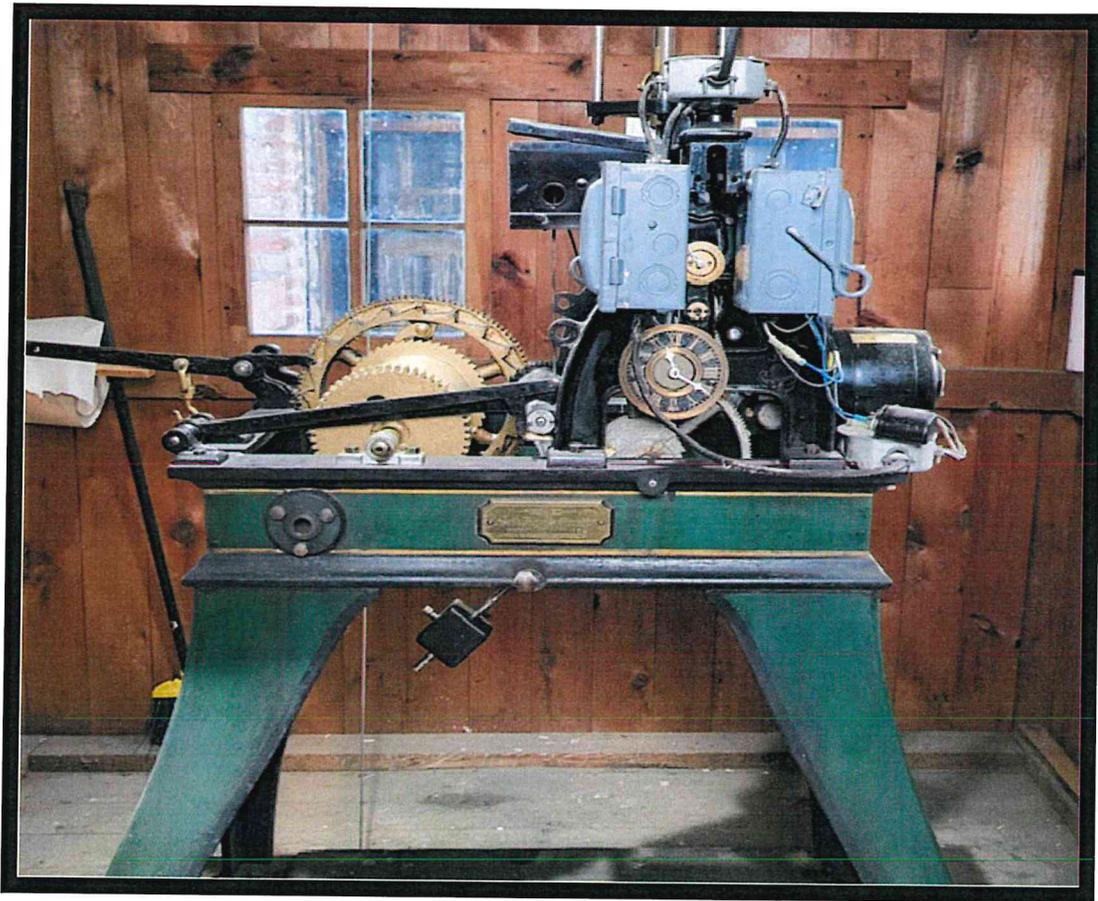


2025 Cass County Apportionment Report

Revised November 20, 2025



Historical Courthouse Clock Mechanism

Prepared By:
Cass County Equalization Department



Cass County Equalization Department

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DATE: November 20, 2025
TO: Cass County Board of Commissioners
FROM: Tami Stewart, Equalization Director
RE: 2025 Annual Apportionment Report

Pursuant to requirements set forth by the State of Michigan, the Equalization Department of Cass County has prepared the attached Apportionment Report for your review and analysis. By September 30th annually, each taxing jurisdiction that levies a millage in the County is required to submit a Tax Rate Request Form to the Cass County Clerk. That form, when approved by the Cass County Board of Commissioners through the apportionment process, serves as each taxing jurisdiction's authority to levy a property tax in the County.

This report is a compilation of all millage rates levied within Cass County by various agents and authorities along with the estimated revenue generated by the millage as applied to their respective taxable values. Upon your review, you will find that the taxable valuations used are based on the ad valorem values that were approved by the Commissioners in April, and thus do not account for any adjustments made by the July Board of Review, Michigan Tax Tribunal, Veteran Exemption or State Tax Commission.

The statutory responsibilities of the County Board of Commissioners in this matter are listed below:

THE GENERAL PROPERTY TAX ACT (EXCERPT)
Act 206 of 1893
Sec. 37.

The county board of commissioners, either at a session held not later than October 31 in each year or at a special meeting held for a local tax collecting unit that approves under section 44a(2) the accelerated collection in a summer property tax levy of a millage that had been previously billed and collected as in a preceding tax year as part of the winter property tax levy, shall ascertain and determine the amount of money to be raised for county purposes, and shall apportion the amount and also the amount of the state tax and indebtedness of the county to the state among the several townships in the county in proportion to the valuation of the taxable real and personal property as

determined by the board, or as determined by the state tax commission upon appeal in the manner provided by law for that year, which determination and apportionment shall be entered at large on county records. The board, at a session held not later than October 31 in each year, shall also examine all certificates, statements, papers, and records submitted to it, showing the money to be raised in the several townships for school, highway, drain, township, and other purposes. It shall hear and consider all objections made to raising that money by any taxpayer affected. If it appears to the board that any certificate, statement, paper, or record is not properly certified or is in any way defective, or that any proceeding to authorize the raising of the money has not been had or is in any way imperfect, the board shall verify the same, and if the certificate, statement, paper, record, or proceeding can then be corrected, supplied, or had, the board shall authorize and require the defects or omissions of proceedings to be corrected, supplied, or had. The board may refer any or all the certificates, statements, papers, records, and proceedings to the prosecuting attorney, who shall investigate and without delay report in writing his or her opinion to the board. The board shall direct that the money proposed to be raised for township, school, highway, drain, and all other purposes authorized by law shall be spread upon the assessment roll of the proper townships, wards, and cities. This action and direction shall be entered in full upon the records of the proceedings of the board and shall be final as to the levy and assessment of all the taxes, except if there is a change made in the equalization of any county by the state tax commission upon appeal in the manner provided by law. The direction for spread of taxes shall be expressed in terms of millages to be spread against the taxable values of properties and shall not direct the raising of any specific amount of money. This section does not apply when section 36(2) applies and shall not prevent the township clerk from providing a certification to the county clerk pursuant to section 36(1). If a certification is provided pursuant to section 36(1), the county board of commissioners shall meet and direct or amend its direction for the spread of millages by local units in the county pursuant to the certification.

Respectfully submitted,

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

Tami Stewart, Director
Cass County Equalization Department

Cass County 2025 Apportionment Report

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CASS COUNTY ANNUAL APPORTIONMENT REPORT

Year Over Year Comparison and Recapitulation

	2024 LEVY DOLLARS	2025 LEVY DOLLARS	Annual Change	Percent of 2025 Grand Total Tax
TOTAL CASS COUNTY LEVY	\$20,778,703	\$21,711,563	4.5%	25.3%
TOTAL TOWNSHIPS	\$6,178,211	\$6,575,794	6.4%	7.7%
TOTAL CITIES	\$2,028,326	\$2,067,387	1.9%	2.4%
TOTAL VILLAGES	\$1,719,991	\$1,747,219	1.6%	2.0%
TOTAL AUTHORITIES	\$3,495,097	\$3,664,370	4.8%	4.3%
TOTAL K-12 SCHOOLS	\$33,256,382	\$34,826,162	4.7%	40.6%
TOTAL INTERMEDIATE SCHOOL DISTRICTS	\$7,434,958	\$7,825,736	5.3%	9.1%
TOTAL COMMUNITY COLLEGE	\$7,129,487	\$7,453,816	4.5%	8.7%
GRAND TOTAL ALL CASS COUNTY TAXING JURISDICTIONS- Ad Valorem Tax	\$82,021,154	\$85,872,047	4.7%	100%
GRAND TOTAL SPECIAL ASSESSMENT LEVY	\$1,353,372	\$2,394,952	77.0%	

CASS COUNTY MILLAGE RATES

Government Unit School District & Taxable Status	Total Gov't Unit	Library (Winter)	Total Library	County Operating (Summer)	County Drug Enr. (Winter)	County 911 (Winter)	County C.O.A. (Winter)	County Med. Facility (Winter)	County Transportation (Winter)	Total County	Total School	I.S.D Name	Total I.S.D.	Total S.E.T.	Total Comm. College	Total Millage Rate	Total Summer Levy	Total Winter Levy
Calvin Township																		
Cassopolis School District (Non-PRE)	0.6492	0.7397	Cass County 0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	21.4261	Heritage SW 2.1798	6.0000	2.3650	40.2486	10.5127	29.7359		
Cassopolis School District (PRE)	0.6492	0.7397	Cass County 0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	3.4261	Heritage SW 2.1798	6.0000	2.3650	22.2486	10.5127	17.7359		
Cassopolis School District (Com. Personal)	0.6492	0.7397	Cass County 0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	9.4261	Heritage SW 2.1798	6.0000	2.3650	28.2486	10.5127	17.7359		
Cassopolis School District (Ind. Personal)	0.6492	0.7397	Cass County 0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	3.4261	Heritage SW 2.1798	6.0000	2.3650	16.2486	4.5127	11.7359		
Edwardsburg School District (Non-PRE)	0.6492	0.7397	Cass County 0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	20.8500	Heritage SW 2.1798	6.0000	2.3650	39.6725	10.5127	29.1598		
Edwardsburg School District (PRE)	0.6492	0.7397	Cass County 0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	2.8500	Heritage SW 2.1798	6.0000	2.3650	21.6725	10.5127	11.1598		
Edwardsburg School District (Com. Personal)	0.6492	0.7397	Cass County 0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	8.8500	Heritage SW 2.1798	6.0000	2.3650	27.6725	10.5127	17.1598		
Edwardsburg School District (Ind. Personal)	0.6492	0.7397	Cass County 0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	2.8500	Heritage SW 2.1798	6.0000	2.3650	15.6725	4.5127	11.1598		
Howard Township																		
Cassopolis School District (Non-PRE)	2.7770	0.7397	Cass County 0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	21.4261	Heritage SW 2.1798	6.0000	2.3650	42.3764	10.5127	31.8637		
Cassopolis School District (PRE)	2.7770	0.7397	Cass County 0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	3.4261	Heritage SW 2.1798	6.0000	2.3650	24.3764	10.5127	13.8637		
Cassopolis School District (Com. Personal)	2.7770	0.7397	Cass County 0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	9.4261	Heritage SW 2.1798	6.0000	2.3650	30.3764	10.5127	19.8637		
Cassopolis School District (Ind. Personal)	2.7770	0.7397	Cass County 0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	3.4261	Heritage SW 2.1798	6.0000	2.3650	18.3764	4.5127	13.8637		
Edwardsburg School District (Non-PRE)	2.7770	0.7397	Cass County 0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	20.8500	Heritage SW 2.1798	6.0000	2.3650	41.8003	10.5127	31.2876		
Edwardsburg School District (PRE)	2.7770	0.7397	Cass County 0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	2.8500	Heritage SW 2.1798	6.0000	2.3650	23.8003	10.5127	13.2876		
Edwardsburg School District (Com. Personal)	2.7770	0.7397	Cass County 0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	8.8500	Heritage SW 2.1798	6.0000	2.3650	29.8003	10.5127	19.2876		
Edwardsburg School District (Ind. Personal)	2.7770	0.7397	Cass County 0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	2.8500	Heritage SW 2.1798	6.0000	2.3650	17.8003	4.5127	13.2876		
Niles School District (Non-PRE)	2.7770	0.7397	Cass County 0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	22.3799	Berrien 2.3677	6.0000	2.3650	43.5181	10.5127	33.0054		
Niles School District (PRE)	2.7770	0.7397	Cass County 0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	4.3799	Berrien 2.3677	6.0000	2.3650	25.5181	10.5127	15.0054		
Niles School District (Com. Personal)	2.7770	0.7397	Cass County 0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	10.3799	Berrien 2.3677	6.0000	2.3650	31.5181	10.5127	21.0054		
Niles School District (Ind. Personal)	2.7770	0.7397	Cass County 0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	4.3799	Berrien 2.3677	6.0000	2.3650	19.5181	4.5127	15.0054		
Jefferson Township																		
Cassopolis School District (Non-PRE)	2.4877	0.7397	Cass County 0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	21.4261	Heritage SW 2.1798	6.0000	2.3650	42.0871	10.5127	31.5744		
Cassopolis School District (PRE)	2.4877	0.7397	Cass County 0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	3.4261	Heritage SW 2.1798	6.0000	2.3650	24.0871	10.5127	13.5744		
Cassopolis School District (Com. Personal)	2.4877	0.7397	Cass County 0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	9.4261	Heritage SW 2.1798	6.0000	2.3650	30.0871	10.5127	19.5744		
Cassopolis School District (Ind. Personal)	2.4877	0.7397	Cass County 0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	3.4261	Heritage SW 2.1798	6.0000	2.3650	18.0871	4.5127	13.5744		
Edwardsburg School District (Non-PRE)	2.4877	0.7397	Cass County 0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	20.8500	Heritage SW 2.1798	6.0000	2.3650	41.5110	10.5127	30.9983		
Edwardsburg School District (PRE)	2.4877	0.7397	Cass County 0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	2.8500	Heritage SW 2.1798	6.0000	2.3650	23.5110	10.5127	12.9983		
Edwardsburg School District (Com. Personal)	2.4877	0.7397	Cass County 0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	8.8500	Heritage SW 2.1798	6.0000	2.3650	29.5110	10.5127	18.9983		
Edwardsburg School District (Ind. Personal)	2.4877	0.7397	Cass County 0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	2.8500	Heritage SW 2.1798	6.0000	2.3650	17.5110	4.5127	12.9983		
LaGrange Township																		
Cassopolis School District (Non-PRE)	0.8619	0.7397	Cass County 0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	21.4261	Heritage SW 2.1798	6.0000	2.3650	40.4613	10.5127	29.9486		
Cassopolis School District (PRE)	0.8619	0.7397	Cass County 0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	3.4261	Heritage SW 2.1798	6.0000	2.3650	22.4613	10.5127	11.9486		
Cassopolis School District (Com. Personal)	0.8619	0.7397	Cass County 0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	9.4261	Heritage SW 2.1798	6.0000	2.3650	28.4613	10.5127	17.9486		
Cassopolis School District (Ind. Personal)	0.8619	0.7397	Cass County 0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	3.4261	Heritage SW 2.1798	6.0000	2.3650	16.4613	4.5127	11.9486		
Dowagiac School District (Non-PRE)	0.8619	0.7397	Cass County 0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	22.2070	Heritage SW 2.1798	6.0000	2.3650	41.2422	10.5127	30.7295		
Dowagiac School District (PRE)	0.8619	0.7397	Cass County 0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	4.3000	Heritage SW 2.1798	6.0000	2.3650	23.3352	10.5127	12.8225		
Dowagiac School District (Com. Personal)	0.8619	0.7397	Cass County 0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	10.2070	Heritage SW 2.1798	6.0000	2.3650	29.2422	10.5127	18.7295		
Dowagiac School District (Ind. Personal)	0.8619	0.7397	Cass County 0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	4.3000	Heritage SW 2.1798	6.0000	2.3650	17.3352	4.5127	12.8225		
Marcellus Township																		
Marcellus School District (Non-PRE)	9.9766	*	*	4.5127	0.1974	0.9733	0.4881	0.2468	6.8888	22.6500	Heritage SW 2.1798	6.0000	2.3650	50.0602	10.5127	39.5475		
Marcellus School District (PRE)	9.9766	*	*	4.5127	0.1974	0.9733	0.4881	0.2468	6.8888	4.6500	Heritage SW 2.1798	6.0000	2.3650	32.0602	10.5127	21.5475		
Marcellus School District (Com. Personal)	9.9766	*	*	4.5127	0.1974	0.9733	0.4881	0.2468	6.8888	10.6500	Heritage SW 2.1798	6.0000	2.3650	38.0602	10.5127	27.5475		
Marcellus School District (Ind. Personal)	9.9766	*	*	4.5127	0.1974	0.9733	0.4881	0.2468	6.8888	4.6500	Heritage SW 2.1798	6.0000	2.3650	26.0602	4.5127	21.5475		

