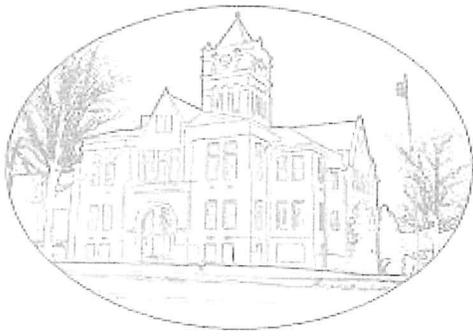


2025 Cass County Equalization Report



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



Cass County Equalization Department

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

April 17, 2025

Board of Commissioners
Cass County, Michigan

Honorable Members:

The Cass County Equalization Department has prepared the 2025 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 2025.

Respectfully submitted,

A handwritten signature in cursive script that reads "Tami K. Stewart".

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	kayswj@gmail.com
Kevin Harris PO Box 517 Union, MI 49130	060 Mason 120 Porter 140 Volinia	(269) 663-3057	(269) 641-5718 (269) 641-2571	kevinh9115@gmail.com
Bill Gibert 32097 Bertrand St. Niles, MI 49120	070 Milton 090 Ontwa	(269) 369-5285	(269) 684-1742 (269) 663-0072	wmgibert@gmail.com
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	assessor@silvercreektwpmi.gov
Ed VanderVries 333 North Second St. Niles, MI 49120	170 City of Niles	(269) 720-1928 (269) 683-4700	(269) 684-3927	evandervries2024@hotmail.com

Cass County Equalization Staff

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Director

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LeeAnn Mroz

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Values Summary

Year Over Year Changes - Assessed Values & Taxable Values

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

Assessed & Equalized Values	2025	2024	Change
Agricultural Real Property	720,994,000	593,305,800	21.52%
Commercial Real Property	144,105,600	130,671,500	10.28%
Industrial Real Property	69,221,100	66,161,300	4.62%
Residential Real Property	3,888,541,847	3,514,678,510	10.64%
Developmental Real Property	0	0	
Total Real Property	4,822,862,547	4,304,817,110	12.03%
Total Personal Property	317,733,508	316,270,945	0.46%
Total Real & Personal Property	5,140,596,055	4,621,088,055	11.24%

Taxable Values	2025	2024	Change
Agricultural Real Property	282,802,534	268,331,607	5.39%
Commercial Real Property	116,140,422	111,155,119	4.48%
Industrial Real Property	57,489,357	56,439,932	1.86%
Residential Real Property	2,394,643,183	2,250,247,464	6.42%
Developmental Real Property	0	0	
Total Real Property	2,851,075,496	2,686,174,122	6.14%
Total Personal Property	317,376,424	314,763,980	0.83%
Total Real & Personal Property	3,168,451,920	3,000,938,102	5.58%

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>720,994,000</u>	Timber-Cutover	<u>0</u>
Commercial	<u>144,105,600</u>	Developmental	<u>0</u>
Industrial	<u>69,221,100</u>	Total Real Property	<u>4,822,862,547</u>
Residential	<u>3,888,541,847</u>	Personal Property	<u>317,733,508</u>
		Total Real and Personal Property	<u>5,140,596,055</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 17, 2025
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Personal and Real Property - TOTALS

L-4024

04/07/2025 04:54PM

Cass COUNTY

Statement of acreage and valuation in the year 2025 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Number of Acres Assessed (Col. 1) Acres Hundredths	Total Real Property Valuations (Totals from pages 2 and 3)		Personal Property Valuations		Total Real Plus Personal Property	
		Assessed Valuations (Col. 2)	Equalized Valuations (Col. 3)	Assessed Valuations (Col. 4)	Equalized Valuations (Col. 5)	Assessed Valuations (Col. 6)	Equalized Valuations (Col. 7)
Calvin Township	20,858.92	220,145,747	220,145,747	14,356,400	14,356,400	234,502,147	234,502,147
Dowagiac City	1,211.23	154,180,200	154,180,200	6,180,400	6,180,400	160,360,600	160,360,600
Howard Township	21,798.41	382,494,100	382,494,100	70,479,600	70,479,600	452,973,700	452,973,700
Jefferson Township	21,738.31	222,133,800	222,133,800	32,068,000	32,068,000	254,201,800	254,201,800
Lagrange Township	18,642.24	223,621,700	223,621,700	12,245,100	12,245,100	235,866,800	235,866,800
Marcellus Township	20,330.79	201,552,300	201,552,300	15,724,908	15,724,908	217,277,208	217,277,208
Mason Township	12,773.19	185,282,300	185,282,300	3,967,300	3,967,300	189,249,600	189,249,600
Milton Township	13,345.45	312,684,300	312,684,300	34,584,100	34,584,100	347,268,400	347,268,400
Newberg Township	12,353.65	147,760,400	147,760,400	35,006,800	35,006,800	182,767,200	182,767,200
Niles City	276.92	14,275,700	14,275,700	0	0	14,275,700	14,275,700
Ontwa Township	11,265.93	542,859,700	542,859,700	12,390,800	12,390,800	555,250,500	555,250,500
Penn Township	20,477.54	474,301,600	474,301,600	44,283,300	44,283,300	518,584,900	518,584,900
Pokagon Township	18,122.16	166,406,000	166,406,000	5,293,900	5,293,900	171,699,900	171,699,900
Porter Township	31,028.31	644,110,500	644,110,500	11,410,100	11,410,100	655,520,600	655,520,600
Silver Creek Township	20,560.38	589,655,100	589,655,100	6,544,000	6,544,000	596,199,100	596,199,100
Volinia Township	21,017.23	139,513,100	139,513,100	1,916,400	1,916,400	141,429,500	141,429,500
Wayne Township	20,751.90	201,886,000	201,886,000	11,282,400	11,282,400	213,168,400	213,168,400
Totals for County	286,552.56	4,822,862,547	4,822,862,547	317,733,508	317,733,508	5,140,596,055	5,140,596,055

Personal and Real Totals

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 2025 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Real Property Equalized by County Board of Commissioners							Total Real Property
	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7)	
Calvin Township	33,432,000	418,200	492,700	185,802,847			220,145,747	
Dowagiac City	87,200	31,866,400	7,989,100	114,237,500			154,180,200	
Howard Township	39,213,400	8,002,900	4,691,100	330,586,700			382,494,100	
Jefferson Township	51,054,500	1,893,900	579,600	168,605,800			222,133,800	
Lagrange Township	47,284,300	16,369,900	4,703,700	155,263,800			223,621,700	
Marcellus Township	51,466,600	6,846,200	4,970,000	138,269,500			201,552,300	
Mason Township	32,389,200	4,372,800	2,019,400	146,500,900			185,282,300	
Milton Township	26,827,900	2,961,700	3,641,200	279,253,500			312,684,300	
Newberg Township	38,214,800	5,781,800	575,700	103,188,100			147,760,400	
Niles City			14,275,700				14,275,700	
Ontwa Township	26,749,300	20,348,100	16,336,900	479,425,400			542,859,700	
Penn Township	69,031,200	19,399,900	3,779,800	382,090,700			474,301,600	
Pokagon Township	51,891,300	8,350,800	2,250,600	103,913,300			166,406,000	
Porter Township	86,391,300	5,390,400	536,100	551,792,700			644,110,500	
Silver Creek Township	55,179,800	10,015,900	542,800	523,916,600			589,655,100	
Volinia Township	64,152,600	630,900	27,300	74,702,300			139,513,100	
Wayne Township	47,628,600	1,455,800	1,809,400	150,992,200			201,886,000	
Totals for County	720,994,000	144,105,600	69,221,100	3,888,541,847	0	0	4,822,862,547	

Real Property Equalized

Assessed Valuations - REAL

L-4024

Cass COUNTY

Page 3 of 4

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

Statement of acreage and valuation in the year 2025 made in accordance with Sections 209.1 - 209.8 of the Michigan Compiled Laws.

Township or City	Real Property Assessed Valuations Approved by Boards of Review							(Col. 7) Total Real Property
	(Col. 1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col. 7) Total Real Property	
Calvin Township	33,432,000	418,200	492,700	185,802,847			220,145,747	
Dowagiac City	87,200	31,866,400	7,989,100	114,237,500			154,180,200	
Howard Township	39,213,400	8,002,900	4,691,100	330,586,700			382,494,100	
Jefferson Township	51,054,500	1,893,900	579,600	168,605,800			222,133,800	
Lagrange Township	47,284,300	16,369,900	4,703,700	155,263,800			223,621,700	
Marcellus Township	51,466,600	6,846,200	4,970,000	138,269,500			201,552,300	
Mason Township	32,389,200	4,372,800	2,019,400	146,500,900			185,282,300	
Milton Township	26,827,900	2,961,700	3,641,200	279,253,500			312,684,300	
Newberg Township	38,214,800	5,781,800	575,700	103,188,100			147,760,400	
Niles City			14,275,700				14,275,700	
Ontwa Township	26,749,300	20,348,100	16,336,900	479,425,400			542,859,700	
Penn Township	69,031,200	19,399,900	3,779,800	382,090,700			474,301,600	
Pokagon Township	51,891,300	8,350,800	2,250,600	103,913,300			166,406,000	
Porter Township	86,391,300	5,390,400	536,100	551,792,700			644,110,500	
Silver Creek Township	55,179,800	10,015,900	542,800	523,916,600			589,655,100	
Volinia Township	64,152,600	630,900	27,300	74,702,300			139,513,100	
Wayne Township	47,628,600	1,455,800	1,809,400	150,992,200			201,886,000	
Totals for County	720,994,000	144,105,600	69,221,100	3,888,541,847	0	0	4,822,862,547	

Real Property Assessed

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 2002 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 2005 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 17th day of April 2006 at a meeting of said board held pursuant to the provisions of MCL 209.1 - 209.8.

Signed this 17th day of April 2006.

Chairperson of Board of Commissioners

Jamirk 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 2025 Equalization Report

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**Cass County
Previous and Current Values**

AGRICULTURAL								
Unit #	Unit Name	Number of Parcels	AV			TV		% Change
			2024 Assessed Value	2025 Assessed Value	% Change	2024 Taxable Value	2025 Taxable Value	
010	Calvin Township	156	28,896,100	33,432,000	15.70%	14,523,211	14,962,873	3.03%
020	Howard Township	202	30,662,800	39,213,400	27.89%	13,177,661	13,651,114	3.59%
030	Jefferson Township	264	42,964,100	51,054,500	18.83%	17,981,447	19,397,364	7.87%
040	LaGrange Township	198	40,976,100	47,284,300	15.39%	17,416,976	17,902,520	2.79%
050	Marcellus Township	285	44,610,000	51,466,600	15.37%	20,753,370	21,256,237	2.42%
060	Mason Township	206	26,904,100	32,389,200	20.39%	12,855,713	13,387,855	4.14%
070	Milton Township	123	24,104,800	26,827,900	11.30%	11,606,336	12,492,599	7.64%
080	Newberg Township	187	32,500,900	38,214,800	17.58%	13,733,533	14,326,074	4.31%
090	Ontwa Township	120	22,781,200	26,749,300	17.42%	11,796,661	12,173,109	3.19%
100	Penn Township	333	49,985,900	69,031,200	38.10%	22,693,562	25,372,272	11.80%
110	Pokagon Township	256	42,711,600	51,891,300	21.49%	20,430,860	21,555,394	5.50%
120	Porter Township	445	73,238,800	86,391,300	17.96%	33,657,444	36,585,619	8.70%
130	Silver Creek Township	287	42,872,400	55,179,800	28.71%	19,786,778	20,603,990	4.13%
140	Volinia Township	259	50,816,700	64,152,600	26.24%	20,853,708	21,670,439	3.92%
150	Wayne Township	228	39,209,000	47,628,600	21.47%	17,037,457	17,437,352	2.35%
160	Dowagiac City	1	71,300	87,200	22.30%	26,890	27,723	3.10%
170	Niles City	0	0	0	N/A	0	0	N/A
Cass County Total		3,550	593,305,800	720,994,000	21.52%	268,331,607	282,802,534	5.39%

COMMERCIAL								
Unit #	Unit Name	Number of Parcels	AV			TV		% Change
			2024 Assessed Value	2025 Assessed Value	% Change	2024 Taxable Value	2025 Taxable Value	
010	Calvin Township	3	390,000	418,200	7.23%	307,994	317,541	3.10%
020	Howard Township	64	7,378,900	8,002,900	8.46%	6,085,199	6,311,992	3.73%
030	Jefferson Township	23	1,796,000	1,893,900	5.45%	1,222,999	1,350,175	10.40%
040	LaGrange Township	149	14,035,000	16,369,900	16.64%	12,659,700	12,716,322	0.45%
050	Marcellus Township	64	6,252,600	6,846,200	9.49%	5,327,858	6,007,376	12.75%
060	Mason Township	31	3,975,100	4,372,800	10.00%	3,137,170	3,258,850	3.88%
070	Milton Township	23	2,653,800	2,961,700	11.60%	1,930,741	2,043,184	5.82%
080	Newberg Township	63	5,823,100	5,781,800	-0.71%	4,858,740	5,048,159	3.90%
090	Ontwa Township	148	18,742,300	20,348,100	8.57%	16,805,702	17,703,331	5.34%
100	Penn Township	45	18,044,700	19,399,900	7.51%	17,263,023	17,712,289	2.60%
110	Pokagon Township	90	7,579,000	8,350,800	10.18%	5,516,723	6,085,504	10.31%
120	Porter Township	63	4,920,600	5,390,400	9.55%	3,816,698	3,935,496	3.11%
130	Silver Creek Township	79	8,345,200	10,015,900	20.02%	5,534,984	6,136,772	10.87%
140	Volinia Township	12	537,200	630,900	17.44%	415,000	427,861	3.10%
150	Wayne Township	27	1,316,900	1,455,800	10.55%	1,034,690	1,071,197	3.53%
160	Dowagiac City	243	28,881,100	31,866,400	10.34%	25,237,898	26,014,373	3.08%
170	Niles City	0	0	0	N/A	0	0	N/A
Cass County Total		1,127	130,671,500	144,105,600	10.28%	111,155,119	116,140,422	4.48%

**Cass County
Previous and Current Values**

INDUSTRIAL								
Unit #	Unit Name	Number of Parcels	Assessed Value		AV	Taxable Value		TV
			2024 Assessed Value	2025 Assessed Value	% Change	2024 Taxable Value	2025 Taxable Value	% Change
010	Calvin Township	4	466,800	492,700	5.55%	291,364	300,395	3.10%
020	Howard Township	27	4,285,500	4,691,100	9.46%	3,272,603	3,377,507	3.21%
030	Jefferson Township	8	533,800	579,600	8.58%	306,769	332,676	8.45%
040	LaGrange Township	19	5,693,000	4,703,700	-17.38%	4,276,332	3,113,040	-27.20%
050	Marcellus Township	19	5,102,600	4,970,000	-2.60%	3,668,146	3,518,392	-4.08%
060	Mason Township	14	1,759,700	2,019,400	14.76%	1,707,668	1,815,722	6.33%
070	Milton Township	16	3,560,800	3,641,200	2.26%	2,699,011	2,779,047	2.97%
080	Newberg Township	7	497,100	575,700	15.81%	358,485	369,565	3.09%
090	Ontwa Township	54	14,691,700	16,336,900	11.20%	13,292,629	14,371,773	8.12%
100	Penn Township	7	2,956,600	3,779,800	27.84%	1,793,771	2,247,335	25.29%
110	Pokagon Township	23	2,134,300	2,250,600	5.45%	1,731,141	1,811,386	4.64%
120	Porter Township	9	496,900	536,100	7.89%	380,526	392,318	3.10%
130	Silver Creek Township	7	598,100	542,800	-9.25%	521,147	512,573	-1.65%
140	Volinia Township	2	26,600	27,300	2.63%	10,117	10,429	3.08%
150	Wayne Township	7	1,827,200	1,809,400	-0.97%	1,422,658	1,465,014	2.98%
160	Dowagiac City	53	7,376,200	7,989,100	8.31%	6,840,026	7,147,828	4.50%
170	Niles City	5	14,154,400	14,275,700	0.86%	13,867,539	13,924,357	0.41%
Cass County Total		281	66,161,300	69,221,100	4.62%	56,439,932	57,489,357	1.86%

RESIDENTIAL								
Unit #	Unit Name	Number of Parcels	Assessed Value		AV	Taxable Value		TV
			2024 Assessed Value	2025 Assessed Value	% Change	2024 Taxable Value	2025 Taxable Value	% Change
010	Calvin Township	1,547	173,087,000	185,802,847	7.35%	96,652,410	101,474,958	4.99%
020	Howard Township	3,123	309,497,600	330,586,700	6.81%	204,819,211	216,681,729	5.79%
030	Jefferson Township	1,365	158,784,200	168,605,800	6.19%	105,511,359	111,039,666	5.24%
040	LaGrange Township	1,741	149,728,000	155,263,800	3.70%	96,831,520	103,142,271	6.52%
050	Marcellus Township	1,495	121,052,300	138,269,500	14.22%	72,378,910	76,705,958	5.98%
060	Mason Township	1,184	128,407,500	146,500,900	14.09%	91,251,747	97,288,473	6.62%
070	Milton Township	1,521	259,030,900	279,253,500	7.81%	190,605,831	205,885,581	8.02%
080	Newberg Township	1,137	90,561,100	103,188,100	13.94%	57,498,686	60,215,790	4.73%
090	Ontwa Township	3,157	439,208,500	479,425,400	9.16%	289,504,117	306,120,842	5.74%
100	Penn Township	1,847	336,459,410	382,090,700	13.56%	217,647,590	228,396,700	4.94%
110	Pokagon Township	1,151	105,948,900	103,913,300	-1.92%	61,737,073	64,936,702	5.18%
120	Porter Township	3,005	478,317,400	551,792,700	15.36%	291,711,003	319,493,637	9.52%
130	Silver Creek Township	3,170	458,430,700	523,916,600	14.28%	286,379,807	304,483,906	6.32%
140	Volinia Township	696	71,153,400	74,702,300	4.99%	39,867,396	41,830,516	4.92%
150	Wayne Township	1,828	128,583,400	150,992,200	17.43%	79,597,845	84,152,187	5.72%
160	Dowagiac City	2,362	106,428,200	114,237,500	7.34%	68,252,959	72,794,267	6.65%
170	Niles City	0	0	0	N/A	0	0	N/A
Cass County Total		30,329	3,514,678,510	3,888,541,847	10.64%	2,250,247,464	2,394,643,183	6.42%

**Cass County
Previous and Current Values**

DEVELOPMENTAL								
Unit #	Unit Name	Number of Parcels	Assessed Value		AV	Taxable Value		TV
			2024 Assessed Value	2025 Assessed Value	% Change	2024 Taxable Value	2025 Taxable Value	% 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

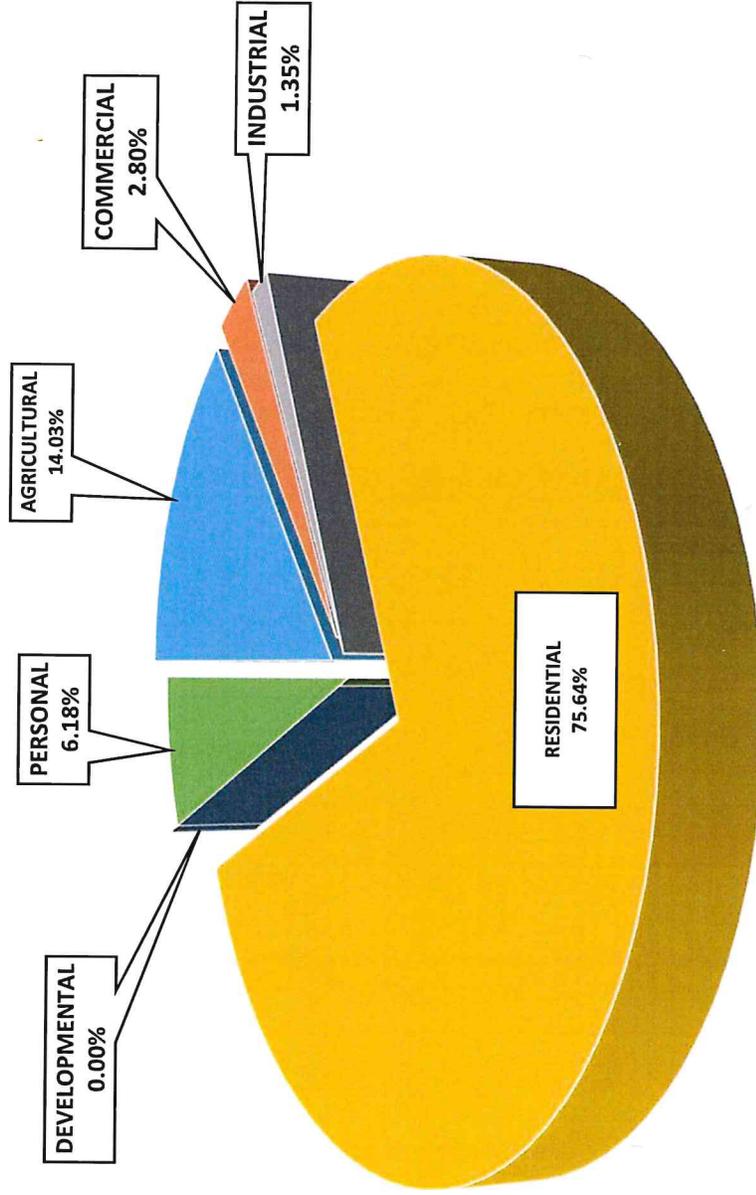
Total Real Property								
Unit #	Unit Name	Number of Parcels	Assessed Value		AV	Taxable Value		TV
			2024 Assessed Value	2025 Assessed Value	% Change	2024 Taxable Value	2025 Taxable Value	% Change
010	Calvin Township	1,710	202,839,900	220,145,747	8.53%	111,774,979	117,055,767	4.72%
020	Howard Township	3,416	351,824,800	382,494,100	8.72%	227,354,674	240,022,342	5.57%
030	Jefferson Township	1,660	204,078,100	222,133,800	8.85%	125,022,574	132,119,881	5.68%
040	LaGrange Township	2,107	210,432,100	223,621,700	6.27%	131,184,528	136,874,153	4.34%
050	Marcellus Township	1,863	177,017,500	201,552,300	13.86%	102,128,284	107,487,963	5.25%
060	Mason Township	1,435	161,046,400	185,282,300	15.05%	108,952,298	115,750,900	6.24%
070	Milton Township	1,683	289,350,300	312,684,300	8.06%	206,841,919	223,200,411	7.91%
080	Newberg Township	1,394	129,382,200	147,760,400	14.20%	76,449,444	79,959,588	4.59%
090	Ontwa Township	3,479	495,423,700	542,859,700	9.57%	331,399,109	350,369,055	5.72%
100	Penn Township	2,232	407,446,610	474,301,600	16.41%	259,397,946	273,728,596	5.52%
110	Pokagon Township	1,520	158,373,800	166,406,000	5.07%	89,415,797	94,388,986	5.56%
120	Porter Township	3,522	556,973,700	644,110,500	15.64%	329,565,671	360,407,070	9.36%
130	Silver Creek Township	3,543	510,246,400	589,655,100	15.56%	312,222,716	331,737,241	6.25%
140	Volinia Township	969	122,533,900	139,513,100	13.86%	61,146,221	63,939,245	4.57%
150	Wayne Township	2,090	170,936,500	201,886,000	18.11%	99,092,650	104,125,750	5.08%
160	Dowagiac City	2,659	142,756,800	154,180,200	8.00%	100,357,773	105,984,191	5.61%
170	Niles City	5	14,154,400	14,275,700	0.86%	13,867,539	13,924,357	0.41%
Cass County Total		35,287	4,304,817,110	4,822,862,547	12.03%	2,686,174,122	2,851,075,496	6.14%

PERSONAL								
Unit #	Unit Name	Number of Parcels	Assessed Value		AV	Taxable Value		TV
			2024 Assessed Value	2025 Assessed Value	% Change	2024 Taxable Value	2025 Taxable Value	% Change
010	Calvin Township	24	14,263,600	14,356,400	0.65%	14,263,600	14,356,400	0.65%
020	Howard Township	93	69,540,300	70,479,600	1.35%	68,199,220	70,268,829	3.03%
030	Jefferson Township	54	31,913,900	32,068,000	0.48%	31,887,175	32,043,182	0.49%
040	LaGrange Township	179	12,528,400	12,245,100	-2.26%	12,528,400	12,245,100	-2.26%
050	Marcellus Township	79	16,115,995	15,724,908	-2.43%	16,115,995	15,724,908	-2.43%
060	Mason Township	34	4,210,800	3,967,300	-5.78%	4,106,495	3,873,140	-5.68%
070	Milton Township	71	34,328,300	34,584,100	0.75%	34,328,300	34,584,100	0.75%
080	Newberg Township	63	34,753,800	35,006,800	0.73%	34,753,800	35,006,800	0.73%
090	Ontwa Township	196	11,286,350	12,390,800	9.79%	11,286,350	12,390,800	9.79%
100	Penn Township	52	46,891,800	44,283,300	-5.56%	46,891,800	44,283,300	-5.56%
110	Pokagon Township	80	5,375,400	5,293,900	-1.52%	5,353,855	5,273,996	-1.49%
120	Porter Township	60	8,542,700	11,410,100	33.57%	8,529,390	11,402,669	33.69%
130	Silver Creek Township	72	6,484,000	6,544,000	0.93%	6,484,000	6,544,000	0.93%
140	Volinia Township	15	1,910,800	1,916,400	0.29%	1,910,800	1,916,400	0.29%
150	Wayne Township	51	11,518,700	11,282,400	-2.05%	11,518,700	11,282,400	-2.05%
160	Dowagiac City	210	5,523,800	6,180,400	11.89%	5,523,800	6,180,400	11.89%
170	Niles City	1	1,082,300	0	-100.00%	1,082,300	0	-100.00%
Cass County Total		1,334	316,270,945	317,733,508	0.46%	314,763,980	317,376,424	0.83%

