

2024 Cass County Equalization Report

A Step Back in Time

EQUALIZATION FOR CASS COUNTY, 1934

The Committee on Equalization Submits the Following Report

Twp. or Ward	Acreage	1934			1934			Rate	Rate
		Real Assessed	Personal Assessed	Total Assessed	Real Equalized	Personal Equalized	Total Equalized		
Marcellus -----	20,245	\$1,107,300	\$107,550	\$1,214,850	\$1,098,042	\$107,550	\$1,205,592	.0725383	.0050809
Volinia -----	21,932	794,025	20,250	814,275	815,514	20,250	835,764	.0502964	.0052561
Wayne -----	21,891	753,750	10,750	764,500	624,373	10,750	635,123	.0382142	.004253
Silver Creek -----	20,617	1,024,195	102,500	1,126,695	877,721	102,500	980,221	.0589781	.004454
Pokagon -----	21,543	848,180	51,125	899,305	898,443	51,125	949,568	.0571338	.005406
LaGrange -----	21,668	1,773,675	288,738	2,062,413	1,530,439	288,738	1,819,177	.1094566	.004516
Penn -----	20,463	1,289,520	25,950	1,315,470	1,170,348	25,950	1,196,298	.0719791	.004656
Newberg -----	21,275	615,256	24,475	639,731	594,786	24,475	619,261	.0372598	.004956
Porter -----	32,268	1,193,445	19,125	1,212,570	1,095,436	19,125	1,114,561	.0670611	.004706
Calvin -----	21,197	741,590	3,700	745,290	669,704	3,700	673,404	.0405175	.004626
Jefferson -----	21,491	786,970	7,300	794,270	652,766	7,300	660,066	.0397150	.004254
Howard -----	21,300	986,995	92,020	1,079,015	784,049	92,020	876,069	.0527014	.004156
Milton -----	12,412	464,125	42,700	506,825	418,035	42,700	460,735	.0277216	.004654
Ontwa -----	10,349	973,650	33,775	1,007,425	784,003	33,775	817,778	.0492042	.004156
Mason -----	12,910	494,275	10,105	504,380	512,615	10,105	522,720	.0314511	.005306
Dowagiac, 1st wd. -		959,885	458,761	1,418,646	1,039,144	458,761	1,497,905	.0901262	.005406
Dowagiac, 2nd wd. -		700,695	62,274	762,969	743,321	62,274	805,595	.0484712	.005406
Dowagiac, 3rd wd. -		824,760	75,135	899,895	875,108	75,135	950,243	.0571744	.005406
Totals -----	301,561	\$16,332,291	\$1,436,233	\$17,768,524	\$15,183,847	\$1,436,233	\$16,620,080	1.0000000	

Frank B. Curtis

Mack Norton

Carl A. Morse

Henry C. Oest

E. G. Nodruff

90 Years of Equalization

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



Cass County Equalization Department

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

April 18, 2024

Board of Commissioners
Cass County, Michigan

Honorable Members:

The Cass County Equalization Department has prepared the 2024 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 2024.

Respectfully submitted,

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

Cass County Assessors

Assessor	Unit	Phone	Fax	E-Mail
Krys Myers 88040 M 40 Lawton, MI 49965	010 Calvin	(269) 228-3331		kam.assessing@gmail.com
Shalice Northrop 51951 M 40 Marcellus, MI 49067	020 Howard 030 Jefferson 050 Marcellus 080 Newberg 160 City of Dowagiac	(269) 587-0208	(269) 646-8020	shalicen@gmail.com
Bill Kays 72883 CR 687 Hartford, MI 49057	040 LaGrange 110 Pokagon 150 Wayne	(269) 621-3604	(269) 621-3604 (269) 782-5446 (269) 424-3858	kayswi@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
Don Jollay PO Box 69 Vandalia, MI 49047	100 Penn	(269) 546-8288		pennassessor@gmail.com
Anne Richmond PO Box 464 Dowagiac, MI 49047	130 Silver Creek	(269) 870-4587	(269) 424-3858	scassessor@sisterlakescable.com
Ed VanderVries Nick Siegel, Deputy 333 North Second St. Niles, MI 49120	170 City of Niles	(269) 720-1928 (269) 683-4700	(269) 684-3927	evandervries@hotmail.com

Cass County Equalization Staff

Tami Stewart

Director

tamis@cassco.org

(269) 445-4440

LeeAnn Mroz

Equalization Specialist

leeannm@cassco.org

(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	2024	2023	Change
Agricultural Real Property	593,305,800	569,592,700	4.16%
Commercial Real Property	130,671,500	117,503,200	11.21%
Industrial Real Property	66,161,300	63,990,500	3.39%
Residential Real Property	3,514,678,510	3,000,510,300	17.14%
Developmental Real Property	0	0	
Total Real Property	4,304,817,110	3,751,596,700	14.75%
Total Personal Property	316,270,945	310,016,021	2.02%
Total Real & Personal Property	4,621,088,055	4,061,612,721	13.77%

Taxable Values	2024	2023	Change
Agricultural Real Property	268,331,607	251,732,912	6.59%
Commercial Real Property	111,155,119	101,529,877	9.48%
Industrial Real Property	56,439,932	54,851,588	2.90%
Residential Real Property	2,250,247,464	2,059,441,997	9.26%
Developmental Real Property	0	0	
Total Real Property	2,686,174,122	2,467,556,374	8.86%
Total Personal Property	314,763,980	309,959,599	1.55%
Total Real & Personal Property	3,000,938,102	2,777,515,973	8.04%

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>593,305,800</u>	Timber-Cutover	<u>0</u>
Commercial	<u>130,671,500</u>	Developmental	<u>0</u>
Industrial	<u>66,161,300</u>	Total Real Property	<u>4,304,817,110</u>
Residential	<u>3,514,678,510</u>	Personal Property	<u>316,270,945</u>
		Total Real and Personal Property	<u>4,621,088,055</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 18, 2024
---	------------------------

Equalized Valuations - REAL

L-4024

Cass COUNTY

Page 2 of 4

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

Statement of acreage and valuation in the year 2024 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	
Calvin Township	28,896,100	390,000	466,800	173,087,000			202,839,900	
Dowagiac City	71,300	28,881,100	7,376,200	106,428,200			142,756,800	
Howard Township	30,662,800	7,378,900	4,285,500	309,497,600			351,824,800	
Jefferson Township	42,964,100	1,796,000	533,800	158,784,200			204,078,100	
Lagrange Township	40,976,100	14,035,000	5,693,000	149,728,000			210,432,100	
Marcellus Township	44,610,000	6,252,600	5,102,600	121,052,300			177,017,500	
Mason Township	26,904,100	3,975,100	1,759,700	128,407,500			161,046,400	
Milton Township	24,104,800	2,653,800	3,560,800	259,030,900			289,350,300	
Newberg Township	32,500,900	5,823,100	497,100	90,561,100			129,382,200	
Niles City			14,154,400				14,154,400	
Ontwa Township	22,781,200	18,742,300	14,691,700	439,208,500			495,423,700	
Penn Township	49,985,900	18,044,700	2,956,600	336,459,410			407,446,610	
Pokagon Township	42,711,600	7,579,000	2,134,300	105,948,900			158,373,800	
Porter Township	73,238,800	4,920,600	496,900	478,317,400			556,973,700	
Silver Creek Township	42,872,400	8,345,200	598,100	458,430,700			510,246,400	
Volinia Township	50,816,700	537,200	26,600	71,153,400			122,533,900	
Wayne Township	39,209,000	1,316,900	1,827,200	128,583,400			170,936,500	
Totals for County	593,305,800	130,671,500	66,161,300	3,514,678,510	0	0	4,304,817,110	

Real Property Equalized

OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF Cass COUNTY
WE HEREBY CERTIFY that section one column one is a true statement of the number of acres of land in each township and city in Cass County.

WE FURTHER CERTIFY that section one is a true statement of the value of real property and of the personal property in each township and city in Cass County as assessed and of the valuation of the real property and personal property in each township and city in said county as equalized by the Board of County Commissioners of said county.

WE FURTHER CERTIFY that section two is a true statement of the equalized valuations of real property classifications in each township and city in Cass County in the year 2004 as determined by the Board of County Commissioners of said county.

WE FURTHER CERTIFY that section three is a true statement of the assessed valuations, approved by the Board of Review, of real property classifications in each township and city in Cass County in the year 2004 as determined by the Board of County Commissioners of said county.

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 of Michigan.

These certifications are made on the 18th day of April 2004, at a meeting of said board held pursuant to the provisions of MCL 209.1 - 209.8.

Signed this 18th day of April, 2004.

Jamie K Stewart
Equalization Director

Clerk of Board of Commissioners

INSTRUCTIONS FOR COMPLETING THE 608 (L-4024) ASSESSED AND EQUALIZED VALUATIONS WORKSHEET

This form is due on or before the first Monday in May to the State Tax Commission (STC) (MCL 209.5 (2)) by attaching a signed L-4024 into the Michigan Equalization Gateway (MEG) filing cabinet and submitting the L-4024 form in the MEG county portal by following the instructions below.

The MEG system will autogenerate the L-4023 following the successful save and submission of all local uni L-4018 and L-4022AV forms by the county and the acceptance of those forms by Property Services Divisions (PSD) staff. MEG will auto-generate the L-4024 form upon the successful save and submission of the L-4023 form by the county and the acceptance of the L-4023 form by PSD staff. All data on the L-4024 is populated from the previously submitted L-4023, except for the number of acres. Counties must manually enter the assessable acreage for each local unit.

The county must review, in the MEG county portal the L-4024 valuation data for each local unit as well as the county totals. The county shall verify the valuation and acreage data in the MEG county portal then save the L-4024 in the L-4024 form module thereby creating an L-4024 PDF rendering. The county shall print this PDF rendering and present it to your County Board of Commissioners for signing during their equalization session.

MCL 209.5 requires the Equalization Director and the Chairperson and Clerk of the County Board of Commissioners to sign the L-4024. After signing, scan and upload the signed form to the filing cabinet in the MEG county portal. After the paper copy of the L-4024 has been signed, scanned and uploaded to the filing cabinet in MEG, submit the L-4024 in the MEG county portal. Once submitted, the L-4024 report will be locked in MEG. To make subsequent changes please contact the Property Services Division at equalization@michigan.gov.

Cass County 2024 Equalization Report

Table of Contents

Previous and Current Values by Property Classification	Page.... 1
Property Classification Breakdown of Cass County- Graph	Page.... 5
Equalized and Taxable Value by Year- Graph	Page.... 6
Change in Value by Unit- includes Graph	Page.... 7
Historical Trend of Values by Property Classification- Graph	Page.... 8
Summary of Recommended County Equalized Values by Unit	Page....11
Equalized Value Recapitulation by Property Classification	Page....28
Averages Parcel Value by Property Classification	Page....34
Top Twenty Taxpayers by School District per CEV	Page....40
Top Twenty Taxpayers by School District per TV	Page....46
2024 Tentative Taxable Values	Page....52
Equalized Values by Unit, School District and Classification	Page....55
Equalized Values by School District, Unit and Classification	Page....57
Taxable Values by Unit, School District and Classification	Page....59
Taxable Values by School District, Unit and Classification	Page....61
Taxable Values by Unit, School District and PRE Status	Page....63
Taxable Values by School District, Unit and PRE Status	Page....66
Recapitulation of Equalized Values by School District	Page....68
Recapitulation of Taxable Values by School District	Page....69
CEV & TV by ISD, School District and Classification	Page....70
IFT Parcels by Local Unit	Page....72
IFT Parcels by School District	Page....73

**Cass County
Previous and Current Values**

Unit #	Unit Name	AGRICULTURAL						
		Number of	AV		TV		% Change	
		Parcels	2023 Assessed Value	2024 Assessed Value	2023 Taxable Value	2024 Taxable Value		
010	Calvin Township	156	28,696,600	28,896,100	0.70%	13,793,331	14,523,211	5.29%
020	Howard Township	202	30,522,100	30,662,800	0.46%	12,401,134	13,177,661	6.26%
030	Jefferson Township	264	41,244,900	42,964,100	4.17%	16,945,864	17,981,447	6.11%
040	LaGrange Township	199	39,116,800	40,976,100	4.75%	15,519,080	17,416,976	12.23%
050	Marcellus Township	285	42,031,200	44,610,000	6.14%	19,203,514	20,753,370	8.07%
060	Mason Township	206	26,502,000	26,904,100	1.52%	12,309,144	12,855,713	4.44%
070	Milton Township	124	22,339,900	24,104,800	7.90%	10,732,034	11,606,336	8.15%
080	Newberg Township	187	31,395,800	32,500,900	3.52%	12,757,462	13,733,533	7.65%
090	Ontwa Township	120	22,097,700	22,781,200	3.09%	11,024,940	11,796,661	7.00%
100	Penn Township	332	48,529,100	49,985,900	3.00%	21,128,295	22,693,562	7.41%
110	Pokagon Township	258	40,348,200	42,711,600	5.86%	19,396,776	20,430,860	5.33%
120	Porter Township	455	71,562,500	73,238,800	2.34%	32,254,951	33,657,444	4.35%
130	Silver Creek Township	284	41,405,900	42,872,400	3.54%	18,694,167	19,786,778	5.84%
140	Volinia Township	249	47,982,700	50,816,700	5.91%	19,972,363	20,853,708	4.41%
150	Wayne Township	226	35,751,200	39,209,000	9.67%	15,574,247	17,037,457	9.40%
160	Dowagiac City	1	66,100	71,300	7.87%	25,610	26,890	5.00%
170	Niles City	0	0	0	N/A	0	0	N/A
Cass County Total		3,548	569,592,700	593,305,800	4.16%	251,732,912	268,331,607	6.59%

Unit #	Unit Name	COMMERCIAL						
		Number of	AV		TV		% Change	
		Parcels	2023 Assessed Value	2024 Assessed Value	2023 Taxable Value	2024 Taxable Value		
010	Calvin Township	3	376,200	390,000	3.67%	293,328	307,994	5.00%
020	Howard Township	63	7,032,800	7,378,900	4.92%	5,748,354	6,085,199	5.86%
030	Jefferson Township	23	1,601,300	1,796,000	12.16%	1,166,268	1,222,999	4.86%
040	LaGrange Township	153	11,382,200	14,035,000	23.31%	10,029,379	12,659,700	26.23%
050	Marcellus Township	63	5,511,500	6,252,600	13.45%	4,344,793	5,327,858	22.63%
060	Mason Township	29	3,491,800	3,975,100	13.84%	2,655,348	3,137,170	18.15%
070	Milton Township	23	2,514,500	2,653,800	5.54%	1,840,241	1,930,741	4.92%
080	Newberg Township	61	4,919,300	5,823,100	18.37%	4,425,048	4,858,740	9.80%
090	Ontwa Township	148	16,525,800	18,742,300	13.41%	14,950,189	16,805,702	12.41%
100	Penn Township	46	18,130,900	18,044,700	-0.48%	17,333,578	17,263,023	-0.41%
110	Pokagon Township	88	6,595,500	7,579,000	14.91%	5,060,450	5,516,723	9.02%
120	Porter Township	63	4,509,500	4,920,600	9.12%	3,576,683	3,816,698	6.71%
130	Silver Creek Township	79	7,249,600	8,345,200	15.11%	5,227,483	5,534,984	5.88%
140	Volinia Township	12	483,700	537,200	11.06%	390,342	415,000	6.32%
150	Wayne Township	27	1,165,200	1,316,900	13.02%	960,739	1,034,690	7.70%
160	Dowagiac City	246	26,013,400	28,881,100	11.02%	23,527,654	25,237,898	7.27%
170	Niles City	0	0	0	N/A	0	0	N/A
Cass County Total		1,127	117,503,200	130,671,500	11.21%	101,529,877	111,155,119	9.48%

**Cass County
Previous and Current Values**

INDUSTRIAL								
Unit #	Unit Name	Number of Parcels	2023 Assessed Value	2024 Assessed Value	AV % Change	2023 Taxable Value	2024 Taxable Value	TV % Change
010	Calvin Township	4	449,300	466,800	3.89%	277,491	291,364	5.00%
020	Howard Township	27	3,818,300	4,285,500	12.24%	3,146,674	3,272,603	4.00%
030	Jefferson Township	6	527,300	533,800	1.23%	316,253	306,769	-3.00%
040	LaGrange Township	19	6,054,800	5,693,000	-5.98%	4,685,781	4,276,332	-8.74%
050	Marcellus Township	20	5,025,000	5,102,600	1.54%	3,428,203	3,668,146	7.00%
060	Mason Township	14	1,670,600	1,759,700	5.33%	1,588,838	1,707,668	7.48%
070	Milton Township	16	3,498,900	3,560,800	1.77%	2,576,066	2,699,011	4.77%
080	Newberg Township	7	453,900	497,100	9.52%	341,589	358,485	4.95%
090	Ontwa Township	54	14,118,600	14,691,700	4.06%	12,595,791	13,292,629	5.53%
100	Penn Township	6	2,973,000	2,956,600	-0.55%	1,740,344	1,793,771	3.07%
110	Pokagon Township	22	2,043,600	2,134,300	4.44%	1,653,642	1,731,141	4.69%
120	Porter Township	9	471,400	496,900	5.41%	363,228	380,526	4.76%
130	Silver Creek Township	7	534,500	598,100	11.90%	496,332	521,147	5.00%
140	Volinia Township	2	21,100	26,600	26.07%	9,636	10,117	4.99%
150	Wayne Township	8	1,825,900	1,827,200	0.07%	1,417,818	1,422,658	0.34%
160	Dowagiac City	54	6,777,900	7,376,200	8.83%	6,511,231	6,840,026	5.05%
170	Niles City	5	13,726,400	14,154,400	3.12%	13,702,671	13,867,539	1.20%
Cass County Total		280	63,990,500	66,161,300	3.39%	54,851,588	56,439,932	2.90%

RESIDENTIAL								
Unit #	Unit Name	Number of Parcels	2023 Assessed Value	2024 Assessed Value	AV % Change	2023 Taxable Value	2024 Taxable Value	TV % Change
010	Calvin Township	1,543	143,599,700	173,087,000	20.53%	88,014,170	96,652,410	9.81%
020	Howard Township	3,121	267,746,600	309,497,600	15.59%	190,442,326	204,819,211	7.55%
030	Jefferson Township	1,360	130,475,500	158,784,200	21.70%	98,420,941	105,511,359	7.20%
040	LaGrange Township	1,745	135,305,300	149,728,000	10.66%	88,747,674	96,831,520	9.11%
050	Marcellus Township	1,493	101,423,000	121,052,300	19.35%	63,469,745	72,378,910	14.04%
060	Mason Township	1,184	103,241,400	128,407,500	24.38%	83,234,029	91,251,747	9.63%
070	Milton Township	1,518	229,753,700	259,030,900	12.74%	171,376,820	190,605,831	11.22%
080	Newberg Township	1,136	89,028,700	90,561,100	1.72%	50,359,797	57,498,686	14.18%
090	Ontwa Township	3,155	382,872,500	439,208,500	14.71%	265,574,292	289,504,117	9.01%
100	Penn Township	1,848	292,039,900	336,459,410	15.21%	199,827,005	217,647,590	8.92%
110	Pokagon Township	1,149	85,348,300	105,948,900	24.14%	55,590,575	61,737,073	11.06%
120	Porter Township	2,986	390,358,700	478,317,400	22.53%	268,200,860	291,711,003	8.77%
130	Silver Creek Township	3,165	394,818,400	458,430,700	16.11%	264,600,766	286,379,807	8.23%
140	Volinia Township	703	57,840,300	71,153,400	23.02%	36,178,047	39,867,396	10.20%
150	Wayne Township	1,833	105,541,200	128,583,400	21.83%	72,755,118	79,597,845	9.41%
160	Dowagiac City	2,347	91,117,100	106,428,200	16.80%	62,649,832	68,252,959	8.94%
170	Niles City	0	0	0	N/A	0	0	N/A
Cass County Total		30,286	3,000,510,300	3,514,678,510	17.14%	2,059,441,997	2,250,247,464	9.26%

**Cass County
Previous and Current Values**

DEVELOPMENTAL								
Unit #	Unit Name	Number of Parcels	2023 Assessed Value	2024 Assessed Value	AV % Change	2023 Taxable Value	2024 Taxable Value	TV % Change
010	Calvin Township	0	0	0	N/A	0	0	N/A
020	Howard Township	0	0	0	N/A	0	0	N/A
030	Jefferson Township	0	0	0	N/A	0	0	N/A
040	LaGrange Township	0	0	0	N/A	0	0	N/A
050	Marcellus Township	0	0	0	N/A	0	0	N/A
060	Mason Township	0	0	0	N/A	0	0	N/A
070	Milton Township	0	0	0	N/A	0	0	N/A
080	Newberg Township	0	0	0	N/A	0	0	N/A
090	Ontwa Township	0	0	0	N/A	0	0	N/A
100	Penn Township	0	0	0	N/A	0	0	N/A
110	Pokagon Township	0	0	0	N/A	0	0	N/A
120	Porter Township	0	0	0	N/A	0	0	N/A
130	Silver Creek Township	0	0	0	N/A	0	0	N/A
140	Volinia Township	0	0	0	N/A	0	0	N/A
150	Wayne Township	0	0	0	N/A	0	0	N/A
160	Dowagiac City	0	0	0	N/A	0	0	N/A
170	Niles City	0	0	0	N/A	0	0	N/A
Cass County Total		0	0	0	N/A	0	0	N/A

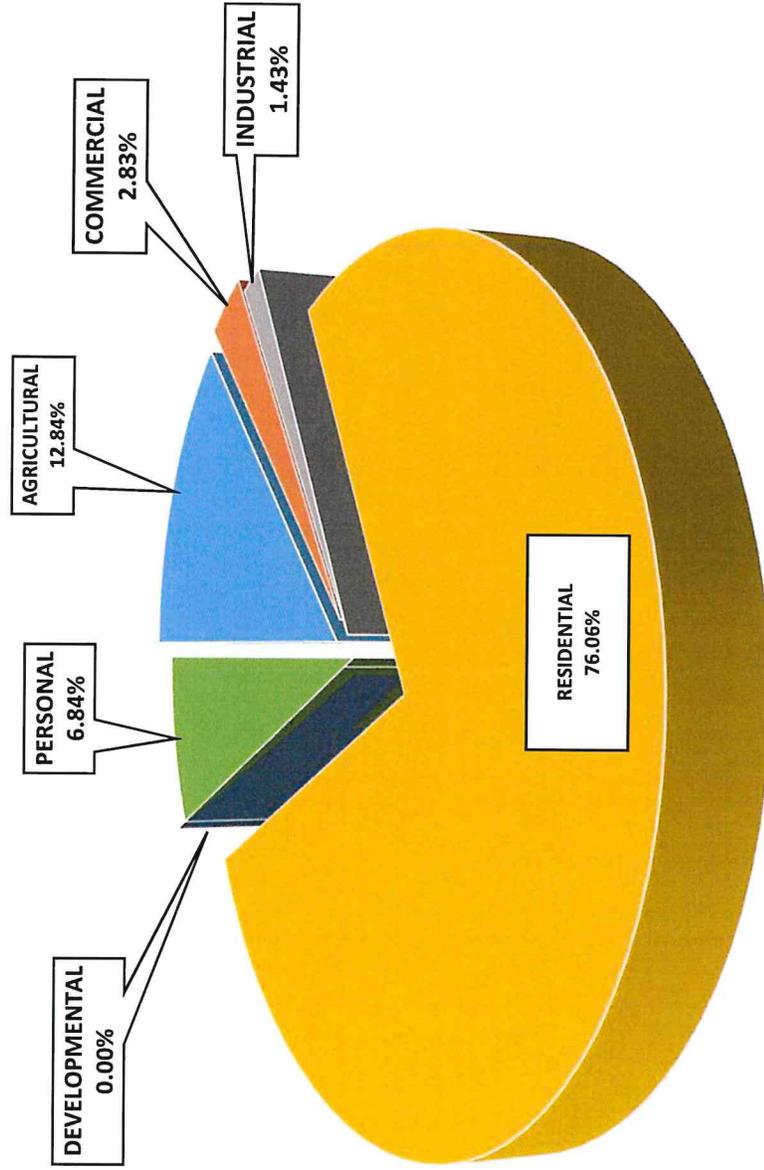
Total Real Property								
Unit #	Unit Name	Number of Parcels	2023 Assessed Value	2024 Assessed Value	AV % Change	2023 Taxable Value	2024 Taxable Value	TV % Change
010	Calvin Township	1,706	173,121,800	202,839,900	17.17%	102,378,320	111,774,979	9.18%
020	Howard Township	3,413	309,119,800	351,824,800	13.82%	211,738,488	227,354,674	7.38%
030	Jefferson Township	1,653	173,849,000	204,078,100	17.39%	116,849,326	125,022,574	6.99%
040	LaGrange Township	2,116	191,859,100	210,432,100	9.68%	118,981,914	131,184,528	10.26%
050	Marcellus Township	1,861	153,990,700	177,017,500	14.95%	90,446,255	102,128,284	12.92%
060	Mason Township	1,433	134,905,800	161,046,400	19.38%	99,787,359	108,952,298	9.18%
070	Milton Township	1,681	258,107,000	289,350,300	12.10%	186,525,161	206,841,919	10.89%
080	Newberg Township	1,391	125,797,700	129,382,200	2.85%	67,883,896	76,449,444	12.62%
090	Ontwa Township	3,477	435,614,600	495,423,700	13.73%	304,145,212	331,399,109	8.96%
100	Penn Township	2,232	361,672,900	407,446,610	12.66%	240,029,222	259,397,946	8.07%
110	Pokagon Township	1,517	134,335,600	158,373,800	17.89%	81,701,443	89,415,797	9.44%
120	Porter Township	3,513	466,902,100	556,973,700	19.29%	304,395,722	329,565,671	8.27%
130	Silver Creek Township	3,535	444,008,400	510,246,400	14.92%	289,018,748	312,222,716	8.03%
140	Volinia Township	966	106,327,800	122,533,900	15.24%	56,550,388	61,146,221	8.13%
150	Wayne Township	2,094	144,283,500	170,936,500	18.47%	90,707,922	99,092,650	9.24%
160	Dowagiac City	2,648	123,974,500	142,756,800	15.15%	92,714,327	100,357,773	8.24%
170	Niles City	5	13,726,400	14,154,400	3.12%	13,702,671	13,867,539	1.20%
Cass County Total		35,241	3,751,596,700	4,304,817,110	14.75%	2,467,556,374	2,686,174,122	8.86%