CASS COUNTY MILLAGE RATES

Government Unit School District & Taxable Status	Total Govt Unit	Library (Winter)	Total Library	County Operating (Summer)	County Drug Enf. (Winter)	County 911 (Winter)	County C.O.A. (Winter)	County Med. Facility (Winter)	County Transportation (Winter)	Total County	Total School	I.S.D. Name	Total I.S.D.	Total S.E.T.	Total Comm. College	Total Millage Rate	Total Summer Levy	Total Winter Levy
Mason Township																		
Constantine School District (Non-PRE)	0.7508	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	22.5500	St. Joseph	3.9047	6.0000	2.3650	45.0910	10.5127	34.5783
Constantine School District (PRE)	0.7508	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	4.5000	St. Joseph	3.9047	6.0000	2.3650	33.0910	10.5127	16.5783
Constantine School District (Com. Personal)	0.7508	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	10.5500	St. Joseph	3.9047	6.0000	2.3650	33.0910	10.5127	22.5783
Constantine School District (Ind. Personal)	0.7508	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	4.5000	St. Joseph	3.9047	6.0000	2.3650	21.0910	4.5127	16.5783
Edwardsburg School District (Non-PRE)	0.7508	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	20.8500	Heritage SW	2.1798	6.0000	2.3650	41.6661	10.5127	31.1534
Edwardsburg School District (PRE)	0.7508	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	2.8500	Heritage SW	2.1798	6.0000	2.3650	23.6326	10.5127	13.1534
Edwardsburg School District (Com. Personal)	0.7508	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	8.8500	Heritage SW	2.1798	6.0000	2.3650	29.6661	10.5127	19.1534
Edwardsburg School District (Ind. Personal)	0.7508	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	2.8500	Heritage SW	2.1798	6.0000	2.3650	21.0910	4.5127	13.1534
White Pigeon School District (Non-PRE)	0.7508	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	17.7854	St. Joseph	3.9047	6.0000	2.3650	44.3264	10.5127	33.8137
White Pigeon School District (PRE)	0.7508	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	3.7854	St. Joseph	3.9047	6.0000	2.3650	26.3264	10.5127	15.8137
White Pigeon School District (Com. Personal)	0.7508	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	9.7854	St. Joseph	3.9047	6.0000	2.3650	32.3264	10.5127	21.8137
White Pigeon School District (Ind. Personal)	0.7508	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	3.7854	St. Joseph	3.9047	6.0000	2.3650	20.3264	4.5127	15.8137
Milton Township																		
Brandywine School District (Non-PRE)	0.7891	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	22.8913	Berrien	2.3677	6.0000	2.3650	42.0416	10.5127	31.5289
Brandywine School District (PRE)	0.7891	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	4.8913	Berrien	2.3677	6.0000	2.3650	24.0416	10.5127	13.5289
Brandywine School District (Com. Personal)	0.7891	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	10.8913	Berrien	2.3677	6.0000	2.3650	30.0416	10.5127	19.5289
Brandywine School District (Ind. Personal)	0.7891	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	4.8913	Berrien	2.3677	6.0000	2.3650	30.0416	10.5127	19.5289
Edwardsburg School District (Non-PRE)	0.7891	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	20.8500	Heritage SW	2.1798	6.0000	2.3650	39.8124	10.5127	29.2997
Edwardsburg School District (PRE)	0.7891	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	2.8500	Heritage SW	2.1798	6.0000	2.3650	21.8124	10.5127	11.2997
Edwardsburg School District (Com. Personal)	0.7891	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	8.8500	Heritage SW	2.1798	6.0000	2.3650	27.8124	10.5127	17.2997
Edwardsburg School District (Ind. Personal)	0.7891	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	2.8500	Heritage SW	2.1798	6.0000	2.3650	15.8124	4.5127	11.2997
Newberg Township																		
Cassopolis School District (Non-PRE)	3.8554	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	21.4261	Heritage SW	2.1798	6.0000	2.3650	43.4548	10.5127	32.9421
Cassopolis School District (PRE)	3.8554	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	3.4261	Heritage SW	2.1798	6.0000	2.3650	25.4548	10.5127	14.9421
Cassopolis School District (Com. Personal)	3.8554	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	9.4261	Heritage SW	2.1798	6.0000	2.3650	30.9421	10.5127	20.9421
Cassopolis School District (Ind. Personal)	3.8554	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	3.4261	Heritage SW	2.1798	6.0000	2.3650	19.4548	4.5127	14.9421
Constantine School District (Non-PRE)	3.8554	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	22.5500	St. Joseph	3.9047	6.0000	2.3650	46.3036	10.5127	35.7909
Constantine School District (PRE)	3.8554	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	4.5000	St. Joseph	3.9047	6.0000	2.3650	28.3036	10.5127	17.909
Constantine School District (Com. Personal)	3.8554	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	10.5000	St. Joseph	3.9047	6.0000	2.3650	34.3036	10.5127	23.909
Constantine School District (Ind. Personal)	3.8554	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	4.5000	St. Joseph	3.9047	6.0000	2.3650	22.3036	4.5127	17.909
Marcellus School District (Non-PRE)	3.8554	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	22.6500	Heritage SW	2.1798	6.0000	2.3650	44.6787	10.5127	34.1660
Marcellus School District (PRE)	3.8554	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	4.6500	Heritage SW	2.1798	6.0000	2.3650	26.6787	10.5127	16.1660
Marcellus School District (Com. Personal)	3.8554	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	10.6500	Heritage SW	2.1798	6.0000	2.3650	32.6787	10.5127	22.1660
Marcellus School District (Ind. Personal)	3.8554	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	4.6500	Heritage SW	2.1798	6.0000	2.3650	20.6787	4.5127	16.1660
Three Rivers School District (Non-PRE)	3.8554	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	22.9000	St. Joseph	3.9047	6.0000	2.3650	46.6536	10.5127	36.1409
Three Rivers School District (PRE)	3.8554	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	4.9000	St. Joseph	3.9047	6.0000	2.3650	28.6536	10.5127	18.1409
Three Rivers School District (Com. Personal)	3.8554	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	10.9000	St. Joseph	3.9047	6.0000	2.3650	34.6536	10.5127	24.1409
Three Rivers School District (Ind. Personal)	3.8554	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	4.9000	St. Joseph	3.9047	6.0000	2.3650	22.6536	4.5127	18.1409
Ontwa Township																		
Edwardsburg School District (Non-PRE)	5.3954	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	20.8500	Heritage SW	2.1798	6.0000	2.3650	44.4187	10.5127	33.9060
Edwardsburg School District (PRE)	5.3954	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	2.8500	Heritage SW	2.1798	6.0000	2.3650	26.4187	10.5127	15.9060
Edwardsburg School District (Com. Personal)	5.3954	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	8.8500	Heritage SW	2.1798	6.0000	2.3650	32.4187	10.5127	21.9060
Edwardsburg School District (Ind. Personal)	5.3954	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	2.8500	Heritage SW	2.1798	6.0000	2.3650	20.4187	4.5127	15.9060
Penn Township																		
Cassopolis School District (Non-PRE)	0.6611	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	21.4261	Heritage SW	2.1798	6.0000	2.3650	40.2605	10.5127	29.7478
Cassopolis School District (PRE)	0.6611	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	3.4261	Heritage SW	2.1798	6.0000	2.3650	22.2605	10.5127	11.7478
Cassopolis School District (Com. Personal)	0.6611	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	9.4261	Heritage SW	2.1798	6.0000	2.3650	28.2605	10.5127	17.7478
Cassopolis School District (Ind. Personal)	0.6611	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	3.4261	Heritage SW	2.1798	6.0000	2.3650	16.2605	4.5127	11.7478
Marcellus School District (Non-PRE)	0.6611	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	22.6500	Heritage SW	2.1798	6.0000	2.3650	41.4844	10.5127	30.9717
Marcellus School District (PRE)	0.6611	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	4.6500	Heritage SW	2.1798	6.0000	2.3650	23.4844	10.5127	12.9717
Marcellus School District (Com. Personal)	0.6611	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	10.6500	Heritage SW	2.1798	6.0000	2.3650	29.4844	10.5127	18.9717
Marcellus School District (Ind. Personal)	0.6611	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	4.6500	Heritage SW	2.1798	6.0000	2			

CASS COUNTY MILLAGE RATES

Government Unit & Taxable Status	Total Govt Unit	Library (Winter)	Total Library	County Operating (Summer)	County Drug Ent. (Winter)	County 911 (Winter)	County C.O.A. (Winter)	County Med Facility (Winter)	County Transportation (Winter)	Total County	Total School	I.S.D. Name	Total I.S.D.	Total S.E.T.	Total Comm. College	Total Millage Rate	Total Summer Levy	Total Winter Levy
Pokagon Township																		
Cassopolis School District (Non-PRE)	0.7425	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	21.4261	Heritage SW 2,1798	2,1798	6.0000	2.3650	40.3419	10.5127	29.8292
Cassopolis School District (PRE)	0.7425	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	3.4261	Heritage SW 2,1798	2,1798	6.0000	2.3650	22.3419	10.5127	11.8292
Cassopolis School District (Com. Personal)	0.7425	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	9.4261	Heritage SW 2,1798	2,1798	6.0000	2.3650	28.3419	10.5127	17.8292
Cassopolis School District (Ind. Personal)	0.7425	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	3.4261	Heritage SW 2,1798	2,1798	6.0000	2.3650	16.3419	4.5127	11.8292
Dowagiac School District (Non-PRE)	0.7425	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	22.2070	Heritage SW 2,1798	2,1798	6.0000	2.3650	41.1228	10.5127	30.6101
Dowagiac School District (PRE)	0.7425	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	4.3000	Heritage SW 2,1798	2,1798	6.0000	2.3650	23.2158	10.5127	12.7031
Dowagiac School District (Com. Personal)	0.7425	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	10.2070	Heritage SW 2,1798	2,1798	6.0000	2.3650	29.1226	10.5127	18.6101
Dowagiac School District (Ind. Personal)	0.7425	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	4.3000	Heritage SW 2,1798	2,1798	6.0000	2.3650	17.2158	4.5127	12.7031
Niles School District (Non-PRE)	0.7425	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	22.3799	Berrien 2,3677	2,3677	6.0000	2.3650	41.4836	10.5127	30.9709
Niles School District (PRE)	0.7425	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	4.3799	Berrien 4,3799	4,3799	6.0000	2.3650	23.4836	10.5127	12.9709
Niles School District (Com. Personal)	0.7425	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	10.3799	Berrien 2,3677	2,3677	6.0000	2.3650	29.4836	10.5127	18.9709
Niles School District (Ind. Personal)	0.7425	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	4.3799	Berrien 2,3677	2,3677	6.0000	2.3650	17.4836	4.5127	12.9709
Porter Township																		
Cassopolis School District (Non-PRE)	0.6374	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	21.4261	Heritage SW 2,1798	2,1798	6.0000	2.3650	42.1288	10.5127	31.6161
Cassopolis School District (PRE)	0.6374	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	3.4261	Heritage SW 2,1798	2,1798	6.0000	2.3650	24.1288	10.5127	13.6161
Cassopolis School District (Com. Personal)	0.6374	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	9.4261	Heritage SW 2,1798	2,1798	6.0000	2.3650	30.1288	10.5127	19.6161
Cassopolis School District (Ind. Personal)	0.6374	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	3.4261	Heritage SW 2,1798	2,1798	6.0000	2.3650	18.1288	4.5127	13.6161
Constantine School District (Non-PRE)	0.6374	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	22.5500	St. Joseph 3,9047	3,9047	6.0000	2.3650	44.9776	10.5127	34.4649
Constantine School District (PRE)	0.6374	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	4.5500	St. Joseph 3,9047	3,9047	6.0000	2.3650	26.9776	10.5127	16.4649
Constantine School District (Com. Personal)	0.6374	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	10.5500	St. Joseph 3,9047	3,9047	6.0000	2.3650	32.9776	10.5127	22.4649
Constantine School District (Ind. Personal)	0.6374	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	4.5500	St. Joseph 3,9047	3,9047	6.0000	2.3650	20.9776	4.5127	16.4649
Three Rivers School District (Non-PRE)	0.6374	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	22.9000	St. Joseph 3,9047	3,9047	6.0000	2.3650	45.3276	10.5127	34.8149
Three Rivers School District (PRE)	0.6374	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	4.9000	St. Joseph 3,9047	3,9047	6.0000	2.3650	27.3276	10.5127	16.8149
Three Rivers School District (Com. Personal)	0.6374	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	10.9000	St. Joseph 3,9047	3,9047	6.0000	2.3650	33.3276	10.5127	22.8149
Three Rivers School District (Ind. Personal)	0.6374	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	4.9000	St. Joseph 3,9047	3,9047	6.0000	2.3650	21.3276	4.5127	16.8149
White Pigeon School District (Non-PRE)	0.6374	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	21.7854	St. Joseph 3,9047	3,9047	6.0000	2.3650	44.2130	10.5127	33.7003
White Pigeon School District (PRE)	0.6374	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	3.7854	St. Joseph 3,9047	3,9047	6.0000	2.3650	26.2130	10.5127	15.7003
White Pigeon School District (Com. Personal)	0.6374	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	9.7854	St. Joseph 3,9047	3,9047	6.0000	2.3650	32.2130	10.5127	21.7003
White Pigeon School District (Ind. Personal)	0.6374	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	3.7854	St. Joseph 3,9047	3,9047	6.0000	2.3650	20.2130	4.5127	15.7003
Silver Creek Township																		
Dowagiac School District (Non-PRE)	0.6348	1.6482	Dowagiac 1.6482	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	22.2070	Heritage SW 2,1798	2,1798	6.0000	2.3650	41.9236	10.5127	31.4109
Dowagiac School District (PRE)	0.6348	1.6482	Dowagiac 1.6482	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	4.3000	Heritage SW 2,1798	2,1798	6.0000	2.3650	24.0166	10.5127	13.5039
Dowagiac School District (Com. Personal)	0.6348	1.6482	Dowagiac 1.6482	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	10.2070	Heritage SW 2,1798	2,1798	6.0000	2.3650	29.9236	10.5127	19.4109
Dowagiac School District (Ind. Personal)	0.6348	1.6482	Dowagiac 1.6482	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	4.3000	Heritage SW 2,1798	2,1798	6.0000	2.3650	18.0166	4.5127	13.5039
Eau Claire School District (Non-PRE)	0.6348	*	*	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	18.0000	Berrien 2,3677	2,3677	6.0000	2.3650	36.2563	10.5127	25.7436
Eau Claire School District (PRE)	0.6348	*	*	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	0.0000	Berrien 2,3677	2,3677	6.0000	2.3650	18.2563	10.5127	7.7436
Eau Claire School District (Com. Personal)	0.6348	*	*	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	0.0000	Berrien 2,3677	2,3677	6.0000	2.3650	24.2563	10.5127	13.7436
Eau Claire School District (Ind. Personal)	0.6348	*	*	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	0.0000	Berrien 2,3677	2,3677	6.0000	2.3650	12.2563	4.5127	7.7436
Volinia Township																		
Decatur School District (Non-PRE)	5.6779	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	25.4300	Van Buren 6,7717	6,7717	6.0000	2.3650	53.8731	10.5127	43.3604
Decatur School District (PRE)	5.6779	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	7.4300	Van Buren 6,7717	6,7717	6.0000	2.3650	35.8731	10.5127	25.3604
Decatur School District (Com. Personal)	5.6779	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	13.4300	Van Buren 6,7717	6,7717	6.0000	2.3650	41.8731	10.5127	31.3604
Decatur School District (Ind. Personal)	5.6779	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	7.4300	Van Buren 6,7717	6,7717	6.0000	2.3650	29.8731	4.5127	25.3604
Dowagiac School District (Non-PRE)	5.6779	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	22.2070	Heritage SW 2,1798	2,1798	6.0000	2.3650	46.0582	10.5127	35.5455
Dowagiac School District (PRE)	5.6779	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	4.3000	Heritage SW 2,1798	2,1798	6.0000	2.3650	28.1512	10.5127	17.6385
Dowagiac School District (Com. Personal)	5.6779	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	10.2070	Heritage SW 2,1798	2,1798	6.0000	2.3650	34.0582	10.5127	23.5455
Dowagiac School District (Ind. Personal)	5.6779	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	4.3000	Heritage SW 2,1798	2,1798	6.0000	2.3650	22.1512	4.5127	17.6385
Marcellus School District (Non-PRE)	5.6779	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	22.6500	Heritage SW 2,1798	2,1798	6.0000	2.3650	46.5012	10.5127	35.9885
Marcellus School District (PRE)	5.6779	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	4.6500	Heritage SW 2,1798	2,1798	6.0000	2.3650	28.5012	10.5127	17.9885
Marcellus School District (Com. Personal)	5.6779	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	10.6500	Heritage SW 2,1798	2,1798	6.0000	2.3650	34.5012	10.5127	23.9885
Marcellus School District (Ind. Personal)	5.6779	0.7397	Cass County 0.7397	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	4.6500	Heritage SW 2,1798	2,1798	6.0000	2.3650	22.5012	4.5127	17.9885

