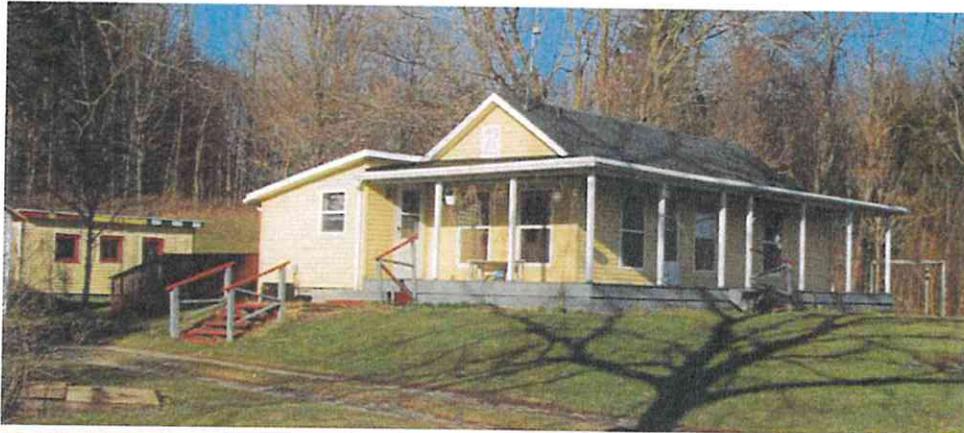


# 2017 Cass County Equalization Report



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

# Cass County

## Board of Commissioners

District 1	.....	Terry Ausra
District 2	.....	Annie File
District 3	.....	Skip Dyes, Vice-Chair
District 4	.....	Roseann Marchetti
District 5	.....	Robert Ziliak, Chair
District 6	.....	Michael Grice
District 7	.....	E Clark Cobb

## Equalization Department Staff

Director	.....	Roger McEvers
Deputy	.....	Tami Stewart
Appraiser	.....	Kyle Harris
Appraiser	.....	Nathan Brousseau
Deed Clerk	.....	Beth Klug



## Cass County Equalization Department

120 North Broadway - Suite 116

Cassopolis, MI 49031

Phone (269) 445-4442

Fax (269) 445-8978

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April 20, 2017

Board of Commissioners  
Cass County, Michigan

Honorable Commissioners:

You have before you the 2017 Cass County Equalization Report as prepared by your Equalization Department in accordance with Michigan Compiled Law 211.34 as amended. The process for making this report involved conducting an equalization study in each classification of real property and the aggregate personal property classification in each of the 17 assessing jurisdictions within the County.

This report contains assessed values extracted from each jurisdiction's assessment roll. Any classification of property within an assessment jurisdiction not having a study ratio between 49.00% and 50.00% will receive a factor and to be equalized at 50.00% as required by the State Tax Commission guidelines. All County Equalized Values are subject to review and possible change by the State Tax Commission through the State Equalization process in May. Please note the values contained in this report are ad valorem values only, special acts property values (such as IFT values) are not subject to the equalization process.

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

This year the Equalization Department recommends that the Cass County Board of Commissioners equalize as assessed each classification in assessing jurisdiction, which will yield an equalization factor of 1.00000.

I commend the Equalization Department Staff and each of Assessing Officer in the County for their dedication and hard work throughout the past year which made this report possible.

Respectfully submitted,

Roger McEvers, MAAO  
Cass County Equalization Director

## Cass County Assessors

<b>Assessor</b>	<b>Unit</b>	<b>Phone</b>	<b>Fax</b>	<b>E-Mail</b>
<b>Bill Gibert</b> 32097 Bertrand St. Niles, MI 49120	<b>070 Milton</b> <b>090 Ontwa</b>	(269) 369-5285	(269) 684-1742 (269) 663-0072	<a href="mailto:wmgibert@gmail.com">wmgibert@gmail.com</a>
<b>Kevin Harris</b> PO Box 517 Union, MI 49130	<b>060 Mason</b> <b>120 Porter</b>	(269) 663-3057	(269) 641-5718 (269) 641-2571	<a href="mailto:kevinh9115@gmail.com">kevinh9115@gmail.com</a>
<b>Bill Kays</b> 72883 CR 687 Hartford, MI 49057	<b>040 LaGrange</b> <b>110 Pokagon</b> <b>130 Silver Creek</b> <b>150 Wayne</b>	(269) 621-3604	(269) 621-3604 (269) 782-5446 (269) 424-3858 (269) 782-7017	<a href="mailto:kayswj@gmail.com">kayswj@gmail.com</a>
<b>Dianna McGrew</b> 20529 Cara Ave. Cassopolis, MI 49031	<b>100 Penn</b>	(269) 358-4497		<a href="mailto:mcgrewassessing@gmail.com">mcgrewassessing@gmail.com</a>
<b>Shalice Northrop</b> 51951 M 40 Marcellus, MI 49067	<b>010 Calvin</b> <b>030 Jefferson</b>  <b>050 Marcellus</b> <b>080 Newberg</b> <b>140 Volinia</b>	(269) 646-8020	(269) 646-8020	<a href="mailto:shalicen@gmail.com">shalicen@gmail.com</a>
<b>Jerry Thibodeau</b> 1758 South 9th St. Kalamazoo, MI 49009	<b>020 Howard</b>	(269) 353-9193 (269) 684-0072	(269) 353-9193 (269) 684-6181	<a href="mailto:jptkalamazoo@chartermi.net">jptkalamazoo@chartermi.net</a>
<b>Ed VanDerVries</b> 241 S. Front St. Dowagiac, MI 49047	<b>160 City of Dowagiac</b>	(269) 782-2195	(269) 782-1838	<a href="mailto:assessor@dowagiac.org">assessor@dowagiac.org</a>
<b>Nancy Williams</b> 333 North Second St. Niles, MI 49120	<b>170 City of Niles</b>	(269) 683-4700	(269) 684-3927	<a href="mailto:assessor22@hotmail.com">assessor22@hotmail.com</a>

# Cass County 2017 Equalization Report

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# CASS COUNTY BOARD OF COMMISSIONERS

## RESOLUTION TO ADOPT THE 2017 COUNTY EQUALIZATION REPORT AS SUBMITTED

WHEREAS, the Equalization Department has examined the assessment rolls of the 15 Townships and 2 Cities within Cass County to determine whether the real and personal property in the respective Townships and Cities has been equally and uniformly assessed; and

WHEREAS, based on this examination and studies it conducted, the Equalization Department has prepared and presented to the County Board of Commissioners the attached 2017 Equalization Report; and

WHEREAS, said Equalization Report presents recommended County equalized valuations for each of the 15 Townships and 2 Cities within the County; and

WHEREAS, the recommended County equalized valuations were determined by adding to, or deducting from, the assessed valuations of taxable property in the 15 Townships and 2 Cities within the County, the amount necessary to arrive at the appropriate proportion of true cash value.

NOW, THEREFORE BE IT RESOLVED, that the Cass County Board of Commissioners accepts and adopts the recommended County equalized valuations presented in the 2017 Equalization Report prepared by the Cass County Equalization Department for a total 2017 equalized valuation of real and personal property of \$2,845,082,328 with the breakdown of equalized valuation by property classification as follows:

Agricultural Real Property	\$559,559,400
Commercial Real Property	\$90,941,400
Industrial Real Property	\$37,551,000
Residential Real Property	\$1,939,453,821
Developmental Real Property	<u>\$0</u>
Total Real Property	\$2,627,505,621
Total Personal Property	<u>\$217,576,707</u>
Total Real and Personal Property	\$2,845,082,328

BE IT FURTHER RESOLVED, that the Cass County Board Chairperson and the County Clerk of the Board of Commissioners are authorized to sign the report; further, that the County Administrator and the Equalization Director/Deputy Director are authorized to represent Cass County at both Preliminary and Final State Equalization sessions, if deemed necessary.

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Cass County Clerk of Board of Commissioners

**ASSESSED VALUATIONS - REAL**

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

**REAL PROPERTY ASSESSED VALUATIONS APPROVED BY BOARDS OF REVIEW**

STATEMENT YEAR:	2017	(COL. 1) AGRICULTURAL	(COL. 2) COMMERCIAL	(COL. 3) INDUSTRIAL	(COL. 4) RESIDENTIAL	(COL. 5) TIMBER-CUTOVER	(COL. 6) DEVELOPMENTAL	(COL. 7) TOTAL REAL PROPERTY
<b>COUNTY:</b>	<b>14 CASS County</b>							
<b>TOWNSHIP OR CITY</b>	<b>TOWNSHIPS</b>							
1 CALVIN	30,530,600	341,200	425,700	51,810,200	0	0	0	123,107,700
2 HOWARD	29,513,200	5,923,100	3,531,300	179,052,300	0	0	0	218,019,900
3 JEFFERSON	41,838,400	1,715,300	497,500	103,745,000	0	0	0	147,796,200
4 LAGRANGE	34,962,200	11,606,900	4,410,500	85,571,300	0	0	0	136,750,900
5 MARCELLUS	39,192,800	3,546,400	1,135,000	65,447,800	0	0	0	109,322,000
6 MASON	25,870,800	2,418,800	1,427,700	70,114,500	0	0	0	99,831,800
7 MILTON	22,245,800	2,253,400	3,467,500	136,700,700	0	0	0	164,667,400
8 NEWBERG	29,187,000	4,755,200	579,800	50,703,400	0	0	0	85,225,400
9 ONTWA	21,024,200	14,833,300	9,508,100	232,587,800	0	0	0	277,953,400
10 PENN	44,889,000	2,120,500	2,183,600	188,707,200	0	0	0	237,900,700
11 POKAGON	40,095,900	4,561,700	1,848,800	58,404,600	0	0	0	104,911,000
12 PORTER	70,808,800	3,363,200	402,200	257,654,300	0	0	0	332,230,500
13 SILVER CREEK	42,059,400	6,365,700	498,200	286,911,400	0	0	0	305,833,700
14 VOLVINA	48,765,600	265,500	15,300	36,276,721	0	0	0	85,323,121
15 WAYNE	38,510,200	1,390,100	1,236,700	71,050,100	0	0	0	112,227,100
<b>CITIES:</b>	66,500	25,278,700	6,049,600	54,676,500	0	0	0	86,071,300
<b>52 NILES</b>	0	0	333,500	0	0	0	0	333,500
<b>Totals for County</b>	<b>559,559,400</b>	<b>90,941,400</b>	<b>37,551,000</b>	<b>1,939,453,821</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,627,505,621</b>

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

DATE: April 20, 2017

WE HEREBY CERTIFY That the foregoing is a true statement of the number of acres of land, the value of the real property and of the personal property, the aggregate valuation of the real property and personal property, the equalized and assessed valuations of real property classifications in each township and city in said county as equalized by the Board of Commissioners in April of the reporting year, at a meeting of said board held in pursuant to the Provisions of section 209.1 - 209.8, MCL. We further certify that said statement does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1963; P.A. 198 of 1974; P.A. 225 of 1976; P.A. 385 of 1984; P.A. 224 of 1985; P.A. 147 of 1992 or Section 5 of Article IX of the Constitution of the State.

Dated at Cassopolis, MI this April 20, 2017.

Page 3, Assessed Values



Director of County Equalization

Chairman of Board of Commissioners

Clerk of Board of Commissioners

**EQUALIZED VALUATIONS - REAL**

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

STATEMENT YEAR:	2017	REAL PROPERTY EQUALIZED VALUATIONS BY COUNTY BOARD OF COMMISSIONERS							
COUNTY:	14 CASS County	(COL. 1) AGRICULTURAL	(COL. 2) COMMERCIAL	(COL. 3) INDUSTRIAL	(COL. 4) RESIDENTIAL	(COL. 5) TIMBER-CUTOVER	(COL. 6) DEVELOPMENTAL	(COL. 7) TOTAL REAL PROPERTY	
TOWNSHIP OR CITY									
TOWNSHIPS									
1 CALVIN	30,530,600	341,200	425,700	91,810,200	0	0	0	123,107,700	
2 HOWARD	29,513,200	5,923,100	3,531,300	179,052,300	0	0	0	218,019,900	
3 JEFFERSON	41,838,400	1,715,300	497,500	103,745,000	0	0	0	147,796,200	
4 LAGRANGE	34,362,200	11,806,900	4,410,500	85,571,300	0	0	0	136,750,900	
5 MARCELLUS	39,192,800	3,546,400	1,135,000	65,447,800	0	0	0	109,322,000	
6 MASON	25,870,800	2,418,800	1,427,700	70,114,500	0	0	0	99,831,800	
7 MILTON	22,245,800	2,253,400	3,467,500	136,700,700	0	0	0	164,667,400	
8 NEWBERG	29,187,000	4,755,200	579,800	50,703,400	0	0	0	85,225,400	
9 ONTWA	21,024,200	14,833,300	9,508,100	232,587,800	0	0	0	277,953,400	
10 PENN	44,889,000	2,120,900	2,183,600	188,707,200	0	0	0	237,900,700	
11 POKAGON	40,095,900	4,551,700	1,848,800	58,404,600	0	0	0	104,911,000	
12 PORTER	70,808,800	3,365,200	402,200	257,654,300	0	0	0	332,230,500	
13 SILVER CREEK	42,058,400	6,365,700	498,200	256,911,400	0	0	0	305,833,700	
14 VOLINIA	48,765,600	265,500	15,300	36,276,721	0	0	0	85,323,121	
15 WAYNE	38,510,200	1,390,100	1,236,700	71,090,100	0	0	0	112,227,100	
CITIES									
16 DOWAGIAC	66,500	25,278,700	6,049,600	54,676,500	0	0	0	86,071,300	
17 NILES	0	0	333,500	0	0	0	0	333,500	
<b>Totals for County</b>	<b>559,559,400</b>	<b>90,941,400</b>	<b>37,651,000</b>	<b>1,939,453,821</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,627,505,621</b>	

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF CASS COUNTY, MICHIGAN  
DATE: April 20, 2017

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

Dated at Cassopolis, MI this April 20, 2017.

Page 2, Equalized Values

*[Signature]*

Director of County Equalization

Chairman of Board of Commissioners

Clerk of Board of Commissioners

**PERSONAL AND REAL PROPERTY - TOTALS**

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

STATEMENT YEAR:	NUMBER OF ACRES ASSESSED	TOTAL REAL PROPERTY VALUATIONS (TOTALS FROM PAGES 2 AND 3)			PERSONAL PROPERTY VALUATIONS			TOTAL REAL PLUS PERSONAL PROPERTY VALUATIONS
		(COL. 1) ACRES HUNDRETHS	(COL. 2) ASSESSED VALUATIONS	(COL. 3) EQUALIZED VALUATIONS	(COL. 4) ASSESSED VALUATIONS	(COL. 5) EQUALIZED VALUATIONS	(COL. 6) ASSESSED VALUATIONS	
2017								
COUNTY:	14 CASS County							
TOWNSHIP OR CITY:								
TOWNSHIPS:								
1 CALVIN	22,001.00	123,107,700	123,107,700	12,361,947	12,361,947	135,469,647	135,469,647	
2 HOWARD	22,400.00	218,019,900	218,019,900	25,855,750	25,855,750	243,875,650	243,875,650	
3 JEFFERSON	22,500.00	147,795,200	147,795,200	26,500,400	26,500,400	174,295,600	174,295,600	
4 LAGRANGE	22,100.00	136,750,900	136,750,900	8,206,100	8,206,100	144,957,000	144,957,000	
5 MARCELLUS	21,600.00	109,322,000	109,322,000	16,032,709	16,032,709	125,354,709	125,354,709	
6 MASON	12,900.00	99,831,800	99,831,800	2,875,900	2,875,900	102,707,700	102,707,700	
7 MILTON	13,500.00	164,667,400	164,667,400	31,640,300	31,640,300	196,307,700	196,307,700	
8 NEWBERG	22,100.00	85,225,400	85,225,400	26,287,611	26,287,611	111,513,011	111,513,011	
9 ONTVA	12,001.00	277,953,400	277,953,400	13,808,900	13,808,900	291,762,300	291,762,300	
10 PENN	21,500.00	237,900,700	237,900,700	26,089,800	26,089,800	263,990,500	263,990,500	
11 POKAGON	20,010.00	104,911,000	104,911,000	3,980,900	3,980,900	108,891,900	108,891,900	
12 PORTER	34,000.00	332,230,500	332,230,500	6,460,500	6,460,500	338,691,000	338,691,000	
13 SILVER CREEK	20,900.00	305,833,700	305,833,700	4,439,400	4,439,400	310,273,100	310,273,100	
14 VOLINIA	22,001.00	85,323,121	85,323,121	1,429,090	1,429,090	86,752,211	86,752,211	
15 WAYNE	22,400.00	112,227,100	112,227,100	5,190,600	5,190,600	117,417,700	117,417,700	
CITIES:								
16 DOWAGIAC	2,001.00	86,071,300	86,071,300	6,416,800	6,416,800	92,488,100	92,488,100	
17 NILES	200.00	333,500	333,500	0	0	333,500	333,500	
<b>Totals for County</b>	<b>314,114</b>	<b>2,627,505,621</b>	<b>2,627,505,621</b>	<b>217,576,707</b>	<b>217,576,707</b>	<b>2,845,082,328</b>	<b>2,845,082,328</b>	

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF CASS COUNTY, MICHIGAN  
DATE: April 20, 2017

WE HEREBY CERTIFY That the foregoing is a true statement of the number of acres of land, the value of the real property and of the personal property, the aggregate valuation of the real property and personal property, the equalized and assessed valuations of real property classifications in each township and city in said county as equalized by the Board of Commissioners in April of the reporting year, at a meeting of said board held in pursuant to the Provisions of section 209.1 - 209.8, MCL. We further certify that said statement does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1953; P.A. 198 of 1974; P.A. 225 of 1978; P.A. 385 of 1984; P.A. 224 of 1985; P.A. 147 of 1992 or Section 5 of Article IX of the Constitution of the State.

Dated at Cassopolis, MI this April 20, 2017.

Page 1, Personal and Real Totals

  
Director of County Equalization

Chairman of Board of Commissioners

Clerk of Board of Commissioners

### CERTIFICATION OF RECOMMENDED COUNTY EQUALIZED VALUATIONS BY EQUALIZATION DIRECTOR

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

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

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

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

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

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

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

Agricultural	<u>559,559,400</u>	Timber-Cutover	<u>0</u>
Commercial	<u>90,941,400</u>	Developmental	<u>0</u>
Industrial	<u>37,551,000</u>	Total Real Property	<u>2,627,505,621</u>
Residential	<u>1,939,453,821</u>	Personal Property	<u>217,576,707</u>
		Total Real and Personal Property	<u>2,845,082,328</u>

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

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

Signature of Equalization Director 	Date April 20, 2017
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## Values Summary

### Year Over Year Changes - Assessed Values & Taxable Values

Considers new construction & razing, change in value levels, and classification changes.

<b>Assessed &amp; Equalized Values</b>	<b>2017</b>	<b>2016</b>	<b>Change</b>
Agricultural Real Property	559,559,400	555,515,464	0.73%
Commercial Real Property	90,941,400	89,523,300	1.58%
Industrial Real Property	37,551,000	35,248,100	6.53%
Residential Real Property	1,939,453,821	1,887,593,854	2.75%
Developmental Real Property	0	0	
<b>Total Real Property</b>	<b>2,627,505,621</b>	<b>2,567,880,718</b>	<b>2.32%</b>
<b>Total Personal Property</b>	<b>217,576,707</b>	<b>210,166,118</b>	<b>3.53%</b>
<b>Total Real &amp; Personal Property</b>	<b>2,845,082,328</b>	<b>2,778,046,836</b>	<b>2.41%</b>

<b>Taxable Values</b>	<b>2017</b>	<b>2016</b>	<b>Change</b>
Agricultural Real Property	213,767,448	209,730,575	1.92%
Commercial Real Property	75,013,706	73,703,972	1.78%
Industrial Real Property	29,227,663	28,214,890	3.59%
Residential Real Property	1,528,667,393	1,498,830,236	1.99%
Developmental Real Property	0	0	
<b>Total Real Property</b>	<b>1,846,676,210</b>	<b>1,810,479,673</b>	<b>2.00%</b>
<b>Total Personal Property</b>	<b>216,651,006</b>	<b>209,078,470</b>	<b>3.62%</b>
<b>Total Real &amp; Personal Property</b>	<b>2,063,327,216</b>	<b>2,019,558,143</b>	<b>2.17%</b>

**Cass County  
Previous and Current Values**

AGRICULTURAL								
Unit #	Unit Name	Number of Parcels	2016 Assessed Value	2017 Assessed Value	AV % Change	2016 Taxable Value	2017 Taxable Value	TV % Change
010	Calvin Township	167	28,098,800	30,530,600	8.65%	11,110,303	11,439,437	2.96%
020	Howard Township	192	25,824,900	29,513,200	14.28%	9,866,441	10,943,280	10.91%
030	Jefferson Township	264	38,014,200	41,838,400	10.06%	14,104,090	14,331,728	1.61%
040	LaGrange Township	194	39,287,100	34,962,200	-11.01%	13,166,980	13,347,411	1.37%
050	Marcellus Township	288	44,382,500	39,192,800	-11.69%	16,191,686	16,684,905	3.05%
060	Mason Township	203	27,153,300	25,870,800	-4.72%	10,155,266	10,316,398	1.59%
070	Milton Township	121	19,736,600	22,245,800	12.71%	8,262,083	8,703,955	5.35%
080	Newberg Township	167	29,307,064	29,187,000	-0.41%	10,177,208	10,070,135	-1.05%
090	Ontwa Township	122	21,296,800	21,024,200	-1.28%	9,229,512	9,175,710	-0.58%
100	Penn Township	359	50,670,000	44,899,000	-11.41%	18,119,400	19,185,662	5.88%
110	Pokagon Township	266	42,141,200	40,095,900	-4.85%	16,171,379	17,034,846	5.34%
120	Porter Township	459	68,820,700	70,808,800	2.89%	28,454,057	28,072,051	-1.34%
130	Silver Creek Township	280	35,175,100	42,058,400	19.57%	14,761,484	14,966,195	1.39%
140	Volinia Township	226	50,211,000	48,765,600	-2.88%	16,435,293	16,428,459	-0.04%
150	Wayne Township	226	35,332,100	38,510,200	8.99%	13,503,729	13,045,418	-3.39%
160	Dowagiac City	1	64,100	66,500	3.74%	21,664	21,858	0.90%
170	Niles City	0	0	0	N/A	0	0	N/A
<b>Cass County Total</b>		<b>3,535</b>	<b>555,515,464</b>	<b>559,559,400</b>	<b>0.73%</b>	<b>209,730,575</b>	<b>213,767,448</b>	<b>1.92%</b>

COMMERCIAL								
Unit #	Unit Name	Number of Parcels	2016 Assessed Value	2017 Assessed Value	AV % Change	2016 Taxable Value	2017 Taxable Value	TV % Change
010	Calvin Township	3	312,400	341,200	9.22%	254,589	256,879	0.90%
020	Howard Township	66	5,988,100	5,923,100	-1.09%	4,490,688	4,622,921	2.94%
030	Jefferson Township	26	1,902,300	1,715,300	-9.83%	1,414,983	1,338,387	-5.41%
040	LaGrange Township	144	11,381,400	11,806,900	3.74%	9,302,983	9,402,254	1.07%
050	Marcellus Township	57	3,598,200	3,546,400	-1.44%	2,701,401	2,672,429	-1.07%
060	Mason Township	30	2,519,900	2,418,800	-4.01%	2,196,642	2,118,888	-3.54%
070	Milton Township	23	2,044,000	2,253,400	10.24%	1,367,949	1,394,250	1.92%
080	Newberg Township	56	4,607,000	4,755,200	3.22%	3,495,767	3,773,717	7.95%
090	Ontwa Township	147	14,798,100	14,833,300	0.24%	12,287,227	12,810,040	4.25%
100	Penn Township	45	2,237,100	2,120,900	-5.19%	1,826,800	1,775,903	-2.79%
110	Pokagon Township	75	4,351,400	4,561,700	4.83%	3,566,126	3,540,209	-0.73%
120	Porter Township	64	3,131,000	3,365,200	7.48%	2,537,432	2,888,102	13.82%
130	Silver Creek Township	81	5,676,000	6,365,700	12.15%	4,480,365	4,470,939	-0.21%
140	Volinia Township	9	354,600	265,500	-25.13%	286,382	253,045	-11.64%
150	Wayne Township	30	1,333,700	1,390,100	4.23%	1,019,006	949,912	-6.78%
160	Dowagiac City	250	25,288,100	25,278,700	-0.04%	22,475,632	22,745,831	1.20%
170	Niles City	0	0	0	N/A	0	0	N/A
<b>Cass County Total</b>		<b>1,116</b>	<b>89,523,300</b>	<b>90,941,400</b>	<b>1.58%</b>	<b>73,703,972</b>	<b>75,013,706</b>	<b>1.78%</b>

**Cass County  
Previous and Current Values**

INDUSTRIAL										
Unit #	Unit Name	Number of Parcels	2016 Assessed Value	2017 Assessed Value	AV		2016 Taxable Value	2017 Taxable Value	TV	
					% Change				% Change	
010	Calvin Township	4	410,800	425,700	3.63%		227,828	229,876	0.90%	
020	Howard Township	25	3,678,700	3,531,300	-4.01%		2,758,359	2,744,428	-0.51%	
030	Jefferson Township	10	497,400	497,500	0.02%		313,653	290,180	-7.48%	
040	LaGrange Township	19	3,510,900	4,410,500	25.62%		2,863,405	3,421,183	19.48%	
050	Marcellus Township	12	952,900	1,135,000	19.11%		704,750	791,814	12.35%	
060	Mason Township	12	1,378,800	1,427,700	3.55%		1,277,274	1,295,322	1.41%	
070	Milton Township	15	2,884,700	3,467,500	20.20%		2,448,240	2,470,267	0.90%	
080	Newberg Township	9	446,600	579,800	29.83%		307,837	459,896	49.40%	
090	Ontwa Township	51	9,002,900	9,508,100	5.61%		6,983,516	7,312,371	4.71%	
100	Penn Township	6	2,185,200	2,183,600	-0.07%		993,900	941,899	-5.23%	
110	Pokagon Township	27	1,726,500	1,848,800	7.08%		1,309,334	1,274,631	-2.65%	
120	Porter Township	9	360,700	402,200	11.51%		306,585	309,341	0.90%	
130	Silver Creek Township	7	497,100	498,200	0.23%		464,618	470,091	1.18%	
140	Volinia Township	2	21,000	15,300	-27.14%		8,159	8,231	0.88%	
150	Wayne Township	6	1,159,100	1,236,700	6.69%		1,106,652	1,195,055	7.99%	
160	Dowagiac City	58	6,115,700	6,049,600	-1.08%		5,775,423	5,730,945	-0.77%	
170	Niles City	3	419,100	333,500	-20.42%		365,357	282,133	-22.78%	
<b>Cass County Total</b>		<b>275</b>	<b>35,248,100</b>	<b>37,551,000</b>	<b>6.53%</b>		<b>28,214,890</b>	<b>29,227,663</b>	<b>3.59%</b>	

RESIDENTIAL										
Unit #	Unit Name	Number of Parcels	2016 Assessed Value	2017 Assessed Value	AV		2016 Taxable Value	2017 Taxable Value	TV	
					% Change				% Change	
010	Calvin Township	1530	88,047,700	91,810,200	4.27%		58,606,562	59,364,877	1.29%	
020	Howard Township	3147	155,130,800	179,052,300	15.42%		147,892,020	150,773,499	1.95%	
030	Jefferson Township	1324	98,737,300	103,745,000	5.07%		75,527,649	77,884,034	3.12%	
040	LaGrange Township	1752	79,763,600	85,571,300	7.28%		64,162,786	65,956,271	2.80%	
050	Marcellus Township	1477	66,930,500	65,447,800	-2.22%		47,367,366	48,698,627	2.81%	
060	Mason Township	1151	67,794,000	70,114,500	3.42%		57,801,728	59,070,597	2.20%	
070	Milton Township	1409	134,266,100	136,700,700	1.81%		116,786,945	119,537,883	2.36%	
080	Newberg Township	1053	51,481,700	50,703,400	-1.51%		37,695,315	38,735,957	2.76%	
090	Ontwa Township	3117	232,124,400	232,587,800	0.20%		190,298,238	193,680,034	1.78%	
100	Penn Township	1775	207,827,954	188,707,200	-9.20%		148,206,754	148,348,434	0.10%	
110	Pokagon Township	1140	51,344,400	58,404,600	13.75%		42,180,823	43,160,043	2.32%	
120	Porter Township	2926	241,201,300	257,654,300	6.82%		184,912,420	190,714,270	3.14%	
130	Silver Creek Township	3156	256,885,300	256,911,400	0.01%		197,882,052	201,731,227	1.95%	
140	Volinia Township	723	39,821,200	36,276,721	-8.90%		26,514,823	26,619,113	0.39%	
150	Wayne Township	1813	64,364,200	71,090,100	10.45%		55,471,587	56,291,378	1.48%	
160	Dowagiac City	2360	51,873,400	54,676,500	5.40%		47,523,168	48,101,149	1.22%	
170	Niles City	0	0	0	N/A		0	0	N/A	
<b>Cass County Total</b>		<b>29,853</b>	<b>1,887,593,854</b>	<b>1,939,453,821</b>	<b>2.75%</b>		<b>1,498,830,236</b>	<b>1,528,667,393</b>	<b>1.95%</b>	

