

2022 Cass County Equalization Report



INDECK – NILES LLC

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

About The Cover:

INDECK – NILES LLC is a natural gas fired plant that produces electricity. The natural gas is used to power two massive turbines and the waste heat is used to produce steam to power a third turbine. The electricity produced by this plant will leave the site via the AEP distribution network and feed a grid stretching from Illinois to Indiana, Michigan and approximately 10 other states.

This plant is located on three parcels in the Niles Industrial Park located in Cass County. The project began in 2019 with 95% completion in 2022 and final completion expected in 2023. The construction of this plant has contributed to the increase in Assessed and Taxable values for the Cass County City of Niles unit from approximately \$250,000 in 2019 to over \$22,000,000 in 2022.



Cass County Equalization Department

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

April 21, 2022

Board of Commissioners
Cass County, Michigan

Honorable Members:

The Cass County Equalization Department has prepared the 2022 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 2022.

Respectfully submitted,

A handwritten signature in cursive script that reads "Tami K. Stewart". The signature is written in black ink and is positioned above the printed name and title.

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

Cass County Assessors

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

Cass County Equalization Staff

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Director

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Equalization \ Tax Specialist

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(269) 445-4442

Values Summary

Year Over Year Changes - Assessed Values & Taxable Values

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

Assessed & Equalized Values	2022	2021	Change
Agricultural Real Property	552,494,138	536,176,200	3.04%
Commercial Real Property	112,563,300	105,268,400	6.93%
Industrial Real Property	59,208,600	52,534,100	12.71%
Residential Real Property	2,609,214,528	2,375,811,412	9.82%
Developmental Real Property	0	0	
Total Real Property	3,333,480,566	3,069,790,112	8.59%
Total Personal Property	301,701,831	279,335,276	8.01%
Total Real & Personal Property	3,635,182,397	3,349,125,388	8.54%

Taxable Values	2022	2021	Change
Agricultural Real Property	238,569,147	229,888,329	3.78%
Commercial Real Property	96,910,129	92,080,350	5.25%
Industrial Real Property	51,552,177	45,313,200	13.77%
Residential Real Property	1,902,257,583	1,789,610,725	6.29%
Developmental Real Property	0	0	
Total Real Property	2,289,289,036	2,156,892,604	6.14%
Total Personal Property	301,641,706	279,272,785	8.01%
Total Real & Personal Property	2,590,930,742	2,436,165,389	6.35%

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>552,494,138</u>	Timber-Cutover	<u>0</u>
Commercial	<u>112,563,300</u>	Developmental	<u>0</u>
Industrial	<u>59,208,600</u>	Total Real Property	<u>3,333,480,566</u>
Residential	<u>2,609,214,528</u>	Personal Property	<u>301,701,831</u>
		Total Real and Personal Property	<u>3,635,182,397</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 21, 2022
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Personal and Real Property - TOTALS

Cass COUNTY

Statement of acreage and valuation in the year 2022 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Number of Acres Assessed (Col. 1) Acres Hundredths	Total Real Property Valuations (Totals from pages 2 and 3)			Personal Property Valuations		Total Real Plus Personal Property	
		(Col. 2) Assessed Valuations	(Col. 3) Equalized Valuations	(Col. 4) Assessed Valuations	(Col. 5) Equalized Valuations	(Col. 6) Assessed Valuations	(Col. 7) Equalized Valuations	
Calvin Township	20,835.44	155,823,200	155,823,200	13,472,600	13,472,600	169,295,800	169,295,800	
Dowagiac City	1,210.41	111,936,800	111,936,800	5,840,200	5,840,200	117,777,000	117,777,000	
Howard Township	21,802.24	286,782,000	286,782,000	63,033,900	63,033,900	349,815,900	349,815,900	
Jefferson Township	21,718.69	167,968,000	167,968,000	30,863,800	30,863,800	198,831,800	198,831,800	
Lagrange Township	19,093.33	166,008,538	166,008,538	10,399,800	10,399,800	176,408,338	176,408,338	
Marcellus Township	13,548.32	132,437,300	132,437,300	16,628,531	16,628,531	149,065,831	149,065,831	
Mason Township	12,765.62	124,554,800	124,554,800	2,658,800	2,658,800	127,213,600	127,213,600	
Milton Township	13,351.84	219,778,600	219,778,600	33,667,300	33,667,300	253,445,900	253,445,900	
Newberg Township	17,224.33	104,857,100	104,857,100	33,519,200	33,519,200	138,376,300	138,376,300	
Niles City	279.63	13,604,300	13,604,300	8,449,000	8,449,000	22,053,300	22,053,300	
Totals for County								

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF Cass Michigan, _____ County.

WE HEREBY CERTIFY that the foregoing is a true statement of the number of acres of land in each township and city in the County of Cass and of the value of the real property and of the personal property in each township and city in said county as assessed in the year 2022 and of the aggregate valuation of the real property and personal property in each township and city in said county as equalized by the Board of Commissioners of said county on the 21st day of April 2022 at a meeting of said board held in pursuant to the provisions of Sections 209.1 - 209.8, MCL. We further certify that said statement does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1963; P.A. 198 of 1974; P.A. 255 of 1978; P.A. 385 of 1984; P.A. 224 of 1985; P.A. 147 of 1992 or Section 5 of Article IX of the Constitution of the State.

Dated at 21st this April day of 2022.

Page 1, Personal and Real Totals _____ Director of County Tax or Equalization Department _____ Chairperson of Board of Commissioners _____ Clerk of Board of Commissioners

Personal and Real Property - TOTALS

The instructions for completing this form are on the reverse side of page 3.

Cass COUNTY

Statement of acreage and valuation in the year 2022 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Number of Acres Assessed (Col. 1) Acres Hundredths	Total Real Property Valuations (Totals from pages 2 and 3)			Personal Property Valuations		Total Real Plus Personal Property	
		(Col. 2) Assessed Valuations	(Col. 3) Equalized Valuations	(Col. 4) Assessed Valuations	(Col. 5) Equalized Valuations	(Col. 6) Assessed Valuations	(Col. 7) Equalized Valuations	
Ontwa Township	11,299.35	388,197,600	388,197,600	11,133,400	11,133,400	399,331,000	399,331,000	
Penn Township	20,496.35	323,701,685	323,701,685	43,019,100	43,019,100	366,720,785	366,720,785	
Pokagon Township	19,501.90	117,416,200	117,416,200	3,946,100	3,946,100	121,362,300	121,362,300	
Porter Township	31,006.37	409,193,400	409,193,400	7,260,900	7,260,900	416,454,300	416,454,300	
Silver Creek Township	20,561.17	382,971,543	382,971,543	4,556,000	4,556,000	387,527,543	387,527,543	
Volinia Township	21,018.81	97,904,600	97,904,600	1,581,900	1,581,900	99,486,500	99,486,500	
Wayne Township	20,764.97	130,344,900	130,344,900	11,671,300	11,671,300	142,016,200	142,016,200	
Totals for County	286,478.77	3,333,480,566	3,333,480,566	301,701,831	301,701,831	3,635,182,397	3,635,182,397	

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF Cass County,

Cass Michigan,

WE HEREBY CERTIFY that the foregoing is a true statement of the number of acres of land in each township and city in the County of Cass and of the value of the real property and of the personal property in each township and city in said county as assessed in the year 2022 and of the aggregate valuation of the real property and personal property in each township and city in said county as equalized by the Board of Commissioners of said county on the 21st day of April 2022 at a meeting of said board held in pursuant to the provisions of Sections 209.1 - 209.8, MCL. We further certify that said statement does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1963; P.A. 198 of 1974; P.A. 255 of 1978; P.A. 385 of 1984; P.A. 224 of 1985; P.A. 147 of 1992 or Section 5 of Article IX of the Constitution of the State.

Dated at Cass this 21st day of April, 2022

Page 1, Personal and Real Totals _____ Director of County Tax or Equalization Department _____ Chairperson of Board of Commissioners _____ Clerk of Board of Commissioners _____

Equalized Valuations - REAL

Cass COUNTY

The instructions for completing this form are on the reverse side of page 3.

Statement of acreage and valuation in the year 2022 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 Township	27,482,600	341,000	416,800	127,582,800	0	0	155,823,200
Dowagiac City	66,100	25,094,300	5,974,100	80,802,300	0	0	111,936,800
Howard Township	29,886,200	6,469,700	3,650,300	246,775,800	0	0	286,782,000
Jefferson Township	41,598,100	1,505,300	522,300	124,342,300	0	0	167,968,000
Lagrange Township	36,968,238	10,768,200	5,717,800	112,554,300	0	0	166,008,538
Marcellus Township	40,749,100	5,293,400	2,510,000	83,884,800	0	0	132,437,300
Mason Township	26,928,400	3,006,400	1,702,600	92,917,400	0	0	124,554,800
Milton Township	21,691,300	2,492,400	3,347,600	192,247,300	0	0	219,778,600
Newberg Township	28,169,000	4,961,000	442,200	71,284,900	0	0	104,857,100
Niles City	0	0	13,604,300	0	0	0	13,604,300
Totals for County							

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF Cass Michigan, _____ County,

WE HEREBY CERTIFY that the foregoing is a true statement of the equalized valuations of real property classifications in each township and city in the County of Cass in the year 2022 as determined by the Board of Commissioners of said county on the 21st day of April 2022 at a meeting of said board held in pursuant to the provisions of Sections 209.1 - 209.8, MCL. We further certify that said statement does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1963; P.A. 198 of 1974; P.A. 255 of 1978; P.A. 385 of 1984; P.A. 224 of 1985; P.A. 147 of 1992 or Section 5 of Article IX of the Constitution of the State. Dated at _____ this 21st day of April, 2022

Page 2, Real Property Equalized
Director of County Tax or Equalization Department _____ Chairperson of Board of Commissioners _____ Clerk of Board of Commissioners _____

Equalized Valuations - REAL

The instructions for completing this form are on the reverse side of page 3.

Cass COUNTY

Statement of acreage and valuation in the year 2022 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Real Property Equalized by County Board of Commissioners							(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	
Ontwa Township	21,544,600	15,722,200	13,990,200	336,940,600	0	0	388,197,600	
Penn Township	46,242,800	17,949,900	2,629,200	256,879,785	0	0	323,701,685	
Pokagon Township	38,658,500	6,253,300	1,990,700	70,513,700	0	0	117,416,200	
Porter Township	70,333,000	4,715,300	451,500	333,693,600	0	0	409,193,400	
Silver Creek Township	39,779,600	6,400,700	535,100	336,256,143	0	0	382,971,543	
Volinia Township	47,434,400	468,800	22,700	49,978,700	0	0	97,904,600	
Wayne Township	34,962,200	1,121,400	1,701,200	92,560,100	0	0	130,344,900	
Totals for County	552,494,138	112,563,300	59,208,600	2,609,214,528	0	0	3,333,480,566	

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF Cass Michigan, _____ County,

WE HEREBY CERTIFY that the foregoing is a true statement of the equalized valuations of real property classifications in each township and city in the County of Cass in the year 2022 as determined by the Board of Commissioners of said county on the 21st day of April 2022 at a meeting of said board held in pursuant to the provisions of Sections 209.1 - 209.8, MCL. We further certify that said statement does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1963; P.A. 198 of 1974; P.A. 255 of 1978; P.A. 385 of 1984; P.A. 224 of 1985; P.A. 147 of 1992 or Section 5 of Article IX of the Constitution of the State. Dated at 21st this April day of 2022

Page 2, Real Property Equalized _____ Director of County Tax or Equalization Department _____ Chairperson of Board of Commissioners _____ Clerk of Board of Commissioners

The instructions for completing this form are on the reverse side of page 3.

Cass COUNTY

Statement of acreage and valuation in the year 2022 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Real Property Assessed Valuations Approved by Boards of Review							
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 Township	27,482,600	341,000	416,800	127,582,800	0	0	155,823,200
Dowagiac City	66,100	25,094,300	5,974,100	80,802,300	0	0	111,936,800
Howard Township	29,886,200	6,469,700	3,650,300	246,775,800	0	0	286,782,000
Jefferson Township	41,598,100	1,505,300	522,300	124,342,300	0	0	167,968,000
Lagrange Township	36,968,238	10,768,200	5,717,800	112,554,300	0	0	166,008,538
Marcellus Township	40,749,100	5,293,400	2,510,000	83,884,800	0	0	132,437,300
Mason Township	26,928,400	3,006,400	1,702,600	92,917,400	0	0	124,554,800
Milton Township	21,691,300	2,492,400	3,347,600	192,247,300	0	0	219,778,600
Newberg Township	28,169,000	4,961,000	442,200	71,284,900	0	0	104,857,100
Niles City	0	0	13,604,300	0	0	0	13,604,300
Totals for County							

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF Cass Michigan, _____ County,

WE HEREBY CERTIFY that the foregoing is a true statement of the assessed valuations of real property classifications in each township and city in the County of Cass in the year 2022 as determined by the Board of Commissioners of said county on the 21st day of April 2022 at a meeting of said board held in pursuant to the provisions of Sections 209.1 - 209.8, MCL. We further certify that said statement does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1963; P.A. 198 of 1974; P.A. 255 of 1978; P.A. 385 of 1984; P.A. 224 of 1985; P.A. 147 of 1992 or Section 5 of Article IX of the Constitution of the State.
Dated at _____ this 21st day of April, 2022

Page 3, Real Property Assessed _____ Director of County Tax or Equalization Department _____ Chairperson of Board of Commissioners _____ Clerk of Board of Commissioners

Assessed Valuations - Real

The instructions for completing this form are on the reverse side of page 3.

Cass COUNTY

Statement of acreage and valuation in the year 2022 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Real Property Assessed Valuations Approved by Boards of Review							
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
Ontwa Township	21,544,600	15,722,200	13,990,200	336,940,600	0	0	388,197,600
Penn Township	46,242,800	17,949,900	2,629,200	256,879,785	0	0	323,701,685
Pokagon Township	38,658,500	6,253,300	1,990,700	70,513,700	0	0	117,416,200
Porter Township	70,333,000	4,715,300	451,500	333,693,600	0	0	409,193,400
Silver Creek Township	39,779,600	6,400,700	535,100	336,256,143	0	0	382,971,543
Volinia Township	47,434,400	468,800	22,700	49,978,700	0	0	97,904,600
Wayne Township	34,962,200	1,121,400	1,701,200	92,560,100	0	0	130,344,900
Totals for County	552,494,138	112,563,300	59,208,600	2,609,214,528	0	0	3,333,480,566

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF Cass Michigan, _____ County,

WE HEREBY CERTIFY that the foregoing is a true statement of the assessed valuations of real property classifications in each township and city in the County of Cass in the year 2022, as determined by the Board of Commissioners of said county on the 21st day of April 2022 at a meeting of said board held in pursuant to the provisions of Sections 209.1 - 209.8, MCL. We further certify that said statement does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1963; P.A. 198 of 1974; P.A. 255 of 1978; P.A. 385 of 1984; P.A. 224 of 1985; P.A. 147 of 1992 or Section 5 of Article IX of the Constitution of the State.
Dated at _____ this 21st day of April, 2022

Page 3, Real Property Assessed _____ Director of County Tax or Equalization Department _____ Chairperson of Board of Commissioners _____ Clerk of Board of Commissioners

Cass County 2022 Equalization Report

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**Cass County
Previous and Current Values**

AGRICULTURAL								
Unit #	Unit Name	Number of		AV			TV	
		Parcels	2021 Assessed Value	2022 Assessed Value	% Change	2021 Taxable Value	2022 Taxable Value	% Change
010	Calvin Township	151	27,256,600	27,482,600	0.83%	12,091,934	12,632,956	4.47%
020	Howard Township	200	28,091,300	29,886,200	6.39%	11,416,664	11,734,848	2.79%
030	Jefferson Township	263	41,715,700	41,598,100	-0.28%	15,372,268	15,965,991	3.86%
040	LaGrange Township	199	35,576,300	36,968,238	3.91%	14,190,106	14,729,752	3.80%
050	Marcellus Township	283	38,853,800	40,749,100	4.88%	17,879,530	18,499,870	3.47%
060	Mason Township	203	25,436,800	26,928,400	5.86%	12,003,010	12,161,969	1.32%
070	Milton Township	126	20,819,800	21,691,300	4.19%	9,453,601	10,205,247	7.95%
080	Newberg Township	181	25,302,000	28,169,000	11.33%	11,296,674	11,865,754	5.04%
090	Ontwa Township	118	20,698,200	21,544,600	4.09%	9,711,516	10,264,309	5.69%
100	Penn Township	331	43,639,700	46,242,800	5.96%	18,738,003	19,899,445	6.20%
110	Pokagon Township	260	40,862,900	38,658,500	-5.39%	18,084,974	18,505,745	2.33%
120	Porter Township	454	68,427,200	70,333,000	2.79%	30,057,290	30,766,585	2.36%
130	Silver Creek Township	284	38,338,800	39,779,600	3.76%	16,969,339	17,699,080	4.30%
140	Volinia Township	236	46,046,000	47,434,400	3.02%	18,446,164	18,914,150	2.54%
150	Wayne Township	227	35,050,000	34,962,200	-0.25%	14,153,644	14,699,055	3.85%
160	Dowagiac City	1	61,100	66,100	8.18%	23,612	24,391	3.30%
170	Niles City	0	0	0	N/A	0	0	N/A
Cass County Total		3,517	536,176,200	552,494,138	3.04%	229,888,329	238,569,147	3.78%

COMMERCIAL								
Unit #	Unit Name	Number of		AV			TV	
		Parcels	2021 Assessed Value	2022 Assessed Value	% Change	2021 Taxable Value	2022 Taxable Value	% Change
010	Calvin Township	3	326,300	341,000	4.51%	286,356	295,804	3.30%
020	Howard Township	64	6,010,700	6,469,700	7.64%	5,259,644	5,576,062	6.02%
030	Jefferson Township	23	1,474,200	1,505,300	2.11%	1,061,028	1,091,332	2.86%
040	LaGrange Township	145	10,056,700	10,768,200	7.07%	8,766,034	9,224,645	5.23%
050	Marcellus Township	67	4,537,900	5,293,400	16.65%	3,871,744	4,342,825	12.17%
060	Mason Township	28	2,961,500	3,006,400	1.52%	2,379,758	2,394,591	0.62%
070	Milton Township	23	2,364,100	2,492,400	5.43%	1,645,288	1,772,520	7.73%
080	Newberg Township	61	4,773,300	4,961,000	3.93%	4,244,097	4,335,362	2.15%
090	Ontwa Township	147	14,068,300	15,722,200	11.76%	12,468,956	13,798,252	10.66%
100	Penn Township	44	16,829,300	17,949,900	6.66%	16,625,657	17,167,944	3.26%
110	Pokagon Township	86	5,708,000	6,253,300	9.55%	4,427,716	4,872,388	10.04%
120	Porter Township	68	4,376,000	4,715,300	7.75%	3,568,468	3,742,484	4.88%
130	Silver Creek Township	75	6,071,800	6,400,700	5.42%	4,503,700	4,680,973	3.94%
140	Volinia Township	12	450,800	468,800	3.99%	401,120	375,034	-6.50%
150	Wayne Township	27	1,092,900	1,121,400	2.61%	843,681	920,790	9.14%
160	Dowagiac City	252	24,166,600	25,094,300	3.84%	21,727,103	22,319,123	2.72%
170	Niles City	0	0	0	N/A	0	0	N/A
Cass County Total		1,125	105,268,400	112,563,300	6.93%	92,080,350	96,910,129	5.25%

**Cass County
Previous and Current Values**

INDUSTRIAL								
Unit #	Unit Name	Number of Parcels	2021 Assessed Value	2022 Assessed Value	AV		TV	
					% Change	2021 Taxable Value	2022 Taxable Value	% Change
010	Calvin Township	4	408,100	416,800	2.13%	258,950	264,278	2.06%
020	Howard Township	29	3,349,200	3,650,300	8.99%	2,945,268	3,078,728	4.53%
030	Jefferson Township	6	506,600	522,300	3.10%	291,576	301,196	3.30%
040	LaGrange Township	21	4,634,700	5,717,800	23.37%	3,334,552	4,480,193	34.36%
050	Marcellus Township	14	1,838,100	2,510,000	36.55%	1,711,271	2,440,281	42.60%
060	Mason Township	14	1,418,700	1,702,600	20.01%	1,371,912	1,653,738	20.54%
070	Milton Township	15	3,252,900	3,347,600	2.91%	2,327,933	2,434,272	4.57%
080	Newberg Township	8	436,200	442,200	1.38%	329,647	349,024	5.88%
090	Ontwa Township	55	13,042,700	13,990,200	7.26%	11,193,090	12,230,748	9.27%
100	Penn Township	6	2,482,700	2,629,200	5.90%	1,357,034	1,384,844	2.05%
110	Pokagon Township	22	1,906,900	1,990,700	4.39%	1,428,567	1,574,929	10.25%
120	Porter Township	9	411,400	451,500	9.75%	336,566	347,669	3.30%
130	Silver Creek Township	7	542,500	535,100	-1.36%	454,365	462,537	1.80%
140	Volinia Township	2	20,600	22,700	10.19%	8,886	9,178	3.29%
150	Wayne Township	6	1,284,100	1,701,200	32.48%	1,205,239	1,241,777	3.03%
160	Dowagiac City	54	5,891,800	5,974,100	1.40%	5,670,372	5,719,007	0.86%
170	Niles City	6	11,106,900	13,604,300	22.49%	11,087,972	13,579,778	22.47%
Cass County Total		278	52,534,100	59,208,600	12.71%	45,313,200	51,552,177	13.77%

RESIDENTIAL								
Unit #	Unit Name	Number of Parcels	2021 Assessed Value	2022 Assessed Value	AV		TV	
					% Change	2021 Taxable Value	2022 Taxable Value	% Change
010	Calvin Township	1,545	115,457,000	127,582,800	10.50%	73,447,526	80,368,694	9.42%
020	Howard Township	3,113	227,494,512	246,775,800	8.48%	171,350,940	181,098,193	5.69%
030	Jefferson Township	2,005	125,594,900	124,342,300	-1.00%	89,096,521	92,400,063	3.71%
040	LaGrange Township	1,747	98,884,600	112,554,300	13.82%	75,929,259	81,510,319	7.35%
050	Marcellus Township	1,508	73,764,000	83,884,800	13.72%	55,682,097	59,096,423	6.13%
060	Mason Township	1,160	91,142,600	92,917,400	1.95%	73,888,385	77,035,541	4.26%
070	Milton Township	1,501	165,340,800	192,247,300	16.27%	142,729,777	153,000,146	7.20%
080	Newberg Township	1,072	62,199,000	71,284,900	14.61%	45,086,281	46,958,243	4.15%
090	Ontwa Township	3,158	308,522,800	336,940,600	9.21%	229,846,208	242,971,990	5.71%
100	Penn Township	1,813	228,429,100	256,879,785	12.45%	170,486,205	183,496,716	7.63%
110	Pokagon Township	1,150	65,824,200	70,513,700	7.12%	49,557,083	51,846,092	4.62%
120	Porter Township	2,946	313,825,600	333,693,600	6.33%	229,970,139	246,324,940	7.11%
130	Silver Creek Township	3,157	302,022,900	336,256,143	11.33%	232,767,912	246,698,005	5.98%
140	Volinia Township	711	46,481,500	49,978,700	7.52%	31,561,663	33,623,828	6.53%
150	Wayne Township	1,834	80,396,300	92,560,100	15.13%	63,908,898	67,931,257	6.29%
160	Dowagiac City	2,340	70,431,600	80,802,300	14.72%	54,301,831	57,897,133	6.62%
170	Niles City	0	0	0	N/A	0	0	N/A
Cass County Total		30,760	2,375,811,412	2,609,214,528	9.82%	1,789,610,725	1,902,257,583	6.29%

**Cass County
Previous and Current Values**

DEVELOPMENTAL								
Unit #	Unit Name	Number of		AV		TV		% Change
		Parcels	2021 Assessed Value	2022 Assessed Value	% Change	2021 Taxable Value	2022 Taxable Value	
010	Calvin Township	0	0	0	N/A	0	0	N/A
020	Howard Township	0	0	0	N/A	0	0	N/A
030	Jefferson Township	0	0	0	N/A	0	0	N/A
040	LaGrange Township	0	0	0	N/A	0	0	N/A
050	Marcellus Township	0	0	0	N/A	0	0	N/A
060	Mason Township	0	0	0	N/A	0	0	N/A
070	Milton Township	0	0	0	N/A	0	0	N/A
080	Newberg Township	0	0	0	N/A	0	0	N/A
090	Ontwa Township	0	0	0	N/A	0	0	N/A
100	Penn Township	0	0	0	N/A	0	0	N/A
110	Pokagon Township	0	0	0	N/A	0	0	N/A
120	Porter Township	0	0	0	N/A	0	0	N/A
130	Silver Creek Township	0	0	0	N/A	0	0	N/A
140	Volinia Township	0	0	0	N/A	0	0	N/A
150	Wayne Township	0	0	0	N/A	0	0	N/A
160	Dowagiac City	0	0	0	N/A	0	0	N/A
170	Niles City	0	0	0	N/A	0	0	N/A
Cass County Total		0	0	0	N/A	0	0	N/A

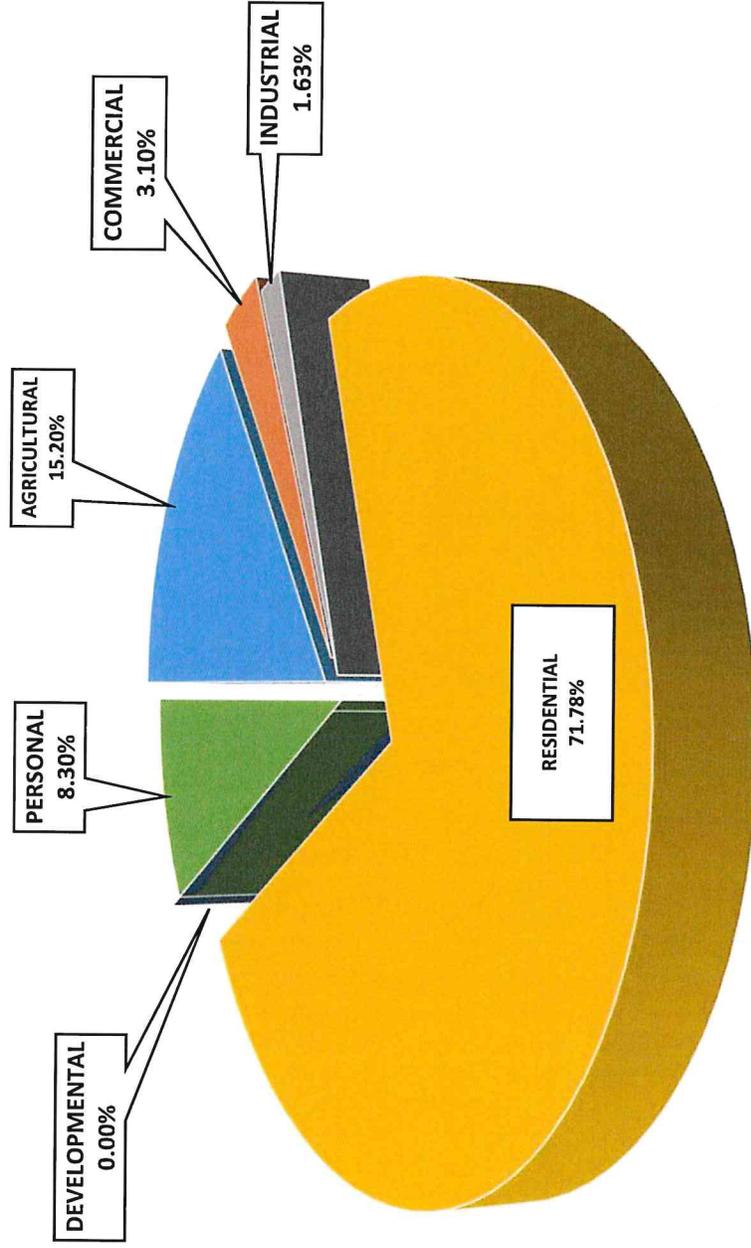
Total Real Property								
Unit #	Unit Name	Number of		AV		TV		% Change
		Parcels	2021 Assessed Value	2022 Assessed Value	% Change	2021 Taxable Value	2022 Taxable Value	
010	Calvin Township	1,703	143,448,000	155,823,200	8.63%	86,084,766	93,561,732	8.69%
020	Howard Township	3,406	264,945,712	286,782,000	8.24%	190,972,516	201,487,831	5.51%
030	Jefferson Township	2,297	169,291,400	167,968,000	-0.78%	105,821,393	109,758,582	3.72%
040	LaGrange Township	2,112	149,152,300	166,008,538	11.30%	102,219,951	109,944,909	7.56%
050	Marcellus Township	1,872	118,993,800	132,437,300	11.30%	79,144,642	84,379,399	6.61%
060	Mason Township	1,405	120,959,600	124,554,800	2.97%	89,643,065	93,245,839	4.02%
070	Milton Township	1,665	191,777,600	219,778,600	14.60%	156,156,599	167,412,185	7.21%
080	Newberg Township	1,322	92,710,500	104,857,100	13.10%	60,956,699	63,508,383	4.19%
090	Ontwa Township	3,478	356,332,000	388,197,600	8.94%	263,219,770	279,265,299	6.10%
100	Penn Township	2,194	291,380,800	323,701,685	11.09%	207,206,899	221,948,949	7.11%
110	Pokagon Township	1,518	114,302,000	117,416,200	2.72%	73,498,340	76,799,154	4.49%
120	Porter Township	3,477	387,040,200	409,193,400	5.72%	263,932,463	281,181,678	6.54%
130	Silver Creek Township	3,523	346,976,000	382,971,543	10.37%	254,695,316	269,540,595	5.83%
140	Volinia Township	961	92,998,900	97,904,600	5.28%	50,417,833	52,922,190	4.97%
150	Wayne Township	2,094	117,823,300	130,344,900	10.63%	80,111,462	84,792,879	5.84%
160	Dowagiac City	2,647	100,551,100	111,936,800	11.32%	81,722,918	85,959,654	5.18%
170	Niles City	6	11,106,900	13,604,300	22.49%	11,087,972	13,579,778	22.47%
Cass County Total		35,680	3,069,790,112	3,333,480,566	8.59%	2,156,892,604	2,289,289,036	6.14%

