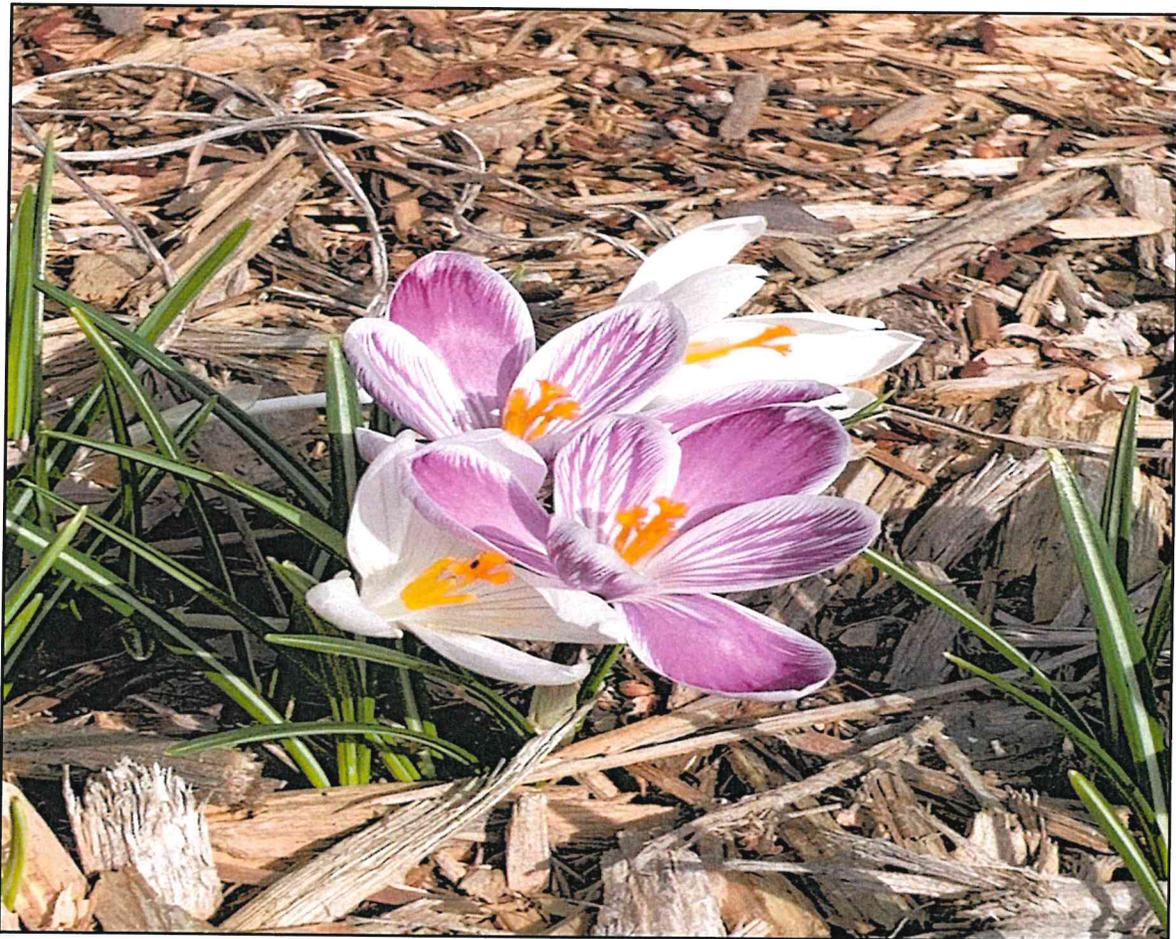


2020

Cass County

Equalization Report



Prepared for the

**Cass County Board of
Commissioners**



Cass County Equalization Department

120 N. Broadway • Cassopolis MI 49031 • Telephone (269) 445-4440 • Fax (269) 445-4495

April 16, 2020

Board of Commissioners
Cass County, Michigan

Honorable Members:

The Cass County Equalization Department has prepared the 2020 Equalization Report in accordance with Michigan Compiled Law 211.34 as amended. This involved conducting an Equalization Study in each classification of real property and the aggregate personal property classification in each of the 17 assessing jurisdictions within the County.

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

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

It is important to note that Wayne Township received a 2.77% factor in their Agricultural class, a (2.09%) factor in their Commercial class, a 4.05% factor in their Industrial class and a 2.16% factor in their Residential class. These factors resulted in an additional \$2,686,356 being added to the overall assessed value of the County.

Respectfully submitted,

Tami K. Stewart, M.A.A.O
Equalization Director

Cass County Assessors

Assessor	Unit	Phone	Fax	E-Mail
Courtney Hyche 51951 M 40 Marcellus, MI 49067	010 Calvin	(269) 646-8020	(269) 646-8020	chyche2010@gmail.com
Rich McGrew 1345 Barron Lake Rd. Niles, MI 49120	020 Howard	(269) 228-3234	(269) 684-6181	mcgrewrich@yahoo.com
Shalice Northrop 51951 M 40 Marcellus, MI 49067	030 Jefferson 050 Marcellus 080 Newberg 160 City of Dowagiac	(269) 646-8020	(269) 646-8020	shalicen@gmail.com
Bill Kays 72883 CR 687 Hartford, MI 49057	040 LaGrange 110 Pokagon 130 Silver Creek 150 Wayne	(269) 621-3604	(269) 621-3604 (269) 782-5446 (269) 424-3858	kayswj@gmail.com
Kevin Harris PO Box 517 Union, MI 49130	060 Mason 120 Porter 140 Volinia	(269) 663-3057	(269) 641-5718 (269) 641-2571	kevinh9115@gmail.com
Bill Gibert 32097 Bertrand St. Niles, MI 49120	070 Milton 090 Ontwa	(269) 369-5285	(269) 684-1742 (269) 663-0072	wmgibert@gmail.com
Dianna McGrew 20500 Cara Ave. Cassopolis, MI 49031	100 Penn	(269) 358-4497		mcgrewassessing@gmail.com
Nancy Williams 333 North Second St. Niles, MI 49120	170 City of Niles	(269) 683-4700	(269) 684-3927	assessor22@hotmail.com

Cass County Equalization Staff

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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.

Assessed & Equalized Values	2020	2019	Change
Agricultural Real Property	568,198,243	553,667,900	2.62%
Commercial Real Property	106,754,383	103,658,800	2.99%
Industrial Real Property	42,623,294	40,189,700	6.06%
Residential Real Property	2,241,549,936	2,141,060,186	4.69%
Developmental Real Property	0	0	
Total Real Property	2,959,125,856	2,838,576,586	4.25%
Total Personal Property	259,988,545	241,796,594	7.52%
Total Real & Personal Property	3,219,114,401	3,080,373,180	4.50%

Taxable Values	2020	2019	Change
Agricultural Real Property	226,260,832	220,145,360	2.78%
Commercial Real Property	91,028,275	88,023,931	3.41%
Industrial Real Property	34,368,581	31,812,754	8.03%
Residential Real Property	1,719,513,717	1,657,367,797	3.75%
Developmental Real Property	0	0	
Total Real Property	2,071,171,405	1,997,349,842	3.70%
Total Personal Property	259,925,064	241,595,573	7.59%
Total Real & Personal Property	2,331,096,469	2,238,945,415	4.12%

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>568,198,243</u>	Timber-Cutover	<u>0</u>
Commercial	<u>106,754,383</u>	Developmental	<u>0</u>
Industrial	<u>42,623,294</u>	Total Real Property	<u>2,959,125,856</u>
Residential	<u>2,241,549,936</u>	Personal Property	<u>259,988,545</u>
		Total Real and Personal Property	<u>3,219,114,401</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 16, 2020
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Personal and Real Property - TOTALS

Cass County

L-4024

Statement of acreage and valuation in the year 2020 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Number of Acres Assessed (Col. 1)	Total Real Property Valuations			Personal Property Valuations			Total Real Plus Personal Property	
		Assessed Valuations (Col. 2)	Equalized Valuations (Col. 3)	Assessed Valuations (Col. 4)	Equalized Valuations (Col. 5)	Assessed Valuations (Col. 6)	Equalized Valuations (Col. 7)		
Calvin	20,850.25	139,790,100	139,790,100	12,809,200	12,809,200	152,599,300	152,599,300	152,599,300	
Howard	21,802.68	254,379,100	254,379,100	39,032,400	39,032,400	293,411,500	293,411,500	293,411,500	
Jefferson	21,707.29	159,589,800	159,589,800	29,583,500	29,583,500	189,173,300	189,173,300	189,173,300	
Lagrange	18,947.97	141,290,400	141,290,400	10,895,300	10,895,300	152,185,700	152,185,700	152,185,700	
Marcellus	20,364.16	117,013,600	117,013,600	16,751,045	16,751,045	133,764,645	133,764,645	133,764,645	
Mason	12,767.16	117,271,100	117,271,100	2,419,300	2,419,300	119,690,400	119,690,400	119,690,400	
Milton	13,259.26	185,440,300	185,440,300	30,967,900	30,967,900	216,408,200	216,408,200	216,408,200	
Newberg	17,148.21	94,665,000	94,665,000	33,107,300	33,107,300	127,772,300	127,772,300	127,772,300	
Ontwa	10,969.57	331,631,900	331,631,900	10,049,300	10,049,300	341,681,200	341,681,200	341,681,200	
Penn	20,464.69	281,250,300	281,250,300	37,502,400	37,502,400	318,752,700	318,752,700	318,752,700	
Pokagon	19,527.88	113,448,800	113,448,800	3,616,700	3,616,700	117,065,500	117,065,500	117,065,500	
Porter	30,835.75	387,269,300	387,269,300	6,115,900	6,115,900	393,385,200	393,385,200	393,385,200	
Silver Creek	20,532.93	332,317,700	332,317,700	4,220,100	4,220,100	336,537,800	336,537,800	336,537,800	
Volinia	21,022.45	91,108,200	91,108,200	1,424,100	1,424,100	92,532,300	92,532,300	92,532,300	
Wayne	20,469.37	115,601,500	118,287,856	12,077,400	12,077,400	127,678,900	127,678,900	130,365,256	
Dowagiac	1,224.73	92,671,000	92,671,000	5,423,800	5,423,800	98,094,800	98,094,800	98,094,800	
Niles	279.50	1,701,400	1,701,400	3,992,900	3,992,900	5,694,300	5,694,300	5,694,300	
Totals for County	292,173.85	2,956,439,500	2,959,125,856	259,988,545	259,988,545	3,216,428,045	3,216,428,045	3,219,114,401	

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF CASS COUNTY

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

Dated April 16, 2020

Equalization Director

Clerk of the Board of Commissioners

Chairperson of Board of Commissioners

Equalized Valuations - REAL

Cass County

L-4024

Statement of acreage and valuation in the year 2020 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Real Property Equalized by County Board of Commissioners							Total Real Property
	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7)	
Calvin	31,773,000	332,900	410,100	107,274,100	0	0	139,790,100	
Howard	31,535,000	6,201,200	3,337,200	213,305,700	0	0	254,379,100	
Jefferson	42,541,900	1,388,100	461,000	115,198,800	0	0	159,589,800	
Lagrange	35,817,800	11,628,700	5,082,600	88,761,300	0	0	141,290,400	
Marcellus	41,410,700	4,326,700	1,285,600	69,990,600	0	0	117,013,600	
Mason	28,006,000	2,893,400	1,433,800	84,937,900	0	0	117,271,100	
Milton	22,556,800	2,409,700	3,227,900	157,245,900	0	0	185,440,300	
Newberg	27,030,700	4,899,100	425,000	62,310,200	0	0	94,665,000	
Ontwa	22,224,300	14,214,200	12,400,400	282,793,000	0	0	331,631,900	
Penn	44,821,900	16,977,900	2,485,800	216,964,700	0	0	281,250,300	
Pokagon	41,939,200	5,666,800	1,938,600	63,904,200	0	0	113,448,800	
Porter	74,458,600	4,387,400	408,600	308,014,700	0	0	387,269,300	
Silver Creek	40,224,900	5,713,800	532,600	285,846,400	0	0	332,317,700	
Volinia	46,937,500	447,400	20,600	43,702,700	0	0	91,108,200	
Wayne	36,856,643	1,228,483	1,280,594	78,922,136	0	0	118,287,856	
Dowagiac	63,300	24,038,600	6,191,500	62,377,600	0	0	92,671,000	
Niles	0	0	1,701,400	0	0	0	1,701,400	
Total for County	568,198,243	106,754,383	42,623,294	2,241,549,936	0	0	2,959,125,856	

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF CASS COUNTY

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

Dated April 16, 2020

Equalization Director

Clerk of the Board of Commissioners

Chairperson of Board of Commissioners

Assessed Valuations - REAL

Cass County

L-4024

Statement of acreage and valuation in the year 2020 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Real Property Assessed Valuations Approved by Boards of Review							Total Real Property
	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7)	
Calvin	31,773,000	332,900	410,100	107,274,100	0	0	139,790,100	
Howard	31,535,000	6,201,200	3,337,200	213,305,700	0	0	254,379,100	
Jefferson	42,541,900	1,388,100	461,000	115,198,800	0	0	159,589,800	
Lagrange	35,817,800	11,628,700	5,082,600	88,761,300	0	0	141,290,400	
Marcellus	41,410,700	4,326,700	1,285,600	69,990,600	0	0	117,013,600	
Mason	28,006,000	2,893,400	1,433,800	84,937,900	0	0	117,271,100	
Milton	22,556,800	2,409,700	3,227,900	157,245,900	0	0	185,440,300	
Newberg	27,030,700	4,899,100	425,000	62,310,200	0	0	94,665,000	
Ontwa	22,224,300	14,214,200	12,400,400	282,793,000	0	0	331,631,900	
Penn	44,821,900	16,977,900	2,485,800	216,964,700	0	0	281,250,300	
Pokagon	41,939,200	5,666,800	1,938,600	63,904,200	0	0	113,448,800	
Porter	74,458,600	4,387,400	408,600	308,014,700	0	0	387,269,300	
Silver Creek	40,224,900	5,713,800	532,600	285,846,400	0	0	332,317,700	
Volinia	46,937,500	447,400	20,600	43,702,700	0	0	91,108,200	
Wayne	35,865,000	1,254,700	1,230,800	77,251,000	0	0	115,601,500	
Dowagiac	63,300	24,038,600	6,191,500	62,377,600	0	0	92,671,000	
Niles	0	0	1,701,400	0	0	0	1,701,400	
Total for County	567,206,600	106,780,600	42,573,500	2,239,878,800	0	0	2,956,439,500	

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF CASS COUNTY

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

Dated April 16, 2020

Equalization Director

Clerk of the Board of Commissioners

Chairperson of Board of Commissioners

Cass County 2020 Equalization Report

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**Cass County
Previous and Current Values**

AGRICULTURAL									
Unit #	Unit Name	Number of Parcels	2019 Assessed Value		2020 Assessed Value		AV		TV % Change
			2019 Assessed Value	2020 Assessed Value	% Change	2019 Taxable Value	2020 Taxable Value		
010	Calvin Township	161	30,918,800	31,773,000	2.76%	11,986,966	12,162,858	1.47%	
020	Howard Township	192	30,520,900	31,535,000	3.32%	10,554,159	10,986,528	4.10%	
030	Jefferson Township	265	41,749,300	42,541,900	1.90%	14,999,922	15,282,036	1.88%	
040	LaGrange Township	195	34,985,300	35,817,800	2.38%	13,505,207	13,784,651	2.07%	
050	Marcellus Township	282	41,450,500	41,410,700	-0.10%	17,209,473	17,736,343	3.06%	
060	Mason Township	209	25,666,300	28,006,000	9.12%	11,466,072	11,732,810	2.33%	
070	Milton Township	126	22,069,100	22,556,800	2.21%	8,858,822	9,238,159	4.28%	
080	Newberg Township	169	26,922,400	27,030,700	0.40%	10,750,640	11,371,284	5.77%	
090	Ontwa Township	117	22,108,400	22,224,300	0.52%	9,199,129	9,692,564	5.36%	
100	Penn Township	326	44,489,700	44,821,900	0.75%	18,106,182	18,621,509	2.85%	
110	Pokagon Township	259	42,399,200	41,939,200	-1.08%	17,476,037	17,628,299	0.87%	
120	Porter Township	459	70,197,900	74,458,600	6.07%	29,403,174	30,037,588	2.16%	
130	Silver Creek Township	280	37,974,800	40,224,900	5.93%	15,556,582	16,036,043	3.08%	
140	Volinia Township	234	46,128,900	46,937,500	1.75%	17,429,073	17,949,144	2.98%	
150	Wayne Township	227	36,023,500	36,856,643	2.31%	13,621,070	13,977,730	2.62%	
160	Dowagiac City	1	62,900	63,300	0.64%	22,852	23,286	1.90%	
170	Niles City	0	0	0	N/A	0	0	N/A	
Cass County Total		3,502	553,667,900	568,198,243	2.62%	220,145,360	226,260,832	2.78%	

COMMERCIAL									
Unit #	Unit Name	Number of Parcels	2019 Assessed Value		2020 Assessed Value		AV		TV % Change
			2019 Assessed Value	2020 Assessed Value	% Change	2019 Taxable Value	2020 Taxable Value		
010	Calvin Township	3	310,500	332,900	7.21%	281,924	287,279	1.90%	
020	Howard Township	64	5,734,600	6,201,200	8.14%	4,918,498	5,328,336	8.33%	
030	Jefferson Township	22	1,501,800	1,388,100	-7.57%	1,157,631	987,167	-14.73%	
040	LaGrange Township	143	11,453,800	11,628,700	1.53%	9,088,255	9,069,738	-0.20%	
050	Marcellus Township	65	3,755,100	4,326,700	15.22%	2,941,878	3,552,226	20.75%	
060	Mason Township	29	2,640,100	2,893,400	9.59%	2,052,589	2,276,740	10.92%	
070	Milton Township	23	2,324,300	2,409,700	3.67%	1,517,089	1,635,442	7.80%	
080	Newberg Township	56	4,872,300	4,899,100	0.55%	3,975,521	4,130,785	3.91%	
090	Ontwa Township	143	14,076,100	14,214,200	0.98%	12,084,387	12,398,096	2.60%	
100	Penn Township	44	16,867,000	16,977,900	0.66%	16,270,900	16,453,880	1.12%	
110	Pokagon Township	83	4,683,600	5,666,800	20.99%	3,733,331	4,422,593	18.46%	
120	Porter Township	65	3,614,500	4,387,400	21.38%	3,134,357	3,392,539	8.24%	
130	Silver Creek Township	73	5,783,300	5,713,800	-1.20%	4,223,925	4,274,320	1.19%	
140	Volinia Township	11	797,900	447,400	-43.93%	762,597	398,864	-47.70%	
150	Wayne Township	27	1,285,400	1,228,483	-4.43%	923,442	913,437	-1.08%	
160	Dowagiac City	250	23,958,500	24,038,600	0.33%	20,957,607	21,506,833	2.62%	
170	Niles City	0	0	0	N/A	0	0	N/A	
Cass County Total		1,101	103,658,800	106,754,383	2.99%	88,023,931	91,028,275	3.41%	

**Cass County
Previous and Current Values**

INDUSTRIAL								
Unit #	Unit Name	Number of		AV			TV	
		Parcels	2019 Assessed Value	2020 Assessed Value	% Change	2019 Taxable Value	2020 Taxable Value	% Change
010	Calvin Township	4	449,200	410,100	-8.70%	240,333	244,896	1.90%
020	Howard Township	27	3,417,700	3,337,200	-2.36%	2,902,247	2,893,798	-0.29%
030	Jefferson Township	7	310,800	461,000	48.33%	117,619	248,303	111.11%
040	LaGrange Township	20	4,813,700	5,082,600	5.59%	2,864,828	3,193,442	11.47%
050	Marcellus Township	12	1,316,300	1,285,600	-2.33%	1,075,470	1,092,701	1.60%
060	Mason Township	12	1,451,500	1,433,800	-1.22%	1,382,437	1,384,606	0.16%
070	Milton Township	15	3,382,500	3,227,900	-4.57%	2,311,344	2,295,802	-0.67%
080	Newberg Township	8	426,200	425,000	-0.28%	322,269	325,123	0.89%
090	Ontwa Township	58	11,849,300	12,400,400	4.65%	10,081,591	10,370,243	2.86%
100	Penn Township	6	2,561,500	2,485,800	-2.96%	1,313,858	1,338,082	1.84%
110	Pokagon Township	22	1,798,500	1,938,600	7.79%	1,225,694	1,421,371	15.96%
120	Porter Township	9	402,700	408,600	1.47%	323,410	330,831	2.29%
130	Silver Creek Township	7	501,000	532,600	6.31%	449,762	464,504	3.28%
140	Volinia Township	2	17,600	20,600	17.05%	8,602	8,764	1.88%
150	Wayne Township	6	1,252,100	1,280,594	2.28%	1,193,876	1,197,689	0.32%
160	Dowagiac City	58	5,998,100	6,191,500	3.22%	5,775,935	5,882,602	1.85%
170	Niles City	6	241,000	1,701,400	605.98%	223,479	1,675,824	649.88%
Cass County Total		279	40,189,700	42,623,294	6.06%	31,812,754	34,368,581	8.03%

RESIDENTIAL								
Unit #	Unit Name	Number of		AV			TV	
		Parcels	2019 Assessed Value	2020 Assessed Value	% Change	2019 Taxable Value	2020 Taxable Value	% Change
010	Calvin Township	1,541	105,995,400	107,274,100	1.21%	65,821,877	69,563,437	5.68%
020	Howard Township	3,125	200,975,086	213,305,700	6.14%	160,725,482	166,101,185	3.34%
030	Jefferson Township	1,332	108,496,200	115,198,800	6.18%	83,413,079	86,708,246	3.95%
040	LaGrange Township	1,742	85,937,900	88,761,300	3.29%	70,643,089	72,650,389	2.84%
050	Marcellus Township	1,486	68,883,100	69,990,600	1.61%	52,320,602	53,924,292	3.07%
060	Mason Township	1,148	82,704,900	84,937,900	2.70%	66,212,521	69,801,836	5.42%
070	Milton Township	1,439	155,073,300	157,245,900	1.40%	130,686,667	135,995,865	4.06%
080	Newberg Township	1,066	59,451,000	62,310,200	4.81%	42,023,499	43,817,071	4.27%
090	Ontwa Township	3,121	264,872,500	282,793,000	6.77%	212,125,590	220,400,124	3.90%
100	Penn Township	1,807	205,158,000	216,964,700	5.75%	158,537,024	163,439,704	3.09%
110	Pokagon Township	1,146	61,794,400	63,904,200	3.41%	46,228,806	47,773,878	3.34%
120	Porter Township	2,909	291,180,500	308,014,700	5.78%	213,011,086	220,915,275	3.71%
130	Silver Creek Township	3,160	271,660,400	285,846,400	5.22%	215,573,091	223,961,861	3.89%
140	Volinia Township	715	42,379,800	43,702,700	3.12%	29,116,672	30,020,253	3.10%
150	Wayne Township	1,816	76,991,600	78,922,136	2.51%	60,026,597	61,896,183	3.11%
160	Dowagiac City	2,332	59,506,100	62,377,600	4.83%	50,902,115	52,544,118	3.23%
170	Niles City	0	0	0	N/A	0	0	N/A
Cass County Total		29,885	2,141,060,186	2,241,549,936	4.69%	1,657,367,797	1,719,513,717	3.75%

**Cass County
Previous and Current Values**

DEVELOPMENTAL								
Unit #	Unit Name	Number of Parcels	AV			TV		% Change
			2019 Assessed Value	2020 Assessed Value	% Change	2019 Taxable Value	2020 Taxable Value	
010	Calvin Township	0	0	0	N/A	0	0	N/A
020	Howard Township	0	0	0	N/A	0	0	N/A
030	Jefferson Township	0	0	0	N/A	0	0	N/A
040	LaGrange Township	0	0	0	N/A	0	0	N/A
050	Marcellus Township	0	0	0	N/A	0	0	N/A
060	Mason Township	0	0	0	N/A	0	0	N/A
070	Milton Township	0	0	0	N/A	0	0	N/A
080	Newberg Township	0	0	0	N/A	0	0	N/A
090	Ontwa Township	0	0	0	N/A	0	0	N/A
100	Penn Township	0	0	0	N/A	0	0	N/A
110	Pokagon Township	0	0	0	N/A	0	0	N/A
120	Porter Township	0	0	0	N/A	0	0	N/A
130	Silver Creek Township	0	0	0	N/A	0	0	N/A
140	Volinia Township	0	0	0	N/A	0	0	N/A
150	Wayne Township	0	0	0	N/A	0	0	N/A
160	Dowagiac City	0	0	0	N/A	0	0	N/A
170	Niles City	0	0	0	N/A	0	0	N/A
Cass County Total		0	0	0	N/A	0	0	N/A

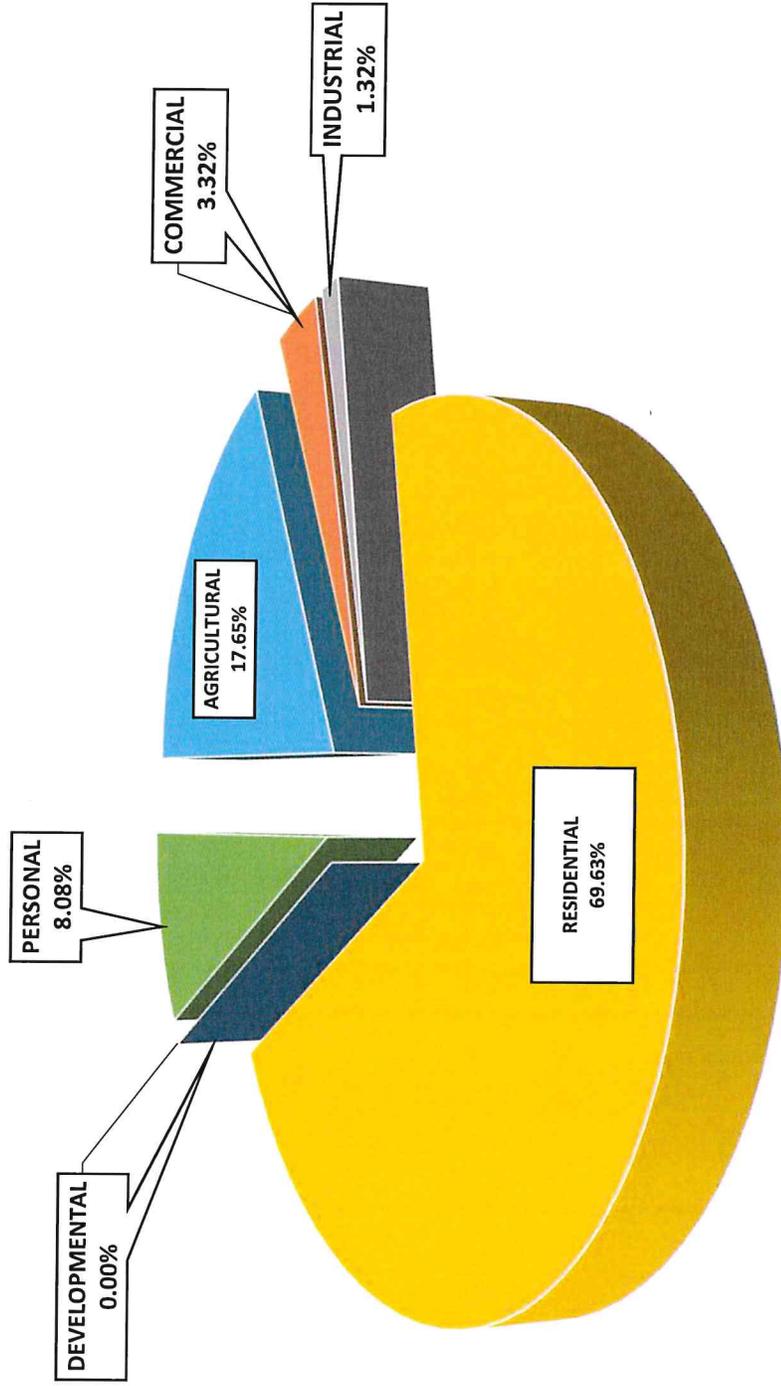
Total Real Property								
Unit #	Unit Name	Number of Parcels	AV			TV		% Change
			2019 Assessed Value	2020 Assessed Value	% Change	2019 Taxable Value	2020 Taxable Value	
010	Calvin Township	1,709	137,673,900	139,790,100	1.54%	78,331,100	82,258,470	5.01%
020	Howard Township	3,408	240,648,286	254,379,100	5.71%	179,100,386	185,309,847	3.47%
030	Jefferson Township	1,626	152,058,100	159,589,800	4.95%	99,688,251	103,225,752	3.55%
040	LaGrange Township	2,100	137,190,700	141,290,400	2.99%	96,101,379	98,698,220	2.70%
050	Marcellus Township	1,845	115,405,000	117,013,600	1.39%	73,547,423	76,305,562	3.75%
060	Mason Township	1,398	112,462,800	117,271,100	4.28%	81,113,619	85,195,992	5.03%
070	Milton Township	1,603	182,849,200	185,440,300	1.42%	143,373,922	149,165,268	4.04%
080	Newberg Township	1,299	91,671,900	94,665,000	3.27%	57,071,929	59,644,263	4.51%
090	Ontwa Township	3,439	312,906,300	331,631,900	5.98%	243,490,697	252,861,027	3.85%
100	Penn Township	2,183	269,076,200	281,250,300	4.52%	194,227,964	199,853,175	2.90%
110	Pokagon Township	1,510	110,675,700	113,448,800	2.51%	68,663,868	71,246,141	3.76%
120	Porter Township	3,442	365,395,600	387,269,300	5.99%	245,872,027	254,676,233	3.58%
130	Silver Creek Township	3,520	315,919,500	332,317,700	5.19%	235,803,360	244,736,728	3.79%
140	Volinia Township	962	89,324,200	91,108,200	2.00%	47,316,944	48,377,025	2.24%
150	Wayne Township	2,076	115,552,600	118,287,856	2.37%	75,764,985	77,985,039	2.93%
160	Dowagiac City	2,641	89,525,600	92,671,000	3.51%	77,658,509	79,956,839	2.96%
170	Niles City	6	241,000	1,701,400	605.98%	223,479	1,675,824	649.88%
Cass County Total		34,767	2,838,576,586	2,959,125,856	4.25%	1,997,349,842	2,071,171,405	3.70%