**Cass County  
Previous and Current Values**

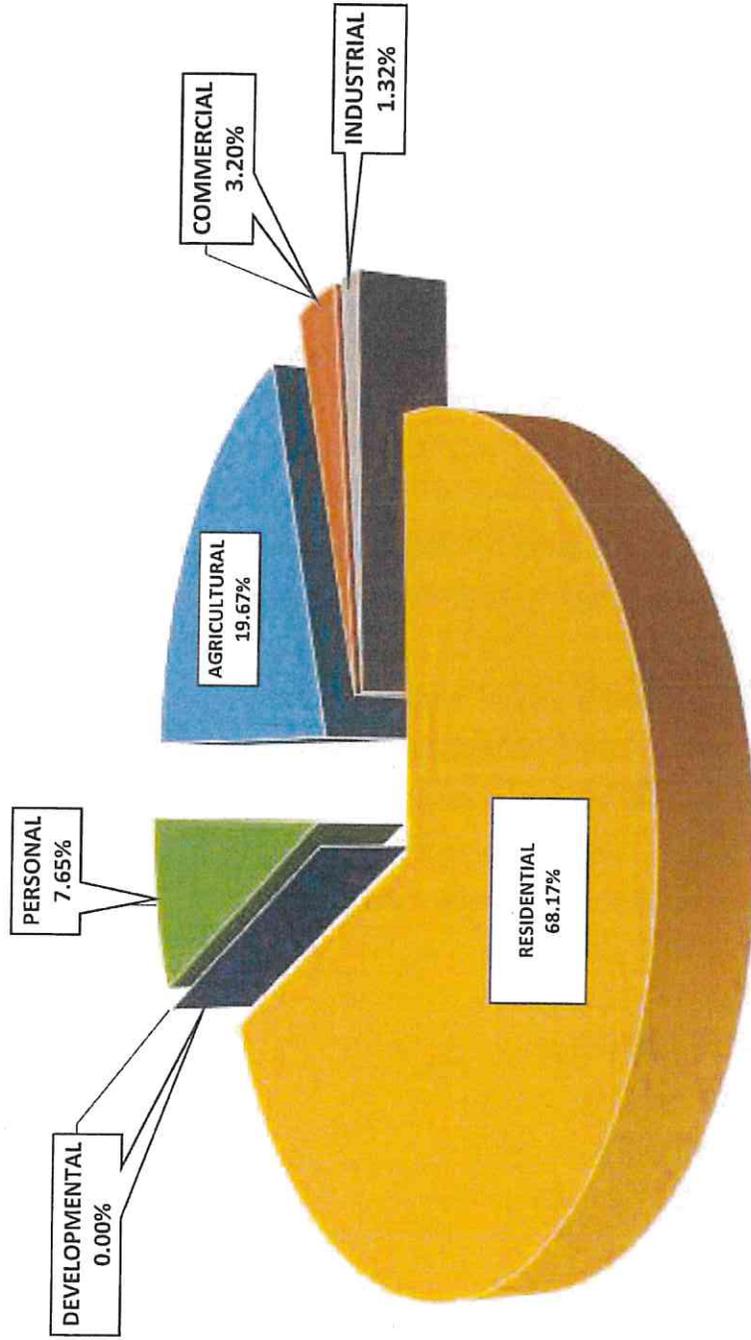
DEVELOPMENTAL								
Unit #	Unit Name	Number of Parcels	AV			TV		% Change
			2016 Assessed Value	2017 Assessed Value	% Change	2016 Taxable Value	2017 Taxable Value	
010	Calvin Township	0	0	0	N/A	0	0	N/A
020	Howard Township	0	0	0	N/A	0	0	N/A
030	Jefferson Township	0	0	0	N/A	0	0	N/A
040	LaGrange Township	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

PERSONAL								
Unit #	Unit Name	Number of Parcels	AV			TV		% Change
			2016 Assessed Value	2017 Assessed Value	% Change	2016 Taxable Value	2017 Taxable Value	
010	Calvin Township	16	12,034,853	12,361,947	2.72%	12,034,853	12,343,711	2.57%
020	Howard Township	116	26,021,300	25,855,750	-0.64%	26,018,688	25,852,852	-0.64%
030	Jefferson Township	54	35,147,800	26,500,400	-24.60%	34,180,782	25,789,069	-24.55%
040	LaGrange Township	147	7,712,500	8,206,100	6.40%	7,712,500	8,206,100	6.40%
050	Marcellus Township	76	5,686,728	16,032,709	181.93%	5,686,728	16,032,709	181.93%
060	Mason Township	30	2,728,900	2,875,900	5.39%	2,728,900	2,875,900	5.39%
070	Milton Township	51	30,718,200	31,640,300	3.00%	30,718,200	31,640,300	3.00%
080	Newberg Township	64	25,283,739	26,287,611	3.97%	25,165,721	26,123,581	3.81%
090	Ontwa Township	177	13,542,000	13,808,900	1.97%	13,542,000	13,779,694	1.76%
100	Penn Township	74	24,889,500	26,089,800	4.82%	24,889,500	26,089,800	4.82%
110	Pokagon Township	67	3,563,600	3,980,900	11.71%	3,563,600	3,980,900	11.71%
120	Porter Township	58	5,017,500	6,460,500	28.76%	5,017,500	6,460,500	28.76%
130	Silver Creek Township	57	4,005,000	4,439,400	10.85%	4,005,000	4,439,400	10.85%
140	Volinia Township	16	1,275,398	1,429,090	12.05%	1,275,398	1,429,090	12.05%
150	Wayne Township	46	4,084,300	5,190,600	27.09%	4,084,300	5,190,600	27.09%
160	Dowagiac City	198	8,454,800	6,416,800	-24.10%	8,454,800	6,416,800	-24.10%
170	Niles City	0	0	0	N/A	0	0	N/A
Cass County Total		1,247	210,166,118	217,576,707	3.53%	209,078,470	216,651,006	3.62%

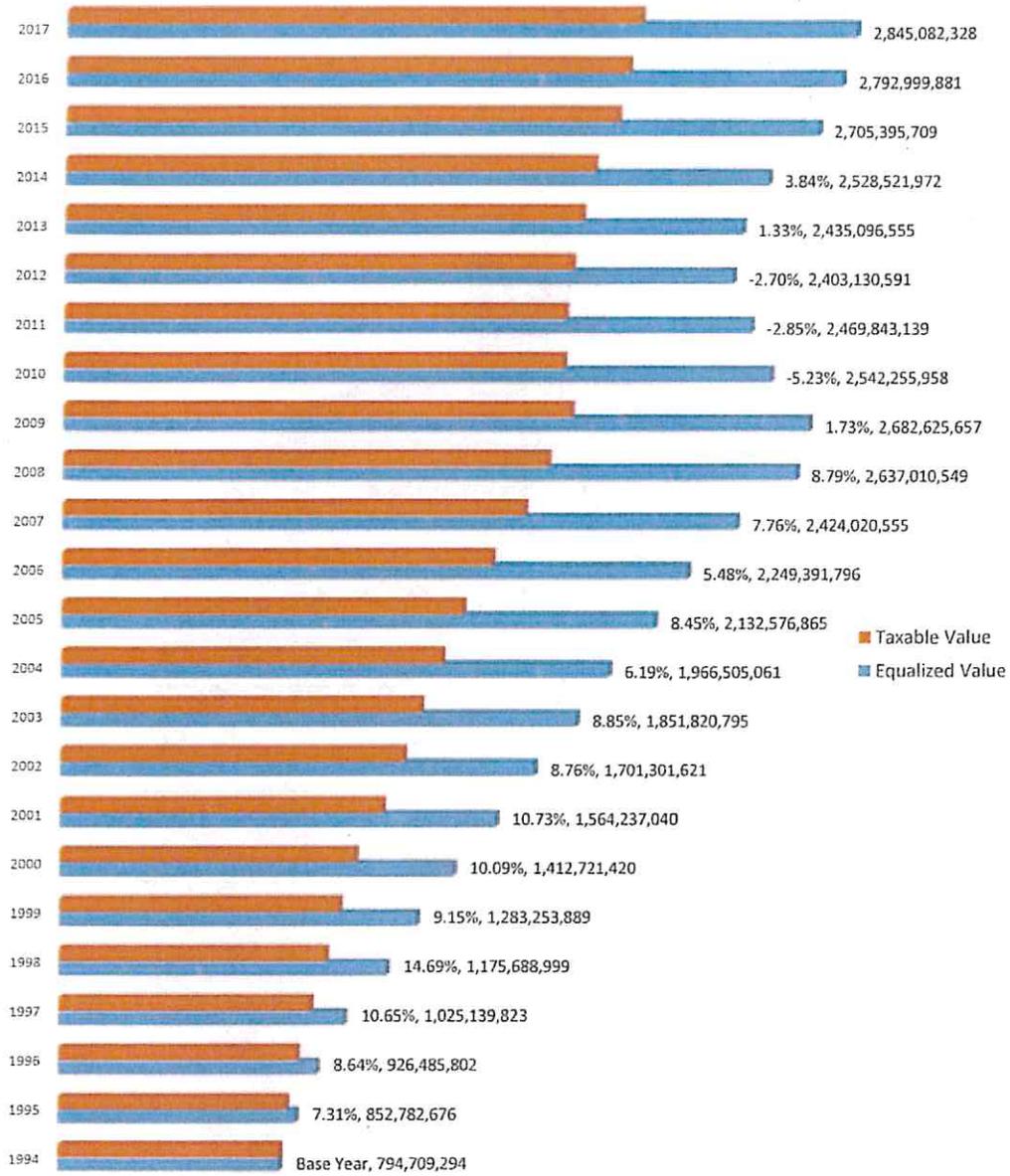
**Cass County  
Previous and Current Values**

Total Values								
Unit #	Unit Name	Number of Parcels	AV			TV		% Change
			2016 Assessed Value	2017 Assessed Value	% Change	2016 Taxable Value	2017 Taxable Value	
010	Calvin Township	1,720	128,904,553	135,469,647	5.09%	82,234,135	83,634,780	1.70%
020	Howard Township	3,546	216,643,800	243,875,650	12.57%	191,026,196	194,936,980	2.05%
030	Jefferson Township	1,678	174,299,000	174,296,600	0.00%	125,541,157	119,633,398	-4.71%
040	LaGrange Township	2,256	141,655,500	144,957,000	2.33%	97,208,654	100,333,219	3.21%
050	Marcellus Township	1,920	121,550,828	125,354,709	3.13%	72,651,931	84,880,484	16.83%
060	Mason Township	1,426	101,574,900	102,707,700	1.12%	74,159,810	75,677,105	2.05%
070	Milton Township	1,619	189,649,600	196,307,700	3.51%	159,583,417	163,746,655	2.61%
080	Newberg Township	1,349	111,126,103	111,513,011	0.35%	76,841,848	79,163,286	3.02%
090	Ontwa Township	3,614	290,764,200	291,762,300	0.34%	232,340,493	236,757,849	1.90%
100	Penn Township	2,259	287,809,754	263,990,500	-8.28%	194,036,354	196,341,698	1.19%
110	Pokagon Township	1,575	103,127,100	108,891,900	5.59%	66,791,262	68,990,629	3.29%
120	Porter Township	3,516	318,531,200	338,691,000	6.33%	221,227,994	228,444,264	3.26%
130	Silver Creek Township	3,581	302,238,500	310,273,100	2.66%	221,593,519	226,077,852	2.02%
140	Volinia Township	976	91,683,198	86,752,211	-5.38%	44,520,055	44,737,938	0.49%
150	Wayne Township	2,121	106,273,400	117,417,700	10.49%	75,185,274	76,672,363	1.98%
160	Dowagiac City	2,867	91,796,100	92,488,100	0.75%	84,250,687	83,016,583	-1.46%
170	Niles City	3	419,100	333,500	-20.42%	365,357	282,133	-22.78%
<b>Cass County Total</b>		<b>36,026</b>	<b>2,778,046,836</b>	<b>2,845,082,328</b>	<b>2.41%</b>	<b>2,019,558,143</b>	<b>2,063,327,216</b>	<b>2.17%</b>

Cass County Equalized Value  
Segmented by Property Class



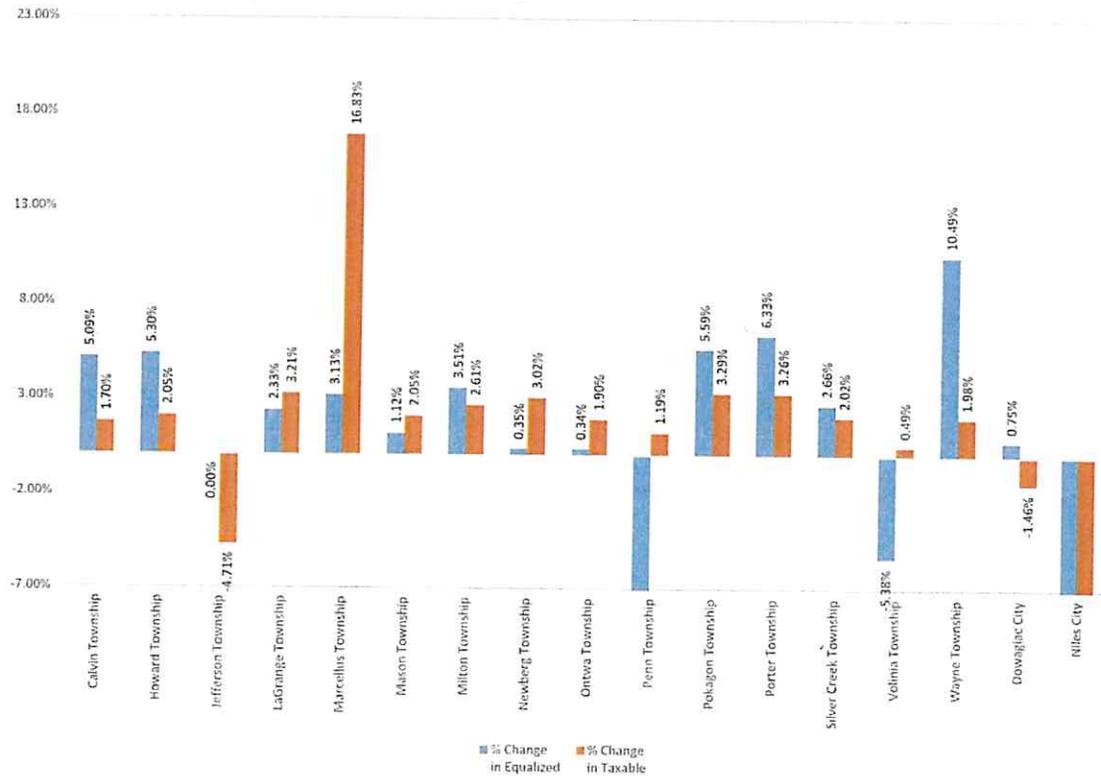
### Cass County Equalized and Taxable Values by Year



### Cass County Percentage Change in SEV and Taxable Value 2016 - 2017

Unit of Gov't	2016 Equalized Value	2017 Equalized Value	% Change in Equalized	2016 Taxable Value	2017 Taxable Value	% Change in Taxable
Calvin Township	128,904,553	135,469,647	5.09%	82,234,135	83,634,780	1.70%
Howard Township	231,596,827	243,875,650	5.30%	191,026,196	194,936,980	2.05%
Jefferson Township	174,299,000	174,296,600	0.00%	125,541,157	119,633,398	-4.71%
LaGrange Township	141,655,500	144,957,000	2.33%	97,208,654	100,333,219	3.21%
Marcellus Township	121,550,828	125,354,709	3.13%	72,651,931	84,880,484	16.83%
Mason Township	101,574,900	102,707,700	1.12%	74,159,810	75,677,105	2.05%
Milton Township	189,649,600	196,307,700	3.51%	159,583,417	163,746,655	2.61%
Newberg Township	111,126,103	111,513,011	0.35%	76,841,848	79,163,286	3.02%
Ontwa Township	290,764,200	291,762,300	0.34%	232,340,493	236,757,849	1.90%
Penn Township	287,809,754	263,990,500	-8.28%	194,036,354	196,341,698	1.19%
Pokagon Township	103,127,100	108,891,900	5.59%	66,791,262	68,990,629	3.29%
Porter Township	318,531,200	338,691,000	6.33%	221,227,994	228,444,264	3.26%
Silver Creek Township	302,238,500	310,273,100	2.66%	221,593,519	226,077,852	2.02%
Volinia Township	91,683,198	86,752,211	-5.38%	44,520,055	44,737,938	0.49%
Wayne Township	106,273,400	117,417,700	10.49%	75,185,274	76,672,363	1.98%
Dowagiac City	91,796,100	92,488,100	0.75%	84,250,687	83,016,583	-1.46%
Niles City	419,100	333,500	-20.42%	365,357	282,133	-22.78%
<b>Cass County</b>	<b>2,778,046,836</b>	<b>2,845,082,328</b>	<b>2.41%</b>	<b>2,019,558,143</b>	<b>2,063,327,216</b>	<b>2.17%</b>

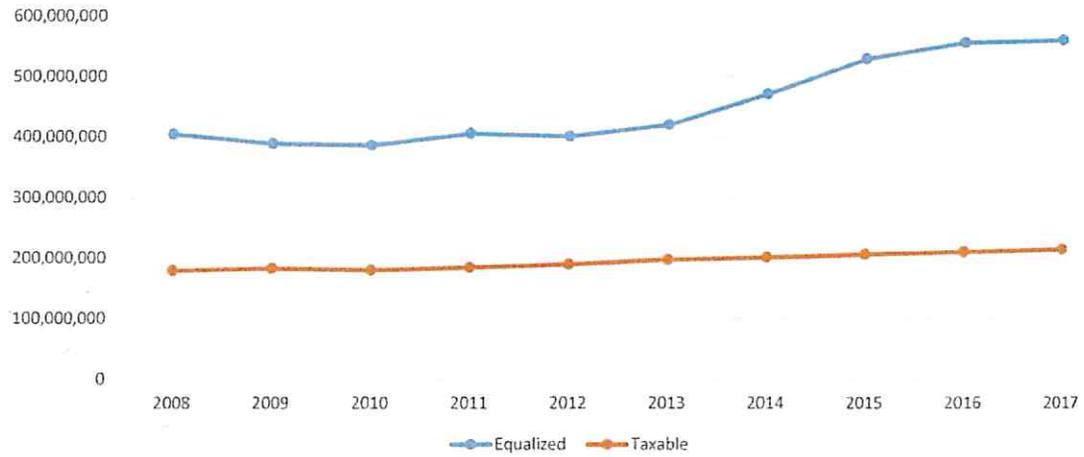
Local Unit Change in SEV and Taxable Value



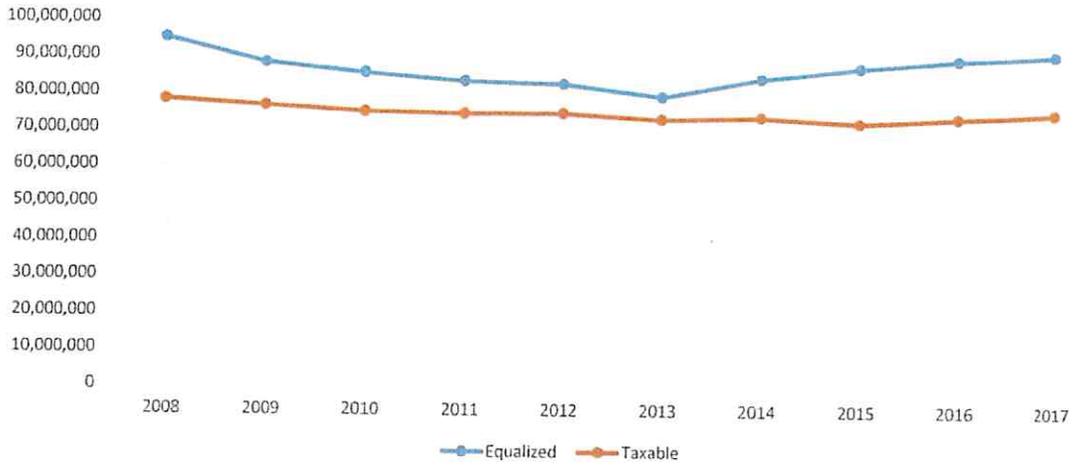
10 Year Trend in Gap between Equalized and Taxable Value  
(All Properties)



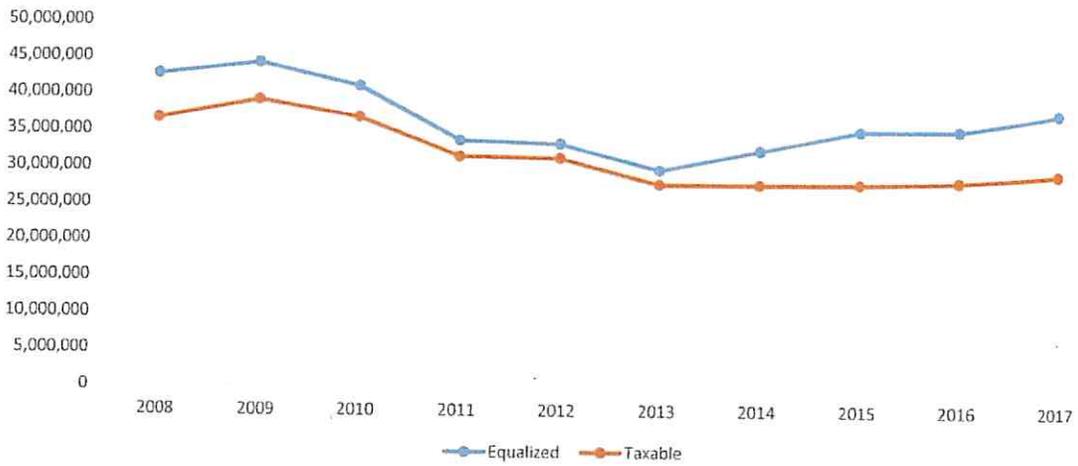
10 Year Trend in Gap between Equalized and Taxable Value  
(Agricultural)



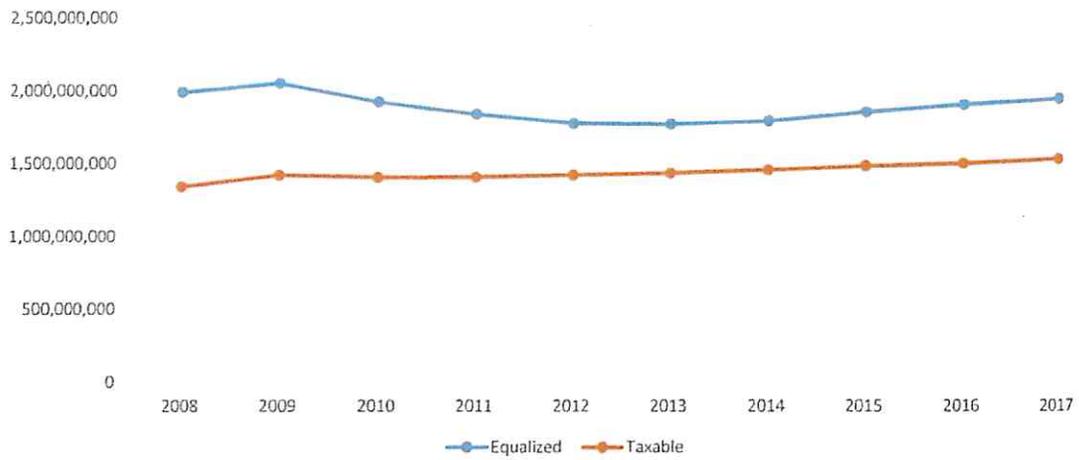
10 Year Trend in Gap between Equalized and Taxable Value  
(Commercial)



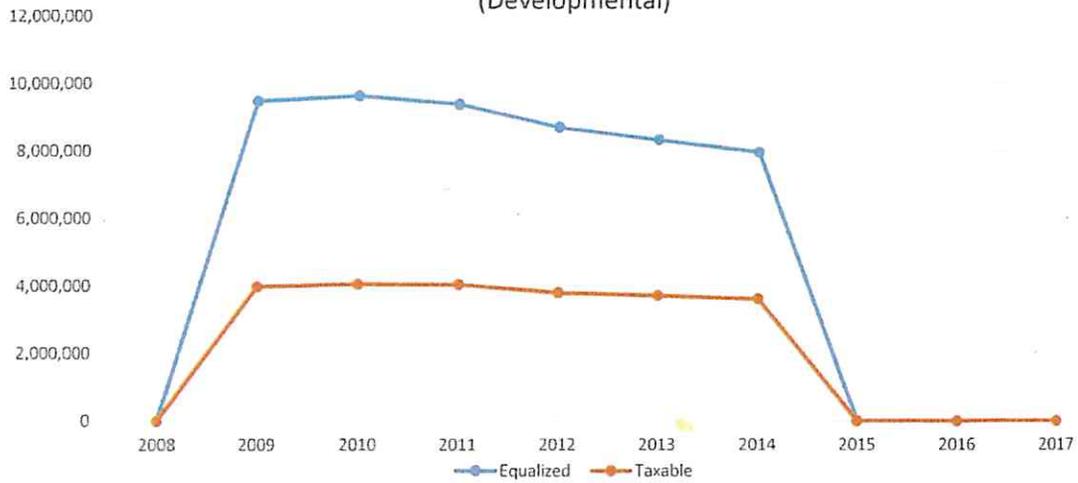
10 Year Trend in Gap between Equalized and Taxable Value  
(Industrial)



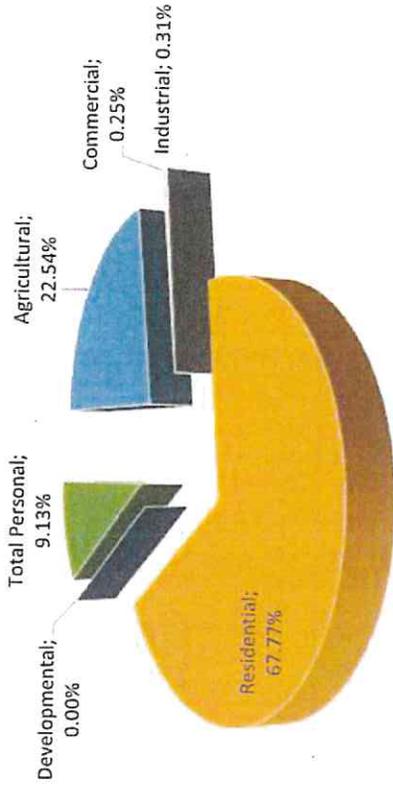
10 Year Trend in Gap between Equalized and Taxable Value  
(Residential)



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

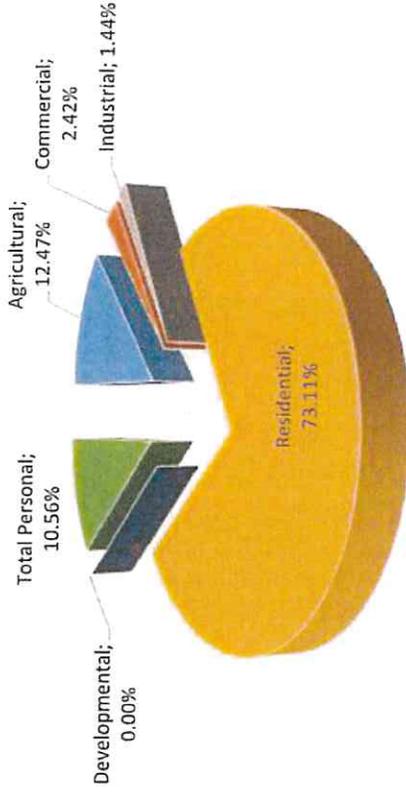


**Cass County**  
**Calvin Township**  
 Summary of Recommended  
 County Equalized Values and Trends



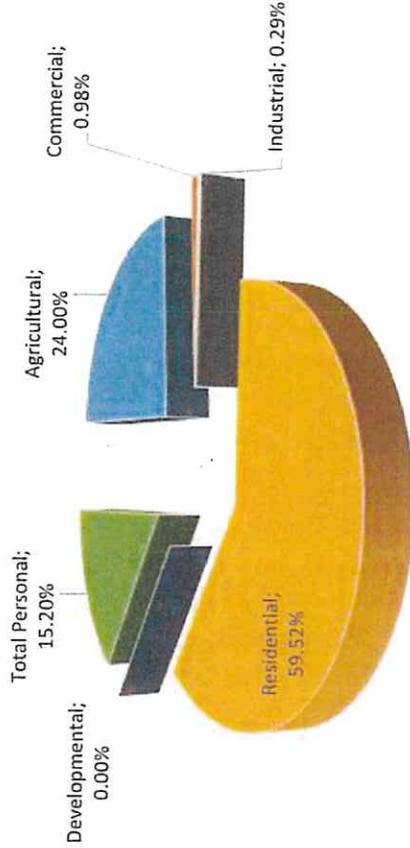
Class	Parcel Count	2016		2017 Assessed Value	Equalization Factor	2017 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
		State Equalized Value	Value					
<b>Real Property</b>								
Agricultural	167	\$28,098,800	\$30,530,600	1.0000	\$30,530,600	8.65%	22.54%	
Commercial	3	\$312,400	\$341,200	1.0000	\$341,200	9.22%	0.25%	
Industrial	4	\$410,800	\$425,700	1.0000	\$425,700	3.63%	0.31%	
Residential	1530	\$88,047,700	\$91,810,200	1.0000	\$91,810,200	4.27%	67.77%	
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
<b>Total Real</b>	<b>1704</b>	<b>\$116,869,700</b>	<b>\$123,107,700</b>		<b>\$123,107,700</b>	<b>5.34%</b>	<b>90.87%</b>	
<b>Personal Property</b>								
Commercial	9	\$25,589	\$8,858	1.0000	\$8,858	-65.38%	0.01%	
Industrial	1	\$15,578	\$14,831	1.0000	\$14,831	-4.80%	0.01%	
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Utility	6	\$11,993,686	\$12,338,258	1.0000	\$12,338,258	2.87%	9.11%	
<b>Total Personal exempt</b>	<b>16</b>	<b>\$12,034,853</b>	<b>\$12,361,947</b>		<b>\$12,361,947</b>	<b>2.72%</b>	<b>9.13%</b>	
<b>Grand Total</b>	<b>1720</b>	<b>\$128,904,553</b>	<b>\$135,469,647</b>		<b>\$135,469,647</b>	<b>5.09%</b>	<b>100.00%</b>	

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



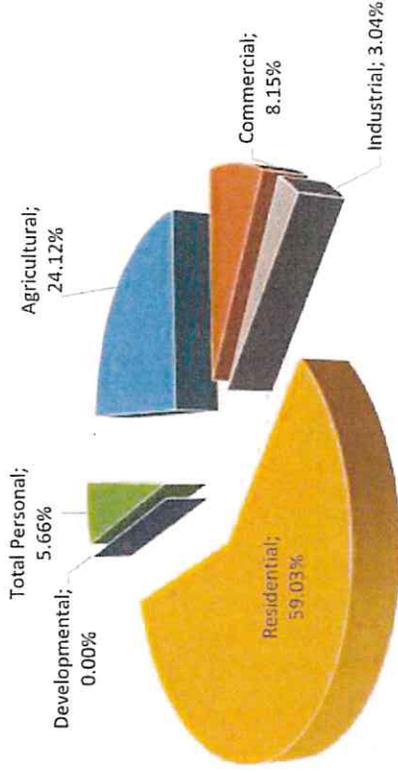
Class	2016									
	Parcel Count	State Equalized Value	2017 Assessed Value	Equalization Factor	2017 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total			
<b>Real Property</b>										
Agricultural	192	\$28,098,800	\$30,530,600	1.00000	\$30,530,600	8.65%	12.47%			
Commercial	66	\$5,988,100	\$5,923,100	1.00000	\$5,923,100	-1.09%	2.42%			
Industrial	25	\$3,678,700	\$3,531,300	1.00000	\$3,531,300	-4.01%	1.44%			
Residential	3147	\$170,083,827	\$179,052,300	1.00000	\$179,052,300	5.27%	73.11%			
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%			
<b>Total Real</b>	<b>3430</b>	<b>\$207,849,427</b>	<b>\$219,037,300</b>		<b>\$219,037,300</b>	<b>5.38%</b>	<b>89.44%</b>			
<b>Personal Property</b>										
Commercial	93	\$3,904,350	\$2,639,150	1.00000	\$2,639,150	-32.40%	1.08%			
Industrial	3	\$2,157,050	\$1,913,750	1.00000	\$1,913,750	-11.28%	0.78%			
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%			
Utility	20	\$19,959,900	\$21,302,850	1.00000	\$21,302,850	6.73%	8.70%			
<b>Total Personal exempt</b>	<b>116</b>	<b>\$26,021,300</b>	<b>\$25,855,750</b>		<b>\$25,855,750</b>	<b>-0.64%</b>	<b>10.56%</b>			
<b>Grand Total</b>	<b>3546</b>	<b>\$233,870,727</b>	<b>\$244,893,050</b>		<b>\$244,893,050</b>	<b>4.71%</b>	<b>100.00%</b>			