PERSONAL								
Unit #	Unit Name	Number of		AV		TV		% Change
		Parcels	2021 Assessed Value	2022 Assessed Value	% Change	2021 Taxable Value	2022 Taxable Value	
010	Calvin Township	27	12,870,900	13,472,600	4.67%	12,870,900	13,472,600	4.67%
020	Howard Township	95	51,647,000	63,033,900	22.05%	51,647,000	63,033,900	22.05%
030	Jefferson Township	60	30,624,700	30,863,800	0.78%	30,562,209	30,803,675	0.79%
040	LaGrange Township	172	10,925,700	10,399,800	-4.81%	10,925,700	10,399,800	-4.81%
050	Marcellus Township	80	17,021,976	16,628,531	-2.31%	17,021,976	16,628,531	-2.31%
060	Mason Township	30	2,599,900	2,658,800	2.27%	2,599,900	2,658,800	2.27%
070	Milton Township	68	33,382,600	33,667,300	0.85%	33,382,600	33,667,300	0.85%
080	Newberg Township	66	33,489,500	33,519,200	0.09%	33,489,500	33,519,200	0.09%
090	Ontwa Township	183	10,073,000	11,133,400	10.53%	10,073,000	11,133,400	10.53%
100	Penn Township	61	40,774,700	43,019,100	5.50%	40,774,700	43,019,100	5.50%
110	Pokagon Township	69	3,729,500	3,946,100	5.81%	3,729,500	3,946,100	5.81%
120	Porter Township	54	6,116,700	7,260,900	18.71%	6,116,700	7,260,900	18.71%
130	Silver Creek Township	66	4,301,200	4,556,000	5.92%	4,301,200	4,556,000	5.92%
140	Volinia Township	11	1,480,500	1,581,900	6.85%	1,480,500	1,581,900	6.85%
150	Wayne Township	50	11,832,800	11,671,300	-1.36%	11,832,800	11,671,300	-1.36%
160	Dowagiac City	218	5,206,300	5,840,200	12.18%	5,206,300	5,840,200	12.18%
170	Niles City	3	3,258,300	8,449,000	159.31%	3,258,300	8,449,000	159.31%
Cass County Total		1,313	279,335,276	301,701,831	8.01%	279,272,785	301,641,706	8.01%

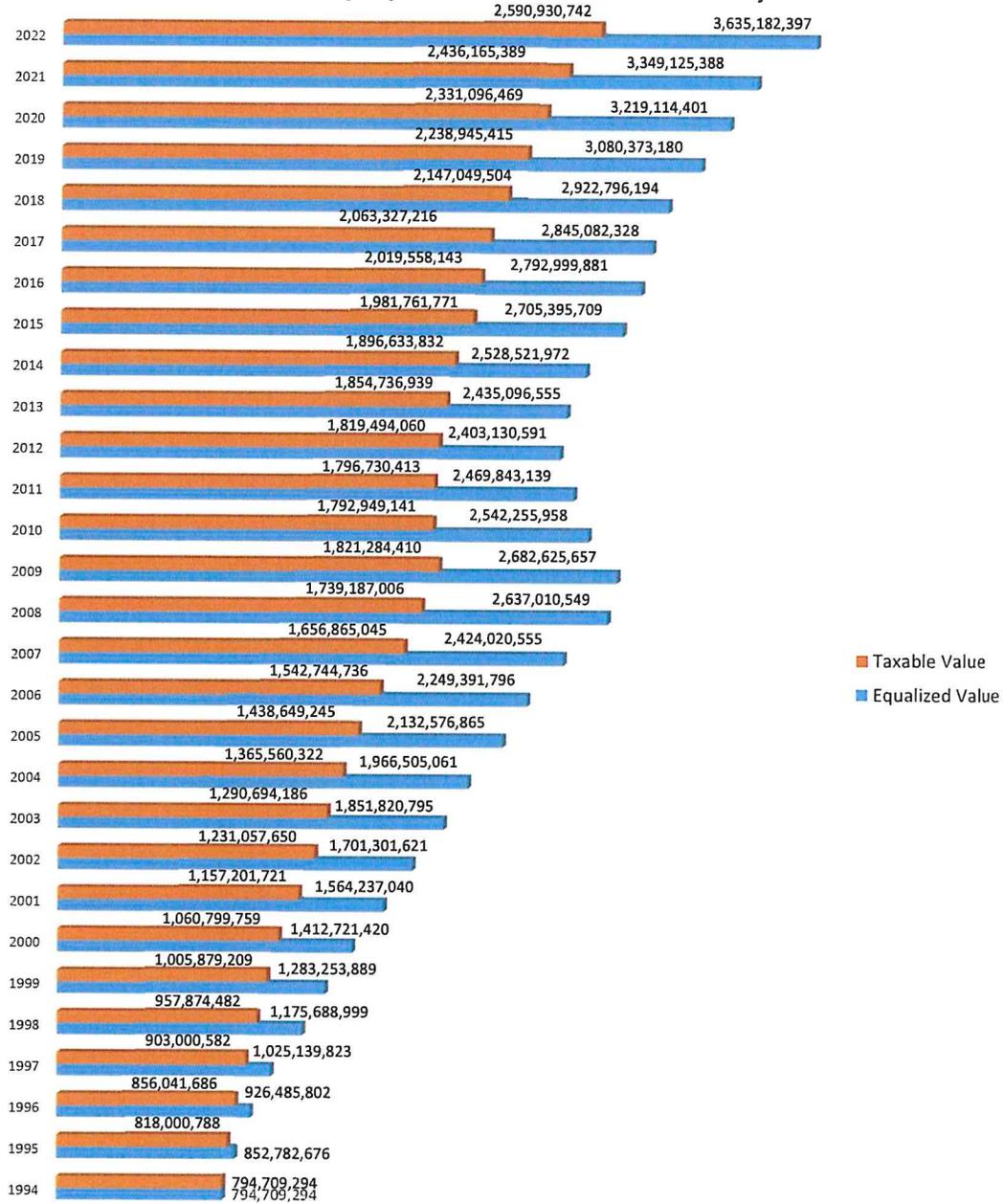
**Cass County
Previous and Current Values**

Unit #	Unit Name	Number of Parcels	Total Values			AV		TV	
			2021 Assessed Value	2022 Assessed Value	% Change	2021 Taxable Value	2022 Taxable Value	% Change	
010	Calvin Township	1,730	156,318,900	169,295,800	8.30%	98,955,666	107,034,332	8.16%	
020	Howard Township	3,501	316,592,712	349,815,900	10.49%	242,619,516	264,521,731	9.03%	
030	Jefferson Township	2,357	199,916,100	198,831,800	-0.54%	136,383,602	140,562,257	3.06%	
040	LaGrange Township	2,284	160,078,000	176,408,338	10.20%	113,145,651	120,344,709	6.36%	
050	Marcellus Township	1,952	136,015,776	149,065,831	9.59%	96,166,618	101,007,930	5.03%	
060	Mason Township	1,435	123,559,500	127,213,600	2.96%	92,242,965	95,904,639	3.97%	
070	Milton Township	1,733	225,160,200	253,445,900	12.56%	189,539,199	201,079,485	6.09%	
080	Newberg Township	1,388	126,200,000	138,376,300	9.65%	94,446,199	97,027,583	2.73%	
090	Ontwa Township	3,661	366,405,000	399,331,000	8.99%	273,292,770	290,398,699	6.26%	
100	Penn Township	2,255	332,155,500	366,720,785	10.41%	247,981,599	264,968,049	6.85%	
110	Pokagon Township	1,587	118,031,500	121,362,300	2.82%	77,227,840	80,745,254	4.55%	
120	Porter Township	3,531	393,156,900	416,454,300	5.93%	270,049,163	288,442,578	6.81%	
130	Silver Creek Township	3,589	351,277,200	387,527,543	10.32%	258,996,516	274,096,595	5.83%	
140	Volinia Township	972	94,479,400	99,486,500	5.30%	51,898,333	54,504,090	5.02%	
150	Wayne Township	2,144	129,656,100	142,016,200	9.53%	91,944,262	96,464,179	4.92%	
160	Dowagiac City	2,865	105,757,400	117,777,000	11.37%	86,929,218	91,799,854	5.60%	
170	Niles City	9	14,365,200	22,053,300	53.52%	14,346,272	22,028,778	53.55%	
Cass County Total		36,993	3,349,125,388	3,635,182,397	8.54%	2,436,165,389	2,590,930,742	6.35%	

Cass County Equalized Value
Segmented by Property Class

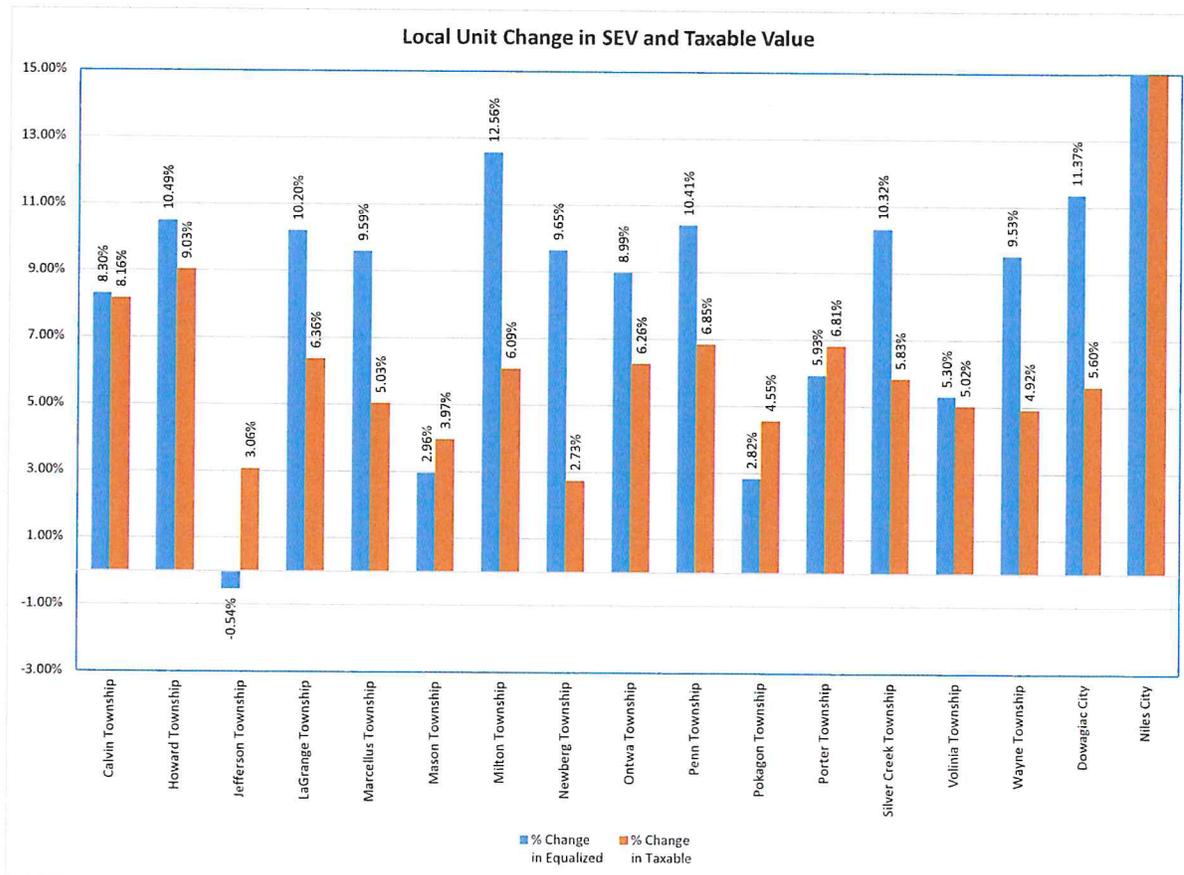


Cass County Equalized and Taxable Values by Year

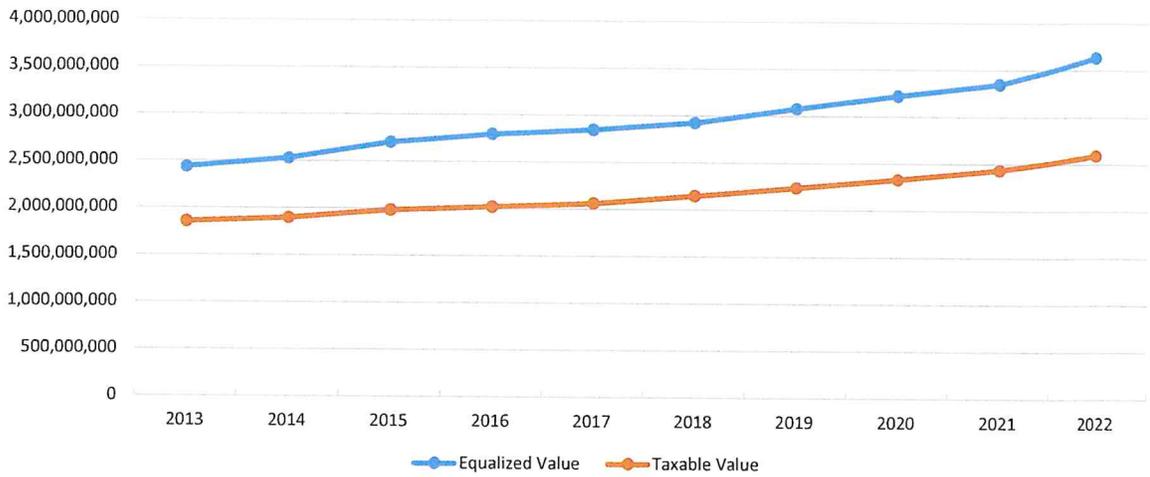


Cass County Percentage Change in SEV and Taxable Value 2021 - 2022

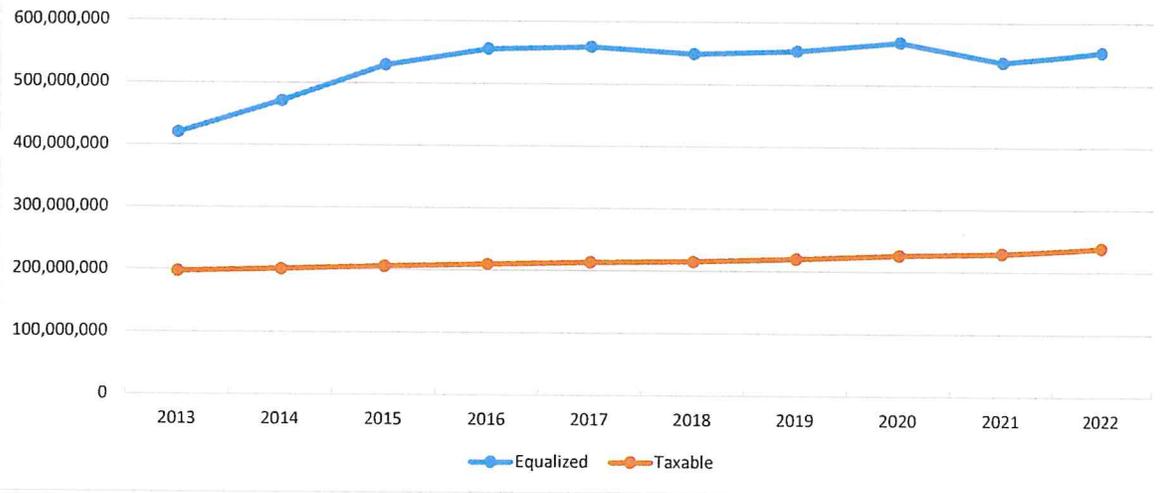
Unit of Gov't	2021 Equalized Value	2022 Equalized Value	% Change in Equalized	2021 Taxable Value	2022 Taxable Value	% Change in Taxable
Calvin Township	156,318,900	169,295,800	8.30%	98,955,666	107,034,332	8.16%
Howard Township	316,592,712	349,815,900	10.49%	242,619,516	264,521,731	9.03%
Jefferson Township	199,916,100	198,831,800	-0.54%	136,383,602	140,562,257	3.06%
LaGrange Township	160,078,000	176,408,338	10.20%	113,145,651	120,344,709	6.36%
Marcellus Township	136,015,776	149,065,831	9.59%	96,166,618	101,007,930	5.03%
Mason Township	123,559,500	127,213,600	2.96%	92,242,965	95,904,639	3.97%
Milton Township	225,160,200	253,445,900	12.56%	189,539,199	201,079,485	6.09%
Newberg Township	126,200,000	138,376,300	9.65%	94,446,199	97,027,583	2.73%
Ontwa Township	366,405,000	399,331,000	8.99%	273,292,770	290,398,699	6.26%
Penn Township	332,155,500	366,720,785	10.41%	247,981,599	264,968,049	6.85%
Pokagon Township	118,031,500	121,362,300	2.82%	77,227,840	80,745,254	4.55%
Porter Township	393,156,900	416,454,300	5.93%	270,049,163	288,442,578	6.81%
Silver Creek Township	351,277,200	387,527,543	10.32%	258,996,516	274,096,595	5.83%
Volinia Township	94,479,400	99,486,500	5.30%	51,898,333	54,504,090	5.02%
Wayne Township	129,656,100	142,016,200	9.53%	91,944,262	96,464,179	4.92%
Dowagiac City	105,757,400	117,777,000	11.37%	86,929,218	91,799,854	5.60%
Niles City	14,365,200	22,053,300	53.52%	14,346,272	22,028,778	53.55%
Cass County	3,349,125,388	3,635,182,397	8.54%	2,436,165,389	2,590,930,742	6.35%

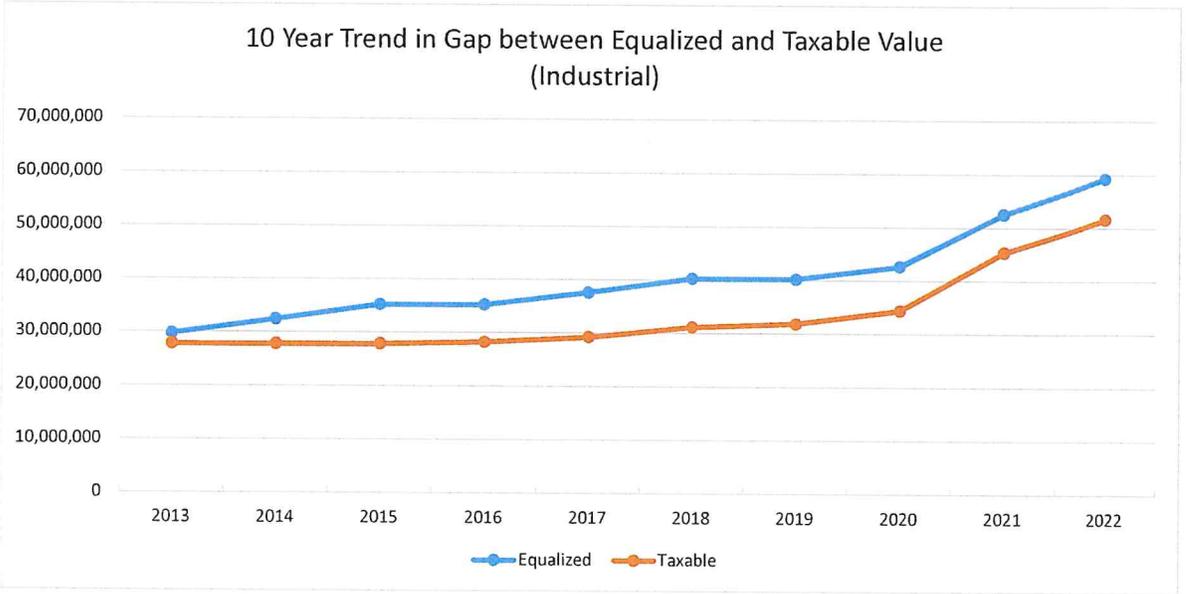
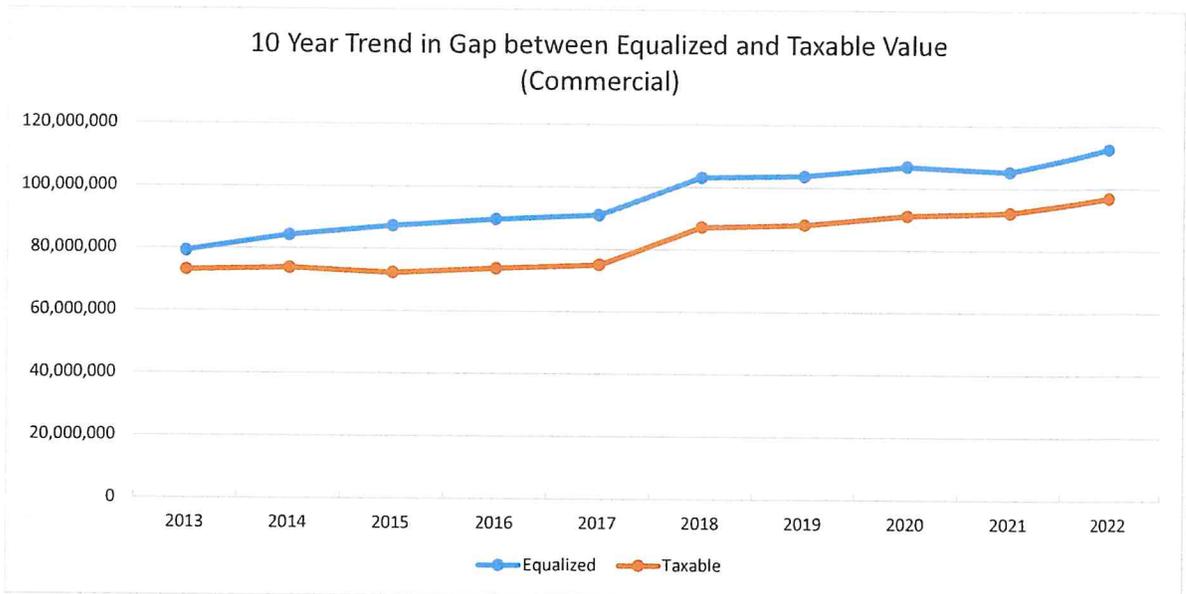


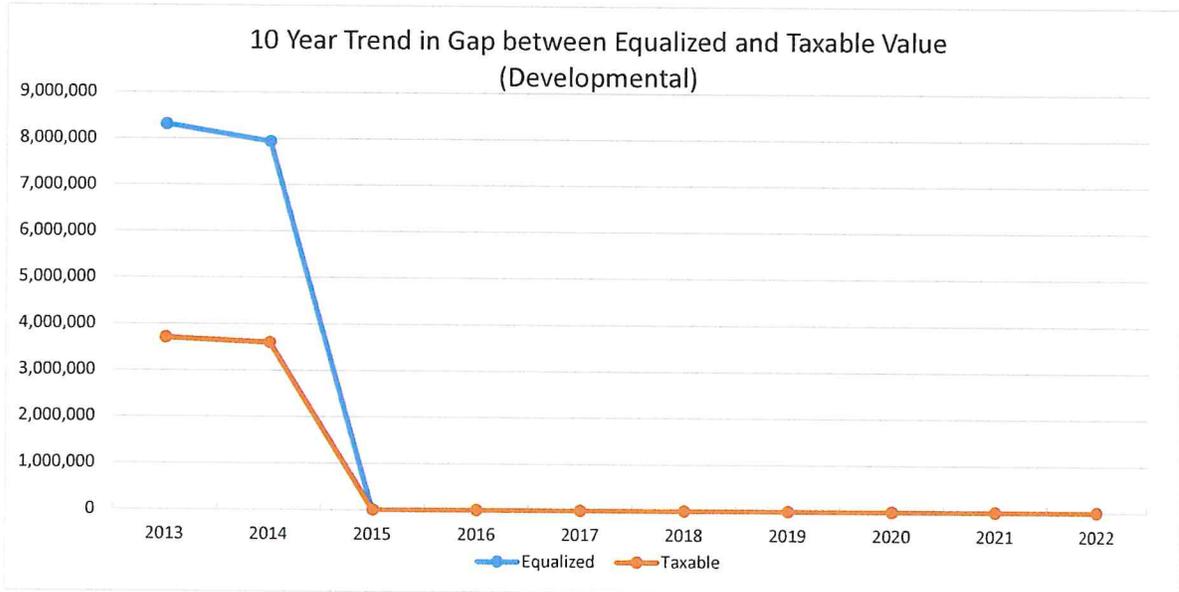
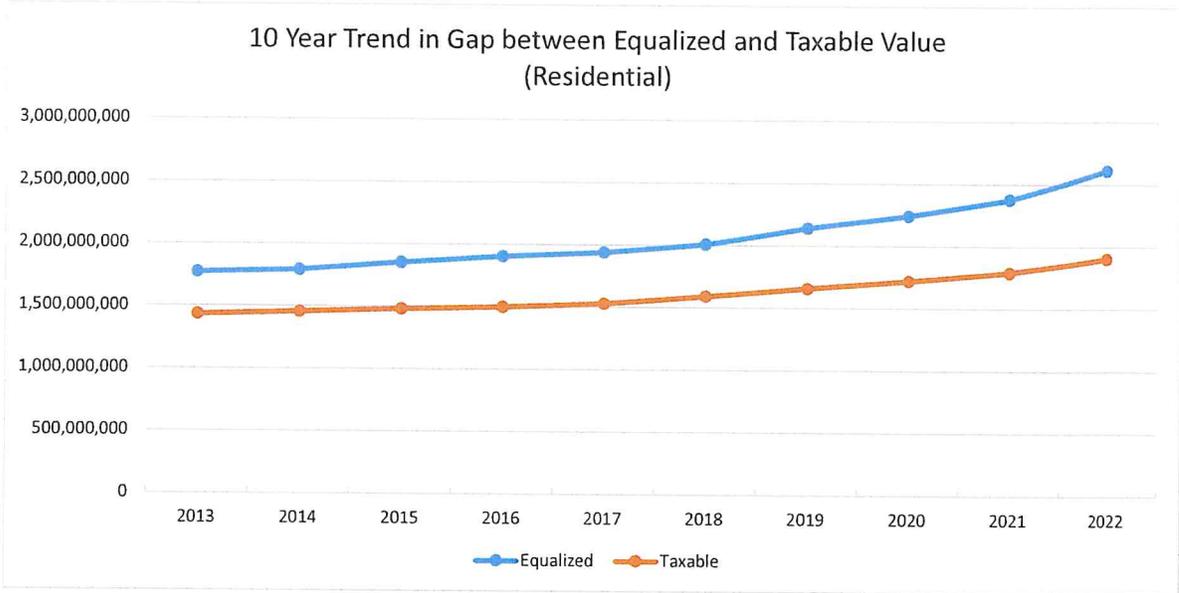
10 Year Trend in Gap between Equalized and Taxable Value
(All Properties)