CASS COUNTY MILLAGE RATES

Government Unit School District & Taxable Status	Total Gov't Unit	Library (Winter)	Total Library	County Operating (Summer)	County Drug Enf (Winter)	County 911 (Winter)	County C.O.A. (Winter)	County Med.Facility (Winter)	County Transportation (Winter)	Total County	Total School	I.S.D. Name	Total I.S.D.	Total S.E.T.	Total Comm. College	Total Millage Rate	Total Summer Levy	Total Winter Levy
Wayne Township																		
Cassopolis School District (Non-PRE)	0.8465	1.6482	Dowagiac	1.6482	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	21.4261	Heritage SW	2.1798	6.0000	2.3650	41.3544	10.5127	30.8417
Cassopolis School District (PRE)	0.8465	1.6482	Dowagiac	1.6482	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	3.4261	Heritage SW	2.1798	6.0000	2.3650	23.3544	10.5127	12.8417
Cassopolis School District (Com. Personal)	0.8465	1.6482	Dowagiac	1.6482	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	9.4261	Heritage SW	2.1798	6.0000	2.3650	29.3544	10.5127	18.8417
Cassopolis School District (Ind. Personal)	0.8465	1.6482	Dowagiac	1.6482	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	3.4261	Heritage SW	2.1798	6.0000	2.3650	17.3544	4.5127	12.8417
Decatur School District (Non-PRE)	0.8465	1.6482	Dowagiac	1.6482	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	25.4300	Van Buren	6.7717	6.0000	2.3650	49.9502	10.5127	39.4375
Decatur School District (PRE)	0.8465	1.6482	Dowagiac	1.6482	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	7.4300	Van Buren	6.7717	6.0000	2.3650	31.9502	10.5127	21.4375
Decatur School District (Com. Personal)	0.8465	1.6482	Dowagiac	1.6482	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	13.4300	Van Buren	6.7717	6.0000	2.3650	37.9502	10.5127	27.4375
Decatur School District (Ind. Personal)	0.8465	1.6482	Dowagiac	1.6482	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	7.4300	Van Buren	6.7717	6.0000	2.3650	25.9502	4.5127	21.4375
Dowagiac School District (Non-PRE)	0.8465	1.6482	Dowagiac	1.6482	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	22.2070	Heritage SW	2.1798	6.0000	2.3650	42.1353	10.5127	31.6226
Dowagiac School District (PRE)	0.8465	1.6482	Dowagiac	1.6482	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	4.3000	Heritage SW	2.1798	6.0000	2.3650	24.2283	10.5127	13.7156
Dowagiac School District (Com. Personal)	0.8465	1.6482	Dowagiac	1.6482	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	10.2070	Heritage SW	2.1798	6.0000	2.3650	30.1353	10.5127	19.6226
Dowagiac School District (Ind. Personal)	0.8465	1.6482	Dowagiac	1.6482	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	4.3000	Heritage SW	2.1798	6.0000	2.3650	18.2283	4.5127	13.7156
Marcellus School District (Non-PRE)	0.8465	1.6482	Dowagiac	1.6482	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	22.6500	Heritage SW	2.1798	6.0000	2.3650	42.5783	10.5127	32.0656
Marcellus School District (PRE)	0.8465	1.6482	Dowagiac	1.6482	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	4.6500	Heritage SW	2.1798	6.0000	2.3650	24.5783	10.5127	14.0656
Marcellus School District (Com. Personal)	0.8465	1.6482	Dowagiac	1.6482	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	10.6500	Heritage SW	2.1798	6.0000	2.3650	30.5783	10.5127	20.0656
Marcellus School District (Ind. Personal)	0.8465	1.6482	Dowagiac	1.6482	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	4.6500	Heritage SW	2.1798	6.0000	2.3650	18.5783	4.5127	14.0656
Dowagiac City																		
Dowagiac School District (Non-PRE)	16.8562	1.6482	Dowagiac	1.6482	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	22.2070	Heritage SW	2.1798	6.0000	2.3650	58.1450	27.3689	30.7751
Dowagiac School District (PRE)	16.8562	1.6482	Dowagiac	1.6482	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	4.3000	Heritage SW	2.1798	6.0000	2.3650	40.2380	27.3689	12.8691
Dowagiac School District (Com. Personal)	16.8562	1.6482	Dowagiac	1.6482	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	10.2070	Heritage SW	2.1798	6.0000	2.3650	46.1450	27.3689	18.7761
Dowagiac School District (Ind. Personal)	16.8562	1.6482	Dowagiac	1.6482	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	4.3000	Heritage SW	2.1798	6.0000	2.3650	34.2380	21.3689	12.8691
Niles City																		
Niles School District (Non-PRE)	13.8722	1.4536	Niles	1.4536	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	22.3799	Berrien	2.3677	6.0000	2.3650	55.3272	23.8968	31.4304
Niles School District (PRE)	13.8722	1.4536	Niles	1.4536	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	4.3799	Berrien	2.3677	6.0000	2.3650	37.3272	23.8968	13.4304
Niles School District (Com. Personal)	13.8722	1.4536	Niles	1.4536	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	10.3799	Berrien	2.3677	6.0000	2.3650	43.3272	23.8968	18.4304
Niles School District (Ind. Personal)	13.8722	1.4536	Niles	1.4536	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	4.3799	Berrien	2.3677	6.0000	2.3650	31.3272	17.8968	13.4304
Cassopolis Village																		
Cassopolis School District (Non-PRE)	16.5300	0.7397	Cass County	0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	21.4261	Heritage SW	2.1798	6.0000	2.3650	56.1294	27.0427	29.0867
Cassopolis School District (PRE)	16.5300	0.7397	Cass County	0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	3.4261	Heritage SW	2.1798	6.0000	2.3650	38.1294	27.0427	11.0867
Cassopolis School District (Com. Personal)	16.5300	0.7397	Cass County	0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	9.4261	Heritage SW	2.1798	6.0000	2.3650	44.1294	27.0427	17.0867
Cassopolis School District (Ind. Personal)	16.5300	0.7397	Cass County	0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	3.4261	Heritage SW	2.1798	6.0000	2.3650	32.1294	21.0427	11.0867
Edwardsburg Village																		
Edwardsburg School District (Non-PRE)	7.4925	0.7397	Cass County	0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	20.8500	Heritage SW	2.1798	6.0000	2.3650	46.5158	18.0052	28.5106
Edwardsburg School District (PRE)	7.4925	0.7397	Cass County	0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	2.8500	Heritage SW	2.1798	6.0000	2.3650	28.5158	18.0052	10.5106
Edwardsburg School District (Com. Personal)	7.4925	0.7397	Cass County	0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	8.6000	Heritage SW	2.1798	6.0000	2.3650	34.5158	18.0052	16.5106
Edwardsburg School District (Ind. Personal)	7.4925	0.7397	Cass County	0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	2.8500	Heritage SW	2.1798	6.0000	2.3650	22.5158	12.0052	10.5106
Marcellus Village																		
Marcellus School District (Non-PRE)	11.8484	*	*	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	22.6500	Heritage SW	2.1798	6.0000	2.3650	51.9320	22.3611	29.5709
Marcellus School District (PRE)	11.8484	*	*	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	4.6500	Heritage SW	2.1798	6.0000	2.3650	33.9320	22.3611	11.5709
Marcellus School District (Com. Personal)	11.8484	*	*	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	10.6500	Heritage SW	2.1798	6.0000	2.3650	39.9320	22.3611	17.5709
Marcellus School District (Ind. Personal)	11.8484	*	*	4.5127	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	4.6500	Heritage SW	2.1798	6.0000	2.3650	27.9320	16.3611	11.5709
Vandalia Village																		
Cassopolis School District (Non-PRE)	17.1557	0.7397	Cass County	0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	21.4261	Heritage SW	2.1798	6.0000	2.3650	56.7551	27.6684	29.0867
Cassopolis School District (PRE)	17.1557	0.7397	Cass County	0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	3.4261	Heritage SW	2.1798	6.0000	2.3650	38.7551	27.6684	11.0867
Cassopolis School District (Com. Personal)	17.1557	0.7397	Cass County	0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	9.4261	Heritage SW	2.1798	6.0000	2.3650	44.7551	27.6684	17.0867
Cassopolis School District (Ind. Personal)	17.1557	0.7397	Cass County	0.7397	0.4705	0.1974	0.9733	0.4881	0.2468	6.8888	3.4261	Heritage SW	2.1798	6.0000	2.3650	32.7551	21.6684	11.0867

CASS COUNTY TAXABLE VALUES
VALUES MAY INCLUDE VETERAN EXEMPTED PARCELS

Government Unit	Total Gov't Unit	Total Library	SEPSA	County	School	ISD	College
School District & Taxable Status							
Calvin Township	\$131,075,836	\$131,075,836 Cass	\$0	\$131,075,836		Heritage SW \$131,298,906	\$131,075,836
Cassopolis School District [Non-PRE]					-\$336,331		
Cassopolis School District [PRE]					\$52,406,551		
Cassopolis School District [Com. Personal]					\$78,881,355		
Cassopolis School District [Ind. Personal]					\$0		
				School Total	\$11,000		
					\$131,298,906		
Edwardsburg School District [Non-PRE]					\$4,530	Heritage SW \$113,261	
Edwardsburg School District [PRE]					\$108,731		
Edwardsburg School District [Com. Personal]					\$0		
Edwardsburg School District [Ind. Personal]					\$0		
				School Total	\$113,261		
	\$308,138,059	\$308,138,059 Cass	\$0	\$308,138,059	-\$2,153,112	Heritage SW \$7,992,489	\$308,138,059
Howard Township					\$1,861,432		
Cassopolis School District [Non-PRE]					\$6,131,057		
Cassopolis School District [PRE]					\$0		
Cassopolis School District [Com. Personal]					\$0		
Cassopolis School District [Ind. Personal]					\$0		
				School Total	\$7,992,489		
Edwardsburg School District [Non-PRE]					\$13,062,825	Heritage SW \$39,050,240	
Edwardsburg School District [PRE]					\$25,801,815		
Edwardsburg School District [Com. Personal]					\$185,600		
Edwardsburg School District [Ind. Personal]					\$0		
				School Total	\$39,050,240		
Niles School District [Non-PRE]					\$95,010,484	Berrien \$263,248,442	
Niles School District [PRE]					\$164,712,358		
Niles School District [Com. Personal]					\$2,139,300		
Niles School District [Ind. Personal]					\$1,386,300		
				School Total	\$263,248,442		
	\$163,749,676	\$163,749,676 Cass	\$0	\$163,749,676	-\$413,387	Heritage SW \$103,531,314	\$163,749,676
Jefferson Township					\$49,135,393		
Cassopolis School District [Non-PRE]					\$53,947,821		
Cassopolis School District [PRE]					\$448,100		
Cassopolis School District [Com. Personal]					\$0		
Cassopolis School District [Ind. Personal]					\$103,531,314		
				School Total	\$6,861,045	Heritage SW \$60,631,749	
Edwardsburg School District [Non-PRE]					\$53,704,704		
Edwardsburg School District [PRE]					\$66,000		
Edwardsburg School District [Com. Personal]					\$0		
Edwardsburg School District [Ind. Personal]					\$60,631,749		
				School Total	\$60,631,749		

CASS COUNTY TAXABLE VALUES
VALUES MAY INCLUDE VETERAN EXEMPTED PARCELS

Government Unit	Total Gov't Unit	Total Library	SEPSA	County	School	ISD	College
School District & Taxable Status							
LaGrange Township	\$148,729,052	\$148,729,052		\$148,729,052	-\$390,201 \$57,663,700 \$51,369,097 \$2,528,600 \$150,000	Heritage SW \$111,711,397	\$148,729,052
Cassopolis School District [Non-PRE]							
Cassopolis School District [PRE]							
Cassopolis School District [Com. Personal]							
Cassopolis School District [Ind. Personal]							
Dowagiac School District [Non-PRE]				School Total	\$111,711,397		
Dowagiac School District [PRE]					\$9,281,601	Heritage SW \$37,407,856	
Dowagiac School District [Com. Personal]					\$27,898,055		
Dowagiac School District [Ind. Personal]					\$228,200		
					\$0		
Marcellus Township	\$122,505,776	\$0	\$0	School Total	\$37,407,856		
Marcellus School District [Non-PRE]		None			-\$707,095	Heritage SW \$123,212,871	\$122,505,776
Marcellus School District [PRE]					\$50,892,555		
Marcellus School District [Com. Personal]					\$72,098,340		
Marcellus School District [Ind. Personal]					\$221,976		
					\$0		
Mason Township	\$118,544,858	\$118,544,858	\$118,544,858	\$118,544,858	-\$1,079,182 \$4,500,243 \$21,696,755 \$0 \$0	St. Joseph \$26,196,998	\$118,544,858
Constantine School District [Non-PRE]							
Constantine School District [PRE]							
Constantine School District [Com. Personal]							
Constantine School District [Ind. Personal]							
Edwardsburg School District [Non-PRE]				School Total	\$26,196,998	Heritage SW \$92,400,349	
Edwardsburg School District [PRE]					\$18,771,361		
Edwardsburg School District [Com. Personal]					\$72,439,388		
Edwardsburg School District [Ind. Personal]					\$1,189,600		
					\$0		
White Pigeon School District [Non-PRE]				School Total	\$92,400,349	St. Joseph \$1,026,693	
White Pigeon School District [PRE]					\$167,394		
White Pigeon School District [Com. Personal]					\$831,099		
White Pigeon School District [Ind. Personal]					\$28,200		
					\$0		
School Total				School Total	\$1,026,693		

CASS COUNTY TAXABLE VALUES
VALUES MAY INCLUDE VETERAN EXEMPTED PARCELS

Government Unit	Total Gov't Unit	Total Library	SEPSA	County	School	ISD	College
School District & Taxable Status							
Milton Township	\$256,437,819	\$256,437,819 Cass	\$0	\$256,437,819	-\$1,346,692 \$35,035,058 \$118,039,901 \$366,500 \$0	Berrien \$153,441,459	\$256,437,819
Brandywine School District [Non-PRE]							
Brandywine School District [PRE]							
Brandywine School District [Com. Personal]							
Brandywine School District [Ind. Personal]							
Edwardsburg School District [Non-PRE]				School Total	\$153,441,459		
Edwardsburg School District [PRE]					\$28,499,585	Heritage SW \$104,343,052	
Edwardsburg School District [Com. Personal]					\$75,405,467		
Edwardsburg School District [Ind. Personal]					\$295,700 \$142,300		
Newberg Township	\$114,140,623	\$114,140,623 Cass	\$0	\$114,140,623	-\$825,765 \$6,851,431 \$5,401,865 \$0 \$0	Heritage SW \$12,253,296	\$114,140,623
Cassopolis School District [Non-PRE]							
Cassopolis School District [PRE]							
Cassopolis School District [Com. Personal]							
Cassopolis School District [Ind. Personal]							
Constantine School District [Non-PRE]				School Total	\$12,253,296		
Constantine School District [PRE]					\$2,629,257	St. Joseph \$6,552,322	
Constantine School District [Com. Personal]					\$3,923,065		
Constantine School District [Ind. Personal]					\$0 \$0		
Marcellus School District [Non-PRE]				School Total	\$6,552,322		
Marcellus School District [PRE]					\$34,894,977	Heritage SW \$60,009,011	
Marcellus School District [Com. Personal]					\$24,601,334		
Marcellus School District [Ind. Personal]					\$512,700 \$0		
Three Rivers School District [Non-PRE]				School Total	\$60,009,011		
Three Rivers School District [PRE]					\$17,914,303	St. Joseph \$36,151,759	
Three Rivers School District [Com. Personal]					\$18,107,956		
Three Rivers School District [Ind. Personal]					\$129,500 \$0		
Ontwa Township	\$360,108,193	\$360,108,193 Cass	\$0	\$360,108,193	\$36,151,759	Heritage SW \$362,759,855	\$360,108,193
Edwardsburg School District [Non-PRE]					-\$2,651,662		
Edwardsburg School District [PRE]					\$97,073,196		
Edwardsburg School District [Com. Personal]					\$261,642,659		
Edwardsburg School District [Ind. Personal]					\$3,395,500 \$648,500		

