

2021

Cass County

Equalization Report

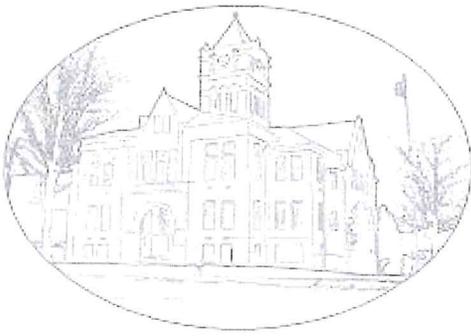


Sandhill Cranes in Pokagon Township

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 15, 2021

Board of Commissioners
Cass County, Michigan

Honorable Members:

The Cass County Equalization Department has prepared the 2021 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.

The Cass County Equalization Department is pleased to report that all assessing jurisdictions within Cass County are being equalized as assessed and therefore, require no equalization factors for 2021.

Respectfully submitted,

A handwritten signature in blue ink that reads "Tami K. Stewart". The signature is written in a cursive, flowing style.

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

Tami Stewart

Director

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LeeAnn Mroz

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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	2021	2020	Change
Agricultural Real Property	536,176,200	567,206,600	-5.47%
Commercial Real Property	105,268,400	106,780,600	-1.42%
Industrial Real Property	52,534,100	42,573,500	23.40%
Residential Real Property	2,375,811,412	2,239,878,800	6.07%
Developmental Real Property	0	0	
Total Real Property	3,069,790,112	2,956,439,500	3.83%
Total Personal Property	279,335,276	259,988,545	7.44%
Total Real & Personal Property	3,349,125,388	3,216,428,045	4.13%

Taxable Values	2021	2020	Change
Agricultural Real Property	229,888,329	226,260,832	1.60%
Commercial Real Property	92,080,350	91,028,275	1.16%
Industrial Real Property	45,313,200	34,368,581	31.84%
Residential Real Property	1,789,610,725	1,719,513,717	4.08%
Developmental Real Property	0	0	
Total Real Property	2,156,892,604	2,071,171,405	4.14%
Total Personal Property	279,272,785	259,925,064	7.44%
Total Real & Personal Property	2,436,165,389	2,331,096,469	4.51%

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>536,176,200</u>	Timber-Cutover	<u>0</u>
Commercial	<u>105,268,400</u>	Developmental	<u>0</u>
Industrial	<u>52,534,100</u>	Total Real Property	<u>3,069,790,112</u>
Residential	<u>2,375,811,412</u>	Personal Property	<u>279,335,276</u>
		Total Real and Personal Property	<u>3,349,125,388</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 15, 2021
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Personal and Real Property - TOTALS

L-4024

Cass County

Statement of acreage and valuation in the year 2021 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Number of Acres Assessed		Total Real Property Valuations			Personal Property Valuations			Total Real Plus Personal Property	
	(Col. 1) Acres	(Col. 2) Hundredths	(Col. 2) Assessed Valuations	(Col. 3) Equalized Valuations	(Col. 4) Assessed Valuations	(Col. 5) Equalized Valuations	(Col. 6) Assessed Valuations	(Col. 7) Equalized Valuations	(Col. 6) Assessed Valuations	(Col. 7) Equalized Valuations
Calvin	20,841.22		143,448,000	143,448,000	12,870,900	12,870,900	156,318,900	156,318,900	156,318,900	156,318,900
Howard	21,800.24		264,945,712	264,945,712	51,647,000	51,647,000	316,592,712	316,592,712	316,592,712	316,592,712
Jefferson	21,715.03		169,291,400	169,291,400	30,624,700	30,624,700	199,916,100	199,916,100	199,916,100	199,916,100
Lagrange	18,852.05		149,152,300	149,152,300	10,925,700	10,925,700	160,078,000	160,078,000	160,078,000	160,078,000
Marcellus	20,362.96		118,993,800	118,993,800	17,021,976	17,021,976	136,015,776	136,015,776	136,015,776	136,015,776
Mason	12,765.72		120,959,600	120,959,600	2,599,900	2,599,900	123,559,500	123,559,500	123,559,500	123,559,500
Milton	13,320.60		191,777,600	191,777,600	33,382,600	33,382,600	225,160,200	225,160,200	225,160,200	225,160,200
Newberg	17,200.00		92,710,500	92,710,500	33,489,500	33,489,500	126,200,000	126,200,000	126,200,000	126,200,000
Ontwa	11,268.12		356,332,000	356,332,000	10,073,000	10,073,000	366,405,000	366,405,000	366,405,000	366,405,000
Penn	20,481.77		291,380,800	291,380,800	40,774,700	40,774,700	332,155,500	332,155,500	332,155,500	332,155,500
Pokegon	19,441.06		114,302,000	114,302,000	3,729,500	3,729,500	118,031,500	118,031,500	118,031,500	118,031,500
Porter	30,840.86		387,040,200	387,040,200	6,116,700	6,116,700	393,156,900	393,156,900	393,156,900	393,156,900
Silver Creek	20,541.44		346,976,000	346,976,000	4,301,200	4,301,200	351,277,200	351,277,200	351,277,200	351,277,200
Volinia	21,023.35		92,998,900	92,998,900	1,480,500	1,480,500	94,479,400	94,479,400	94,479,400	94,479,400
Wayne	20,759.11		117,823,300	117,823,300	11,832,800	11,832,800	129,656,100	129,656,100	129,656,100	129,656,100
Dowagiac	1,225.23		100,551,100	100,551,100	5,206,300	5,206,300	105,757,400	105,757,400	105,757,400	105,757,400
Niles	279.50		11,106,900	11,106,900	3,258,300	3,258,300	14,365,200	14,365,200	14,365,200	14,365,200
Totals for County	292,718.26		3,069,790,112	3,069,790,112	279,335,276	279,335,276	3,349,125,388	3,349,125,388	3,349,125,388	3,349,125,388

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 15, 2021

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 2021 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Real Property Equalized by County Board of Commissioners							
Township or City	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property
Calvin	27,256,600	326,300	408,100	115,457,000	0	0	143,448,000
Howard	28,091,300	6,010,700	3,349,200	227,494,512	0	0	264,945,712
Jefferson	41,715,700	1,474,200	506,600	125,594,900	0	0	169,291,400
Lagrange	35,576,300	10,056,700	4,634,700	98,884,600	0	0	149,152,300
Marcellus	38,853,800	4,537,900	1,838,100	73,764,000	0	0	118,993,800
Mason	25,436,800	2,961,500	1,418,700	91,142,600	0	0	120,959,600
Milton	20,819,800	2,364,100	3,252,900	165,340,800	0	0	191,777,600
Newberg	25,302,000	4,773,300	436,200	62,199,000	0	0	92,710,500
Ontwa	20,698,200	14,068,300	13,042,700	308,522,800	0	0	366,332,000
Penn	43,639,700	16,829,300	2,482,700	228,429,100	0	0	291,380,800
Pokagon	40,862,900	5,708,000	1,906,900	65,824,200	0	0	114,302,000
Porter	68,427,200	4,376,000	411,400	313,825,600	0	0	387,040,200
Silver Creek	38,338,800	6,071,800	542,500	302,022,900	0	0	346,976,000
Volinia	46,046,000	450,800	20,600	46,481,500	0	0	92,998,900
Wayne	35,050,000	1,092,900	1,284,100	80,396,300	0	0	117,823,300
Dowagiac	61,100	24,166,600	5,891,800	70,431,600	0	0	100,551,100
Niles	0	0	11,106,900	0	0	0	11,106,900
Total for County	536,176,200	105,268,400	52,534,100	2,375,811,412	0	0	3,069,790,112

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 15, 2021

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 2021 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Real Property Assessed Valuations Approved by Boards of Review							(Col. 7) Total Real Property
	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property	
Calvin	27,256,600	326,300	408,100	115,457,000	0	0	143,448,000	
Howard	28,091,300	6,010,700	3,349,200	227,494,512	0	0	264,945,712	
Jefferson	41,715,700	1,474,200	506,600	125,594,900	0	0	169,291,400	
Lagrange	35,576,300	10,056,700	4,634,700	98,884,600	0	0	149,152,300	
Marcellus	38,853,800	4,537,900	1,838,100	73,764,000	0	0	118,993,800	
Mason	25,436,800	2,961,500	1,418,700	91,142,600	0	0	120,959,600	
Milton	20,819,800	2,364,100	3,252,900	165,340,800	0	0	191,777,600	
Newberg	25,302,000	4,773,300	436,200	62,199,000	0	0	92,710,500	
Ontwa	20,698,200	14,068,300	13,042,700	308,522,800	0	0	356,332,000	
Penn	43,639,700	16,829,300	2,482,700	228,429,100	0	0	291,380,800	
Pokagon	40,862,900	5,708,000	1,906,900	65,824,200	0	0	114,302,000	
Porter	68,427,200	4,376,000	411,400	313,825,600	0	0	387,040,200	
Silver Creek	38,338,800	6,071,800	542,500	302,022,900	0	0	346,976,000	
Volinia	46,046,000	450,800	20,600	46,481,500	0	0	92,998,900	
Wayne	35,050,000	1,092,900	1,284,100	80,396,300	0	0	117,823,300	
Dowagiac	61,100	24,166,600	5,891,800	70,431,600	0	0	100,551,100	
Niles	0	0	11,106,900	0	0	0	11,106,900	
Total for County	536,176,200	105,268,400	52,534,100	2,375,811,412	0	0	3,069,790,112	

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 15, 2021

Equalization Director

Clerk of the Board of Commissioners

Chairperson of Board of Commissioners

Cass County 2021 Equalization Report

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**Cass County
Previous and Current Values**

AGRICULTURAL								
Unit #	Unit Name	Number of Parcels	AV			TV		% Change
			2020 Assessed Value	2021 Assessed Value	% Change	2020 Taxable Value	2021 Taxable Value	
010	Calvin Township	158	31,773,000	27,256,600	-14.21%	12,162,858	12,091,934	-0.58%
020	Howard Township	195	31,535,000	28,091,300	-10.92%	10,986,528	11,416,664	3.92%
030	Jefferson Township	262	42,541,900	41,715,700	-1.94%	15,282,036	15,372,268	0.59%
040	LaGrange Township	197	35,817,800	35,576,300	-0.67%	13,784,651	14,190,106	2.94%
050	Marcellus Township	282	41,410,700	38,853,800	-6.17%	17,736,343	17,879,530	0.81%
060	Mason Township	205	28,006,000	25,436,800	-9.17%	11,732,810	12,003,010	2.30%
070	Milton Township	127	22,556,800	20,819,800	-7.70%	9,238,159	9,453,601	2.33%
080	Newberg Township	172	27,030,700	25,302,000	-6.40%	11,371,284	11,296,674	-0.66%
090	Ontwa Township	117	22,224,300	20,698,200	-6.87%	9,692,564	9,711,516	0.20%
100	Penn Township	327	44,821,900	43,639,700	-2.64%	18,621,509	18,738,003	0.63%
110	Pokagon Township	259	41,939,200	40,862,900	-2.57%	17,628,299	18,084,974	2.59%
120	Porter Township	458	74,458,600	68,427,200	-8.10%	30,037,588	30,057,290	0.07%
130	Silver Creek Township	283	40,224,900	38,338,800	-4.69%	16,036,043	16,969,339	5.82%
140	Volinia Township	235	46,937,500	46,046,000	-1.90%	17,949,144	18,446,164	2.77%
150	Wayne Township	227	35,865,000	35,050,000	-2.27%	13,977,730	14,153,644	1.26%
160	Dowagiac City	1	63,300	61,100	-3.48%	23,286	23,612	1.40%
170	Niles City	0	0	0	N/A	0	0	N/A
Cass County Total		3,505	567,206,600	536,176,200	-5.47%	226,260,832	229,888,329	1.60%

COMMERCIAL								
Unit #	Unit Name	Number of Parcels	AV			TV		% Change
			2020 Assessed Value	2021 Assessed Value	% Change	2020 Taxable Value	2021 Taxable Value	
010	Calvin Township	3	332,900	326,300	-1.98%	287,279	286,356	-0.32%
020	Howard Township	64	6,201,200	6,010,700	-3.07%	5,328,336	5,259,644	-1.29%
030	Jefferson Township	23	1,388,100	1,474,200	6.20%	987,167	1,061,028	7.48%
040	LaGrange Township	142	11,628,700	10,056,700	-13.52%	9,069,738	8,766,034	-3.35%
050	Marcellus Township	65	4,326,700	4,537,900	4.88%	3,552,226	3,871,744	8.99%
060	Mason Township	29	2,893,400	2,961,500	2.35%	2,276,740	2,379,758	4.52%
070	Milton Township	23	2,409,700	2,364,100	-1.89%	1,635,442	1,645,288	0.60%
080	Newberg Township	61	4,899,100	4,773,300	-2.57%	4,130,785	4,244,097	2.74%
090	Ontwa Township	146	14,214,200	14,068,300	-1.03%	12,398,096	12,468,956	0.57%
100	Penn Township	45	16,977,900	16,829,300	-0.88%	16,453,880	16,625,657	1.04%
110	Pokagon Township	83	5,666,800	5,708,000	0.73%	4,422,593	4,427,716	0.12%
120	Porter Township	67	4,387,400	4,376,000	-0.26%	3,392,539	3,568,468	5.19%
130	Silver Creek Township	76	5,713,800	6,071,800	6.27%	4,274,320	4,503,700	5.37%
140	Volinia Township	11	447,400	450,800	0.76%	398,864	401,120	0.57%
150	Wayne Township	26	1,254,700	1,092,900	-12.90%	913,437	843,681	-7.64%
160	Dowagiac City	250	24,038,600	24,166,600	0.53%	21,506,833	21,727,103	1.02%
170	Niles City	0	0	0	N/A	0	0	N/A
Cass County Total		1,114	106,780,600	105,268,400	-1.42%	91,028,275	92,080,350	1.16%

**Cass County
Previous and Current Values**

		INDUSTRIAL						
Unit #	Unit Name	Number of Parcels	Assessed Value		AV	Taxable Value		TV
			2020 Assessed Value	2021 Assessed Value	% Change	2020 Taxable Value	2021 Taxable Value	% Change
010	Calvin Township	4	410,100	408,100	-0.49%	244,896	258,950	5.74%
020	Howard Township	29	3,337,200	3,349,200	0.36%	2,893,798	2,945,268	1.78%
030	Jefferson Township	6	461,000	506,600	9.89%	248,303	291,576	17.43%
040	LaGrange Township	21	5,082,600	4,634,700	-8.81%	3,193,442	3,334,552	4.42%
050	Marcellus Township	12	1,285,600	1,838,100	42.98%	1,092,701	1,711,271	56.61%
060	Mason Township	12	1,433,800	1,418,700	-1.05%	1,384,606	1,371,912	-0.92%
070	Milton Township	15	3,227,900	3,252,900	0.77%	2,295,802	2,327,933	1.40%
080	Newberg Township	8	425,000	436,200	2.64%	325,123	329,647	1.39%
090	Ontwa Township	55	12,400,400	13,042,700	5.18%	10,370,243	11,193,090	7.93%
100	Penn Township	6	2,485,800	2,482,700	-0.12%	1,338,082	1,357,034	1.42%
110	Pokagon Township	22	1,938,600	1,906,900	-1.64%	1,421,371	1,428,567	0.51%
120	Porter Township	9	408,600	411,400	0.69%	330,831	336,566	1.73%
130	Silver Creek Township	7	532,600	542,500	1.86%	464,504	454,365	-2.18%
140	Volinia Township	2	20,600	20,600	0.00%	8,764	8,886	1.39%
150	Wayne Township	6	1,230,800	1,284,100	4.33%	1,197,689	1,205,239	0.63%
160	Dowagiac City	58	6,191,500	5,891,800	-4.84%	5,882,602	5,670,372	-3.61%
170	Niles City	6	1,701,400	11,106,900	552.81%	1,675,824	11,087,972	561.64%
Cass County Total		278	42,573,500	52,534,100	23.40%	34,368,581	45,313,200	31.84%

		RESIDENTIAL						
Unit #	Unit Name	Number of Parcels	Assessed Value		AV	Taxable Value		TV
			2020 Assessed Value	2021 Assessed Value	% Change	2020 Taxable Value	2021 Taxable Value	% Change
010	Calvin Township	1,539	107,274,100	115,457,000	7.63%	69,563,437	73,447,526	5.58%
020	Howard Township	3,120	213,305,700	227,494,512	6.65%	166,101,185	171,350,940	3.16%
030	Jefferson Township	1,344	115,198,800	125,594,900	9.02%	86,708,246	89,096,521	2.75%
040	LaGrange Township	1,743	88,761,300	98,884,600	11.41%	72,650,389	75,929,259	4.51%
050	Marcellus Township	1,485	69,990,600	73,764,000	5.39%	53,924,292	55,682,097	3.26%
060	Mason Township	1,151	84,937,900	91,142,600	7.30%	69,801,836	73,888,385	5.85%
070	Milton Township	1,491	157,245,900	165,340,800	5.15%	135,995,865	142,729,777	4.95%
080	Newberg Township	1,072	62,310,200	62,199,000	-0.18%	43,817,071	45,086,281	2.90%
090	Ontwa Township	3,135	282,793,000	308,522,800	9.10%	220,400,124	229,846,208	4.29%
100	Penn Township	1,809	216,964,700	228,429,100	5.28%	163,439,704	170,486,205	4.31%
110	Pokagon Township	1,150	63,904,200	65,824,200	3.00%	47,773,878	49,557,083	3.73%
120	Porter Township	2,913	308,014,700	313,825,600	1.89%	220,915,275	229,970,139	4.10%
130	Silver Creek Township	3,153	285,846,400	302,022,900	5.66%	223,961,861	232,767,912	3.93%
140	Volinia Township	711	43,702,700	46,481,500	6.36%	30,020,253	31,561,663	5.13%
150	Wayne Township	1,826	77,251,000	80,396,300	4.07%	61,896,183	63,908,898	3.25%
160	Dowagiac City	2,338	62,377,600	70,431,600	12.91%	52,544,118	54,301,831	3.35%
170	Niles City	0	0	0	N/A	0	0	N/A
Cass County Total		29,980	2,239,878,800	2,375,811,412	6.07%	1,719,513,717	1,789,610,725	4.08%

**Cass County
Previous and Current Values**

Unit #	Unit Name	Number of Parcels	DEVELOPMENTAL			2020 Taxable Value	2021 Taxable Value	TV % Change
			2020 Assessed Value	2021 Assessed Value	AV % Change			
010	Calvin Township	0	0	0	N/A	0	0	N/A
020	Howard Township	0	0	0	N/A	0	0	N/A
030	Jefferson Township	0	0	0	N/A	0	0	N/A
040	LaGrange Township	0	0	0	N/A	0	0	N/A
050	Marcellus Township	0	0	0	N/A	0	0	N/A
060	Mason Township	0	0	0	N/A	0	0	N/A
070	Milton Township	0	0	0	N/A	0	0	N/A
080	Newberg Township	0	0	0	N/A	0	0	N/A
090	Ontwa Township	0	0	0	N/A	0	0	N/A
100	Penn Township	0	0	0	N/A	0	0	N/A
110	Pokagon Township	0	0	0	N/A	0	0	N/A
120	Porter Township	0	0	0	N/A	0	0	N/A
130	Silver Creek Township	0	0	0	N/A	0	0	N/A
140	Volinia Township	0	0	0	N/A	0	0	N/A
150	Wayne Township	0	0	0	N/A	0	0	N/A
160	Dowagiac City	0	0	0	N/A	0	0	N/A
170	Niles City	0	0	0	N/A	0	0	N/A
Cass County Total		0	0	0	N/A	0	0	N/A

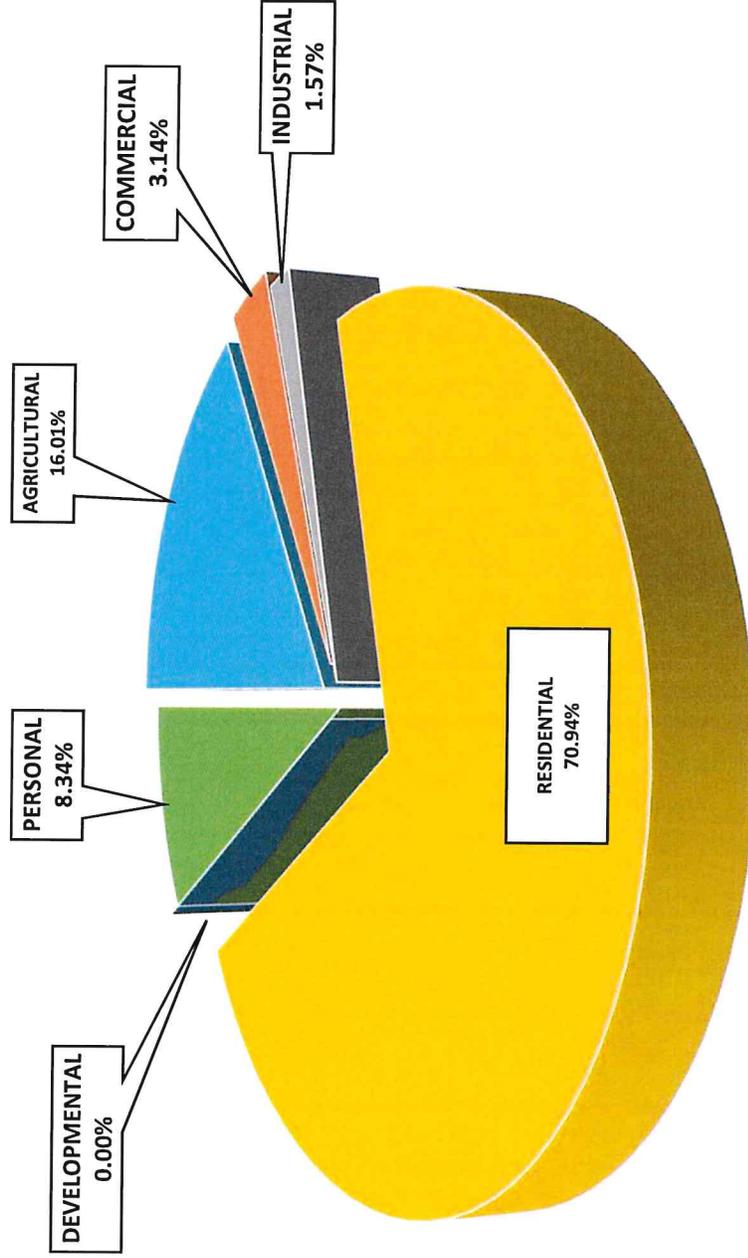
Unit #	Unit Name	Number of Parcels	Total Real Property			2020 Taxable Value	2021 Taxable Value	TV % Change
			2020 Assessed Value	2021 Assessed Value	AV % Change			
010	Calvin Township	1,704	139,790,100	143,448,000	2.62%	82,258,470	86,084,766	4.65%
020	Howard Township	3,408	254,379,100	264,945,712	4.15%	185,309,847	190,972,516	3.06%
030	Jefferson Township	1,635	159,589,800	169,291,400	6.08%	103,225,752	105,821,393	2.51%
040	LaGrange Township	2,103	141,290,400	149,152,300	5.56%	98,698,220	102,219,951	3.57%
050	Marcellus Township	1,844	117,013,600	118,993,800	1.69%	76,305,562	79,144,642	3.72%
060	Mason Township	1,397	117,271,100	120,959,600	3.15%	85,195,992	89,643,065	5.22%
070	Milton Township	1,656	185,440,300	191,777,600	3.42%	149,165,268	156,156,599	4.69%
080	Newberg Township	1,313	94,665,000	92,710,500	-2.06%	59,644,263	60,956,699	2.20%
090	Ontwa Township	3,453	331,631,900	356,332,000	7.45%	252,861,027	263,219,770	4.10%
100	Penn Township	2,187	281,250,300	291,380,800	3.60%	199,853,175	207,206,899	3.68%
110	Pokagon Township	1,514	113,448,800	114,302,000	0.75%	71,246,141	73,498,340	3.16%
120	Porter Township	3,447	387,269,300	387,040,200	-0.06%	254,676,233	263,932,463	3.63%
130	Silver Creek Township	3,519	332,317,700	346,976,000	4.41%	244,736,728	254,695,316	4.07%
140	Volinia Township	959	91,108,200	92,998,900	2.08%	48,377,025	50,417,833	4.22%
150	Wayne Township	2,085	115,601,500	117,823,300	1.92%	77,985,039	80,111,462	2.73%
160	Dowagiac City	2,647	92,671,000	100,551,100	8.50%	79,956,839	81,722,918	2.21%
170	Niles City	6	1,701,400	11,106,900	552.81%	1,675,824	11,087,972	561.64%
Cass County Total		34,877	2,956,439,500	3,069,790,112	3.83%	2,071,171,405	2,156,892,604	4.14%

Unit #	Unit Name	Number of Parcels	PERSONAL			2020 Taxable Value	2021 Taxable Value	TV % Change
			2020 Assessed Value	2021 Assessed Value	AV % Change			
010	Calvin Township	27	12,809,200	12,870,900	0.48%	12,809,200	12,870,900	0.48%
020	Howard Township	96	39,032,400	51,647,000	32.32%	39,032,400	51,647,000	32.32%
030	Jefferson Township	60	29,583,500	30,624,700	3.52%	29,520,019	30,562,209	3.53%
040	LaGrange Township	164	10,895,300	10,925,700	0.28%	10,895,300	10,925,700	0.28%
050	Marcellus Township	80	16,751,045	17,021,976	1.62%	16,751,045	17,021,976	1.62%
060	Mason Township	31	2,419,300	2,599,900	7.46%	2,419,300	2,599,900	7.46%
070	Milton Township	64	30,967,900	33,382,600	7.80%	30,967,900	33,382,600	7.80%
080	Newberg Township	68	33,107,300	33,489,500	1.15%	33,107,300	33,489,500	1.15%
090	Ontwa Township	177	10,049,300	10,073,000	0.24%	10,049,300	10,073,000	0.24%
100	Penn Township	61	37,502,400	40,774,700	8.73%	37,502,400	40,774,700	8.73%
110	Pokagon Township	70	3,616,700	3,729,500	3.12%	3,616,700	3,729,500	3.12%
120	Porter Township	53	6,115,900	6,116,700	0.01%	6,115,900	6,116,700	0.01%
130	Silver Creek Township	64	4,220,100	4,301,200	1.92%	4,220,100	4,301,200	1.92%
140	Volinia Township	12	1,424,100	1,480,500	3.96%	1,424,100	1,480,500	3.96%
150	Wayne Township	50	12,077,400	11,832,800	-2.03%	12,077,400	11,832,800	-2.03%
160	Dowagiac City	216	5,423,800	5,206,300	-4.01%	5,423,800	5,206,300	-4.01%
170	Niles City	3	3,992,900	3,258,300	-18.40%	3,992,900	3,258,300	-18.40%
Cass County Total		1,296	259,988,545	279,335,276	7.44%	259,925,064	279,272,785	7.44%