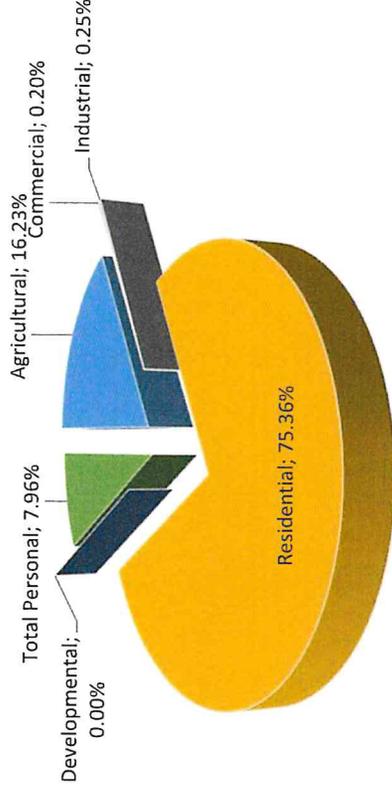
10 Year Trend in Gap between Equalized and Taxable Value
(Agricultural)







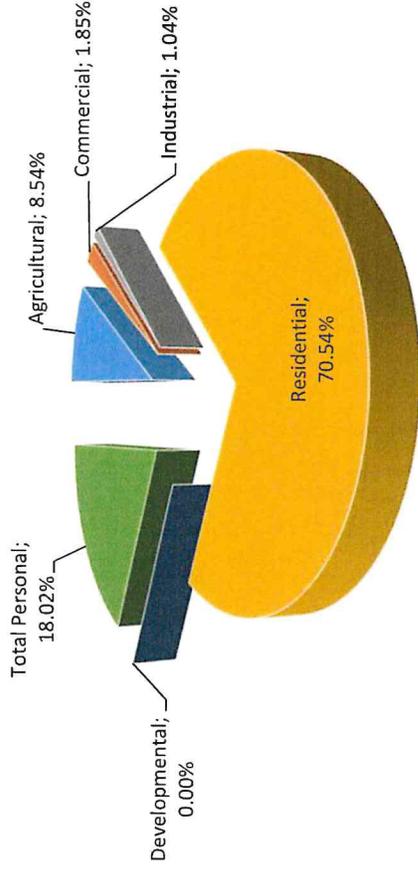
Cass County
Calvin Township
 Summary of Recommended
 County Equalized Values and Trends



Class	2021		2022 Assessed Value	Equalization Factor	2022 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value					
Real Property							
Agricultural	151	\$27,256,600	\$27,482,600	1.0000	\$27,482,600	0.83%	16.23%
Commercial	3	\$326,300	\$341,000	1.0000	\$341,000	4.51%	0.20%
Industrial	4	\$408,100	\$416,800	1.0000	\$416,800	2.13%	0.25%
Residential	1545	\$115,457,000	\$127,582,800	1.0000	\$127,582,800	10.50%	75.36%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1703	\$143,448,000	\$155,823,200		\$155,823,200	8.63%	92.04%
Personal Property							
Commercial	18	\$0	\$0	1.0000	\$0	#DIV/0!	0.00%
Industrial	1	\$12,500	\$12,100	1.0000	\$12,100	-3.20%	0.01%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	8	\$12,858,400	\$13,460,500	1.0000	\$13,460,500	4.68%	7.95%
Total Personal exempt	27	\$12,870,900	\$13,472,600		\$13,472,600	4.67%	7.96%
Grand Total	1730	\$156,318,900	\$169,295,800		\$169,295,800	8.30%	100.00%

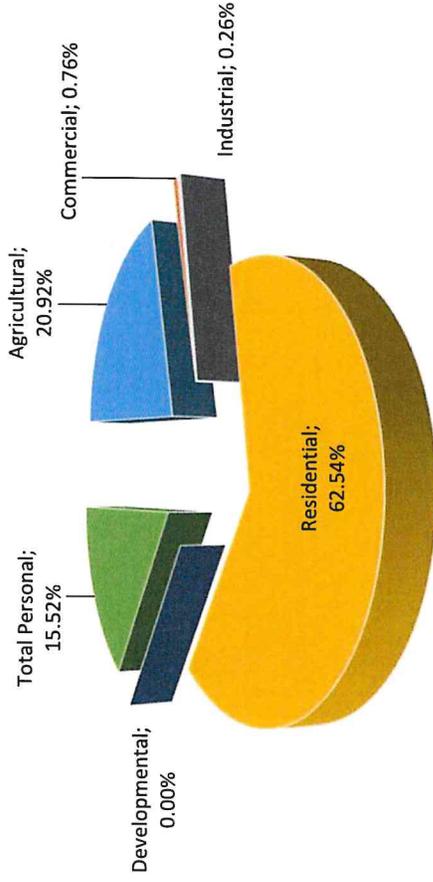
Cass County Howard Township

Summary of Recommended County Equalized Values and Trends



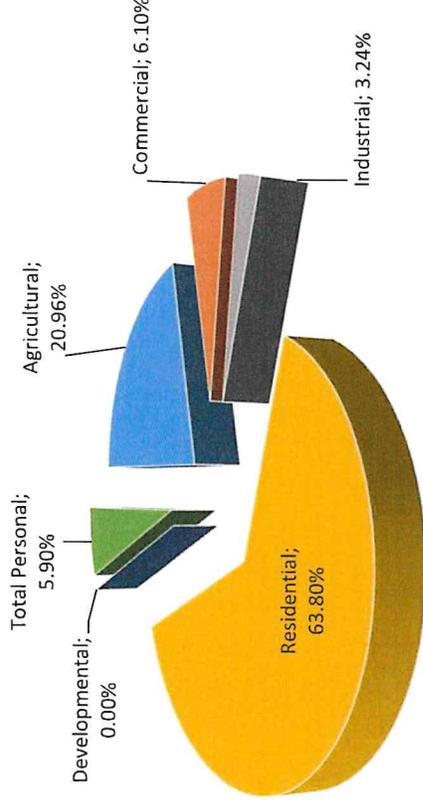
Class	2021						Percent of Local Unit Total
	Parcel Count	State Equalized Value	2022 Assessed Value	Equalization Factor	2022 County Equalized Value	Percent Change from Last Year	
Real Property							
Agricultural	200	\$28,091,300	\$29,886,200	1.00000	\$29,886,200	6.39%	8.54%
Commercial	64	\$6,010,700	\$6,469,700	1.00000	\$6,469,700	7.64%	1.85%
Industrial	29	\$3,349,200	\$3,650,300	1.00000	\$3,650,300	8.99%	1.04%
Residential	3113	\$227,494,512	\$246,775,800	1.00000	\$246,775,800	8.48%	70.54%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	3406	\$264,945,712	\$286,782,000		\$286,782,000	8.24%	81.98%
Personal Property							
Commercial	72	\$1,586,000	\$2,145,200	1.00000	\$2,145,200	35.26%	0.61%
Industrial	3	\$1,390,400	\$2,288,900	1.00000	\$2,288,900	64.62%	0.65%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	20	\$48,670,600	\$58,599,800	1.00000	\$58,599,800	20.40%	16.75%
Total Personal exempt	95	\$51,647,000	\$63,033,900		\$63,033,900	22.05%	18.02%
Grand Total	3501	\$316,592,712	\$349,815,900		\$349,815,900	10.49%	100.00%

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



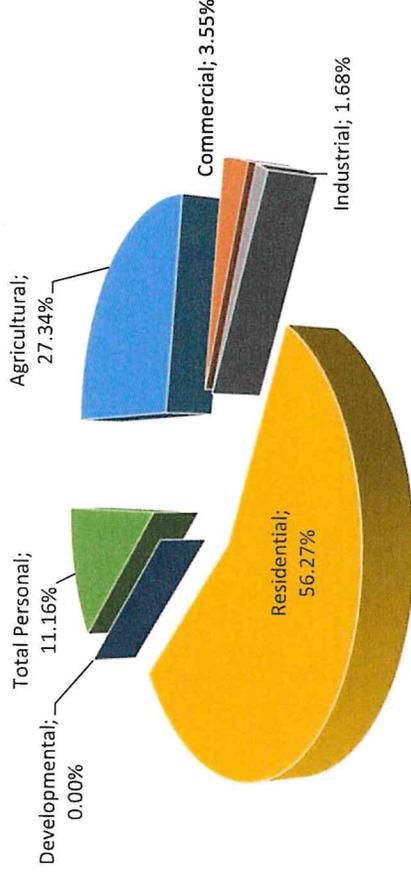
Class	2021						Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value	2022 Assessed Value	Equalization Factor	2022 County Equalized Value	2022 County Equalized Value		
Real Property								
Agricultural	263	\$41,715,700	\$41,598,100	1.0000	\$41,598,100	\$41,598,100	-0.28%	20.92%
Commercial	23	\$1,474,200	\$1,505,300	1.0000	\$1,505,300	\$1,505,300	2.11%	0.76%
Industrial	6	\$506,600	\$522,300	1.0000	\$522,300	\$522,300	3.10%	0.26%
Residential	2005	\$125,594,900	\$124,342,300	1.0000	\$124,342,300	\$124,342,300	-1.00%	62.54%
Developmental	0	\$0	\$0	N/A	\$0	\$0	0.00%	0.00%
Total Real	2297	\$169,291,400	\$167,968,000		\$167,968,000	\$167,968,000	-0.78%	84.48%
Personal Property								
Commercial	43	\$596,500	\$650,700	1.0000	\$650,700	\$650,700	9.09%	0.33%
Industrial	1	\$0	\$0	1.0000	\$0	\$0	#DIV/0!	0.00%
Residential	0	\$0	\$0	N/A	\$0	\$0	0.00%	0.00%
Utility	16	\$30,028,200	\$30,213,100	1.0000	\$30,213,100	\$30,213,100	0.62%	15.20%
Total Personal exempt	60	\$30,624,700	\$30,863,800		\$30,863,800	\$30,863,800	0.78%	15.52%
Grand Total	2357	\$199,916,100	\$198,831,800		\$198,831,800	\$198,831,800	-0.54%	100.00%

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



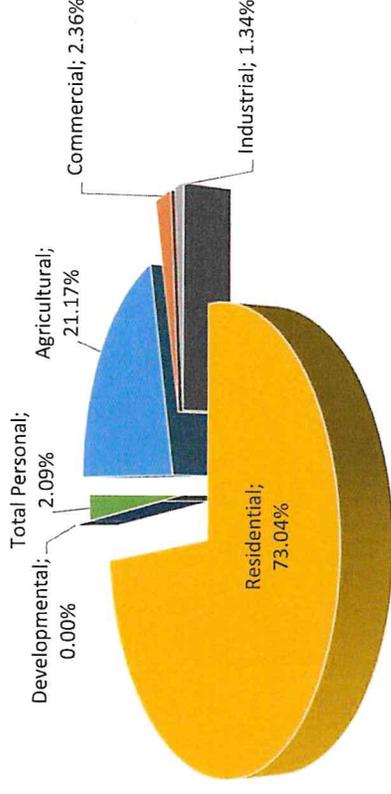
Class	2021		2022 Assessed Value	Equalization Factor	2022 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value					
Real Property							
Agricultural	199	\$35,576,300	\$36,968,238	1.0000	\$36,968,238	3.91%	20.96%
Commercial	145	\$10,056,700	\$10,768,200	1.0000	\$10,768,200	7.07%	6.10%
Industrial	21	\$4,634,700	\$5,717,800	1.0000	\$5,717,800	23.37%	3.24%
Residential	1747	\$98,884,600	\$112,554,300	1.0000	\$112,554,300	13.82%	63.80%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2112	\$149,152,300	\$166,008,538		\$166,008,538	11.30%	94.10%
Personal Property							
Commercial	154	\$1,163,200	\$1,284,800	1.0000	\$1,284,800	10.45%	0.73%
Industrial	4	\$836,100	\$222,500	1.0000	\$222,500	-73.39%	0.13%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	14	\$8,926,400	\$8,892,500	1.0000	\$8,892,500	-0.38%	5.04%
Total Personal exempt	172	\$10,925,700	\$10,399,800		\$10,399,800	-4.81%	5.90%
Grand Total	2284	\$160,078,000	\$176,408,338		\$176,408,338	10.20%	100.00%

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



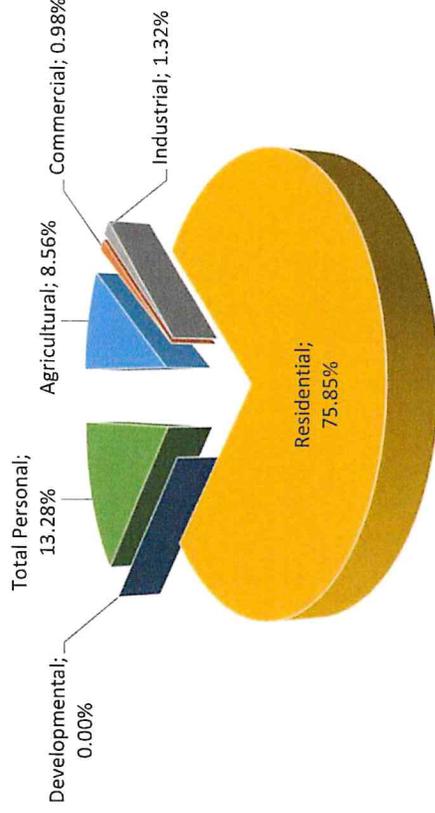
Class	2021						
	Parcel Count	State Equalized Value	2022 Assessed Value	Equalization Factor	2022 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
Real Property							
Agricultural	283	\$38,853,800	\$40,749,100	1.0000	\$40,749,100	4.88%	27.34%
Commercial	67	\$4,537,900	\$5,293,400	1.0000	\$5,293,400	16.65%	3.55%
Industrial	14	\$1,838,100	\$2,510,000	1.0000	\$2,510,000	36.55%	1.68%
Residential	1508	\$73,764,000	\$83,884,800	1.0000	\$83,884,800	13.72%	56.27%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1872	\$118,993,800	\$132,437,300		\$132,437,300	11.30%	88.84%
Personal Property							
Commercial	67	\$481,021	\$418,909	1.0000	\$418,909	-12.91%	0.28%
Industrial	5	\$83,605	\$34,402	1.0000	\$34,402	-58.85%	0.02%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	8	\$16,457,350	\$16,175,220	1.0000	\$16,175,220	-1.71%	10.85%
Total Personal exempt	80	\$17,021,976	\$16,628,531		\$16,628,531	-2.31%	11.16%
Grand Total	1952	\$136,015,776	\$149,065,831		\$149,065,831	9.59%	100.00%

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



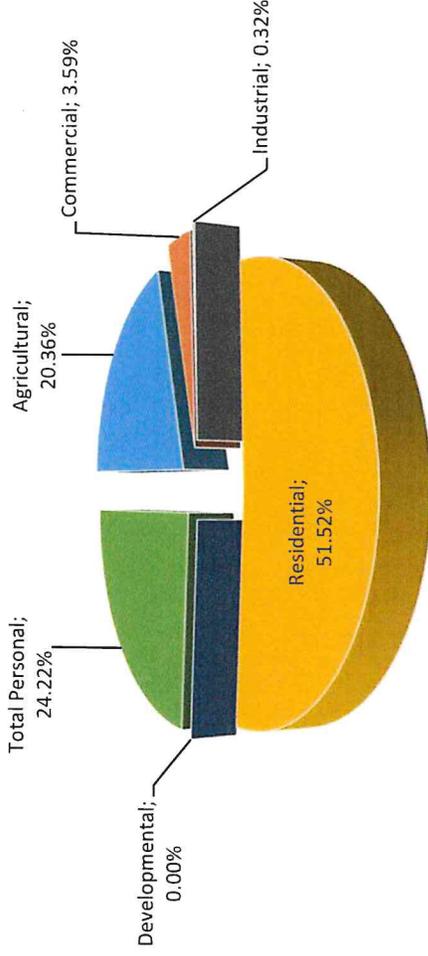
Class	2021				2022 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value	2022 Assessed Value	Equalization Factor			
Real Property							
Agricultural	203	\$25,436,800	\$26,928,400	1.0000	\$26,928,400	5.86%	21.17%
Commercial	28	\$2,961,500	\$3,006,400	1.0000	\$3,006,400	1.52%	2.36%
Industrial	14	\$1,418,700	\$1,702,600	1.0000	\$1,702,600	20.01%	1.34%
Residential	1160	\$91,142,600	\$92,917,400	1.0000	\$92,917,400	1.95%	73.04%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1405	\$120,959,600	\$124,554,800		\$124,554,800	2.97%	97.91%
Personal Property							
Commercial	13	\$211,800	\$163,200	1.0000	\$163,200	-22.95%	0.13%
Industrial	7	\$258,700	\$246,200	1.0000	\$246,200	-4.83%	0.19%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$2,129,400	\$2,249,400	1.0000	\$2,249,400	5.64%	1.77%
Total Personal exempt	30	\$2,599,900	\$2,658,800		\$2,658,800	2.27%	2.09%
Grand Total	1435	\$123,559,500	\$127,213,600		\$127,213,600	2.96%	100.00%

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



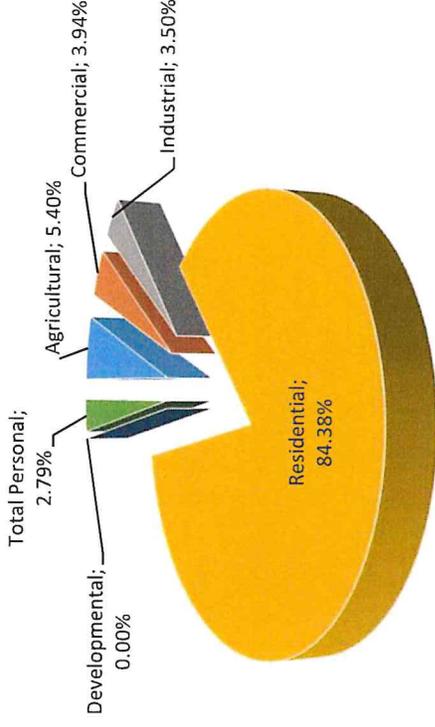
Class	2021				2022 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value	2022 Assessed Value	Equalization Factor			
Real Property							
Agricultural	126	\$20,819,800	\$21,691,300	1.0000	\$21,691,300	4.19%	8.56%
Commercial	23	\$2,364,100	\$2,492,400	1.0000	\$2,492,400	5.43%	0.98%
Industrial	15	\$3,252,900	\$3,347,600	1.0000	\$3,347,600	2.91%	1.32%
Residential	1501	\$165,340,800	\$192,247,300	1.0000	\$192,247,300	16.27%	75.85%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1665	\$191,777,600	\$219,778,600		\$219,778,600	14.60%	86.72%
Personal Property							
Commercial	50	\$442,000	\$530,600	1.0000	\$530,600	20.05%	0.21%
Industrial	4	\$190,900	\$163,000	1.0000	\$163,000	-14.61%	0.06%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	14	\$32,749,700	\$32,973,700	1.0000	\$32,973,700	0.68%	13.01%
Total Personal exempt	68	\$33,382,600	\$33,667,300		\$33,667,300	0.85%	13.28%
Grand Total	1733	\$225,160,200	\$253,445,900		\$253,445,900	12.56%	100.00%

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



Class	2021						
	Parcel Count	State Equalized Value	2022 Assessed Value	Equalization Factor	2022 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
Real Property							
Agricultural	181	\$25,302,000	\$28,169,000	1.0000	\$28,169,000	11.33%	20.36%
Commercial	61	\$4,773,300	\$4,961,000	1.0000	\$4,961,000	3.93%	3.59%
Industrial	8	\$436,200	\$442,200	1.0000	\$442,200	1.38%	0.32%
Residential	1072	\$62,199,000	\$71,284,900	1.0000	\$71,284,900	14.61%	51.52%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1322	\$92,710,500	\$104,857,100		\$104,857,100	13.10%	75.78%
Personal Property							
Commercial	48	\$531,300	\$473,200	1.0000	\$473,200	-10.94%	0.34%
Industrial	3	\$178,100	\$175,400	1.0000	\$175,400	-1.52%	0.13%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	15	\$32,780,100	\$32,870,600	1.0000	\$32,870,600	0.28%	23.75%
Total Personal exempt	66	\$33,489,500	\$33,519,200		\$33,519,200	0.09%	24.22%
Grand Total	1388	\$126,200,000	\$138,376,300		\$138,376,300	9.65%	100.00%

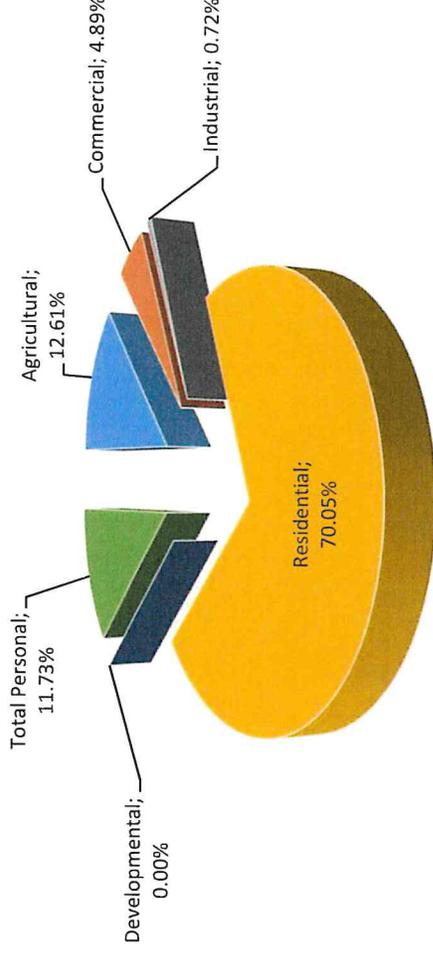
**Cass County
Ontwa Township**
Summary of Recommended
County Equalized Values and Trends



Class	2021		2022 Assessed Value	Equalization Factor	2022 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value					
Real Property							
Agricultural	118	\$20,698,200	\$21,544,600	1.0000	\$21,544,600	4.09%	5.40%
Commercial	147	\$14,068,300	\$15,722,200	1.0000	\$15,722,200	11.76%	3.94%
Industrial	55	\$13,042,700	\$13,990,200	1.0000	\$13,990,200	7.26%	3.50%
Residential	3158	\$308,522,800	\$336,940,600	1.0000	\$336,940,600	9.21%	84.38%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	3478	\$356,332,000	\$388,197,600		\$388,197,600	8.94%	97.21%
Personal Property							
Commercial	149	\$3,117,900	\$3,459,700	1.0000	\$3,459,700	10.96%	0.87%
Industrial	23	\$739,000	\$818,500	1.0000	\$818,500	10.76%	0.20%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	11	\$6,216,100	\$6,855,200	1.0000	\$6,855,200	10.28%	1.72%
Total Personal exempt	183	\$10,073,000	\$11,133,400		\$11,133,400	10.53%	2.79%
Grand Total	3661	\$366,405,000	\$399,331,000		\$399,331,000	8.99%	100.00%

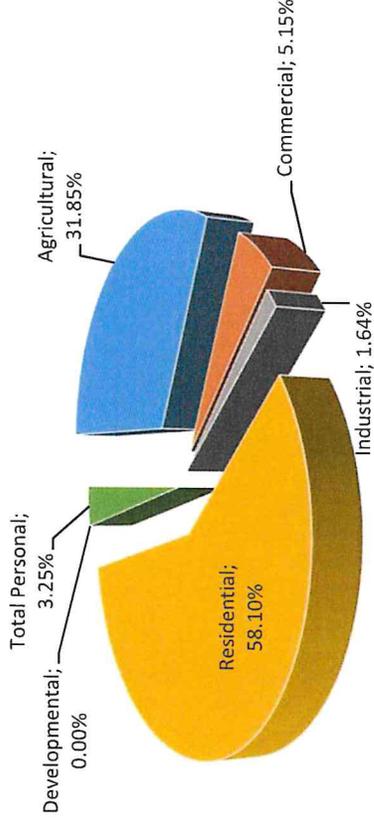
Cass County Penn Township

Summary of Recommended County Equalized Values and Trends



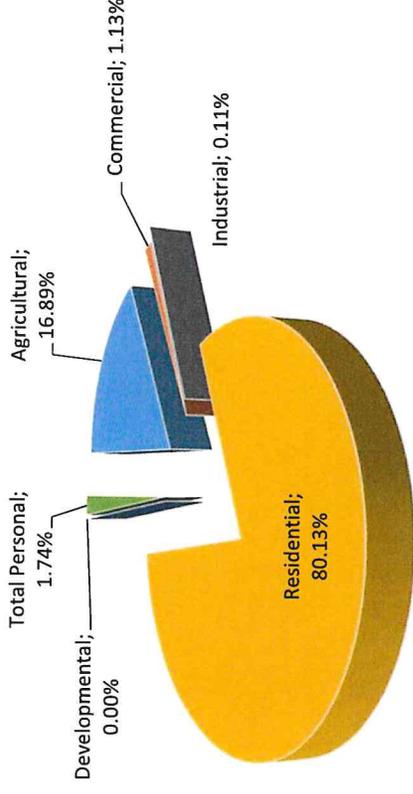
Class	2021				2022 Assessed Value	Equalization Factor	2022 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value	2021 Equalized Value	2022 Equalized Value					
Real Property									
Agricultural	331	\$43,639,700	\$46,242,800	1.0000	\$46,242,800	5.96%	\$46,242,800	12.61%	
Commercial	44	\$16,829,300	\$17,949,900	1.0000	\$17,949,900	6.66%	\$17,949,900	4.89%	
Industrial	6	\$2,482,700	\$2,629,200	1.0000	\$2,629,200	5.90%	\$2,629,200	0.72%	
Residential	1813	\$228,429,100	\$256,879,785	1.0000	\$256,879,785	12.45%	\$256,879,785	70.05%	
Developmental	0	\$0	\$0	N/A	\$0	0.00%	\$0	0.00%	
Total Real	2194	\$291,380,800	\$323,701,685		\$323,701,685	11.09%	\$323,701,685	88.27%	
Personal Property									
Commercial	42	\$983,500	\$879,700	1.0000	\$879,700	-10.55%	\$879,700	0.24%	
Industrial	3	\$1,079,000	\$3,803,500	1.0000	\$3,803,500	252.50%	\$3,803,500	1.04%	
Residential	0	\$0	\$0	N/A	\$0	0.00%	\$0	0.00%	
Utility	16	\$38,712,200	\$38,335,900	1.0000	\$38,335,900	-0.97%	\$38,335,900	10.45%	
Total Personal exempt	61	\$40,774,700	\$43,019,100		\$43,019,100	5.50%	\$43,019,100	11.73%	
Grand Total	2255	\$332,155,500	\$366,720,785		\$366,720,785	10.41%	\$366,720,785	100.00%	