PERSONAL								
Unit #	Unit Name	Number of Parcels	AV			TV		% Change
			2019 Assessed Value	2020 Assessed Value	% Change	2019 Taxable Value	2020 Taxable Value	
010	Calvin Township	28	11,879,308	12,809,200	7.83%	11,879,308	12,809,200	7.83%
020	Howard Township	93	33,506,800	39,032,400	16.49%	33,506,800	39,032,400	16.49%
030	Jefferson Township	62	28,796,100	29,583,500	2.73%	28,595,079	29,520,019	3.23%
040	LaGrange Township	158	9,716,700	10,895,300	12.13%	9,716,700	10,895,300	12.13%
050	Marcellus Township	79	17,140,719	16,751,045	-2.27%	17,140,719	16,751,045	-2.27%
060	Mason Township	30	2,415,300	2,419,300	0.17%	2,415,300	2,419,300	0.17%
070	Milton Township	63	30,201,800	30,967,900	2.54%	30,201,800	30,967,900	2.54%
080	Newberg Township	66	31,381,067	33,107,300	5.50%	31,381,067	33,107,300	5.50%
090	Ontwa Township	176	10,439,500	10,049,300	-3.74%	10,439,500	10,049,300	-3.74%
100	Penn Township	58	34,291,300	37,502,400	9.36%	34,291,300	37,502,400	9.36%
110	Pokagon Township	69	4,134,800	3,616,700	-12.53%	4,134,800	3,616,700	-12.53%
120	Porter Township	58	5,286,300	6,115,900	15.69%	5,286,300	6,115,900	15.69%
130	Silver Creek Township	63	4,017,200	4,220,100	5.05%	4,017,200	4,220,100	5.05%
140	Volinia Township	13	1,363,200	1,424,100	4.47%	1,363,200	1,424,100	4.47%
150	Wayne Township	47	11,810,400	12,077,400	2.26%	11,810,400	12,077,400	2.26%
160	Dowagiac City	222	5,416,100	5,423,800	0.14%	5,416,100	5,423,800	0.14%
170	Niles City	2	0	3,992,900	N/A	0	3,992,900	N/A
Cass County Total		1,287	241,796,594	259,988,545	7.52%	241,595,573	259,925,064	7.59%

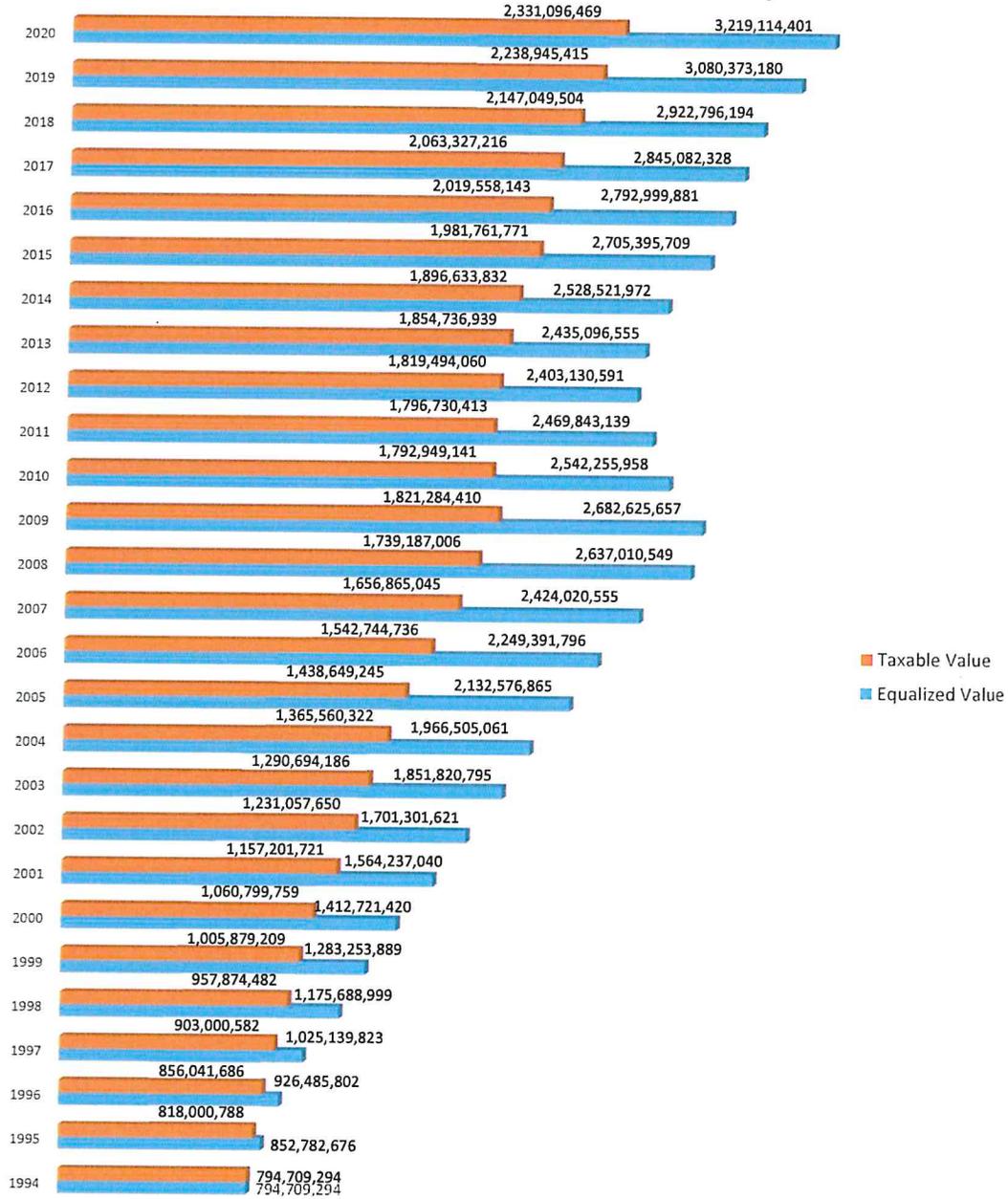
**Cass County
Previous and Current Values**

Unit #	Unit Name	Number of Parcels	Total Values			AV		TV	
			2019 Assessed Value	2020 Assessed Value	% Change	2019 Taxable Value	2020 Taxable Value	% Change	
010	Calvin Township	1,737	149,553,208	152,599,300	2.04%	90,210,408	95,067,670	5.38%	
020	Howard Township	3,501	274,155,086	293,411,500	7.02%	212,607,186	224,342,247	5.52%	
030	Jefferson Township	1,688	180,854,200	189,173,300	4.60%	128,283,330	132,745,771	3.48%	
040	LaGrange Township	2,258	146,907,400	152,185,700	3.59%	105,818,079	109,593,520	3.57%	
050	Marcellus Township	1,924	132,545,719	133,764,645	0.92%	90,688,142	93,056,607	2.61%	
060	Mason Township	1,428	114,878,100	119,690,400	4.19%	83,528,919	87,615,292	4.89%	
070	Milton Township	1,666	213,051,000	216,408,200	1.58%	173,575,722	180,133,168	3.78%	
080	Newberg Township	1,365	123,052,967	127,772,300	3.84%	88,452,996	92,751,563	4.86%	
090	Ontwa Township	3,615	323,345,800	341,681,200	5.67%	253,930,197	262,910,327	3.54%	
100	Penn Township	2,241	303,367,500	318,752,700	5.07%	228,519,264	237,355,575	3.87%	
110	Pokagon Township	1,579	114,810,500	117,065,500	1.96%	72,798,668	74,862,841	2.84%	
120	Porter Township	3,500	370,681,900	393,385,200	6.12%	251,158,327	260,792,133	3.84%	
130	Silver Creek Township	3,583	319,936,700	336,537,800	5.19%	239,820,560	248,956,828	3.81%	
140	Volinia Township	975	90,687,400	92,532,300	2.03%	48,680,144	49,801,125	2.30%	
150	Wayne Township	2,123	127,363,000	130,365,256	2.36%	87,575,385	90,062,439	2.84%	
160	Dowagiac City	2,863	94,941,700	98,094,800	3.32%	83,074,609	85,380,639	2.78%	
170	Niles City	8	241,000	5,694,300	2262.78%	223,479	5,668,724	2436.58%	
Cass County Total		36,054	3,080,373,180	3,219,114,401	4.50%	2,238,945,415	2,331,096,469	4.12%	

Cass County Equalized Value
Segmented by Property Class



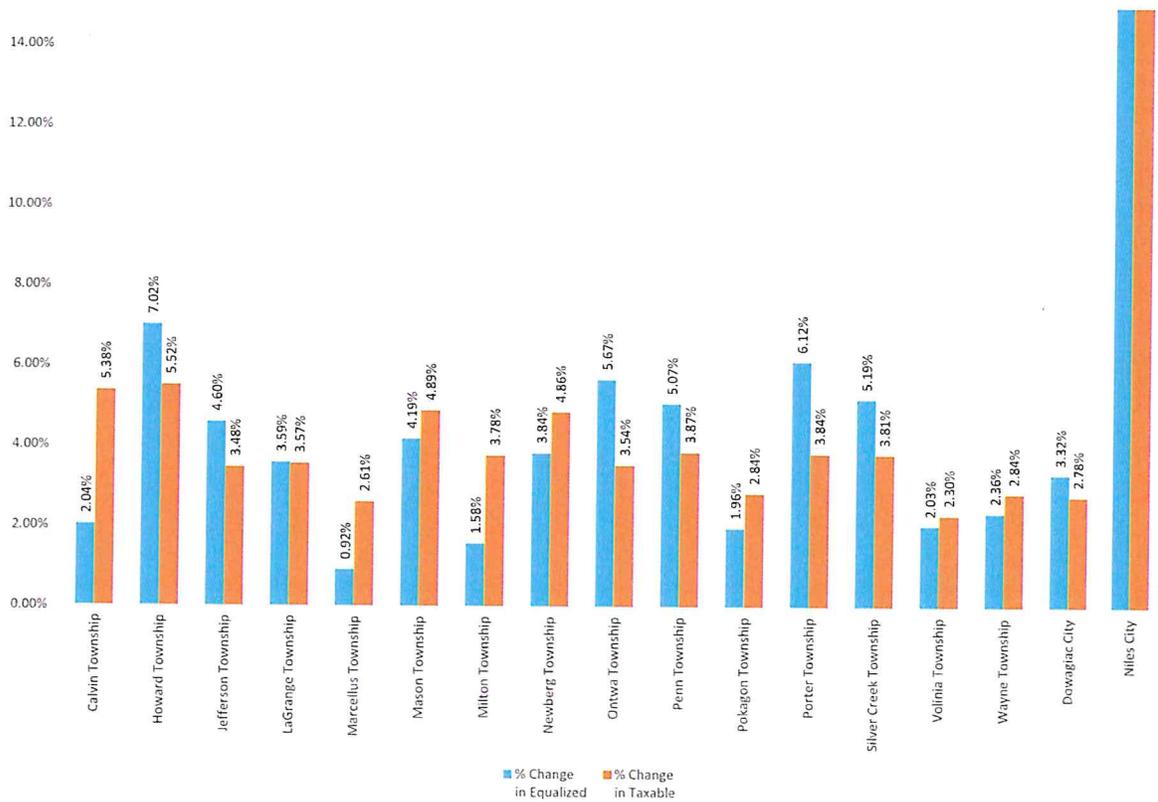
Cass County Equalized and Taxable Values by Year



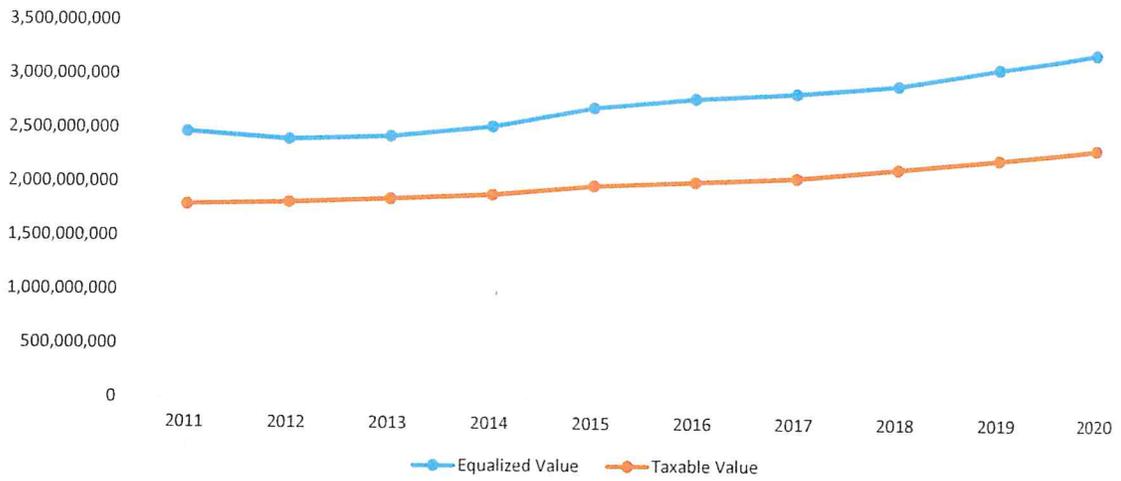
Cass County Percentage Change in SEV and Taxable Value 2019 - 2020

Unit of Gov't	2019 Equalized Value	2020 Equalized Value	% Change in Equalized	2019 Taxable Value	2020 Taxable Value	% Change in Taxable
Calvin Township	149,553,208	152,599,300	2.04%	90,210,408	95,067,670	5.38%
Howard Township	274,155,086	293,411,500	7.02%	212,607,186	224,342,247	5.52%
Jefferson Township	180,854,200	189,173,300	4.60%	128,283,330	132,745,771	3.48%
LaGrange Township	146,907,400	152,185,700	3.59%	105,818,079	109,593,520	3.57%
Marcellus Township	132,545,719	133,764,645	0.92%	90,688,142	93,056,607	2.61%
Mason Township	114,878,100	119,690,400	4.19%	83,528,919	87,615,292	4.89%
Milton Township	213,051,000	216,408,200	1.58%	173,575,722	180,133,168	3.78%
Newberg Township	123,052,967	127,772,300	3.84%	88,452,996	92,751,563	4.86%
Ontwa Township	323,345,800	341,681,200	5.67%	253,930,197	262,910,327	3.54%
Penn Township	303,367,500	318,752,700	5.07%	228,519,264	237,355,575	3.87%
Pokagon Township	114,810,500	117,065,200	1.96%	72,798,668	74,862,841	2.84%
Porter Township	370,681,900	393,385,200	6.12%	251,158,327	260,792,133	3.84%
Silver Creek Township	319,936,700	336,537,800	5.19%	239,820,560	248,956,828	3.81%
Volinia Township	90,687,400	92,532,300	2.03%	48,680,144	49,801,125	2.30%
Wayne Township	127,363,000	130,365,256	2.36%	87,575,385	90,062,439	2.84%
Dowagiac City	94,941,700	98,094,800	3.32%	83,074,609	85,380,639	2.78%
Niles City	241,000	5,694,300	2262.78%	223,479	5,668,724	2436.58%
Cass County	3,080,373,180	3,219,114,401	4.50%	2,238,945,415	2,331,096,469	4.12%

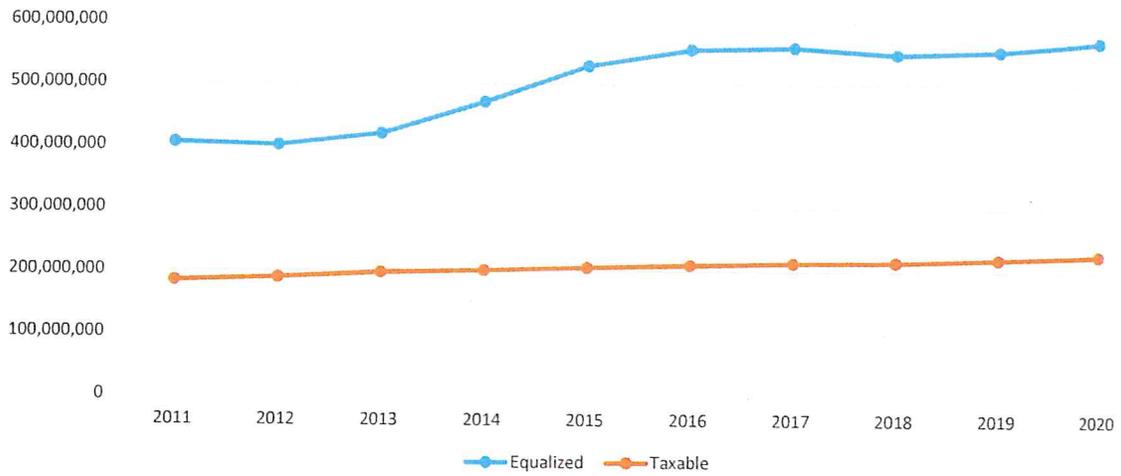
Local Unit Change in SEV and Taxable Value



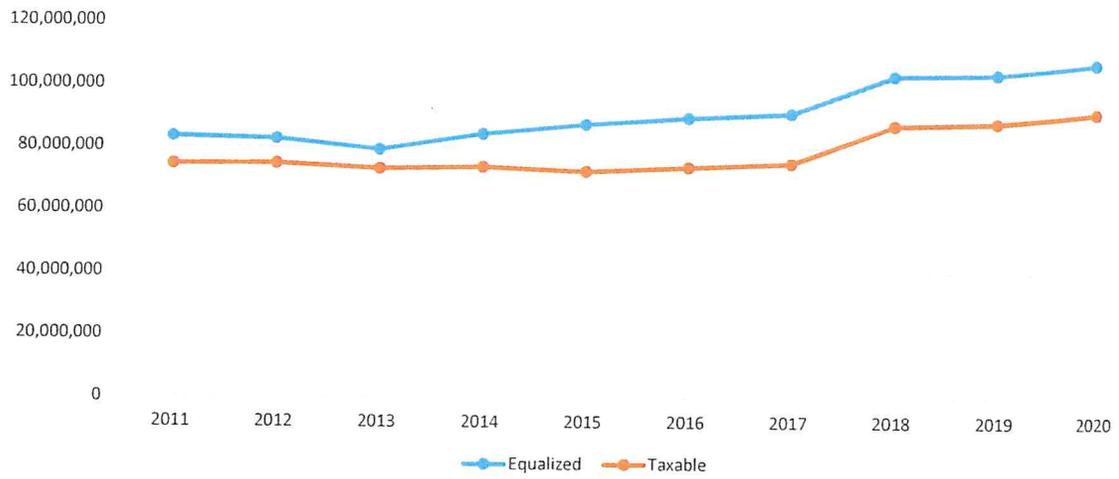
10 Year Trend in Gap between Equalized and Taxable Value
(All Properties)



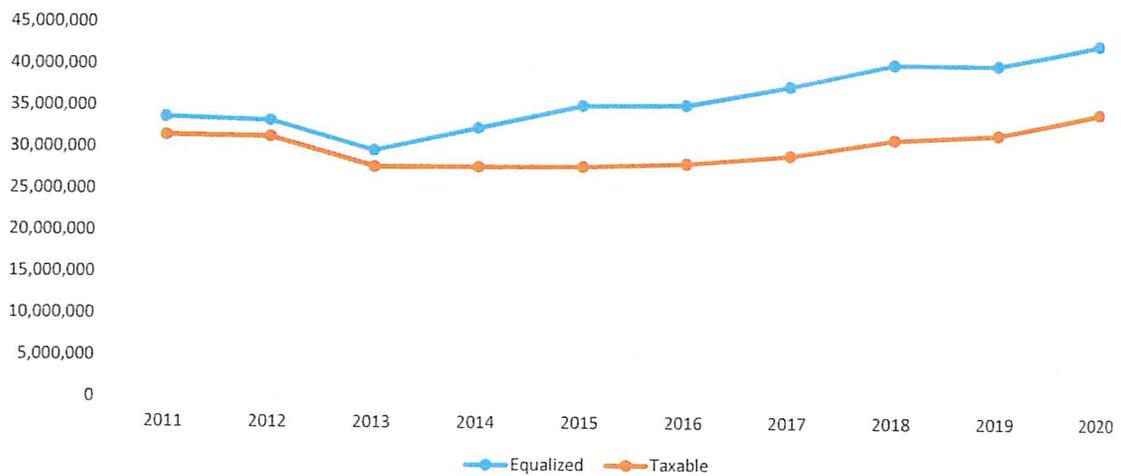
10 Year Trend in Gap between Equalized and Taxable Value
(Agricultural)



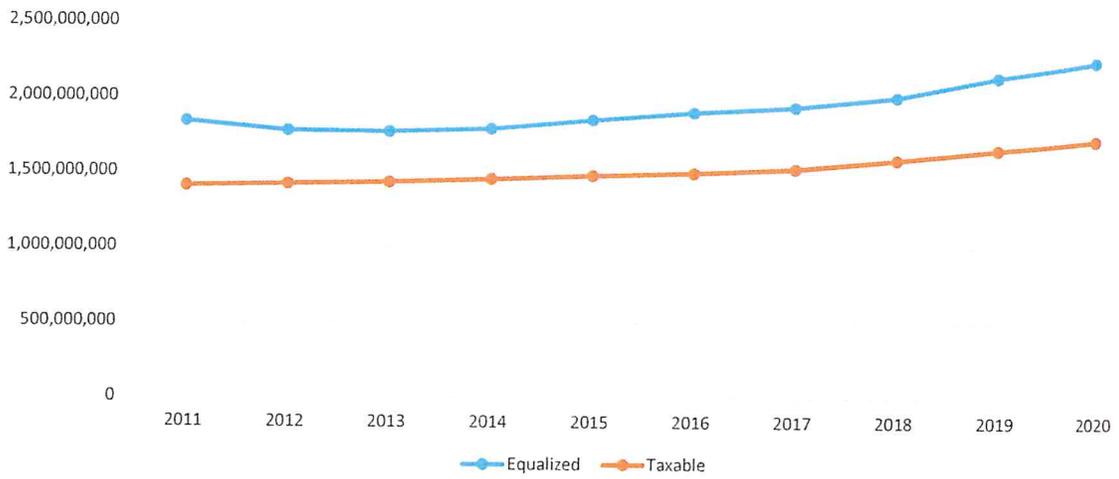
10 Year Trend in Gap between Equalized and Taxable Value
(Commercial)



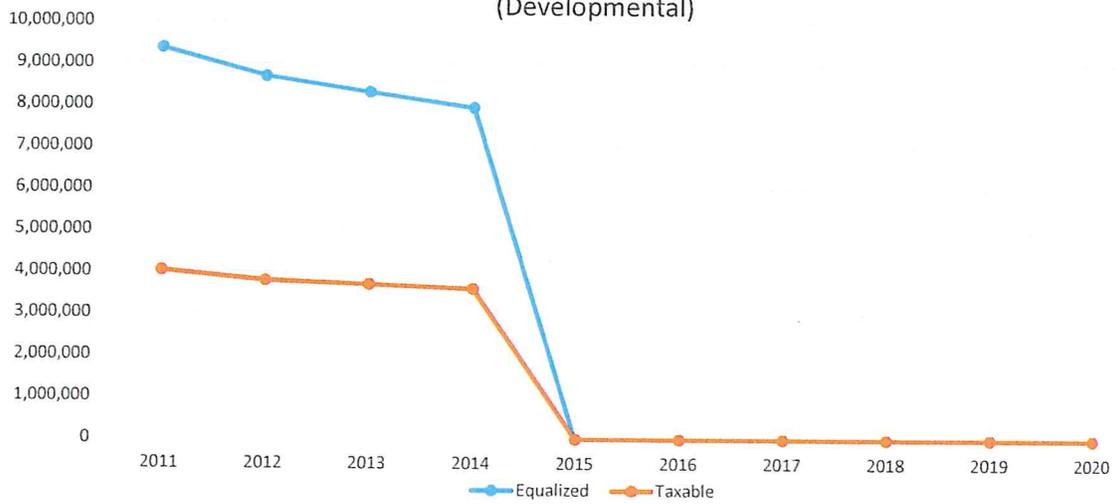
10 Year Trend in Gap between Equalized and Taxable Value
(Industrial)



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

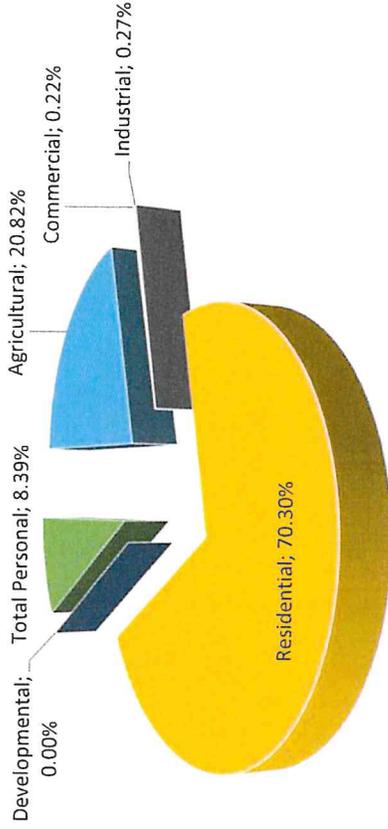


10 Year Trend in Gap between Equalized and Taxable Value
(Developmental)



Cass County Calvin Township

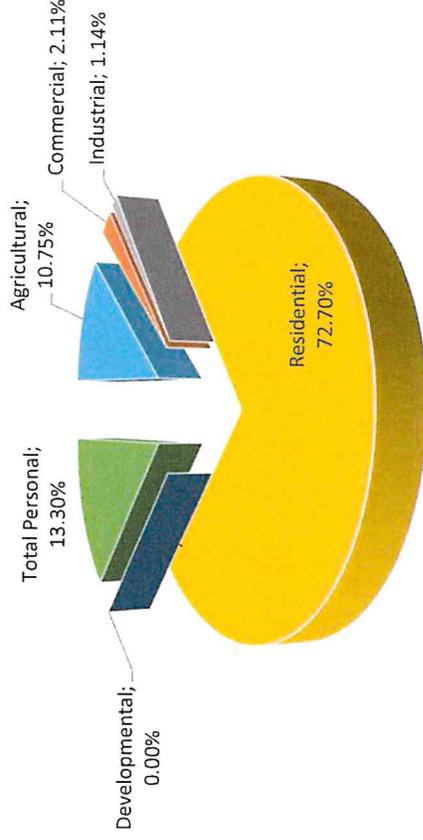
Summary of Recommended County Equalized Values and Trends