CASS COUNTY TAXABLE VALUES
VALUES MAY INCLUDE VETERAN EXEMPTED PARCELS

Government Unit	Total Gov't Unit	Total Library	SEPSA	County	School	ISD	College
School District & Taxable Status							
Penn Township	\$317,070,889	\$317,070,889 Cass	\$0	\$317,070,889	-\$941,007 \$181,419,757 \$126,793,776 \$931,500 \$3,809,300	Heritage SW \$312,954,333	\$317,070,889
Cassopolis School District [Non-PRE]							
Cassopolis School District [PRE]							
Cassopolis School District [Com. Personal]							
Cassopolis School District [Ind. Personal]							
Marcellus School District [Non-PRE]				School Total	\$312,954,333		
Marcellus School District [PRE]					\$1,153,380	Heritage SW \$5,057,563	
Marcellus School District [Com. Personal]					\$3,904,183		
Marcellus School District [Ind. Personal]					\$0		
					\$0		
				School Total	\$5,057,563		
Pokagon Township without Ren Zone	\$98,842,013	\$98,842,013 Cass	\$0	\$98,842,013	-\$820,969 \$2,016,849 \$10,994,368 \$110,700	Heritage SW \$13,121,917	\$98,842,013
Cassopolis School District [Non-PRE]							
Cassopolis School District [PRE]							
Cassopolis School District [Com. Personal]							
Cassopolis School District [Ind. Personal]							
Dowagiac School District [Non-PRE] w/o RZ				School Total	\$13,121,917		
Dowagiac School District [PRE]					\$17,565,660	Heritage SW \$62,538,254	
Dowagiac School District [Com. Personal]					\$44,788,894		
Dowagiac School District [Ind. Personal] w/o RZ					\$172,100 \$11,600		
Niles School District [Non-PRE]				School Total	\$62,538,254		
Niles School District [PRE]					\$4,750,797	Berrien \$24,002,811	
Niles School District [Com. Personal]					\$19,252,014		
Niles School District [Ind. Personal]					\$0 \$0		
				School Total	\$24,002,811		

CASS COUNTY TAXABLE VALUES
VALUES MAY INCLUDE VETERAN EXEMPTED PARCELS

Government Unit	Total Gov't Unit	Total Library	SEPSA	County	School	ISD	College
School District & Taxable Status							
Porter Township	\$370,326,423	\$370,326,423 Cass	\$370,326,423	\$370,326,423	\$1,483,316	Heritage SW \$14,237,214	\$370,326,423
Cassopolis School District [Non-PRE]					\$6,695,668		
Cassopolis School District [PRE]					\$7,541,546		
Cassopolis School District [Com. Personal]					\$0		
Cassopolis School District [Ind. Personal]					\$0		
Constantine School District [Non-PRE]				School Total	\$14,237,214		
Constantine School District [PRE]					\$76,296,450	St. Joseph \$207,369,817	
Constantine School District [Com. Personal]					\$130,893,867		
Constantine School District [Ind. Personal]					\$169,500		
Three Rivers School District [Non-PRE]				School Total	\$207,369,817		
Three Rivers School District [PRE]					\$1,383,007	St. Joseph \$4,547,045	
Three Rivers School District [Com. Personal]					\$3,164,038		
Three Rivers School District [Ind. Personal]					\$0		
White Pigeon School District [Non-PRE]				School Total	\$4,547,045		
White Pigeon School District [PRE]					\$51,207,639	St. Joseph \$145,655,663	
White Pigeon School District [Com. Personal]					\$93,673,324		
White Pigeon School District [Ind. Personal]					\$389,400		
Silver Creek Township	\$336,618,335	\$323,169,646 Dowagiac	\$0	\$336,618,335	\$145,655,663	Heritage SW \$323,169,646	\$336,618,335
Dowagiac School District [Non-PRE]					-\$1,662,906		
Dowagiac School District [PRE]					\$189,903,138		
Dowagiac School District [Com. Personal]					\$132,434,708		
Dowagiac School District [Ind. Personal]					\$781,000		
Eau Claire School District [Non-PRE]				School Total	\$323,169,646		
Eau Claire School District [PRE]					\$11,310,147	Berrien \$15,111,595	
Eau Claire School District [Com. Personal]					\$3,801,448		
Eau Claire School District [Ind. Personal]					\$0		
School Total				School Total	\$15,111,595		

CASS COUNTY TAXABLE VALUES
VALUES MAY INCLUDE VETERAN EXEMPTED PARCELS

Government Unit	Total Gov't Unit	Total Library	SEPSA	County	School	ISD	College
School District & Taxable Status							
Volinia Township	\$65,723,966	\$65,723,966 Cass	\$0	\$65,723,966		Van Buren \$7,303,062	\$65,723,966
Decatur School District [Non-PRE]					-\$131,679		
Decatur School District [PRE]					\$497,110		
Decatur School District [Com. Personal]					\$6,805,952		
Decatur School District [Ind. Personal]					\$0		
				School Total	\$7,303,062		
Dowagiac School District [Non-PRE]					\$95,469	Heritage SW \$1,094,865	
Dowagiac School District [PRE]					\$999,396		
Dowagiac School District [Com. Personal]					\$0		
Dowagiac School District [Ind. Personal]					\$0		
				School Total	\$1,094,865		
Marcellus School District [Non-PRE]					\$16,798,577	Heritage SW \$57,457,718	
Marcellus School District [PRE]					\$40,552,441		
Marcellus School District [Com. Personal]					\$106,700		
Marcellus School District [Ind. Personal]					\$0		
				School Total	\$57,457,718		
Wayne Township	\$114,594,259	\$114,594,259 Dowagiac	\$0	\$114,594,259		Heritage SW \$566,990	\$114,594,259
Cassopolis School District [Non-PRE]					-\$813,891		
Cassopolis School District [PRE]					\$21,626		
Cassopolis School District [Com. Personal]					\$545,364		
Cassopolis School District [Ind. Personal]					\$0		
				School Total	\$566,990		
Decatur School District [Non-PRE]					\$2,098,340	Van Buren \$13,056,074	
Decatur School District [PRE]					\$10,957,734		
Decatur School District [Com. Personal]					\$0		
Decatur School District [Ind. Personal]					\$0		
				School Total	\$13,056,074		
Dowagiac School District [Non-PRE]					\$38,404,514	Heritage SW \$101,747,162	
Dowagiac School District [PRE]					\$63,333,648		
Dowagiac School District [Com. Personal]					\$9,000		
Dowagiac School District [Ind. Personal]					\$0		
				School Total	\$101,747,162		
Marcellus School District [Non-PRE]					\$0	Heritage SW \$37,924	
Marcellus School District [PRE]					\$37,924		
Marcellus School District [Com. Personal]					\$0		
Marcellus School District [Ind. Personal]					\$0		
				School Total	\$37,924		

CASS COUNTY TAXABLE VALUES
VALUES MAY INCLUDE VETERAN EXEMPTED PARCELS

Government Unit	Total Gov't Unit	Total Library	SEPSA	County	School	ISD	College
School District & Taxable Status							
Dowagiac City	\$111,189,069	\$111,189,069	\$0	\$111,189,069	-\$616,222	Heritage SW \$112,164,591	\$111,189,069
Dowagiac School District [Non-PRE]					\$51,300,559		
Dowagiac School District [PRE]		Dowagiac			\$56,496,632		
Dowagiac School District [Com. Personal]					\$3,887,000		
Dowagiac School District [Ind. Personal]					\$121,100		
Niles City	\$13,924,357	\$13,924,357	\$0	School Total	\$112,164,591	Berrien \$13,924,357	\$13,924,357
Niles School District [Non-PRE]		Niles		\$13,924,357	\$13,924,357		
Niles School District [PRE]					\$0		
Niles School District [Com. Personal]					\$0		
Niles School District [Ind. Personal]					\$0		
Cassopolis Village (LaGrange)	\$43,369,630						
Cassopolis Village (Penn)	\$21,341,118						
Edwardsburg Village	\$30,305,668						
Marcellus Village	\$22,850,298						
Vandalia Village	\$10,477,339						
* Renaissance Zone Values are added back for Debt & School Building & Site Funds (MCL 211.24ff)							

Calvin Township (010)			2025 Ad Valorem Taxes				
Taxing Entity	Name	Item of Tax	2025 Taxable Valuation	Amount of Tax Mills	Estimate of Tax Dollars	Total Tax Mills	Total Est. Tax Dollars
County	Cass	Operating	\$131,075,836	4.5127	\$591,506	6.8888	\$902,955
		Drug Enforcement		0.4705	\$61,671		
		911		0.1974	\$25,874		
		Transportation Authority		0.2468	\$32,350		
		C.O.A		0.9733	\$127,576		
		Medical Care Facility		0.4881	\$63,978		
<i>Values may include Veteran Exempted Parcels</i>							
Township	Calvin	Operating	\$131,075,836	0.6492			\$85,094
School District	Cassopolis	Operating		18.0000			
		Operating Com. Pers.		6.0000			
		Extra Voted		0.8261			
		Debt		2.6000			
		Total Non-PRE	\$52,406,551	21.4261	\$1,122,868		\$1,393,161
		Total PRE	\$78,881,355	3.4261	\$270,255		
		Total Com Personal	\$0	9.4261	\$0		
		Total Ind Personal	\$11,000	3.4261	\$38		
		TOTAL COMBINED	\$131,298,906				
School District	Edwardsburg	Operating		18.0000			
		Operating Com. Pers.		6.0000			
		Extra Voted		0.0000			
		Debt		2.8500			
		Total Non-PRE	\$4,530	20.8500	\$94		\$404
		Total PRE	\$108,731	2.8500	\$310		
Total Com Personal	\$0	8.8500	\$0				
Total Ind Personal	\$0	2.8500	\$0				
		TOTAL COMBINED	\$113,261				
Interm. School	Heritage SW	Operating	\$131,412,167	0.1978	\$25,993	2.1798	\$286,452
		Extra Voted		1.982	\$260,459		
District Library	Cass County		\$131,075,836	0.7397			\$96,957
Comm. College	Southwestern Michigan		\$131,075,836	2.3650			\$309,994
State Education	Michigan		\$131,064,836	6.0000			\$786,389
Total For All Taxing Jurisdictions Levying in This Unit							\$3,861,407
Totals for Taxable Status by School District				Summer	Winter	Total	
Cassopolis School District(Non-PRE)				10.5127	29.7359	40.2486	
Cassopolis School District(PRE)				10.5127	11.7359	22.2486	
Cassopolis School District(Com. Personal)				10.5127	17.7359	28.2486	
Cassopolis School District(Ind. Personal)				4.5127	11.7359	16.2486	
Edwardsburg School District(Non-PRE)				10.5127	29.1598	39.6725	
Edwardsburg School District(PRE)				10.5127	11.1598	21.6725	
Edwardsburg School District(Com. Personal)				10.5127	17.1598	27.6725	
Edwardsburg School District(Ind. Personal)				4.5127	11.1598	15.6725	

Howard Township (020)			2025 Ad Valorem Taxes				
Taxing Entity	Name	Item of Tax	2025 Taxable Valuation	Amount of Tax Mills	Estimate of Tax Dollars	Total Tax Mills	Total Est. Tax Dollars
County	Cass	Operating	\$308,138,059	4.5127	\$1,390,535	6.8888	\$2,122,701
		Drug Enforcement		0.4705	\$144,979		
		911		0.1974	\$60,826		
		Transportation Authority		0.2468	\$76,048		
		C.O.A		0.9733	\$299,911		
		Medical Care Facility		0.4881	\$150,402		
Township	Howard	Operating	\$308,138,059	2.7770			\$855,699
School District	Cassopolis	Operating		18.0000			
		Operating Com. Pers.		6.0000			
		Extra Voted		0.8261			
		Debt		2.6000			
		Total Non-PRE	\$1,861,432	21.4261	\$39,883		\$60,889
		Total PRE	\$6,131,057	3.4261	\$21,006		
		Total Com Personal	\$0	9.4261	\$0		
		Total Ind Personal	\$0	3.4261	\$0		
TOTAL COMBINED	\$7,992,489						
School District	Edwardsburg	Operating		18.0000			
		Operating Com. Pers.		6.0000			
		Extra Voted		0.0000			
		Debt		2.8500			
		Total Non-PRE	\$13,062,825	20.8500	\$272,360		\$347,538
		Total PRE	\$25,801,815	2.8500	\$73,535		
		Total Com Personal	\$185,600	8.8500	\$1,643		
		Total Ind Personal	\$0	2.8500	\$0		
TOTAL COMBINED	\$39,050,240						
School District	Niles	Operating		18.0000			
		Operating Com. Pers.		6.0000			
		Extra Voted		0.9799			
		Debt		3.4000			
		Total Non-PRE	\$95,010,484	22.3799	\$2,126,325		\$2,876,026
		Total PRE	\$164,712,358	4.3799	\$721,424		
		Total Com Personal	\$2,139,300	10.3799	\$22,206		
		Total Ind Personal	\$1,386,300	4.3799	\$6,072		
TOTAL COMBINED	\$263,248,442						
Interm. School	Heritage SW	Operating	\$47,042,729	0.1978	\$9,305	2.1798	\$102,544
		Extra Voted		1.982	\$93,239		
Interm. School	Berrien Co.	Operating	\$263,248,442	0.1743	\$45,884	2.3677	\$623,293
		Extra Voted		2.1934	\$577,409		
District Library	Cass County		\$308,138,059	0.7397			\$227,930
Comm. College	Southwestern Michigan		\$308,138,059	2.3650			\$728,747
State Education	Michigan		\$306,751,759	6.0000			\$1,840,511
Total For All Taxing Jurisdictions Levying in This Unit							\$9,785,878

Howard Township (020)		2025 Ad Valorem Taxes		
Totals for Taxable Status by School District	Summer	Winter	Total	
Cassopolis School District(Non-PRE)	10.5127	31.8637	42.3764	
Cassopolis School District(PRE)	10.5127	13.8637	24.3764	
Cassopolis School District(Com. Personal)	10.5127	19.8637	30.3764	
Cassopolis School District(Ind. Personal)	4.5127	13.8637	18.3764	
Edwardsburg School District(Non-PRE)	10.5127	31.2876	41.8003	
Edwardsburg School District(PRE)	10.5127	13.2876	23.8003	
Edwardsburg School District(Com. Personal)	10.5127	19.2876	29.8003	
Edwardsburg School District(Ind. Personal)	4.5127	13.2876	17.8003	
Niles School District(Non-PRE)	10.5127	33.0054	43.5181	
Niles School District(PRE)	10.5127	15.0054	25.5181	
Niles School District(Com. Personal)	10.5127	21.0054	31.5181	
Niles School District(Ind. Personal)	4.5127	15.0054	19.5181	

Jefferson Township (030)			2025 Ad Valorem Taxes				
Taxing Entity	Name	Item of Tax	2025 Taxable Valuation	Amount of Tax Mills	Estimate of Tax Dollars	Total Tax Mills	Total Est. Tax Dollars
County	Cass	Operating	\$163,749,676	4.5127	\$738,953	6.8888	\$1,128,039
		Drug Enforcement		0.4705	\$77,044		
		911		0.1974	\$32,324		
		Transportation Authority		0.2468	\$40,413		
		C.O.A		0.9733	\$159,378		
		Medical Care Facility		0.4881	\$79,926		Values may include Veteran Exempted Parcels
Township	Jefferson	Operating Extra Voted	\$163,749,676	0.9938 1.4939	\$162,734 \$244,626	2.4877	\$407,360
School District	Cassopolis	Operating		18.0000			
		Operating Com. Pers.		6.0000			
		Extra Voted		0.8261			
		Debt		2.6000			
		Total Non-PRE	\$49,135,393	21.4261	\$1,052,780		\$1,241,834
		Total PRE	\$53,947,821	3.4261	\$184,831		
		Total Com Personal	\$448,100	9.4261	\$4,224		
Total Ind Personal	\$0	3.4261	\$0				
		TOTAL COMBINED	\$103,531,314				
School District	Edwardsburg	Operating		18.0000			
		Operating Com. Pers.		6.0000			
		Extra Voted		0.0000			
		Debt		2.8500			
		Total Non-PRE	\$6,861,045	20.8500	\$143,053		\$296,695
		Total PRE	\$53,704,704	2.8500	\$153,058		
Total Com Personal	\$66,000	8.8500	\$584				
Total Ind Personal	\$0	2.8500	\$0				
		TOTAL COMBINED	\$60,631,749				
Interm. School	Heritage SW	Operating	\$164,163,063	0.1978	\$32,471	2.1798	\$357,843
		Extra Voted		1.982	\$325,371		
District Library	Cass County		\$163,749,676	0.7397			\$121,126
Comm. College	Southwestern Michigan		\$163,749,676	2.3650			\$387,268
State Education	Michigan		\$164,163,063	6.0000			\$984,978
Total For All Taxing Jurisdictions Levying in This Unit							\$4,925,143
Totals for Taxable Status by School District			Summer	Winter	Total		
Cassopolis School District(Non-PRE)			10.5127	31.5744	42.0871		
Cassopolis School District(PRE)			10.5127	13.5744	24.0871		
Cassopolis School District(Com. Personal)			10.5127	19.5744	30.0871		
Cassopolis School District(Ind. Personal)			4.5127	13.5744	18.0871		
Edwardsburg School District(Non-PRE)			10.5127	30.9983	41.5110		
Edwardsburg School District(PRE)			10.5127	12.9983	23.5110		
Edwardsburg School District(Com. Personal)			10.5127	18.9983	29.5110		
Edwardsburg School District(Ind. Personal)			4.5127	12.9983	17.5110		