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



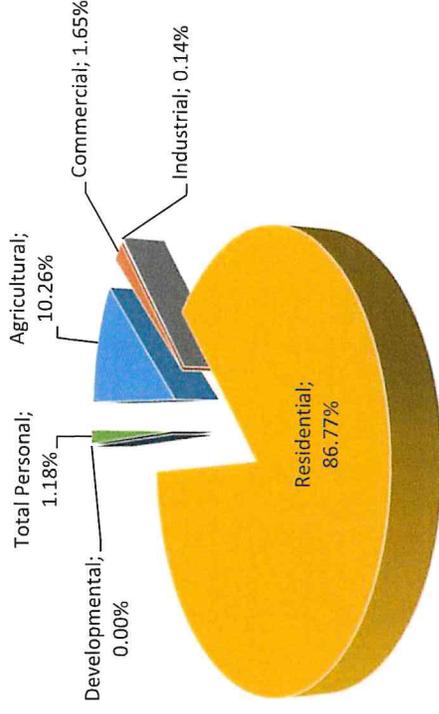
Class	2021				2022 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value	2022 Assessed Value	Equalization Factor			
Real Property							
Agricultural	260	\$40,862,900	\$38,658,500	1.0000	\$38,658,500	-5.39%	31.85%
Commercial	86	\$5,708,000	\$6,253,300	1.0000	\$6,253,300	9.55%	5.15%
Industrial	22	\$1,906,900	\$1,990,700	1.0000	\$1,990,700	4.39%	1.64%
Residential	1150	\$65,824,200	\$70,513,700	1.0000	\$70,513,700	7.12%	58.10%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1518	\$114,302,000	\$117,416,200		\$117,416,200	2.72%	96.75%
Personal Property							
Commercial	50	\$247,300	\$323,300	1.0000	\$323,300	30.73%	0.27%
Industrial	5	\$101,200	\$112,600	1.0000	\$112,600	11.26%	0.09%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	14	\$3,381,000	\$3,510,200	1.0000	\$3,510,200	3.82%	2.89%
Total Personal exempt	69	\$3,729,500	\$3,946,100		\$3,946,100	5.81%	3.25%
Grand Total	1587	\$118,031,500	\$121,362,300		\$121,362,300	2.82%	100.00%

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



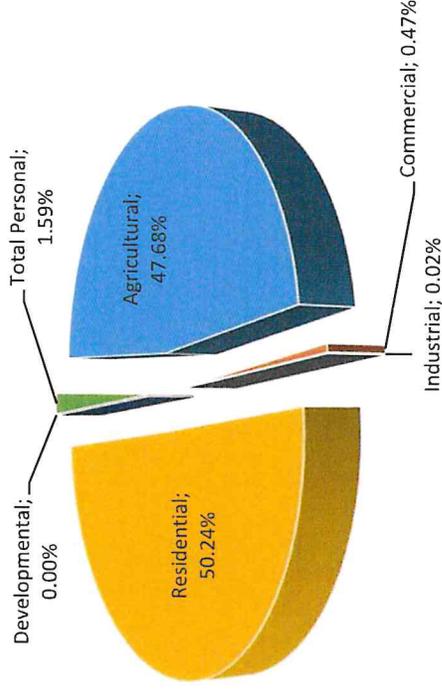
Class	2021				2022 Assessed Value	Equalization Factor	2022 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value	2021 Equalized Value	2021 Assessed Value					
Real Property									
Agricultural	454	\$68,427,200	\$70,333,000	\$70,333,000	1.0000	\$70,333,000	2.79%	16.89%	
Commercial	68	\$4,376,000	\$4,715,300	\$4,715,300	1.0000	\$4,715,300	7.75%	1.13%	
Industrial	9	\$411,400	\$451,500	\$451,500	1.0000	\$451,500	9.75%	0.11%	
Residential	2946	\$313,825,600	\$333,693,600	\$333,693,600	1.0000	\$333,693,600	6.33%	80.13%	
Developmental	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Total Real	3477	\$387,040,200	\$409,193,400	\$409,193,400		\$409,193,400	5.72%	98.26%	
Personal Property									
Commercial	36	\$450,900	\$476,100	\$476,100	1.0000	\$476,100	5.59%	0.11%	
Industrial	3	\$285,400	\$361,500	\$361,500	1.0000	\$361,500	26.66%	0.09%	
Residential	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Utility	15	\$5,380,400	\$6,423,300	\$6,423,300	1.0000	\$6,423,300	19.38%	1.54%	
Total Personal	54	\$6,116,700	\$7,260,900	\$7,260,900		\$7,260,900	18.71%	1.74%	
<small>exempt</small>									
Grand Total	3531	\$393,156,900	\$416,454,300	\$416,454,300		\$416,454,300	5.93%	100.00%	

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



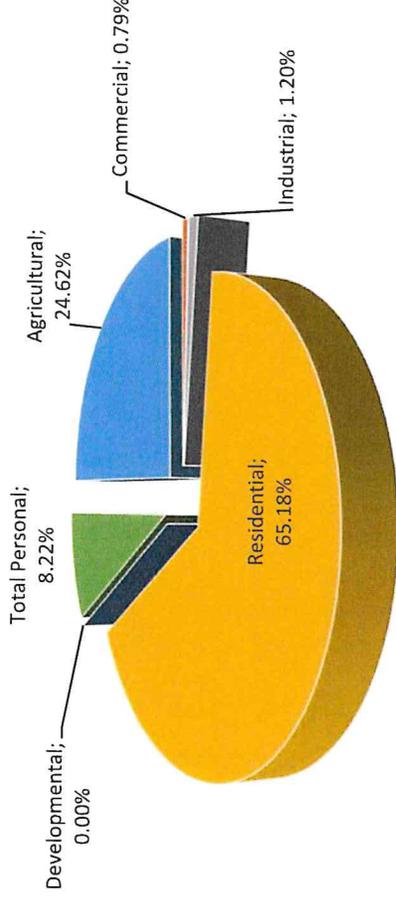
Class	2021				2022				Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value	2022 Assessed Value	Equalization Factor	2022 County Equalized Value	2022 Assessed Value	Equalization Factor	2022 County Equalized Value		
Real Property										
Agricultural	284	\$38,338,800	\$39,779,600	1.0000	\$39,779,600	\$39,779,600	1.0000	\$39,779,600	3.76%	10.26%
Commercial	75	\$6,071,800	\$6,400,700	1.0000	\$6,400,700	\$6,400,700	1.0000	\$6,400,700	5.42%	1.65%
Industrial	7	\$542,500	\$535,100	1.0000	\$535,100	\$535,100	1.0000	\$535,100	-1.36%	0.14%
Residential	3157	\$302,022,900	\$336,256,143	1.0000	\$336,256,143	\$336,256,143	1.0000	\$336,256,143	11.33%	86.77%
Developmental	0	\$0	\$0	N/A	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	3523	\$346,976,000	\$382,971,543		\$382,971,543	\$382,971,543		\$382,971,543	10.37%	98.82%
Personal Property										
Commercial	57	\$609,400	\$622,600	1.0000	\$622,600	\$622,600	1.0000	\$622,600	2.17%	0.16%
Industrial	2	\$36,800	\$30,400	1.0000	\$30,400	\$30,400	1.0000	\$30,400	-17.39%	0.01%
Residential	0	\$0	\$0	N/A	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	7	\$3,655,000	\$3,903,000	1.0000	\$3,903,000	\$3,903,000	1.0000	\$3,903,000	6.79%	1.01%
Total Personal exempt	66	\$4,301,200	\$4,556,000		\$4,556,000	\$4,556,000		\$4,556,000	5.92%	1.18%
Grand Total	3589	\$351,277,200	\$387,527,543		\$387,527,543	\$387,527,543		\$387,527,543	10.32%	100.00%

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



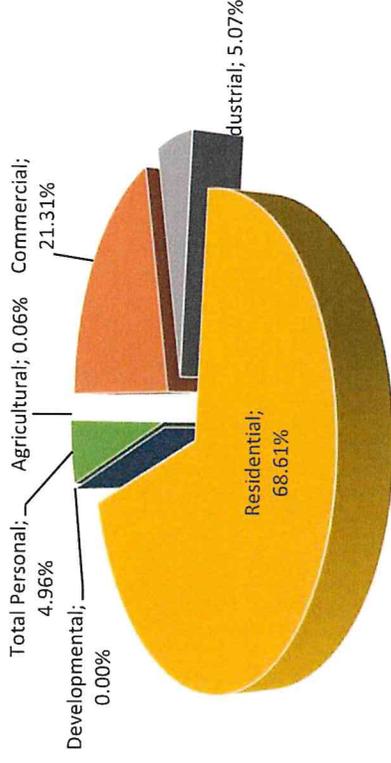
Class	2021							Percent of Local Unit Total
	Parcel Count	State Equalized Value	2022 Assessed Value	Equalization Factor	2022 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	
Real Property								
Agricultural	236	\$46,046,000	\$47,434,400	1.0000	\$47,434,400	3.02%	47.68%	
Commercial	12	\$450,800	\$468,800	1.0000	\$468,800	3.99%	0.47%	
Industrial	2	\$20,600	\$22,700	1.0000	\$22,700	10.19%	0.02%	
Residential	711	\$46,481,500	\$49,978,700	1.0000	\$49,978,700	7.52%	50.24%	
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Total Real	961	\$92,998,900	\$97,904,600		\$97,904,600	5.28%	98.41%	
Personal Property								
Commercial	6	\$43,100	\$40,200	1.0000	\$40,200	-6.73%	0.04%	
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Utility	5	\$1,437,400	\$1,541,700	1.0000	\$1,541,700	7.26%	1.55%	
Total Personal exempt	11	\$1,480,500	\$1,581,900		\$1,581,900	6.85%	1.59%	
Grand Total	972	\$94,479,400	\$99,486,500		\$99,486,500	5.30%	100.00%	

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



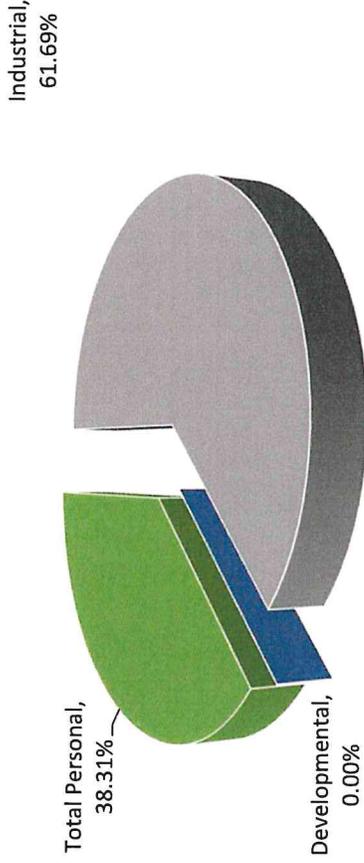
		2021		2022		2023	
Class	Parcel Count	State Equalized Value	2022 Assessed Value	Equalization Factor	2022 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
Real Property							
Agricultural	227	\$35,050,000	\$34,962,200	1.00000	\$34,962,200	-0.25%	24.62%
Commercial	27	\$1,092,900	\$1,121,400	1.00000	\$1,121,400	2.61%	0.79%
Industrial	6	\$1,284,100	\$1,701,200	1.00000	\$1,701,200	32.48%	1.20%
Residential	1834	\$80,396,300	\$92,560,100	1.00000	\$92,560,100	15.13%	65.18%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,094	\$117,823,300	\$130,344,900		\$130,344,900	10.63%	91.78%
Personal Property							
Commercial	35	\$16,300	\$13,200	1.0000	\$13,200	-19.02%	0.01%
Industrial	2	\$0	\$0	1.0000	\$0	#DIV/0!	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	13	\$11,816,500	\$11,658,100	1.0000	\$11,658,100	-1.34%	8.21%
Total Personal exempt	50	\$11,832,800	\$11,671,300		\$11,671,300	-1.36%	8.22%
Grand Total	2,144	\$129,656,100	\$142,016,200		\$142,016,200	9.53%	100.00%

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



Class	Parcel Count	2021		2022 Assessed Value	Equalization Factor	2022 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
		State Equalized Value	Value					
Real Property								
Agricultural	1	\$61,100	\$66,100	1.0000	\$66,100	8.18%	0.06%	
Commercial	252	\$24,166,600	\$25,094,300	1.0000	\$25,094,300	3.84%	21.31%	
Industrial	54	\$5,891,800	\$5,974,100	1.0000	\$5,974,100	1.40%	5.07%	
Residential	2340	\$70,431,600	\$80,802,300	1.0000	\$80,802,300	14.72%	68.61%	
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Total Real	2647	\$100,551,100	\$111,936,800		\$111,936,800	11.32%	95.04%	
Personal Property								
Commercial	205	\$2,332,500	\$3,007,000	1.0000	\$3,007,000	28.92%	2.55%	
Industrial	11	\$835,100	\$652,000	1.0000	\$652,000	-21.93%	0.55%	
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Utility	2	\$2,038,700	\$2,181,200	1.0000	\$2,181,200	6.99%	1.85%	
Total Personal exempt	218	\$5,206,300	\$5,840,200		\$5,840,200	12.18%	4.96%	
Grand Total	2865	\$105,757,400	\$117,777,000		\$117,777,000	11.37%	100.00%	

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



Class	2021				2022 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value	2022 Assessed Value	Equalization Factor			
Real Property							
Agricultural	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Commercial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Industrial	6	\$11,106,900	\$13,604,300	1.0000	\$13,604,300	22.49%	61.69%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	6	\$11,106,900	\$13,604,300		\$13,604,300	22.49%	61.69%
Personal Property							
Commercial	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Industrial	3	\$3,258,300	\$8,449,000	1.0000	\$8,449,000	159.31%	38.31%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Personal exempt	3	\$3,258,300	\$8,449,000		\$8,449,000	159.31%	38.31%
Grand Total	9	\$14,365,200	\$22,053,300		\$22,053,300	53.52%	100.00%

Cass County
2022 Agricultural Real Property Recapitulation

Unit of Govt.	2022 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2022 Equalized Value	% of Class
Calvin Township	\$27,482,600	49.92%	1.0000	\$0	\$27,482,600	4.97%
Howard Township	\$29,886,200	49.01%	1.0000	\$0	\$29,886,200	5.41%
Jefferson Township	\$41,598,100	49.88%	1.0000	\$0	\$41,598,100	7.53%
LaGrange Township	\$36,968,238	49.67%	1.0000	\$0	\$36,968,238	6.69%
Marcellus Township	\$40,749,100	49.16%	1.0000	\$0	\$40,749,100	7.38%
Mason Township	\$26,928,400	49.98%	1.0000	\$0	\$26,928,400	4.87%
Milton Township	\$21,691,300	49.87%	1.0000	\$0	\$21,691,300	3.93%
Newberg Township	\$28,169,000	49.64%	1.0000	\$0	\$28,169,000	5.10%
Ontwa Township	\$21,544,600	49.67%	1.0000	\$0	\$21,544,600	3.90%
Penn Township	\$46,242,800	49.67%	1.0000	\$0	\$46,242,800	8.37%
Pokagon Township	\$38,658,500	49.40%	1.0000	\$0	\$38,658,500	7.00%
Porter Township	\$70,333,000	49.77%	1.0000	\$0	\$70,333,000	12.73%
Silver Creek Township	\$39,779,600	49.57%	1.0000	\$0	\$39,779,600	7.20%
Volinia Township	\$47,434,400	49.81%	1.0000	\$0	\$47,434,400	8.59%
Wayne Township	\$34,962,200	49.87%	1.00000	\$0	\$34,962,200	6.33%
Dowagiac City	\$66,100	49.75%	1.0000	\$0	\$66,100	0.01%
Niles City	\$0	0.00%	1.0000	\$0	\$0	0.00%
Cass County Total	\$552,494,138			\$0	\$552,494,138	100%

Cass County
2022 Commercial Real Property Recapitulation

Unit of Govt.	2022	Ratio To Value	Equalization Factor	Value Adjustment	2022	% of Class
	Assessed Value				Equalized Value	
Calvin Township	\$341,000	49.88%	1.0000	\$0	\$341,000	0.30%
Howard Township	\$6,469,700	49.97%	1.0000	\$0	\$6,469,700	5.75%
Jefferson Township	\$1,505,300	49.55%	1.0000	\$0	\$1,505,300	1.34%
LaGrange Township	\$10,768,200	49.77%	1.0000	\$0	\$10,768,200	9.57%
Marcellus Township	\$5,293,400	49.67%	1.0000	\$0	\$5,293,400	4.70%
Mason Township	\$3,006,400	49.58%	1.0000	\$0	\$3,006,400	2.67%
Milton Township	\$2,492,400	49.70%	1.0000	\$0	\$2,492,400	2.21%
Newberg Township	\$4,961,000	49.35%	1.0000	\$0	\$4,961,000	4.41%
Ontwa Township	\$15,722,200	49.85%	1.0000	\$0	\$15,722,200	13.97%
Penn Township	\$17,949,900	49.61%	1.0000	\$0	\$17,949,900	15.95%
Pokagon Township	\$6,253,300	49.99%	1.0000	\$0	\$6,253,300	5.56%
Porter Township	\$4,715,300	49.75%	1.0000	\$0	\$4,715,300	4.19%
Silver Creek Township	\$6,400,700	49.74%	1.0000	\$0	\$6,400,700	5.69%
Volinia Township	\$468,800	49.62%	1.0000	\$0	\$468,800	0.42%
Wayne Township	\$1,121,400	49.45%	1.00000	\$0	\$1,121,400	1.00%
Dowagiac City	\$25,094,300	49.76%	1.0000	\$0	\$25,094,300	22.29%
Niles City	\$0	0.00%	1.0000	\$0	\$0	0.00%
Cass County Total	\$112,563,300			\$0	\$112,563,300	100%

Cass County
2022 Industrial Real Property Recapitulation

Unit of Govt.	2022 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2022 Equalized Value	% of Class
Calvin Township	\$416,800	49.48%	1.0000	\$0	\$416,800	0.70%
Howard Township	\$3,650,300	49.57%	1.0000	\$0	\$3,650,300	6.17%
Jefferson Township	\$522,300	49.39%	1.0000	\$0	\$522,300	0.88%
LaGrange Township	\$5,717,800	49.85%	1.0000	\$0	\$5,717,800	9.66%
Marcellus Township	\$2,510,000	49.76%	1.0000	\$0	\$2,510,000	4.24%
Mason Township	\$1,702,600	49.66%	1.0000	\$0	\$1,702,600	2.88%
Milton Township	\$3,347,600	49.75%	1.0000	\$0	\$3,347,600	5.65%
Newberg Township	\$442,200	49.88%	1.0000	\$0	\$442,200	0.75%
Ontwa Township	\$13,990,200	49.59%	1.0000	\$0	\$13,990,200	23.63%
Penn Township	\$2,629,200	49.61%	1.0000	\$0	\$2,629,200	4.44%
Pokagon Township	\$1,990,700	49.73%	1.0000	\$0	\$1,990,700	3.36%
Porter Township	\$451,500	49.70%	1.0000	\$0	\$451,500	0.76%
Silver Creek Township	\$535,100	49.76%	1.0000	\$0	\$535,100	0.90%
Volinia Township	\$22,700	49.45%	1.0000	\$0	\$22,700	0.04%
Wayne Township	\$1,701,200	49.54%	1.00000	\$0	\$1,701,200	2.87%
Dowagiac City	\$5,974,100	49.35%	1.0000	\$0	\$5,974,100	10.09%
Niles City	\$13,604,300	49.87%	1.0000	\$0	\$13,604,300	22.98%
Cass County Total	\$59,208,600			\$0	\$59,208,600	100%

Cass County
2022 Residential Real Property Recapitulation

Unit of Govt.	2022 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2022 Equalized Value	% of Class
Calvin Township	\$127,582,800	49.93%	1.00000	\$0	\$127,582,800	4.89%
Howard Township	\$246,775,800	49.99%	1.00000	\$0	\$246,775,800	9.46%
Jefferson Township	\$124,342,300	49.92%	1.00000	\$0	\$124,342,300	4.77%
LaGrange Township	\$112,554,300	49.91%	1.00000	\$0	\$112,554,300	4.31%
Marcellus Township	\$83,884,800	49.96%	1.00000	\$0	\$83,884,800	3.21%
Mason Township	\$92,917,400	49.63%	1.00000	\$0	\$92,917,400	3.56%
Milton Township	\$192,247,300	49.71%	1.00000	\$0	\$192,247,300	7.37%
Newberg Township	\$71,284,900	49.72%	1.00000	\$0	\$71,284,900	2.73%
Ontwa Township	\$336,940,600	49.85%	1.00000	\$0	\$336,940,600	12.91%
Penn Township	\$256,879,785	49.99%	1.00000	\$0	\$256,879,785	9.85%
Pokagon Township	\$70,513,700	49.61%	1.00000	\$0	\$70,513,700	2.70%
Porter Township	\$333,693,600	49.36%	1.00000	\$0	\$333,693,600	12.79%
Silver Creek Township	\$336,256,143	49.89%	1.00000	\$0	\$336,256,143	12.89%
Volinia Township	\$49,978,700	49.50%	1.00000	\$0	\$49,978,700	1.92%
Wayne Township	\$92,560,100	49.76%	1.00000	\$0	\$92,560,100	3.55%
Dowagiac City	\$80,802,300	49.90%	1.00000	\$0	\$80,802,300	3.10%
Niles City	\$0	0.00%	1.00000	\$0	\$0	0.00%
Cass County Total	\$2,609,214,528			\$0	\$2,609,214,528	100%

Cass County
2022 Developmental Real Property Recapitulation

Unit of Govt.	2022 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2022 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
2022 Personal Property Recapitulation

Unit of Govt.	2022 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2022 Equalized Value	% of Class
Calvin Township	\$13,472,600	50.00%	1.0000	\$0	\$13,472,600	4.47%
Howard Township	\$63,033,900	50.00%	1.0000	\$0	\$63,033,900	20.89%
Jefferson Township	\$30,863,800	50.00%	1.0000	\$0	\$30,863,800	10.23%
LaGrange Township	\$10,399,800	50.00%	1.0000	\$0	\$10,399,800	3.45%
Marcellus Township	\$16,628,531	50.00%	1.0000	\$0	\$16,628,531	5.51%
Mason Township	\$2,658,800	50.00%	1.0000	\$0	\$2,658,800	0.88%
Milton Township	\$33,667,300	50.00%	1.0000	\$0	\$33,667,300	11.16%
Newberg Township	\$33,519,200	50.00%	1.0000	\$0	\$33,519,200	11.11%
Ontwa Township	\$11,133,400	50.00%	1.0000	\$0	\$11,133,400	3.69%
Penn Township	\$43,019,100	50.00%	1.0000	\$0	\$43,019,100	14.26%
Pokagon Township	\$3,946,100	50.00%	1.0000	\$0	\$3,946,100	1.31%
Porter Township	\$7,260,900	50.00%	1.0000	\$0	\$7,260,900	2.41%
Silver Creek Township	\$4,556,000	50.00%	1.0000	\$0	\$4,556,000	1.51%
Volinia Township	\$1,581,900	50.00%	1.0000	\$0	\$1,581,900	0.52%
Wayne Township	\$11,671,300	50.00%	1.0000	\$0	\$11,671,300	3.87%
Dowagiac City	\$5,840,200	50.00%	1.0000	\$0	\$5,840,200	1.94%
Niles City	\$8,449,000	50.00%	1.0000	\$0	\$8,449,000	2.80%
Cass County Total	\$301,701,831			\$0	\$301,701,831	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	151	\$54,965,200	\$364,008
Howard Township	200	\$59,772,400	\$298,862
Jefferson Township	263	\$83,196,200	\$316,335
LaGrange Township	199	\$73,936,476	\$371,540
Marcellus Township	283	\$81,498,200	\$287,980
Mason Township	203	\$53,856,800	\$265,304
Milton Township	126	\$43,382,600	\$344,306
Newberg Township	181	\$56,338,000	\$311,260
Ontwa Township	118	\$43,089,200	\$365,163
Penn Township	331	\$92,485,600	\$279,413
Pokagon Township	260	\$77,317,000	\$297,373
Porter Township	454	\$140,666,000	\$309,837
Silver Creek Township	284	\$79,559,200	\$280,138
Volinia Township	236	\$94,868,800	\$401,986
Wayne Township	227	\$69,924,400	\$308,037
Dowagiac City	1	\$132,200	\$132,200
Niles City	0	\$0	\$0
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County Wide Average	3,517	\$1,104,988,276	\$314,185

Cass County
Commercial
Average Value Per Parcel

Gov. Unit	Number of Parcels	Total True Cash Value	Avg. Value Per Parcel
Calvin Township	3	\$682,000	\$227,333
Howard Township	64	\$12,939,400	\$202,178
Jefferson Township	23	\$3,010,600	\$130,896
LaGrange Township	145	\$21,536,400	\$148,527
Marcellus Township	67	\$10,586,800	\$158,012
Mason Township	28	\$6,012,800	\$214,743
Milton Township	23	\$4,984,800	\$216,730
Newberg Township	61	\$9,922,000	\$162,656
Ontwa Township	147	\$31,444,400	\$213,907
Penn Township	44	\$35,899,800	\$815,905
Pokagon Township	86	\$12,506,600	\$145,426
Porter Township	68	\$9,430,600	\$138,685
Silver Creek Township	75	\$12,801,400	\$170,685
Volinia Township	12	\$937,600	\$78,133
Wayne Township	27	\$2,242,800	\$83,067
Dowagiac City	252	\$50,188,600	\$199,161
Niles City	0	\$0	\$0
County Wide Average	1,125	\$225,126,600	\$200,113

Cass County
Industrial
Average Value Per Parcel

Gov. Unit	Number of Parcels	Total True Cash Value	Avg. Value Per Parcel
Calvin Township	4	\$833,600	\$208,400
Howard Township	29	\$7,300,600	\$251,745
Jefferson Township	6	\$1,044,600	\$174,100
LaGrange Township	21	\$11,435,600	\$544,552
Marcellus Township	14	\$5,020,000	\$358,571
Mason Township	14	\$3,405,200	\$243,229
Milton Township	15	\$6,695,200	\$446,347
Newberg Township	8	\$884,400	\$110,550
Ontwa Township	55	\$27,980,400	\$508,735
Penn Township	6	\$5,258,400	\$876,400
Pokagon Township	22	\$3,981,400	\$180,973
Porter Township	9	\$903,000	\$100,333
Silver Creek Township	7	\$1,070,200	\$152,886
Volinia Township	2	\$45,400	\$22,700
Wayne Township	6	\$3,402,400	\$567,067
Dowagiac City	54	\$11,948,200	\$221,263
Niles City	6	\$27,208,600	\$4,534,767
County Wide Average	278	\$118,417,200	\$425,961