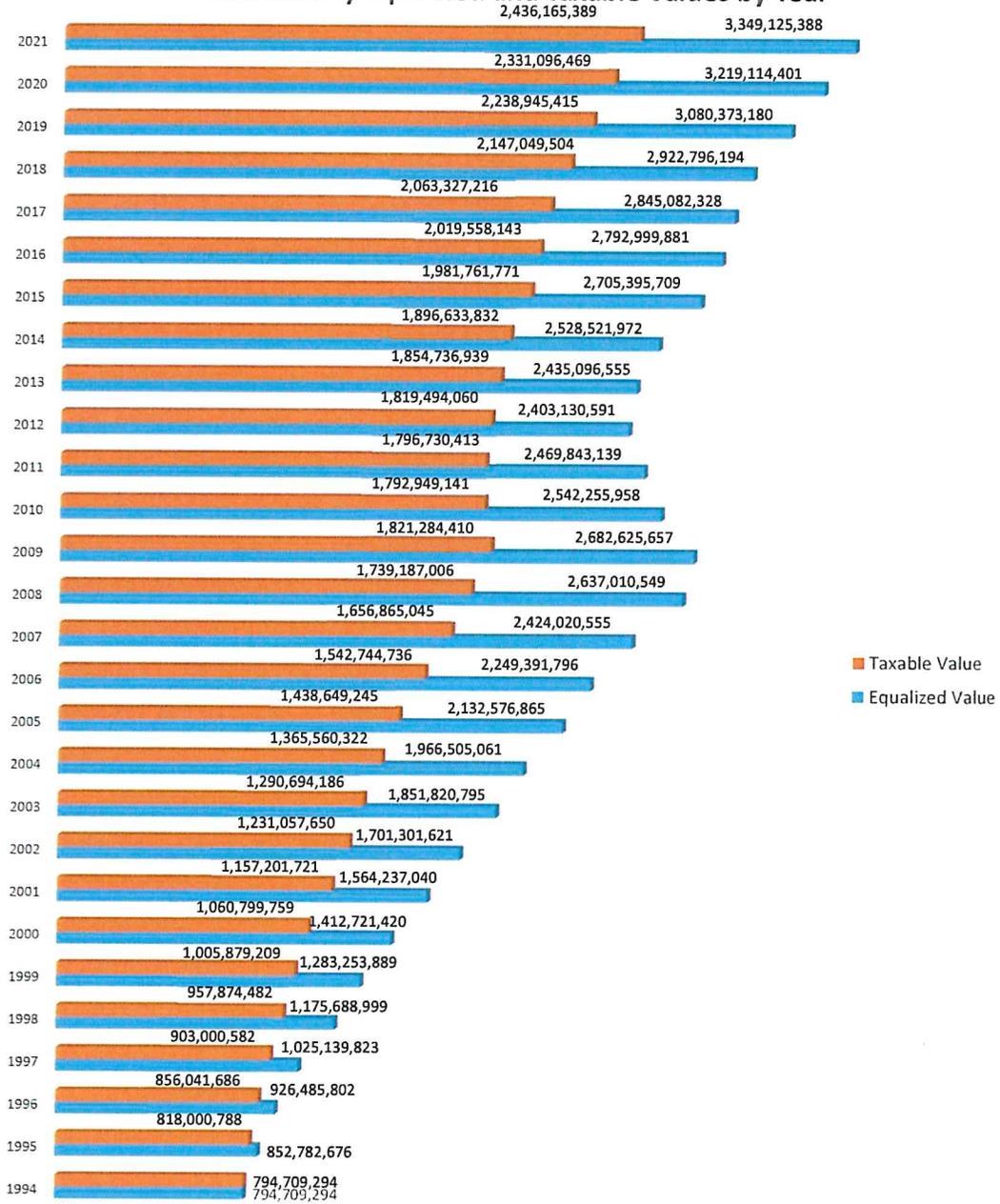
**Cass County
Previous and Current Values**

Unit #	Unit Name	Number of Parcels	Total Values			AV		TV
			2020 Assessed Value	2021 Assessed Value	% Change	2020 Taxable Value	2021 Taxable Value	% Change
010	Calvin Township	1,731	152,599,300	156,318,900	2.44%	95,067,670	98,955,666	4.09%
020	Howard Township	3,504	293,411,500	316,592,712	7.90%	224,342,247	242,619,516	8.15%
030	Jefferson Township	1,695	189,173,300	199,916,100	5.68%	132,745,771	136,383,602	2.74%
040	LaGrange Township	2,267	152,185,700	160,078,000	5.19%	109,593,520	113,145,651	3.24%
050	Marcellus Township	1,924	133,764,645	136,015,776	1.68%	93,056,607	96,166,618	3.34%
060	Mason Township	1,428	119,690,400	123,559,500	3.23%	87,615,292	92,242,965	5.28%
070	Milton Township	1,720	216,408,200	225,160,200	4.04%	180,133,168	189,539,199	5.22%
080	Newberg Township	1,381	127,772,300	126,200,000	-1.23%	92,751,563	94,446,199	1.83%
090	Ontwa Township	3,630	341,681,200	366,405,000	7.24%	262,910,327	273,292,770	3.95%
100	Penn Township	2,248	318,752,700	332,155,500	4.20%	237,355,575	247,981,599	4.48%
110	Pokagon Township	1,584	117,065,500	118,031,500	0.83%	74,862,841	77,227,840	3.16%
120	Porter Township	3,500	393,385,200	393,156,900	-0.06%	260,792,133	270,049,163	3.55%
130	Silver Creek Township	3,583	336,537,800	351,277,200	4.38%	248,956,828	258,996,516	4.03%
140	Volinia Township	971	92,532,300	94,479,400	2.10%	49,801,125	51,898,333	4.21%
150	Wayne Township	2,135	127,678,900	129,656,100	1.55%	90,062,439	91,944,262	2.09%
160	Dowagiac City	2,863	98,094,800	105,757,400	7.81%	85,380,639	86,929,218	1.81%
170	Niles City	9	5,694,300	14,365,200	152.27%	5,668,724	14,346,272	153.08%
Cass County Total		36,173	3,216,428,045	3,349,125,388	4.13%	2,331,096,469	2,436,165,389	4.51%

Cass County Equalized Value
Segmented by Property Class



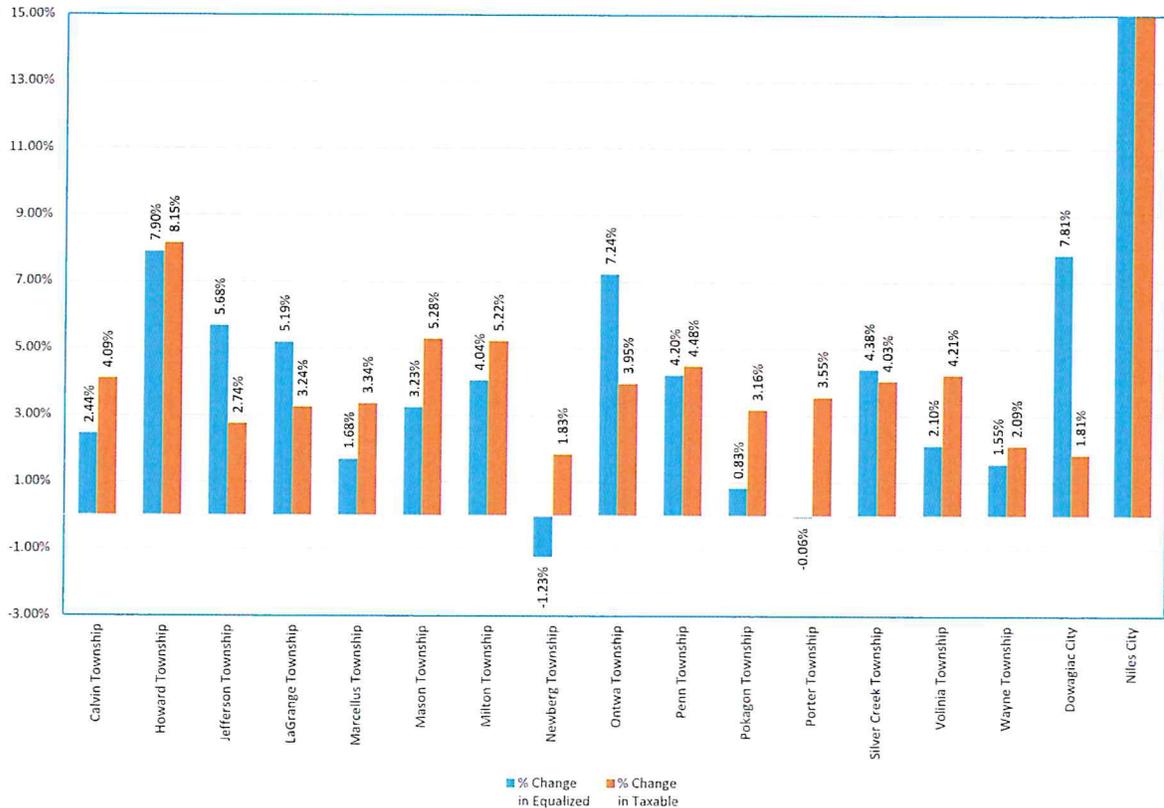
Cass County Equalized and Taxable Values by Year



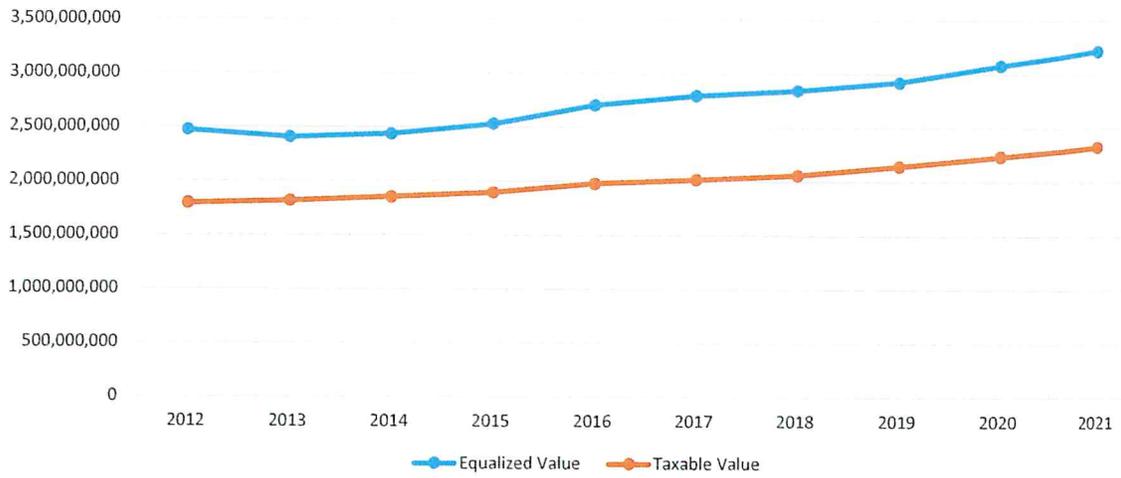
Cass County Percentage Change in SEV and Taxable Value 2020 - 2021

Unit of Gov't	2020 Equalized	2021 Equalized	% Change			% Change in Taxable
	Value	Value	in Equalized	2020 Taxable Value	2021 Taxable Value	
Calvin Township	152,599,300	156,318,900	2.44%	95,067,670	98,955,666	4.09%
Howard Township	293,411,500	316,592,712	7.90%	224,342,247	242,619,516	8.15%
Jefferson Township	189,173,300	199,916,100	5.68%	132,745,771	136,383,602	2.74%
LaGrange Township	152,185,700	160,078,000	5.19%	109,593,520	113,145,651	3.24%
Marcellus Township	133,764,645	136,015,776	1.68%	93,056,607	96,166,618	3.34%
Mason Township	119,690,400	123,559,500	3.23%	87,615,292	92,242,965	5.28%
Milton Township	216,408,200	225,160,200	4.04%	180,133,168	189,539,199	5.22%
Newberg Township	127,772,300	126,200,000	-1.23%	92,751,563	94,446,199	1.83%
Ontwa Township	341,681,200	366,405,000	7.24%	262,910,327	273,292,770	3.95%
Penn Township	318,752,700	332,155,500	4.20%	237,355,575	247,981,599	4.48%
Pokagon Township	117,065,500	118,031,500	0.83%	74,862,841	77,227,840	3.16%
Porter Township	393,385,200	393,156,900	-0.06%	260,792,133	270,049,163	3.55%
Silver Creek Township	336,537,800	351,277,200	4.38%	248,956,828	258,996,516	4.03%
Volinia Township	92,532,300	94,479,400	2.10%	49,801,125	51,898,333	4.21%
Wayne Township	127,678,900	129,656,100	1.55%	90,062,439	91,944,262	2.09%
Dowagiac City	98,094,800	105,757,400	7.81%	85,380,639	86,929,218	1.81%
Niles City	5,694,300	14,365,200	152.27%	5,668,724	14,346,272	153.08%
Cass County	3,216,428,045	3,349,125,388	4.13%	2,331,096,469	2,436,165,389	4.51%

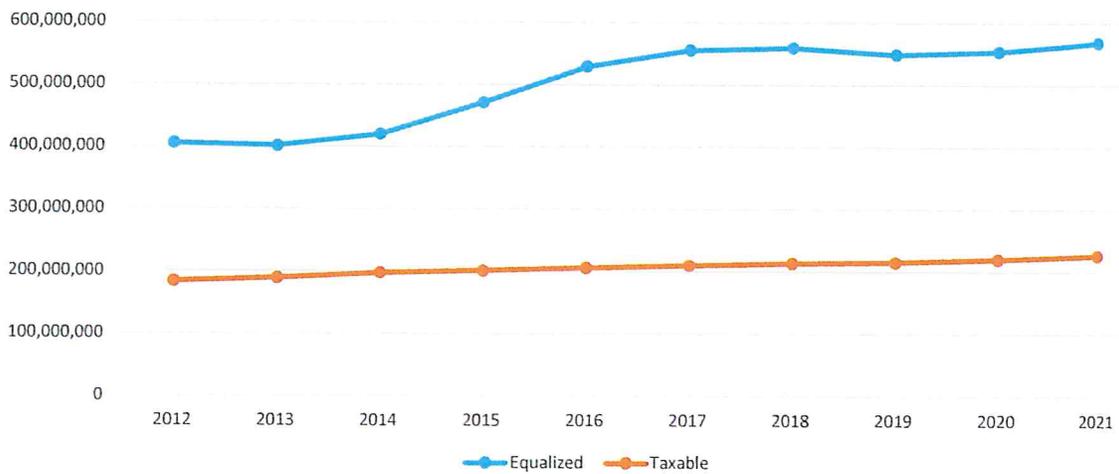
Local Unit Change in SEV and Taxable Value



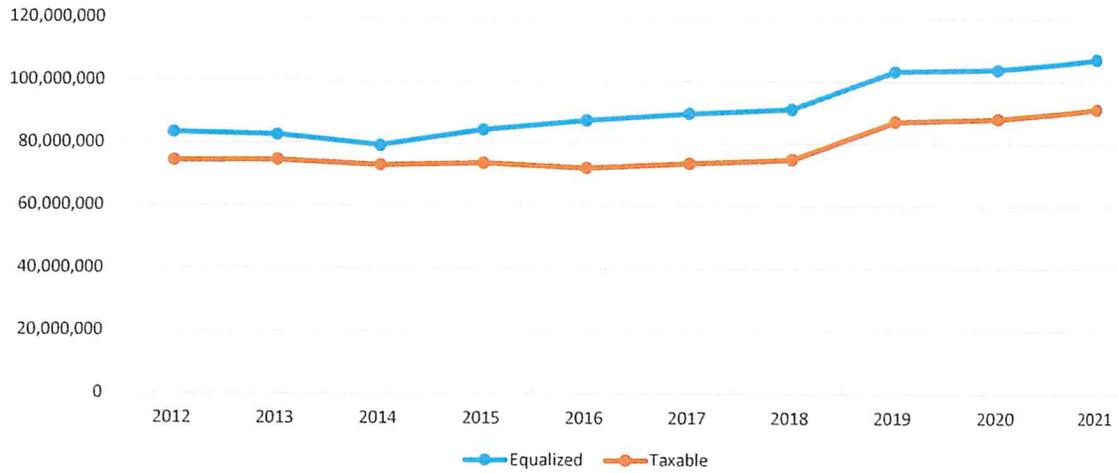
10 Year Trend in Gap between Equalized and Taxable Value
(All Properties)



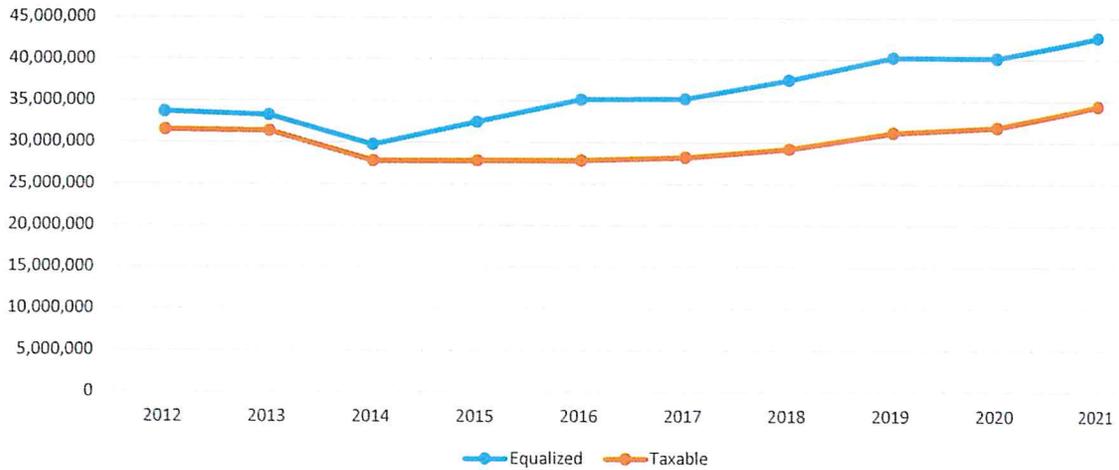
10 Year Trend in Gap between Equalized and Taxable Value
(Agricultural)



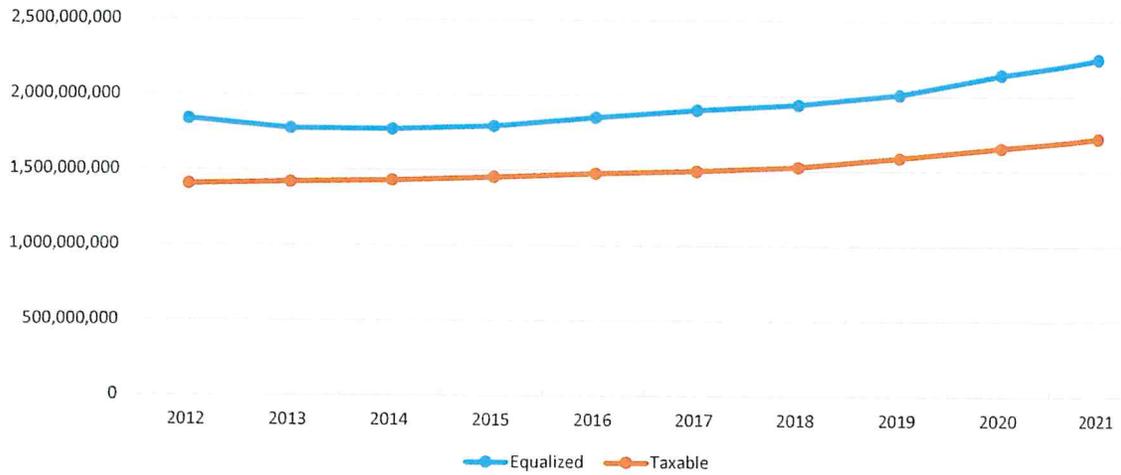
10 Year Trend in Gap between Equalized and Taxable Value
(Commercial)



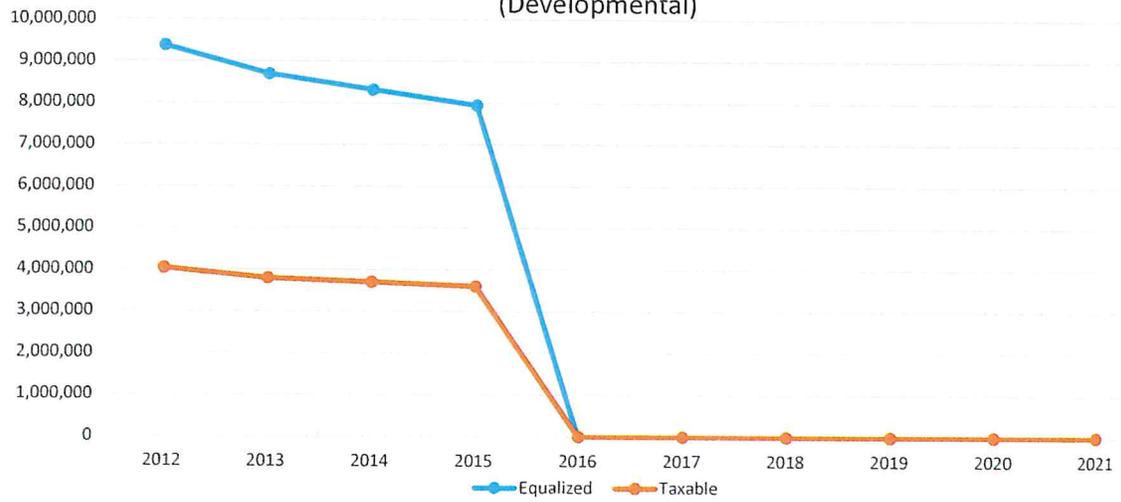
10 Year Trend in Gap between Equalized and Taxable Value
(Industrial)



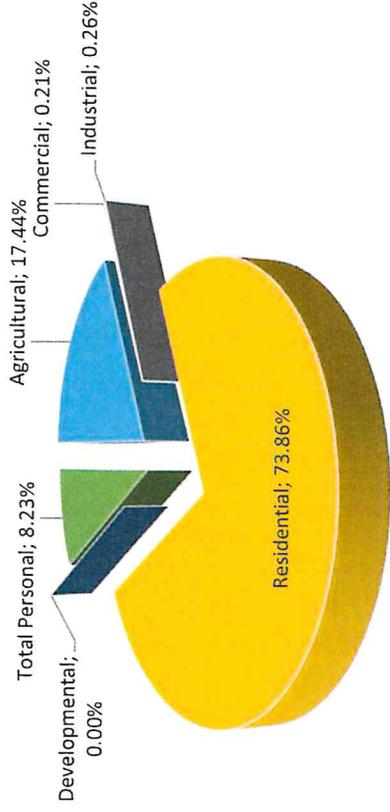
10 Year Trend in Gap between Equalized and Taxable Value
(Residential)



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

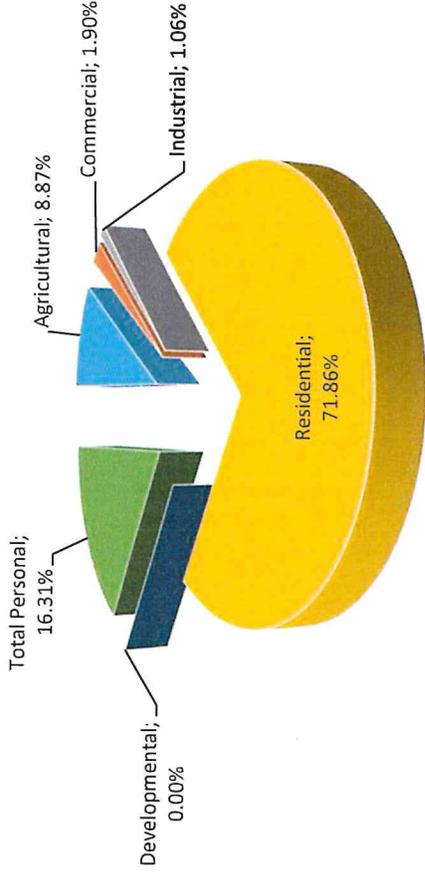


Cass County Calvin Township Summary of Recommended County Equalized Values and Trends



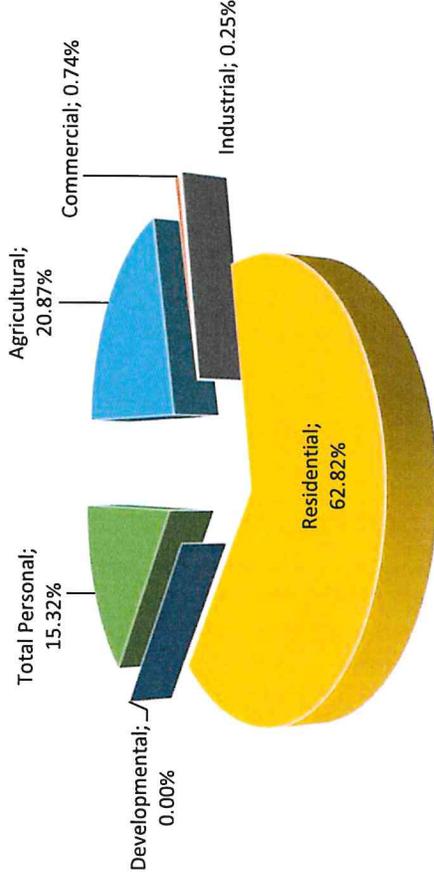
Class	2020		2021 Assessed Value	Equalization Factor	2021 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value					
Real Property							
Agricultural	158	\$31,773,000	\$27,256,600	1.0000	\$27,256,600	-14.21%	17.44%
Commercial	3	\$332,900	\$326,300	1.0000	\$326,300	-1.98%	0.21%
Industrial	4	\$410,100	\$408,100	1.0000	\$408,100	-0.49%	0.26%
Residential	1539	\$107,274,100	\$115,457,000	1.0000	\$115,457,000	7.63%	73.86%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1704	\$139,790,100	\$143,448,000		\$143,448,000	2.62%	91.77%
Personal Property							
Commercial	18	\$0	\$0	1.0000	\$0	#DIV/0!	0.00%
Industrial	1	\$12,900	\$12,500	1.0000	\$12,500	-3.10%	0.01%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	8	\$12,796,300	\$12,858,400	1.0000	\$12,858,400	0.49%	8.23%
Total Personal exempt	27	\$12,809,200	\$12,870,900		\$12,870,900	0.48%	8.23%
Grand Total	1731	\$152,599,300	\$156,318,900		\$156,318,900	2.44%	100.00%