LaGrange Township (040)			2025 Ad Valorem Taxes				
Taxing Entity	Name	Item of Tax	2025 Taxable Valuation	Amount of Tax Mills	Estimate of Tax Dollars	Total Tax Mills	Total Est. Tax Dollars
County	Cass	Operating	\$148,729,052	4.5127	\$671,170	6.8888	\$1,024,565
		Drug Enforcement		0.4705	\$69,977		
		911		0.1974	\$29,359		
		Transportation Authority		0.2468	\$36,706		
		C.O.A		0.9733	\$144,758		
		Medical Care Facility		0.4881	\$72,595		
Township	LaGrange	Operating	\$148,729,052	0.8619			\$128,190
Village	Cassopolis	Operating	\$43,369,630	16.5300			\$716,900
School District	Cassopolis	Operating		18.0000			
		Operating Com. Pers.		6.0000			
		Extra Voted		0.8261			
		Debt		2.6000			
		Total Non-PRE	\$57,663,700	21.4261	\$1,235,508		\$1,435,853
		Total PRE	\$51,369,097	3.4261	\$175,996		
		Total Com Personal	\$2,528,600	9.4261	\$23,835		
Total Ind Personal	\$150,000	3.4261	\$514				
		TOTAL COMBINED	\$111,711,397				
School District	Dowagiac	Operating		17.9070			
		Operating Com. Pers.		5.9070			
		Extra Voted		0.0000			
		Debt		4.3000			
		Total Non-PRE	\$9,281,601	22.2070	\$206,117		\$328,407
		Total PRE	\$27,898,055	4.3000	\$119,962		
		Total Com Personal	\$228,200	10.2070	\$2,329		
Total Ind Personal	\$0	4.3000	\$0				
		TOTAL COMBINED	\$37,407,856				
Interm. School	Heritage SW	Operating	\$149,119,253	0.1978	\$29,496	2.1798	\$325,050
		Extra Voted		1.982	\$295,554		
District Library	Cass County		\$148,729,052	0.7397			\$110,015
Comm. College	Southwestern Michigan		\$148,729,052	2.3650			\$351,744
State Education	Michigan		\$148,969,253	6.0000			\$893,816
Total For All Taxing Jurisdictions Levying in This Unit							\$5,314,539
Totals for Taxable Status by School District			Summer	Winter	Total		
Cassopolis School District(Non-PRE)			10.5127	29.9486	40.4613		
Cassopolis School District(PRE)			10.5127	11.9486	22.4613		
Cassopolis School District(Com. Personal)			10.5127	17.9486	28.4613		
Cassopolis School District(Ind. Personal)			4.5127	11.9486	16.4613		
Dowagiac School District(Non-PRE)			10.5127	30.7295	41.2422		
Dowagiac School District(PRE)			10.5127	12.8225	23.3352		
Dowagiac School District(Com. Personal)			10.5127	18.7295	29.2422		
Dowagiac School District(Ind. Personal)			4.5127	12.8225	17.3352		

Marcellus Township (050)			2025 Ad Valorem Taxes				
Taxing Entity	Name	Item of Tax	2025 Taxable Valuation	Amount of Tax Mills	Estimate of Tax Dollars	Total Tax Mills	Total Est. Tax Dollars
County	Cass	Operating	\$122,505,776	4.5127	\$552,832	6.8888	\$843,918
		Drug Enforcement		0.4705	\$57,639		
		911		0.1974	\$24,183		
		Transportation Authority		0.2468	\$30,234		
		C.O.A		0.9733	\$119,235		
		Medical Care Facility		0.4881	\$59,795		
Values may include Veteran Exempted Parcels							
Township	Marcellus	Operating	\$122,505,776	0.9351	\$114,555	9.9766	\$1,222,191
		Extra Voted		7.1318	\$873,687		
		Library		1.9097	\$233,949		
					\$233,949		
Village	Marcellus	Operating	\$22,850,298	7.7064	\$176,094	11.8484	\$270,739
		Extra Voted		4.1420	\$94,646		
School District	Marcellus	Operating		18.0000			
		Operating Com. Pers.		6.0000			
		Extra Voted		0.0000			
		Debt		4.6500			
		Total Non-PRE	\$50,892,555	22.6500	\$1,152,716		
		Total PRE	\$72,098,340	4.6500	\$335,257		
		TOTAL COMBINED	\$123,212,871				\$1,490,338
Interm. School	Heritage SW	Operating	\$123,212,871	0.1978	\$24,372	2.1798	\$268,579
		Extra Voted		1.9820	\$244,208		
Comm. College	Southwestern Michigan		\$122,505,776	2.3650			\$289,726
State Education	Michigan		\$123,212,871	6.0000			\$739,277
Total For All Taxing Jurisdictions Levying in This Unit							\$5,124,769
Totals for Taxable Status by School District			Summer	Winter	Total		
Marcellus School District(Non-PRE)			10.5127	39.5475	50.0602		
Marcellus School District(PRE)			10.5127	21.5475	32.0602		
Marcellus School District(Com. Personal)			10.5127	27.5475	38.0602		
Marcellus School District(Ind. Personal)			4.5127	21.5475	26.0602		

Mason Township (060)			2025 Ad Valorem Taxes				
Taxing Entity	Name	Item of Tax	2025 Taxable Valuation	Amount of Tax Mills	Estimate of Tax Dollars	Total Tax Mills	Total Est. Tax Dollars
County	Cass	Operating	\$118,544,858	4.5127	\$534,957	6.8888	\$816,632
		Drug Enforcement		0.4705	\$55,775		
		911		0.1974	\$23,401		
		Transportation Authority		0.2468	\$29,257		
		C.O.A		0.9733	\$115,380		
		Medical Care Facility		0.4881	\$57,862		
Township	Mason	Operating	\$118,544,858	0.7508			\$89,003
School District	Constantine	Operating		18.0000			
		Operating Com. Pers.		6.0000			
		Extra Voted		0.0000			
		Debt		4.5500			
		Total Non-PRE	\$4,500,243	22.5500	\$101,480		\$200,201
		Total PRE	\$21,696,755	4.5500	\$98,720		
		Total Com Personal	\$0	10.5500	\$0		
		Total Ind Personal	\$0	4.5500	\$0		
TOTAL COMBINED	\$26,196,998						
School District	Edwardsburg	Operating		18.0000			
		Operating Com. Pers.		6.0000			
		Extra Voted		0.0000			
		Debt		2.8500			
		Total Non-PRE	\$18,771,361	20.8500	\$391,383		\$608,363
		Total PRE	\$72,439,388	2.8500	\$206,452		
		Total Com Personal	\$1,189,600	8.8500	\$10,528		
		Total Ind Personal	\$0	2.8500	\$0		
TOTAL COMBINED	\$92,400,349						
School District	White Pigeon	Operating		18.0000			
		Operating Com. Pers.		6.0000			
		Extra Voted		2.9354			
		Debt		0.8500			
		Total Non-PRE	\$167,394	21.7854	\$3,647		\$7,069
		Total PRE	\$831,099	3.7854	\$3,146		
		Total Com Personal	\$28,200	9.7854	\$276		
		Total Ind Personal	\$0	3.7854	\$0		
TOTAL COMBINED	\$1,026,693						
Interm. School	Heritage SW	Operating	\$92,400,349	0.1978	\$18,277	2.1798	\$201,414
		Extra Voted		1.982	\$183,137		
Interm. School	St. Joseph	Operating	\$27,223,691	0.224	\$6,098	3.9047	\$106,300
		Extra Voted		3.6807	\$100,202		
District Library	Cass County		\$118,544,858	0.7397			\$87,688
Comm. College	Southwestern Michigan		\$118,544,858	2.3650			\$280,359
SEPSA	Mason & Porter		\$118,544,858	1.8920			\$224,287
State Education	Michigan		\$119,624,040	6.0000			\$717,744
Total For All Taxing Jurisdictions Levying in This Unit							\$3,339,060

Mason Township (060)

2025 Ad Valorem Taxes

Totals for Taxable Status by School District	Summer	Winter	Total
Constantine School District(Non-PRE)	10.5127	34.5783	45.0910
Constantine School District(PRE)	10.5127	16.5783	27.0910
Constantine School District(Com. Personal)	10.5127	22.5783	33.0910
Constantine School District(Ind. Personal)	4.5127	16.5783	21.0910
Edwardsburg School District(Non-PRE)	10.5127	31.1534	41.6661
Edwardsburg School District(PRE)	10.5127	13.1534	23.6661
Edwardsburg School District(Com. Personal)	10.5127	19.1534	29.6661
Edwardsburg School District(Ind. Personal)	4.5127	13.1534	17.6661
White Pigeon School District(Non-PRE)	10.5127	33.8137	44.3264
White Pigeon School District(PRE)	10.5127	15.8137	26.3264
White Pigeon School District(Com. Personal)	10.5127	21.8137	32.3264
White Pigeon School District(Ind. Personal)	4.5127	15.8137	20.3264

Milton Township (070)			2025 Ad Valorem Taxes				
Taxing Entity	Name	Item of Tax	2025 Taxable Valuation	Amount of Tax Mills	Estimate of Tax Dollars	Total Tax Mills	Total Est. Tax Dollars
County	Cass	Operating	\$256,437,819	4.5127	\$1,157,227	6.8888	\$1,766,549
		Drug Enforcement		0.4705	\$120,654		
		911		0.1974	\$50,621		
		Transportation Authority		0.2468	\$63,289		
		C.O.A		0.9733	\$249,591		
		Medical Care Facility		0.4881	\$125,167		
Township	Milton	Operating	\$256,437,819	0.7891	\$202,355	0.7891	\$202,355
		Extra Voted		0.0000	\$0		
School District	Brandywine	Operating		18.0000			
		Operating Com. Pers.		6.0000			
		Extra Voted		0.9913			
		Debt		3.9000			
		Total Non-PRE	\$35,035,058	22.8913	\$801,998		\$1,383,358
		Total PRE	\$118,039,901	4.8913	\$577,369		
		Total Com Personal	\$366,500	10.8913	\$3,992		
Total Ind Personal	\$0	4.8913	\$0				
		TOTAL COMBINED	\$153,441,459				
School District	Edwardsburg	Operating		18.0000			
		Operating Com. Pers.		6.0000			
		Extra Voted		0.0000			
		Debt		2.8500			
		Total Non-PRE	\$28,499,585	20.8500	\$594,216	23.7000	\$812,144
		Total PRE	\$75,405,467	2.8500	\$214,906		
		Total Com Personal	\$295,700	8.8500	\$2,617		
Total Ind Personal	\$142,300	2.8500	\$406				
		TOTAL COMBINED	\$104,343,052				
Interm. School	Berrien	Operating	\$153,441,459	0.1743	\$26,745	2.3677	\$363,303
		Extra Voted		2.1934	\$336,558		
Interm. School	Heritage SW	Operating	\$104,343,052	0.1978	\$20,639	2.1798	\$227,447
		Extra Voted		1.982	\$206,808		
District Library	Cass County		\$256,437,819	0.7397			\$189,687
Comm. College	Southwestern Michigan		\$256,437,819	2.3650			\$606,475
State Education	Michigan		\$257,642,211	6.0000			\$1,545,853
Total For All Taxing Jurisdictions Levying in This Unit							\$7,097,173
Totals for Taxable Status by School District			Summer	Winter	Total		
Brandywine School District(Non-PRE)			10.5127	31.5289	42.0416		
Brandywine School District(PRE)			10.5127	13.5289	24.0416		
Brandywine School District(Com. Personal)			10.5127	19.5289	30.0416		
Brandywine School District(Ind. Personal)			4.5127	13.5289	18.0416		
Edwardsburg School District(Non-PRE)			10.5127	29.2997	39.8124		
Edwardsburg School District(PRE)			10.5127	11.2997	21.8124		
Edwardsburg School District(Com. Personal)			10.5127	17.2997	27.8124		
Edwardsburg School District(Ind. Personal)			4.5127	11.2997	15.8124		

Newberg Township (080)			2025 Ad Valorem Taxes				
Taxing Entity	Name	Item of Tax	2025 Taxable Valuation	Amount of Tax Mills	Estimate of Tax Dollars	Total Tax Mills	Total Est. Tax Dollars
County	Cass	Operating	\$114,140,623	4.5127	\$515,082	6.8888	\$786,292
		Drug Enforcement		0.4705	\$53,703		
		911		0.1974	\$22,531		
		Transportation Authority		0.2468	\$28,170		
		C.O.A		0.9733	\$111,093		
		Medical Care Facility		0.4881	\$55,712		
Township	Newberg	Operating	\$114,140,623	0.8554	\$97,636	3.8554	\$440,058
		Extra Voted		3.0000	\$342,422		
School District	Cassopolis	Operating		18.0000			
		Operating Com. Pers.		6.0000			
		Extra Voted		0.8261			
		Debt		2.6000			
		Total Non-PRE	\$6,851,431	21.4261	\$146,799		\$165,307
		Total PRE	\$5,401,865	3.4261	\$18,507		
		Total Com Personal	\$0	9.4261	\$0		
Total Ind Personal	\$0	3.4261	\$0				
		TOTAL COMBINED	\$12,253,296				
School District	Constantine	Operating		18.0000			
		Operating Com. Pers.		6.0000			
		Extra Voted		0.0000			
		Debt		4.5500			
		Total Non-PRE	\$2,629,257	22.5500	\$59,290	27.1000	\$77,140
		Total PRE	\$3,923,065	4.5500	\$17,850		
		Total Com Personal	\$0	10.5500	\$0		
Total Ind Personal	\$0	4.5500	\$0				
		TOTAL COMBINED	\$6,552,322				
School District	Marcellus	Operating		18.0000			
		Operating Com. Pers.		6.0000			
		Extra Voted		0.0000			
		Debt		4.6500			
		Total Non-PRE	\$34,894,977	22.6500	\$790,371		\$910,228
		Total PRE	\$24,601,334	4.6500	\$114,396		
		Total Com Personal	\$512,700	10.6500	\$5,460		
Total Ind Personal	\$0	4.6500	\$0				
		TOTAL COMBINED	\$60,009,011				
School District	Three Rivers	Operating		18.0000			
		Operating Com. Pers.		6.0000			
		Extra Voted		0.0000			
		Debt		4.9000			
		Total Non-PRE	\$17,914,303	22.9000	\$410,238		\$500,378
		Total PRE	\$18,107,956	4.9000	\$88,729		
		Total Com Personal	\$129,500	10.9000	\$1,412		
Total Ind Personal	\$0	4.9000	\$0				
		TOTAL COMBINED	\$36,151,759				
Interm. School	Heritage SW	Operating	\$72,262,307	0.1978	\$14,293	2.1798	\$157,517
		Extra Voted		1.982	\$143,224		
Interm. School	St. Joseph	Operating	\$42,704,081	0.224	\$9,566	3.9047	\$166,747
		Extra Voted		3.6807	\$157,181		