Cass County
Residential
Average Value Per Parcel

Gov. Unit	Number of Parcels	Total True Cash Value	Avg. Value Per Parcel
Calvin Township	1,545	\$255,165,600	\$165,156
Howard Township	3,113	\$493,551,600	\$158,545
Jefferson Township	2,005	\$248,684,600	\$124,032
LaGrange Township	1,747	\$225,108,600	\$128,854
Marcellus Township	1,508	\$167,769,600	\$111,253
Mason Township	1,160	\$185,834,800	\$160,202
Milton Township	1,501	\$384,494,600	\$256,159
Newberg Township	1,072	\$142,569,800	\$132,994
Ontwa Township	3,158	\$673,881,200	\$213,389
Penn Township	1,813	\$513,759,570	\$283,375
Pokagon Township	1,150	\$141,027,400	\$122,633
Porter Township	2,946	\$667,387,200	\$226,540
Silver Creek Township	3,157	\$672,512,286	\$213,023
Volinia Township	711	\$99,957,400	\$140,587
Wayne Township	1,834	\$185,120,200	\$100,938
Dowagiac City	2,340	\$161,604,600	\$69,062
Niles City	0	\$0	\$0
County Wide Average	30,760	\$5,218,429,056	\$169,650

Cass County
Developmental
Average Value Per Parcel

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

Cass County
All Classifications
Average Value Per Parcel

Gov. Unit	Number of Parcels	Total True Cash Value	Avg. Value Per Parcel
Calvin Township	1,703	\$311,646,400	\$182,998
Howard Township	3,406	\$573,564,000	\$168,398
Jefferson Township	2,297	\$335,936,000	\$146,250
LaGrange Township	2,112	\$332,017,076	\$157,205
Marcellus Township	1,872	\$264,874,600	\$141,493
Mason Township	1,405	\$249,109,600	\$177,302
Milton Township	1,665	\$439,557,200	\$263,998
Newberg Township	1,322	\$209,714,200	\$158,634
Ontwa Township	3,478	\$776,395,200	\$223,230
Penn Township	2,194	\$647,403,370	\$295,079
Pokagon Township	1,518	\$234,832,400	\$154,699
Porter Township	3,477	\$818,386,800	\$235,372
Silver Creek Township	3,523	\$765,943,086	\$217,412
Volinia Township	961	\$195,809,200	\$203,756
Wayne Township	2,094	\$260,689,800	\$124,494
Dowagiac City	2,647	\$223,873,600	\$84,576
Niles City	6	\$27,208,600	\$4,534,767
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County Wide Average	35,680	\$6,666,961,132	\$186,854

Top 20 Taxpayers by School District (Equalized Value)

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

ENBRIDGE ENERGY LP	\$11,885,100	2 Parcel(s)
ADAMS ROAD DEVELOPMENT II CORP	\$2,812,900	53 Parcel(s)
HAINES STEVEN K	\$1,715,500	5 Parcel(s)
VECTOR PIPELINE LP	\$1,389,900	1 Parcel(s)
PAUL WILLIAM E	\$1,354,600	3 Parcel(s)
BARANAY PETER F & NANCY N	\$1,234,300	1 Parcel(s)
COLES INVESTMENT COMPANY LLC	\$1,038,000	6 Parcel(s)
SONEGO DAVID F & CARMEN	\$861,000	1 Parcel(s)
SEMCO ENERGY GAS CO	\$722,700	1 Parcel(s)
FIFER BRENT A & CYNTHIA L	\$702,600	2 Parcel(s)
WESTBERRY WILLIAM B & DAWN M	\$663,600	2 Parcel(s)
LEEP MICHAEL R JR & DIANA J	\$661,800	1 Parcel(s)
CONWAY MICHAEL E & CHRISTINE G	\$616,800	2 Parcel(s)
ASLAM MUHAMMAD S	\$605,500	1 Parcel(s)
GUYTON JEFFREY & MEREDITH	\$587,100	1 Parcel(s)
AWAD ESTEPHAN & OLGA B	\$569,500	2 Parcel(s)
WALZ THOMAS J & KARLEY M	\$549,200	1 Parcel(s)
DAUS KEVIN M & CAITLYN	\$532,400	1 Parcel(s)
CALL PATRICK J & PAMELA L	\$532,200	1 Parcel(s)
MILLER SCOTT & KIMBERELY MANTA-	\$524,300	1 Parcel(s)

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

ENBRIDGE ENERGY LP	\$30,360,000	6 Parcel(s)
LAKEHEAD PIPELINE CO	\$20,819,600	2 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$18,848,500	15 Parcel(s)
AEP IN MI TRANSMISSION CO	\$16,918,200	8 Parcel(s)
VECTOR PIPELINE LP	\$6,820,600	5 Parcel(s)
K & M MACHINE FABRICATING INC	\$5,626,000	2 Parcel(s)
SPARKS FARM LLC	\$4,266,100	37 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$3,763,400	8 Parcel(s)
SEMCO ENERGY GAS CO	\$3,396,900	5 Parcel(s)
LOWE DARLENE B TRUST	\$3,240,100	6 Parcel(s)
CERES FARMS LLC	\$3,083,700	17 Parcel(s)
BEMENT JERROLD F & JULIA K	\$2,613,400	16 Parcel(s)
REED FAMILY PROPERTIES-PENN	\$2,334,300	20 Parcel(s)
CALVIN CENTER PROPERTIES LLC	\$2,172,300	13 Parcel(s)
FINLEY FARMS LLC	\$2,146,400	19 Parcel(s)
I & M POWER CO	\$2,055,000	2 Parcel(s)
WOLVERINE POWER SUPPLY COOP, INC	\$1,895,300	1 Parcel(s)
TOTZKE NICKLAS D TRUST	\$1,892,400	11 Parcel(s)
INDIANA MICHIGAN POWER	\$1,774,300	7 Parcel(s)
TUESLEY MALCOLM J & KATHLEEN	\$1,749,200	2 Parcel(s)

Top 20 Taxpayers by School District (Equalized Value)

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

WHITE LAND LLC	\$10,527,000	50 Parcel(s)
T A DAVIS PROPERTIES LLC	\$5,988,700	21 Parcel(s)
WESTON RONALD L & BARBARA J	\$2,708,700	12 Parcel(s)
STAMP PROPERTIES LLC	\$2,529,800	11 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$2,512,900	4 Parcel(s)
STAMP ROGER H & LOIS A TRUST	\$2,243,000	13 Parcel(s)
KING GARY L & ROBERT W	\$1,986,300	9 Parcel(s)
AEP IN MI TRANSMISSION CO	\$1,349,100	2 Parcel(s)
MANNING GARY L & CAROL TRUST	\$1,317,400	9 Parcel(s)
MANNING GARY L & CAROL E TRUST	\$1,283,100	7 Parcel(s)
STAMP ROGER H & LOIS A LIFE ES	\$1,271,500	10 Parcel(s)
KING RONALD & RHONDA REV TRUST	\$1,171,400	7 Parcel(s)
CLOUD DAVID TRUST	\$1,098,700	9 Parcel(s)
CLOUD KENNETH G	\$1,081,600	7 Parcel(s)
HIBSHMAN WILLIAM M TRUST	\$1,052,100	11 Parcel(s)
BEHRENS DAVID A & KAREN M	\$1,041,600	2 Parcel(s)
STONE GROVE FARMS LLC	\$932,000	8 Parcel(s)
WENGER JONATHAN W & MEGHAN C	\$931,200	3 Parcel(s)
HENDRICKS JOSH & STEPHANIE	\$926,800	2 Parcel(s)
INDIANA MICHIGAN POWER	\$812,000	2 Parcel(s)

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

HIGH DAVID S TRUST ET AL	\$1,573,600	3 Parcel(s)
POLLOCK E JANICE TRUST	\$1,254,800	2 Parcel(s)
BERRYBROOK INVESTMENTS LLC	\$817,700	4 Parcel(s)
BERRYBROOK FARMS INC	\$727,300	4 Parcel(s)
OLKOWSKI DOUGLAS & PEGGY	\$604,100	2 Parcel(s)
DONALD H BISHOP FUND	\$542,200	2 Parcel(s)
REED FAMILY PROPERTIES-VOLINIA	\$496,200	2 Parcel(s)
MILLER D BRADLEY & STOVER KRIS	\$487,800	2 Parcel(s)
ABBOTT BERNARD C & DIANE K TRU	\$470,400	1 Parcel(s)
AEP IN MI TRANSMISSION CO	\$464,100	1 Parcel(s)
STANEK VIRGINIA R TRUST	\$357,900	2 Parcel(s)
TRI STAR LAND & CATTLE LLC	\$345,000	1 Parcel(s)
FOSDICK MARY L TRUST	\$336,800	2 Parcel(s)
BURKETT BRUCE P & LORI D	\$330,400	2 Parcel(s)
GRIGGS SHANNON L	\$319,200	1 Parcel(s)
VAN TUYLE JOSEPH R	\$309,400	2 Parcel(s)
ROBINSON NATHAN & LOUANN LIFE ESTATE	\$306,700	1 Parcel(s)
HEMENWAY JAY B TRUST	\$301,200	2 Parcel(s)
STIENBAUER HERBERT	\$291,600	1 Parcel(s)
LUTZ ROBERT J & VIRGINIA	\$284,100	3 Parcel(s)

Top 20 Taxpayers by School District (Equalized Value)

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

HASSLE FARMS LLC	\$10,751,600	62 Parcel(s)
AEP IN MI TRANSMISSION CO	\$7,187,800	1 Parcel(s)
R & D REAL ESTATE LLC	\$4,281,900	23 Parcel(s)
POLK PROPERTIES LLC	\$3,413,400	5 Parcel(s)
CERES FARMS LLC	\$3,341,400	17 Parcel(s)
BERRYBROOK INVESTMENTS LLC	\$2,989,800	22 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$2,917,900	5 Parcel(s)
AMERICAN ELECTRIC POWER	\$2,869,500	2 Parcel(s)
AUSRA TERRY & RUTH	\$2,491,700	17 Parcel(s)
ORION PROPERTIES TEN LLC	\$2,384,500	2 Parcel(s)
MUMAUGH INDIAN LAKES LLC	\$2,380,500	3 Parcel(s)
SCHWARTZ JULIA J TRUST	\$2,303,200	1 Parcel(s)
INDIANA MICHIGAN POWER	\$2,132,500	1 Parcel(s)
GRABEMEYER FLOYD D & PEGGY	\$2,056,000	12 Parcel(s)
BERRYBROOK FARMS INC	\$2,038,600	9 Parcel(s)
S & S LAND DEVELOPMENT LLC	\$1,978,700	12 Parcel(s)
LAMBRO DOWAGIAC LLC	\$1,874,600	2 Parcel(s)
POKAGON PROPERTIES LLC	\$1,773,300	9 Parcel(s)
TOTZKE NICKLAS D TRUST	\$1,591,700	6 Parcel(s)
GRABEMEYER DONALD & DONNA	\$1,509,300	11 Parcel(s)

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

OLTHOF FREDERICK V & JENNIFER P	\$910,100	2 Parcel(s)
OLTHOP KAREN R TRUST	\$657,200	1 Parcel(s)
GUTH GLENN J TRUST	\$496,700	3 Parcel(s)
KRUGER SANDRA L & WALTER K JE ET AL	\$490,100	3 Parcel(s)
PHILLIPS KENNETH P & LEE E	\$486,800	1 Parcel(s)
INDIAN LAKE ASSOCIATES LLC	\$482,900	2 Parcel(s)
HAGUE JAMIE K TRUST	\$477,300	1 Parcel(s)
FREELS CATHERINE TRUST	\$458,800	1 Parcel(s)
SCOTT KENNETH C	\$429,500	2 Parcel(s)
CASSIN CHRISTOPHER J &	\$423,200	1 Parcel(s)
OLTHOFF SCOT & BONNIE K	\$414,400	1 Parcel(s)
MEYER GRANT B JR & HELEN J	\$368,700	3 Parcel(s)
SMITH RONALD TRUSTEE	\$368,100	1 Parcel(s)
LYNCH JERRY P TRUST	\$364,600	1 Parcel(s)
BMZE PROPERTIES LLC	\$362,400	8 Parcel(s)
TIMM BOYD M & LINDA C TRUSTEES	\$345,800	1 Parcel(s)
HOLIDAY LODGE LLC	\$333,300	2 Parcel(s)
MARTH FAMILY TRUST	\$326,243	1 Parcel(s)
KLEVA MARTY L & ANN E TRUST	\$319,500	1 Parcel(s)
MANKOWSKI MELINDA M TRUST	\$304,200	1 Parcel(s)

Top 20 Taxpayers by School District (Equalized Value)

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

ENBRIDGE ENERGY LP	\$21,433,800	2 Parcel(s)
INDIANA MICHIGAN POWER	\$5,278,100	10 Parcel(s)
NORTH AMERICAN ASSOCIATES INC	\$4,529,000	13 Parcel(s)
MILLIKEN JAMES D & LORENN A H	\$4,281,800	33 Parcel(s)
AEP IN MI TRANSMISSION CO	\$4,105,200	1 Parcel(s)
BURGER FARMS LLC	\$3,363,500	16 Parcel(s)
TOTZKE NICKLAS D TRUST	\$3,273,000	14 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$3,202,000	6 Parcel(s)
FINLEY FARMS LLC	\$2,993,000	19 Parcel(s)
DUO-FORM REAL ESTATE CORP	\$2,509,900	3 Parcel(s)
EDWARDSBURG HOUSING LLC	\$2,072,900	11 Parcel(s)
CLOUD DAVID TRUST	\$2,032,000	19 Parcel(s)
MORRIS MICHAEL J	\$2,031,300	2 Parcel(s)
KIRKDORFER REAL ESTATE LLC	\$2,014,300	14 Parcel(s)
SEMCO ENERGY GAS CO	\$1,733,000	4 Parcel(s)
AMERICAN ELECTRIC POWER	\$1,676,400	2 Parcel(s)
BUCKLEN GEORGE B LIFE ESTATE	\$1,609,300	6 Parcel(s)
DE SCHEPPER ROBERT A TRUST	\$1,562,600	4 Parcel(s)
AGGREGATE INDUSTRIES	\$1,332,300	12 Parcel(s)
K D KIRKDORFER FARMS REAL ESTATE LLC	\$1,312,700	6 Parcel(s)

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

ENBRIDGE ENERGY LP	\$21,814,100	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$11,698,197	3 Parcel(s)
INDIANA MICHIGAN POWER	\$3,117,751	3 Parcel(s)
REYNOLDS JAMES J & JANICE M	\$2,909,800	20 Parcel(s)
MC KENZIE DEAN A & NANCY E	\$2,846,300	23 Parcel(s)
CROUSEY GEORGE C & MANDY L	\$2,624,200	12 Parcel(s)
HIGH DAVID S & STACEY R TRUST	\$2,588,900	13 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$2,465,636	4 Parcel(s)
VECTOR PIPELINE LP	\$2,457,400	1 Parcel(s)
MC KENZIE RAYMOND R & DEBORAH	\$2,426,200	5 Parcel(s)
MC KENZIE-REED FARMS LLC	\$2,241,300	10 Parcel(s)
MC KENZIE SCOTT D & ANDREA M	\$2,064,100	11 Parcel(s)
R & D REAL ESTATE LLC	\$2,007,700	5 Parcel(s)
MCKENZIE HIGHLANDS FARMS I LLC	\$1,877,200	17 Parcel(s)
MC KENZIE BRIAN K	\$1,844,500	18 Parcel(s)
DODGE KEITH TRUST	\$1,486,700	9 Parcel(s)
REED FAMILY PROPERTIES-	\$1,394,900	10 Parcel(s)
TROXELL RONALD L TRUST	\$1,339,900	3 Parcel(s)
NON-TYPICAL FARMS LLC	\$1,280,600	10 Parcel(s)
MCKENZIE RAYMOND R & DEBORAH A	\$1,208,800	9 Parcel(s)

Top 20 Taxpayers by School District (Equalized Value)

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

AEP IN MI TRANSMISSION CO	\$35,342,800	3 Parcel(s)
INDECK-NILES LLC	\$13,063,300	1 Parcel(s)
KIEWIT POWER CONSTRUCTORS CO	\$8,414,500	1 Parcel(s)
INDIANA MICHIGAN POWER	\$7,258,100	4 Parcel(s)
CERES FARMS LLC	\$2,383,300	24 Parcel(s)
DELTA MACHINING INC	\$2,061,700	2 Parcel(s)
PROSPECT POINT INC	\$1,528,500	11 Parcel(s)
VECTOR PIPELINE LP	\$1,433,300	1 Parcel(s)
PETERSON LAND ENTERPRISES LLC	\$1,349,500	2 Parcel(s)
WSF, LLC	\$1,239,200	7 Parcel(s)
COLES INVESTMENT COMPANY LLC	\$1,234,800	6 Parcel(s)
ENBRIDGE ENERGY LP	\$1,167,800	1 Parcel(s)
SEMCO ENERGY GAS CO	\$962,000	2 Parcel(s)
SLAPHOOK LLC	\$875,900	4 Parcel(s)
MODINEER CO	\$827,500	1 Parcel(s)
MOOSELAKE AGGREGATES LLC	\$807,400	1 Parcel(s)
WATSON THOMAS D TRUST	\$794,100	5 Parcel(s)
PETERSON RICKY & NANCY TRUST	\$781,700	8 Parcel(s)
ROHAN MILLER DEVELOPMENT LLC	\$779,200	1 Parcel(s)
IGNOWSKI DENNIS & MICHELLE V T	\$742,200	1 Parcel(s)

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

AEP IN MI TRANSMISSION CO	\$2,406,500	1 Parcel(s)
ROCKWELL TERRY L C TRUST	\$651,200	4 Parcel(s)
NORTON WILLIS L & KATHLEEN L TRUST	\$461,700	2 Parcel(s)
I & M POWER CO	\$440,300	1 Parcel(s)
NORTON WILLIS L & KATHLEEN L	\$432,700	8 Parcel(s)
BAIN, AMY & DAVE	\$387,600	1 Parcel(s)
T A DAVIS PROPERTIES LLC	\$374,600	1 Parcel(s)
PANKEY ROGER L & JANICE D	\$365,300	3 Parcel(s)
WALTERS-DIMMICK PETROLEUM INC	\$297,500	2 Parcel(s)
HEINOLD HOG MARKETS LLC	\$289,400	1 Parcel(s)
RUMSEY, SHAWN	\$287,800	1 Parcel(s)
GRIFFITHS KEITH W REV TRUST	\$255,000	2 Parcel(s)
CLARK GLEN A	\$250,800	3 Parcel(s)
FRANGER GAS CO INC	\$245,800	2 Parcel(s)
BENT DOUGLAS & STEFANIA TRUST	\$237,800	1 Parcel(s)
FILE TODD E TRUST	\$233,900	3 Parcel(s)
ANDERSON-BUFORD ELIZABETH G	\$232,900	3 Parcel(s)
SHANKLETON ROBERT & LILLIAN	\$228,500	2 Parcel(s)
POLZIN WILLIAM & SUSAN	\$227,100	1 Parcel(s)
DEWULF SARA	\$226,100	2 Parcel(s)

Top 20 Taxpayers by School District (Equalized Value)

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

TOTZKE NICKLAS D TRUST	\$2,626,800	12 Parcel(s)
KING GARY L & MARLA K	\$1,411,900	11 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$1,154,600	2 Parcel(s)
SEMCO ENERGY GAS CO	\$895,000	1 Parcel(s)
MEADOW-LARK FARMS INC	\$829,900	3 Parcel(s)
SMITH JR DAVID V 2008 REV TRUST	\$802,700	1 Parcel(s)
SCHOEFFLER MICHAEL & VICKOE	\$784,000	1 Parcel(s)
MC ART KEVIN & HEIDI	\$758,800	1 Parcel(s)
WALKER MARILYN TRUSTEE	\$737,800	2 Parcel(s)
VIDIC THOMAS & JOAN	\$711,900	1 Parcel(s)
HANSELL ROBIN L TRUST	\$704,600	4 Parcel(s)
CLOUD THEO ANN TRUST	\$703,600	5 Parcel(s)
MACRI GREG & LAURIE L	\$620,400	2 Parcel(s)
KERSHNER THOMAS G & NORMA J	\$618,900	3 Parcel(s)
KUHNS ROBERT P & JENNIFER L	\$574,700	1 Parcel(s)
VIRGIL SCOTT & SHELLEY	\$567,800	1 Parcel(s)
EPPERS MARCIA K TRUST ET AL	\$565,300	1 Parcel(s)
HAYNIE TIMOTHY J & PATRICIA J	\$560,400	3 Parcel(s)
L STYLE PROPERTIES LLC	\$559,500	1 Parcel(s)
PROKUP STEVEN J TRUST	\$558,000	1 Parcel(s)

Top 20 Taxpayers by School District (Taxable Value)

Brandywine Schools Top 20 Owners by Taxable Value

ENBRIDGE ENERGY LP	\$11,885,100	2 Parcel(s)
VECTOR PIPELINE LP	\$1,389,900	1 Parcel(s)
HAINES STEVEN K	\$1,298,780	5 Parcel(s)
PAUL WILLIAM E	\$1,059,241	3 Parcel(s)
BARANAY PETER F & NANCY N	\$1,045,609	1 Parcel(s)
ADAMS ROAD DEVELOPMENT II CORP	\$971,167	53 Parcel(s)
SEMCO ENERGY GAS CO	\$722,700	1 Parcel(s)
SONEGO DAVID F & CARMEN	\$624,094	1 Parcel(s)
WESTBERRY WILLIAM B & DAWN M	\$593,459	2 Parcel(s)
CONWAY MICHAEL E & CHRISTINE G	\$590,401	2 Parcel(s)
FIFER BRENT A & CYNTHIA L	\$545,740	2 Parcel(s)
LEEP MICHAEL R JR & DIANA J	\$524,950	1 Parcel(s)
ASLAM MUHAMMAD S	\$505,552	1 Parcel(s)
LAWRENCE KELLY M	\$488,815	1 Parcel(s)
INDIANA MICHIGAN POWER	\$480,700	1 Parcel(s)
DAUS KEVIN M & CAITLYN	\$473,927	1 Parcel(s)
CALL PATRICK J & PAMELA L	\$473,837	1 Parcel(s)
MILLER SCOTT & KIMBERELY MANTA-	\$468,568	1 Parcel(s)
GUYTON JEFFREY & MEREDITH	\$466,666	1 Parcel(s)
WALZ THOMAS J & KARLEY M	\$465,623	1 Parcel(s)

Cassopolis Schools Top 20 Owners by Taxable Value

ENBRIDGE ENERGY LP	\$30,354,076	6 Parcel(s)
LAKEHEAD PIPELINE CO	\$20,814,544	2 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$18,352,111	15 Parcel(s)
AEP IN MI TRANSMISSION CO	\$16,918,200	8 Parcel(s)
VECTOR PIPELINE LP	\$6,820,600	5 Parcel(s)
K & M MACHINE FABRICATING INC	\$4,676,861	2 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$3,709,048	8 Parcel(s)
SEMCO ENERGY GAS CO	\$3,396,900	5 Parcel(s)
LOWE DARLENE B TRUST	\$2,797,922	6 Parcel(s)
I & M POWER CO	\$2,055,000	2 Parcel(s)
SPARKS FARM LLC	\$1,989,274	37 Parcel(s)
WOLVERINE POWER SUPPLY COOP, INC	\$1,895,300	1 Parcel(s)
INDIANA MICHIGAN POWER	\$1,772,761	7 Parcel(s)
REED FAMILY PROPERTIES-PENN	\$1,544,074	20 Parcel(s)
STOLER CHRISTOPHER K & SUSAN A	\$1,513,825	4 Parcel(s)
IN-TX LLC	\$1,399,621	3 Parcel(s)
RYDASA INDIANA LLC	\$1,233,352	3 Parcel(s)
CERES FARMS LLC	\$1,210,262	17 Parcel(s)
TUESLEY MALCOLM J & KATHLEEN	\$1,173,891	2 Parcel(s)
JOINES MICHAEL A & CONNIE V	\$1,164,359	6 Parcel(s)

Top 20 Taxpayers by School District (Taxable Value)

Constantine Schools Top 20 Owners by Taxable Value

WHITE LAND LLC	\$3,568,274	50 Parcel(s)
T A DAVIS PROPERTIES LLC	\$2,842,592	21 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$2,497,127	4 Parcel(s)
AEP IN MI TRANSMISSION CO	\$1,349,100	2 Parcel(s)
WESTON RONALD L & BARBARA J	\$1,266,832	12 Parcel(s)
STAMP PROPERTIES LLC	\$978,039	11 Parcel(s)
STAMP ROGER H & LOIS A TRUST	\$969,586	13 Parcel(s)
BEHRENS DAVID A & KAREN M	\$892,091	2 Parcel(s)
INDIANA MICHIGAN POWER	\$807,500	2 Parcel(s)
WENGER JONATHAN W & MEGHAN C	\$792,107	3 Parcel(s)
HENDRICKS JOSH & STEPHANIE	\$673,753	2 Parcel(s)
STAMP ROGER H & LOIS A LIFE ES	\$664,229	10 Parcel(s)
MANNING GARY L & CAROL E TRUST	\$611,082	7 Parcel(s)
MANNING GARY L & CAROL TRUST	\$572,441	9 Parcel(s)
CORLISS ORLAND & MARIE	\$568,545	1 Parcel(s)
JONES VICTOR F & LESLIE	\$551,613	1 Parcel(s)
NASH PATRICK M REV TRUST ET AL	\$544,203	2 Parcel(s)
NGUYEN DZUNG & FRANCOISE	\$527,500	1 Parcel(s)
DOWNING JEFFREY & MARY	\$523,991	2 Parcel(s)
WOZNY ROBERT E	\$515,131	1 Parcel(s)

Decatur Schools Top 20 Owners by Taxable Value

HIGH DAVID S TRUST ET AL	\$518,933	3 Parcel(s)
BERRYBROOK INVESTMENTS LLC	\$489,224	4 Parcel(s)
AEP IN MI TRANSMISSION CO	\$464,100	1 Parcel(s)
POLLOCK E JANICE TRUST	\$358,876	2 Parcel(s)
MILLER D BRADLEY & STOVER KRIS	\$322,617	2 Parcel(s)
ST JOE FARMS LLC	\$260,900	1 Parcel(s)
REED FAMILY PROPERTIES-VOLINIA	\$257,428	2 Parcel(s)
BERRYBROOK FARMS INC	\$219,284	4 Parcel(s)
ROBINSON NATHAN & LOUANN LIFE ESTATE	\$202,443	1 Parcel(s)
KLUCINA CRAIG A TRUST	\$202,364	1 Parcel(s)
ROCKWELL ANDREW T	\$177,848	2 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$177,700	1 Parcel(s)
DONALD H BISHOP FUND	\$174,603	2 Parcel(s)
STANEK VIRGINIA R TRUST	\$173,420	2 Parcel(s)
STIENBAUER HERBERT	\$173,299	1 Parcel(s)
AUGST NANCY L TRUST	\$163,809	2 Parcel(s)
CORWIN MICHAEL	\$155,500	1 Parcel(s)
SIERAK ELZBIETA & GRZEGORZ	\$147,089	2 Parcel(s)
OASLEY DORTHA TRUST	\$143,988	1 Parcel(s)
TRI STAR LAND & CATTLE LLC	\$143,915	1 Parcel(s)

Top 20 Taxpayers by School District (Taxable Value)

Dowagiac Schools Top 20 Owners by Taxable Value

AEP IN MI TRANSMISSION CO	\$7,187,800	1 Parcel(s)
HASSLE FARMS LLC	\$3,472,104	62 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$2,908,419	5 Parcel(s)
AMERICAN ELECTRIC POWER	\$2,869,500	2 Parcel(s)
POLK PROPERTIES LLC	\$2,386,609	5 Parcel(s)
SCHWARTZ JULIA J TRUST	\$2,261,315	1 Parcel(s)
R & D REAL ESTATE LLC	\$2,232,594	23 Parcel(s)
INDIANA MICHIGAN POWER	\$2,132,500	1 Parcel(s)
ORION PROPERTIES TEN LLC	\$2,014,845	2 Parcel(s)
LAMBRO DOWAGIAC LLC	\$1,874,600	2 Parcel(s)
BERRYBROOK INVESTMENTS LLC	\$1,578,012	22 Parcel(s)
MAGICIANLAKELOT 9 LLC	\$1,412,727	4 Parcel(s)
CERES FARMS LLC	\$1,406,787	17 Parcel(s)
POKAGON PROPERTIES LLC	\$1,370,001	9 Parcel(s)
KAMINSKI DUANE & NANCY	\$1,292,841	3 Parcel(s)
MUMAUGH INDIAN LAKES LLC	\$1,248,719	3 Parcel(s)
SEMCO ENERGY GAS CO	\$1,189,073	7 Parcel(s)
INDIANA MICHIGAN POWER COMPANY	\$1,169,700	1 Parcel(s)
MICHIGAN DIE CASTING LLC	\$1,123,594	3 Parcel(s)
AMERIWOOD INDUSTRIES	\$1,115,816	2 Parcel(s)

