7,990,521	\$0	\$14,434,883	\$925,500	\$15,360,383
	Total Van Buren ISD	\$6,328,355	\$116,007	\$0	\$7,990,521	\$0	\$14,434,883	\$925,500	\$15,360,383

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

Local Unit	Parcel Number	Owner Name	School District	Class	S.E.V.	Taxable Value	Certificate #	Expiration Date
020 Howard Township								
	14-020-980-033-00	MODINEER CO	11300	393	\$6,200	\$6,200	06-679	12/30/2018
	14-020-990-030-00	DELTA MACHINING INC	11300	394	\$358,200	\$358,200	05-341	12/30/2019
	14-020-990-033-00	MODINEER CO	11300	394	\$126,800	\$126,800	06-679	12/30/2018
	14-020-990-034-00	DELTA MACHINING INC	11300	394	\$178,500	\$178,500	08-060	12/30/2020
	14-020-990-035-00	MODINEER CO.	11300	394	\$124,000	\$124,000	2010-048	12/30/2022
	14-020-990-036-00	DELTA MACHINING INC	11300	394	\$109,700	\$109,700	2010-226	12/30/2022
	14-020-990-037-00	DELTA MACHINING INC	11300	394	\$138,800	\$138,800	2011-508	12/30/2023
	14-020-990-038-00	DELTA MACHINING INC	11300	394	\$186,400	\$186,400	13-423	12/30/2025
	14-020-990-039-00	DELTA MACHINING INC	11300	394	\$74,700	\$74,700	2014-399	12/30/2026
Total Howard Township			9		\$1,303,300	\$1,303,300		
040 LaGrange Township								
	14-041-999-011-00	KPCD LLC	14010	393	\$208,600	\$208,600	2007-137	12/31/2019
	14-041-999-012-00	KPCD LLC	14010	394	\$150,000	\$150,000	2007-137	12/31/2019
	14-041-999-014-00	POSTLE REAL ESTATE COMPANY LLC	14010	393	\$986,000	\$838,860	2013-476	12/30/2025
	14-041-999-014-10	POSTLE REAL ESTATE COMPANY LLC	14010	394	\$14,000	\$14,000	2013-476	12/30/2025
	14-041-999-015-00	POSTLE REAL ESTATE COMPANY LLC	14010	393	\$958,400	\$958,400	2014-452	12/31/2026
	14-041-999-016-00	KPCD LLC	14010	393	\$136,100	\$131,441	2014-451	12/31/2027
	14-041-999-017-00	ICM PRODUCTS INC	14010	393	\$219,100	\$219,100	2015-061	12/30/2028
	14-041-999-017-10	ICM PRODUCTS INC	14010	394	\$314,400	\$314,400	2015-061	12/30/2028
Total LaGrange Township			8		\$2,986,600	\$2,830,008		
050 Marcellus Township								
	14-050-900-003-00	Fab Masters Company	14050	394	\$388,431	\$388,431	2007-196	12/30/2019
	14-050-900-004-00	Fab Masters Company	14050	393	\$615,200	\$609,587	2008-046	12/30/2020
Total Marcellus Township			2		\$1,003,631	\$998,018		
070 Milton Township								
	14-070-990-990-22	FONTIJNE GROTTNES	14030	394	\$17,000	\$17,000	2013-497	12/30/2026
Total Milton Township			1		\$17,000	\$17,000		
080 Newberg Township								
	14-080-900-004-00	SOUTHERN MICHIGAN RUBBER	75050	393	\$177,600	\$150,937	2014-253	12/30/2026
Total Newberg Township			1		\$177,600	\$150,937		
100 Penn Township								
	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	\$390,000	\$261,090	2008-589	12/30/2020
	14-100-999-941-00	K & M MACHINE FABRICATING INC	14010	394	\$824,300	\$824,300	2009-370	12/30/2021
	14-100-999-947-00	K & M MACHINE FABRICATING INC	14010	394	\$758,700	\$758,700	2011-599	12/30/2023
	14-100-999-948-00	K & M MACHINE FABRICATING INC	14010	393	\$331,800	\$222,058	2011-599	12/30/2023
	14-100-999-949-00	K & M MACHINE FABRICATING INC	14010	394	\$398,800	\$398,800	2011-601	12/30/2023
	14-100-999-952-00	K & M MACHINE FABRICATING INC	14010	394	\$766,500	\$766,500	2012-417	12/30/2024
	14-100-999-953-00	K & M MACHINE FABRICATING INC	14010	393	\$742,500	\$742,500	2012-417	12/30/2024