Class	Parcel Count	2019		2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
		State Equalized Value	Value					
Real Property								
Agricultural	161	\$30,918,800	\$31,773,000	1.0000	\$31,773,000	2.76%	20.82%	
Commercial	3	\$310,500	\$332,900	1.0000	\$332,900	7.21%	0.22%	
Industrial	4	\$449,200	\$410,100	1.0000	\$410,100	-8.70%	0.27%	
Residential	1541	\$105,995,400	\$107,274,100	1.0000	\$107,274,100	1.21%	70.30%	
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Total Real	1709	\$137,673,900	\$139,790,100		\$139,790,100	1.54%	91.61%	
Personal Property								
Commercial	19	\$7,473	\$0	1.0000	\$0	-100.00%	0.00%	
Industrial	1	\$13,569	\$12,900	1.0000	\$12,900	-4.93%	0.01%	
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Utility	8	\$11,858,266	\$12,796,300	1.0000	\$12,796,300	7.91%	8.39%	
Total Personal exempt	28	\$11,879,308	\$12,809,200		\$12,809,200	7.83%	8.39%	
Grand Total	1737	\$149,553,208	\$152,599,300		\$152,599,300	2.04%	100.00%	

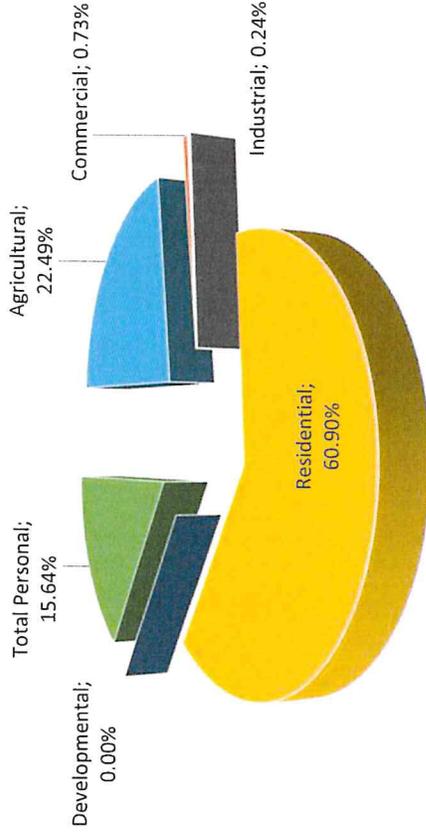
Cass County Howard Township

Summary of Recommended County Equalized Values and Trends



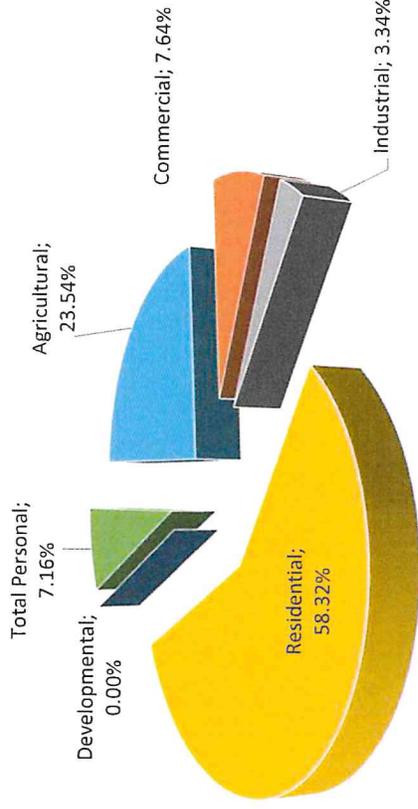
2019									
Class	Parcel Count	State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total		
Real Property									
Agricultural	192	\$30,520,900	\$31,535,000	1.00000	\$31,535,000	3.32%	10.75%		
Commercial	64	\$5,734,600	\$6,201,200	1.00000	\$6,201,200	8.14%	2.11%		
Industrial	27	\$3,417,700	\$3,337,200	1.00000	\$3,337,200	-2.36%	1.14%		
Residential	3125	\$200,975,086	\$213,305,700	1.00000	\$213,305,700	6.14%	72.70%		
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Total Real	3408	\$240,648,286	\$254,379,100		\$254,379,100	5.71%	86.70%		
Personal Property									
Commercial	70	\$1,863,300	\$1,792,900	1.00000	\$1,792,900	-3.78%	0.61%		
Industrial	3	\$1,636,400	\$1,739,000	1.00000	\$1,739,000	6.27%	0.59%		
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Utility	20	\$30,007,100	\$35,500,500	1.00000	\$35,500,500	18.31%	12.10%		
Total Personal exempt	93	\$33,506,800	\$39,032,400		\$39,032,400	16.49%	13.30%		
Grand Total	3501	\$274,155,086	\$293,411,500		\$293,411,500	7.02%	100.00%		

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



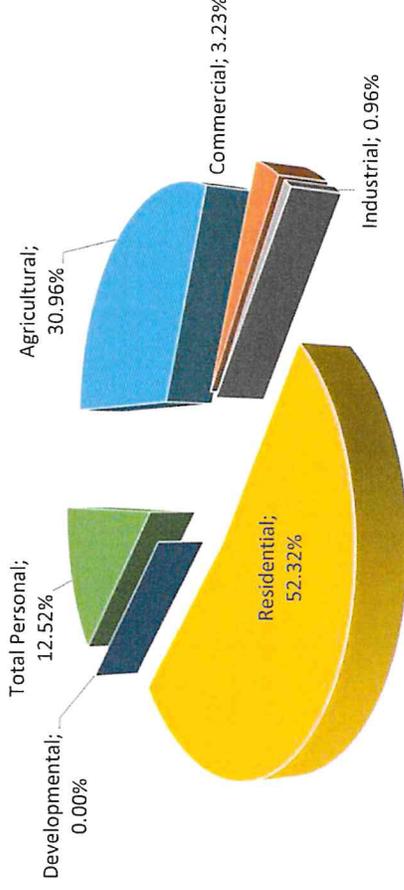
		2019		2020		2021		2022	
Class	Parcel Count	State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2021 Assessed Value	2021 Equalized Value
Real Property									
Agricultural	265	\$41,749,300	\$42,541,900	1.0000	\$42,541,900	1.90%	22.49%		
Commercial	22	\$1,501,800	\$1,388,100	1.0000	\$1,388,100	-7.57%	0.73%		
Industrial	7	\$310,800	\$461,000	1.0000	\$461,000	48.33%	0.24%		
Residential	1332	\$108,496,200	\$115,198,800	1.0000	\$115,198,800	6.18%	60.90%		
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Total Real	1626	\$152,058,100	\$159,589,800		\$159,589,800	4.95%	84.36%		
Personal Property									
Commercial	44	\$574,800	\$669,000	1.0000	\$669,000	16.39%	0.35%		
Industrial	1	\$0	\$0	1.0000	\$0	#DIV/0!	0.00%		
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Utility	17	\$28,221,300	\$28,914,500	1.0000	\$28,914,500	2.46%	15.28%		
Total Personal exempt	62	\$28,796,100	\$29,583,500		\$29,583,500	2.73%	15.64%		
Grand Total	1688	\$180,854,200	\$189,173,300		\$189,173,300	4.60%	100.00%		

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



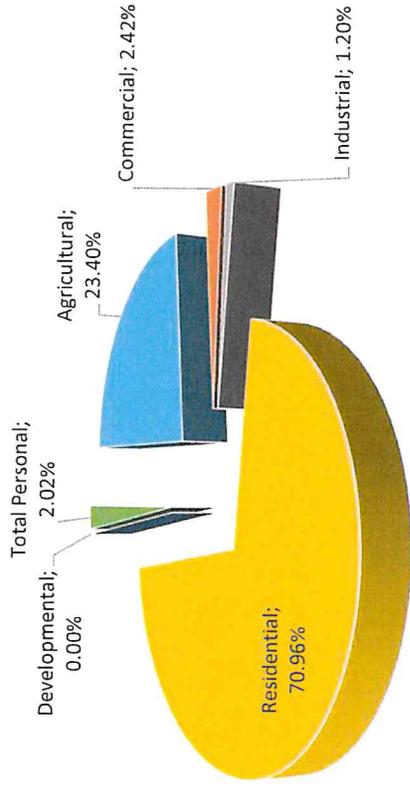
		2019		2020		2020		2020	
Class	Parcel Count	State Equalized Value	2020 Assessed Value	Equalization Factor	Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	Equalized Value	Percent of Local Unit Total
Real Property									
Agricultural	195	\$34,985,300	\$35,817,800	1.0000	\$35,817,800	2.38%	23.54%	\$35,817,800	23.54%
Commercial	143	\$11,453,800	\$11,628,700	1.0000	\$11,628,700	1.53%	7.64%	\$11,628,700	7.64%
Industrial	20	\$4,813,700	\$5,082,600	1.0000	\$5,082,600	5.59%	3.34%	\$5,082,600	3.34%
Residential	1742	\$85,937,900	\$88,761,300	1.0000	\$88,761,300	3.29%	58.32%	\$88,761,300	58.32%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%	\$0	0.00%
Total Real	2100	\$137,190,700	\$141,290,400		\$141,290,400	2.99%	92.84%	\$141,290,400	92.84%
Personal Property									
Commercial	138	\$1,521,100	\$1,264,700	1.0000	\$1,264,700	-16.86%	0.83%	\$1,264,700	0.83%
Industrial	6	\$252,300	\$882,100	1.0000	\$882,100	249.62%	0.58%	\$882,100	0.58%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%	\$0	0.00%
Utility	14	\$7,943,300	\$8,748,500	1.0000	\$8,748,500	10.14%	5.75%	\$8,748,500	5.75%
Total Personal exempt	158	\$9,716,700	\$10,895,300		\$10,895,300	12.13%	7.16%	\$10,895,300	7.16%
Grand Total	2258	\$146,907,400	\$152,185,700		\$152,185,700	3.59%	100.00%	\$152,185,700	100.00%

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



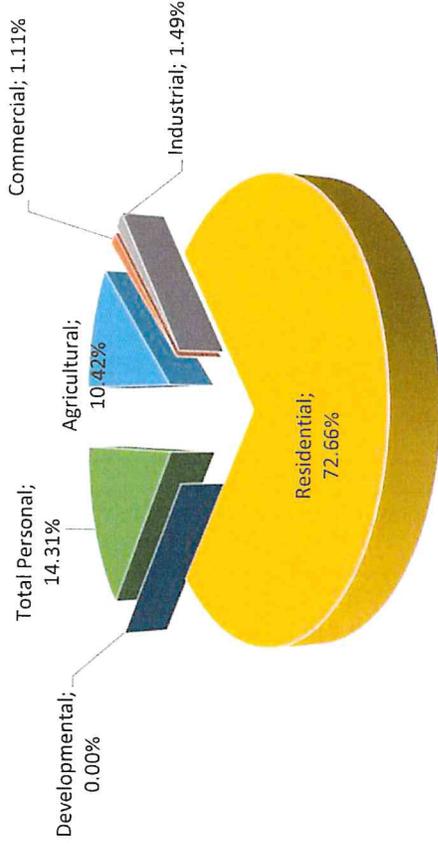
Class	Parcel Count	2019		2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
		State Equalized Value	Value					
Real Property								
Agricultural	282	\$41,450,500	\$41,410,700	1.0000	\$41,410,700	-0.10%	30.96%	
Commercial	65	\$3,755,100	\$4,326,700	1.0000	\$4,326,700	15.22%	3.23%	
Industrial	12	\$1,316,300	\$1,285,600	1.0000	\$1,285,600	-2.33%	0.96%	
Residential	1486	\$68,883,100	\$69,990,600	1.0000	\$69,990,600	1.61%	52.32%	
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Total Real	1845	\$115,405,000	\$117,013,600		\$117,013,600	1.39%	87.48%	
Personal Property								
Commercial	67	\$444,598	\$518,672	1.0000	\$518,672	16.66%	0.39%	
Industrial	5	\$118,642	\$102,338	1.0000	\$102,338	-13.74%	0.08%	
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Utility	7	\$16,577,479	\$16,130,035	1.0000	\$16,130,035	-2.70%	12.06%	
Total Personal exempt	79	\$17,140,719	\$16,751,045		\$16,751,045	-2.27%	12.52%	
Grand Total	1924	\$132,545,719	\$133,764,645		\$133,764,645	0.92%	100.00%	

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



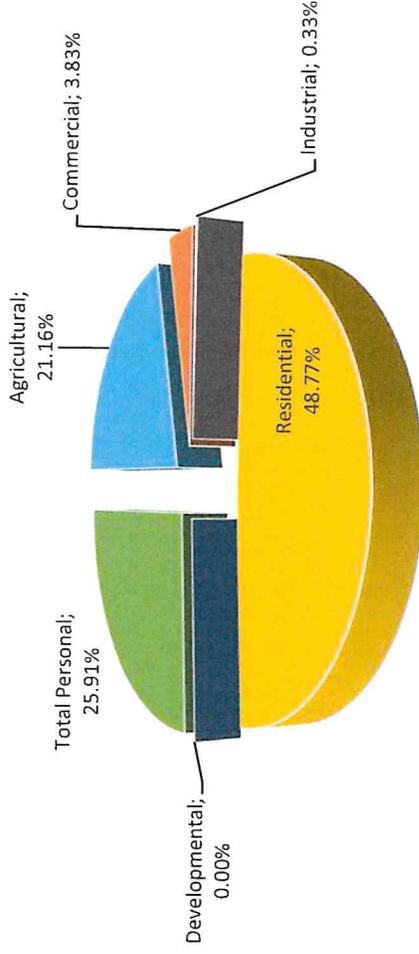
		2019		2020		2021	
Class	Parcel Count	State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
Real Property							
Agricultural	209	\$25,666,300	\$28,006,000	1.0000	\$28,006,000	9.12%	23.40%
Commercial	29	\$2,640,100	\$2,893,400	1.0000	\$2,893,400	9.59%	2.42%
Industrial	12	\$1,451,500	\$1,433,800	1.0000	\$1,433,800	-1.22%	1.20%
Residential	1148	\$82,704,900	\$84,937,900	1.0000	\$84,937,900	2.70%	70.96%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1398	\$112,462,800	\$117,271,100		\$117,271,100	4.28%	97.98%
Personal Property							
Commercial	12	\$170,500	\$75,400	1.0000	\$75,400	-55.78%	0.06%
Industrial	8	\$277,600	\$309,200	1.0000	\$309,200	11.38%	0.26%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$1,967,200	\$2,034,700	1.0000	\$2,034,700	3.43%	1.70%
Total Personal exempt	30	\$2,415,300	\$2,419,300		\$2,419,300	0.17%	2.02%
Grand Total	1428	\$114,878,100	\$119,690,400		\$119,690,400	4.19%	100.00%

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



Class	2019		2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value					
Real Property							
Agricultural	126	\$22,069,100	\$22,556,800	1.0000	\$22,556,800	2.21%	10.42%
Commercial	23	\$2,324,300	\$2,409,700	1.0000	\$2,409,700	3.67%	1.11%
Industrial	15	\$3,382,500	\$3,227,900	1.0000	\$3,227,900	-4.57%	1.49%
Residential	1439	\$155,073,300	\$157,245,900	1.0000	\$157,245,900	1.40%	72.66%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1603	\$182,849,200	\$185,440,300		\$185,440,300	1.42%	85.69%
Personal Property							
Commercial	45	\$594,100	\$626,900	1.0000	\$626,900	5.52%	0.29%
Industrial	4	\$185,500	\$200,400	1.0000	\$200,400	8.03%	0.09%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	14	\$29,422,200	\$30,140,600	1.0000	\$30,140,600	2.44%	13.93%
Total Personal exempt	63	\$30,201,800	\$30,967,900		\$30,967,900	2.54%	14.31%
Grand Total	1666	\$213,051,000	\$216,408,200		\$216,408,200	1.58%	100.00%

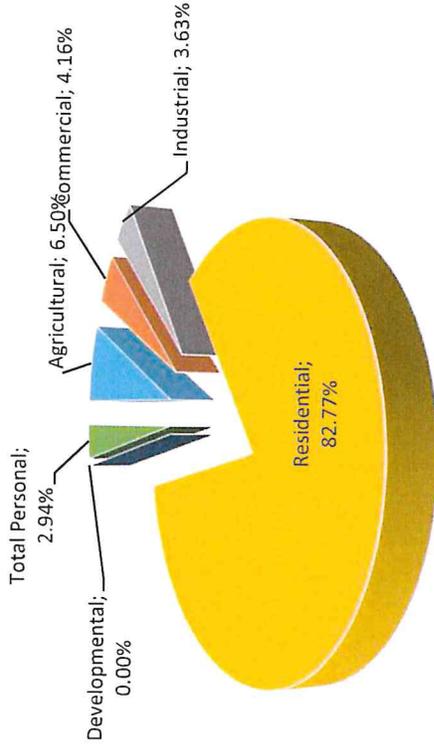
Cass County Newberg Township Summary of Recommended County Equalized Values and Trends



Class	2019		2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value					
Real Property							
Agricultural	169	\$26,922,400	\$27,030,700	1.0000	\$27,030,700	0.40%	21.16%
Commercial	56	\$4,872,300	\$4,899,100	1.0000	\$4,899,100	0.55%	3.83%
Industrial	8	\$426,200	\$425,000	1.0000	\$425,000	-0.28%	0.33%
Residential	1066	\$59,451,000	\$62,310,200	1.0000	\$62,310,200	4.81%	48.77%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1299	\$91,671,900	\$94,665,000		\$94,665,000	3.27%	74.09%
Personal Property							
Commercial	48	\$545,861	\$538,700	1.0000	\$538,700	-1.31%	0.42%
Industrial	3	\$192,230	\$184,300	1.0000	\$184,300	-4.13%	0.14%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	15	\$30,642,976	\$32,384,300	1.0000	\$32,384,300	5.68%	25.35%
Total Personal exempt	66	\$31,381,067	\$33,107,300		\$33,107,300	5.50%	25.91%
Grand Total	1365	\$123,052,967	\$127,772,300		\$127,772,300	3.84%	100.00%

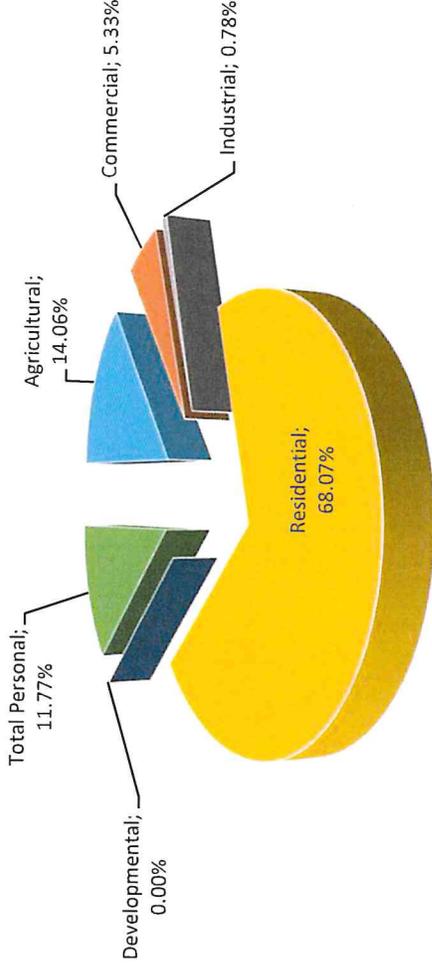
Cass County Ontwa Township

Summary of Recommended
County Equalized Values and Trends



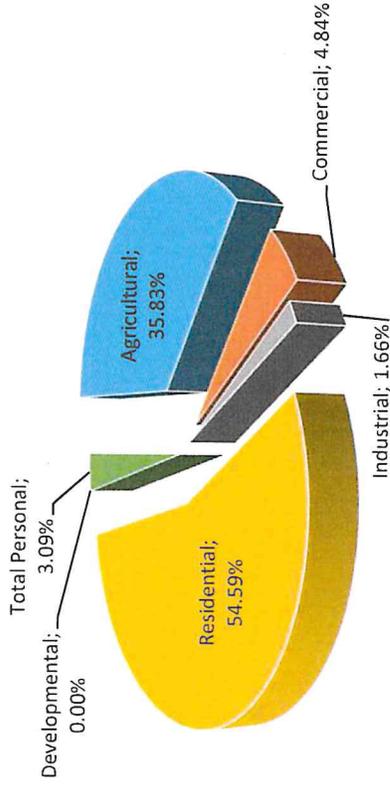
Class	2019						
	Parcel Count	State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
Real Property							
Agricultural	117	\$22,108,400	\$22,224,300	1.0000	\$22,224,300	0.52%	6.50%
Commercial	143	\$14,076,100	\$14,214,200	1.0000	\$14,214,200	0.98%	4.16%
Industrial	58	\$11,849,300	\$12,400,400	1.0000	\$12,400,400	4.65%	3.63%
Residential	3121	\$264,872,500	\$282,793,000	1.0000	\$282,793,000	6.77%	82.77%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	3439	\$312,906,300	\$331,631,900		\$331,631,900	5.98%	97.06%
Personal Property							
Commercial	144	\$3,459,000	\$3,230,200	1.0000	\$3,230,200	-6.61%	0.95%
Industrial	21	\$1,054,200	\$800,600	1.0000	\$800,600	-24.06%	0.23%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	11	\$5,926,300	\$6,018,500	1.0000	\$6,018,500	1.56%	1.76%
Total Personal exempt	176	\$10,439,500	\$10,049,300		\$10,049,300	-3.74%	2.94%
Grand Total	3615	\$323,345,800	\$341,681,200		\$341,681,200	5.67%	100.00%

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



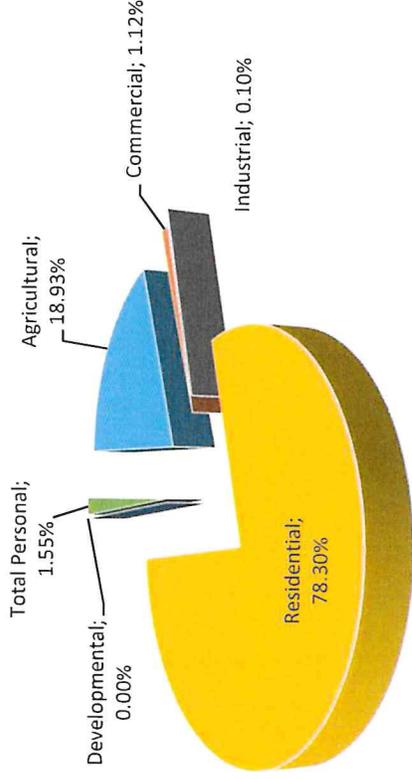
		2019		2020		2021	
Class	Parcel Count	State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
Real Property							
Agricultural	326	\$44,489,700	\$44,821,900	1.0000	\$44,821,900	0.75%	14.06%
Commercial	44	\$16,867,000	\$16,977,900	1.0000	\$16,977,900	0.66%	5.33%
Industrial	6	\$2,561,500	\$2,485,800	1.0000	\$2,485,800	-2.96%	0.78%
Residential	1807	\$205,158,000	\$216,964,700	1.0000	\$216,964,700	5.75%	68.07%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2183	\$269,076,200	\$281,250,300		\$281,250,300	4.52%	88.23%
Personal Property							
Commercial	41	\$793,600	\$988,900	1.0000	\$988,900	24.61%	0.31%
Industrial	3	\$628,600	\$1,159,200	1.0000	\$1,159,200	84.41%	0.36%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	14	\$32,869,100	\$35,354,300	1.0000	\$35,354,300	7.56%	11.09%
Total Personal exempt	58	\$34,291,300	\$37,502,400		\$37,502,400	9.36%	11.77%
Grand Total	2241	\$303,367,500	\$318,752,700		\$318,752,700	5.07%	100.00%

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



Class	2019									
	Parcel Count	State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total			
Real Property										
Agricultural	259	\$42,399,200	\$41,939,200	1.0000	\$41,939,200	-1.08%	35.83%			
Commercial	83	\$4,683,600	\$5,666,800	1.0000	\$5,666,800	20.99%	4.84%			
Industrial	22	\$1,798,500	\$1,938,600	1.0000	\$1,938,600	7.79%	1.66%			
Residential	1146	\$61,794,400	\$63,904,200	1.0000	\$63,904,200	3.41%	54.59%			
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%			
Total Real	1510	\$110,675,700	\$113,448,800		\$113,448,800	2.51%	96.91%			
Personal Property										
Commercial	51	\$415,400	\$296,000	1.0000	\$296,000	-28.74%	0.25%			
Industrial	4	\$451,900	\$66,100	1.0000	\$66,100	-85.37%	0.06%			
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%			
Utility	14	\$3,267,500	\$3,254,600	1.0000	\$3,254,600	-0.39%	2.78%			
Total Personal exempt	69	\$4,134,800	\$3,616,700		\$3,616,700	-12.53%	3.09%			
Grand Total	1579	\$114,810,500	\$117,065,500		\$117,065,500	1.96%	100.00%			

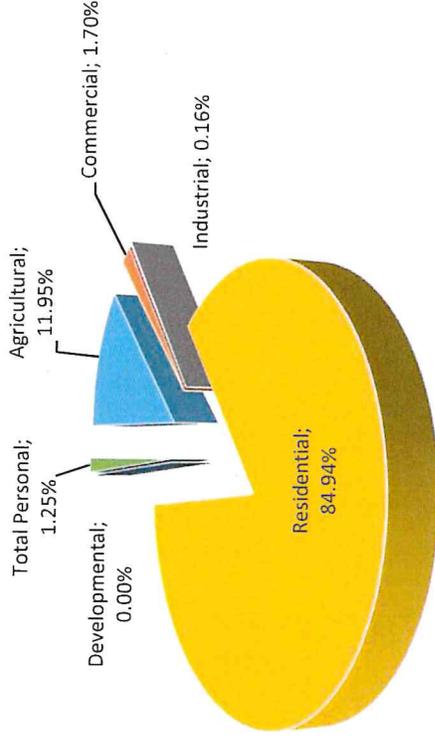
Cass County Porter Township Summary of Recommended County Equalized Values and Trends



		2019		2020		2020 County		Percent of Local	
Class	Parcel Count	State Equalized Value	2020 Assessed Value	Equalization Factor	Equalized Value	from Last Year	Unit Total	Percent of Local	Unit Total
Real Property									
Agricultural	459	\$70,197,900	\$74,458,600	1.0000	\$74,458,600	6.07%	18.93%		
Commercial	65	\$3,614,500	\$4,387,400	1.0000	\$4,387,400	21.38%	1.12%		
Industrial	9	\$402,700	\$408,600	1.0000	\$408,600	1.47%	0.10%		
Residential	2909	\$291,180,500	\$308,014,700	1.0000	\$308,014,700	5.78%	78.30%		
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Total Real	3442	\$365,395,600	\$387,269,300		\$387,269,300	5.99%	98.45%		
Personal Property									
Commercial	39	\$482,300	\$508,600	1.0000	\$508,600	5.45%	0.13%		
Industrial	3	\$208,600	\$199,000	1.0000	\$199,000	-4.60%	0.05%		
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Utility	16	\$4,595,400	\$5,408,300	1.0000	\$5,408,300	17.69%	1.37%		
Total Personal exempt	58	\$5,286,300	\$6,115,900		\$6,115,900	15.69%	1.55%		
Grand Total	3500	\$370,681,900	\$393,385,200		\$393,385,200	6.12%	100.00%		