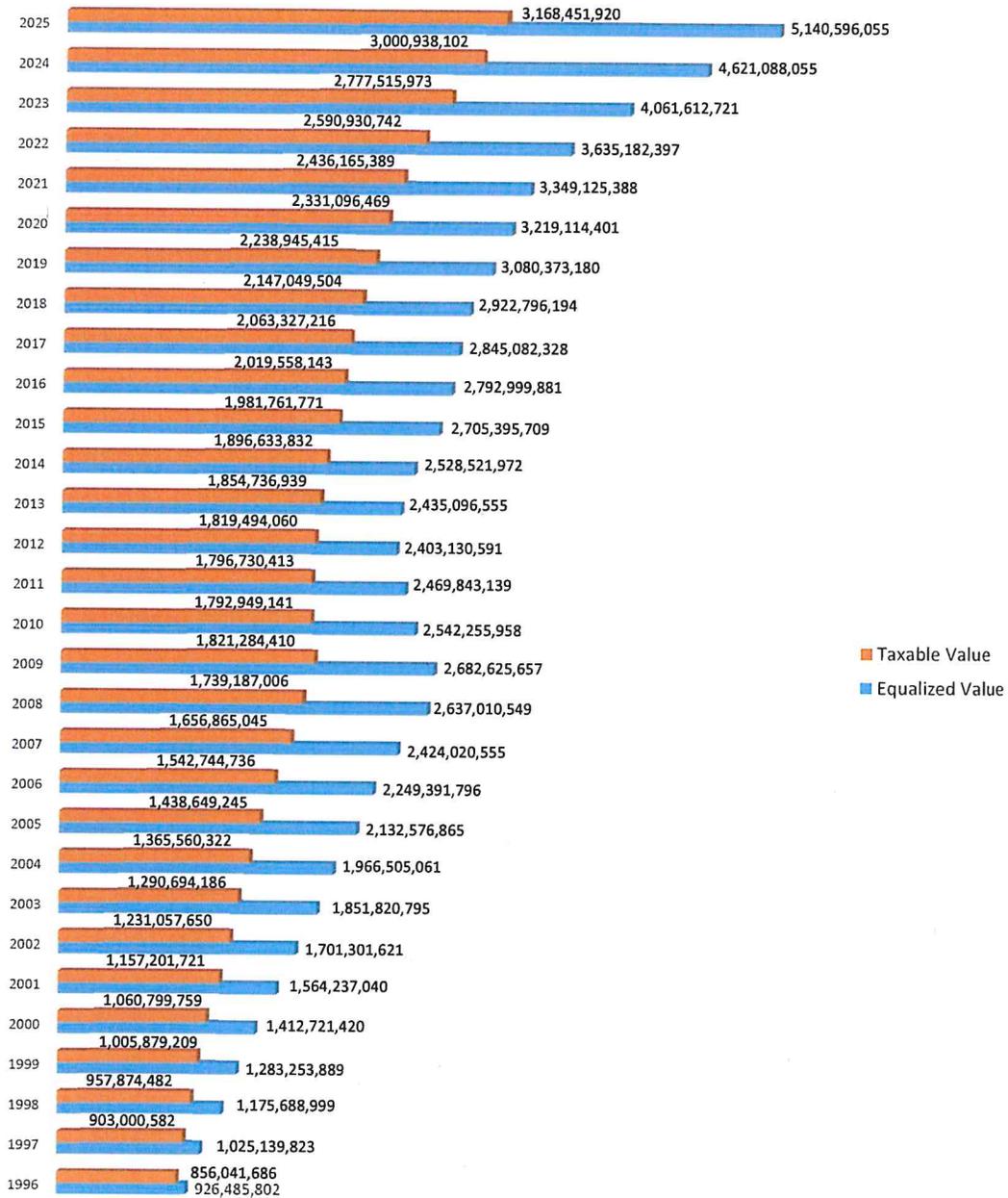
**Cass County
Previous and Current Values**

Unit #	Unit Name	Number of Parcels	Total Values			AV		TV	
			2024 Assessed Value	2025 Assessed Value	% Change	2024 Taxable Value	2025 Taxable Value	% Change	
010	Calvin Township	1,734	217,103,500	234,502,147	8.01%	126,038,579	131,412,167	4.26%	
020	Howard Township	3,509	421,365,100	452,973,700	7.50%	295,553,894	310,291,171	4.99%	
030	Jefferson Township	1,714	235,992,000	254,201,800	7.72%	156,909,749	164,163,063	4.62%	
040	LaGrange Township	2,286	222,960,500	235,866,800	5.79%	143,712,928	149,119,253	3.76%	
050	Marcellus Township	1,942	193,133,495	217,277,208	12.50%	118,244,279	123,212,871	4.20%	
060	Mason Township	1,469	165,257,200	189,249,600	14.52%	113,058,793	119,624,040	5.81%	
070	Milton Township	1,754	323,678,600	347,268,400	7.29%	241,170,219	257,784,511	6.89%	
080	Newberg Township	1,457	164,136,000	182,767,200	11.35%	111,203,244	114,966,388	3.38%	
090	Ontwa Township	3,675	506,710,050	555,250,500	9.58%	342,685,459	362,759,855	5.86%	
100	Penn Township	2,284	454,338,410	518,584,900	14.14%	306,289,746	318,011,896	3.83%	
110	Pokagon Township	1,600	163,749,200	171,699,900	4.86%	94,769,652	99,662,982	5.16%	
120	Porter Township	3,582	565,516,400	655,520,600	15.92%	338,095,061	371,809,739	9.97%	
130	Silver Creek Township	3,615	516,730,400	596,199,100	15.38%	318,706,716	338,281,241	6.14%	
140	Volinia Township	984	124,444,700	141,429,500	13.65%	63,057,021	65,855,645	4.44%	
150	Wayne Township	2,141	182,455,200	213,168,400	16.83%	110,611,350	115,408,150	4.34%	
160	Dowagiac City	2,869	148,280,600	160,360,600	8.15%	105,881,573	112,164,591	5.93%	
170	Niles City	6	15,236,700	14,275,700	-6.31%	14,949,839	13,924,357	-6.86%	
Cass County Total		36,621	4,621,088,055	5,140,596,055	11.24%	3,000,938,102	3,168,451,920	5.58%	

Cass County Equalized Value
Segmented by Property Class

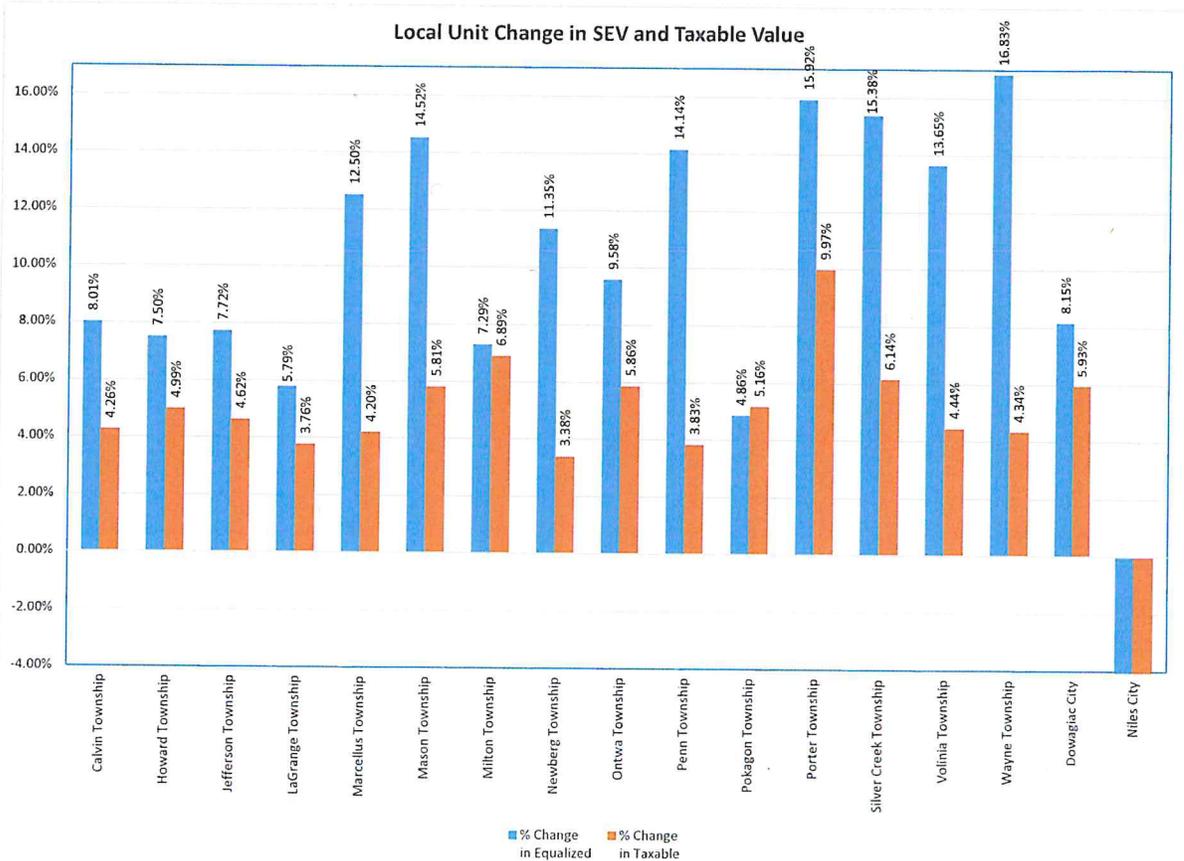


Cass County Equalized and Taxable Values by Year



Cass County Percentage Change in SEV and Taxable Value 2024 - 2025

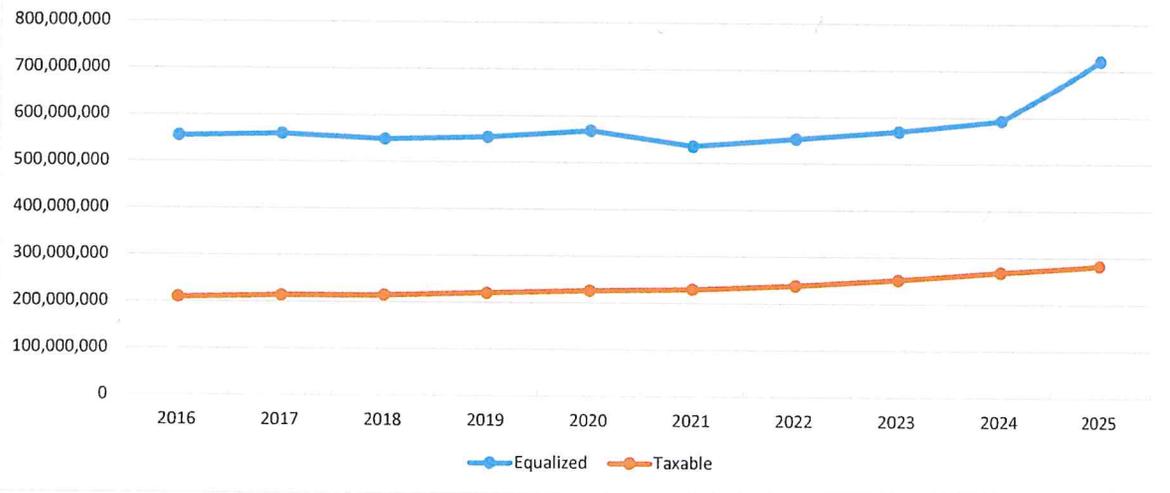
Unit of Gov't	2024 Equalized	2025 Equalized	% Change in Equalized	2024 Taxable Value	2025 Taxable Value	% Change in Taxable
	Value	Value				
Calvin Township	217,103,500	234,502,147	8.01%	126,038,579	131,412,167	4.26%
Howard Township	421,365,100	452,973,700	7.50%	295,553,894	310,291,171	4.99%
Jefferson Township	235,992,000	254,201,800	7.72%	156,909,749	164,163,063	4.62%
LaGrange Township	222,960,500	235,866,800	5.79%	143,712,928	149,119,253	3.76%
Marcellus Township	193,133,495	217,277,208	12.50%	118,244,279	123,212,871	4.20%
Mason Township	165,257,200	189,249,600	14.52%	113,058,793	119,624,040	5.81%
Milton Township	323,678,600	347,268,400	7.29%	241,170,219	257,784,511	6.89%
Newberg Township	164,136,000	182,767,200	11.35%	111,203,244	114,966,388	3.38%
Ontwa Township	506,710,050	555,250,500	9.58%	342,685,459	362,759,855	5.86%
Penn Township	454,338,410	518,584,900	14.14%	306,289,746	318,011,896	3.83%
Pokagon Township	163,749,200	171,699,900	4.86%	94,769,652	99,662,982	5.16%
Porter Township	565,516,400	655,520,600	15.92%	338,095,061	371,809,739	9.97%
Silver Creek Township	516,730,400	596,199,100	15.38%	318,706,716	338,281,241	6.14%
Volinia Township	124,444,700	141,429,500	13.65%	63,057,021	65,855,645	4.44%
Wayne Township	182,455,200	213,168,400	16.83%	110,611,350	115,408,150	4.34%
Dowagiac City	148,280,600	160,360,600	8.15%	105,881,573	112,164,591	5.93%
Niles City	15,236,700	14,275,700	-6.31%	14,949,839	13,924,357	-6.86%
Cass County	4,621,088,055	5,140,596,055	11.24%	3,000,938,102	3,168,451,920	5.58%



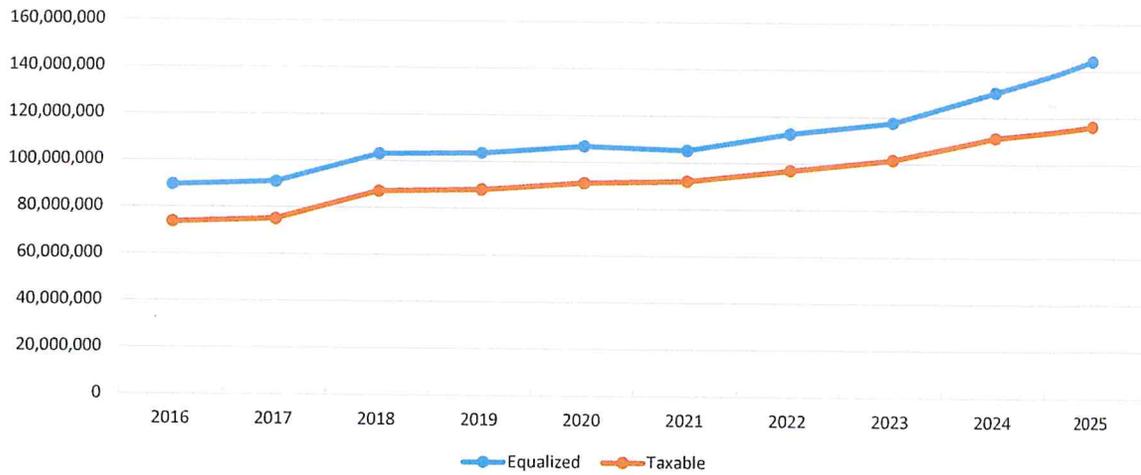
10 Year Trend in Gap between Equalized and Taxable Value
(All Properties)



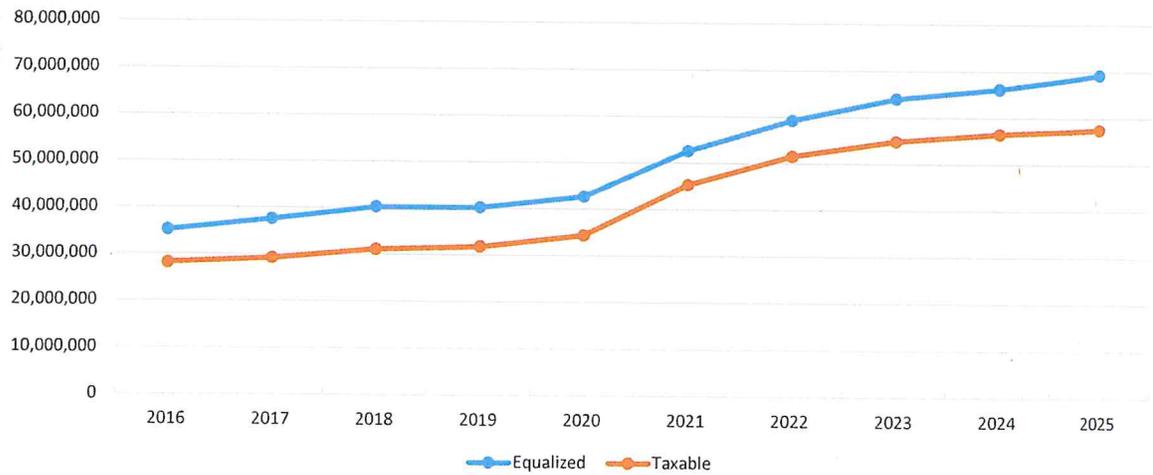
10 Year Trend in Gap between Equalized and Taxable Value
(Agricultural)



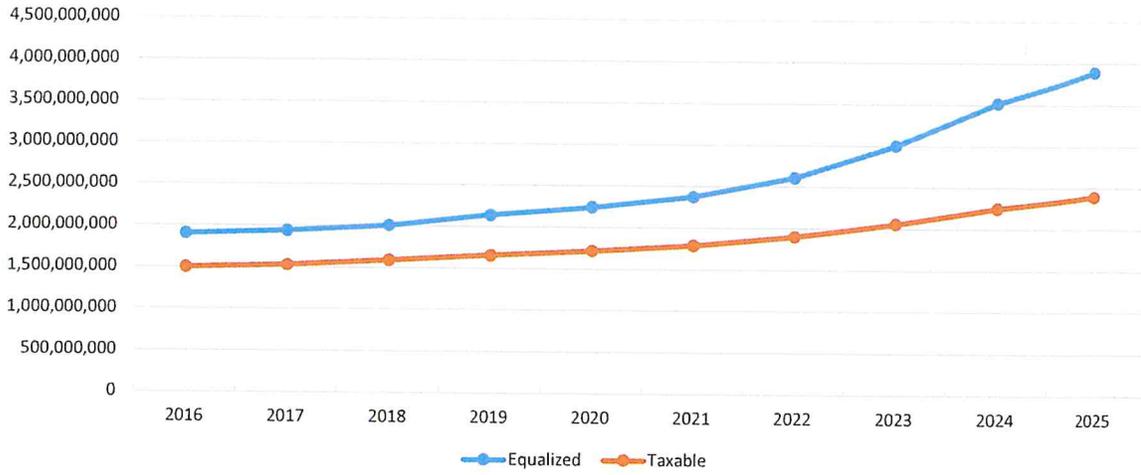
10 Year Trend in Gap between Equalized and Taxable Value
(Commercial)



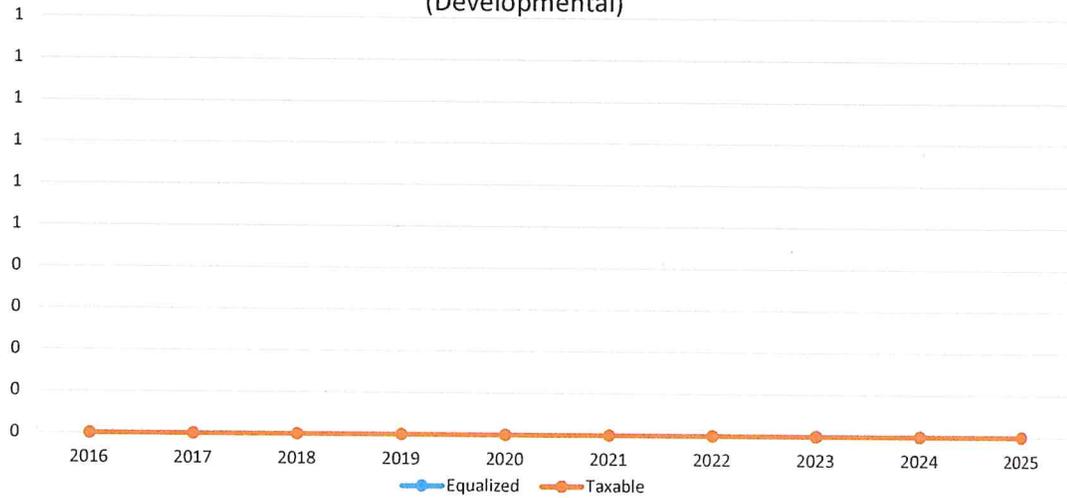
10 Year Trend in Gap between Equalized and Taxable Value
(Industrial)



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

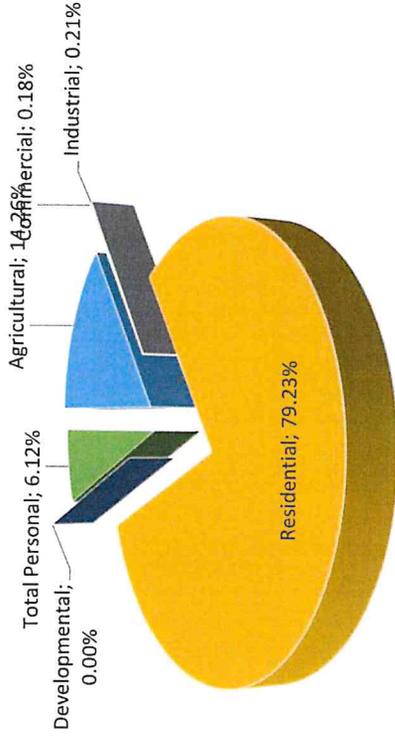


10 Year Trend in Gap between Equalized and Taxable Value
(Developmental)



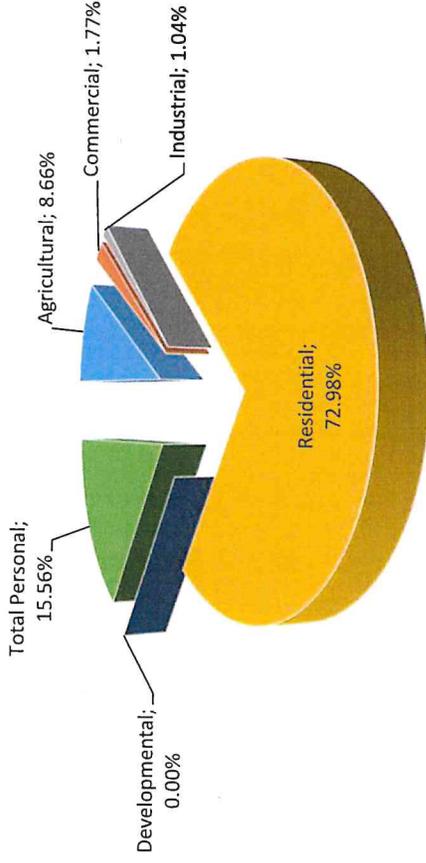
Cass County Calvin Township

Summary of Recommended County Equalized Values and Trends



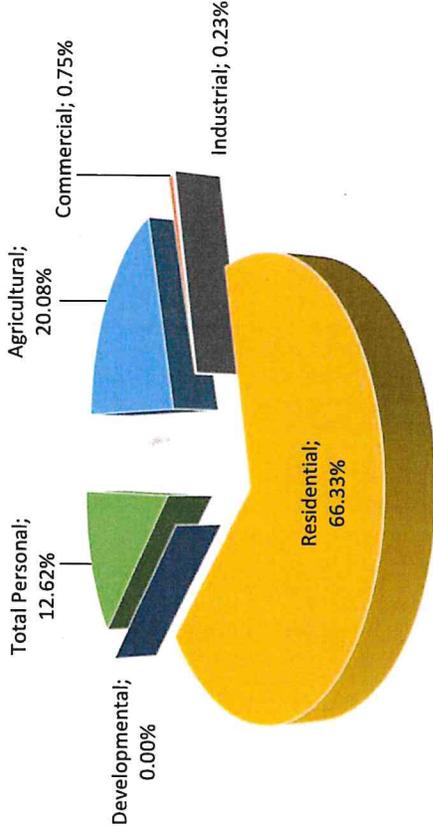
Class	2024		2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value					
Real Property							
Agricultural	156	\$28,896,100	\$33,432,000	1.0000	\$33,432,000	15.70%	14.26%
Commercial	3	\$390,000	\$418,200	1.0000	\$418,200	7.23%	0.18%
Industrial	4	\$466,800	\$492,700	1.0000	\$492,700	5.55%	0.21%
Residential	1547	\$173,087,000	\$185,802,847	1.0000	\$185,802,847	7.35%	79.23%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1710	\$202,839,900	\$220,145,747		\$220,145,747	8.53%	93.88%
Personal Property							
Commercial	15	\$0	\$0	1.0000	\$0	#DIV/0!	0.00%
Industrial	1	\$11,200	\$11,000	1.0000	\$11,000	-1.79%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	8	\$14,252,400	\$14,345,400	1.0000	\$14,345,400	0.65%	6.12%
Total Personal exempt	24	\$14,263,600	\$14,356,400		\$14,356,400	0.65%	6.12%
Grand Total	1734	\$217,103,500	\$234,502,147		\$234,502,147	8.01%	100.00%

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



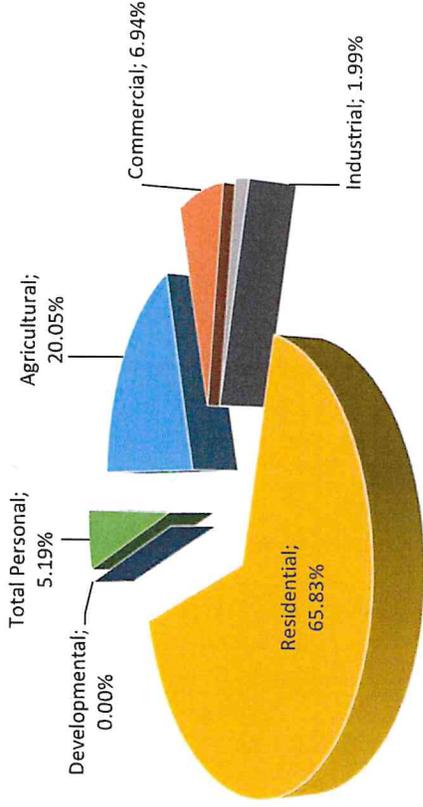
		2024						
Class	Parcel Count	State Equalized Value	2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	
Real Property								
Agricultural	202	\$30,662,800	\$39,213,400	1.00000	\$39,213,400	27.89%	8.66%	
Commercial	64	\$7,378,900	\$8,002,900	1.00000	\$8,002,900	8.46%	1.77%	
Industrial	27	\$4,285,500	\$4,691,100	1.00000	\$4,691,100	9.46%	1.04%	
Residential	3123	\$309,497,600	\$330,586,700	1.00000	\$330,586,700	6.81%	72.98%	
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Total Real	3416	\$351,824,800	\$382,494,100		\$382,494,100	8.72%	84.44%	
Personal Property								
Commercial	70	\$1,722,100	\$2,324,900	1.00000	\$2,324,900	35.00%	0.51%	
Industrial	3	\$2,840,800	\$1,386,300	1.00000	\$1,386,300	-51.20%	0.31%	
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Utility	20	\$64,977,400	\$66,768,400	1.00000	\$66,768,400	2.76%	14.74%	
Total Personal exempt	93	\$69,540,300	\$70,479,600		\$70,479,600	1.35%	15.56%	
Grand Total	3509	\$421,365,100	\$452,973,700		\$452,973,700	7.50%	100.00%	