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

Local Unit	Parcel Number	Owner Name	School District	Class	S.E.V.	Taxable Value	Certificate #	Expiration Date
Total Penn Township	14-100-999-954-00	K & M MACHINE FABRICATING INC	14010	394	\$741,200	\$741,200	2012-418	12/30/2024
	14-100-999-955-00	K & M MACHINE FABRICATING INC	14010	393	\$295,500	\$295,500	2012-418	12/30/2024
110 Pokagon Township			10		\$5,311,800	\$5,073,148		
Total 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	\$66,300	\$66,300	2006-425	12/30/2018
130 Silver Creek Township			2		\$259,100	\$259,100		
Total Silver Creek Township	14-130-999-200-10	LYONS REAL ESTATE PARTNERSHIP	14020	393	\$869,700	\$869,700	2013-474	12/30/2026
	160 Dowagiac City		1		\$869,700	\$869,700		
Total Dowagiac City	14-160-900-076-00	CREATIVE FOAM CORP	14020	394	\$52,700	\$52,700	2009-051	12/30/2021
	14-160-900-077-00	CREATIVE FOAM CORP	14020	394	\$6,100	\$6,100	2010-049	12/30/2022
	14-160-900-078-00	MICH PRECISION TOOL & ENG INC.	14020	394	\$56,700	\$56,700	2010-114	12/30/2022
	14-160-900-079-00	AMERIWOOD INDUSTRIES	14020	394	\$98,700	\$98,700	2010-309	12/30/2023
	14-160-900-080-00	AMERIWOOD INDUSTRIES	14020	394	\$68,100	\$68,100	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	\$23,700	\$23,700	2014-260	12/30/2026
	Total Dowagiac City			7	\$446,900	\$446,900		
Cass County Total			41	\$12,375,631	\$11,948,111			

* Classifications are as follows:
 391 IFT Real- Rehab
 393 IFT Real- New
 394 IFT Personal- New