Eau Claire Schools Top 20 Owners by Taxable Value

OLTHOF FREDERICK V & JENNIFER P	\$835,933	2 Parcel(s)
OLTHOP KAREN R TRUST	\$509,924	1 Parcel(s)
PHILLIPS KENNETH P & LEE E	\$486,800	1 Parcel(s)
HAGUE JAMIE K TRUST	\$440,993	1 Parcel(s)
CASSIN CHRISTOPHER J & SCOTT KENNETH C	\$383,588	1 Parcel(s)
BMZE PROPERTIES LLC	\$381,740	2 Parcel(s)
OLTHOFF SCOT & BONNIE K	\$362,400	8 Parcel(s)
GUTH GLENN J TRUST	\$359,807	1 Parcel(s)
LYNCH JERRY P TRUST	\$340,953	3 Parcel(s)
HOLIDAY LODGE LLC	\$311,446	1 Parcel(s)
KRUGER SANDRA L & WALTER K JE ET AL	\$302,629	2 Parcel(s)
MARTH FAMILY TRUST	\$278,023	3 Parcel(s)
TABRON ALFRED F TRUST	\$275,525	1 Parcel(s)
INDIAN LAKE ASSOCIATES LLC	\$263,400	1 Parcel(s)
MANKOWSKI MELINDA M TRUST	\$262,228	2 Parcel(s)
TIMM BOYD M & LINDA C TRUSTEES	\$234,407	1 Parcel(s)
JACKSON JERRY W & NORMA L	\$233,920	1 Parcel(s)
POWELL WILLIAM & NORMA A TRUST	\$230,509	1 Parcel(s)
KLEVA MARTY L & ANN E TRUST	\$221,153	1 Parcel(s)
	\$218,449	1 Parcel(s)

Top 20 Taxpayers by School District (Taxable Value)

Edwardsburg Schools Top 20 Owners by Taxable Value

ENBRIDGE ENERGY LP	\$21,433,800	2 Parcel(s)
INDIANA MICHIGAN POWER	\$5,134,501	10 Parcel(s)
NORTH AMERICAN ASSOCIATES INC	\$4,464,267	13 Parcel(s)
AEP IN MI TRANSMISSION CO	\$4,105,200	1 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$3,181,224	6 Parcel(s)
DUO-FORM REAL ESTATE CORP	\$2,323,525	3 Parcel(s)
EDWARDSBURG HOUSING LLC	\$1,889,884	11 Parcel(s)
SEMCO ENERGY GAS CO	\$1,733,000	4 Parcel(s)
AMERICAN ELECTRIC POWER	\$1,676,400	2 Parcel(s)
MORRIS MICHAEL J	\$1,398,566	2 Parcel(s)
KIRKDORFER REAL ESTATE LLC	\$1,393,481	14 Parcel(s)
FINLEY FARMS LLC	\$1,388,415	19 Parcel(s)
MILLIKEN JAMES D & LORENNA H	\$1,255,590	33 Parcel(s)
REED SALLY J & PAUL E TRUST	\$1,002,603	2 Parcel(s)
SMITH RICKY R TRUST	\$988,703	3 Parcel(s)
OF-CO INC	\$985,924	6 Parcel(s)
KHAN NANCY LEE 2016 REV TRUST	\$976,304	3 Parcel(s)
HYG FINANCIAL SERVICES INC	\$961,900	1 Parcel(s)
SINGLA ANAND	\$925,361	1 Parcel(s)
SCHULTZ STOCKTON M & COURTNEY	\$922,882	2 Parcel(s)

Marcellus Schools Top 20 Owners by Taxable Value

ENBRIDGE ENERGY LP	\$21,813,104	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$11,698,197	3 Parcel(s)
INDIANA MICHIGAN POWER	\$3,076,701	3 Parcel(s)
VECTOR PIPELINE LP	\$2,457,400	1 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$2,442,568	4 Parcel(s)
TROXELL RONALD L TRUST	\$1,316,071	3 Parcel(s)
HIGH DAVID S & STACEY R TRUST	\$1,275,800	13 Parcel(s)
MC KENZIE-REED FARMS LLC	\$1,228,954	10 Parcel(s)
MC KENZIE DEAN A & NANCY E	\$1,220,993	23 Parcel(s)
MC KENZIE SCOTT D & ANDREA M	\$1,158,691	11 Parcel(s)
R & D REAL ESTATE LLC	\$1,034,527	5 Parcel(s)
REYNOLDS JAMES J & JANICE M	\$984,209	20 Parcel(s)
CROPSEY GEORGE C & MANDY L	\$923,896	12 Parcel(s)
MC KENZIE BRIAN K	\$790,658	18 Parcel(s)
SWISS VALLEY INC	\$731,264	4 Parcel(s)
MIDWEST ENERGY & COMMUNICATIONS	\$694,100	1 Parcel(s)
SUGAR LEAF PROPERTIES I LLC	\$674,500	2 Parcel(s)
NON-TYPICAL FARMS LLC	\$635,130	10 Parcel(s)
DODGE KEITH TRUST	\$627,001	9 Parcel(s)
AMERICAN ELECTRIC POWER	\$605,927	2 Parcel(s)

Top 20 Taxpayers by School District (Taxable Value)

Niles Schools Top 20 Owners by Taxable Value

AEP IN MI TRANSMISSION CO	\$35,342,800	3 Parcel(s)
INDECK-NILES LLC	\$13,063,300	1 Parcel(s)
KIEWIT POWER CONSTRUCTORS CO	\$8,414,500	1 Parcel(s)
INDIANA MICHIGAN POWER	\$7,217,849	4 Parcel(s)
DELTA MACHINING INC	\$1,988,366	2 Parcel(s)
VECTOR PIPELINE LP	\$1,433,300	1 Parcel(s)
ENBRIDGE ENERGY LP	\$1,167,800	1 Parcel(s)
SEMCO ENERGY GAS CO	\$962,000	2 Parcel(s)
PROSPECT POINT INC	\$933,532	11 Parcel(s)
MODINEER CO	\$827,500	1 Parcel(s)
SLAPHOOK LLC	\$822,479	4 Parcel(s)
MOOSELAKE AGGREGATES LLC	\$807,400	1 Parcel(s)
CERES FARMS LLC	\$782,144	24 Parcel(s)
ROHAN MILLER DEVELOPMENT LLC	\$733,021	1 Parcel(s)
AMERICAN ELECTRIC POWER	\$699,900	1 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$675,700	1 Parcel(s)
STORE CAPITAL ACQUISITIONS LLC	\$627,080	2 Parcel(s)
WATSON THOMAS D TRUST	\$532,744	5 Parcel(s)
VILLWOCK TYLER WILLIAM	\$514,700	4 Parcel(s)
MOOSE LAKE AGGREGATES LLC	\$490,301	7 Parcel(s)

Three Rivers Schools Top 20 Owners by Taxable Value

AEP IN MI TRANSMISSION CO	\$2,406,500	1 Parcel(s)
I & M POWER CO	\$440,300	1 Parcel(s)
BAIN, AMY & DAVE	\$378,491	1 Parcel(s)
ROCKWELL TERRY L C TRUST	\$298,579	4 Parcel(s)
WALTERS-DIMMICK PETROLEUM INC	\$292,422	2 Parcel(s)
HEINOLD HOG MARKETS LLC	\$285,411	1 Parcel(s)
PANKEY ROGER L & JANICE D	\$214,999	3 Parcel(s)
ROCKY'S HIDEAWAY LLC	\$190,685	2 Parcel(s)
MEYER ROBERT C & DENISE L	\$183,500	1 Parcel(s)
NORTON WILLIS L & KATHLEEN L	\$181,613	8 Parcel(s)
EICHORN PAMELA	\$177,300	1 Parcel(s)
DEWULF SARA	\$176,812	2 Parcel(s)
MARTIN LINDEN H & JENNIFER E	\$169,300	2 Parcel(s)
GABOR ENTERPRISES LLC	\$165,738	2 Parcel(s)
PATRICK JOSEPH G & HOLLY J	\$165,073	1 Parcel(s)
IEVANS INDULIS & JENNIFER LOUISE	\$164,900	1 Parcel(s)
FILE TODD E TRUST	\$159,104	3 Parcel(s)
WALLACE DALE D	\$157,715	1 Parcel(s)
GRIFFITHS KEITH W REV TRUST	\$153,533	2 Parcel(s)
NORTON WILLIS L & KATHLEEN L TRUST	\$153,281	2 Parcel(s)

Top 20 Taxpayers by School District (Taxable Value)

White Pigeon Schools Top 20 Owners by Taxable Value

MIDWEST ENERGY & COMMUNICATION	\$1,154,600	2 Parcel(s)
TOTZKE NICKLAS D TRUST	\$1,056,134	12 Parcel(s)
SEMCO ENERGY GAS CO	\$895,000	1 Parcel(s)
MC ART KEVIN & HEIDI	\$678,335	1 Parcel(s)
KING GARY L & MARLA K	\$667,461	11 Parcel(s)
SMITH JR DAVID V 2008 REV TRUST	\$640,255	1 Parcel(s)
SCHOEFFLER MICHAEL & VICKOE	\$630,947	1 Parcel(s)
VIRGIL SCOTT & SHELLEY	\$562,156	1 Parcel(s)
VIDIC THOMAS & JOAN	\$538,174	1 Parcel(s)
PROKUP STEVEN J TRUST	\$504,207	1 Parcel(s)
BONTRAGER JERRY W & RUBY J	\$499,342	2 Parcel(s)
LEHMAN RANDY L & ASHLEY N TRUST	\$479,626	1 Parcel(s)
DOYLE TIMOTHY J	\$460,700	1 Parcel(s)
L STYLE PROPERTIES LLC	\$450,473	1 Parcel(s)
EPPERS MARCIA K TRUST ET AL	\$450,427	1 Parcel(s)
AEP IN MI TRANSMISSION CO	\$447,600	1 Parcel(s)
HANSELL ROBIN L TRUST	\$442,766	4 Parcel(s)
MACRI GREG & LAURIE L	\$442,204	2 Parcel(s)
DOYLE GREGORY J & LYNDA H	\$438,686	1 Parcel(s)
JENKINS STEPHEN W & TERESA M	\$427,537	3 Parcel(s)

Cass County
Real Property Tentative Taxable Valuations as of April 21, 2022

Township or City name	Agricultural	Commercial	Industrial	Residential	Timber-Cutover	Developmental	Total Real
010 CALVIN TOWNSHIP	\$12,632,956	\$295,804	\$264,278	\$80,368,694	\$0	\$0	\$93,561,732
020 HOWARD TOWNSHIP	\$11,734,848	\$5,576,062	\$3,078,728	\$181,098,193	\$0	\$0	\$201,487,831
030 JEFFERSON TOWNSHIP	\$15,965,991	\$1,091,332	\$301,196	\$92,400,063	\$0	\$0	\$109,758,582
040 LAGRANGE TOWNSHIP	\$14,729,752	\$9,224,645	\$4,480,193	\$81,510,319	\$0	\$0	\$109,944,909
050 MARCELLUS TOWNSHIP	\$18,499,870	\$4,342,825	\$2,440,281	\$59,096,423	\$0	\$0	\$84,379,399
060 MASON TOWNSHIP	\$12,161,969	\$2,394,591	\$1,653,738	\$77,035,541	\$0	\$0	\$93,245,839
070 MILTON TWP	\$10,205,247	\$1,772,520	\$2,434,272	\$153,000,146	\$0	\$0	\$167,412,185
080 NEWBERG TOWNSHIP	\$11,865,754	\$4,335,362	\$349,024	\$46,958,243	\$0	\$0	\$63,508,383
090 ONTWA TWP	\$10,264,309	\$13,798,252	\$12,230,748	\$242,971,990	\$0	\$0	\$279,265,299
100 PENN TWP	\$19,899,445	\$17,167,944	\$1,384,844	\$183,496,716	\$0	\$0	\$221,948,949
110 POKAGON TOWNSHIP	\$18,505,745	\$4,872,388	\$1,574,929	\$51,846,092	\$0	\$0	\$76,799,154
120 PORTER TWP	\$30,766,585	\$3,742,484	\$347,669	\$246,324,940	\$0	\$0	\$281,181,678
130 SILVER CREEK TOWNSHIP	\$17,699,080	\$4,680,973	\$462,537	\$246,698,005	\$0	\$0	\$269,540,595
140 VOLINIA TOWNSHIP	\$18,914,150	\$375,034	\$9,178	\$33,623,828	\$0	\$0	\$52,922,190
150 WAYNE TOWNSHIP	\$14,699,055	\$920,790	\$1,241,777	\$67,931,257	\$0	\$0	\$84,792,879
160 CITY OF DOWAGIAC	\$24,391	\$22,319,123	\$5,719,007	\$57,897,133	\$0	\$0	\$85,959,654
170 NILES CITY	\$0	\$0	\$13,579,778	\$0	\$0	\$0	\$13,579,778
041 CASSOPOLIS VILLAGE	\$322,873	\$22,035,823	\$4,233,560	\$17,672,565	\$0	\$0	\$44,264,821
051 MARCELLUS VILLAGE	\$0	\$1,956,515	\$220,599	\$13,053,781	\$0	\$0	\$15,230,895
091 EDWARDSBURG VILLAGE	\$18,161	\$7,832,194	\$334	\$14,969,784	\$0	\$0	\$22,820,473
101 VILLAGE OF VANDALIA	\$220,387	\$644,993	\$0	\$2,516,591	\$0	\$0	\$3,381,971
Totals for County	\$238,569,147	\$96,910,129	\$51,552,177	\$1,902,257,583	\$0	\$0	\$2,289,289,036

Cass County

Personal Property Tentative Taxable Valuations as of April 21, 2022 (continued)

Township or City name	Ag. Personal	Com. Personal	Ind. Personal	Res. Personal	Util. Personal	Total Personal
010 CALVIN TOWNSHIP	\$0	\$0	\$12,100	\$0	\$13,460,500	\$13,472,600
020 HOWARD TOWNSHIP	\$0	\$2,145,200	\$2,288,900	\$0	\$58,599,800	\$63,033,900
030 JEFFERSON TOWNSHIP	\$0	\$650,700	\$0	\$0	\$30,152,975	\$30,803,675
040 LAGRANGE TOWNSHIP	\$0	\$1,284,800	\$222,500	\$0	\$8,892,500	\$10,399,800
050 MARCELLUS TOWNSHIP	\$0	\$418,909	\$34,402	\$0	\$16,175,220	\$16,628,531
060 MASON TOWNSHIP	\$0	\$163,200	\$246,200	\$0	\$2,249,400	\$2,658,800
070 MILTON TWP	\$0	\$530,600	\$163,000	\$0	\$32,973,700	\$33,667,300
080 NEWBERG TOWNSHIP	\$0	\$473,200	\$175,400	\$0	\$32,870,600	\$33,519,200
090 ONTWA TWP	\$0	\$3,459,700	\$818,500	\$0	\$6,855,200	\$11,133,400
100 PENN TWP	\$0	\$879,700	\$3,803,500	\$0	\$38,335,900	\$43,019,100
110 POKAGON TOWNSHIP	\$0	\$323,300	\$112,600	\$0	\$3,510,200	\$3,946,100
120 PORTER TWP	\$0	\$476,100	\$361,500	\$0	\$6,423,300	\$7,260,900
130 SILVER CREEK TOWNSHIP	\$0	\$622,600	\$30,400	\$0	\$3,903,000	\$4,556,000
140 VOLINIA TOWNSHIP	\$0	\$40,200	\$0	\$0	\$1,541,700	\$1,581,900
150 WAYNE TOWNSHIP	\$0	\$13,200	\$0	\$0	\$11,658,100	\$11,671,300
160 CITY OF DOWAGIAC	\$0	\$3,007,000	\$652,000	\$0	\$2,181,200	\$5,840,200
170 NILES CITY	\$0	\$0	\$8,449,000	\$0	\$0	\$8,449,000
041 CASSOPOLIS VILLAGE	\$0	\$966,400	\$582,500	\$0	\$7,490,400	\$9,039,300
051 MARCELLUS VILLAGE	\$0	\$198,961	\$9,050	\$0	\$809,852	\$1,017,863
091 EDWARDSBURG VILLAGE	\$0	\$705,200	\$0	\$0	\$1,495,900	\$2,201,100
101 VILLAGE OF VANDALIA	\$0	\$157,400	\$0	\$0	\$6,235,300	\$6,392,700
Totals for County	\$0	\$14,488,409	\$17,370,002	\$0	\$269,783,295	\$301,641,706

Cass County

Real & Personal Property Tentative Taxable Valuations as of April 21, 2022 (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	\$107,034,332	\$62,985,041	\$0	\$12,100	\$44,037,191
020 HOWARD TOWNSHIP	\$264,521,731	\$163,447,175	\$2,145,200	\$2,288,900	\$96,640,456
030 JEFFERSON TOWNSHIP	\$140,562,257	\$92,320,665	\$650,700	\$0	\$47,590,892
040 LAGRANGE TOWNSHIP	\$120,344,709	\$63,205,760	\$1,284,800	\$222,500	\$55,631,649
050 MARCELLUS TOWNSHIP	\$101,007,930	\$57,017,635	\$418,909	\$34,402	\$43,536,984
060 MASON TOWNSHIP	\$95,904,639	\$78,477,293	\$163,200	\$246,200	\$17,017,946
070 MILTON TWP	\$201,079,485	\$146,932,768	\$530,600	\$163,000	\$53,453,117
080 NEWBERG TOWNSHIP	\$97,027,583	\$42,866,106	\$473,200	\$175,400	\$53,512,877
090 ONTWA TWP	\$290,398,699	\$208,026,738	\$3,459,700	\$818,500	\$78,093,761
100 PENN TWP	\$264,968,049	\$96,503,920	\$879,700	\$3,803,500	\$163,780,929
110 POKAGON TOWNSHIP	\$80,745,254	\$62,161,872	\$323,300	\$112,600	\$18,147,482
120 PORTER TWP	\$288,442,578	\$189,967,562	\$476,100	\$361,500	\$97,637,416
130 SILVER CREEK TOWNSHIP	\$274,096,595	\$111,510,623	\$622,600	\$30,400	\$161,932,972
140 VOLINIA TOWNSHIP	\$54,504,090	\$39,173,577	\$40,200	\$0	\$15,290,313
150 WAYNE TOWNSHIP	\$96,464,179	\$62,673,344	\$13,200	\$0	\$33,777,635
160 CITY OF DOWAGIAC	\$91,799,854	\$45,200,275	\$3,007,000	\$652,000	\$42,940,579
170 NILES CITY	\$22,028,778	\$187,900	\$0	\$8,449,000	\$13,391,878
Totals for County	\$2,590,930,742	\$1,522,658,254	\$14,488,409	\$17,370,002	\$1,036,414,077

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		\$27,482,600	\$341,000	\$416,800	\$127,371,300	\$0	\$155,611,700	\$13,472,600	\$169,084,300
14030 Edwardsburg		\$0	\$0	\$0	\$211,500	\$0	\$211,500	\$0	\$211,500
Total Calvin Township		\$27,482,600	\$341,000	\$416,800	\$127,582,800	\$0	\$155,823,200	\$13,472,600	\$169,295,800
020 Howard Township									
11300 Niles		\$22,771,800	\$6,389,400	\$3,650,300	\$211,046,600	\$0	\$243,858,100	\$51,653,100	\$295,511,200
14010 Cassopolis		\$3,591,600	\$0	\$0	\$6,411,800	\$0	\$10,003,400	\$640,300	\$10,643,700
14030 Edwardsburg		\$3,522,800	\$80,300	\$0	\$29,317,400	\$0	\$32,920,500	\$10,740,500	\$43,661,000
Total Howard Township		\$29,886,200	\$6,469,700	\$3,650,300	\$246,775,800	\$0	\$286,782,000	\$63,033,900	\$349,815,900
030 Jefferson Township									
14010 Cassopolis		\$28,906,100	\$1,130,700	\$522,300	\$62,249,500	\$0	\$92,808,600	\$29,243,500	\$122,052,100
14030 Edwardsburg		\$12,692,000	\$374,600	\$0	\$62,092,800	\$0	\$75,159,400	\$1,620,300	\$76,779,700
Total Jefferson Township		\$41,598,100	\$1,505,300	\$522,300	\$124,342,300	\$0	\$167,968,000	\$30,863,800	\$198,831,800
040 LaGrange Township									
14010 Cassopolis		\$20,798,238	\$9,086,700	\$5,655,300	\$84,035,700	\$0	\$119,575,938	\$9,252,200	\$128,828,138
14020 Dowagiac		\$16,170,000	\$1,681,500	\$62,500	\$28,518,600	\$0	\$46,432,600	\$1,147,600	\$47,580,200
Total LaGrange Township		\$36,968,238	\$10,768,200	\$5,717,800	\$112,554,300	\$0	\$166,008,538	\$10,399,800	\$176,408,338
050 Marcellus Township									
14050 Marcellus		\$40,749,100	\$5,293,400	\$2,510,000	\$83,884,800	\$0	\$132,437,300	\$16,628,531	\$149,065,831
Total Marcellus Township		\$40,749,100	\$5,293,400	\$2,510,000	\$83,884,800	\$0	\$132,437,300	\$16,628,531	\$149,065,831
060 Mason Township									
14030 Edwardsburg		\$13,963,400	\$2,800,000	\$1,548,000	\$75,140,400	\$0	\$93,451,800	\$1,664,700	\$95,116,500
75050 Constantine		\$12,126,800	\$115,700	\$154,600	\$17,261,000	\$0	\$29,658,100	\$951,800	\$30,609,900
75070 White Pigeon		\$838,200	\$90,700	\$0	\$516,000	\$0	\$1,444,900	\$42,300	\$1,487,200
Total Mason Township		\$26,928,400	\$3,006,400	\$1,702,600	\$92,917,400	\$0	\$124,554,800	\$2,658,800	\$127,213,600
070 Milton Township									
11210 Brandywine		\$6,192,900	\$914,600	\$415,900	\$118,470,300	\$0	\$125,993,700	\$15,390,700	\$141,384,400
14030 Edwardsburg		\$15,498,400	\$1,577,800	\$2,931,700	\$73,777,000	\$0	\$93,784,900	\$18,276,600	\$112,061,500
Total Milton Township		\$21,691,300	\$2,492,400	\$3,347,600	\$192,247,300	\$0	\$219,778,600	\$33,667,300	\$253,445,900
080 Newberg Township									
14010 Cassopolis		\$1,931,400	\$631,400	\$0	\$10,138,500	\$0	\$12,701,300	\$2,457,800	\$15,159,100
14050 Marcellus		\$20,976,800	\$1,459,900	\$190,700	\$26,382,500	\$0	\$49,009,900	\$26,393,500	\$75,403,400
75050 Constantine		\$2,311,000	\$216,500	\$243,300	\$4,299,900	\$0	\$7,070,700	\$1,247,000	\$8,317,700
75080 Three Rivers		\$2,949,800	\$2,653,200	\$8,200	\$30,464,000	\$0	\$36,075,200	\$3,420,900	\$39,496,100
Total Newberg Township		\$28,169,000	\$4,961,000	\$442,200	\$71,284,900	\$0	\$104,857,100	\$33,519,200	\$138,376,300
090 Ontwa Township									
14030 Edwardsburg		\$21,544,600	\$15,722,200	\$13,990,200	\$336,940,600	\$0	\$388,197,600	\$11,133,400	\$399,331,000
Total Ontwa Township		\$21,544,600	\$15,722,200	\$13,990,200	\$336,940,600	\$0	\$388,197,600	\$11,133,400	\$399,331,000
100 Penn Township									
14010 Cassopolis		\$42,704,900	\$17,949,900	\$2,629,200	\$252,918,885	\$0	\$316,202,885	\$42,932,400	\$359,135,285
14050 Marcellus		\$3,537,900	\$0	\$0	\$3,960,900	\$0	\$7,498,800	\$86,700	\$7,585,500
Total Penn Township		\$46,242,800	\$17,949,900	\$2,629,200	\$256,879,785	\$0	\$323,701,685	\$43,019,100	\$366,720,785

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	\$7,960,100	\$807,400	\$74,300	\$18,282,600	\$0	\$27,124,400	\$940,500	\$28,064,900
14010	Cassopolis	\$10,027,800	\$1,426,000	\$0	\$7,632,600	\$0	\$19,086,400	\$468,800	\$19,555,200
14020	Dowagiac	\$20,670,600	\$4,019,900	\$1,916,400	\$44,598,500	\$0	\$71,205,400	\$2,536,800	\$73,742,200
Total Pokagon Township		\$38,658,500	\$6,253,300	\$1,990,700	\$70,513,700	\$0	\$117,416,200	\$3,946,100	\$121,362,300
120 Porter Township									
14010	Cassopolis	\$1,470,700	\$166,800	\$0	\$13,543,600	\$0	\$15,181,100	\$76,100	\$15,257,200
75050	Constantine	\$56,465,000	\$527,500	\$72,900	\$178,567,300	\$0	\$235,632,700	\$3,505,500	\$239,138,200
75070	White Pigeon	\$11,509,300	\$3,803,300	\$378,600	\$137,058,200	\$0	\$152,749,400	\$3,596,900	\$156,346,300
75080	Three Rivers	\$888,000	\$217,700	\$0	\$4,524,500	\$0	\$5,630,200	\$82,400	\$5,712,600
Total Porter Township		\$70,333,000	\$4,715,300	\$451,500	\$333,693,600	\$0	\$409,193,400	\$7,260,900	\$416,454,300
130 Silver Creek Township									
11250	Eau Claire	\$0	\$512,800	\$0	\$16,637,043	\$0	\$17,149,843	\$81,100	\$17,230,943
11300	Niles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14020	Dowagiac	\$39,779,600	\$5,887,900	\$535,100	\$319,619,100	\$0	\$365,821,700	\$4,474,900	\$370,296,600
Total Silver Creek Township		\$39,779,600	\$6,400,700	\$535,100	\$336,256,143	\$0	\$382,971,543	\$4,556,000	\$387,527,543
140 Volinia Township									
14020	Dowagiac	\$1,282,800	\$0	\$0	\$338,200	\$0	\$1,621,000	\$40,100	\$1,661,100
14050	Marcellus	\$38,034,500	\$468,800	\$22,700	\$44,894,600	\$0	\$83,420,600	\$1,426,100	\$84,846,700
80050	Decatur	\$8,117,100	\$0	\$0	\$4,745,900	\$0	\$12,863,000	\$115,700	\$12,978,700
Total Volinia Township		\$47,434,400	\$468,800	\$22,700	\$49,978,700	\$0	\$97,904,600	\$1,581,900	\$99,486,500
150 Wayne Township									
14010	Cassopolis	\$660,900	\$0	\$0	\$344,800	\$0	\$1,005,700	\$20,100	\$1,025,800
14020	Dowagiac	\$26,326,600	\$1,047,200	\$1,701,200	\$83,208,600	\$0	\$112,283,600	\$10,854,600	\$123,138,200
14050	Marcellus	\$0	\$0	\$0	\$36,800	\$0	\$36,800	\$0	\$36,800
80050	Decatur	\$7,974,700	\$74,200	\$0	\$8,969,900	\$0	\$17,018,800	\$796,600	\$17,815,400
Total Wayne Township		\$34,962,200	\$1,121,400	\$1,701,200	\$92,560,100	\$0	\$130,344,900	\$11,671,300	\$142,016,200
160 Dowagiac City									
14020	Dowagiac	\$66,100	\$25,094,300	\$5,974,100	\$80,802,300	\$0	\$111,936,800	\$5,840,200	\$117,777,000
Total Dowagiac City		\$66,100	\$25,094,300	\$5,974,100	\$80,802,300	\$0	\$111,936,800	\$5,840,200	\$117,777,000
170 Niles City									
11300	Niles	\$0	\$0	\$13,604,300	\$0	\$0	\$13,604,300	\$8,449,000	\$22,053,300
Total Niles City		\$0	\$0	\$13,604,300	\$0	\$0	\$13,604,300	\$8,449,000	\$22,053,300