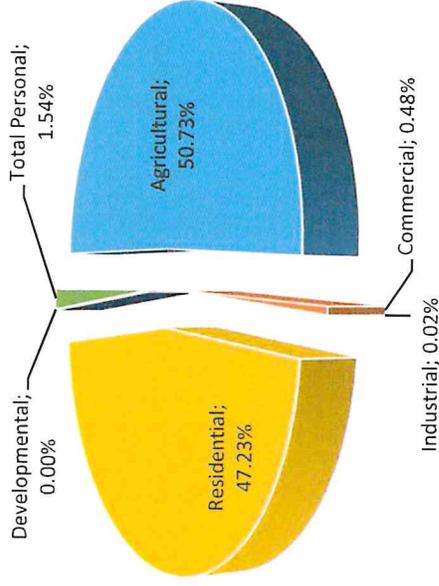
Cass County Silver Creek Township

Summary of Recommended County Equalized Values and Trends



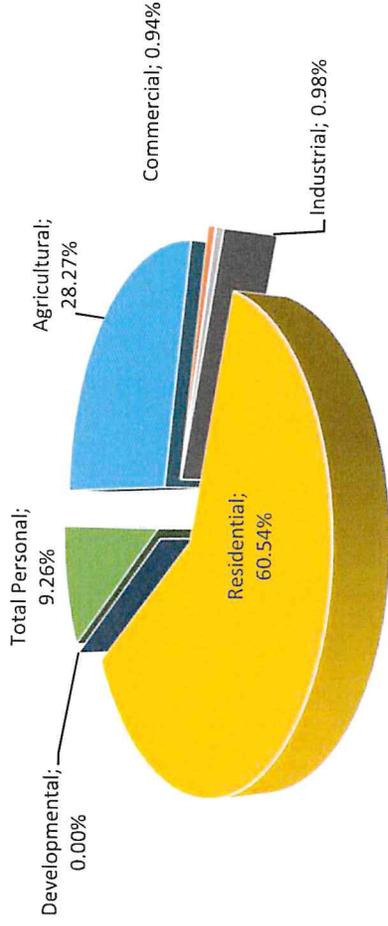
		2019		2020		2021		2022	
Class	Parcel Count	State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2021 Assessed Value	2021 Equalized Value
Real Property									
Agricultural	280	\$37,974,800	\$40,224,900	1.0000	\$40,224,900	5.93%	11.95%	\$40,224,900	\$40,224,900
Commercial	73	\$5,783,300	\$5,713,800	1.0000	\$5,713,800	-1.20%	1.70%	\$5,713,800	\$5,713,800
Industrial	7	\$501,000	\$532,600	1.0000	\$532,600	6.31%	0.16%	\$532,600	\$532,600
Residential	3160	\$271,660,400	\$285,846,400	1.0000	\$285,846,400	5.22%	84.94%	\$285,846,400	\$285,846,400
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%	\$0	\$0
Total Real	3520	\$315,919,500	\$332,317,700		\$332,317,700	5.19%	98.75%		
Personal Property									
Commercial	55	\$561,400	\$695,600	1.0000	\$695,600	23.90%	0.21%	\$695,600	\$695,600
Industrial	1	\$73,900	\$58,900	1.0000	\$58,900	-20.30%	0.02%	\$58,900	\$58,900
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%	\$0	\$0
Utility	7	\$3,381,900	\$3,465,600	1.0000	\$3,465,600	2.47%	1.03%	\$3,465,600	\$3,465,600
Total Personal exempt	63	\$4,017,200	\$4,220,100		\$4,220,100	5.05%	1.25%		
Grand Total	3583	\$319,936,700	\$336,537,800		\$336,537,800	5.19%	100.00%		

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



Class	2019						2020 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from Last Year			
Real Property									
Agricultural	234	\$46,128,900	\$46,937,500	1.0000	\$46,937,500	1.75%	50.73%		
Commercial	11	\$797,900	\$447,400	1.0000	\$447,400	-43.93%	0.48%		
Industrial	2	\$17,600	\$20,600	1.0000	\$20,600	17.05%	0.02%		
Residential	715	\$42,379,800	\$43,702,700	1.0000	\$43,702,700	3.12%	47.23%		
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Total Real	962	\$89,324,200	\$91,108,200		\$91,108,200	2.00%	98.46%		
Personal Property									
Commercial	7	\$108,100	\$82,400	1.0000	\$82,400	-23.77%	0.09%		
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Utility	6	\$1,255,100	\$1,341,700	1.0000	\$1,341,700	6.90%	1.45%		
Total Personal exempt	13	\$1,363,200	\$1,424,100		\$1,424,100	4.47%	1.54%		
Grand Total	975	\$90,687,400	\$92,532,300		\$92,532,300	2.03%	100.00%		

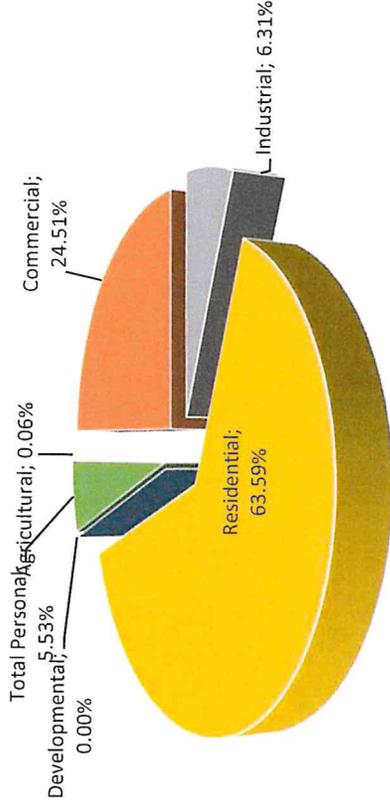
Cass County Wayne Township Summary of Recommended County Equalized Values and Trends



		2019		2020		2021		2022	
Class	Parcel Count	State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2020 County Equalized Value	Percent of Local Unit Total
Real Property									
Agricultural	227	\$36,023,500	\$35,865,000	1.02765	\$36,856,643	2.31%	28.27%	\$36,856,643	28.27%
Commercial	27	\$1,285,400	\$1,254,700	0.97911	\$1,228,483	-4.43%	0.94%	\$1,228,483	0.94%
Industrial	6	\$1,252,100	\$1,230,800	1.04046	\$1,280,594	2.28%	0.98%	\$1,280,594	0.98%
Residential	1816	\$76,991,600	\$77,251,000	1.02164	\$78,922,136	2.51%	60.54%	\$78,922,136	60.54%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%	\$0	0.00%
Total Real	2,076	\$115,552,600	\$115,601,500		\$118,287,856	2.37%		\$118,287,856	90.74%
Personal Property									
Commercial	32	\$45,400	\$35,700	1.0000	\$35,700	-21.37%	0.03%	\$35,700	0.03%
Industrial	2	\$0	\$169,100	1.0000	\$169,100	#DIV/0!	0.13%	\$169,100	0.13%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%	\$0	0.00%
Utility	13	\$11,765,000	\$11,872,600	1.0000	\$11,872,600	0.91%	9.11%	\$11,872,600	9.11%
Total Personal exempt	47	\$11,810,400	\$12,077,400		\$12,077,400	2.26%		\$12,077,400	9.26%
Grand Total	2,123	\$127,363,000	\$127,678,900		\$130,365,256	2.36%		\$130,365,256	100.00%

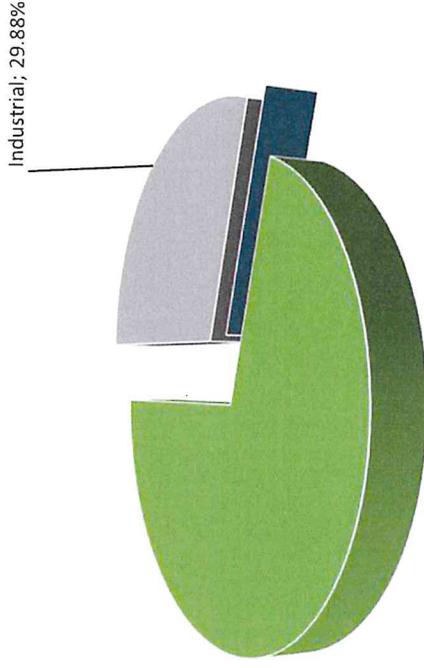
Cass County Dowagiac City

Summary of Recommended County Equalized Values and Trends



		2019							
Class	Parcel Count	State Equalized Value	2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total		
Real Property									
Agricultural	1	\$62,900	\$63,300	1.0000	\$63,300	0.64%	0.06%		
Commercial	250	\$23,958,500	\$24,038,600	1.0000	\$24,038,600	0.33%	24.51%		
Industrial	58	\$5,998,100	\$6,191,500	1.0000	\$6,191,500	3.22%	6.31%		
Residential	2332	\$59,506,100	\$62,377,600	1.0000	\$62,377,600	4.83%	63.59%		
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Total Real	2641	\$89,525,600	\$92,671,000		\$92,671,000	3.51%	94.47%		
Personal Property									
Commercial	208	\$2,547,000	\$2,555,900	1.0000	\$2,555,900	0.35%	2.61%		
Industrial	12	\$691,900	\$729,500	1.0000	\$729,500	5.43%	0.74%		
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Utility	2	\$2,177,200	\$2,138,400	1.0000	\$2,138,400	-1.78%	2.18%		
Total Personal exempt	222	\$5,416,100	\$5,423,800		\$5,423,800	0.14%	5.53%		
Grand Total	2863	\$94,941,700	\$98,094,800		\$98,094,800	3.32%	100.00%		

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



Class	Parcel Count	2019		2020 Assessed Value	Equalization Factor	2020 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
		State Equalized Value	Value					
Real Property								
Agricultural	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%
Commercial	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%
Industrial	6	\$241,000	\$1,701,400	\$1,701,400	1.0000	\$1,701,400	605.98%	29.88%
Residential	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%
Developmental	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	6	\$241,000	\$1,701,400	\$1,701,400		\$1,701,400	605.98%	29.88%
Personal Property								
Commercial	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%
Industrial	2	\$0	\$3,992,900	\$3,992,900	1.0000	\$3,992,900	#DIV/0!	70.12%
Residential	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Personal exempt	2			\$3,992,900		\$3,992,900	0.00%	70.12%
Grand Total	8	\$241,000	\$1,701,400	\$5,694,300		\$5,694,300	2262.78%	100.00%

Cass County
2020 Agricultural Real Property Recapitulation

Unit of Govt.	2020 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2020 Equalized Value	% of Class
Calvin Township	\$31,773,000	49.98%	1.0000	\$0	\$31,773,000	5.59%
Howard Township	\$31,535,000	49.43%	1.0000	\$0	\$31,535,000	5.55%
Jefferson Township	\$42,541,900	49.90%	1.0000	\$0	\$42,541,900	7.49%
LaGrange Township	\$35,817,800	49.93%	1.0000	\$0	\$35,817,800	6.30%
Marcellus Township	\$41,410,700	49.60%	1.0000	\$0	\$41,410,700	7.29%
Mason Township	\$28,006,000	49.89%	1.0000	\$0	\$28,006,000	4.93%
Milton Township	\$22,556,800	49.85%	1.0000	\$0	\$22,556,800	3.97%
Newberg Township	\$27,030,700	49.79%	1.0000	\$0	\$27,030,700	4.76%
Ontwa Township	\$22,224,300	49.82%	1.0000	\$0	\$22,224,300	3.91%
Penn Township	\$44,821,900	49.95%	1.0000	\$0	\$44,821,900	7.89%
Pokagon Township	\$41,939,200	49.87%	1.0000	\$0	\$41,939,200	7.38%
Porter Township	\$74,458,600	49.59%	1.0000	\$0	\$74,458,600	13.10%
Silver Creek Township	\$40,224,900	49.86%	1.0000	\$0	\$40,224,900	7.08%
Volinia Township	\$46,937,500	49.74%	1.0000	\$0	\$46,937,500	8.26%
Wayne Township	\$35,865,000	48.65%	1.02765	\$991,643	\$36,856,643	6.49%
Dowagiac City	\$63,300	50.00%	1.0000	\$0	\$63,300	0.01%
Niles City	\$0	0.00%	1.0000	\$0	\$0	0.00%
Cass County Total	\$567,206,600			\$991,643	\$568,198,243	100%

Cass County
2020 Commercial Real Property Recapitulation

Unit of Govt.	2020		Equalization Factor	Value Adjustment	2020	
	Assessed Value	Ratio To Value			Equalized Value	% of Class
Calvin Township	\$332,900	49.60%	1.0000	\$0	\$332,900	0.31%
Howard Township	\$6,201,200	49.76%	1.0000	\$0	\$6,201,200	5.81%
Jefferson Township	\$1,388,100	49.42%	1.0000	\$0	\$1,388,100	1.30%
LaGrange Township	\$11,628,700	49.54%	1.0000	\$0	\$11,628,700	10.89%
Marcellus Township	\$4,326,700	49.12%	1.0000	\$0	\$4,326,700	4.05%
Mason Township	\$2,893,400	49.88%	1.0000	\$0	\$2,893,400	2.71%
Milton Township	\$2,409,700	49.49%	1.0000	\$0	\$2,409,700	2.26%
Newberg Township	\$4,899,100	49.93%	1.0000	\$0	\$4,899,100	4.59%
Ontwa Township	\$14,214,200	49.84%	1.0000	\$0	\$14,214,200	13.31%
Penn Township	\$16,977,900	49.53%	1.0000	\$0	\$16,977,900	15.90%
Pokagon Township	\$5,666,800	49.95%	1.0000	\$0	\$5,666,800	5.31%
Porter Township	\$4,387,400	49.73%	1.0000	\$0	\$4,387,400	4.11%
Silver Creek Township	\$5,713,800	49.96%	1.0000	\$0	\$5,713,800	5.35%
Volinia Township	\$447,400	49.82%	1.0000	\$0	\$447,400	0.42%
Wayne Township	\$1,254,700	51.07%	0.97911	-\$26,217	\$1,228,483	1.15%
Dowagiac City	\$24,038,600	49.09%	1.0000	\$0	\$24,038,600	22.52%
Niles City	\$0	0.00%	1.0000	\$0	\$0	0.00%
Cass County Total	\$106,780,600			-\$26,217	\$106,754,383	100%

Cass County
2020 Industrial Real Property Recapitulation

Unit of Govt.	2020 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2020 Equalized Value	% of Class
Calvin Township	\$410,100	49.25%	1.0000	\$0	\$410,100	0.96%
Howard Township	\$3,337,200	49.59%	1.0000	\$0	\$3,337,200	7.83%
Jefferson Township	\$461,000	49.30%	1.0000	\$0	\$461,000	1.08%
LaGrange Township	\$5,082,600	49.74%	1.0000	\$0	\$5,082,600	11.92%
Marcellus Township	\$1,285,600	49.92%	1.0000	\$0	\$1,285,600	3.02%
Mason Township	\$1,433,800	49.79%	1.0000	\$0	\$1,433,800	3.36%
Milton Township	\$3,227,900	49.65%	1.0000	\$0	\$3,227,900	7.57%
Newberg Township	\$425,000	49.69%	1.0000	\$0	\$425,000	1.00%
Ontwa Township	\$12,400,400	49.57%	1.0000	\$0	\$12,400,400	29.09%
Penn Township	\$2,485,800	50.00%	1.0000	\$0	\$2,485,800	5.83%
Pokagon Township	\$1,938,600	49.94%	1.0000	\$0	\$1,938,600	4.55%
Porter Township	\$408,600	49.49%	1.0000	\$0	\$408,600	0.96%
Silver Creek Township	\$532,600	49.61%	1.0000	\$0	\$532,600	1.25%
Volinia Township	\$20,600	49.83%	1.0000	\$0	\$20,600	0.05%
Wayne Township	\$1,230,800	48.06%	1.04046	\$49,794	\$1,280,594	3.00%
Dowagiac City	\$6,191,500	49.65%	1.0000	\$0	\$6,191,500	14.53%
Niles City	\$1,701,400	49.62%	1.0000	\$0	\$1,701,400	3.99%
Cass County Total	\$42,573,500			\$49,794	\$42,623,294	100%

Cass County
2020 Residential Real Property Recapitulation

Unit of Govt.	2020 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2020 Equalized Value	% of Class
Calvin Township	\$107,274,100	49.71%	1.00000	\$0	\$107,274,100	4.79%
Howard Township	\$213,305,700	49.87%	1.00000	\$0	\$213,305,700	9.52%
Jefferson Township	\$115,198,800	49.84%	1.00000	\$0	\$115,198,800	5.14%
LaGrange Township	\$88,761,300	49.87%	1.00000	\$0	\$88,761,300	3.96%
Marcellus Township	\$69,990,600	49.89%	1.00000	\$0	\$69,990,600	3.12%
Mason Township	\$84,937,900	49.81%	1.00000	\$0	\$84,937,900	3.79%
Milton Township	\$157,245,900	49.72%	1.00000	\$0	\$157,245,900	7.02%
Newberg Township	\$62,310,200	49.75%	1.00000	\$0	\$62,310,200	2.78%
Ontwa Township	\$282,793,000	49.84%	1.00000	\$0	\$282,793,000	12.62%
Penn Township	\$216,964,700	49.99%	1.00000	\$0	\$216,964,700	9.68%
Pokagon Township	\$63,904,200	49.65%	1.00000	\$0	\$63,904,200	2.85%
Porter Township	\$308,014,700	49.48%	1.00000	\$0	\$308,014,700	13.74%
Silver Creek Township	\$285,846,400	49.73%	1.00000	\$0	\$285,846,400	12.75%
Volinia Township	\$43,702,700	49.40%	1.00000	\$0	\$43,702,700	1.95%
Wayne Township	\$77,251,000	48.94%	1.02164	\$1,671,136	\$78,922,136	3.52%
Dowagiac City	\$62,377,600	49.93%	1.00000	\$0	\$62,377,600	2.78%
Niles City	\$0	0.00%	1.00000	\$0	\$0	0.00%
Cass County Total	\$2,239,878,800			\$1,671,136	\$2,241,549,936	100%

Cass County
2020 Developmental Real Property Recapitulation

Unit of Govt.	2020 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2020 Equalized Value	% of Class
Calvin Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Howard Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Jefferson Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
LaGrange Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Marcellus Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Mason Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Milton Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Newberg Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Ontwa Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Penn Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Pokagon Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Porter Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Silver Creek Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Volinia Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Wayne Township	\$0	0.00%	1.0000	\$0	\$0	0.00%
Dowagiac City	\$0	0.00%	1.0000	\$0	\$0	0.00%
Niles City	\$0	0.00%	1.0000	\$0	\$0	0.00%
Cass County Total	\$0			\$0	\$0	0%

Cass County
2020 Personal Property Recapitulation

Unit of Govt.	2020		Equalization Factor	Value Adjustment	2020	
	Assessed Value	Ratio To Value			Equalized Value	% of Class
Calvin Township	\$12,809,200	50.00%	1.0000	\$0	\$12,809,200	4.93%
Howard Township	\$39,032,400	50.00%	1.0000	\$0	\$39,032,400	15.01%
Jefferson Township	\$29,583,500	50.00%	1.0000	\$0	\$29,583,500	11.38%
LaGrange Township	\$10,895,300	50.00%	1.0000	\$0	\$10,895,300	4.19%
Marcellus Township	\$16,751,045	50.00%	1.0000	\$0	\$16,751,045	6.44%
Mason Township	\$2,419,300	50.00%	1.0000	\$0	\$2,419,300	0.93%
Milton Township	\$30,967,900	50.00%	1.0000	\$0	\$30,967,900	11.91%
Newberg Township	\$33,107,300	50.00%	1.0000	\$0	\$33,107,300	12.73%
Ontwa Township	\$10,049,300	50.00%	1.0000	\$0	\$10,049,300	3.87%
Penn Township	\$37,502,400	50.00%	1.0000	\$0	\$37,502,400	14.42%
Pokagon Township	\$3,616,700	50.00%	1.0000	\$0	\$3,616,700	1.39%
Porter Township	\$6,115,900	50.00%	1.0000	\$0	\$6,115,900	2.35%
Silver Creek Township	\$4,220,100	50.00%	1.0000	\$0	\$4,220,100	1.62%
Volinia Township	\$1,424,100	50.00%	1.0000	\$0	\$1,424,100	0.55%
Wayne Township	\$12,077,400	50.00%	1.0000	\$0	\$12,077,400	4.65%
Dowagiac City	\$5,423,800	50.00%	1.0000	\$0	\$5,423,800	2.09%
Niles City	\$3,992,900	50.00%	1.0000	\$0	\$3,992,900	1.54%
Cass County Total	\$259,988,545			\$0	\$259,988,545	100%

**Cass County
Agricultural**

Average Value Per Parcel (including vacant parcels)

Gov. Unit	Number of Parcels	Total True Cash Value	Avg. Value Per Parcel
Calvin Township	161	\$63,546,000	\$394,696
Howard Township	192	\$63,070,000	\$328,490
Jefferson Township	265	\$85,083,800	\$321,071
LaGrange Township	195	\$71,635,600	\$367,362
Marcellus Township	282	\$82,821,400	\$293,693
Mason Township	209	\$56,012,000	\$268,000
Milton Township	126	\$45,113,600	\$358,044
Newberg Township	169	\$54,061,400	\$319,890
Ontwa Township	117	\$44,448,600	\$379,903
Penn Township	326	\$89,643,800	\$274,981
Pokagon Township	259	\$83,878,400	\$323,855
Porter Township	459	\$148,917,200	\$324,438
Silver Creek Township	280	\$80,449,800	\$287,321
Volinia Township	234	\$93,875,000	\$401,175
Wayne Township	227	\$73,713,286	\$324,728
Dowagiac City	1	\$126,600	\$126,600
Niles City	0	\$0	\$0
County Wide Average	3,502	\$1,136,396,486	\$324,499

Cass County
Commercial
Average Value Per Parcel

Gov. Unit	Number of Parcels	Total True Cash Value	Avg. Value Per Parcel
Calvin Township	3	\$665,800	\$221,933
Howard Township	64	\$12,402,400	\$193,788
Jefferson Township	22	\$2,776,200	\$126,191
LaGrange Township	143	\$23,257,400	\$162,639
Marcellus Township	65	\$8,653,400	\$133,129
Mason Township	29	\$5,786,800	\$199,545
Milton Township	23	\$4,819,400	\$209,539
Newberg Township	56	\$9,798,200	\$174,968
Ontwa Township	143	\$28,428,400	\$198,800
Penn Township	44	\$33,955,800	\$771,723
Pokagon Township	83	\$11,333,600	\$136,549
Porter Township	65	\$8,774,800	\$134,997
Silver Creek Township	73	\$11,427,600	\$156,542
Volinia Township	11	\$894,800	\$81,345
Wayne Township	27	\$2,456,966	\$90,999
Dowagiac City	250	\$48,077,200	\$192,309
Niles City	0	\$0	\$0
County Wide Average	1,101	\$213,508,766	\$193,923

Cass County
Industrial
Average Value Per Parcel

Gov. Unit	Number of Parcels	Total True Cash Value	Avg. Value Per Parcel
Calvin Township	4	\$820,200	\$205,050
Howard Township	27	\$6,674,400	\$247,200
Jefferson Township	7	\$922,000	\$131,714
LaGrange Township	20	\$10,165,200	\$508,260
Marcellus Township	12	\$2,571,200	\$214,267
Mason Township	12	\$2,867,600	\$238,967
Milton Township	15	\$6,455,800	\$430,387
Newberg Township	8	\$850,000	\$106,250
Ontwa Township	58	\$24,800,800	\$427,600
Penn Township	6	\$4,971,600	\$828,600
Pokagon Township	22	\$3,877,200	\$176,236
Porter Township	9	\$817,200	\$90,800
Silver Creek Township	7	\$1,065,200	\$152,171
Volinia Township	2	\$41,200	\$20,600
Wayne Township	6	\$2,561,188	\$426,865
Dowagiac City	58	\$12,383,000	\$213,500
Niles City	6	\$3,402,800	\$567,133
County Wide Average	279	\$85,246,588	\$305,543

Cass County
Residential
Average Value Per Parcel

Gov. Unit	Number of Parcels	Total True Cash Value	Avg. Value Per Parcel
Calvin Township	1,541	\$214,548,200	\$139,227
Howard Township	3,125	\$426,611,400	\$136,516
Jefferson Township	1,332	\$230,397,600	\$172,971
LaGrange Township	1,742	\$177,522,600	\$101,907
Marcellus Township	1,486	\$139,981,200	\$94,200
Mason Township	1,148	\$169,875,800	\$147,975
Milton Township	1,439	\$314,491,800	\$218,549
Newberg Township	1,066	\$124,620,400	\$116,905
Ontwa Township	3,121	\$565,586,000	\$181,219
Penn Township	1,807	\$433,929,400	\$240,138
Pokagon Township	1,146	\$127,808,400	\$111,526
Porter Township	2,909	\$616,029,400	\$211,767
Silver Creek Township	3,160	\$571,692,800	\$180,915
Volinia Township	715	\$87,405,400	\$122,245
Wayne Township	1,816	\$157,844,272	\$86,919
Dowagiac City	2,332	\$124,755,200	\$53,497
Niles City	0	\$0	\$0
County Wide Average	29,885	\$4,483,099,872	\$150,012

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	1,709	\$279,580,200	\$163,593
Howard Township	3,408	\$508,758,200	\$149,284
Jefferson Township	1,626	\$319,179,600	\$196,297
LaGrange Township	2,100	\$282,580,800	\$134,562
Marcellus Township	1,845	\$234,027,200	\$126,844
Mason Township	1,398	\$234,542,200	\$167,770
Milton Township	1,603	\$370,880,600	\$231,367
Newberg Township	1,299	\$189,330,000	\$145,751
Ontwa Township	3,439	\$663,263,800	\$192,865
Penn Township	2,183	\$562,500,600	\$257,673
Pokagon Township	1,510	\$226,897,600	\$150,263
Porter Township	3,442	\$774,538,600	\$225,026
Silver Creek Township	3,520	\$664,635,400	\$188,817
Volinia Township	962	\$182,216,400	\$189,414
Wayne Township	2,076	\$236,575,712	\$113,957
Dowagiac City	2,641	\$185,342,000	\$70,179
Niles City	6	\$3,402,800	\$567,133
County Wide Average	34,767	\$5,918,251,712	\$170,226

Top 20 Taxpayers by School District (Equalized Value)

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

ENBRIDGE ENERGY LP	\$11,666,600	2 Parcel(s)
HAINES STEVEN K	\$1,519,500	5 Parcel(s)
VECTOR PIPELINE LP	\$1,390,400	1 Parcel(s)
PAUL WILLIAM E	\$1,179,300	3 Parcel(s)
BARANAY PETER F & NANCY N	\$1,088,400	1 Parcel(s)
COLES INVESTMENT COMPANY LLC	\$1,079,700	6 Parcel(s)
GUMWOOD HOLDINGS LLC	\$956,600	5 Parcel(s)
SONEGO DAVID F & CARMEN	\$736,100	1 Parcel(s)
SEMCO ENERGY GAS CO	\$710,700	1 Parcel(s)
FIFER BRENT A & CYNTHIA L	\$608,500	2 Parcel(s)
WESTBERRY WILLIAM B & DAWN M	\$578,900	2 Parcel(s)
LEEP MICHAEL R JR & DIANA J	\$569,200	1 Parcel(s)
PETERSON GAIL & MARY L TRUST	\$535,400	2 Parcel(s)
ASLAM MUHAMMAD S	\$520,900	1 Parcel(s)
GUYTON JEFFREY & MEREDITH	\$512,200	1 Parcel(s)
AWAD ESTEPHAN & OLGA B	\$486,200	2 Parcel(s)
LAWRENCE KELLY M	\$466,300	1 Parcel(s)
BROWN ALAN S	\$458,400	1 Parcel(s)
SPARKS DAVID A & KATHLEEN TRUS	\$456,100	1 Parcel(s)
MILLER SCOTT R	\$453,700	1 Parcel(s)