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



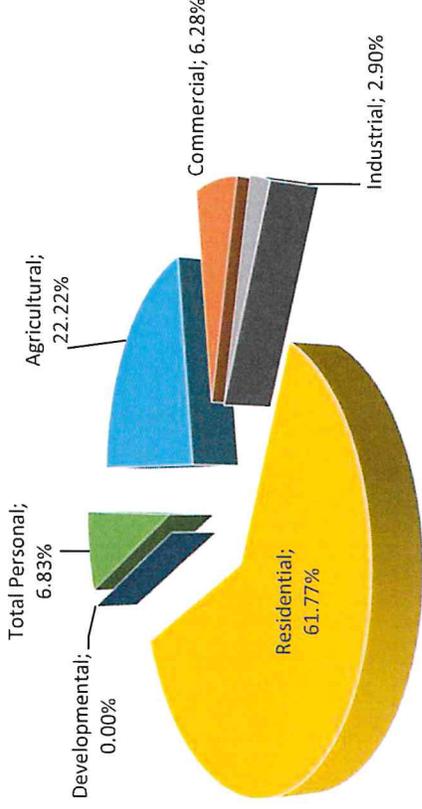
Class	2020				2021			
	Parcel Count	State Equalized Value	2021 Assessed Value	Equalization Factor	2021 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	
Real Property								
Agricultural	195	\$31,535,000	\$28,091,300	1.00000	\$28,091,300	-10.92%	8.87%	
Commercial	64	\$6,201,200	\$6,010,700	1.00000	\$6,010,700	-3.07%	1.90%	
Industrial	29	\$3,337,200	\$3,349,200	1.00000	\$3,349,200	0.36%	1.06%	
Residential	3120	\$213,305,700	\$227,494,512	1.00000	\$227,494,512	6.65%	71.86%	
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Total Real	3408	\$254,379,100	\$264,945,712		\$264,945,712	4.15%	83.69%	
Personal Property								
Commercial	73	\$1,792,900	\$1,586,000	1.00000	\$1,586,000	-11.54%	0.50%	
Industrial	3	\$1,739,000	\$1,390,400	1.00000	\$1,390,400	-20.05%	0.44%	
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Utility	20	\$35,500,500	\$48,670,600	1.00000	\$48,670,600	37.10%	15.37%	
Total Personal exempt	96	\$39,032,400	\$51,647,000		\$51,647,000	32.32%	16.31%	
Grand Total	3504	\$293,411,500	\$316,592,712		\$316,592,712	7.90%	100.00%	

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



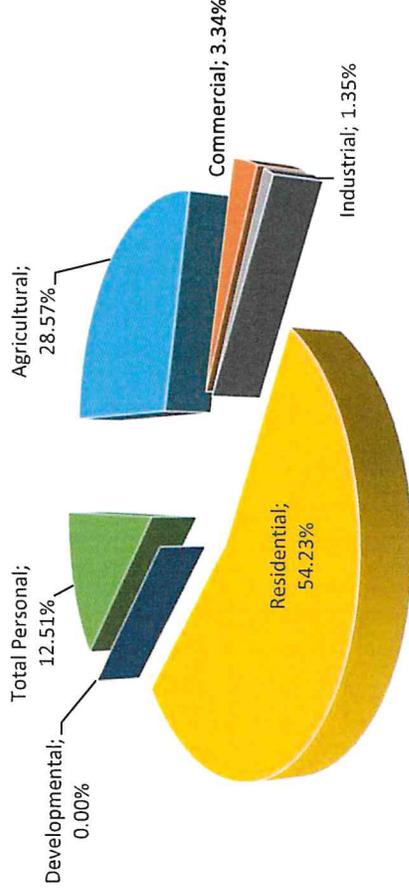
		2020							
Class	Parcel Count	State Equalized Value	2021 Assessed Value	Equalization Factor	2021 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total		
Real Property									
Agricultural	262	\$42,541,900	\$41,715,700	1.0000	\$41,715,700	-1.94%	20.87%		
Commercial	23	\$1,388,100	\$1,474,200	1.0000	\$1,474,200	6.20%	0.74%		
Industrial	6	\$461,000	\$506,600	1.0000	\$506,600	9.89%	0.25%		
Residential	1344	\$115,198,800	\$125,594,900	1.0000	\$125,594,900	9.02%	62.82%		
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Total Real	1635	\$159,589,800	\$169,291,400		\$169,291,400	6.08%	84.68%		
Personal Property									
Commercial	43	\$669,000	\$596,500	1.0000	\$596,500	-10.84%	0.30%		
Industrial	1	\$0	\$0	1.0000	\$0	#DIV/0!	0.00%		
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Utility	16	\$28,914,500	\$30,028,200	1.0000	\$30,028,200	3.85%	15.02%		
Total Personal exempt	60	\$29,583,500	\$30,624,700		\$30,624,700	3.52%	15.32%		
Grand Total	1695	\$189,173,300	\$199,916,100		\$199,916,100	5.68%	100.00%		

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



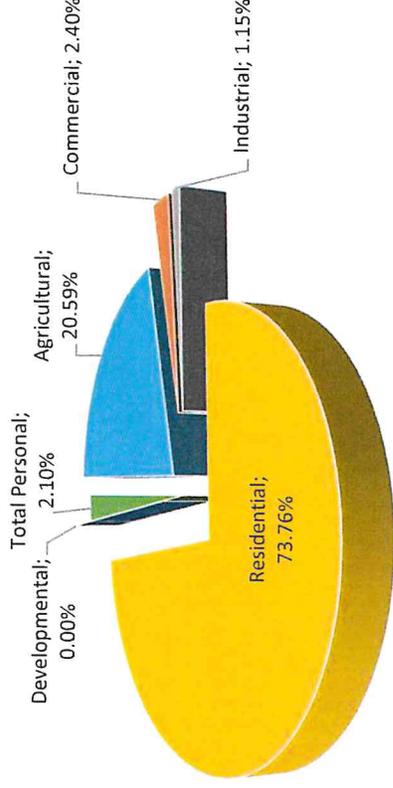
		2020				2021			
Class	Parcel Count	State Equalized Value	2021 Assessed Value	Equalization Factor	2021 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total		
Real Property									
Agricultural	197	\$35,817,800	\$35,576,300	1.0000	\$35,576,300	-0.67%	22.22%		
Commercial	142	\$11,628,700	\$10,056,700	1.0000	\$10,056,700	-13.52%	6.28%		
Industrial	21	\$5,082,600	\$4,634,700	1.0000	\$4,634,700	-8.81%	2.90%		
Residential	1743	\$88,761,300	\$98,884,600	1.0000	\$98,884,600	11.41%	61.77%		
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Total Real	2103	\$141,290,400	\$149,152,300		\$149,152,300	5.56%	93.17%		
Personal Property									
Commercial	144	\$1,264,700	\$1,163,200	1.0000	\$1,163,200	-8.03%	0.73%		
Industrial	6	\$882,100	\$836,100	1.0000	\$836,100	-5.21%	0.52%		
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Utility	14	\$8,748,500	\$8,926,400	1.0000	\$8,926,400	2.03%	5.58%		
Total Personal exempt	164	\$10,895,300	\$10,925,700		\$10,925,700	0.28%	6.83%		
Grand Total	2267	\$152,185,700	\$160,078,000		\$160,078,000	5.19%	100.00%		

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



		2020							
Class	Parcel Count	State Equalized Value	2021 Assessed Value	Equalization Factor	2021 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total		
Real Property									
Agricultural	282	\$41,410,700	\$38,853,800	1.0000	\$38,853,800	-6.17%	28.57%		
Commercial	65	\$4,326,700	\$4,537,900	1.0000	\$4,537,900	4.88%	3.34%		
Industrial	12	\$1,285,600	\$1,838,100	1.0000	\$1,838,100	42.98%	1.35%		
Residential	1485	\$69,990,600	\$73,764,000	1.0000	\$73,764,000	5.39%	54.23%		
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Total Real	1844	\$117,013,600	\$118,993,800		\$118,993,800	1.69%	87.49%		
Personal Property									
Commercial	67	\$518,672	\$481,021	1.0000	\$481,021	-7.26%	0.35%		
Industrial	5	\$102,338	\$83,605	1.0000	\$83,605	-18.31%	0.06%		
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Utility	8	\$16,130,035	\$16,457,350	1.0000	\$16,457,350	2.03%	12.10%		
Total Personal exempt	80	\$16,751,045	\$17,021,976		\$17,021,976	1.62%	12.51%		
Grand Total	1924	\$133,764,645	\$136,015,776		\$136,015,776	1.68%	100.00%		

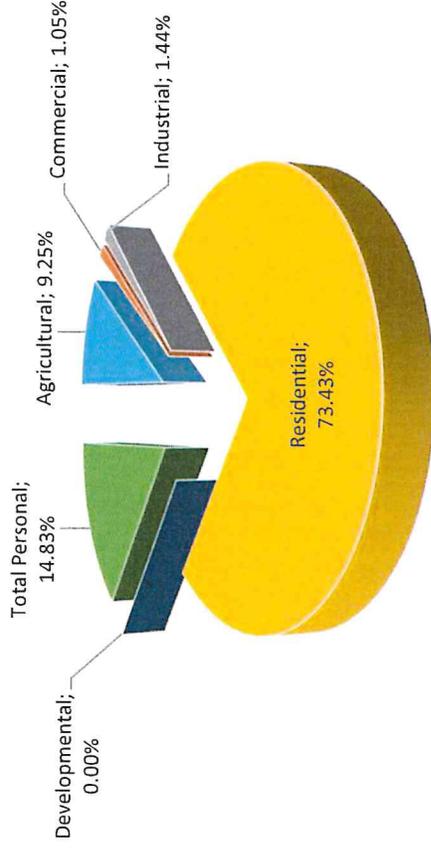
Cass County
Mason Township
 Summary of Recommended
 County Equalized Values and Trends



Class	Parcel Count	2020		2021 Assessed Value	Equalization Factor	2021 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
		State Equalized Value	Value					
Real Property								
Agricultural	205	\$28,006,000	\$25,436,800	\$25,436,800	1.0000	\$25,436,800	-9.17%	20.59%
Commercial	29	\$2,893,400	\$2,961,500	\$2,961,500	1.0000	\$2,961,500	2.35%	2.40%
Industrial	12	\$1,433,800	\$1,418,700	\$1,418,700	1.0000	\$1,418,700	-1.05%	1.15%
Residential	1151	\$84,937,900	\$91,142,600	\$91,142,600	1.0000	\$91,142,600	7.30%	73.76%
Developmental	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1397	\$117,271,100	\$120,959,600	\$120,959,600		\$120,959,600	3.15%	97.90%
Personal Property								
Commercial	13	\$75,400	\$211,800	\$211,800	1.0000	\$211,800	180.90%	0.17%
Industrial	8	\$309,200	\$258,700	\$258,700	1.0000	\$258,700	-16.33%	0.21%
Residential	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$2,034,700	\$2,129,400	\$2,129,400	1.0000	\$2,129,400	4.65%	1.72%
Total Personal exempt	31	\$2,419,300	\$2,599,900	\$2,599,900		\$2,599,900	7.46%	2.10%
Grand Total	1428	\$119,690,400	\$123,559,500	\$123,559,500		\$123,559,500	3.23%	100.00%

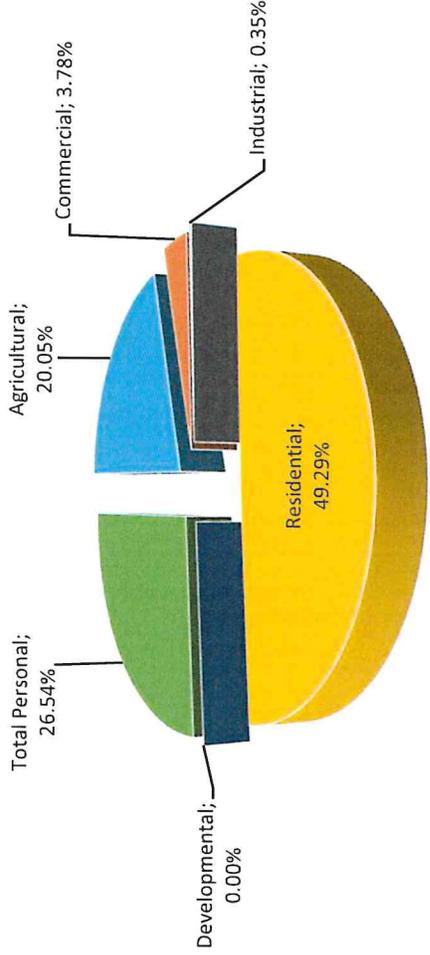
Cass County Milton Township

Summary of Recommended County Equalized Values and Trends



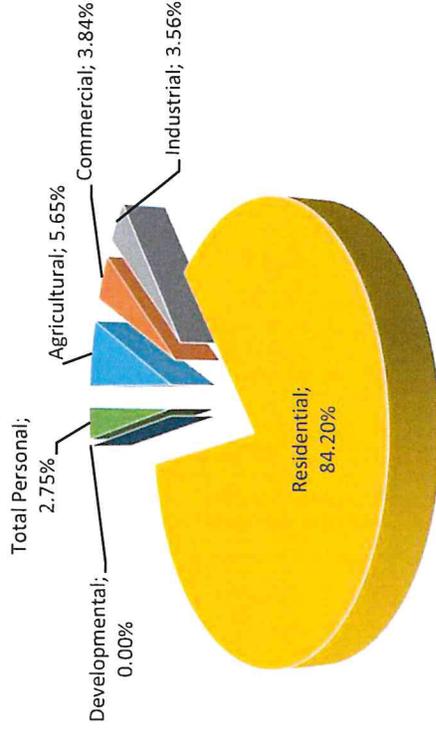
Class	Parcel Count	2020		2021 Assessed Value	Equalization Factor	2021 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
		State Equalized Value	Value					
Real Property								
Agricultural	127	\$22,556,800	\$20,819,800	1.0000	\$20,819,800	-7.70%	9.25%	
Commercial	23	\$2,409,700	\$2,364,100	1.0000	\$2,364,100	-1.89%	1.05%	
Industrial	15	\$3,227,900	\$3,252,900	1.0000	\$3,252,900	0.77%	1.44%	
Residential	1491	\$157,245,900	\$165,340,800	1.0000	\$165,340,800	5.15%	73.43%	
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Total Real	1656	\$185,440,300	\$191,777,600		\$191,777,600	3.42%	85.17%	
Personal Property								
Commercial	46	\$626,900	\$442,000	1.0000	\$442,000	-29.49%	0.20%	
Industrial	4	\$200,400	\$190,900	1.0000	\$190,900	-4.74%	0.08%	
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Utility	14	\$30,140,600	\$32,749,700	1.0000	\$32,749,700	8.66%	14.55%	
Total Personal exempt	64	\$30,967,900	\$33,382,600		\$33,382,600	7.80%	14.83%	
Grand Total	1720	\$216,408,200	\$225,160,200		\$225,160,200	4.04%	100.00%	

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



Class	2020				2021			
	Parcel Count	State Equalized Value	2021 Assessed Value	Equalization Factor	2021 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	
Real Property								
Agricultural	172	\$27,030,700	\$25,302,000	1.0000	\$25,302,000	-6.40%	20.05%	
Commercial	61	\$4,899,100	\$4,773,300	1.0000	\$4,773,300	-2.57%	3.78%	
Industrial	8	\$425,000	\$436,200	1.0000	\$436,200	2.64%	0.35%	
Residential	1072	\$62,310,200	\$62,199,000	1.0000	\$62,199,000	-0.18%	49.29%	
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Total Real	1313	\$94,665,000	\$92,710,500		\$92,710,500	-2.06%	73.46%	
Personal Property								
Commercial	50	\$538,700	\$531,300	1.0000	\$531,300	-1.37%	0.42%	
Industrial	3	\$184,300	\$178,100	1.0000	\$178,100	-3.36%	0.14%	
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Utility	15	\$32,384,300	\$32,780,100	1.0000	\$32,780,100	1.22%	25.97%	
Total Personal exempt	68	\$33,107,300	\$33,489,500		\$33,489,500	1.15%	26.54%	
Grand Total	1381	\$127,772,300	\$126,200,000		\$126,200,000	-1.23%	100.00%	

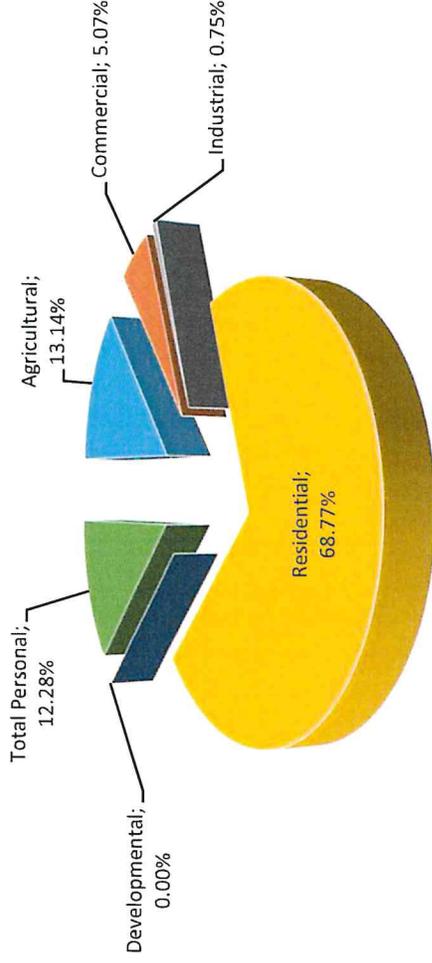
**Cass County
Ontwa Township
Summary of Recommended
County Equalized Values and Trends**



Class	2020				2021 Assessed Value	Equalization Factor	2021 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value	2020 Assessed Value	2020 Equalized Value					
Real Property									
Agricultural	117	\$22,224,300	\$20,698,200	\$20,698,200	1.0000	\$20,698,200	-6.87%	5.65%	
Commercial	146	\$14,214,200	\$14,068,300	\$14,068,300	1.0000	\$14,068,300	-1.03%	3.84%	
Industrial	55	\$12,400,400	\$13,042,700	\$13,042,700	1.0000	\$13,042,700	5.18%	3.56%	
Residential	3135	\$282,793,000	\$308,522,800	\$308,522,800	1.0000	\$308,522,800	9.10%	84.20%	
Developmental	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Total Real	3453	\$331,631,900	\$356,332,000	\$356,332,000		\$356,332,000	7.45%	97.25%	
Personal Property									
Commercial	145	\$3,230,200	\$3,117,900	\$3,117,900	1.0000	\$3,117,900	-3.48%	0.85%	
Industrial	21	\$800,600	\$739,000	\$739,000	1.0000	\$739,000	-7.69%	0.20%	
Residential	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Utility	11	\$6,018,500	\$6,216,100	\$6,216,100	1.0000	\$6,216,100	3.28%	1.70%	
Total Personal exempt	177	\$10,049,300	\$10,073,000	\$10,073,000		\$10,073,000	0.24%	2.75%	
Grand Total	3630	\$341,681,200	\$366,405,000	\$366,405,000		\$366,405,000	7.24%	100.00%	

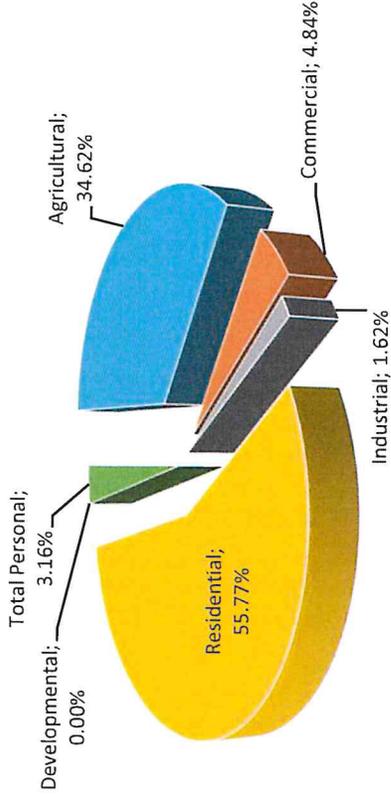
Cass County Penn Township

Summary of Recommended County Equalized Values and Trends



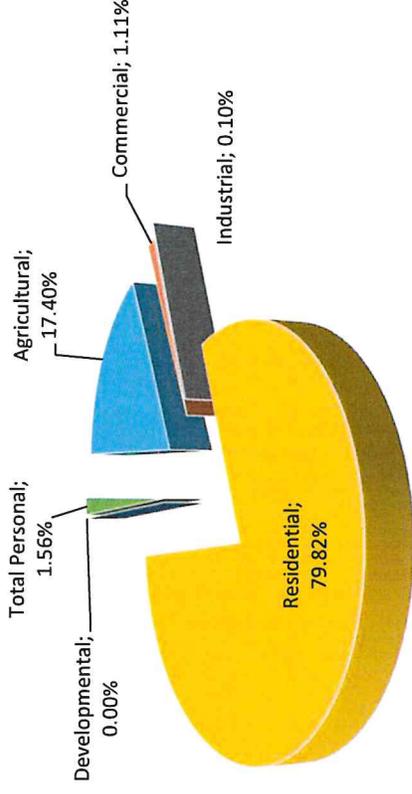
		2020							
Class	Parcel Count	State Equalized Value	2021 Assessed Value	Equalization Factor	2021 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total		
Real Property									
Agricultural	327	\$44,821,900	\$43,639,700	1.0000	\$43,639,700	-2.64%	13.14%		
Commercial	45	\$16,977,900	\$16,829,300	1.0000	\$16,829,300	-0.88%	5.07%		
Industrial	6	\$2,485,800	\$2,482,700	1.0000	\$2,482,700	-0.12%	0.75%		
Residential	1809	\$216,964,700	\$228,429,100	1.0000	\$228,429,100	5.28%	68.77%		
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Total Real	2187	\$281,250,300	\$291,380,800		\$291,380,800	3.60%	87.72%		
Personal Property									
Commercial	42	\$988,900	\$983,500	1.0000	\$983,500	-0.55%	0.30%		
Industrial	3	\$1,159,200	\$1,079,000	1.0000	\$1,079,000	-6.92%	0.32%		
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Utility	16	\$35,354,300	\$38,712,200	1.0000	\$38,712,200	9.50%	11.65%		
Total Personal exempt	61	\$37,502,400	\$40,774,700		\$40,774,700	8.73%	12.28%		
Grand Total	2248	\$318,752,700	\$332,155,500		\$332,155,500	4.20%	100.00%		

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



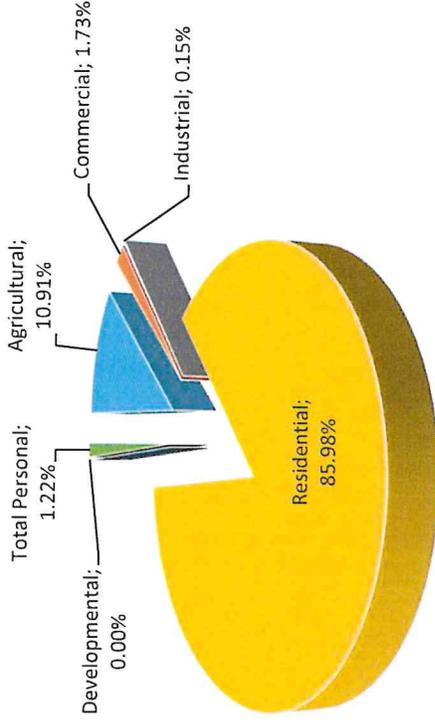
Class	Parcel Count	2020		2021 Assessed Value	Equalization Factor	2021 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
		State Equalized Value	Value					
Real Property								
Agricultural	259	\$41,939,200	\$40,862,900	\$40,862,900	1.0000	\$40,862,900	-2.57%	34.62%
Commercial	83	\$5,666,800	\$5,708,000	\$5,708,000	1.0000	\$5,708,000	0.73%	4.84%
Industrial	22	\$1,938,600	\$1,906,900	\$1,906,900	1.0000	\$1,906,900	-1.64%	1.62%
Residential	1150	\$63,904,200	\$65,824,200	\$65,824,200	1.0000	\$65,824,200	3.00%	55.77%
Developmental	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1514	\$113,448,800	\$114,302,000	\$114,302,000		\$114,302,000	0.75%	96.84%
Personal Property								
Commercial	51	\$296,000	\$247,300	\$247,300	1.0000	\$247,300	-16.45%	0.21%
Industrial	5	\$66,100	\$101,200	\$101,200	1.0000	\$101,200	53.10%	0.09%
Residential	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	14	\$3,254,600	\$3,381,000	\$3,381,000	1.0000	\$3,381,000	3.88%	2.86%
Total Personal	70	\$3,616,700	\$3,729,500	\$3,729,500		\$3,729,500	3.12%	3.16%
exempt								
Grand Total	1584	\$117,065,500	\$118,031,500	\$118,031,500		\$118,031,500	0.83%	100.00%

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



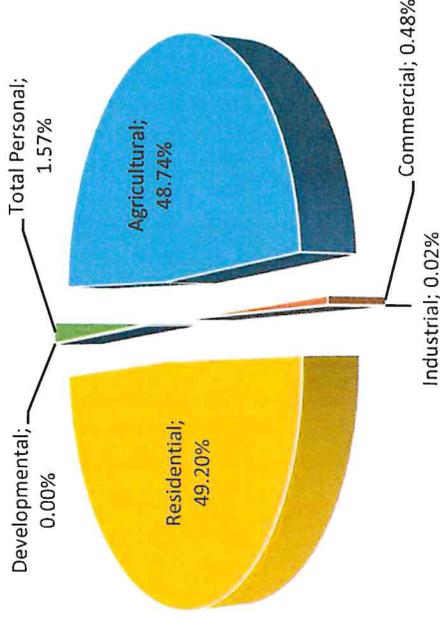
		2020						
Class	Parcel Count	State Equalized Value	2021 Assessed Value	Equalization Factor	2021 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	
Real Property								
Agricultural	458	\$74,458,600	\$68,427,200	1.0000	\$68,427,200	-8.10%	17.40%	
Commercial	67	\$4,387,400	\$4,376,000	1.0000	\$4,376,000	-0.26%	1.11%	
Industrial	9	\$408,600	\$411,400	1.0000	\$411,400	0.69%	0.10%	
Residential	2913	\$308,014,700	\$313,825,600	1.0000	\$313,825,600	1.89%	79.82%	
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Total Real	3447	\$387,269,300	\$387,040,200		\$387,040,200	-0.06%	98.44%	
Personal Property								
Commercial	36	\$508,600	\$450,900	1.0000	\$450,900	-11.34%	0.11%	
Industrial	3	\$199,000	\$285,400	1.0000	\$285,400	43.42%	0.07%	
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Utility	14	\$5,408,300	\$5,380,400	1.0000	\$5,380,400	-0.52%	1.37%	
Total Personal exempt	53	\$6,115,900	\$6,116,700		\$6,116,700	0.01%	1.56%	
Grand Total	3500	\$393,385,200	\$393,156,900		\$393,156,900	-0.06%	100.00%	