PERSONAL								
Unit #	Unit Name	Number of Parcels	2023 Assessed Value	2024 Assessed Value	AV % Change	2023 Taxable Value	2024 Taxable Value	TV % Change
010	Calvin Township	24	13,722,500	14,263,600	3.94%	13,722,500	14,263,600	3.94%
020	Howard Township	94	67,189,600	69,540,300	3.50%	67,189,600	68,199,220	1.50%
030	Jefferson Township	54	31,232,100	31,913,900	2.18%	31,175,678	31,887,175	2.28%
040	LaGrange Township	184	12,740,200	12,528,400	-1.66%	12,740,200	12,528,400	-1.66%
050	Marcellus Township	79	16,488,021	16,115,995	-2.26%	16,488,021	16,115,995	-2.26%
060	Mason Township	34	2,947,900	4,210,800	42.84%	2,947,900	4,106,495	39.30%
070	Milton Township	70	33,789,200	34,328,300	1.60%	33,789,200	34,328,300	1.60%
080	Newberg Township	63	33,923,400	34,753,800	2.45%	33,923,400	34,753,800	2.45%
090	Ontwa Township	198	11,355,000	11,286,350	-0.60%	11,355,000	11,286,350	-0.60%
100	Penn Township	62	43,836,600	46,891,800	6.97%	43,836,600	46,891,800	6.97%
110	Pokagon Township	77	4,035,700	5,375,400	33.20%	4,035,700	5,353,855	32.66%
120	Porter Township	59	7,533,900	8,542,700	13.39%	7,533,900	8,529,390	13.21%
130	Silver Creek Township	67	5,409,400	6,484,000	19.87%	5,409,400	6,484,000	19.87%
140	Volinia Township	15	1,708,200	1,910,800	11.86%	1,708,200	1,910,800	11.86%
150	Wayne Township	52	11,644,300	11,518,700	-1.08%	11,644,300	11,518,700	-1.08%
160	Dowagiac City	209	4,946,500	5,523,800	11.67%	4,946,500	5,523,800	11.67%
170	Niles City	2	7,513,500	1,082,300	-85.60%	7,513,500	1,082,300	-85.60%
Cass County Total		1,343	310,016,021	316,270,945	2.02%	309,959,599	314,763,980	1.55%

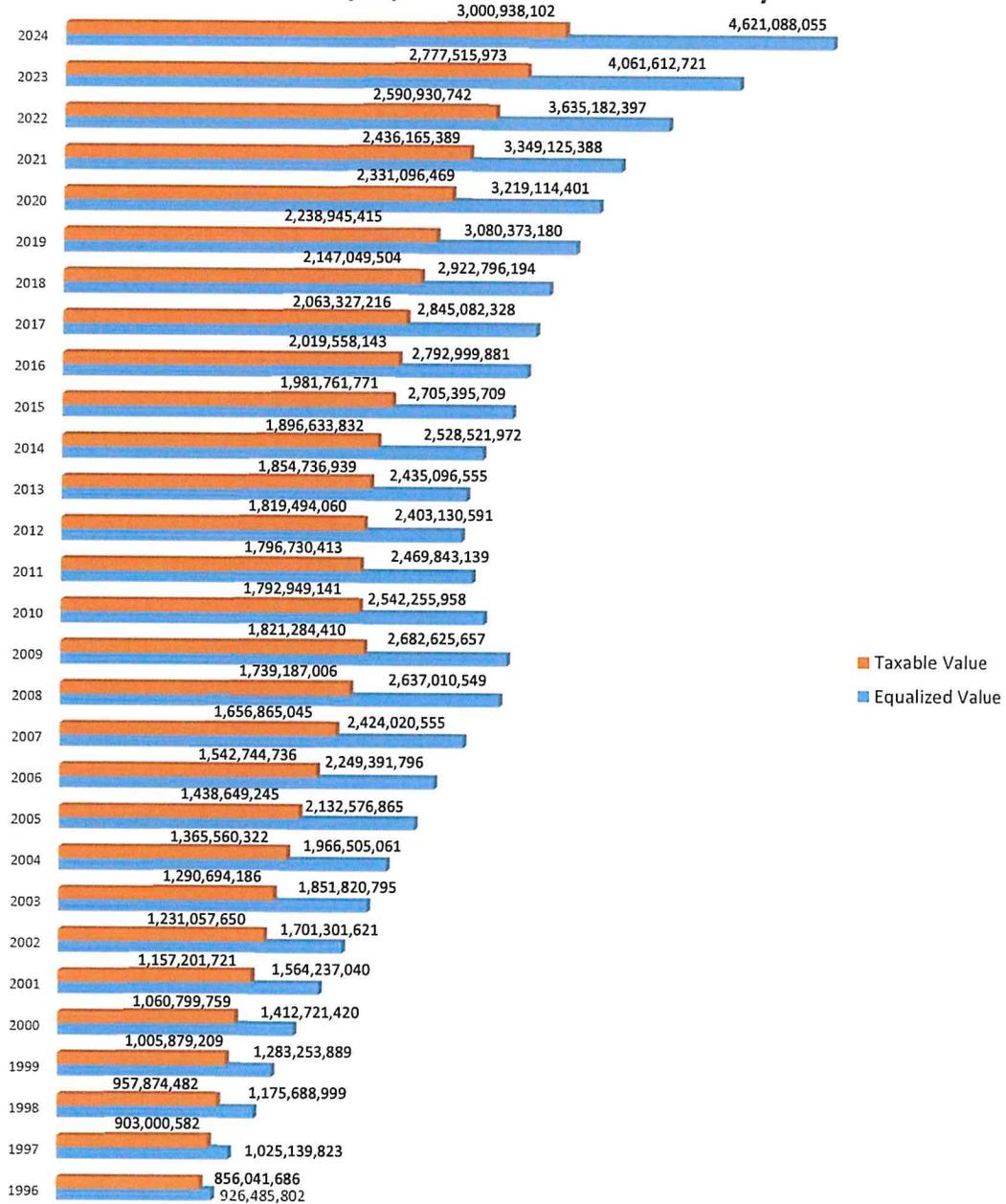
**Cass County
Previous and Current Values**

Unit #	Unit Name	Number of Parcels	Total Values			AV		TV
			2023 Assessed Value	2024 Assessed Value	% Change	2023 Taxable Value	2024 Taxable Value	% Change
010	Calvin Township	1,730	186,844,300	217,103,500	16.19%	116,100,820	126,038,579	8.56%
020	Howard Township	3,507	376,309,400	421,365,100	11.97%	278,928,088	295,553,894	5.96%
030	Jefferson Township	1,707	205,081,100	235,992,000	15.07%	148,025,004	156,909,749	6.00%
040	LaGrange Township	2,300	204,599,300	222,960,500	8.97%	131,722,114	143,712,928	9.10%
050	Marcellus Township	1,940	170,478,721	193,133,495	13.29%	106,934,276	118,244,279	10.58%
060	Mason Township	1,467	137,853,700	165,257,200	19.88%	102,735,259	113,058,793	10.05%
070	Milton Township	1,751	291,896,200	323,678,600	10.89%	220,314,361	241,170,219	9.47%
080	Newberg Township	1,454	159,721,100	164,136,000	2.76%	101,807,296	111,203,244	9.23%
090	Ontwa Township	3,675	446,969,600	506,710,050	13.37%	315,500,212	342,685,459	8.62%
100	Penn Township	2,294	405,509,500	454,338,410	12.04%	283,865,822	306,289,746	7.90%
110	Pokagon Township	1,594	138,371,300	163,749,200	18.34%	85,737,143	94,769,652	10.54%
120	Porter Township	3,572	474,436,000	565,516,400	19.20%	311,929,622	338,095,061	8.39%
130	Silver Creek Township	3,602	449,417,800	516,730,400	14.98%	294,428,148	318,706,716	8.25%
140	Volinia Township	981	108,036,000	124,444,700	15.19%	58,258,588	63,057,021	8.24%
150	Wayne Township	2,146	155,927,800	182,455,200	17.01%	102,352,222	110,611,350	8.07%
160	Dowagiac City	2,857	128,921,000	148,280,600	15.02%	97,660,827	105,881,573	8.42%
170	Niles City	7	21,239,900	15,236,700	-28.26%	21,216,171	14,949,839	-29.54%
Cass County Total		36,584	4,061,612,721	4,621,088,055	13.77%	2,777,515,973	3,000,938,102	8.04%

Cass County Equalized Value
Segmented by Property Class

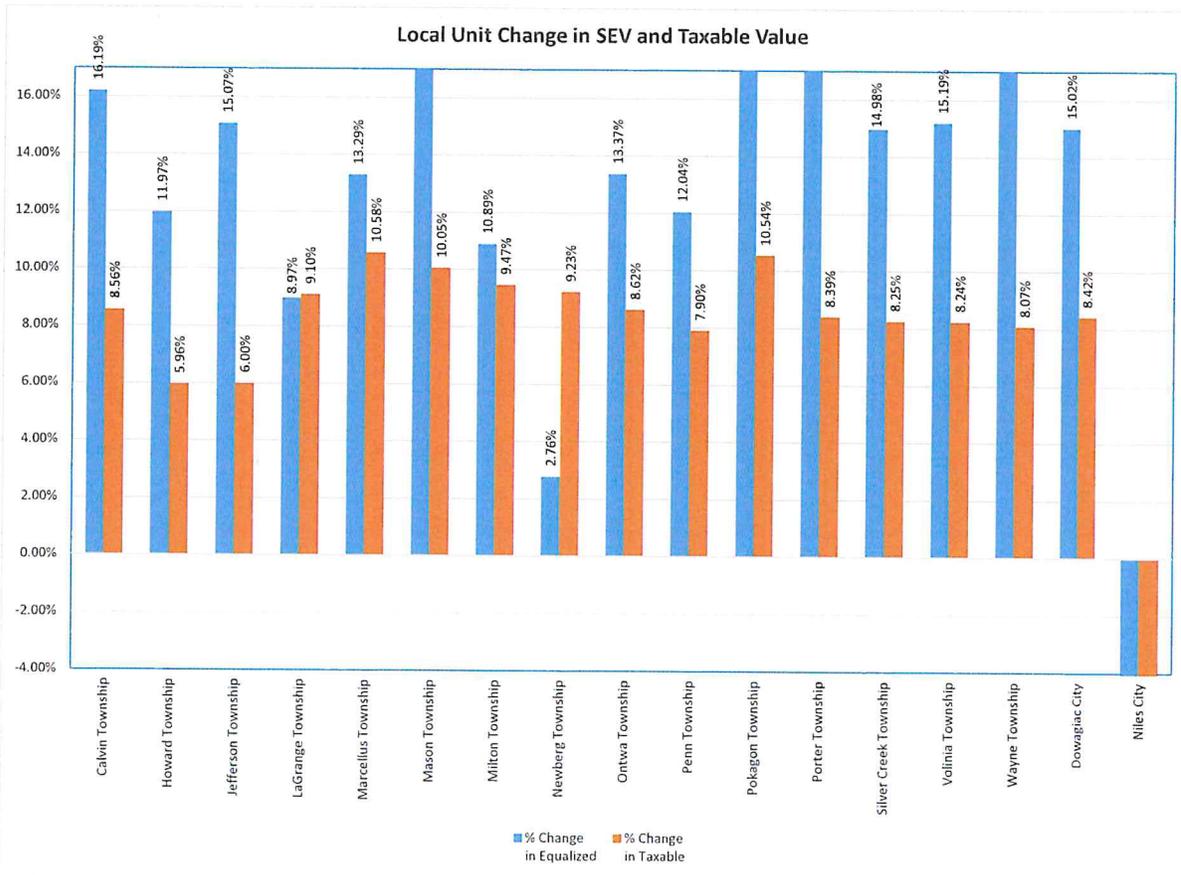


Cass County Equalized and Taxable Values by Year

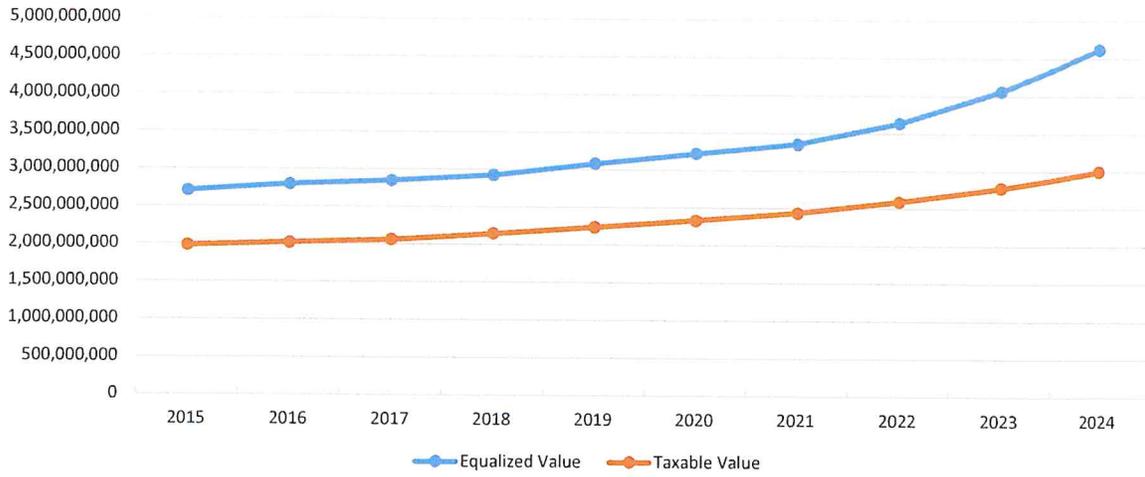


Cass County Percentage Change in SEV and Taxable Value 2023 - 2024

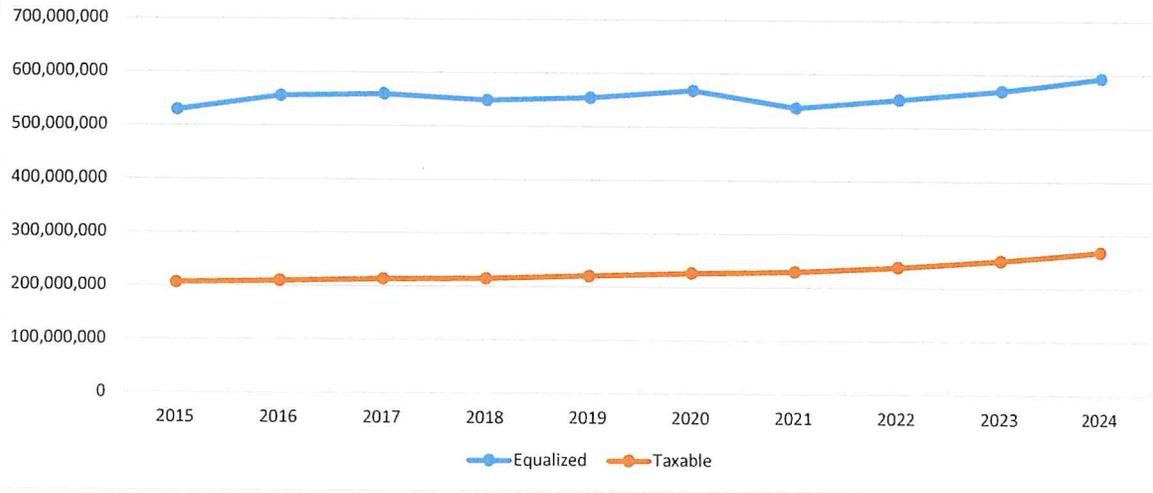
Unit of Gov't	2023 Equalized	2024 Equalized	% Change		% Change	
	Value	Value	in Equalized	2023 Taxable Value	2024 Taxable Value	in Taxable
Calvin Township	186,844,300	217,103,500	16.19%	116,100,820	126,038,579	8.56%
Howard Township	376,309,400	421,365,100	11.97%	278,928,088	295,553,894	5.96%
Jefferson Township	205,081,100	235,992,000	15.07%	148,025,004	156,909,749	6.00%
LaGrange Township	204,599,300	222,960,500	8.97%	131,722,114	143,712,928	9.10%
Marcellus Township	170,478,721	193,133,495	13.29%	106,934,276	118,244,279	10.58%
Mason Township	137,853,700	165,257,200	19.88%	102,735,259	113,058,793	10.05%
Milton Township	291,896,200	323,678,600	10.89%	220,314,361	241,170,219	9.47%
Newberg Township	159,721,100	164,136,000	2.76%	101,807,296	111,203,244	9.23%
Ontwa Township	446,969,600	506,710,050	13.37%	315,500,212	342,685,459	8.62%
Penn Township	405,509,500	454,338,410	12.04%	283,865,822	306,289,746	7.90%
Pokagon Township	138,371,300	163,749,200	18.34%	85,737,143	94,769,652	10.54%
Porter Township	474,436,000	565,516,400	19.20%	311,929,622	338,095,061	8.39%
Silver Creek Township	449,417,800	516,730,400	14.98%	294,428,148	318,706,716	8.25%
Volinia Township	108,036,000	124,444,700	15.19%	58,258,588	63,057,021	8.24%
Wayne Township	155,927,800	182,455,200	17.01%	102,352,222	110,611,350	8.07%
Dowagiac City	128,921,000	148,280,600	15.02%	97,660,827	105,881,573	8.42%
Niles City	21,239,900	15,236,700	-28.26%	21,216,171	14,949,839	-29.54%
Cass County	4,061,612,721	4,621,088,055	13.77%	2,777,515,973	3,000,938,102	8.04%

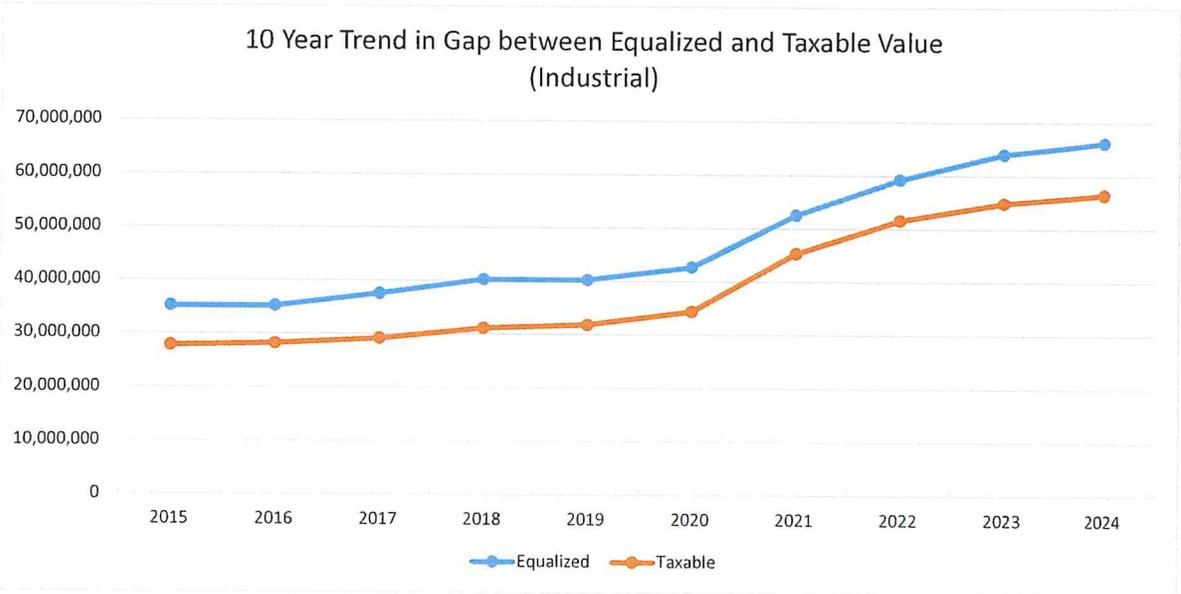
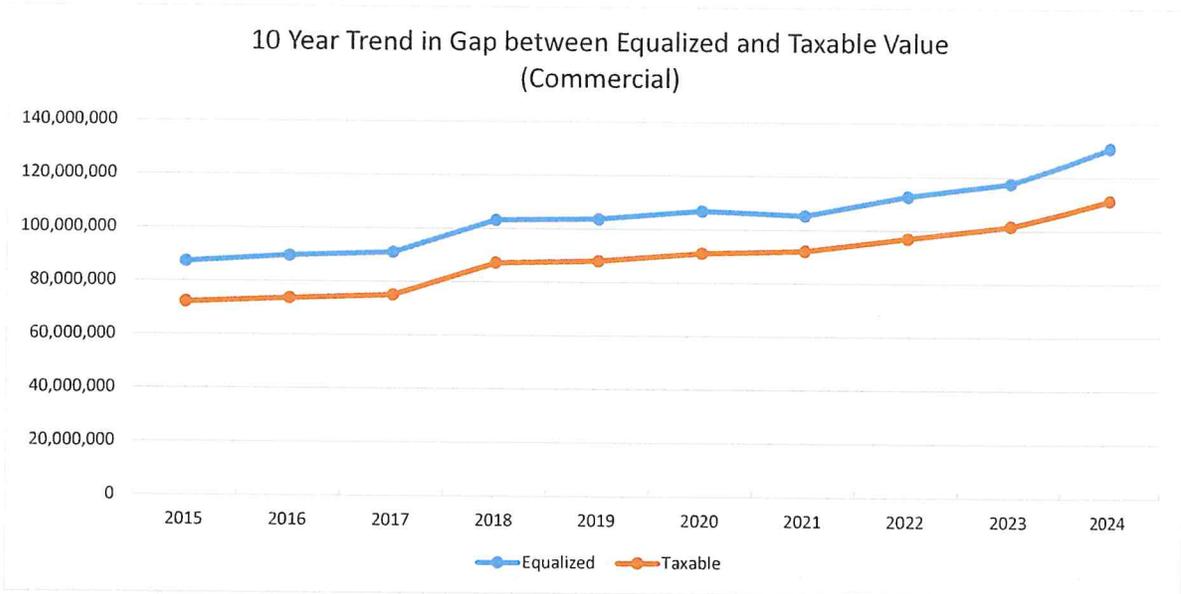


10 Year Trend in Gap between Equalized and Taxable Value
(All Properties)

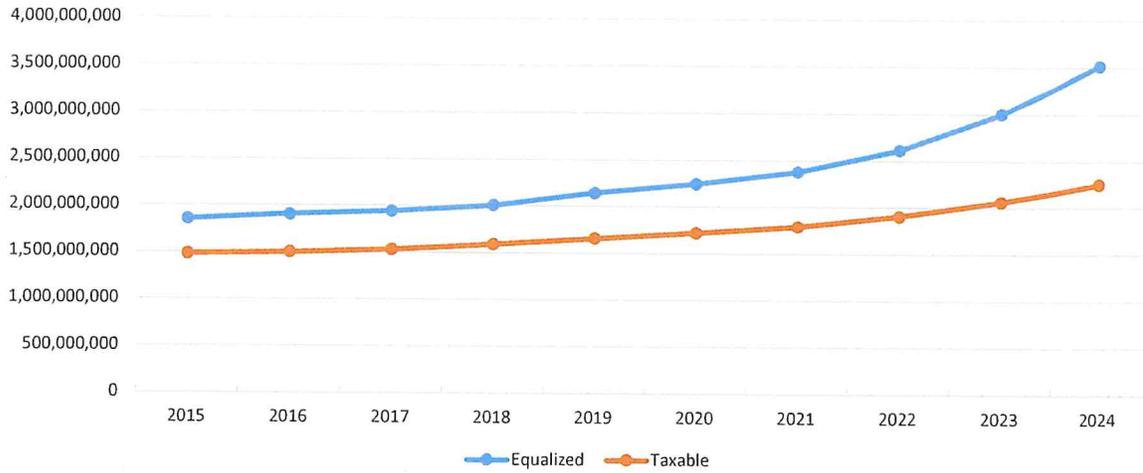


10 Year Trend in Gap between Equalized and Taxable Value
(Agricultural)

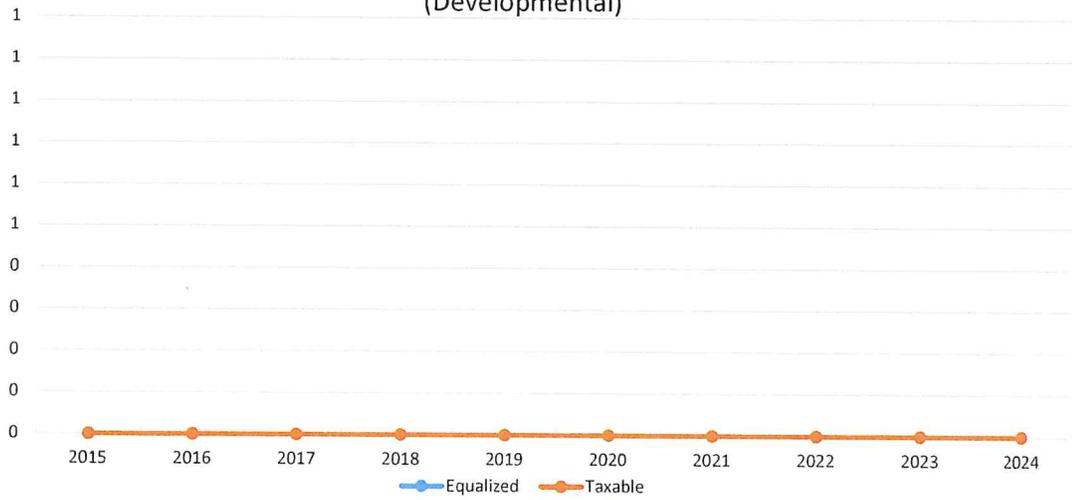




10 Year Trend in Gap between Equalized and Taxable Value
(Residential)

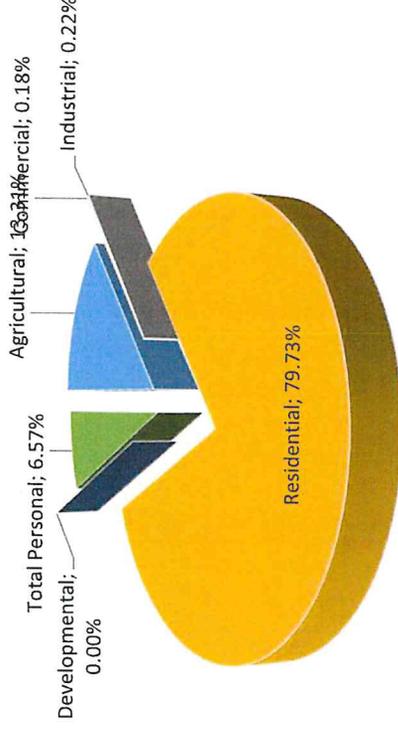


10 Year Trend in Gap between Equalized and Taxable Value
(Developmental)



Cass County Calvin Township

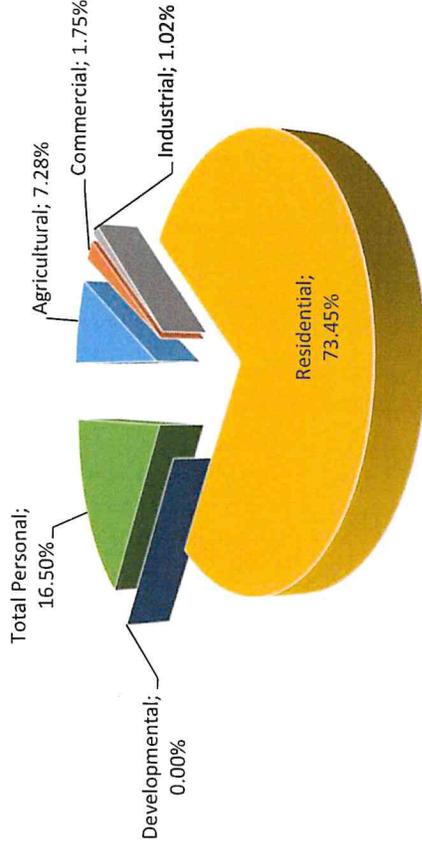
Summary of Recommended
County Equalized Values and Trends