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

ENBRIDGE ENERGY LP	\$29,772,300	6 Parcel(s)
LAKEHEAD PIPELINE CO	\$20,419,100	2 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$20,230,900	17 Parcel(s)
AEP IN MI TRANSMISSION CO	\$16,419,600	8 Parcel(s)
VECTOR PIPELINE LP	\$5,968,800	4 Parcel(s)
SPARKS FARM LLC	\$4,515,800	42 Parcel(s)
LOWE DARLENE B TRUST	\$4,044,300	5 Parcel(s)
SEMCO ENERGY GAS CO	\$3,135,800	5 Parcel(s)
K & M MACHINE FABRICATING INC	\$2,797,800	2 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$2,715,100	5 Parcel(s)
BEMENT JERROLD F & JULIA K	\$2,678,800	17 Parcel(s)
REED FAMILY PROPERTIES-PENN	\$2,261,300	20 Parcel(s)
CALVIN CENTER PROPERTIES LLC	\$2,261,200	13 Parcel(s)
FINLEY FARMS LLC	\$2,176,100	19 Parcel(s)
CERES FARMS LLC	\$2,051,000	12 Parcel(s)
TOTZKE NICKLAS D TRUST	\$1,903,500	11 Parcel(s)
I & M POWER CO	\$1,894,100	2 Parcel(s)
ROSELAND ORGANIC FARMS LLC	\$1,807,000	9 Parcel(s)
CRIFE MELVIN R & PATRICIA S	\$1,760,600	8 Parcel(s)
MCKENZIE HIGHLANDS FARMS I LLC	\$1,737,500	7 Parcel(s)

Top 20 Taxpayers by School District (Equalized Value)

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

WHITE LAND LLC	\$10,928,000	51 Parcel(s)
T A DAVIS PROPERTIES LLC	\$5,806,700	21 Parcel(s)
WESTON RONALD L & BARBARA J	\$2,854,200	12 Parcel(s)
STAMP PROPERTIES LLC	\$2,665,800	11 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$2,295,500	4 Parcel(s)
STAMP ROGER H & LOIS A TRUST	\$2,254,000	13 Parcel(s)
KING ROBERT C & PEGGY A	\$1,957,400	9 Parcel(s)
KING RONALD W	\$1,439,500	8 Parcel(s)
BROSSMAN ROBERT D & LINDA M	\$1,426,600	10 Parcel(s)
MANNING GARY L & CAROL E TRUST	\$1,383,100	7 Parcel(s)
MANNING GARY L & CAROL TRUST	\$1,368,300	9 Parcel(s)
STAMP ROGER H & LOIS A LIFE ES	\$1,191,500	10 Parcel(s)
CLOUD DAVID TRUST	\$1,143,200	9 Parcel(s)
CLOUD KENNETH G	\$1,100,500	7 Parcel(s)
HIBSHMAN WILLIAM M TRUST	\$1,070,500	11 Parcel(s)
AEP IN MI TRANSMISSION CO	\$1,036,600	1 Parcel(s)
BEHRENS DAVID A & KAREN M	\$987,200	2 Parcel(s)
STONE GROVE FARMS LLC	\$885,800	8 Parcel(s)
REAMES ANTHONY S & VINETTE M	\$869,000	10 Parcel(s)
HENDRICKS JOSH & STEPHANIE	\$853,000	2 Parcel(s)

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

HIGH DAVID S TRUST ET AL	\$1,602,900	3 Parcel(s)
POLLOCK E JANICE TRUST	\$1,229,000	2 Parcel(s)
BERRYBROOK INVESTMENTS LLC	\$863,551	4 Parcel(s)
BERRYBROOK FARMS INC	\$773,307	4 Parcel(s)
VAN TUYLE JOSEPH R	\$617,515	2 Parcel(s)
OLKOWSKI DOUGLAS & PEGGY	\$604,700	2 Parcel(s)
DONALD H BISHOP FUND	\$573,737	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$520,300	1 Parcel(s)
REED FAMILY PROPERTIES-VOLINIA	\$497,800	2 Parcel(s)
ABBOTT BERNARD C & DIANE K TRU	\$461,700	1 Parcel(s)
MILLER D BRADLEY & STOVER KRIS	\$454,397	2 Parcel(s)
STANEK FRANK JR & VIRGINIA R	\$411,339	2 Parcel(s)
TRI STAR LAND & CATTLE LLC	\$364,302	1 Parcel(s)
FOSDICK MARY L TRUST	\$332,600	2 Parcel(s)
GRIGGS SHANNON L	\$328,026	1 Parcel(s)
BURKETT BRUCE P & LORI D	\$308,200	2 Parcel(s)
ROBINSON NATHAN & LOUANN	\$299,000	1 Parcel(s)
LUTZ ROBERT J & VIRGINIA	\$297,539	3 Parcel(s)
STANEK FRANK JR & VIRGINIA	\$294,898	2 Parcel(s)
HEMENWAY JAY B TRUST	\$288,900	2 Parcel(s)

Top 20 Taxpayers by School District (Equalized Value)

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

HASSLE FARMS LLC	\$11,182,553	66 Parcel(s)
AEP IN MI TRANSMISSION CO	\$7,654,600	2 Parcel(s)
R & D REAL ESTATE LLC	\$4,508,022	23 Parcel(s)
CERES FARMS LLC	\$3,425,840	17 Parcel(s)
POLK PROPERTIES LLC	\$3,032,200	3 Parcel(s)
BERRYBROOK INVESTMENTS LLC	\$2,681,478	20 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$2,630,156	5 Parcel(s)
AUSRA TERRY & RUTH	\$2,618,000	18 Parcel(s)
FRANZ LEE A	\$2,597,000	14 Parcel(s)
AMERICAN ELECTRIC POWER	\$2,446,700	2 Parcel(s)
ORION PROPERTIES TEN LLC	\$2,269,551	2 Parcel(s)
SCHWARTZ JULIA J TRUST	\$2,197,100	1 Parcel(s)
GRABEMEYER FLOYD D & PEGGY	\$2,097,500	12 Parcel(s)
BERRYBROOK FARMS INC	\$2,092,594	9 Parcel(s)
MUMAUGH INDIAN LAKES LLC	\$2,021,700	3 Parcel(s)
INDIANA MICHIGAN POWER	\$1,948,700	1 Parcel(s)
POKAGON PROPERTIES LLC	\$1,827,400	10 Parcel(s)
S & S LAND DEVELOPMENT LLC	\$1,825,600	12 Parcel(s)
ANCHOR DOWAGIAC GROCERY LLC	\$1,631,100	1 Parcel(s)
TOTZKE NICKLAS D TRUST	\$1,559,800	6 Parcel(s)

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

OLTHOF KAREN R	\$592,400	1 Parcel(s)
ADAIR NANCY A TRUST	\$437,400	1 Parcel(s)
OLTHOF FREDERICK V & JENNIFER P	\$417,900	2 Parcel(s)
INDIAN LAKE ASSOCIATES LLC	\$416,200	2 Parcel(s)
FREELS CATHERINE TRUST	\$389,200	1 Parcel(s)
CASSIN CHRISTOPHER J &	\$384,200	1 Parcel(s)
OLTHOFF SCOT & BONNIE K	\$372,200	1 Parcel(s)
SCOTT KENNETH C	\$368,700	2 Parcel(s)
GUTH GLENN J TRUST	\$360,900	3 Parcel(s)
INDIAN LAKE CONDOMINIUMS LLC	\$352,000	9 Parcel(s)
GOESEL DONALD L & MARILYN K	\$330,800	2 Parcel(s)
SMITH RONALD TRUSTEE	\$326,100	1 Parcel(s)
LYNCH JERRY P TRUST	\$325,500	1 Parcel(s)
MEYER GRANT B JR & HELEN J	\$316,200	3 Parcel(s)
TIMM BOYD M & LINDA C TRUSTEES	\$308,100	1 Parcel(s)
HOLIDAY LODGE LLC	\$297,000	2 Parcel(s)
KLEVA MARTY L & ANN E TRUST	\$283,600	1 Parcel(s)
MANKOWSKI MELINDA M TRUST	\$261,900	1 Parcel(s)
POWELL WILLIAM & NORMA A TRUST	\$256,800	1 Parcel(s)
ZIC RICHARD & MAURA TRUST	\$235,000	1 Parcel(s)

Top 20 Taxpayers by School District (Equalized Value)

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

ENBRIDGE ENERGY LP	\$21,919,800	2 Parcel(s)
INDIANA MICHIGAN POWER	\$4,723,500	10 Parcel(s)
MILLIKEN JAMES D & LORENN A H	\$4,666,800	33 Parcel(s)
NORTH AMERICAN ASSOCIATES INC	\$3,710,900	14 Parcel(s)
BURGER FARMS LLC	\$3,390,900	16 Parcel(s)
TOTZKE NICKLAS D TRUST	\$3,282,700	14 Parcel(s)
FINLEY FARMS LLC	\$3,158,300	20 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$2,137,100	5 Parcel(s)
KIRKDORFER REAL ESTATE LLC	\$2,079,400	13 Parcel(s)
CLOUD DAVID TRUST	\$2,047,900	19 Parcel(s)
EDWARDSBURG HOUSING LLC	\$1,988,300	11 Parcel(s)
DUO-FORM REAL ESTATE CORP	\$1,960,700	3 Parcel(s)
SEMCO ENERGY GAS CO	\$1,807,500	4 Parcel(s)
MORRIS MICHAEL J	\$1,792,300	2 Parcel(s)
BUCKLEN GEORGE B LIFE ESTATE	\$1,677,200	6 Parcel(s)
DE SCHEPPER ROBERT A TRUST	\$1,629,000	4 Parcel(s)
AMERICAN ELECTRIC POWER	\$1,453,400	2 Parcel(s)
AGGREGATE INDUSTRIES	\$1,408,300	12 Parcel(s)
K D KIRKDORFER FARMS REAL	\$1,335,600	6 Parcel(s)
COLES INVESTMENT COMPANY LLC	\$1,253,400	6 Parcel(s)

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

ENBRIDGE ENERGY LP	\$21,435,200	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$12,021,101	2 Parcel(s)
REYNOLDS JAMES J & JANICE M TRUST	\$2,787,300	17 Parcel(s)
HIGH DAVID S & STACEY R TRUST	\$2,587,400	13 Parcel(s)
VECTOR PIPELINE LP	\$2,457,400	1 Parcel(s)
MC KENZIE RAYMOND R & DEBORAH I & M ELECTRIC CO	\$2,301,400	5 Parcel(s)
R & D REAL ESTATE LLC	\$2,258,568	1 Parcel(s)
CROPSEY GEORGE C & MANDY L	\$2,063,000	5 Parcel(s)
MC KENZIE BRIAN K	\$2,050,200	9 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$1,884,900	11 Parcel(s)
MCKENZIE HIGHLANDS FARMS I LLC	\$1,824,850	3 Parcel(s)
MC KENZIE, SCOTT D & ANDREA M	\$1,747,600	16 Parcel(s)
MC KENZIE-REED FARMS LLC	\$1,625,800	4 Parcel(s)
MC KENZIE, DEAN A & NANCY E	\$1,610,800	7 Parcel(s)
MCKENZIE DEAN A & NANCY E	\$1,522,000	16 Parcel(s)
CERES FARMS LLC	\$1,445,000	8 Parcel(s)
REED FAMILY PROPERTIES - MARCELLUS	\$1,294,600	10 Parcel(s)
MIHILLS JEFFREY L & HEATHER N TRUST	\$1,291,100	9 Parcel(s)
MC KENZIE KEITH & DARLENE	\$1,168,600	9 Parcel(s)
	\$1,132,200	6 Parcel(s)

Top 20 Taxpayers by School District (Equalized Value)

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

AEP IN MI TRANSMISSION CO	\$13,934,400	3 Parcel(s)
INDIANA MICHIGAN POWER	\$6,207,500	4 Parcel(s)
KIEWIT POWER CONSTRUCTORS CO	\$3,656,600	1 Parcel(s)
CERES FARMS LLC	\$2,566,100	22 Parcel(s)
DELTA MACHINING INC	\$1,847,800	2 Parcel(s)
COLES INVESTMENT COMPANY LLC	\$1,475,700	6 Parcel(s)
VECTOR PIPELINE LP	\$1,433,300	1 Parcel(s)
WARDA FARM LLC	\$1,388,600	7 Parcel(s)
PETERSON LAND ENTERPRISES LLC	\$1,306,800	2 Parcel(s)
INDECK-NILES LLC	\$1,161,100	1 Parcel(s)
ENBRIDGE ENERGY LP	\$1,136,200	1 Parcel(s)
SEMCO ENERGY GAS CO	\$1,010,300	2 Parcel(s)
PROSPECT POINT INC	\$950,400	11 Parcel(s)
PETERSON RICKY & NANCY TRUST	\$927,800	8 Parcel(s)
WATSON THOMAS D TRUST	\$889,500	5 Parcel(s)
SLAPHOOK LLC	\$798,600	4 Parcel(s)
SELDOM REST LLC	\$763,800	2 Parcel(s)
DODD DONALD W & TOAN	\$739,500	3 Parcel(s)
US DEPT OF AGRICULTURE	\$731,700	4 Parcel(s)
POEHLMAN CLIFFORD E ET AL	\$722,200	8 Parcel(s)

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

AEP IN MI TRANSMISSION CO	\$2,443,600	1 Parcel(s)
ROCKWELL TERRY L C TRUST	\$639,300	4 Parcel(s)
NORTON WILLIS L & KATHLEEN L	\$419,500	8 Parcel(s)
T A DAVIS PROPERTIES LLC	\$403,300	1 Parcel(s)
I & M POWER CO	\$386,500	1 Parcel(s)
NORTON WILLIS L & KATHLEEN L TRUST	\$372,000	1 Parcel(s)
WISEMAN JAMES H TRUST	\$347,200	2 Parcel(s)
PANKEY ROGER L & JANICE D	\$343,900	3 Parcel(s)
WALTERS-DIMMICK PETROLEUM INC	\$308,000	2 Parcel(s)
RUMSEY, SHAWN	\$284,500	1 Parcel(s)
HEINOLD HOG MARKETS LLC	\$275,900	1 Parcel(s)
FRANGER GAS CO INC	\$251,300	2 Parcel(s)
GRIFFITHS KEITH W & SUZANNE L	\$245,500	2 Parcel(s)
FILE TODD E TRUST	\$236,000	3 Parcel(s)
BENT DOUGLAS & STEFANIA TRUST	\$234,500	1 Parcel(s)
SHANKLETON ROBERT & LILLIAN	\$227,100	2 Parcel(s)
RIFENBERG OLEN A	\$224,600	1 Parcel(s)
MAGDATO DENNIS M & EDNA T	\$224,400	3 Parcel(s)
ROCKY'S HIDEAWAY LLC	\$218,700	2 Parcel(s)
DEWULF SARA	\$216,300	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	\$2,780,300	12 Parcel(s)
KING GARY L & MARLA K	\$1,479,500	11 Parcel(s)
MEADOW-LARK FARMS INC	\$844,400	3 Parcel(s)
CLOUD THEO ANN TRUST	\$799,500	5 Parcel(s)
WALKER MARILYN TRUSTEE	\$794,500	2 Parcel(s)
SEMCO ENERGY GAS CO	\$752,700	1 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$748,500	2 Parcel(s)
SCHOEFFLER MICHAEL & VICKOE	\$683,200	1 Parcel(s)
SMITH DAVID V JR & NANCY B	\$668,200	1 Parcel(s)
MC ART KEVIN & HEIDI	\$647,600	1 Parcel(s)
VIDIC THOMAS & JOAN	\$615,500	1 Parcel(s)
HANSELL ROBIN L TRUST	\$599,300	4 Parcel(s)
BALDWIN LANDING LLC	\$542,500	28 Parcel(s)
KERSHNER THOMAS G & NORMA J	\$535,100	3 Parcel(s)
WENGER HERBERT LEE & EILEEN	\$530,300	3 Parcel(s)
MACRI GREG & LAURIE L	\$522,300	2 Parcel(s)
KUITSE ROELF S	\$507,600	2 Parcel(s)
HAYNIE TIMOTHY J & PATRICIA J	\$506,100	3 Parcel(s)
BUNCH KENT	\$494,500	1 Parcel(s)
L STYLE PROPERTIES LLC	\$492,000	1 Parcel(s)

Top 20 Taxpayers by School District (Taxable Value)

Brandywine Schools Top 20 Owners by Taxable Value

ENBRIDGE ENERGY LP	\$11,666,600	2 Parcel(s)
VECTOR PIPELINE LP	\$1,390,400	1 Parcel(s)
HAINES STEVEN K	\$1,217,939	5 Parcel(s)
PAUL WILLIAM E	\$1,011,297	3 Parcel(s)
BARANAY PETER F & NANCY N	\$998,232	1 Parcel(s)
GUMWOOD HOLDINGS LLC	\$917,871	5 Parcel(s)
SEMCO ENERGY GAS CO	\$710,700	1 Parcel(s)
SONEGO DAVID F & CARMEN	\$595,816	1 Parcel(s)
WESTBERRY WILLIAM B & DAWN M	\$566,570	2 Parcel(s)
FIFER BRENT A & CYNTHIA L	\$521,014	2 Parcel(s)
LEEP MICHAEL R JR & DIANA J	\$501,165	1 Parcel(s)
ASLAM MUHAMMAD S	\$482,645	1 Parcel(s)
LAWRENCE KELLY M	\$466,300	1 Parcel(s)
MILLER SCOTT R	\$453,700	1 Parcel(s)
GUYTON JEFFREY & MEREDITH	\$445,521	1 Parcel(s)
AWAD ESTEPHAN & OLGA B	\$443,985	2 Parcel(s)
SPARKS DAVID A & KATHLEEN TRUS	\$436,530	1 Parcel(s)
ZIELDORF FRANCES J TRUST	\$429,800	1 Parcel(s)
BROWN ALAN S	\$426,146	1 Parcel(s)
TATAY STEPHEN J & SUSAN C	\$421,451	1 Parcel(s)

Cassopolis Schools Top 20 Owners by Taxable Value

ENBRIDGE ENERGY LP	\$29,766,601	6 Parcel(s)
LAKEHEAD PIPELINE CO	\$20,413,347	2 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$19,594,241	17 Parcel(s)
AEP IN MI TRANSMISSION CO	\$16,419,600	8 Parcel(s)
VECTOR PIPELINE LP	\$5,968,800	4 Parcel(s)
LOWE DARLENE B TRUST	\$3,543,677	5 Parcel(s)
SEMCO ENERGY GAS CO	\$3,135,800	5 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$2,683,608	5 Parcel(s)
SPARKS FARM LLC	\$1,999,051	42 Parcel(s)
I & M POWER CO	\$1,894,100	2 Parcel(s)
K & M MACHINE FABRICATING INC	\$1,880,677	2 Parcel(s)
INDIANA MICHIGAN POWER	\$1,482,943	7 Parcel(s)
REED FAMILY PROPERTIES-PENN	\$1,474,142	20 Parcel(s)
STOLER CHRISTOPHER K & SUSAN A	\$1,470,686	4 Parcel(s)
TUESLEY MALCOLM J & KATHLEEN	\$1,279,354	2 Parcel(s)
RYDASA INDIANA LLC	\$1,177,490	3 Parcel(s)
SARGENT TIMOTHY A & SHARON M	\$1,084,440	2 Parcel(s)
FINLEY FARMS LLC	\$1,079,482	19 Parcel(s)
GAYLOR VALERIE A TRUST	\$1,059,251	3 Parcel(s)
LEONARD ROBERT G SR & ROSEMARY	\$1,001,303	3 Parcel(s)

Top 20 Taxpayers by School District (Taxable Value)

Constantine Schools Top 20 Owners by Taxable Value

WHITE LAND LLC	\$3,410,785	51 Parcel(s)
T A DAVIS PROPERTIES LLC	\$2,713,813	21 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$2,279,547	4 Parcel(s)
WESTON RONALD L & BARBARA J	\$1,210,572	12 Parcel(s)
AEP IN MI TRANSMISSION CO	\$1,036,600	1 Parcel(s)
STAMP PROPERTIES LLC	\$933,734	11 Parcel(s)
STAMP ROGER H & LOIS A TRUST	\$931,476	13 Parcel(s)
BEHRENS DAVID A & KAREN M	\$851,671	2 Parcel(s)
INDIANA MICHIGAN POWER	\$767,439	2 Parcel(s)
STAMP ROGER H & LOIS A LIFE ES	\$634,140	10 Parcel(s)
HENDRICKS JOSH & STEPHANIE	\$628,926	2 Parcel(s)
MANNING GARY L & CAROL E TRUST	\$583,400	7 Parcel(s)
WENGER JONATHAN & MEGHAN C	\$573,582	3 Parcel(s)
MANNING GARY L & CAROL TRUST	\$546,514	9 Parcel(s)
GOLDEN HORN FARM LLC	\$539,500	6 Parcel(s)
JONES VICTOR F & LESLIE	\$526,620	1 Parcel(s)
SCHROER MICHAEL E	\$518,365	1 Parcel(s)
DOWNING JEFFREY & MARY	\$500,249	2 Parcel(s)
REAMES ANTHONY S & VINETTE M	\$498,527	10 Parcel(s)
WOZNY ROBERT E	\$491,790	1 Parcel(s)

Decatur Schools Top 20 Owners by Taxable Value

AEP IN MI TRANSMISSION CO	\$520,300	1 Parcel(s)
HIGH DAVID S TRUST ET AL	\$495,423	3 Parcel(s)
BERRYBROOK INVESTMENTS LLC	\$467,061	4 Parcel(s)
POLLOCK E JANICE TRUST	\$342,616	2 Parcel(s)
MILLER D BRADLEY & STOVER KRIS	\$308,001	2 Parcel(s)
VAN TUYLE JOSEPH R	\$258,604	2 Parcel(s)
ST JOE FARMS LLC	\$258,600	1 Parcel(s)
REED FAMILY PROPERTIES-VOLINIA	\$245,766	2 Parcel(s)
BERRYBROOK FARMS INC	\$209,351	4 Parcel(s)
KLUCINA CRAIG A TRUST	\$196,899	1 Parcel(s)
ROBINSON NATHAN & LOUANN	\$193,271	1 Parcel(s)
STANEK FRANK JR & VIRGINIA R	\$178,224	2 Parcel(s)
DONALD H BISHOP FUND	\$166,693	2 Parcel(s)
STIENBAUER HERBERT	\$165,447	1 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$158,500	1 Parcel(s)
AUGST NANCY L TRUST	\$156,388	2 Parcel(s)
PASLEY WILLIE D & DORTHA	\$137,465	1 Parcel(s)
TRI STAR LAND & CATTLE LLC	\$137,395	1 Parcel(s)
ANDERSON NATHAN J & CLARA M	\$134,837	1 Parcel(s)
STANEK FRANK JR & VIRGINIA	\$132,348	2 Parcel(s)

Top 20 Taxpayers by School District (Taxable Value)

Dowagiac Schools Top 20 Owners by Taxable Value

AEP IN MI TRANSMISSION CO	\$7,654,600	2 Parcel(s)
HASSLE FARMS LLC	\$3,257,397	66 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$2,621,154	5 Parcel(s)
AMERICAN ELECTRIC POWER	\$2,446,700	2 Parcel(s)
R & D REAL ESTATE LLC	\$2,211,716	23 Parcel(s)
POLK PROPERTIES LLC	\$2,200,760	3 Parcel(s)
SCHWARTZ JULIA J TRUST	\$2,158,853	1 Parcel(s)
INDIANA MICHIGAN POWER	\$1,948,700	1 Parcel(s)
ORION PROPERTIES TEN LLC	\$1,923,551	2 Parcel(s)
ANCHOR DOWAGIAC GROCERY LLC	\$1,631,100	1 Parcel(s)
BERRYBROOK INVESTMENTS LLC	\$1,444,332	20 Parcel(s)
CERES FARMS LLC	\$1,415,394	17 Parcel(s)
POKAGON PROPERTIES LLC	\$1,325,445	10 Parcel(s)
MICHIGAN DIE CASTING LLC	\$1,253,927	2 Parcel(s)
KAMINSKI DUANE & NANCY	\$1,234,263	3 Parcel(s)
SEMCO ENERGY GAS CO	\$1,228,453	7 Parcel(s)
MUMAUGH INDIAN LAKES LLC	\$1,192,141	3 Parcel(s)
INDIANA MICHIGAN POWER COMPANY	\$1,168,700	1 Parcel(s)
MAGICIANLAKELOT 9 LLC	\$1,152,621	2 Parcel(s)
AMERIWOOD INDUSTRIES	\$1,096,718	2 Parcel(s)

Eau Claire Schools Top 20 Owners by Taxable Value

OLTHOF KAREN R	\$486,820	1 Parcel(s)
OLTHOF FREDERICK V & JENNIFER P	\$417,900	2 Parcel(s)
ADAIR NANCY A TRUST	\$396,715	1 Parcel(s)
CASSIN CHRISTOPHER J &	\$366,208	1 Parcel(s)
SCOTT KENNETH C	\$359,707	2 Parcel(s)
OLTHOFF SCOT & BONNIE K	\$343,504	1 Parcel(s)
LYNCH JERRY P TRUST	\$297,335	1 Parcel(s)
HOLIDAY LODGE LLC	\$292,758	2 Parcel(s)
GUTH GLENN J TRUST	\$286,059	3 Parcel(s)
INDIAN LAKE ASSOCIATES LLC	\$250,347	2 Parcel(s)
ZIC RICHARD & MAURA TRUST	\$231,691	1 Parcel(s)
MANKOWSKI MELINDA M TRUST	\$223,786	1 Parcel(s)
INDIAN LAKE CONDOMINIUMS LLC	\$223,696	9 Parcel(s)
TIMM BOYD M & LINDA C TRUSTEES	\$223,322	1 Parcel(s)
JACKSON JERRY W & NORMA L	\$220,066	1 Parcel(s)
POWELL WILLIAM & NORMA A TRUST	\$211,134	1 Parcel(s)
KLEVA MARTY L & ANN E TRUST	\$208,552	1 Parcel(s)
HULLINGER PETER & ERICA	\$206,800	1 Parcel(s)
GENTRY JON D & COLLEEN TRUST	\$189,404	1 Parcel(s)
MEYER GRANT B JR & HELEN J	\$188,412	3 Parcel(s)

Top 20 Taxpayers by School District (Taxable Value)

Edwardsburg Schools Top 20 Owners by Taxable Value

ENBRIDGE ENERGY LP	\$21,919,800	2 Parcel(s)
INDIANA MICHIGAN POWER	\$4,600,498	10 Parcel(s)
NORTH AMERICAN ASSOCIATES INC	\$3,617,490	14 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$2,116,674	5 Parcel(s)
EDWARDSBURG HOUSING LLC	\$1,845,002	11 Parcel(s)
SEMCO ENERGY GAS CO	\$1,807,500	4 Parcel(s)
DUO-FORM REAL ESTATE CORP	\$1,704,767	3 Parcel(s)
AMERICAN ELECTRIC POWER	\$1,453,400	2 Parcel(s)
FINLEY FARMS LLC	\$1,391,699	20 Parcel(s)
MILLIKEN JAMES D & LORENNA H	\$1,370,542	33 Parcel(s)
KIRKDORFER REAL ESTATE LLC	\$1,346,644	13 Parcel(s)
MORRIS MICHAEL J	\$1,335,196	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$1,093,100	1 Parcel(s)
REED SALLY J & PAUL E TRUST	\$957,176	2 Parcel(s)
SMITH RICKY R TRUST	\$943,906	3 Parcel(s)
OF-CO INC	\$941,994	6 Parcel(s)
SCHULTZ STOCKTON M & COURTNEY	\$863,600	2 Parcel(s)
HUDAK JOHN A & SUZETTE M	\$862,651	1 Parcel(s)
HYG FINANCIAL SERVICES INC	\$817,600	1 Parcel(s)
BOTTOMS BILL & JUDITH	\$802,116	2 Parcel(s)