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



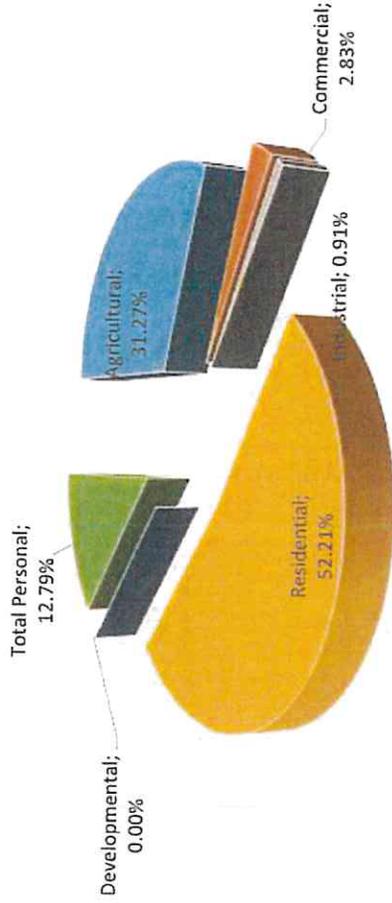
Class	2016				2017 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value	2017 Assessed Value	Equalization Factor			
<b>Real Property</b>							
Agricultural	264	\$38,014,200	\$41,838,400	1.0000	\$41,838,400	10.06%	24.00%
Commercial	26	\$1,902,300	\$1,715,300	1.0000	\$1,715,300	-9.83%	0.98%
Industrial	10	\$497,400	\$497,500	1.0000	\$497,500	0.02%	0.29%
Residential	1324	\$98,737,300	\$103,745,000	1.0000	\$103,745,000	5.07%	59.52%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
<b>Total Real</b>	<b>1624</b>	<b>\$139,151,200</b>	<b>\$147,796,200</b>		<b>\$147,796,200</b>	<b>6.21%</b>	<b>84.80%</b>
<b>Personal Property</b>							
Commercial	36	\$303,500	\$265,800	1.0000	\$265,800	-12.42%	0.15%
Industrial	1	\$46,600	\$44,300	1.0000	\$44,300	-4.94%	0.03%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	17	\$34,797,700	\$26,190,300	1.0000	\$26,190,300	-24.74%	15.03%
<b>Total Personal exempt</b>	<b>54</b>	<b>\$35,147,800</b>	<b>\$26,500,400</b>		<b>\$26,500,400</b>	<b>-24.60%</b>	<b>15.20%</b>
<b>Grand Total</b>	<b>1678</b>	<b>\$174,299,000</b>	<b>\$174,296,600</b>		<b>\$174,296,600</b>	<b>0.00%</b>	<b>100.00%</b>

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



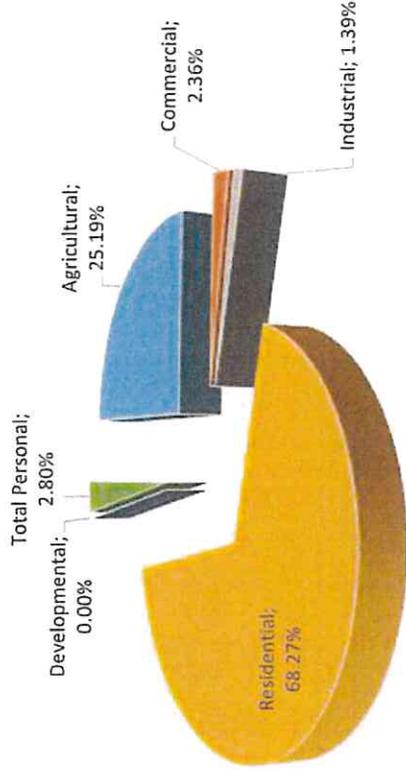
Class	2016				Equalization Factor	2017 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value	2017 Assessed Value	2017 County Equalized Value				
<b>Real Property</b>								
Agricultural	194	\$39,287,100	\$34,962,200	1.0000	\$34,962,200	-11.01%	24.12%	
Commercial	144	\$11,381,400	\$11,806,900	1.0000	\$11,806,900	3.74%	8.15%	
Industrial	19	\$3,510,900	\$4,410,500	1.0000	\$4,410,500	25.62%	3.04%	
Residential	1752	\$79,763,600	\$85,571,300	1.0000	\$85,571,300	7.28%	59.03%	
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
<b>Total Real</b>	<b>2109</b>	<b>\$133,943,000</b>	<b>\$136,750,900</b>		<b>\$136,750,900</b>	<b>2.10%</b>	<b>94.34%</b>	
<b>Personal Property</b>								
Commercial	130	\$2,303,500	\$2,466,400	1.0000	\$2,466,400	7.07%	1.70%	
Industrial	3	\$623,900	\$413,100	1.0000	\$413,100	-33.79%	0.28%	
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Utility	14	\$4,785,100	\$5,326,600	1.0000	\$5,326,600	11.32%	3.67%	
<b>Total Personal exempt</b>	<b>147</b>	<b>\$7,712,500</b>	<b>\$8,206,100</b>		<b>\$8,206,100</b>	<b>6.40%</b>	<b>5.66%</b>	
<b>Grand Total</b>	<b>2256</b>	<b>\$141,655,500</b>	<b>\$144,957,000</b>		<b>\$144,957,000</b>	<b>2.33%</b>	<b>100.00%</b>	

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



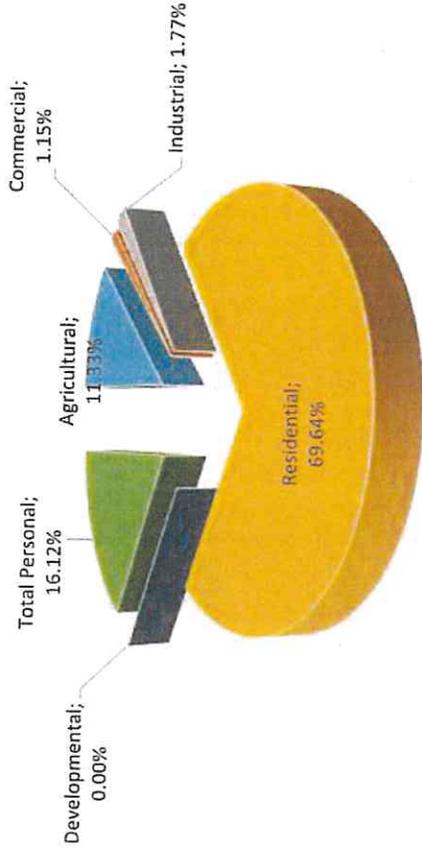
Class	2016		2017 Assessed Value	Equalization Factor	2017 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value					
<b>Real Property</b>							
Agricultural	288	\$44,382,500	\$39,192,800	1.0000	\$39,192,800	-11.69%	31.27%
Commercial	67	\$3,598,200	\$3,546,400	1.0000	\$3,546,400	-1.44%	2.83%
Industrial	12	\$952,900	\$1,135,000	1.0000	\$1,135,000	19.11%	0.91%
Residential	1477	\$66,930,500	\$65,447,800	1.0000	\$65,447,800	-2.22%	52.21%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
<b>Total Real</b>	<b>1844</b>	<b>\$115,864,100</b>	<b>\$109,322,000</b>		<b>\$109,322,000</b>	<b>-5.65%</b>	<b>87.21%</b>
<b>Personal Property</b>							
Commercial	65	\$501,310	\$519,216	1.0000	\$519,216	3.57%	0.41%
Industrial	4	\$550,855	\$171,770	1.0000	\$171,770	-68.82%	0.14%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	7	\$4,634,563	\$15,341,723	1.0000	\$15,341,723	231.03%	12.24%
<b>Total Personal exempt</b>	<b>76</b>	<b>\$5,686,728</b>	<b>\$16,032,709</b>		<b>\$16,032,709</b>	<b>181.93%</b>	<b>12.79%</b>
<b>Grand Total</b>	<b>1920</b>	<b>\$121,550,828</b>	<b>\$125,354,709</b>		<b>\$125,354,709</b>	<b>3.13%</b>	<b>100.00%</b>

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



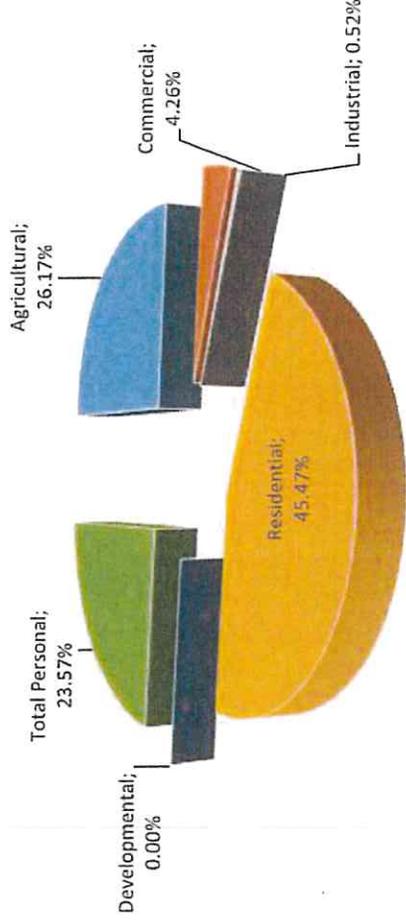
Class	2016		2017 Assessed Value	Equalization Factor	2017 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value					
<b>Real Property</b>							
Agricultural	203	\$27,153,300	\$25,870,800	1.0000	\$25,870,800	-4.72%	25.19%
Commercial	30	\$2,519,900	\$2,418,800	1.0000	\$2,418,800	-4.01%	2.36%
Industrial	12	\$1,378,800	\$1,427,700	1.0000	\$1,427,700	3.55%	1.39%
Residential	1151	\$67,794,000	\$70,114,500	1.0000	\$70,114,500	3.42%	68.27%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
<b>Total Real</b>	<b>1396</b>	<b>\$98,846,000</b>	<b>\$99,831,800</b>		<b>\$99,831,800</b>	<b>1.00%</b>	<b>97.20%</b>
<b>Personal Property</b>							
Commercial	15	\$159,500	\$265,300	1.0000	\$265,300	66.33%	0.26%
Industrial	5	\$683,700	\$575,800	1.0000	\$575,800	-15.78%	0.56%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$1,885,700	\$2,034,800	1.0000	\$2,034,800	7.91%	1.98%
<b>Total Personal exempt</b>	<b>30</b>	<b>\$2,728,900</b>	<b>\$2,875,900</b>		<b>\$2,875,900</b>	<b>5.39%</b>	<b>2.80%</b>
<b>Grand Total</b>	<b>1426</b>	<b>\$101,574,900</b>	<b>\$102,707,700</b>		<b>\$102,707,700</b>	<b>1.12%</b>	<b>100.00%</b>

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



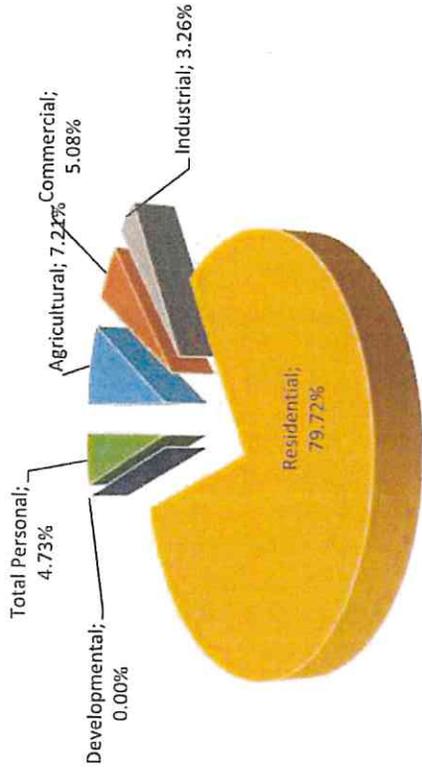
Class	2016				Equalization Factor	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value	2017 Assessed Value	2017 County Equalized Value			
<b>Real Property</b>							
Agricultural	121	\$19,736,600	\$22,245,800	\$22,245,800	1.0000	12.71%	11.33%
Commercial	23	\$2,044,000	\$2,253,400	\$2,253,400	1.0000	10.24%	1.15%
Industrial	15	\$2,884,700	\$3,467,500	\$3,467,500	1.0000	20.20%	1.77%
Residential	1409	\$134,266,100	\$136,700,700	\$136,700,700	1.0000	1.81%	69.64%
Developmental	0	\$0	\$0	\$0	N/A	0.00%	0.00%
<b>Total Real</b>	<b>1568</b>	<b>\$158,931,400</b>	<b>\$164,667,400</b>	<b>\$164,667,400</b>		<b>3.61%</b>	<b>83.88%</b>
<b>Personal Property</b>							
Commercial	33	\$1,266,800	\$685,000	\$685,000	1.0000	-45.93%	0.35%
Industrial	4	\$201,800	\$196,800	\$196,800	1.0000	-2.48%	0.10%
Residential	0	\$0	\$0	\$0	N/A	0.00%	0.00%
Utility	14	\$29,249,600	\$30,758,500	\$30,758,500	1.0000	5.16%	15.67%
<b>Total Personal</b>	<b>51</b>	<b>\$30,718,200</b>	<b>\$31,640,300</b>	<b>\$31,640,300</b>		<b>3.00%</b>	<b>16.12%</b>
<b>Grand Total</b>	<b>1619</b>	<b>\$189,649,600</b>	<b>\$196,307,700</b>	<b>\$196,307,700</b>		<b>3.51%</b>	<b>100.00%</b>

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



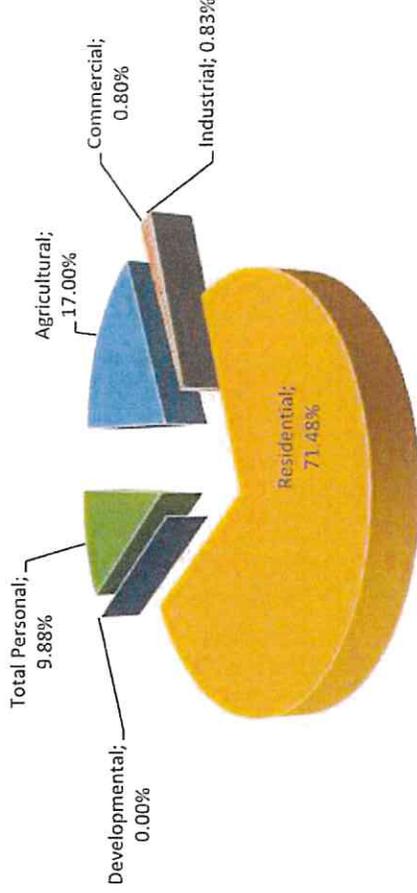
Class	2016				2017 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value	2017 Assessed Value	Equalization Factor			
<b>Real Property</b>							
Agricultural	167	\$29,307,064	\$29,187,000	1.0000	\$29,187,000	-0.41%	26.17%
Commercial	56	\$4,607,000	\$4,755,200	1.0000	\$4,755,200	3.22%	4.26%
Industrial	9	\$446,600	\$579,800	1.0000	\$579,800	29.83%	0.52%
Residential	1053	\$51,481,700	\$50,703,400	1.0000	\$50,703,400	-1.51%	45.47%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
<b>Total Real</b>	<b>1285</b>	<b>\$85,842,364</b>	<b>\$85,225,400</b>		<b>\$85,225,400</b>	<b>-0.72%</b>	<b>76.43%</b>
<b>Personal Property</b>							
Commercial	47	\$599,885	\$500,844	1.0000	\$500,844	-16.51%	0.45%
Industrial	2	\$147,668	\$192,618	1.0000	\$192,618	30.44%	0.17%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	15	\$24,536,186	\$25,594,149	1.0000	\$25,594,149	4.31%	22.95%
<b>Total Personal exempt</b>	<b>64</b>	<b>\$25,283,739</b>	<b>\$26,287,611</b>		<b>\$26,287,611</b>	<b>3.97%</b>	<b>23.57%</b>
<b>Grand Total</b>	<b>1349</b>	<b>\$111,126,103</b>	<b>\$111,513,011</b>		<b>\$111,513,011</b>	<b>0.35%</b>	<b>100.00%</b>

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



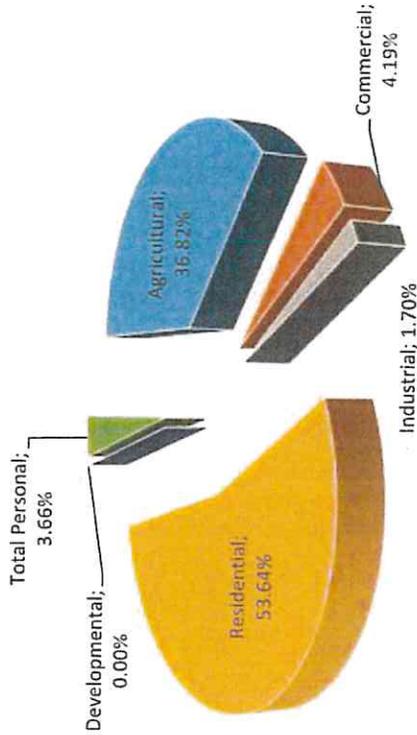
		2016				2017		2017		Percent Change		Percent of Local	
Class	Parcel Count	State Equalized Value	2017 Assessed Value	Equalization Factor	2017 County Equalized Value	from Last Year	Unit Total	Equalized Value	from Last Year	Unit Total	Equalized Value	Percent of Local	
<b>Real Property</b>													
Agricultural	122	\$21,296,800	\$21,024,200	1.0000	\$21,024,200	-1.28%	7.21%	\$21,024,200	-1.28%	\$21,024,200	7.21%		
Commercial	147	\$14,798,100	\$14,833,300	1.0000	\$14,833,300	0.24%	5.08%	\$14,833,300	0.24%	\$14,833,300	5.08%		
Industrial	51	\$9,002,900	\$9,508,100	1.0000	\$9,508,100	5.61%	3.26%	\$9,508,100	5.61%	\$9,508,100	3.26%		
Residential	3117	\$232,124,400	\$232,587,800	1.0000	\$232,587,800	0.20%	79.72%	\$232,587,800	0.20%	\$232,587,800	79.72%		
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%	\$0	0.00%	\$0	0.00%		
<b>Total Real</b>	<b>3437</b>	<b>\$277,222,200</b>	<b>\$277,953,400</b>		<b>\$277,953,400</b>	<b>0.26%</b>		<b>\$277,953,400</b>	<b>0.26%</b>	<b>\$277,953,400</b>	<b>95.27%</b>		
<b>Personal Property</b>													
Commercial	148	\$2,679,000	\$2,776,000	1.0000	\$2,776,000	3.62%	0.95%	\$2,776,000	3.62%	\$2,776,000	0.95%		
Industrial	18	\$4,026,600	\$3,759,900	1.0000	\$3,759,900	-6.62%	1.29%	\$3,759,900	-6.62%	\$3,759,900	1.29%		
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%	\$0	0.00%	\$0	0.00%		
Utility	11	\$6,836,400	\$7,273,000	1.0000	\$7,273,000	6.39%	2.49%	\$7,273,000	6.39%	\$7,273,000	2.49%		
<b>Total Personal exempt</b>	<b>177</b>	<b>\$13,542,000</b>	<b>\$13,808,900</b>		<b>\$13,808,900</b>	<b>1.97%</b>		<b>\$13,808,900</b>	<b>1.97%</b>	<b>\$13,808,900</b>	<b>4.73%</b>		
<b>Grand Total</b>	<b>3614</b>	<b>\$290,764,200</b>	<b>\$291,762,300</b>		<b>\$291,762,300</b>	<b>0.34%</b>	<b>100.00%</b>	<b>\$291,762,300</b>	<b>0.34%</b>	<b>\$291,762,300</b>	<b>100.00%</b>		

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



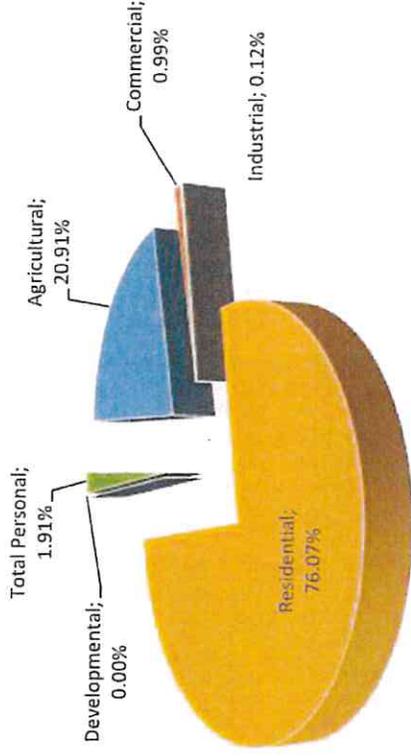
Class	Parcel Count	2016		2017 Assessed Value	Equalization Factor	2017 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
		State Equalized Value	Value					
<b>Real Property</b>								
Agricultural	359	\$50,670,000	\$44,889,000	1.0000	\$44,889,000	-11.41%	17.00%	
Commercial	45	\$2,237,100	\$2,120,900	1.0000	\$2,120,900	-5.19%	0.80%	
Industrial	6	\$2,185,200	\$2,183,600	1.0000	\$2,183,600	-0.07%	0.83%	
Residential	1775	\$207,827,954	\$188,707,200	1.0000	\$188,707,200	-9.20%	71.48%	
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
<b>Total Real</b>	<b>2185</b>	<b>\$262,920,254</b>	<b>\$237,900,700</b>		<b>\$237,900,700</b>	<b>-9.52%</b>	<b>90.12%</b>	
<b>Personal Property</b>								
Commercial	53	\$671,900	\$639,100	1.0000	\$639,100	-4.88%	0.24%	
Industrial	5	\$68,400	\$0	1.0000	\$0	-100.00%	0.00%	
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Utility	16	\$24,149,200	\$25,450,700	1.0000	\$25,450,700	5.39%	9.64%	
<b>Total Personal</b>	<b>74</b>	<b>\$24,889,500</b>	<b>\$26,089,800</b>		<b>\$26,089,800</b>	<b>4.82%</b>	<b>9.88%</b>	
<small>exempt</small>								
<b>Grand Total</b>	<b>2259</b>	<b>\$287,809,754</b>	<b>\$263,990,500</b>		<b>\$263,990,500</b>	<b>-8.28%</b>	<b>100.00%</b>	

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



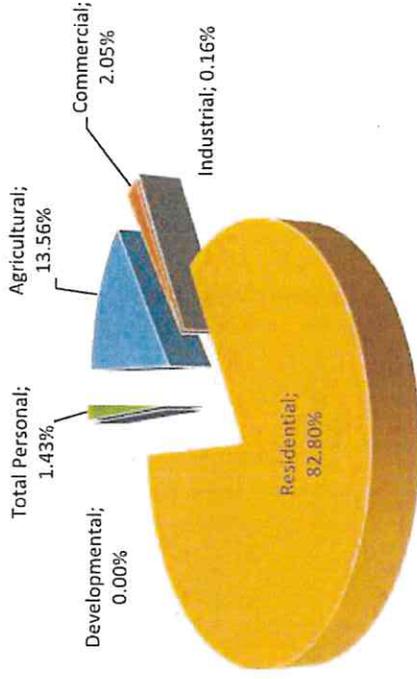
Class	2016									
	Parcel Count	State Equalized Value	2017 Assessed Value	Equalization Factor	2017 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total			
<b>Real Property</b>										
Agricultural	266	\$42,141,200	\$40,095,900	1.0000	\$40,095,900	-4.85%	36.82%			
Commercial	75	\$4,351,400	\$4,561,700	1.0000	\$4,561,700	4.83%	4.19%			
Industrial	27	\$1,726,500	\$1,848,800	1.0000	\$1,848,800	7.08%	1.70%			
Residential	1140	\$51,344,400	\$58,404,600	1.0000	\$58,404,600	13.75%	53.64%			
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%			
<b>Total Real</b>	<b>1508</b>	<b>\$99,563,500</b>	<b>\$104,911,000</b>		<b>\$104,911,000</b>	<b>5.37%</b>	<b>96.34%</b>			
<b>Personal Property</b>										
Commercial	46	\$315,700	\$305,000	1.0000	\$305,000	-3.39%	0.28%			
Industrial	6	\$461,800	\$412,200	1.0000	\$412,200	-10.74%	0.38%			
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%			
Utility	15	\$2,786,100	\$3,263,700	1.0000	\$3,263,700	17.14%	3.00%			
<b>Total Personal exempt</b>	<b>67</b>	<b>\$3,563,600</b>	<b>\$3,980,900</b>		<b>\$3,980,900</b>	<b>11.71%</b>	<b>3.66%</b>			
<b>Grand Total</b>	<b>1575</b>	<b>\$103,127,100</b>	<b>\$108,891,900</b>		<b>\$108,891,900</b>	<b>5.59%</b>	<b>100.00%</b>			

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



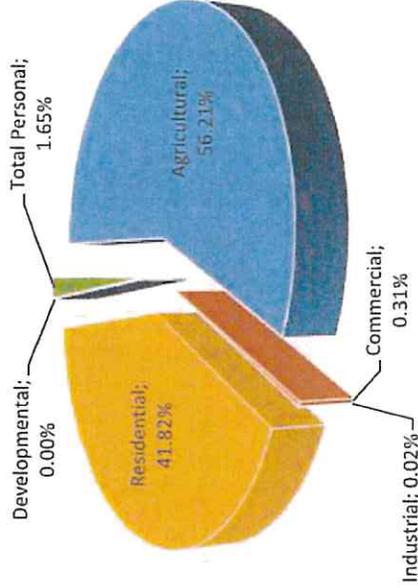
Class	2016		2017 Assessed Value	Equalization Factor	2017 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value					
<b>Real Property</b>							
Agricultural	459	\$68,820,700	\$70,808,800	1.0000	\$70,808,800	2.89%	20.91%
Commercial	64	\$3,131,000	\$3,365,200	1.0000	\$3,365,200	7.48%	0.99%
Industrial	9	\$360,700	\$402,200	1.0000	\$402,200	11.51%	0.12%
Residential	2926	\$241,201,300	\$257,654,300	1.0000	\$257,654,300	6.82%	76.07%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
<b>Total Real</b>	<b>3458</b>	<b>\$313,513,700</b>	<b>\$332,230,500</b>		<b>\$332,230,500</b>	<b>5.97%</b>	<b>98.09%</b>
<b>Personal Property</b>							
Commercial	41	\$678,000	\$607,800	1.0000	\$607,800	-10.35%	0.18%
Industrial	3	\$192,600	\$206,900	1.0000	\$206,900	7.42%	0.06%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	14	\$4,146,900	\$5,645,800	1.0000	\$5,645,800	36.15%	1.67%
<b>Total Personal</b>	<b>58</b>	<b>\$5,017,500</b>	<b>\$6,460,500</b>		<b>\$6,460,500</b>	<b>28.76%</b>	<b>1.91%</b>
exempt							
<b>Grand Total</b>	<b>3516</b>	<b>\$318,531,200</b>	<b>\$338,691,000</b>		<b>\$338,691,000</b>	<b>6.33%</b>	<b>100.00%</b>

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



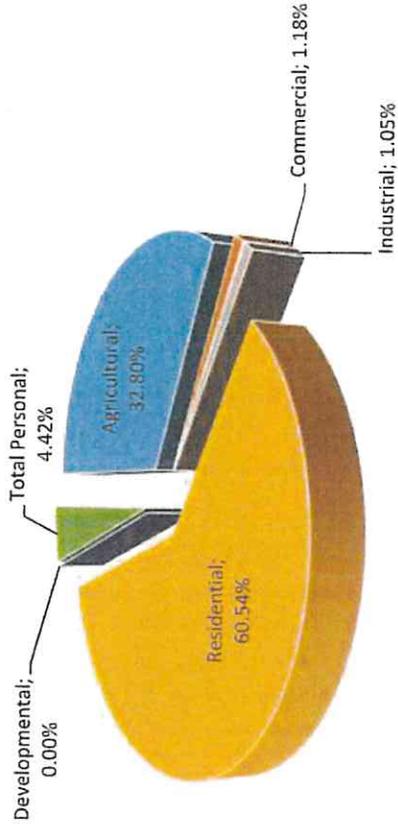
Class	2016				2017 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value	2017 Assessed Value	Equalization Factor			
<b>Real Property</b>							
Agricultural	280	\$35,175,100	\$42,058,400	1.0000	\$42,058,400	19.57%	13.56%
Commercial	81	\$5,676,000	\$6,365,700	1.0000	\$6,365,700	12.15%	2.05%
Industrial	7	\$497,100	\$498,200	1.0000	\$498,200	0.22%	0.16%
Residential	3156	\$256,885,300	\$256,911,400	1.0000	\$256,911,400	0.01%	82.80%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
<b>Total Real</b>	<b>3524</b>	<b>\$298,233,500</b>	<b>\$305,833,700</b>		<b>\$305,833,700</b>	<b>2.55%</b>	<b>98.57%</b>
<b>Personal Property</b>							
Commercial	49	\$724,400	\$888,700	1.0000	\$888,700	22.68%	0.29%
Industrial	1	\$153,100	\$134,500	1.0000	\$134,500	-12.15%	0.04%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	7	\$3,127,500	\$3,416,200	1.0000	\$3,416,200	9.23%	1.10%
<b>Total Personal exempt</b>	<b>57</b>	<b>\$4,005,000</b>	<b>\$4,439,400</b>		<b>\$4,439,400</b>	<b>10.85%</b>	<b>1.43%</b>
<b>Grand Total</b>	<b>3581</b>	<b>\$302,238,500</b>	<b>\$310,273,100</b>		<b>\$310,273,100</b>	<b>2.66%</b>	<b>100.00%</b>