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



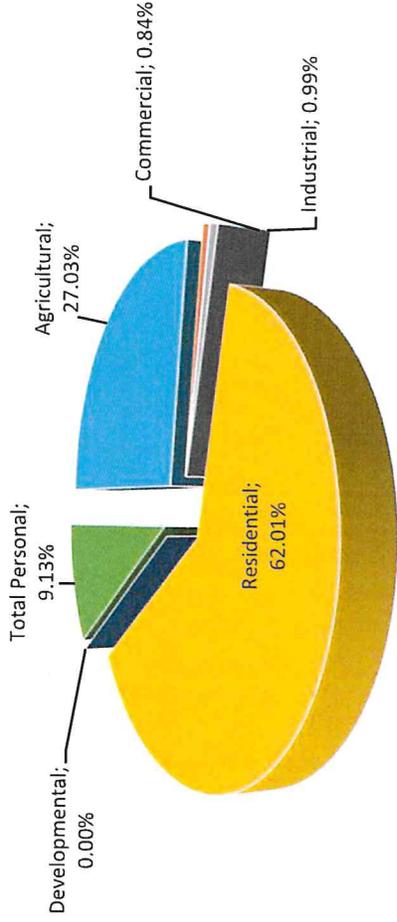
		2020		2021		2021 County		Percent Change		Percent of Local	
Class	Parcel Count	State Equalized Value	2021 Assessed Value	Equalization Factor	2021 County Equalized Value	from Last Year	Unit Total	from Last Year	Unit Total	from Last Year	Unit Total
Real Property											
Agricultural	283	\$40,224,900	\$38,338,800	1.0000	\$38,338,800	-4.69%	10.91%				
Commercial	76	\$5,713,800	\$6,071,800	1.0000	\$6,071,800	6.27%	1.73%				
Industrial	7	\$532,600	\$542,500	1.0000	\$542,500	1.86%	0.15%				
Residential	3153	\$285,846,400	\$302,022,900	1.0000	\$302,022,900	5.66%	85.98%				
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%				
Total Real	3519	\$332,317,700	\$346,976,000		\$346,976,000	4.41%	98.78%				
Personal Property											
Commercial	56	\$695,600	\$609,400	1.0000	\$609,400	-12.39%	0.17%				
Industrial	1	\$58,900	\$36,800	1.0000	\$36,800	-37.52%	0.01%				
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%				
Utility	7	\$3,465,600	\$3,655,000	1.0000	\$3,655,000	5.47%	1.04%				
Total Personal exempt	64	\$4,220,100	\$4,301,200		\$4,301,200	1.92%	1.22%				
Grand Total	3583	\$336,537,800	\$351,277,200		\$351,277,200	4.38%	100.00%				

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



Class	Parcel Count	2020		2021 Assessed Value	Equalization Factor	2021 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
		State Equalized Value	Value					
Real Property								
Agricultural	235	\$46,937,500	\$46,046,000	1.0000	\$46,046,000	-1.90%	48.74%	
Commercial	11	\$447,400	\$450,800	1.0000	\$450,800	0.76%	0.48%	
Industrial	2	\$20,600	\$20,600	1.0000	\$20,600	0.00%	0.02%	
Residential	711	\$43,702,700	\$46,481,500	1.0000	\$46,481,500	6.36%	49.20%	
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Total Real	959	\$91,108,200	\$92,998,900		\$92,998,900	2.08%	98.43%	
Personal Property								
Commercial	6	\$82,400	\$43,100	1.0000	\$43,100	-47.69%	0.05%	
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Utility	6	\$1,341,700	\$1,437,400	1.0000	\$1,437,400	7.13%	1.52%	
Total Personal exempt	12	\$1,424,100	\$1,480,500		\$1,480,500	3.96%	1.57%	
Grand Total	971	\$92,532,300	\$94,479,400		\$94,479,400	2.10%	100.00%	

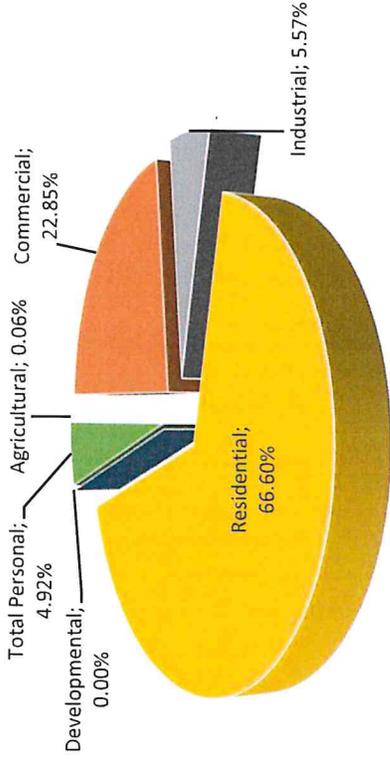
Cass County Wayne Township Summary of Recommended County Equalized Values and Trends



		2020		2021		2021		2021		2021		
Class	Parcel Count	State Equalized Value	2021 Assessed Value	Equalization Factor	Equalized Value	2021 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total				
Real Property												
Agricultural	227	\$35,865,000	\$35,050,000	1.00000	\$35,050,000	\$35,050,000	-2.27%	27.03%				
Commercial	26	\$1,254,700	\$1,092,900	1.00000	\$1,092,900	\$1,092,900	-12.90%	0.84%				
Industrial	6	\$1,230,800	\$1,284,100	1.00000	\$1,284,100	\$1,284,100	4.33%	0.99%				
Residential	1826	\$77,251,000	\$80,396,300	1.00000	\$80,396,300	\$80,396,300	4.07%	62.01%				
Developmental	0	\$0	\$0	N/A	\$0	\$0	0.00%	0.00%				
Total Real	2,085	\$115,601,500	\$117,823,300		\$117,823,300	\$117,823,300	1.92%	90.87%				
Personal Property												
Commercial	35	\$35,700	\$16,300	1.0000	\$16,300	\$16,300	-54.34%	0.01%				
Industrial	2	\$169,100	\$0	1.0000	\$0	\$0	-100.00%	0.00%				
Residential	0	\$0	\$0	N/A	\$0	\$0	0.00%	0.00%				
Utility	13	\$11,872,600	\$11,816,500	1.0000	\$11,816,500	\$11,816,500	-0.47%	9.11%				
Total Personal exempt	50	\$12,077,400	\$11,832,800		\$11,832,800	\$11,832,800	-2.03%	9.13%				
Grand Total	2,135	\$127,678,900	\$129,656,100		\$129,656,100	\$129,656,100	1.55%	100.00%				

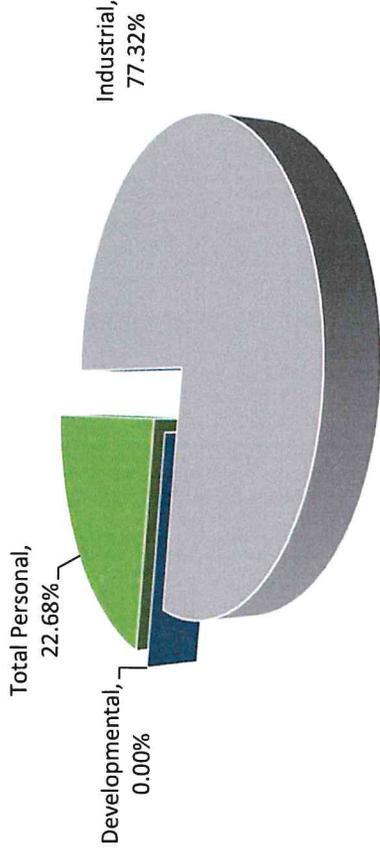
Cass County Dowagiac City

Summary of Recommended County Equalized Values and Trends



Class	2020				2021 Assessed Value	Equalization Factor	2021 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value	2020 Assessed Value	2021 Assessed Value					
Real Property									
Agricultural	1	\$63,300	\$61,100	\$61,100	1.0000	\$61,100	-3.48%	0.06%	
Commercial	250	\$24,038,600	\$24,166,600	\$24,166,600	1.0000	\$24,166,600	0.53%	22.85%	
Industrial	58	\$6,191,500	\$5,891,800	\$5,891,800	1.0000	\$5,891,800	-4.84%	5.57%	
Residential	2338	\$62,377,600	\$70,431,600	\$70,431,600	1.0000	\$70,431,600	12.91%	66.60%	
Developmental	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Total Real	2647	\$92,671,000	\$100,551,100	\$100,551,100		\$100,551,100	8.50%	95.08%	
Personal Property									
Commercial	203	\$2,555,900	\$2,332,500	\$2,332,500	1.0000	\$2,332,500	-8.74%	2.21%	
Industrial	11	\$729,500	\$835,100	\$835,100	1.0000	\$835,100	14.48%	0.79%	
Residential	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Utility	2	\$2,138,400	\$2,038,700	\$2,038,700	1.0000	\$2,038,700	-4.66%	1.93%	
Total Personal exempt	216	\$5,423,800	\$5,206,300	\$5,206,300		\$5,206,300	-4.01%	4.92%	
Grand Total	2863	\$98,094,800	\$105,757,400	\$105,757,400		\$105,757,400	7.81%	100.00%	

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



Class	Parcel Count	2020		2021 Assessed Value	Equalization Factor	2021 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	\$1,701,400	\$11,106,900	\$11,106,900	1.0000	\$11,106,900	552.81%	77.32%
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	\$1,701,400	\$11,106,900	\$11,106,900		\$11,106,900	552.81%	77.32%
Personal Property								
Commercial	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%
Industrial	3	\$3,992,900	\$3,258,300	\$3,258,300	1.0000	\$3,258,300	-18.40%	22.68%
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	3	\$3,992,900	\$3,258,300	\$3,258,300		\$3,258,300	-18.40%	22.68%
Grand Total	9	\$5,694,300	\$14,365,200	\$14,365,200		\$14,365,200	152.27%	100.00%

Cass County
2021 Agricultural Real Property Recapitulation

Unit of Govt.	2021 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2021 Equalized Value	% of Class
Calvin Township	\$27,256,600	49.61%	1.0000	\$0	\$27,256,600	5.08%
Howard Township	\$28,091,300	49.89%	1.0000	\$0	\$28,091,300	5.24%
Jefferson Township	\$41,715,700	49.79%	1.0000	\$0	\$41,715,700	7.78%
LaGrange Township	\$35,576,300	49.73%	1.0000	\$0	\$35,576,300	6.64%
Marcellus Township	\$38,853,800	49.76%	1.0000	\$0	\$38,853,800	7.25%
Mason Township	\$25,436,800	49.68%	1.0000	\$0	\$25,436,800	4.74%
Milton Township	\$20,819,800	49.95%	1.0000	\$0	\$20,819,800	3.88%
Newberg Township	\$25,302,000	49.62%	1.0000	\$0	\$25,302,000	4.72%
Ontwa Township	\$20,698,200	49.91%	1.0000	\$0	\$20,698,200	3.86%
Penn Township	\$43,639,700	49.98%	1.0000	\$0	\$43,639,700	8.14%
Pokagon Township	\$40,862,900	49.44%	1.0000	\$0	\$40,862,900	7.62%
Porter Township	\$68,427,200	49.71%	1.0000	\$0	\$68,427,200	12.76%
Silver Creek Township	\$38,338,800	49.96%	1.0000	\$0	\$38,338,800	7.15%
Volinia Township	\$46,046,000	49.46%	1.0000	\$0	\$46,046,000	8.59%
Wayne Township	\$35,050,000	49.50%	1.00000	\$0	\$35,050,000	6.54%
Dowagiac City	\$61,100	49.34%	1.0000	\$0	\$61,100	0.01%
Niles City	\$0	0.00%	1.0000	\$0	\$0	0.00%
Cass County Total	\$536,176,200			\$0	\$536,176,200	100%

Cass County
2021 Commercial Real Property Recapitulation

Unit of Govt.	2021 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2021 Equalized Value	% of Class
Calvin Township	\$326,300	49.51%	1.0000	\$0	\$326,300	0.31%
Howard Township	\$6,010,700	49.17%	1.0000	\$0	\$6,010,700	5.71%
Jefferson Township	\$1,474,200	49.55%	1.0000	\$0	\$1,474,200	1.40%
LaGrange Township	\$10,056,700	49.72%	1.0000	\$0	\$10,056,700	9.55%
Marcellus Township	\$4,537,900	49.31%	1.0000	\$0	\$4,537,900	4.31%
Mason Township	\$2,961,500	49.79%	1.0000	\$0	\$2,961,500	2.81%
Milton Township	\$2,364,100	49.96%	1.0000	\$0	\$2,364,100	2.25%
Newberg Township	\$4,773,300	49.65%	1.0000	\$0	\$4,773,300	4.53%
Ontwa Township	\$14,068,300	49.78%	1.0000	\$0	\$14,068,300	13.36%
Penn Township	\$16,829,300	49.68%	1.0000	\$0	\$16,829,300	15.99%
Pokagon Township	\$5,708,000	49.94%	1.0000	\$0	\$5,708,000	5.42%
Porter Township	\$4,376,000	49.78%	1.0000	\$0	\$4,376,000	4.16%
Silver Creek Township	\$6,071,800	49.82%	1.0000	\$0	\$6,071,800	5.77%
Volinia Township	\$450,800	49.37%	1.0000	\$0	\$450,800	0.43%
Wayne Township	\$1,092,900	49.56%	1.00000	\$0	\$1,092,900	1.04%
Dowagiac City	\$24,166,600	49.27%	1.0000	\$0	\$24,166,600	22.96%
Niles City	\$0	0.00%	1.0000	\$0	\$0	0.00%
Cass County Total	\$105,268,400			\$0	\$105,268,400	100%

Cass County
2021 Industrial Real Property Recapitulation

Unit of Govt.	2021 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2021 Equalized Value	% of Class
Calvin Township	\$408,100	49.63%	1.0000	\$0	\$408,100	0.78%
Howard Township	\$3,349,200	49.66%	1.0000	\$0	\$3,349,200	6.38%
Jefferson Township	\$506,600	49.24%	1.0000	\$0	\$506,600	0.96%
LaGrange Township	\$4,634,700	49.82%	1.0000	\$0	\$4,634,700	8.82%
Marcellus Township	\$1,838,100	49.40%	1.0000	\$0	\$1,838,100	3.50%
Mason Township	\$1,418,700	49.64%	1.0000	\$0	\$1,418,700	2.70%
Milton Township	\$3,252,900	49.73%	1.0000	\$0	\$3,252,900	6.19%
Newberg Township	\$436,200	49.81%	1.0000	\$0	\$436,200	0.83%
Ontwa Township	\$13,042,700	49.74%	1.0000	\$0	\$13,042,700	24.83%
Penn Township	\$2,482,700	49.55%	1.0000	\$0	\$2,482,700	4.73%
Pokagon Township	\$1,906,900	49.87%	1.0000	\$0	\$1,906,900	3.63%
Porter Township	\$411,400	49.54%	1.0000	\$0	\$411,400	0.78%
Silver Creek Township	\$542,500	49.60%	1.0000	\$0	\$542,500	1.03%
Volinia Township	\$20,600	49.37%	1.0000	\$0	\$20,600	0.04%
Wayne Township	\$1,284,100	49.70%	1.00000	\$0	\$1,284,100	2.44%
Dowagiac City	\$5,891,800	49.61%	1.0000	\$0	\$5,891,800	11.22%
Niles City	\$11,106,900	49.46%	1.0000	\$0	\$11,106,900	21.14%
Cass County Total	\$52,534,100			\$0	\$52,534,100	100%

Cass County
2021 Residential Real Property Recapitulation

Unit of Govt.	2021 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2021 Equalized Value	% of Class
Calvin Township	\$115,457,000	49.93%	1.00000	\$0	\$115,457,000	4.86%
Howard Township	\$227,494,512	50.00%	1.00000	\$0	\$227,494,512	9.58%
Jefferson Township	\$125,594,900	49.69%	1.00000	\$0	\$125,594,900	5.29%
LaGrange Township	\$98,884,600	49.75%	1.00000	\$0	\$98,884,600	4.16%
Marcellus Township	\$73,764,000	49.92%	1.00000	\$0	\$73,764,000	3.10%
Mason Township	\$91,142,600	49.83%	1.00000	\$0	\$91,142,600	3.84%
Milton Township	\$165,340,800	49.81%	1.00000	\$0	\$165,340,800	6.96%
Newberg Township	\$62,199,000	49.86%	1.00000	\$0	\$62,199,000	2.62%
Ontwa Township	\$308,522,800	49.44%	1.00000	\$0	\$308,522,800	12.99%
Penn Township	\$228,429,100	49.93%	1.00000	\$0	\$228,429,100	9.61%
Pokagon Township	\$65,824,200	49.74%	1.00000	\$0	\$65,824,200	2.77%
Porter Township	\$313,825,600	49.66%	1.00000	\$0	\$313,825,600	13.21%
Silver Creek Township	\$302,022,900	49.86%	1.00000	\$0	\$302,022,900	12.71%
Volinia Township	\$46,481,500	49.41%	1.00000	\$0	\$46,481,500	1.96%
Wayne Township	\$80,396,300	49.87%	1.00000	\$0	\$80,396,300	3.38%
Dowagiac City	\$70,431,600	49.70%	1.00000	\$0	\$70,431,600	2.96%
Niles City	\$0	0.00%	1.00000	\$0	\$0	0.00%
Cass County Total	\$2,375,811,412			\$0	\$2,375,811,412	100%

Cass County
2021 Developmental Real Property Recapitulation

Unit of Govt.	2021 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2021 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
2021 Personal Property Recapitulation

Unit of Govt.	2021 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2021 Equalized Value	% of Class
Calvin Township	\$12,870,900	50.00%	1.0000	\$0	\$12,870,900	4.61%
Howard Township	\$51,647,000	50.00%	1.0000	\$0	\$51,647,000	18.49%
Jefferson Township	\$30,624,700	50.00%	1.0000	\$0	\$30,624,700	10.96%
LaGrange Township	\$10,925,700	50.00%	1.0000	\$0	\$10,925,700	3.91%
Marcellus Township	\$17,021,976	50.00%	1.0000	\$0	\$17,021,976	6.09%
Mason Township	\$2,599,900	50.00%	1.0000	\$0	\$2,599,900	0.93%
Milton Township	\$33,382,600	50.00%	1.0000	\$0	\$33,382,600	11.95%
Newberg Township	\$33,489,500	50.00%	1.0000	\$0	\$33,489,500	11.99%
Ontwa Township	\$10,073,000	50.00%	1.0000	\$0	\$10,073,000	3.61%
Penn Township	\$40,774,700	50.00%	1.0000	\$0	\$40,774,700	14.60%
Pokagon Township	\$3,729,500	50.00%	1.0000	\$0	\$3,729,500	1.34%
Porter Township	\$6,116,700	50.00%	1.0000	\$0	\$6,116,700	2.19%
Silver Creek Township	\$4,301,200	50.00%	1.0000	\$0	\$4,301,200	1.54%
Volinia Township	\$1,480,500	50.00%	1.0000	\$0	\$1,480,500	0.53%
Wayne Township	\$11,832,800	50.00%	1.0000	\$0	\$11,832,800	4.24%
Dowagiac City	\$5,206,300	50.00%	1.0000	\$0	\$5,206,300	1.86%
Niles City	\$3,258,300	50.00%	1.0000	\$0	\$3,258,300	1.17%
Cass County Total	\$279,335,276			\$0	\$279,335,276	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	158	\$54,513,200	\$345,020
Howard Township	195	\$56,182,600	\$288,116
Jefferson Township	262	\$83,431,400	\$318,440
LaGrange Township	197	\$71,152,600	\$361,181
Marcellus Township	282	\$77,707,600	\$275,559
Mason Township	205	\$50,873,600	\$248,164
Milton Township	127	\$41,639,600	\$327,871
Newberg Township	172	\$50,604,000	\$294,209
Ontwa Township	117	\$41,396,400	\$353,815
Penn Township	327	\$87,279,400	\$266,909
Pokagon Township	259	\$81,725,800	\$315,544
Porter Township	458	\$136,854,400	\$298,809
Silver Creek Township	283	\$76,677,600	\$270,946
Volinia Township	235	\$92,092,000	\$391,881
Wayne Township	227	\$70,100,000	\$308,811
Dowagiac City	1	\$122,200	\$122,200
Niles City	0	\$0	\$0
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County Wide Average	3,505	\$1,072,352,400	\$305,949

Cass County
Commercial
Average Value Per Parcel

Gov. Unit	Number of Parcels	Total True Cash Value	Avg. Value Per Parcel
Calvin Township	3	\$652,600	\$217,533
Howard Township	64	\$12,021,400	\$187,834
Jefferson Township	23	\$2,948,400	\$128,191
LaGrange Township	142	\$20,113,400	\$141,644
Marcellus Township	65	\$9,075,800	\$139,628
Mason Township	29	\$5,923,000	\$204,241
Milton Township	23	\$4,728,200	\$205,574
Newberg Township	61	\$9,546,600	\$156,502
Ontwa Township	146	\$28,136,600	\$192,716
Penn Township	45	\$33,658,600	\$747,969
Pokagon Township	83	\$11,416,000	\$137,542
Porter Township	67	\$8,752,000	\$130,627
Silver Creek Township	76	\$12,143,600	\$159,784
Volinia Township	11	\$901,600	\$81,964
Wayne Township	26	\$2,185,800	\$84,069
Dowagiac City	250	\$48,333,200	\$193,333
Niles City	0	\$0	\$0
County Wide Average	1,114	\$210,536,800	\$188,992

Cass County
Industrial
Average Value Per Parcel

Gov. Unit	Number of Parcels	Total True Cash Value	Avg. Value Per Parcel
Calvin Township	4	\$816,200	\$204,050
Howard Township	29	\$6,698,400	\$230,979
Jefferson Township	6	\$1,013,200	\$168,867
LaGrange Township	21	\$9,269,400	\$441,400
Marcellus Township	12	\$3,676,200	\$306,350
Mason Township	12	\$2,837,400	\$236,450
Milton Township	15	\$6,505,800	\$433,720
Newberg Township	8	\$872,400	\$109,050
Ontwa Township	55	\$26,085,400	\$474,280
Penn Township	6	\$4,965,400	\$827,567
Pokagon Township	22	\$3,813,800	\$173,355
Porter Township	9	\$822,800	\$91,422
Silver Creek Township	7	\$1,085,000	\$155,000
Volinia Township	2	\$41,200	\$20,600
Wayne Township	6	\$2,568,200	\$428,033
Dowagiac City	58	\$11,783,600	\$203,166
Niles City	6	\$22,213,800	\$3,702,300
County Wide Average	278	\$105,068,200	\$377,943

Cass County
Residential
Average Value Per Parcel

Gov. Unit	Number of Parcels	Total True Cash Value	Avg. Value Per Parcel
Calvin Township	1,539	\$230,914,000	\$150,042
Howard Township	3,120	\$454,989,024	\$145,830
Jefferson Township	1,344	\$251,189,800	\$186,897
LaGrange Township	1,743	\$197,769,200	\$113,465
Marcellus Township	1,485	\$147,528,000	\$99,345
Mason Township	1,151	\$182,285,200	\$158,371
Milton Township	1,491	\$330,681,600	\$221,785
Newberg Township	1,072	\$124,398,000	\$116,043
Ontwa Township	3,135	\$617,045,600	\$196,825
Penn Township	1,809	\$456,858,200	\$252,547
Pokagon Township	1,150	\$131,648,400	\$114,477
Porter Township	2,913	\$627,651,200	\$215,466
Silver Creek Township	3,153	\$604,045,800	\$191,578
Volinia Township	711	\$92,963,000	\$130,750
Wayne Township	1,826	\$160,792,600	\$88,057
Dowagiac City	2,338	\$140,863,200	\$60,249
Niles City	0	\$0	\$0
County Wide Average	29,980	\$4,751,622,824	\$158,493

Cass County
Developmental
Average Value Per Parcel

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

Cass County
All Classifications
Average Value Per Parcel

Gov. Unit	Number of Parcels	Total True Cash Value	Avg. Value Per Parcel
Calvin Township	1,704	\$286,896,000	\$168,366
Howard Township	3,408	\$529,891,424	\$155,485
Jefferson Township	1,635	\$338,582,800	\$207,084
LaGrange Township	2,103	\$298,304,600	\$141,847
Marcellus Township	1,844	\$237,987,600	\$129,061
Mason Township	1,397	\$241,919,200	\$173,171
Milton Township	1,656	\$383,555,200	\$231,615
Newberg Township	1,313	\$185,421,000	\$141,219
Ontwa Township	3,453	\$712,664,000	\$206,390
Penn Township	2,187	\$582,761,600	\$266,466
Pokagon Township	1,514	\$228,604,000	\$150,993
Porter Township	3,447	\$774,080,400	\$224,566
Silver Creek Township	3,519	\$693,952,000	\$197,201
Volinia Township	959	\$185,997,800	\$193,950
Wayne Township	2,085	\$235,646,600	\$113,020
Dowagiac City	2,647	\$201,102,200	\$75,974
Niles City	6	\$22,213,800	\$3,702,300
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County Wide Average	34,877	\$6,139,580,224	\$176,035

Top 20 Taxpayers by School District (Equalized Value)

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

ENBRIDGE ENERGY LP	\$11,768,200	2 Parcel(s)
ADAMS ROAD DEVELOPMENT II CORP	\$2,919,900	62 Parcel(s)
HAINES STEVEN K	\$1,555,200	5 Parcel(s)
VECTOR PIPELINE LP	\$1,389,900	1 Parcel(s)
PAUL WILLIAM E	\$1,182,800	3 Parcel(s)
BARANAY PETER F & NANCY N	\$1,098,600	1 Parcel(s)
COLES INVESTMENT COMPANY LLC	\$997,900	6 Parcel(s)
SONEGO DAVID F & CARMEN	\$748,100	1 Parcel(s)
SEMCO ENERGY GAS CO	\$690,800	1 Parcel(s)
FIFER BRENT A & CYNTHIA L	\$612,300	2 Parcel(s)
WESTBERRY WILLIAM B & DAWN M	\$582,400	2 Parcel(s)
LEEP MICHAEL R JR & DIANA J	\$580,200	1 Parcel(s)
ASLAM MUHAMMAD S	\$523,700	1 Parcel(s)
GUYTON JEFFREY & MEREDITH	\$517,300	1 Parcel(s)
AWAD ESTEPHAN & OLGA B	\$501,200	2 Parcel(s)
PETERSON GAIL & MARY L TRUST	\$490,800	2 Parcel(s)
LAWRENCE KELLY M	\$473,200	1 Parcel(s)
WALZ THOMAS J & KARLEY M	\$471,200	1 Parcel(s)
BROWN ALAN S	\$460,700	1 Parcel(s)
CALL PATRICK J	\$458,700	1 Parcel(s)