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



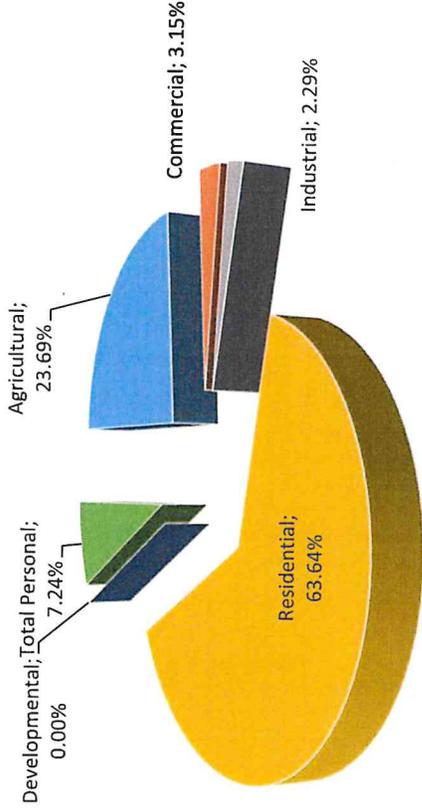
Class	2024				2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value	2025 Equalized Value	2025 Assessed Value					
Real Property									
Agricultural	264	\$42,964,100	\$51,054,500	1.0000	\$51,054,500	\$51,054,500	18.83%	20.08%	
Commercial	23	\$1,796,000	\$1,893,900	1.0000	\$1,893,900	\$1,893,900	5.45%	0.75%	
Industrial	8	\$533,800	\$579,600	1.0000	\$579,600	\$579,600	8.58%	0.23%	
Residential	1365	\$158,784,200	\$168,605,800	1.0000	\$168,605,800	\$168,605,800	6.19%	66.33%	
Developmental	0	\$0	\$0	N/A	\$0	\$0	0.00%	0.00%	
Total Real	1660	\$204,078,100	\$222,133,800		\$222,133,800	\$222,133,800	8.85%	87.38%	
Personal Property									
Commercial	37	\$503,600	\$514,100	1.0000	\$514,100	\$514,100	2.08%	0.20%	
Industrial	1	\$0	\$0	1.0000	\$0	\$0	#DIV/0!	0.00%	
Residential	0	\$0	\$0	N/A	\$0	\$0	0.00%	0.00%	
Utility	16	\$31,410,300	\$31,553,900	1.0000	\$31,553,900	\$31,553,900	0.46%	12.41%	
Total Personal exempt	54	\$31,913,900	\$32,068,000		\$32,068,000	\$32,068,000	0.48%	12.62%	
Grand Total	1714	\$235,992,000	\$254,201,800		\$254,201,800	\$254,201,800	7.72%	100.00%	

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



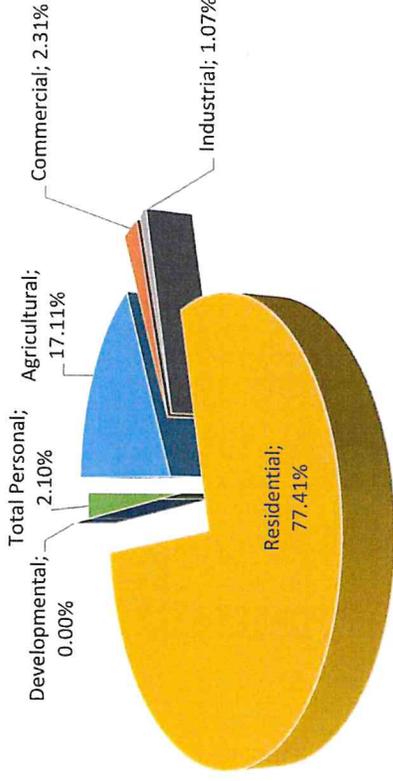
		2024				2025		Percent Change		Percent of Local	
Class	Parcel Count	State Equalized Value	2025 Assessed Value	Equalization Factor	2025 County Equalized Value	from Last Year	Unit Total				
Real Property											
Agricultural	198	\$40,976,100	\$47,284,300	1.0000	\$47,284,300	15.39%	20.05%				
Commercial	149	\$14,035,000	\$16,369,900	1.0000	\$16,369,900	16.64%	6.94%				
Industrial	19	\$5,693,000	\$4,703,700	1.0000	\$4,703,700	-17.38%	1.99%				
Residential	1741	\$149,728,000	\$155,263,800	1.0000	\$155,263,800	3.70%	65.83%				
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%				
Total Real	2107	\$210,432,100	\$223,621,700		\$223,621,700	6.27%	94.81%				
Personal Property											
Commercial	161	\$2,791,200	\$2,756,800	1.0000	\$2,756,800	-1.23%	1.17%				
Industrial	4	\$150,000	\$150,000	1.0000	\$150,000	0.00%	0.06%				
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%				
Utility	14	\$9,587,200	\$9,338,300	1.0000	\$9,338,300	-2.60%	3.96%				
Total Personal exempt	179	\$12,528,400	\$12,245,100		\$12,245,100	-2.26%	5.19%				
Grand Total	2286	\$222,960,500	\$235,866,800		\$235,866,800	5.79%	100.00%				

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



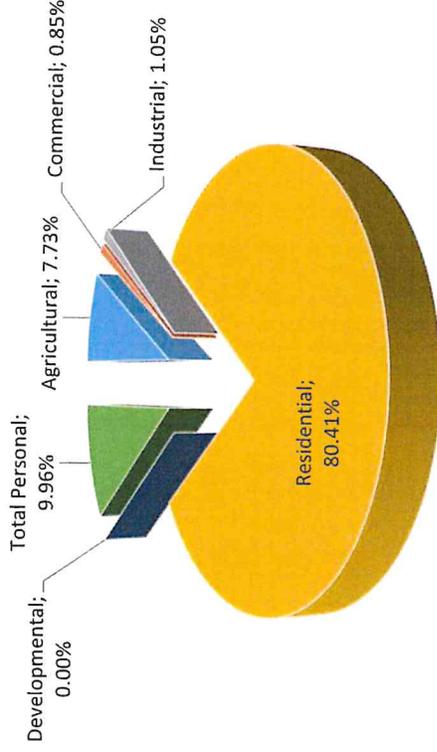
Class	2024		2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value					
Real Property							
Agricultural	285	\$44,610,000	\$51,466,600	1.0000	\$51,466,600	15.37%	23.69%
Commercial	64	\$6,252,600	\$6,846,200	1.0000	\$6,846,200	9.49%	3.15%
Industrial	19	\$5,102,600	\$4,970,000	1.0000	\$4,970,000	-2.60%	2.29%
Residential	1495	\$121,052,300	\$138,269,500	1.0000	\$138,269,500	14.22%	63.64%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1863	\$177,017,500	\$201,552,300		\$201,552,300	13.86%	92.76%
Personal Property							
Commercial	66	\$202,745	\$221,976	1.0000	\$221,976	9.49%	0.10%
Industrial	4	\$0	\$0	1.0000	\$0	#DIV/0!	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	9	\$15,913,250	\$15,502,932	1.0000	\$15,502,932	-2.58%	7.14%
Total Personal exempt	79	\$16,115,995	\$15,724,908		\$15,724,908	-2.43%	7.24%
Grand Total	1942	\$193,133,495	\$217,277,208		\$217,277,208	12.50%	100.00%

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



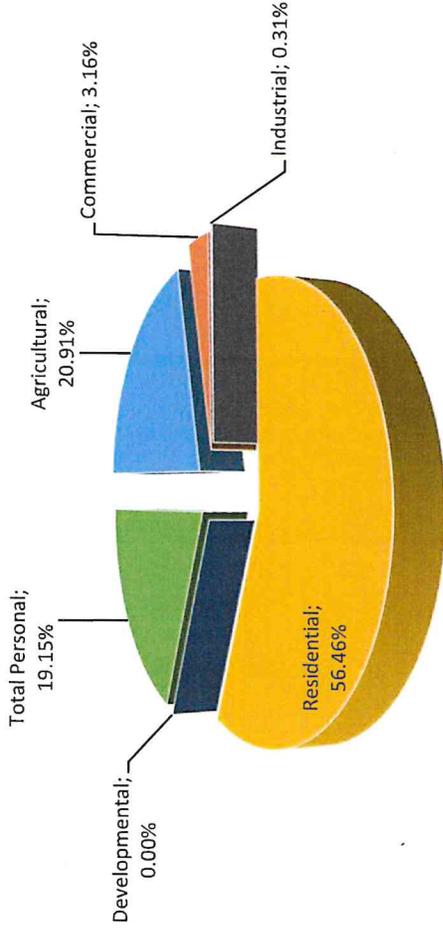
Class	Parcel Count	2024		2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
		State Equalized Value	Value					
Real Property								
Agricultural	206	\$26,904,100	\$32,389,200	\$32,389,200	1.0000	\$32,389,200	20.39%	17.11%
Commercial	31	\$3,975,100	\$4,372,800	\$4,372,800	1.0000	\$4,372,800	10.00%	2.31%
Industrial	14	\$1,759,700	\$2,019,400	\$2,019,400	1.0000	\$2,019,400	14.76%	1.07%
Residential	1184	\$128,407,500	\$146,500,900	\$146,500,900	1.0000	\$146,500,900	14.09%	77.41%
Developmental	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	1435	\$161,046,400	\$185,282,300	\$185,282,300		\$185,282,300	15.05%	97.90%
Personal Property								
Commercial	16	\$1,325,400	\$1,217,800	\$1,217,800	1.0000	\$1,217,800	-8.12%	0.64%
Industrial	8	\$157,200	\$0	\$0	1.0000	\$0	-100.00%	0.00%
Residential	0	\$0	\$0	\$0	N/A	\$0	0.00%	0.00%
Utility	10	\$2,728,200	\$2,749,500	\$2,749,500	1.0000	\$2,749,500	0.78%	1.45%
Total Personal exempt	34	\$4,210,800	\$3,967,300	\$3,967,300		\$3,967,300	-5.78%	2.10%
Grand Total	1469	\$165,257,200	\$189,249,600	\$189,249,600		\$189,249,600	14.52%	100.00%

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



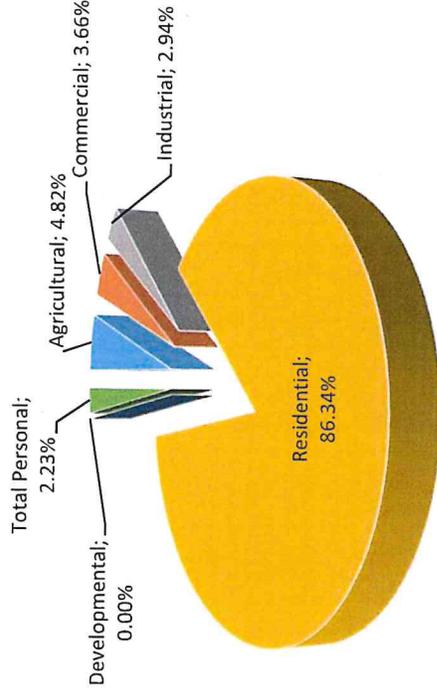
		2024							
Class	Parcel Count	State Equalized Value	2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total		
Real Property									
Agricultural	123	\$24,104,800	\$26,827,900	1.0000	\$26,827,900	11.30%	7.73%		
Commercial	23	\$2,653,800	\$2,961,700	1.0000	\$2,961,700	11.60%	0.85%		
Industrial	16	\$3,560,800	\$3,641,200	1.0000	\$3,641,200	2.26%	1.05%		
Residential	1521	\$259,030,900	\$279,253,500	1.0000	\$279,253,500	7.81%	80.41%		
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Total Real	1683	\$289,350,300	\$312,684,300		\$312,684,300	8.06%	90.04%		
Personal Property									
Commercial	53	\$599,600	\$662,200	1.0000	\$662,200	10.44%	0.19%		
Industrial	4	\$143,300	\$142,300	1.0000	\$142,300	-0.70%	0.04%		
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Utility	14	\$33,585,400	\$33,779,600	1.0000	\$33,779,600	0.58%	9.73%		
Total Personal exempt	71	\$34,328,300	\$34,584,100		\$34,584,100	0.75%	9.96%		
Grand Total	1754	\$323,678,600	\$347,268,400		\$347,268,400	7.29%	100.00%		

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



		2024		2025		2025		Percent	
Class	Parcel Count	State Equalized Value	2025 Assessed Value	Equalization Factor	Equalized Value	County Equalized Value	from Last Year	Percent of Local	Unit Total
Real Property									
Agricultural	187	\$32,500,900	\$38,214,800	1.0000	\$38,214,800	\$38,214,800	17.58%	20.91%	
Commercial	63	\$5,823,100	\$5,781,800	1.0000	\$5,781,800	\$5,781,800	-0.71%	3.16%	
Industrial	7	\$497,100	\$575,700	1.0000	\$575,700	\$575,700	15.81%	0.31%	
Residential	1137	\$90,561,100	\$103,188,100	1.0000	\$103,188,100	\$103,188,100	13.94%	56.46%	
Developmental	0	\$0	\$0	N/A	\$0	\$0	0.00%	0.00%	
Total Real	1394	\$129,382,200	\$147,760,400		\$147,760,400	\$147,760,400	14.20%	80.85%	
Personal Property									
Commercial	48	\$326,900	\$642,200	1.0000	\$642,200	\$642,200	96.45%	0.35%	
Industrial	0	\$0	\$0	1.0000	\$0	\$0	#DIV/0!	0.00%	
Residential	0	\$0	\$0	N/A	\$0	\$0	0.00%	0.00%	
Utility	15	\$34,426,900	\$34,364,600	1.0000	\$34,364,600	\$34,364,600	-0.18%	18.80%	
Total Personal exempt	63	\$34,753,800	\$35,006,800		\$35,006,800	\$35,006,800	0.73%	19.15%	
Grand Total	1457	\$164,136,000	\$182,767,200		\$182,767,200	\$182,767,200	11.35%	100.00%	

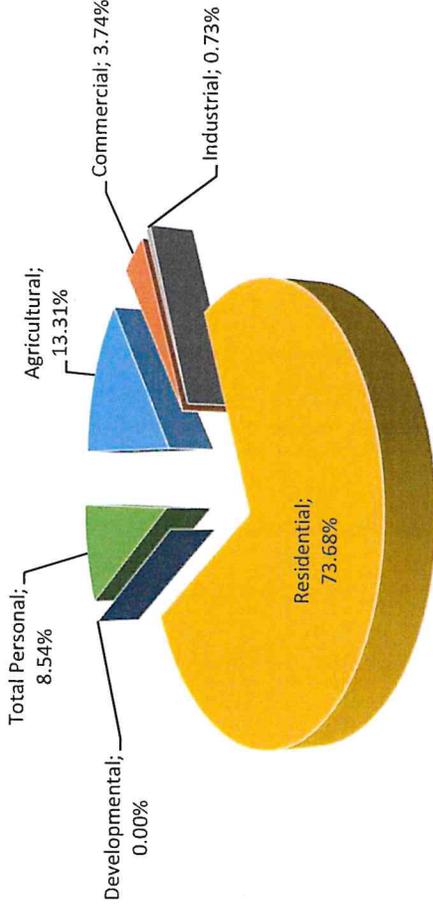
Cass County Ontwa Township Summary of Recommended County Equalized Values and Trends



Class	Parcel Count	2024		2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
		State Equalized Value	Value					
Real Property								
Agricultural	120	\$22,781,200	\$26,749,300	1.0000	\$26,749,300	17.42%	4.82%	
Commercial	148	\$18,742,300	\$20,348,100	1.0000	\$20,348,100	8.57%	3.66%	
Industrial	54	\$14,691,700	\$16,336,900	1.0000	\$16,336,900	11.20%	2.94%	
Residential	3157	\$439,208,500	\$479,425,400	1.0000	\$479,425,400	9.16%	86.34%	
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Total Real	3479	\$495,423,700	\$542,859,700		\$542,859,700	9.57%	97.77%	
Personal Property								
Commercial	161	\$2,806,200	\$3,395,500	1.0000	\$3,395,500	21.00%	0.61%	
Industrial	24	\$506,200	\$648,500	1.0000	\$648,500	28.11%	0.12%	
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Utility	11	\$7,973,950	\$8,346,800	1.0000	\$8,346,800	4.68%	1.50%	
Total Personal exempt	196	\$11,286,350	\$12,390,800		\$12,390,800	9.79%	2.23%	
Grand Total	3675	\$506,710,050	\$555,250,500		\$555,250,500	9.58%	100.00%	

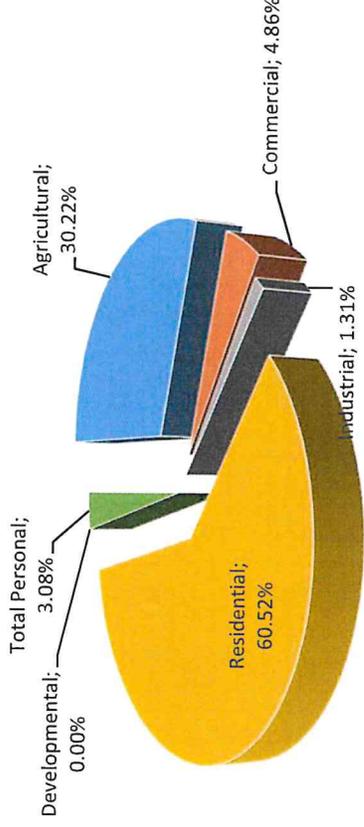
Cass County Penn Township

Summary of Recommended County Equalized Values and Trends



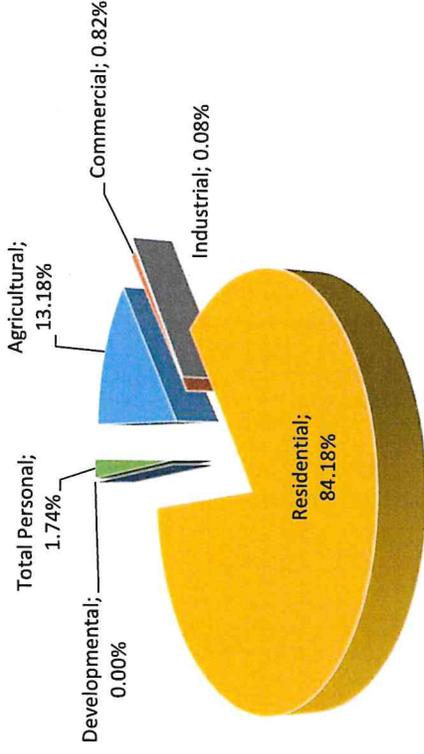
Class	Parcel Count	2024		2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
		State Equalized Value	Value					
Real Property								
Agricultural	333	\$49,985,900	\$69,031,200	1.0000	\$69,031,200	38.10%	13.31%	
Commercial	45	\$18,044,700	\$19,399,900	1.0000	\$19,399,900	7.51%	3.74%	
Industrial	7	\$2,956,600	\$3,779,800	1.0000	\$3,779,800	27.84%	0.73%	
Residential	1847	\$336,459,410	\$382,090,700	1.0000	\$382,090,700	13.56%	73.68%	
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Total Real	2232	\$407,446,610	\$474,301,600		\$474,301,600	16.41%	91.46%	
Personal Property								
Commercial	30	\$992,100	\$931,500	1.0000	\$931,500	-6.11%	0.18%	
Industrial	6	\$3,726,900	\$3,809,300	1.0000	\$3,809,300	2.21%	0.73%	
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Utility	16	\$42,172,800	\$39,542,500	1.0000	\$39,542,500	-6.24%	7.63%	
Total Personal exempt	52	\$46,891,800	\$44,283,300		\$44,283,300	-5.56%	8.54%	
Grand Total	2284	\$454,338,410	\$518,584,900		\$518,584,900	14.14%	100.00%	

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



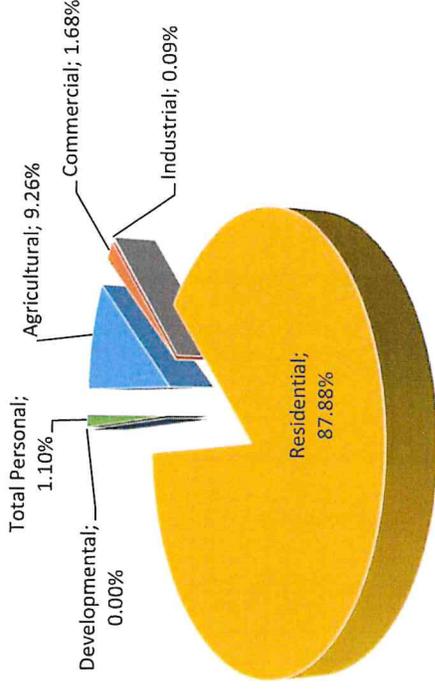
Class	Parcel Count	2024		2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
		State Equalized Value	Value					
Real Property								
Agricultural	256	\$42,711,600	\$51,891,300	1.0000	\$51,891,300	21.49%	30.22%	
Commercial	90	\$7,579,000	\$8,350,800	1.0000	\$8,350,800	10.18%	4.86%	
Industrial	23	\$2,134,300	\$2,250,600	1.0000	\$2,250,600	5.45%	1.31%	
Residential	1151	\$105,948,900	\$103,913,300	1.0000	\$103,913,300	-1.92%	60.52%	
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Total Real	1520	\$158,373,800	\$166,406,000		\$166,406,000	5.07%	96.92%	
Personal Property								
Commercial	60	\$290,100	\$282,800	1.0000	\$282,800	-2.52%	0.16%	
Industrial	5	\$11,600	\$11,600	1.0000	\$11,600	0.00%	0.01%	
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Utility	15	\$5,073,700	\$4,999,500	1.0000	\$4,999,500	-1.46%	2.91%	
Total Personal exempt	80	\$5,375,400	\$5,293,900		\$5,293,900	-1.52%	3.08%	
Grand Total	1600	\$163,749,200	\$171,699,900		\$171,699,900	4.86%	100.00%	

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



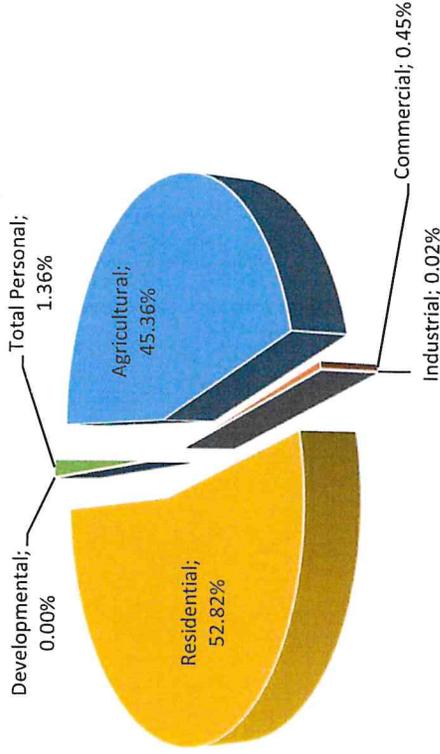
		2024							
Class	Parcel Count	State Equalized Value	2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total		
Real Property									
Agricultural	445	\$73,238,800	\$86,391,300	1.0000	\$86,391,300	17.96%	13.18%		
Commercial	63	\$4,920,600	\$5,390,400	1.0000	\$5,390,400	9.55%	0.82%		
Industrial	9	\$496,900	\$536,100	1.0000	\$536,100	7.89%	0.08%		
Residential	3005	\$478,317,400	\$551,792,700	1.0000	\$551,792,700	15.36%	84.18%		
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Total Real	3522	\$556,973,700	\$644,110,500		\$644,110,500	15.64%	98.26%		
Personal Property									
Commercial	42	\$401,800	\$558,900	1.0000	\$558,900	39.10%	0.09%		
Industrial	3	\$435,900	\$395,300	1.0000	\$395,300	-9.31%	0.06%		
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Utility	15	\$7,705,000	\$10,455,900	1.0000	\$10,455,900	35.70%	1.60%		
Total Personal exempt	60	\$8,542,700	\$11,410,100		\$11,410,100	33.57%	1.74%		
Grand Total	3582	\$565,516,400	\$655,520,600		\$655,520,600	15.92%	100.00%		