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



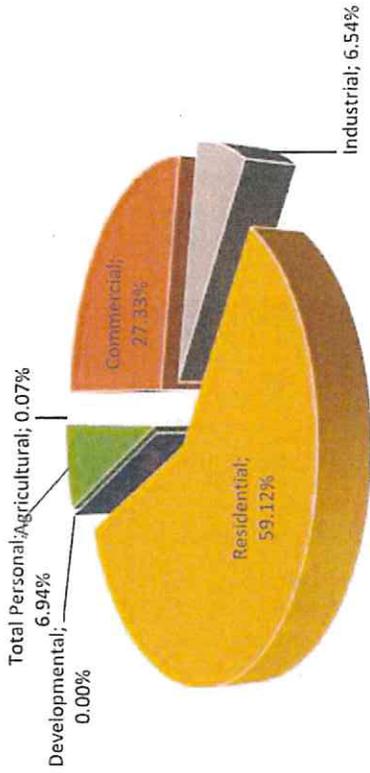
Class	2016				2017 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value	2017 Assessed Value	Equalization Factor			
<b>Real Property</b>							
Agricultural	226	\$50,211,000	\$48,765,600	1.0000	\$48,765,600	-2.88%	56.21%
Commercial	9	\$354,600	\$265,500	1.0000	\$265,500	-25.13%	0.31%
Industrial	2	\$21,000	\$15,300	1.0000	\$15,300	-27.14%	0.02%
Residential	723	\$39,821,200	\$36,276,721	1.0000	\$36,276,721	-8.90%	41.82%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
<b>Total Real</b>	<b>960</b>	<b>\$90,407,800</b>	<b>\$85,323,121</b>		<b>\$85,323,121</b>	<b>-5.62%</b>	<b>98.35%</b>
<b>Personal Property</b>							
Commercial	10	\$162,376	\$134,380	1.0000	\$134,380	-17.24%	0.15%
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	6	\$1,113,022	\$1,294,710	1.0000	\$1,294,710	16.32%	1.49%
<b>Total Personal exempt</b>	<b>16</b>	<b>\$1,275,398</b>	<b>\$1,429,090</b>		<b>\$1,429,090</b>	<b>12.05%</b>	<b>1.65%</b>
<b>Grand Total</b>	<b>976</b>	<b>\$91,683,198</b>	<b>\$86,752,211</b>		<b>\$86,752,211</b>	<b>-5.38%</b>	<b>100.00%</b>

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



Class	Parcel Count	2016		2017 Assessed Value	Equalization Factor	2017 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
		State Equalized Value	Value					
<b>Real Property</b>								
Agricultural	226	\$35,332,100	\$38,510,200	1.0000	\$38,510,200	8.99%	32.80%	
Commercial	30	\$1,333,700	\$1,390,100	1.0000	\$1,390,100	4.23%	1.18%	
Industrial	6	\$1,159,100	\$1,236,700	1.0000	\$1,236,700	6.69%	1.05%	
Residential	1813	\$64,364,200	\$71,090,100	1.0000	\$71,090,100	10.45%	60.54%	
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
<b>Total Real</b>	<b>2,075</b>	<b>\$102,189,100</b>	<b>\$112,227,100</b>		<b>\$112,227,100</b>	<b>9.82%</b>	<b>95.58%</b>	
<b>Personal Property</b>								
Commercial	31	\$80,400	\$107,400	1.0000	\$107,400	33.58%	0.09%	
Industrial	2	\$100,200	\$198,900	1.0000	\$198,900	100.00%	0.17%	
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Utility	13	\$3,903,700	\$4,884,300	1.0000	\$4,884,300	25.12%	4.16%	
<b>Total Personal</b>	<b>46</b>	<b>\$4,084,300</b>	<b>\$5,190,600</b>		<b>\$5,190,600</b>	<b>27.09%</b>	<b>4.42%</b>	
<b>exempt</b>								
<b>Grand Total</b>	<b>2,121</b>	<b>\$106,273,400</b>	<b>\$117,417,700</b>		<b>\$117,417,700</b>	<b>10.49%</b>	<b>100.00%</b>	

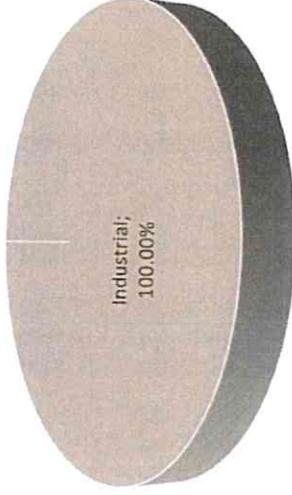
**Cass County  
Dowagiac City**  
Summary of Recommended  
County Equalized Values and Trends



Class	2016		2017 Assessed Value	Equalization Factor	2017 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value					
<b>Real Property</b>							
Agricultural	1	\$64,100	\$66,500	1.0000	\$66,500	3.74%	0.07%
Commercial	250	\$25,288,100	\$25,278,700	1.0000	\$25,278,700	-0.04%	27.33%
Industrial	58	\$6,115,700	\$6,049,600	1.0000	\$6,049,600	-1.08%	6.54%
Residential	2360	\$51,873,400	\$54,676,500	1.0000	\$54,676,500	5.40%	59.12%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
<b>Total Real</b>	<b>2669</b>	<b>\$83,341,300</b>	<b>\$86,071,300</b>		<b>\$86,071,300</b>	<b>3.28%</b>	<b>93.06%</b>
<b>Personal Property</b>							
Commercial	184	\$3,500,700	\$2,604,100	1.0000	\$2,604,100	-25.61%	2.82%
Industrial	12	\$2,958,600	\$1,730,500	1.0000	\$1,730,500	-41.51%	1.87%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	2	\$1,995,500	\$2,082,200	1.0000	\$2,082,200	4.34%	2.25%
<b>Total Personal exempt</b>	<b>198</b>	<b>\$8,454,800</b>	<b>\$6,416,800</b>		<b>\$6,416,800</b>	<b>-24.10%</b>	<b>6.94%</b>
<b>Grand Total</b>	<b>2867</b>	<b>\$91,796,100</b>	<b>\$92,488,100</b>		<b>\$92,488,100</b>	<b>0.75%</b>	<b>100.00%</b>

## Cass County Niles City

### Summary of Recommended County Equalized Values and Trends



Class	Parcel Count	2016		2017 Assessed Value	Equalization Factor	2017 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
		State Equalized Value	Value					
<b>Real Property</b>								
Agricultural	0		\$0	\$0	N/A	\$0	0.00%	0.00%
Commercial	0		\$0	\$0	N/A	\$0	0.00%	0.00%
Industrial	3	\$419,100		\$333,500	1.0000	\$333,500	-20.42%	100.00%
Residential	0		\$0	\$0	N/A	\$0	0.00%	0.00%
Developmental	0		\$0	\$0	N/A	\$0	0.00%	0.00%
<b>Total Real</b>	<b>3</b>	<b>\$419,100</b>		<b>\$333,500</b>		<b>\$333,500</b>	<b>-20.42%</b>	<b>100.00%</b>
<b>Personal Property</b>								
Commercial	0		\$0	\$0	N/A	\$0	0.00%	0.00%
Industrial	0		\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0		\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	0		\$0	\$0	N/A	\$0	0.00%	0.00%
<b>Total Personal exempt</b>	<b>0</b>					<b>\$0</b>	<b>0.00%</b>	<b>0.00%</b>
<b>Grand Total</b>	<b>3</b>	<b>\$419,100</b>		<b>\$333,500</b>		<b>\$333,500</b>	<b>-20.42%</b>	<b>100.00%</b>

**Cass County**  
**2017 Agricultural Real Property Recapitulation**

Unit of Govt.	2017	Ratio To Value	Equalization Factor	Value Adjustment	2017	% of Class
	Assessed Value				Equalized Value	
Calvin Township	\$30,530,600	49.33%	1.0000	\$0	\$30,530,600	5.46%
Howard Township	\$29,513,200	49.52%	1.0000	\$0	\$29,513,200	5.27%
Jefferson Township	\$41,838,400	49.56%	1.0000	\$0	\$41,838,400	7.48%
LaGrange Township	\$34,962,200	49.90%	1.0000	\$0	\$34,962,200	6.25%
Marcellus Township	\$39,192,800	49.43%	1.0000	\$0	\$39,192,800	7.00%
Mason Township	\$25,870,800	49.91%	1.0000	\$0	\$25,870,800	4.62%
Milton Township	\$22,245,800	49.62%	1.0000	\$0	\$22,245,800	3.98%
Newberg Township	\$29,187,000	49.43%	1.0000	\$0	\$29,187,000	5.22%
Ontwa Township	\$21,024,200	49.80%	1.0000	\$0	\$21,024,200	3.76%
Penn Township	\$44,889,000	49.81%	1.0000	\$0	\$44,889,000	8.02%
Pokagon Township	\$40,095,900	49.39%	1.0000	\$0	\$40,095,900	7.17%
Porter Township	\$70,808,800	49.61%	1.0000	\$0	\$70,808,800	12.65%
Silver Creek Township	\$42,058,400	50.00%	1.0000	\$0	\$42,058,400	7.52%
Volinia Township	\$48,765,600	49.67%	1.0000	\$0	\$48,765,600	8.71%
Wayne Township	\$38,510,200	49.79%	1.0000	\$0	\$38,510,200	6.88%
Dowagiac City	\$66,500	49.85%	1.0000	\$0	\$66,500	0.01%
Niles City	\$0	0.00%	1.0000	\$0	\$0	0.00%
<b>Cass County Total</b>	<b>\$559,559,400</b>			<b>\$0</b>	<b>\$559,559,400</b>	<b>100%</b>

**Cass County**  
**2017 Commercial Real Property Recapitulation**

Unit of Govt.	2017		Equalization Factor	Value Adjustment	2017	
	Assessed Value	Ratio To Value			Equalized Value	% of Class
Calvin Township	\$341,200	49.65%	1.0000	\$0	\$341,200	0.38%
Howard Township	\$5,923,100	49.87%	1.0000	\$0	\$5,923,100	6.51%
Jefferson Township	\$1,715,300	49.96%	1.0000	\$0	\$1,715,300	1.89%
LaGrange Township	\$11,806,900	49.58%	1.0000	\$0	\$11,806,900	12.98%
Marcellus Township	\$3,546,400	49.95%	1.0000	\$0	\$3,546,400	3.90%
Mason Township	\$2,418,800	49.36%	1.0000	\$0	\$2,418,800	2.66%
Milton Township	\$2,253,400	49.63%	1.0000	\$0	\$2,253,400	2.48%
Newberg Township	\$4,755,200	49.56%	1.0000	\$0	\$4,755,200	5.23%
Ontwa Township	\$14,833,300	49.70%	1.0000	\$0	\$14,833,300	16.31%
Penn Township	\$2,120,900	49.57%	1.0000	\$0	\$2,120,900	2.33%
Pokagon Township	\$4,561,700	49.91%	1.0000	\$0	\$4,561,700	5.02%
Porter Township	\$3,365,200	49.52%	1.0000	\$0	\$3,365,200	3.70%
Silver Creek Township	\$6,365,700	49.79%	1.0000	\$0	\$6,365,700	7.00%
Volinia Township	\$265,500	49.76%	1.0000	\$0	\$265,500	0.29%
Wayne Township	\$1,390,100	49.78%	1.0000	\$0	\$1,390,100	1.53%
Dowagiac City	\$25,278,700	49.93%	1.0000	\$0	\$25,278,700	27.80%
Niles City	\$0	0.00%	1.0000	\$0	\$0	0.00%
<b>Cass County Total</b>	<b>\$90,941,400</b>			<b>\$0</b>	<b>\$90,941,400</b>	<b>100%</b>

**Cass County**  
**2017 Industrial Real Property Recapitulation**

Unit of Govt.	2017 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2017 Equalized Value	% of Class
Calvin Township	\$425,700	49.87%	1.0000	\$0	\$425,700	1.13%
Howard Township	\$3,531,300	49.73%	1.0000	\$0	\$3,531,300	9.40%
Jefferson Township	\$497,500	49.22%	1.0000	\$0	\$497,500	1.32%
LaGrange Township	\$4,410,500	49.78%	1.0000	\$0	\$4,410,500	11.75%
Marcellus Township	\$1,135,000	49.87%	1.0000	\$0	\$1,135,000	3.02%
Mason Township	\$1,427,700	49.70%	1.0000	\$0	\$1,427,700	3.80%
Milton Township	\$3,467,500	50.00%	1.0000	\$0	\$3,467,500	9.23%
Newberg Township	\$579,800	49.51%	1.0000	\$0	\$579,800	1.54%
Ontwa Township	\$9,508,100	49.74%	1.0000	\$0	\$9,508,100	25.32%
Penn Township	\$2,183,600	49.78%	1.0000	\$0	\$2,183,600	5.82%
Pokagon Township	\$1,848,800	49.99%	1.0000	\$0	\$1,848,800	4.92%
Porter Township	\$402,200	49.85%	1.0000	\$0	\$402,200	1.07%
Silver Creek Township	\$498,200	49.57%	1.0000	\$0	\$498,200	1.33%
Volinia Township	\$15,300	49.58%	1.0000	\$0	\$15,300	0.04%
Wayne Township	\$1,236,700	49.86%	1.0000	\$0	\$1,236,700	3.29%
Dowagiac City	\$6,049,600	49.69%	1.0000	\$0	\$6,049,600	16.11%
Niles City	\$333,500	49.71%	1.0000	\$0	\$333,500	0.89%
<b>Cass County Total</b>	<b>\$37,551,000</b>			<b>\$0</b>	<b>\$37,551,000</b>	<b>100%</b>

**Cass County**  
**2017 Residential Real Property Recapitulation**

Unit of Govt.	2017 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2017 Equalized Value	% of Class
Calvin Township	\$91,810,200	49.94%	1.00000	\$0	\$91,810,200	4.73%
Howard Township	\$179,052,300	49.58%	1.00000	\$0	\$179,052,300	9.23%
Jefferson Township	\$103,745,000	49.83%	1.00000	\$0	\$103,745,000	5.35%
LaGrange Township	\$85,571,300	49.94%	1.00000	\$0	\$85,571,300	4.41%
Marcelius Township	\$65,447,800	49.53%	1.00000	\$0	\$65,447,800	3.37%
Mason Township	\$70,114,500	49.82%	1.00000	\$0	\$70,114,500	3.62%
Milton Township	\$136,700,700	49.78%	1.00000	\$0	\$136,700,700	7.05%
Newberg Township	\$50,703,400	49.36%	1.00000	\$0	\$50,703,400	2.61%
Ontwa Township	\$232,587,800	49.91%	1.00000	\$0	\$232,587,800	11.99%
Penn Township	\$188,707,200	49.91%	1.00000	\$0	\$188,707,200	9.73%
Pokagon Township	\$58,404,600	49.64%	1.00000	\$0	\$58,404,600	3.01%
Porter Township	\$257,654,300	49.79%	1.00000	\$0	\$257,654,300	13.28%
Silver Creek Township	\$256,911,400	49.70%	1.00000	\$0	\$256,911,400	13.25%
Volinia Township	\$36,276,721	49.81%	1.00000	\$0	\$36,276,721	1.87%
Wayne Township	\$71,090,100	49.81%	1.00000	\$0	\$71,090,100	3.67%
Dowagiac City	\$54,676,500	49.48%	1.00000	\$0	\$54,676,500	2.82%
Niles City	\$0	0.00%	1.00000	\$0	\$0	0.00%
<b>Cass County Total</b>	<b>\$1,939,453,821</b>			<b>\$0</b>	<b>\$1,939,453,821</b>	<b>100%</b>

**Cass County**  
**2017 Developmental Real Property Recapitulation**

Unit of Govt.	2017	Ratio To Value	Equalization Factor	Value Adjustment	2017	% of Class
	Assessed Value				Equalized Value	
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%
<b>Cass County Total</b>	<b>\$0</b>			<b>\$0</b>	<b>\$0</b>	<b>0%</b>

**Cass County**  
2017 Personal Property Recapitulation

Unit of Govt.	2017		Equalization Factor	Value Adjustment	2017	
	Assessed Value	Ratio To Value			Equalized Value	% of Class
Calvin Township	\$12,361,947	50.00%	1.0000	\$0	\$12,361,947	5.68%
Howard Township	\$25,855,750	50.00%	1.0000	\$0	\$25,855,750	11.88%
Jefferson Township	\$26,500,400	50.00%	1.0000	\$0	\$26,500,400	12.18%
LaGrange Township	\$8,206,100	50.00%	1.0000	\$0	\$8,206,100	3.77%
Marcellus Township	\$16,032,709	50.00%	1.0000	\$0	\$16,032,709	7.37%
Mason Township	\$2,875,900	50.00%	1.0000	\$0	\$2,875,900	1.32%
Milton Township	\$31,640,300	50.00%	1.0000	\$0	\$31,640,300	14.54%
Newberg Township	\$26,287,611	50.00%	1.0000	\$0	\$26,287,611	12.08%
Ontwa Township	\$13,808,900	50.00%	1.0000	\$0	\$13,808,900	6.35%
Penn Township	\$26,089,800	50.00%	1.0000	\$0	\$26,089,800	11.99%
Pokagon Township	\$3,980,900	50.00%	1.0000	\$0	\$3,980,900	1.83%
Porter Township	\$6,460,500	50.00%	1.0000	\$0	\$6,460,500	2.97%
Silver Creek Township	\$4,439,400	50.00%	1.0000	\$0	\$4,439,400	2.04%
Volinia Township	\$1,429,090	50.00%	1.0000	\$0	\$1,429,090	0.66%
Wayne Township	\$5,190,600	50.00%	1.0000	\$0	\$5,190,600	2.39%
Dowagiac City	\$6,416,800	50.00%	1.0000	\$0	\$6,416,800	2.95%
Niles City	\$0	0.00%	1.0000	\$0	\$0	0.00%
<b>Cass County Total</b>	<b>\$217,576,707</b>			<b>\$0</b>	<b>\$217,576,707</b>	<b>100%</b>

**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	167	\$61,061,200	\$365,636
Howard Township	192	\$59,026,400	\$307,429
Jefferson Township	264	\$83,676,800	\$316,958
LaGrange Township	194	\$69,924,400	\$360,435
Marcellus Township	288	\$78,385,600	\$272,172
Mason Township	203	\$51,741,600	\$254,885
Milton Township	121	\$44,491,600	\$367,699
Newberg Township	167	\$58,374,000	\$349,545
Ontwa Township	122	\$42,048,400	\$344,659
Penn Township	359	\$89,778,000	\$250,078
Pokagon Township	266	\$80,191,800	\$301,473
Porter Township	459	\$141,617,600	\$308,535
Silver Creek Township	280	\$84,116,800	\$300,417
Volinia Township	226	\$97,531,200	\$431,554
Wayne Township	226	\$77,020,400	\$340,798
Dowagiac City	1	\$133,000	\$133,000
Niles City	0	\$0	\$0
<hr/>			
County Wide Average	3535	\$1,119,118,800	\$316,582

Cass County  
**Commercial**  
Average Value Per Parcel

Gov. Unit	Number of Parcels	Total True Cash Value	Avg. Value Per Parcel
Calvin Township	3	\$682,400	\$227,467
Howard Township	66	\$11,846,200	\$179,488
Jefferson Township	26	\$3,430,600	\$131,946
LaGrange Township	144	\$23,613,800	\$163,985
Marcellus Township	67	\$7,092,800	\$105,863
Mason Township	30	\$4,837,600	\$161,253
Milton Township	23	\$4,506,800	\$195,948
Newberg Township	56	\$9,510,400	\$169,829
Ontwa Township	147	\$29,666,600	\$201,814
Penn Township	45	\$4,241,800	\$94,262
Pokagon Township	75	\$9,123,400	\$121,645
Porter Township	64	\$6,730,400	\$105,163
Silver Creek Township	81	\$12,731,400	\$157,178
Volinia Township	9	\$531,000	\$59,000
Wayne Township	30	\$2,780,200	\$92,673
Dowagiac City	250	\$50,557,400	\$202,230
Niles City	0	\$0	\$0
<b>County Wide Average</b>	<b>1116</b>	<b>\$181,882,800</b>	<b>\$162,977</b>

**Cass County**  
**Industrial**  
Average Value Per Parcel

Gov. Unit	Number of Parcels	Total True Cash Value	Avg. Value Per Parcel
Calvin Township	4	\$851,400	\$212,850
Howard Township	25	\$7,062,600	\$282,504
Jefferson Township	10	\$995,000	\$99,500
LaGrange Township	19	\$8,821,000	\$464,263
Marcellus Township	12	\$2,270,000	\$189,167
Mason Township	12	\$2,855,400	\$237,950
Milton Township	15	\$6,935,000	\$462,333
Newberg Township	9	\$1,159,600	\$128,844
Ontwa Township	51	\$19,016,200	\$372,867
Penn Township	6	\$4,367,200	\$727,867
Pokagon Township	27	\$3,697,600	\$136,948
Porter Township	9	\$804,400	\$89,378
Silver Creek Township	7	\$996,400	\$142,343
Volinia Township	2	\$30,600	\$15,300
Wayne Township	6	\$2,473,400	\$412,233
Dowagiac City	58	\$12,099,200	\$208,607
Niles City	3	\$667,000	\$222,333
<hr/>			
County Wide Average	275	\$75,102,000	\$273,098

Cass County  
**Residential**  
Average Value Per Parcel

Gov. Unit	Number of Parcels	Total True Cash Value	Avg. Value Per Parcel
Calvin Township	1530	\$183,620,400	\$120,013
Howard Township	3147	\$358,104,600	\$113,792
Jefferson Township	1324	\$207,490,000	\$156,715
LaGrange Township	1752	\$171,142,600	\$97,684
Marcellus Township	1477	\$130,895,600	\$88,623
Mason Township	1151	\$140,229,000	\$121,832
Milton Township	1409	\$273,401,400	\$194,039
Newberg Township	1053	\$101,406,800	\$96,303
Ontwa Township	3117	\$465,175,600	\$149,238
Penn Township	1775	\$377,414,400	\$212,628
Pokagon Township	1140	\$116,809,200	\$102,464
Porter Township	2926	\$515,308,600	\$176,114
Silver Creek Township	3156	\$513,822,800	\$162,808
Volinia Township	723	\$72,553,442	\$100,351
Wayne Township	1813	\$142,180,200	\$78,423
Dowagiac City	2360	\$109,353,000	\$46,336
Niles City	0	\$0	\$0
<b>County Wide Average</b>	<b>29853</b>	<b>\$3,878,907,642</b>	<b>\$129,934</b>

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
<hr/>			
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	1704	\$246,215,400	\$144,493
Howard Township	3430	\$436,039,800	\$127,125
Jefferson Township	1624	\$295,592,400	\$182,015
LaGrange Township	2109	\$273,501,800	\$129,683
Marcellus Township	1844	\$218,644,000	\$118,570
Mason Township	1396	\$199,663,600	\$143,026
Milton Township	1568	\$329,334,800	\$210,035
Newberg Township	1285	\$170,450,800	\$132,647
Ontwa Township	3437	\$555,906,800	\$161,742
Penn Township	2185	\$475,801,400	\$217,758
Pokagon Township	1508	\$209,822,000	\$139,139
Porter Township	3458	\$664,461,000	\$192,152
Silver Creek Township	3524	\$611,667,400	\$173,572
Volinia Township	960	\$170,646,242	\$177,757
Wayne Township	2075	\$224,454,200	\$108,171
Dowagiac City	2669	\$172,142,600	\$64,497
Niles City	3	\$667,000	\$222,333
<b>County Wide Average</b>	<b>34779</b>	<b>\$5,255,011,242</b>	<b>\$151,097</b>

## Top 20 Taxpayers by School District (Equalized Value)

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

ENBRIDGE ENERGY LP	\$11,332,800	2 Parcel(s)
VECTOR PIPELINE LP	\$1,386,000	1 Parcel(s)
HAINES STEVEN K	\$1,312,900	5 Parcel(s)
COLES INVESTMENT COMPANY LLC	\$1,068,900	6 Parcel(s)
PAUL WILLIAM E	\$1,064,500	3 Parcel(s)
BARANAY PETER F & NANCY N	\$1,021,900	1 Parcel(s)
GUMWOOD HOLDINGS LLC	\$861,300	4 Parcel(s)
SONEGO DAVID F & CARMEN	\$700,900	1 Parcel(s)
SEMCO ENERGY GAS CO	\$588,500	1 Parcel(s)
FIFER BRENT A & CYNTHIA L	\$572,700	2 Parcel(s)
WESTBERRY WILLIAM B & DAWN M	\$545,000	2 Parcel(s)
PETERSON GAIL & MARY L TRUST	\$527,500	2 Parcel(s)
KOZIEL SALLY J	\$489,000	1 Parcel(s)
ASLAM MUHAMMAD S	\$483,100	1 Parcel(s)
LEEP MICHAEL R JR & DIANA J	\$480,600	1 Parcel(s)
REGAN JOHN E & CAROL A	\$459,500	1 Parcel(s)
GUYTON JEFFREY & MEREDITH	\$447,700	1 Parcel(s)
MK PETERSON FARM CORP	\$443,400	1 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$426,900	1 Parcel(s)
HARMON MICHAEL L	\$414,200	1 Parcel(s)

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

ENBRIDGE ENERGY LP	\$20,129,800	4 Parcel(s)
LAKEHEAD PIPELINE CO	\$19,810,000	2 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$10,980,819	27 Parcel(s)
ENBRIDGE ENERGY LTD PARTNERSHIP	\$8,731,478	2 Parcel(s)
VECTOR PIPELINE LP	\$5,452,720	4 Parcel(s)
LOWE DARLENE B TRUST	\$4,592,900	5 Parcel(s)
SPARKS FARM LLC	\$3,927,900	43 Parcel(s)
BEMENT JERROLD F & JULIA K	\$2,592,900	16 Parcel(s)
CALVIN CENTER PROPERTIES LLC	\$2,308,000	12 Parcel(s)
FINLEY FARMS LLC	\$2,206,200	19 Parcel(s)
REED FAMILY PROPERTIES-PENN	\$2,069,600	20 Parcel(s)
TOTZKE NICKLAS D TRUST	\$1,991,800	11 Parcel(s)
ROSELAND ORGANIC FARMS LLC	\$1,951,900	9 Parcel(s)
STOLER CHRISTOPHER K & SUSAN A	\$1,800,300	4 Parcel(s)
I & M POWER CO	\$1,784,113	2 Parcel(s)
K & M MACHINE FABRICATING INC	\$1,778,700	2 Parcel(s)
CRIFE MELVIN R & PATRICIA S	\$1,777,800	8 Parcel(s)
MCKENZIE HIGHLANDS FARMS I LLC	\$1,711,900	7 Parcel(s)
LEACH DAVID & ESTHER TRUST	\$1,584,900	10 Parcel(s)
GLESS RONALD A & TERRY L TRUST	\$1,557,700	10 Parcel(s)

## Top 20 Taxpayers by School District (Equalized Value)

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

WHITE LAND LLC	\$10,669,800	52 Parcel(s)
DAVIS TERANCE A & JANE M	\$4,489,600	16 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$3,021,722	6 Parcel(s)
STAMP ROGER H & LOIS A TRUST	\$2,865,400	22 Parcel(s)
STAMP PROPERTIES LLC	\$2,623,700	11 Parcel(s)
WESTON RONALD L & BARBARA J	\$2,587,400	12 Parcel(s)
KING ROBERT C & PEGGY A	\$1,916,300	9 Parcel(s)
MANNING GARY L & CAROL TRUST	\$1,266,400	9 Parcel(s)
CLOUD KENNETH G	\$1,041,100	7 Parcel(s)
CLOUD DAVID R	\$940,100	8 Parcel(s)
MANNING GARY & CAROL TRUST	\$873,200	5 Parcel(s)
HIBSHMAN WILLIAM M TRUST	\$833,800	10 Parcel(s)
STONER ROGER & JANICE E	\$826,300	4 Parcel(s)
STAMP LOIS TRUST & STAMP JANE	\$817,500	7 Parcel(s)
REAMES ANTHONY S & VINETTE M	\$814,100	9 Parcel(s)
FLORY CLARA M	\$796,300	13 Parcel(s)
INDIANA MICHIGAN POWER	\$779,400	2 Parcel(s)
STONE GROVE FARMS LLC	\$732,400	8 Parcel(s)
KING ANN M	\$688,500	6 Parcel(s)
VAN KIRK LEROY & CHARLENE	\$667,900	1 Parcel(s)

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

POLLOCK E JANICE	\$1,299,100	2 Parcel(s)
BERRYBROOK INVESTMENTS LLC	\$931,500	5 Parcel(s)
SNYDER, GLENN K & EVELYN	\$913,500	1 Parcel(s)
BERRYBROOK FARMS INC	\$826,800	4 Parcel(s)
COX BETTY J TRUST	\$784,000	2 Parcel(s)
OLKOWSKI, DOUGLAS & PEGGY	\$637,800	2 Parcel(s)
VAN TUYLE JOSEPH R	\$606,300	2 Parcel(s)
DONALD H BISHOP FUND	\$603,500	2 Parcel(s)
REED FAMILY PROPERTIES - VOLINIA LL	\$581,300	2 Parcel(s)
LUTZ ROBERT J & VIRGINIA TRUST	\$514,100	4 Parcel(s)
ABBOTT BERNARD C & DIANE K TRUST	\$492,600	1 Parcel(s)
MILLER D BRADLEY & STOVER KRIS	\$427,900	2 Parcel(s)
STANEK FRANK JR & VIRGINIA R	\$384,600	2 Parcel(s)
TRI STAR LAND & CATTLE LLC	\$382,500	1 Parcel(s)
FOSDICK, GLENN & MARY	\$359,800	2 Parcel(s)
ROBINSON NATHEN E TRUST	\$324,500	1 Parcel(s)
STANEK FRANK JR & VIRGINIA	\$319,900	3 Parcel(s)
GRIGGS ERNEST W & SALLY W	\$319,600	1 Parcel(s)
BURKETT, BRUCE P & LORI D	\$317,300	2 Parcel(s)
HEMENWAY, JAY B TRUST	\$305,900	2 Parcel(s)

## Top 20 Taxpayers by School District (Equalized Value)

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

HASSLE FARMS LLC	\$12,345,500	65 Parcel(s)
R & D REAL ESTATE LLC	\$4,860,800	25 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$3,731,928	7 Parcel(s)
POLK PROPERTIES LLC	\$3,161,600	6 Parcel(s)
DOWAGIAC LIMITED DIVIDEND	\$3,056,200	1 Parcel(s)
CRAWFORD PHILIP & JENNIE	\$2,858,000	20 Parcel(s)
FRANZ LEE A	\$2,809,200	14 Parcel(s)
AUSRA TERRY & RUTH	\$2,619,800	20 Parcel(s)
BERRYBROOK FARMS INC	\$2,237,700	9 Parcel(s)
ORION PROPERTIES TEN LLC	\$2,187,500	2 Parcel(s)
AMERICAN ELECTRIC POWER	\$2,020,500	2 Parcel(s)
MUMAUGH INDIAN LAKES LLC	\$2,003,800	3 Parcel(s)
GRABEMEYER FLOYD D & PEGGY	\$1,997,700	12 Parcel(s)
SCHWARTZ JULIA J TRUST	\$1,996,200	4 Parcel(s)
S & S LAND DEVELOPMENT LLC	\$1,869,600	11 Parcel(s)
GRABEMEYER DONALD & DONNA	\$1,788,600	11 Parcel(s)
GRABEMEYER WILLIAM & DIANA	\$1,751,900	16 Parcel(s)
BERRYBROOK INVESTMENTS LLC	\$1,684,300	12 Parcel(s)
INDIANA MICHIGAN POWER	\$1,657,600	1 Parcel(s)
POKAGON PROPERTIES LLC	\$1,648,100	9 Parcel(s)