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

ENBRIDGE ENERGY LP	\$30,062,000	6 Parcel(s)
LAKEHEAD PIPELINE CO	\$20,605,300	2 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$19,571,900	16 Parcel(s)
AEP IN MI TRANSMISSION CO	\$17,795,500	8 Parcel(s)
VECTOR PIPELINE LP	\$6,733,600	5 Parcel(s)
SPARKS FARM LLC	\$4,266,400	40 Parcel(s)
SEMCO ENERGY GAS CO	\$3,062,400	5 Parcel(s)
CERES FARMS LLC	\$3,042,000	17 Parcel(s)
LOWE DARLENE B TRUST	\$2,770,300	6 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$2,765,500	5 Parcel(s)
K & M MACHINE FABRICATING INC	\$2,749,800	2 Parcel(s)
BEMENT JERROLD F & JULIA K	\$2,639,000	17 Parcel(s)
REED FAMILY PROPERTIES-PENN	\$2,212,000	20 Parcel(s)
CALVIN CENTER PROPERTIES LLC	\$2,204,300	13 Parcel(s)
FINLEY FARMS LLC	\$2,127,800	19 Parcel(s)
I & M POWER CO	\$1,967,000	2 Parcel(s)
ROSELAND ORGANIC FARMS LLC	\$1,907,500	11 Parcel(s)
TOTZKE NICKLAS D TRUST	\$1,901,600	11 Parcel(s)
WOLVERINE POWER COOPERATIVE	\$1,800,400	1 Parcel(s)
MCKENZIE HIGHLANDS FARMS I LLC	\$1,699,400	7 Parcel(s)

Top 20 Taxpayers by School District (Equalized Value)

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

WHITE LAND LLC	\$10,122,100	51 Parcel(s)
T A DAVIS PROPERTIES LLC	\$5,497,100	21 Parcel(s)
WESTON RONALD L & BARBARA J	\$2,619,300	12 Parcel(s)
STAMP PROPERTIES LLC	\$2,444,800	11 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$2,385,900	4 Parcel(s)
STAMP ROGER H & LOIS A TRUST	\$2,118,900	13 Parcel(s)
KING GARY L & ROBERT W	\$1,942,400	9 Parcel(s)
KING RONALD W	\$1,330,700	8 Parcel(s)
BROSSMAN ROBERT D & LINDA M	\$1,287,800	10 Parcel(s)
MANNING GARY L & CAROL E TRUST	\$1,256,000	7 Parcel(s)
MANNING GARY L & CAROL TRUST	\$1,254,000	9 Parcel(s)
STAMP ROGER H & LOIS A LIFE ES	\$1,182,200	10 Parcel(s)
AEP IN MI TRANSMISSION CO	\$1,051,100	1 Parcel(s)
CLOUD DAVID TRUST	\$1,028,300	9 Parcel(s)
BEHRENS DAVID A & KAREN M	\$1,013,300	2 Parcel(s)
CLOUD KENNETH G	\$981,100	7 Parcel(s)
HIBSHMAN WILLIAM M TRUST	\$962,200	11 Parcel(s)
WENGER JONATHAN W & MEGHAN C	\$905,800	3 Parcel(s)
HENDRICKS JOSH & STEPHANIE	\$892,700	2 Parcel(s)
STONE GROVE FARMS LLC	\$838,800	8 Parcel(s)

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

HIGH DAVID S TRUST ET AL	\$1,533,700	3 Parcel(s)
POLLOCK E JANICE TRUST	\$1,182,500	2 Parcel(s)
BERRYBROOK INVESTMENTS LLC	\$817,900	4 Parcel(s)
BERRYBROOK FARMS INC	\$731,800	4 Parcel(s)
VAN TUYLE JOSEPH R	\$591,600	2 Parcel(s)
OLKOWSKI DOUGLAS & PEGGY	\$589,300	2 Parcel(s)
REED FAMILY PROPERTIES-VOLINIA	\$561,100	2 Parcel(s)
DONALD H BISHOP FUND	\$544,500	2 Parcel(s)
STANEK VIRGINIA R TRUST	\$501,600	5 Parcel(s)
AEP IN MI TRANSMISSION CO	\$483,300	1 Parcel(s)
ABBOTT BERNARD C & DIANE K TRU	\$447,600	1 Parcel(s)
MILLER D BRADLEY & STOVER KRIS	\$435,900	2 Parcel(s)
TRI STAR LAND & CATTLE LLC	\$344,000	1 Parcel(s)
FOSDICK MARY L TRUST	\$330,500	2 Parcel(s)
GRIGGS SHANNON L	\$313,300	1 Parcel(s)
ROBINSON NATHAN & LOUANN LIFE ESTAT	\$297,900	1 Parcel(s)
HEMENWAY JAY B TRUST	\$297,500	2 Parcel(s)
BURKETT BRUCE P & LORI D	\$296,600	2 Parcel(s)
LUTZ ROBERT J & VIRGINIA	\$281,400	3 Parcel(s)
AUGST NANCY L TRUST	\$272,100	2 Parcel(s)

Top 20 Taxpayers by School District (Equalized Value)

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

HASSLE FARMS LLC	\$10,649,500	66 Parcel(s)
AEP IN MI TRANSMISSION CO	\$7,432,100	2 Parcel(s)
R & D REAL ESTATE LLC	\$4,252,800	23 Parcel(s)
POLK PROPERTIES LLC	\$3,237,700	4 Parcel(s)
CERES FARMS LLC	\$3,209,600	17 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$2,767,500	5 Parcel(s)
AMERICAN ELECTRIC POWER	\$2,659,000	2 Parcel(s)
BERRYBROOK INVESTMENTS LLC	\$2,522,100	20 Parcel(s)
AUSRA TERRY & RUTH	\$2,495,600	18 Parcel(s)
ORION PROPERTIES TEN LLC	\$2,290,100	2 Parcel(s)
SCHWARTZ JULIA J TRUST	\$2,278,900	1 Parcel(s)
MUMAUGH INDIAN LAKES LLC	\$2,160,300	3 Parcel(s)
INDIANA MICHIGAN POWER	\$2,086,000	1 Parcel(s)
BERRYBROOK FARMS INC	\$1,996,800	9 Parcel(s)
GRABEMEYER FLOYD D & PEGGY	\$1,961,500	12 Parcel(s)
S & S LAND DEVELOPMENT LLC	\$1,816,600	12 Parcel(s)
POKAGON PROPERTIES LLC	\$1,807,900	10 Parcel(s)
ANCHOR DOWAGIAC GROCERY LLC	\$1,642,600	1 Parcel(s)
TOTZKE NICKLAS D TRUST	\$1,542,800	6 Parcel(s)
GRABEMEYER DONALD & DONNA	\$1,496,300	11 Parcel(s)

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

OLTHOP KAREN R TRUST	\$587,200	1 Parcel(s)
GUTH GLENN J TRUST	\$442,500	3 Parcel(s)
INDIAN LAKE ASSOCIATES LLC	\$437,100	2 Parcel(s)
ADAIR NANCY A TRUST	\$434,800	1 Parcel(s)
OLTHOF FREDERICK V & JENNIFER P	\$431,300	2 Parcel(s)
KRUGER SANDRA L & WALTER K JE ET AL	\$431,300	3 Parcel(s)
FREELS CATHERINE TRUST	\$401,600	1 Parcel(s)
CASSIN CHRISTOPHER J &	\$379,400	1 Parcel(s)
SCOTT KENNETH C	\$376,900	2 Parcel(s)
OLTHOFF SCOT & BONNIE K	\$369,800	1 Parcel(s)
BMZE PROPERTIES LLC	\$355,200	9 Parcel(s)
SMITH RONALD TRUSTEE	\$327,300	1 Parcel(s)
LYNCH JERRY P TRUST	\$324,700	1 Parcel(s)
MEYER GRANT B JR & HELEN J	\$322,600	3 Parcel(s)
TIMM BOYD M & LINDA C TRUSTEES	\$307,300	1 Parcel(s)
HOLIDAY LODGE LLC	\$296,900	2 Parcel(s)
KLEVA MARTY L & ANN E TRUST	\$284,000	1 Parcel(s)
MANKOWSKI MELINDA M TRUST	\$268,100	1 Parcel(s)
POWELL WILLIAM & NORMA A TRUST	\$259,700	1 Parcel(s)
CONTALDI RICHARD NICHAEAL & LISA V	\$253,400	1 Parcel(s)

Top 20 Taxpayers by School District (Equalized Value)

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

ENBRIDGE ENERGY LP	\$21,573,500	2 Parcel(s)
INDIANA MICHIGAN POWER	\$4,971,400	10 Parcel(s)
NORTH AMERICAN ASSOCIATES INC	\$4,259,900	13 Parcel(s)
MILLIKEN JAMES D & LORENNNA H	\$4,128,700	33 Parcel(s)
AEP IN MI TRANSMISSION CO	\$3,956,300	1 Parcel(s)
TOTZKE NICKLAS D TRUST	\$3,254,000	14 Parcel(s)
BURGER FARMS LLC	\$3,146,800	16 Parcel(s)
FINLEY FARMS LLC	\$3,072,600	20 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$2,222,900	5 Parcel(s)
KIRKDORFER REAL ESTATE LLC	\$2,021,700	13 Parcel(s)
EDWARDSBURG HOUSING LLC	\$1,944,900	11 Parcel(s)
DUO-FORM REAL ESTATE CORP	\$1,943,400	3 Parcel(s)
MORRIS MICHAEL J	\$1,893,900	2 Parcel(s)
CLOUD DAVID TRUST	\$1,827,300	19 Parcel(s)
SEMCO ENERGY GAS CO	\$1,761,300	4 Parcel(s)
BUCKLEN GEORGE B LIFE ESTATE	\$1,548,800	6 Parcel(s)
AMERICAN ELECTRIC POWER	\$1,547,600	2 Parcel(s)
DE SCHEPPER ROBERT A TRUST	\$1,513,600	4 Parcel(s)
K D KIRKDORFER FARMS REAL	\$1,311,300	6 Parcel(s)
AGGREGATE INDUSTRIES	\$1,300,300	12 Parcel(s)

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

ENBRIDGE ENERGY LP	\$21,624,700	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$12,122,252	3 Parcel(s)
HIGH DAVID S & STACEY R TRUST	\$2,609,700	13 Parcel(s)
REYNOLDS JAMES J & JANICE M TRUST	\$2,598,500	17 Parcel(s)
CROPSEY GEORGE C & MANDY L	\$2,486,300	12 Parcel(s)
VECTOR PIPELINE LP	\$2,457,400	1 Parcel(s)
I & M ELECTRIC CO	\$2,339,686	1 Parcel(s)
MC KENZIE RAYMOND R & DEBORAH	\$2,201,900	5 Parcel(s)
R & D REAL ESTATE LLC	\$2,048,300	5 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$1,841,535	3 Parcel(s)
MCKENZIE HIGHLANDS FARMS I LLC	\$1,635,000	16 Parcel(s)
MC KENZIE BRIAN K	\$1,582,700	11 Parcel(s)
MC KENZIE-REED FARMS LLC	\$1,491,200	7 Parcel(s)
MC KENZIE, DEAN A & NANCY E	\$1,447,100	16 Parcel(s)
MC KENZIE, SCOTT D & ANDREA M	\$1,446,600	4 Parcel(s)
MCKENZIE DEAN A & NANCY E	\$1,388,500	8 Parcel(s)
TROXELL RONALD L TRUST	\$1,369,400	2 Parcel(s)
CERES FARMS LLC	\$1,226,900	10 Parcel(s)
REED FAMILY PROPERTIES - MARCELLUS	\$1,218,900	9 Parcel(s)
MC KENZIE KEITH & DARLENE	\$1,102,200	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	\$26,045,000	3 Parcel(s)
INDECK-NILES LLC	\$10,584,900	3 Parcel(s)
INDIANA MICHIGAN POWER	\$7,056,600	4 Parcel(s)
KIEWIT POWER CONSTRUCTORS CO	\$3,216,300	1 Parcel(s)
CERES FARMS LLC	\$2,135,000	23 Parcel(s)
DELTA MACHINING INC	\$1,851,100	2 Parcel(s)
PROSPECT POINT INC	\$1,500,500	11 Parcel(s)
VECTOR PIPELINE LP	\$1,433,300	1 Parcel(s)
COLES INVESTMENT COMPANY LLC	\$1,187,100	6 Parcel(s)
ENBRIDGE ENERGY LP	\$1,146,700	1 Parcel(s)
WARDA FARM LLC	\$1,132,100	7 Parcel(s)
PETERSON LAND ENTERPRISES LLC	\$1,116,800	2 Parcel(s)
SEMCO ENERGY GAS CO	\$979,500	2 Parcel(s)
WATSON THOMAS D TRUST	\$930,100	5 Parcel(s)
SLAPHOOK LLC	\$808,100	4 Parcel(s)
PETERSON RICKY & NANCY TRUST	\$753,400	8 Parcel(s)
SELDOM REST LLC	\$748,600	2 Parcel(s)
AMERICAN ELECTRIC POWER	\$676,000	1 Parcel(s)
MILLER HERBERT N	\$670,000	4 Parcel(s)
MOOSE LAKE AGGREGATES LLC	\$666,500	8 Parcel(s)

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

AEP IN MI TRANSMISSION CO	\$2,477,900	1 Parcel(s)
ROCKWELL TERRY L C TRUST	\$602,800	4 Parcel(s)
I & M POWER CO	\$415,700	1 Parcel(s)
NORTON WILLIS L & KATHLEEN L	\$391,500	8 Parcel(s)
T A DAVIS PROPERTIES LLC	\$369,400	1 Parcel(s)
BAIN, AMY & DAVE	\$366,400	1 Parcel(s)
NORTON WILLIS L & KATHLEEN L TRUST	\$349,400	1 Parcel(s)
PANKEY ROGER L & JANICE D	\$344,000	3 Parcel(s)
WALTERS-DIMMICK PETROLEUM INC	\$277,700	2 Parcel(s)
HEINOLD HOG MARKETS LLC	\$277,500	1 Parcel(s)
RUMSEY, SHAWN	\$266,800	1 Parcel(s)
GRIFFITHS KEITH W & SUZANNE L	\$244,200	2 Parcel(s)
FRANGER GAS CO INC	\$232,200	2 Parcel(s)
FILE TODD E TRUST	\$230,600	3 Parcel(s)
BENT DOUGLAS & STEFANIA TRUST	\$219,200	1 Parcel(s)
HAMACHER INVESTMENT PROPERTIES	\$218,500	1 Parcel(s)
ROCKY'S HIDEAWAY LLC	\$214,900	2 Parcel(s)
DEWULF SARA	\$214,500	2 Parcel(s)
SHANKLETON ROBERT & LILLIAN	\$214,400	2 Parcel(s)
RIFENBERG JR OLIN A LIFE ESTATE	\$213,300	1 Parcel(s)

Top 20 Taxpayers by School District (Equalized Value)

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

TOTZKE NICKLAS D TRUST	\$2,578,800	12 Parcel(s)
KING GARY L & MARLA K	\$1,395,900	11 Parcel(s)
MEADOW-LARK FARMS INC	\$803,900	3 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$781,500	2 Parcel(s)
SEMCO ENERGY GAS CO	\$728,600	1 Parcel(s)
WALKER MARILYN TRUSTEE	\$726,400	2 Parcel(s)
SCHOEFFLER MICHAEL & VICKOE	\$704,300	1 Parcel(s)
CLOUD THEO ANN TRUST	\$698,400	5 Parcel(s)
SMITH DAVID V JR & NANCY B	\$696,200	1 Parcel(s)
MC ART KEVIN & HEIDI	\$670,600	1 Parcel(s)
VIDIC THOMAS & JOAN	\$635,700	1 Parcel(s)
HANSELL ROBIN L TRUST	\$622,600	4 Parcel(s)
KERSHNER THOMAS G & NORMA J	\$556,200	3 Parcel(s)
MACRI GREG & LAURIE L	\$542,700	2 Parcel(s)
KUITSE ROELF S	\$526,400	2 Parcel(s)
HAYNIE TIMOTHY J & PATRICIA J	\$518,000	3 Parcel(s)
KUHNS ROBERT P & JENNIFER L	\$507,700	1 Parcel(s)
L STYLE PROPERTIES LLC	\$507,300	1 Parcel(s)
BUNCH KENT	\$503,200	1 Parcel(s)
EPPERS MARCIA K TRUST ET AL	\$499,300	1 Parcel(s)

Top 20 Taxpayers by School District (Taxable Value)

Brandywine Schools Top 20 Owners by Taxable Value

ENBRIDGE ENERGY LP	\$11,768,200	2 Parcel(s)
VECTOR PIPELINE LP	\$1,389,900	1 Parcel(s)
HAINES STEVEN K	\$1,257,290	5 Parcel(s)
PAUL WILLIAM E	\$1,025,454	3 Parcel(s)
BARANAY PETER F & NANCY N	\$1,012,207	1 Parcel(s)
ADAMS ROAD DEVELOPMENT II CORP	\$846,797	62 Parcel(s)
SEMCO ENERGY GAS CO	\$690,800	1 Parcel(s)
SONEGO DAVID F & CARMEN	\$604,157	1 Parcel(s)
WESTBERRY WILLIAM B & DAWN M	\$574,501	2 Parcel(s)
FIFER BRENT A & CYNTHIA L	\$528,307	2 Parcel(s)
LEEP MICHAEL R JR & DIANA J	\$508,181	1 Parcel(s)
ASLAM MUHAMMAD S	\$489,402	1 Parcel(s)
LAWRENCE KELLY M	\$473,200	1 Parcel(s)
CALL PATRICK J	\$458,700	1 Parcel(s)
MILLER SCOTT R	\$453,600	1 Parcel(s)
GUYTON JEFFREY & MEREDITH	\$451,758	1 Parcel(s)
WALZ THOMAS J & KARLEY M	\$450,749	1 Parcel(s)
AWAD ESTEPHAN & OLGA B	\$450,200	2 Parcel(s)
SPARKS DAVID A & KATHLEEN TRUS	\$442,641	1 Parcel(s)
ZIELDORF FRANCES J TRUST	\$439,400	1 Parcel(s)

Cassopolis Schools Top 20 Owners by Taxable Value

ENBRIDGE ENERGY LP	\$30,056,323	6 Parcel(s)
LAKEHEAD PIPELINE CO	\$20,600,100	2 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$19,105,733	16 Parcel(s)
AEP IN MI TRANSMISSION CO	\$17,795,500	8 Parcel(s)
VECTOR PIPELINE LP	\$6,733,600	5 Parcel(s)
SEMCO ENERGY GAS CO	\$3,062,400	5 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$2,734,106	5 Parcel(s)
LOWE DARLENE B TRUST	\$2,708,541	6 Parcel(s)
SPARKS FARM LLC	\$1,989,502	40 Parcel(s)
I & M POWER CO	\$1,967,000	2 Parcel(s)
K & M MACHINE FABRICATING INC	\$1,870,961	2 Parcel(s)
WOLVERINE POWER COOPERATIVE	\$1,800,400	1 Parcel(s)
INDIANA MICHIGAN POWER	\$1,635,100	7 Parcel(s)
REED FAMILY PROPERTIES-PENN	\$1,494,757	20 Parcel(s)
STOLER CHRISTOPHER K & SUSAN A	\$1,465,466	4 Parcel(s)
RYDASA INDIANA LLC	\$1,193,959	3 Parcel(s)
CERES FARMS LLC	\$1,171,607	17 Parcel(s)
TUESLEY MALCOLM J & KATHLEEN	\$1,136,391	2 Parcel(s)
FINLEY FARMS LLC	\$1,087,315	19 Parcel(s)
SARGENT TIMOTHY A & SHARON M	\$1,086,196	2 Parcel(s)

Top 20 Taxpayers by School District (Taxable Value)

Constantine Schools Top 20 Owners by Taxable Value

WHITE LAND LLC	\$3,458,510	51 Parcel(s)
T A DAVIS PROPERTIES LLC	\$2,751,795	21 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$2,370,118	4 Parcel(s)
WESTON RONALD L & BARBARA J	\$1,227,051	12 Parcel(s)
AEP IN MI TRANSMISSION CO	\$1,051,100	1 Parcel(s)
STAMP PROPERTIES LLC	\$946,801	11 Parcel(s)
STAMP ROGER H & LOIS A TRUST	\$938,616	13 Parcel(s)
BEHRENS DAVID A & KAREN M	\$863,594	2 Parcel(s)
INDIANA MICHIGAN POWER	\$802,004	2 Parcel(s)
WENGER JONATHAN W & MEGHAN C	\$766,804	3 Parcel(s)
HENDRICKS JOSH & STEPHANIE	\$652,230	2 Parcel(s)
STAMP ROGER H & LOIS A LIFE ES	\$643,013	10 Parcel(s)
MANNING GARY L & CAROL E TRUST	\$591,564	7 Parcel(s)
MANNING GARY L & CAROL TRUST	\$554,160	9 Parcel(s)
JONES VICTOR F & LESLIE	\$533,992	1 Parcel(s)
NASH PATRICK M REV TRUST ET AL	\$529,000	2 Parcel(s)
SCHROER MICHAEL E	\$525,622	1 Parcel(s)
DOWNING JEFFREY & MARY	\$507,252	2 Parcel(s)
WOZNY ROBERT E	\$498,675	1 Parcel(s)
GOLDEN HORN FARM LLC	\$498,055	6 Parcel(s)

Decatur Schools Top 20 Owners by Taxable Value

HIGH DAVID S TRUST ET AL	\$502,357	3 Parcel(s)
AEP IN MI TRANSMISSION CO	\$483,300	1 Parcel(s)
BERRYBROOK INVESTMENTS LLC	\$473,597	4 Parcel(s)
POLLOCK E JANICE TRUST	\$347,412	2 Parcel(s)
MILLER D BRADLEY & STOVER KRIS	\$312,312	2 Parcel(s)
VAN TUYLE JOSEPH R	\$262,223	2 Parcel(s)
ST JOE FARMS LLC	\$259,100	1 Parcel(s)
REED FAMILY PROPERTIES-VOLINIA	\$249,206	2 Parcel(s)
STANEK VIRGINIA R TRUST	\$241,353	5 Parcel(s)
BERRYBROOK FARMS INC	\$212,280	4 Parcel(s)
ROBINSON NATHAN & LOUANN LIFE ESTAT	\$195,976	1 Parcel(s)
KLUCINA CRAIG A TRUST	\$195,900	1 Parcel(s)
DONALD H BISHOP FUND	\$169,026	2 Parcel(s)
STIENBAUER HERBERT	\$167,763	1 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$166,700	1 Parcel(s)
AUGST NANCY L TRUST	\$158,577	2 Parcel(s)
SIERAK ELZBIETA & GRZEGORZ	\$142,700	2 Parcel(s)
VANMANEN BRADLEY	\$142,400	4 Parcel(s)
OASLEY DORTHA TRUST	\$139,389	1 Parcel(s)
TRI STAR LAND & CATTLE LLC	\$139,318	1 Parcel(s)

Top 20 Taxpayers by School District (Taxable Value)

Dowagiac Schools Top 20 Owners by Taxable Value

AEP IN MI TRANSMISSION CO	\$7,432,100	2 Parcel(s)
HASSLE FARMS LLC	\$3,366,308	66 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$2,757,820	5 Parcel(s)
AMERICAN ELECTRIC POWER	\$2,659,000	2 Parcel(s)
POLK PROPERTIES LLC	\$2,276,144	4 Parcel(s)
SCHWARTZ JULIA J TRUST	\$2,189,076	1 Parcel(s)
R & D REAL ESTATE LLC	\$2,181,120	23 Parcel(s)
INDIANA MICHIGAN POWER	\$2,086,000	1 Parcel(s)
ORION PROPERTIES TEN LLC	\$1,950,480	2 Parcel(s)
ANCHOR DOWAGIAC GROCERY LLC	\$1,642,600	1 Parcel(s)
BERRYBROOK INVESTMENTS LLC	\$1,426,335	20 Parcel(s)
POKAGON PROPERTIES LLC	\$1,343,997	10 Parcel(s)
CERES FARMS LLC	\$1,321,620	17 Parcel(s)
KAMINSKI DUANE & NANCY	\$1,251,542	3 Parcel(s)
SEMCO ENERGY GAS CO	\$1,210,135	7 Parcel(s)
MUMAUGH INDIAN LAKES LLC	\$1,208,829	3 Parcel(s)
MAGICIANLAKELOT 9 LLC	\$1,199,957	5 Parcel(s)
INDIANA MICHIGAN POWER COMPANY	\$1,107,800	1 Parcel(s)
AMERIWOOD INDUSTRIES	\$1,103,963	2 Parcel(s)
MICHIGAN DIE CASTING LLC	\$1,090,800	2 Parcel(s)

Eau Claire Schools Top 20 Owners by Taxable Value

OLTHOP KAREN R TRUST	\$493,635	1 Parcel(s)
OLTHOF FREDERICK V & JENNIFER P	\$423,750	2 Parcel(s)
ADAIR NANCY A TRUST	\$402,269	1 Parcel(s)
CASSIN CHRISTOPHER J &	\$371,334	1 Parcel(s)
SCOTT KENNETH C	\$366,642	2 Parcel(s)
BMZE PROPERTIES LLC	\$355,200	9 Parcel(s)
OLTHOFF SCOT & BONNIE K	\$348,313	1 Parcel(s)
GUTH GLENN J TRUST	\$330,062	3 Parcel(s)
LYNCH JERRY P TRUST	\$301,497	1 Parcel(s)
HOLIDAY LODGE LLC	\$292,962	2 Parcel(s)
KRUGER SANDRA L & WALTER K JE ET AL	\$269,143	3 Parcel(s)
INDIAN LAKE ASSOCIATES LLC	\$253,851	2 Parcel(s)
CONTALDI RICHARD MICHAEL & LISA V	\$253,400	1 Parcel(s)
HAGUE JAMIE K TRUST	\$239,006	3 Parcel(s)
ZIC RICHARD & MAURA TRUST	\$234,500	1 Parcel(s)
MANKOWSKI MELINDA M TRUST	\$226,919	1 Parcel(s)
TIMM BOYD M & LINDA C TRUSTEES	\$226,448	1 Parcel(s)
JACKSON JERRY W & NORMA L	\$223,146	1 Parcel(s)
POWELL WILLIAM & NORMA A TRUST	\$214,089	1 Parcel(s)
KLEVA MARTY L & ANN E TRUST	\$211,471	1 Parcel(s)

Top 20 Taxpayers by School District (Taxable Value)