		2023							
Class	Parcel Count	State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total		
Real Property									
Agricultural	156	\$28,696,600	\$28,896,100	1.0000	\$28,896,100	0.70%	13.31%		
Commercial	3	\$376,200	\$390,000	1.0000	\$390,000	3.67%	0.18%		
Industrial	4	\$449,300	\$466,800	1.0000	\$466,800	3.89%	0.22%		
Residential	1543	\$143,599,700	\$173,087,000	1.0000	\$173,087,000	20.53%	79.73%		
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Total Real	1706	\$173,121,800	\$202,839,900		\$202,839,900	17.17%	93.43%		
Personal Property									
Commercial	15	\$0	\$0	1.0000	\$0	#DIV/0!	0.00%		
Industrial	1	\$11,800	\$11,200	1.0000	\$11,200	-5.08%	0.01%		
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Utility	8	\$13,710,700	\$14,252,400	1.0000	\$14,252,400	3.95%	6.56%		
Total Personal exempt	24	\$13,722,500	\$14,263,600		\$14,263,600	3.94%	6.57%		
Grand Total	1730	\$186,844,300	\$217,103,500		\$217,103,500	16.19%	100.00%		

Cass County Howard Township

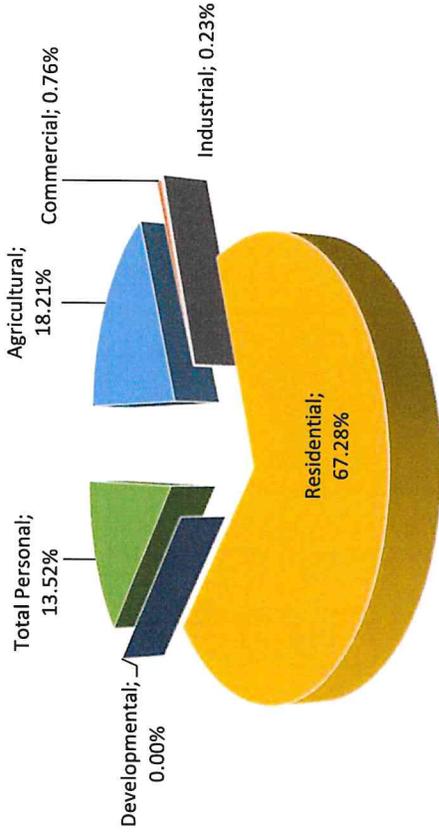
Summary of Recommended County Equalized Values and Trends



		2023							
Class	Parcel Count	State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total		
Real Property									
Agricultural	202	\$30,522,100	\$30,662,800	1.00000	\$30,662,800	0.46%	7.28%		
Commercial	63	\$7,032,800	\$7,378,900	1.00000	\$7,378,900	4.92%	1.75%		
Industrial	27	\$3,818,300	\$4,285,500	1.00000	\$4,285,500	12.24%	1.02%		
Residential	3121	\$267,746,600	\$309,497,600	1.00000	\$309,497,600	15.59%	73.45%		
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Total Real	3413	\$309,119,800	\$351,824,800		\$351,824,800	13.82%	83.50%		
Personal Property									
Commercial	71	\$1,331,900	\$1,722,100	1.00000	\$1,722,100	29.30%	0.41%		
Industrial	3	\$1,528,000	\$2,840,800	1.00000	\$2,840,800	85.92%	0.67%		
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Utility	20	\$64,329,700	\$64,977,400	1.00000	\$64,977,400	1.01%	15.42%		
Total Personal	94	\$67,189,600	\$69,540,300		\$69,540,300	3.50%	16.50%		
exempt									
Grand Total	3507	\$376,309,400	\$421,365,100		\$421,365,100	11.97%	100.00%		

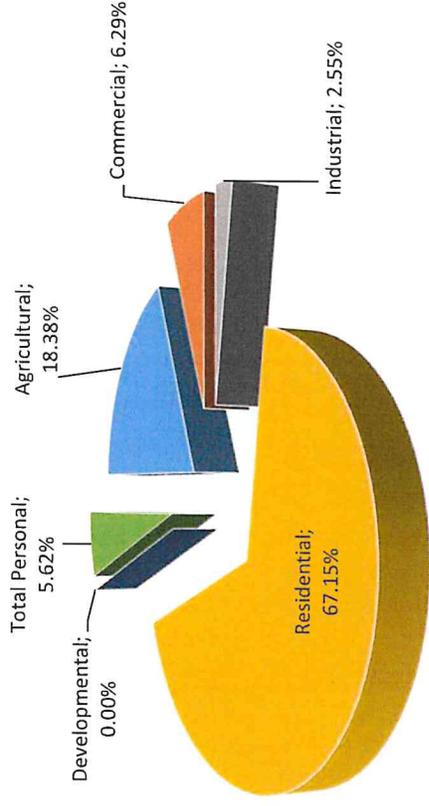
Cass County Jefferson Township

Summary of Recommended County Equalized Values and Trends



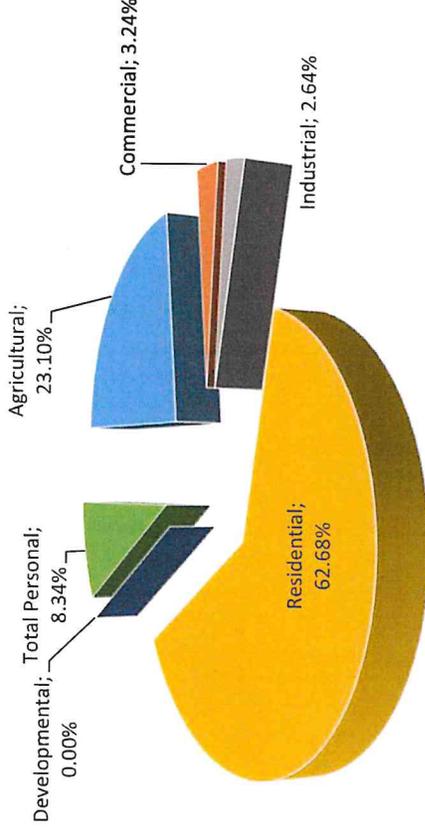
Class	2023									
	Parcel Count	State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total			
Real Property										
Agricultural	264	\$41,244,900	\$42,964,100	1.0000	\$42,964,100	4.17%	18.21%			
Commercial	23	\$1,601,300	\$1,796,000	1.0000	\$1,796,000	12.16%	0.76%			
Industrial	6	\$527,300	\$533,800	1.0000	\$533,800	1.23%	0.23%			
Residential	1360	\$130,475,500	\$158,784,200	1.0000	\$158,784,200	21.70%	67.28%			
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%			
Total Real	1653	\$173,849,000	\$204,078,100		\$204,078,100	17.39%	86.48%			
Personal Property										
Commercial	37	\$522,600	\$503,600	1.0000	\$503,600	-3.64%	0.21%			
Industrial	1	\$0	\$0	1.0000	\$0	#DIV/0!	0.00%			
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%			
Utility	16	\$30,709,500	\$31,410,300	1.0000	\$31,410,300	2.28%	13.31%			
Total Personal exempt	54	\$31,232,100	\$31,913,900		\$31,913,900	2.18%	13.52%			
Grand Total	1707	\$205,081,100	\$235,992,000		\$235,992,000	15.07%	100.00%			

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



Class	2023									
	Parcel Count	State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total			
Real Property										
Agricultural	199	\$39,116,800	\$40,976,100	1.0000	\$40,976,100	4.75%	18.38%			
Commercial	153	\$11,382,200	\$14,035,000	1.0000	\$14,035,000	23.31%	6.29%			
Industrial	19	\$6,054,800	\$5,693,000	1.0000	\$5,693,000	-5.98%	2.55%			
Residential	1745	\$135,305,300	\$149,728,000	1.0000	\$149,728,000	10.66%	67.15%			
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%			
Total Real	2116	\$191,859,100	\$210,432,100		\$210,432,100	9.68%	94.38%			
Personal Property										
Commercial	166	\$3,493,400	\$2,791,200	1.0000	\$2,791,200	-20.10%	1.25%			
Industrial	4	\$150,000	\$150,000	1.0000	\$150,000	0.00%	0.07%			
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%			
Utility	14	\$9,096,800	\$9,587,200	1.0000	\$9,587,200	5.39%	4.30%			
Total Personal exempt	184	\$12,740,200	\$12,528,400		\$12,528,400	-1.66%	5.62%			
Grand Total	2300	\$204,599,300	\$222,960,500		\$222,960,500	8.97%	100.00%			

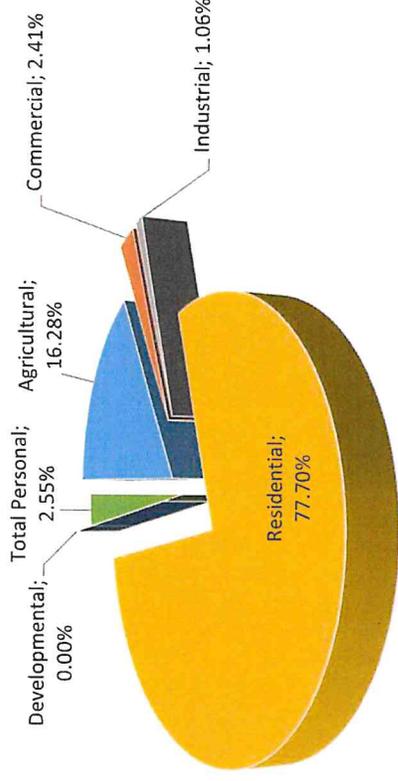
Cass County Marcellus Township Summary of Recommended County Equalized Values and Trends



Class	2023				2024				Percent of Local Unit Total
	Parcel Count	State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from Last Year	2024 County Equalized Value	Percent of Local Unit Total	
Real Property									
Agricultural	285	\$42,031,200	\$44,610,000	1.0000	\$44,610,000	6.14%	\$44,610,000	23.10%	
Commercial	63	\$5,511,500	\$6,252,600	1.0000	\$6,252,600	13.45%	\$6,252,600	3.24%	
Industrial	20	\$5,025,000	\$5,102,600	1.0000	\$5,102,600	1.54%	\$5,102,600	2.64%	
Residential	1493	\$101,423,000	\$121,052,300	1.0000	\$121,052,300	19.35%	\$121,052,300	62.68%	
Developmental	0	\$0	\$0	N/A	\$0	0.00%	\$0	0.00%	
Total Real	1861	\$153,990,700	\$177,017,500		\$177,017,500	14.95%	\$177,017,500	91.66%	
Personal Property									
Commercial	66	\$286,034	\$202,745	1.0000	\$202,745	-29.12%	\$202,745	0.10%	
Industrial	4	\$0	\$0	1.0000	\$0	#DIV/0!	\$0	0.00%	
Residential	0	\$0	\$0	N/A	\$0	0.00%	\$0	0.00%	
Utility	9	\$16,201,987	\$15,913,250	1.0000	\$15,913,250	-1.78%	\$15,913,250	8.24%	
Total Personal exempt	79	\$16,488,021	\$16,115,995		\$16,115,995	-2.26%	\$16,115,995	8.34%	
Grand Total	1940	\$170,478,721	\$193,133,495		\$193,133,495	13.29%	\$193,133,495	100.00%	

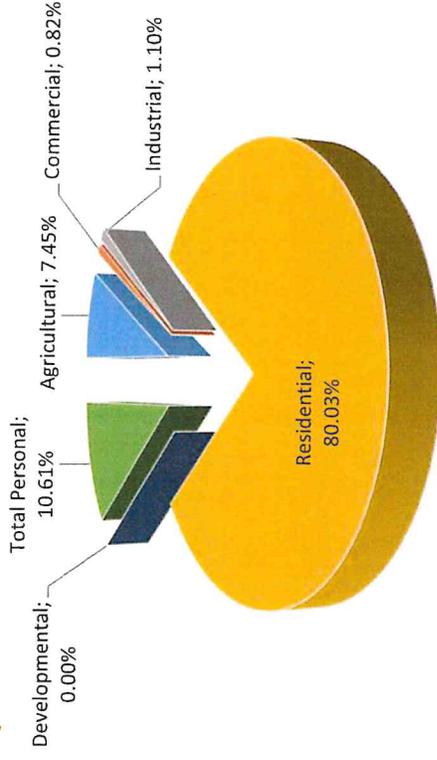
Cass County Mason Township

Summary of Recommended
County Equalized Values and Trends



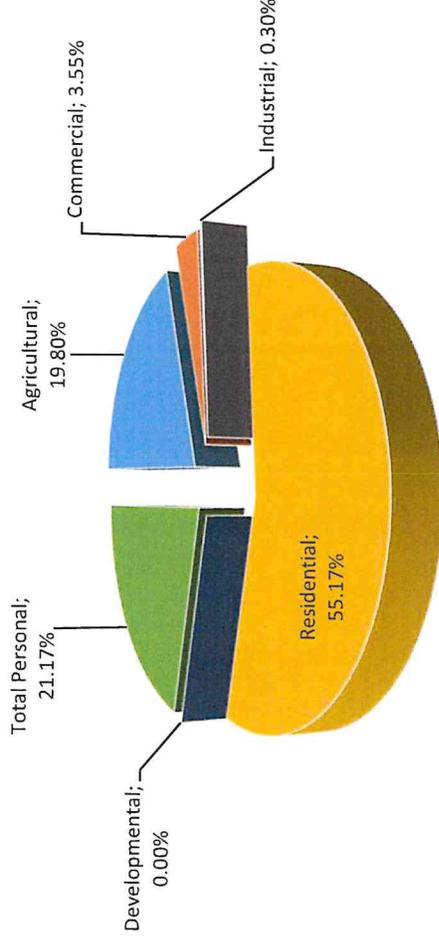
Class	2023						
	Parcel Count	State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
Real Property							
Agricultural	206	\$26,502,000	\$26,904,100	1.0000	\$26,904,100	1.52%	16.28%
Commercial	29	\$3,491,800	\$3,975,100	1.0000	\$3,975,100	13.84%	2.41%
Industrial	14	\$1,670,600	\$1,759,700	1.0000	\$1,759,700	5.33%	1.06%
Residential	1184	\$103,241,400	\$128,407,500	1.0000	\$128,407,500	24.38%	77.70%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1433	\$134,905,800	\$161,046,400		\$161,046,400	19.38%	97.45%
Personal Property							
Commercial	16	\$373,300	\$1,325,400	1.0000	\$1,325,400	255.05%	0.80%
Industrial	8	\$162,500	\$157,200	1.0000	\$157,200	-3.26%	0.10%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$2,412,100	\$2,728,200	1.0000	\$2,728,200	13.10%	1.65%
Total Personal exempt	34	\$2,947,900	\$4,210,800		\$4,210,800	42.84%	2.55%
Grand Total	1467	\$137,853,700	\$165,257,200		\$165,257,200	19.88%	100.00%

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



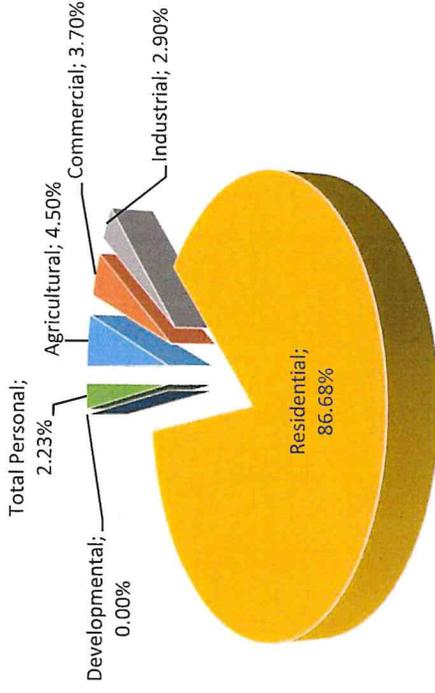
		2023		2024		2024		2024		2024	
Class	Parcel Count	State Equalized Value	2024 Assessed Value	Equalization Factor	Equalized Value	2024 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	2024 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
Real Property											
Agricultural	124	\$22,339,900	\$24,104,800	1.0000	\$24,104,800	\$24,104,800	7.90%	7.45%	\$24,104,800	7.90%	7.45%
Commercial	23	\$2,514,500	\$2,653,800	1.0000	\$2,653,800	\$2,653,800	5.54%	0.82%	\$2,653,800	5.54%	0.82%
Industrial	16	\$3,498,900	\$3,560,800	1.0000	\$3,560,800	\$3,560,800	1.77%	1.10%	\$3,560,800	1.77%	1.10%
Residential	1518	\$229,753,700	\$259,030,900	1.0000	\$259,030,900	\$259,030,900	12.74%	80.03%	\$259,030,900	12.74%	80.03%
Developmental	0	\$0	\$0	N/A	\$0	\$0	0.00%	0.00%	\$0	0.00%	0.00%
Total Real	1681	\$258,107,000	\$289,350,300		\$289,350,300	\$289,350,300	12.10%	89.39%	\$289,350,300	12.10%	89.39%
Personal Property											
Commercial	52	\$664,100	\$599,600	1.0000	\$599,600	\$599,600	-9.71%	0.19%	\$599,600	-9.71%	0.19%
Industrial	4	\$145,400	\$143,300	1.0000	\$143,300	\$143,300	-1.44%	0.04%	\$143,300	-1.44%	0.04%
Residential	0	\$0	\$0	N/A	\$0	\$0	0.00%	0.00%	\$0	0.00%	0.00%
Utility	14	\$32,979,700	\$33,585,400	1.0000	\$33,585,400	\$33,585,400	1.84%	10.38%	\$33,585,400	1.84%	10.38%
Total Personal exempt	70	\$33,789,200	\$34,328,300		\$34,328,300	\$34,328,300	1.60%	10.61%	\$34,328,300	1.60%	10.61%
Grand Total	1751	\$291,896,200	\$323,678,600		\$323,678,600	\$323,678,600	10.89%	100.00%	\$323,678,600	10.89%	100.00%

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



Class	2023							Percent of Local Unit Total
	Parcel Count	State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	
Real Property								
Agricultural	187	\$31,395,800	\$32,500,900	1.0000	\$32,500,900	3.52%	19.80%	
Commercial	61	\$4,919,300	\$5,823,100	1.0000	\$5,823,100	18.37%	3.55%	
Industrial	7	\$453,900	\$497,100	1.0000	\$497,100	9.52%	0.30%	
Residential	1136	\$89,028,700	\$90,561,100	1.0000	\$90,561,100	1.72%	55.17%	
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Total Real	1391	\$125,797,700	\$129,382,200		\$129,382,200	2.85%	78.83%	
Personal Property								
Commercial	48	\$290,700	\$326,900	1.0000	\$326,900	12.45%	0.20%	
Industrial	0	\$167,800	\$0	1.0000	\$0	-100.00%	0.00%	
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Utility	15	\$33,464,900	\$34,426,900	1.0000	\$34,426,900	2.87%	20.97%	
Total Personal exempt	63	\$33,923,400	\$34,753,800		\$34,753,800	2.45%	21.17%	
Grand Total	1454	\$159,721,100	\$164,136,000		\$164,136,000	2.76%	100.00%	

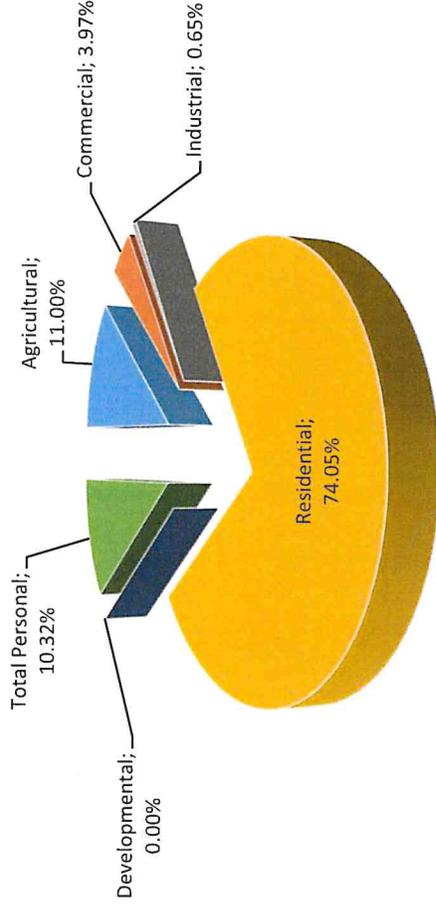
Cass County Ontwa Township Summary of Recommended County Equalized Values and Trends



Class	2023				2024			
	Parcel Count	State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	
Real Property								
Agricultural	120	\$22,097,700	\$22,781,200	1.0000	\$22,781,200	3.09%	4.50%	
Commercial	148	\$16,525,800	\$18,742,300	1.0000	\$18,742,300	13.41%	3.70%	
Industrial	54	\$14,118,600	\$14,691,700	1.0000	\$14,691,700	4.06%	2.90%	
Residential	3155	\$382,872,500	\$439,208,500	1.0000	\$439,208,500	14.71%	86.68%	
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Total Real	3477	\$435,614,600	\$495,423,700		\$495,423,700	13.73%	97.77%	
Personal Property								
Commercial	163	\$3,351,500	\$2,806,200	1.0000	\$2,806,200	-16.27%	0.55%	
Industrial	24	\$558,400	\$506,200	1.0000	\$506,200	-9.35%	0.10%	
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Utility	11	\$7,445,100	\$7,973,950	1.0000	\$7,973,950	7.10%	1.57%	
Total Personal	198	\$11,355,000	\$11,286,350		\$11,286,350	-0.60%	2.23%	
exempt								
Grand Total	3675	\$446,969,600	\$506,710,050		\$506,710,050	13.37%	100.00%	

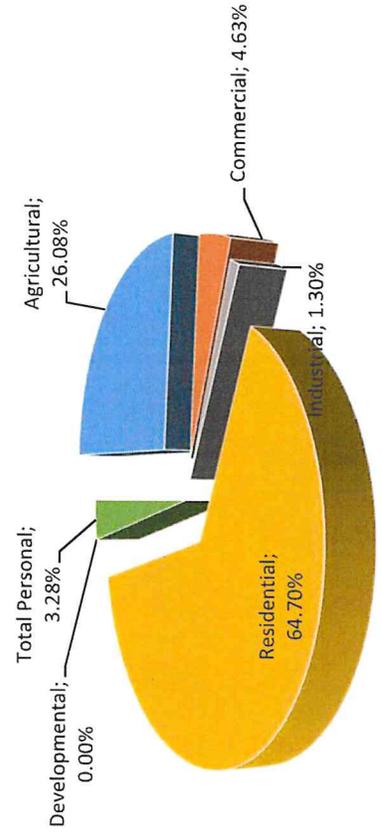
Cass County Penn Township

Summary of Recommended County Equalized Values and Trends



2023									
Class	Parcel Count	State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total		
Real Property									
Agricultural	332	\$48,529,100	\$49,985,900	1.0000	\$49,985,900	3.00%	11.00%		
Commercial	46	\$18,130,900	\$18,044,700	1.0000	\$18,044,700	-0.48%	3.97%		
Industrial	6	\$2,973,000	\$2,956,600	1.0000	\$2,956,600	-0.55%	0.65%		
Residential	1848	\$292,039,900	\$336,459,410	1.0000	\$336,459,410	15.21%	74.05%		
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Total Real	2232	\$361,672,900	\$407,446,610		\$407,446,610	12.66%	89.68%		
Personal Property									
Commercial	43	\$970,200	\$992,100	1.0000	\$992,100	2.26%	0.22%		
Industrial	3	\$3,901,600	\$3,726,900	1.0000	\$3,726,900	-4.48%	0.82%		
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Utility	16	\$38,964,800	\$42,172,800	1.0000	\$42,172,800	8.23%	9.28%		
Total Personal exempt	62	\$43,836,600	\$46,891,800		\$46,891,800	6.97%	10.32%		
Grand Total	2294	\$405,509,500	\$454,338,410		\$454,338,410	12.04%	100.00%		

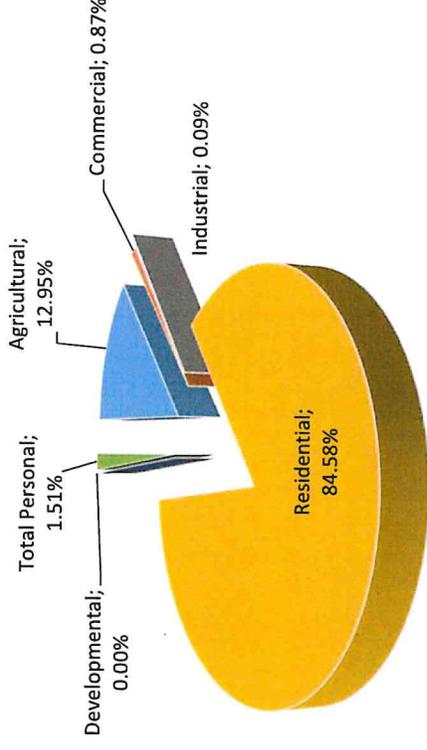
Cass County Pokagon Township Summary of Recommended County Equalized Values and Trends



		2023		2024		2024		Percent Change		Percent of Local	
Class	Parcel Count	State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	from Last Year	Equalized Value	from Last Year	Unit Total	Unit Total	
Real Property											
Agricultural	258	\$40,348,200	\$42,711,600	1.0000	\$42,711,600	5.86%	\$42,711,600	5.86%	26.08%	26.08%	
Commercial	88	\$6,595,500	\$7,579,000	1.0000	\$7,579,000	14.91%	\$7,579,000	14.91%	4.63%	4.63%	
Industrial	22	\$2,043,600	\$2,134,300	1.0000	\$2,134,300	4.44%	\$2,134,300	4.44%	1.30%	1.30%	
Residential	1149	\$85,348,300	\$105,948,900	1.0000	\$105,948,900	24.14%	\$105,948,900	24.14%	64.70%	64.70%	
Developmental	0	\$0	\$0	N/A	\$0	0.00%	\$0	0.00%	0.00%	0.00%	
Total Real	1517	\$134,335,600	\$158,373,800		\$158,373,800	17.89%	\$158,373,800	17.89%	96.72%	96.72%	
Personal Property											
Commercial	58	\$325,300	\$290,100	1.0000	\$290,100	-10.82%	\$290,100	-10.82%	0.18%	0.18%	
Industrial	5	\$12,100	\$11,600	1.0000	\$11,600	-4.13%	\$11,600	-4.13%	0.01%	0.01%	
Residential	0	\$0	\$0	N/A	\$0	0.00%	\$0	0.00%	0.00%	0.00%	
Utility	14	\$3,698,300	\$5,073,700	1.0000	\$5,073,700	37.19%	\$5,073,700	37.19%	3.10%	3.10%	
Total Personal	77	\$4,035,700	\$5,375,400		\$5,375,400	33.20%	\$5,375,400	33.20%	3.28%	3.28%	
Grand Total											
	1594	\$138,371,300	\$163,749,200		\$163,749,200	18.34%	\$163,749,200	18.34%	100.00%	100.00%	