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

INDIAN LAKE ASSOCIATES LLC	\$627,600	2 Parcel(s)
OLTHOF KAREN R	\$522,500	1 Parcel(s)
ADAIR NANCY A TRUST	\$384,300	1 Parcel(s)
FREELS CATHERINE TRUST	\$382,700	1 Parcel(s)
INDIAN LAKE CONDOMINIUMS LLC	\$372,800	9 Parcel(s)
SILVERNALE E DEWAIN & BERYLE B	\$371,100	2 Parcel(s)
GUTH GLENN J ET AL	\$344,400	3 Parcel(s)
OLTHOFF SCOT & BONNIE K	\$333,000	1 Parcel(s)
GOESEL DONALD L & MARILYN K	\$320,000	2 Parcel(s)
MEYER GRANT B JR & HELEN J	\$298,600	3 Parcel(s)
SMITH RONALD TRUSTEE	\$295,900	1 Parcel(s)
HOLIDAY LODGE LLC	\$295,600	2 Parcel(s)
LYNCH JERRY P	\$290,500	1 Parcel(s)
TIMM BOYD M & LINDA C TRUSTEES	\$284,000	1 Parcel(s)
FECHTMAN MARNI	\$281,500	2 Parcel(s)
KLEVA MARTY L & ANN E TRUST	\$272,600	1 Parcel(s)
MANKOWSKI DAVID L & MELINDA M	\$255,800	1 Parcel(s)
POWELL WILLIAM & NORMA A TRUST	\$246,300	1 Parcel(s)
OLTHOF FREDERICK & JENNIFER	\$233,500	2 Parcel(s)
ZIC RICHARD & MAURA TRUST	\$225,600	1 Parcel(s)

## Top 20 Taxpayers by School District (Equalized Value)

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

ENBRIDGE ENERGY LTD PARTNERSHIP	\$23,830,100	2 Parcel(s)
INDIANA MICHIGAN POWER	\$4,779,600	9 Parcel(s)
MILLIKEN JAMES D & LORENNA H	\$4,433,800	28 Parcel(s)
NORTH AMERICAN ASSOCIATES INC	\$3,780,500	13 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$3,593,650	6 Parcel(s)
TOTZKE NICKLAS D TRUST	\$3,386,800	14 Parcel(s)
BURGER FARMS LLC	\$3,357,000	16 Parcel(s)
FINLEY FARMS LLC .	\$3,162,300	20 Parcel(s)
EDWARDSBURG HOUSING LLC	\$1,923,600	8 Parcel(s)
NORTH AMERICAN MOULDING LLC	\$1,684,700	1 Parcel(s)
CLOUD DAVID R	\$1,657,300	14 Parcel(s)
SEMCO ENERGY GAS CO	\$1,637,600	4 Parcel(s)
BUCKLEN GEORGE B LIFE ESTATE	\$1,502,500	5 Parcel(s)
DE SCHEPPER ROBERT A TRUST	\$1,501,800	4 Parcel(s)
AGGREGATE INDUSTRIES	\$1,457,800	12 Parcel(s)
KIRKDORFER REAL ESTATE LLC	\$1,402,700	13 Parcel(s)
K D KIRKDORFER FARMS REAL	\$1,394,700	6 Parcel(s)
CANAM PO LP	\$1,369,000	4 Parcel(s)
VARNER JACK C & MARY E TRUST	\$1,284,000	2 Parcel(s)
MORRIS MICHAEL J	\$1,273,200	2 Parcel(s)

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

ENBRIDGE ENERGY LP	\$20,798,400	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$11,904,417	3 Parcel(s)
MC KENZIE RAYMOND R & DEBORAH	\$3,290,200	7 Parcel(s)
MC KENZIE, DEAN A & NANCY E	\$2,964,600	24 Parcel(s)
REYNOLDS JAMES J & JANICE M TRUST	\$2,888,800	17 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$2,561,483	7 Parcel(s)
VECTOR PIPELINE LP	\$2,459,697	1 Parcel(s)
HIGH DAVID S & STACEY R TRUST	\$2,222,400	9 Parcel(s)
MC KENZIE DONALD F	\$1,853,400	14 Parcel(s)
I & M ELECTRIC CO	\$1,718,651	1 Parcel(s)
MC KENZIE-REED FARMS LLC	\$1,524,600	7 Parcel(s)
CROUSEY, GEORGE C & MANDY L	\$1,520,500	7 Parcel(s)
MC KENZIE, SCOTT D & ANDREA M	\$1,494,200	4 Parcel(s)
CERES FARMS LLC	\$1,365,500	10 Parcel(s)
R & D REAL ESTATE LLC	\$1,247,900	4 Parcel(s)
MCKENZIE HIGHLAND FARMS I LLC 50%	\$1,214,800	9 Parcel(s)
COX BETTY J TRUST	\$1,158,200	10 Parcel(s)
REED FAMILY PROPERTIES - MARCELLUS	\$1,132,500	8 Parcel(s)
MC KENZIE, BRIAN	\$1,115,100	8 Parcel(s)
DODGE, KEITH TRUST	\$1,076,700	6 Parcel(s)

## Top 20 Taxpayers by School District (Equalized Value)

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

INDIANA MICHIGAN POWER CO	\$5,164,200	4 Parcel(s)
CERES FARMS LLC	\$2,404,900	20 Parcel(s)
DELTA MACHINING INC	\$1,724,650	2 Parcel(s)
VECTOR PIPELINE LTD PARTNERSHIP	\$1,434,700	1 Parcel(s)
COLES INVESTMENT COMPANY LLC	\$1,408,400	6 Parcel(s)
WARDA HENRY J	\$1,340,300	7 Parcel(s)
PETERSON ALAN K & JEFFREY R	\$1,256,900	2 Parcel(s)
MOOSE LAKE AGGREGATES LLC	\$1,248,350	4 Parcel(s)
PROSPECT POINT INC	\$1,126,700	11 Parcel(s)
ENBRIDGE ENERGY LTD PARTNERSHIP	\$1,104,650	1 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$1,028,050	2 Parcel(s)
SEMCO ENERGY GAS CO	\$988,550	2 Parcel(s)
POEHLMAN CLIFFORD & GREGORY ETAL	\$859,300	4 Parcel(s)
WATSON THOMAS D TRUST	\$806,600	6 Parcel(s)
MODINEER CO	\$758,150	1 Parcel(s)
AEP IN MI TRANSMISSION CO	\$749,850	3 Parcel(s)
SELDOM REST LLC	\$708,700	2 Parcel(s)
N&S YOUNG PROPERTIES LLC	\$682,000	7 Parcel(s)
DODD DONALD W & TOAN	\$662,300	3 Parcel(s)
MILLER HERBERT N	\$657,200	4 Parcel(s)

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

NORTON WILLIS L & KATHLEEN L	\$1,043,400	7 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$728,587	3 Parcel(s)
ROCKWELL TERRY L C TRUST	\$698,000	3 Parcel(s)
DAVIS TERANCE A	\$365,900	1 Parcel(s)
I & M POWER CO	\$353,908	1 Parcel(s)
RUMSEY LARRY L	\$324,400	3 Parcel(s)
PANKEY ROGER L & JANICE D	\$319,700	3 Parcel(s)
ROCKY'S HIDEAWAY LLC	\$280,100	2 Parcel(s)
HEINOLD HOG MARKETS LLC	\$267,100	1 Parcel(s)
BENT DOUGLAS & STEFANIA TRUST	\$240,000	1 Parcel(s)
FILE TODD E TRUST	\$236,900	3 Parcel(s)
FRANGER GAS CO INC	\$234,300	2 Parcel(s)
TUCKER LILY LLC	\$224,600	2 Parcel(s)
DIMMICK JOHN TRUST	\$223,600	1 Parcel(s)
KINTZ FAMILY TRUST	\$211,900	1 Parcel(s)
GRIFFITHS KEITH W & SUZANNE L	\$204,900	2 Parcel(s)
KASSEL JON D & RENA D	\$202,200	1 Parcel(s)
RIFENBERG OLEN A	\$201,800	1 Parcel(s)
MAGDATO DENNIS M & EDNA T	\$200,700	2 Parcel(s)
SHANKLETON ROBERT & LILLIAN	\$200,300	2 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	\$2,914,200	12 Parcel(s)
KING GARY L & MARLA K	\$1,420,100	12 Parcel(s)
MEADOW-LARK FARMS INC	\$855,300	3 Parcel(s)
WALKER DICK L & MARILYN TRUSTE	\$817,200	2 Parcel(s)
BALDWIN LANDING LLC	\$722,800	34 Parcel(s)
CLOUD THEO ANN	\$648,400	6 Parcel(s)
AEP IN MI TRANSMISSION CO	\$587,000	1 Parcel(s)
SMITH DAVID & NANCY	\$576,800	1 Parcel(s)
SCHOEFFLER MICHAEL & VICKOE	\$565,400	1 Parcel(s)
HANSELL ROBIN L	\$520,700	4 Parcel(s)
VIDIC THOMAS & JOAN	\$510,400	1 Parcel(s)
WENGER HERBERT LEE & EILEEN	\$489,700	3 Parcel(s)
KUITSE ROELF S	\$436,500	2 Parcel(s)
KERSHNER THOMAS & NORMA	\$418,700	2 Parcel(s)
TOTZKE NICKLAS D & JANN E TRUS	\$411,300	1 Parcel(s)
L STYLE PROPERTIES LLC	\$411,000	1 Parcel(s)
HAYNIE TIMOTHY J & PATRICIA J	\$398,200	3 Parcel(s)
KUHNS ROBERT P & JENNIFER L	\$396,500	1 Parcel(s)
BUNCH KENT	\$385,600	1 Parcel(s)
BOYER EDWARD D & MARILYN J	\$369,300	2 Parcel(s)

## Top 20 Taxpayers by School District (Taxable Value)

### Brandywine Schools Top 20 Owners by Taxable Value

ENBRIDGE ENERGY LP	\$11,332,800	2 Parcel(s)
VECTOR PIPELINE LP	\$1,386,000	1 Parcel(s)
HAINES STEVEN K	\$1,143,212	5 Parcel(s)
PAUL WILLIAM E	\$952,579	3 Parcel(s)
BARANAY PETER F & NANCY N	\$936,985	1 Parcel(s)
GUMWOOD HOLDINGS LLC	\$828,497	4 Parcel(s)
SEMCO ENERGY GAS CO	\$588,500	1 Parcel(s)
SONEGO DAVID F & CARMEN	\$559,259	1 Parcel(s)
WESTBERRY WILLIAM B & DAWN M	\$545,000	2 Parcel(s)
FIFER BRENT A & CYNTHIA L	\$489,048	2 Parcel(s)
LEEP MICHAEL R JR & DIANA J	\$453,803	1 Parcel(s)
ASLAM MUHAMMAD S	\$449,397	1 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$426,900	1 Parcel(s)
GUYTON JEFFREY & MEREDITH	\$418,186	1 Parcel(s)
TATAY STEPHEN J & SUSAN C	\$403,600	1 Parcel(s)
AWAD ESTEPHAN & OLGA B	\$402,000	2 Parcel(s)
LITTLE CHERYL L TRUST	\$394,305	1 Parcel(s)
MC KAY MICHAEL J & CHARLENE F	\$380,493	1 Parcel(s)
HARMON MICHAEL L	\$367,990	1 Parcel(s)
SPARKS DAVID A & KATHLEEN TRUS	\$357,819	1 Parcel(s)

### Cassopolis Schools Top 20 Owners by Taxable Value

ENBRIDGE ENERGY LP	\$20,125,605	4 Parcel(s)
LAKEHEAD PIPELINE CO	\$19,166,488	2 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$10,061,324	27 Parcel(s)
ENBRIDGE ENERGY LTD PARTNERSHIP	\$8,710,344	2 Parcel(s)
VECTOR PIPELINE LP	\$5,452,720	4 Parcel(s)
LOWE DARLENE B TRUST	\$3,809,850	5 Parcel(s)
STOLER CHRISTOPHER K & SUSAN A	\$1,800,300	4 Parcel(s)
I & M POWER CO	\$1,784,113	2 Parcel(s)
SPARKS FARM LLC	\$1,690,641	43 Parcel(s)
REED FAMILY PROPERTIES-PENN	\$1,409,116	20 Parcel(s)
TUESLEY MALCOLM J & KATHLEEN	\$1,369,279	4 Parcel(s)
AEP IN MI TRANSMISSION CO	\$1,136,048	8 Parcel(s)
SARGENT TIMOTHY A & SHARON M	\$1,127,185	2 Parcel(s)
RYDASA INDIANA LLC	\$1,105,490	3 Parcel(s)
SEMCO ENERGY GAS CO	\$1,097,997	5 Parcel(s)
GAYLOR VALERIE A TRUST	\$1,071,682	3 Parcel(s)
FINLEY FARMS LLC	\$1,013,275	19 Parcel(s)
JOINES MICHAEL A & CONNIE V	\$1,007,200	7 Parcel(s)
CASS COUNTY TREASURER	\$1,000,600	4 Parcel(s)
HACKETT WILLIAM	\$966,900	1 Parcel(s)

## Top 20 Taxpayers by School District (Taxable Value)

### Constantine Schools Top 20 Owners by Taxable Value

WHITE LAND LLC	\$3,206,524	52 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$3,004,621	6 Parcel(s)
DAVIS TERANCE A & JANE M	\$2,043,329	16 Parcel(s)
STAMP ROGER H & LOIS A TRUST	\$1,241,267	22 Parcel(s)
WESTON RONALD L & BARBARA J	\$1,136,313	12 Parcel(s)
STAMP PROPERTIES LLC	\$876,459	11 Parcel(s)
INDIANA MICHIGAN POWER	\$773,114	2 Parcel(s)
MANNING GARY L & CAROL TRUST	\$512,994	9 Parcel(s)
JONES VICTOR F & LESLIE	\$494,309	1 Parcel(s)
WOZNY ROBERT E	\$461,617	1 Parcel(s)
REAMES ANTHONY S & VINETTE M	\$444,142	9 Parcel(s)
STONER ROGER & JANICE E	\$443,653	4 Parcel(s)
STAMP LOIS TRUST & STAMP JANE	\$432,327	7 Parcel(s)
WELCH FRANCINE J	\$421,156	1 Parcel(s)
VAN KIRK LEROY & CHARLENE	\$406,547	1 Parcel(s)
WELCH PATRICK	\$390,353	4 Parcel(s)
CLOUD KENNETH G	\$383,980	7 Parcel(s)
SMITLEY JEFF & DENISE	\$382,100	2 Parcel(s)
DOWNING JEFFREY & MARY	\$379,841	2 Parcel(s)
HIBSHMAN WILLIAM M TRUST	\$372,856	10 Parcel(s)

### Decatur Schools Top 20 Owners by Taxable Value

BERRYBROOK INVESTMENTS LLC	\$444,714	5 Parcel(s)
POLLOCK E JANICE	\$321,595	2 Parcel(s)
MILLER D BRADLEY & STOVER KRIS	\$289,106	2 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$282,834	2 Parcel(s)
VAN TUYLE JOSEPH R	\$242,739	2 Parcel(s)
COX BETTY J TRUST	\$237,824	2 Parcel(s)
REED FAMILY PROPERTIES - VOLINIA LL	\$230,690	2 Parcel(s)
SNYDER, GLENN K & EVELYN	\$227,204	1 Parcel(s)
BERRYBROOK FARMS INC	\$196,511	4 Parcel(s)
ROBINSON NATHEN E TRUST	\$180,924	1 Parcel(s)
STANEK FRANK JR & VIRGINIA R	\$167,291	2 Parcel(s)
DONALD H BISHOP FUND	\$156,468	2 Parcel(s)
KLACZYNSKI THADDEUS	\$155,297	1 Parcel(s)
STANEK FRANK JR & VIRGINIA	\$132,153	3 Parcel(s)
PASLEY WILLIE D & DORTHA	\$129,032	1 Parcel(s)
TRI STAR LAND & CATTLE LLC	\$128,966	1 Parcel(s)
ANDERSON NATHAN J & CLARA M	\$126,565	1 Parcel(s)
GENTLE BREEZE'S BLOW THROUGH NATURE	\$123,993	1 Parcel(s)
ABBOTT BERNARD C & DIANE K TRUST	\$122,777	1 Parcel(s)
FISHER ERIC T & MCKELLE R	\$122,189	1 Parcel(s)

## Top 20 Taxpayers by School District (Taxable Value)

### Dowagiac Schools Top 20 Owners by Taxable Value

MIDWEST ENERGY COOPERATIVE	\$3,726,852	7 Parcel(s)
DOWAGIAC LIMITED DIVIDEND	\$3,240,400	1 Parcel(s)
HASSLE FARMS LLC	\$3,145,819	65 Parcel(s)
POLK PROPERTIES LLC	\$2,199,069	6 Parcel(s)
R & D REAL ESTATE LLC	\$2,145,138	25 Parcel(s)
AMERICAN ELECTRIC POWER	\$2,020,500	2 Parcel(s)
ORION PROPERTIES TEN LLC	\$1,805,529	2 Parcel(s)
SCHWARTZ JULIA J TRUST	\$1,794,551	4 Parcel(s)
INDIANA MICHIGAN POWER	\$1,657,600	1 Parcel(s)
AEP IN MI TRANSMISSION CO	\$1,374,400	2 Parcel(s)
SEMCO ENERGY GAS CO	\$1,289,639	7 Parcel(s)
KAMINSKI DUANE & NANCY	\$1,153,443	3 Parcel(s)
BERRYBROOK INVESTMENTS LLC	\$1,140,226	12 Parcel(s)
MUMAUGH INDIAN LAKES LLC	\$1,118,999	3 Parcel(s)
POKAGON PROPERTIES LLC	\$1,085,834	9 Parcel(s)
MV METAL PRODUCTS & SOLUTIONS	\$1,071,400	1 Parcel(s)
AMERIWOOD INDUSTRIES	\$1,064,116	2 Parcel(s)
INDIANA MICHIGAN POWER COMPANY	\$1,043,800	1 Parcel(s)
SEMCO ENERGY INC	\$1,038,400	1 Parcel(s)
AUSRA TERRY & RUTH	\$998,464	20 Parcel(s)

### Eau Claire Schools Top 20 Owners by Taxable Value

OLTHOF KAREN R	\$456,951	1 Parcel(s)
ADAIR NANCY A TRUST	\$372,375	1 Parcel(s)
OLTHOFF SCOT & BONNIE K	\$333,000	1 Parcel(s)
INDIAN LAKE ASSOCIATES LLC	\$312,337	2 Parcel(s)
HOLIDAY LODGE LLC	\$287,319	2 Parcel(s)
LYNCH JERRY P	\$279,093	1 Parcel(s)
GUTH GLENN J ET AL	\$272,469	3 Parcel(s)
FECHTMAN MARNI	\$224,296	2 Parcel(s)
ZIC RICHARD & MAURA TRUST	\$217,476	1 Parcel(s)
OLTHOF FREDERICK & JENNIFER	\$213,303	2 Parcel(s)
MANKOWSKI DAVID L & MELINDA M	\$210,056	1 Parcel(s)
INDIAN LAKE CONDOMINIUMS LLC	\$209,984	9 Parcel(s)
TIMM BOYD M & LINDA C TRUSTEES	\$209,620	1 Parcel(s)
JACKSON JERRY W & NORMA L	\$206,565	1 Parcel(s)
SILVERNALE E DEWAIN & BERYLE B	\$198,200	2 Parcel(s)
POWELL WILLIAM & NORMA A TRUST	\$198,181	1 Parcel(s)
KLEVA MARTY L & ANN E TRUST	\$195,758	1 Parcel(s)
GENTRY JON D & COLLEEN TRUST	\$177,784	1 Parcel(s)
NELLIGAN MICHAEL T	\$177,681	1 Parcel(s)
MEYER GRANT B JR & HELEN J	\$177,083	3 Parcel(s)

## Top 20 Taxpayers by School District (Taxable Value)

### Edwardsburg Schools Top 20 Owners by Taxable Value

ENBRIDGE ENERGY LTD PARTNERSHIP	\$23,830,100	2 Parcel(s)
INDIANA MICHIGAN POWER	\$4,600,628	9 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$3,574,330	6 Parcel(s)
NORTH AMERICAN ASSOCIATES INC	\$3,545,446	13 Parcel(s)
EDWARDSBURG HOUSING LLC	\$1,923,600	8 Parcel(s)
NORTH AMERICAN MOULDING LLC	\$1,684,700	1 Parcel(s)
SEMCO ENERGY GAS CO	\$1,637,600	4 Parcel(s)
FINLEY FARMS LLC	\$1,306,338	20 Parcel(s)
MILLIKEN JAMES D & LORENNA H	\$1,266,078	28 Parcel(s)
CANAM PO LP	\$1,264,055	4 Parcel(s)
DUO-FORM REAL ESTATE CORP	\$996,349	3 Parcel(s)
AMERICAN ELECTRIC POWER	\$942,094	1 Parcel(s)
MORRIS MICHAEL J	\$932,394	2 Parcel(s)
SMITH RICKY R TRUST	\$884,350	2 Parcel(s)
KIRKDORFER REAL ESTATE LLC	\$823,067	13 Parcel(s)
OF-CO INC	\$815,856	6 Parcel(s)
HUDAK JOHN A & SUZETTE M	\$809,722	1 Parcel(s)
JAMROG MARK R & LAURA M	\$765,260	5 Parcel(s)
BOTTOMS BILL & JUDITH	\$752,903	3 Parcel(s)
REED SALLY J & PAUL E TRUST	\$740,986	1 Parcel(s)

### Marcellus Schools Top 20 Owners by Taxable Value

ENBRIDGE ENERGY LP	\$20,632,894	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$11,904,417	3 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$2,533,478	7 Parcel(s)
VECTOR PIPELINE LP	\$2,459,697	1 Parcel(s)
I & M ELECTRIC CO	\$1,718,651	1 Parcel(s)
MC KENZIE, DEAN A & NANCY E	\$1,220,766	16 Parcel(s)
INDIANA MICHIGAN POWER COMPANY	\$919,268	3 Parcel(s)
MC KENZIE, SCOTT D & ANDREA M	\$901,403	4 Parcel(s)
MC KENZIE-REED FARMS LLC	\$830,650	7 Parcel(s)
MCKENZIE SCOTT & ANDREA	\$812,828	5 Parcel(s)
HIGH DAVID S & STACEY R TRUST	\$797,458	9 Parcel(s)
REYNOLDS JAMES J & JANICE M TRUST	\$780,766	17 Parcel(s)
R & D REAL ESTATE LLC	\$724,010	4 Parcel(s)
SWISS VALLEY INC	\$655,302	4 Parcel(s)
MC KENZIE RAYMOND R & DEBORAH	\$654,030	7 Parcel(s)
MC KENZIE DONALD F	\$528,529	14 Parcel(s)
MC KENZIE, BRIAN	\$458,424	8 Parcel(s)
HIGH DAVID S TRUST	\$458,006	5 Parcel(s)
CROPSEY, GEORGE C & MANDY L	\$440,811	7 Parcel(s)
TROXELL, RONALD L TRUST	\$428,097	1 Parcel(s)

## Top 20 Taxpayers by School District (Taxable Value)

### Niles Schools Top 20 Owners by Taxable Value

INDIANA MICHIGAN POWER CO	\$5,136,809	4 Parcel(s)
DELTA MACHINING INC	\$1,630,900	2 Parcel(s)
VECTOR PIPELINE LTD PARTNERSHIP	\$1,434,700	1 Parcel(s)
PETERSON ALAN K & JEFFREY R	\$1,256,900	2 Parcel(s)
MOOSE LAKE AGGREGATES LLC	\$1,176,780	4 Parcel(s)
ENBRIDGE ENERGY LTD PARTNERSHIP	\$1,104,650	1 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$1,028,050	2 Parcel(s)
SEMCO ENERGY GAS CO	\$988,550	2 Parcel(s)
PROSPECT POINT INC	\$869,338	11 Parcel(s)
MODINEER CO	\$758,150	1 Parcel(s)
AEP IN MI TRANSMISSION CO	\$749,850	3 Parcel(s)
CERES FARMS LLC	\$702,508	20 Parcel(s)
ROHAN MILLER DEVELOPMENT LLC	\$526,083	1 Parcel(s)
WATSON THOMAS D TRUST	\$509,625	6 Parcel(s)
FOUR FLAGS LEASING	\$467,700	1 Parcel(s)
VALKEMA HENRY	\$465,743	1 Parcel(s)
AMERICAN ELECTRIC POWER	\$463,500	1 Parcel(s)
WATSON'S TREE SERVICE INC	\$459,025	5 Parcel(s)
WRIGHT TREE SERVICE	\$446,650	1 Parcel(s)
WARDA HENRY J	\$391,042	7 Parcel(s)

### Three Rivers Schools Top 20 Owners by Taxable Value

MIDWEST ENERGY COOPERATIVE	\$726,960	3 Parcel(s)
I & M POWER CO	\$353,908	1 Parcel(s)
NORTON WILLIS L & KATHLEEN L	\$312,076	7 Parcel(s)
ROCKWELL TERRY L C TRUST	\$268,356	3 Parcel(s)
HEINOLD HOG MARKETS LLC	\$265,895	1 Parcel(s)
DIMMICK JOHN TRUST	\$212,221	1 Parcel(s)
PANKEY ROGER L & JANICE D	\$192,668	3 Parcel(s)
PATRICK JOSEPH & HOLLY	\$174,100	1 Parcel(s)
ROCKY'S HIDEAWAY LLC	\$170,881	2 Parcel(s)
TUCKER LILY LLC	\$165,870	2 Parcel(s)
MAHACHER INVESTMENT PROPERTIES LLC	\$158,600	1 Parcel(s)
AEP IN MI TRANSMISSION CO	\$148,535	2 Parcel(s)
KASSEL JON D & RENA D	\$145,184	1 Parcel(s)
JOHNSON WILLIAM H & ANN	\$144,027	1 Parcel(s)
FILE TODD E TRUST	\$142,583	3 Parcel(s)
WALLACE DALE D	\$141,600	1 Parcel(s)
SOUTHERN MICHIGAN RUBBER	\$139,507	1 Parcel(s)
GRIFFITHS KEITH W & SUZANNE L	\$137,588	2 Parcel(s)
WILSON JAMES T & DIXIE D	\$135,826	1 Parcel(s)
FISHER LOREN & MARJORIE	\$131,617	2 Parcel(s)

## Top 20 Taxpayers by School District (Taxable Value)

### White Pigeon Schools Top 20 Owners by Taxable Value

TOTZKE NICKLAS D TRUST	\$946,442	12 Parcel(s)
KING GARY L & MARLA K	\$600,654	12 Parcel(s)
AEP IN MI TRANSMISSION CO	\$587,000	1 Parcel(s)
SMITH DAVID & NANCY	\$573,742	1 Parcel(s)
SCHOEFFLER MICHAEL & VICKOE	\$565,400	1 Parcel(s)
VIDIC THOMAS & JOAN	\$482,266	1 Parcel(s)
KUITSE ROELF S	\$406,290	2 Parcel(s)
L STYLE PROPERTIES LLC	\$403,677	1 Parcel(s)
HANSELL ROBIN L	\$396,774	4 Parcel(s)
MEADOW-LARK FARMS INC	\$375,391	3 Parcel(s)
KUHNS ROBERT P & JENNIFER L	\$364,130	1 Parcel(s)
INDIANA MICHIGAN POWER	\$349,600	1 Parcel(s)
BARTOW STEVEN B & CATHY D	\$342,800	1 Parcel(s)
KERSHNER THOMAS & JULIE	\$336,378	4 Parcel(s)
MULHERNS DU LAC LLC	\$327,305	2 Parcel(s)
WELCH CHRISTOPHER & JENNIFER	\$324,253	6 Parcel(s)
REVORD MATTHEW J & LISA TRUST	\$324,196	1 Parcel(s)
MAGALDI ANTHONY & TAMMY	\$322,300	3 Parcel(s)
ELLIOTT DOUGLAS A	\$321,480	1 Parcel(s)
FALKENBERG CHRISTINE C TRUST	\$304,551	2 Parcel(s)

Cass County

Real Property Tentative Taxable Valuations as of April 20, 2017

Township or City name	Agricultural	Commercial	Industrial	Residential	Timber-Cutover	Developmental	Total Real
010 CALVIN TOWNSHIP	\$11,439,437	\$256,879	\$229,876	\$59,364,877	\$0	\$0	\$71,291,069
020 HOWARD TOWNSHIP	\$10,943,280	\$4,622,921	\$2,744,428	\$150,773,499	\$0	\$0	\$169,084,128
030 JEFFERSON TOWNSHIP	\$14,331,728	\$1,338,387	\$290,180	\$77,884,034	\$0	\$0	\$93,844,329
040 LAGRANGE TOWNSHIP	\$13,347,411	\$9,402,254	\$3,421,183	\$65,956,271	\$0	\$0	\$92,127,119
050 MARCELLUS TOWNSHIP	\$16,684,905	\$2,672,429	\$791,814	\$48,698,627	\$0	\$0	\$68,847,775
060 MASON TOWNSHIP	\$10,316,398	\$2,118,888	\$1,295,322	\$59,070,597	\$0	\$0	\$72,801,205
070 MILTON TWP	\$8,703,955	\$1,394,250	\$2,470,267	\$119,537,883	\$0	\$0	\$132,106,355
080 NEWBERG TOWNSHIP	\$10,070,135	\$3,773,717	\$459,896	\$38,735,957	\$0	\$0	\$53,039,705
090 ONTWA TWP	\$9,175,710	\$12,810,040	\$7,312,371	\$193,680,034	\$0	\$0	\$222,978,155
100 PENN TWP	\$19,185,662	\$1,775,903	\$941,899	\$148,348,434	\$0	\$0	\$170,251,898
110 POKAGON TOWNSHIP	\$17,034,846	\$3,540,209	\$1,274,631	\$43,160,043	\$0	\$0	\$65,009,729
120 PORTER TWP	\$28,072,051	\$2,888,102	\$309,341	\$190,714,270	\$0	\$0	\$221,983,764
130 SILVER CREEK TOWNSHIP	\$14,966,195	\$4,470,939	\$470,091	\$201,731,227	\$0	\$0	\$221,638,452
140 VOLINIA TOWNSHIP	\$16,428,459	\$253,045	\$8,231	\$26,619,113	\$0	\$0	\$43,308,848
150 WAYNE TOWNSHIP	\$13,045,418	\$949,912	\$1,195,055	\$56,291,378	\$0	\$0	\$71,481,763
160 CITY OF DOWAGIAC	\$21,858	\$22,745,831	\$5,730,945	\$48,101,149	\$0	\$0	\$76,599,783
170 NILES CITY	\$0	\$0	\$282,133	\$0	\$0	\$0	\$282,133
041 CASSOPOLIS VILLAGE	\$92,430	\$7,024,862	\$3,345,762	\$13,870,514	\$0	\$0	\$24,333,568
051 MARCELLUS VILLAGE	\$0	\$1,202,431	\$141,813	\$10,691,631	\$0	\$0	\$12,035,875
091 EDWARDSBURG VILLAGE	\$20,361	\$6,378,841	\$302	\$12,888,075	\$0	\$0	\$19,287,579
101 VILLAGE OF VANDALIA	\$197,850	\$201,454	\$0	\$2,210,284	\$0	\$0	\$2,609,588
Totals for County	\$213,767,448	\$75,013,706	\$29,227,663	\$1,528,667,393	\$0	\$0	\$1,846,676,210