Edwardsburg Schools Top 20 Owners by Taxable Value

ENBRIDGE ENERGY LP	\$21,573,500	2 Parcel(s)
INDIANA MICHIGAN POWER	\$4,836,554	10 Parcel(s)
NORTH AMERICAN ASSOCIATES INC	\$4,181,653	13 Parcel(s)
AEP IN MI TRANSMISSION CO	\$3,956,300	1 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$2,202,818	5 Parcel(s)
EDWARDSBURG HOUSING LLC	\$1,829,512	11 Parcel(s)
SEMCO ENERGY GAS CO	\$1,761,300	4 Parcel(s)
DUO-FORM REAL ESTATE CORP	\$1,732,333	3 Parcel(s)
AMERICAN ELECTRIC POWER	\$1,547,600	2 Parcel(s)
FINLEY FARMS LLC	\$1,401,947	20 Parcel(s)
KIRKDORFER REAL ESTATE LLC	\$1,363,245	13 Parcel(s)
MORRIS MICHAEL J	\$1,353,888	2 Parcel(s)
MILLIKEN JAMES D & LORENNA H	\$1,215,495	33 Parcel(s)
HYG FINANCIAL SERVICES INC	\$978,000	1 Parcel(s)
REED SALLY J & PAUL E TRUST	\$970,575	2 Parcel(s)
SMITH RICKY R TRUST	\$957,119	3 Parcel(s)
OF-CO INC	\$955,180	6 Parcel(s)
KHAN NANCY LEE 2016 REV TRUST	\$945,116	3 Parcel(s)
SINGLA ANAND	\$895,800	1 Parcel(s)
SCHULTZ STOCKTON M & COURTNEY	\$893,400	2 Parcel(s)

Marcellus Schools Top 20 Owners by Taxable Value

ENBRIDGE ENERGY LP	\$21,623,525	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$12,122,252	3 Parcel(s)
VECTOR PIPELINE LP	\$2,457,400	1 Parcel(s)
I & M ELECTRIC CO	\$2,339,686	1 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$1,830,737	3 Parcel(s)
TROXELL RONALD L TRUST	\$1,368,531	2 Parcel(s)
HIGH DAVID S & STACEY R TRUST	\$1,235,051	13 Parcel(s)
R & D REAL ESTATE LLC	\$1,029,881	5 Parcel(s)
MC KENZIE, SCOTT D & ANDREA M	\$973,762	4 Parcel(s)
MC KENZIE-REED FARMS LLC	\$897,321	7 Parcel(s)
CROPSEY GEORGE C & MANDY L	\$894,387	12 Parcel(s)
REYNOLDS JAMES J & JANICE M TRUST	\$843,418	17 Parcel(s)
SWISS VALLEY INC	\$707,905	4 Parcel(s)
MIDWEST ENERGY & COMMUNICATIONS	\$707,683	2 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$684,641	2 Parcel(s)
MC KENZIE, DEAN A & NANCY E	\$667,119	16 Parcel(s)
MC KENZIE BRIAN K	\$662,197	11 Parcel(s)
PINELLI MICHAEL	\$646,100	3 Parcel(s)
INDIANA MICHIGAN POWER COMPANY	\$645,166	2 Parcel(s)
MCKENZIE DEAN A & NANCY E	\$625,832	8 Parcel(s)

Top 20 Taxpayers by School District (Taxable Value)

Niles Schools Top 20 Owners by Taxable Value

AEP IN MI TRANSMISSION CO	\$26,045,000	3 Parcel(s)
INDECK-NILES LLC	\$10,584,900	3 Parcel(s)
INDIANA MICHIGAN POWER	\$6,993,106	4 Parcel(s)
KIEWIT POWER CONSTRUCTORS CO	\$3,216,300	1 Parcel(s)
DELTA MACHINING INC	\$1,833,530	2 Parcel(s)
VECTOR PIPELINE LP	\$1,433,300	1 Parcel(s)
ENBRIDGE ENERGY LP	\$1,146,700	1 Parcel(s)
SEMCO ENERGY GAS CO	\$979,500	2 Parcel(s)
PROSPECT POINT INC	\$903,713	11 Parcel(s)
SLAPHOOK LLC	\$800,179	4 Parcel(s)
AMERICAN ELECTRIC POWER	\$676,000	1 Parcel(s)
CERES FARMS LLC	\$671,677	23 Parcel(s)
ROHAN MILLER DEVELOPMENT LLC	\$637,000	1 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$631,600	1 Parcel(s)
STORE CAPITAL ACQUISITIONS LLC	\$607,048	2 Parcel(s)
WATSON THOMAS D TRUST	\$517,020	5 Parcel(s)
MOOSE LAKE AGGREGATES LLC	\$484,137	8 Parcel(s)
JACOBSON MICHAEL & SCHER JENNIFER	\$454,400	1 Parcel(s)
WARDA FARM LLC	\$422,420	7 Parcel(s)
COLES INVESTMENT COMPANY LLC	\$390,173	6 Parcel(s)

Three Rivers Schools Top 20 Owners by Taxable Value

AEP IN MI TRANSMISSION CO	\$2,477,900	1 Parcel(s)
I & M POWER CO	\$415,700	1 Parcel(s)
BAIN, AMY & DAVE	\$366,400	1 Parcel(s)
ROCKWELL TERRY L C TRUST	\$289,042	4 Parcel(s)
WALTERS-DIMMICK PETROLEUM INC	\$277,700	2 Parcel(s)
HEINOLD HOG MARKETS LLC	\$276,294	1 Parcel(s)
PANKEY ROGER L & JANICE D	\$208,132	3 Parcel(s)
ROCKY'S HIDEAWAY LLC	\$184,595	2 Parcel(s)
NORTON WILLIS L & KATHLEEN L	\$175,814	8 Parcel(s)
DEWULF SARA	\$171,165	2 Parcel(s)
GABOR ENTERPRISES LLC	\$160,817	2 Parcel(s)
PATRICK JOSEPH G & HOLLY J	\$159,800	1 Parcel(s)
KASSEL JON D & RENA D	\$156,837	1 Parcel(s)
FILE TODD E TRUST	\$154,023	3 Parcel(s)
WALLACE DALE D	\$152,677	1 Parcel(s)
MIDWEST ENERGY & COMMUNICATIONS	\$150,170	2 Parcel(s)
GRIFFITHS KEITH W & SUZANNE L	\$148,629	2 Parcel(s)
BUCK LEROY G & NANCY J	\$147,800	1 Parcel(s)
THOME JUSTIN M	\$147,600	1 Parcel(s)
WILSON JAMES & DIXIE LIFE ESTATE	\$146,729	1 Parcel(s)

Top 20 Taxpayers by School District (Taxable Value)

White Pigeon Schools Top 20 Owners by Taxable Value

TOTZKE NICKLAS D TRUST	\$1,022,400	12 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$781,500	2 Parcel(s)
SEMCO ENERGY GAS CO	\$728,600	1 Parcel(s)
MC ART KEVIN & HEIDI	\$656,666	1 Parcel(s)
KING GARY L & MARLA K	\$647,105	11 Parcel(s)
SMITH DAVID V JR & NANCY B	\$619,802	1 Parcel(s)
SCHOEFFLER MICHAEL & VICKOE	\$610,791	1 Parcel(s)
VIDIC THOMAS & JOAN	\$520,982	1 Parcel(s)
PROKUP STEVEN J TRUST	\$488,100	1 Parcel(s)
LEHMAN RANDY L & ASHLEY N TRUS	\$464,304	1 Parcel(s)
L STYLE PROPERTIES LLC	\$436,083	1 Parcel(s)
EPPERS MARCIA K TRUST ET AL	\$436,038	1 Parcel(s)
KUITSE ROELF S	\$435,479	2 Parcel(s)
HANSELL ROBIN L TRUST	\$428,623	4 Parcel(s)
MACRI GREG & LAURIE L	\$428,078	2 Parcel(s)
DOYLE GREGORY J & LYNDA H	\$424,672	1 Parcel(s)
JENKINS STEPHEN W & TERESA M	\$416,196	3 Parcel(s)
MEADOW-LARK FARMS INC	\$405,521	3 Parcel(s)
LANGDON MICHAEL S & JANET E	\$395,300	1 Parcel(s)
KUHNS ROBERT P & JENNIFER L	\$393,362	1 Parcel(s)

Cass County

Real Property Tentative Taxable Valuations as of April 15, 2021

Township or City name	Agricultural	Commercial	Industrial	Residential	Timber-Cutover	Developmental	Total Real
010 CALVIN TOWNSHIP	\$12,091,934	\$286,356	\$258,950	\$73,447,526	\$0	\$0	\$86,084,766
020 HOWARD TOWNSHIP	\$11,416,664	\$5,259,644	\$2,945,268	\$171,350,940	\$0	\$0	\$190,972,516
030 JEFFERSON TOWNSHIP	\$15,372,268	\$1,061,028	\$291,576	\$89,096,521	\$0	\$0	\$105,821,393
040 LAGRANGE TOWNSHIP	\$14,190,106	\$8,766,034	\$3,334,552	\$75,929,259	\$0	\$0	\$102,219,951
050 MARCELLUS TOWNSHIP	\$17,879,530	\$3,871,744	\$1,711,271	\$55,682,097	\$0	\$0	\$79,144,642
060 MASON TOWNSHIP	\$12,003,010	\$2,379,758	\$1,371,912	\$73,888,385	\$0	\$0	\$89,643,065
070 MILTON TWP	\$9,453,601	\$1,645,288	\$2,327,933	\$142,729,777	\$0	\$0	\$156,156,599
080 NEWBERG TOWNSHIP	\$11,296,674	\$4,244,097	\$329,647	\$45,086,281	\$0	\$0	\$60,956,699
090 ONTWA TWP	\$9,711,516	\$12,468,956	\$11,193,090	\$229,846,208	\$0	\$0	\$263,219,770
100 PENN TWP	\$18,738,003	\$16,625,657	\$1,357,034	\$170,486,205	\$0	\$0	\$207,206,899
110 POKAGON TOWNSHIP	\$18,084,974	\$4,427,716	\$1,428,567	\$49,557,083	\$0	\$0	\$73,498,340
120 PORTER TWP	\$30,057,290	\$3,568,468	\$336,566	\$229,970,139	\$0	\$0	\$263,932,463
130 SILVER CREEK TOWNSHIP	\$16,969,339	\$4,503,700	\$454,365	\$232,767,912	\$0	\$0	\$254,695,316
140 VOLINIA TOWNSHIP	\$18,446,164	\$401,120	\$8,886	\$31,561,663	\$0	\$0	\$50,417,833
150 WAYNE TOWNSHIP	\$14,153,644	\$843,681	\$1,205,239	\$63,908,898	\$0	\$0	\$80,111,462
160 CITY OF DOWAGIAC	\$23,612	\$21,727,103	\$5,670,372	\$54,301,831	\$0	\$0	\$81,722,918
170 NILES CITY	\$0	\$0	\$11,087,972	\$0	\$0	\$0	\$11,087,972
041 CASSOPOLIS VILLAGE	\$314,088	\$21,489,493	\$3,095,797	\$15,857,073	\$0	\$0	\$40,756,451
051 MARCELLUS VILLAGE	\$0	\$1,814,955	\$194,869	\$11,980,133	\$0	\$0	\$13,989,957
091 EDWARDSBURG VILLAGE	\$17,581	\$7,275,902	\$324	\$14,596,652	\$0	\$0	\$21,890,459
101 VILLAGE OF VANDALIA	\$213,349	\$445,089	\$0	\$2,564,735	\$0	\$0	\$3,223,173
Totals for County	\$229,888,329	\$92,080,350	\$45,313,200	\$1,789,610,725	\$0	\$0	\$2,156,892,604

Cass County

Personal Property Tentative Taxable Valuations as of April 15, 2021 (continued)

Township or City name	Ag. Personal	Com. Personal	Ind. Personal	Res. Personal	Util. Personal	Total Personal
010 CALVIN TOWNSHIP	\$0	\$0	\$12,500	\$0	\$12,858,400	\$12,870,900
020 HOWARD TOWNSHIP	\$0	\$1,586,000	\$1,390,400	\$0	\$48,670,600	\$51,647,000
030 JEFFERSON TOWNSHIP	\$0	\$596,500	\$0	\$0	\$29,965,709	\$30,562,209
040 LAGRANGE TOWNSHIP	\$0	\$1,163,200	\$836,100	\$0	\$8,926,400	\$10,925,700
050 MARCELLUS TOWNSHIP	\$0	\$481,021	\$83,605	\$0	\$16,457,350	\$17,021,976
060 MASON TOWNSHIP	\$0	\$211,800	\$258,700	\$0	\$2,129,400	\$2,599,900
070 MILTON TWP	\$0	\$442,000	\$190,900	\$0	\$32,749,700	\$33,382,600
080 NEWBERG TOWNSHIP	\$0	\$531,300	\$178,100	\$0	\$32,780,100	\$33,489,500
090 ONTWA TWP	\$0	\$3,117,900	\$739,000	\$0	\$6,216,100	\$10,073,000
100 PENN TWP	\$0	\$983,500	\$1,079,000	\$0	\$38,712,200	\$40,774,700
110 POKAGON TOWNSHIP	\$0	\$247,300	\$101,200	\$0	\$3,381,000	\$3,729,500
120 PORTER TWP	\$0	\$450,900	\$285,400	\$0	\$5,380,400	\$6,116,700
130 SILVER CREEK TOWNSHIP	\$0	\$609,400	\$36,800	\$0	\$3,655,000	\$4,301,200
140 VOLINIA TOWNSHIP	\$0	\$43,100	\$0	\$0	\$1,437,400	\$1,480,500
150 WAYNE TOWNSHIP	\$0	\$16,300	\$0	\$0	\$11,816,500	\$11,832,800
160 CITY OF DOWAGIAC	\$0	\$2,332,500	\$835,100	\$0	\$2,038,700	\$5,206,300
170 NILES CITY	\$0	\$0	\$3,258,300	\$0	\$0	\$3,258,300
041 CASSOPOLIS VILLAGE	\$0	\$797,700	\$1,238,100	\$0	\$7,420,300	\$9,456,100
051 MARCELLUS VILLAGE	\$0	\$164,952	\$51,530	\$0	\$751,005	\$967,487
091 EDWARDSBURG VILLAGE	\$0	\$745,300	\$0	\$0	\$1,430,300	\$2,175,600
101 VILLAGE OF VANDALIA	\$0	\$163,100	\$0	\$0	\$6,762,800	\$6,925,900
Totals for County	\$0	\$12,812,721	\$9,285,105	\$0	\$257,174,959	\$279,272,785

Cass County

Real & Personal Property Tentative Taxable Valuations as of April 15, 2021 (continued)

Township or City name	Real & Pers. Taxable Values	PRE/Qual Forest & Ag Taxable Values	Commercial Pers. Prop. Taxable Values	Industrial Pers. Prop. Taxable Values	Non-PRE, Ag/FR PP excl C&I PP Taxable Values
010 CALVIN TOWNSHIP	\$98,955,666	\$58,521,645	\$0	\$12,500	\$40,421,521
020 HOWARD TOWNSHIP	\$242,619,516	\$155,190,447	\$1,586,000	\$1,390,400	\$84,452,669
030 JEFFERSON TOWNSHIP	\$136,383,602	\$87,904,865	\$596,500	\$0	\$47,882,237
040 LAGRANGE TOWNSHIP	\$113,145,651	\$59,571,532	\$1,163,200	\$836,100	\$51,574,819
050 MARCELLUS TOWNSHIP	\$96,166,618	\$53,192,346	\$481,021	\$83,605	\$42,409,646
060 MASON TOWNSHIP	\$92,242,965	\$74,382,348	\$211,800	\$258,700	\$17,390,117
070 MILTON TWP	\$189,539,199	\$138,560,919	\$442,000	\$190,900	\$50,345,380
080 NEWBERG TOWNSHIP	\$94,446,199	\$41,399,006	\$531,300	\$178,100	\$52,337,793
090 ONTWA TWP	\$273,292,770	\$197,894,794	\$3,117,900	\$739,000	\$71,541,076
100 PENN TWP	\$247,981,599	\$86,706,284	\$983,500	\$1,079,000	\$159,212,815
110 POKAGON TOWNSHIP	\$77,227,840	\$59,463,376	\$247,300	\$101,200	\$17,415,964
120 PORTER TWP	\$270,049,163	\$177,643,066	\$450,900	\$285,400	\$91,669,797
130 SILVER CREEK TOWNSHIP	\$258,996,516	\$105,860,840	\$609,400	\$36,800	\$152,489,476
140 VOLINIA TOWNSHIP	\$51,898,333	\$37,221,570	\$43,100	\$0	\$14,633,663
150 WAYNE TOWNSHIP	\$91,944,262	\$59,576,316	\$16,300	\$0	\$32,351,646
160 CITY OF DOWAGIAC	\$86,929,218	\$41,338,287	\$2,332,500	\$835,100	\$42,423,331
170 NILES CITY	\$14,346,272	\$175,000	\$0	\$3,258,300	\$10,912,972
Totals for County	\$2,436,165,389	\$1,434,602,641	\$12,812,721	\$9,285,105	\$979,464,922

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	\$27,256,600	\$326,300	\$408,100	\$115,284,800	\$0	\$143,275,800	\$12,870,900	\$156,146,700
14030	Edwardsburg	\$0	\$0	\$0	\$172,200	\$0	\$172,200	\$0	\$172,200
Total Calvin Township		\$27,256,600	\$326,300	\$408,100	\$115,457,000	\$0	\$143,448,000	\$12,870,900	\$156,318,900
020 Howard Township									
11300	Niles	\$21,409,000	\$5,931,400	\$3,349,200	\$193,909,412	\$0	\$224,599,012	\$40,583,600	\$265,182,612
14010	Cassopolis	\$3,388,000	\$0	\$0	\$6,227,400	\$0	\$9,615,400	\$581,700	\$10,197,100
14030	Edwardsburg	\$3,294,300	\$79,300	\$0	\$27,357,700	\$0	\$30,711,300	\$10,481,700	\$41,213,000
Total Howard Township		\$28,091,300	\$6,010,700	\$3,349,200	\$227,494,512	\$0	\$264,945,712	\$51,647,000	\$316,592,712
030 Jefferson Township									
14010	Cassopolis	\$29,005,600	\$1,107,800	\$506,600	\$64,884,800	\$0	\$95,504,800	\$29,053,600	\$124,558,400
14030	Edwardsburg	\$12,710,100	\$366,400	\$0	\$60,710,100	\$0	\$73,786,600	\$1,571,100	\$75,357,700
Total Jefferson Township		\$41,715,700	\$1,474,200	\$506,600	\$125,594,900	\$0	\$169,291,400	\$30,624,700	\$199,916,100
040 LaGrange Township									
14010	Cassopolis	\$19,850,000	\$8,527,000	\$4,585,500	\$72,830,300	\$0	\$105,792,800	\$9,823,600	\$115,616,400
14020	Dowagiac	\$15,726,300	\$1,529,700	\$49,200	\$26,054,300	\$0	\$43,359,500	\$1,102,100	\$44,461,600
Total LaGrange Township		\$35,576,300	\$10,056,700	\$4,634,700	\$98,884,600	\$0	\$149,152,300	\$10,925,700	\$160,078,000
050 Marcellus Township									
14050	Marcellus	\$38,853,800	\$4,537,900	\$1,838,100	\$73,764,000	\$0	\$118,993,800	\$17,021,976	\$136,015,776
Total Marcellus Township		\$38,853,800	\$4,537,900	\$1,838,100	\$73,764,000	\$0	\$118,993,800	\$17,021,976	\$136,015,776
060 Mason Township									
14030	Edwardsburg	\$13,285,300	\$2,754,200	\$1,268,200	\$73,582,800	\$0	\$90,890,500	\$1,636,300	\$92,526,800
75050	Constantine	\$11,385,500	\$112,100	\$150,500	\$17,028,400	\$0	\$28,676,500	\$919,300	\$29,595,800
75070	White Pigeon	\$766,000	\$95,200	\$0	\$531,400	\$0	\$1,392,600	\$44,300	\$1,436,900
Total Mason Township		\$25,436,800	\$2,961,500	\$1,418,700	\$91,142,600	\$0	\$120,959,600	\$2,599,900	\$123,559,500
070 Milton Township									
11210	Brandywine	\$5,273,200	\$875,900	\$394,100	\$100,625,000	\$0	\$107,168,200	\$15,041,800	\$122,210,000
14030	Edwardsburg	\$15,546,600	\$1,488,200	\$2,858,800	\$64,715,800	\$0	\$84,609,400	\$18,340,800	\$102,950,200
Total Milton Township		\$20,819,800	\$2,364,100	\$3,252,900	\$165,340,800	\$0	\$191,777,600	\$33,382,600	\$225,160,200
080 Newberg Township									
14010	Cassopolis	\$1,797,500	\$605,100	\$0	\$8,170,400	\$0	\$10,573,000	\$2,503,800	\$13,076,800
14050	Marcellus	\$18,492,500	\$1,399,300	\$188,900	\$22,755,900	\$0	\$42,836,600	\$26,175,100	\$69,011,700
75050	Constantine	\$2,148,300	\$209,200	\$238,800	\$3,759,900	\$0	\$6,356,200	\$1,272,000	\$7,628,200
75080	Three Rivers	\$2,863,700	\$2,559,700	\$8,500	\$27,512,800	\$0	\$32,944,700	\$3,538,600	\$36,483,300
Total Newberg Township		\$25,302,000	\$4,773,300	\$436,200	\$62,199,000	\$0	\$92,710,500	\$33,489,500	\$126,200,000
090 Ontwa Township									
14030	Edwardsburg	\$20,698,200	\$14,068,300	\$13,042,700	\$308,522,800	\$0	\$356,332,000	\$10,073,000	\$366,405,000
Total Ontwa Township		\$20,698,200	\$14,068,300	\$13,042,700	\$308,522,800	\$0	\$356,332,000	\$10,073,000	\$366,405,000
100 Penn Township									
14010	Cassopolis	\$40,360,800	\$16,829,300	\$2,482,700	\$224,417,800	\$0	\$284,090,600	\$40,639,600	\$324,730,200
14050	Marcellus	\$3,278,900	\$0	\$0	\$4,011,300	\$0	\$7,290,200	\$135,100	\$7,425,300
Total Penn Township		\$43,639,700	\$16,829,300	\$2,482,700	\$228,429,100	\$0	\$291,380,800	\$40,774,700	\$332,155,500

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

Local Unit	School	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
110 Pokagon Township									
11300	Niles	\$8,406,200	\$484,400	\$69,700	\$16,958,800	\$0	\$25,919,100	\$920,400	\$26,839,500
14010	Cassopolis	\$10,667,500	\$1,492,300	\$0	\$6,916,400	\$0	\$19,076,200	\$452,000	\$19,528,200
14020	Dowagiac	\$21,789,200	\$3,731,300	\$1,837,200	\$41,949,000	\$0	\$69,306,700	\$2,357,100	\$71,663,800
Total Pokagon Township		\$40,862,900	\$5,708,000	\$1,906,900	\$65,824,200	\$0	\$114,302,000	\$3,729,500	\$118,031,500
120 Porter Township									
14010	Cassopolis	\$1,440,000	\$158,900	\$0	\$13,657,500	\$0	\$15,256,400	\$72,100	\$15,328,500
75050	Constantine	\$54,964,600	\$513,300	\$70,500	\$170,021,800	\$0	\$225,570,200	\$3,088,800	\$228,659,000
75070	White Pigeon	\$11,148,000	\$3,485,300	\$340,900	\$125,811,600	\$0	\$140,785,800	\$2,877,500	\$143,663,300
75080	Three Rivers	\$874,600	\$218,500	\$0	\$4,334,700	\$0	\$5,427,800	\$78,300	\$5,506,100
Total Porter Township		\$68,427,200	\$4,376,000	\$411,400	\$313,825,600	\$0	\$387,040,200	\$6,116,700	\$393,156,900
130 Silver Creek Township									
11250	Eau Claire	\$0	\$466,200	\$0	\$14,138,700	\$0	\$14,604,900	\$73,700	\$14,678,600
11300	Niles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14020	Dowagiac	\$38,338,800	\$5,605,600	\$542,500	\$287,884,200	\$0	\$332,371,100	\$4,227,500	\$336,598,600
Total Silver Creek Township		\$38,338,800	\$6,071,800	\$542,500	\$302,022,900	\$0	\$346,976,000	\$4,301,200	\$351,277,200
140 Volinia Township									
14020	Dowagiac	\$1,230,000	\$0	\$0	\$299,600	\$0	\$1,529,600	\$40,000	\$1,569,600
14050	Marcellus	\$36,943,700	\$450,800	\$20,600	\$41,574,200	\$0	\$78,989,300	\$1,331,500	\$80,320,800
80050	Decatur	\$7,872,300	\$0	\$0	\$4,607,700	\$0	\$12,480,000	\$109,000	\$12,589,000
Total Volinia Township		\$46,046,000	\$450,800	\$20,600	\$46,481,500	\$0	\$92,998,900	\$1,480,500	\$94,479,400
150 Wayne Township									
14010	Cassopolis	\$648,000	\$0	\$0	\$303,500	\$0	\$951,500	\$19,100	\$970,600
14020	Dowagiac	\$26,260,500	\$1,025,200	\$1,284,100	\$72,610,800	\$0	\$101,180,600	\$11,013,500	\$112,194,100
14050	Marcellus	\$0	\$0	\$0	\$32,300	\$0	\$32,300	\$0	\$32,300
80050	Decatur	\$8,141,500	\$67,700	\$0	\$7,449,700	\$0	\$15,658,900	\$800,200	\$16,459,100
Total Wayne Township		\$35,050,000	\$1,092,900	\$1,284,100	\$80,396,300	\$0	\$117,823,300	\$11,832,800	\$129,656,100
160 Dowagiac City									
14020	Dowagiac	\$61,100	\$24,166,600	\$5,891,800	\$70,431,600	\$0	\$100,551,100	\$5,206,300	\$105,757,400
Total Dowagiac City		\$61,100	\$24,166,600	\$5,891,800	\$70,431,600	\$0	\$100,551,100	\$5,206,300	\$105,757,400
170 Niles City									
11300	Niles	\$0	\$0	\$11,106,900	\$0	\$0	\$11,106,900	\$3,258,300	\$14,365,200
Total Niles City		\$0	\$0	\$11,106,900	\$0	\$0	\$11,106,900	\$3,258,300	\$14,365,200