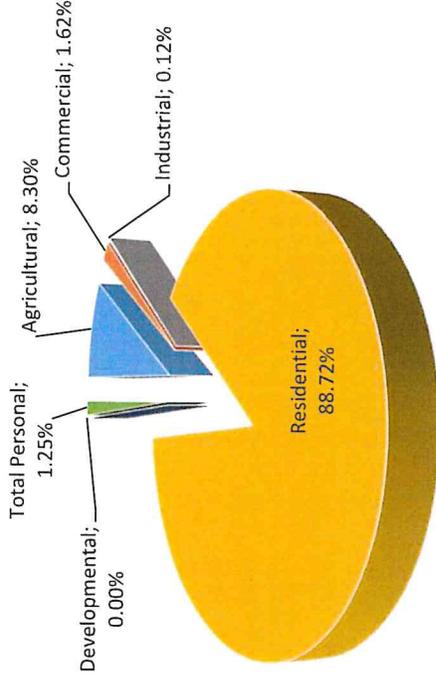
Cass County Porter Township

Summary of Recommended
County Equalized Values and Trends



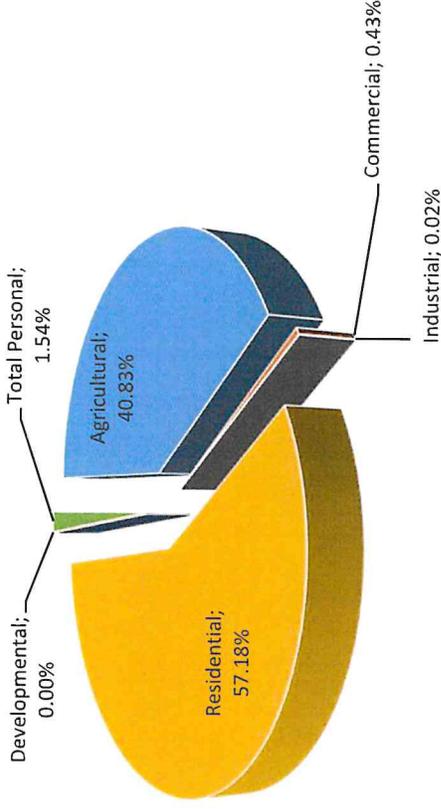
		2023							
Class	Parcel Count	State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total		
Real Property									
Agricultural	455	\$71,562,500	\$73,238,800	1.0000	\$73,238,800	2.34%	12.95%		
Commercial	63	\$4,509,500	\$4,920,600	1.0000	\$4,920,600	9.12%	0.87%		
Industrial	9	\$471,400	\$496,900	1.0000	\$496,900	5.41%	0.09%		
Residential	2986	\$390,358,700	\$478,317,400	1.0000	\$478,317,400	22.53%	84.58%		
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Total Real	3513	\$466,902,100	\$556,973,700		\$556,973,700	19.29%	98.49%		
Personal Property									
Commercial	41	\$449,700	\$401,800	1.0000	\$401,800	-10.65%	0.07%		
Industrial	3	\$356,400	\$435,900	1.0000	\$435,900	22.31%	0.08%		
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Utility	15	\$6,727,800	\$7,705,000	1.0000	\$7,705,000	14.52%	1.36%		
Total Personal exempt	59	\$7,533,900	\$8,542,700		\$8,542,700	13.39%	1.51%		
Grand Total	3572	\$474,436,000	\$565,516,400		\$565,516,400	19.20%	100.00%		

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



		2023				2024			
Class	Parcel Count	State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total		
Real Property									
Agricultural	284	\$41,405,900	\$42,872,400	1.0000	\$42,872,400	3.54%	8.30%		
Commercial	79	\$7,249,600	\$8,345,200	1.0000	\$8,345,200	15.11%	1.62%		
Industrial	7	\$534,500	\$598,100	1.0000	\$598,100	11.90%	0.12%		
Residential	3165	\$394,818,400	\$458,430,700	1.0000	\$458,430,700	16.11%	88.72%		
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Total Real	3535	\$444,008,400	\$510,246,400		\$510,246,400	14.92%	98.75%		
Personal Property									
Commercial	57	\$586,400	\$785,800	1.0000	\$785,800	34.00%	0.15%		
Industrial	3	\$0	\$0	1.0000	\$0	#DIV/0!	0.00%		
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Utility	7	\$4,823,000	\$5,698,200	1.0000	\$5,698,200	18.15%	1.10%		
Total Personal exempt	67	\$5,409,400	\$6,484,000		\$6,484,000	19.87%	1.25%		
Grand Total	3602	\$449,417,800	\$516,730,400		\$516,730,400	14.98%	100.00%		

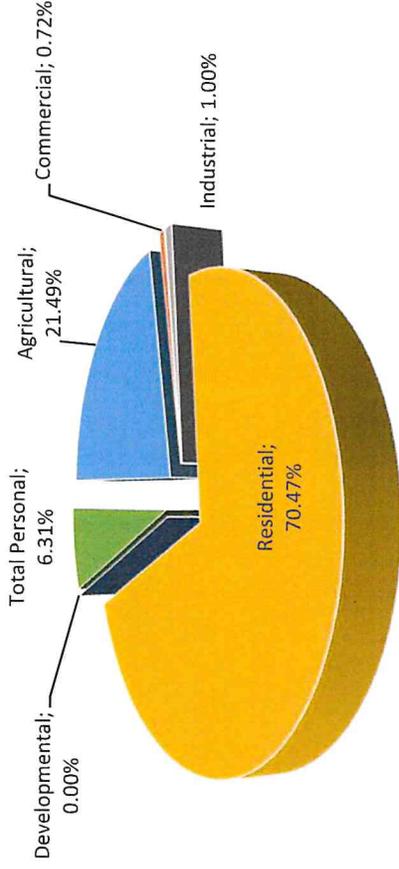
Cass County
Volinia Township
 Summary of Recommended
 County Equalized Values and Trends



Class	2023						2024 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from Last Year			
Real Property									
Agricultural	249	\$47,982,700	\$50,816,700	1.0000	\$50,816,700	5.91%	40.83%		
Commercial	12	\$483,700	\$537,200	1.0000	\$537,200	11.06%	0.43%		
Industrial	2	\$21,100	\$26,600	1.0000	\$26,600	26.07%	0.02%		
Residential	703	\$57,840,300	\$71,153,400	1.0000	\$71,153,400	23.02%	57.18%		
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Total Real	966	\$106,327,800	\$122,533,900		\$122,533,900	15.24%	98.46%		
Personal Property									
Commercial	9	\$0	\$172,200	1.0000	\$172,200	#DIV/0!	0.14%		
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Utility	6	\$1,708,200	\$1,738,600	1.0000	\$1,738,600	1.78%	1.40%		
Total Personal exempt	15	\$1,708,200	\$1,910,800		\$1,910,800	11.86%	1.54%		
Grand Total	981	\$108,036,000	\$124,444,700		\$124,444,700	15.19%	100.00%		

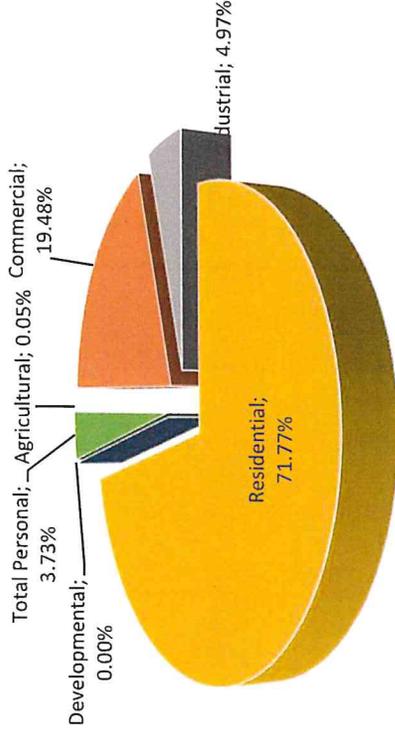
Cass County Wayne Township

Summary of Recommended
County Equalized Values and Trends



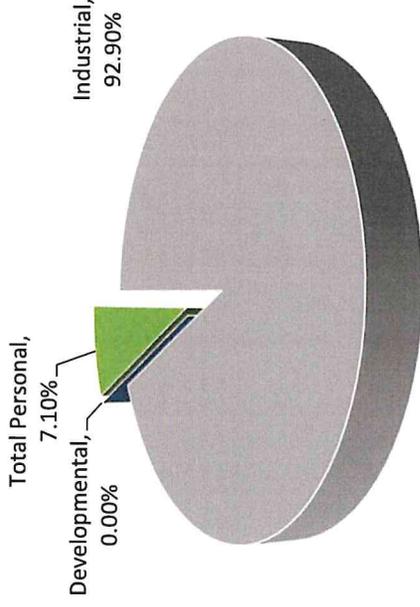
		2023				2024			
Class	Parcel Count	State Equalized Value	2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total		
Real Property									
Agricultural	226	\$35,751,200	\$39,209,000	1.00000	\$39,209,000	9.67%	21.49%		
Commercial	27	\$1,165,200	\$1,316,900	1.00000	\$1,316,900	13.02%	0.72%		
Industrial	8	\$1,825,900	\$1,827,200	1.00000	\$1,827,200	0.07%	1.00%		
Residential	1833	\$105,541,200	\$128,583,400	1.00000	\$128,583,400	21.83%	70.47%		
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Total Real	2,094	\$144,283,500	\$170,936,500		\$170,936,500	18.47%	93.69%		
Personal Property									
Commercial	37	\$8,000	\$9,000	1.0000	\$9,000	12.50%	0.00%		
Industrial	2	\$0	\$0	1.0000	\$0	#DIV/0!	0.00%		
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Utility	13	\$11,636,300	\$11,509,700	1.0000	\$11,509,700	-1.09%	6.31%		
Total Personal	52	\$11,644,300	\$11,518,700		\$11,518,700	-1.08%	6.31%		
<i>exempt</i>									
Grand Total	2,146	\$155,927,800	\$182,455,200		\$182,455,200	17.01%	100.00%		

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



Class	2023				2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value	2023 Equalized Value	2023 Assessed Value					
Real Property									
Agricultural	1	\$66,100	\$66,100	\$71,300	1.0000	\$71,300	7.87%	0.05%	
Commercial	246	\$26,013,400	\$26,013,400	\$28,881,100	1.0000	\$28,881,100	11.02%	19.48%	
Industrial	54	\$6,777,900	\$6,777,900	\$7,376,200	1.0000	\$7,376,200	8.83%	4.97%	
Residential	2347	\$91,117,100	\$91,117,100	\$106,428,200	1.0000	\$106,428,200	16.80%	71.77%	
Developmental	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Total Real	2648	\$123,974,500	\$123,974,500	\$142,756,800		\$142,756,800	15.15%	96.27%	
Personal Property									
Commercial	196	\$2,223,500	\$2,223,500	\$2,734,500	1.0000	\$2,734,500	22.98%	1.84%	
Industrial	11	\$485,700	\$485,700	\$437,600	1.0000	\$437,600	-9.90%	0.30%	
Residential	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Utility	2	\$2,237,300	\$2,237,300	\$2,351,700	1.0000	\$2,351,700	5.11%	1.59%	
Total Personal exempt	209	\$4,946,500	\$4,946,500	\$5,523,800		\$5,523,800	11.67%	3.73%	
Grand Total	2857	\$128,921,000	\$128,921,000	\$148,280,600		\$148,280,600	15.02%	100.00%	

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



Class	Parcel Count	2023		2024 Assessed Value	Equalization Factor	2024 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
		State Equalized Value	Value					
Real Property								
Agricultural	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%
Commercial	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%
Industrial	5	\$13,726,400	\$14,154,400	\$14,154,400	1.0000	\$14,154,400	3.12%	92.90%
Residential	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%
Developmental	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	5	\$13,726,400	\$14,154,400	\$14,154,400		\$14,154,400	3.12%	92.90%
Personal Property								
Commercial	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%
Industrial	1	\$7,513,500	\$0	\$0	N/A	\$0	0.00%	0.00%
Residential	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	1	\$0	\$1,082,300	\$1,082,300	1.0000	\$1,082,300	#DIV/0!	7.10%
Total Personal exempt	2	\$7,513,500	\$1,082,300	\$1,082,300		\$1,082,300	-85.60%	7.10%
Grand Total	7	\$21,239,900	\$15,236,700	\$15,236,700		\$15,236,700	-28.26%	100.00%

Cass County
2024 Agricultural Real Property Recapitulation

Unit of Govt.	2024 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2024 Equalized Value	% of Class
Calvin Township	\$28,896,100	49.86%	1.0000	\$0	\$28,896,100	4.87%
Howard Township	\$30,662,800	49.93%	1.0000	\$0	\$30,662,800	5.17%
Jefferson Township	\$42,964,100	49.33%	1.0000	\$0	\$42,964,100	7.24%
LaGrange Township	\$40,976,100	49.58%	1.0000	\$0	\$40,976,100	6.91%
Marcellus Township	\$44,610,000	49.80%	1.0000	\$0	\$44,610,000	7.52%
Mason Township	\$26,904,100	49.66%	1.0000	\$0	\$26,904,100	4.53%
Milton Township	\$24,104,800	49.77%	1.0000	\$0	\$24,104,800	4.06%
Newberg Township	\$32,500,900	49.55%	1.0000	\$0	\$32,500,900	5.48%
Ontwa Township	\$22,781,200	49.90%	1.0000	\$0	\$22,781,200	3.84%
Penn Township	\$49,985,900	49.60%	1.0000	\$0	\$49,985,900	8.42%
Pokagon Township	\$42,711,600	49.96%	1.0000	\$0	\$42,711,600	7.20%
Porter Township	\$73,238,800	49.68%	1.0000	\$0	\$73,238,800	12.34%
Silver Creek Township	\$42,872,400	49.28%	1.0000	\$0	\$42,872,400	7.23%
Volinia Township	\$50,816,700	49.50%	1.0000	\$0	\$50,816,700	8.57%
Wayne Township	\$39,209,000	49.55%	1.00000	\$0	\$39,209,000	6.61%
Dowagiac City	\$71,300	49.37%	1.0000	\$0	\$71,300	0.01%
Niles City	\$0	0.00%	1.0000	\$0	\$0	0.00%
Cass County Total	\$593,305,800			\$0	\$593,305,800	100%

Cass County
2024 Commercial Real Property Recapitulation

Unit of Govt.	2024 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2024 Equalized Value	% of Class
Calvin Township	\$390,000	49.14%	1.0000	\$0	\$390,000	0.30%
Howard Township	\$7,378,900	49.40%	1.0000	\$0	\$7,378,900	5.65%
Jefferson Township	\$1,796,000	49.46%	1.0000	\$0	\$1,796,000	1.37%
LaGrange Township	\$14,035,000	49.93%	1.0000	\$0	\$14,035,000	10.74%
Marcellus Township	\$6,252,600	49.29%	1.0000	\$0	\$6,252,600	4.78%
Mason Township	\$3,975,100	49.73%	1.0000	\$0	\$3,975,100	3.04%
Milton Township	\$2,653,800	49.61%	1.0000	\$0	\$2,653,800	2.03%
Newberg Township	\$5,823,100	49.50%	1.0000	\$0	\$5,823,100	4.46%
Ontwa Township	\$18,742,300	49.58%	1.0000	\$0	\$18,742,300	14.34%
Penn Township	\$18,044,700	49.41%	1.0000	\$0	\$18,044,700	13.81%
Pokagon Township	\$7,579,000	49.46%	1.0000	\$0	\$7,579,000	5.80%
Porter Township	\$4,920,600	49.60%	1.0000	\$0	\$4,920,600	3.77%
Silver Creek Township	\$8,345,200	49.74%	1.0000	\$0	\$8,345,200	6.39%
Volinia Township	\$537,200	49.35%	1.0000	\$0	\$537,200	0.41%
Wayne Township	\$1,316,900	49.77%	1.00000	\$0	\$1,316,900	1.01%
Dowagiac City	\$28,881,100	50.00%	1.0000	\$0	\$28,881,100	22.10%
Niles City	\$0	0.00%	1.0000	\$0	\$0	0.00%
Cass County Total	\$130,671,500			\$0	\$130,671,500	100%

Cass County
2024 Industrial Real Property Recapitulation

Unit of Govt.	2024 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2024 Equalized Value	% of Class
Calvin Township	\$466,800	49.25%	1.0000	\$0	\$466,800	0.71%
Howard Township	\$4,285,500	49.91%	1.0000	\$0	\$4,285,500	6.48%
Jefferson Township	\$533,800	49.61%	1.0000	\$0	\$533,800	0.81%
LaGrange Township	\$5,693,000	49.66%	1.0000	\$0	\$5,693,000	8.60%
Marcellus Township	\$5,102,600	49.52%	1.0000	\$0	\$5,102,600	7.71%
Mason Township	\$1,759,700	49.61%	1.0000	\$0	\$1,759,700	2.66%
Milton Township	\$3,560,800	49.84%	1.0000	\$0	\$3,560,800	5.38%
Newberg Township	\$497,100	49.95%	1.0000	\$0	\$497,100	0.75%
Ontwa Township	\$14,691,700	49.93%	1.0000	\$0	\$14,691,700	22.21%
Penn Township	\$2,956,600	49.89%	1.0000	\$0	\$2,956,600	4.47%
Pokagon Township	\$2,134,300	49.80%	1.0000	\$0	\$2,134,300	3.23%
Porter Township	\$496,900	49.42%	1.0000	\$0	\$496,900	0.75%
Silver Creek Township	\$598,100	49.93%	1.0000	\$0	\$598,100	0.90%
Volinia Township	\$26,600	49.66%	1.0000	\$0	\$26,600	0.04%
Wayne Township	\$1,827,200	49.85%	1.00000	\$0	\$1,827,200	2.76%
Dowagiac City	\$7,376,200	49.16%	1.0000	\$0	\$7,376,200	11.15%
Niles City	\$14,154,400	49.53%	1.0000	\$0	\$14,154,400	21.39%
Cass County Total	\$66,161,300			\$0	\$66,161,300	100%

Cass County
2024 Residential Real Property Recapitulation

Unit of Govt.	2024 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2024 Equalized Value	% of Class
Calvin Township	\$173,087,000	49.85%	1.00000	\$0	\$173,087,000	4.92%
Howard Township	\$309,497,600	49.30%	1.00000	\$0	\$309,497,600	8.81%
Jefferson Township	\$158,784,200	49.56%	1.00000	\$0	\$158,784,200	4.52%
LaGrange Township	\$149,728,000	49.91%	1.00000	\$0	\$149,728,000	4.26%
Marcellus Township	\$121,052,300	49.32%	1.00000	\$0	\$121,052,300	3.44%
Mason Township	\$128,407,500	49.59%	1.00000	\$0	\$128,407,500	3.65%
Milton Township	\$259,030,900	49.84%	1.00000	\$0	\$259,030,900	7.37%
Newberg Township	\$90,561,100	49.80%	1.00000	\$0	\$90,561,100	2.58%
Ontwa Township	\$439,208,500	49.37%	1.00000	\$0	\$439,208,500	12.50%
Penn Township	\$336,459,410	49.85%	1.00000	\$0	\$336,459,410	9.57%
Pokagon Township	\$105,948,900	49.89%	1.00000	\$0	\$105,948,900	3.01%
Porter Township	\$478,317,400	49.38%	1.00000	\$0	\$478,317,400	13.61%
Silver Creek Township	\$458,430,700	49.46%	1.00000	\$0	\$458,430,700	13.04%
Volinia Township	\$71,153,400	49.58%	1.00000	\$0	\$71,153,400	2.02%
Wayne Township	\$128,583,400	49.90%	1.00000	\$0	\$128,583,400	3.66%
Dowagiac City	\$106,428,200	49.46%	1.00000	\$0	\$106,428,200	3.03%
Niles City	\$0	0.00%	1.00000	\$0	\$0	0.00%
Cass County Total	\$3,514,678,510			\$0	\$3,514,678,510	100%

Cass County
2024 Developmental Real Property Recapitulation

Unit of Govt.	2024 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2024 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
2024 Personal Property Recapitulation

Unit of Govt.	2024 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2024 Equalized Value	% of Class
Calvin Township	\$14,263,600	50.00%	1.0000	\$0	\$14,263,600	4.51%
Howard Township	\$69,540,300	50.00%	1.0000	\$0	\$69,540,300	21.99%
Jefferson Township	\$31,913,900	50.00%	1.0000	\$0	\$31,913,900	10.09%
LaGrange Township	\$12,528,400	50.00%	1.0000	\$0	\$12,528,400	3.96%
Marcellus Township	\$16,115,995	50.00%	1.0000	\$0	\$16,115,995	5.10%
Mason Township	\$4,210,800	50.00%	1.0000	\$0	\$4,210,800	1.33%
Milton Township	\$34,328,300	50.00%	1.0000	\$0	\$34,328,300	10.85%
Newberg Township	\$34,753,800	50.00%	1.0000	\$0	\$34,753,800	10.99%
Ontwa Township	\$11,286,350	50.00%	1.0000	\$0	\$11,286,350	3.57%
Penn Township	\$46,891,800	50.00%	1.0000	\$0	\$46,891,800	14.83%
Pokagon Township	\$5,375,400	50.00%	1.0000	\$0	\$5,375,400	1.70%
Porter Township	\$8,542,700	50.00%	1.0000	\$0	\$8,542,700	2.70%
Silver Creek Township	\$6,484,000	50.00%	1.0000	\$0	\$6,484,000	2.05%
Volinia Township	\$1,910,800	50.00%	1.0000	\$0	\$1,910,800	0.60%
Wayne Township	\$11,518,700	50.00%	1.0000	\$0	\$11,518,700	3.64%
Dowagiac City	\$5,523,800	50.00%	1.0000	\$0	\$5,523,800	1.75%
Niles City	\$1,082,300	50.00%	1.0000	\$0	\$1,082,300	0.34%
Cass County Total	\$316,270,945			\$0	\$316,270,945	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	156	\$57,792,200	\$370,463
Howard Township	202	\$61,325,600	\$303,592
Jefferson Township	264	\$85,928,200	\$325,486
LaGrange Township	199	\$81,952,200	\$411,820
Marcellus Township	285	\$89,220,000	\$313,053
Mason Township	206	\$53,808,200	\$261,205
Milton Township	124	\$48,209,600	\$388,787
Newberg Township	187	\$65,001,800	\$347,603
Ontwa Township	120	\$45,562,400	\$379,687
Penn Township	332	\$99,971,800	\$301,120
Pokagon Township	258	\$85,423,200	\$331,098
Porter Township	455	\$146,477,600	\$321,929
Silver Creek Township	284	\$85,744,800	\$301,918
Volinia Township	249	\$101,633,400	\$408,166
Wayne Township	226	\$78,418,000	\$346,982
Dowagiac City	1	\$142,600	\$142,600
Niles City	0	\$0	\$0
<hr/>			
County Wide Average	3,548	\$1,186,611,600	\$334,445

Cass County
Commercial
Average Value Per Parcel

Gov. Unit	Number of Parcels	Total True Cash Value	Avg. Value Per Parcel
Calvin Township	3	\$780,000	\$260,000
Howard Township	63	\$14,757,800	\$234,251
Jefferson Township	23	\$3,592,000	\$156,174
LaGrange Township	153	\$28,070,000	\$183,464
Marcellus Township	63	\$12,505,200	\$198,495
Mason Township	29	\$7,950,200	\$274,145
Milton Township	23	\$5,307,600	\$230,765
Newberg Township	61	\$11,646,200	\$190,921
Ontwa Township	148	\$37,484,600	\$253,274
Penn Township	46	\$36,089,400	\$784,552
Pokagon Township	88	\$15,158,000	\$172,250
Porter Township	63	\$9,841,200	\$156,210
Silver Creek Township	79	\$16,690,400	\$211,271
Volinia Township	12	\$1,074,400	\$89,533
Wayne Township	27	\$2,633,800	\$97,548
Dowagiac City	246	\$57,762,200	\$234,806
Niles City	0	\$0	\$0
<hr/>			
County Wide Average	1,127	\$261,343,000	\$231,893

Cass County
Industrial
Average Value Per Parcel

Gov. Unit	Number of Parcels	Total True Cash Value	Avg. Value Per Parcel
Calvin Township	4	\$933,600	\$233,400
Howard Township	27	\$8,571,000	\$317,444
Jefferson Township	6	\$1,067,600	\$177,933
LaGrange Township	19	\$11,386,000	\$599,263
Marcellus Township	20	\$10,205,200	\$510,260
Mason Township	14	\$3,519,400	\$251,386
Milton Township	16	\$7,121,600	\$445,100
Newberg Township	7	\$994,200	\$142,029
Ontwa Township	54	\$29,383,400	\$544,137
Penn Township	6	\$5,913,200	\$985,533
Pokagon Township	22	\$4,268,600	\$194,027
Porter Township	9	\$993,800	\$110,422
Silver Creek Township	7	\$1,196,200	\$170,886
Volinia Township	2	\$53,200	\$26,600
Wayne Township	8	\$3,654,400	\$456,800
Dowagiac City	54	\$14,752,400	\$273,193
Niles City	5	\$28,308,800	\$5,661,760
County Wide Average	280	\$132,322,600	\$472,581

Cass County
Residential
Average Value Per Parcel

Gov. Unit	Number of Parcels	Total True Cash Value	Avg. Value Per Parcel
Calvin Township	1,543	\$346,174,000	\$224,351
Howard Township	3,121	\$618,995,200	\$198,332
Jefferson Township	1,360	\$317,568,400	\$233,506
LaGrange Township	1,745	\$299,456,000	\$171,608
Marcellus Township	1,493	\$242,104,600	\$162,160
Mason Township	1,184	\$256,815,000	\$216,905
Milton Township	1,518	\$518,061,800	\$341,279
Newberg Township	1,136	\$181,122,200	\$159,439
Ontwa Township	3,155	\$878,417,000	\$278,421
Penn Township	1,848	\$672,918,820	\$364,134
Pokagon Township	1,149	\$211,897,800	\$184,419
Porter Township	2,986	\$956,634,800	\$320,373
Silver Creek Township	3,165	\$916,861,400	\$289,688
Volinia Township	703	\$142,306,800	\$202,428
Wayne Township	1,833	\$257,166,800	\$140,298
Dowagiac City	2,347	\$212,856,400	\$90,693
Niles City	0	\$0	\$0
County Wide Average	30,286	\$7,029,357,020	\$232,099

Cass County
Developmental
Average Value Per Parcel

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

Cass County
All Classifications
Average Value Per Parcel

Gov. Unit	Number of Parcels	Total True Cash Value	Avg. Value Per Parcel
Calvin Township	1,706	\$405,679,800	\$237,796
Howard Township	3,413	\$703,649,600	\$206,167
Jefferson Township	1,653	\$408,156,200	\$246,918
LaGrange Township	2,116	\$420,864,200	\$198,896
Marcellus Township	1,861	\$354,035,000	\$190,239
Mason Township	1,433	\$322,092,800	\$224,768
Milton Township	1,681	\$578,700,600	\$344,260
Newberg Township	1,391	\$258,764,400	\$186,028
Ontwa Township	3,477	\$990,847,400	\$284,972
Penn Township	2,232	\$814,893,220	\$365,096
Pokagon Township	1,517	\$316,747,600	\$208,799
Porter Township	3,513	\$1,113,947,400	\$317,093
Silver Creek Township	3,535	\$1,020,492,800	\$288,683
Volinia Township	966	\$245,067,800	\$253,693
Wayne Township	2,094	\$341,873,000	\$163,263
Dowagiac City	2,648	\$285,513,600	\$107,822
Niles City	5	\$28,308,800	\$5,661,760
<hr/>			
County Wide Average	35,241	\$8,609,634,220	\$244,307