Cass County

Personal Property Tentative Taxable Valuations as of April 20, 2017 (continued)

Township or City name	Ag. Personal	Com. Personal	Ind. Personal	Res. Personal	Util. Personal	Total Personal
010 CALVIN TOWNSHIP	\$0	\$8,858	\$14,831	\$0	\$12,320,022	\$12,343,711
020 HOWARD TOWNSHIP	\$0	\$2,639,150	\$1,913,750	\$0	\$21,299,952	\$25,852,852
030 JEFFERSON TOWNSHIP	\$0	\$265,800	\$44,300	\$0	\$25,478,969	\$25,789,069
040 LAGRANGE TOWNSHIP	\$0	\$2,466,400	\$413,100	\$0	\$5,326,600	\$8,206,100
050 MARCELLUS TOWNSHIP	\$0	\$519,216	\$171,770	\$0	\$15,341,723	\$16,032,709
060 MASON TOWNSHIP	\$0	\$265,300	\$575,800	\$0	\$2,034,800	\$2,875,900
070 MILTON TWP	\$0	\$685,000	\$196,800	\$0	\$30,758,500	\$31,640,300
080 NEWBERG TOWNSHIP	\$0	\$500,844	\$192,618	\$0	\$25,430,119	\$26,123,581
090 ONTWA TWP	\$0	\$2,776,000	\$3,759,900	\$0	\$7,243,794	\$13,779,694
100 PENN TWP	\$0	\$639,100	\$0	\$0	\$25,450,700	\$26,089,800
110 POKAGON TOWNSHIP	\$0	\$305,000	\$412,200	\$0	\$3,263,700	\$3,980,900
120 PORTER TWP	\$0	\$607,800	\$206,900	\$0	\$5,645,800	\$6,460,500
130 SILVER CREEK TOWNSHIP	\$0	\$888,700	\$134,500	\$0	\$3,416,200	\$4,439,400
140 VOLINIA TOWNSHIP	\$0	\$134,380	\$0	\$0	\$1,294,710	\$1,429,090
150 WAYNE TOWNSHIP	\$0	\$107,400	\$198,900	\$0	\$4,884,300	\$5,190,600
160 CITY OF DOWAGIAC	\$0	\$2,604,100	\$1,730,500	\$0	\$2,082,200	\$6,416,800
170 NILES CITY	\$0	\$0	\$0	\$0	\$0	\$0
041 CASSOPOLIS VILLAGE	\$0	\$1,768,800	\$413,100	\$0	\$3,292,300	\$5,474,200
051 MARCELLUS VILLAGE	\$0	\$0	\$99,472	\$0	\$594,151	\$693,623
091 EDWARDSBURG VILLAGE	\$0	\$553,400	\$49,100	\$0	\$1,166,600	\$1,769,100
101 VILLAGE OF VANDALIA	\$0	\$63,500	\$0	\$0	\$3,765,000	\$3,828,500
Totals for County	\$0	\$15,413,048	\$9,965,869	\$0	\$191,272,089	\$216,651,006

**Cass County**  
**Real & Personal Property Tentative Taxable Valuations as of April 20, 2017 (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	\$83,634,780	\$49,016,873	\$8,858	\$14,831	\$34,594,218
020 HOWARD TOWNSHIP	\$194,936,980	\$136,313,954	\$2,639,150	\$1,913,750	\$54,070,126
030 JEFFERSON TOWNSHIP	\$119,633,398	\$76,380,125	\$265,800	\$44,300	\$42,943,173
040 LAGRANGE TOWNSHIP	\$100,333,219	\$54,648,311	\$2,466,400	\$413,100	\$42,805,408
050 MARCELLUS TOWNSHIP	\$84,880,484	\$46,162,828	\$519,216	\$171,770	\$38,026,670
060 MASON TOWNSHIP	\$75,677,105	\$61,285,594	\$265,300	\$575,800	\$13,550,411
070 MILTON TWP	\$163,746,655	\$118,787,120	\$685,000	\$196,800	\$44,077,735
080 NEWBERG TOWNSHIP	\$79,163,286	\$35,614,704	\$500,844	\$192,618	\$42,855,120
090 ONTWA TWP	\$236,757,849	\$163,342,079	\$2,776,000	\$3,759,900	\$66,879,870
100 PENN TWP	\$196,341,698	\$83,292,065	\$639,100	\$0	\$112,410,533
110 POKAGON TOWNSHIP	\$68,990,629	\$52,944,899	\$305,000	\$412,200	\$15,328,530
120 PORTER TWP	\$228,444,264	\$150,725,283	\$607,800	\$206,900	\$76,904,281
130 SILVER CREEK TOWNSHIP	\$226,077,852	\$92,539,546	\$888,700	\$134,500	\$132,515,106
140 VOLINIA TOWNSHIP	\$44,737,938	\$31,902,448	\$134,380	\$0	\$12,701,110
150 WAYNE TOWNSHIP	\$76,672,363	\$52,513,945	\$107,400	\$198,900	\$23,852,118
160 CITY OF DOWAGIAC	\$83,016,583	\$37,903,829	\$2,604,100	\$1,730,500	\$40,778,154
170 NILES CITY	\$282,133	\$0	\$0	\$0	\$282,133
Totals for County	\$2,063,327,216	\$1,243,373,603	\$15,413,048	\$9,965,869	\$794,574,696

**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
<b>010 Calvin Township</b>									
14010 Cassopolis		\$30,530,600	\$341,200	\$425,700	\$91,679,500	\$0	\$122,977,000	\$12,361,947	\$135,338,947
14030 Edwardsburg		\$0	\$0	\$0	\$130,700	\$0	\$130,700	\$0	\$130,700
<b>Total Calvin Township</b>		<b>\$30,530,600</b>	<b>\$341,200</b>	<b>\$425,700</b>	<b>\$91,810,200</b>	<b>\$0</b>	<b>\$123,107,700</b>	<b>\$12,361,947</b>	<b>\$135,469,647</b>
<b>020 Howard Township</b>									
11300 Niles		\$22,346,700	\$5,838,400	\$3,531,300	\$154,007,500	\$0	\$185,723,900	\$15,187,400	\$200,911,300
14010 Cassopolis		\$3,600,400	\$0	\$0	\$4,804,200	\$0	\$8,404,600	\$607,350	\$9,011,950
14030 Edwardsburg		\$3,566,100	\$84,700	\$0	\$20,240,600	\$0	\$23,891,400	\$10,061,000	\$33,952,400
<b>Total Howard Township</b>		<b>\$29,513,200</b>	<b>\$5,923,100</b>	<b>\$3,531,300</b>	<b>\$179,052,300</b>	<b>\$0</b>	<b>\$218,019,900</b>	<b>\$25,855,750</b>	<b>\$243,875,650</b>
<b>030 Jefferson Township</b>									
14010 Cassopolis		\$29,052,500	\$1,218,800	\$448,300	\$60,780,500	\$0	\$91,500,100	\$24,927,800	\$116,427,900
14030 Edwardsburg		\$12,785,900	\$496,500	\$492,000	\$42,964,500	\$0	\$56,796,100	\$1,572,600	\$58,368,700
<b>Total Jefferson Township</b>		<b>\$41,838,400</b>	<b>\$1,715,300</b>	<b>\$497,500</b>	<b>\$103,745,000</b>	<b>\$0</b>	<b>\$147,796,200</b>	<b>\$26,500,400</b>	<b>\$174,296,600</b>
<b>040 LaGrange Township</b>									
14010 Cassopolis		\$19,756,500	\$10,177,600	\$4,368,700	\$62,505,300	\$0	\$96,808,100	\$6,849,600	\$103,657,700
14020 Dowagiac		\$15,205,700	\$1,629,300	\$41,800	\$23,066,000	\$0	\$39,942,800	\$1,356,500	\$41,299,300
<b>Total LaGrange Township</b>		<b>\$34,962,200</b>	<b>\$11,806,900</b>	<b>\$4,410,500</b>	<b>\$85,571,300</b>	<b>\$0</b>	<b>\$136,750,900</b>	<b>\$8,206,100</b>	<b>\$144,957,000</b>
<b>050 Marcellus Township</b>									
14050 Marcellus		\$39,192,800	\$3,546,400	\$1,135,000	\$65,447,800	\$0	\$109,322,000	\$16,032,709	\$125,354,709
<b>Total Marcellus Township</b>		<b>\$39,192,800</b>	<b>\$3,546,400</b>	<b>\$1,135,000</b>	<b>\$65,447,800</b>	<b>\$0</b>	<b>\$109,322,000</b>	<b>\$16,032,709</b>	<b>\$125,354,709</b>
<b>060 Mason Township</b>									
14030 Edwardsburg		\$13,924,500	\$2,224,400	\$1,267,700	\$55,809,900	\$0	\$73,226,500	\$1,848,600	\$75,075,100
75050 Constantine		\$11,137,600	\$107,000	\$160,000	\$13,902,300	\$0	\$25,306,900	\$971,300	\$26,278,200
75070 White Pigeon		\$808,700	\$97,400	\$0	\$402,300	\$0	\$1,298,400	\$56,000	\$1,354,400
<b>Total Mason Township</b>		<b>\$25,870,800</b>	<b>\$2,418,800</b>	<b>\$1,427,700</b>	<b>\$70,114,500</b>	<b>\$0</b>	<b>\$99,831,800</b>	<b>\$2,875,900</b>	<b>\$102,707,700</b>
<b>070 Milton Township</b>									
11210 Brandywine		\$6,330,400	\$994,700	\$324,700	\$82,218,800	\$0	\$89,868,600	\$14,590,600	\$104,459,200
14030 Edwardsburg		\$15,915,400	\$1,258,700	\$3,142,800	\$54,481,900	\$0	\$74,798,800	\$17,049,700	\$91,848,500
<b>Total Milton Township</b>		<b>\$22,245,800</b>	<b>\$2,253,400</b>	<b>\$3,467,500</b>	<b>\$136,700,700</b>	<b>\$0</b>	<b>\$164,667,400</b>	<b>\$31,640,300</b>	<b>\$196,307,700</b>
<b>080 Newberg Township</b>									
14010 Cassopolis		\$1,770,800	\$677,700	\$0	\$5,902,900	\$0	\$9,351,400	\$473,098	\$9,824,498
14050 Marcellus		\$21,438,700	\$1,625,400	\$184,600	\$18,757,100	\$0	\$42,005,800	\$24,536,748	\$66,542,548
75050 Constantine		\$2,208,900	\$245,400	\$386,800	\$3,030,300	\$0	\$5,871,400	\$283,534	\$6,154,934
75080 Three Rivers		\$3,768,600	\$2,206,700	\$8,400	\$22,013,100	\$0	\$27,996,800	\$994,231	\$28,991,031
<b>Total Newberg Township</b>		<b>\$29,187,000</b>	<b>\$4,755,200</b>	<b>\$579,800</b>	<b>\$50,703,400</b>	<b>\$0</b>	<b>\$85,225,400</b>	<b>\$26,287,611</b>	<b>\$111,513,011</b>
<b>090 Ontwa Township</b>									
14030 Edwardsburg		\$21,024,200	\$14,833,300	\$9,508,100	\$232,587,800	\$0	\$277,953,400	\$13,808,900	\$291,762,300
<b>Total Ontwa Township</b>		<b>\$21,024,200</b>	<b>\$14,833,300</b>	<b>\$9,508,100</b>	<b>\$232,587,800</b>	<b>\$0</b>	<b>\$277,953,400</b>	<b>\$13,808,900</b>	<b>\$291,762,300</b>
<b>100 Penn Township</b>									
14010 Cassopolis		\$41,502,000	\$2,120,900	\$2,183,600	\$186,598,900	\$0	\$232,405,400	\$25,884,500	\$258,289,900
14050 Marcellus		\$0	\$0	\$0	\$2,108,300	\$0	\$2,108,300	\$205,300	\$5,700,600
<b>Total Penn Township</b>		<b>\$41,502,000</b>	<b>\$2,120,900</b>	<b>\$2,183,600</b>	<b>\$188,707,200</b>	<b>\$0</b>	<b>\$237,900,700</b>	<b>\$26,089,800</b>	<b>\$263,990,500</b>

**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
<b>110 Pokagon Township</b>									
11300 Niles		\$8,112,900	\$370,400	\$232,600	\$14,879,400	\$0	\$23,595,300	\$783,700	\$24,379,000
14010 Cassopolis		\$10,178,500	\$1,200,600	\$0	\$6,283,800	\$0	\$17,662,900	\$516,800	\$18,179,700
14020 Dowagiac		\$21,804,500	\$2,990,700	\$1,616,200	\$37,241,400	\$0	\$63,652,800	\$2,680,400	\$66,333,200
<b>Total Pokagon Township</b>		<b>\$40,095,900</b>	<b>\$4,561,700</b>	<b>\$1,848,800</b>	<b>\$58,404,600</b>	<b>\$0</b>	<b>\$104,911,000</b>	<b>\$3,980,900</b>	<b>\$108,891,900</b>
<b>120 Porter Township</b>									
14010 Cassopolis		\$1,728,700	\$144,700	\$0	\$11,146,300	\$0	\$13,019,700	\$71,300	\$13,091,000
75050 Constantine		\$56,645,800	\$454,100	\$71,500	\$141,353,100	\$0	\$198,524,500	\$3,723,100	\$202,247,600
75070 White Pigeon		\$11,556,000	\$2,624,800	\$330,700	\$100,774,400	\$0	\$115,285,900	\$1,997,600	\$117,282,900
75080 Three Rivers		\$878,300	\$141,600	\$0	\$4,380,500	\$0	\$5,400,400	\$669,100	\$6,069,500
<b>Total Porter Township</b>		<b>\$70,808,800</b>	<b>\$3,365,200</b>	<b>\$402,200</b>	<b>\$257,654,300</b>	<b>\$0</b>	<b>\$332,230,500</b>	<b>\$6,460,500</b>	<b>\$338,691,000</b>
<b>130 Silver Creek Township</b>									
11250 Eau Claire		\$0	\$653,700	\$0	\$12,472,700	\$0	\$13,126,400	\$103,600	\$13,230,000
11300 Niles		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14020 Dowagiac		\$42,058,400	\$5,712,000	\$498,200	\$244,438,700	\$0	\$292,707,300	\$4,335,800	\$297,043,100
<b>Total Silver Creek Township</b>		<b>\$42,058,400</b>	<b>\$6,365,700</b>	<b>\$498,200</b>	<b>\$256,911,400</b>	<b>\$0</b>	<b>\$305,833,700</b>	<b>\$4,439,400</b>	<b>\$310,273,100</b>
<b>140 Volinia Township</b>									
14020 Dowagiac		\$1,504,900	\$0	\$0	\$366,800	\$0	\$1,871,700	\$45,928	\$1,917,628
14050 Marcellus		\$38,803,800	\$265,500	\$15,300	\$32,348,221	\$0	\$71,432,821	\$1,265,643	\$72,698,464
80050 Decatur		\$8,456,900	\$0	\$0	\$3,561,700	\$0	\$12,018,600	\$117,519	\$12,136,119
<b>Total Volinia Township</b>		<b>\$48,765,600</b>	<b>\$265,500</b>	<b>\$15,300</b>	<b>\$36,276,721</b>	<b>\$0</b>	<b>\$85,323,121</b>	<b>\$1,429,090</b>	<b>\$86,752,211</b>
<b>150 Wayne Township</b>									
14010 Cassopolis		\$722,900	\$0	\$0	\$284,100	\$0	\$1,007,000	\$20,400	\$1,027,400
14020 Dowagiac		\$29,083,700	\$1,182,300	\$1,236,700	\$63,697,900	\$0	\$95,200,600	\$4,810,000	\$100,010,600
14050 Marcellus		\$0	\$0	\$0	\$28,400	\$0	\$28,400	\$0	\$28,400
80050 Decatur		\$8,703,600	\$207,800	\$0	\$7,079,700	\$0	\$15,991,100	\$360,200	\$16,351,300
<b>Total Wayne Township</b>		<b>\$38,510,200</b>	<b>\$1,390,100</b>	<b>\$1,236,700</b>	<b>\$71,090,100</b>	<b>\$0</b>	<b>\$112,227,100</b>	<b>\$5,190,600</b>	<b>\$117,417,700</b>
<b>160 Dowagiac City</b>									
14020 Dowagiac		\$66,500	\$25,278,700	\$6,049,600	\$54,676,500	\$0	\$86,071,300	\$6,416,800	\$92,488,100
<b>Total Dowagiac City</b>		<b>\$66,500</b>	<b>\$25,278,700</b>	<b>\$6,049,600</b>	<b>\$54,676,500</b>	<b>\$0</b>	<b>\$86,071,300</b>	<b>\$6,416,800</b>	<b>\$92,488,100</b>
<b>170 Niles City</b>									
11300 Niles		\$0	\$0	\$333,500	\$0	\$0	\$333,500	\$0	\$333,500
<b>Total Niles City</b>		<b>\$0</b>	<b>\$0</b>	<b>\$333,500</b>	<b>\$0</b>	<b>\$0</b>	<b>\$333,500</b>	<b>\$0</b>	<b>\$333,500</b>

**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
<b>11210 Brandywine Schools</b>									
070	Milton Township	\$6,330,400	\$994,700	\$324,700	\$82,218,800	\$0	\$89,868,600	\$14,590,600	\$104,459,200
<b>Total Brandywine Schools</b>		<b>\$6,330,400</b>	<b>\$994,700</b>	<b>\$324,700</b>	<b>\$82,218,800</b>	<b>\$0</b>	<b>\$89,868,600</b>	<b>\$14,590,600</b>	<b>\$104,459,200</b>
<b>11250 Eau Claire Schools</b>									
130	Silver Creek Township	\$0	\$653,700	\$0	\$12,472,700	\$0	\$13,126,400	\$103,600	\$13,230,000
<b>Total Eau Claire Schools</b>		<b>\$0</b>	<b>\$653,700</b>	<b>\$0</b>	<b>\$12,472,700</b>	<b>\$0</b>	<b>\$13,126,400</b>	<b>\$103,600</b>	<b>\$13,230,000</b>
<b>11300 Niles Schools</b>									
020	Howard Township	\$22,346,700	\$5,838,400	\$3,531,300	\$154,007,500	\$0	\$185,723,900	\$15,187,400	\$200,911,300
110	Pokagon Township	\$6,112,900	\$370,400	\$233,600	\$14,879,400	\$0	\$23,595,300	\$783,700	\$24,379,000
130	Silver Creek Township	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
170	Niles City	\$0	\$0	\$333,500	\$0	\$0	\$333,500	\$0	\$333,500
<b>Total Niles Schools</b>		<b>\$30,459,600</b>	<b>\$6,208,800</b>	<b>\$4,097,400</b>	<b>\$168,886,900</b>	<b>\$0</b>	<b>\$209,652,700</b>	<b>\$15,971,100</b>	<b>\$225,623,800</b>
<b>14010 Cassopolis Schools</b>									
010	Calvin Township	\$30,530,600	\$341,200	\$425,700	\$91,679,500	\$0	\$122,977,000	\$12,361,947	\$135,338,947
020	Howard Township	\$3,600,400	\$0	\$0	\$4,804,200	\$0	\$8,404,600	\$607,350	\$9,011,950
030	Jefferson Township	\$29,052,500	\$1,218,800	\$448,300	\$60,780,500	\$0	\$91,500,100	\$24,927,800	\$116,427,900
040	LaGrange Township	\$19,756,500	\$10,177,600	\$4,368,700	\$62,505,300	\$0	\$96,808,100	\$6,849,600	\$103,657,700
080	Newberg Township	\$1,770,800	\$677,700	\$0	\$6,902,900	\$0	\$9,351,400	\$473,098	\$9,824,498
100	Penn Township	\$41,502,000	\$2,120,900	\$2,183,600	\$186,598,900	\$0	\$232,405,400	\$25,884,500	\$258,289,900
110	Pokagon Township	\$10,178,500	\$1,200,600	\$0	\$6,283,800	\$0	\$17,662,900	\$516,800	\$18,179,700
120	Porter Township	\$1,728,700	\$144,700	\$0	\$11,146,300	\$0	\$13,019,700	\$71,300	\$13,091,000
150	Wayne Township	\$722,900	\$0	\$0	\$284,100	\$0	\$1,007,000	\$20,400	\$1,027,400
<b>Total Cassopolis Schools</b>		<b>\$138,842,900</b>	<b>\$15,881,500</b>	<b>\$7,426,300</b>	<b>\$430,985,500</b>	<b>\$0</b>	<b>\$593,136,200</b>	<b>\$71,712,795</b>	<b>\$664,848,995</b>
<b>14020 Dowagiac Schools</b>									
040	LaGrange Township	\$15,205,700	\$1,629,300	\$41,800	\$23,066,000	\$0	\$39,942,800	\$1,356,500	\$41,299,300
110	Pokagon Township	\$21,804,500	\$2,990,700	\$1,616,200	\$37,241,400	\$0	\$63,652,800	\$2,680,400	\$66,333,200
130	Silver Creek Township	\$42,058,400	\$5,712,000	\$498,200	\$244,438,700	\$0	\$292,707,300	\$4,335,800	\$297,043,100
140	Volinia Township	\$1,504,900	\$0	\$0	\$366,800	\$0	\$1,871,700	\$45,928	\$1,917,628
150	Wayne Township	\$29,083,700	\$1,182,300	\$1,236,700	\$63,697,900	\$0	\$95,200,600	\$4,810,000	\$100,010,600
160	Dowagiac City	\$66,500	\$25,278,700	\$6,049,600	\$54,676,500	\$0	\$86,071,300	\$6,416,800	\$92,488,100
<b>Total Dowagiac Schools</b>		<b>\$109,723,700</b>	<b>\$36,793,000</b>	<b>\$9,442,500</b>	<b>\$423,487,300</b>	<b>\$0</b>	<b>\$579,446,500</b>	<b>\$19,645,428</b>	<b>\$599,091,928</b>
<b>14030 Edwardsburg Schools</b>									
010	Calvin Township	\$0	\$0	\$0	\$130,700	\$0	\$130,700	\$0	\$130,700
020	Howard Township	\$3,566,100	\$84,700	\$0	\$20,240,600	\$0	\$23,891,400	\$10,061,000	\$33,952,400
030	Jefferson Township	\$12,785,900	\$496,500	\$49,200	\$42,964,500	\$0	\$56,296,100	\$1,572,600	\$57,868,700
060	Mason Township	\$13,924,500	\$2,224,400	\$1,267,700	\$55,809,900	\$0	\$73,226,500	\$1,848,600	\$75,075,100
070	Milton Township	\$15,915,400	\$1,258,700	\$3,142,800	\$54,481,900	\$0	\$74,798,800	\$17,049,700	\$91,848,500
090	Ontwa Township	\$21,024,200	\$14,833,300	\$9,508,100	\$232,587,800	\$0	\$277,953,400	\$13,808,900	\$291,762,300
<b>Total Edwardsburg Schools</b>		<b>\$67,216,100</b>	<b>\$18,897,600</b>	<b>\$13,967,800</b>	<b>\$406,215,400</b>	<b>\$0</b>	<b>\$506,296,900</b>	<b>\$44,340,800</b>	<b>\$550,637,700</b>

**Cass County**  
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**By School District, Unit and Classification**

School District	Local Unit	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
<b>14050 Marcellus Schools</b>	050	\$39,192,800	\$3,546,400	\$1,135,000	\$65,447,800	\$0	\$109,322,000	\$16,032,709	\$125,354,709
	080	\$21,438,700	\$1,625,400	\$184,600	\$18,757,100	\$0	\$42,005,800	\$24,536,748	\$66,542,548
	100	\$3,387,000	\$0	\$0	\$2,108,300	\$0	\$5,495,300	\$205,300	\$5,700,600
	140	\$38,803,800	\$265,500	\$15,300	\$32,348,221	\$0	\$71,432,821	\$1,265,643	\$72,698,464
	150	\$0	\$0	\$0	\$28,400	\$0	\$28,400	\$0	\$28,400
<b>Total Marcellus Schools</b>		<b>\$102,822,300</b>	<b>\$5,437,300</b>	<b>\$1,334,900</b>	<b>\$118,689,821</b>	<b>\$0</b>	<b>\$228,284,321</b>	<b>\$42,040,400</b>	<b>\$270,324,721</b>
<b>75050 Constantine Schools</b>	060	\$11,137,600	\$107,000	\$160,000	\$13,902,300	\$0	\$25,306,900	\$971,300	\$26,278,200
	080	\$2,208,900	\$245,400	\$386,800	\$3,030,300	\$0	\$5,871,400	\$283,534	\$6,154,934
	120	\$56,645,800	\$454,100	\$71,500	\$141,353,100	\$0	\$198,524,500	\$3,723,100	\$202,247,600
	<b>Total Constantine Schools</b>		<b>\$69,992,300</b>	<b>\$806,500</b>	<b>\$618,300</b>	<b>\$158,285,700</b>	<b>\$0</b>	<b>\$229,702,800</b>	<b>\$4,977,934</b>
<b>75070 White Pigeon Schools</b>	060	\$808,700	\$87,400	\$0	\$402,300	\$0	\$1,298,400	\$56,000	\$1,354,400
	120	\$11,556,000	\$2,624,800	\$330,700	\$100,774,400	\$0	\$115,285,900	\$1,997,000	\$117,282,900
	<b>Total White Pigeon Schools</b>		<b>\$12,364,700</b>	<b>\$330,700</b>	<b>\$101,176,700</b>	<b>\$0</b>	<b>\$116,584,300</b>	<b>\$2,053,000</b>	<b>\$118,637,300</b>
<b>75080 Three Rivers Schools</b>	080	\$3,768,600	\$2,206,700	\$8,400	\$22,013,100	\$0	\$27,996,800	\$994,231	\$28,991,031
	120	\$878,300	\$141,600	\$0	\$4,380,500	\$0	\$5,400,400	\$669,100	\$6,069,500
	<b>Total Three Rivers Schools</b>		<b>\$4,646,900</b>	<b>\$8,400</b>	<b>\$26,393,600</b>	<b>\$0</b>	<b>\$33,397,200</b>	<b>\$1,663,331</b>	<b>\$35,060,531</b>
<b>80050 Decatur Schools</b>	140	\$8,456,900	\$0	\$0	\$3,551,700	\$0	\$12,018,600	\$117,519	\$12,136,119
	150	\$8,703,600	\$207,800	\$0	\$7,079,700	\$0	\$15,991,100	\$360,200	\$16,351,300
	<b>Total Decatur Schools</b>		<b>\$17,160,500</b>	<b>\$207,800</b>	<b>\$10,641,400</b>	<b>\$0</b>	<b>\$28,009,700</b>	<b>\$477,719</b>	<b>\$28,487,419</b>