Newberg Township (080)		2025 Ad Valorem Taxes		
District Library	Cass County	\$114,140,623	0.7397	\$84,430
Comm. College	Southwestern Michigan	\$114,140,623	2.3650	\$269,943
State Education	Michigan	\$114,966,388	6.0000	\$689,798
Total For All Taxing Jurisdictions Levying in This Unit				\$4,247,837
Totals for Taxable Status by School District		Summer	Winter	Total
Cassopolis School District(Non-PRE)		10.5127	32.9421	43.4548
Cassopolis School District(PRE)		10.5127	14.9421	25.4548
Cassopolis School District(Com. Personal)		10.5127	20.9421	31.4548
Cassopolis School District(Ind. Personal)		4.5127	14.9421	19.4548
Constantine School District(Non-PRE)		10.5127	35.7909	46.3036
Constantine School District(PRE)		10.5127	17.7909	28.3036
Constantine School District(Com. Personal)		10.5127	23.7909	34.3036
Constantine School District(Ind. Personal)		4.5127	17.7909	22.3036
Marcellus School District(Non-PRE)		10.5127	34.166	44.6787
Marcellus School District(PRE)		10.5127	16.166	26.6787
Marcellus School District(Com. Personal)		10.5127	22.166	32.6787
Marcellus School District(Ind. Personal)		4.5127	16.166	20.6787
Three Rivers School District(Non-PRE)		10.5127	36.1409	46.6536
Three Rivers School District(PRE)		10.5127	18.1409	28.6536
Three Rivers School District(Com. Personal)		10.5127	24.1409	34.6536
Three Rivers School District(Ind. Personal)		4.5127	18.1409	22.6536

Ontwa Township (090)			2025 Ad Valorem Taxes				
Taxing Entity	Name	Item of Tax	2025 Taxable Valuation	Amount of Tax Mills	Estimate of Tax Dollars	Total Tax Mills	Total Est. Tax Dollars
County	Cass	Operating	\$360,108,193	4.5127	\$1,625,060	6.8888	\$2,480,713
		Drug Enforcement		0.4705	\$169,431		
		911		0.1974	\$71,085		
		Transportation Authority		0.2468	\$88,875		
		C.O.A		0.9733	\$350,493		
		Medical Care Facility		0.4881	\$175,769		
Township	Ontwa	Operating	\$360,108,193	0.7049	\$253,840	5.3954	\$1,942,928
		Extra Voted		4.6905	\$1,689,087		
Village	Edwardsburg	Operating	\$30,305,668	5.5369	\$167,799	7.4925	\$227,065
		Extra Voted		1.9556	\$59,266		
School District	Edwardsburg	Operating		18.0000			
		Operating Com. Pers.		6.0000			
		Extra Voted		0.0000			
		Debt		2.8500			
		Total Non-PRE	\$97,073,196	20.8500	\$2,023,976		\$2,801,556
		Total PRE	\$261,642,659	2.8500	\$745,682		
Total Com Personal	\$3,395,500	8.8500	\$30,050				
Total Ind Personal	\$648,500	2.8500	\$1,848				
TOTAL COMBINED			\$362,759,855				
Interm. School	Heritage SW	Operating	\$362,759,855	0.1978	\$71,754	2.1798	\$790,744
		Extra Voted		1.9820	\$718,990		
District Library	Cass County		\$360,108,193	0.7397			\$266,372
Comm. College	Southwestern Michigan		\$360,108,193	2.3650			\$851,656
State Education	Michigan		\$362,111,355	6.0000			\$2,172,668
Total For All Taxing Jurisdictions Levying in This Unit							\$11,533,702
Totals for Taxable Status by School District			Summer	Winter	Total		
Edwardsburg School District(Non-PRE)			10.5127	33.9060	44.4187		
Edwardsburg School District(PRE)			10.5127	15.906	26.4187		
Edwardsburg School District(Com. Personal)			10.5127	21.906	32.4187		
Edwardsburg School District(Ind. Personal)			4.5127	15.906	20.4187		

Penn Township (100)			2025 Ad Valorem Taxes					
Taxing Entity	Name	Item of Tax	2025 Taxable Valuation	Amount of Tax Mills	Estimate of Tax Dollars	Total Tax Mills	Total Est. Tax Dollars	
County	Cass	Operating	\$317,070,889	4.5127	\$1,430,846	6.8888	\$2,184,238	
		Drug Enforcement		0.4705	\$149,182			
		911		0.1974	\$62,590			
		Transportation Authority		0.2468	\$78,253			
		C.O.A		0.9733	\$308,605			
		Medical Care Facility		0.4881	\$154,762			
Township	Penn	Operating	\$317,070,889	0.6611			\$209,616	
Village	Cassopolis	Operating	\$21,341,118	16.5300			\$352,769	
Village	Vandalia	Operating	\$10,477,339	17.1557			\$179,746	
School District	Cassopolis	Operating		18.0000				
		Operating Com. Pers.		6.0000				
		Extra Voted		0.8261				
		Debt		2.6000				
		Total Non-PRE	\$181,419,757	21.4261	\$3,887,118			\$4,343,357
		Total PRE	\$126,793,776	3.4261	\$434,408			
		Total Com Personal	\$931,500	9.4261	\$8,780			
Total Ind Personal	\$3,809,300	3.4261	\$13,051					
		TOTAL COMBINED	\$312,954,333					
School District	Marcellus	Operating		18.0000				
		Operating Com. Pers.		6.0000				
		Extra Voted		0.0000				
		Debt		4.6500				
		Total Non-PRE	\$1,153,380	22.6500	\$26,124			\$44,279
		Total PRE	\$3,904,183	4.6500	\$18,154			
		Total Com Personal	\$0	10.6500	\$0			
Total Ind Personal	\$0	4.6500	\$0					
		TOTAL COMBINED	\$5,057,563					
Interm. School	Heritage SW	Operating	\$318,011,896	0.1978	\$62,903	2.1798	\$693,202	
		Extra Voted		1.982	\$630,300			
District Library	Cass County		\$317,070,889	0.7397			\$234,537	
Comm. College	Southwestern Michigan		\$317,070,889	2.3650			\$749,873	
State Education	Michigan		\$314,202,596	6.0000			\$1,885,216	
Total For All Taxing Jurisdictions Levying in This Unit \$10,876,832								
Totals for Taxable Status by School District				Summer	Winter	Total		
Cassopolis School District(Non-PRE)				10.5127	29.7478	40.2605		
Cassopolis School District(PRE)				10.5127	11.7478	22.2605		
Cassopolis School District(Com. Personal)				10.5127	17.7478	28.2605		
Cassopolis School District(Ind. Personal)				4.5127	11.7478	16.2605		
Marcellus School District(Non-PRE)				10.5127	30.9717	41.4844		
Marcellus School District(PRE)				10.5127	12.9717	23.4844		
Marcellus School District(Com. Personal)				10.5127	18.9717	29.4844		
Marcellus School District(Ind. Personal)				4.5127	12.9717	17.4844		

Pokagon Township (110)			2025 Ad Valorem Taxes				
Taxing Entity	Name	Item of Tax	2025 Taxable Valuation	Amount of Tax Mills	Estimate of Tax Dollars	Total Tax Mills	Total Est. Tax Dollars
County	Cass	Operating	\$98,842,013	4.5127	\$446,044	6.8888	\$680,903
		Drug Enforcement		0.4705	\$46,505		
		911		0.1974	\$19,511		
		Transportation Authority		0.2468	\$24,394		
		C.O.A		0.9733	\$96,203		
		Medical Care Facility		0.4881	\$48,245		
Township	Pokagon	Operating	\$98,842,013	0.7425			\$73,390
School District	Cassopolis	Operating		18.0000			
		Operating Com. Pers.		6.0000			
		Extra Voted		0.8261			
		Debt		2.6000			
		Total Non-PRE	\$2,016,849	21.4261	\$43,213		
		Total PRE	\$10,994,368	3.4261	\$37,668		
		TOTAL COMBINED	\$13,121,917				\$81,924
School District	Dowagiac	Operating		17.9070			
		Operating Com. Pers.		5.9070			
		Extra Voted		0.0000			
		Debt		4.3000			
		Total Non-PRE wo RZ	\$17,565,660	22.2070	\$390,081		
		Total PRE	\$44,788,894	4.3000	\$192,592		
		TOTAL COMBINED wo RZ	\$62,538,254				\$584,479
* Renaissance Zone Values are added back for Debt & School Building & Site Funds (MCL 211.24ff)							
School District	Niles	Operating		18.0000			
		Operating Com. Pers.		6.0000			
		Extra Voted		0.9799			
		Debt		3.4000			
		Total Non-PRE	\$4,750,797	22.3799	\$106,322		
		TOTAL COMBINED	\$24,002,811				\$190,644
Interm. School	Heritage SW	Operating	\$75,660,171	0.1978	\$14,966	2.1798	\$164,924
		Extra Voted		1.982	\$149,958		
Interm. School	Berrien	Operating	\$24,002,811	0.1743	\$4,184	2.3677	\$56,831
		Extra Voted		2.1934	\$52,648		
District Library	Cass County		\$98,842,013	0.7397			\$73,113
Comm. College	Southwestern Michigan		\$98,842,013	2.3650			\$233,761
State Education	Michigan		\$99,651,382	6.0000			\$597,908
Total For All Taxing Jurisdictions Levying in This Unit							\$2,737,880

Pokagon Township (110)**2025 Ad Valorem Taxes**

Totals for Taxable Status by School District	Summer	Winter	Total
Cassopolis School District(Non-PRE)	10.5127	29.8292	40.3419
Cassopolis School District(PRE)	10.5127	11.8292	22.3419
Cassopolis School District(Com. Personal)	10.5127	17.8292	28.3419
Cassopolis School District(Ind. Personal)	4.5127	11.8292	16.3419
Dowagiac School District(Non-PRE)	10.5127	30.6101	41.1228
Dowagiac School District(PRE)	10.5127	12.7031	23.2158
Dowagiac School District(Com. Personal)	10.5127	18.6101	29.1228
Dowagiac School District(Ind. Personal)	4.5127	12.7031	17.2158
Niles School District(Non-PRE)	10.5127	30.9709	41.4836
Niles School District(PRE)	10.5127	12.9709	23.4836
Niles School District(Com. Personal)	10.5127	18.9709	29.4836
Niles School District(Ind. Personal)	4.5127	12.9709	17.4836

Porter Township (120)			2025 Ad Valorem Taxes				
Taxing Entity	Name	Item of Tax	2025 Taxable Valuation	Amount of Tax Mills	Estimate of Tax Dollars	Total Tax Mills	Total Est. Tax Dollars
County	Cass	Operating	\$370,326,423	4.5127	\$1,671,172	6.8888	\$2,551,105
		Drug Enforcement		0.4705	\$174,239		
		911		0.1974	\$73,102		
		Transportation Authority		0.2468	\$91,397		
		C.O.A		0.9733	\$360,439		
		Medical Care Facility		0.4881	\$180,756		
Township	Porter	Operating	\$370,326,423	0.6374			\$236,046
School District	Cassopolis	Operating		18.0000			
		Operating Com. Pers.		6.0000			
		Extra Voted		0.8261			
		Debt		2.6000			
		Total Non-PRE	\$6,695,668	21.4261	\$143,462		\$169,300
		Total PRE	\$7,541,546	3.4261	\$25,838		
		Total Com Personal	\$0	9.4261	\$0		
		Total Ind Personal	\$0	3.4261	\$0		
TOTAL COMBINED	\$14,237,214						
School District	Constantine	Operating		18.0000			
		Operating Com. Pers.		6.0000			
		Extra Voted		0.0000			
		Debt		4.5500			
		Total Non-PRE	\$76,296,450	22.5500	\$1,720,485		\$2,317,886
		Total PRE	\$130,893,867	4.5500	\$595,567		
		Total Com Personal	\$169,500	10.5500	\$1,788		
		Total Ind Personal	\$10,000	4.5500	\$46		
TOTAL COMBINED	\$207,369,817						
School District	Three Rivers	Operating		18.0000			
		Operating Com. Pers.		6.0000			
		Extra Voted		0.0000			
		Debt		4.9000			
		Total Non-PRE	\$1,383,007	22.9000	\$31,671		\$47,175
		Total PRE	\$3,164,038	4.9000	\$15,504		
		Total Com Personal	\$0	10.9000	\$0		
		Total Ind Personal	\$0	4.9000	\$0		
TOTAL COMBINED	\$4,547,045						
School District	White Pigeon	Operating		18.0000			
		Operating Com. Pers.		6.0000			
		Extra Voted		2.9354			
		Debt		0.8500			
		Total Non-PRE	\$51,207,639	21.7854	\$1,115,579		\$1,475,439
		Total PRE	\$93,673,324	3.7854	\$354,591		
		Total Com Personal	\$389,400	9.7854	\$3,810		
		Total Ind Personal	\$385,300	3.7854	\$1,459		
TOTAL COMBINED	\$145,655,663						
Interm. School	Heritage SW	Operating	\$14,237,214	0.1978	\$2,816	2.1798	\$31,034
		Extra Voted		1.982	\$28,218		
Interm. School	St Joseph	Operating	\$357,572,525	0.224	\$80,096	3.9047	\$1,396,213
		Extra Voted		3.6807	\$1,316,117		

Porter Township (120)		2025 Ad Valorem Taxes		
District Library	Cass County	\$370,326,423	0.7397	\$273,930
SEPSA	Porter & Mason	\$370,326,423	1.8920	\$700,658
Comm. College	Southwestern Michigan	\$370,326,423	2.3650	\$875,822
State Education	Michigan	\$371,414,439	6.0000	\$2,228,487
Total For All Taxing Jurisdictions Levying in This Unit				\$12,303,095
Totals for Taxable Status by School District		Summer	Winter	Total
Cassopolis School District(Non-PRE)		10.5127	31.6161	42.1288
Cassopolis School District(PRE)		10.5127	13.6161	24.1288
Cassopolis School District(Com. Personal)		10.5127	19.6161	30.1288
Cassopolis School District(Ind. Personal)		4.5127	13.6161	18.1288
Constantine School District(Non-PRE)		10.5127	34.4649	44.9776
Constantine School District(PRE)		10.5127	16.4649	26.9776
Constantine School District(Com. Personal)		10.5127	22.4649	32.9776
Constantine School District(Ind. Personal)		4.5127	16.4649	20.9776
Three Rivers School District(Non-PRE)		10.5127	34.8149	45.3276
Three Rivers School District(PRE)		10.5127	16.8149	27.3276
Three Rivers School District(Com. Personal)		10.5127	22.8149	33.3276
Three Rivers School District(Ind. Personal)		4.5127	16.8149	21.3276
White Pigeon School District(Non-PRE)		10.5127	33.7003	44.2130
White Pigeon School District(PRE)		10.5127	15.7003	26.2130
White Pigeon School District(Com. Personal)		10.5127	21.7003	32.2130
White Pigeon School District(Ind. Personal)		4.5127	15.7003	20.2130

Silver Creek Township (130)

2025 Ad Valorem Taxes

Taxing Entity	Name	Item of Tax	2025 Taxable Valuation	Amount of Tax Mills	Estimate of Tax Dollars	Total Tax Mills	Total Est. Tax Dollars
County	Cass	Operating	\$336,618,335	4.5127	\$1,519,058	6.8888	\$2,318,896
		Drug Enforcement		0.4705	\$158,379		
		911		0.1974	\$66,448		
		Transportation Authority		0.2468	\$83,077		
		C.O.A		0.9733	\$327,631		
		Medical Care Facility		0.4881	\$164,303		
Township	Silver Creek	Operating	\$336,618,335	0.6348	\$213,685	0.6348	\$213,685
		Extra Voted		0.0000	\$0		
School District	Dowagiac	Operating		17.9070			
		Operating Com. Pers.		5.9070			
		Extra Voted		0.0000			
		Debt		4.3000			
		Total Non-PRE	\$189,903,138	22.2070	\$4,217,179		\$4,794,838
		Total PRE	\$132,434,708	4.3000	\$569,469		
		Total Com Personal	\$781,000	10.2070	\$7,972		
Total Ind Personal	\$50,800	4.3000	\$218				
		TOTAL COMBINED	\$323,169,646				
School District	Eau Claire	Operating		18.0000			
		Operating Com. Pers.		6.0000			
		Extra Voted		0.0000			
		Debt		0.0000			
		Total Non-PRE	\$11,310,147	18.0000	\$203,583		\$203,583
		Total PRE	\$3,801,448	0.0000	\$0		
Total Com Personal	\$0	6.0000	\$0				
Total Ind Personal	\$0	0.0000	\$0				
		TOTAL COMBINED	\$15,111,595				
Interm. School	Berrien	Operating	\$15,111,595	0.1743	\$2,634	2.3677	\$35,780
		Extra Voted		2.1934	\$33,146		
Interm. School	Heritage SW	Operating	\$323,169,646	0.1978	\$63,923	2.1798	\$704,445
		Extra Voted		1.982	\$640,522		
District Library	Dowagiac		\$323,169,646	1.6482			\$532,648
Comm. College	Southwestern Michigan		\$336,618,335	2.3650			\$796,102
State Education	Michigan		\$338,230,441	6.0000			\$2,029,383
Total For All Taxing Jurisdictions Levying in This Unit							\$11,629,361
Totals for Taxable Status by School District			Summer	Winter	Total		
Dowagiac School District(Non-PRE)			10.5127	31.4109	41.9236		
Dowagiac School District(PRE)			10.5127	13.5039	24.0166		
Dowagiac School District(Com. Personal)			10.5127	19.4109	29.9236		
Dowagiac School District(Ind. Personal)			4.5127	13.5039	18.0166		
Eau Claire School District(Non-PRE)			10.5127	25.7436	36.2563		
Eau Claire School District(PRE)			10.5127	7.7436	18.2563		
Eau Claire School District(Com. Personal)			10.5127	13.7436	24.2563		
Eau Claire School District(Ind. Personal)			4.5127	7.7436	12.2563		