Marcellus Schools Top 20 Owners by Taxable Value

ENBRIDGE ENERGY LP	\$21,433,951	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$12,021,101	2 Parcel(s)
VECTOR PIPELINE LP	\$2,457,400	1 Parcel(s)
I & M ELECTRIC CO	\$2,258,568	1 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$1,813,019	3 Parcel(s)
HIGH DAVID S & STACEY R TRUST	\$1,218,393	13 Parcel(s)
R & D REAL ESTATE LLC	\$1,015,664	5 Parcel(s)
MC KENZIE, SCOTT D & ANDREA M	\$960,320	4 Parcel(s)
MC KENZIE-REED FARMS LLC	\$884,936	7 Parcel(s)
MC KENZIE BRIAN K	\$851,603	11 Parcel(s)
REYNOLDS JAMES J & JANICE M TRUST	\$831,780	17 Parcel(s)
TROXELL RONALD L TRUST	\$748,421	2 Parcel(s)
PINELLI MICHAEL	\$718,500	3 Parcel(s)
CROUSEY GEORGE C & MANDY L	\$705,618	9 Parcel(s)
SWISS VALLEY INC	\$698,133	4 Parcel(s)
MIDWEST ENERGY & COMMUNICATIONS	\$673,496	2 Parcel(s)
MC KENZIE, DEAN A & NANCY E	\$657,916	16 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$646,495	2 Parcel(s)
MCKENZIE DEAN A & NANCY E	\$617,194	8 Parcel(s)
INDIANA MICHIGAN POWER COMPANY	\$579,982	2 Parcel(s)

Top 20 Taxpayers by School District (Taxable Value)

Niles Schools Top 20 Owners by Taxable Value

AEP IN MI TRANSMISSION CO	\$13,934,400	3 Parcel(s)
INDIANA MICHIGAN POWER	\$6,143,654	4 Parcel(s)
KIEWIT POWER CONSTRUCTORS CO	\$3,656,600	1 Parcel(s)
DELTA MACHINING INC	\$1,847,800	2 Parcel(s)
VECTOR PIPELINE LP	\$1,433,300	1 Parcel(s)
INDECK-NILES LLC	\$1,154,663	1 Parcel(s)
ENBRIDGE ENERGY LP	\$1,136,200	1 Parcel(s)
SEMCO ENERGY GAS CO	\$1,010,300	2 Parcel(s)
PROSPECT POINT INC	\$894,106	11 Parcel(s)
SLAPHOOK LLC	\$798,018	4 Parcel(s)
CERES FARMS LLC	\$746,726	22 Parcel(s)
ROHAN MILLER DEVELOPMENT LLC	\$669,900	1 Parcel(s)
AMERICAN ELECTRIC POWER	\$634,900	1 Parcel(s)
STORE CAPITAL ACQUISITIONS LLC	\$601,300	2 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$553,400	1 Parcel(s)
WATSON THOMAS D TRUST	\$509,884	5 Parcel(s)
MOOSE LAKE AGGREGATES LLC	\$477,455	4 Parcel(s)
WARDA FARM LLC	\$416,591	7 Parcel(s)
MODINEER CO	\$386,400	1 Parcel(s)
COLES INVESTMENT COMPANY LLC	\$384,788	6 Parcel(s)

Three Rivers Schools Top 20 Owners by Taxable Value

AEP IN MI TRANSMISSION CO	\$2,443,600	1 Parcel(s)
I & M POWER CO	\$386,500	1 Parcel(s)
WISEMAN JAMES H TRUST	\$343,461	2 Parcel(s)
WALTERS-DIMMICK PETROLEUM INC	\$308,000	2 Parcel(s)
ROCKWELL TERRY L C TRUST	\$285,052	4 Parcel(s)
HEINOLD HOG MARKETS LLC	\$272,480	1 Parcel(s)
PANKEY ROGER L & JANICE D	\$205,259	3 Parcel(s)
ROCKY'S HIDEAWAY LLC	\$182,047	2 Parcel(s)
THOME JUSTIN M	\$176,400	1 Parcel(s)
NORTON WILLIS L & KATHLEEN L	\$173,389	8 Parcel(s)
DEWULF SARA	\$168,803	2 Parcel(s)
PATRICK JOSEPH G & HOLLY J	\$167,265	1 Parcel(s)
MILLER JAVAN I	\$161,800	1 Parcel(s)
GABOR ENTERPRISES LLC	\$158,800	2 Parcel(s)
KASSEL JON D & RENA D	\$154,672	1 Parcel(s)
FILE TODD E TRUST	\$151,898	3 Parcel(s)
WALLACE DALE D	\$150,570	1 Parcel(s)
GRIFFITHS KEITH W & SUZANNE L	\$146,578	2 Parcel(s)
WILSON JAMES T & DIXIE D	\$144,704	1 Parcel(s)
MIDWEST ENERGY & COMMUNICATIONS	\$143,896	2 Parcel(s)

Top 20 Taxpayers by School District (Taxable Value)

White Pigeon Schools Top 20 Owners by Taxable Value

TOTZKE NICKLAS D TRUST	\$1,008,291	12 Parcel(s)
SEMCO ENERGY GAS CO	\$752,700	1 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$748,500	2 Parcel(s)
MC ART KEVIN & HEIDI	\$647,600	1 Parcel(s)
KING GARY L & MARLA K	\$638,529	11 Parcel(s)
SMITH DAVID V JR & NANCY B	\$611,245	1 Parcel(s)
SCHOEFFLER MICHAEL & VICKOE	\$602,358	1 Parcel(s)
VIDIC THOMAS & JOAN	\$513,789	1 Parcel(s)
L STYLE PROPERTIES LLC	\$430,063	1 Parcel(s)
EPPERS MARCIA K TRUST ET AL	\$430,018	1 Parcel(s)
KUITSE ROELF S	\$429,468	2 Parcel(s)
HANSELL ROBIN L TRUST	\$422,706	4 Parcel(s)
MACRI GREG & LAURIE L	\$422,168	2 Parcel(s)
DOYLE GREGORY J & LYNDA H	\$418,809	1 Parcel(s)
JENKINS STEPHEN W & TERESA M	\$411,377	3 Parcel(s)
AEP IN MI TRANSMISSION CO	\$408,200	1 Parcel(s)
CORNELL TODD W & CHRISTINA L	\$401,029	1 Parcel(s)
MEADOW-LARK FARMS INC	\$399,924	3 Parcel(s)
KUHNS ROBERT P & JENNIFER L	\$387,931	1 Parcel(s)
BRADFORD CHRISTOPHER & KRISTEN	\$386,590	1 Parcel(s)

Cass County

Real Property Tentative Taxable Valuations as of April 16, 2020

Township or City name	Agricultural	Commercial	Industrial	Residential	Timber-Cutover	Developmental	Total Real
010 CALVIN TOWNSHIP	\$12,162,858	\$287,279	\$244,896	\$69,563,437	\$0	\$0	\$82,258,470
020 HOWARD TOWNSHIP	\$10,986,528	\$5,328,336	\$2,893,798	\$166,101,185	\$0	\$0	\$185,309,847
030 JEFFERSON TOWNSHIP	\$15,282,036	\$987,167	\$248,303	\$86,708,246	\$0	\$0	\$103,225,752
040 LAGRANGE TOWNSHIP	\$13,784,651	\$9,069,738	\$3,193,442	\$72,650,389	\$0	\$0	\$98,698,220
050 MARCELLUS TOWNSHIP	\$17,736,343	\$3,552,226	\$1,092,701	\$53,924,292	\$0	\$0	\$76,305,562
060 MASON TOWNSHIP	\$11,732,810	\$2,276,740	\$1,384,606	\$69,801,836	\$0	\$0	\$85,195,992
070 MILTON TWP	\$9,238,159	\$1,635,442	\$2,295,802	\$135,995,865	\$0	\$0	\$149,165,268
080 NEWBERG TOWNSHIP	\$11,371,284	\$4,130,785	\$325,123	\$43,817,071	\$0	\$0	\$59,644,263
090 ONTWA TWP	\$9,692,564	\$12,398,096	\$10,370,243	\$220,400,124	\$0	\$0	\$252,861,027
100 PENN TWP	\$18,621,509	\$16,453,880	\$1,338,082	\$163,439,704	\$0	\$0	\$199,853,175
110 POKAGON TOWNSHIP	\$17,628,299	\$4,422,593	\$1,421,371	\$47,773,878	\$0	\$0	\$71,246,141
120 PORTER TWP	\$30,037,588	\$3,392,539	\$330,831	\$220,915,275	\$0	\$0	\$254,676,233
130 SILVER CREEK TOWNSHIP	\$16,036,043	\$4,274,320	\$464,504	\$223,961,861	\$0	\$0	\$244,736,728
140 VOLINIA TOWNSHIP	\$17,949,144	\$398,864	\$8,764	\$30,020,253	\$0	\$0	\$48,377,025
150 WAYNE TOWNSHIP	\$13,977,730	\$913,437	\$1,197,689	\$61,896,183	\$0	\$0	\$77,985,039
160 CITY OF DOWAGIAC	\$23,286	\$21,506,833	\$5,882,602	\$52,544,118	\$0	\$0	\$79,956,839
170 NILES CITY	\$0	\$0	\$1,675,824	\$0	\$0	\$0	\$1,675,824
041 CASSOPOLIS VILLAGE	\$98,466	\$6,997,049	\$2,957,982	\$15,093,873	\$0	\$0	\$25,147,370
051 MARCELLUS VILLAGE	\$0	\$1,785,913	\$195,068	\$11,527,852	\$0	\$0	\$13,508,833
091 EDWARDSBURG VILLAGE	\$0	\$7,327,919	\$320	\$13,842,503	\$0	\$0	\$21,170,742
101 VILLAGE OF VANDALIA	\$210,407	\$324,954	\$0	\$2,427,968	\$0	\$0	\$2,963,329
Totals for County	\$226,260,832	\$91,028,275	\$34,368,581	\$1,719,513,717	\$0	\$0	\$2,071,171,405

Cass County

Personal Property Tentative Taxable Valuations as of April 16, 2020 (continued)

Township or City name	Ag. Personal	Com. Personal	Ind. Personal	Res. Personal	Util. Personal	Total Personal
010 CALVIN TOWNSHIP	\$0	\$0	\$12,900	\$0	\$12,796,300	\$12,809,200
020 HOWARD TOWNSHIP	\$0	\$1,792,900	\$1,739,000	\$0	\$35,500,500	\$39,032,400
030 JEFFERSON TOWNSHIP	\$0	\$669,000	\$0	\$0	\$28,851,019	\$29,520,019
040 LAGRANGE TOWNSHIP	\$0	\$1,264,700	\$882,100	\$0	\$8,748,500	\$10,895,300
050 MARCELLUS TOWNSHIP	\$0	\$518,672	\$102,338	\$0	\$16,130,035	\$16,751,045
060 MASON TOWNSHIP	\$0	\$75,400	\$309,200	\$0	\$2,034,700	\$2,419,300
070 MILTON TWP	\$0	\$626,900	\$200,400	\$0	\$30,140,600	\$30,967,900
080 NEWBERG TOWNSHIP	\$0	\$538,700	\$184,300	\$0	\$32,384,300	\$33,107,300
090 ONTWA TWP	\$0	\$3,230,200	\$800,600	\$0	\$6,018,500	\$10,049,300
100 PENN TWP	\$0	\$988,900	\$1,159,200	\$0	\$35,354,300	\$37,502,400
110 POKAGON TOWNSHIP	\$0	\$296,000	\$66,100	\$0	\$3,254,600	\$3,616,700
120 PORTER TWP	\$0	\$508,600	\$199,000	\$0	\$5,408,300	\$6,115,900
130 SILVER CREEK TOWNSHIP	\$0	\$695,600	\$58,900	\$0	\$3,465,600	\$4,220,100
140 VOLINIA TOWNSHIP	\$0	\$82,400	\$0	\$0	\$1,341,700	\$1,424,100
150 WAYNE TOWNSHIP	\$0	\$35,700	\$169,100	\$0	\$11,872,600	\$12,077,400
160 CITY OF DOWAGIAC	\$0	\$2,555,900	\$729,500	\$0	\$2,138,400	\$5,423,800
170 NILES CITY	\$0	\$0	\$3,992,900	\$0	\$0	\$3,992,900
041 CASSOPOLIS VILLAGE	\$0	\$843,900	\$882,100	\$0	\$2,953,500	\$4,679,500
051 MARCELLUS VILLAGE	\$0	\$180,692	\$60,981	\$0	\$652,599	\$894,272
091 EDWARDSBURG VILLAGE	\$0	\$755,900	\$0	\$0	\$1,384,600	\$2,140,500
101 VILLAGE OF VANDALIA	\$0	\$108,900	\$0	\$0	\$5,482,200	\$5,591,100
Totals for County	\$0	\$13,879,572	\$10,605,538	\$0	\$235,439,954	\$259,925,064

Cass County
Real & Personal Property Tentative Taxable Valuations as of April 16, 2020 (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&IPP Taxable Values
010 CALVIN TOWNSHIP	\$95,067,670	\$57,302,893	\$0	\$12,900	\$37,751,877
020 HOWARD TOWNSHIP	\$224,342,247	\$149,850,742	\$1,792,900	\$1,739,000	\$70,959,605
030 JEFFERSON TOWNSHIP	\$132,745,771	\$85,413,604	\$669,000	\$0	\$46,663,167
040 LAGRANGE TOWNSHIP	\$109,593,520	\$56,778,916	\$1,264,700	\$882,100	\$50,667,804
050 MARCELLUS TOWNSHIP	\$93,056,607	\$51,196,021	\$518,672	\$102,338	\$41,239,576
060 MASON TOWNSHIP	\$87,615,292	\$70,401,375	\$75,400	\$309,200	\$16,829,317
070 MILTON TWP	\$180,133,168	\$134,350,999	\$626,900	\$200,400	\$44,954,869
080 NEWBERG TOWNSHIP	\$92,751,563	\$39,411,130	\$538,700	\$184,300	\$52,617,433
090 ONTWA TWP	\$262,910,327	\$188,920,037	\$3,230,200	\$800,600	\$69,959,490
100 PENN TWP	\$237,355,575	\$89,668,496	\$988,900	\$1,159,200	\$145,538,979
110 POKAGON TOWNSHIP	\$74,862,841	\$57,759,031	\$296,000	\$66,100	\$16,741,710
120 PORTER TWP	\$260,792,133	\$175,755,385	\$508,600	\$199,000	\$84,329,148
130 SILVER CREEK TOWNSHIP	\$248,956,828	\$102,842,681	\$695,600	\$58,900	\$145,359,647
140 VOLINIA TOWNSHIP	\$49,801,125	\$35,746,733	\$82,400	\$0	\$13,971,992
150 WAYNE TOWNSHIP	\$90,062,439	\$58,404,884	\$35,700	\$169,100	\$31,452,755
160 CITY OF DOWAGIAC	\$85,380,639	\$38,989,974	\$2,555,900	\$729,500	\$43,105,265
170 NILES CITY	\$5,668,724	\$193,300	\$0	\$3,992,900	\$1,482,524
Totals for County	\$2,331,096,469	\$1,392,986,201	\$13,879,572	\$10,605,538	\$913,625,158

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

Local Unit	School	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
010 Calvin Township									
14010	Cassopolis	\$31,773,000	\$332,900	\$410,100	\$107,106,600	\$0	\$139,622,600	\$12,809,200	\$152,431,800
14030	Edwardsburg	\$0	\$0	\$0	\$167,500	\$0	\$167,500	\$0	\$167,500
Total Calvin Township		\$31,773,000	\$332,900	\$410,100	\$107,274,100	\$0	\$139,790,100	\$12,809,200	\$152,599,300
020 Howard Township									
11300	Niles	\$23,986,500	\$6,118,200	\$3,337,200	\$180,648,600	\$0	\$214,090,500	\$28,142,200	\$242,232,700
14010	Cassopolis	\$3,876,800	\$0	\$0	\$6,153,800	\$0	\$10,030,600	\$557,100	\$10,587,700
14030	Edwardsburg	\$3,671,700	\$83,000	\$0	\$26,503,300	\$0	\$30,258,000	\$10,333,100	\$40,591,100
Total Howard Township		\$31,535,000	\$6,201,200	\$3,337,200	\$213,305,700	\$0	\$254,379,100	\$39,032,400	\$293,411,500
030 Jefferson Township									
14010	Cassopolis	\$29,598,000	\$1,085,000	\$461,000	\$64,033,900	\$0	\$95,177,900	\$28,034,700	\$123,212,600
14030	Edwardsburg	\$12,943,900	\$303,100	\$0	\$51,164,900	\$0	\$64,411,900	\$1,548,800	\$65,960,700
Total Jefferson Township		\$42,541,900	\$1,388,100	\$461,000	\$115,198,800	\$0	\$159,589,800	\$29,583,500	\$189,173,300
040 LaGrange Township									
14010	Cassopolis	\$20,048,200	\$9,972,600	\$5,005,500	\$63,865,600	\$0	\$98,891,900	\$9,806,500	\$108,698,400
14020	Dowagiac	\$15,769,600	\$1,656,100	\$77,100	\$24,895,700	\$0	\$42,398,500	\$1,088,800	\$43,487,300
Total LaGrange Township		\$35,817,800	\$11,628,700	\$5,082,600	\$88,761,300	\$0	\$141,290,400	\$10,895,300	\$152,185,700
050 Marcellus Township									
14050	Marcellus	\$41,410,700	\$4,326,700	\$1,285,600	\$69,990,600	\$0	\$117,013,600	\$16,751,045	\$133,764,645
Total Marcellus Township		\$41,410,700	\$4,326,700	\$1,285,600	\$69,990,600	\$0	\$117,013,600	\$16,751,045	\$133,764,645
060 Mason Township									
14030	Edwardsburg	\$14,812,100	\$2,673,700	\$1,278,100	\$68,114,800	\$0	\$86,878,700	\$1,470,400	\$88,349,100
75050	Constantine	\$12,332,000	\$113,200	\$155,700	\$16,369,100	\$0	\$28,970,000	\$903,200	\$29,873,200
75070	White Pigeon	\$861,900	\$106,500	\$0	\$454,000	\$0	\$1,422,400	\$45,700	\$1,468,100
Total Mason Township		\$28,006,000	\$2,893,400	\$1,433,800	\$84,937,900	\$0	\$117,271,100	\$2,419,300	\$119,690,400
070 Milton Township									
11210	Brandywine	\$6,469,600	\$897,900	\$380,000	\$93,658,300	\$0	\$101,405,800	\$15,010,800	\$116,416,600
14030	Edwardsburg	\$16,087,200	\$1,511,800	\$2,847,900	\$63,587,600	\$0	\$84,034,500	\$15,957,100	\$99,991,600
Total Milton Township		\$22,556,800	\$2,409,700	\$3,227,900	\$157,245,900	\$0	\$185,440,300	\$30,967,900	\$216,408,200
080 Newberg Township									
14010	Cassopolis	\$1,819,500	\$626,600	\$0	\$8,208,100	\$0	\$10,654,200	\$2,451,800	\$13,106,000
14050	Marcellus	\$19,768,100	\$1,475,700	\$184,500	\$23,026,100	\$0	\$44,454,400	\$25,894,400	\$70,348,800
75050	Constantine	\$2,286,500	\$260,100	\$232,000	\$3,782,700	\$0	\$6,561,300	\$1,267,400	\$7,828,700
75080	Three Rivers	\$3,156,600	\$2,536,700	\$8,500	\$27,293,300	\$0	\$32,995,100	\$3,493,700	\$36,488,800
Total Newberg Township		\$27,030,700	\$4,899,100	\$425,000	\$62,310,200	\$0	\$94,665,000	\$33,107,300	\$127,772,300
090 Ontwa Township									
14030	Edwardsburg	\$22,224,300	\$14,214,200	\$12,400,400	\$282,793,000	\$0	\$331,631,900	\$10,049,300	\$341,681,200
Total Ontwa Township		\$22,224,300	\$14,214,200	\$12,400,400	\$282,793,000	\$0	\$331,631,900	\$10,049,300	\$341,681,200
100 Penn Township									
14010	Cassopolis	\$41,166,000	\$16,977,900	\$2,485,800	\$213,644,300	\$0	\$274,274,000	\$37,368,500	\$311,642,500
14050	Marcellus	\$3,655,900	\$0	\$0	\$3,320,400	\$0	\$6,976,300	\$133,900	\$7,110,200
Total Penn Township		\$44,821,900	\$16,977,900	\$2,485,800	\$216,964,700	\$0	\$281,250,300	\$37,502,400	\$318,752,700

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

Local Unit	School	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
110 Pokagon Township									
11300 Niles		\$8,585,200	\$524,000	\$73,300	\$15,996,300	\$0	\$25,178,800	\$898,900	\$26,077,700
14010 Cassopolis		\$10,918,800	\$1,477,900	\$0	\$6,810,900	\$0	\$19,207,600	\$442,800	\$19,650,400
14020 Dowagiac		\$22,435,200	\$3,664,900	\$1,865,300	\$41,097,000	\$0	\$69,062,400	\$2,275,000	\$71,337,400
Total Pokagon Township		\$41,939,200	\$5,666,800	\$1,938,600	\$63,904,200	\$0	\$113,448,800	\$3,616,700	\$117,065,500
120 Porter Township									
14010 Cassopolis		\$1,812,500	\$163,700	\$0	\$13,806,700	\$0	\$15,782,900	\$68,400	\$15,851,300
75050 Constantine		\$59,634,100	\$503,100	\$70,500	\$166,877,400	\$0	\$227,085,100	\$3,158,800	\$230,243,900
75070 White Pigeon		\$12,054,100	\$3,509,000	\$338,100	\$122,466,700	\$0	\$138,367,900	\$2,813,900	\$141,181,800
75080 Three Rivers		\$957,900	\$211,600	\$0	\$4,863,900	\$0	\$6,033,400	\$74,800	\$6,108,200
Total Porter Township		\$74,458,600	\$4,387,400	\$408,600	\$308,014,700	\$0	\$387,269,300	\$6,115,900	\$393,385,200
130 Silver Creek Township									
11250 Eau Claire		\$0	\$433,500	\$0	\$13,509,100	\$0	\$13,942,600	\$67,900	\$14,010,500
11300 Niles		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14020 Dowagiac		\$40,224,900	\$5,280,300	\$532,600	\$272,337,300	\$0	\$318,375,100	\$4,152,200	\$322,527,300
Total Silver Creek Township		\$40,224,900	\$5,713,800	\$532,600	\$285,846,400	\$0	\$332,317,700	\$4,220,100	\$336,537,800
140 Volinia Township									
14020 Dowagiac		\$1,304,000	\$0	\$0	\$293,600	\$0	\$1,597,600	\$37,800	\$1,635,400
14050 Marcellus		\$37,723,000	\$447,400	\$20,600	\$38,825,600	\$0	\$77,016,600	\$1,283,000	\$78,299,600
80050 Decatur		\$7,910,500	\$0	\$0	\$4,583,500	\$0	\$12,494,000	\$103,300	\$12,597,300
Total Volinia Township		\$46,937,500	\$447,400	\$20,600	\$43,702,700	\$0	\$91,108,200	\$1,424,100	\$92,532,300
150 Wayne Township									
14010 Cassopolis		\$680,407	\$0	\$0	\$307,208	\$0	\$987,615	\$18,100	\$1,005,715
14020 Dowagiac		\$27,720,858	\$982,734	\$1,280,599	\$71,136,226	\$0	\$101,120,417	\$11,239,500	\$112,359,917
14050 Marcellus		\$0	\$0	\$0	\$32,692	\$0	\$32,692	\$0	\$32,692
80050 Decatur		\$8,455,403	\$245,757	\$0	\$7,446,633	\$0	\$16,147,793	\$819,800	\$16,967,593
Total Wayne Township		\$36,856,668	\$1,228,491	\$1,280,599	\$78,922,759	\$0	\$118,288,517	\$12,077,400	\$130,365,917
160 Dowagiac City									
14020 Dowagiac		\$63,300	\$24,038,600	\$6,191,500	\$62,377,600	\$0	\$92,671,000	\$5,423,800	\$98,094,800
Total Dowagiac City		\$63,300	\$24,038,600	\$6,191,500	\$62,377,600	\$0	\$92,671,000	\$5,423,800	\$98,094,800
170 Niles City									
11300 Niles		\$0	\$0	\$1,701,400	\$0	\$0	\$1,701,400	\$3,992,900	\$5,694,300
Total Niles City		\$0	\$0	\$1,701,400	\$0	\$0	\$1,701,400	\$3,992,900	\$5,694,300

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

School District	Local Unit	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
11210 Brandywine Schools									
070	Milton Township	\$6,469,600	\$897,900	\$380,000	\$93,658,300	\$0	\$101,405,800	\$15,010,800	\$116,416,600
Total Brandywine Schools		\$6,469,600	\$897,900	\$380,000	\$93,658,300	\$0	\$101,405,800	\$15,010,800	\$116,416,600
11250 Eau Claire Schools									
130	Silver Creek Township	\$0	\$433,500	\$0	\$13,509,100	\$0	\$13,942,600	\$67,900	\$14,010,500
Total Eau Claire Schools		\$0	\$433,500	\$0	\$13,509,100	\$0	\$13,942,600	\$67,900	\$14,010,500
11300 Niles Schools									
020	Howard Township	\$23,986,500	\$6,118,200	\$3,337,200	\$180,648,600	\$0	\$214,090,500	\$28,142,200	\$242,232,700
110	Pokagon Township	\$8,585,200	\$524,000	\$73,300	\$15,996,300	\$0	\$25,178,800	\$898,900	\$26,077,700
130	Silver Creek Township	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
170	Niles City	\$0	\$0	\$1,701,400	\$0	\$0	\$1,701,400	\$3,992,900	\$5,694,300
Total Niles Schools		\$32,571,700	\$6,642,200	\$5,111,900	\$196,644,900	\$0	\$240,970,700	\$33,034,000	\$274,004,700
14010 Cassopolis Schools									
010	Calvin Township	\$31,773,000	\$332,900	\$410,100	\$107,106,600	\$0	\$139,622,600	\$12,809,200	\$152,431,800
020	Howard Township	\$3,876,800	\$0	\$0	\$6,153,800	\$0	\$10,030,600	\$557,100	\$10,587,700
030	Jefferson Township	\$29,598,000	\$1,085,000	\$461,000	\$64,033,900	\$0	\$95,177,900	\$28,034,700	\$123,212,600
040	LaGrange Township	\$20,048,200	\$9,972,600	\$5,005,500	\$63,865,600	\$0	\$98,891,900	\$9,806,500	\$108,698,400
080	Newberg Township	\$1,819,500	\$626,600	\$0	\$8,208,100	\$0	\$10,654,200	\$2,451,800	\$13,106,000
100	Penn Township	\$41,166,000	\$16,977,900	\$2,485,800	\$213,644,300	\$0	\$274,274,000	\$37,368,500	\$311,642,500
110	Pokagon Township	\$10,918,800	\$1,477,900	\$0	\$6,810,900	\$0	\$19,207,600	\$442,800	\$19,650,400
120	Porter Township	\$1,812,500	\$163,700	\$0	\$13,806,700	\$0	\$15,782,900	\$68,400	\$15,851,300
150	Wayne Township	\$680,407	\$0	\$0	\$307,208	\$0	\$987,615	\$18,100	\$1,005,715
Total Cassopolis Schools		\$141,693,207	\$30,636,600	\$8,362,400	\$483,337,108	\$0	\$664,629,315	\$91,557,100	\$756,186,415
14020 Dowagiac Schools									
040	LaGrange Township	\$15,769,600	\$1,656,100	\$77,100	\$24,895,700	\$0	\$42,398,500	\$1,088,800	\$43,487,300
110	Pokagon Township	\$22,435,200	\$3,664,900	\$1,865,300	\$41,097,000	\$0	\$69,062,400	\$2,275,000	\$71,337,400
130	Silver Creek Township	\$40,224,900	\$5,280,300	\$532,600	\$272,337,300	\$0	\$318,375,100	\$4,152,200	\$322,527,300
140	Volinia Township	\$1,304,000	\$0	\$0	\$293,600	\$0	\$1,597,600	\$37,800	\$1,635,400
150	Wayne Township	\$27,720,858	\$982,734	\$1,280,599	\$71,136,226	\$0	\$101,120,417	\$11,239,500	\$112,359,917
160	Dowagiac City	\$63,300	\$24,038,600	\$6,191,500	\$62,377,600	\$0	\$92,671,000	\$5,423,800	\$98,094,800
Total Dowagiac Schools		\$107,517,858	\$35,622,634	\$9,947,099	\$472,137,426	\$0	\$625,225,017	\$24,217,100	\$649,442,117
14030 Edwardsburg Schools									
010	Calvin Township	\$0	\$0	\$0	\$167,500	\$0	\$167,500	\$0	\$167,500
020	Howard Township	\$3,671,700	\$83,000	\$0	\$26,503,300	\$0	\$30,258,000	\$10,333,100	\$40,591,100
030	Jefferson Township	\$12,943,900	\$303,100	\$0	\$51,164,900	\$0	\$64,411,900	\$1,548,800	\$65,960,700
060	Mason Township	\$14,812,100	\$2,673,700	\$1,278,100	\$68,114,800	\$0	\$86,878,700	\$1,470,400	\$88,349,100
070	Milton Township	\$16,087,200	\$1,511,800	\$2,847,900	\$63,587,600	\$0	\$84,034,500	\$15,957,100	\$99,991,600
090	Ontwa Township	\$22,224,300	\$14,214,200	\$12,400,400	\$282,793,000	\$0	\$331,633,900	\$10,049,300	\$341,683,200
Total Edwardsburg Schools		\$69,739,200	\$18,785,800	\$16,526,400	\$492,331,100	\$0	\$597,382,500	\$39,358,700	\$636,741,200