Top 20 Taxpayers by School District (Equalized Value)

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

ENBRIDGE ENERGY LP	\$12,290,200	2 Parcel(s)
HAINES STEVEN K	\$1,997,900	5 Parcel(s)
ADAMS ROAD DEVELOPMENT II CORP	\$1,799,000	32 Parcel(s)
PAUL WILLIAM E	\$1,610,300	3 Parcel(s)
BARANAY PETER F & NANCY N	\$1,430,600	1 Parcel(s)
VECTOR PIPELINE LP	\$1,389,100	1 Parcel(s)
KLAUER DANIEL G & HAYLEY L TRUST	\$1,136,400	1 Parcel(s)
LEEP MICHAEL R JR & DIANA J	\$1,033,700	1 Parcel(s)
SONEGO DAVID F & CARMEN	\$1,025,500	1 Parcel(s)
COLES INVESTMENT COMPANY LLC	\$1,016,200	6 Parcel(s)
DILLE ALEC & JESSICA	\$974,200	1 Parcel(s)
MORRIS JASON E & COLLEEN A	\$961,900	2 Parcel(s)
WALZ THOMAS & KARLEY LIFE ESTATE	\$932,400	2 Parcel(s)
SEMCO ENERGY GAS CO	\$824,500	1 Parcel(s)
WESTBERRY WILLIAM B & DAWN M	\$782,900	2 Parcel(s)
SCHWARTZ BRUCE & JENNIFER	\$778,100	1 Parcel(s)
CONWAY MICHAEL E & CHRISTINE G	\$743,800	2 Parcel(s)
ASLAM MUHAMMAD S	\$724,000	1 Parcel(s)
GUYTON JEFFREY & MEREDITH	\$713,700	1 Parcel(s)
CUNNINGHAM KEMP & COURTENAY	\$701,900	2 Parcel(s)

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

ENBRIDGE ENERGY LP	\$31,398,900	6 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$24,481,800	19 Parcel(s)
18902 ENBRIDGE ENERGY LP	\$21,504,000	1 Parcel(s)
AEP IN MI TRANSMISSION CO	\$17,818,100	8 Parcel(s)
VECTOR PIPELINE LP	\$6,669,300	5 Parcel(s)
K & M MACHINE FABRICATING INC	\$5,750,600	2 Parcel(s)
SPARKS FARM LLC	\$4,872,400	38 Parcel(s)
SEMCO ENERGY GAS CO	\$4,774,200	5 Parcel(s)
LOWE DARLENE B TRUST	\$3,974,900	10 Parcel(s)
CERES FARMS LLC	\$2,923,400	17 Parcel(s)
BEMENT JERROLD & JULIA LIFE ESTATE	\$2,827,300	12 Parcel(s)
FINLEY FARMS LLC	\$2,601,000	21 Parcel(s)
BLAKEMORE THOMAS J & KATHLEEN	\$2,538,400	1 Parcel(s)
MURPHY CHRISTOPHER J TRUST ET AL	\$2,492,600	3 Parcel(s)
REED FAMILY PROPERTIES-PENN	\$2,407,500	19 Parcel(s)
CLARK JR BENJAMIN T TRUST	\$2,362,700	4 Parcel(s)
I & M POWER CO	\$2,250,400	2 Parcel(s)
CALVIN CENTER PROPERTIES LLC	\$2,246,700	13 Parcel(s)
BEMENT FAMILY TRUST	\$2,161,500	10 Parcel(s)
LIPPERT JASON & DARLA	\$2,126,100	2 Parcel(s)

Top 20 Taxpayers by School District (Equalized Value)

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

T A DAVIS PROPERTIES LLC	\$6,655,800	23 Parcel(s)
WHITE LAND LLC	\$6,059,000	43 Parcel(s)
SIXTH GENERATION PROPERTIES LLC	\$4,816,500	19 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$3,509,900	4 Parcel(s)
WESTON RONALD L & BARBARA J	\$2,912,300	12 Parcel(s)
STAMP PROPERTIES LLC	\$2,538,200	11 Parcel(s)
KING GARY L & ROBERT W	\$1,941,600	9 Parcel(s)
BEHRENS DAVID A & KAREN M	\$1,528,300	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$1,464,400	2 Parcel(s)
MANNING GARY L & CAROL TRUST	\$1,416,700	9 Parcel(s)
STAMP ROGER H & LOIS A TRUST	\$1,412,900	11 Parcel(s)
WENGER JONATHAN W & MEGHAN C	\$1,390,600	3 Parcel(s)
CLOUD JOSHUA B	\$1,389,300	8 Parcel(s)
HENDRICKS JOSH & STEPHANIE	\$1,380,500	2 Parcel(s)
MANNING GARY L & CAROL E TRUST	\$1,321,500	7 Parcel(s)
UTLEY TIMOTHY M & KARMIN R TRUST	\$1,188,400	1 Parcel(s)
CORLISS ORLAND & MARIE	\$1,187,000	1 Parcel(s)
STONE GROVE FARMS LLC	\$1,180,100	7 Parcel(s)
STAMP ROGER & LOIS A LIFE EST	\$1,167,200	9 Parcel(s)
CLOUD DAVID TRUST	\$1,134,400	9 Parcel(s)

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

HIGH DAVID S TRUST ET AL	\$1,596,000	3 Parcel(s)
POLLOCK E JANICE TRUST	\$1,309,000	2 Parcel(s)
BERRYBROOK INVESTMENTS LLC	\$893,400	4 Parcel(s)
BERRYBROOK FARMS INC	\$784,000	4 Parcel(s)
MILLER D BRADLEY & STOVER KRIS	\$604,300	2 Parcel(s)
DONALD H BISHOP FUND	\$593,000	2 Parcel(s)
REED FAMILY PROPERTIES-VOLINIA	\$572,200	2 Parcel(s)
LUTZ VIRGINIA	\$492,600	4 Parcel(s)
ABBOTT BERNARD C & DIANE K TRU	\$492,000	1 Parcel(s)
AEP IN MI TRANSMISSION CO	\$427,600	1 Parcel(s)
STANEK VIRGINIA R TRUST	\$399,000	2 Parcel(s)
AUGST NANCY L TRUST	\$374,300	2 Parcel(s)
TRI STAR LAND & CATTLE LLC	\$373,600	1 Parcel(s)
STIENBAUER HERBERT	\$370,300	1 Parcel(s)
FOSDICK MARY L TRUST	\$364,000	2 Parcel(s)
BURKETT BRUCE P & LORI D	\$354,600	2 Parcel(s)
GRIGGS SHANNON L	\$349,500	1 Parcel(s)
ROBINSON NATHAN & LOU ANN LIFE EST	\$345,000	1 Parcel(s)
VAN TUYLE JOSEPH R & REBECCA I	\$341,500	1 Parcel(s)
HEMENWAY JAY B TRUST	\$325,900	2 Parcel(s)

Top 20 Taxpayers by School District (Equalized Value)

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

HASSLE FARMS LLC	\$11,519,100	62 Parcel(s)
AEP IN MI TRANSMISSION CO	\$6,779,900	1 Parcel(s)
POLK PROPERTIES LLC	\$5,283,000	5 Parcel(s)
R & D REAL ESTATE LLC	\$4,635,500	25 Parcel(s)
CERES FARMS LLC	\$3,517,800	17 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$3,491,200	5 Parcel(s)
AMERICAN ELECTRIC POWER	\$3,368,100	2 Parcel(s)
BERRYBROOK INVESTMENTS LLC	\$3,326,700	22 Parcel(s)
SEMCO ENERGY GAS CO	\$3,322,800	7 Parcel(s)
SCHWARTZ JULIA J TRUST	\$3,181,600	1 Parcel(s)
ATRIUM TIMBERS LLC	\$2,741,800	1 Parcel(s)
AUSRA TERRY & RUTH	\$2,655,000	18 Parcel(s)
MUMAUGH INDIAN LAKES LLC	\$2,638,400	3 Parcel(s)
GRABEMEYER FLOYD D & PEGGY	\$2,329,800	14 Parcel(s)
INDIANA MICHIGAN POWER	\$2,264,500	1 Parcel(s)
BERRYBROOK FARMS INC	\$2,257,400	9 Parcel(s)
LAMBRO DOWAGIAC LLC	\$2,173,000	2 Parcel(s)
KAMINSKI DUANE & NANCY	\$2,097,600	4 Parcel(s)
CHINODIN	\$2,030,700	16 Parcel(s)
POKAGON PROPERTIES LLC	\$2,009,600	9 Parcel(s)

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

OLTHOF FREDERICK V & JENNIFER P	\$1,131,100	2 Parcel(s)
OLTHOP KAREN R TRUST	\$820,600	1 Parcel(s)
HAGUE JAMIE K TRUST	\$782,400	1 Parcel(s)
GUTH GLENN J TRUST	\$620,500	3 Parcel(s)
PHILLIPS KENNETH P & LEE E	\$592,700	1 Parcel(s)
FREELS CATHERINE TRUST	\$540,600	1 Parcel(s)
INDIAN LAKE ASSOCIATES LLC	\$540,200	2 Parcel(s)
CASSIN CHRISTOPHER J &	\$530,400	1 Parcel(s)
OLTHOFF SCOT & BONNIE K	\$516,600	1 Parcel(s)
SCOTT KENNETH C	\$514,000	2 Parcel(s)
BMZE PROPERTIES LLC	\$451,200	8 Parcel(s)
LYNCH JERRY P TRUST	\$450,800	1 Parcel(s)
SMITH RONALD TRUSTEE	\$450,000	1 Parcel(s)
WAGNER BRUCE TRUST	\$449,700	1 Parcel(s)
MEYER GRANT B JR & HELEN J	\$437,300	3 Parcel(s)
TIMM BOYD M & LINDA C TRUSTEES	\$429,100	1 Parcel(s)
HOLIDAY LODGE LLC	\$410,200	2 Parcel(s)
MARTH FAMILY TRUST	\$404,100	1 Parcel(s)
KLEVA MARTY L & ANN E TRUST	\$392,700	1 Parcel(s)
LANGFELD EDWARD & JENNIFER	\$362,700	1 Parcel(s)

Top 20 Taxpayers by School District (Equalized Value)

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

ENBRIDGE ENERGY LP	\$21,227,400	2 Parcel(s)
INDIANA MICHIGAN POWER	\$5,647,000	10 Parcel(s)
NORTH AMERICAN ASSOCIATES INC	\$4,639,100	13 Parcel(s)
MILLIKEN JAMES D & LORENN A H	\$4,591,400	33 Parcel(s)
AEP IN MI TRANSMISSION CO	\$4,452,000	1 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$3,815,900	6 Parcel(s)
TOTZKE NICKLAS D TRUST	\$3,326,700	14 Parcel(s)
FINLEY FARMS LLC	\$3,307,400	20 Parcel(s)
3G BURGER FARMS LLC	\$3,139,200	15 Parcel(s)
DUO-FORM REAL ESTATE CORP	\$2,673,000	3 Parcel(s)
MORRIS MICHAEL J	\$2,504,000	2 Parcel(s)
EDWARDSBURG HOUSING LLC	\$2,181,500	11 Parcel(s)
CLOUD DAVID TRUST	\$2,057,400	19 Parcel(s)
SEMCO ENERGY GAS CO	\$2,013,300	4 Parcel(s)
AMERICAN ELECTRIC POWER	\$1,933,400	2 Parcel(s)
KIRKDORFER REAL ESTATE LLC	\$1,794,900	13 Parcel(s)
BUCKLEN GEORGE B LIFE ESTATE	\$1,661,100	6 Parcel(s)
DE SCHEPPER ROBERT A TRUST	\$1,636,800	4 Parcel(s)
REED SALLY J & PAUL E TRUST	\$1,502,600	2 Parcel(s)
SMITH RICKY R TRUST	\$1,501,600	3 Parcel(s)

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

ENBRIDGE ENERGY LP	\$22,557,600	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$11,142,930	4 Parcel(s)
INDIANA MICHIGAN POWER	\$3,309,781	3 Parcel(s)
MC KENZIE DEAN & NANCY LIFE ESTATE	\$3,028,100	23 Parcel(s)
REYNOLDS JAMES J & JANICE M TRUST	\$3,005,800	18 Parcel(s)
MC KENZIE RAYMOND R & DEBORAH	\$2,884,600	5 Parcel(s)
HIGH DAVID S & STACEY R TRUST	\$2,778,800	13 Parcel(s)
CROPEY GEORGE C & MANDY L	\$2,692,000	12 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$2,664,691	4 Parcel(s)
MC KENZIE-REED FARMS LLC	\$2,601,500	10 Parcel(s)
MC KENZIE BRIAN K	\$2,510,600	20 Parcel(s)
VECTOR PIPELINE LP	\$2,457,400	1 Parcel(s)
MC KENZIE SCOTT D & ANDREA M	\$2,344,500	11 Parcel(s)
R & D REAL ESTATE LLC	\$2,222,900	5 Parcel(s)
MCKENZIE HIGHLANDS FARMS I LLC	\$1,911,400	17 Parcel(s)
TROXELL RONALD L TRUST	\$1,688,900	3 Parcel(s)
DODGE KEITH TRUST	\$1,631,900	9 Parcel(s)
REED FAMILY PROPERTIES-	\$1,501,500	10 Parcel(s)
NON-TYPICAL FARMS LLC	\$1,391,900	10 Parcel(s)
SUGAR LEAF PROPERTIES LLC	\$1,380,600	1 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	\$40,388,200	3 Parcel(s)
INDECK-NILES LLC	\$13,521,700	1 Parcel(s)
INDIANA MICHIGAN POWER	\$8,174,000	4 Parcel(s)
CERES FARMS LLC	\$2,510,300	24 Parcel(s)
DELTA MACHINING INC	\$2,339,300	2 Parcel(s)
PROSPECT POINT INC	\$2,117,800	11 Parcel(s)
INDECK NILES LLC	\$1,643,000	3 Parcel(s)
VECTOR PIPELINE LP	\$1,433,300	1 Parcel(s)
PETERSON LAND ENTERPRISES LLC	\$1,352,700	2 Parcel(s)
MODINEER CO	\$1,330,000	1 Parcel(s)
SEMCO ENERGY GAS CO	\$1,303,000	2 Parcel(s)
COLES INVESTMENT COMPANY LLC	\$1,276,500	6 Parcel(s)
WSF LLC	\$1,275,100	7 Parcel(s)
ENBRIDGE ENERGY LP	\$1,209,900	1 Parcel(s)
IGNOWSKI DENNIS & MICHELLE V T	\$1,120,500	1 Parcel(s)
SLAPHOOK LLC	\$1,049,700	4 Parcel(s)
ROHAN MILLER DEVELOPMENT LLC	\$940,800	1 Parcel(s)
MOOSE LAKE AGGREGATES LLC	\$847,600	17 Parcel(s)
WATSON THOMAS D TRUST	\$841,700	5 Parcel(s)
AUSTIN CHARLES & MONICA	\$827,300	2 Parcel(s)

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

AEP IN MI TRANSMISSION CO	\$2,575,300	1 Parcel(s)
HAMACHER INVESTMENT PROPERTIES	\$951,400	65 Parcel(s)
NORTON WILLIS L & KATHLEEN L LE	\$884,800	5 Parcel(s)
ROCKWELL TERRY L C TRUST	\$690,000	4 Parcel(s)
HALEY HOWARD LE	\$559,400	1 Parcel(s)
I & M POWER CO	\$490,000	1 Parcel(s)
MANGAN JOHN W & MARY E	\$463,800	3 Parcel(s)
BAIN, AMY & DAVE	\$430,100	1 Parcel(s)
HALLER KENNETH P & ALICIA M TRUST	\$409,700	2 Parcel(s)
LINDAHL DIANE M LIFE ESTATE	\$398,100	2 Parcel(s)
T A DAVIS PROPERTIES LLC	\$391,600	1 Parcel(s)
PANKEY ROGER L & JANICE D TRUST	\$382,500	2 Parcel(s)
HEINOLD HOG MARKETS LLC	\$365,700	1 Parcel(s)
WALTERS-DIMMICK PETROLEUM INC	\$363,600	2 Parcel(s)
GINGERICH KAREN	\$363,200	2 Parcel(s)
CRV HOLDINGS LLC	\$334,100	2 Parcel(s)
SEAGER WILBUR E & ALICE Y LE	\$329,500	2 Parcel(s)
RUMSEY, SHAWN	\$322,000	1 Parcel(s)
WATKINS TONI A & ADAMSON PATRICIA M	\$319,300	2 Parcel(s)
FILE TODD E TRUST	\$305,200	3 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	\$2,562,000	12 Parcel(s)
KING GARY L & MARLA K	\$1,471,600	11 Parcel(s)
TERLEP MICHAEL & SHEILA LIFE ESTATE	\$1,398,000	3 Parcel(s)
GRAY TIMOTHY R & DEBORAH A	\$1,313,000	1 Parcel(s)
SEMCO ENERGY GAS CO	\$1,269,000	1 Parcel(s)
SMITH JR DAVID V 2008 REV TRUST	\$1,240,100	3 Parcel(s)
SCHOEFFLER MICHAEL & VICKOE	\$1,082,700	1 Parcel(s)
MC ART KEVIN & HEIDI	\$1,063,800	1 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$1,010,700	2 Parcel(s)
VIDIC THOMAS & JOAN	\$989,100	1 Parcel(s)
HANSELL ROBIN L TRUST	\$983,100	4 Parcel(s)
MEADOW-LARK FARMS INC	\$890,900	3 Parcel(s)
MACRI GREGORY & LAURIE LIFE ESTATE	\$879,600	1 Parcel(s)
KERSHNER THOMAS G & NORMA J	\$864,700	3 Parcel(s)
PROKUP STEVEN J TRUST	\$815,400	1 Parcel(s)
KUHNS ROBERT P & JENNIFER L	\$807,700	1 Parcel(s)
DOYLE GREGORY & LYNDA TRUST	\$799,900	1 Parcel(s)
VIRGIL SCOTT & SHELLEY	\$794,600	1 Parcel(s)
EPPERS MARCIA K TRUST ET AL	\$793,900	1 Parcel(s)
JENKINS STEPHEN W & TERESA M	\$784,400	3 Parcel(s)

Top 20 Taxpayers by School District (Taxable Value)

Brandywine Schools Top 20 Owners by Taxable Value

ENBRIDGE ENERGY LP	\$12,290,200	2 Parcel(s)
HAINES STEVEN K	\$1,431,903	5 Parcel(s)
VECTOR PIPELINE LP	\$1,389,100	1 Parcel(s)
PAUL WILLIAM E	\$1,163,527	3 Parcel(s)
BARANAY PETER F & NANCY N	\$1,152,783	1 Parcel(s)
KLAUER DANIEL G & HAYLEY L TRUST	\$1,024,831	1 Parcel(s)
MORRIS JASON E & COLLEEN A	\$961,900	2 Parcel(s)
DILLE ALEC & JESSICA	\$876,793	1 Parcel(s)
SEMCO ENERGY GAS CO	\$824,500	1 Parcel(s)
SCHWARTZ BRUCE & JENNIFER	\$738,500	1 Parcel(s)
SONEGO DAVID F & CARMEN	\$688,062	1 Parcel(s)
MILLER PETER & SHAINA	\$657,578	1 Parcel(s)
WESTBERRY WILLIAM B & DAWN M	\$652,908	2 Parcel(s)
CONWAY MICHAEL E & CHRISTINE G	\$650,915	2 Parcel(s)
ADAMS ROAD DEVELOPMENT II CORP	\$639,923	32 Parcel(s)
CUNNINGHAM KEMP & COURTENAY	\$609,841	2 Parcel(s)
LEEP MICHAEL R JR & DIANA J	\$602,066	1 Parcel(s)
MILLER J BUCKLEY & SUSAN	\$599,445	1 Parcel(s)
KLOSKA MICHAEL I & KATHLEEN M	\$595,965	2 Parcel(s)
BIZZARO SARA & STEVE	\$588,210	1 Parcel(s)

Cassopolis Schools Top 20 Owners by Taxable Value

ENBRIDGE ENERGY LP	\$31,393,646	6 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$23,798,362	19 Parcel(s)
18902 ENBRIDGE ENERGY LP	\$21,504,000	1 Parcel(s)
AEP IN MI TRANSMISSION CO	\$17,818,100	8 Parcel(s)
VECTOR PIPELINE LP	\$6,669,300	5 Parcel(s)
K & M MACHINE FABRICATING INC	\$4,792,680	2 Parcel(s)
SEMCO ENERGY GAS CO	\$4,774,200	5 Parcel(s)
LOWE DARLENE B TRUST	\$2,648,426	10 Parcel(s)
I & M POWER CO	\$2,250,400	2 Parcel(s)
SPARKS FARM LLC	\$2,231,749	38 Parcel(s)
LIPPERT JASON & DARLA	\$1,907,922	2 Parcel(s)
CLARK JR BENJAMIN T TRUST	\$1,863,865	4 Parcel(s)
HIGH TOP BUDS	\$1,823,600	2 Parcel(s)
INDIANA MICHIGAN POWER	\$1,806,460	6 Parcel(s)
WOLVERINE POWER COOPERATIVE	\$1,794,100	1 Parcel(s)
CHT USA HOLDINGS INC	\$1,776,692	4 Parcel(s)
REED FAMILY PROPERTIES-PENN	\$1,659,883	19 Parcel(s)
BLAKEMORE THOMAS J & KATHLEEN	\$1,643,495	1 Parcel(s)
IN-TX LLC	\$1,541,601	2 Parcel(s)
MURPHY CHRISTOPHER J TRUST ET AL	\$1,385,923	3 Parcel(s)

Top 20 Taxpayers by School District (Taxable Value)

Constantine Schools Top 20 Owners by Taxable Value

MIDWEST ENERGY & COMMUNICATION	\$3,492,040	4 Parcel(s)
T A DAVIS PROPERTIES LLC	\$3,046,174	23 Parcel(s)
WHITE LAND LLC	\$2,409,522	43 Parcel(s)
SIXTH GENERATION PROPERTIES LLC	\$1,521,220	19 Parcel(s)
AEP IN MI TRANSMISSION CO	\$1,464,400	2 Parcel(s)
WESTON RONALD L & BARBARA J	\$1,396,669	12 Parcel(s)
STAMP PROPERTIES LLC	\$1,078,278	11 Parcel(s)
UTLEY TIMOTHY M & KARMIN R TRUST	\$996,697	1 Parcel(s)
BEHRENS DAVID A & KAREN M	\$983,528	2 Parcel(s)
MARTIN AMY	\$949,142	3 Parcel(s)
WENGER JONATHAN W & MEGHAN C	\$873,296	3 Parcel(s)
INDIANA MICHIGAN POWER	\$819,400	2 Parcel(s)
THOMPSON MATTHEW A & ANDREA L	\$763,822	1 Parcel(s)
HENDRICKS JOSH & STEPHANIE	\$742,811	2 Parcel(s)
MANNING GARY L & CAROL E TRUST	\$673,711	7 Parcel(s)
CLOUD JOSHUA B	\$661,440	8 Parcel(s)
STAMP ROGER H & LOIS A TRUST	\$660,221	11 Parcel(s)
MANNING GARY L & CAROL TRUST	\$631,109	9 Parcel(s)
CORLISS ORLAND & MARIE	\$626,820	1 Parcel(s)
BRYANT TERRY R	\$626,490	1 Parcel(s)

Decatur Schools Top 20 Owners by Taxable Value

HIGH DAVID S TRUST ET AL	\$572,121	3 Parcel(s)
BERRYBROOK INVESTMENTS LLC	\$539,366	4 Parcel(s)
AEP IN MI TRANSMISSION CO	\$427,600	1 Parcel(s)
POLLOCK E JANICE TRUST	\$395,659	2 Parcel(s)
MILLER D BRADLEY & STOVER KRIS	\$355,684	2 Parcel(s)
REED FAMILY PROPERTIES-VOLINIA	\$283,812	2 Parcel(s)
ST JOE FARMS LLC	\$266,200	1 Parcel(s)
BERRYBROOK FARMS INC	\$241,757	4 Parcel(s)
ROBINSON NATHAN & LOU ANN LIFE EST	\$223,193	1 Parcel(s)
KLUCINA CRAIG A TRUST	\$223,106	1 Parcel(s)
BOURNAY FREDERICK JR & JUDITH TRUST	\$214,575	3 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$207,000	1 Parcel(s)
DONALD H BISHOP FUND	\$198,272	2 Parcel(s)
STANEK VIRGINIA R TRUST	\$191,193	2 Parcel(s)
STIENBAUER HERBERT	\$191,061	1 Parcel(s)
AUGST NANCY L TRUST	\$180,597	2 Parcel(s)
RHODA TYLEN & CODY	\$167,000	1 Parcel(s)
SIERAK ELZBIETA & GRZEGORZ	\$162,164	2 Parcel(s)
OLIVIERI DOMINIC JAMES	\$161,800	1 Parcel(s)
OASLEY DORTHA TRUST	\$158,746	1 Parcel(s)

Top 20 Taxpayers by School District (Taxable Value)

Dowagiac Schools Top 20 Owners by Taxable Value

AEP IN MI TRANSMISSION CO	\$6,779,900	1 Parcel(s)
HASSLE FARMS LLC	\$3,821,912	62 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$3,481,801	5 Parcel(s)
AMERICAN ELECTRIC POWER	\$3,368,100	2 Parcel(s)
SEMCO ENERGY GAS CO	\$3,289,481	7 Parcel(s)
POLK PROPERTIES LLC	\$2,631,233	5 Parcel(s)
R & D REAL ESTATE LLC	\$2,552,208	25 Parcel(s)
SCHWARTZ JULIA J TRUST	\$2,493,099	1 Parcel(s)
INDIANA MICHIGAN POWER	\$2,264,500	1 Parcel(s)
ATRIUM TIMBERS LLC	\$2,212,513	1 Parcel(s)
LAMBRO DOWAGIAC LLC	\$2,060,882	2 Parcel(s)
CHINODIN	\$1,765,133	16 Parcel(s)
BERRYBROOK INVESTMENTS LLC	\$1,758,011	22 Parcel(s)
MAGICIANLAKELOT 9 LLC	\$1,557,530	4 Parcel(s)
CERES FARMS LLC	\$1,544,281	17 Parcel(s)
POKAGON PROPERTIES LLC	\$1,451,601	9 Parcel(s)
KAMINSKI DUANE & NANCY	\$1,432,753	4 Parcel(s)
MUMAUGH INDIAN LAKES LLC	\$1,376,710	3 Parcel(s)
ALLIANCE CLOUD SERVICES LLC	\$1,334,655	2 Parcel(s)
INDIANA MICHIGAN POWER COMPANY	\$1,315,900	1 Parcel(s)