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
11210 Brandywine Schools									
070	Milton Township	\$5,273,200	\$875,900	\$394,100	\$100,625,000	\$0	\$107,168,200	\$15,041,800	\$122,210,000
Total Brandywine Schools		\$5,273,200	\$875,900	\$394,100	\$100,625,000	\$0	\$107,168,200	\$15,041,800	\$122,210,000
11250 Eau Claire Schools									
130	Silver Creek Township	\$0	\$466,200	\$0	\$14,138,700	\$0	\$14,604,900	\$73,700	\$14,678,600
Total Eau Claire Schools		\$0	\$466,200	\$0	\$14,138,700	\$0	\$14,604,900	\$73,700	\$14,678,600
11300 Niles Schools									
020	Howard Township	\$21,409,000	\$5,931,400	\$3,349,200	\$193,909,412	\$0	\$224,599,012	\$40,583,600	\$265,182,612
110	Pokagon Township	\$8,406,200	\$484,400	\$69,700	\$16,958,800	\$0	\$25,919,100	\$920,400	\$26,839,500
130	Silver Creek Township	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
170	Niles City	\$0	\$0	\$11,106,900	\$0	\$0	\$11,106,900	\$3,258,300	\$14,365,200
Total Niles Schools		\$29,815,200	\$6,415,800	\$14,525,800	\$210,868,212	\$0	\$261,625,012	\$44,762,300	\$306,387,312
14010 Cassopolis Schools									
010	Calvin Township	\$27,256,600	\$326,300	\$408,100	\$115,284,800	\$0	\$143,275,800	\$12,870,900	\$156,146,700
020	Howard Township	\$3,388,000	\$0	\$0	\$6,227,400	\$0	\$9,615,400	\$581,700	\$10,197,100
030	Jefferson Township	\$29,005,600	\$1,107,800	\$506,600	\$64,884,800	\$0	\$95,504,800	\$29,053,600	\$124,558,400
040	LaGrange Township	\$19,850,000	\$8,527,000	\$4,585,500	\$72,830,300	\$0	\$105,792,800	\$9,823,600	\$115,616,400
080	Newberg Township	\$1,797,500	\$605,100	\$0	\$8,170,400	\$0	\$10,573,000	\$2,503,800	\$13,076,800
100	Penn Township	\$40,360,800	\$16,829,300	\$2,482,700	\$224,417,800	\$0	\$284,090,600	\$40,639,600	\$324,730,200
110	Pokagon Township	\$10,667,500	\$1,492,300	\$0	\$6,916,400	\$0	\$19,076,200	\$452,000	\$19,528,200
120	Porter Township	\$1,440,000	\$158,900	\$0	\$13,657,500	\$0	\$15,256,400	\$72,100	\$15,328,500
150	Wayne Township	\$648,000	\$0	\$0	\$303,500	\$0	\$951,500	\$19,100	\$970,600
Total Cassopolis Schools		\$134,414,000	\$29,046,700	\$7,982,900	\$512,692,900	\$0	\$684,136,500	\$96,016,400	\$780,152,900
14020 Dowagiac Schools									
040	LaGrange Township	\$15,726,300	\$1,529,700	\$49,200	\$26,054,300	\$0	\$43,359,500	\$1,102,100	\$44,461,600
110	Pokagon Township	\$21,789,200	\$3,731,300	\$1,837,200	\$41,949,000	\$0	\$69,306,700	\$2,357,100	\$71,663,800
130	Silver Creek Township	\$38,338,800	\$5,605,600	\$542,500	\$287,884,200	\$0	\$332,371,100	\$4,227,500	\$336,598,600
140	Vollinia Township	\$1,230,000	\$0	\$0	\$299,600	\$0	\$1,529,600	\$40,000	\$1,569,600
150	Wayne Township	\$26,260,500	\$1,025,200	\$1,284,100	\$72,610,800	\$0	\$101,180,600	\$11,013,500	\$112,194,100
160	Dowagiac City	\$61,100	\$24,166,600	\$5,891,800	\$70,431,600	\$0	\$100,551,100	\$5,206,300	\$105,757,400
Total Dowagiac Schools		\$103,405,900	\$36,058,400	\$9,604,800	\$499,229,500	\$0	\$648,298,600	\$23,946,500	\$672,245,100
14030 Edwardsburg Schools									
010	Calvin Township	\$0	\$0	\$0	\$172,200	\$0	\$172,200	\$0	\$172,200
020	Howard Township	\$3,294,300	\$79,300	\$0	\$27,357,700	\$0	\$30,731,300	\$10,481,700	\$41,213,000
030	Jefferson Township	\$12,710,100	\$366,400	\$0	\$60,710,100	\$0	\$73,786,600	\$1,571,100	\$75,357,700
060	Mason Township	\$13,285,300	\$2,754,200	\$1,268,200	\$73,582,800	\$0	\$90,890,500	\$1,636,300	\$92,526,800
070	Milton Township	\$15,546,600	\$1,488,200	\$2,858,800	\$64,715,800	\$0	\$84,609,400	\$16,340,800	\$102,950,200
090	Ontwa Township	\$20,698,200	\$14,068,300	\$13,042,700	\$308,522,800	\$0	\$356,332,000	\$10,073,000	\$366,405,000
Total Edwardsburg Schools		\$65,534,500	\$18,756,400	\$17,169,700	\$535,061,400	\$0	\$636,522,000	\$42,102,900	\$678,624,900

Cass County

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

School District	Local Unit	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
14050 Marcellus Schools									
050	Marcellus Township	\$38,853,800	\$4,537,900	\$1,838,100	\$73,764,000	\$0	\$118,993,800	\$17,021,976	\$136,015,776
080	Newberg Township	\$18,492,500	\$1,399,300	\$188,900	\$22,755,900	\$0	\$42,836,600	\$26,175,100	\$69,011,700
100	Penn Township	\$3,278,900	\$0	\$0	\$4,011,300	\$0	\$7,290,200	\$135,100	\$7,425,300
140	Volinia Township	\$36,943,700	\$450,800	\$20,600	\$41,574,200	\$0	\$78,989,300	\$1,331,500	\$80,320,800
150	Wayne Township	\$0	\$0	\$0	\$32,300	\$0	\$32,300	\$0	\$32,300
Total Marcellus Schools		\$97,568,900	\$6,388,000	\$2,047,600	\$142,137,700	\$0	\$248,142,200	\$44,663,676	\$292,805,876
75050 Constantine Schools									
060	Mason Township	\$11,385,500	\$112,100	\$150,500	\$17,028,400	\$0	\$28,676,500	\$919,300	\$29,595,800
080	Newberg Township	\$2,148,300	\$209,200	\$238,800	\$3,759,900	\$0	\$6,356,200	\$1,272,000	\$7,628,200
120	Porter Township	\$54,964,600	\$513,300	\$70,500	\$170,021,800	\$0	\$225,570,200	\$3,088,800	\$228,659,000
Total Constantine Schools		\$68,498,400	\$834,600	\$459,800	\$190,810,100	\$0	\$260,602,900	\$5,280,100	\$265,883,000
75070 White Pigeon Schools									
060	Mason Township	\$766,000	\$95,200	\$0	\$531,400	\$0	\$1,392,600	\$44,300	\$1,436,900
120	Porter Township	\$11,148,000	\$3,485,300	\$340,900	\$125,811,600	\$0	\$140,785,800	\$2,877,500	\$143,663,300
Total White Pigeon Schools		\$11,914,000	\$3,580,500	\$340,900	\$126,343,000	\$0	\$142,178,400	\$2,921,800	\$145,100,200
75080 Three Rivers Schools									
080	Newberg Township	\$2,863,700	\$2,559,700	\$8,500	\$27,512,800	\$0	\$32,944,700	\$3,538,600	\$36,483,300
120	Porter Township	\$874,600	\$218,500	\$0	\$4,334,700	\$0	\$5,427,800	\$78,300	\$5,506,100
Total Three Rivers Schools		\$3,738,300	\$2,778,200	\$8,500	\$31,847,500	\$0	\$38,372,500	\$3,616,900	\$41,989,400
80050 Decatur Schools									
140	Volinia Township	\$7,872,300	\$0	\$0	\$4,607,700	\$0	\$12,480,000	\$109,000	\$12,589,000
150	Wayne Township	\$8,141,500	\$67,700	\$0	\$7,449,700	\$0	\$15,658,900	\$800,200	\$16,459,100
Total Decatur Schools		\$16,013,800	\$67,700	\$0	\$12,057,400	\$0	\$28,138,900	\$909,200	\$29,048,100

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	\$12,091,934	\$286,356	\$258,950	\$73,351,066	\$0	\$85,988,306	\$12,870,900	\$98,859,206
14030	Edwardsburg	\$0	\$0	\$0	\$96,460	\$0	\$96,460	\$0	\$96,460
Total Calvin Township		\$12,091,934	\$286,356	\$258,950	\$73,447,526	\$0	\$86,084,766	\$12,870,900	\$98,955,666
020 Howard Township									
11300	Niles	\$8,667,575	\$5,193,049	\$2,945,268	\$145,673,393	\$0	\$162,479,285	\$40,583,600	\$203,062,885
14010	Cassopolis	\$1,307,080	\$0	\$0	\$4,444,013	\$0	\$5,751,093	\$581,700	\$6,332,793
14030	Edwardsburg	\$1,442,009	\$66,595	\$0	\$21,233,534	\$0	\$22,742,138	\$10,481,700	\$33,223,838
Total Howard Township		\$11,416,664	\$5,259,644	\$2,945,268	\$171,350,940	\$0	\$190,972,516	\$51,647,000	\$242,619,516
030 Jefferson Township									
14010	Cassopolis	\$10,619,519	\$825,472	\$291,576	\$47,615,916	\$0	\$59,352,483	\$29,053,600	\$88,406,083
14030	Edwardsburg	\$4,752,749	\$235,556	\$0	\$41,480,605	\$0	\$46,468,910	\$1,508,609	\$47,977,519
Total Jefferson Township		\$15,372,268	\$1,061,028	\$291,576	\$89,096,521	\$0	\$105,821,393	\$30,562,209	\$136,383,602
040 LaGrange Township									
14010	Cassopolis	\$7,517,036	\$7,504,257	\$3,289,399	\$55,354,304	\$0	\$73,664,996	\$9,823,600	\$83,488,596
14020	Dowagiac	\$6,673,070	\$1,261,777	\$45,153	\$20,574,955	\$0	\$28,554,955	\$1,102,100	\$29,657,055
Total LaGrange Township		\$14,190,106	\$8,766,034	\$3,334,552	\$75,929,259	\$0	\$102,219,951	\$10,925,700	\$113,145,651
050 Marcellus Township									
14050	Marcellus	\$17,879,530	\$3,871,744	\$1,711,271	\$55,682,097	\$0	\$79,144,642	\$17,021,976	\$96,166,618
Total Marcellus Township		\$17,879,530	\$3,871,744	\$1,711,271	\$55,682,097	\$0	\$79,144,642	\$17,021,976	\$96,166,618
060 Mason Township									
14030	Edwardsburg	\$6,154,709	\$2,235,668	\$1,231,488	\$60,103,845	\$0	\$69,725,710	\$1,636,300	\$71,362,010
75050	Constantine	\$5,511,678	\$65,901	\$140,424	\$13,341,680	\$0	\$19,059,683	\$919,300	\$19,978,983
75070	White Pigeon	\$336,623	\$78,189	\$0	\$442,860	\$0	\$87,672	\$44,300	\$901,972
Total Mason Township		\$12,003,010	\$2,379,758	\$1,371,912	\$73,888,385	\$0	\$89,643,065	\$2,599,900	\$92,242,965
070 Milton Township									
11210	Brandywine	\$2,237,369	\$558,207	\$354,867	\$86,409,159	\$0	\$89,559,602	\$15,041,800	\$104,601,402
14030	Edwardsburg	\$7,216,232	\$1,087,081	\$1,973,066	\$56,320,618	\$0	\$66,596,997	\$18,340,800	\$84,937,797
Total Milton Township		\$9,453,601	\$1,645,288	\$2,327,933	\$142,729,777	\$0	\$156,156,599	\$33,382,600	\$189,539,199
080 Newberg Township									
14010	Cassopolis	\$1,003,552	\$565,546	\$0	\$6,041,289	\$0	\$7,610,387	\$2,503,800	\$10,114,187
14050	Marcellus	\$7,972,598	\$1,224,047	\$175,164	\$15,936,477	\$0	\$25,308,286	\$26,175,100	\$51,483,386
75050	Constantine	\$979,736	\$134,479	\$147,313	\$2,792,392	\$0	\$4,053,920	\$1,272,000	\$5,325,920
75080	Three Rivers	\$1,340,788	\$2,320,025	\$7,170	\$20,316,123	\$0	\$23,984,106	\$3,538,600	\$27,522,706
Total Newberg Township		\$11,296,674	\$4,244,097	\$329,647	\$45,086,281	\$0	\$60,956,699	\$33,489,500	\$94,446,199
090 Ontwa Township									
14030	Edwardsburg	\$9,711,516	\$12,468,956	\$11,193,090	\$229,846,208	\$0	\$263,219,770	\$10,073,000	\$273,292,770
Total Ontwa Township		\$9,711,516	\$12,468,956	\$11,193,090	\$229,846,208	\$0	\$263,219,770	\$10,073,000	\$273,292,770
100 Penn Township									
14010	Cassopolis	\$17,359,524	\$16,625,657	\$1,357,034	\$167,721,635	\$0	\$203,063,850	\$40,639,600	\$243,703,450
14050	Marcellus	\$1,378,479	\$0	\$0	\$2,764,570	\$0	\$4,143,049	\$135,100	\$4,278,149
Total Penn Township		\$18,738,003	\$16,625,657	\$1,357,034	\$170,486,205	\$0	\$207,206,899	\$40,774,700	\$247,981,599

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	\$3,976,212	\$427,344	\$37,412	\$12,483,426	\$0	\$16,924,394	\$920,400	\$17,844,794
14010	Cassopolis	\$4,301,915	\$692,723	\$0	\$5,267,154	\$0	\$10,261,792	\$452,000	\$10,713,792
14020	Dowagiac	\$9,806,847	\$3,307,649	\$1,391,155	\$31,806,503	\$0	\$46,312,154	\$2,357,100	\$48,669,254
Total Pokagon Township		\$18,084,974	\$4,427,716	\$1,428,567	\$49,557,083	\$0	\$73,498,340	\$3,729,500	\$77,227,840
120 Porter Township									
14010	Cassopolis	\$837,850	\$105,054	\$0	\$10,515,137	\$0	\$11,458,041	\$72,100	\$11,530,141
75050	Constantine	\$23,838,814	\$373,845	\$47,306	\$125,336,989	\$0	\$149,596,954	\$3,088,800	\$152,685,754
75070	White Pigeon	\$5,096,531	\$2,959,534	\$289,260	\$91,032,767	\$0	\$99,378,092	\$2,877,500	\$102,255,592
75080	Three Rivers	\$284,095	\$130,035	\$0	\$3,085,246	\$0	\$3,499,376	\$78,300	\$3,577,676
Total Porter Township		\$30,057,290	\$3,568,468	\$336,566	\$229,970,139	\$0	\$263,932,463	\$6,116,700	\$270,049,163
130 Silver Creek Township									
11250	Eau Claire	\$0	\$259,494	\$0	\$11,340,978	\$0	\$11,600,472	\$73,700	\$11,674,172
11300	Niles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14020	Dowagiac	\$16,969,339	\$4,244,206	\$454,365	\$221,426,934	\$0	\$243,094,844	\$4,227,500	\$247,322,344
Total Silver Creek Township		\$16,969,339	\$4,503,700	\$454,365	\$232,767,912	\$0	\$254,695,316	\$4,301,200	\$258,996,516
140 Volinia Township									
14020	Dowagiac	\$729,752	\$0	\$0	\$190,286	\$0	\$920,038	\$40,000	\$960,038
14050	Marcellus	\$14,584,648	\$401,120	\$8,886	\$28,446,101	\$0	\$43,440,755	\$1,331,500	\$44,772,255
80050	Decatur	\$3,131,764	\$0	\$0	\$2,925,276	\$0	\$6,057,040	\$109,000	\$6,166,040
Total Volinia Township		\$18,446,164	\$401,120	\$8,886	\$31,561,663	\$0	\$50,417,833	\$1,480,500	\$51,898,333
150 Wayne Township									
14010	Cassopolis	\$185,479	\$0	\$0	\$249,723	\$0	\$435,202	\$19,100	\$454,302
14020	Dowagiac	\$10,341,008	\$815,208	\$1,205,239	\$57,887,800	\$0	\$70,249,255	\$11,013,500	\$81,262,755
14050	Marcellus	\$0	\$0	\$0	\$32,300	\$0	\$32,300	\$0	\$32,300
80050	Decatur	\$3,627,157	\$28,473	\$0	\$5,739,075	\$0	\$9,394,705	\$800,200	\$10,194,905
Total Wayne Township		\$14,153,644	\$843,681	\$1,205,239	\$63,908,898	\$0	\$80,111,462	\$11,832,800	\$91,944,262
160 Dowagiac City									
14020	Dowagiac	\$23,612	\$21,727,103	\$5,670,372	\$54,301,831	\$0	\$81,722,918	\$5,206,300	\$86,929,218
Total Dowagiac City		\$23,612	\$21,727,103	\$5,670,372	\$54,301,831	\$0	\$81,722,918	\$5,206,300	\$86,929,218
170 Niles City									
11300	Niles	\$0	\$0	\$11,087,972	\$0	\$0	\$11,087,972	\$3,258,300	\$14,346,272
Total Niles City		\$0	\$0	\$11,087,972	\$0	\$0	\$11,087,972	\$3,258,300	\$14,346,272

Cass County
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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	\$2,237,369	\$558,207	\$354,867	\$86,409,159	\$0	\$89,559,602	\$15,041,800	\$104,601,402
Total Brandywine Schools		\$2,237,369	\$558,207	\$354,867	\$86,409,159	\$0	\$89,559,602	\$15,041,800	\$104,601,402
11250 Eau Claire Schools									
130	Silver Creek Township	\$0	\$259,494	\$0	\$11,340,978	\$0	\$11,600,472	\$73,700	\$11,674,172
Total Eau Claire Schools		\$0	\$259,494	\$0	\$11,340,978	\$0	\$11,600,472	\$73,700	\$11,674,172
11300 Niles Schools									
020	Howard Township	\$8,667,575	\$5,193,049	\$2,945,268	\$145,673,393	\$0	\$162,479,285	\$40,583,600	\$203,062,885
110	Pokagon Township	\$3,976,212	\$427,344	\$37,412	\$12,483,426	\$0	\$16,924,394	\$920,400	\$17,844,794
130	Silver Creek Township	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
170	Niles City	\$0	\$0	\$11,087,972	\$0	\$0	\$11,087,972	\$3,258,300	\$14,346,272
Total Niles Schools		\$12,643,787	\$5,620,393	\$14,070,652	\$158,156,819	\$0	\$190,491,651	\$44,762,300	\$235,253,951
14010 Cassopolis Schools									
010	Calvin Township	\$12,091,934	\$286,356	\$258,950	\$73,351,066	\$0	\$85,988,306	\$12,870,900	\$98,859,206
020	Howard Township	\$1,307,080	\$0	\$0	\$4,444,013	\$0	\$5,751,093	\$581,700	\$6,332,793
030	Jefferson Township	\$10,619,519	\$825,472	\$291,576	\$47,615,916	\$0	\$59,352,483	\$29,053,600	\$88,406,083
040	LaGrange Township	\$7,517,036	\$7,504,257	\$3,289,399	\$55,354,304	\$0	\$73,664,996	\$9,823,600	\$83,488,596
080	Newberg Township	\$1,003,552	\$565,546	\$0	\$6,041,289	\$0	\$7,610,387	\$2,503,800	\$10,114,187
100	Penn Township	\$17,359,524	\$16,625,657	\$1,357,034	\$167,721,695	\$0	\$203,063,850	\$40,639,600	\$243,703,450
110	Pokagon Township	\$4,301,915	\$692,723	\$0	\$5,267,154	\$0	\$10,261,792	\$452,000	\$10,713,792
120	Porter Township	\$837,850	\$105,054	\$0	\$10,515,137	\$0	\$11,458,041	\$72,100	\$11,530,141
150	Wayne Township	\$185,479	\$0	\$0	\$249,723	\$0	\$435,202	\$19,100	\$454,302
Total Cassopolis Schools		\$55,223,889	\$26,605,065	\$5,196,959	\$370,560,237	\$0	\$457,586,150	\$96,016,400	\$553,602,550
14020 Dowagiac Schools									
040	LaGrange Township	\$6,673,070	\$1,261,777	\$45,153	\$20,574,955	\$0	\$28,554,955	\$1,102,100	\$29,657,055
110	Pokagon Township	\$9,806,847	\$3,307,649	\$1,391,155	\$31,806,503	\$0	\$46,312,154	\$2,357,100	\$48,669,254
130	Silver Creek Township	\$16,969,339	\$4,244,206	\$454,365	\$221,426,934	\$0	\$243,094,844	\$4,227,500	\$247,322,344
140	Vollinia Township	\$729,752	\$0	\$0	\$190,286	\$0	\$920,038	\$40,000	\$960,038
150	Wayne Township	\$10,341,008	\$815,208	\$1,205,239	\$57,887,800	\$0	\$70,249,255	\$11,013,500	\$81,262,755
160	Dowagiac City	\$23,612	\$21,727,103	\$5,670,372	\$4,301,831	\$0	\$81,722,918	\$5,206,300	\$86,929,218
Total Dowagiac Schools		\$44,543,628	\$31,355,943	\$8,766,284	\$386,188,309	\$0	\$470,854,164	\$23,946,500	\$494,800,664
14030 Edwardsburg Schools									
010	Calvin Township	\$0	\$0	\$0	\$96,460	\$0	\$96,460	\$0	\$96,460
020	Howard Township	\$1,442,009	\$66,595	\$0	\$21,233,534	\$0	\$22,742,138	\$10,481,700	\$33,223,838
030	Jefferson Township	\$4,752,748	\$235,556	\$0	\$41,480,605	\$0	\$46,468,910	\$1,508,609	\$47,977,519
060	Mason Township	\$6,154,709	\$2,235,668	\$1,231,488	\$60,103,845	\$0	\$69,725,710	\$1,636,300	\$71,362,010
070	Milton Township	\$7,216,232	\$1,087,081	\$1,973,066	\$56,320,618	\$0	\$66,596,997	\$18,340,800	\$84,937,797
090	Ontwa Township	\$9,711,516	\$12,468,956	\$11,193,090	\$229,846,208	\$0	\$263,219,770	\$10,073,000	\$273,292,770
Total Edwardsburg Schools		\$29,277,215	\$16,093,856	\$14,397,644	\$409,081,270	\$0	\$468,849,985	\$42,040,409	\$510,890,394

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	\$17,879,530	\$3,871,744	\$1,711,271	\$55,682,097	\$0	\$79,144,642	\$17,021,976	\$96,166,618
080	Newberg Township	\$7,972,598	\$1,224,047	\$175,164	\$15,936,477	\$0	\$25,308,286	\$26,175,100	\$51,483,386
100	Penn Township	\$1,378,479	\$0	\$0	\$2,764,570	\$0	\$4,143,049	\$135,100	\$4,278,149
140	Volinia Township	\$14,584,648	\$401,120	\$8,886	\$28,446,101	\$0	\$43,440,755	\$1,331,500	\$44,772,255
150	Wayne Township	\$0	\$0	\$0	\$32,300	\$0	\$32,300	\$0	\$32,300
Total Marcellus Schools		\$41,815,255	\$5,496,911	\$1,895,321	\$102,861,545	\$0	\$152,069,032	\$44,663,676	\$196,732,708
75050 Constantine Schools									
060	Mason Township	\$5,511,678	\$65,901	\$140,424	\$13,341,680	\$0	\$19,059,683	\$919,300	\$19,978,983
080	Newberg Township	\$979,736	\$134,479	\$147,313	\$2,792,392	\$0	\$4,053,920	\$1,272,000	\$5,325,920
120	Porter Township	\$23,838,814	\$373,845	\$47,306	\$125,336,989	\$0	\$149,596,954	\$3,088,800	\$152,685,754
Total Constantine Schools		\$30,330,228	\$574,225	\$335,043	\$141,471,061	\$0	\$172,710,557	\$5,280,100	\$177,990,657
75070 White Pigeon Schools									
060	Mason Township	\$336,623	\$78,189	\$0	\$442,860	\$0	\$857,672	\$44,300	\$901,972
120	Porter Township	\$5,096,531	\$2,959,534	\$289,260	\$91,032,767	\$0	\$99,378,092	\$2,877,500	\$102,255,592
Total White Pigeon Schools		\$5,433,154	\$3,037,723	\$289,260	\$91,475,627	\$0	\$100,235,764	\$2,921,800	\$103,157,564
75080 Three Rivers Schools									
080	Newberg Township	\$1,340,788	\$2,320,025	\$7,170	\$20,316,123	\$0	\$23,984,106	\$3,538,600	\$27,522,706
120	Porter Township	\$284,095	\$130,035	\$0	\$3,085,246	\$0	\$3,499,376	\$78,300	\$3,577,676
Total Three Rivers Schools		\$1,624,883	\$2,450,060	\$7,170	\$23,401,369	\$0	\$27,483,482	\$3,616,900	\$31,100,382
80050 Decatur Schools									
140	Volinia Township	\$3,131,764	\$0	\$0	\$2,925,276	\$0	\$6,057,040	\$109,000	\$6,166,040
150	Wayne Township	\$3,627,157	\$28,473	\$0	\$5,739,075	\$0	\$9,394,705	\$800,200	\$10,194,905
Total Decatur Schools		\$6,758,921	\$28,473	\$0	\$8,664,351	\$0	\$15,451,745	\$909,200	\$16,360,945

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	\$40,417,663	\$58,429,043	\$0	\$12,500	\$98,859,206
14030	Edwardsburg	\$3,858	\$92,602	\$0	\$0	\$96,460
Total Calvin Township		\$40,421,521	\$58,521,645	\$0	\$12,500	\$98,955,666
020 Howard Township						
11300	Niles	\$71,004,186	\$129,223,899	\$1,444,400	\$1,390,400	\$203,062,885
14010	Cassopolis	\$1,306,582	\$5,026,211	\$0	\$0	\$6,332,793
14030	Edwardsburg	\$12,141,901	\$20,940,337	\$141,600	\$0	\$33,223,838
Total Howard Township		\$84,452,669	\$155,190,447	\$1,586,000	\$1,390,400	\$242,619,516
030 Jefferson Township						
14010	Cassopolis	\$42,769,178	\$45,086,905	\$550,000	\$0	\$88,406,083
14030	Edwardsburg	\$5,113,059	\$42,817,960	\$46,500	\$0	\$47,977,519
Total Jefferson Township		\$47,882,237	\$87,904,865	\$596,500	\$0	\$136,383,602
040 LaGrange Township						
14010	Cassopolis	\$44,267,086	\$37,490,610	\$894,800	\$836,100	\$83,488,596
14020	Dowagiac	\$7,307,733	\$22,080,922	\$268,400	\$0	\$29,657,055
Total LaGrange Township		\$51,574,819	\$59,571,532	\$1,163,200	\$836,100	\$113,145,651
050 Marcellus Township						
14050	Marcellus	\$42,409,646	\$53,192,346	\$481,021	\$83,605	\$96,166,618
Total Marcellus Township		\$42,409,646	\$53,192,346	\$481,021	\$83,605	\$96,166,618
060 Mason Township						
14030	Edwardsburg	\$14,452,074	\$56,638,536	\$177,500	\$93,900	\$71,362,010
75050	Constantine	\$2,683,886	\$17,130,297	\$0	\$164,800	\$19,978,983
75070	White Pigeon	\$254,157	\$613,515	\$34,300	\$0	\$901,972
Total Mason Township		\$17,390,117	\$74,382,348	\$211,800	\$258,700	\$92,242,965
070 Milton Township						
11210	Brandywine	\$24,896,374	\$79,407,928	\$272,100	\$25,000	\$104,601,402
14030	Edwardsburg	\$25,449,006	\$59,152,991	\$169,900	\$165,900	\$84,937,797
Total Milton Township		\$50,345,380	\$138,560,919	\$442,000	\$190,900	\$189,539,199