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

School District	Parcel Number	Owner Name	School District Code	Classification *	S.E.V.	Taxable Value	Certificate #	Expiration Date
11300 Niles Schools								
	14-020-980-033-00	MODINEER CO	11300	393	\$6,200	\$6,200	06-679	12/30/2018
	14-020-990-030-00	DELTA MACHINING INC	11300	394	\$358,200	\$358,200	05-341	12/30/2019
	14-020-990-033-00	MODINEER CO	11300	394	\$126,800	\$126,800	06-679	12/30/2018
	14-020-990-034-00	DELTA MACHINING INC	11300	394	\$178,500	\$178,500	08-060	12/30/2020
	14-020-990-035-00	MODINEER CO.	11300	394	\$124,000	\$124,000	2010-048	12/30/2022
	14-020-990-036-00	DELTA MACHINING INC	11300	394	\$109,700	\$109,700	2010-226	12/30/2022
	14-020-990-037-00	DELTA MACHINING INC	11300	394	\$138,800	\$138,800	2011-508	12/30/2023
	14-020-990-038-00	DELTA MACHINING INC	11300	394	\$186,400	\$186,400	13-423	12/30/2025
	14-020-990-039-00	DELTA MACHINING INC	11300	394	\$74,700	\$74,700	2014-399	12/30/2026
Total Niles Schools			9		\$1,303,300	\$1,303,300		
14010 Cassopolis Schools								
	14-041-999-011-00	KPCD LLC	14010	393	\$208,600	\$203,807	2007-137	12/31/2019
	14-041-999-012-00	KPCD LLC	14010	394	\$150,000	\$150,000	2007-137	12/31/2019
	14-041-999-014-00	POSTLE REAL ESTATE COMPANY LLC	14010	393	\$986,000	\$838,860	2013-476	12/30/2025
	14-041-999-014-10	POSTLE REAL ESTATE COMPANY LLC	14010	394	\$14,000	\$14,000	2013-476	12/30/2025
	14-041-999-015-00	POSTLE REAL ESTATE COMPANY LLC	14010	393	\$958,400	\$958,400	2014-452	12/31/2026
	14-041-999-016-00	KPCD LLC	14010	393	\$136,100	\$131,441	2014-451	12/31/2027
	14-041-999-017-00	ICM PRODUCTS INC	14010	393	\$219,100	\$219,100	2015-061	12/30/2028
	14-041-999-017-10	ICM PRODUCTS INC	14010	394	\$314,400	\$314,400	2015-061	12/30/2028
	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	\$390,000	\$261,090	2008-589	12/30/2020
	14-100-999-941-00	K & M MACHINE FABRICATING INC	14010	394	\$824,300	\$824,300	2009-370	12/30/2021
	14-100-999-947-00	K & M MACHINE FABRICATING INC	14010	394	\$758,700	\$758,700	2011-599	12/30/2023
	14-100-999-948-00	K & M MACHINE FABRICATING INC	14010	393	\$331,800	\$222,058	2011-599	12/30/2023
	14-100-999-949-00	K & M MACHINE FABRICATING INC	14010	394	\$398,800	\$398,800	2011-601	12/30/2023
	14-100-999-952-00	K & M MACHINE FABRICATING INC	14010	394	\$766,500	\$766,500	2012-417	12/30/2024
	14-100-999-953-00	K & M MACHINE FABRICATING INC	14010	393	\$742,500	\$742,500	2012-417	12/30/2024
	14-100-999-954-00	K & M MACHINE FABRICATING INC	14010	394	\$741,200	\$741,200	2012-418	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			18		\$8,298,400	\$7,903,156		

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

School District	Parcel Number	Owner Name	School District Code	Classification *	S.E.V.	Taxable Value	Certificate #	Expiration Date
14020 Dowagiac Schools								
	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	\$66,300	\$66,300	2006-425	12/30/2018
	14-130-999-200-10	LYONS REAL ESTATE PARTNERSHIP	14020	393	\$869,700	\$869,700	2013-474	12/30/2026
	14-160-900-076-00	CREATIVE FOAM CORP	14020	394	\$52,700	\$52,700	2009-051	12/30/2021
	14-160-900-077-00	CREATIVE FOAM CORP	14020	394	\$6,100	\$6,100	2010-049	12/30/2022
	14-160-900-078-00	MICH PRECISION TOOL & ENG INC.	14020	394	\$56,700	\$56,700	2010-114	12/30/2022
	14-160-900-079-00	AMERIWOOD INDUSTRIES	14020	394	\$98,700	\$98,700	2010-309	12/30/2023
	14-160-900-080-00	AMERIWOOD INDUSTRIES	14020	394	\$68,100	\$68,100	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	\$23,700	\$23,700	2014-260	12/30/2026
Total Dowagiac Schools			10		\$1,575,700	\$1,575,700		
14030 Edwardsburg Schools								
	14-070-990-990-22	FONTIJNE GROTTNES	14030	394	\$17,000	\$17,000	2013-497	12/30/2026
Total Edwardsburg Schools			1		\$17,000	\$17,000		
14050 Marcellus Schools								
	14-050-900-003-00	Fab Masters Company	14050	394	\$388,431	\$388,431	2007-196	12/30/2019
	14-050-900-004-00	Fab Masters Company	14050	393	\$615,200	\$609,587	2008-046	12/30/2020
Total Marcellus Schools			2		\$1,003,631	\$998,018		
75050 Constantine Schools								
	14-080-900-004-00	SOUTHERN MICHIGAN RUBBER	75050	393	\$177,600	\$150,937	2014-253	12/30/2026
Total Constantine Schools			1		\$177,600	\$150,937		
Cass County Total			41		\$12,375,631	\$11,948,111		

* Classifications are as follows:

- 391 IFT Real- Rehab
- 393 IFT Real- New
- 394 IFT Personal- New