Volinia Township (140)			2025 Ad Valorem Taxes					
Taxing Entity	Name	Item of Tax	2025 Taxable Valuation	Amount of Tax Mills	Estimate of Tax Dollars	Total Tax Mills	Total Est. Tax Dollars	
County	Cass	Operating	\$65,723,966	4.5127	\$296,593	6.8888	\$452,759	
		Drug Enforcement		0.4705	\$30,923			
		911		0.1974	\$12,974			Values may include Veteran Exempted Parcels
		Transportation Authority		0.2468	\$16,221			
		C.O.A		0.9733	\$63,969			
		Medical Care Facility		0.4881	\$32,080			
Township	Volinia	Operating	\$65,723,966	0.7312	\$48,057	5.6779	\$373,174	
		Extra Voted		4.9467	\$325,117			
School District	Decatur	Operating		18.0000				
		Operating Com. Pers.		6.0000				
		Extra Voted		0.0000				
		Debt		7.4300				
		Total Non-PRE	\$497,110	25.4300	\$12,642		\$63,210	
		Total PRE	\$6,805,952	7.4300	\$50,568			
		Total Com Personal	\$0	13.4300	\$0			
		Total Ind Personal	\$0	7.4300	\$0			
		TOTAL COMBINED	\$7,303,062					
School District	Dowagiac	Operating		17.9070				
		Operating Com. Pers.		5.9070				
		Extra Voted		0.0000				
		Debt		4.3000				
		Total Non-PRE	\$95,469	22.2070	\$2,120		\$6,417	
		Total PRE	\$999,396	4.3000	\$4,297			
		Total Com Personal	\$0	10.2070	\$0			
		Total Ind Personal	\$0	4.3000	\$0			
		TOTAL COMBINED	\$1,094,865					
School District	Marcellus	Operating		18.0000				
		Operating Com. Pers.		6.0000				
		Extra Voted		0.0000				
		Debt		4.6500				
		Total Non-PRE	\$16,798,577	22.6500	\$380,488		\$570,193	
		Total PRE	\$40,552,441	4.6500	\$188,569			
		Total Com Personal	\$106,700	10.6500	\$1,136			
		Total Ind Personal	\$0	4.6500	\$0			
		TOTAL COMBINED	\$57,457,718					
Interm. School	Heritage SW	Operating	\$58,552,583	0.1978	\$11,582	2.1798	\$127,633	
		Extra Voted		1.982	\$116,051			
Interm. School	Van Buren	Operating	\$7,303,062	0.139	\$1,015	6.7717	\$49,454	
		Extra Voted		6.6327	\$48,439			
District Library	Cass County		\$65,723,966	0.7397			\$48,616	
Comm. College	Southwestern Michigan		\$65,723,966	2.3650			\$155,437	
State Education	Michigan		\$65,855,645	6.0000			\$395,134	
Total For All Taxing Jurisdictions Levying in This Unit							\$2,242,028	

Volinia Township (140)**2025 Ad Valorem Taxes**

Totals for Taxable Status by School District	Summer	Winter	Total
Decatur School District(Non-PRE)	10.5127	43.3604	53.8731
Decatur School District(PRE)	10.5127	25.3604	35.8731
Decatur School District(Com. Personal)	10.5127	31.3604	41.8731
Decatur School District(Ind. Personal)	4.5127	25.3604	29.8731
Dowagiac School District(Non-PRE)	10.5127	35.5455	46.0582
Dowagiac School District(PRE)	10.5127	17.6385	28.1512
Dowagiac School District(Com. Personal)	10.5127	23.5455	34.0582
Dowagiac School District(Ind. Personal)	4.5127	17.6385	22.1512
Marcellus School District(Non-PRE)	10.5127	35.9885	46.5012
Marcellus School District(PRE)	10.5127	17.9885	28.5012
Marcellus School District(Com. Personal)	10.5127	23.9885	34.5012
Marcellus School District(Ind. Personal)	4.5127	17.9885	22.5012

Wayne Township (150)			2025 Ad Valorem Taxes				
Taxing Entity	Name	Item of Tax	2025 Taxable Valuation	Amount of Tax Mills	Estimate of Tax Dollars	Total Tax Mills	Total Est. Tax Dollars
County	Cass	Operating	\$114,594,259	4.5127	\$517,130	6.8888	\$789,417
		Drug Enforcement		0.4705	\$53,917		
		911		0.1974	\$22,621		
		Transportation Authority		0.2468	\$28,282		
		C.O.A		0.9733	\$111,535		
		Medical Care Facility		0.4881	\$55,933		
Township	Wayne	Operating	\$114,594,259	0.8465			\$97,004
School District	Cassopolis	Operating		18.0000			
		Operating Com. Pers.		6.0000			
		Extra Voted		0.8261			
		Debt		2.6000			
		Total Non-PRE	\$21,626	21.4261	\$463		\$2,332
		Total PRE	\$545,364	3.4261	\$1,868		
		Total Com Personal	\$0	9.4261	\$0		
		Total Ind Personal	\$0	3.4261	\$0		
TOTAL COMBINED	\$566,990						
School District	Decatur	Operating		18.0000			
		Operating Com. Pers.		6.0000			
		Extra Voted		0.0000			
		Debt		7.4300			
		Total Non-PRE	\$2,098,340	25.4300	\$53,361		\$134,777
		Total PRE	\$10,957,734	7.4300	\$81,416		
		Total Com Personal	\$0	13.4300	\$0		
		Total Ind Personal	\$0	7.4300	\$0		
TOTAL COMBINED	\$13,056,074						
School District	Dowagiac	Operating		17.9070			
		Operating Com. Pers.		5.9070			
		Extra Voted		0.0000			
		Debt		4.3000			
		Total Non-PRE	\$38,404,514	22.2070	\$852,849		\$1,125,276
		Total PRE	\$63,333,648	4.3000	\$272,335		
		Total Com Personal	\$9,000	10.2070	\$92		
		Total Ind Personal	\$0	4.3000	\$0		
TOTAL COMBINED	\$101,747,162						
School District	Marcellus	Operating		18.0000			
		Operating Com. Pers.		6.0000			
		Extra Voted		0.0000			
		Debt		4.6500			
		Total Non-PRE	\$0	22.6500	\$0		\$176
		Total PRE	\$37,924	4.6500	\$176		
		Total Com Personal	\$0	10.6500	\$0		
		Total Ind Personal	\$0	4.6500	\$0		
TOTAL COMBINED	\$37,924						

Wayne Township (150)		2025 Ad Valorem Taxes					
Interm. School	Heritage SW	Operating	\$102,352,076	0.1978	\$20,245	2.1798	\$223,107
		Extra Voted		1.982	\$202,862		
Interm. School	Van Buren	Operating	\$13,056,074	0.139	\$1,815	6.7717	\$88,412
		Extra Voted		6.6327	\$86,597		
District Library	Dowagiac		\$114,594,259	1.6482			\$188,874
Comm. College	Southwestern Michigan		\$114,594,259	2.3650			\$271,015
State Education	Michigan		\$115,408,150	6.0000			\$692,449
Total For All Taxing Jurisdictions Levying in This Unit							\$3,612,839
Totals for Taxable Status by School District		Summer	Winter	Total			
Cassopolis School District(Non-PRE)		10.5127	30.8417	41.3544			
Cassopolis School District(PRE)		10.5127	12.8417	23.3544			
Cassopolis School District(Com. Personal)		10.5127	18.8417	29.3544			
Cassopolis School District(Ind. Personal)		4.5127	12.8417	17.3544			
Decatur School District(Non-PRE)		10.5127	39.4375	49.9502			
Decatur School District(PRE)		10.5127	21.4375	31.9502			
Decatur School District(Com. Personal)		10.5127	27.4375	37.9502			
Decatur School District(Ind. Personal)		4.5127	21.4375	25.9502			
Dowagiac School District(Non-PRE)		10.5127	31.6226	42.1353			
Dowagiac School District(PRE)		10.5127	13.7156	24.2283			
Dowagiac School District(Com. Personal)		10.5127	19.6226	30.1353			
Dowagiac School District(Ind. Personal)		4.5127	13.7156	18.2283			
Marcellus School District(Non-PRE)		10.5127	32.0656	42.5783			
Marcellus School District(PRE)		10.5127	14.0656	24.5783			
Marcellus School District(Com. Personal)		10.5127	20.0656	30.5783			
Marcellus School District(Ind. Personal)		4.5127	14.0656	18.5783			

Dowagiac City (160)			2025 Ad Valorem Taxes				
Taxing Entity	Name	Item of Tax	2025 Taxable Valuation	Amount of Tax Mills	Estimate of Tax Dollars	Total Tax Mills	Total Est. Tax Dollars
County	Cass	Operating	\$111,189,069	4.5127	\$501,763	6.8888	\$765,959
		Drug Enforcement		0.4705	\$52,314		
		911		0.1974	\$21,949		
		Transportation Authority		0.2468	\$27,441		
		C.O.A		0.9733	\$108,220		
		Medical Care Facility		0.4881	\$54,271		
City	Dowagiac	Operating	\$111,189,069	13.4524	\$1,495,760	16.8562	\$1,874,225
		Extra Voted		3.4038	\$378,465		
School District	Dowagiac	Operating		17.9070			
		Operating Com. Pers.		5.9070			
		Extra Voted		0.0000			
		Debt		4.3000			
		Total Non-PRE	\$51,300,559	22.2070	\$1,139,232		\$1,422,362
		Total PRE	\$56,496,632	4.3000	\$242,936		
		Total Com Personal	\$3,887,000	10.2070	\$39,675		
Total Ind Personal	\$121,100	4.3000	\$521				
		TOTAL COMBINED	\$111,805,291				
Interm. School	Heritage SW	Operating	\$111,805,291	0.1978	\$22,115	2.1798	\$243,713
		Extra Voted		1.9820	\$221,598		
District Library	Dowagiac		\$111,189,069	1.6482			\$183,262
Comm. College	Southwestern Michigan		\$111,189,069	2.3650			\$262,962
State Education	Michigan		\$111,684,191	6.0000			\$670,105
Total For All Taxing Jurisdictions Levying in This Unit							\$5,422,589
Totals for Taxable Status by School District			Summer	Winter	Total		
Dowagiac School District(Non-PRE)			27.3689	30.7761	58.1450		
Dowagiac School District(PRE)			27.3689	12.8691	40.2380		
Dowagiac School District(Com. Personal)			27.3689	18.7761	46.1450		
Dowagiac School District(Ind. Personal)			21.3689	12.8691	34.2380		

Niles City (170)			2025 Ad Valorem Taxes					
Taxing Entity	Name	Item of Tax	2025 Taxable Valuation	Amount of Tax Mills	Estimate of Tax Dollars	Total Tax Mills	Total Est. Tax Dollars	
County	Cass	Operating	\$13,924,357	4.5127	\$62,836	6.8888	\$95,922	
		Drug Enforcement		0.4705	\$6,551			
		911		0.1974	\$2,749			Values may include Veteran Exempted Parcels
		Transportation Authority		0.2468	\$3,437			
		C.O.A		0.9733	\$13,553			
		Medical Care Facility		0.4881	\$6,796			
City	Niles	Operating	\$13,924,357	13.3841	\$186,365	13.8722	\$193,161	
		Extra Voted		0.4881	\$6,796			
School District	Niles	Operating		18.0000				
		Operating Com. Pers.		6.0000				
		Extra Voted		0.9799				
		Debt		3.4000				
		Total Non-PRE	\$13,924,357	22.3799	\$311,626		\$311,626	
		Total PRE	\$0	4.3799	\$0			
		Total Com Personal	\$0	10.3799	\$0			
Total Ind Personal	\$0	4.3799	\$0					
		TOTAL COMBINED	\$13,924,357					
Interm. School	Berrien	Operating	\$13,924,357	0.1743	\$2,427	2.3677	\$32,969	
		Extra Voted		2.1934	\$30,542			
District Library	Niles		\$13,924,357	1.4536			\$20,240	
Comm. College	Southwestern Michigan		\$13,924,357	2.3650			\$32,931	
State Education	Michigan		\$13,924,357	6.0000			\$83,546	
Total For All Taxing Jurisdictions Levying in This Unit							\$770,396	
Totals for Taxable Status by School District			Summer	Winter				
Niles School District(Non-PRE)			23.8968	31.4304	55.3272			
Niles School District(PRE)			23.8968	13.4304	37.3272			
Niles School District(Com. Personal)			23.8968	19.4304	43.3272			
Niles School District(Ind. Personal)			17.8968	13.4304	31.3272			

Compilation of Estimated Overall Tax Revenues

Local Governmental Units	Overall Millage Rate	Taxable Value	Estimated Tax Dollars
010 Calvin Township	0.6492	\$131,075,836	\$85,094
020 Howard Township	2.7770	\$308,138,059	\$855,699
030 Jefferson Township	2.4877	\$163,749,676	\$407,360
040 LaGrange Township	0.8619	\$148,729,052	\$128,190
050 Marcellus Township	9.9766	\$122,505,776	\$1,222,191
060 Mason Township	0.7508	\$118,544,858	\$89,003
070 Milton Township	0.7891	\$256,437,819	\$202,355
080 Newberg Township	3.8554	\$114,140,623	\$440,058
090 Ontwa Township	5.3954	\$360,108,193	\$1,942,928
100 Penn Township	0.6611	\$317,070,889	\$209,616
110 Pokagon Township	0.7425	\$98,842,013	\$73,390
120 Porter Township	0.6374	\$370,326,423	\$236,046
130 Silver Creek Township	0.6348	\$336,618,335	\$213,685
140 Volinia Township	5.6779	\$65,723,966	\$373,174
150 Wayne Township	0.8465	\$114,594,259	\$97,004
160 Dowagiac City	16.8562	\$111,189,069	\$1,874,225
170 Niles City	13.8722	\$13,924,357	\$193,161
041 Cassopolis Village	16.5300	\$64,710,748	\$1,069,669
051 Marcellus Village	11.8484	\$22,850,298	\$270,739
091 Edwardsburg Village	7.4925	\$30,305,668	\$227,065
101 Vandalia Village	17.1557	\$10,477,339	\$179,746

Authorities	Overall Millage Rate	Taxable Value	Estimated Tax Dollars
Cass County District Library	0.7397	\$2,452,887,407	\$1,814,401
Dowagiac District Library	1.6482	\$548,952,974	\$904,784
Niles District Library	1.4536	\$13,924,357	\$20,240
Southeast Public Safety Authority	1.8920	\$488,871,281	\$924,944

Cass County	Overall Millage Rate	Taxable Value	Estimated Tax Dollars
Operating	4.5127	\$3,151,719,203	\$14,222,763
Drug Enforcement	0.4705	\$3,151,719,203	\$1,482,884
911	0.1974	\$3,151,719,203	\$622,149
Transportation Authority	0.2468	\$3,151,719,203	\$777,844
C.O.A.	0.9733	\$3,151,719,203	\$3,067,568
Medical Care Facility	0.4881	\$3,151,719,203	\$1,538,354
Total Cass County	6.8888	\$3,151,719,203	\$21,711,563