Eau Claire Schools Top 20 Owners by Taxable Value

OLTHOF FREDERICK V & JENNIFER P	\$921,614	2 Parcel(s)
HAGUE JAMIE K TRUST	\$569,249	1 Parcel(s)
OLTHOP KAREN R TRUST	\$562,191	1 Parcel(s)
PHILLIPS KENNETH P & LEE E	\$536,697	1 Parcel(s)
CASSIN CHRISTOPHER J &	\$422,905	1 Parcel(s)
SCOTT KENNETH C	\$420,867	2 Parcel(s)
BMZE PROPERTIES LLC	\$399,544	8 Parcel(s)
OLTHOFF SCOT & BONNIE K	\$396,686	1 Parcel(s)
GUTH GLENN J TRUST	\$375,898	3 Parcel(s)
LANGFELD EDWARD & JENNIFER	\$362,700	1 Parcel(s)
LYNCH JERRY P TRUST	\$343,368	1 Parcel(s)
HOLIDAY LODGE LLC	\$333,646	2 Parcel(s)
MARTH FAMILY TRUST	\$303,766	1 Parcel(s)
TABRON ALFRED F TRUST	\$290,398	1 Parcel(s)
INDIAN LAKE ASSOCIATES LLC	\$289,104	2 Parcel(s)
MANKOWSKI MELINDA M TRUST	\$258,433	1 Parcel(s)
TIMM BOYD M & LINDA C TRUSTEES	\$257,896	1 Parcel(s)
WAGNER BRUCE TRUST	\$255,090	1 Parcel(s)
JACKSON JERRY W & NORMA L	\$254,135	1 Parcel(s)
KLEVA MARTY L & ANN E TRUST	\$240,839	1 Parcel(s)

Top 20 Taxpayers by School District (Taxable Value)

Edwardsburg Schools Top 20 Owners by Taxable Value

ENBRIDGE ENERGY LP	\$21,227,400	2 Parcel(s)
INDIANA MICHIGAN POWER	\$5,492,919	10 Parcel(s)
NORTH AMERICAN ASSOCIATES INC	\$4,585,224	13 Parcel(s)
AEP IN MI TRANSMISSION CO	\$4,452,000	1 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$3,790,064	6 Parcel(s)
DUO-FORM REAL ESTATE CORP	\$2,658,207	3 Parcel(s)
EDWARDSBURG HOUSING LLC	\$2,048,250	11 Parcel(s)
SEMCO ENERGY GAS CO	\$2,013,300	4 Parcel(s)
AMERICAN ELECTRIC POWER	\$1,933,400	2 Parcel(s)
FINLEY FARMS LLC	\$1,708,011	20 Parcel(s)
MORRIS MICHAEL J	\$1,541,918	2 Parcel(s)
MILLIKEN JAMES D & LORENNA H	\$1,375,121	33 Parcel(s)
KIRKDORFER REAL ESTATE LLC	\$1,294,315	13 Parcel(s)
OF-CO INC	\$1,242,935	8 Parcel(s)
KAPLON KEITH R & CANDICE	\$1,153,740	2 Parcel(s)
REED SALLY J & PAUL E TRUST	\$1,105,368	2 Parcel(s)
SMITH RICKY R TRUST	\$1,094,033	3 Parcel(s)
SINGLA ANAND	\$1,020,210	1 Parcel(s)
HUDAK JOHN & SUZETTE LIFE ESTATE	\$996,211	1 Parcel(s)
LEMAN TIMOTHY & KIMRA LIFE ESTATE	\$928,943	1 Parcel(s)

Marcellus Schools Top 20 Owners by Taxable Value

ENBRIDGE ENERGY LP	\$22,556,478	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$11,142,930	4 Parcel(s)
INDIANA MICHIGAN POWER	\$3,267,823	3 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$2,636,730	4 Parcel(s)
VECTOR PIPELINE LP	\$2,457,400	1 Parcel(s)
TROXELL RONALD L TRUST	\$1,540,105	3 Parcel(s)
HIGH DAVID S & STACEY R TRUST	\$1,406,559	13 Parcel(s)
MC KENZIE-REED FARMS LLC	\$1,354,913	10 Parcel(s)
MC KENZIE DEAN & NANCY LIFE ESTATE	\$1,349,998	23 Parcel(s)
MC KENZIE SCOTT D & ANDREA M	\$1,277,444	11 Parcel(s)
R & D REAL ESTATE LLC	\$1,140,562	5 Parcel(s)
REYNOLDS JAMES J & JANICE M TRUST	\$1,092,275	18 Parcel(s)
MC KENZIE BRIAN K	\$1,052,204	20 Parcel(s)
CROPSEY GEORGE C & MANDY L	\$1,018,581	12 Parcel(s)
MIDWEST ENERGY & COMMUNICATIONS	\$809,600	1 Parcel(s)
SWISS VALLEY INC	\$806,215	4 Parcel(s)
SUGAR LEAF PROPERTIES LLC	\$722,358	1 Parcel(s)
AMERICAN ELECTRIC POWER	\$706,713	2 Parcel(s)
NON-TYPICAL FARMS LLC	\$692,924	10 Parcel(s)
DODGE KEITH TRUST	\$691,259	9 Parcel(s)

Top 20 Taxpayers by School District (Taxable Value)

Niles Schools Top 20 Owners by Taxable Value

AEP IN MI TRANSMISSION CO	\$40,388,200	3 Parcel(s)
INDECK-NILES LLC	\$13,521,700	1 Parcel(s)
INDIANA MICHIGAN POWER	\$8,133,955	4 Parcel(s)
DELTA MACHINING INC	\$2,099,879	2 Parcel(s)
VECTOR PIPELINE LP	\$1,433,300	1 Parcel(s)
INDECK NILES LLC	\$1,410,635	3 Parcel(s)
MODINEER CO	\$1,330,000	1 Parcel(s)
SEMCO ENERGY GAS CO	\$1,303,000	2 Parcel(s)
PROSPECT POINT INC	\$953,112	11 Parcel(s)
SLAPHOOK LLC	\$906,591	4 Parcel(s)
CERES FARMS LLC	\$862,295	24 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$825,000	1 Parcel(s)
ROHAN MILLER DEVELOPMENT LLC	\$808,155	1 Parcel(s)
AMERICAN ELECTRIC POWER	\$764,600	1 Parcel(s)
STORE CAPITAL ACQUISITIONS LLC	\$688,992	2 Parcel(s)
WATSON THOMAS D TRUST	\$581,664	5 Parcel(s)
KENNETH SMITH INC	\$551,400	1 Parcel(s)
VILLWOCK TYLER WILLIAM	\$550,965	4 Parcel(s)
RAHRAH REVOCABLE TRUST	\$545,800	6 Parcel(s)
WOOD JOE R & KELLY	\$525,105	2 Parcel(s)

Three Rivers Schools Top 20 Owners by Taxable Value

AEP IN MI TRANSMISSION CO	\$2,575,300	1 Parcel(s)
I & M POWER CO	\$490,000	1 Parcel(s)
BAIN, AMY & DAVE	\$417,285	1 Parcel(s)
HEINOLD HOG MARKETS LLC	\$361,565	1 Parcel(s)
CRV HOLDINGS LLC	\$334,100	2 Parcel(s)
NORTON WILLIS L & KATHLEEN L LE	\$332,715	5 Parcel(s)
WALTERS-DIMMICK PETROLEUM INC	\$308,908	2 Parcel(s)
ROCKWELL TERRY L C TRUST	\$295,841	4 Parcel(s)
WAGNER JEFFERY C & PAULETTA F	\$243,832	1 Parcel(s)
HAMACHER INVESTMENT PROPERTIES	\$239,983	65 Parcel(s)
PANKEY ROGER L & JANICE D TRUST	\$237,034	2 Parcel(s)
LIU XINYU & HAN MEI	\$219,765	1 Parcel(s)
HUNTER CARSON & KRISTEN	\$218,400	1 Parcel(s)
MIDWEST ENERGY & COMMUNICATIONS	\$212,415	2 Parcel(s)
BOSSCHER TRACY L REV TRUST	\$207,700	1 Parcel(s)
LARKINS SCOTT	\$199,530	1 Parcel(s)
ROCKY'S HIDEAWAY LLC	\$195,928	2 Parcel(s)
EICHORN PAMELA & MITCHELL KEVIN	\$195,473	1 Parcel(s)
DEWULF SARA	\$194,933	2 Parcel(s)
PAQUIN JAMEY	\$191,812	5 Parcel(s)

Top 20 Taxpayers by School District (Taxable Value)

White Pigeon Schools Top 20 Owners by Taxable Value

SEMCO ENERGY GAS CO	\$1,269,000	1 Parcel(s)
TOTZKE NICKLAS D TRUST	\$1,164,375	12 Parcel(s)
GRAY TIMOTHY R & DEBORAH A	\$1,162,506	1 Parcel(s)
TERLEP MICHAEL & SHEILA LIFE ESTATE	\$1,095,475	3 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$1,010,700	2 Parcel(s)
SMITH JR DAVID V 2008 REV TRUST	\$877,300	3 Parcel(s)
BANKS JOHN & NANCY	\$759,700	1 Parcel(s)
MC ART KEVIN & HEIDI	\$747,863	1 Parcel(s)
KING GARY L & MARLA K	\$735,865	11 Parcel(s)
SCHOEFFLER MICHAEL & VICKOE	\$695,618	1 Parcel(s)
DELANO THOMAS TRUST	\$624,403	3 Parcel(s)
VIRGIL SCOTT & SHELLEY	\$619,776	1 Parcel(s)
VIDIC THOMAS & JOAN	\$593,336	1 Parcel(s)
PROKUP STEVEN J TRUST	\$576,572	1 Parcel(s)
SVATOS ANTHONY & TARA	\$560,910	1 Parcel(s)
PEMBERTON JOSHUA & SARAH	\$556,900	1 Parcel(s)
SCHREY CHRISTOPH M & JESSICA M	\$552,720	1 Parcel(s)
BONTRAGER JERRY W & RUBY J	\$550,522	2 Parcel(s)
PETTIT ROBERT R & SHAUNEL D	\$545,100	1 Parcel(s)
LEHMAN RANDY L & ASHLEY N TRUS	\$528,787	1 Parcel(s)

Cass County

Real Property Tentative Taxable Valuations as of April 18, 2024

Township or City name	Agricultural	Commercial	Industrial	Residential	Timber-Cutover	Developmental	Total Real
010 CALVIN TOWNSHIP	\$14,523,211	\$307,994	\$291,364	\$96,652,410	\$0	\$0	\$111,774,979
020 HOWARD TOWNSHIP	\$13,177,661	\$6,085,199	\$3,272,603	\$204,819,211	\$0	\$0	\$227,354,674
030 JEFFERSON TOWNSHIP	\$17,981,447	\$1,222,999	\$306,769	\$105,511,359	\$0	\$0	\$125,022,574
040 LAGRANGE TOWNSHIP	\$17,416,976	\$12,659,700	\$4,276,332	\$96,831,520	\$0	\$0	\$131,184,528
050 MARCELLUS TOWNSHIP	\$20,753,370	\$5,327,858	\$3,668,146	\$72,378,910	\$0	\$0	\$102,128,284
060 MASON TOWNSHIP	\$12,855,713	\$3,137,170	\$1,707,668	\$91,251,747	\$0	\$0	\$108,952,298
070 MILTON TWP	\$11,606,336	\$1,930,741	\$2,699,011	\$190,605,831	\$0	\$0	\$206,841,919
080 NEWBERG TOWNSHIP	\$13,733,533	\$4,858,740	\$358,485	\$57,498,686	\$0	\$0	\$76,449,444
090 ONTWA TWP	\$11,796,661	\$16,805,702	\$13,292,629	\$289,504,117	\$0	\$0	\$331,399,109
100 PENN TWP	\$22,693,562	\$17,263,023	\$1,793,771	\$217,647,590	\$0	\$0	\$259,397,946
110 POKAGON TOWNSHIP	\$20,430,860	\$5,516,723	\$1,731,141	\$61,737,073	\$0	\$0	\$89,415,797
120 PORTER TWP	\$33,657,444	\$3,816,698	\$380,526	\$291,711,003	\$0	\$0	\$329,565,671
130 SILVER CREEK TOWNSHIP	\$19,786,778	\$5,534,984	\$521,147	\$286,379,807	\$0	\$0	\$312,222,716
140 VOLINIA TOWNSHIP	\$20,853,708	\$415,000	\$10,117	\$39,867,396	\$0	\$0	\$61,146,221
150 WAYNE TOWNSHIP	\$17,037,457	\$1,034,690	\$1,422,658	\$79,597,845	\$0	\$0	\$99,092,650
160 CITY OF DOWAGIAC	\$26,890	\$25,237,898	\$6,840,026	\$68,252,959	\$0	\$0	\$100,357,773
170 NILES CITY	\$0	\$0	\$13,867,539	\$0	\$0	\$0	\$13,867,539
041 CASSOPOLIS VILLAGE	\$1,250,951	\$24,923,075	\$4,140,323	\$22,187,409	\$0	\$0	\$52,501,758
051 MARCELLUS VILLAGE	\$74,671	\$2,759,601	\$236,428	\$16,271,170	\$0	\$0	\$19,341,870
091 EDWARDSBURG VILLAGE	\$20,022	\$9,095,637	\$367	\$17,837,567	\$0	\$0	\$26,953,593
101 VILLAGE OF VANDALIA	\$242,971	\$765,211	\$0	\$2,871,327	\$0	\$0	\$3,879,509
Totals for County	\$268,331,607	\$111,155,119	\$56,439,932	\$2,250,247,464	\$0	\$0	\$2,686,174,122

Cass County

Personal Property Tentative Taxable Valuations as of April 18, 2024 (continued)

Township or City name	Ag. Personal	Com. Personal	Ind. Personal	Res. Personal	Util. Personal	Total Personal
010 CALVIN TOWNSHIP	\$0	\$0	\$11,200	\$0	\$14,252,400	\$14,263,600
020 HOWARD TOWNSHIP	\$0	\$1,722,100	\$2,840,800	\$0	\$63,636,320	\$68,199,220
030 JEFFERSON TOWNSHIP	\$0	\$503,600	\$0	\$0	\$31,383,575	\$31,887,175
040 LAGRANGE TOWNSHIP	\$0	\$2,791,200	\$150,000	\$0	\$9,587,200	\$12,528,400
050 MARCELLUS TOWNSHIP	\$0	\$202,745	\$0	\$0	\$15,913,250	\$16,115,995
060 MASON TOWNSHIP	\$0	\$1,325,400	\$157,200	\$0	\$2,623,895	\$4,106,495
070 MILTON TWP	\$0	\$599,600	\$143,300	\$0	\$33,585,400	\$34,328,300
080 NEWBERG TOWNSHIP	\$0	\$326,900	\$0	\$0	\$34,426,900	\$34,753,800
090 ONTWA TWP	\$0	\$2,806,200	\$506,200	\$0	\$7,973,950	\$11,286,350
100 PENN TWP	\$0	\$992,100	\$3,726,900	\$0	\$42,172,800	\$46,891,800
110 POKAGON TOWNSHIP	\$0	\$290,100	\$11,600	\$0	\$5,052,155	\$5,353,855
120 PORTER TWP	\$0	\$401,800	\$435,900	\$0	\$7,691,690	\$8,529,390
130 SILVER CREEK TOWNSHIP	\$0	\$785,800	\$0	\$0	\$5,698,200	\$6,484,000
140 VOLINIA TOWNSHIP	\$0	\$172,200	\$0	\$0	\$1,738,600	\$1,910,800
150 WAYNE TOWNSHIP	\$0	\$9,000	\$0	\$0	\$11,509,700	\$11,518,700
160 CITY OF DOWAGIAC	\$0	\$2,734,500	\$437,600	\$0	\$2,351,700	\$5,523,800
170 NILES CITY	\$0	\$0	\$0	\$0	\$1,082,300	\$1,082,300
041 CASSOPOLIS VILLAGE	\$0	\$2,461,000	\$444,000	\$0	\$9,242,700	\$12,147,700
051 MARCELLUS VILLAGE	\$0	\$7,074	\$0	\$0	\$953,515	\$960,589
091 EDWARDSBURG VILLAGE	\$0	\$771,700	\$0	\$0	\$1,648,700	\$2,420,400
101 VILLAGE OF VANDALIA	\$0	\$432,900	\$0	\$0	\$6,323,200	\$6,756,100
Totals for County	\$0	\$15,663,245	\$8,420,700	\$0	\$290,680,035	\$314,763,980

Cass County

Real & Personal Property Tentative Taxable Valuations as of April 18, 2024 (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	\$126,038,579	\$74,437,951	\$0	\$11,200	\$51,589,428
020 HOWARD TOWNSHIP	\$295,553,894	\$184,993,825	\$1,722,100	\$2,840,800	\$105,997,169
030 JEFFERSON TOWNSHIP	\$156,909,749	\$101,706,959	\$503,600	\$0	\$54,699,190
040 LAGRANGE TOWNSHIP	\$143,712,928	\$75,676,841	\$2,791,200	\$150,000	\$65,094,887
050 MARCELLUS TOWNSHIP	\$118,244,279	\$67,706,502	\$202,745	\$0	\$50,335,032
060 MASON TOWNSHIP	\$113,058,793	\$89,097,539	\$1,325,400	\$157,200	\$22,478,654
070 MILTON TWP	\$241,170,219	\$179,820,704	\$599,600	\$143,300	\$60,606,615
080 NEWBERG TOWNSHIP	\$111,203,244	\$49,978,061	\$326,900	\$0	\$60,898,283
090 ONTWA TWP	\$342,685,459	\$246,343,031	\$2,806,200	\$506,200	\$93,030,028
100 PENN TWP	\$306,289,746	\$115,129,764	\$992,100	\$3,726,900	\$186,440,982
110 POKAGON TOWNSHIP	\$94,769,652	\$70,831,884	\$290,100	\$11,600	\$23,636,068
120 PORTER TWP	\$338,095,061	\$218,355,210	\$401,800	\$435,900	\$118,902,151
130 SILVER CREEK TOWNSHIP	\$318,706,716	\$128,175,124	\$785,800	\$0	\$189,745,792
140 VOLINIA TOWNSHIP	\$63,057,021	\$45,486,342	\$172,200	\$0	\$17,398,479
150 WAYNE TOWNSHIP	\$110,611,350	\$72,029,589	\$9,000	\$0	\$38,572,761
160 CITY OF DOWAGIAC	\$105,881,573	\$52,800,915	\$2,734,500	\$437,600	\$49,908,558
170 NILES CITY	\$14,949,839	\$0	\$0	\$0	\$14,949,839
Totals for County	\$3,000,938,102	\$1,772,570,241	\$15,663,245	\$8,420,700	\$1,204,283,916

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	\$28,896,100	\$390,000	\$466,800	\$172,799,300	\$0	\$202,552,200	\$14,263,600	\$216,815,800
	14030 Edwardsburg	\$0	\$0	\$0	\$287,700	\$0	\$287,700	\$0	\$287,700
Total Calvin Township		\$28,896,100	\$390,000	\$466,800	\$173,087,000	\$0	\$202,839,900	\$14,263,600	\$217,103,500
020 Howard Township									
	11300 Niles	\$23,177,600	\$7,277,400	\$4,285,500	\$267,648,300	\$0	\$302,388,800	\$7,930,600	\$360,319,400
	14010 Cassopolis	\$3,674,800	\$0	\$0	\$7,403,700	\$0	\$11,076,500	\$613,800	\$11,690,300
	14030 Edwardsburg	\$3,810,400	\$101,500	\$0	\$34,447,600	\$0	\$38,359,500	\$10,995,900	\$49,355,400
Total Howard Township		\$30,662,800	\$7,378,900	\$4,285,500	\$309,497,600	\$0	\$351,824,800	\$69,540,300	\$421,365,100
030 Jefferson Township									
	14010 Cassopolis	\$29,694,900	\$1,353,500	\$533,800	\$84,428,700	\$0	\$116,010,900	\$30,200,800	\$146,211,700
	14030 Edwardsburg	\$13,269,200	\$442,500	\$0	\$74,355,500	\$0	\$88,067,200	\$1,713,100	\$89,780,300
Total Jefferson Township		\$42,964,100	\$1,796,000	\$533,800	\$158,784,200	\$0	\$204,078,100	\$31,913,900	\$235,992,000
040 LaGrange Township									
	14010 Cassopolis	\$23,559,500	\$12,237,900	\$5,632,800	\$111,541,900	\$0	\$152,972,100	\$11,340,300	\$164,312,400
	14020 Dowagiac	\$17,416,600	\$1,787,100	\$60,200	\$38,186,100	\$0	\$57,460,000	\$1,188,100	\$58,648,100
Total LaGrange Township		\$40,976,100	\$14,025,000	\$5,693,000	\$149,728,000	\$0	\$210,432,100	\$12,528,400	\$222,960,500
050 Marcellus Township									
	14050 Marcellus	\$44,610,000	\$6,252,600	\$5,102,600	\$121,052,300	\$0	\$177,017,500	\$16,115,995	\$193,133,495
Total Marcellus Township		\$44,610,000	\$6,252,600	\$5,102,600	\$121,052,300	\$0	\$177,017,500	\$16,115,995	\$193,133,495
060 Mason Township									
	14030 Edwardsburg	\$14,269,000	\$3,544,200	\$1,612,300	\$104,009,800	\$0	\$123,435,300	\$3,103,400	\$126,538,700
	75050 Constantine	\$11,772,400	\$331,100	\$147,400	\$23,700,700	\$0	\$35,951,600	\$1,067,200	\$37,018,800
	75070 White Pigeon	\$862,700	\$99,800	\$0	\$697,000	\$0	\$1,659,500	\$40,200	\$1,699,700
Total Mason Township		\$26,904,100	\$3,975,100	\$1,759,700	\$128,407,500	\$0	\$161,046,400	\$4,210,800	\$165,257,200
070 Milton Township									
	11210 Brandywine	\$6,667,100	\$912,600	\$444,800	\$160,101,200	\$0	\$168,125,700	\$16,068,400	\$184,194,100
	14030 Edwardsburg	\$17,437,700	\$1,741,200	\$3,116,000	\$98,929,700	\$0	\$121,224,600	\$18,259,900	\$139,484,500
Total Milton Township		\$24,104,800	\$2,653,800	\$3,560,800	\$259,030,900	\$0	\$289,350,300	\$34,328,300	\$323,678,600
080 Newberg Township									
	14010 Cassopolis	\$2,537,400	\$773,200	\$0	\$12,002,600	\$0	\$15,313,200	\$2,630,000	\$17,943,200
	14050 Marcellus	\$22,907,700	\$1,678,400	\$192,300	\$30,204,400	\$0	\$54,982,800	\$27,286,400	\$82,269,200
	75050 Constantine	\$2,816,900	\$253,400	\$295,500	\$4,925,100	\$0	\$8,290,900	\$1,359,200	\$9,650,100
	75080 Three Rivers	\$4,238,900	\$3,118,100	\$9,300	\$43,429,000	\$0	\$50,795,300	\$3,478,200	\$54,273,500
Total Newberg Township		\$32,500,900	\$5,823,100	\$497,100	\$90,561,100	\$0	\$129,382,200	\$34,753,800	\$164,136,000
090 Ontwa Township									
	14030 Edwardsburg	\$22,781,200	\$18,742,300	\$14,691,700	\$439,208,500	\$0	\$495,423,700	\$11,286,350	\$506,710,050
Total Ontwa Township		\$22,781,200	\$18,742,300	\$14,691,700	\$439,208,500	\$0	\$495,423,700	\$11,286,350	\$506,710,050
100 Penn Township									
	14010 Cassopolis	\$46,220,200	\$18,044,700	\$2,956,600	\$331,502,710	\$0	\$398,724,210	\$46,891,800	\$445,616,010
	14050 Marcellus	\$3,765,700	\$0	\$0	\$4,956,700	\$0	\$8,722,400	\$0	\$8,722,400
Total Penn Township		\$49,985,900	\$18,044,700	\$2,956,600	\$336,459,410	\$0	\$407,446,610	\$46,891,800	\$454,338,410

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

Local Unit	School	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Equalized
110 Pokagon Township									
11300	Niles	\$8,703,500	\$865,800	\$87,500	\$27,140,700	\$0	\$36,797,500	\$1,393,200	\$38,190,700
14010	Cassopolis	\$11,149,000	\$1,744,900	\$0	\$11,789,800	\$0	\$24,683,700	\$505,100	\$25,188,800
14020	Dowagiac	\$22,859,100	\$4,968,300	\$2,046,800	\$67,018,400	\$0	\$96,892,600	\$3,477,100	\$100,369,700
Total Pokagon Township		\$42,711,600	\$7,579,000	\$2,134,300	\$105,948,900	\$0	\$158,373,800	\$5,375,400	\$163,749,200
120 Porter Township									
14010	Cassopolis	\$1,508,900	\$195,000	\$0	\$17,864,300	\$0	\$19,568,200	\$89,300	\$19,657,500
75050	Constantine	\$59,530,800	\$642,000	\$82,200	\$253,942,600	\$0	\$314,197,600	\$4,556,500	\$318,754,100
75070	White Pigeon	\$11,280,700	\$4,075,300	\$414,700	\$200,314,400	\$0	\$216,085,100	\$3,805,700	\$219,890,800
75080	Three Rivers	\$918,400	\$8,300	\$0	\$6,196,100	\$0	\$7,122,800	\$91,200	\$7,214,000
Total Porter Township		\$73,238,800	\$4,920,600	\$496,900	\$478,317,400	\$0	\$556,973,700	\$8,542,700	\$565,516,400
130 Silver Creek Township									
11250	Eau Claire	\$0	\$576,700	\$0	\$20,566,700	\$0	\$21,143,400	\$97,300	\$21,240,700
11300	Niles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14020	Dowagiac	\$42,872,400	\$7,768,500	\$598,100	\$437,864,000	\$0	\$489,103,000	\$6,386,700	\$495,489,700
Total Silver Creek Township		\$42,872,400	\$8,345,200	\$598,100	\$458,430,700	\$0	\$510,246,400	\$6,484,000	\$516,730,400
140 Voinia Township									
14020	Dowagiac	\$1,332,900	\$0	\$0	\$490,500	\$0	\$1,823,400	\$41,500	\$1,864,900
14050	Marcellus	\$41,381,400	\$537,200	\$26,600	\$64,127,100	\$0	\$106,072,300	\$1,743,500	\$107,815,800
80050	Decatur	\$8,102,400	\$0	\$0	\$6,535,800	\$0	\$14,638,200	\$125,800	\$14,764,000
Total Voinia Township		\$50,816,700	\$537,200	\$26,600	\$71,153,400	\$0	\$122,533,900	\$1,910,800	\$124,444,700
150 Wayne Township									
14010	Cassopolis	\$741,300	\$0	\$0	\$469,000	\$0	\$1,210,300	\$17,800	\$1,228,100
14020	Dowagiac	\$29,668,100	\$1,241,000	\$1,827,200	\$116,291,500	\$0	\$149,027,800	\$10,744,300	\$159,772,100
14050	Marcellus	\$0	\$0	\$0	\$52,300	\$0	\$52,300	\$0	\$52,300
80050	Decatur	\$8,799,600	\$75,900	\$0	\$11,770,600	\$0	\$20,646,100	\$756,600	\$21,402,700
Total Wayne Township		\$39,209,000	\$1,316,900	\$1,827,200	\$128,583,400	\$0	\$170,936,500	\$11,518,700	\$182,455,200
160 Dowagiac City									
14020	Dowagiac	\$71,300	\$28,881,100	\$7,376,200	\$106,428,200	\$0	\$142,756,800	\$5,523,800	\$148,280,600
Total Dowagiac City		\$71,300	\$28,881,100	\$7,376,200	\$106,428,200	\$0	\$142,756,800	\$5,523,800	\$148,280,600
170 Niles City									
11300	Niles	\$0	\$0	\$14,154,400	\$0	\$0	\$14,154,400	\$1,082,300	\$15,236,700
Total Niles City		\$0	\$0	\$14,154,400	\$0	\$0	\$14,154,400	\$1,082,300	\$15,236,700