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



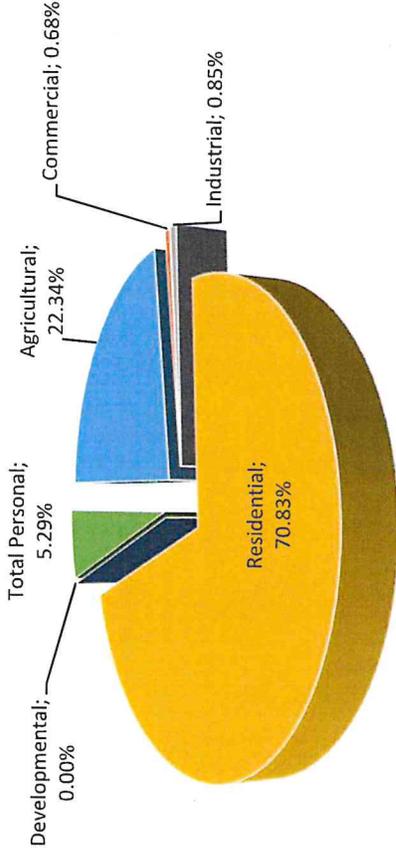
Class	Parcel Count	2024		2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
		State Equalized Value	Value					
Real Property								
Agricultural	287	\$42,872,400	\$55,179,800	1.0000	\$55,179,800	28.71%	9.26%	
Commercial	79	\$8,345,200	\$10,015,900	1.0000	\$10,015,900	20.02%	1.68%	
Industrial	7	\$598,100	\$542,800	1.0000	\$542,800	-9.25%	0.09%	
Residential	3170	\$458,430,700	\$523,916,600	1.0000	\$523,916,600	14.28%	87.88%	
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Total Real	3543	\$510,246,400	\$589,655,100		\$589,655,100	15.56%	98.90%	
Personal Property								
Commercial	62	\$785,800	\$781,000	1.0000	\$781,000	-0.61%	0.13%	
Industrial	3	\$0	\$50,800	1.0000	\$50,800	#DIV/0!	0.01%	
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Utility	7	\$5,698,200	\$5,712,200	1.0000	\$5,712,200	0.25%	0.96%	
Total Personal exempt	72	\$6,484,000	\$6,544,000		\$6,544,000	0.93%	1.10%	
Grand Total	3615	\$516,730,400	\$596,199,100		\$596,199,100	15.38%	100.00%	

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



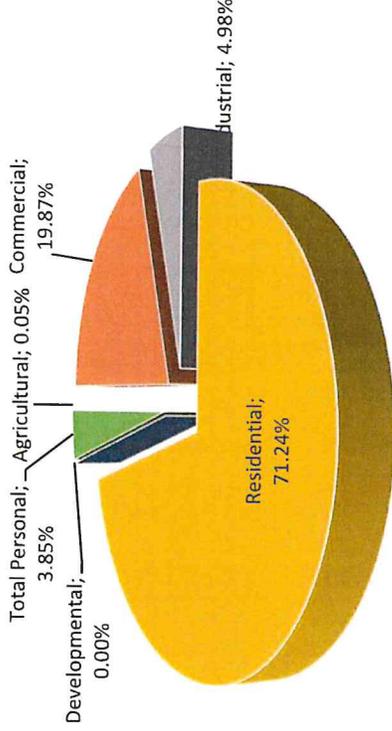
		2024		2025		2025		2025	
Class	Parcel Count	State Equalized Value	2025 Assessed Value	Equalization Factor	Equalized Value	Percent Change from Last Year	Percent of Local Unit Total	Equalized Value	Percent of Local Unit Total
Real Property									
Agricultural	259	\$50,816,700	\$64,152,600	1.0000	\$64,152,600	26.24%	45.36%		
Commercial	12	\$537,200	\$630,900	1.0000	\$630,900	17.44%	0.45%		
Industrial	2	\$26,600	\$27,300	1.0000	\$27,300	2.63%	0.02%		
Residential	696	\$71,153,400	\$74,702,300	1.0000	\$74,702,300	4.99%	52.82%		
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Total Real	969	\$122,533,900	\$139,513,100		\$139,513,100	13.86%	98.64%		
Personal Property									
Commercial	9	\$172,200	\$106,700	1.0000	\$106,700	-38.04%	0.08%		
Industrial	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%		
Utility	6	\$1,738,600	\$1,809,700	1.0000	\$1,809,700	4.09%	1.28%		
Total Personal exempt	15	\$1,910,800	\$1,916,400		\$1,916,400	0.29%	1.36%		
Grand Total	984	\$124,444,700	\$141,429,500		\$141,429,500	13.65%	100.00%		

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



Class	2024		2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
	Parcel Count	State Equalized Value					
Real Property							
Agricultural	228	\$39,209,000	\$47,628,600	1.00000	\$47,628,600	21.47%	22.34%
Commercial	27	\$1,316,900	\$1,455,800	1.00000	\$1,455,800	10.55%	0.68%
Industrial	7	\$1,827,200	\$1,809,400	1.00000	\$1,809,400	-0.97%	0.85%
Residential	1828	\$128,583,400	\$150,992,200	1.00000	\$150,992,200	17.43%	70.83%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%
Total Real	2,090	\$170,936,500	\$201,886,000		\$201,886,000	18.11%	94.71%
Personal Property							
Commercial	36	\$9,000	\$9,000	1.0000	\$9,000	0.00%	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	\$11,509,700	\$11,273,400	1.0000	\$11,273,400	-2.05%	5.29%
Total Personal exempt	51	\$11,518,700	\$11,282,400		\$11,282,400	-2.05%	5.29%
Grand Total	2,141	\$182,455,200	\$213,168,400		\$213,168,400	16.83%	100.00%

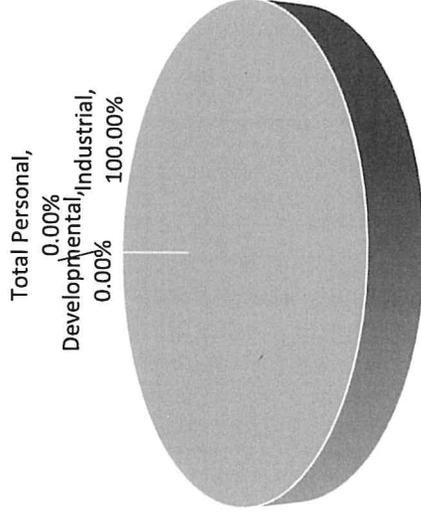
**Cass County
Dowagiac City**
Summary of Recommended
County Equalized Values and Trends



Class	Parcel Count	2024		2025 Assessed Value	Equalization Factor	2025 County Equalized Value	Percent Change from Last Year	Percent of Local Unit Total
		State Equalized Value	Value					
Real Property								
Agricultural	1	\$71,300	\$87,200	1.0000	\$87,200	22.30%	0.05%	
Commercial	243	\$28,881,100	\$31,866,400	1.0000	\$31,866,400	10.34%	19.87%	
Industrial	53	\$7,376,200	\$7,989,100	1.0000	\$7,989,100	8.31%	4.98%	
Residential	2362	\$106,428,200	\$114,237,500	1.0000	\$114,237,500	7.34%	71.24%	
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Total Real	2659	\$142,756,800	\$154,180,200		\$154,180,200	8.00%	96.15%	
Personal Property								
Commercial	198	\$2,734,500	\$3,887,000	1.0000	\$3,887,000	42.15%	2.42%	
Industrial	10	\$437,600	\$121,100	1.0000	\$121,100	-72.33%	0.08%	
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%	
Utility	2	\$2,351,700	\$2,172,300	1.0000	\$2,172,300	-7.63%	1.35%	
Total Personal exempt	210	\$5,523,800	\$6,180,400		\$6,180,400	11.89%	3.85%	
Grand Total	2869	\$148,280,600	\$160,360,600		\$160,360,600	8.15%	100.00%	

Cass County Niles City

Summary of Recommended County Equalized Values and Trends



		2024		2025		Percent Change		Percent of Local	
Class	Parcel Count	State Equalized Value	2025 Assessed Value	Equalization Factor	2025 County Equalized Value	from Last Year	Unit Total	Unit Total	Unit Total
Real Property									
Agricultural	0	\$0	\$0	N/A	\$0	0.00%	0.00%	0.00%	0.00%
Commercial	0	\$0	\$0	N/A	\$0	0.00%	0.00%	0.00%	0.00%
Industrial	5	\$14,154,400	\$14,275,700	1.0000	\$14,275,700	0.86%	100.00%	100.00%	100.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%	0.00%	0.00%
Developmental	0	\$0	\$0	N/A	\$0	0.00%	0.00%	0.00%	0.00%
Total Real	5	\$14,154,400	\$14,275,700		\$14,275,700	0.86%	100.00%	100.00%	100.00%
Personal Property									
Commercial	0	\$0	\$0	N/A	\$0	0.00%	0.00%	0.00%	0.00%
Industrial	1	\$0	\$0	N/A	\$0	0.00%	0.00%	0.00%	0.00%
Residential	0	\$0	\$0	N/A	\$0	0.00%	0.00%	0.00%	0.00%
Utility	0	\$1,082,300	\$0	N/A	\$0	0.00%	0.00%	0.00%	0.00%
Total Personal exempt	1	\$1,082,300	\$0		\$0	0.00%	0.00%	0.00%	0.00%
Grand Total	6	\$15,236,700	\$14,275,700		\$14,275,700	-6.31%	100.00%	100.00%	100.00%

Cass County
2025 Agricultural Real Property Recapitulation

Unit of Govt.	2025 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2025 Equalized Value	% of Class
Calvin Township	\$33,432,000	49.00%	1.0000	\$0	\$33,432,000	4.64%
Howard Township	\$39,213,400	49.79%	1.0000	\$0	\$39,213,400	5.44%
Jefferson Township	\$51,054,500	49.50%	1.0000	\$0	\$51,054,500	7.08%
LaGrange Township	\$47,284,300	49.66%	1.0000	\$0	\$47,284,300	6.56%
Marcellus Township	\$51,466,600	49.81%	1.0000	\$0	\$51,466,600	7.14%
Mason Township	\$32,389,200	49.61%	1.0000	\$0	\$32,389,200	4.49%
Milton Township	\$26,827,900	49.85%	1.0000	\$0	\$26,827,900	3.72%
Newberg Township	\$38,214,800	49.85%	1.0000	\$0	\$38,214,800	5.30%
Ontwa Township	\$26,749,300	49.79%	1.0000	\$0	\$26,749,300	3.71%
Penn Township	\$69,031,200	49.78%	1.0000	\$0	\$69,031,200	9.57%
Pokagon Township	\$51,891,300	49.61%	1.0000	\$0	\$51,891,300	7.20%
Porter Township	\$86,391,300	49.45%	1.0000	\$0	\$86,391,300	11.98%
Silver Creek Township	\$55,179,800	49.78%	1.0000	\$0	\$55,179,800	7.65%
Volinia Township	\$64,152,600	49.48%	1.0000	\$0	\$64,152,600	8.90%
Wayne Township	\$47,628,600	49.71%	1.00000	\$0	\$47,628,600	6.61%
Dowagiac City	\$87,200	49.91%	1.0000	\$0	\$87,200	0.01%
Niles City	\$0	0.00%	1.0000	\$0	\$0	0.00%
Cass County Total	\$720,994,000			\$0	\$720,994,000	100%

Cass County
2025 Commercial Real Property Recapitulation

Unit of Govt.	2025		Equalization Factor	Value Adjustment	2025	
	Assessed Value	Ratio To Value			Equalized Value	% of Class
Calvin Township	\$418,200	49.29%	1.0000	\$0	\$418,200	0.29%
Howard Township	\$8,002,900	49.41%	1.0000	\$0	\$8,002,900	5.55%
Jefferson Township	\$1,893,900	49.37%	1.0000	\$0	\$1,893,900	1.31%
LaGrange Township	\$16,369,900	49.73%	1.0000	\$0	\$16,369,900	11.36%
Marcellus Township	\$6,846,200	49.59%	1.0000	\$0	\$6,846,200	4.75%
Mason Township	\$4,372,800	49.21%	1.0000	\$0	\$4,372,800	3.03%
Milton Township	\$2,961,700	49.69%	1.0000	\$0	\$2,961,700	2.06%
Newberg Township	\$5,781,800	49.45%	1.0000	\$0	\$5,781,800	4.01%
Ontwa Township	\$20,348,100	49.86%	1.0000	\$0	\$20,348,100	14.12%
Penn Township	\$19,399,900	49.69%	1.0000	\$0	\$19,399,900	13.46%
Pokagon Township	\$8,350,800	49.41%	1.0000	\$0	\$8,350,800	5.79%
Porter Township	\$5,390,400	49.43%	1.0000	\$0	\$5,390,400	3.74%
Silver Creek Township	\$10,015,900	49.81%	1.0000	\$0	\$10,015,900	6.95%
Volinia Township	\$630,900	49.74%	1.0000	\$0	\$630,900	0.44%
Wayne Township	\$1,455,800	49.60%	1.00000	\$0	\$1,455,800	1.01%
Dowagiac City	\$31,866,400	49.52%	1.0000	\$0	\$31,866,400	22.11%
Niles City	\$0	0.00%	1.0000	\$0	\$0	0.00%
Cass County Total	\$144,105,600			\$0	\$144,105,600	100%

Cass County
2025 Industrial Real Property Recapitulation

Unit of Govt.	2025 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2025 Equalized Value	% of Class
Calvin Township	\$492,700	49.38%	1.0000	\$0	\$492,700	0.71%
Howard Township	\$4,691,100	49.00%	1.0000	\$0	\$4,691,100	6.78%
Jefferson Township	\$579,600	49.37%	1.0000	\$0	\$579,600	0.84%
LaGrange Township	\$4,703,700	49.56%	1.0000	\$0	\$4,703,700	6.80%
Marcellus Township	\$4,970,000	49.66%	1.0000	\$0	\$4,970,000	7.18%
Mason Township	\$2,019,400	49.78%	1.0000	\$0	\$2,019,400	2.92%
Milton Township	\$3,641,200	49.90%	1.0000	\$0	\$3,641,200	5.26%
Newberg Township	\$575,700	49.72%	1.0000	\$0	\$575,700	0.83%
Ontwa Township	\$16,336,900	49.80%	1.0000	\$0	\$16,336,900	23.60%
Penn Township	\$3,779,800	49.86%	1.0000	\$0	\$3,779,800	5.46%
Pokagon Township	\$2,250,600	49.98%	1.0000	\$0	\$2,250,600	3.25%
Porter Township	\$536,100	49.51%	1.0000	\$0	\$536,100	0.77%
Silver Creek Township	\$542,800	49.44%	1.0000	\$0	\$542,800	0.78%
Volinia Township	\$27,300	49.80%	1.0000	\$0	\$27,300	0.04%
Wayne Township	\$1,809,400	49.30%	1.00000	\$0	\$1,809,400	2.61%
Dowagiac City	\$7,989,100	49.09%	1.0000	\$0	\$7,989,100	11.54%
Niles City	\$14,275,700	50.00%	1.0000	\$0	\$14,275,700	20.62%
Cass County Total	\$69,221,100			\$0	\$69,221,100	100%

Cass County
2025 Residential Real Property Recapitulation

Unit of Govt.	2025 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2025 Equalized Value	% of Class
Calvin Township	\$185,802,847	49.40%	1.00000	\$0	\$185,802,847	4.78%
Howard Township	\$330,586,700	49.42%	1.00000	\$0	\$330,586,700	8.50%
Jefferson Township	\$168,605,800	49.52%	1.00000	\$0	\$168,605,800	4.34%
LaGrange Township	\$155,263,800	49.87%	1.00000	\$0	\$155,263,800	3.99%
Marcellus Township	\$138,269,500	49.40%	1.00000	\$0	\$138,269,500	3.56%
Mason Township	\$146,500,900	49.41%	1.00000	\$0	\$146,500,900	3.77%
Milton Township	\$279,253,500	49.75%	1.00000	\$0	\$279,253,500	7.18%
Newberg Township	\$103,188,100	49.61%	1.00000	\$0	\$103,188,100	2.65%
Ontwa Township	\$479,425,400	49.81%	1.00000	\$0	\$479,425,400	12.33%
Penn Township	\$382,090,700	49.51%	1.00000	\$0	\$382,090,700	9.83%
Pokagon Township	\$103,913,300	49.44%	1.00000	\$0	\$103,913,300	2.67%
Porter Township	\$551,792,700	49.52%	1.00000	\$0	\$551,792,700	14.19%
Silver Creek Township	\$523,916,600	49.29%	1.00000	\$0	\$523,916,600	13.47%
Volinia Township	\$74,702,300	49.51%	1.00000	\$0	\$74,702,300	1.92%
Wayne Township	\$150,992,200	49.59%	1.00000	\$0	\$150,992,200	3.88%
Dowagiac City	\$114,237,500	49.76%	1.00000	\$0	\$114,237,500	2.94%
Niles City	\$0	0.00%	1.00000	\$0	\$0	0.00%
Cass County Total	\$3,888,541,847			\$0	\$3,888,541,847	100%

Cass County
2025 Developmental Real Property Recapitulation

Unit of Govt.	2025 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2025 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
2025 Personal Property Recapitulation

Unit of Govt.	2025 Assessed Value	Ratio To Value	Equalization Factor	Value Adjustment	2025 Equalized Value	% of Class
Calvin Township	\$14,356,400	50.00%	1.0000	\$0	\$14,356,400	4.52%
Howard Township	\$70,479,600	50.00%	1.0000	\$0	\$70,479,600	22.18%
Jefferson Township	\$32,068,000	50.00%	1.0000	\$0	\$32,068,000	10.09%
LaGrange Township	\$12,245,100	50.00%	1.0000	\$0	\$12,245,100	3.85%
Marcellus Township	\$15,724,908	50.00%	1.0000	\$0	\$15,724,908	4.95%
Mason Township	\$3,967,300	50.00%	1.0000	\$0	\$3,967,300	1.25%
Milton Township	\$34,584,100	50.00%	1.0000	\$0	\$34,584,100	10.88%
Newberg Township	\$35,006,800	50.00%	1.0000	\$0	\$35,006,800	11.02%
Ontwa Township	\$12,390,800	50.00%	1.0000	\$0	\$12,390,800	3.90%
Penn Township	\$44,283,300	50.00%	1.0000	\$0	\$44,283,300	13.94%
Pokagon Township	\$5,293,900	50.00%	1.0000	\$0	\$5,293,900	1.67%
Porter Township	\$11,410,100	50.00%	1.0000	\$0	\$11,410,100	3.59%
Silver Creek Township	\$6,544,000	50.00%	1.0000	\$0	\$6,544,000	2.06%
Volinia Township	\$1,916,400	50.00%	1.0000	\$0	\$1,916,400	0.60%
Wayne Township	\$11,282,400	50.00%	1.0000	\$0	\$11,282,400	3.55%
Dowagiac City	\$6,180,400	50.00%	1.0000	\$0	\$6,180,400	1.95%
Niles City	\$0	0.00%	1.0000	\$0	\$0	0.00%
Cass County Total	\$317,733,508			\$0	\$317,733,508	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	\$66,864,000	\$428,615
Howard Township	202	\$78,426,800	\$388,251
Jefferson Township	264	\$102,109,000	\$386,777
LaGrange Township	198	\$94,568,600	\$477,619
Marcellus Township	285	\$102,933,200	\$361,169
Mason Township	206	\$64,778,400	\$314,458
Milton Township	123	\$53,655,800	\$436,226
Newberg Township	187	\$76,429,600	\$408,714
Ontwa Township	120	\$53,498,600	\$445,822
Penn Township	333	\$138,062,400	\$414,602
Pokagon Township	256	\$103,782,600	\$405,401
Porter Township	445	\$172,782,600	\$388,276
Silver Creek Township	287	\$110,359,600	\$384,528
Volinia Township	259	\$128,305,200	\$495,387
Wayne Township	228	\$95,257,200	\$417,795
Dowagiac City	1	\$174,400	\$174,400
Niles City	0	\$0	\$0
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County Wide Average	3,550	\$1,441,988,000	\$406,194

Cass County
Commercial
Average Value Per Parcel

Gov. Unit	Number of Parcels	Total True Cash Value	Avg. Value Per Parcel
Calvin Township	3	\$836,400	\$278,800
Howard Township	64	\$16,005,800	\$250,091
Jefferson Township	23	\$3,787,800	\$164,687
LaGrange Township	149	\$32,739,800	\$219,730
Marcellus Township	64	\$13,692,400	\$213,944
Mason Township	31	\$8,745,600	\$282,116
Milton Township	23	\$5,923,400	\$257,539
Newberg Township	63	\$11,563,600	\$183,549
Ontwa Township	148	\$40,696,200	\$274,974
Penn Township	45	\$38,799,800	\$862,218
Pokagon Township	90	\$16,701,600	\$185,573
Porter Township	63	\$10,780,800	\$171,124
Silver Creek Township	79	\$20,031,800	\$253,567
Volinia Township	12	\$1,261,800	\$105,150
Wayne Township	27	\$2,911,600	\$107,837
Dowagiac City	243	\$63,732,800	\$262,275
Niles City	0	\$0	\$0
County Wide Average	1,127	\$288,211,200	\$255,733

Cass County
Industrial
Average Value Per Parcel

Gov. Unit	Number of Parcels	Total True Cash Value	Avg. Value Per Parcel
Calvin Township	4	\$985,400	\$246,350
Howard Township	27	\$9,382,200	\$347,489
Jefferson Township	8	\$1,159,200	\$144,900
LaGrange Township	19	\$9,407,400	\$495,126
Marcellus Township	19	\$9,940,000	\$523,158
Mason Township	14	\$4,038,800	\$288,486
Milton Township	16	\$7,282,400	\$455,150
Newberg Township	7	\$1,151,400	\$164,486
Ontwa Township	54	\$32,673,800	\$605,070
Penn Township	7	\$7,559,600	\$1,079,943
Pokagon Township	23	\$4,501,200	\$195,704
Porter Township	9	\$1,072,200	\$119,133
Silver Creek Township	7	\$1,085,600	\$155,086
Volinia Township	2	\$54,600	\$27,300
Wayne Township	7	\$3,618,800	\$516,971
Dowagiac City	53	\$15,978,200	\$301,475
Niles City	5	\$28,551,400	\$5,710,280
County Wide Average	281	\$138,442,200	\$492,677

Cass County
Residential
Average Value Per Parcel

Gov. Unit	Number of Parcels	Total True Cash Value	Avg. Value Per Parcel
Calvin Township	1,547	\$371,605,694	\$240,211
Howard Township	3,123	\$661,173,400	\$211,711
Jefferson Township	1,365	\$337,211,600	\$247,041
LaGrange Township	1,741	\$310,527,600	\$178,362
Marcellus Township	1,495	\$276,539,000	\$184,976
Mason Township	1,184	\$293,001,800	\$247,468
Milton Township	1,521	\$558,507,000	\$367,197
Newberg Township	1,137	\$206,376,200	\$181,509
Ontwa Township	3,157	\$958,850,800	\$303,722
Penn Township	1,847	\$764,181,400	\$413,742
Pokagon Township	1,151	\$207,826,600	\$180,562
Porter Township	3,005	\$1,103,585,400	\$367,250
Silver Creek Township	3,170	\$1,047,833,200	\$330,547
Volinia Township	696	\$149,404,600	\$214,662
Wayne Township	1,828	\$301,984,400	\$165,199
Dowagiac City	2,362	\$228,475,000	\$96,729
Niles City	0	\$0	\$0
County Wide Average	30,329	\$7,777,083,694	\$256,424

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
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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	1,710	\$440,291,494	\$257,480
Howard Township	3,416	\$764,988,200	\$223,943
Jefferson Township	1,660	\$444,267,600	\$267,631
LaGrange Township	2,107	\$447,243,400	\$212,265
Marcellus Township	1,863	\$403,104,600	\$216,374
Mason Township	1,435	\$370,564,600	\$258,233
Milton Township	1,683	\$625,368,600	\$371,580
Newberg Township	1,394	\$295,520,800	\$211,995
Ontwa Township	3,479	\$1,085,719,400	\$312,078
Penn Township	2,232	\$948,603,200	\$425,001
Pokagon Township	1,520	\$332,812,000	\$218,955
Porter Township	3,522	\$1,288,221,000	\$365,764
Silver Creek Township	3,543	\$1,179,310,200	\$332,856
Volinia Township	969	\$279,026,200	\$287,953
Wayne Township	2,090	\$403,772,000	\$193,192
Dowagiac City	2,659	\$308,360,400	\$115,969
Niles City	5	\$28,551,400	\$5,710,280
County Wide Average	35,287	\$9,645,725,094	\$273,351

Top 20 Taxpayers by School District (Equalized Value)

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

ENBRIDGE ENERGY LP	\$12,496,100	2 Parcel(s)
ADAMS ROAD DEVELOPMENT II CORP	\$2,126,000	26 Parcel(s)
HAINES STEVEN K	\$2,061,100	5 Parcel(s)
PAUL D.D.S. WILLIAM E TRUST	\$1,593,100	3 Parcel(s)
BARANAY PETER F & NANCY N	\$1,406,600	1 Parcel(s)
VECTOR PIPELINE LP	\$1,388,800	1 Parcel(s)
COLES INVESTMENT COMPANY LLC	\$1,225,200	6 Parcel(s)
STANLEY BRIAN & KELLY	\$1,173,900	1 Parcel(s)
SNEED LEE & DANIELLA	\$1,105,900	2 Parcel(s)
KLAUER DANIEL G & HAYLEY L TRUST	\$1,103,800	1 Parcel(s)
BROWN FRANCINE L REVOCABLE TRUST	\$1,061,900	2 Parcel(s)
LEEP MICHAEL R JR & DIANA J	\$1,039,400	1 Parcel(s)
SONEGO DAVID F & CARMEN	\$1,010,100	1 Parcel(s)
MOLNAR MICHAEL & STEPHANIE	\$1,007,400	1 Parcel(s)
DILLE ALEC & JESSICA	\$974,500	1 Parcel(s)
WALZ THOMAS & KARLEY LIFE ESTATE	\$957,200	2 Parcel(s)
MORRIS JASON E & COLLEEN A	\$935,900	2 Parcel(s)
SEXTON KAYLE C & LEONARD JR ROBERT	\$879,500	1 Parcel(s)
BAXTER KEVIN R & STEPHANIE M	\$808,900	1 Parcel(s)
SEMCO ENERGY GAS CO	\$803,800	1 Parcel(s)