**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
<b>010 Calvin Township</b>									
14010	Cassopolis	\$11,439,437	\$256,879	\$229,876	\$59,275,584	\$0	\$71,201,776	\$12,343,711	\$83,545,487
14030	Edwardsburg	\$0	\$0	\$0	\$89,293	\$0	\$89,293	\$0	\$89,293
<b>Total Calvin Township</b>		<b>\$11,439,437</b>	<b>\$256,879</b>	<b>\$229,876</b>	<b>\$59,364,877</b>	<b>\$0</b>	<b>\$71,291,069</b>	<b>\$12,343,711</b>	<b>\$83,634,780</b>
<b>020 Howard Township</b>									
11300	Niles	\$8,466,573	\$4,561,273	\$2,744,428	\$128,857,548	\$0	\$144,629,822	\$15,187,400	\$159,817,222
14010	Cassopolis	\$1,214,695	\$0	\$0	\$3,868,164	\$0	\$5,082,859	\$604,452	\$5,687,311
14030	Edwardsburg	\$1,262,012	\$61,648	\$0	\$18,047,787	\$0	\$19,371,447	\$10,061,000	\$29,432,447
<b>Total Howard Township</b>		<b>\$10,943,280</b>	<b>\$4,622,921</b>	<b>\$2,744,428</b>	<b>\$150,773,499</b>	<b>\$0</b>	<b>\$169,084,128</b>	<b>\$25,852,852</b>	<b>\$194,936,980</b>
<b>030 Jefferson Township</b>									
14010	Cassopolis	\$9,941,683	\$989,150	\$340,980	\$41,967,543	\$0	\$53,139,356	\$24,284,288	\$77,423,644
14030	Edwardsburg	\$4,390,045	\$349,237	\$49,200	\$35,916,491	\$0	\$40,704,973	\$1,504,781	\$42,209,754
<b>Total Jefferson Township</b>		<b>\$14,331,728</b>	<b>\$1,338,387</b>	<b>\$290,180</b>	<b>\$77,884,034</b>	<b>\$0</b>	<b>\$93,844,329</b>	<b>\$25,789,069</b>	<b>\$119,633,398</b>
<b>040 LaGrange Township</b>									
14010	Cassopolis	\$7,121,100	\$8,073,014	\$3,391,621	\$47,637,896	\$0	\$66,223,631	\$6,849,600	\$73,073,231
14020	Dowagiac	\$6,226,311	\$1,329,240	\$29,562	\$18,318,375	\$0	\$25,903,488	\$1,356,500	\$27,259,988
<b>Total LaGrange Township</b>		<b>\$13,347,411</b>	<b>\$9,402,254</b>	<b>\$3,421,183</b>	<b>\$65,956,271</b>	<b>\$0</b>	<b>\$92,127,119</b>	<b>\$8,206,100</b>	<b>\$100,333,219</b>
<b>050 Marcellus Township</b>									
14050	Marcellus	\$16,684,905	\$2,672,429	\$791,814	\$48,698,627	\$0	\$68,847,775	\$16,032,709	\$84,880,484
<b>Total Marcellus Township</b>		<b>\$16,684,905</b>	<b>\$2,672,429</b>	<b>\$791,814</b>	<b>\$48,698,627</b>	<b>\$0</b>	<b>\$68,847,775</b>	<b>\$16,032,709</b>	<b>\$84,880,484</b>
<b>060 Mason Township</b>									
14030	Edwardsburg	\$5,664,443	\$1,970,159	\$1,152,386	\$47,242,281	\$0	\$56,029,269	\$1,848,600	\$57,877,869
75050	Constantine	\$4,340,331	\$61,329	\$142,986	\$11,508,488	\$0	\$16,053,084	\$971,300	\$17,024,384
75070	White Pigeon	\$311,624	\$87,400	\$0	\$319,828	\$0	\$718,852	\$56,000	\$774,852
<b>Total Mason Township</b>		<b>\$10,316,398</b>	<b>\$2,118,888</b>	<b>\$1,295,322</b>	<b>\$59,070,597</b>	<b>\$0</b>	<b>\$72,801,205</b>	<b>\$2,875,900</b>	<b>\$75,677,105</b>
<b>070 Milton Township</b>									
11210	Brandywine	\$2,780,694	\$473,133	\$288,620	\$71,554,952	\$0	\$75,097,399	\$14,590,600	\$89,687,999
14030	Edwardsburg	\$5,923,261	\$921,117	\$2,181,647	\$47,982,931	\$0	\$57,008,956	\$17,049,700	\$74,058,656
<b>Total Milton Township</b>		<b>\$8,703,955</b>	<b>\$1,394,250</b>	<b>\$2,470,267</b>	<b>\$119,537,883</b>	<b>\$0</b>	<b>\$132,106,355</b>	<b>\$31,640,300</b>	<b>\$163,746,655</b>
<b>080 Newberg Township</b>									
14010	Cassopolis	\$847,011	\$607,390	\$0	\$5,431,094	\$0	\$6,885,495	\$473,098	\$7,358,593
14050	Marcellus	\$7,102,022	\$1,223,029	\$168,354	\$13,656,454	\$0	\$22,149,859	\$24,372,718	\$46,522,577
75050	Constantine	\$766,970	\$125,412	\$284,769	\$2,433,743	\$0	\$3,610,894	\$283,534	\$3,894,428
75080	Three Rivers	\$1,354,132	\$1,817,886	\$6,773	\$17,214,666	\$0	\$20,393,457	\$994,231	\$21,387,688
<b>Total Newberg Township</b>		<b>\$10,070,135</b>	<b>\$3,773,717</b>	<b>\$459,896</b>	<b>\$38,735,957</b>	<b>\$0</b>	<b>\$53,039,705</b>	<b>\$26,123,581</b>	<b>\$79,163,286</b>
<b>090 Ontwa Township</b>									
14030	Edwardsburg	\$9,175,710	\$12,810,040	\$7,312,371	\$193,680,034	\$0	\$222,978,155	\$13,779,694	\$236,757,849
<b>Total Ontwa Township</b>		<b>\$9,175,710</b>	<b>\$12,810,040</b>	<b>\$7,312,371</b>	<b>\$193,680,034</b>	<b>\$0</b>	<b>\$222,978,155</b>	<b>\$13,779,694</b>	<b>\$236,757,849</b>
<b>100 Penn Township</b>									
14010	Cassopolis	\$17,573,291	\$1,775,903	\$941,899	\$146,608,874	\$0	\$166,899,967	\$25,884,500	\$192,784,467
14050	Marcellus	\$1,612,371	\$0	\$0	\$1,739,560	\$0	\$3,351,931	\$205,300	\$3,557,231
<b>Total Penn Township</b>		<b>\$19,185,662</b>	<b>\$1,775,903</b>	<b>\$941,899</b>	<b>\$148,348,434</b>	<b>\$0</b>	<b>\$170,251,898</b>	<b>\$26,089,800</b>	<b>\$196,341,698</b>

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<b>110 Pokagon Township</b>									
11300	Niles	\$3,405,479	\$351,513	\$186,138	\$10,995,787	\$0	\$14,938,917	\$783,700	\$15,722,617
14010	Cassopolis	\$3,865,392	\$641,925	\$0	\$4,674,963	\$0	\$9,182,280	\$516,800	\$9,699,080
14020	Dowagiac	\$9,763,975	\$2,546,771	\$1,088,493	\$27,489,293	\$0	\$40,888,532	\$2,680,400	\$43,568,932
<b>Total Pokagon Township</b>		<b>\$17,034,846</b>	<b>\$3,540,209</b>	<b>\$1,274,631</b>	<b>\$43,160,043</b>	<b>\$0</b>	<b>\$65,009,729</b>	<b>\$3,980,900</b>	<b>\$68,990,629</b>
<b>120 Porter Township</b>									
14010	Cassopolis	\$846,304	\$97,249	\$0	\$8,869,003	\$0	\$9,812,556	\$71,300	\$9,883,856
75050	Constantine	\$22,389,733	\$352,020	\$43,797	\$103,242,483	\$0	\$126,028,033	\$3,723,100	\$129,751,133
75070	White Pigeon	\$4,575,864	\$2,318,460	\$265,544	\$75,875,249	\$0	\$83,035,117	\$1,997,000	\$85,032,117
75080	Three Rivers	\$260,150	\$120,373	\$0	\$2,727,535	\$0	\$3,108,058	\$669,100	\$3,777,158
<b>Total Porter Township</b>		<b>\$28,072,051</b>	<b>\$2,888,102</b>	<b>\$309,341</b>	<b>\$190,714,270</b>	<b>\$0</b>	<b>\$221,983,764</b>	<b>\$6,460,500</b>	<b>\$228,444,264</b>
<b>130 Silver Creek Township</b>									
11250	Eau Claire	\$0	\$319,029	\$0	\$9,307,783	\$0	\$9,626,812	\$103,600	\$9,730,412
11300	Niles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14020	Dowagiac	\$14,966,195	\$4,151,910	\$470,091	\$192,423,444	\$0	\$212,011,640	\$4,335,800	\$216,347,440
<b>Total Silver Creek Township</b>		<b>\$14,966,195</b>	<b>\$4,470,939</b>	<b>\$470,091</b>	<b>\$201,731,227</b>	<b>\$0</b>	<b>\$221,638,452</b>	<b>\$4,439,400</b>	<b>\$226,077,852</b>
<b>140 Volinia Township</b>									
14020	Dowagiac	\$784,801	\$0	\$0	\$211,982	\$0	\$996,783	\$45,928	\$1,042,711
14050	Marcellus	\$12,947,715	\$253,045	\$6,231	\$23,884,624	\$0	\$37,093,615	\$1,265,643	\$38,359,258
80050	Decatur	\$2,695,943	\$0	\$0	\$2,522,507	\$0	\$5,218,450	\$117,519	\$5,335,969
<b>Total Volinia Township</b>		<b>\$16,428,459</b>	<b>\$253,045</b>	<b>\$6,231</b>	<b>\$26,619,113</b>	<b>\$0</b>	<b>\$43,308,848</b>	<b>\$1,429,090</b>	<b>\$44,737,938</b>
<b>150 Wayne Township</b>									
14010	Cassopolis	\$171,704	\$0	\$0	\$224,956	\$0	\$396,660	\$20,400	\$417,060
14020	Dowagiac	\$9,697,169	\$838,953	\$1,195,055	\$51,001,659	\$0	\$62,732,836	\$4,810,000	\$67,542,836
14050	Marcellus	\$0	\$0	\$0	\$22,249	\$0	\$22,249	\$0	\$22,249
80050	Decatur	\$3,176,545	\$110,959	\$0	\$5,042,514	\$0	\$8,330,018	\$360,200	\$8,690,218
<b>Total Wayne Township</b>		<b>\$13,045,418</b>	<b>\$949,912</b>	<b>\$1,195,055</b>	<b>\$56,291,378</b>	<b>\$0</b>	<b>\$71,481,763</b>	<b>\$5,190,600</b>	<b>\$76,672,363</b>
<b>160 Dowagiac City</b>									
14020	Dowagiac	\$21,858	\$22,745,831	\$5,730,945	\$48,101,149	\$0	\$76,599,783	\$6,416,800	\$83,016,583
<b>Total Dowagiac City</b>		<b>\$21,858</b>	<b>\$22,745,831</b>	<b>\$5,730,945</b>	<b>\$48,101,149</b>	<b>\$0</b>	<b>\$76,599,783</b>	<b>\$6,416,800</b>	<b>\$83,016,583</b>
<b>170 Niles City</b>									
11300	Niles	\$0	\$0	\$282,133	\$0	\$0	\$282,133	\$0	\$282,133
<b>Total Niles City</b>		<b>\$0</b>	<b>\$0</b>	<b>\$282,133</b>	<b>\$0</b>	<b>\$0</b>	<b>\$282,133</b>	<b>\$0</b>	<b>\$282,133</b>

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<b>11210 Brandywine Schools</b>									
070	Milton Township	\$2,780,694	\$473,133	\$288,620	\$71,554,952	\$0	\$75,097,399	\$14,590,600	\$89,687,999
Total Brandywine Schools		\$2,780,694	\$473,133	\$288,620	\$71,554,952	\$0	\$75,097,399	\$14,590,600	\$89,687,999
<b>11250 Eau Claire Schools</b>									
130	Silver Creek Township	\$0	\$319,029	\$0	\$9,307,783	\$0	\$9,626,812	\$103,600	\$9,730,412
Total Eau Claire Schools		\$0	\$319,029	\$0	\$9,307,783	\$0	\$9,626,812	\$103,600	\$9,730,412
<b>11300 Niles Schools</b>									
020	Howard Township	\$8,466,573	\$4,561,773	\$2,744,428	\$128,857,548	\$0	\$144,629,822	\$15,187,400	\$159,817,222
110	Pokagon Township	\$3,405,479	\$351,513	\$186,138	\$10,995,787	\$0	\$14,938,917	\$783,700	\$15,722,617
130	Silver Creek Township	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
170	Niles City	\$0	\$0	\$282,133	\$0	\$0	\$282,133	\$0	\$282,133
Total Niles Schools		\$11,872,052	\$4,912,786	\$3,212,699	\$139,853,335	\$0	\$159,850,872	\$15,971,100	\$175,821,972
<b>14010 Cassopolis Schools</b>									
010	Calvin Township	\$11,439,437	\$256,879	\$229,876	\$59,275,584	\$0	\$71,201,776	\$12,343,711	\$83,545,487
020	Howard Township	\$1,214,695	\$0	\$0	\$3,868,164	\$0	\$5,082,859	\$604,452	\$5,687,311
030	Jefferson Township	\$9,941,683	\$989,150	\$240,980	\$41,967,543	\$0	\$53,139,356	\$24,284,288	\$77,423,644
040	LaGrange Township	\$7,121,100	\$8,073,014	\$3,391,621	\$47,637,896	\$0	\$66,223,631	\$6,849,600	\$73,073,231
080	Newberg Township	\$847,011	\$607,390	\$0	\$5,431,094	\$0	\$6,885,495	\$473,098	\$7,358,593
100	Penn Township	\$17,573,291	\$1,775,903	\$941,899	\$146,608,874	\$0	\$166,899,967	\$25,884,500	\$192,784,467
110	Pokagon Township	\$3,865,392	\$641,925	\$0	\$4,674,963	\$0	\$9,182,280	\$516,800	\$9,699,080
120	Porter Township	\$846,304	\$97,249	\$0	\$8,869,003	\$0	\$9,812,556	\$71,300	\$9,883,856
150	Wayne Township	\$171,704	\$0	\$0	\$224,956	\$0	\$396,660	\$20,400	\$417,060
Total Cassopolis Schools		\$53,020,617	\$12,441,510	\$4,804,376	\$318,558,077	\$0	\$388,824,580	\$71,048,149	\$459,872,729
<b>14020 Dowagiac Schools</b>									
040	LaGrange Township	\$6,226,311	\$1,329,240	\$29,562	\$18,318,375	\$0	\$25,903,488	\$1,356,500	\$27,259,988
110	Pokagon Township	\$9,763,975	\$2,546,771	\$1,088,493	\$27,489,293	\$0	\$40,888,532	\$2,680,400	\$43,568,932
130	Silver Creek Township	\$14,956,195	\$4,151,910	\$470,091	\$192,423,444	\$0	\$212,011,640	\$4,335,800	\$216,347,440
140	Volinia Township	\$784,801	\$0	\$0	\$211,982	\$0	\$996,783	\$45,928	\$1,042,711
150	Wayne Township	\$9,697,169	\$838,953	\$1,195,055	\$51,001,659	\$0	\$62,732,836	\$4,810,000	\$67,542,836
160	Dowagiac City	\$21,858	\$22,745,831	\$5,730,945	\$48,101,149	\$0	\$76,599,783	\$6,416,800	\$83,016,583
Total Dowagiac Schools		\$41,460,309	\$31,612,705	\$8,514,146	\$337,545,902	\$0	\$419,133,062	\$19,645,428	\$438,778,490
<b>14030 Edwardsburg Schools</b>									
010	Calvin Township	\$0	\$0	\$0	\$89,293	\$0	\$89,293	\$0	\$89,293
020	Howard Township	\$1,262,012	\$61,648	\$0	\$18,047,787	\$0	\$19,371,447	\$10,061,000	\$29,432,447
030	Jefferson Township	\$4,390,045	\$349,237	\$49,200	\$35,916,491	\$0	\$40,704,973	\$1,504,781	\$42,209,754
060	Mason Township	\$5,664,443	\$1,970,159	\$1,152,386	\$47,242,281	\$0	\$56,029,269	\$1,848,600	\$57,877,869
070	Milton Township	\$5,923,261	\$921,117	\$2,181,647	\$47,982,931	\$0	\$57,008,956	\$17,049,700	\$74,058,656
090	Ontwa Township	\$9,175,710	\$12,810,040	\$7,312,371	\$193,680,034	\$0	\$222,978,155	\$13,779,694	\$236,757,849
Total Edwardsburg Schools		\$26,415,471	\$16,112,201	\$10,695,604	\$342,958,817	\$0	\$396,182,093	\$44,243,775	\$440,425,868

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<b>14050 Marcellus Schools</b>									
050	Marcellus Township	\$16,684,905	\$2,672,429	\$791,814	\$48,698,627	\$0	\$68,847,775	\$16,032,709	\$84,880,484
080	Newberg Township	\$7,102,022	\$1,223,029	\$168,354	\$13,656,454	\$0	\$22,149,859	\$24,372,718	\$46,522,577
100	Penn Township	\$1,612,371	\$0	\$0	\$1,739,560	\$0	\$3,351,931	\$205,300	\$3,557,231
140	Vollinia Township	\$12,947,715	\$253,045	\$8,231	\$23,884,624	\$0	\$37,093,615	\$1,265,643	\$38,359,258
150	Wayne Township	\$0	\$0	\$0	\$22,249	\$0	\$22,249	\$0	\$22,249
<b>Total Marcellus Schools</b>		<b>\$38,347,013</b>	<b>\$4,148,503</b>	<b>\$968,399</b>	<b>\$88,001,514</b>	<b>\$0</b>	<b>\$131,465,429</b>	<b>\$41,876,370</b>	<b>\$173,341,799</b>
<b>75050 Constantine Schools</b>									
060	Mason Township	\$4,340,331	\$61,329	\$142,936	\$11,508,488	\$0	\$16,053,084	\$971,300	\$17,024,384
080	Newberg Township	\$766,970	\$125,412	\$284,769	\$2,433,743	\$0	\$3,610,894	\$283,534	\$3,894,428
120	Porter Township	\$22,389,733	\$352,020	\$43,797	\$103,242,483	\$0	\$126,028,033	\$3,723,100	\$129,751,133
<b>Total Constantine Schools</b>		<b>\$27,497,034</b>	<b>\$538,761</b>	<b>\$471,502</b>	<b>\$117,184,714</b>	<b>\$0</b>	<b>\$145,692,011</b>	<b>\$4,977,934</b>	<b>\$150,669,945</b>
<b>75070 White Pigeon Schools</b>									
060	Mason Township	\$311,624	\$87,400	\$0	\$319,828	\$0	\$718,852	\$56,000	\$774,852
120	Porter Township	\$4,575,864	\$2,318,460	\$265,544	\$75,875,249	\$0	\$83,035,117	\$1,997,000	\$85,032,117
<b>Total White Pigeon Schools</b>		<b>\$4,887,488</b>	<b>\$2,405,860</b>	<b>\$265,544</b>	<b>\$76,195,077</b>	<b>\$0</b>	<b>\$83,753,969</b>	<b>\$2,053,000</b>	<b>\$85,806,969</b>
<b>75080 Three Rivers Schools</b>									
080	Newberg Township	\$1,354,132	\$1,817,886	\$6,773	\$17,214,666	\$0	\$20,393,457	\$994,231	\$21,387,688
120	Porter Township	\$260,150	\$120,373	\$0	\$2,727,535	\$0	\$3,108,058	\$669,100	\$3,777,158
<b>Total Three Rivers Schools</b>		<b>\$1,614,282</b>	<b>\$1,938,259</b>	<b>\$6,773</b>	<b>\$19,942,201</b>	<b>\$0</b>	<b>\$23,501,515</b>	<b>\$1,663,331</b>	<b>\$25,164,846</b>
<b>80050 Decatur Schools</b>									
140	Vollinia Township	\$2,695,943	\$0	\$0	\$2,522,507	\$0	\$5,218,450	\$117,519	\$5,335,969
150	Wayne Township	\$3,176,545	\$110,959	\$0	\$5,042,514	\$0	\$8,330,018	\$360,200	\$8,690,218
<b>Total Decatur Schools</b>		<b>\$5,872,488</b>	<b>\$110,959</b>	<b>\$0</b>	<b>\$7,565,021</b>	<b>\$0</b>	<b>\$13,548,468</b>	<b>\$477,719</b>	<b>\$14,026,187</b>

Cass County

Tabulation of County Taxable Values

By Unit, School District and PRE / MBT Exemption Type

Local Unit	School	PRE Real & Pers	Non-PRE All R&P	PRE- Real	Com. Personal	Ind. Personal	Total Taxable Value
<b>010 Calvin Township</b>							
14010	Cassopolis	\$48,954,841	\$34,590,646	\$48,931,152	\$8,858	\$14,831	\$83,545,487
14030	Edwardsburg	\$85,721	\$3,572	\$85,721	\$0	\$0	\$89,293
<b>Total Calvin Township</b>		<b>\$49,040,562</b>	<b>\$34,594,218</b>	<b>\$49,016,873</b>	<b>\$8,858</b>	<b>\$14,831</b>	<b>\$83,634,780</b>
<b>020 Howard Township</b>							
11300	Niles	\$119,359,530	\$40,457,692	\$114,956,730	\$2,489,050	\$1,913,750	\$159,817,222
14010	Cassopolis	\$4,246,250	\$1,441,061	\$4,246,250	\$0	\$0	\$5,687,311
14030	Edwardsburg	\$17,261,074	\$12,171,373	\$17,110,974	\$150,100	\$0	\$29,432,447
<b>Total Howard Township</b>		<b>\$140,866,854</b>	<b>\$54,070,126</b>	<b>\$136,313,954</b>	<b>\$2,639,150</b>	<b>\$1,913,750</b>	<b>\$194,936,980</b>
<b>030 Jefferson Township</b>							
14010	Cassopolis	\$39,795,665	\$37,627,979	\$39,490,365	\$261,000	\$44,300	\$77,423,644
14030	Edwardsburg	\$36,894,560	\$5,315,194	\$36,889,760	\$4,800	\$0	\$42,209,754
<b>Total Jefferson Township</b>		<b>\$76,690,225</b>	<b>\$42,943,173</b>	<b>\$76,380,125</b>	<b>\$265,800</b>	<b>\$44,300</b>	<b>\$119,633,398</b>
<b>040 LaGrange Township</b>							
14010	Cassopolis	\$37,117,508	\$35,955,723	\$34,758,308	\$1,946,100	\$413,100	\$73,073,231
14020	Dowagiac	\$20,410,303	\$6,849,685	\$19,890,003	\$520,300	\$0	\$27,259,988
<b>Total LaGrange Township</b>		<b>\$57,527,811</b>	<b>\$42,805,408</b>	<b>\$54,648,311</b>	<b>\$2,466,400</b>	<b>\$413,100</b>	<b>\$100,333,219</b>
<b>050 Marcellus Township</b>							
14050	Marcellus	\$46,853,814	\$38,026,670	\$46,162,828	\$519,216	\$171,770	\$84,880,484
<b>Total Marcellus Township</b>		<b>\$46,853,814</b>	<b>\$38,026,670</b>	<b>\$46,162,828</b>	<b>\$519,216</b>	<b>\$171,770</b>	<b>\$84,880,484</b>
<b>060 Mason Township</b>							
14030	Edwardsburg	\$47,234,632	\$10,643,237	\$46,664,932	\$151,200	\$418,500	\$57,877,869
75050	Constantine	\$14,283,882	\$2,740,502	\$14,058,382	\$68,200	\$157,300	\$17,024,384
75070	White Pigeon	\$608,180	\$166,672	\$562,280	\$45,900	\$0	\$774,852
<b>Total Mason Township</b>		<b>\$62,126,694</b>	<b>\$13,550,411</b>	<b>\$61,285,594</b>	<b>\$265,300</b>	<b>\$575,800</b>	<b>\$75,677,105</b>
<b>070 Milton Township</b>							
11210	Brandywine	\$68,622,514	\$21,065,485	\$68,214,214	\$376,300	\$32,000	\$89,687,999
14030	Edwardsburg	\$51,046,406	\$23,012,250	\$50,572,906	\$308,700	\$164,800	\$74,058,656
<b>Total Milton Township</b>		<b>\$119,668,920</b>	<b>\$44,077,735</b>	<b>\$118,787,120</b>	<b>\$685,000</b>	<b>\$196,800</b>	<b>\$163,746,655</b>

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

Local Unit	School	PRE Real & Pers	Non-PRE All R&P	PRE- Real	Com. Personal	Ind. Personal	Total Taxable Value
<b>080 Newberg Township</b>							
14010	Cassopolis	\$3,947,761	\$3,410,832	\$3,885,829	\$61,932	\$0	\$7,358,593
14050	Marcellus	\$16,176,061	\$30,346,516	\$15,972,718	\$203,343	\$0	\$46,522,577
75050	Constantine	\$2,930,409	\$964,019	\$2,883,649	\$46,760	\$0	\$3,894,428
75080	Three Rivers	\$13,253,935	\$8,133,753	\$12,872,508	\$188,809	\$192,618	\$21,387,688
<b>Total Newberg Township</b>		<b>\$36,308,166</b>	<b>\$42,855,120</b>	<b>\$35,614,704</b>	<b>\$500,844</b>	<b>\$192,618</b>	<b>\$79,163,286</b>
<b>090 Ontwa Township</b>							
14030	Edwardsburg	\$169,877,979	\$66,879,870	\$163,342,079	\$2,776,000	\$3,759,900	\$236,757,849
<b>Total Ontwa Township</b>		<b>\$169,877,979</b>	<b>\$66,879,870</b>	<b>\$163,342,079</b>	<b>\$2,776,000</b>	<b>\$3,759,900</b>	<b>\$236,757,849</b>
<b>100 Penn Township</b>							
14010	Cassopolis	\$81,463,217	\$111,321,250	\$80,824,117	\$639,100	\$0	\$192,784,467
14050	Marcellus	\$2,467,948	\$1,089,283	\$2,467,948	\$0	\$0	\$3,557,231
<b>Total Penn Township</b>		<b>\$83,931,165</b>	<b>\$112,410,533</b>	<b>\$83,292,065</b>	<b>\$639,100</b>	<b>\$0</b>	<b>\$196,341,698</b>
<b>110 Pokagon Township</b>							
11300	Niles	\$12,714,145	\$3,008,472	\$12,700,145	\$14,000	\$0	\$15,722,617
14010	Cassopolis	\$8,162,244	\$1,536,836	\$7,996,544	\$165,700	\$0	\$9,699,080
14020	Dowagiac	\$32,785,710	\$10,783,222	\$32,248,210	\$125,300	\$412,200	\$43,568,932
<b>Total Pokagon Township</b>		<b>\$53,662,099</b>	<b>\$15,328,530</b>	<b>\$52,944,899</b>	<b>\$305,000</b>	<b>\$412,200</b>	<b>\$68,990,629</b>
<b>120 Porter Township</b>							
14010	Cassopolis	\$5,249,204	\$4,634,652	\$5,247,904	\$1,300	\$0	\$9,883,856
75050	Constantine	\$90,185,496	\$39,565,637	\$89,876,896	\$298,600	\$10,000	\$129,751,133
75070	White Pigeon	\$54,247,777	\$30,784,340	\$53,742,977	\$307,900	\$196,900	\$85,032,117
75080	Three Rivers	\$1,857,506	\$1,919,652	\$1,857,506	\$0	\$0	\$3,777,158
<b>Total Porter Township</b>		<b>\$151,539,983</b>	<b>\$76,904,281</b>	<b>\$150,725,283</b>	<b>\$607,800</b>	<b>\$206,900</b>	<b>\$228,444,264</b>

Cass County

Tabulation of County Taxable Values

By Unit, School District and PRE / MBT Exemption Type

Local Unit	School	PRE Real & Pers	Non-PRE All R&P	PRE- Real	Com. Personal	Ind. Personal	Total Taxable Value
<b>130 Silver Creek Township</b>							
11250	Eau Claire	\$2,436,483	\$7,293,929	\$2,395,883	\$40,600	\$0	\$9,730,412
11300	Niles	\$0	\$0	\$0	\$0	\$0	\$0
14020	Dowagiac	\$91,126,263	\$125,221,177	\$90,143,663	\$848,100	\$134,500	\$216,347,440
<b>Total Silver Creek Township</b>		<b>\$93,562,746</b>	<b>\$132,515,106</b>	<b>\$92,539,546</b>	<b>\$888,700</b>	<b>\$134,500</b>	<b>\$226,077,852</b>
<b>140 Volinia Township</b>							
14020	Dowagiac	\$826,677	\$216,034	\$826,677	\$0	\$0	\$1,042,711
14050	Marcellus	\$26,339,442	\$12,019,816	\$26,205,062	\$134,380	\$0	\$38,359,258
80050	Decatur	\$4,870,709	\$465,260	\$4,870,709	\$0	\$0	\$5,335,969
<b>Total Volinia Township</b>		<b>\$32,036,828</b>	<b>\$12,701,110</b>	<b>\$31,902,448</b>	<b>\$134,380</b>	<b>\$0</b>	<b>\$44,737,938</b>
<b>150 Wayne Township</b>							
14010	Cassopolis	\$357,252	\$59,808	\$357,252	\$0	\$0	\$417,060
14020	Dowagiac	\$44,889,340	\$22,653,496	\$44,583,040	\$107,400	\$198,900	\$67,542,836
14050	Marcellus	\$0	\$22,249	\$0	\$0	\$0	\$22,249
80050	Decatur	\$7,573,653	\$1,116,565	\$7,573,653	\$0	\$0	\$8,690,218
<b>Total Wayne Township</b>		<b>\$52,820,245</b>	<b>\$23,852,118</b>	<b>\$52,513,945</b>	<b>\$107,400</b>	<b>\$198,900</b>	<b>\$76,672,363</b>
<b>160 Dowagiac City</b>							
14020	Dowagiac	\$42,238,429	\$40,778,154	\$37,903,829	\$2,604,100	\$1,730,500	\$83,016,583
<b>Total Dowagiac City</b>		<b>\$42,238,429</b>	<b>\$40,778,154</b>	<b>\$37,903,829</b>	<b>\$2,604,100</b>	<b>\$1,730,500</b>	<b>\$83,016,583</b>
<b>170 Niles City</b>							
11300	Niles	\$0	\$282,133	\$0	\$0	\$0	\$282,133
<b>Total Niles City</b>		<b>\$0</b>	<b>\$282,133</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$282,133</b>

**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
<b>11210 Brandywine Schools</b>							
070	Milton Township	\$68,622,514	\$21,065,485	\$68,214,214	\$376,300	\$32,000	\$89,687,999
<b>Total Brandywine Schools</b>		<b>\$68,622,514</b>	<b>\$21,065,485</b>	<b>\$68,214,214</b>	<b>\$376,300</b>	<b>\$32,000</b>	<b>\$89,687,999</b>
<b>11250 Eau Claire Schools</b>							
130	Silver Creek Township	\$2,436,483	\$7,293,929	\$2,395,883	\$40,600	\$0	\$9,730,412
<b>Total Eau Claire Schools</b>		<b>\$2,436,483</b>	<b>\$7,293,929</b>	<b>\$2,395,883</b>	<b>\$40,600</b>	<b>\$0</b>	<b>\$9,730,412</b>
<b>11300 Niles Schools</b>							
020	Howard Township	\$119,359,530	\$40,457,692	\$114,956,730	\$2,489,050	\$1,913,750	\$159,817,222
110	Pokagon Township	\$12,714,145	\$3,008,472	\$12,700,145	\$14,000	\$0	\$15,722,617
130	Silver Creek Township	\$0	\$0	\$0	\$0	\$0	\$0
170	Niles City	\$0	\$282,133	\$0	\$0	\$0	\$282,133
<b>Total Niles Schools</b>		<b>\$132,073,675</b>	<b>\$43,748,297</b>	<b>\$127,656,875</b>	<b>\$2,503,050</b>	<b>\$1,913,750</b>	<b>\$175,821,972</b>
<b>14010 Cassopolis Schools</b>							
010	Calvin Township	\$48,954,841	\$34,590,646	\$48,931,152	\$8,858	\$14,831	\$83,545,487
020	Howard Township	\$4,246,250	\$1,441,061	\$4,246,250	\$0	\$0	\$5,687,311
030	Jefferson Township	\$39,795,665	\$37,627,979	\$39,490,365	\$261,000	\$44,300	\$77,423,644
040	LaGrange Township	\$37,117,508	\$35,955,723	\$34,758,308	\$1,946,100	\$413,100	\$73,073,231
080	Newberg Township	\$3,947,761	\$3,410,832	\$3,885,829	\$61,932	\$0	\$7,358,593
100	Penn Township	\$81,463,217	\$111,321,250	\$80,824,117	\$639,100	\$0	\$192,784,467
110	Pokagon Township	\$8,162,244	\$1,536,836	\$7,996,544	\$165,700	\$0	\$9,699,080
120	Porter Township	\$5,249,204	\$4,634,652	\$5,247,904	\$1,300	\$0	\$9,883,856
150	Wayne Township	\$357,252	\$59,808	\$357,252	\$0	\$0	\$417,060
<b>Total Cassopolis Schools</b>		<b>\$229,293,942</b>	<b>\$230,578,787</b>	<b>\$225,737,721</b>	<b>\$3,083,990</b>	<b>\$472,231</b>	<b>\$459,872,729</b>
<b>14020 Dowagiac Schools</b>							
040	LaGrange Township	\$20,410,303	\$6,849,685	\$19,890,003	\$520,300	\$0	\$27,259,988
110	Pokagon Township	\$32,785,710	\$10,783,222	\$32,248,210	\$125,300	\$412,200	\$43,568,932
130	Silver Creek Township	\$91,126,263	\$125,221,177	\$90,143,663	\$848,100	\$134,500	\$216,347,440
140	Volinia Township	\$826,677	\$216,034	\$826,677	\$0	\$0	\$1,042,711
150	Wayne Township	\$44,889,340	\$22,653,496	\$44,583,040	\$107,400	\$198,900	\$67,542,836
160	Dowagiac City	\$42,238,429	\$40,778,154	\$37,903,829	\$2,604,100	\$1,730,500	\$83,016,583
<b>Total Dowagiac Schools</b>		<b>\$232,276,722</b>	<b>\$206,501,768</b>	<b>\$225,595,422</b>	<b>\$4,205,200</b>	<b>\$2,476,100</b>	<b>\$438,778,490</b>