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	\$6,667,100	\$912,600	\$444,800	\$160,101,200	\$0	\$168,125,700	\$16,068,400	\$184,194,100
Total Brandywine Schools		\$6,667,100	\$912,600	\$444,800	\$160,101,200	\$0	\$168,125,700	\$16,068,400	\$184,194,100
11250 Eau Claire Schools									
130	Silver Creek Township	\$0	\$576,700	\$0	\$20,566,700	\$0	\$21,143,400	\$97,300	\$21,240,700
Total Eau Claire Schools		\$0	\$576,700	\$0	\$20,566,700	\$0	\$21,143,400	\$97,300	\$21,240,700
11300 Niles Schools									
020	Howard Township	\$23,177,600	\$7,277,400	\$4,285,500	\$267,648,300	\$0	\$302,388,800	\$57,930,600	\$360,319,400
110	Pokagon Township	\$8,703,500	\$865,800	\$87,500	\$27,140,700	\$0	\$36,797,500	\$1,393,200	\$38,190,700
130	Silver Creek Township	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
170	Niles City	\$0	\$0	\$14,154,400	\$0	\$0	\$14,154,400	\$1,082,300	\$15,236,700
Total Niles Schools		\$31,881,100	\$8,143,200	\$18,527,400	\$294,789,000	\$0	\$353,340,700	\$60,406,100	\$413,746,800
14010 Cassopolis Schools									
010	Calvin Township	\$28,896,100	\$990,000	\$466,800	\$172,799,300	\$0	\$202,552,200	\$14,263,600	\$216,815,800
020	Howard Township	\$3,674,800	\$0	\$0	\$7,401,700	\$0	\$11,076,500	\$613,800	\$11,690,300
030	Jefferson Township	\$29,694,900	\$1,353,500	\$533,800	\$84,428,700	\$0	\$116,010,900	\$30,200,800	\$146,211,700
040	LaGrange Township	\$23,559,500	\$12,237,900	\$5,632,800	\$111,541,900	\$0	\$152,972,100	\$11,340,300	\$164,312,400
080	Newberg Township	\$2,537,400	\$773,200	\$0	\$12,002,600	\$0	\$15,313,200	\$2,630,000	\$17,943,200
100	Penn Township	\$46,220,200	\$18,044,700	\$2,956,600	\$331,502,710	\$0	\$398,724,210	\$46,891,800	\$445,616,010
110	Pokagon Township	\$11,149,000	\$1,744,900	\$0	\$11,789,800	\$0	\$24,683,700	\$505,100	\$25,188,800
120	Porter Township	\$1,508,900	\$195,000	\$0	\$17,864,300	\$0	\$19,568,200	\$89,300	\$19,657,500
150	Wayne Township	\$741,300	\$0	\$0	\$469,000	\$0	\$1,210,300	\$17,800	\$1,228,100
Total Cassopolis Schools		\$147,982,100	\$34,739,200	\$9,590,000	\$749,800,010	\$0	\$942,111,310	\$106,552,500	\$1,048,663,810
14020 Dowagiac Schools									
040	LaGrange Township	\$17,416,600	\$1,797,100	\$60,200	\$38,186,100	\$0	\$57,460,000	\$1,188,100	\$58,648,100
110	Pokagon Township	\$22,859,100	\$4,968,300	\$2,046,800	\$67,018,400	\$0	\$96,892,600	\$3,477,100	\$100,369,700
130	Silver Creek Township	\$42,872,400	\$7,768,500	\$598,100	\$437,864,000	\$0	\$489,103,000	\$6,386,700	\$495,489,700
140	Volinia Township	\$1,332,900	\$0	\$0	\$490,500	\$0	\$1,823,400	\$41,500	\$1,864,900
150	Wayne Township	\$29,668,100	\$1,241,000	\$1,827,200	\$116,291,500	\$0	\$149,027,800	\$10,744,300	\$159,772,100
160	Dowagiac City	\$71,300	\$28,881,100	\$7,376,200	\$106,428,200	\$0	\$142,756,800	\$5,523,800	\$148,280,600
Total Dowagiac Schools		\$114,220,400	\$44,656,000	\$11,908,500	\$766,278,700	\$0	\$937,063,600	\$27,361,500	\$964,425,100
14030 Edwardsburg Schools									
010	Calvin Township	\$0	\$0	\$0	\$287,700	\$0	\$287,700	\$0	\$287,700
020	Howard Township	\$3,810,400	\$101,500	\$0	\$34,447,600	\$0	\$38,359,500	\$10,995,900	\$49,355,400
030	Jefferson Township	\$13,269,200	\$442,500	\$0	\$74,355,500	\$0	\$88,067,200	\$1,713,100	\$89,780,300
060	Mason Township	\$14,269,000	\$3,544,200	\$1,612,300	\$104,009,800	\$0	\$123,435,300	\$3,103,400	\$126,538,700
070	Milton Township	\$17,437,700	\$1,741,200	\$3,116,000	\$98,929,700	\$0	\$121,224,600	\$18,259,900	\$139,484,500
090	Ontwa Township	\$22,781,200	\$18,742,300	\$14,691,700	\$439,208,500	\$0	\$495,423,700	\$11,286,350	\$506,710,050
Total Edwardsburg Schools		\$71,567,500	\$24,571,700	\$19,422,000	\$751,238,800	\$0	\$866,798,000	\$45,358,650	\$912,156,650

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	\$44,610,000	\$6,252,600	\$5,102,600	\$121,052,300	\$0	\$177,017,500	\$16,115,995	\$193,133,495
080	Newberg Township	\$22,907,700	\$1,678,400	\$192,300	\$30,204,400	\$0	\$54,982,800	\$27,286,400	\$82,269,200
100	Penn Township	\$3,765,700	\$0	\$0	\$4,956,700	\$0	\$8,722,400	\$0	\$8,722,400
140	Volinia Township	\$41,381,400	\$537,200	\$26,600	\$64,127,100	\$0	\$106,072,300	\$1,743,500	\$107,815,800
150	Wayne Township	\$0	\$0	\$0	\$52,300	\$0	\$52,300	\$0	\$52,300
Total Marcellus Schools		\$112,664,800	\$8,468,200	\$5,321,500	\$220,392,800	\$0	\$346,847,300	\$45,145,895	\$391,993,195
75050 Constantine Schools									
060	Mason Township	\$11,772,400	\$331,100	\$147,400	\$23,700,700	\$0	\$35,951,600	\$1,067,200	\$37,018,800
080	Newberg Township	\$2,816,900	\$253,400	\$295,500	\$4,925,100	\$0	\$8,290,900	\$1,359,200	\$9,650,100
120	Porter Township	\$59,530,800	\$642,000	\$82,200	\$253,942,600	\$0	\$314,197,600	\$4,556,500	\$318,754,100
Total Constantine Schools		\$74,120,100	\$1,226,500	\$525,100	\$282,568,400	\$0	\$358,440,100	\$6,982,900	\$365,423,000
75070 White Pigeon Schools									
060	Mason Township	\$862,700	\$99,800	\$0	\$697,000	\$0	\$1,659,500	\$40,200	\$1,699,700
120	Porter Township	\$11,280,700	\$4,075,300	\$414,700	\$200,314,400	\$0	\$216,085,100	\$3,805,700	\$219,890,800
Total White Pigeon Schools		\$12,143,400	\$4,175,100	\$414,700	\$201,011,400	\$0	\$217,744,600	\$3,845,900	\$221,590,500
75080 Three Rivers Schools									
080	Newberg Township	\$4,238,900	\$3,118,100	\$9,300	\$43,429,000	\$0	\$50,795,300	\$3,478,200	\$54,273,500
120	Porter Township	\$918,400	\$8,300	\$0	\$6,196,100	\$0	\$7,122,800	\$91,200	\$7,214,000
Total Three Rivers Schools		\$5,157,300	\$3,126,400	\$9,300	\$49,625,100	\$0	\$57,918,100	\$3,569,400	\$61,487,500
80050 Decatur Schools									
140	Volinia Township	\$8,102,400	\$0	\$0	\$6,535,800	\$0	\$14,638,200	\$125,800	\$14,764,000
150	Wayne Township	\$8,799,600	\$75,900	\$0	\$11,770,600	\$0	\$20,646,100	\$756,600	\$21,402,700
Total Decatur Schools		\$16,902,000	\$75,900	\$0	\$18,306,400	\$0	\$35,284,300	\$882,400	\$36,166,700

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

Local Unit	School	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Taxable Value
010 Calvin Township									
14010 Cassopolis		\$14,523,211	\$307,994	\$291,364	\$96,542,554	\$0	\$111,665,123	\$14,263,600	\$125,928,723
14030 Edwardsburg		\$0	\$0	\$0	\$109,856	\$0	\$109,856	\$0	\$109,856
Total Calvin Township		\$14,523,211	\$307,994	\$291,364	\$96,652,410	\$0	\$111,774,979	\$14,263,600	\$126,038,579
020 Howard Township									
11300 Niles		\$9,832,464	\$5,994,867	\$3,272,603	\$174,607,966	\$0	\$193,707,900	\$56,612,540	\$250,320,440
14010 Cassopolis		\$1,592,297	\$0	\$0	\$5,472,323	\$0	\$7,064,620	\$613,800	\$7,678,420
14030 Edwardsburg		\$1,752,900	\$90,332	\$0	\$24,738,922	\$0	\$26,582,154	\$10,972,880	\$37,555,034
Total Howard Township		\$13,177,661	\$6,085,199	\$3,272,603	\$204,819,211	\$0	\$227,354,674	\$68,199,220	\$295,553,894
030 Jefferson Township									
14010 Cassopolis		\$12,288,692	\$960,590	\$306,769	\$55,331,471	\$0	\$68,887,522	\$30,200,800	\$99,088,322
14030 Edwardsburg		\$5,692,755	\$262,409	\$0	\$50,179,888	\$0	\$56,135,052	\$1,686,375	\$57,821,427
Total Jefferson Township		\$17,981,447	\$1,222,999	\$306,769	\$105,511,359	\$0	\$125,022,574	\$31,887,175	\$156,909,749
040 LaGrange Township									
14010 Cassopolis		\$9,882,960	\$11,008,510	\$4,224,909	\$71,516,634	\$0	\$96,633,013	\$11,340,300	\$107,973,313
14020 Dowagiac		\$7,534,016	\$1,651,190	\$51,423	\$25,314,886	\$0	\$34,551,515	\$1,188,100	\$35,739,615
Total LaGrange Township		\$17,416,976	\$12,659,700	\$4,276,332	\$96,831,520	\$0	\$131,184,528	\$12,528,400	\$143,712,928
050 Marcellus Township									
14050 Marcellus		\$20,753,370	\$5,327,858	\$3,668,146	\$72,378,910	\$0	\$102,128,284	\$16,115,995	\$118,244,279
Total Marcellus Township		\$20,753,370	\$5,327,858	\$3,668,146	\$72,378,910	\$0	\$102,128,284	\$16,115,995	\$118,244,279
060 Mason Township									
14030 Edwardsburg		\$6,859,061	\$2,772,576	\$1,567,532	\$74,073,666	\$0	\$85,272,835	\$3,031,160	\$88,303,995
75050 Constantine		\$5,613,295	\$275,547	\$140,136	\$16,695,585	\$0	\$22,724,563	\$1,035,135	\$23,759,698
75070 White Pigeon		\$383,357	\$89,047	\$0	\$482,496	\$0	\$954,900	\$40,200	\$995,100
Total Mason Township		\$12,855,713	\$3,137,170	\$1,707,668	\$91,251,747	\$0	\$108,952,298	\$4,106,495	\$113,058,793
070 Milton Township									
11210 Brandywine		\$3,430,938	\$616,552	\$404,149	\$120,977,551	\$0	\$125,429,190	\$16,068,400	\$141,497,590
14030 Edwardsburg		\$8,175,398	\$1,314,189	\$2,294,862	\$69,628,280	\$0	\$81,412,729	\$18,259,900	\$99,672,629
Total Milton Township		\$11,606,336	\$1,930,741	\$2,699,011	\$190,605,831	\$0	\$206,841,919	\$34,328,300	\$241,170,219
080 Newberg Township									
14010 Cassopolis		\$1,242,318	\$707,248	\$0	\$7,594,429	\$0	\$9,543,995	\$2,630,000	\$12,173,995
14050 Marcellus		\$9,314,054	\$1,372,003	\$183,019	\$20,003,012	\$0	\$30,872,088	\$27,286,400	\$58,158,488
75050 Constantine		\$1,344,086	\$153,149	\$167,769	\$3,420,563	\$0	\$5,085,567	\$1,359,200	\$6,444,767
75080 Three Rivers		\$1,833,075	\$2,626,340	\$7,697	\$26,480,682	\$0	\$30,947,794	\$3,478,200	\$34,425,994
Total Newberg Township		\$13,733,533	\$4,858,740	\$358,485	\$57,498,686	\$0	\$76,449,444	\$34,753,800	\$111,203,244
090 Ontwa Township									
14030 Edwardsburg		\$11,796,661	\$16,805,702	\$13,292,629	\$289,504,117	\$0	\$331,399,109	\$11,286,350	\$342,685,459
Total Ontwa Township		\$11,796,661	\$16,805,702	\$13,292,629	\$289,504,117	\$0	\$331,399,109	\$11,286,350	\$342,685,459
100 Penn Township									
14010 Cassopolis		\$21,055,540	\$17,263,023	\$1,793,771	\$214,371,306	\$0	\$254,483,640	\$46,891,800	\$301,375,440
14050 Marcellus		\$1,638,022	\$0	\$0	\$3,276,284	\$0	\$4,914,306	\$0	\$4,914,306
Total Penn Township		\$22,693,562	\$17,263,023	\$1,793,771	\$217,647,590	\$0	\$259,397,946	\$46,891,800	\$306,289,746

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

Local Unit	School	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Taxable Value
110 Pokagon Township									
11300	Niles	\$4,592,861	\$755,009	\$42,603	\$15,873,043	\$0	\$21,263,516	\$1,386,575	\$22,650,091
14010	Cassopolis	\$4,765,843	\$788,515	\$0	\$6,489,354	\$0	\$12,043,712	\$505,100	\$12,548,812
14020	Dowagiac	\$11,072,156	\$3,973,199	\$1,688,538	\$39,374,676	\$0	\$56,108,569	\$3,462,180	\$59,570,749
Total Pokagon Township		\$20,430,860	\$5,516,723	\$1,731,141	\$61,737,073	\$0	\$89,415,797	\$5,353,855	\$94,769,652
120 Porter Township									
14010	Cassopolis	\$947,851	\$119,643	\$0	\$12,318,214	\$0	\$13,385,708	\$89,300	\$13,475,008
75050	Constantine	\$26,641,223	\$424,190	\$51,100	\$156,298,927	\$0	\$183,415,440	\$4,556,500	\$187,971,940
75070	White Pigeon	\$5,744,827	\$3,268,006	\$329,426	\$119,109,583	\$0	\$128,451,842	\$3,792,390	\$132,244,232
75080	Three Rivers	\$323,543	\$4,859	\$0	\$3,984,279	\$0	\$4,312,681	\$91,200	\$4,403,881
Total Porter Township		\$33,657,444	\$3,816,698	\$380,526	\$291,711,003	\$0	\$329,565,671	\$8,529,390	\$338,095,061
130 Silver Creek Township									
11250	Eau Claire	\$0	\$295,528	\$0	\$14,117,123	\$0	\$14,412,651	\$97,300	\$14,509,951
11300	Niles	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14020	Dowagiac	\$19,786,778	\$5,239,456	\$521,147	\$272,262,684	\$0	\$297,810,065	\$6,386,700	\$304,196,765
Total Silver Creek Township		\$19,786,778	\$5,534,984	\$521,147	\$286,379,807	\$0	\$312,222,716	\$6,484,000	\$318,706,716
140 Volland Township									
14020	Dowagiac	\$788,443	\$0	\$0	\$231,701	\$0	\$1,020,144	\$41,500	\$1,061,644
14050	Marcellus	\$16,600,239	\$415,000	\$10,117	\$36,161,917	\$0	\$53,187,273	\$1,743,500	\$54,930,773
80050	Decatur	\$3,465,026	\$0	\$0	\$3,473,778	\$0	\$6,938,804	\$125,800	\$7,064,604
Total Volland Township		\$20,853,708	\$415,000	\$10,117	\$39,867,396	\$0	\$61,146,221	\$1,910,800	\$63,057,021
150 Wayne Township									
14010	Cassopolis	\$375,768	\$0	\$0	\$309,502	\$0	\$685,270	\$17,800	\$703,070
14020	Dowagiac	\$12,415,980	\$958,790	\$1,422,658	\$71,849,925	\$0	\$86,647,353	\$10,744,300	\$97,391,653
14050	Marcellus	\$0	\$0	\$0	\$36,784	\$0	\$36,784	\$0	\$36,784
80050	Decatur	\$4,245,709	\$75,900	\$0	\$7,401,634	\$0	\$11,723,243	\$756,600	\$12,479,843
Total Wayne Township		\$17,037,457	\$1,034,690	\$1,422,658	\$79,597,845	\$0	\$99,092,650	\$11,518,700	\$110,611,350
160 Dowagiac City									
14020	Dowagiac	\$26,890	\$25,237,898	\$6,840,026	\$68,252,959	\$0	\$100,357,773	\$5,523,800	\$105,881,573
Total Dowagiac City		\$26,890	\$25,237,898	\$6,840,026	\$68,252,959	\$0	\$100,357,773	\$5,523,800	\$105,881,573
170 Niles City									
11300	Niles	\$0	\$0	\$13,867,539	\$0	\$0	\$13,867,539	\$1,082,300	\$14,949,839
Total Niles City		\$0	\$0	\$13,867,539	\$0	\$0	\$13,867,539	\$1,082,300	\$14,949,839

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	\$3,430,938	\$616,552	\$404,149	\$120,977,551	\$0	\$125,429,190	\$16,068,400	\$141,497,590
Total Brandywine Schools		\$3,430,938	\$616,552	\$404,149	\$120,977,551	\$0	\$125,429,190	\$16,068,400	\$141,497,590
11250 Eau Claire Schools									
130	Silver Creek Township	\$0	\$295,528	\$0	\$14,117,123	\$0	\$14,412,651	\$97,300	\$14,509,951
Total Eau Claire Schools		\$0	\$295,528	\$0	\$14,117,123	\$0	\$14,412,651	\$97,300	\$14,509,951
11300 Niles Schools									
020	Howard Township	\$9,832,464	\$5,994,867	\$3,272,603	\$174,607,966	\$0	\$193,707,900	\$56,612,540	\$250,320,440
110	Pokagon Township	\$4,592,861	\$755,009	\$42,603	\$15,873,043	\$0	\$21,263,516	\$1,386,575	\$22,650,091
130	Silver Creek Township	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
170	Niles City	\$0	\$0	\$13,867,539	\$0	\$0	\$13,867,539	\$1,082,300	\$14,949,839
Total Niles Schools		\$14,425,325	\$6,749,876	\$17,182,745	\$190,481,009	\$0	\$228,838,955	\$59,081,415	\$287,920,370
14010 Cassopolis Schools									
010	Calvin Township	\$14,523,211	\$307,994	\$291,364	\$96,542,554	\$0	\$111,665,123	\$14,263,600	\$125,928,723
020	Howard Township	\$1,592,297	\$0	\$0	\$5,472,323	\$0	\$7,064,620	\$613,800	\$7,678,420
030	Jefferson Township	\$12,288,692	\$960,590	\$306,769	\$55,331,471	\$0	\$68,887,522	\$30,200,800	\$99,088,322
040	LaGrange Township	\$9,882,960	\$11,008,510	\$4,224,909	\$71,516,634	\$0	\$96,633,013	\$11,340,300	\$107,973,313
080	Newberg Township	\$1,242,318	\$707,248	\$0	\$7,594,429	\$0	\$9,543,995	\$2,630,000	\$12,173,995
100	Penn Township	\$21,055,540	\$17,269,023	\$1,793,771	\$214,371,306	\$0	\$254,483,640	\$46,891,800	\$301,375,440
110	Pokagon Township	\$4,765,843	\$788,515	\$0	\$6,489,354	\$0	\$12,043,712	\$505,100	\$12,548,812
120	Porter Township	\$947,851	\$119,643	\$0	\$12,318,214	\$0	\$13,385,708	\$89,300	\$13,475,008
150	Wayne Township	\$375,768	\$0	\$0	\$309,502	\$0	\$685,270	\$17,800	\$703,070
Total Cassopolis Schools		\$66,674,480	\$31,155,523	\$6,616,813	\$469,945,787	\$0	\$574,392,603	\$106,552,500	\$680,945,103
14020 Dowagiac Schools									
040	LaGrange Township	\$7,534,016	\$1,651,190	\$51,423	\$25,314,886	\$0	\$34,551,515	\$1,188,100	\$35,739,615
110	Pokagon Township	\$11,072,156	\$3,973,199	\$1,688,538	\$39,374,676	\$0	\$56,108,569	\$3,462,180	\$59,570,749
130	Silver Creek Township	\$19,786,778	\$5,239,456	\$521,147	\$272,262,684	\$0	\$297,810,065	\$6,386,700	\$304,196,765
140	Volinia Township	\$788,443	\$0	\$0	\$231,701	\$0	\$1,020,144	\$41,500	\$1,061,644
150	Wayne Township	\$12,415,980	\$958,790	\$1,422,658	\$71,849,925	\$0	\$86,647,353	\$10,744,300	\$97,391,653
160	Dowagiac City	\$26,890	\$25,237,898	\$6,840,026	\$68,252,959	\$0	\$100,357,773	\$5,523,800	\$105,881,573
Total Dowagiac Schools		\$51,624,263	\$37,060,533	\$10,523,792	\$477,286,831	\$0	\$576,495,419	\$27,346,580	\$603,841,999
14030 Edwardsburg Schools									
010	Calvin Township	\$0	\$0	\$0	\$109,856	\$0	\$109,856	\$0	\$109,856
020	Howard Township	\$1,752,900	\$90,332	\$0	\$24,738,922	\$0	\$26,582,154	\$10,972,880	\$37,555,034
030	Jefferson Township	\$5,692,755	\$262,409	\$0	\$50,179,888	\$0	\$56,135,052	\$1,686,375	\$57,821,427
060	Mason Township	\$6,859,061	\$2,772,576	\$1,567,532	\$74,073,666	\$0	\$85,272,835	\$3,031,160	\$88,303,995
070	Milton Township	\$8,175,398	\$1,314,189	\$2,294,862	\$69,628,280	\$0	\$81,412,729	\$18,259,900	\$99,672,629
090	Ontwa Township	\$11,796,661	\$16,805,702	\$13,292,629	\$289,504,117	\$0	\$331,399,109	\$11,286,350	\$342,685,459
Total Edwardsburg Schools		\$34,276,775	\$21,245,208	\$17,155,023	\$508,234,729	\$0	\$580,911,735	\$45,236,665	\$626,148,400

**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	\$20,753,370	\$5,327,858	\$3,668,146	\$72,378,910	\$0	\$102,128,284	\$16,115,995	\$118,244,279
080	Newberg Township	\$9,314,054	\$1,372,003	\$183,019	\$20,003,012	\$0	\$30,872,088	\$27,286,400	\$58,158,488
100	Penn Township	\$1,638,022	\$0	\$0	\$3,276,284	\$0	\$4,914,306	\$0	\$4,914,306
140	Volinia Township	\$16,600,239	\$415,000	\$10,117	\$36,187,273	\$0	\$53,187,273	\$1,743,500	\$54,930,773
150	Wayne Township	\$0	\$0	\$0	\$36,784	\$0	\$36,784	\$0	\$36,784
	Total Marcellus Schools	\$48,305,685	\$7,114,861	\$3,861,282	\$131,856,907	\$0	\$191,138,735	\$45,145,895	\$236,284,630
75050 Constantine Schools									
060	Mason Township	\$5,613,295	\$275,547	\$140,136	\$16,695,585	\$0	\$22,724,563	\$1,035,135	\$23,759,698
080	Newberg Township	\$1,344,086	\$153,149	\$167,769	\$3,420,563	\$0	\$5,085,567	\$1,359,200	\$6,444,767
120	Porter Township	\$26,641,223	\$424,190	\$51,100	\$156,298,927	\$0	\$183,415,440	\$4,556,500	\$187,971,940
	Total Constantine Schools	\$33,598,604	\$852,886	\$359,005	\$176,415,075	\$0	\$211,225,570	\$6,950,835	\$218,176,405
75070 White Pigeon Schools									
060	Mason Township	\$383,357	\$89,047	\$0	\$482,496	\$0	\$954,900	\$40,200	\$995,100
120	Porter Township	\$5,744,827	\$3,268,006	\$329,426	\$119,109,583	\$0	\$128,451,842	\$3,792,390	\$132,244,232
	Total White Pigeon Schools	\$6,128,184	\$3,357,053	\$329,426	\$119,592,079	\$0	\$129,406,742	\$3,832,590	\$133,239,332
75080 Three Rivers Schools									
080	Newberg Township	\$1,833,075	\$2,626,340	\$7,697	\$26,480,682	\$0	\$30,947,794	\$3,478,200	\$34,425,994
120	Porter Township	\$323,543	\$4,859	\$0	\$3,984,279	\$0	\$4,312,681	\$91,200	\$4,403,881
	Total Three Rivers Schools	\$2,156,618	\$2,631,199	\$7,697	\$30,464,961	\$0	\$35,260,475	\$3,569,400	\$38,829,875
80050 Decatur Schools									
140	Volinia Township	\$3,465,026	\$0	\$0	\$3,473,778	\$0	\$6,938,804	\$125,800	\$7,064,604
150	Wayne Township	\$4,245,709	\$75,900	\$0	\$7,401,634	\$0	\$11,723,243	\$756,600	\$12,479,843
	Total Decatur Schools	\$7,710,735	\$75,900	\$0	\$10,875,412	\$0	\$18,662,047	\$882,400	\$19,544,447