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

ENBRIDGE ENERGY LP	\$31,926,600	6 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$24,480,000	18 Parcel(s)
LAKEHEAD PIPELINE CO	\$21,902,900	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$16,738,200	8 Parcel(s)
SPARKS FARM LLC	\$6,670,800	38 Parcel(s)
VECTOR PIPELINE LP	\$6,593,600	5 Parcel(s)
K & M MACHINE FABRICATING INC	\$6,581,800	6 Parcel(s)
LOWE DARLENE B TRUST	\$4,488,400	10 Parcel(s)
CERES FARMS LLC	\$3,669,900	17 Parcel(s)
BEMENT JERROLD & JULIA LIFE ESTATE	\$3,363,200	12 Parcel(s)
REED FAMILY PROPERTIES-PENN	\$3,251,400	19 Parcel(s)
FINLEY FARMS LLC	\$3,200,000	21 Parcel(s)
CALVIN CENTER PROPERTIES LLC	\$2,993,900	13 Parcel(s)
MCKENZIE HIGHLANDS FARMS I LLC	\$2,563,000	7 Parcel(s)
BEMENT FAMILY TRUST	\$2,561,400	10 Parcel(s)
MURPHY CHRISTOPHER J TRUST ET AL	\$2,541,400	3 Parcel(s)
CLARK JR BENJAMIN T TRUST	\$2,537,300	4 Parcel(s)
BLAKEMORE THOMAS J & KATHLEEN	\$2,523,600	1 Parcel(s)
SEMCO ENERGY GAS CO	\$2,338,300	4 Parcel(s)
I & M POWER CO	\$2,236,600	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	\$7,712,900	23 Parcel(s)
WHITE LAND LLC	\$7,651,700	43 Parcel(s)
SIXTH GENERATION PROPERTIES LLC	\$5,338,100	19 Parcel(s)
AEP IN MI TRANSMISSION CO	\$3,664,100	2 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$3,572,300	4 Parcel(s)
WESTON RONALD L & BARBARA J	\$3,533,400	12 Parcel(s)
STAMP PROPERTIES LLC	\$3,134,000	11 Parcel(s)
KING GARY L & ROBERT W	\$2,368,500	9 Parcel(s)
STAMP ROGER H & LOIS A TRUST	\$1,706,900	11 Parcel(s)
CLOUD JOSHUA B	\$1,689,200	8 Parcel(s)
MANNING GARY L & CAROL TRUST	\$1,687,700	9 Parcel(s)
MANNING GARY L & CAROL E TRUST	\$1,610,600	7 Parcel(s)
BEHRENS DAVID & KAREN LIFE ESTATE	\$1,513,700	2 Parcel(s)
CLOUD DAVID TRUST	\$1,404,600	9 Parcel(s)
KING RONALD & RHONDA REV TRUST	\$1,391,300	7 Parcel(s)
GABLEMAN ESTATE LLC	\$1,375,000	9 Parcel(s)
MARTIN AMY	\$1,369,900	3 Parcel(s)
HENDRICKS JOSH & STEPHANIE	\$1,362,800	3 Parcel(s)
WENGER JONATHAN W & MEGHAN C	\$1,353,900	3 Parcel(s)
HIBSHMAN WILLIAM M TRUST	\$1,349,300	11 Parcel(s)

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

HIGH DAVID S TRUST ET AL	\$2,064,000	3 Parcel(s)
POLLOCK E JANICE TRUST	\$1,619,600	2 Parcel(s)
BERRYBROOK INVESTMENTS LLC	\$1,086,100	4 Parcel(s)
BERRYBROOK FARMS INC	\$955,400	4 Parcel(s)
DONALD H BISHOP FUND	\$717,500	2 Parcel(s)
MILLER D BRADLEY & STOVER KRIS	\$700,700	2 Parcel(s)
REED FAMILY PROPERTIES-VOLINIA	\$641,800	2 Parcel(s)
LUTZ VIRGINIA & ROBERT FAMILY TRUST	\$618,500	4 Parcel(s)
ABBOTT BERNARD C & DIANE K TRU	\$606,800	1 Parcel(s)
BOURNAY FREDERICK JR & JUDITH TRUST	\$509,900	3 Parcel(s)
STANEK VIRGINIA R TRUST	\$464,600	2 Parcel(s)
TRI STAR LAND & CATTLE LLC	\$463,800	1 Parcel(s)
FOSDICK MARY L TRUST	\$449,200	2 Parcel(s)
BURKETT BRUCE P & LORI D	\$438,800	2 Parcel(s)
AUGST NANCY L TRUST	\$428,200	2 Parcel(s)
STIENBAUER HERBERT	\$427,500	1 Parcel(s)
GRIGGS SHANNON L	\$419,700	1 Parcel(s)
ROBINSON NATHAN & LOU ANN LIFE EST	\$411,100	1 Parcel(s)
AEP IN MI TRANSMISSION CO	\$406,600	1 Parcel(s)
VAN TUYLE JOSEPH R & REBECCA I	\$396,500	1 Parcel(s)

Top 20 Taxpayers by School District (Equalized Value)

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

HASSLE FARMS LLC	\$14,157,600	62 Parcel(s)
POLK PROPERTIES LLC	\$6,597,600	5 Parcel(s)
AEP IN MI TRANSMISSION CO	\$6,555,900	2 Parcel(s)
R & D REAL ESTATE LLC	\$5,751,900	25 Parcel(s)
CERES FARMS LLC	\$4,167,600	17 Parcel(s)
BERRYBROOK INVESTMENTS LLC	\$4,073,600	22 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$3,540,100	5 Parcel(s)
AUSRA TERRY & RUTH	\$3,419,100	18 Parcel(s)
AMERICAN ELECTRIC POWER	\$3,416,300	2 Parcel(s)
SCHWARTZ JULIA J TRUST	\$3,401,500	1 Parcel(s)
SEMCO ENERGY GAS CO	\$3,206,000	7 Parcel(s)
ATRIUM TIMBERS LLC	\$3,071,300	1 Parcel(s)
MUMAUGH INDIAN LAKES LLC	\$2,920,800	3 Parcel(s)
BERRYBROOK FARMS INC	\$2,704,700	9 Parcel(s)
LAMBRO DOWAGIAC LLC	\$2,492,400	2 Parcel(s)
GRABEMEYER FLOYD & PEGGY	\$2,379,800	11 Parcel(s)
S & S LAND DEVELOPMENT LLC	\$2,347,500	12 Parcel(s)
CHINODIN	\$2,338,700	18 Parcel(s)
KAMINSKI DUANE & NANCY	\$2,296,100	4 Parcel(s)
POKAGON PROPERTIES LLC	\$2,268,500	9 Parcel(s)

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

OLTHOF FREDERICK V & JENNIFER P	\$1,209,600	2 Parcel(s)
OLTHOP KAREN R TRUST	\$868,900	1 Parcel(s)
HAGUE JAMIE K TRUST	\$828,300	1 Parcel(s)
CLUB MUD LLC	\$659,500	3 Parcel(s)
PHILLIPS KENNETH P & LEE E	\$630,100	1 Parcel(s)
INDIAN LAKE ASSOCIATES LLC	\$612,000	2 Parcel(s)
FREELS CATHERINE TRUST	\$603,800	1 Parcel(s)
SCOTT KENNETH C	\$561,600	2 Parcel(s)
CASSIN, CHRISTOPHER J & CATHERINE	\$558,100	1 Parcel(s)
OLTHOFF SCOT & BONNIE K	\$548,500	1 Parcel(s)
HRYCKO JOHN P TRUST	\$490,000	2 Parcel(s)
SMITH RONALD TRUSTEE	\$484,000	1 Parcel(s)
LYNCH JERRY P TRUST	\$481,300	1 Parcel(s)
WAGNER BRUCE TRUST	\$480,200	1 Parcel(s)
MEYER GRANT B JR & HELEN J	\$475,800	3 Parcel(s)
TIMM BOYD M & LINDA C TRUSTEES	\$469,200	1 Parcel(s)
HOLIDAY LODGE LLC	\$451,600	2 Parcel(s)
BMZE PROPERTIES LLC	\$448,800	8 Parcel(s)
MARTH FAMILY TRUST	\$431,700	1 Parcel(s)
KLEVA MARTY L & ANN E TRUST	\$421,400	1 Parcel(s)

Top 20 Taxpayers by School District (Equalized Value)

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

ENBRIDGE ENERGY LP	\$21,133,400	2 Parcel(s)
INDIANA MICHIGAN POWER	\$5,837,200	10 Parcel(s)
BRADENT LLC	\$5,431,600	11 Parcel(s)
AEP IN MI TRANSMISSION CO	\$4,744,200	1 Parcel(s)
MILLIKEN JAMES D & LORENNA TRUST	\$4,679,500	31 Parcel(s)
3G BURGER FARMS LLC	\$4,095,600	17 Parcel(s)
FINLEY FARMS LLC	\$3,871,900	20 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$3,853,900	6 Parcel(s)
TOTZKE NICKLAS D TRUST	\$3,298,600	10 Parcel(s)
DUO-FORM REAL ESTATE CORP	\$2,953,000	3 Parcel(s)
MORRIS MICHAEL J	\$2,782,400	2 Parcel(s)
CLOUD DAVID TRUST	\$2,564,800	19 Parcel(s)
EDWARDSBURG HOUSING LLC	\$2,315,500	11 Parcel(s)
SEMCO ENERGY GAS CO	\$2,211,100	4 Parcel(s)
KIRKDORFER REAL ESTATE LLC	\$2,007,600	13 Parcel(s)
BUCKLEN GEORGE B LIFE ESTATE	\$1,935,500	6 Parcel(s)
AMERICAN ELECTRIC POWER	\$1,934,600	2 Parcel(s)
DE SCHEPPER ROBERT A TRUST	\$1,884,500	4 Parcel(s)
OF-CO INC	\$1,748,200	8 Parcel(s)
MILLIKEN JAMES D & LORENNA H TRUST	\$1,652,400	6 Parcel(s)

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

ENBRIDGE ENERGY LP	\$22,936,000	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$10,726,488	4 Parcel(s)
MC KENZIE RIVERVIEW FARMS LLC	\$3,899,900	16 Parcel(s)
MC KENZIE DEAN & NANCY LIFE ESTATE	\$3,657,200	23 Parcel(s)
REYNOLDS JAMES J & JANICE M TRUST	\$3,593,600	18 Parcel(s)
CROPEY GEORGE C & MANDY L	\$3,451,100	12 Parcel(s)
HIGH DAVID S & STACEY R TRUST	\$3,420,700	13 Parcel(s)
INDIANA MICHIGAN POWER	\$3,254,992	3 Parcel(s)
MC KENZIE RAYMOND R & DEBORAH	\$3,098,900	5 Parcel(s)
MC KENZIE BRIAN K	\$3,039,900	20 Parcel(s)
MC KENZIE-REED FARMS LLC	\$2,871,500	10 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$2,692,942	4 Parcel(s)
R & D REAL ESTATE LLC	\$2,659,300	5 Parcel(s)
MCKENZIE HIGHLANDS FARMS I LLC	\$2,535,700	18 Parcel(s)
VECTOR PIPELINE LP	\$2,457,400	1 Parcel(s)
DODGE KEITH TRUST	\$1,991,100	9 Parcel(s)
TROXELL RONALD L TRUST	\$1,894,100	3 Parcel(s)
REED FAMILY PROPERTIES-	\$1,827,800	10 Parcel(s)
NON-TYPICAL FARMS LLC	\$1,748,900	10 Parcel(s)
HIGH DONALD W & CARLENE TRUST	\$1,633,100	9 Parcel(s)

Top 20 Taxpayers by School District (Equalized Value)

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

AEP IN MI TRANSMISSION CO	\$41,339,400	3 Parcel(s)
INDECK-NILES LLC	\$13,567,800	1 Parcel(s)
INDIANA MICHIGAN POWER	\$8,517,400	4 Parcel(s)
CERES FARMS LLC	\$3,164,500	24 Parcel(s)
PROSPECT POINT INC	\$2,656,300	11 Parcel(s)
DELTA MACHINING INC	\$2,252,200	2 Parcel(s)
PETERSON LAND ENTERPRISES LLC	\$1,722,700	2 Parcel(s)
COLES INVESTMENT COMPANY LLC	\$1,716,800	6 Parcel(s)
WSF LLC	\$1,676,000	7 Parcel(s)
SEMCO ENERGY GAS CO	\$1,503,000	2 Parcel(s)
N & S YOUNG PROPERTIES LLC	\$1,461,000	9 Parcel(s)
VECTOR PIPELINE LP	\$1,433,300	1 Parcel(s)
ENBRIDGE ENERGY LP	\$1,230,900	1 Parcel(s)
SLAPHOOK LLC	\$1,116,200	4 Parcel(s)
IGNOWSKI DENNIS & MICHELLE V T	\$1,093,800	1 Parcel(s)
PETERSON RICKY & NANCY TRUST	\$1,068,900	8 Parcel(s)
POEHLMAN CLIFFORD E ET AL	\$969,100	9 Parcel(s)
ROHAN MILLER DEVELOPMENT LLC	\$960,400	1 Parcel(s)
SELDOM REST LLC	\$920,500	3 Parcel(s)
MOOSE LAKE AGGREGATES LLC	\$918,700	16 Parcel(s)

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

AEP IN MI TRANSMISSION CO	\$2,398,600	1 Parcel(s)
NORTON WILLIS L & KATHLEEN L LE	\$1,056,900	5 Parcel(s)
HAMACHER INVESTMENT PROPERTIES	\$684,000	46 Parcel(s)
HALEY HOWARD LE	\$559,900	1 Parcel(s)
ROCKWELL TERRY L C TRUST	\$514,800	3 Parcel(s)
I & M POWER CO	\$483,100	1 Parcel(s)
MANGAN JOHN W & MARY E	\$465,500	3 Parcel(s)
T A DAVIS PROPERTIES LLC	\$463,900	1 Parcel(s)
PANKEY ROGER L & JANICE D TRUST	\$452,200	2 Parcel(s)
RBJ ENTERPRISES LLC	\$433,200	1 Parcel(s)
HEINOLD HOG MARKETS LLC	\$416,600	1 Parcel(s)
HALLER KENNETH P & ALICIA M TRUST	\$410,600	2 Parcel(s)
SEAGER WILBUR E & ALICE Y LE	\$387,300	2 Parcel(s)
RUMSEY, SHAWN	\$372,700	1 Parcel(s)
LINDAHL DIANE M LIFE ESTATE	\$362,800	2 Parcel(s)
WALTERS-DIMMICK PETROLEUM INC	\$349,800	2 Parcel(s)
GINGERICH KAREN	\$343,000	2 Parcel(s)
PISTELLO BERNARD A	\$338,800	1 Parcel(s)
CRV HOLDINGS LLC	\$335,000	2 Parcel(s)
CLARK GLEN A	\$334,400	3 Parcel(s)

Top 20 Taxpayers by School District (Equalized Value)

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

NJT LAND HOLDINGS II LLC	\$3,904,400	16 Parcel(s)
KING GARY L & MARLA K	\$1,841,300	11 Parcel(s)
TERLEP MICHAEL & SHEILA LIFE ESTATE	\$1,804,900	2 Parcel(s)
GRAY TIMOTHY R & DEBORAH A	\$1,434,900	1 Parcel(s)
SMITH JR DAVID V 2008 REV TRUST	\$1,340,500	2 Parcel(s)
SEMCO ENERGY GAS CO	\$1,253,900	1 Parcel(s)
SCHOEFFLER MICHAEL & VICKOE	\$1,219,000	1 Parcel(s)
MC ART KEVIN & HEIDI	\$1,174,400	1 Parcel(s)
HANSELL ROBIN L TRUST	\$1,118,500	4 Parcel(s)
VIDIC THOMAS & JOAN	\$1,106,300	1 Parcel(s)
MEADOW-LARK FARMS INC	\$1,042,900	3 Parcel(s)
LEHMAN RANDY L & ASHLEY N TRUS	\$1,025,200	1 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$1,024,600	2 Parcel(s)
JENKINS STEPHEN W & TERESA M	\$1,017,700	3 Parcel(s)
KERSHNER THOMAS G & NORMA J	\$966,200	3 Parcel(s)
MACRI GREGORY & LAURIE LIFE ESTATE	\$961,900	1 Parcel(s)
BONTRAGER JERRY W & RUBY J	\$938,900	5 Parcel(s)
AEP IN MI TRANSMISSION CO	\$913,400	1 Parcel(s)
EPPERS MARCIA K TRUST ET AL	\$897,000	1 Parcel(s)
KUHNS ROBERT P & JENNIFER L	\$893,700	1 Parcel(s)

Top 20 Taxpayers by School District (Taxable Value)

Brandywine Schools Top 20 Owners by Taxable Value

ENBRIDGE ENERGY LP	\$12,496,100	2 Parcel(s)
HAINES STEVEN K	\$1,476,291	5 Parcel(s)
VECTOR PIPELINE LP	\$1,388,800	1 Parcel(s)
PAUL D.D.S. WILLIAM E TRUST	\$1,199,596	3 Parcel(s)
BARANAY PETER F & NANCY N	\$1,188,519	1 Parcel(s)
STANLEY BRIAN & KELLY	\$1,123,945	1 Parcel(s)
KLAUER DANIEL G & HAYLEY L TRUST	\$1,056,600	1 Parcel(s)
BROWN FRANCINE L REVOCABLE TRUST	\$1,055,117	2 Parcel(s)
ADAMS ROAD DEVELOPMENT II CORP	\$1,053,946	26 Parcel(s)
MOLNAR MICHAEL & STEPHANIE	\$1,007,400	1 Parcel(s)
MORRIS JASON E & COLLEEN A	\$935,730	2 Parcel(s)
SNEED LEE & DANIELLA	\$911,985	2 Parcel(s)
DILLE ALEC & JESSICA	\$903,973	1 Parcel(s)
SEMCO ENERGY GAS CO	\$803,800	1 Parcel(s)
SEXTON KAYLE C & LEONARD JR ROBERT	\$767,557	1 Parcel(s)
SCHWARTZ BRUCE & JENNIFER	\$761,393	1 Parcel(s)
RUDOLPH DAWN & JOSEPH	\$750,028	1 Parcel(s)
BAXTER KEVIN R & STEPHANIE M	\$735,635	1 Parcel(s)
SONEGO DAVID F & CARMEN	\$709,391	1 Parcel(s)
MILLER PETER & SHAINA LIFE ESTATE	\$677,962	1 Parcel(s)

Cassopolis Schools Top 20 Owners by Taxable Value

ENBRIDGE ENERGY LP	\$31,921,503	6 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$22,969,438	18 Parcel(s)
LAKEHEAD PIPELINE CO	\$21,892,964	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$16,738,200	8 Parcel(s)
VECTOR PIPELINE LP	\$6,593,600	5 Parcel(s)
K & M MACHINE FABRICATING INC	\$5,311,733	6 Parcel(s)
LOWE DARLENE B TRUST	\$2,730,525	10 Parcel(s)
SEMCO ENERGY GAS CO	\$2,338,300	4 Parcel(s)
SPARKS FARM LLC	\$2,300,916	38 Parcel(s)
I & M POWER CO	\$2,236,600	2 Parcel(s)
LIPPERT JASON & DARLA	\$1,967,067	2 Parcel(s)
CLARK JR BENJAMIN T TRUST	\$1,907,614	4 Parcel(s)
WOLVERINE POWER COOPERATIVE	\$1,849,700	1 Parcel(s)
INDIANA MICHIGAN POWER	\$1,840,860	6 Parcel(s)
REED FAMILY PROPERTIES-PENN	\$1,711,329	19 Parcel(s)
BLAKEMORE THOMAS J & KATHLEEN	\$1,694,443	1 Parcel(s)
HIGH TOP BUDS	\$1,612,500	2 Parcel(s)
21319 KELSEY LLC	\$1,465,912	1 Parcel(s)
MURPHY CHRISTOPHER J TRUST ET AL	\$1,428,885	3 Parcel(s)
FINLEY FARMS LLC	\$1,409,052	21 Parcel(s)

Top 20 Taxpayers by School District (Taxable Value)

Constantine Schools Top 20 Owners by Taxable Value

AEP IN MI TRANSMISSION CO	\$3,664,100	2 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$3,552,477	4 Parcel(s)
T A DAVIS PROPERTIES LLC	\$3,140,595	23 Parcel(s)
WHITE LAND LLC	\$2,484,199	43 Parcel(s)
SIXTH GENERATION PROPERTIES LLC	\$1,568,368	19 Parcel(s)
WESTON RONALD L & BARBARA J	\$1,439,961	12 Parcel(s)
GABLEMAN ESTATE LLC	\$1,375,000	9 Parcel(s)
MARTIN AMY	\$1,358,266	3 Parcel(s)
STAMP PROPERTIES LLC	\$1,111,699	11 Parcel(s)
AKAI HOLDINGS LLC	\$1,034,970	3 Parcel(s)
UTLEY TIMOTHY M & KARMIN R TRUST	\$1,027,594	1 Parcel(s)
BEHRENS DAVID & KAREN LIFE ESTATE	\$1,014,016	2 Parcel(s)
WENGER JONATHAN W & MEGHAN C	\$900,367	3 Parcel(s)
INDIANA MICHIGAN POWER	\$789,637	2 Parcel(s)
HENDRICKS JOSH & STEPHANIE	\$789,637	3 Parcel(s)
THOMPSON MATTHEW A & ANDREA L	\$787,500	1 Parcel(s)
MANNING GARY L & CAROL E TRUST	\$694,593	7 Parcel(s)
STAMP ROGER H & LOIS A TRUST	\$680,682	11 Parcel(s)
DUNCAN JEREMY	\$675,800	1 Parcel(s)
CLOUD JOSHUA B	\$657,492	8 Parcel(s)

Decatur Schools Top 20 Owners by Taxable Value

HIGH DAVID S TRUST ET AL	\$589,855	3 Parcel(s)
BERRYBROOK INVESTMENTS LLC	\$556,084	4 Parcel(s)
POLLOCK E JANICE TRUST	\$407,924	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$406,600	1 Parcel(s)
BOURNAY FREDERICK JR & JUDITH TRUST	\$395,826	3 Parcel(s)
MILLER D BRADLEY & STOVER KRIS	\$366,709	2 Parcel(s)
REED FAMILY PROPERTIES-VOLINIA	\$292,609	2 Parcel(s)
ST JOE FARMS LLC	\$274,452	1 Parcel(s)
BERRYBROOK FARMS INC	\$249,250	4 Parcel(s)
ROBINSON NATHAN & LOU ANN LIFE EST	\$230,111	1 Parcel(s)
KLUCINA CRAIG A TRUST	\$230,022	1 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$218,100	1 Parcel(s)
DONALD H BISHOP FUND	\$204,418	2 Parcel(s)
STANEK VIRGINIA R TRUST	\$197,119	2 Parcel(s)
STIENBAUER HERBERT	\$196,983	1 Parcel(s)
AUGST NANCY L TRUST	\$186,195	2 Parcel(s)
RHODA TYLEN & CODY	\$172,177	1 Parcel(s)
SIERAK ELZBIETA & GRZEGORZ	\$167,190	2 Parcel(s)
OASLEY DORTHA TRUST	\$163,667	1 Parcel(s)
TRI STAR LAND & CATTLE LLC	\$163,583	1 Parcel(s)

Top 20 Taxpayers by School District (Taxable Value)

Dowagiac Schools Top 20 Owners by Taxable Value

AEP IN MI TRANSMISSION CO	\$6,555,900	2 Parcel(s)
HASSLE FARMS LLC	\$3,940,362	62 Parcel(s)
MIDWEST ENERGY COOPERATIVE	\$3,530,128	5 Parcel(s)
AMERICAN ELECTRIC POWER	\$3,416,300	2 Parcel(s)
SEMCO ENERGY GAS CO	\$3,180,151	7 Parcel(s)
POLK PROPERTIES LLC	\$2,712,799	5 Parcel(s)
SCHWARTZ JULIA J TRUST	\$2,570,385	1 Parcel(s)
R & D REAL ESTATE LLC	\$2,544,504	25 Parcel(s)
ATRIUM TIMBERS LLC	\$2,281,100	1 Parcel(s)
INDIANA MICHIGAN POWER	\$2,230,700	1 Parcel(s)
LAMBRO DOWAGIAC LLC	\$2,124,768	2 Parcel(s)
CHINODIN	\$1,926,444	18 Parcel(s)
COMCAST OF IN/ MI TX INC	\$1,827,300	1 Parcel(s)
BERRYBROOK INVESTMENTS LLC	\$1,812,500	22 Parcel(s)
MAGICIANLAKELOT 9 LLC	\$1,605,811	4 Parcel(s)
CERES FARMS LLC	\$1,592,145	17 Parcel(s)
POKAGON PROPERTIES LLC	\$1,496,595	9 Parcel(s)
KAMINSKI DUANE & NANCY	\$1,476,937	4 Parcel(s)
MUMAUGH INDIAN LAKES LLC	\$1,419,387	3 Parcel(s)
PHOENIX DOWAGIAC INDUSTRIAL INVEST.	\$1,396,000	4 Parcel(s)

Eau Claire Schools Top 20 Owners by Taxable Value

OLTHOF FREDERICK V & JENNIFER P	\$950,183	2 Parcel(s)
HAGUE JAMIE K TRUST	\$586,895	1 Parcel(s)
OLTHOP KAREN R TRUST	\$579,618	1 Parcel(s)
PHILLIPS KENNETH P & LEE E	\$553,334	1 Parcel(s)
CASSIN, CHRISTOPHER J & CATHERINE	\$436,015	1 Parcel(s)
SCOTT KENNETH C	\$433,913	2 Parcel(s)
BMZE PROPERTIES LLC	\$411,928	8 Parcel(s)
OLTHOFF SCOT & BONNIE K	\$408,983	1 Parcel(s)
LANGFELD EDWARD & JENNIFER	\$399,543	1 Parcel(s)
CLUB MUD LLC	\$387,549	3 Parcel(s)
HOLIDAY LODGE LLC	\$356,588	2 Parcel(s)
LYNCH JERRY P TRUST	\$354,012	1 Parcel(s)
MARTH FAMILY TRUST	\$313,182	1 Parcel(s)
TABRON ALFRED F TRUST	\$299,400	1 Parcel(s)
INDIAN LAKE ASSOCIATES LLC	\$298,066	2 Parcel(s)
MANKOWSKI MELINDA M TRUST	\$266,444	1 Parcel(s)
TIMM BOYD M & LINDA C TRUSTEES	\$265,890	1 Parcel(s)
WAGNER BRUCE TRUST	\$262,997	1 Parcel(s)
JACKSON JERRY W & NORMA L	\$262,013	1 Parcel(s)
FITZPATRICK PATRICK M & DIANE	\$249,100	3 Parcel(s)

Top 20 Taxpayers by School District (Taxable Value)