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
<b>14030 Edwardsburg Schools</b>							
010	Calvin Township	\$85,721	\$3,572	\$85,721	\$0	\$0	\$89,293
020	Howard Township	\$17,261,074	\$12,171,373	\$17,110,974	\$150,100	\$0	\$29,432,447
030	Jefferson Township	\$36,894,560	\$5,315,194	\$36,889,760	\$4,800	\$0	\$42,209,754
060	Mason Township	\$47,234,632	\$10,643,237	\$46,664,932	\$151,200	\$418,500	\$57,877,869
070	Milton Township	\$51,046,406	\$23,012,250	\$50,572,906	\$308,700	\$164,800	\$74,058,656
090	Ontwa Township	\$169,877,979	\$66,879,870	\$163,342,079	\$2,776,000	\$3,759,900	\$236,757,849
<b>Total Edwardsburg Schools</b>		<b>\$322,400,372</b>	<b>\$118,025,496</b>	<b>\$314,666,372</b>	<b>\$3,390,800</b>	<b>\$4,343,200</b>	<b>\$440,425,868</b>
<b>14050 Marcellus Schools</b>							
050	Marcellus Township	\$46,853,814	\$38,026,670	\$46,162,828	\$519,216	\$171,770	\$84,880,484
080	Newberg Township	\$16,176,061	\$30,346,516	\$15,972,718	\$203,343	\$0	\$46,522,577
100	Penn Township	\$2,467,948	\$1,089,283	\$2,467,948	\$0	\$0	\$3,557,231
140	Volinia Township	\$26,339,442	\$12,019,816	\$26,205,062	\$134,380	\$0	\$38,359,258
150	Wayne Township	\$0	\$22,249	\$0	\$0	\$0	\$22,249
<b>Total Marcellus Schools</b>		<b>\$91,837,265</b>	<b>\$81,504,534</b>	<b>\$90,808,556</b>	<b>\$856,939</b>	<b>\$171,770</b>	<b>\$173,341,799</b>
<b>75050 Constantine Schools</b>							
060	Mason Township	\$14,283,882	\$2,740,502	\$14,058,382	\$68,200	\$157,300	\$17,024,384
080	Newberg Township	\$2,930,409	\$964,019	\$2,883,649	\$46,760	\$0	\$3,894,428
120	Porter Township	\$90,185,496	\$39,565,637	\$89,876,896	\$298,600	\$10,000	\$129,751,133
<b>Total Constantine Schools</b>		<b>\$107,399,787</b>	<b>\$43,270,158</b>	<b>\$106,818,927</b>	<b>\$413,560</b>	<b>\$167,300</b>	<b>\$150,669,945</b>
<b>75070 White Pigeon Schools</b>							
060	Mason Township	\$608,180	\$166,672	\$562,280	\$45,900	\$0	\$774,852
120	Porter Township	\$54,247,777	\$30,784,340	\$53,742,977	\$307,900	\$196,900	\$85,032,117
<b>Total White Pigeon Schools</b>		<b>\$54,855,957</b>	<b>\$30,951,012</b>	<b>\$54,305,257</b>	<b>\$353,800</b>	<b>\$196,900</b>	<b>\$85,806,969</b>
<b>75080 Three Rivers Schools</b>							
080	Newberg Township	\$13,253,935	\$8,133,753	\$12,872,508	\$188,809	\$192,618	\$21,387,688
120	Porter Township	\$1,857,506	\$1,919,652	\$1,857,506	\$0	\$0	\$3,777,158
<b>Total Three Rivers Schools</b>		<b>\$15,111,441</b>	<b>\$10,053,405</b>	<b>\$14,730,014</b>	<b>\$188,809</b>	<b>\$192,618</b>	<b>\$25,164,846</b>
<b>80050 Decatur Schools</b>							
140	Volinia Township	\$4,870,709	\$465,260	\$4,870,709	\$0	\$0	\$5,335,969
150	Wayne Township	\$7,573,653	\$1,116,565	\$7,573,653	\$0	\$0	\$8,690,218
<b>Total Decatur Schools</b>		<b>\$12,444,362</b>	<b>\$1,581,825</b>	<b>\$12,444,362</b>	<b>\$0</b>	<b>\$0</b>	<b>\$14,026,187</b>

**Cass County  
2017 School District Equalized Value Recapitulation**

School	Real Property			Personal Property			Total		
	2016 Equalized Value	2017 Equalized Value	% Change	2016 Equalized Value	2017 Equalized Value	% Change	2016 Equalized Value	2017 Equalized Value	% Change
11210 Brandywine Schools	\$87,883,000	\$89,868,600	2.26%	\$13,533,000	\$14,590,600	7.81%	\$101,416,000	\$104,459,200	3.00%
11250 Eau Claire Schools	\$12,330,300	\$13,126,400	6.46%	\$101,600	\$103,600	1.97%	\$12,431,900	\$13,230,000	6.42%
11300 Niles Schools	\$195,764,700	\$209,652,700	7.09%	\$16,925,450	\$15,971,100	-5.64%	\$212,690,150	\$225,623,800	6.08%
14010 Cassopolis Schools	\$573,380,102	\$593,136,200	3.45%	\$68,525,986	\$71,712,795	4.65%	\$641,906,088	\$664,848,995	3.57%
14020 Dowagiac Schools	\$541,122,000	\$579,446,500	7.08%	\$22,311,848	\$19,645,428	-11.95%	\$563,433,848	\$599,091,928	6.33%
14030 Edwardsburg Schools	\$487,917,900	\$506,296,900	3.77%	\$45,199,500	\$44,340,800	-1.90%	\$533,117,400	\$550,637,700	3.29%
14050 Marcellus Schools	\$228,216,000	\$228,284,321	0.03%	\$28,670,931	\$42,040,400	46.63%	\$256,886,931	\$270,324,721	5.23%
75050 Constantine Schools	\$206,271,000	\$229,702,800	11.36%	\$4,103,743	\$4,977,934	21.30%	\$210,374,743	\$234,680,734	11.55%
75070 White Pigeon Schools	\$111,072,700	\$116,584,300	4.96%	\$1,259,300	\$2,053,000	63.03%	\$112,332,000	\$118,637,300	5.61%
75080 Three Rivers Schools	\$33,902,700	\$33,397,200	-1.49%	\$1,486,748	\$1,663,331	11.88%	\$35,389,448	\$35,060,531	-0.93%
80050 Decatur Schools	\$25,046,600	\$28,009,700	11.83%	\$370,601	\$477,719	28.90%	\$25,417,201	\$28,487,419	12.08%

Cass County

2017 School District Taxable Value Recapitulation

School	Real Property			Personal Property			Total		
	2016 Taxable Value	2017 Taxable Value	% Change	2016 Taxable Value	2017 Taxable Value	% Change	2016 Taxable Value	2017 Taxable Value	% Change
11210 Brandywine Schools	\$70,897,539	\$75,097,399	5.92%	\$13,533,000	\$14,590,600	7.81%	\$84,430,539	\$89,687,999	6.23%
11250 Eau Claire Schools	\$8,883,977	\$9,626,812	8.36%	\$101,600	\$103,600	1.97%	\$8,985,577	\$9,730,412	8.29%
11300 Niles Schools	\$155,428,839	\$159,850,872	2.85%	\$16,925,450	\$15,971,100	-5.64%	\$172,354,289	\$175,821,972	2.01%
14010 Cassopolis Schools	\$376,273,181	\$388,824,580	3.34%	\$68,525,405	\$71,048,149	3.68%	\$444,798,586	\$459,872,729	3.39%
14020 Dowagiac Schools	\$407,473,371	\$419,133,062	2.86%	\$22,311,848	\$19,645,428	-11.95%	\$429,785,219	\$438,778,490	2.09%
14030 Edwardsburg Schools	\$383,462,307	\$396,182,093	3.32%	\$37,676,504	\$44,243,775	17.43%	\$421,138,811	\$440,425,868	4.58%
14050 Marcellus Schools	\$127,061,880	\$131,465,429	3.47%	\$28,670,931	\$41,876,370	46.06%	\$155,732,811	\$173,341,799	11.31%
75050 Constantine Schools	\$140,990,563	\$145,692,011	3.33%	\$4,103,743	\$4,977,934	21.30%	\$145,094,306	\$150,669,945	3.84%
75070 White Pigeon Schools	\$80,131,772	\$83,753,969	4.52%	\$1,259,300	\$2,053,000	63.03%	\$81,391,072	\$85,806,969	5.43%
75080 Three Rivers Schools	\$22,720,337	\$23,501,515	3.44%	\$1,485,697	\$1,663,331	11.96%	\$24,206,034	\$25,164,846	3.96%
80050 Decatur Schools	\$13,473,926	\$13,548,468	0.55%	\$370,601	\$477,719	28.90%	\$13,844,527	\$14,026,187	1.31%

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	\$138,842,900	\$15,881,500	\$7,426,300	\$430,885,500	\$0	\$593,136,200	\$71,712,795	\$664,848,995
	14020	Dowagiac Schools	\$109,723,700	\$36,793,000	\$9,442,500	\$423,487,300	\$0	\$579,446,500	\$19,645,428	\$599,091,928
	14030	Edwardsburg Schools	\$67,216,100	\$18,897,600	\$13,967,800	\$406,215,400	\$0	\$506,296,900	\$44,340,800	\$550,637,700
	14050	Marcellus Schools	\$102,822,300	\$5,437,300	\$1,334,900	\$118,689,821	\$0	\$228,284,221	\$42,040,400	\$270,324,721
Total Lewis Cass ISD		\$418,605,000	\$77,009,400	\$32,171,500	\$1,379,378,021	\$0	\$1,907,163,921	\$177,739,423	\$2,084,903,344	
Berrien County ISD	11210	Brandywine Schools	\$6,330,400	\$994,700	\$324,700	\$82,218,800	\$0	\$89,868,600	\$14,590,600	\$104,459,200
	11250	Eau Claire Schools	\$0	\$653,700	\$0	\$12,472,700	\$0	\$13,126,400	\$103,600	\$13,230,000
	11300	Niles Schools	\$30,459,600	\$6,208,800	\$4,097,400	\$168,886,900	\$0	\$209,652,700	\$15,971,100	\$225,623,800
Total Berrien County ISD		\$36,790,000	\$7,857,200	\$4,422,100	\$263,578,400	\$0	\$312,647,700	\$30,665,300	\$343,313,000	
St. Joseph County ISD	75050	Constantine Schools	\$69,992,300	\$806,500	\$618,300	\$158,285,700	\$0	\$229,702,800	\$4,977,934	\$234,680,734
	75070	White Pigeon Schools	\$12,364,700	\$2,712,200	\$330,700	\$101,176,700	\$0	\$116,584,300	\$2,053,000	\$118,637,300
	75080	Three Rivers Schools	\$4,646,900	\$2,348,300	\$8,400	\$26,393,600	\$0	\$33,397,200	\$1,663,331	\$35,060,531
Total St. Joseph County ISD		\$87,003,900	\$5,867,000	\$957,400	\$285,856,000	\$0	\$379,684,300	\$8,694,265	\$388,378,565	
Van Buren ISD	80050	Decatur Schools	\$17,160,500	\$207,800	\$0	\$10,641,400	\$0	\$28,009,700	\$477,719	\$28,487,419
	Total Van Buren ISD		\$17,160,500	\$207,800	\$0	\$10,641,400	\$0	\$28,009,700	\$477,719	\$28,487,419

**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	\$53,020,617	\$12,441,510	\$4,804,376	\$318,558,077	\$0	\$388,824,580	\$71,048,149	\$459,872,729
	14020 Dowagiac Schools	\$41,460,309	\$31,612,705	\$8,514,146	\$337,545,902	\$0	\$419,133,062	\$19,645,428	\$438,778,490
	14030 Edwardsburg Schools	\$26,415,471	\$16,112,201	\$10,695,604	\$347,958,817	\$0	\$396,182,093	\$44,243,775	\$440,425,868
	14050 Marcellus Schools	\$38,347,013	\$4,148,503	\$968,399	\$86,001,514	\$0	\$131,465,429	\$41,876,370	\$173,341,799
<b>Total Lewis Cass ISD</b>	<b>\$159,243,410</b>	<b>\$64,314,919</b>	<b>\$24,982,525</b>	<b>\$1,087,064,310</b>	<b>\$0</b>	<b>\$1,335,605,164</b>	<b>\$176,813,722</b>	<b>\$1,512,418,886</b>	
Berrien County ISD	11210 Brandywine Schools	\$2,780,694	\$473,133	\$288,620	\$71,554,952	\$0	\$75,097,399	\$14,590,600	\$89,687,999
	11250 Eau Claire Schools	\$0	\$319,029	\$0	\$9,307,783	\$0	\$9,626,812	\$103,600	\$9,730,412
	11300 Niles Schools	\$11,872,052	\$4,912,786	\$3,212,699	\$139,853,335	\$0	\$159,850,872	\$15,971,100	\$175,821,972
<b>Total Berrien County ISD</b>	<b>\$14,652,746</b>	<b>\$5,704,948</b>	<b>\$3,501,319</b>	<b>\$220,716,070</b>	<b>\$0</b>	<b>\$244,575,083</b>	<b>\$30,665,300</b>	<b>\$275,240,383</b>	
St. Joseph County ISD	75050 Constantine Schools	\$27,497,034	\$538,761	\$471,502	\$117,184,714	\$0	\$145,692,011	\$4,977,934	\$150,669,945
	75070 White Pigeon Schools	\$4,887,488	\$2,405,860	\$265,544	\$76,195,077	\$0	\$83,753,969	\$2,053,000	\$85,806,969
	75080 Three Rivers Schools	\$1,614,282	\$1,938,259	\$6,773	\$19,942,201	\$0	\$23,501,515	\$1,663,331	\$25,164,846
<b>Total St. Joseph County ISD</b>	<b>\$33,998,804</b>	<b>\$4,882,880</b>	<b>\$743,819</b>	<b>\$213,321,992</b>	<b>\$0</b>	<b>\$252,947,495</b>	<b>\$8,694,265</b>	<b>\$261,641,760</b>	
Van Buren ISD	80050 Decatur Schools	\$5,872,488	\$110,959	\$0	\$7,565,021	\$0	\$13,548,468	\$477,719	\$14,026,187
<b>Total Van Buren ISD</b>	<b>\$5,872,488</b>	<b>\$110,959</b>	<b>\$0</b>	<b>\$7,565,021</b>	<b>\$0</b>	<b>\$13,548,468</b>	<b>\$477,719</b>	<b>\$14,026,187</b>	

**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
<b>020</b>	<b>Howard Township</b>							
	14-020-980-033-00	MODINEER CO	11300	393	7,100	5,953	2006-679	12/30/2018
	14-020-990-030-00	DELTA MACHINING INC	11300	394	396,600	396,600	2005-341	12/30/2019
	14-020-990-034-00	DELTA MACHINING INC	11300	394	205,500	205,500	2008-060	12/30/2020
	14-020-990-035-00	MODINEER CO.	11300	394	144,700	144,700	2010-048	12/30/2022
	14-020-990-036-00	DELTA MACHINING INC	11300	394	129,850	129,850	2010-226	12/30/2022
	14-020-990-037-00	DELTA MACHINING INC	11300	394	161,950	161,950	2011-508	12/30/2023
	14-020-990-038-00	DELTA MACHINING INC	11300	394	228,250	228,250	2013-423	12/30/2025
	14-020-990-039-00	DELTA MACHINING INC	11300	394	92,650	92,650	2014-399	12/30/2026
	<b>Total Howard Township</b>		<b>8</b>		<b>\$1,366,600</b>	<b>\$1,365,453</b>		
<b>040</b>	<b>LaGrange Township</b>							
	14-041-999-011-00	KPCD LLC	14010	393	201,600	194,938	2007-137	12/31/2019
	14-041-999-012-00	KPCD LLC	14010	394	150,000	150,000	2007-137	12/31/2019
	14-041-999-013-00	POSTLE OPERATING LLC	14010	394	946,800	946,800	2008-068	12/31/2020
	14-041-999-014-00	POSTLE REAL ESTATE COMPANY LLC	14010	393	825,000	825,000	2013-476	12/30/2025
	14-041-999-014-10	POSTLE REAL ESTATE COMPANY LLC	14010	394	825,000	825,000	2013-476	12/30/2025
	14-041-999-015-00	POSTLE REAL ESTATE COMPANY LLC	14010	393	949,600	917,786	2014-452	12/31/2026
	14-041-999-015-10	POSTLE REAL ESTATE COMPANY LLC	14010	394	981,900	981,900	2014-452	12/31/2026
	14-041-999-016-00	KPCD LLC	14010	393	130,000	125,721	2014-451	12/30/2027
	14-041-999-017-00	ICM PRODUCTS INC	14010	393	260,200	260,200	2015-061	12/30/2028
	<b>Total LaGrange Township</b>		<b>9</b>		<b>\$5,270,100</b>	<b>\$5,227,345</b>		
<b>050</b>	<b>Marcellus Township</b>							
	14-050-900-003-00	Fab Masters Company	14050	394	1,278	1,278	2007-196	12/30/2019
	14-050-900-004-00	Fab Masters Company	14050	393	599,500	591,778	2008-046	12/30/2020
	<b>Total Marcellus Township</b>		<b>2</b>		<b>\$600,778</b>	<b>\$593,056</b>		
<b>070</b>	<b>Milton Township</b>							
	14-070-990-990-22	FONTUNE FORMITT	14030	394	420,200	420,200	2013-497	12/30/2026
	<b>Total Milton Township</b>		<b>1</b>		<b>\$420,200</b>	<b>\$420,200</b>		

**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
<b>090 Ontwa Township</b>								
	14-090-999-018-00	DUO-FORM ACQUISITION CORP	14030	393	458,900	431,656	2003-154	12/30/2017
	14-090-999-032-00	BENTZER INC	14030	394	26,100	26,100	2011-276	12/30/2017
	14-090-999-922-00	DANCO	14030	393	71,200	66,962	2003-96	12/30/2017
<b>Total Ontwa Township</b>			<b>3</b>		<b>\$556,200</b>	<b>\$524,718</b>		
<b>100 Penn Township</b>								
	14-100-999-930-00	K & M MACHINE FABRICATING INC	14010	393	63,000	35,012	2004-559	12/30/2016
	14-100-999-934-00	K & M MACHINE FABRICATING INC	14010	393	292,500	292,500	2006-675	2/1/2018
	14-100-999-936-00	K & M MACHINE FABRICATING INC	14010	394	486,800	486,800	2007-645	12/30/2019
	14-100-999-937-00	K & M MACHINE FABRICATING INC	14010	393	62,500	62,500	2007-691	12/30/2019
	14-100-999-938-00	K & M MACHINE FABRICATING INC	14010	394	352,600	352,600	2007-691	12/30/2019
	14-100-999-939-00	K & M MACHINE FABRICATING INC	14010	394	739,100	739,100	2008-589	12/30/2020
	14-100-999-939-50	K & M MACHINE FABRICATING INC	14010	393	450,000	249,727	2008-589	12/30/2020
	14-100-999-940-00	K & M MACHINE FABRICATING INC	14010	394	566,100	566,100	2008-590	12/30/2020
	14-100-999-941-00	K & M MACHINE FABRICATING INC	14010	394	961,700	961,700	2009-370	12/30/2021
	14-100-999-942-00	TRI-PAC INC	14010	393	18,000	9,989	2009-381	12/30/2019
	14-100-999-943-00	TRI-PAC INC	14010	394	24,800	24,800	2009-381	12/30/2019
	14-100-999-944-00	TRI-PAC INC	14010	393	200	200	2010-411	12/30/2020
	14-100-999-945-00	TRI-PAC INC	14010	394	8,400	8,400	2010-411	12/30/2020
	14-100-999-946-00	TRI-PAC INC	14010	394	5,100	5,100	2011-600	12/30/2020
	14-100-999-946-01	TRI-PAC INC	14010	394	169,800	169,800	2013-514	12/30/2025
	14-100-999-947-00	K & M MACHINE FABRICATING INC	14010	394	885,200	885,200	2011-599	12/30/2023
	14-100-999-948-00	K & M MACHINE FABRICATING INC	14010	393	382,800	212,394	2011-599	12/30/2023
	14-100-999-949-00	K & M MACHINE FABRICATING INC	14010	394	465,900	465,900	2011-601	12/30/2023
	14-100-999-952-00	K & M MACHINE FABRICATING INC	14010	394	919,800	919,800	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	889,400	889,400	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
<b>Total Penn Township</b>			<b>22</b>		<b>\$8,781,700</b>	<b>\$8,375,022</b>		
<b>110 Pokagon Township</b>								
	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	73,600	73,600	2006-425	12/30/2018
<b>Total Pokagon Township</b>			<b>2</b>		<b>\$266,400</b>	<b>\$266,400</b>		
<b>130 Silver Creek Township</b>								
	14-130-999-200-10	LYONS REAL ESTATE PARTNERSHIP	14020	393	954,700	954,700	2013-474	12/30/2026
<b>Total Silver Creek Township</b>			<b>1</b>		<b>\$954,700</b>	<b>\$954,700</b>		
<b>150 Wayne Township</b>								
	14-150-950-006-00	PREMIER TOOL & DIE CAST CORP	14020	394	639,000	639,000	2014-296	12/31/2026
<b>Total Wayne Township</b>			<b>1</b>		<b>\$639,000</b>	<b>\$639,000</b>		

**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	
160 Dowagiac City	14-160-900-070-00	CYCLONE MANUFACTURING INC	14020	394	41,800	41,800	2007-664	12/30/2013	
	14-160-900-073-00	ROSPATCH JESSCO CORP DBA	14020	394	7,100	7,100	2008-584	12/30/2020	
	14-160-900-075-00	PREMIER TOOL & DIE CAST CORP	14020	394	139,400	139,400	2008-585	12/30/2022	
	14-160-900-076-00	CREATIVE FOAM CORP	14020	394	61,500	61,500	2009-051	12/30/2021	
	14-160-900-077-00	CREATIVE FOAM CORP	14020	394	44,000	44,000	2010-049	12/30/2022	
	14-160-900-078-00	MICH PRECISION TOOL & ENG INC.	14020	394	66,900	66,900	2010-114	12/30/2022	
	14-160-900-079-00	AMERIWOOD INDUSTRIES	14020	394	116,900	116,900	2010-309	12/30/2023	
	14-160-900-080-00	AMERIWOOD INDUSTRIES	14020	394	79,500	79,500	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	27,700	27,700	2014-260	12/30/2026	
	<b>Total Dowagiac City</b>			<b>10</b>		<b>\$725,700</b>	<b>\$725,700</b>		
	<b>Cass County Total</b>			<b>59</b>		<b>\$19,581,378</b>	<b>\$19,091,594</b>		

\* 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
<b>14010 Cassopolis Schools</b>								
	14-041-999-011-00	KPCD LLC	14010	393	201,600	194,938	2007-137	12/31/2019
	14-041-999-012-00	KPCD LLC	14010	394	150,000	150,000	2007-137	12/31/2019
	14-041-999-013-00	POSTLE OPERATING LLC	14010	394	946,800	946,800	2008-068	12/31/2020
	14-041-999-014-00	POSTLE REAL ESTATE COMPANY LLC	14010	393	825,000	825,000	2013-476	12/30/2025
	14-041-999-014-10	POSTLE REAL ESTATE COMPANY LLC	14010	394	825,000	825,000	2013-476	12/30/2025
	14-041-999-015-00	POSTLE REAL ESTATE COMPANY LLC	14010	393	949,600	917,786	2014-452	12/31/2026
	14-041-999-015-10	POSTLE REAL ESTATE COMPANY LLC	14010	394	981,900	981,900	2014-452	12/31/2026
	14-041-999-016-00	KPCD LLC	14010	393	130,000	125,721	2014-451	12/31/2027
	14-041-999-017-00	ICM PRODUCTS INC	14010	393	260,200	260,200	2015-061	12/30/2028
	14-100-999-930-00	K & M MACHINE FABRICATING INC	14010	393	63,012	35,012	2004-559	12/30/2016
	14-100-999-934-00	K & M MACHINE FABRICATING INC	14010	393	292,500	292,500	2006-675	2/1/2018
	14-100-999-936-00	K & M MACHINE FABRICATING INC	14010	394	486,800	486,800	2007-645	12/30/2019
	14-100-999-937-00	K & M MACHINE FABRICATING INC	14010	393	62,500	62,500	2007-691	12/30/2019
	14-100-999-938-00	K & M MACHINE FABRICATING INC	14010	394	352,600	352,600	2007-691	12/30/2019
	14-100-999-939-00	K & M MACHINE FABRICATING INC	14010	394	739,100	739,100	2008-589	12/30/2020
	14-100-999-939-50	K & M MACHINE FABRICATING INC	14010	393	450,000	249,727	2008-589	12/30/2020
	14-100-999-940-00	K & M MACHINE FABRICATING INC	14010	394	566,100	566,100	2008-590	12/30/2020
	14-100-999-941-00	K & M MACHINE FABRICATING INC	14010	394	961,700	961,700	2009-370	12/30/2021
	14-100-999-942-00	TRI-PAC INC	14010	393	18,000	9,989	2009-381	12/30/2019
	14-100-999-943-00	TRI-PAC INC	14010	394	24,800	24,800	2009-381	12/30/2019
	14-100-999-944-00	TRI-PAC INC	14010	393	200	200	2010-411	12/30/2020
	14-100-999-945-00	TRI-PAC INC	14010	394	8,400	8,400	2010-411	12/30/2020
	14-100-999-946-00	TRI-PAC INC	14010	394	5,100	5,100	2011-600	12/30/2020
	14-100-999-946-01	TRI-PAC INC	14010	394	169,800	169,800	2013-514	12/30/2025
	14-100-999-947-00	K & M MACHINE FABRICATING INC	14010	394	885,200	885,200	2011-599	12/30/2023
	14-100-999-948-00	K & M MACHINE FABRICATING INC	14010	393	382,800	212,394	2011-599	12/30/2023
	14-100-999-949-00	K & M MACHINE FABRICATING INC	14010	394	465,900	465,900	2011-601	12/30/2023
	14-100-999-952-00	K & M MACHINE FABRICATING INC	14010	394	919,800	919,800	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	889,400	889,400	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
<b>Total Cassopolis Schools</b>					<b>\$14,051,800</b>	<b>\$13,602,367</b>		

**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
<b>14020 Dowagiac Schools</b>								
	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	73,600	73,600	2006-425	12/30/2018
	14-130-999-200-10	LYONS REAL ESTATE PARTNERSHIP	14020	393	954,700	954,700	2013-474	12/30/2026
	14-150-950-006-00	PREMIER TOOL & DIE CAST CORP	14020	394	639,000	639,000	2014-296	12/31/2026
	14-160-900-070-00	CYCLONE MANUFACTURING INC	14020	394	41,800	41,800	2007-664	12/30/2013
	14-160-900-073-00	ROSPATCH JESSCO CORP DBA	14020	394	7,100	7,100	2008-584	12/30/2020
	14-160-900-075-00	PREMIER TOOL & DIE CAST CORP	14020	394	139,400	139,400	2008-585	12/30/2022
	14-160-900-076-00	CREATIVE FOAM CORP	14020	394	61,500	61,500	2009-051	12/30/2021
	14-160-900-077-00	CREATIVE FOAM CORP	14020	394	44,000	44,000	2010-049	12/30/2022
	14-160-900-078-00	MICH PRECISION TOOL & ENG INC.	14020	394	66,900	66,900	2010-114	12/30/2022
	14-160-900-079-00	AMERIWOOD INDUSTRIES	14020	394	116,900	116,900	2010-309	12/30/2023
	14-160-900-080-00	AMERIWOOD INDUSTRIES	14020	394	79,500	79,500	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	27,700	27,700	2014-260	12/30/2026
<b>Total Dowagiac Schools</b>			<b>14</b>		<b>\$2,585,800</b>	<b>\$2,585,800</b>		
<b>4030 Edwardsburg Schools</b>								
	14-070-990-990-22	FONTUNE FORMITT	14030	394	420,200	420,200	2013-497	12/30/2026
	14-090-999-018-00	DUO-FORM ACQUISITION CORP	14030	393	458,900	431,656	2003-154	12/30/2017
	14-090-999-032-00	BENTZER INC	14030	394	26,100	26,100	2011-276	12/30/2017
	14-090-999-922-00	DANCO	14030	393	71,200	66,962	2003-96	12/30/2017
<b>Total Edwardsburg Schools</b>			<b>4</b>		<b>\$976,400</b>	<b>\$944,918</b>		
<b>14050 Marcellus Schools</b>								
	14-050-900-003-00	Fab Masters Company	14050	394	1,278	1,278	2007-196	12/30/2019
	14-050-900-004-00	Fab Masters Company	14050	393	599,500	591,778	2008-046	12/30/2020
<b>Total Marcellus Schools</b>			<b>2</b>		<b>\$600,778</b>	<b>\$593,056</b>		

**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
<b>11300 Niles Schools</b>								
	14-020-980-033-00	MODINEER CO	11300	393	7,100	5,953	2006-679	12/30/2018
	14-020-990-030-00	DELTA MACHINING INC	11300	394	396,600	396,600	2005-341	12/30/2019
	14-020-990-034-00	DELTA MACHINING INC	11300	394	205,500	205,500	2008-060	12/30/2020
	14-020-990-035-00	MODINEER CO.	11300	394	144,700	144,700	2010-048	12/30/2022
	14-020-990-036-00	DELTA MACHINING INC	11300	394	129,850	129,850	2010-226	12/30/2022
	14-020-990-037-00	DELTA MACHINING INC	11300	394	161,950	161,950	2011-508	12/30/2023
	14-020-990-038-00	DELTA MACHINING INC	11300	394	228,250	228,250	2013-423	12/30/2025
	14-020-990-039-00	DELTA MACHINING INC	11300	394	92,650	92,650	2014-399	12/30/2026
<b>Total Niles Schools</b>			<b>8</b>		<b>\$1,366,600</b>	<b>\$1,365,453</b>		
<b>Cass County Total</b>								
			<b>59</b>		<b>\$19,581,378</b>	<b>\$19,091,594</b>		

\* Classifications are as follows:

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