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	\$51,585,034	\$74,332,489	\$0	\$11,200	\$125,928,723
14030	Edwardsburg	\$4,394	\$105,462	\$0	\$0	\$109,856
Total Calvin Township		\$51,589,428	\$74,437,951	\$0	\$11,200	\$126,038,579
020 Howard Township						
11300	Niles	\$90,643,591	\$155,322,349	\$1,513,700	\$2,840,800	\$250,320,440
14010	Cassopolis	\$2,132,084	\$5,546,336	\$0	\$0	\$7,678,420
14030	Edwardsburg	\$13,221,494	\$24,125,140	\$208,400	\$0	\$37,555,034
Total Howard Township		\$105,997,169	\$184,993,825	\$1,722,100	\$2,840,800	\$295,553,894
030 Jefferson Township						
14010	Cassopolis	\$47,883,466	\$50,781,356	\$423,500	\$0	\$99,088,322
14030	Edwardsburg	\$6,815,724	\$50,925,603	\$80,100	\$0	\$57,821,427
Total Jefferson Township		\$54,699,190	\$101,706,959	\$503,600	\$0	\$156,909,749
040 LaGrange Township						
14010	Cassopolis	\$56,195,861	\$49,035,752	\$2,591,700	\$150,000	\$107,973,313
14020	Dowagiac	\$8,899,026	\$26,641,089	\$199,500	\$0	\$35,739,615
Total LaGrange Township		\$65,094,887	\$75,676,841	\$2,791,200	\$150,000	\$143,712,928
050 Marcellus Township						
14050	Marcellus	\$50,335,032	\$67,706,502	\$202,745	\$0	\$118,244,279
Total Marcellus Township		\$50,335,032	\$67,706,502	\$202,745	\$0	\$118,244,279
060 Mason Township						
14030	Edwardsburg	\$18,435,919	\$68,571,576	\$1,296,500	\$0	\$88,303,995
75050	Constantine	\$3,880,420	\$19,722,078	\$0	\$157,200	\$23,759,698
75070	White Pigeon	\$162,315	\$803,885	\$28,900	\$0	\$995,100
Total Mason Township		\$22,478,654	\$89,097,539	\$1,325,400	\$157,200	\$113,058,793
070 Milton Township						
11210	Brandywine	\$32,953,048	\$108,174,342	\$370,200	\$0	\$141,497,590
14030	Edwardsburg	\$27,653,567	\$71,646,362	\$229,400	\$143,300	\$99,672,629
Total Milton Township		\$60,606,615	\$179,820,704	\$599,600	\$143,300	\$241,170,219

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	\$6,915,155	\$5,258,840	\$0	\$0	\$12,173,995
14050	Marcellus	\$34,645,872	\$23,308,416	\$204,200	\$0	\$58,158,488
75050	Constantine	\$2,737,658	\$3,707,109	\$0	\$0	\$6,444,767
75080	Three Rivers	\$16,599,598	\$17,703,696	\$122,700	\$0	\$34,425,994
Total Newberg Township		\$60,898,283	\$49,978,061	\$326,900	\$0	\$111,203,244
090 Ontwa Township						
14030	Edwardsburg	\$93,030,028	\$246,343,031	\$2,806,200	\$506,200	\$342,685,459
Total Ontwa Township		\$93,030,028	\$246,343,031	\$2,806,200	\$506,200	\$342,685,459
100 Penn Township						
14010	Cassopolis	\$185,322,610	\$111,333,830	\$992,100	\$3,726,900	\$301,375,440
14050	Marcellus	\$1,118,372	\$3,795,934	\$0	\$0	\$4,914,306
Total Penn Township		\$186,440,982	\$115,129,764	\$992,100	\$3,726,900	\$306,289,746
110 Pokagon Township						
11300	Niles	\$4,488,349	\$18,161,742	\$0	\$0	\$22,650,091
14010	Cassopolis	\$1,810,067	\$10,625,945	\$112,800	\$0	\$12,548,812
14020	Dowagiac	\$17,337,652	\$42,044,197	\$177,300	\$11,600	\$59,570,749
Total Pokagon Township		\$23,636,068	\$70,831,884	\$290,100	\$11,600	\$94,769,652
120 Porter Township						
14010	Cassopolis	\$5,950,313	\$7,524,695	\$0	\$0	\$13,475,008
75050	Constantine	\$64,125,938	\$123,645,802	\$190,200	\$10,000	\$187,971,940
75070	White Pigeon	\$47,480,169	\$84,126,563	\$211,600	\$425,900	\$132,244,232
75080	Three Rivers	\$1,345,731	\$3,058,150	\$0	\$0	\$4,403,881
Total Porter Township		\$118,902,151	\$218,355,210	\$401,800	\$435,900	\$338,095,061

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	\$11,197,625	\$3,312,326	\$0	\$0	\$14,509,951
11300	Niles	\$0	\$0	\$0	\$0	\$0
14020	Dowagiac	\$178,548,167	\$124,862,798	\$785,800	\$0	\$304,196,765
Total Silver Creek Township		\$189,745,792	\$128,175,124	\$785,800	\$0	\$318,706,716
140 Volinia Township						
14020	Dowagiac	\$92,295	\$969,349	\$0	\$0	\$1,061,644
14050	Marcellus	\$16,801,694	\$37,956,879	\$172,200	\$0	\$54,930,773
80050	Decatur	\$504,490	\$6,560,114	\$0	\$0	\$7,064,604
Total Volinia Township		\$17,398,479	\$45,486,342	\$172,200	\$0	\$63,057,021
150 Wayne Township						
14010	Cassopolis	\$21,026	\$682,044	\$0	\$0	\$703,070
14020	Dowagiac	\$36,351,925	\$61,030,728	\$9,000	\$0	\$97,391,653
14050	Marcellus	\$0	\$36,784	\$0	\$0	\$36,784
80050	Decatur	\$2,199,810	\$10,280,033	\$0	\$0	\$12,479,843
Total Wayne Township		\$38,572,761	\$72,029,589	\$9,000	\$0	\$110,611,350
160 Dowagiac City						
14020	Dowagiac	\$49,908,558	\$52,800,915	\$2,734,500	\$437,600	\$105,881,573
Total Dowagiac City		\$49,908,558	\$52,800,915	\$2,734,500	\$437,600	\$105,881,573
170 Niles City						
11300	Niles	\$14,949,839	\$0	\$0	\$0	\$14,949,839
Total Niles City		\$14,949,839	\$0	\$0	\$0	\$14,949,839

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	\$108,544,542	\$32,953,048	\$108,174,342	\$370,200	\$0	\$141,497,590
Total Brandywine Schools		\$108,544,542	\$32,953,048	\$108,174,342	\$370,200	\$0	\$141,497,590
11250 Eau Claire Schools							
130	Silver Creek Township	\$3,312,326	\$11,197,625	\$3,312,326	\$0	\$0	\$14,509,951
Total Eau Claire Schools		\$3,312,326	\$11,197,625	\$3,312,326	\$0	\$0	\$14,509,951
11300 Niles Schools							
020	Howard Township	\$159,676,849	\$90,643,591	\$155,322,349	\$1,513,700	\$2,840,800	\$250,320,440
110	Pokagon Township	\$18,161,742	\$4,488,349	\$18,161,742	\$0	\$0	\$22,650,091
130	Silver Creek Township	\$0	\$0	\$0	\$0	\$0	\$0
170	Niles City	\$0	\$14,949,839	\$0	\$0	\$0	\$14,949,839
Total Niles Schools		\$177,838,591	\$110,081,779	\$173,484,091	\$1,513,700	\$2,840,800	\$287,920,370
14010 Cassopolis Schools							
010	Calvin Township	\$74,343,689	\$51,585,034	\$74,332,489	\$0	\$11,200	\$125,928,723
020	Howard Township	\$5,546,336	\$2,132,084	\$5,546,336	\$0	\$0	\$7,678,420
030	Jefferson Township	\$51,204,856	\$47,883,466	\$50,781,356	\$423,500	\$0	\$99,088,322
040	LaGrange Township	\$51,777,452	\$56,195,861	\$49,035,752	\$2,591,700	\$150,000	\$107,973,313
080	Newberg Township	\$5,258,840	\$6,915,155	\$5,258,840	\$0	\$0	\$12,173,995
100	Penn Township	\$116,052,830	\$185,322,610	\$111,333,830	\$992,100	\$3,726,900	\$301,375,440
110	Pokagon Township	\$10,738,745	\$1,810,067	\$10,625,945	\$112,800	\$0	\$12,548,812
120	Porter Township	\$7,524,695	\$5,950,313	\$7,524,695	\$0	\$0	\$13,475,008
150	Wayne Township	\$682,044	\$21,026	\$682,044	\$0	\$0	\$703,070
Total Cassopolis Schools		\$323,129,487	\$357,815,616	\$315,121,287	\$4,120,100	\$3,888,100	\$680,945,103
14020 Dowagiac Schools							
040	LaGrange Township	\$26,840,589	\$8,899,026	\$26,641,089	\$199,500	\$0	\$35,739,615
110	Pokagon Township	\$42,233,097	\$17,337,652	\$42,044,197	\$177,300	\$11,600	\$59,570,749
130	Silver Creek Township	\$125,648,598	\$178,548,167	\$124,862,798	\$785,800	\$0	\$304,196,765
140	Volinia Township	\$969,349	\$92,295	\$969,349	\$0	\$0	\$1,061,644
150	Wayne Township	\$61,039,728	\$36,351,925	\$61,030,728	\$9,000	\$0	\$97,391,653
160	Dowagiac City	\$55,973,015	\$49,908,558	\$52,800,915	\$2,734,500	\$437,600	\$105,881,573
Total Dowagiac Schools		\$312,704,376	\$291,137,623	\$308,349,076	\$3,906,100	\$449,200	\$603,841,999

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	\$105,462	\$4,394	\$105,462	\$0	\$0	\$109,856
020	Howard Township	\$24,333,540	\$13,221,494	\$24,125,140	\$208,400	\$0	\$37,555,034
030	Jefferson Township	\$51,005,703	\$6,815,724	\$50,925,603	\$80,100	\$0	\$57,821,427
060	Mason Township	\$69,868,076	\$18,435,919	\$68,571,576	\$1,296,500	\$0	\$88,303,995
070	Milton Township	\$72,019,062	\$27,653,567	\$71,646,362	\$229,400	\$143,300	\$99,672,629
090	Ontwa Township	\$249,655,431	\$93,030,028	\$246,343,031	\$2,806,200	\$506,200	\$342,685,459
	Total Edwardsburg Schools	\$466,987,274	\$159,161,126	\$461,717,174	\$4,620,600	\$649,500	\$626,148,400
14050 Marcellus Schools							
050	Marcellus Township	\$67,909,247	\$50,335,032	\$67,706,502	\$202,745	\$0	\$118,244,279
080	Newberg Township	\$23,512,616	\$34,645,872	\$23,308,416	\$204,200	\$0	\$58,158,488
100	Penn Township	\$3,795,934	\$1,118,372	\$3,795,934	\$0	\$0	\$4,914,306
140	Volinia Township	\$38,129,079	\$16,801,694	\$37,956,879	\$172,200	\$0	\$54,930,773
150	Wayne Township	\$36,784	\$0	\$36,784	\$0	\$0	\$36,784
	Total Marcellus Schools	\$133,383,660	\$102,900,970	\$132,804,515	\$579,145	\$0	\$236,284,630
75050 Constantine Schools							
060	Mason Township	\$19,879,278	\$3,880,420	\$19,722,078	\$0	\$157,200	\$23,759,698
080	Newberg Township	\$3,707,109	\$2,737,658	\$3,707,109	\$0	\$0	\$6,444,767
120	Porter Township	\$123,846,002	\$64,125,938	\$123,645,802	\$190,200	\$10,000	\$187,971,940
	Total Constantine Schools	\$147,432,389	\$70,744,016	\$147,074,989	\$190,200	\$167,200	\$218,176,405
75070 White Pigeon Schools							
060	Mason Township	\$832,785	\$162,315	\$803,885	\$28,900	\$0	\$995,100
120	Porter Township	\$84,764,063	\$47,480,169	\$84,126,563	\$211,600	\$425,900	\$132,244,232
	Total White Pigeon Schools	\$85,596,848	\$47,642,484	\$84,930,448	\$240,500	\$425,900	\$133,239,332
75080 Three Rivers Schools							
080	Newberg Township	\$17,826,396	\$16,599,598	\$17,703,696	\$122,700	\$0	\$34,425,994
120	Porter Township	\$3,058,150	\$1,345,731	\$3,058,150	\$0	\$0	\$4,403,881
	Total Three Rivers Schools	\$20,884,546	\$17,945,329	\$20,761,846	\$122,700	\$0	\$38,829,875
80050 Decatur Schools							
140	Volinia Township	\$6,560,114	\$504,490	\$6,560,114	\$0	\$0	\$7,064,604
150	Wayne Township	\$10,280,033	\$2,199,810	\$10,280,033	\$0	\$0	\$12,479,843
	Total Decatur Schools	\$16,840,147	\$2,704,300	\$16,840,147	\$0	\$0	\$19,544,447

Cass County
2024 School District Equalized Value Recapitulation

School	Real Property			Personal Property			Total		
	2023 Equalized Value	2024 Equalized Value	% Change	2023 Equalized Value	2024 Equalized Value	% Change	2023 Equalized Value	2024 Equalized Value	% Change
11210 Brandywine Schools	\$148,052,300	\$168,125,700	13.56%	\$15,789,000	\$16,068,400	1.77%	\$163,841,300	\$184,194,100	12.42%
11250 Eau Claire Schools	\$19,367,400	\$21,143,400	9.17%	\$88,900	\$97,300	9.45%	\$19,456,300	\$21,240,700	9.17%
11300 Niles Schools	\$313,916,500	\$353,340,700	12.56%	\$64,317,900	\$60,406,100	-6.08%	\$378,234,400	\$413,746,800	9.39%
14010 Cassopolis Schools	\$822,535,500	\$942,111,310	14.54%	\$102,301,200	\$106,552,500	4.16%	\$924,836,700	\$1,048,663,810	13.39%
14020 Dowagiac Schools	\$810,481,500	\$937,063,600	15.62%	\$24,915,800	\$27,361,500	9.82%	\$835,397,300	\$964,425,100	15.45%
14030 Edwardsburg Schools	\$757,187,800	\$866,798,000	14.48%	\$43,708,700	\$45,358,650	3.77%	\$800,896,500	\$912,156,650	13.89%
14050 Marcellus Schools	\$309,228,500	\$346,847,300	12.17%	\$44,852,221	\$45,145,895	0.65%	\$354,080,721	\$391,993,195	10.71%
75050 Constantine Schools	\$306,274,900	\$358,440,100	17.03%	\$6,093,300	\$6,982,900	14.60%	\$312,368,200	\$365,423,000	16.98%
75070 White Pigeon Schools	\$179,818,300	\$217,744,600	21.09%	\$3,600,500	\$3,845,900	6.82%	\$183,418,800	\$221,590,500	20.81%
75080 Three Rivers Schools	\$53,282,300	\$57,918,100	8.70%	\$3,456,000	\$3,569,400	3.28%	\$56,738,300	\$61,487,500	8.37%
80050 Decatur Schools	\$31,451,700	\$35,284,300	12.19%	\$892,500	\$882,400	-1.13%	\$32,344,200	\$36,166,700	11.82%

Cass County
2024 School District Taxable Value Recapitulation

School	Real Property			Personal Property			Total		
	2023 Taxable Value	2024 Taxable Value	% Change	2023 Taxable Value	2024 Taxable Value	% Change	2023 Taxable Value	2024 Taxable Value	% Change
11210 Brandywine Schools	\$110,867,794	\$125,429,190	13.13%	\$15,789,000	\$16,068,400	1.77%	\$126,656,794	\$141,497,590	11.72%
11250 Eau Claire Schools	\$13,422,218	\$14,412,651	7.38%	\$88,900	\$97,300	9.45%	\$13,511,118	\$14,509,951	7.39%
11300 Niles Schools	\$214,456,004	\$228,838,955	6.71%	\$64,317,900	\$59,081,415	-8.14%	\$278,773,904	\$287,920,370	3.28%
14010 Cassopolis Schools	\$528,158,778	\$574,392,603	8.75%	\$102,301,200	\$106,552,500	4.16%	\$630,459,978	\$680,945,103	8.01%
14020 Dowagiac Schools	\$531,708,954	\$576,495,419	8.42%	\$24,915,800	\$27,346,580	9.76%	\$556,624,751	\$603,841,999	8.48%
14030 Edwardsburg Schools	\$534,183,113	\$580,911,735	8.75%	\$43,652,278	\$45,236,665	3.63%	\$577,835,391	\$626,148,400	8.36%
14050 Marcellus Schools	\$172,067,373	\$191,138,735	11.08%	\$44,852,221	\$45,145,895	0.65%	\$216,919,594	\$236,284,630	8.93%
75050 Constantine Schools	\$195,036,274	\$211,225,570	8.30%	\$6,093,300	\$6,950,835	14.07%	\$201,129,574	\$218,176,405	8.48%
75070 White Pigeon Schools	\$119,159,703	\$129,406,742	8.60%	\$3,600,500	\$3,832,590	6.45%	\$122,760,203	\$133,239,332	8.54%
75080 Three Rivers Schools	\$31,149,621	\$35,260,475	13.20%	\$3,456,000	\$3,569,400	3.28%	\$34,605,621	\$38,829,875	12.21%
80050 Decatur Schools	\$17,346,542	\$18,662,047	7.58%	\$892,500	\$882,400	-1.13%	\$18,239,042	\$19,544,447	7.16%

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	\$147,982,100	\$34,739,200	\$9,590,000	\$749,800,010	\$0	\$942,111,310	\$106,552,500	\$1,048,663,810
14020	Dowagiac Schools	\$114,220,400	\$44,656,000	\$11,908,500	\$766,278,700	\$0	\$937,063,600	\$27,361,500	\$964,425,100
14030	Edwardsburg Schools	\$71,567,500	\$24,571,700	\$19,420,000	\$751,238,800	\$0	\$866,798,000	\$45,358,650	\$912,156,650
14050	Marcellus Schools	\$112,664,800	\$8,468,200	\$5,321,500	\$220,392,800	\$0	\$346,847,300	\$45,145,895	\$391,993,195
	Total Heritage Southwest ISD	\$446,434,800	\$112,435,100	\$46,240,000	\$2,487,710,310	\$0	\$3,092,820,210	\$224,418,545	\$3,317,238,755
Berrien County ISD									
11210	Brandywine Schools	\$6,667,100	\$912,600	\$444,800	\$160,101,200	\$0	\$168,125,700	\$16,068,400	\$184,194,100
11250	Eau Claire Schools	\$0	\$576,700	\$0	\$20,566,700	\$0	\$21,143,400	\$97,300	\$21,240,700
11300	Niles Schools	\$31,881,100	\$8,143,200	\$18,527,400	\$294,789,000	\$0	\$353,340,700	\$60,406,100	\$413,746,800
	Total Berrien County ISD	\$38,548,200	\$9,632,500	\$18,972,200	\$475,456,900	\$0	\$542,609,800	\$76,571,800	\$619,181,600
St. Joseph County ISD									
75050	Constantine Schools	\$74,120,100	\$1,226,500	\$525,100	\$282,568,400	\$0	\$358,440,100	\$6,982,900	\$365,423,000
75070	White Pigeon Schools	\$12,143,400	\$4,175,100	\$414,700	\$201,011,400	\$0	\$217,744,600	\$3,845,900	\$221,590,500
75080	Three Rivers Schools	\$5,157,300	\$3,126,400	\$9,300	\$49,625,100	\$0	\$57,918,100	\$3,569,400	\$61,487,500
	Total St. Joseph County ISD	\$91,420,800	\$8,528,000	\$949,100	\$533,204,900	\$0	\$634,102,800	\$14,398,200	\$648,501,000
Van Buren ISD									
80050	Decatur Schools	\$16,902,000	\$75,900	\$0	\$18,306,400	\$0	\$35,284,300	\$882,400	\$36,166,700
	Total Van Buren ISD	\$16,902,000	\$75,900	\$0	\$18,306,400	\$0	\$35,284,300	\$882,400	\$36,166,700

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

ISD	School	Agricultural	Commercial	Industrial	Residential	Developmental	Total Real	Personal	Total Taxable
Heritage Southwest ISD									
14010	Cassopolis Schools	\$66,674,480	\$31,155,523	\$6,616,813	\$469,945,787	\$0	\$574,392,603	\$106,552,500	\$680,945,103
14020	Dowagiac Schools	\$51,624,263	\$37,060,533	\$10,523,792	\$477,286,831	\$0	\$576,495,419	\$27,346,580	\$603,841,999
14030	Edwardsburg Schools	\$34,276,775	\$21,245,208	\$17,155,023	\$508,234,729	\$0	\$580,911,735	\$45,236,665	\$626,148,400
14050	Marcellus Schools	\$48,305,685	\$7,114,861	\$3,861,282	\$131,856,907	\$0	\$191,138,735	\$45,145,895	\$236,284,630
	Total Heritage Southwest ISD	\$200,881,203	\$96,576,125	\$38,156,910	\$1,587,324,254	\$0	\$1,922,938,492	\$224,281,640	\$2,147,220,132
Berrien County ISD									
11210	Brandywine Schools	\$3,430,938	\$616,552	\$404,149	\$120,977,551	\$0	\$125,429,190	\$16,068,400	\$141,497,590
11250	Eau Claire Schools	\$0	\$295,528	\$0	\$14,117,123	\$0	\$14,412,651	\$97,300	\$14,509,951
11300	Niles Schools	\$14,425,325	\$6,749,876	\$17,182,745	\$190,481,009	\$0	\$228,838,955	\$59,081,415	\$287,920,370
	Total Berrien County ISD	\$17,856,263	\$7,661,956	\$17,586,894	\$325,575,683	\$0	\$368,680,796	\$75,247,115	\$443,927,911
St. Joseph County ISD									
75050	Constantine Schools	\$33,598,604	\$852,886	\$359,005	\$176,415,075	\$0	\$211,225,570	\$6,950,835	\$218,176,405
75070	White Pigeon Schools	\$6,128,184	\$3,357,053	\$329,426	\$119,592,079	\$0	\$129,406,742	\$3,832,590	\$133,239,332
75080	Three Rivers Schools	\$2,156,618	\$2,631,199	\$7,697	\$30,464,961	\$0	\$35,260,475	\$3,569,400	\$38,829,875
	Total St. Joseph County ISD	\$41,883,406	\$6,841,138	\$696,128	\$326,472,115	\$0	\$375,892,787	\$14,352,825	\$390,245,612
Van Buren ISD									
80050	Decatur Schools	\$7,710,735	\$75,900	\$0	\$10,875,412	\$0	\$18,662,047	\$882,400	\$19,544,447
	Total Van Buren ISD	\$7,710,735	\$75,900	\$0	\$10,875,412	\$0	\$18,662,047	\$882,400	\$19,544,447

**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								
	14-020-990-037-00	DELTA MACHINING INC	11300	351	95,800	95,800	2011-508	12/30/2023
	14-020-990-038-00	DELTA MACHINING INC	11300	351	125,500	125,500	13-423	12/30/2025
	14-020-990-039-00	DELTA MACHINING INC	11300	351	49,800	49,800	2014-399	12/30/2026
Total Howard Township			3		\$271,100	\$271,100		
040 LaGrange Township								
	14-041-999-014-00	POSTLE REAL ESTATE COMPANY LLC	14010	301	1,084,600	987,142	2013-476	12/30/2026
	14-041-999-015-00	POSTLE REAL ESTATE COMPANY LLC	14010	301	914,400	910,306	2014-452	12/31/2026
	14-041-999-017-00	CHT USA HOLDINGS INC	14010	301	179,000	179,000	2015-061	12/30/2028
Total LaGrange Township			3		\$2,178,000	\$2,076,448		
50 Marcellus Township								
	14-050-900-005-00	TRISTAR MOLDING INC.	14050	301	176,000	176,000	2018-185	12/30/2030
Total Marcellus Township			1		\$176,000	\$176,000		
60 Mason Township								
	14-060-900-145-01	GRANGE ST LLC	14030	301	638,700	631,435	2022-108	12/30/2034
Total Mason Township			1		\$638,700	\$631,435		
080 Newberg Township								
	14-080-900-004-00	SOUTHERN MICHIGAN RUBBER	75050	301	225,300	177,615	2014-253	12/30/2026
Total Newberg Township			1		\$225,300	\$177,615		
100 Penn Township								
	14-100-999-948-00	K & M MACHINE FABRICATING INC	14010	301	299,900	247,819	2011-599	12/30/2023
	14-100-999-953-00	K & M MACHINE FABRICATING INC	14010	301	370,500	370,500	2012-417	12/30/2024
	14-100-999-955-00	K & M MACHINE FABRICATING INC	14010	301	147,500	147,500	2012-418	12/30/2024
	14-100-999-962-00	HYDRO ALUMINUM METALS USA LLC	14010	301	11,505,800	11,505,800	2022-070	12/30/2035
Total Penn Township			3		\$12,323,700	\$12,271,619		
130 Silver Creek Township								
	14-130-999-200-10	LYONS REAL ESTATE PARTNERSHIP	14020	301	1,023,800	976,704	2013-474	12/30/2026
Total Silver Creek Township			1		\$1,023,800	\$976,704		
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			12		\$16,977,500	\$16,721,821		

* Classifications are as follows:

301 IFT Real- New
351 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								
	14-020-990-037-00	DELTA MACHINING INC	11300	351	95,800	95,800	2011-508	12/30/2023
	14-020-990-038-00	DELTA MACHINING INC	11300	351	125,500	125,500	13-423	12/30/2025
	14-020-990-039-00	DELTA MACHINING INC	11300	351	49,800	49,800	2014-399	12/30/2026
Total Niles Schools			3		\$271,100	\$271,100		
14010 Cassopolis Schools								
	14-041-999-014-00	POSTLE REAL ESTATE COMPANY LLC	14010	301	1,084,600	987,142	2013-476	12/30/2026
	14-041-999-015-00	POSTLE REAL ESTATE COMPANY LLC	14010	301	914,400	910,306	2014-452	12/31/2026
	14-041-999-017-00	CHT USA HOLDINGS INC	14010	301	179,000	179,000	2015-061	12/30/2028
	14-100-999-948-00	K & M MACHINE FABRICATING INC	14010	301	299,900	247,819	2011-599	12/30/2023
	14-100-999-953-00	K & M MACHINE FABRICATING INC	14010	301	370,500	370,500	2012-417	12/30/2024
	14-100-999-955-00	K & M MACHINE FABRICATING INC	14010	301	147,500	147,500	2012-418	12/30/2024
	14-100-999-962-00	HYDRO ALUMINUM METALS USA LLC	14010	301	11,505,800	11,505,800	2022-070	12/30/2035
Total Cassopolis Schools			6		\$14,501,700	\$14,348,067		
14020 Dowagiac Schools								
	14-130-999-200-10	LYONS REAL ESTATE PARTNERSHIP	14020	301	1,023,800	976,704	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			2		\$1,164,700	\$1,117,604		
14030 Edwardsburg Schools								
	14-060-900-145-01	GRANGE ST LLC	14030	301	638,700	631,435	2022-108	12/30/2034
Total Edwardsburg Schools			1		\$638,700	\$631,435		
14050 Marcellus Schools								
	14-050-900-005-00	TRISTAR MOLDING INC.	14050	301	176,000	176,000	2018-185	12/30/2030
Total Marcellus Schools			1		\$176,000	\$176,000		
75050 Constantine Schools								
	14-080-900-004-00	SOUTHERN MICHIGAN RUBBER	75050	301	225,300	177,615	2014-253	12/30/2026
Total Constantine Schools			1		\$225,300	\$177,615		
Cass County Total			13		\$16,977,500	\$16,721,821		

* Classifications are as follows:

- 301 IFT Real- New
- 351 IFT Personal- New