Edwardsburg Schools Top 20 Owners by Taxable Value

ENBRIDGE ENERGY LP	\$21,133,400	2 Parcel(s)
INDIANA MICHIGAN POWER	\$5,647,791	10 Parcel(s)
BRADENT LLC	\$5,431,600	11 Parcel(s)
AEP IN MI TRANSMISSION CO	\$4,744,200	1 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$3,828,577	6 Parcel(s)
DUO-FORM REAL ESTATE CORP	\$2,740,611	3 Parcel(s)
SEMCO ENERGY GAS CO	\$2,211,100	4 Parcel(s)
EDWARDSBURG HOUSING LLC	\$2,111,741	11 Parcel(s)
AMERICAN ELECTRIC POWER	\$1,934,600	2 Parcel(s)
FINLEY FARMS LLC	\$1,757,456	20 Parcel(s)
MORRIS MICHAEL J	\$1,589,717	2 Parcel(s)
OF-CO INC	\$1,431,562	8 Parcel(s)
KIRKORFER REAL ESTATE LLC	\$1,334,433	13 Parcel(s)
MILLIKEN JAMES D & LORENNA TRUST	\$1,320,706	31 Parcel(s)
HYG FINANCIAL SERVICES INC	\$1,293,500	2 Parcel(s)
KAPLON KEITH R & CANDICE	\$1,189,505	2 Parcel(s)
REED SALLY J 2024 REVOCABLE TRUST	\$1,139,633	2 Parcel(s)
SMITH RICKY R TRUST	\$1,127,946	3 Parcel(s)
SINGLA ANAND	\$1,051,836	1 Parcel(s)
HUDAK JOHN & SUZETTE LIFE ESTATE	\$1,027,093	1 Parcel(s)

Marcellus Schools Top 20 Owners by Taxable Value

ENBRIDGE ENERGY LP	\$22,935,069	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$10,726,488	4 Parcel(s)
INDIANA MICHIGAN POWER	\$3,195,432	3 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$2,665,382	4 Parcel(s)
VECTOR PIPELINE LP	\$2,457,400	1 Parcel(s)
MC KENZIE RIVERVIEW FARMS LLC	\$1,702,726	16 Parcel(s)
TROXELL RONALD L TRUST	\$1,587,847	3 Parcel(s)
HIGH DAVID S & STACEY R TRUST	\$1,450,156	13 Parcel(s)
MC KENZIE-REED FARMS LLC	\$1,396,909	10 Parcel(s)
MC KENZIE DEAN & NANCY LIFE ESTATE	\$1,391,836	23 Parcel(s)
R & D REAL ESTATE LLC	\$1,175,916	5 Parcel(s)
REYNOLDS JAMES J & JANICE M TRUST	\$1,126,127	18 Parcel(s)
MC KENZIE BRIAN K	\$1,084,813	20 Parcel(s)
CROPEY GEORGE C & MANDY L	\$1,050,150	12 Parcel(s)
MIDWEST ENERGY & COMMUNICATIONS	\$845,600	1 Parcel(s)
SWISS VALLEY INC	\$831,206	4 Parcel(s)
SUGAR LEAF PROPERTIES LLC	\$744,751	3 Parcel(s)
AMERICAN ELECTRIC POWER	\$720,408	2 Parcel(s)
NON-TYPICAL FARMS LLC	\$714,401	10 Parcel(s)
DODGE KEITH TRUST	\$712,684	9 Parcel(s)

Top 20 Taxpayers by School District (Taxable Value)

Niles Schools Top 20 Owners by Taxable Value

AEP IN MI TRANSMISSION CO	\$41,339,400	3 Parcel(s)
INDECK-NILES LLC	\$13,567,800	1 Parcel(s)
INDIANA MICHIGAN POWER	\$8,462,557	4 Parcel(s)
DELTA MACHINING INC	\$1,994,889	2 Parcel(s)
SEMCO ENERGY GAS CO	\$1,503,000	2 Parcel(s)
VECTOR PIPELINE LP	\$1,433,300	1 Parcel(s)
PROSPECT POINT INC	\$1,295,253	11 Parcel(s)
ENBRIDGE ENERGY LP	\$1,230,900	1 Parcel(s)
SLAPHOOK LLC	\$934,693	4 Parcel(s)
CERES FARMS LLC	\$889,017	24 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$848,900	1 Parcel(s)
ROHAN MILLER DEVELOPMENT LLC	\$833,207	1 Parcel(s)
AMERICAN ELECTRIC POWER	\$753,700	1 Parcel(s)
STORE CAPITAL ACQUISITIONS LLC	\$710,350	2 Parcel(s)
CHINODIN	\$600,355	3 Parcel(s)
WATSON THOMAS D TRUST	\$599,692	5 Parcel(s)
RAHRAH REVOCABLE TRUST	\$597,436	7 Parcel(s)
VILLWOCK TYLER WILLIAM	\$568,042	4 Parcel(s)
CINMAR PROPERTIES INVESTMENT LLC	\$555,900	1 Parcel(s)
WOOD JOE R & KELLY	\$541,382	2 Parcel(s)

Three Rivers Schools Top 20 Owners by Taxable Value

AEP IN MI TRANSMISSION CO	\$2,398,600	1 Parcel(s)
I & M POWER CO	\$483,100	1 Parcel(s)
RBJ ENTERPRISES LLC	\$433,200	1 Parcel(s)
HEINOLD HOG MARKETS LLC	\$372,773	1 Parcel(s)
NORTON WILLIS L & KATHLEEN L LE	\$343,026	5 Parcel(s)
CRV HOLDINGS LLC	\$335,000	2 Parcel(s)
WALTERS-DIMMICK PETROLEUM INC	\$320,672	2 Parcel(s)
LAWLOR RICHARD REV TRUST	\$288,743	2 Parcel(s)
FRIESSEN JEREMY NATHAN	\$271,100	1 Parcel(s)
WAGNER JEFFERY C & PAULETTA F	\$251,390	1 Parcel(s)
PANKEY ROGER L & JANICE D TRUST	\$244,381	2 Parcel(s)
LIU XINYU & HAN MEI	\$226,577	1 Parcel(s)
HUNTER CARSON & KRISTEN	\$225,170	1 Parcel(s)
MIDWEST ENERGY & COMMUNICATIONS	\$212,804	2 Parcel(s)
BOSSCHER TRACY L REV TRUST	\$208,600	1 Parcel(s)
ROCKWELL TERRY L C TRUST	\$205,754	3 Parcel(s)
LARKINS SCOTT	\$205,715	1 Parcel(s)
HAMACHER INVESTMENT PROPERTIES	\$204,281	46 Parcel(s)
ROCKY'S HIDEAWAY LLC	\$202,001	2 Parcel(s)
EICHORN PAMELA & MITCHELL KEVIN	\$201,532	1 Parcel(s)

Top 20 Taxpayers by School District (Taxable Value)

White Pigeon Schools Top 20 Owners by Taxable Value

NJT LAND HOLDINGS II LLC	\$3,904,400	16 Parcel(s)
TERLEP MICHAEL & SHEILA LIFE ESTATE	\$1,653,792	2 Parcel(s)
SEMCO ENERGY GAS CO	\$1,253,900	1 Parcel(s)
GRAY TIMOTHY R & DEBORAH A	\$1,198,543	1 Parcel(s)
MIDWEST ENERGY & COMMUNICATION	\$1,024,600	2 Parcel(s)
AEP IN MI TRANSMISSION CO	\$913,400	1 Parcel(s)
SMITH JR DAVID V 2008 REV TRUST	\$885,835	2 Parcel(s)
BANKS JOHN & NANCY	\$783,250	1 Parcel(s)
MC ART KEVIN & HEIDI	\$771,046	1 Parcel(s)
KING GARY L & MARLA K	\$758,671	11 Parcel(s)
SCHOEFFLER MICHAEL & VICKOE	\$717,182	1 Parcel(s)
COFFEY KENNETH & JUSUFI SHPTIME	\$696,000	1 Parcel(s)
ORR CHRISTOPHER	\$680,900	2 Parcel(s)
DELANO THOMAS TRUST	\$670,508	4 Parcel(s)
PETTIT ROBERT R & SHAUNEL D	\$654,998	1 Parcel(s)
VIRGIL SCOTT & SHELLEY	\$638,989	1 Parcel(s)
CHANEY MICHAEL & PAMELA	\$620,600	1 Parcel(s)
VIDIC THOMAS & JOAN	\$611,729	1 Parcel(s)
BONTRAGER JERRY W & RUBY J	\$608,026	5 Parcel(s)
PROKUP STEVEN J TRUST	\$594,445	1 Parcel(s)

Cass County

Real Property Tentative Taxable Valuations as of April 17, 2025

Township or City name	Agricultural	Commercial	Industrial	Residential	Timber-Cutover	Developmental	Total Real
010 CALVIN TOWNSHIP	\$14,962,873	\$317,541	\$300,395	\$101,474,958	\$0	\$0	\$117,055,767
020 HOWARD TOWNSHIP	\$13,651,114	\$6,311,992	\$3,377,507	\$216,681,729	\$0	\$0	\$240,022,342
030 JEFFERSON TOWNSHIP	\$19,397,364	\$1,350,175	\$332,676	\$111,039,666	\$0	\$0	\$132,119,881
040 LAGRANGE TOWNSHIP	\$17,902,520	\$12,716,322	\$3,113,040	\$103,142,271	\$0	\$0	\$136,874,153
050 MARCELLUS TOWNSHIP	\$21,256,237	\$6,007,376	\$3,518,392	\$76,705,958	\$0	\$0	\$107,487,963
060 MASON TOWNSHIP	\$13,387,855	\$3,258,850	\$1,815,722	\$97,288,473	\$0	\$0	\$115,750,900
070 MILTON TWP	\$12,492,599	\$2,043,184	\$2,779,047	\$205,885,581	\$0	\$0	\$223,200,411
080 NEWBERG TOWNSHIP	\$14,326,074	\$5,048,159	\$369,565	\$60,215,790	\$0	\$0	\$79,959,588
090 ONTWA TWP	\$12,173,109	\$17,703,331	\$14,371,773	\$306,120,842	\$0	\$0	\$350,369,055
100 PENN TWP	\$25,372,272	\$17,712,289	\$2,247,335	\$228,396,700	\$0	\$0	\$273,728,596
110 POKAGON TOWNSHIP	\$21,555,394	\$6,085,504	\$1,811,386	\$64,936,702	\$0	\$0	\$94,388,986
120 PORTER TWP	\$36,585,619	\$3,935,496	\$392,318	\$319,493,637	\$0	\$0	\$360,407,070
130 SILVER CREEK TOWNSHIP	\$20,603,990	\$6,136,772	\$512,573	\$304,483,906	\$0	\$0	\$331,737,241
140 VOLINIA TOWNSHIP	\$21,670,439	\$427,861	\$10,429	\$41,830,516	\$0	\$0	\$63,939,245
150 WAYNE TOWNSHIP	\$17,437,352	\$1,071,197	\$1,465,014	\$84,152,187	\$0	\$0	\$104,125,750
160 CITY OF DOWAGIAC	\$27,723	\$26,014,373	\$7,147,828	\$72,794,267	\$0	\$0	\$105,984,191
170 NILES CITY	\$0	\$0	\$13,924,357	\$0	\$0	\$0	\$13,924,357
041 CASSOPOLIS VILLAGE	\$1,338,391	\$25,345,751	\$2,972,815	\$24,534,812	\$0	\$0	\$54,191,769
051 MARCELLUS VILLAGE	\$76,985	\$3,152,711	\$988,057	\$17,826,247	\$0	\$0	\$22,044,000
091 EDWARDSBURG VILLAGE	\$20,642	\$9,541,026	\$378	\$18,738,082	\$0	\$0	\$28,300,128
101 VILLAGE OF VANDALIA	\$250,499	\$770,349	\$22,960	\$3,029,942	\$0	\$0	\$4,073,750
Totals for County	\$282,802,534	\$116,140,422	\$57,489,357	\$2,394,643,183	\$0	\$0	\$2,851,075,496

Cass County

Personal Property Tentative Taxable Valuations as of April 17, 2025 (continued)

Township or City name	Ag. Personal	Com. Personal	Ind. Personal	Res. Personal	Util. Personal	Total Personal
010 CALVIN TOWNSHIP	\$0	\$0	\$11,000	\$0	\$14,345,400	\$14,356,400
020 HOWARD TOWNSHIP	\$0	\$2,324,900	\$1,386,300	\$0	\$66,557,629	\$70,268,829
030 JEFFERSON TOWNSHIP	\$0	\$514,100	\$0	\$0	\$31,529,082	\$32,043,182
040 LAGRANGE TOWNSHIP	\$0	\$2,756,800	\$150,000	\$0	\$9,338,300	\$12,245,100
050 MARCELLUS TOWNSHIP	\$0	\$221,976	\$0	\$0	\$15,502,932	\$15,724,908
060 MASON TOWNSHIP	\$0	\$1,217,800	\$0	\$0	\$2,655,340	\$3,873,140
070 MILTON TWP	\$0	\$662,200	\$142,300	\$0	\$33,779,600	\$34,584,100
080 NEWBERG TOWNSHIP	\$0	\$642,200	\$0	\$0	\$34,364,600	\$35,006,800
090 ONTWA TWP	\$0	\$3,395,500	\$648,500	\$0	\$8,346,800	\$12,390,800
100 PENN TWP	\$0	\$931,500	\$3,809,300	\$0	\$39,542,500	\$44,283,300
110 POKAGON TOWNSHIP	\$0	\$282,800	\$11,600	\$0	\$4,979,596	\$5,273,996
120 PORTER TWP	\$0	\$558,900	\$395,300	\$0	\$10,448,469	\$11,402,669
130 SILVER CREEK TOWNSHIP	\$0	\$781,000	\$50,800	\$0	\$5,712,200	\$6,544,000
140 VOLINIA TOWNSHIP	\$0	\$106,700	\$0	\$0	\$1,809,700	\$1,916,400
150 WAYNE TOWNSHIP	\$0	\$9,000	\$0	\$0	\$11,273,400	\$11,282,400
160 CITY OF DOWAGIAC	\$0	\$3,887,000	\$121,100	\$0	\$2,172,300	\$6,180,400
170 NILES CITY	\$0	\$0	\$0	\$0	\$0	\$0
041 CASSOPOLIS VILLAGE	\$0	\$2,390,700	\$420,000	\$0	\$7,886,100	\$10,696,800
051 MARCELLUS VILLAGE	\$0	\$7,074	\$0	\$0	\$994,802	\$1,001,876
091 EDWARDSBURG VILLAGE	\$0	\$754,200	\$0	\$0	\$1,654,000	\$2,408,200
101 VILLAGE OF VANDALIA	\$0	\$104,000	\$0	\$0	\$6,350,600	\$6,454,600
Totals for County	\$0	\$18,292,376	\$6,726,200	\$0	\$292,357,848	\$317,376,424

Cass County

Real & Personal Property Tentative Taxable Valuations as of April 17, 2025 (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	\$131,412,167	\$78,990,086	\$0	\$11,000	\$52,411,081
020 HOWARD TOWNSHIP	\$310,291,171	\$196,645,230	\$2,324,900	\$1,386,300	\$109,934,741
030 JEFFERSON TOWNSHIP	\$164,163,063	\$107,652,525	\$514,100	\$0	\$55,996,438
040 LAGRANGE TOWNSHIP	\$149,119,253	\$79,267,152	\$2,756,800	\$150,000	\$66,945,301
050 MARCELLUS TOWNSHIP	\$123,212,871	\$72,098,340	\$221,976	\$0	\$50,892,555
060 MASON TOWNSHIP	\$119,624,040	\$94,967,242	\$1,217,800	\$0	\$23,438,998
070 MILTON TWP	\$257,784,511	\$193,445,368	\$662,200	\$142,300	\$63,534,643
080 NEWBERG TOWNSHIP	\$114,966,388	\$52,034,220	\$642,200	\$0	\$62,289,968
090 ONTWA TWP	\$362,759,855	\$261,642,659	\$3,395,500	\$648,500	\$97,073,196
100 PENN TWP	\$318,011,896	\$130,697,959	\$931,500	\$3,809,300	\$182,573,137
110 POKAGON TOWNSHIP	\$99,662,982	\$75,035,276	\$282,800	\$11,600	\$24,333,306
120 PORTER TWP	\$371,809,739	\$235,272,775	\$558,900	\$395,300	\$135,582,764
130 SILVER CREEK TOWNSHIP	\$338,281,241	\$136,236,156	\$781,000	\$50,800	\$201,213,285
140 VOLINIA TOWNSHIP	\$65,855,645	\$48,357,789	\$106,700	\$0	\$17,391,156
150 WAYNE TOWNSHIP	\$115,408,150	\$74,874,670	\$9,000	\$0	\$40,524,480
160 CITY OF DOWAGIAC	\$112,164,591	\$56,496,632	\$3,887,000	\$121,100	\$51,659,859
170 NILES CITY	\$13,924,357	\$0	\$0	\$0	\$13,924,357
Totals for County	\$3,168,451,920	\$1,893,714,079	\$18,292,376	\$6,726,200	\$1,249,719,265

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	\$33,432,000	\$418,200	\$492,700	\$185,512,847	\$0	\$219,855,747	\$14,356,400	\$234,212,147
14030	Edwardsburg	\$0	\$0	\$0	\$290,000	\$0	\$290,000	\$0	\$290,000
Total Calvin Township		\$33,432,000	\$418,200	\$492,700	\$185,802,847	\$0	\$220,145,747	\$14,356,400	\$234,502,147
020 Howard Township									
11300	Niles	\$29,561,000	\$7,889,000	\$4,691,100	\$287,636,800	\$0	\$329,777,900	\$58,711,800	\$388,489,700
14010	Cassopolis	\$4,815,500	\$0	\$0	\$7,672,800	\$0	\$12,488,300	\$625,100	\$13,113,400
14030	Edwardsburg	\$4,836,900	\$113,900	\$0	\$35,277,100	\$0	\$40,227,900	\$11,142,700	\$51,370,600
Total Howard Township		\$39,213,400	\$8,002,900	\$4,691,100	\$330,586,700	\$0	\$382,494,100	\$70,479,600	\$452,973,700
030 Jefferson Township									
14010	Cassopolis	\$35,386,100	\$1,426,900	\$579,600	\$90,506,300	\$0	\$127,898,900	\$30,360,900	\$158,259,800
14030	Edwardsburg	\$15,668,400	\$467,000	\$0	\$78,099,500	\$0	\$94,234,900	\$1,707,100	\$95,942,000
Total Jefferson Township		\$51,054,500	\$1,893,900	\$579,600	\$168,605,800	\$0	\$222,133,800	\$32,068,000	\$254,201,800
040 LaGrange Township									
14010	Cassopolis	\$27,414,100	\$14,094,400	\$4,632,400	\$115,652,500	\$0	\$161,793,400	\$10,954,700	\$172,748,100
14020	Dowagiac	\$19,870,200	\$2,275,500	\$71,300	\$39,611,300	\$0	\$61,828,300	\$1,290,400	\$63,118,700
Total LaGrange Township		\$47,284,300	\$16,369,900	\$4,703,700	\$155,263,800	\$0	\$223,621,700	\$12,245,100	\$235,866,800
050 Marcellus Township									
14050	Marcellus	\$51,466,600	\$6,846,200	\$4,970,000	\$138,269,500	\$0	\$201,552,300	\$15,724,908	\$217,277,208
Total Marcellus Township		\$51,466,600	\$6,846,200	\$4,970,000	\$138,269,500	\$0	\$201,552,300	\$15,724,908	\$217,277,208
060 Mason Township									
14030	Edwardsburg	\$16,891,900	\$3,932,200	\$1,850,100	\$117,614,600	\$0	\$140,288,800	\$3,009,000	\$143,297,800
75050	Constantine	\$14,436,700	\$335,800	\$169,300	\$28,075,300	\$0	\$43,017,100	\$918,400	\$43,935,500
75070	White Pigeon	\$1,060,600	\$104,800	\$0	\$811,000	\$0	\$1,976,400	\$39,900	\$2,016,300
Total Mason Township		\$32,389,200	\$4,372,800	\$2,019,400	\$146,500,900	\$0	\$185,282,300	\$3,967,300	\$189,249,600
070 Milton Township									
11210	Brandywine	\$7,606,800	\$997,000	\$456,200	\$172,302,600	\$0	\$181,362,600	\$16,234,000	\$197,596,600
14030	Edwardsburg	\$19,221,100	\$1,964,700	\$3,185,000	\$106,950,900	\$0	\$131,321,700	\$18,350,100	\$149,671,800
Total Milton Township		\$26,827,900	\$2,961,700	\$3,641,200	\$279,253,500	\$0	\$312,684,300	\$34,584,100	\$347,268,400
080 Newberg Township									
14010	Cassopolis	\$2,888,800	\$744,400	\$0	\$13,077,900	\$0	\$16,711,100	\$2,492,200	\$19,203,300
14050	Marcellus	\$27,349,200	\$1,680,400	\$227,500	\$35,880,500	\$0	\$65,137,600	\$27,932,900	\$93,070,500
75050	Constantine	\$3,202,800	\$246,900	\$338,900	\$6,293,300	\$0	\$10,081,900	\$1,283,100	\$11,365,000
75080	Three Rivers	\$4,774,000	\$3,110,100	\$9,300	\$47,936,400	\$0	\$55,829,800	\$3,298,600	\$59,128,400
Total Newberg Township		\$38,214,800	\$5,781,800	\$575,700	\$103,188,100	\$0	\$147,760,400	\$35,006,800	\$182,767,200
090 Ontwa Township									
14030	Edwardsburg	\$26,749,300	\$20,348,100	\$16,336,900	\$479,425,400	\$0	\$542,859,700	\$12,390,800	\$555,250,500
Total Ontwa Township		\$26,749,300	\$20,348,100	\$16,336,900	\$479,425,400	\$0	\$542,859,700	\$12,390,800	\$555,250,500
100 Penn Township									
14010	Cassopolis	\$64,125,200	\$19,399,900	\$3,779,800	\$376,128,200	\$0	\$463,433,100	\$44,283,300	\$507,716,400
14050	Marcellus	\$4,906,000	\$0	\$0	\$5,962,500	\$0	\$10,868,500	\$0	\$10,868,500
Total Penn Township		\$69,031,200	\$19,399,900	\$3,779,800	\$382,090,700	\$0	\$474,301,600	\$44,283,300	\$518,584,900

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		\$10,442,600	\$1,193,000	\$93,100	\$26,210,100	\$0	\$37,938,800	\$1,366,100	\$39,304,900
14010 Cassopolis		\$13,422,400	\$1,817,200	\$0	\$11,667,100	\$0	\$26,906,700	\$518,400	\$27,425,100
14020 Dowagiac		\$28,026,300	\$5,340,600	\$2,157,500	\$66,036,100	\$0	\$101,560,500	\$3,409,400	\$104,969,900
Total Pokagon Township		\$51,891,300	\$8,350,800	\$2,250,600	\$103,913,300	\$0	\$166,406,000	\$5,293,900	\$171,699,900
120 Porter Township									
14010 Cassopolis		\$1,914,000	\$216,000	\$0	\$19,845,500	\$0	\$21,975,500	\$91,900	\$22,067,400
75050 Constantine		\$69,454,100	\$695,400	\$95,900	\$290,125,500	\$0	\$360,370,900	\$6,833,200	\$367,204,100
75070 White Pigeon		\$13,914,700	\$4,469,600	\$440,200	\$235,373,200	\$0	\$254,197,700	\$4,395,400	\$258,593,100
75080 Three Rivers		\$1,108,500	\$9,400	\$0	\$6,448,500	\$0	\$7,566,400	\$89,600	\$7,656,000
Total Porter Township		\$86,391,300	\$5,390,400	\$536,100	\$551,792,700	\$0	\$644,110,500	\$11,410,100	\$655,520,600
130 Silver Creek Township									
11250 Eau Claire		\$0	\$648,500	\$0	\$22,512,300	\$0	\$23,160,800	\$99,100	\$23,259,900
11300 Niles		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14020 Dowagiac		\$55,179,800	\$9,367,400	\$542,800	\$501,404,300	\$0	\$566,494,300	\$6,444,900	\$572,939,200
Total Silver Creek Township		\$55,179,800	\$10,015,900	\$542,800	\$523,916,600	\$0	\$589,655,100	\$6,544,000	\$596,199,100
140 Volland Township									
14020 Dowagiac		\$1,636,100	\$0	\$0	\$497,500	\$0	\$2,133,600	\$43,100	\$2,176,700
14050 Marcellus		\$52,343,100	\$630,900	\$27,300	\$67,320,200	\$0	\$120,321,500	\$1,743,200	\$122,064,700
80050 Decatur		\$10,173,400	\$0	\$0	\$6,884,600	\$0	\$17,058,000	\$130,100	\$17,188,100
Total Volland Township		\$64,152,600	\$630,900	\$27,300	\$74,702,300	\$0	\$139,513,100	\$1,916,400	\$141,429,500
150 Wayne Township									
14010 Cassopolis		\$895,000	\$0	\$0	\$554,500	\$0	\$1,449,500	\$18,300	\$1,467,800
14020 Dowagiac		\$36,050,500	\$1,373,100	\$1,809,400	\$136,207,700	\$0	\$175,440,700	\$10,518,000	\$185,958,700
14050 Marcellus		\$0	\$0	\$0	\$61,800	\$0	\$61,800	\$0	\$61,800
80050 Decatur		\$10,683,100	\$82,700	\$0	\$14,168,200	\$0	\$24,934,000	\$746,100	\$25,680,100
Total Wayne Township		\$47,628,600	\$1,455,800	\$1,809,400	\$150,992,200	\$0	\$201,886,000	\$11,282,400	\$213,168,400
160 Dowagiac City									
14020 Dowagiac		\$87,200	\$31,866,400	\$7,989,100	\$114,237,500	\$0	\$154,180,200	\$6,180,400	\$160,360,600
Total Dowagiac City		\$87,200	\$31,866,400	\$7,989,100	\$114,237,500	\$0	\$154,180,200	\$6,180,400	\$160,360,600
170 Niles City									
11300 Niles		\$0	\$0	\$14,275,700	\$0	\$0	\$14,275,700	\$0	\$14,275,700
Total Niles City		\$0	\$0	\$14,275,700	\$0	\$0	\$14,275,700	\$0	\$14,275,700