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	\$5,523,170	\$4,542,117	\$48,900	\$0	\$10,114,187
14050	Marcellus	\$32,221,635	\$19,004,651	\$257,100	\$0	\$51,483,386
75050	Constantine	\$2,310,770	\$3,015,150	\$0	\$0	\$5,325,920
75080	Three Rivers	\$12,282,218	\$14,837,088	\$225,300	\$178,100	\$27,522,706
Total Newberg Township		\$52,337,793	\$41,399,006	\$531,300	\$178,100	\$94,446,199
090 Ontwa Township						
14030	Edwardsburg	\$71,541,076	\$197,894,794	\$3,117,900	\$739,000	\$273,292,770
Total Ontwa Township		\$71,541,076	\$197,894,794	\$3,117,900	\$739,000	\$273,292,770
100 Penn Township						
14010	Cassopolis	\$157,964,667	\$83,676,283	\$983,500	\$1,079,000	\$243,703,450
14050	Marcellus	\$1,248,148	\$3,030,001	\$0	\$0	\$4,278,149
Total Penn Township		\$159,212,815	\$86,706,284	\$983,500	\$1,079,000	\$247,981,599
110 Pokagon Township						
11300	Niles	\$3,175,044	\$14,669,750	\$0	\$0	\$17,844,794
14010	Cassopolis	\$1,439,888	\$9,146,004	\$127,900	\$0	\$10,713,792
14020	Dowagiac	\$12,801,032	\$35,647,622	\$119,400	\$101,200	\$48,669,254
Total Pokagon Township		\$17,415,964	\$59,463,376	\$247,300	\$101,200	\$77,227,840
120 Porter Township						
14010	Cassopolis	\$5,424,690	\$6,105,451	\$0	\$0	\$11,530,141
75050	Constantine	\$47,008,877	\$105,488,877	\$178,000	\$10,000	\$152,685,754
75070	White Pigeon	\$35,658,554	\$66,048,738	\$272,900	\$275,400	\$102,255,592
75080	Three Rivers	\$1,590,164	\$1,987,512	\$0	\$0	\$3,577,676
Total Porter Township		\$89,682,285	\$179,630,578	\$450,900	\$285,400	\$270,049,163

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	\$9,075,226	\$2,598,946	\$0	\$0	\$11,674,172
11300	Niles	\$0	\$0	\$0	\$0	\$0
14020	Dowagiac	\$143,414,250	\$103,261,894	\$609,400	\$36,800	\$247,322,344
Total Silver Creek Township		\$152,489,476	\$105,860,840	\$609,400	\$36,800	\$258,996,516
140 Volinia Township						
14020	Dowagiac	\$84,603	\$875,435	\$0	\$0	\$960,038
14050	Marcellus	\$14,015,463	\$30,713,692	\$43,100	\$0	\$44,772,255
80050	Decatur	\$533,597	\$5,632,443	\$0	\$0	\$6,166,040
Total Volinia Township		\$14,633,663	\$37,221,570	\$43,100	\$0	\$51,898,333
150 Wayne Township						
14010	Cassopolis	\$21,936	\$432,366	\$0	\$0	\$454,302
14020	Dowagiac	\$30,571,173	\$50,675,282	\$16,300	\$0	\$81,262,755
14050	Marcellus	\$0	\$32,300	\$0	\$0	\$32,300
80050	Decatur	\$1,758,537	\$8,436,368	\$0	\$0	\$10,194,905
Total Wayne Township		\$32,351,646	\$59,576,316	\$16,300	\$0	\$91,944,262
160 Dowagiac City						
14020	Dowagiac	\$42,423,331	\$41,338,287	\$2,332,500	\$835,100	\$86,929,218
Total Dowagiac City		\$42,423,331	\$41,338,287	\$2,332,500	\$835,100	\$86,929,218
170 Niles City						
11300	Niles	\$10,912,972	\$175,000	\$0	\$3,258,300	\$14,346,272
Total Niles City		\$10,912,972	\$175,000	\$0	\$3,258,300	\$14,346,272

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	\$79,705,028	\$24,896,374	\$79,407,928	\$272,100	\$25,000	\$104,601,402
Total Brandywine Schools		\$79,705,028	\$24,896,374	\$79,407,928	\$272,100	\$25,000	\$104,601,402
11250 Eau Claire Schools							
130	Silver Creek Township	\$2,598,946	\$9,075,226	\$2,598,946	\$0	\$0	\$11,674,172
Total Eau Claire Schools		\$2,598,946	\$9,075,226	\$2,598,946	\$0	\$0	\$11,674,172
11300 Niles Schools							
020	Howard Township	\$132,058,699	\$71,004,186	\$129,223,899	\$1,444,400	\$1,390,400	\$203,062,885
110	Pokagon Township	\$14,669,750	\$3,175,044	\$14,669,750	\$0	\$0	\$17,844,794
130	Silver Creek Township	\$0	\$0	\$0	\$0	\$0	\$0
170	Niles City	\$3,433,300	\$10,912,972	\$175,000	\$0	\$3,258,300	\$14,346,272
Total Niles Schools		\$150,161,749	\$85,092,202	\$144,068,649	\$1,444,400	\$4,648,700	\$235,253,951
14010 Cassopolis Schools							
010	Calvin Township	\$58,441,543	\$40,417,663	\$58,429,043	\$0	\$12,500	\$98,859,206
020	Howard Township	\$5,026,211	\$1,306,582	\$5,026,211	\$0	\$0	\$6,332,793
030	Jefferson Township	\$45,636,905	\$42,769,178	\$45,086,905	\$550,000	\$0	\$88,406,083
040	LaGrange Township	\$39,221,510	\$44,267,086	\$37,490,610	\$894,800	\$836,100	\$83,488,596
080	Newberg Township	\$4,591,017	\$5,523,170	\$4,542,117	\$48,900	\$0	\$10,114,187
100	Penn Township	\$85,738,783	\$157,964,667	\$83,676,283	\$983,500	\$1,079,000	\$243,703,450
110	Pokagon Township	\$9,273,904	\$1,439,888	\$9,146,004	\$127,900	\$0	\$10,713,792
120	Porter Township	\$6,105,451	\$5,424,690	\$6,105,451	\$0	\$0	\$11,530,141
150	Wayne Township	\$432,366	\$21,936	\$432,366	\$0	\$0	\$454,302
Total Cassopolis Schools		\$254,467,690	\$299,134,860	\$249,934,990	\$2,605,100	\$1,927,600	\$553,602,550
14020 Dowagiac Schools							
040	LaGrange Township	\$22,349,322	\$7,307,733	\$22,080,922	\$268,400	\$0	\$29,657,055
110	Pokagon Township	\$35,868,222	\$12,801,032	\$35,647,622	\$119,400	\$101,200	\$48,669,254
130	Silver Creek Township	\$103,908,094	\$143,414,250	\$103,261,894	\$609,400	\$36,800	\$247,322,344
140	Vollinia Township	\$875,435	\$84,603	\$875,435	\$0	\$0	\$960,038
150	Wayne Township	\$50,691,582	\$30,571,173	\$50,675,282	\$16,300	\$0	\$81,262,755
160	Dowagiac City	\$44,505,887	\$42,423,331	\$41,338,287	\$2,332,500	\$835,100	\$86,929,218
Total Dowagiac Schools		\$258,198,542	\$236,602,122	\$253,879,442	\$3,346,000	\$973,100	\$494,800,664

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	\$92,602	\$3,858	\$92,602	\$0	\$0	\$96,460
020	Howard Township	\$21,081,937	\$12,141,901	\$20,940,337	\$141,600	\$0	\$33,223,838
030	Jefferson Township	\$42,864,460	\$5,113,059	\$42,817,960	\$46,500	\$0	\$47,977,519
060	Mason Township	\$56,909,936	\$14,452,074	\$56,638,536	\$177,500	\$93,900	\$71,362,010
070	Milton Township	\$59,488,791	\$25,449,006	\$59,152,991	\$169,900	\$165,900	\$84,937,797
090	Ontwa Township	\$201,751,694	\$71,541,076	\$197,894,794	\$3,117,900	\$739,000	\$273,292,770
Total Edwardsburg Schools		\$382,189,420	\$128,700,974	\$377,537,220	\$3,653,400	\$998,800	\$510,890,394
14050 Marcellus Schools							
050	Marcellus Township	\$53,756,972	\$42,409,646	\$53,192,346	\$481,021	\$83,605	\$96,166,618
080	Newberg Township	\$19,261,751	\$32,221,635	\$19,004,651	\$257,100	\$0	\$51,483,386
100	Penn Township	\$3,030,001	\$1,248,148	\$3,030,001	\$0	\$0	\$4,278,149
140	Volinia Township	\$30,756,792	\$14,015,463	\$30,713,692	\$43,100	\$0	\$44,772,255
150	Wayne Township	\$32,300	\$0	\$32,300	\$0	\$0	\$32,300
Total Marcellus Schools		\$106,837,816	\$89,894,892	\$105,972,990	\$781,221	\$83,605	\$196,732,708
75050 Constantine Schools							
060	Mason Township	\$17,295,097	\$2,683,886	\$17,130,297	\$0	\$164,800	\$19,978,983
080	Newberg Township	\$3,015,150	\$2,310,770	\$3,015,150	\$0	\$0	\$5,325,920
120	Porter Township	\$105,676,877	\$47,008,877	\$105,488,877	\$178,000	\$10,000	\$152,685,754
Total Constantine Schools		\$125,987,124	\$52,003,533	\$125,634,324	\$178,000	\$174,800	\$177,990,657
75070 White Pigeon Schools							
060	Mason Township	\$647,815	\$254,157	\$613,515	\$34,300	\$0	\$901,972
120	Porter Township	\$66,597,038	\$35,658,554	\$66,048,738	\$272,900	\$275,400	\$102,255,592
Total White Pigeon Schools		\$67,244,853	\$35,912,711	\$66,662,253	\$307,200	\$275,400	\$103,157,564
75080 Three Rivers Schools							
080	Newberg Township	\$15,240,488	\$12,282,218	\$14,837,088	\$225,300	\$178,100	\$27,522,706
120	Porter Township	\$1,987,512	\$1,590,164	\$1,987,512	\$0	\$0	\$3,577,676
Total Three Rivers Schools		\$17,228,000	\$13,872,382	\$16,824,600	\$225,300	\$178,100	\$31,100,382
80050 Decatur Schools							
140	Volinia Township	\$5,632,443	\$533,597	\$5,632,443	\$0	\$0	\$6,166,040
150	Wayne Township	\$8,436,368	\$1,758,537	\$8,436,368	\$0	\$0	\$10,194,905
Total Decatur Schools		\$14,068,811	\$2,292,134	\$14,068,811	\$0	\$0	\$16,360,945

Cass County
2021 School District Equalized Value Recapitulation

School	Real Property			Personal Property			Total		
	2020 Equalized Value	2021 Equalized Value	% Change	2020 Equalized Value	2021 Equalized Value	% Change	2020 Equalized Value	2021 Equalized Value	% Change
11210 Brandywine Schools	\$101,405,800	\$107,168,200	5.68%	\$15,010,800	\$15,041,800	0.21%	\$116,416,600	\$122,210,000	4.98%
11250 Eau Claire Schools	\$13,942,600	\$14,604,900	4.75%	\$67,900	\$73,700	8.54%	\$14,010,500	\$14,678,600	4.77%
11300 Niles Schools	\$240,970,700	\$261,625,012	8.57%	\$33,034,000	\$44,762,300	35.50%	\$274,004,700	\$306,387,312	11.82%
14010 Cassopolis Schools	\$664,629,315	\$684,136,500	2.94%	\$91,557,100	\$96,016,400	4.87%	\$756,186,415	\$780,152,900	3.17%
14020 Dowagiac Schools	\$625,225,017	\$648,298,600	3.69%	\$24,217,100	\$23,946,500	-1.12%	\$649,442,117	\$672,245,100	3.51%
14030 Edwardsburg Schools	\$597,382,500	\$636,522,000	6.55%	\$39,358,700	\$42,102,900	6.97%	\$636,741,200	\$678,624,900	6.58%
14050 Marcellus Schools	\$245,493,592	\$248,142,200	1.08%	\$44,062,345	\$44,663,676	1.36%	\$289,555,937	\$292,805,876	1.12%
75050 Constantine Schools	\$262,616,400	\$260,602,900	-0.77%	\$5,329,400	\$5,280,100	-0.93%	\$267,945,800	\$265,883,000	-0.77%
75070 White Pigeon Schools	\$139,790,300	\$142,178,400	1.71%	\$2,859,600	\$2,921,800	2.18%	\$142,649,900	\$145,100,200	1.72%
75080 Three Rivers Schools	\$39,028,500	\$38,372,500	-1.68%	\$3,568,500	\$3,616,900	1.36%	\$42,597,000	\$41,989,400	-1.43%
80050 Decatur Schools	\$28,641,793	\$28,138,900	-1.76%	\$923,100	\$909,200	-1.51%	\$29,564,893	\$29,048,100	-1.75%

Cass County
2021 School District Taxable Value Recapitulation

School	Real Property			Personal Property			Total		
	2020 Taxable Value	2021 Taxable Value	% Change	2020 Taxable Value	2021 Taxable Value	% Change	2020 Taxable Value	2021 Taxable Value	% Change
11210 Brandywine Schools	\$85,401,276	\$89,559,602	4.87%	\$15,010,800	\$15,041,800	0.21%	\$100,412,076	\$104,601,402	4.17%
11250 Eau Claire Schools	\$10,752,946	\$11,600,472	7.88%	\$67,900	\$73,700	8.54%	\$10,820,846	\$11,674,172	7.89%
11300 Niles Schools	\$175,611,430	\$190,491,651	8.47%	\$33,034,000	\$44,762,300	35.50%	\$208,645,430	\$235,253,951	12.75%
14010 Cassopolis Schools	\$442,240,439	\$457,586,150	3.47%	\$91,557,100	\$96,016,400	4.87%	\$533,797,539	\$553,602,550	3.71%
14020 Dowagiac Schools	\$455,989,938	\$470,854,164	3.26%	\$24,217,100	\$23,946,500	-1.12%	\$480,207,038	\$494,800,664	3.04%
14030 Edwardsburg Schools	\$450,235,018	\$468,849,985	4.13%	\$39,295,219	\$42,040,409	6.99%	\$489,530,237	\$510,890,394	4.36%
14050 Marcellus Schools	\$146,822,185	\$152,069,032	3.57%	\$44,062,345	\$44,663,676	1.36%	\$190,884,530	\$196,732,708	3.06%
75050 Constantine Schools	\$165,860,142	\$172,710,557	4.13%	\$5,329,400	\$5,280,100	-0.93%	\$171,189,542	\$177,990,657	3.97%
75070 White Pigeon Schools	\$96,782,682	\$100,235,764	3.57%	\$2,859,600	\$2,921,800	2.18%	\$99,642,282	\$103,157,564	3.53%
75080 Three Rivers Schools	\$26,624,917	\$27,483,482	3.22%	\$3,568,500	\$3,616,900	1.36%	\$30,193,417	\$31,100,382	3.00%
80050 Decatur Schools	\$14,850,432	\$15,451,745	4.05%	\$923,100	\$909,200	-1.51%	\$15,773,532	\$16,360,945	3.72%

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	\$134,414,000	\$29,046,700	\$7,982,900	\$512,692,900	\$0	\$684,136,500	\$96,016,400	\$780,152,900
14020	Dowagiac Schools	\$103,405,900	\$36,058,400	\$9,604,800	\$499,229,500	\$0	\$648,298,600	\$23,946,500	\$672,245,100
14030	Edwardsburg Schools	\$65,534,500	\$18,756,400	\$17,169,700	\$535,061,400	\$0	\$636,522,000	\$42,102,900	\$678,624,900
14050	Marcellus Schools	\$97,568,900	\$6,388,000	\$2,047,600	\$142,137,700	\$0	\$248,142,200	\$44,663,676	\$292,805,876
	Total Lewis Cass ISD	\$400,923,300	\$90,249,500	\$36,805,000	\$1,689,121,500	\$0	\$2,217,099,300	\$206,729,476	\$2,423,828,776
Berrien County ISD									
11210	Brandywine Schools	\$5,273,200	\$875,900	\$394,100	\$100,625,000	\$0	\$107,168,200	\$15,041,800	\$122,210,000
11250	Eau Claire Schools	\$0	\$466,200	\$0	\$14,138,700	\$0	\$14,604,900	\$73,700	\$14,678,600
11300	Niles Schools	\$29,815,200	\$6,415,800	\$14,525,800	\$210,868,212	\$0	\$261,625,012	\$44,762,300	\$306,387,312
	Total Berrien County ISD	\$35,088,400	\$7,757,900	\$14,919,900	\$325,631,912	\$0	\$383,398,112	\$59,877,800	\$443,275,912
St. Joseph County ISD									
75050	Constantine Schools	\$68,498,400	\$834,600	\$459,800	\$190,810,100	\$0	\$260,602,900	\$5,280,100	\$265,883,000
75070	White Pigeon Schools	\$11,914,000	\$3,580,500	\$340,900	\$126,343,000	\$0	\$142,178,400	\$2,921,800	\$145,100,200
75080	Three Rivers Schools	\$3,738,300	\$2,778,200	\$8,500	\$31,847,500	\$0	\$38,372,500	\$3,616,900	\$41,989,400
	Total St. Joseph County ISD	\$84,150,700	\$7,193,300	\$809,200	\$349,000,600	\$0	\$441,153,800	\$11,818,800	\$452,972,600
Van Buren ISD									
80050	Decatur Schools	\$16,013,800	\$67,700	\$0	\$12,057,400	\$0	\$28,138,900	\$909,200	\$29,048,100
	Total Van Buren ISD	\$16,013,800	\$67,700	\$0	\$12,057,400	\$0	\$28,138,900	\$909,200	\$29,048,100

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	\$55,223,889	\$26,605,065	\$5,196,959	\$370,560,237	\$0	\$457,586,150	\$96,016,400	\$553,602,550
14020	Dowagiac Schools	\$44,543,628	\$31,355,943	\$8,766,284	\$386,188,309	\$0	\$470,854,164	\$23,946,500	\$494,800,664
14030	Edwardsburg Schools	\$29,277,215	\$16,093,856	\$14,397,644	\$409,081,270	\$0	\$468,849,985	\$42,040,409	\$510,890,394
14050	Marcellus Schools	\$41,815,255	\$5,496,911	\$1,895,321	\$102,861,545	\$0	\$152,069,032	\$44,663,676	\$196,732,708
	Total Lewis Cass ISD	\$170,859,987	\$79,551,775	\$30,256,208	\$1,268,691,361	\$0	\$1,549,359,331	\$206,666,985	\$1,756,026,316
Berrien County ISD									
11210	Brandywine Schools	\$2,237,369	\$558,207	\$354,867	\$86,409,159	\$0	\$89,559,602	\$15,041,800	\$104,601,402
11250	Eau Claire Schools	\$0	\$259,494	\$0	\$11,340,978	\$0	\$11,600,472	\$73,700	\$11,674,172
11300	Niles Schools	\$12,643,787	\$5,620,393	\$14,070,652	\$158,156,819	\$0	\$190,491,651	\$44,762,300	\$235,253,951
	Total Berrien County ISD	\$14,881,156	\$6,438,094	\$14,425,519	\$255,906,956	\$0	\$291,651,725	\$59,877,800	\$351,529,525
St. Joseph County ISD									
75050	Constantine Schools	\$30,330,228	\$574,225	\$335,043	\$141,471,061	\$0	\$172,710,557	\$5,280,100	\$177,990,657
75070	White Pigeon Schools	\$5,433,154	\$3,037,723	\$289,260	\$91,475,627	\$0	\$100,235,764	\$2,921,800	\$103,157,564
75080	Three Rivers Schools	\$1,624,883	\$2,450,060	\$7,170	\$23,401,369	\$0	\$27,483,482	\$3,616,900	\$31,100,382
	Total St. Joseph County ISD	\$37,388,265	\$6,062,008	\$631,473	\$256,348,057	\$0	\$300,429,803	\$11,818,800	\$312,248,603
Van Buren ISD									
80050	Decatur Schools	\$6,758,921	\$28,473	\$0	\$8,664,351	\$0	\$15,451,745	\$909,200	\$16,360,945
	Total Van Buren ISD	\$6,758,921	\$28,473	\$0	\$8,664,351	\$0	\$15,451,745	\$909,200	\$16,360,945

**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	14-020-990-036-00	DELTA MACHINING INC	11300	352	95,200	95,200	2010-226	12/30/2022
	14-020-990-037-00	DELTA MACHINING INC	11300	352	119,000	119,000	2011-508	12/30/2023
	14-020-990-038-00	DELTA MACHINING INC	11300	352	159,800	159,800	2013-423	12/30/2025
	14-020-990-039-00	DELTA MACHINING INC	11300	352	62,200	62,200	2014-399	12/30/2026
Total Howard Township			4		\$436,200	\$436,200		
040 LaGrange Township	14-041-999-014-00	POSTLE REAL ESTATE COMPANY LLC	14010	305	963,200	866,765	2013-476	12/30/2026
	14-041-999-015-00	POSTLE REAL ESTATE COMPANY LLC	14010	305	799,300	799,300	2014-452	12/31/2026
	14-041-999-017-00	ICM PRODUCTS INC	14010	305	211,000	211,000	2015-061	12/30/2028
	14-041-999-017-10	ICM PRODUCTS INC	14010	352	273,200	273,200	2015-061	12/30/2028
Total LaGrange Township			4		\$2,246,700	\$2,150,265		
070 Milton Township	14-070-990-990-22	FONTLINE GROTTNES	14030	352	\$14,200	\$14,200	2013-497	12/30/2026
Total Milton Township			1		\$14,200	\$14,200		
080 Newberg Township	14-080-900-004-00	SOUTHERN MICHIGAN RUBBER	75050	305	\$182,400	\$155,957	2014-253	12/30/2026
Total Newberg Township			1		\$182,400	\$155,957		
100 Penn Township	14-100-999-947-00	K & M MACHINE FABRICATING INC	14010	352	\$650,300	\$650,300	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	\$310,600	\$310,600	2011-601	12/30/2023
	14-100-999-952-00	K & M MACHINE FABRICATING INC	14010	352	\$624,800	\$624,800	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	\$609,200	\$609,200	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			7		\$3,450,500	\$3,450,500		
130 Silver Creek Township	14-130-999-200-10	LYONS REAL ESTATE PARTNERSHIP	14020	305	\$857,600	\$857,600	2013-474	12/30/2026
Total Silver Creek Township			1		\$857,600	\$857,600		
160 Dowagiac City	14-160-900-078-00	MICH PRECISION TOOL & ENG INC.	14020	352	\$49,100	\$49,100	2010-114	12/30/2022
	14-160-900-079-00	AMERIWOOD INDUSTRIES	14020	352	\$0	\$0	2010-309	12/30/2023
	14-160-900-080-00	AMERIWOOD INDUSTRIES	14020	352	\$11,000	\$11,000	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	\$20,300	\$20,300	2014-260	12/30/2026
	14-160-900-084-00	AMERIWOOD INDUSTRIES	14020	352	\$21,000	\$21,000	2014-328	12/30/2027
Total Dowagiac City			6		\$242,300	\$242,300		
Cass County Total			24		\$7,429,900	\$7,307,022		

* 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								
	14-020-990-036-00	DELTA MACHINING INC	11300	352	\$95,200	\$95,200	2010-226	12/30/2022
	14-020-990-037-00	DELTA MACHINING INC	11300	352	\$119,000	\$119,000	2011-508	12/30/2023
	14-020-990-038-00	DELTA MACHINING INC	11300	352	\$159,800	\$159,800	2013-423	12/30/2025
	14-020-990-039-00	DELTA MACHINING INC	11300	352	\$62,200	\$62,200	2014-399	12/30/2026
Total Niles Schools			4		\$436,200	\$436,200		
14010 Cassopolis Schools								
	14-041-999-014-00	POSTLE REAL ESTATE COMPANY LLC	14010	305	\$963,200	\$866,765	2013-476	12/30/2026
	14-041-999-015-00	POSTLE REAL ESTATE COMPANY LLC	14010	305	\$799,300	\$799,300	2014-452	12/31/2026
	14-041-999-017-00	ICM PRODUCTS INC	14010	305	\$211,000	\$211,000	2015-061	12/30/2028
	14-041-999-017-10	ICM PRODUCTS INC	14010	352	\$273,200	\$273,200	2015-061	12/30/2028
	14-100-999-947-00	K & M MACHINE FABRICATING INC	14010	352	\$650,300	\$650,300	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	\$310,600	\$310,600	2011-601	12/30/2023
	14-100-999-952-00	K & M MACHINE FABRICATING INC	14010	352	\$624,800	\$624,800	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	\$609,200	\$609,200	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			11		\$5,697,200	\$5,600,765		
14020 Dowagiac Schools								
	14-130-999-200-10	LYONS REAL ESTATE PARTNERSHIP	14020	305	\$857,600	\$857,600	2013-474	12/30/2026
	14-160-900-078-00	MICH PRECISION TOOL & ENG INC.	14020	352	\$49,100	\$49,100	2010-114	12/30/2022
	14-160-900-079-00	AMERIWOOD INDUSTRIES	14020	352	\$0	\$0	2010-309	12/30/2023
	14-160-900-080-00	AMERIWOOD INDUSTRIES	14020	352	\$11,000	\$11,000	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	\$20,300	\$20,300	2014-260	12/30/2026
	14-160-900-084-00	AMERIWOOD INDUSTRIES	14020	352	\$21,000	\$21,000	2014-328	12/30/2027
Total Dowagiac Schools			7		\$1,099,900	\$1,099,900		

**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
14030 Edwardsburg Schools								
	14-070-990-990-22	FONTJNE GROTNES	14030	352	\$14,200	\$14,200	2013-497	12/30/2026
Total Edwardsburg Schools			1		\$14,200	\$14,200		
75050 Constantine Schools								
	14-080-900-004-00	SOUTHERN MICHIGAN RUBBER	75050	305	\$182,400	\$155,957	2014-253	12/30/2026
Total Constantine Schools			1		\$182,400	\$155,957		
Cass County Total			24		\$7,429,900	\$7,307,022		

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