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

School District	Local Unit	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
11210 Brandywine Schools									
070	Milton Township	\$6,192,900	\$914,600	\$415,900	\$118,470,300	\$0	\$125,993,700	\$15,390,700	\$141,384,400
Total Brandywine Schools		\$6,192,900	\$914,600	\$415,900	\$118,470,300	\$0	\$125,993,700	\$15,390,700	\$141,384,400
11250 Eau Claire Schools									
130	Silver Creek Township	\$0	\$512,800	\$0	\$16,637,043	\$0	\$17,149,843	\$81,100	\$17,230,943
Total Eau Claire Schools		\$0	\$512,800	\$0	\$16,637,043	\$0	\$17,149,843	\$81,100	\$17,230,943
11300 Niles Schools									
020	Howard Township	\$22,771,800	\$6,389,400	\$3,650,300	\$211,046,600	\$0	\$243,858,100	\$51,653,100	\$295,511,200
110	Pokagon Township	\$7,960,100	\$807,400	\$74,300	\$18,282,600	\$0	\$27,124,400	\$940,500	\$28,064,900
130	Silver Creek Township	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
170	Niles City	\$0	\$0	\$13,604,300	\$0	\$0	\$13,604,300	\$8,449,000	\$22,053,300
Total Niles Schools		\$30,731,900	\$7,196,800	\$17,328,900	\$229,329,200	\$0	\$284,586,800	\$61,042,600	\$345,629,400
14010 Cassopolis Schools									
010	Calvin Township	\$27,482,600	\$341,000	\$416,800	\$127,371,300	\$0	\$155,611,700	\$13,472,600	\$169,084,300
020	Howard Township	\$3,591,600	\$0	\$0	\$6,411,800	\$0	\$10,003,400	\$640,300	\$10,643,700
030	Jefferson Township	\$28,906,100	\$1,130,700	\$522,300	\$62,249,500	\$0	\$92,808,600	\$29,243,500	\$122,052,100
040	LaGrange Township	\$20,798,238	\$9,086,700	\$5,655,300	\$84,035,700	\$0	\$119,575,938	\$9,252,200	\$128,828,138
080	Newberg Township	\$1,931,400	\$631,400	\$0	\$10,138,500	\$0	\$12,701,300	\$2,457,800	\$15,159,100
100	Penn Township	\$42,704,900	\$17,949,900	\$2,629,200	\$252,918,885	\$0	\$316,202,885	\$42,932,400	\$359,135,285
110	Pokagon Township	\$10,027,800	\$1,426,000	\$0	\$7,692,600	\$0	\$19,086,400	\$468,800	\$19,555,200
120	Porter Township	\$1,470,700	\$166,800	\$0	\$13,543,600	\$0	\$15,181,100	\$76,100	\$15,257,200
150	Wayne Township	\$660,900	\$0	\$0	\$344,800	\$0	\$1,005,700	\$20,100	\$1,025,800
Total Cassopolis Schools		\$137,574,238	\$30,732,500	\$9,223,600	\$564,646,685	\$0	\$742,177,023	\$98,563,800	\$840,740,823
14020 Dowagiac Schools									
040	LaGrange Township	\$16,170,000	\$1,681,500	\$62,500	\$28,518,600	\$0	\$46,432,600	\$1,147,600	\$47,580,200
110	Pokagon Township	\$20,670,600	\$4,019,900	\$1,916,400	\$44,598,500	\$0	\$71,205,400	\$2,556,800	\$73,742,200
130	Silver Creek Township	\$39,779,600	\$5,887,900	\$535,100	\$319,619,100	\$0	\$365,821,700	\$4,474,500	\$370,296,600
140	Vollinia Township	\$1,282,800	\$0	\$0	\$338,200	\$0	\$1,621,000	\$40,100	\$1,661,100
150	Wayne Township	\$26,326,600	\$1,047,200	\$1,701,200	\$83,208,600	\$0	\$112,283,600	\$10,854,600	\$123,138,200
160	Dowagiac City	\$66,100	\$25,094,300	\$5,974,100	\$80,802,300	\$0	\$111,936,800	\$5,840,200	\$117,777,000
Total Dowagiac Schools		\$104,295,700	\$37,730,800	\$10,189,300	\$557,085,300	\$0	\$709,301,100	\$24,894,200	\$734,195,300
14030 Edwardsburg Schools									
010	Calvin Township	\$0	\$0	\$0	\$211,500	\$0	\$211,500	\$0	\$211,500
020	Howard Township	\$3,522,800	\$80,300	\$0	\$29,317,400	\$0	\$32,920,500	\$10,740,500	\$43,661,000
030	Jefferson Township	\$12,692,000	\$374,600	\$0	\$62,092,800	\$0	\$75,159,400	\$1,620,300	\$76,779,700
060	Mason Township	\$13,963,400	\$2,800,000	\$1,548,000	\$75,140,400	\$0	\$93,451,800	\$1,664,700	\$95,116,500
070	Milton Township	\$15,498,400	\$1,577,800	\$2,931,700	\$73,777,000	\$0	\$93,784,900	\$18,276,600	\$112,061,500
090	Ontwa Township	\$21,544,600	\$15,722,200	\$13,990,200	\$336,940,600	\$0	\$388,197,600	\$11,133,400	\$399,331,000
Total Edwardsburg Schools		\$67,221,200	\$20,554,900	\$18,469,900	\$577,479,700	\$0	\$683,725,700	\$43,435,500	\$727,161,200

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

School District	Local Unit	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
14050 Marcellus Schools									
050	Marcellus Township	\$40,749,100	\$5,293,400	\$2,510,000	\$83,884,800	\$0	\$132,437,300	\$16,628,531	\$149,065,831
080	Newberg Township	\$20,976,800	\$1,459,900	\$190,700	\$26,382,500	\$0	\$49,009,900	\$26,393,500	\$75,403,400
100	Penn Township	\$3,537,900	\$0	\$0	\$3,960,900	\$0	\$7,498,800	\$86,700	\$7,585,500
140	Vollinia Township	\$38,034,500	\$468,800	\$22,700	\$44,894,600	\$0	\$83,420,600	\$1,426,100	\$84,846,700
150	Wayne Township	\$0	\$0	\$0	\$36,800	\$0	\$36,800	\$0	\$36,800
Total Marcellus Schools		\$103,298,300	\$7,222,100	\$2,723,400	\$159,159,600	\$0	\$272,403,400	\$44,534,831	\$316,938,231
75050 Constantine Schools									
060	Mason Township	\$12,126,800	\$115,700	\$154,600	\$17,261,000	\$0	\$29,658,100	\$951,800	\$30,609,900
080	Newberg Township	\$2,311,000	\$216,500	\$243,300	\$4,299,900	\$0	\$7,070,700	\$1,247,000	\$8,317,700
120	Porter Township	\$56,465,000	\$527,500	\$72,900	\$178,567,300	\$0	\$235,632,700	\$3,505,500	\$239,138,200
Total Constantine Schools		\$70,902,800	\$859,700	\$470,800	\$200,128,200	\$0	\$272,361,500	\$5,704,300	\$278,065,800
75070 White Pigeon Schools									
060	Mason Township	\$838,200	\$90,700	\$0	\$516,000	\$0	\$1,444,900	\$42,300	\$1,487,200
120	Porter Township	\$11,509,300	\$3,803,300	\$378,600	\$137,058,200	\$0	\$152,749,400	\$3,596,900	\$156,346,300
Total White Pigeon Schools		\$12,347,500	\$3,894,000	\$378,600	\$137,574,200	\$0	\$154,194,300	\$3,639,200	\$157,833,500
75080 Three Rivers Schools									
080	Newberg Township	\$2,949,800	\$2,653,200	\$8,200	\$30,464,000	\$0	\$36,075,200	\$3,420,900	\$39,496,100
120	Porter Township	\$888,000	\$217,700	\$0	\$4,524,500	\$0	\$5,630,200	\$82,400	\$5,712,600
Total Three Rivers Schools		\$3,837,800	\$2,870,900	\$8,200	\$34,988,500	\$0	\$41,705,400	\$3,503,300	\$45,208,700
80050 Decatur Schools									
140	Vollinia Township	\$8,117,100	\$0	\$0	\$4,745,900	\$0	\$12,863,000	\$115,700	\$12,978,700
150	Wayne Township	\$7,974,700	\$74,200	\$0	\$8,969,900	\$0	\$17,018,800	\$796,600	\$17,815,400
Total Decatur Schools		\$16,091,800	\$74,200	\$0	\$13,715,800	\$0	\$29,881,800	\$912,300	\$30,794,100

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		\$12,632,956	\$295,804	\$264,278	\$80,269,051	\$0	\$93,462,089	\$13,472,600	\$106,934,689
14030 Edwardsburg		\$0	\$0	\$0	\$99,643	\$0	\$99,643	\$0	\$99,643
Total Calvin Township		\$12,632,956	\$295,804	\$264,278	\$80,368,694	\$0	\$93,561,732	\$13,472,600	\$107,034,332
020 Howard Township									
11300 Niles		\$8,792,335	\$5,507,270	\$3,078,728	\$153,974,061	\$0	\$171,352,394	\$51,655,100	\$223,005,494
14010 Cassopolis		\$1,362,809	\$0	\$0	\$4,674,423	\$0	\$6,037,232	\$640,300	\$6,677,532
14030 Edwardsburg		\$1,579,704	\$68,792	\$0	\$22,449,709	\$0	\$24,098,205	\$10,740,500	\$34,838,705
Total Howard Township		\$11,734,848	\$5,576,062	\$3,078,728	\$181,098,193	\$0	\$201,487,831	\$63,033,900	\$264,521,731
030 Jefferson Township									
14010 Cassopolis		\$10,958,500	\$850,360	\$301,196	\$49,121,526	\$0	\$61,231,582	\$29,243,500	\$90,475,082
14030 Edwardsburg		\$5,007,491	\$240,972	\$0	\$43,278,537	\$0	\$48,527,000	\$1,560,175	\$50,087,175
Total Jefferson Township		\$15,965,991	\$1,091,332	\$301,196	\$92,400,063	\$0	\$109,758,582	\$30,803,675	\$140,562,257
040 LaGrange Township									
14010 Cassopolis		\$7,962,800	\$7,846,668	\$4,433,550	\$59,959,404	\$0	\$80,202,422	\$9,252,200	\$89,454,622
14020 Dowagiac		\$6,766,952	\$1,377,977	\$46,643	\$21,550,915	\$0	\$29,742,487	\$1,147,600	\$30,890,087
Total LaGrange Township		\$14,729,752	\$9,224,645	\$4,480,193	\$81,510,319	\$0	\$109,944,909	\$10,399,800	\$120,344,709
050 Marcellus Township									
14050 Marcellus		\$18,499,870	\$4,342,825	\$2,440,281	\$59,096,423	\$0	\$84,379,399	\$16,628,531	\$101,007,930
Total Marcellus Township		\$18,499,870	\$4,342,825	\$2,440,281	\$59,096,423	\$0	\$84,379,399	\$16,628,531	\$101,007,930
060 Mason Township									
14030 Edwardsburg		\$6,232,087	\$2,245,842	\$1,508,682	\$62,195,487	\$0	\$72,182,098	\$1,664,700	\$73,846,798
75050 Constantine		\$5,582,156	\$67,980	\$145,056	\$14,385,310	\$0	\$20,180,502	\$951,800	\$21,132,302
75070 White Pigeon		\$347,726	\$80,769	\$0	\$454,744	\$0	\$883,239	\$42,300	\$925,539
Total Mason Township		\$12,161,969	\$2,394,591	\$1,653,738	\$77,035,541	\$0	\$93,245,839	\$2,658,800	\$95,904,639
070 Milton Township									
11210 Brandywine		\$2,816,329	\$575,037	\$366,577	\$94,447,743	\$0	\$98,205,686	\$15,390,700	\$113,596,386
14030 Edwardsburg		\$7,388,918	\$1,197,483	\$2,067,695	\$58,552,403	\$0	\$69,206,499	\$18,276,600	\$87,483,099
Total Milton Township		\$10,205,247	\$1,772,520	\$2,434,272	\$153,000,146	\$0	\$167,412,185	\$33,667,300	\$201,079,485
080 Newberg Township									
14010 Cassopolis		\$1,036,660	\$585,700	\$0	\$6,378,946	\$0	\$8,001,306	\$2,457,800	\$10,459,106
14050 Marcellus		\$8,584,482	\$1,226,474	\$189,704	\$16,284,473	\$0	\$26,285,133	\$26,393,500	\$52,678,633
75050 Constantine		\$1,012,062	\$138,915	\$152,173	\$2,939,678	\$0	\$4,242,828	\$1,247,000	\$5,489,828
75080 Three Rivers		\$1,232,550	\$2,384,273	\$7,147	\$21,355,146	\$0	\$24,979,116	\$3,420,900	\$28,400,016
Total Newberg Township		\$11,865,754	\$4,335,362	\$349,024	\$46,958,243	\$0	\$63,508,383	\$33,519,200	\$97,027,583
090 Ontwa Township									
14030 Edwardsburg		\$10,264,309	\$13,798,252	\$12,230,748	\$242,971,990	\$0	\$279,265,299	\$11,133,400	\$290,398,699
Total Ontwa Township		\$10,264,309	\$13,798,252	\$12,230,748	\$242,971,990	\$0	\$279,265,299	\$11,133,400	\$290,398,699
100 Penn Township									
14010 Cassopolis		\$18,408,707	\$17,167,944	\$1,384,844	\$180,725,002	\$0	\$217,686,497	\$42,932,400	\$260,618,897
14050 Marcellus		\$1,490,738	\$0	\$0	\$2,771,714	\$0	\$4,262,452	\$86,700	\$4,349,152
Total Penn Township		\$19,899,445	\$17,167,944	\$1,384,844	\$183,496,716	\$0	\$221,948,949	\$43,019,100	\$264,968,049

Cass County
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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	\$4,311,243	\$756,457	\$38,645	\$13,251,561	\$0	\$18,357,906	\$940,500	\$19,298,406
14010	Cassopolis	\$4,263,324	\$715,580	\$0	\$5,463,888	\$0	\$10,442,792	\$468,800	\$10,911,592
14020	Dowagiac	\$9,931,178	\$3,400,351	\$1,536,284	\$33,130,643	\$0	\$47,998,456	\$2,536,800	\$50,535,256
Total Pokagon Township		\$18,505,745	\$4,872,388	\$1,574,929	\$51,846,092	\$0	\$76,799,154	\$3,946,100	\$80,745,254
120 Porter Township									
14010	Cassopolis	\$864,662	\$108,520	\$0	\$11,043,931	\$0	\$12,017,113	\$76,100	\$12,093,213
75050	Constantine	\$24,196,136	\$394,459	\$48,865	\$134,692,861	\$0	\$159,332,321	\$3,505,500	\$162,837,821
75070	White Pigeon	\$5,412,319	\$3,105,179	\$298,804	\$97,145,922	\$0	\$105,962,224	\$3,596,900	\$109,559,124
75080	Three Rivers	\$293,468	\$134,326	\$0	\$3,442,226	\$0	\$3,870,020	\$82,400	\$3,952,420
Total Porter Township		\$30,766,585	\$3,742,484	\$347,669	\$246,324,940	\$0	\$281,181,678	\$7,260,900	\$288,442,578
130 Silver Creek Township									
11250	Eau Claire	\$0	\$268,056	\$0	\$12,423,704	\$0	\$12,691,760	\$81,100	\$12,772,860
11300	Niles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14020	Dowagiac	\$17,699,080	\$4,412,917	\$462,537	\$234,274,301	\$0	\$256,848,835	\$4,474,900	\$261,323,735
Total Silver Creek Township		\$17,699,080	\$4,680,973	\$462,537	\$246,698,005	\$0	\$269,540,595	\$4,556,000	\$274,096,595
140 Volinia Township									
14020	Dowagiac	\$733,341	\$0	\$0	\$210,164	\$0	\$943,505	\$40,100	\$983,605
14050	Marcellus	\$14,932,080	\$375,034	\$9,178	\$30,277,978	\$0	\$45,594,270	\$1,426,100	\$47,020,370
80050	Decatur	\$3,248,729	\$0	\$0	\$3,135,686	\$0	\$6,384,415	\$115,700	\$6,500,115
Total Volinia Township		\$18,914,150	\$375,034	\$9,178	\$33,623,828	\$0	\$52,922,190	\$1,581,900	\$54,504,090
150 Wayne Township									
14010	Cassopolis	\$191,597	\$0	\$0	\$257,959	\$0	\$449,556	\$20,100	\$469,656
14020	Dowagiac	\$10,755,920	\$846,590	\$1,241,777	\$61,248,840	\$0	\$74,093,127	\$10,854,600	\$84,947,727
14050	Marcellus	\$0	\$0	\$0	\$33,365	\$0	\$33,365	\$0	\$33,365
80050	Decatur	\$3,751,538	\$74,200	\$0	\$6,391,093	\$0	\$10,216,831	\$796,600	\$11,013,431
Total Wayne Township		\$14,699,055	\$920,790	\$1,241,777	\$67,931,257	\$0	\$84,792,879	\$11,671,300	\$96,464,179
160 Dowagiac City									
14020	Dowagiac	\$24,391	\$22,319,123	\$5,719,007	\$57,897,133	\$0	\$85,959,654	\$5,840,200	\$91,799,854
Total Dowagiac City		\$24,391	\$22,319,123	\$5,719,007	\$57,897,133	\$0	\$85,959,654	\$5,840,200	\$91,799,854
170 Niles City									
11300	Niles	\$0	\$0	\$13,579,778	\$0	\$0	\$13,579,778	\$8,449,000	\$22,028,778
Total Niles City		\$0	\$0	\$13,579,778	\$0	\$0	\$13,579,778	\$8,449,000	\$22,028,778

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

School District	Local Unit	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Taxable Value
11210 Brandywine Schools									
070	Milton Township	\$2,816,329	\$575,037	\$366,577	\$94,447,743	\$0	\$98,205,686	\$15,390,700	\$113,596,386
Total Brandywine Schools		\$2,816,329	\$575,037	\$366,577	\$94,447,743	\$0	\$98,205,686	\$15,390,700	\$113,596,386
11250 Eau Claire Schools									
130	Silver Creek Township	\$0	\$268,056	\$0	\$12,423,704	\$0	\$12,691,760	\$81,100	\$12,772,860
Total Eau Claire Schools		\$0	\$268,056	\$0	\$12,423,704	\$0	\$12,691,760	\$81,100	\$12,772,860
11300 Niles Schools									
020	Howard Township	\$8,792,335	\$5,507,270	\$3,078,728	\$159,574,061	\$0	\$171,352,394	\$51,653,100	\$223,005,494
110	Pokagon Township	\$4,311,243	\$756,457	\$38,645	\$13,251,561	\$0	\$18,357,906	\$940,500	\$19,298,406
130	Silver Creek Township	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
170	Niles City	\$0	\$0	\$13,579,778	\$0	\$0	\$13,579,778	\$8,449,000	\$22,028,778
Total Niles Schools		\$13,103,578	\$6,263,727	\$16,697,151	\$167,225,622	\$0	\$203,290,078	\$61,042,600	\$264,332,678
14010 Cassopolis Schools									
010	Calvin Township	\$12,632,956	\$295,804	\$264,278	\$80,269,051	\$0	\$93,462,089	\$13,472,600	\$106,934,689
020	Howard Township	\$1,362,809	\$0	\$0	\$4,674,423	\$0	\$6,037,232	\$640,300	\$6,677,532
030	Jefferson Township	\$10,958,500	\$850,360	\$301,196	\$49,121,526	\$0	\$61,231,582	\$29,243,500	\$90,475,082
040	LaGrange Township	\$7,962,800	\$7,846,668	\$4,433,550	\$59,959,404	\$0	\$80,202,422	\$9,252,200	\$89,454,622
080	Newberg Township	\$1,036,660	\$585,700	\$0	\$6,378,946	\$0	\$8,001,306	\$2,457,800	\$10,459,106
100	Penn Township	\$18,408,707	\$17,167,944	\$1,384,844	\$180,725,002	\$0	\$217,686,497	\$42,932,400	\$260,618,897
110	Pokagon Township	\$4,263,324	\$715,580	\$0	\$5,463,888	\$0	\$10,442,792	\$468,800	\$10,911,592
120	Porter Township	\$864,662	\$108,520	\$0	\$11,043,931	\$0	\$12,017,113	\$76,100	\$12,093,213
150	Wayne Township	\$191,597	\$0	\$0	\$257,959	\$0	\$449,556	\$20,100	\$469,656
Total Cassopolis Schools		\$57,682,015	\$27,570,576	\$6,383,868	\$397,894,130	\$0	\$489,530,589	\$98,563,800	\$588,094,389
14020 Dowagiac Schools									
040	LaGrange Township	\$6,766,952	\$1,377,977	\$46,643	\$21,550,915	\$0	\$29,742,487	\$1,147,600	\$30,890,087
110	Pokagon Township	\$9,931,178	\$3,400,351	\$1,536,284	\$33,130,643	\$0	\$47,998,456	\$2,536,800	\$50,535,256
130	Silver Creek Township	\$17,699,080	\$4,412,917	\$462,537	\$234,274,301	\$0	\$256,848,835	\$4,474,900	\$261,323,735
140	Volinia Township	\$733,341	\$0	\$0	\$210,164	\$0	\$943,505	\$40,100	\$983,605
150	Wayne Township	\$10,755,920	\$846,590	\$1,241,777	\$61,248,840	\$0	\$74,093,127	\$10,854,600	\$84,947,727
160	Dowagiac City	\$24,391	\$22,319,123	\$5,719,007	\$57,897,133	\$0	\$85,959,654	\$5,840,200	\$91,799,854
Total Dowagiac Schools		\$45,910,862	\$32,356,958	\$9,006,248	\$408,311,996	\$0	\$495,586,064	\$24,894,200	\$520,480,264
14030 Edwardsburg Schools									
010	Calvin Township	\$0	\$0	\$0	\$99,643	\$0	\$99,643	\$0	\$99,643
020	Howard Township	\$1,579,704	\$68,792	\$0	\$22,449,709	\$0	\$24,098,205	\$10,740,500	\$34,838,705
030	Jefferson Township	\$5,007,491	\$240,972	\$0	\$43,278,537	\$0	\$48,527,000	\$1,560,175	\$50,087,175
060	Mason Township	\$6,232,087	\$2,245,842	\$1,508,682	\$62,195,487	\$0	\$72,182,098	\$1,664,700	\$73,846,798
070	Millton Township	\$7,388,918	\$1,197,483	\$2,067,695	\$58,552,403	\$0	\$69,206,499	\$18,276,600	\$87,483,099
090	Ontwa Township	\$10,264,309	\$13,798,252	\$12,230,748	\$242,971,990	\$0	\$279,265,299	\$11,133,400	\$290,398,699
Total Edwardsburg Schools		\$30,472,509	\$17,551,341	\$15,807,125	\$429,547,769	\$0	\$493,378,744	\$43,375,375	\$536,754,119

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	\$18,499,870	\$4,342,825	\$2,440,281	\$59,096,423	\$0	\$84,379,399	\$16,628,531	\$101,007,930
	080 Newberg Township	\$8,584,482	\$1,226,474	\$189,704	\$16,284,473	\$0	\$26,285,133	\$26,393,500	\$52,678,633
	100 Penn Township	\$1,490,738	\$0	\$0	\$2,771,714	\$0	\$4,262,452	\$86,700	\$4,349,152
	140 Volinia Township	\$14,932,080	\$375,034	\$9,178	\$30,277,978	\$0	\$45,594,270	\$1,426,100	\$47,020,370
	150 Wayne Township	\$0	\$0	\$0	\$33,365	\$0	\$33,365	\$0	\$33,365
Total Marcellus Schools		\$43,507,170	\$5,944,333	\$2,639,163	\$108,463,953	\$0	\$160,554,619	\$44,534,831	\$205,089,450
75050 Constantine Schools	060 Mason Township	\$5,582,156	\$67,980	\$145,056	\$14,385,310	\$0	\$20,180,502	\$951,800	\$21,132,302
	080 Newberg Township	\$1,012,062	\$138,915	\$152,173	\$2,939,678	\$0	\$4,242,828	\$1,247,000	\$5,489,828
	120 Porter Township	\$24,196,136	\$394,459	\$48,865	\$134,692,861	\$0	\$159,332,321	\$3,505,500	\$162,837,821
	Total Constantine Schools	\$30,790,354	\$601,354	\$346,094	\$152,017,849	\$0	\$183,755,651	\$5,704,300	\$189,459,951
75070 White Pigeon Schools	060 Mason Township	\$347,726	\$80,769	\$0	\$454,744	\$0	\$883,239	\$42,300	\$925,539
	120 Porter Township	\$5,412,319	\$3,105,179	\$298,804	\$97,145,922	\$0	\$105,962,224	\$3,596,900	\$109,559,124
	Total White Pigeon Schools	\$5,760,045	\$3,185,948	\$298,804	\$97,600,666	\$0	\$106,845,463	\$3,639,200	\$110,484,663
75080 Three Rivers Schools	080 Newberg Township	\$1,232,550	\$2,384,273	\$7,147	\$21,355,146	\$0	\$24,979,116	\$3,420,900	\$28,400,016
	120 Porter Township	\$293,468	\$134,326	\$0	\$3,442,226	\$0	\$3,870,020	\$82,400	\$3,952,420
	Total Three Rivers Schools	\$1,526,018	\$2,518,599	\$7,147	\$24,797,372	\$0	\$28,849,136	\$3,503,300	\$32,352,436
80050 Decatur Schools	140 Volinia Township	\$3,248,729	\$0	\$0	\$3,135,686	\$0	\$6,384,415	\$115,700	\$6,500,115
	150 Wayne Township	\$3,751,538	\$74,200	\$0	\$6,391,093	\$0	\$10,216,831	\$796,600	\$11,013,431
Total Decatur Schools		\$7,000,267	\$74,200	\$0	\$9,526,779	\$0	\$16,601,246	\$912,300	\$17,513,546