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

School District	Local Unit	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
14050 Marcellus Schools									
050	Marcellus Township	\$41,410,700	\$4,326,700	\$1,285,600	\$69,990,600	\$0	\$117,013,600	\$16,751,045	\$133,764,645
080	Newberg Township	\$19,768,100	\$1,475,700	\$184,500	\$23,026,100	\$0	\$44,454,400	\$25,894,400	\$70,348,800
100	Penn Township	\$3,655,900	\$0	\$0	\$3,320,400	\$0	\$6,976,300	\$133,900	\$7,110,200
140	Volinia Township	\$37,723,000	\$447,400	\$20,600	\$38,825,600	\$0	\$77,016,600	\$1,283,000	\$78,299,600
150	Wayne Township	\$0	\$0	\$0	\$32,692	\$0	\$32,692	\$0	\$32,692
Total Marcellus Schools		\$102,557,700	\$6,249,800	\$1,490,700	\$135,195,392	\$0	\$245,493,592	\$44,062,345	\$289,555,937
75050 Constantine Schools									
060	Mason Township	\$12,332,000	\$113,200	\$155,700	\$16,369,100	\$0	\$28,970,000	\$903,200	\$29,873,200
080	Newberg Township	\$2,286,500	\$260,100	\$232,000	\$3,782,700	\$0	\$6,561,300	\$1,267,400	\$7,828,700
120	Porter Township	\$59,634,100	\$503,100	\$70,500	\$166,877,400	\$0	\$227,085,100	\$3,158,800	\$230,243,900
Total Constantine Schools		\$74,252,600	\$876,400	\$458,200	\$187,029,200	\$0	\$262,616,400	\$5,329,400	\$267,945,800
75070 White Pigeon Schools									
060	Mason Township	\$861,900	\$106,500	\$0	\$454,000	\$0	\$1,422,400	\$45,700	\$1,468,100
120	Porter Township	\$12,054,100	\$3,509,000	\$338,100	\$122,466,700	\$0	\$138,367,900	\$2,813,900	\$141,181,800
Total White Pigeon Schools		\$12,916,000	\$3,615,500	\$338,100	\$122,920,700	\$0	\$139,790,300	\$2,859,600	\$142,649,900
75080 Three Rivers Schools									
080	Newberg Township	\$3,156,600	\$2,536,700	\$8,500	\$27,293,300	\$0	\$32,995,100	\$3,493,700	\$36,488,800
120	Porter Township	\$957,900	\$211,600	\$0	\$4,863,900	\$0	\$6,033,400	\$74,800	\$6,108,200
Total Three Rivers Schools		\$4,114,500	\$2,748,300	\$8,500	\$32,157,200	\$0	\$39,028,500	\$3,568,500	\$42,597,000
80050 Decatur Schools									
140	Volinia Township	\$7,910,500	\$0	\$0	\$4,583,500	\$0	\$12,494,000	\$103,300	\$12,597,300
150	Wayne Township	\$8,455,403	\$245,757	\$0	\$7,446,633	\$0	\$16,147,793	\$819,800	\$16,967,593
Total Decatur Schools		\$16,365,903	\$245,757	\$0	\$12,030,133	\$0	\$28,641,793	\$923,100	\$29,564,893

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

Local Unit	School	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Taxable Value
010 Calvin Township									
14010	Cassopolis	\$12,162,858	\$287,279	\$244,896	\$69,468,308	\$0	\$82,163,341	\$12,809,200	\$94,972,541
14030	Edwardsburg	\$0	\$0	\$0	\$95,129	\$0	\$95,129	\$0	\$95,129
Total Calvin Township		\$12,162,858	\$287,279	\$244,896	\$69,563,437	\$0	\$82,258,470	\$12,809,200	\$95,067,670
020 Howard Township									
11300	Niles	\$8,403,711	\$5,262,660	\$2,893,798	\$140,940,374	\$0	\$157,500,543	\$28,142,200	\$185,642,743
14010	Cassopolis	\$1,294,062	\$0	\$0	\$4,479,497	\$0	\$5,773,559	\$557,100	\$6,330,659
14030	Edwardsburg	\$1,288,755	\$65,676	\$0	\$20,681,314	\$0	\$22,035,745	\$10,333,100	\$32,368,845
Total Howard Township		\$10,986,528	\$5,328,336	\$2,893,798	\$166,101,185	\$0	\$185,309,847	\$39,032,400	\$224,342,247
030 Jefferson Township									
14010	Cassopolis	\$10,544,973	\$815,784	\$248,303	\$46,541,846	\$0	\$58,150,906	\$28,034,700	\$86,185,606
14030	Edwardsburg	\$4,737,063	\$171,383	\$0	\$40,166,400	\$0	\$45,074,846	\$1,485,319	\$46,560,165
Total Jefferson Township		\$15,282,036	\$987,167	\$248,303	\$86,708,246	\$0	\$103,225,752	\$29,520,019	\$132,745,771
040 LaGrange Township									
14010	Cassopolis	\$7,275,619	\$7,837,498	\$3,148,912	\$52,781,196	\$0	\$71,043,225	\$9,806,500	\$80,849,725
14020	Dowagiac	\$6,509,032	\$1,232,240	\$44,530	\$19,869,193	\$0	\$27,654,995	\$1,088,800	\$28,743,795
Total LaGrange Township		\$13,784,651	\$9,069,738	\$3,193,442	\$72,650,389	\$0	\$98,698,220	\$10,895,300	\$109,593,520
050 Marcellus Township									
14050	Marcellus	\$17,736,343	\$3,552,226	\$1,092,701	\$53,924,292	\$0	\$76,305,562	\$16,751,045	\$93,056,607
Total Marcellus Township		\$17,736,343	\$3,552,226	\$1,092,701	\$53,924,292	\$0	\$76,305,562	\$16,751,045	\$93,056,607
060 Mason Township									
14030	Edwardsburg	\$6,253,433	\$2,134,638	\$1,240,494	\$56,775,714	\$0	\$66,404,279	\$1,470,400	\$67,874,679
75050	Constantine	\$5,147,397	\$64,992	\$144,112	\$12,677,191	\$0	\$18,033,692	\$903,200	\$18,936,892
75070	White Pigeon	\$331,980	\$77,110	\$0	\$348,931	\$0	\$758,021	\$45,700	\$803,721
Total Mason Township		\$11,732,810	\$2,276,740	\$1,384,606	\$69,801,836	\$0	\$85,195,992	\$2,419,300	\$87,615,292
070 Milton Township									
11210	Brandywine	\$2,889,439	\$559,346	\$349,969	\$81,602,522	\$0	\$85,401,276	\$15,010,800	\$100,412,076
14030	Edwardsburg	\$6,348,720	\$1,076,096	\$1,945,833	\$54,393,343	\$0	\$63,763,992	\$15,957,100	\$79,721,092
Total Milton Township		\$9,238,159	\$1,635,442	\$2,295,802	\$135,995,865	\$0	\$149,165,268	\$30,967,900	\$180,133,168
080 Newberg Township									
14010	Cassopolis	\$927,606	\$568,076	\$0	\$5,955,414	\$0	\$7,451,096	\$2,451,800	\$9,902,896
14050	Marcellus	\$7,974,822	\$1,167,206	\$172,747	\$15,752,899	\$0	\$25,067,674	\$25,894,400	\$50,962,074
75050	Constantine	\$977,203	\$133,032	\$145,280	\$2,742,345	\$0	\$3,997,860	\$1,267,400	\$5,265,260
75080	Three Rivers	\$1,491,653	\$2,262,471	\$7,096	\$19,366,413	\$0	\$23,127,633	\$3,493,700	\$26,621,333
Total Newberg Township		\$11,371,284	\$4,130,785	\$325,123	\$43,817,071	\$0	\$59,644,263	\$33,107,300	\$92,751,563
090 Ontwa Township									
14030	Edwardsburg	\$9,692,564	\$12,398,096	\$10,370,243	\$220,400,124	\$0	\$252,861,027	\$10,049,300	\$262,910,327
Total Ontwa Township		\$9,692,564	\$12,398,096	\$10,370,243	\$220,400,124	\$0	\$252,861,027	\$10,049,300	\$262,910,327
100 Penn Township									
14010	Cassopolis	\$17,063,509	\$16,453,880	\$1,338,082	\$161,151,315	\$0	\$196,006,786	\$37,368,500	\$233,375,286
14050	Marcellus	\$1,558,000	\$0	\$0	\$2,288,389	\$0	\$3,846,389	\$133,900	\$3,980,289
Total Penn Township		\$18,621,509	\$16,453,880	\$1,338,082	\$163,439,704	\$0	\$199,853,175	\$37,502,400	\$237,355,575

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

Local Unit	School	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Taxable Value
110 Pokagon Township									
11300	Niles	\$3,894,763	\$469,190	\$36,897	\$12,034,213	\$0	\$16,435,063	\$698,900	\$17,333,963
14010	Cassopolis	\$4,071,640	\$683,162	\$0	\$5,141,827	\$0	\$9,896,629	\$442,800	\$10,339,429
14020	Dowagiac	\$9,661,896	\$3,270,241	\$1,384,474	\$30,597,838	\$0	\$44,914,449	\$2,275,000	\$47,189,449
Total Pokagon Township		\$17,628,299	\$4,422,593	\$1,421,371	\$47,775,878	\$0	\$71,246,141	\$3,616,700	\$74,862,841
120 Porter Township									
14010	Cassopolis	\$924,757	\$103,604	\$0	\$10,297,337	\$0	\$11,325,698	\$68,400	\$11,394,098
75050	Constantine	\$23,817,869	\$369,279	\$46,654	\$119,594,788	\$0	\$143,828,590	\$3,158,800	\$146,987,390
75070	White Pigeon	\$5,014,787	\$2,791,416	\$284,177	\$87,934,281	\$0	\$96,024,661	\$2,813,900	\$98,838,561
75080	Three Rivers	\$280,175	\$128,240	\$0	\$3,088,869	\$0	\$3,497,284	\$74,800	\$3,572,084
Total Porter Township		\$30,037,588	\$3,392,539	\$330,831	\$220,915,275	\$0	\$254,676,233	\$6,115,900	\$260,792,133
130 Silver Creek Township									
11250	Eau Claire	\$0	\$255,913	\$0	\$10,497,033	\$0	\$10,752,946	\$67,900	\$10,820,846
11300	Niles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14020	Dowagiac	\$16,036,043	\$4,018,407	\$464,504	\$213,464,828	\$0	\$233,983,782	\$4,152,200	\$238,135,982
Total Silver Creek Township		\$16,036,043	\$4,274,320	\$464,504	\$223,961,861	\$0	\$244,736,728	\$4,220,100	\$248,956,828
140 Volinia Township									
14020	Dowagiac	\$780,379	\$0	\$0	\$187,660	\$0	\$968,039	\$37,800	\$1,005,839
14050	Marcellus	\$14,139,188	\$398,864	\$8,764	\$27,023,052	\$0	\$41,569,868	\$1,283,000	\$42,852,868
80050	Decatur	\$3,029,577	\$0	\$0	\$2,809,541	\$0	\$5,839,118	\$103,300	\$5,942,418
Total Volinia Township		\$17,949,144	\$398,864	\$8,764	\$30,020,253	\$0	\$48,377,025	\$1,424,100	\$49,801,125
150 Wayne Township									
14010	Cassopolis	\$182,920	\$0	\$0	\$246,279	\$0	\$429,199	\$18,100	\$447,299
14020	Dowagiac	\$10,401,697	\$795,226	\$1,197,689	\$56,117,222	\$0	\$68,511,834	\$11,239,500	\$79,751,334
14050	Marcellus	\$0	\$0	\$0	\$32,692	\$0	\$32,692	\$0	\$32,692
80050	Decatur	\$3,393,113	\$118,211	\$0	\$5,499,990	\$0	\$9,011,314	\$819,800	\$9,831,114
Total Wayne Township		\$13,977,730	\$913,437	\$1,197,689	\$61,896,183	\$0	\$77,985,039	\$12,077,400	\$90,062,439
160 Dowagiac City									
14020	Dowagiac	\$23,286	\$21,506,833	\$5,882,602	\$52,544,118	\$0	\$79,956,839	\$5,423,800	\$85,380,639
Total Dowagiac City		\$23,286	\$21,506,833	\$5,882,602	\$52,544,118	\$0	\$79,956,839	\$5,423,800	\$85,380,639
170 Niles City									
11300	Niles	\$0	\$0	\$1,675,824	\$0	\$0	\$1,675,824	\$3,992,900	\$5,668,724
Total Niles City		\$0	\$0	\$1,675,824	\$0	\$0	\$1,675,824	\$3,992,900	\$5,668,724

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School District	Local Unit	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Taxable Value
11210 Brandywine Schools									
070	Milton Township	\$2,889,439	\$559,346	\$349,969	\$81,602,522	\$0	\$85,401,276	\$15,010,800	\$100,412,076
Total Brandywine Schools		\$2,889,439	\$559,346	\$349,969	\$81,602,522	\$0	\$85,401,276	\$15,010,800	\$100,412,076
11250 Eau Claire Schools									
130	Silver Creek Township	\$0	\$255,913	\$0	\$10,497,033	\$0	\$10,752,946	\$67,900	\$10,820,846
Total Eau Claire Schools		\$0	\$255,913	\$0	\$10,497,033	\$0	\$10,752,946	\$67,900	\$10,820,846
11300 Niles Schools									
020	Howard Township	\$8,403,711	\$5,262,660	\$2,893,798	\$140,940,374	\$0	\$157,500,543	\$28,142,200	\$185,642,743
110	Pokagon Township	\$3,894,763	\$469,190	\$36,897	\$12,034,213	\$0	\$16,435,063	\$898,900	\$17,333,963
130	Silver Creek Township	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
170	Niles City	\$0	\$0	\$1,675,824	\$0	\$0	\$1,675,824	\$3,992,900	\$5,668,724
Total Niles Schools		\$12,298,474	\$5,731,850	\$4,606,519	\$152,974,587	\$0	\$175,611,430	\$33,034,000	\$208,645,430
14010 Cassopolis Schools									
010	Calvin Township	\$12,162,858	\$287,279	\$244,896	\$69,468,308	\$0	\$82,163,341	\$12,809,200	\$94,972,541
020	Howard Township	\$1,294,062	\$0	\$0	\$4,479,497	\$0	\$5,773,559	\$557,100	\$6,330,659
030	Jefferson Township	\$10,544,973	\$815,784	\$248,303	\$46,541,846	\$0	\$58,150,906	\$28,034,700	\$86,185,606
040	LaGrange Township	\$7,275,619	\$7,837,498	\$3,148,912	\$52,781,196	\$0	\$71,043,225	\$9,806,500	\$80,849,725
080	Newberg Township	\$927,606	\$568,076	\$0	\$5,955,414	\$0	\$7,451,096	\$2,451,800	\$9,902,896
100	Penn Township	\$17,063,509	\$16,453,880	\$1,338,082	\$161,151,315	\$0	\$196,006,786	\$37,368,500	\$233,375,286
110	Pokagon Township	\$4,071,640	\$0	\$0	\$5,141,827	\$0	\$9,896,629	\$442,800	\$10,339,429
120	Porter Township	\$924,757	\$103,604	\$0	\$10,297,337	\$0	\$11,325,698	\$68,400	\$11,394,098
150	Wayne Township	\$182,920	\$0	\$0	\$246,279	\$0	\$429,199	\$18,100	\$447,299
Total Cassopolis Schools		\$54,447,944	\$26,749,283	\$4,980,193	\$356,063,019	\$0	\$442,240,439	\$91,557,100	\$533,797,539
14020 Dowagiac Schools									
040	LaGrange Township	\$6,509,032	\$1,232,240	\$44,530	\$19,869,193	\$0	\$27,654,995	\$1,088,800	\$28,743,795
110	Pokagon Township	\$9,661,896	\$3,270,241	\$1,384,474	\$30,597,838	\$0	\$44,914,449	\$2,275,000	\$47,189,449
130	Silver Creek Township	\$16,036,043	\$4,018,407	\$464,504	\$213,464,828	\$0	\$233,983,782	\$4,152,200	\$238,135,982
140	Vollinia Township	\$780,379	\$0	\$0	\$187,660	\$0	\$968,039	\$37,800	\$1,005,839
150	Wayne Township	\$10,401,697	\$795,226	\$1,197,689	\$56,117,222	\$0	\$68,511,834	\$11,239,500	\$79,751,334
160	Dowagiac City	\$23,286	\$21,506,833	\$5,882,602	\$52,544,118	\$0	\$79,956,839	\$5,423,800	\$85,380,639
Total Dowagiac Schools		\$43,412,333	\$30,822,947	\$8,973,799	\$372,780,859	\$0	\$455,989,938	\$24,217,100	\$480,207,038
14030 Edwardsburg Schools									
010	Calvin Township	\$0	\$0	\$0	\$95,129	\$0	\$95,129	\$0	\$95,129
020	Howard Township	\$1,288,755	\$65,676	\$0	\$20,681,314	\$0	\$22,035,745	\$10,333,100	\$32,368,845
030	Jefferson Township	\$4,737,063	\$171,383	\$0	\$40,166,400	\$0	\$45,074,846	\$1,485,319	\$46,560,165
060	Mason Township	\$6,253,433	\$2,134,638	\$1,240,494	\$56,775,714	\$0	\$66,404,279	\$1,470,400	\$67,874,679
070	Milton Township	\$6,348,720	\$1,076,096	\$1,945,833	\$54,393,343	\$0	\$63,763,992	\$15,957,100	\$79,721,092
090	Ontwa Township	\$9,692,564	\$12,398,096	\$10,370,243	\$220,400,124	\$0	\$252,861,027	\$10,049,300	\$262,910,327
Total Edwardsburg Schools		\$28,320,535	\$15,845,889	\$13,556,570	\$392,512,024	\$0	\$450,235,018	\$39,295,219	\$489,530,237

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

School District	Local Unit	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Taxable Value
14050 Marcellus Schools									
050	Marcellus Township	\$17,736,343	\$3,552,226	\$1,092,701	\$53,924,292	\$0	\$76,305,562	\$16,751,045	\$93,056,607
080	Newberg Township	\$7,974,822	\$1,167,206	\$172,747	\$15,752,899	\$0	\$25,067,674	\$25,894,400	\$50,962,074
100	Penn Township	\$1,558,000	\$0	\$0	\$2,288,389	\$0	\$3,846,389	\$133,900	\$3,980,289
140	Volinia Township	\$14,139,188	\$398,864	\$8,764	\$27,023,052	\$0	\$41,569,868	\$1,283,000	\$42,852,868
150	Wayne Township	\$0	\$0	\$0	\$32,692	\$0	\$32,692	\$0	\$32,692
Total Marcellus Schools		\$41,408,353	\$5,118,296	\$1,274,212	\$99,021,324	\$0	\$146,822,185	\$44,062,345	\$190,884,530
75050 Constantine Schools									
060	Mason Township	\$5,147,397	\$64,992	\$144,112	\$12,677,191	\$0	\$18,033,692	\$903,200	\$18,936,892
080	Newberg Township	\$977,203	\$133,032	\$145,280	\$2,742,345	\$0	\$3,997,860	\$1,267,400	\$5,265,260
120	Porter Township	\$23,817,869	\$369,279	\$46,654	\$119,594,788	\$0	\$143,828,590	\$3,158,800	\$146,987,390
Total Constantine Schools		\$29,942,469	\$567,303	\$336,046	\$135,014,324	\$0	\$165,860,142	\$5,329,400	\$171,189,542
75070 White Pigeon Schools									
060	Mason Township	\$331,980	\$77,110	\$0	\$348,931	\$0	\$758,021	\$45,700	\$803,721
120	Porter Township	\$5,014,787	\$2,791,416	\$284,177	\$87,934,281	\$0	\$96,024,661	\$2,813,900	\$98,838,561
Total White Pigeon Schools		\$5,346,767	\$2,868,526	\$284,177	\$88,283,212	\$0	\$96,782,682	\$2,859,600	\$99,642,282
75080 Three Rivers Schools									
080	Newberg Township	\$1,491,653	\$2,262,471	\$7,096	\$19,366,413	\$0	\$23,127,633	\$3,493,700	\$26,621,333
120	Porter Township	\$280,175	\$128,240	\$0	\$3,088,869	\$0	\$3,497,284	\$74,800	\$3,572,084
Total Three Rivers Schools		\$1,771,828	\$2,390,711	\$7,096	\$22,455,282	\$0	\$26,624,917	\$3,568,500	\$30,193,417
80050 Decatur Schools									
140	Volinia Township	\$3,029,577	\$0	\$0	\$2,809,541	\$0	\$5,839,118	\$103,300	\$5,942,418
150	Wayne Township	\$3,393,113	\$118,211	\$0	\$5,499,990	\$0	\$9,011,314	\$819,800	\$9,831,114
Total Decatur Schools		\$6,422,690	\$118,211	\$0	\$8,309,531	\$0	\$14,850,432	\$923,100	\$15,773,532

Cass County

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

Local Unit	School	Non PRE	PRE	Com. Personal	Ind. Personal	Total Taxable Value
010 Calvin Township						
14010	Cassopolis	\$37,748,072	\$57,211,569	\$0	\$12,900	\$94,972,541
14030	Edwardsburg	\$3,805	\$91,324	\$0	\$0	\$95,129
Total Calvin Township		\$37,751,877	\$57,302,893	\$0	\$12,900	\$95,067,670
020 Howard Township						
11300	Niles	\$57,318,386	\$124,950,757	\$1,634,600	\$1,739,000	\$185,642,743
14010	Cassopolis	\$1,163,584	\$5,167,075	\$0	\$0	\$6,330,659
14030	Edwardsburg	\$12,477,635	\$19,732,910	\$158,300	\$0	\$32,368,845
Total Howard Township		\$70,959,605	\$149,850,742	\$1,792,900	\$1,739,000	\$224,342,247
030 Jefferson Township						
14010	Cassopolis	\$41,796,101	\$43,831,705	\$557,800	\$0	\$86,185,606
14030	Edwardsburg	\$4,867,066	\$41,581,899	\$111,200	\$0	\$46,560,165
Total Jefferson Township		\$46,663,167	\$85,413,604	\$669,000	\$0	\$132,745,771
040 LaGrange Township						
14010	Cassopolis	\$43,242,686	\$35,769,839	\$955,100	\$882,100	\$80,849,725
14020	Dowagiac	\$7,425,118	\$21,009,077	\$309,600	\$0	\$28,743,795
Total LaGrange Township		\$50,667,804	\$56,778,916	\$1,264,700	\$882,100	\$109,593,520
050 Marcellus Township						
14050	Marcellus	\$41,239,576	\$51,196,021	\$518,672	\$102,338	\$93,056,607
Total Marcellus Township		\$41,239,576	\$51,196,021	\$518,672	\$102,338	\$93,056,607
060 Mason Township						
14030	Edwardsburg	\$13,843,933	\$53,869,946	\$23,700	\$137,100	\$67,874,679
75050	Constantine	\$2,825,087	\$15,924,205	\$15,500	\$172,100	\$18,936,892
75070	White Pigeon	\$160,297	\$607,224	\$36,200	\$0	\$803,721
Total Mason Township		\$16,829,317	\$70,401,375	\$75,400	\$309,200	\$87,615,292
070 Milton Township						
11210	Brandywine	\$22,187,193	\$77,835,483	\$364,400	\$25,000	\$100,412,076
14030	Edwardsburg	\$22,767,676	\$56,515,516	\$262,500	\$175,400	\$79,721,092
Total Milton Township		\$44,954,869	\$134,350,999	\$626,900	\$200,400	\$180,133,168

Cass County

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

Local Unit	School	Non PRE	PRE	Com. Personal	Ind. Personal	Total Taxable Value
080 Newberg Township						
14010	Cassopolis	\$5,379,255	\$4,472,441	\$51,200	\$0	\$9,902,896
14050	Marcellus	\$32,283,158	\$18,451,716	\$227,200	\$0	\$50,962,074
75050	Constantine	\$2,317,149	\$2,927,911	\$20,200	\$0	\$5,265,260
75080	Three Rivers	\$12,637,871	\$13,559,062	\$240,100	\$184,300	\$26,621,333
Total Newberg Township		\$52,617,433	\$39,411,130	\$538,700	\$184,300	\$92,751,563
090 Ontwa Township						
14030	Edwardsburg	\$69,959,490	\$188,920,037	\$3,230,200	\$800,600	\$262,910,327
Total Ontwa Township		\$69,959,490	\$188,920,037	\$3,230,200	\$800,600	\$262,910,327
100 Penn Township						
14010	Cassopolis	\$144,454,123	\$86,773,063	\$988,900	\$1,159,200	\$233,375,286
14050	Marcellus	\$1,084,856	\$2,895,433	\$0	\$0	\$3,980,289
Total Penn Township		\$145,538,979	\$89,668,496	\$988,900	\$1,159,200	\$237,355,575
110 Pokagon Township						
11300	Niles	\$3,072,130	\$14,247,833	\$14,000	\$0	\$17,333,963
14010	Cassopolis	\$1,441,509	\$8,762,420	\$135,500	\$0	\$10,339,429
14020	Dowagiac	\$12,228,071	\$34,748,778	\$146,500	\$66,100	\$47,189,449
Total Pokagon Township		\$16,741,710	\$57,759,031	\$296,000	\$66,100	\$74,862,841
120 Porter Township						
14010	Cassopolis	\$5,150,821	\$6,241,977	\$1,300	\$0	\$11,394,098
75050	Constantine	\$42,870,095	\$103,892,195	\$215,100	\$10,000	\$146,987,390
75070	White Pigeon	\$34,747,864	\$63,609,497	\$292,200	\$189,000	\$98,838,561
75080	Three Rivers	\$1,560,368	\$2,011,716	\$0	\$0	\$3,572,084
Total Porter Township		\$84,329,148	\$175,755,385	\$508,600	\$199,000	\$260,792,133