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	\$7,606,800	\$997,000	\$456,200	\$172,302,600	\$0	\$181,362,600	\$16,234,000	\$197,596,600
Total Brandywine Schools		\$7,606,800	\$997,000	\$456,200	\$172,302,600	\$0	\$181,362,600	\$16,234,000	\$197,596,600
11250 Eau Claire Schools									
130	Silver Creek Township	\$0	\$648,500	\$0	\$22,512,300	\$0	\$23,160,800	\$99,100	\$23,259,900
Total Eau Claire Schools		\$0	\$648,500	\$0	\$22,512,300	\$0	\$23,160,800	\$99,100	\$23,259,900
11300 Niles Schools									
020	Howard Township	\$29,561,000	\$7,889,000	\$4,691,100	\$287,636,800	\$0	\$329,777,900	\$58,711,800	\$388,489,700
110	Pokagon Township	\$10,442,600	\$1,193,000	\$93,100	\$26,210,100	\$0	\$37,938,800	\$1,366,100	\$39,304,900
130	Silver Creek Township	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
170	Niles City	\$0	\$0	\$14,275,700	\$0	\$0	\$14,275,700	\$0	\$14,275,700
Total Niles Schools		\$40,003,600	\$9,082,000	\$19,059,900	\$313,846,900	\$0	\$381,992,400	\$60,077,900	\$442,070,300
14010 Cassopolis Schools									
010	Calvin Township	\$33,432,000	\$418,200	\$492,700	\$185,512,847	\$0	\$219,855,747	\$14,356,400	\$234,212,147
020	Howard Township	\$4,815,500	\$0	\$0	\$7,672,800	\$0	\$12,488,300	\$625,100	\$13,113,400
030	Jefferson Township	\$35,386,100	\$1,426,900	\$579,600	\$90,506,300	\$0	\$127,898,900	\$30,360,900	\$158,259,800
040	LaGrange Township	\$27,414,100	\$14,094,400	\$4,632,400	\$115,652,500	\$0	\$161,793,400	\$10,954,700	\$172,748,100
080	Newberg Township	\$2,888,800	\$744,400	\$0	\$13,077,900	\$0	\$16,711,100	\$2,492,200	\$19,203,300
100	Penn Township	\$64,125,200	\$19,399,900	\$3,779,800	\$376,128,200	\$0	\$463,433,100	\$44,283,300	\$507,716,400
110	Pokagon Township	\$13,422,400	\$1,817,200	\$0	\$11,667,100	\$0	\$26,906,700	\$518,400	\$27,425,100
120	Porter Township	\$1,914,000	\$216,000	\$0	\$19,845,500	\$0	\$21,975,500	\$91,900	\$22,067,400
150	Wayne Township	\$895,000	\$0	\$0	\$554,500	\$0	\$1,449,500	\$18,300	\$1,467,800
Total Cassopolis Schools		\$184,293,100	\$38,117,000	\$9,484,500	\$820,617,647	\$0	\$1,052,512,247	\$103,701,200	\$1,156,213,447
14020 Dowagiac Schools									
040	LaGrange Township	\$19,870,200	\$2,275,500	\$71,300	\$39,611,300	\$0	\$61,828,300	\$1,290,400	\$63,118,700
110	Pokagon Township	\$28,026,300	\$5,340,600	\$2,157,500	\$66,036,100	\$0	\$101,560,500	\$3,409,400	\$104,969,900
130	Silver Creek Township	\$55,179,800	\$9,367,400	\$542,800	\$501,404,300	\$0	\$566,494,300	\$6,444,900	\$572,939,200
140	Vollinia Township	\$1,636,100	\$0	\$0	\$497,500	\$0	\$2,133,600	\$43,100	\$2,176,700
150	Wayne Township	\$36,050,500	\$1,373,100	\$1,809,400	\$136,207,700	\$0	\$175,440,700	\$10,518,000	\$185,958,700
160	Dowagiac City	\$87,200	\$31,866,400	\$7,989,100	\$114,237,500	\$0	\$154,180,200	\$6,180,400	\$160,360,600
Total Dowagiac Schools		\$140,850,100	\$50,223,000	\$12,570,100	\$857,994,400	\$0	\$1,061,637,600	\$27,886,200	\$1,089,523,800
14030 Edwardsburg Schools									
010	Calvin Township	\$0	\$0	\$0	\$290,000	\$0	\$290,000	\$0	\$290,000
020	Howard Township	\$4,836,900	\$113,900	\$0	\$35,277,100	\$0	\$40,227,900	\$11,142,700	\$51,370,600
030	Jefferson Township	\$15,666,400	\$467,000	\$0	\$78,099,500	\$0	\$94,234,900	\$1,707,100	\$95,942,000
060	Mason Township	\$16,891,900	\$9,932,200	\$1,850,100	\$117,614,600	\$0	\$140,288,800	\$3,009,900	\$143,297,800
070	Milton Township	\$19,221,100	\$1,964,700	\$3,185,000	\$106,950,900	\$0	\$131,321,700	\$18,350,100	\$149,671,800
090	Ontwa Township	\$26,749,300	\$20,348,100	\$16,336,900	\$479,425,400	\$0	\$542,859,700	\$12,390,800	\$555,250,500
Total Edwardsburg Schools		\$83,367,600	\$26,825,900	\$21,372,000	\$817,657,500	\$0	\$949,223,000	\$46,599,700	\$995,822,700

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
14050 Marcellus Schools									
050	Marcellus Township	\$51,466,600	\$6,846,200	\$4,970,000	\$138,269,500	\$0	\$201,552,300	\$15,724,908	\$217,277,208
080	Newberg Township	\$27,349,200	\$1,680,400	\$227,500	\$35,880,500	\$0	\$65,137,600	\$27,932,900	\$93,070,500
100	Penn Township	\$4,906,000	\$0	\$0	\$5,962,500	\$0	\$10,868,500	\$0	\$10,868,500
140	Vollinia Township	\$52,343,100	\$630,900	\$27,300	\$67,320,200	\$0	\$120,321,500	\$1,743,200	\$122,064,700
150	Wayne Township	\$0	\$0	\$0	\$61,800	\$0	\$61,800	\$0	\$61,800
Total Marcellus Schools		\$136,064,900	\$9,157,500	\$5,224,800	\$247,494,500	\$0	\$397,941,700	\$45,401,008	\$443,342,708
75050 Constantine Schools									
060	Mason Township	\$14,436,700	\$335,800	\$169,300	\$28,075,300	\$0	\$43,017,100	\$918,400	\$43,935,500
080	Newberg Township	\$3,202,800	\$246,900	\$338,900	\$6,293,300	\$0	\$10,081,900	\$1,283,100	\$11,365,000
120	Porter Township	\$69,454,100	\$695,400	\$95,900	\$290,125,500	\$0	\$360,370,900	\$6,833,200	\$367,204,100
Total Constantine Schools		\$87,093,600	\$1,278,100	\$604,100	\$324,494,100	\$0	\$413,469,900	\$9,034,700	\$422,504,600
75070 White Pigeon Schools									
080	Mason Township	\$1,060,600	\$104,800	\$0	\$811,000	\$0	\$1,976,400	\$39,900	\$2,016,300
120	Porter Township	\$13,914,700	\$4,469,600	\$440,200	\$235,373,200	\$0	\$254,197,700	\$4,395,400	\$258,593,100
Total White Pigeon Schools		\$14,975,300	\$4,574,400	\$440,200	\$236,184,200	\$0	\$256,174,100	\$4,435,300	\$260,609,400
75080 Three Rivers Schools									
080	Newberg Township	\$4,774,000	\$3,110,100	\$9,300	\$47,936,400	\$0	\$55,829,800	\$3,298,600	\$59,128,400
120	Porter Township	\$1,108,500	\$9,400	\$0	\$6,448,500	\$0	\$7,566,400	\$89,600	\$7,656,000
Total Three Rivers Schools		\$5,882,500	\$3,119,500	\$9,300	\$54,384,900	\$0	\$63,396,200	\$3,388,200	\$66,784,400
80050 Decatur Schools									
140	Vollinia Township	\$10,173,400	\$0	\$0	\$6,884,600	\$0	\$17,058,000	\$130,100	\$17,188,100
150	Wayne Township	\$10,683,100	\$82,700	\$0	\$14,168,200	\$0	\$24,934,000	\$746,100	\$25,680,100
Total Decatur Schools		\$20,856,500	\$82,700	\$0	\$21,052,800	\$0	\$41,992,000	\$876,200	\$42,868,200

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	\$14,962,873	\$317,541	\$300,395	\$101,361,697	\$0	\$116,942,506	\$14,356,400	\$131,298,906
14030	Edwardsburg	\$0	\$0	\$0	\$113,261	\$0	\$113,261	\$0	\$113,261
Total Calvin Township		\$14,962,873	\$317,541	\$300,395	\$101,474,958	\$0	\$117,055,767	\$14,356,400	\$131,412,167
020 Howard Township									
11300	Niles	\$10,202,612	\$6,218,860	\$3,377,507	\$184,926,443	\$0	\$204,725,422	\$58,523,020	\$263,248,442
14010	Cassopolis	\$1,641,273	\$0	\$0	\$5,726,116	\$0	\$7,367,389	\$625,100	\$7,992,489
14030	Edwardsburg	\$1,807,229	\$93,132	\$0	\$26,029,170	\$0	\$27,929,531	\$11,120,709	\$39,050,240
Total Howard Township		\$13,651,114	\$6,311,992	\$3,377,507	\$216,681,729	\$0	\$240,022,342	\$70,268,829	\$310,291,171
030 Jefferson Township									
14010	Cassopolis	\$13,452,870	\$1,079,634	\$332,676	\$58,305,234	\$0	\$73,170,414	\$30,360,900	\$103,531,314
14030	Edwardsburg	\$5,944,494	\$270,541	\$0	\$52,734,432	\$0	\$58,949,467	\$1,682,282	\$60,631,749
Total Jefferson Township		\$19,397,364	\$1,350,175	\$332,676	\$111,039,666	\$0	\$132,119,881	\$32,043,182	\$164,163,063
040 LaGrange Township									
14010	Cassopolis	\$10,313,998	\$11,011,947	\$3,060,023	\$76,370,729	\$0	\$100,756,697	\$10,954,700	\$111,711,397
14020	Dowagiac	\$7,588,522	\$1,704,375	\$53,017	\$26,771,542	\$0	\$36,117,456	\$1,290,400	\$37,407,856
Total LaGrange Township		\$17,902,520	\$12,716,322	\$3,113,040	\$103,142,271	\$0	\$136,874,153	\$12,245,100	\$149,119,253
050 Marcellus Township									
14050	Marcellus	\$21,256,237	\$6,007,376	\$3,518,392	\$76,705,958	\$0	\$107,487,963	\$15,724,908	\$123,212,871
Total Marcellus Township		\$21,256,237	\$6,007,376	\$3,518,392	\$76,705,958	\$0	\$107,487,963	\$15,724,908	\$123,212,871
060 Mason Township									
14030	Edwardsburg	\$6,889,740	\$2,889,273	\$1,671,243	\$78,005,098	\$0	\$89,455,354	\$2,944,995	\$92,400,349
75050	Constantine	\$6,102,878	\$277,770	\$144,479	\$18,783,626	\$0	\$25,308,753	\$888,245	\$26,196,998
75070	White Pigeon	\$395,237	\$91,807	\$0	\$499,749	\$0	\$986,793	\$39,900	\$1,026,693
Total Mason Township		\$13,387,855	\$3,258,850	\$1,815,722	\$97,288,473	\$0	\$115,750,900	\$3,873,140	\$119,624,040
070 Milton Township									
11210	Brandywine	\$3,740,110	\$635,662	\$416,677	\$132,415,010	\$0	\$137,207,459	\$16,234,000	\$153,441,459
14030	Edwardsburg	\$8,752,489	\$1,407,522	\$2,362,370	\$73,470,571	\$0	\$85,992,952	\$18,350,100	\$104,343,052
Total Milton Township		\$12,492,599	\$2,043,184	\$2,779,047	\$205,885,581	\$0	\$223,200,411	\$34,584,100	\$257,784,511
080 Newberg Township									
14010	Cassopolis	\$1,280,822	\$715,497	\$0	\$7,764,777	\$0	\$9,761,096	\$2,492,200	\$12,253,296
14050	Marcellus	\$9,641,679	\$1,441,643	\$188,692	\$20,804,097	\$0	\$32,076,111	\$27,932,900	\$60,009,011
75050	Constantine	\$1,396,457	\$162,858	\$172,969	\$3,536,938	\$0	\$5,269,222	\$1,283,100	\$6,552,322
75080	Three Rivers	\$2,007,116	\$2,728,161	\$7,904	\$28,109,978	\$0	\$32,853,159	\$3,298,600	\$36,151,759
Total Newberg Township		\$14,326,074	\$5,048,159	\$369,565	\$60,215,790	\$0	\$79,959,588	\$35,006,800	\$114,966,388
090 Ontwa Township									
14030	Edwardsburg	\$12,173,109	\$17,703,331	\$14,371,773	\$306,120,842	\$0	\$350,369,055	\$12,390,800	\$362,759,855
Total Ontwa Township		\$12,173,109	\$17,703,331	\$14,371,773	\$306,120,842	\$0	\$350,369,055	\$12,390,800	\$362,759,855
100 Penn Township									
14010	Cassopolis	\$23,683,483	\$17,712,289	\$2,247,335	\$225,027,926	\$0	\$268,671,033	\$44,283,300	\$312,954,333
14050	Marcellus	\$1,686,789	\$0	\$0	\$3,368,774	\$0	\$5,057,563	\$0	\$5,057,563
Total Penn Township		\$25,370,272	\$17,712,289	\$2,247,335	\$228,396,700	\$0	\$273,728,596	\$44,283,300	\$318,011,896

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		\$4,816,626	\$1,071,496	\$43,923	\$16,710,917	\$0	\$22,642,962	\$1,359,849	\$24,002,811
14010 Cassopolis		\$4,919,744	\$812,956	\$0	\$6,870,817	\$0	\$12,603,517	\$518,400	\$13,121,917
14020 Dowagiac		\$11,819,024	\$4,201,052	\$1,767,463	\$41,354,968	\$0	\$59,142,507	\$3,395,747	\$62,538,254
Total Pokagon Township		\$21,555,394	\$6,085,504	\$1,811,386	\$64,936,702	\$0	\$94,388,986	\$5,273,996	\$99,662,982
120 Porter Township									
14010 Cassopolis		\$977,228	\$123,351	\$0	\$13,044,735	\$0	\$14,145,314	\$91,900	\$14,237,214
75050 Constantine		\$26,901,515	\$437,336	\$52,682	\$173,145,084	\$0	\$200,536,617	\$6,833,200	\$207,369,817
75070 White Pigeon		\$8,373,305	\$3,369,800	\$339,636	\$129,184,953	\$0	\$141,267,694	\$4,387,969	\$145,655,663
75080 Three Rivers		\$333,571	\$5,009	\$0	\$4,118,865	\$0	\$4,457,445	\$89,600	\$4,547,045
Total Porter Township		\$36,585,619	\$3,935,496	\$392,318	\$319,493,637	\$0	\$360,407,070	\$11,402,669	\$371,809,739
130 Silver Creek Township									
11250 Eau Claire		\$0	\$304,689	\$0	\$14,707,806	\$0	\$15,012,495	\$99,100	\$15,111,595
11300 Niles		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14020 Dowagiac		\$20,603,990	\$5,832,083	\$512,573	\$289,776,100	\$0	\$316,724,746	\$6,444,900	\$323,169,646
Total Silver Creek Township		\$20,603,990	\$6,136,772	\$512,573	\$304,483,906	\$0	\$331,737,241	\$6,544,000	\$338,281,241
140 Volland Township									
14020 Dowagiac		\$812,883	\$0	\$0	\$238,882	\$0	\$1,051,765	\$43,100	\$1,094,865
14050 Marcellus		\$17,285,130	\$427,861	\$10,429	\$37,991,098	\$0	\$55,714,518	\$1,743,200	\$57,457,718
80050 Decatur		\$3,572,426	\$0	\$0	\$3,600,536	\$0	\$7,172,962	\$130,100	\$7,303,062
Total Volland Township		\$21,670,439	\$427,861	\$10,429	\$41,830,516	\$0	\$63,939,245	\$1,916,400	\$65,855,645
150 Wayne Township									
14010 Cassopolis		\$229,595	\$0	\$0	\$319,095	\$0	\$548,690	\$18,300	\$566,990
14020 Dowagiac		\$12,902,125	\$988,497	\$1,465,014	\$75,873,526	\$0	\$91,229,162	\$10,518,000	\$101,747,162
14050 Marcellus		\$0	\$0	\$0	\$37,924	\$0	\$37,924	\$0	\$37,924
80050 Decatur		\$4,305,632	\$82,700	\$0	\$7,921,642	\$0	\$12,309,974	\$746,100	\$13,056,074
Total Wayne Township		\$17,437,352	\$1,071,197	\$1,465,014	\$84,152,187	\$0	\$104,125,750	\$11,282,400	\$115,408,150
160 Dowagiac City									
14020 Dowagiac		\$27,723	\$26,014,373	\$7,147,828	\$72,794,267	\$0	\$105,984,191	\$6,180,400	\$112,164,591
Total Dowagiac City		\$27,723	\$26,014,373	\$7,147,828	\$72,794,267	\$0	\$105,984,191	\$6,180,400	\$112,164,591
170 Niles City									
11300 Niles		\$0	\$0	\$13,924,357	\$0	\$0	\$13,924,357	\$0	\$13,924,357
Total Niles City		\$0	\$0	\$13,924,357	\$0	\$0	\$13,924,357	\$0	\$13,924,357

**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	\$3,740,110	\$635,662	\$416,677	\$132,415,010	\$0	\$137,207,459	\$16,234,000	\$153,441,459
Total Brandywine Schools		\$3,740,110	\$635,662	\$416,677	\$132,415,010	\$0	\$137,207,459	\$16,234,000	\$153,441,459
11250 Eau Claire Schools									
130	Silver Creek Township	\$0	\$304,689	\$0	\$14,707,806	\$0	\$15,012,495	\$99,100	\$15,111,595
Total Eau Claire Schools		\$0	\$304,689	\$0	\$14,707,806	\$0	\$15,012,495	\$99,100	\$15,111,595
11300 Niles Schools									
020	Howard Township	\$10,202,612	\$6,218,860	\$3,377,507	\$184,926,443	\$0	\$204,725,422	\$58,523,020	\$263,248,442
110	Pokagon Township	\$4,816,626	\$1,071,496	\$43,923	\$16,710,917	\$0	\$22,642,962	\$1,359,849	\$24,002,811
130	Silver Creek Township	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
170	Niles City	\$0	\$0	\$13,924,357	\$0	\$0	\$13,924,357	\$0	\$13,924,357
Total Niles Schools		\$15,019,238	\$7,290,356	\$17,345,787	\$201,637,360	\$0	\$241,292,741	\$59,882,869	\$301,175,610
14010 Cassopolis Schools									
010	Calvin Township	\$14,962,873	\$317,541	\$300,395	\$101,361,697	\$0	\$116,942,506	\$14,356,400	\$131,298,906
020	Howard Township	\$1,641,273	\$0	\$0	\$5,726,116	\$0	\$7,367,389	\$625,100	\$7,992,489
030	Jefferson Township	\$13,452,870	\$1,079,634	\$332,676	\$58,305,234	\$0	\$73,170,414	\$30,360,900	\$103,531,314
040	LaGrange Township	\$10,313,998	\$11,011,947	\$3,060,023	\$76,370,729	\$0	\$100,756,697	\$10,954,700	\$111,711,397
080	Newberg Township	\$1,280,822	\$715,497	\$0	\$7,764,777	\$0	\$9,761,096	\$2,492,200	\$12,253,296
100	Penn Township	\$23,683,483	\$17,712,289	\$2,247,335	\$225,027,926	\$0	\$268,671,033	\$44,283,300	\$312,954,333
110	Pokagon Township	\$4,919,744	\$812,956	\$0	\$6,870,817	\$0	\$12,603,517	\$518,400	\$13,121,917
120	Porter Township	\$977,228	\$123,351	\$0	\$13,044,735	\$0	\$14,145,314	\$18,300	\$14,237,214
150	Wayne Township	\$229,595	\$0	\$0	\$319,095	\$0	\$548,690	\$18,300	\$566,990
Total Cassopolis Schools		\$71,461,886	\$31,773,215	\$5,940,429	\$494,791,126	\$0	\$603,966,656	\$103,701,200	\$707,667,856
14020 Dowagiac Schools									
040	LaGrange Township	\$7,588,522	\$1,704,375	\$53,017	\$26,771,542	\$0	\$36,117,456	\$1,290,400	\$37,407,856
110	Pokagon Township	\$11,819,024	\$4,201,052	\$1,767,463	\$41,354,968	\$0	\$59,142,507	\$3,395,747	\$62,538,254
130	Silver Creek Township	\$20,603,990	\$5,892,083	\$512,573	\$289,776,100	\$0	\$316,724,746	\$6,444,900	\$323,169,646
140	Vollinia Township	\$812,883	\$0	\$0	\$238,882	\$0	\$1,051,765	\$43,100	\$1,094,865
150	Wayne Township	\$12,902,125	\$988,497	\$1,465,014	\$75,873,526	\$0	\$91,229,162	\$10,518,000	\$101,747,162
160	Dowagiac City	\$27,723	\$26,014,373	\$7,147,828	\$71,794,267	\$0	\$105,984,191	\$6,180,400	\$112,164,591
Total Dowagiac Schools		\$53,754,267	\$38,740,380	\$10,945,895	\$506,809,285	\$0	\$610,249,827	\$27,872,547	\$638,122,374
14030 Edwardsburg Schools									
010	Calvin Township	\$0	\$0	\$0	\$113,261	\$0	\$113,261	\$0	\$113,261
020	Howard Township	\$1,807,229	\$93,132	\$0	\$26,029,170	\$0	\$27,929,531	\$11,120,709	\$39,050,240
030	Jefferson Township	\$5,944,494	\$270,541	\$0	\$52,734,432	\$0	\$58,949,467	\$1,682,282	\$60,631,749
060	Mason Township	\$6,889,740	\$2,889,273	\$1,671,243	\$78,005,098	\$0	\$89,455,354	\$2,944,995	\$92,400,349
070	Milton Township	\$8,752,489	\$1,407,522	\$2,362,370	\$73,470,571	\$0	\$85,992,952	\$18,350,100	\$104,343,052
090	Ontwa Township	\$12,173,109	\$17,703,331	\$14,371,773	\$306,120,842	\$0	\$350,369,055	\$12,390,800	\$362,759,855
Total Edwardsburg Schools		\$35,567,061	\$22,363,799	\$18,405,386	\$536,473,374	\$0	\$612,809,620	\$46,488,886	\$659,298,506

**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	\$21,256,237	\$6,007,376	\$3,518,392	\$76,705,958	\$0	\$107,487,963	\$15,724,908	\$123,212,871
080	Newberg Township	\$9,641,679	\$1,441,643	\$188,692	\$20,804,097	\$0	\$32,076,111	\$27,932,900	\$60,009,011
100	Penn Township	\$1,688,789	\$0	\$0	\$3,368,774	\$0	\$5,057,563	\$0	\$5,057,563
140	Vollinia Township	\$17,285,130	\$427,861	\$10,429	\$37,991,098	\$0	\$55,714,518	\$1,743,200	\$57,457,718
150	Wayne Township	\$0	\$0	\$0	\$37,924	\$0	\$37,924	\$0	\$37,924
Total Marcellus Schools		\$49,871,835	\$7,876,880	\$3,717,513	\$138,907,851	\$0	\$200,374,079	\$45,401,008	\$245,775,087
75050 Constantine Schools									
060	Mason Township	\$6,102,878	\$277,770	\$144,479	\$18,783,626	\$0	\$25,308,753	\$888,245	\$26,196,998
080	Newberg Township	\$1,396,457	\$162,858	\$172,969	\$3,536,938	\$0	\$5,269,222	\$1,283,100	\$6,552,322
120	Porter Township	\$26,901,515	\$437,336	\$52,682	\$173,145,084	\$0	\$200,536,617	\$6,833,200	\$207,369,817
Total Constantine Schools		\$34,400,850	\$877,964	\$370,130	\$195,465,648	\$0	\$231,114,592	\$9,004,545	\$240,119,137
75070 White Pigeon Schools									
060	Mason Township	\$395,237	\$91,807	\$0	\$499,749	\$0	\$986,793	\$39,900	\$1,026,693
120	Porter Township	\$8,373,305	\$3,369,800	\$339,636	\$129,184,953	\$0	\$141,267,694	\$4,387,969	\$145,655,663
Total White Pigeon Schools		\$8,768,542	\$3,461,607	\$339,636	\$129,684,702	\$0	\$142,254,487	\$4,427,869	\$146,682,356
75080 Three Rivers Schools									
080	Newberg Township	\$2,007,116	\$2,728,161	\$7,904	\$28,109,978	\$0	\$32,853,159	\$3,298,600	\$36,151,759
120	Porter Township	\$333,571	\$5,009	\$0	\$4,118,865	\$0	\$4,457,445	\$89,600	\$4,547,045
Total Three Rivers Schools		\$2,340,687	\$2,733,170	\$7,904	\$32,228,843	\$0	\$37,310,604	\$3,388,200	\$40,698,804
80050 Decatur Schools									
140	Vollinia Township	\$3,572,426	\$0	\$0	\$3,600,536	\$0	\$7,172,962	\$130,100	\$7,303,062
150	Wayne Township	\$4,305,632	\$82,700	\$0	\$7,921,642	\$0	\$12,309,974	\$746,100	\$13,056,074
Total Decatur Schools		\$7,878,058	\$82,700	\$0	\$11,522,178	\$0	\$19,482,936	\$876,200	\$20,359,136