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	\$44,033,205	\$62,889,384	\$0	\$12,100	\$106,934,689
14030	Edwardsburg	\$3,986	\$95,657	\$0	\$0	\$99,643
Total Calvin Township		\$44,037,191	\$62,985,041	\$0	\$12,100	\$107,034,332
020 Howard Township						
11300	Niles	\$82,397,437	\$136,328,357	\$1,990,800	\$2,288,900	\$223,005,494
14010	Cassopolis	\$1,689,023	\$4,988,509	\$0	\$0	\$6,677,532
14030	Edwardsburg	\$12,553,996	\$22,130,309	\$154,400	\$0	\$34,838,705
Total Howard Township		\$96,640,456	\$163,447,175	\$2,145,200	\$2,288,900	\$264,521,731
030 Jefferson Township						
14010	Cassopolis	\$42,688,415	\$47,254,367	\$532,300	\$0	\$90,475,082
14030	Edwardsburg	\$4,902,477	\$45,066,298	\$118,400	\$0	\$50,087,175
Total Jefferson Township		\$47,590,892	\$92,320,665	\$650,700	\$0	\$140,562,257
040 LaGrange Township						
14010	Cassopolis	\$48,191,351	\$40,022,571	\$1,018,200	\$222,500	\$89,454,622
14020	Dowagiac	\$7,440,298	\$23,183,189	\$266,600	\$0	\$30,890,087
Total LaGrange Township		\$55,631,649	\$63,205,760	\$1,284,800	\$222,500	\$120,344,709
050 Marcellus Township						
14050	Marcellus	\$43,536,984	\$57,017,635	\$418,909	\$34,402	\$101,007,930
Total Marcellus Township		\$43,536,984	\$57,017,635	\$418,909	\$34,402	\$101,007,930
060 Mason Township						
14030	Edwardsburg	\$13,720,357	\$59,906,541	\$131,400	\$88,500	\$73,846,798
75050	Constantine	\$3,133,011	\$17,841,591	\$0	\$157,700	\$21,132,302
75070	White Pigeon	\$164,578	\$729,161	\$31,800	\$0	\$925,539
Total Mason Township		\$17,017,946	\$78,477,293	\$163,200	\$246,200	\$95,904,639
070 Milton Township						
11210	Brandywine	\$27,748,380	\$85,512,906	\$335,100	\$0	\$113,596,386
14030	Edwardsburg	\$25,704,737	\$61,419,862	\$195,500	\$163,000	\$87,483,099
Total Milton Township		\$53,453,117	\$146,932,768	\$530,600	\$163,000	\$201,079,485

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	\$5,646,225	\$4,766,081	\$46,800	\$0	\$10,459,106
14050	Marcellus	\$32,654,617	\$19,758,316	\$262,100	\$3,600	\$52,678,633
75050	Constantine	\$2,319,628	\$3,170,200	\$0	\$0	\$5,489,828
75080	Three Rivers	\$12,892,407	\$15,171,509	\$164,300	\$171,800	\$28,400,016
	Total Newberg Township	\$53,512,877	\$42,866,106	\$473,200	\$175,400	\$97,027,583
090	Ontwa Township					
14030	Edwardsburg	\$78,093,761	\$208,026,738	\$3,459,700	\$818,500	\$290,398,699
	Total Ontwa Township	\$78,093,761	\$208,026,738	\$3,459,700	\$818,500	\$290,398,699
100	Penn Township					
14010	Cassopolis	\$162,634,641	\$93,301,056	\$879,700	\$3,803,500	\$260,618,897
14050	Marcellus	\$1,146,288	\$3,202,864	\$0	\$0	\$4,349,152
	Total Penn Township	\$163,780,929	\$96,503,920	\$879,700	\$3,803,500	\$264,968,049
110	Pokagon Township					
11300	Niles	\$3,470,316	\$15,828,090	\$0	\$0	\$19,298,406
14010	Cassopolis	\$1,371,103	\$9,414,689	\$125,800	\$0	\$10,911,592
14020	Dowagiac	\$13,306,063	\$36,919,093	\$197,500	\$112,600	\$50,535,256
	Total Pokagon Township	\$18,147,482	\$62,161,872	\$323,300	\$112,600	\$80,745,254
120	Porter Township					
14010	Cassopolis	\$4,570,555	\$7,522,658	\$0	\$0	\$12,093,213
75050	Constantine	\$52,640,132	\$110,031,889	\$155,800	\$10,000	\$162,837,821
75070	White Pigeon	\$39,195,925	\$69,691,399	\$320,300	\$351,500	\$109,559,124
75080	Three Rivers	\$1,230,804	\$2,721,616	\$0	\$0	\$3,952,420
	Total Porter Township	\$97,637,416	\$189,967,562	\$476,100	\$361,500	\$288,442,578

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	\$10,086,546	\$2,686,314	\$0	\$0	\$12,772,860
11300	Niles	\$0	\$0	\$0	\$0	\$0
14020	Dowagiac	\$151,846,426	\$108,824,309	\$622,600	\$30,400	\$261,323,735
Total Silver Creek Township		\$161,932,972	\$111,510,623	\$622,600	\$30,400	\$274,096,595
140 Volinia Township						
14020	Dowagiac	\$86,174	\$897,431	\$0	\$0	\$983,605
14050	Marcellus	\$14,759,087	\$32,221,083	\$40,200	\$0	\$47,020,370
80050	Decatur	\$445,052	\$6,055,063	\$0	\$0	\$6,500,115
Total Volinia Township		\$15,290,313	\$39,173,577	\$40,200	\$0	\$54,504,090
150 Wayne Township						
14010	Cassopolis	\$23,028	\$446,628	\$0	\$0	\$469,656
14020	Dowagiac	\$31,638,733	\$53,295,794	\$13,200	\$0	\$84,947,727
14050	Marcellus	\$0	\$33,365	\$0	\$0	\$33,365
80050	Decatur	\$2,115,874	\$8,897,557	\$0	\$0	\$11,013,431
Total Wayne Township		\$33,777,635	\$62,673,344	\$13,200	\$0	\$96,464,179
160 Dowagiac City						
14020	Dowagiac	\$42,940,579	\$45,200,275	\$3,007,000	\$652,000	\$91,799,854
Total Dowagiac City		\$42,940,579	\$45,200,275	\$3,007,000	\$652,000	\$91,799,854
170 Niles City						
11300	Niles	\$13,391,878	\$187,900	\$0	\$8,449,000	\$22,028,778
Total Niles City		\$13,391,878	\$187,900	\$0	\$8,449,000	\$22,028,778

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	\$85,848,006	\$27,748,380	\$85,512,906	\$335,100	\$0	\$113,596,386
Total Brandywine Schools		\$85,848,006	\$27,748,380	\$85,512,906	\$335,100	\$0	\$113,596,386
11250 Eau Claire Schools							
130	Silver Creek Township	\$2,686,314	\$10,086,546	\$2,686,314	\$0	\$0	\$12,772,860
Total Eau Claire Schools		\$2,686,314	\$10,086,546	\$2,686,314	\$0	\$0	\$12,772,860
11300 Niles Schools							
020	Howard Township	\$140,608,057	\$82,397,437	\$136,328,357	\$1,990,800	\$2,288,900	\$223,005,494
110	Pokagon Township	\$15,828,090	\$3,470,316	\$15,828,090	\$0	\$0	\$19,298,406
130	Silver Creek Township	\$0	\$0	\$0	\$0	\$0	\$0
170	Niles City	\$8,636,900	\$13,391,878	\$187,900	\$0	\$8,449,000	\$22,028,778
Total Niles Schools		\$165,073,047	\$99,259,631	\$152,344,347	\$1,990,800	\$10,737,900	\$264,332,678
14010 Cassopolis Schools							
010	Calvin Township	\$62,901,484	\$44,033,205	\$62,889,384	\$0	\$12,100	\$106,934,689
020	Howard Township	\$4,988,509	\$1,689,023	\$4,988,509	\$0	\$0	\$6,677,532
030	Jefferson Township	\$47,786,667	\$42,688,415	\$47,254,367	\$532,300	\$0	\$90,475,082
040	LaGrange Township	\$41,263,271	\$48,191,351	\$40,022,571	\$1,018,200	\$222,500	\$89,454,622
080	Newberg Township	\$4,812,881	\$5,646,225	\$4,766,081	\$46,800	\$0	\$10,459,106
100	Penn Township	\$97,984,256	\$162,634,641	\$93,301,056	\$879,700	\$3,803,500	\$260,618,897
110	Pokagon Township	\$9,540,489	\$1,371,103	\$9,414,689	\$125,800	\$0	\$10,911,592
120	Porter Township	\$7,522,658	\$4,570,555	\$7,522,658	\$0	\$0	\$12,093,213
150	Wayne Township	\$446,628	\$23,028	\$446,628	\$0	\$0	\$469,656
Total Cassopolis Schools		\$277,246,843	\$310,847,546	\$270,605,943	\$2,602,800	\$4,038,100	\$588,094,389
14020 Dowagiac Schools							
040	LaGrange Township	\$23,449,789	\$7,440,298	\$23,183,189	\$266,600	\$0	\$30,890,087
110	Pokagon Township	\$37,229,193	\$13,306,063	\$36,919,093	\$197,500	\$112,600	\$50,535,256
130	Silver Creek Township	\$109,477,309	\$151,846,426	\$108,824,309	\$622,600	\$30,400	\$261,323,735
140	Vollinia Township	\$897,431	\$86,174	\$897,431	\$0	\$0	\$983,605
150	Wayne Township	\$53,308,994	\$31,638,733	\$53,295,794	\$13,200	\$0	\$84,947,727
160	Dowagiac City	\$48,859,275	\$42,940,579	\$45,200,275	\$3,007,000	\$652,000	\$91,799,854
Total Dowagiac Schools		\$273,221,991	\$247,258,273	\$268,320,091	\$4,106,900	\$795,000	\$520,480,264

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	\$95,657	\$3,986	\$95,657	\$0	\$0	\$99,643
020	Howard Township	\$22,284,709	\$12,553,996	\$22,130,309	\$154,400	\$0	\$34,838,705
030	Jefferson Township	\$45,184,698	\$4,902,477	\$45,066,298	\$118,400	\$0	\$50,087,175
060	Mason Township	\$60,126,441	\$13,720,357	\$59,906,541	\$131,400	\$88,500	\$73,846,798
070	Milton Township	\$61,778,362	\$25,704,737	\$61,419,862	\$195,500	\$163,000	\$87,483,099
090	Ontwa Township	\$212,304,938	\$78,093,761	\$208,026,738	\$3,459,700	\$818,500	\$290,398,699
Total Edwardsburg Schools		\$401,774,805	\$134,979,314	\$396,645,405	\$4,059,400	\$1,070,000	\$536,754,119
14050 Marcellus Schools							
050	Marcellus Township	\$57,470,946	\$43,536,984	\$57,017,635	\$418,909	\$34,402	\$101,007,930
080	Newberg Township	\$20,024,016	\$32,654,617	\$19,758,316	\$262,100	\$3,600	\$52,678,633
100	Penn Township	\$3,202,864	\$1,146,288	\$3,202,864	\$0	\$0	\$4,349,152
140	Volinia Township	\$32,261,283	\$14,759,087	\$32,221,083	\$40,200	\$0	\$47,020,370
150	Wayne Township	\$33,365	\$0	\$33,365	\$0	\$0	\$33,365
Total Marcellus Schools		\$112,992,474	\$92,096,976	\$112,233,263	\$721,209	\$38,002	\$205,089,450
75050 Constantine Schools							
060	Mason Township	\$17,999,291	\$3,133,011	\$17,841,591	\$0	\$157,700	\$21,132,302
080	Newberg Township	\$3,170,200	\$2,319,628	\$3,170,200	\$0	\$0	\$5,489,828
120	Porter Township	\$110,197,689	\$52,640,132	\$110,031,889	\$155,800	\$10,000	\$162,837,821
Total Constantine Schools		\$131,367,180	\$58,092,771	\$131,043,680	\$155,800	\$167,700	\$189,459,951
75070 White Pigeon Schools							
060	Mason Township	\$760,961	\$164,578	\$729,161	\$31,800	\$0	\$925,539
120	Porter Township	\$70,363,199	\$39,195,925	\$69,691,399	\$320,300	\$351,500	\$109,559,124
Total White Pigeon Schools		\$71,124,160	\$39,360,503	\$70,420,560	\$352,100	\$351,500	\$110,484,663
75080 Three Rivers Schools							
080	Newberg Township	\$15,507,609	\$12,892,407	\$15,171,509	\$164,300	\$171,800	\$28,400,016
120	Porter Township	\$2,721,616	\$1,230,804	\$2,721,616	\$0	\$0	\$3,952,420
Total Three Rivers Schools		\$18,229,225	\$14,123,211	\$17,893,125	\$164,300	\$171,800	\$32,352,436
80050 Decatur Schools							
140	Volinia Township	\$6,055,063	\$445,052	\$6,055,063	\$0	\$0	\$6,500,115
150	Wayne Township	\$8,897,557	\$2,115,874	\$8,897,557	\$0	\$0	\$11,013,431
Total Decatur Schools		\$14,952,620	\$2,560,926	\$14,952,620	\$0	\$0	\$17,513,546

Cass County

2022 School District Equalized Value Recapitulation

School	Real Property			Personal Property			Total		
	2021 Equalized Value	2022 Equalized Value	% Change	2021 Equalized Value	2022 Equalized Value	% Change	2021 Equalized Value	2022 Equalized Value	% Change
11210 Brandywine Schools	\$107,168,200	\$125,993,700	17.57%	\$15,041,800	\$15,390,700	2.32%	\$122,210,000	\$141,384,400	15.69%
11250 Eau Claire Schools	\$14,604,900	\$17,149,843	17.43%	\$73,700	\$81,100	10.04%	\$14,678,600	\$17,230,943	17.39%
11300 Niles Schools	\$261,625,012	\$284,586,800	8.78%	\$44,762,300	\$61,042,600	36.37%	\$306,387,312	\$345,629,400	12.81%
14010 Cassopolis Schools	\$684,136,500	\$742,177,023	8.48%	\$96,016,400	\$98,563,800	2.65%	\$780,152,900	\$840,740,823	7.77%
14020 Dowagiac Schools	\$648,298,600	\$709,301,100	9.41%	\$23,946,500	\$24,894,200	3.96%	\$672,245,100	\$734,195,300	9.22%
14030 Edwardsburg Schools	\$636,522,000	\$683,725,700	7.42%	\$42,102,900	\$43,435,500	3.17%	\$678,624,900	\$727,161,200	7.15%
14050 Marcellus Schools	\$248,142,200	\$272,403,400	9.78%	\$44,663,676	\$44,534,831	-0.29%	\$292,805,876	\$316,938,231	8.24%
75050 Constantine Schools	\$260,602,900	\$272,361,500	4.51%	\$5,280,100	\$5,704,300	8.03%	\$265,883,000	\$278,065,800	4.58%
75070 White Pigeon Schools	\$142,178,400	\$154,194,300	8.45%	\$2,921,800	\$3,639,200	24.55%	\$145,100,200	\$157,833,500	8.78%
75080 Three Rivers Schools	\$38,372,500	\$41,705,400	8.69%	\$3,616,900	\$3,503,300	-3.14%	\$41,989,400	\$45,208,700	7.67%
80050 Decatur Schools	\$28,138,900	\$29,881,800	6.19%	\$909,200	\$912,300	0.34%	\$29,048,100	\$30,794,100	6.01%

Cass County

2022 School District Taxable Value Recapitulation

School	Real Property			Personal Property			Total		
	2021 Taxable Value	2022 Taxable Value	% Change	2021 Taxable Value	2022 Taxable Value	% Change	2021 Taxable Value	2022 Taxable Value	% Change
11210 Brandywine Schools	\$89,559,602	\$98,205,686	9.65%	\$15,041,800	\$15,390,700	2.32%	\$104,601,402	\$113,596,386	8.60%
11250 Eau Claire Schools	\$11,600,472	\$12,691,760	9.41%	\$73,700	\$81,100	10.04%	\$11,674,172	\$12,772,860	9.41%
11300 Niles Schools	\$190,491,651	\$203,290,078	6.72%	\$44,762,300	\$61,042,600	36.37%	\$235,253,951	\$264,332,678	12.36%
14010 Cassopolis Schools	\$457,586,150	\$489,530,589	6.98%	\$96,016,400	\$98,563,800	2.65%	\$553,602,550	\$588,094,389	6.23%
14020 Dowagiac Schools	\$470,854,164	\$495,586,064	5.25%	\$23,946,500	\$24,894,200	3.96%	\$494,800,664	\$520,480,264	5.19%
14030 Edwardsburg Schools	\$468,849,985	\$493,378,744	5.23%	\$42,040,409	\$43,375,375	3.18%	\$510,890,394	\$536,754,119	5.06%
14050 Marcellus Schools	\$152,069,032	\$160,554,619	5.58%	\$44,663,676	\$44,534,831	-0.29%	\$196,732,708	\$205,089,450	4.25%
75050 Constantine Schools	\$172,710,557	\$183,755,651	6.40%	\$5,280,100	\$5,704,300	8.03%	\$177,990,657	\$189,459,951	6.44%
75070 White Pigeon Schools	\$100,235,764	\$106,845,463	6.59%	\$2,921,800	\$3,639,200	24.55%	\$103,157,564	\$110,484,663	7.10%
75080 Three Rivers Schools	\$27,483,482	\$28,849,136	4.97%	\$3,616,900	\$3,503,300	-3.14%	\$31,100,382	\$32,352,436	4.03%
80050 Decatur Schools	\$15,451,745	\$16,601,246	7.44%	\$909,200	\$912,300	0.34%	\$16,360,945	\$17,513,546	7.04%

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
Heritage Southwest ISD									
14010	Cassopolis Schools	\$137,574,238	\$30,732,500	\$9,223,600	\$564,646,685	\$0	\$742,177,023	\$98,563,800	\$840,740,823
14020	Dowagiac Schools	\$104,295,700	\$37,730,800	\$10,189,300	\$557,085,300	\$0	\$709,301,100	\$24,894,200	\$734,195,300
14030	Edwardsburg Schools	\$67,221,200	\$20,554,900	\$18,469,900	\$577,479,700	\$0	\$683,725,700	\$43,435,500	\$727,161,200
14050	Marcellus Schools	\$103,298,300	\$7,222,100	\$2,723,400	\$159,159,600	\$0	\$272,403,400	\$44,534,831	\$316,938,231
Total Heritage Southwest ISD		\$412,389,438	\$96,240,300	\$40,606,200	\$1,858,371,285	\$0	\$2,407,607,223	\$211,428,331	\$2,619,035,554
Berrien County ISD									
11210	Brandywine Schools	\$6,192,900	\$914,600	\$415,900	\$118,470,300	\$0	\$125,993,700	\$15,390,700	\$141,384,400
11250	Eau Claire Schools	\$0	\$512,800	\$0	\$16,637,043	\$0	\$17,149,843	\$81,100	\$17,230,943
11300	Niles Schools	\$30,731,900	\$7,196,800	\$17,328,900	\$229,329,200	\$0	\$284,586,800	\$61,042,600	\$345,629,400
Total Berrien County ISD		\$36,924,800	\$8,624,200	\$17,744,800	\$364,436,543	\$0	\$427,730,343	\$76,514,400	\$504,244,743
St. Joseph County ISD									
75050	Constantine Schools	\$70,902,800	\$859,700	\$470,800	\$200,128,200	\$0	\$272,361,500	\$5,704,300	\$278,065,800
75070	White Pigeon Schools	\$12,347,500	\$3,894,000	\$378,600	\$137,574,200	\$0	\$154,194,300	\$3,639,200	\$157,833,500
75080	Three Rivers Schools	\$3,837,800	\$2,870,900	\$8,200	\$34,988,500	\$0	\$41,705,400	\$3,503,300	\$45,208,700
Total St. Joseph County ISD		\$87,088,100	\$7,624,600	\$857,600	\$372,690,900	\$0	\$468,261,200	\$12,846,800	\$481,108,000
Van Buren ISD									
80050	Decatur Schools	\$16,091,800	\$74,200	\$0	\$13,715,800	\$0	\$29,881,800	\$912,300	\$30,794,100
Total Van Buren ISD		\$16,091,800	\$74,200	\$0	\$13,715,800	\$0	\$29,881,800	\$912,300	\$30,794,100

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
Heritage Southwest ISD									
14010	Cassopolis Schools	\$57,682,015	\$27,570,576	\$6,383,868	\$397,894,130	\$0	\$489,530,589	\$98,563,800	\$588,094,389
14020	Dowagiac Schools	\$45,910,862	\$32,356,958	\$9,006,248	\$408,311,996	\$0	\$495,586,064	\$74,894,200	\$570,480,264
14030	Edwardsburg Schools	\$30,472,509	\$17,551,341	\$15,807,125	\$429,547,769	\$0	\$493,378,744	\$43,375,375	\$536,754,119
14050	Marcellus Schools	\$43,507,170	\$5,944,333	\$2,639,163	\$108,463,953	\$0	\$160,554,619	\$44,534,831	\$205,089,450
Total Heritage Southwest ISD		\$177,572,556	\$83,423,208	\$33,836,404	\$1,344,217,848	\$0	\$1,639,050,016	\$211,368,206	\$1,850,418,222
Berrien County ISD									
11210	Brandywine Schools	\$2,816,329	\$575,037	\$366,577	\$94,447,743	\$0	\$98,205,686	\$15,390,700	\$113,596,386
11250	Eau Claire Schools	\$0	\$268,056	\$0	\$12,423,704	\$0	\$12,691,760	\$81,100	\$12,772,860
11300	Niles Schools	\$13,103,578	\$6,263,727	\$16,697,151	\$167,225,622	\$0	\$203,290,078	\$61,042,600	\$264,332,678
Total Berrien County ISD		\$15,919,907	\$7,106,820	\$17,063,728	\$274,097,069	\$0	\$314,187,524	\$76,514,400	\$390,701,924
St. Joseph County ISD									
75050	Constantine Schools	\$30,790,354	\$601,354	\$346,094	\$152,017,849	\$0	\$183,755,651	\$5,704,300	\$189,459,951
75070	White Pigeon Schools	\$5,760,045	\$3,185,948	\$298,804	\$97,600,666	\$0	\$106,845,463	\$3,639,200	\$110,484,663
75080	Three Rivers Schools	\$1,526,018	\$2,518,599	\$7,147	\$24,797,372	\$0	\$28,849,136	\$3,503,300	\$32,352,436
Total St. Joseph County ISD		\$38,076,417	\$6,305,901	\$652,045	\$274,415,887	\$0	\$319,450,250	\$12,846,800	\$332,297,050
Van Buren ISD									
80050	Decatur Schools	\$7,000,267	\$74,200	\$0	\$9,526,779	\$0	\$16,601,246	\$912,300	\$17,513,546
Total Van Buren ISD		\$7,000,267	\$74,200	\$0	\$9,526,779	\$0	\$16,601,246	\$912,300	\$17,513,546

**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								
	14-020-990-035-00	MODINEER CO	11300	352	97,000	97,000	2010-048	12/30/2022
	14-020-990-036-00	DELTA MACHINING INC	11300	352	89,500	89,500	2010-226	12/30/2022
	14-020-990-037-00	DELTA MACHINING INC	11300	352	109,100	109,100	2011-508	12/30/2023
	14-020-990-038-00	DELTA MACHINING INC	11300	352	144,600	144,600	2013-423	12/30/2025
	14-020-990-039-00	DELTA MACHINING INC	11300	352	58,100	58,100	2014-399	12/30/2026
Total Howard Township			4		\$498,300	\$498,300		
040 LaGrange Township								
	14-041-999-014-00	POSTLE REAL ESTATE COMPANY LLC	14010	301	943,100	895,368	2013-476	12/30/2026
	14-041-999-015-00	POSTLE REAL ESTATE COMPANY LLC	14010	301	832,200	825,676	2014-452	12/31/2026
	14-041-999-017-00	ICM PRODUCTS INC	14010	301	217,300	217,300	2015-061	12/30/2028
	14-041-999-017-10	ICM PRODUCTS INC	14010	351	258,900	258,900	2015-061	12/30/2028
Total LaGrange Township			4		\$2,251,500	\$2,197,244		
070 Milton Township								
	14-070-990-990-22	FONTIJNE GROTNES	14030	352	13,200	13,200	2013-497	12/30/2026
Total Milton Township			1		\$13,200	\$13,200		
080 Newberg Township								
	14-080-900-004-00	SOUTHERN MICHIGAN RUBBER	75050	301	184,000	161,103	2014-253	12/30/2026
Total Newberg Township			1		\$184,000	\$161,103		
100 Penn Township								
	14-100-999-948-00	K & M MACHINE FABRICATING INC	14010	301	353,500	224,780	2011-599	12/30/2023
	14-100-999-952-00	K & M MACHINE FABRICATING INC	14010	351	591,900	591,900	2012-417	12/30/2024
	14-100-999-953-00	K & M MACHINE FABRICATING INC	14010	301	411,300	411,300	2012-417	12/30/2024
	14-100-999-954-00	K & M MACHINE FABRICATING INC	14010	351	577,200	577,200	2012-418	12/30/2024
	14-100-999-955-00	K & M MACHINE FABRICATING INC	14010	301	163,700	163,700	2012-418	12/30/2024
Total Penn Township			5		\$2,097,600	\$1,968,880		
130 Silver Creek Township								
	14-130-999-200-10	LYONS REAL ESTATE PARTNERSHIP	14020	301	886,300	885,900	2013-474	12/30/2026
Total Silver Creek Township			1		\$886,300	\$885,900		
160 Dowagiac City								
	14-160-900-081-00	LAKE X-RAY INC	14020	301	\$140,900	\$140,900	2011-086	12/30/2023
Total Dowagiac City			1		\$140,900	\$140,900		
Cass County Total			17		\$6,071,800	\$5,865,527		

* Classifications are as follows:

- 301 IFT Real- New
- 351/352 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								
	14-020-990-035-00	MODINEER CO	11300	352	97,000	97,000	2010-048	12/30/2022
	14-020-990-036-00	DELTA MACHINING INC	11300	352	89,500	89,500	2010-226	12/30/2022
	14-020-990-037-00	DELTA MACHINING INC	11300	352	109,100	109,100	2011-508	12/30/2023
	14-020-990-038-00	DELTA MACHINING INC	11300	352	144,600	144,600	2013-423	12/30/2025
	14-020-990-039-00	DELTA MACHINING INC	11300	352	58,100	58,100	2014-399	12/30/2026
Total Niles Schools					\$498,300	\$498,300		
14010 Cassopolis Schools								
	14-041-999-014-00	POSTLE REAL ESTATE COMPANY LLC	14010	301	943,100	895,368	2013-476	12/30/2026
	14-041-999-015-00	POSTLE REAL ESTATE COMPANY LLC	14010	301	832,200	825,676	2014-452	12/31/2026
	14-041-999-017-00	ICM PRODUCTS INC	14010	301	217,300	217,300	2015-061	12/30/2028
	14-041-999-017-10	ICM PRODUCTS INC	14010	351	258,900	258,900	2015-061	12/30/2028
	14-100-999-948-00	K & M MACHINE FABRICATING INC	14010	301	353,500	224,780	2011-599	12/30/2023
	14-100-999-952-00	K & M MACHINE FABRICATING INC	14010	351	591,900	591,900	2012-417	12/30/2024
	14-100-999-953-00	K & M MACHINE FABRICATING INC	14010	301	411,300	411,300	2012-417	12/30/2024
	14-100-999-954-00	K & M MACHINE FABRICATING INC	14010	351	577,200	577,200	2012-418	12/30/2024
	14-100-999-955-00	K & M MACHINE FABRICATING INC	14010	301	163,700	163,700	2012-418	12/30/2024
Total Cassopolis Schools					\$4,349,100	\$4,166,124		
14020 Dowagiac Schools								
	14-130-999-200-10	LYONS REAL ESTATE PARTNERSHIP	14020	301	886,300	885,900	2013-474	12/30/2026
	14-160-900-081-00	LAKE X-RAY INC	14020	301	140,900	140,900	2011-086	12/30/2023
Total Dowagiac Schools					\$1,027,200	\$1,026,800		

**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	13,200	13,200	2013-497	12/30/2026
	Total Edwardsburg Schools		1		\$13,200	\$13,200		
75050 Constantine Schools	14-080-900-004-00	SOUTHERN MICHIGAN RUBBER	75050	301	184,000	161,103	2014-253	12/30/2026
	Total Constantine Schools		1		\$184,000	\$161,103		
Cass County Total			17		\$6,071,800	\$5,865,527		

* Classifications are as follows:
301 IFT Real- New
351/352 IFT Personal- New