Cass County

Tabulation of County Taxable Values

By Unit, School District and PRE / MBT Exemption Type

Local Unit	School	Non PRE	PRE	Com. Personal	Ind. Personal	Total Taxable Value
130 Silver Creek Township						
11250	Eau Claire	\$8,221,246	\$2,599,600	\$0	\$0	\$10,820,846
11300	Niles	\$0	\$0	\$0	\$0	\$0
14020	Dowagiac	\$137,138,401	\$100,243,081	\$695,600	\$58,900	\$238,135,982
Total Silver Creek Township		\$145,359,647	\$102,842,681	\$695,600	\$58,900	\$248,956,828
140 Volinia Township						
14020	Dowagiac	\$81,788	\$924,051	\$0	\$0	\$1,005,839
14050	Marcellus	\$13,432,902	\$29,337,566	\$82,400	\$0	\$42,852,868
80050	Decatur	\$457,302	\$5,485,116	\$0	\$0	\$5,942,418
Total Volinia Township		\$13,971,992	\$35,746,733	\$82,400	\$0	\$49,801,125
150 Wayne Township						
14010	Cassopolis	\$20,898	\$426,401	\$0	\$0	\$447,299
14020	Dowagiac	\$29,665,562	\$49,880,972	\$35,700	\$169,100	\$79,751,334
14050	Marcellus	\$32,692	\$0	\$0	\$0	\$32,692
80050	Decatur	\$1,733,603	\$8,097,511	\$0	\$0	\$9,831,114
Total Wayne Township		\$31,452,755	\$58,404,884	\$35,700	\$169,100	\$90,062,439
160 Dowagiac City						
14020	Dowagiac	\$43,105,265	\$38,989,974	\$2,555,900	\$729,500	\$85,380,639
Total Dowagiac City		\$43,105,265	\$38,989,974	\$2,555,900	\$729,500	\$85,380,639
170 Niles City						
11300	Niles	\$1,482,524	\$193,300	\$0	\$3,992,900	\$5,668,724
Total Niles City		\$1,482,524	\$193,300	\$0	\$3,992,900	\$5,668,724

Cass County

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

School District	Local Unit	PRE Real & Pers	Non-PRE All R&P	PRE- Real	Com. Personal	Ind. Personal	Total
11210 Brandywine Schools							
070	Milton Township	\$78,224,883	\$22,187,193	\$77,835,483	\$364,400	\$25,000	\$100,412,076
Total Brandywine Schools		\$78,224,883	\$22,187,193	\$77,835,483	\$364,400	\$25,000	\$100,412,076
11250 Eau Claire Schools							
130	Silver Creek Township	\$2,599,600	\$8,221,246	\$2,599,600	\$0	\$0	\$10,820,846
Total Eau Claire Schools		\$2,599,600	\$8,221,246	\$2,599,600	\$0	\$0	\$10,820,846
11300 Niles Schools							
020	Howard Township	\$128,324,357	\$57,318,386	\$124,950,757	\$1,634,600	\$1,739,000	\$185,642,743
110	Pokagon Township	\$14,261,833	\$3,072,130	\$14,247,833	\$14,000	\$0	\$17,333,963
130	Silver Creek Township	\$0	\$0	\$0	\$0	\$0	\$0
170	Niles City	\$4,186,200	\$1,482,524	\$193,300	\$0	\$3,992,900	\$5,668,724
Total Niles Schools		\$146,772,390	\$61,873,040	\$139,391,890	\$1,648,600	\$5,731,900	\$208,645,430
14010 Cassopolis Schools							
010	Calvin Township	\$57,224,469	\$37,748,072	\$57,211,569	\$0	\$12,900	\$94,972,541
020	Howard Township	\$5,167,075	\$1,163,584	\$5,167,075	\$0	\$0	\$6,330,659
030	Jefferson Township	\$44,389,505	\$41,796,101	\$43,831,705	\$557,800	\$0	\$86,185,606
040	LaGrange Township	\$37,607,039	\$43,242,686	\$35,769,839	\$955,100	\$882,100	\$80,849,725
080	Newberg Township	\$4,523,641	\$5,379,255	\$4,472,441	\$51,200	\$0	\$9,902,896
100	Penn Township	\$88,921,163	\$144,454,123	\$86,773,063	\$988,900	\$1,159,200	\$233,375,286
110	Pokagon Township	\$8,897,920	\$1,441,509	\$8,762,420	\$135,500	\$0	\$10,339,429
120	Porter Township	\$6,243,277	\$5,150,821	\$6,241,977	\$1,300	\$0	\$11,394,098
150	Wayne Township	\$426,401	\$20,898	\$426,401	\$0	\$0	\$447,299
Total Cassopolis Schools		\$253,400,490	\$280,397,049	\$248,656,490	\$2,689,800	\$2,054,200	\$533,797,539
14020 Dowagiac Schools							
040	LaGrange Township	\$21,318,677	\$7,425,118	\$21,009,077	\$309,600	\$0	\$28,743,795
110	Pokagon Township	\$34,961,378	\$12,228,071	\$34,748,778	\$146,500	\$66,100	\$47,189,449
130	Silver Creek Township	\$100,997,581	\$137,138,401	\$100,243,081	\$695,600	\$58,900	\$238,135,982
140	Volinia Township	\$924,051	\$81,788	\$924,051	\$0	\$0	\$1,005,839
150	Wayne Township	\$50,085,772	\$29,665,562	\$49,880,972	\$35,700	\$169,100	\$79,751,334
160	Dowagiac City	\$42,275,374	\$43,105,265	\$38,989,974	\$2,555,900	\$729,500	\$85,380,639
Total Dowagiac Schools		\$250,562,833	\$229,644,205	\$245,795,933	\$3,743,300	\$1,023,600	\$480,207,038

Cass County

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

School District	Local Unit	PRE Real & Pers	Non-PRE All R&P	PRE- Real	Com. Personal	Ind. Personal	Total
14030 Edwardsburg Schools							
010	Calvin Township	\$91,324	\$3,805	\$91,324	\$0	\$0	\$95,129
020	Howard Township	\$19,891,210	\$12,477,635	\$19,732,910	\$158,300	\$0	\$32,368,845
030	Jefferson Township	\$41,693,099	\$4,867,066	\$41,581,899	\$111,200	\$0	\$46,560,165
060	Mason Township	\$54,030,746	\$13,843,933	\$53,869,946	\$23,700	\$137,100	\$67,874,679
070	Milton Township	\$56,953,416	\$22,767,676	\$56,515,516	\$262,500	\$175,400	\$79,721,092
090	Ontwa Township	\$192,950,837	\$69,959,490	\$188,920,037	\$3,230,200	\$800,600	\$262,910,327
Total Edwardsburg Schools		\$365,610,632	\$123,919,605	\$360,711,632	\$3,785,900	\$1,113,100	\$489,530,237
14050 Marcellus Schools							
050	Marcellus Township	\$51,817,031	\$41,239,576	\$51,196,021	\$518,672	\$102,338	\$93,056,607
080	Newberg Township	\$18,678,916	\$32,283,158	\$18,451,716	\$227,200	\$0	\$50,962,074
100	Penn Township	\$2,895,433	\$1,084,856	\$2,895,433	\$0	\$0	\$3,980,289
140	Volinia Township	\$29,419,966	\$13,432,902	\$29,337,566	\$82,400	\$0	\$42,852,868
150	Wayne Township	\$0	\$32,692	\$0	\$0	\$0	\$32,692
Total Marcellus Schools		\$102,811,346	\$88,073,184	\$101,880,736	\$828,272	\$102,338	\$190,884,530
75050 Constantine Schools							
060	Mason Township	\$16,111,805	\$2,825,087	\$15,924,205	\$15,500	\$172,100	\$18,936,892
080	Newberg Township	\$2,948,111	\$2,317,149	\$2,927,911	\$20,200	\$0	\$5,265,260
120	Porter Township	\$104,117,295	\$42,870,095	\$103,892,195	\$215,100	\$10,000	\$146,987,390
Total Constantine Schools		\$123,177,211	\$48,012,331	\$122,744,311	\$250,800	\$182,100	\$171,189,542
75070 White Pigeon Schools							
060	Mason Township	\$643,424	\$160,297	\$607,224	\$36,200	\$0	\$803,721
120	Porter Township	\$64,090,697	\$34,747,864	\$63,609,497	\$292,200	\$189,000	\$98,838,561
Total White Pigeon Schools		\$64,734,121	\$34,908,161	\$64,216,721	\$328,400	\$189,000	\$99,642,282
75080 Three Rivers Schools							
080	Newberg Township	\$13,983,462	\$12,637,871	\$13,559,062	\$240,100	\$184,300	\$26,621,333
120	Porter Township	\$2,011,716	\$1,560,368	\$2,011,716	\$0	\$0	\$3,572,084
Total Three Rivers Schools		\$15,995,178	\$14,198,239	\$15,570,778	\$240,100	\$184,300	\$30,193,417
80050 Decatur Schools							
140	Volinia Township	\$5,485,116	\$457,302	\$5,485,116	\$0	\$0	\$5,942,418
150	Wayne Township	\$8,097,511	\$1,733,603	\$8,097,511	\$0	\$0	\$9,831,114
Total Decatur Schools		\$13,582,627	\$2,190,905	\$13,582,627	\$0	\$0	\$15,773,532

**Cass County
2020 School District Equalized Value Recapitulation**

School	Real Property			Personal Property			Total		
	2019 Equalized Value	2020 Equalized Value	% Change	2019 Equalized Value	2020 Equalized Value	% Change	2019 Equalized Value	2020 Equalized Value	% Change
11210 Brandywine Schools	\$100,666,700	\$101,405,800	0.73%	\$14,817,700	\$15,010,800	1.30%	\$115,484,400	\$116,416,600	0.81%
11250 Eau Claire Schools	\$13,494,900	\$13,942,600	3.32%	\$66,100	\$67,900	2.72%	\$13,561,000	\$14,010,500	3.31%
11300 Niles Schools	\$227,148,086	\$240,970,700	6.09%	\$23,623,000	\$33,034,000	39.84%	\$250,771,086	\$274,004,700	9.26%
14010 Cassopolis Schools	\$644,156,100	\$664,629,315	3.18%	\$84,683,438	\$91,557,100	8.12%	\$728,839,538	\$756,186,415	3.75%
14020 Dowagiac Schools	\$600,356,100	\$625,225,017	4.14%	\$24,186,500	\$24,217,100	0.13%	\$624,542,600	\$649,442,117	3.99%
14030 Edwardsburg Schools	\$566,152,200	\$597,382,500	5.52%	\$38,873,700	\$39,358,700	1.25%	\$605,025,900	\$636,741,200	5.24%
14050 Marcellus Schools	\$240,947,300	\$245,493,592	1.89%	\$44,700,439	\$44,062,345	-1.43%	\$285,647,739	\$289,555,937	1.37%
75050 Constantine Schools	\$247,348,200	\$262,616,400	6.17%	\$4,734,909	\$5,329,400	12.56%	\$252,083,109	\$267,945,800	6.29%
75070 White Pigeon Schools	\$132,617,900	\$139,790,300	5.41%	\$1,721,700	\$2,859,600	66.09%	\$134,339,600	\$142,649,900	6.19%
75080 Three Rivers Schools	\$37,753,900	\$39,028,500	3.38%	\$3,463,608	\$3,568,500	3.03%	\$41,217,508	\$42,597,000	3.35%
80050 Decatur Schools	\$27,935,200	\$28,641,793	2.53%	\$925,500	\$923,100	-0.26%	\$28,860,700	\$29,564,893	2.44%

Cass County

2020 School District Taxable Value Recapitulation

School	Real Property			Personal Property			Total		
	2019 Taxable Value	2020 Taxable Value	% Change	2019 Taxable Value	2020 Taxable Value	% Change	2019 Taxable Value	2020 Taxable Value	% Change
11210 Brandywine Schools	\$81,930,539	\$85,401,276	4.24%	\$14,817,700	\$15,010,800	1.30%	\$96,748,239	\$100,412,076	3.79%
11250 Eau Claire Schools	\$10,332,610	\$10,752,946	4.07%	\$66,100	\$67,900	2.72%	\$10,398,710	\$10,820,846	4.06%
11300 Niles Schools	\$168,816,214	\$175,611,430	4.03%	\$23,623,000	\$33,034,000	39.84%	\$192,439,214	\$208,645,430	8.42%
14010 Cassopolis Schools	\$428,498,778	\$442,240,439	3.21%	\$84,547,216	\$91,557,100	8.29%	\$513,045,994	\$533,797,539	4.04%
14020 Dowagiac Schools	\$440,665,625	\$455,989,938	3.48%	\$24,186,500	\$24,217,100	0.13%	\$464,852,125	\$480,207,038	3.30%
14030 Edwardsburg Schools	\$431,968,023	\$450,235,018	4.23%	\$38,808,901	\$39,295,219	1.25%	\$470,776,924	\$489,530,237	3.98%
14050 Marcellus Schools	\$141,648,837	\$146,822,185	3.65%	\$44,700,439	\$44,062,345	-1.43%	\$186,349,276	\$190,884,530	2.43%
75050 Constantine Schools	\$160,358,538	\$165,860,142	3.43%	\$4,734,909	\$5,329,400	12.56%	\$165,093,447	\$171,189,542	3.69%
75070 White Pigeon Schools	\$93,097,986	\$96,782,682	3.96%	\$1,721,700	\$2,859,600	66.09%	\$94,819,686	\$99,642,282	5.09%
75080 Three Rivers Schools	\$25,597,809	\$26,624,917	4.01%	\$3,463,608	\$3,568,500	3.03%	\$29,061,417	\$30,193,417	3.90%
80050 Decatur Schools	\$14,434,883	\$14,850,432	2.88%	\$925,500	\$923,100	-0.26%	\$15,360,383	\$15,773,532	2.69%

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

ISD	School	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
Lewis Cass ISD									
14010	Cassopolis Schools	\$141,693,207	\$30,636,600	\$8,362,400	\$483,937,108	\$0	\$664,629,315	\$91,557,100	\$756,186,415
14020	Dowagiac Schools	\$107,517,858	\$35,622,634	\$9,947,099	\$472,137,426	\$0	\$625,225,017	\$24,217,100	\$649,442,117
14030	Edwardsburg Schools	\$69,739,200	\$18,785,800	\$16,526,400	\$492,331,100	\$0	\$597,382,500	\$39,358,700	\$636,741,200
14050	Marcellus Schools	\$102,557,700	\$6,249,800	\$1,490,700	\$135,195,392	\$0	\$245,493,592	\$44,062,345	\$289,555,937
	Total Lewis Cass ISD	\$421,507,965	\$91,294,834	\$36,326,599	\$1,583,601,026	\$0	\$2,132,730,424	\$199,195,245	\$2,331,925,669
Berrien County ISD									
11210	Brandywine Schools	\$6,469,600	\$897,900	\$380,000	\$93,658,300	\$0	\$101,405,800	\$15,010,800	\$116,416,600
11250	Eau Claire Schools	\$0	\$433,500	\$0	\$13,509,100	\$0	\$13,942,600	\$67,900	\$14,010,500
11300	Niles Schools	\$32,571,700	\$6,642,200	\$5,111,900	\$196,644,900	\$0	\$240,970,700	\$33,034,000	\$274,004,700
	Total Berrien County ISD	\$39,041,300	\$7,973,600	\$5,491,900	\$303,812,300	\$0	\$356,319,100	\$48,112,700	\$404,431,800
St. Joseph County ISD									
75050	Constantine Schools	\$74,252,600	\$876,400	\$458,200	\$187,029,200	\$0	\$262,616,400	\$5,329,400	\$267,945,800
75070	White Pigeon Schools	\$12,916,000	\$3,615,500	\$338,100	\$122,920,700	\$0	\$139,790,300	\$2,859,600	\$142,649,900
75080	Three Rivers Schools	\$4,114,500	\$2,748,300	\$8,500	\$32,157,200	\$0	\$39,028,500	\$3,568,500	\$42,597,000
	Total St. Joseph County ISD	\$91,283,100	\$7,240,200	\$804,800	\$342,107,100	\$0	\$441,435,200	\$11,757,500	\$453,192,700
Van Buren ISD									
80050	Decatur Schools	\$16,365,903	\$245,757	\$0	\$12,030,133	\$0	\$28,641,793	\$923,100	\$29,564,893
	Total Van Buren ISD	\$16,365,903	\$245,757	\$0	\$12,030,133	\$0	\$28,641,793	\$923,100	\$29,564,893

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	\$54,447,944	\$26,749,283	\$4,980,193	\$356,063,019	\$0	\$442,240,439	\$91,557,100	\$533,797,539
14020	Dowagiac Schools	\$43,412,333	\$30,822,947	\$8,973,799	\$372,780,859	\$0	\$455,989,938	\$24,217,100	\$480,207,038
14030	Edwardsburg Schools	\$28,320,535	\$15,845,889	\$13,556,570	\$392,512,024	\$0	\$450,235,018	\$39,295,219	\$489,530,237
14050	Marcellus Schools	\$41,408,353	\$5,118,296	\$1,274,212	\$99,021,324	\$0	\$146,822,185	\$44,062,345	\$190,884,530
	Total Lewis Cass ISD	\$167,589,165	\$78,536,415	\$28,784,774	\$1,220,377,226	\$0	\$1,495,287,580	\$199,131,764	\$1,694,419,344
Berrien County ISD									
11210	Brandywine Schools	\$2,889,439	\$559,346	\$349,969	\$81,602,522	\$0	\$85,401,276	\$15,010,800	\$100,412,076
11250	Eau Claire Schools	\$0	\$255,913	\$0	\$10,497,033	\$0	\$10,752,946	\$67,900	\$10,820,846
11300	Niles Schools	\$12,298,474	\$5,731,850	\$4,606,519	\$152,974,587	\$0	\$175,611,430	\$33,034,000	\$208,645,430
	Total Berrien County ISD	\$15,187,913	\$6,547,109	\$4,956,488	\$245,074,142	\$0	\$271,765,652	\$48,112,700	\$319,878,352
St. Joseph County ISD									
75050	Constantine Schools	\$29,942,469	\$567,303	\$336,046	\$135,014,324	\$0	\$165,860,142	\$5,329,400	\$171,189,542
75070	White Pigeon Schools	\$5,346,767	\$2,868,526	\$284,177	\$88,283,212	\$0	\$96,782,682	\$2,859,600	\$99,642,282
75080	Three Rivers Schools	\$1,771,828	\$2,390,711	\$7,096	\$22,455,282	\$0	\$26,624,917	\$3,568,500	\$30,193,417
	Total St. Joseph County ISD	\$37,061,064	\$5,826,540	\$627,319	\$245,752,818	\$0	\$289,267,741	\$11,757,500	\$301,025,241
Van Buren ISD									
80050	Decatur Schools	\$6,422,690	\$118,211	\$0	\$8,309,531	\$0	\$14,850,432	\$923,100	\$15,773,532
	Total Van Buren ISD	\$6,422,690	\$118,211	\$0	\$8,309,531	\$0	\$14,850,432	\$923,100	\$15,773,532

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

Local Unit	Parcel Number	Owner Name	School District	Class	S.E.V.	Taxable Value	Certificate #	Expiration Date
020 Howard Township								
	14-020-990-034-00	DELTA MACHINING INC	11300	352	\$167,700	\$167,700	08-060	12/30/2020
	14-020-990-036-00	DELTA MACHINING INC	11300	352	\$103,900	\$103,900	2010-226	12/30/2022
	14-020-990-037-00	DELTA MACHINING INC	11300	352	\$125,600	\$125,600	2011-508	12/30/2023
	14-020-990-038-00	DELTA MACHINING INC	11300	352	\$171,200	\$171,200	13-423	12/30/2025
	14-020-990-039-00	DELTA MACHINING INC	11300	352	\$67,700	\$67,700	2014-399	12/30/2026
Total Howard Township			5		\$636,100	\$636,100		
040 LaGrange Township								
	14-041-999-014-00	POSTLE REAL ESTATE COMPANY LLC	14010	305	\$987,000	\$854,798	2013-476	12/30/2026
	14-041-999-015-00	POSTLE REAL ESTATE COMPANY LLC	14010	305	\$871,200	\$871,200	2014-452	12/31/2026
	14-041-999-017-00	ICM PRODUCTS INC	14010	305	\$217,500	\$217,500	2015-061	12/30/2028
	14-041-999-017-10	ICM PRODUCTS INC	14010	352	\$294,200	\$294,200	2015-061	12/30/2028
Total LaGrange Township			4		\$2,369,900	\$2,237,698		
050 Marcellus Township								
	14-050-900-003-00	Fab Masters Company	14050	394	\$365,135	\$365,135	2007-196	12/30/2019
	14-050-900-004-00	Fab Masters Company	14050	393	\$637,700	\$621,169	2008-046	12/30/2020
Total Marcellus Township			2		\$1,002,835	\$986,304		
070 Milton Township								
	14-070-990-990-22	FONTIJNE GROTTNES	14030	352	\$15,200	\$15,200	2013-497	12/30/2026
Total Milton Township			1		\$15,200	\$15,200		
080 Newberg Township								
	14-080-900-004-00	SOUTHERN MICHIGAN RUBBER	75050	305	\$184,000	\$153,804	2014-253	12/30/2026
Total Newberg Township			1		\$184,000	\$153,804		
100 Penn Township								
	14-100-999-939-50	K & M MACHINE FABRICATING INC	14010	305	\$255,800	\$255,800	2008-589	12/30/2020
	14-100-999-947-00	K & M MACHINE FABRICATING INC	14010	352	\$686,500	\$686,500	2011-599	12/30/2023
	14-100-999-948-00	K & M MACHINE FABRICATING INC	14010	305	\$217,600	\$217,600	2011-599	12/30/2023
	14-100-999-949-00	K & M MACHINE FABRICATING INC	14010	352	\$362,400	\$362,400	2011-601	12/30/2023
	14-100-999-952-00	K & M MACHINE FABRICATING INC	14010	352	\$715,400	\$715,400	2012-417	12/30/2024
	14-100-999-953-00	K & M MACHINE FABRICATING INC	14010	305	\$742,500	\$742,500	2012-417	12/30/2024
	14-100-999-954-00	K & M MACHINE FABRICATING INC	14010	352	\$691,800	\$691,800	2012-418	12/30/2024
	14-100-999-955-00	K & M MACHINE FABRICATING INC	14010	305	\$295,500	\$295,500	2012-418	12/30/2024
Total Penn Township			8		\$3,967,500	\$3,967,500		
130 Silver Creek Township								
	14-130-999-200-10	LYONS REAL ESTATE PARTNERSHIP	14020	305	\$879,000	\$879,000	2013-474	12/30/2026
Total Silver Creek Township			1		\$879,000	\$879,000		

**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	14-160-900-078-00	MICH PRECISION TOOL & ENG INC.	14020	352	\$39,800	\$39,800	2010-114	12/30/2022
	14-160-900-079-00	AMERIWOOD INDUSTRIES	14020	352	\$93,500	\$93,500	2010-309	12/30/2023
	14-160-900-080-00	AMERIWOOD INDUSTRIES	14020	352	\$68,400	\$68,400	2011-425	12/30/2024
	14-160-900-081-00	LAKE X-RAY INC	14020	305	\$140,900	\$140,900	2011-086	12/30/2023
	14-160-900-083-00	CREATIVE FOAM CORP	14020	352	\$21,500	\$21,500	2014-260	12/30/2026
Total Dowagiac City			5		\$364,100	\$364,100		
Cass County Total			27		\$9,418,635	\$9,239,706		

* Classifications are as follows:

- 305/393 IFT Real- New
- 352/394 IFT Personal- New

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

School District	Parcel Number	Owner Name	School District Code	Classification *	S.E.V.	Taxable Value	Certificate #	Expiration Date
11300 Niles Schools								
	14-020-990-034-00	DELTA MACHINING INC	11300	352	\$167,700	\$167,700	08-060	12/30/2020
	14-020-990-036-00	DELTA MACHINING INC	11300	352	\$103,900	\$103,900	2010-226	12/30/2022
	14-020-990-037-00	DELTA MACHINING INC	11300	352	\$125,600	\$125,600	2011-508	12/30/2023
	14-020-990-038-00	DELTA MACHINING INC	11300	352	\$171,200	\$171,200	13-423	12/30/2025
	14-020-990-039-00	DELTA MACHINING INC	11300	352	\$67,700	\$67,700		
Total Niles Schools			5		\$636,100	\$636,100		
14010 Cassopolis Schools								
	14-041-999-014-00	POSTLE REAL ESTATE COMPANY LLC	14010	305	\$987,000	\$854,798	2013-476	12/30/2026
	14-041-999-015-00	POSTLE REAL ESTATE COMPANY LLC	14010	305	\$871,200	\$871,200	2014-452	12/31/2026
	14-041-999-017-00	ICM PRODUCTS INC	14010	305	\$217,500	\$217,500	2015-061	12/30/2028
	14-041-999-017-10	ICM PRODUCTS INC	14010	352	\$294,200	\$294,200	2015-061	12/30/2028
	14-100-999-939-50	K & M MACHINE FABRICATING INC	14010	305	\$255,800	\$255,800	2008-589	12/30/2020
	14-100-999-947-00	K & M MACHINE FABRICATING INC	14010	352	\$686,500	\$686,500	2011-599	12/30/2023
	14-100-999-948-00	K & M MACHINE FABRICATING INC	14010	305	\$217,600	\$217,600	2011-599	12/30/2023
	14-100-999-949-00	K & M MACHINE FABRICATING INC	14010	352	\$362,400	\$362,400	2011-601	12/30/2023
	14-100-999-952-00	K & M MACHINE FABRICATING INC	14010	352	\$715,400	\$715,400	2012-417	12/30/2024
	14-100-999-953-00	K & M MACHINE FABRICATING INC	14010	305	\$742,500	\$742,500	2012-417	12/30/2024
	14-100-999-954-00	K & M MACHINE FABRICATING INC	14010	352	\$691,800	\$691,800	2012-418	12/30/2024
	14-100-999-955-00	K & M MACHINE FABRICATING INC	14010	305	\$295,500	\$295,500	2012-418	12/30/2024
Total Cassopolis Schools			12		\$6,337,400	\$6,205,198		

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

School District	Parcel Number	Owner Name	School District Code	Classification *	S.E.V.	Taxable Value	Certificate #	Expiration Date
14020 Dowagiac Schools								
	14-130-999-200-10	LYONS REAL ESTATE PARTNERSHIP	14020	305	\$879,000	\$879,000	2013-474	12/30/2026
	14-160-900-078-00	MICH PRECISION TOOL & ENG INC.	14020	352	\$39,800	\$39,800	2010-114	12/30/2022
	14-160-900-079-00	AMERIWOOD INDUSTRIES	14020	352	\$93,500	\$93,500	2010-309	12/30/2023
	14-160-900-080-00	AMERIWOOD INDUSTRIES	14020	352	\$68,400	\$68,400	2011-425	12/30/2024
	14-160-900-081-00	LAKE X-RAY INC	14020	305	\$140,900	\$140,900	2011-086	12/30/2023
	14-160-900-083-00	CREATIVE FOAM CORP	14020	352	\$21,500	\$21,500	2014-260	12/30/2026
Total Dowagiac Schools			6		\$1,243,100	\$1,243,100		
14030 Edwardsburg Schools								
	14-070-990-990-22	FONTUNE GROTTNES	14030	352	\$15,200	\$15,200	2013-497	12/30/2026
Total Edwardsburg Schools			1		\$15,200	\$15,200		
14050 Marcellus Schools								
	14-050-900-003-00	Fab Masters Company	14050	394	\$365,135	\$365,135	2007-196	12/30/2019
	14-050-900-004-00	Fab Masters Company	14050	393	\$637,700	\$621,169	2008-046	12/30/2020
Total Marcellus Schools			2		\$1,002,835	\$986,304		
75050 Constantine Schools								
	14-080-900-004-00	SOUTHERN MICHIGAN RUBBER	75050	305	\$184,000	\$153,804	2014-253	12/30/2026
Total Constantine Schools			1		\$184,000	\$153,804		
Cass County Total			27		\$9,418,635	\$9,239,706		

* Classifications are as follows:

- 305/393 IFT Real- New
- 352/394 IFT Personal- New