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	\$52,406,551	\$78,881,355	\$0	\$11,000	\$131,298,906
14030	Edwardsburg	\$4,530	\$108,731	\$0	\$0	\$113,261
Total Calvin Township		\$52,411,081	\$78,990,086	\$0	\$11,000	\$131,412,167
020 Howard Township						
11300	Niles	\$95,010,484	\$164,712,358	\$2,139,300	\$1,386,300	\$263,248,442
14010	Cassopolis	\$1,861,432	\$6,131,057	\$0	\$0	\$7,992,489
14030	Edwardsburg	\$13,062,825	\$25,801,815	\$185,600	\$0	\$39,050,240
Total Howard Township		\$109,934,741	\$196,645,230	\$2,324,900	\$1,386,300	\$310,291,171
030 Jefferson Township						
14010	Cassopolis	\$49,135,393	\$53,947,821	\$448,100	\$0	\$103,531,314
14030	Edwardsburg	\$6,861,045	\$53,704,704	\$66,000	\$0	\$60,631,749
Total Jefferson Township		\$55,996,438	\$107,652,525	\$514,100	\$0	\$164,163,063
040 LaGrange Township						
14010	Cassopolis	\$57,663,700	\$51,369,097	\$2,528,600	\$150,000	\$111,711,397
14020	Dowagiac	\$9,281,601	\$27,898,055	\$228,200	\$0	\$37,407,856
Total LaGrange Township		\$66,945,301	\$79,267,152	\$2,756,800	\$150,000	\$149,119,253
050 Marcellus Township						
14050	Marcellus	\$50,892,555	\$72,098,340	\$221,976	\$0	\$123,212,871
Total Marcellus Township		\$50,892,555	\$72,098,340	\$221,976	\$0	\$123,212,871
060 Mason Township						
14030	Edwardsburg	\$18,771,361	\$72,439,388	\$1,189,600	\$0	\$92,400,349
75050	Constantine	\$4,500,243	\$21,696,755	\$0	\$0	\$26,196,998
75070	White Pigeon	\$167,394	\$831,099	\$28,200	\$0	\$1,026,693
Total Mason Township		\$23,438,998	\$94,967,242	\$1,217,800	\$0	\$119,624,040
070 Milton Township						
11210	Brandywine	\$35,035,058	\$118,039,901	\$366,500	\$0	\$153,441,459
14030	Edwardsburg	\$28,499,585	\$75,405,467	\$295,700	\$142,300	\$104,343,052
Total Milton Township		\$63,534,643	\$193,445,368	\$662,200	\$142,300	\$257,784,511

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	\$6,851,431	\$5,401,865	\$0	\$0	\$12,253,296
14050	Marcellus	\$34,894,977	\$24,601,334	\$512,700	\$0	\$60,009,011
75050	Constantine	\$2,629,257	\$3,923,065	\$0	\$0	\$6,552,322
75080	Three Rivers	\$17,914,303	\$18,107,956	\$129,500	\$0	\$36,151,759
Total Newberg Township		\$62,289,968	\$52,034,220	\$642,200	\$0	\$114,966,388
090 Ontwa Township						
14030	Edwardsburg	\$97,073,196	\$261,642,659	\$3,395,500	\$648,500	\$362,759,855
Total Ontwa Township		\$97,073,196	\$261,642,659	\$3,395,500	\$648,500	\$362,759,855
100 Penn Township						
14010	Cassopolis	\$181,419,757	\$126,793,776	\$931,500	\$3,809,300	\$312,954,333
14050	Marcellus	\$1,153,380	\$3,904,183	\$0	\$0	\$5,057,563
Total Penn Township		\$182,573,137	\$130,697,959	\$931,500	\$3,809,300	\$318,011,896
110 Pokagon Township						
11300	Niles	\$4,750,797	\$19,252,014	\$0	\$0	\$24,002,811
14010	Cassopolis	\$2,016,849	\$10,994,368	\$110,700	\$0	\$13,121,917
14020	Dowagiac	\$17,565,660	\$44,788,894	\$172,100	\$11,600	\$62,538,254
Total Pokagon Township		\$24,333,306	\$75,035,276	\$282,800	\$11,600	\$99,662,982
120 Porter Township						
14010	Cassopolis	\$6,695,668	\$7,541,546	\$0	\$0	\$14,237,214
75050	Constantine	\$76,296,450	\$130,893,867	\$169,500	\$10,000	\$207,369,817
75070	White Pigeon	\$51,207,639	\$93,673,324	\$389,400	\$385,300	\$145,655,663
75080	Three Rivers	\$1,383,007	\$3,164,038	\$0	\$0	\$4,547,045
Total Porter Township		\$135,582,764	\$235,272,775	\$558,900	\$395,300	\$371,809,739

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	\$11,310,147	\$3,801,448	\$0	\$0	\$15,111,595
11300	Niles	\$0	\$0	\$0	\$0	\$0
14020	Dowagiac	\$189,903,138	\$132,434,708	\$781,000	\$50,800	\$323,169,646
Total Silver Creek Township		\$201,213,285	\$136,236,156	\$781,000	\$50,800	\$338,281,241
140 Volinia Township						
14020	Dowagiac	\$95,469	\$999,396	\$0	\$0	\$1,094,865
14050	Marcellus	\$16,798,577	\$40,552,441	\$106,700	\$0	\$57,457,718
80050	Decatur	\$497,110	\$6,805,952	\$0	\$0	\$7,303,062
Total Volinia Township		\$17,391,156	\$48,357,789	\$106,700	\$0	\$65,855,645
150 Wayne Township						
14010	Cassopolis	\$21,626	\$545,364	\$0	\$0	\$566,990
14020	Dowagiac	\$38,404,514	\$63,333,648	\$9,000	\$0	\$101,747,162
14050	Marcellus	\$0	\$37,924	\$0	\$0	\$37,924
80050	Decatur	\$2,098,340	\$10,957,734	\$0	\$0	\$13,056,074
Total Wayne Township		\$40,524,480	\$74,874,670	\$9,000	\$0	\$115,408,150
160 Dowagiac City						
14020	Dowagiac	\$51,659,859	\$56,496,632	\$3,887,000	\$121,100	\$112,164,591
Total Dowagiac City		\$51,659,859	\$56,496,632	\$3,887,000	\$121,100	\$112,164,591
170 Niles City						
11300	Niles	\$13,924,357	\$0	\$0	\$0	\$13,924,357
Total Niles City		\$13,924,357	\$0	\$0	\$0	\$13,924,357

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	\$118,406,401	\$35,035,058	\$118,039,901	\$366,500	\$0	\$153,441,459
Total Brandywine Schools		\$118,406,401	\$35,035,058	\$118,039,901	\$366,500	\$0	\$153,441,459
11250 Eau Claire Schools							
130	Silver Creek Township	\$3,801,448	\$11,310,147	\$3,801,448	\$0	\$0	\$15,111,595
Total Eau Claire Schools		\$3,801,448	\$11,310,147	\$3,801,448	\$0	\$0	\$15,111,595
11300 Niles Schools							
020	Howard Township	\$168,237,958	\$95,010,484	\$164,712,358	\$2,139,300	\$1,386,300	\$263,248,442
110	Pokagon Township	\$19,252,014	\$4,750,797	\$19,252,014	\$0	\$0	\$24,002,811
130	Silver Creek Township	\$0	\$0	\$0	\$0	\$0	\$0
170	Niles City	\$0	\$13,924,357	\$0	\$0	\$0	\$13,924,357
Total Niles Schools		\$187,489,972	\$113,685,638	\$183,964,372	\$2,139,300	\$1,386,300	\$301,175,610
14010 Cassopolis Schools							
010	Calvin Township	\$78,892,355	\$52,406,551	\$78,881,355	\$0	\$11,000	\$131,298,906
020	Howard Township	\$6,131,057	\$1,861,432	\$6,131,057	\$0	\$0	\$7,992,489
030	Jefferson Township	\$54,395,921	\$49,135,393	\$53,947,821	\$448,100	\$0	\$103,531,314
040	LaGrange Township	\$54,047,697	\$57,663,700	\$51,369,097	\$2,528,600	\$150,000	\$111,711,397
080	Newberg Township	\$5,401,865	\$6,851,431	\$5,401,865	\$0	\$0	\$12,253,296
100	Penn Township	\$131,534,576	\$181,419,757	\$126,793,776	\$931,500	\$3,809,300	\$312,954,333
110	Pokagon Township	\$11,105,068	\$2,016,849	\$10,994,368	\$110,700	\$0	\$13,121,917
120	Porter Township	\$7,541,546	\$6,695,668	\$7,541,546	\$0	\$0	\$14,237,214
150	Wayne Township	\$545,364	\$21,626	\$545,364	\$0	\$0	\$566,990
Total Cassopolis Schools		\$349,595,449	\$358,072,407	\$341,606,249	\$4,018,900	\$3,970,300	\$707,667,856
14020 Dowagiac Schools							
040	LaGrange Township	\$28,126,255	\$9,281,601	\$27,898,055	\$228,200	\$0	\$37,407,856
110	Pokagon Township	\$44,972,594	\$17,565,660	\$44,788,894	\$172,100	\$11,600	\$62,538,254
130	Silver Creek Township	\$133,266,508	\$189,903,138	\$132,434,708	\$781,000	\$50,800	\$323,169,646
140	Volinia Township	\$999,396	\$95,469	\$999,396	\$0	\$0	\$1,094,865
150	Wayne Township	\$63,342,648	\$38,404,514	\$63,333,648	\$9,000	\$0	\$101,747,162
160	Dowagiac City	\$60,504,732	\$51,659,859	\$56,496,632	\$3,887,000	\$121,100	\$112,164,591
Total Dowagiac Schools		\$331,212,133	\$306,910,241	\$325,951,333	\$5,077,300	\$183,500	\$638,122,374

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	\$108,731	\$4,530	\$108,731	\$0	\$0	\$113,261
020	Howard Township	\$25,987,415	\$13,062,825	\$25,801,815	\$185,600	\$0	\$39,050,240
030	Jefferson Township	\$53,770,704	\$6,861,045	\$53,704,704	\$66,000	\$0	\$60,631,749
060	Mason Township	\$73,628,988	\$18,771,361	\$72,439,388	\$1,189,600	\$0	\$92,400,349
070	Milton Township	\$75,843,467	\$28,499,585	\$75,405,467	\$295,700	\$142,300	\$104,343,052
090	Ontwa Township	\$265,686,659	\$97,073,196	\$261,642,659	\$3,395,500	\$648,500	\$362,759,855
Total Edwardsburg Schools		\$495,025,964	\$164,272,542	\$489,102,764	\$5,132,400	\$790,800	\$659,298,506
14050 Marcellus Schools							
050	Marcellus Township	\$72,320,316	\$50,892,555	\$72,098,340	\$221,976	\$0	\$123,212,871
080	Newberg Township	\$25,114,034	\$34,894,977	\$24,601,334	\$512,700	\$0	\$60,009,011
100	Penn Township	\$3,904,183	\$1,153,380	\$3,904,183	\$0	\$0	\$5,057,563
140	Volinia Township	\$40,659,141	\$16,798,577	\$40,552,441	\$106,700	\$0	\$57,457,718
150	Wayne Township	\$37,924	\$0	\$37,924	\$0	\$0	\$37,924
Total Marcellus Schools		\$142,035,598	\$103,739,489	\$141,194,222	\$841,376	\$0	\$245,775,087
75050 Constantine Schools							
060	Mason Township	\$21,696,755	\$4,500,243	\$21,696,755	\$0	\$0	\$26,196,998
080	Newberg Township	\$3,923,065	\$2,629,257	\$3,923,065	\$0	\$0	\$6,552,322
120	Porter Township	\$131,073,367	\$76,296,450	\$130,893,867	\$169,500	\$10,000	\$207,369,817
Total Constantine Schools		\$156,693,187	\$83,425,950	\$156,513,687	\$169,500	\$10,000	\$240,119,137
75070 White Pigeon Schools							
060	Mason Township	\$859,299	\$167,394	\$831,099	\$28,200	\$0	\$1,026,693
120	Porter Township	\$94,448,024	\$51,207,639	\$93,673,324	\$389,400	\$385,300	\$145,655,663
Total White Pigeon Schools		\$95,307,323	\$51,375,033	\$94,504,423	\$417,600	\$385,300	\$146,682,356
75080 Three Rivers Schools							
080	Newberg Township	\$18,237,456	\$17,914,303	\$18,107,956	\$129,500	\$0	\$36,151,759
120	Porter Township	\$3,164,038	\$1,383,007	\$3,164,038	\$0	\$0	\$4,547,045
Total Three Rivers Schools		\$21,401,494	\$19,297,310	\$21,271,994	\$129,500	\$0	\$40,698,804
80050 Decatur Schools							
140	Volinia Township	\$6,805,952	\$497,110	\$6,805,952	\$0	\$0	\$7,303,062
150	Wayne Township	\$10,957,734	\$2,098,340	\$10,957,734	\$0	\$0	\$13,056,074
Total Decatur Schools		\$17,763,686	\$2,595,450	\$17,763,686	\$0	\$0	\$20,359,136

Cass County
2025 School District Equalized Value Recapitulation

School	Real Property			Personal Property			Total		
	2024 Equalized Value	2025 Equalized Value	% Change	2024 Equalized Value	2025 Equalized Value	% Change	2024 Equalized Value	2025 Equalized Value	% Change
11210 Brandywine Schools	\$168,125,700	\$181,362,600	7.87%	\$16,068,400	\$16,234,000	1.03%	\$184,194,100	\$197,596,600	7.28%
11250 Eau Claire Schools	\$21,143,400	\$23,160,800	9.54%	\$97,300	\$99,100	1.85%	\$21,240,700	\$23,259,900	9.51%
11300 Niles Schools	\$353,340,700	\$381,992,400	8.11%	\$60,406,100	\$60,077,900	-0.54%	\$413,746,800	\$442,070,300	6.85%
14010 Cassopolis Schools	\$942,111,310	\$1,052,512,247	11.72%	\$106,552,500	\$103,701,200	-2.68%	\$1,048,663,810	\$1,156,213,447	10.26%
14020 Dowagiac Schools	\$937,063,600	\$1,061,637,600	13.29%	\$27,361,500	\$27,886,200	1.92%	\$964,425,100	\$1,089,523,800	12.97%
14030 Edwardsburg Schools	\$866,798,000	\$949,223,000	9.51%	\$45,358,650	\$46,599,700	2.74%	\$912,156,650	\$995,822,700	9.17%
14050 Marcellus Schools	\$346,847,300	\$397,941,700	14.73%	\$45,145,895	\$45,401,008	0.57%	\$391,993,195	\$443,342,708	13.10%
75050 Constantine Schools	\$358,440,100	\$413,469,900	15.35%	\$6,982,900	\$9,034,700	29.38%	\$365,423,000	\$422,504,600	15.62%
75070 White Pigeon Schools	\$217,744,600	\$256,174,100	17.65%	\$3,845,900	\$4,435,300	15.33%	\$221,590,500	\$260,609,400	17.61%
75080 Three Rivers Schools	\$57,918,100	\$63,396,200	9.46%	\$3,569,400	\$3,388,200	-5.08%	\$61,487,500	\$66,784,400	8.61%
80050 Decatur Schools	\$35,284,300	\$41,992,000	19.01%	\$882,400	\$876,200	-0.70%	\$36,166,700	\$42,868,200	18.53%

Cass County
2025 School District Taxable Value Recapitulation

School	Real Property			Personal Property			Total		
	2024 Taxable Value	2025 Taxable Value	% Change	2024 Taxable Value	2025 Taxable Value	% Change	2024 Taxable Value	2025 Taxable Value	% Change
11210 Brandywine Schools	\$125,429,190	\$137,207,459	9.39%	\$16,068,400	\$16,234,000	1.03%	\$141,497,590	\$153,441,459	8.44%
11250 Eau Claire Schools	\$14,412,651	\$15,012,495	4.16%	\$97,300	\$99,100	1.85%	\$14,509,951	\$15,111,595	4.15%
11300 Niles Schools	\$228,838,955	\$241,292,741	5.44%	\$59,081,415	\$59,882,869	1.36%	\$287,920,370	\$301,175,610	4.60%
14010 Cassopolis Schools	\$574,392,603	\$603,966,656	5.15%	\$106,552,500	\$103,701,200	-2.68%	\$680,945,103	\$707,667,856	3.92%
14020 Dowagiac Schools	\$576,495,419	\$610,249,827	5.86%	\$27,346,580	\$27,872,547	1.92%	\$603,841,999	\$638,122,374	5.68%
14030 Edwardsburg Schools	\$580,911,735	\$612,809,620	5.49%	\$45,236,665	\$46,488,886	2.77%	\$626,148,400	\$659,298,506	5.29%
14050 Marcellus Schools	\$191,138,735	\$200,374,079	4.83%	\$45,145,895	\$45,401,008	0.57%	\$236,284,630	\$245,775,087	4.02%
75050 Constantine Schools	\$211,225,570	\$231,114,592	9.42%	\$6,950,835	\$9,004,545	29.55%	\$218,176,405	\$240,119,137	10.06%
75070 White Pigeon Schools	\$129,406,742	\$142,254,487	9.93%	\$3,832,590	\$4,427,869	15.53%	\$133,239,332	\$146,682,356	10.09%
75080 Three Rivers Schools	\$35,260,475	\$37,310,604	5.81%	\$3,569,400	\$3,388,200	-5.08%	\$38,829,875	\$40,698,804	4.81%
80050 Decatur Schools	\$18,662,047	\$19,482,936	4.40%	\$882,400	\$876,200	-0.70%	\$19,544,447	\$20,359,136	4.17%

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	\$184,293,100	\$38,117,000	\$9,484,500	\$820,617,647	\$0	\$1,052,512,247	\$103,701,200	\$1,156,213,447
14020	Dowagiac Schools	\$140,850,100	\$50,223,000	\$12,570,100	\$857,994,400	\$0	\$1,061,637,600	\$27,886,200	\$1,089,523,800
14030	Edwardsburg Schools	\$83,367,600	\$26,825,900	\$21,372,000	\$817,657,500	\$0	\$949,223,000	\$46,599,700	\$995,822,700
14050	Marcellus Schools	\$136,064,900	\$9,157,500	\$5,224,800	\$247,494,500	\$0	\$397,941,700	\$45,401,008	\$443,342,708
Total Heritage Southwest ISD		\$544,575,700	\$124,323,400	\$48,651,400	\$2,743,764,047	\$0	\$3,461,314,547	\$223,588,108	\$3,684,902,655
Berrien County ISD									
11210	Brandywine Schools	\$7,606,800	\$997,000	\$456,200	\$172,302,600	\$0	\$181,362,600	\$16,234,000	\$197,596,600
11250	Eau Claire Schools	\$0	\$648,500	\$0	\$22,512,300	\$0	\$23,160,800	\$99,100	\$23,259,900
11300	Niles Schools	\$40,003,600	\$9,082,000	\$19,059,900	\$313,846,900	\$0	\$381,992,400	\$60,077,900	\$442,070,300
Total Berrien County ISD		\$47,610,400	\$10,727,500	\$19,516,100	\$508,661,800	\$0	\$586,515,800	\$76,411,000	\$662,926,800
St. Joseph County ISD									
75050	Constantine Schools	\$87,093,600	\$1,278,100	\$604,100	\$324,494,100	\$0	\$413,469,900	\$9,034,700	\$422,504,600
75070	White Pigeon Schools	\$14,975,300	\$4,574,400	\$440,200	\$236,184,200	\$0	\$256,174,100	\$4,435,300	\$260,609,400
75080	Three Rivers Schools	\$5,882,500	\$3,119,500	\$9,300	\$54,384,900	\$0	\$63,396,200	\$3,388,200	\$66,784,400
Total St. Joseph County ISD		\$107,951,400	\$8,972,000	\$1,053,600	\$615,063,200	\$0	\$733,040,700	\$16,858,200	\$749,898,400
Van Buren ISD									
80050	Decatur Schools	\$20,856,500	\$82,700	\$0	\$21,052,800	\$0	\$41,992,000	\$876,200	\$42,868,200
Total Van Buren ISD		\$20,856,500	\$82,700	\$0	\$21,052,800	\$0	\$41,992,000	\$876,200	\$42,868,200

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	\$71,461,886	\$31,773,215	\$5,940,429	\$494,791,126	\$0	\$603,966,656	\$103,701,200	\$707,667,856
14020	Dowagiac Schools	\$53,754,267	\$38,740,380	\$10,945,895	\$506,809,285	\$0	\$610,249,827	\$27,872,547	\$638,122,374
14030	Edwardsburg Schools	\$35,567,061	\$22,363,799	\$18,405,386	\$536,473,374	\$0	\$612,809,620	\$46,488,886	\$659,298,506
14050	Marcellus Schools	\$49,871,835	\$7,876,880	\$3,717,513	\$138,907,851	\$0	\$200,374,079	\$45,401,008	\$245,775,087
Total Heritage Southwest ISD		\$210,655,049	\$100,754,274	\$39,009,223	\$1,676,981,636	\$0	\$2,027,400,182	\$223,463,641	\$2,250,863,823
Berrien County ISD									
11210	Brandywine Schools	\$3,740,110	\$635,662	\$416,677	\$132,415,010	\$0	\$137,207,459	\$16,234,000	\$153,441,459
11250	Eau Claire Schools	\$0	\$304,689	\$0	\$14,707,806	\$0	\$15,012,495	\$99,100	\$15,111,595
11300	Niles Schools	\$15,019,238	\$7,290,356	\$17,345,787	\$201,637,360	\$0	\$241,292,741	\$59,882,869	\$301,175,610
Total Berrien County ISD		\$18,759,348	\$8,230,707	\$17,762,464	\$348,760,176	\$0	\$393,512,695	\$76,215,969	\$469,728,664
St. Joseph County ISD									
75050	Constantine Schools	\$34,400,850	\$877,964	\$370,130	\$195,465,648	\$0	\$231,114,592	\$9,004,545	\$240,119,137
75070	White Pigeon Schools	\$8,768,542	\$3,461,607	\$339,636	\$129,684,702	\$0	\$142,254,487	\$4,427,869	\$146,682,356
75080	Three Rivers Schools	\$2,340,687	\$2,733,170	\$7,904	\$32,228,843	\$0	\$37,310,604	\$3,388,200	\$40,698,804
Total St. Joseph County ISD		\$45,510,079	\$7,072,741	\$717,670	\$357,379,193	\$0	\$410,679,683	\$16,820,614	\$427,500,297
Van Buren ISD									
80050	Decatur Schools	\$7,878,058	\$82,700	\$0	\$11,522,178	\$0	\$19,482,936	\$876,200	\$20,359,136
Total Van Buren ISD		\$7,878,058	\$82,700	\$0	\$11,522,178	\$0	\$19,482,936	\$876,200	\$20,359,136

**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	92,500	92,500	2011-508	12/30/2023
	14-020-990-038-00	DELTA MACHINING INC	11300	351	117,900	117,900	13-423	12/30/2025
	14-020-990-039-00	DELTA MACHINING INC	11300	351	45,600	45,600	2014-399	12/30/2026
Total Howard Township			3	\$256,000	\$256,000			
040 LaGrange Township	14-041-999-014-00	POSTLE REAL ESTATE COMPANY LLC	14010	301	1,055,800	1,017,743	2013-476	12/30/2026
	14-041-999-015-00	POSTLE REAL ESTATE COMPANY LLC	14010	301	964,500	938,525	2014-452	12/31/2026
	14-041-999-017-00	CHT USA HOLDINGS INC	14010	301	187,200	184,549	2015-061	12/30/2028
	14-041-999-018-00	CHT USA INC	14010	301	1,607,000	1,607,000	2022-044	12/30/2035
	Total LaGrange Township			4	\$3,814,500	\$3,747,817		
60 Mason Township	14-060-900-145-01	GRANGE ST LLC	14030	301	779,600	651,009	2022-108	12/30/2034
	Total Mason Township		1	\$779,600	\$651,009			
080 Newberg Township	14-080-900-004-00	SOUTHERN MICHIGAN RUBBER	75050	301	274,800	183,121	2014-253	12/30/2026
	Total Newberg Township		1	\$274,800	\$183,121			
100 Penn Township	14-100-999-955-00	K & M MACHINE FABRICATING INC	14010	301	209,500	152,072	2012-418	12/30/2024
	14-100-999-962-00	HYDRO ALUMINUM METALS USA LLC	14010	301	21,546,000	14,792,179	2022-070	12/30/2035
	Total Penn Township		2	\$21,755,500	\$14,944,251			
130 Silver Creek Township	14-130-999-200-10	LYONS REAL ESTATE PARTNERSHIP	14020	301	1,056,100	1,006,981	2013-474	12/30/2026
	Total Silver Creek Township		1	\$1,056,100	\$1,006,981			
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			13	\$28,077,400	\$20,930,079			

* 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	92,500	92,500	2011-508	12/30/2023
	14-020-990-038-00	DELTA MACHINING INC	11300	351	117,900	117,900	13-423	12/30/2025
	14-020-990-039-00	DELTA MACHINING INC	11300	351	45,600	45,600	2014-399	12/30/2026
Total Niles Schools			3		\$256,000	\$256,000		
14010 Cassopolis Schools								
	14-041-999-014-00	POSTLE REAL ESTATE COMPANY LLC	14010	301	1,055,800	1,017,743	2013-476	12/30/2026
	14-041-999-015-00	POSTLE REAL ESTATE COMPANY LLC	14010	301	964,500	938,525	2014-452	12/31/2026
	14-041-999-017-00	CHT USA HOLDINGS INC	14010	301	187,200	184,549	2015-061	12/30/2028
	14-041-999-018-00	CHT USA INC	14010	301	1,607,000	1,607,000	2022-044	12/30/2035
	14-100-999-955-00	K & M MACHINE FABRICATING INC	14010	301	209,500	152,072	2012-418	12/30/2024
	14-100-999-962-00	HYDRO ALUMINUM METALS USA LLC	14010	301	21,546,000	14,792,179	2022-070	12/30/2035
Total Cassopolis Schools			6		\$25,570,000	\$18,692,068		
14020 Dowagiac Schools								
	14-130-999-200-10	LYONS REAL ESTATE PARTNERSHIP	14020	301	1,056,100	1,006,981	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		\$1,197,000	\$1,147,881		
14030 Edwardsburg Schools								
	14-060-900-145-01	GRANGE ST LLC	14030	301	779,600	651,009	2022-108	12/30/2034
Total Edwardsburg Schools			1		\$779,600	\$651,009		
75050 Constantine Schools								
	14-080-900-004-00	SOUTHERN MICHIGAN RUBBER	75050	301	274,800	183,121	2014-253	12/30/2026
			1		\$274,800	\$183,121		
Cass County Total			13		\$28,077,400	\$20,930,079		

* Classifications are as follows:

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