Intermediate School Districts And College	Overall Millage Rate	Taxable Value	Estimated Tax Dollars
Berrien RESA	2.3677	\$469,728,664	\$1,112,177
Heritage Southwest ISD	2.1798	\$2,250,863,823	\$4,906,433
St. Joseph County ISD	3.9047	\$427,500,297	\$1,669,260
Van Buren ISD	6.7717	\$20,359,136	\$137,866
Southwestern Michigan College	2.3650	\$3,151,719,203	\$7,453,816

Compilation of Estimated Overall Tax Revenue

Values may include Veteran Exempted Parcels

Schools	Taxable Value	Operating Millage	Operating Tax Dollars	Extra Voted Millage	Extra Voted Tax Dollars	Debt Millage	Debt Tax Dollars	Total Est. Tax Dollars
Brandywine School District [Non-PRE]	\$35,035,058	18.0000	\$630,631	0.9913	\$34,730	3.9000	\$136,637	\$801,998
Brandywine School District [PRE]	\$118,039,901	0.0000	\$0	0.9913	\$117,013	3.9000	\$460,356	\$577,369
Brandywine School District [Com. Personal]	\$366,500	6.0000	\$2,199	0.9913	\$363	3.9000	\$1,429	\$3,992
Brandywine School District [Ind. Personal]	\$0	0.0000	\$0	0.9913	\$0	3.9000	\$0	\$0
Totals			\$632,830		\$152,107		\$598,422	\$1,383,358
Cassopolis School District [Non-PRE]	\$358,072,407	18.0000	\$6,445,303	0.8261	\$295,804	2.6000	\$930,988	\$7,672,095
Cassopolis School District [PRE]	\$341,606,249	0.0000	\$0	0.8261	\$282,201	2.6000	\$888,176	\$1,170,377
Cassopolis School District [Com. Personal]	\$4,018,900	6.0000	\$24,113	0.8261	\$3,320	2.6000	\$10,449	\$37,883
Cassopolis School District [Ind. Personal]	\$3,970,300	0.0000	\$0	0.8261	\$3,280	2.6000	\$10,323	\$13,603
Totals			\$6,469,417		\$584,604		\$1,839,936	\$8,893,958
Constantine School District [Non-PRE]	\$83,425,950	18.0000	\$1,501,667	0.0000	\$0	4.5500	\$379,588	\$1,881,255
Constantine School District [PRE]	\$156,513,687	0.0000	\$0	0.0000	\$0	4.5500	\$712,137	\$712,137
Constantine School District [Com. Personal]	\$169,500	6.0000	\$1,017	0.0000	\$0	4.5500	\$771	\$1,788
Constantine School District [Ind. Personal]	\$10,000	0.0000	\$0	0.0000	\$0	4.5500	\$46	\$46
Totals			\$1,502,684		\$0		\$1,092,542	\$2,595,226
Decatur School District [Non-PRE]	\$2,595,450	18.0000	\$46,718	0.0000	\$0	7.4300	\$19,284	\$66,002
Decatur School District [PRE]	\$17,763,686	0.0000	\$0	0.0000	\$0	7.4300	\$131,984	\$131,984
Decatur School District [Com. Personal]	\$0	6.0000	\$0	0.0000	\$0	7.4300	\$0	\$0
Decatur School District [Ind. Personal]	\$0	0.0000	\$0	0.0000	\$0	7.4300	\$0	\$0
Totals			\$46,718		\$0		\$151,268	\$197,986
Dowagiac School District [Non-PRE] w/o RZ *	\$306,550,941	17.9070	\$5,489,408	0.0000	\$0	4.3000	\$1,318,169	\$6,807,577
Dowagiac School District [PRE]	\$325,951,333	0.0000	\$0	0.0000	\$0	4.3000	\$1,401,591	\$1,401,591
Dowagiac School District [Com. Personal]	\$5,077,300	5.9070	\$29,992	0.0000	\$0	4.3000	\$21,832	\$51,824
Dowagiac School District [Ind. Personal] w/o RZ *	\$183,500	0.0000	\$0	0.0000	\$0	4.3000	\$789	\$789
Totals			\$5,519,399		\$0		\$2,742,381	\$8,261,781
* Renaissance Zone Values are added back for Debt & School Building & Site Funds (MCL 211.24ff)								
Eau Claire School District [Non-PRE]	\$11,310,147	18.0000	\$203,583	0.0000	\$0	0.0000	\$0	\$203,583
Eau Claire School District [PRE]	\$3,801,448	0.0000	\$0	0.0000	\$0	0.0000	\$0	\$0
Eau Claire School District [Com. Personal]	\$0	6.0000	\$0	0.0000	\$0	0.0000	\$0	\$0
Eau Claire School District [Ind. Personal]	\$0	0.0000	\$0	0.0000	\$0	0.0000	\$0	\$0
Totals			\$203,583		\$0		\$0	\$203,583
Edwardsburg School District [Non-PRE]	\$164,272,542	18.0000	\$2,956,906	0.0000	\$0	2.8500	\$468,177	\$3,425,083
Edwardsburg School District [PRE]	\$489,102,764	0.0000	\$0	0.0000	\$0	2.8500	\$1,393,943	\$1,393,943
Edwardsburg School District [Com. Personal]	\$5,132,400	6.0000	\$30,794	0.0000	\$0	2.8500	\$14,627	\$45,422
Edwardsburg School District [Ind. Personal]	\$790,800	0.0000	\$0	0.0000	\$0	2.8500	\$2,254	\$2,254
Totals			\$2,987,700		\$0		\$1,879,001	\$4,866,701

Compilation of Estimated Overall Tax Revenue

Values may include Veteran Exempted Parcels

Schools	Taxable Value	Operating Millage	Operating Tax Dollars	Extra Voted Millage	Extra Voted Tax Dollars	Debt Millage	Debt Tax Dollars	Total Est. Tax Dollars
Marcellus School District [Non-PRE]	\$103,739,489	18.0000	\$1,867,311	0.0000	\$0	4.6500	\$482,389	\$2,349,699
Marcellus School District [PRE]	\$141,194,222	0.0000	\$0	0.0000	\$0	4.6500	\$656,553	\$656,553
Marcellus School District [Com. Personal]	\$841,376	6.0000	\$5,048	0.0000	\$0	4.6500	\$3,912	\$8,961
Marcellus School District [Ind. Personal]	\$0	0.0000	\$0	0.0000	\$0	4.6500	\$0	\$0
Totals			\$1,872,359		\$0		\$1,142,854	\$3,015,213
Niles School District [Non-PRE]	\$113,685,638	18.0000	\$2,046,341	0.9799	\$111,401	3.4000	\$386,531	\$2,544,273
Niles School District [PRE]	\$183,964,372	0.0000	\$0	0.9799	\$180,267	3.4000	\$625,479	\$805,746
Niles School District [Com. Personal]	\$2,139,300	6.0000	\$12,836	0.9799	\$2,096	3.4000	\$7,274	\$22,206
Niles School District [Ind. Personal]	\$1,386,300	0.0000	\$0	0.9799	\$1,358	3.4000	\$4,713	\$6,072
Totals			\$2,059,177		\$295,122		\$1,023,997	\$3,378,296
Three Rivers School District [Non-PRE]	\$19,297,310	18.0000	\$347,352	0.0000	\$0	4.9000	\$94,557	\$441,908
Three Rivers School District [PRE]	\$21,271,994	0.0000	\$0	0.0000	\$0	4.9000	\$104,233	\$104,233
Three Rivers School District [Com. Personal]	\$129,500	6.0000	\$777	0.0000	\$0	4.9000	\$635	\$1,412
Three Rivers School District [Ind. Personal]	\$0	0.0000	\$0	0.0000	\$0	4.9000	\$0	\$0
Totals			\$348,129		\$0		\$199,424	\$547,553
White Pigeon School District [Non-PRE]	\$51,375,033	18.0000	\$924,751	2.9354	\$150,806	0.8500	\$43,669	\$1,119,226
White Pigeon School District [PRE]	\$94,504,423	0.0000	\$0	2.9354	\$277,408	0.8500	\$80,329	\$357,737
White Pigeon School District [Com. Personal]	\$417,600	6.0000	\$2,506	2.9354	\$1,226	0.8500	\$355	\$4,086
White Pigeon School District [Ind. Personal]	\$385,300	0.0000	\$0	2.9354	\$1,131	0.8500	\$328	\$1,459
Totals			\$927,256		\$430,571		\$124,680	\$1,482,508

Special Assessment Revenue Estimates

Township	Purpose	Parcels Affected	Township		Millage Rate	Taxable Value -		Tax Revenue
			Wide	Real Property only		Real Property only	Real Property only	
Jefferson	Emergency Services	Real Only	Yes	Yes	1.7500	\$132,119,881	\$231,210	
LaGrange	Street Lights	Real Only	No		0.1890	\$16,333,675	\$3,087	
	Fire / Ambulance	Real Only	Yes		2.0000	\$136,874,153	\$273,748	
Milton	Fire	Real Only	Yes		1.0000	\$223,200,411	\$223,200	
Penn	Ambulance	Real Only	Yes		0.2965	\$273,728,596	\$81,161	
	Fire	Real Only	Yes		0.7300	\$273,728,596	\$199,822	
Pokagon	Dowagiac Fire	Real Only	No		4.0000	\$11,930,384	\$47,722	
	Indian Lake Fire	Real Only	No		2.2500	\$18,760,859	\$42,212	
	Pokagon Fire	Real Only	No		2.2500	\$59,941,406	\$134,868	
Silver Creek	Police	Real & Personal	Yes		0.2600	\$338,281,241	\$87,953	
	Fire	Real & Personal	Yes		2.1760	\$338,281,241	\$736,100	
	Ambulance	Real & Personal	Yes		0.5640	\$338,281,241	\$190,791	
Dowagiac	Ambulance	Real Only	Yes		1.3500	\$105,984,191	\$143,079	
GRAND TOTAL SPECIAL ASSESSMENT LEVY							\$2,394,952	

Year Over Year Tax Revenue Comparison

Township Cities & Villages	2024 Estimated Tax Dollars	2025 Estimated Tax Dollars	% Change
010 Calvin Township	\$81,958	\$85,094	3.83%
020 Howard Township	\$817,888	\$855,699	4.62%
030 Jefferson Township	\$313,819	\$407,360	29.81%
040 LaGrange Township	\$123,465	\$128,190	3.83%
050 Marcellus Township	\$923,019	\$1,222,191	32.41%
060 Mason Township	\$87,697	\$89,003	1.49%
070 Milton Township	\$190,134	\$202,355	6.43%
080 Newberg Township	\$315,900	\$440,058	0.3930
090 Ontwa Township	\$1,858,298	\$1,942,928	4.55%
100 Penn Township	\$203,581	\$209,616	2.96%
110 Pokagon Township	\$70,000	\$73,390	4.84%
120 Porter Township	\$222,215	\$236,046	6.22%
130 Silver Creek Township	\$517,741	\$213,685	-58.73%
140 Volinia Township	\$359,497	\$373,174	3.80%
150 Wayne Township	\$93,000	\$97,004	4.31%
Total Townships	\$6,178,211	\$6,575,794	6.44%

160 Dowagiac City	\$1,817,829	\$1,874,225	3.10%
170 Niles City	\$210,497	\$193,161	-8.24%
Total Cities	\$2,028,326	\$2,067,387	1.93%

041 Cassopolis Village	\$1,068,086	\$1,069,669	0.15%
051 Marcellus Village	\$252,216	\$270,739	7.34%
091 Edwardsburg Village	\$217,228	\$227,065	4.53%
101 Vandalia Village	\$182,461	\$179,746	-1.49%
Total Villages	\$1,719,991	\$1,747,219	1.58%

Authorities	2024 Estimated Tax Dollars	2025 Estimated Tax Dollars	% Change
Cass County District Library	\$1,734,644	\$1,814,401	4.60%
Dowagiac District Library	\$863,704	\$904,784	4.76%
Niles District Library	\$21,930	\$20,240	-7.70%
Southeast Public Safety Authority	\$874,818	\$924,944	5.73%
Total Authorities	\$3,495,097	\$3,664,370	4.84%

Cass County	2024 Estimated Tax Dollars	2025 Estimated Tax Dollars	% Change
Operating	\$13,611,274	\$14,222,763	4.49%
Drug Enforcement	\$1,419,385	\$1,482,884	4.47%
911	\$595,419	\$622,149	4.49%
Transportation Authority	\$744,497	\$777,844	100.00%
C.O.A.	\$2,935,865	\$3,067,568	4.49%
Medical Care Facility	\$1,472,264	\$1,538,354	4.49%
Total County	\$20,778,703	\$21,711,563	4.49%

Intermediate School Districts and College	2024 Estimated Tax Dollars	2025 Estimated Tax Dollars	% Change
Berrien RESA	\$1,051,088	\$1,112,177	5.81%
Heritage Southwest ISD	\$4,712,504	\$4,906,433	4.12%
St. Joseph County ISD	\$1,538,582	\$1,669,260	8.49%
Van Buren ISD	\$132,783	\$137,866	3.83%
Total Intermediate School Districts	\$7,434,958	\$7,825,736	5.26%

Southwestern Michigan College	\$7,129,487	\$7,453,816	4.55%
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Year Over Year Tax Revenue Comparison

Schools <small>Values may include Veteran Exempted Parcels</small>	2024 Total Est. Tax Dollars	2025 Total Est. Tax Dollars	% Change
Brandywine School District [Non-PRE]	\$754,434	\$801,998	6.30%
Brandywine School District [PRE]	\$529,427	\$577,369	9.06%
Brandywine School District [Com. Personal]	\$4,033	\$3,992	-1.03%
Brandywine School District [Ind. Personal]	\$0	\$0	0.00%
Totals	\$1,287,894	\$1,383,358	7.41%
Cassopolis School District [Non-PRE]	\$7,667,452	\$7,672,095	0.06%
Cassopolis School District [PRE]	\$1,080,393	\$1,170,377	8.33%
Cassopolis School District [Com. Personal]	\$38,846	\$37,883	-2.48%
Cassopolis School District [Ind. Personal]	\$13,330	\$13,603	2.04%
Totals	\$8,800,022	\$8,893,958	1.07%
Constantine School District [Non-PRE]	\$1,570,913	\$1,881,255	19.76%
Constantine School District [PRE]	\$691,252	\$712,137	3.02%
Constantine School District [Com. Personal]	\$1,941	\$1,788	-7.88%
Constantine School District [Ind. Personal]	\$786	\$46	-94.21%
Totals	\$2,264,893	\$2,595,226	14.58%
Decatur School District [Non-PRE]	\$68,770	\$66,002	-4.03%
Decatur School District [PRE]	\$125,122	\$131,984	5.48%
Decatur School District [Com. Personal]	\$0	\$0	0.00%
Decatur School District [Ind. Personal]	\$0	\$0	0.00%
Totals	\$193,893	\$197,986	2.11%
Dowagiac School District [Non-PRE] w/o RZ *	\$6,484,357	\$6,807,577	4.98%
Dowagiac School District [PRE]	\$1,325,901	\$1,401,591	5.71%
Dowagiac School District [Com. Personal]	\$40,233	\$51,824	28.81%
Dowagiac School District [Ind. Personal] w/o RZ *	\$1,932	\$789	-59.15%
Totals	\$7,852,422	\$8,261,781	5.21%
Eau Claire School District [Non-PRE]	\$201,557	\$203,583	1.00%
Eau Claire School District [PRE]	\$0	\$0	#DIV/0!
Eau Claire School District [Com. Personal]	\$0	\$0	0.00%
Eau Claire School District [Ind. Personal]	\$0	\$0	0.00%
Totals	\$201,557	\$203,583	1.00%
Edwardsburg School District [Non-PRE]	\$3,318,509	\$3,425,083	3.21%
Edwardsburg School District [PRE]	\$1,315,894	\$1,393,943	5.93%
Edwardsburg School District [Com. Personal]	\$40,892	\$45,422	11.08%
Edwardsburg School District [Ind. Personal]	\$1,851	\$2,254	21.76%
Totals	\$4,677,147	\$4,866,701	4.05%
Marcellus School District [Non-PRE]	\$2,330,707	\$2,349,699	0.81%
Marcellus School District [PRE]	\$617,541	\$656,553	6.32%
Marcellus School District [Com. Personal]	\$6,168	\$8,961	45.28%
Marcellus School District [Ind. Personal]	\$0	\$0	0.00%
Totals	\$2,954,416	\$3,015,213	2.06%
Niles School District [Non-PRE]	\$2,464,467	\$2,544,273	3.24%
Niles School District [PRE]	\$761,179	\$805,746	5.85%
Niles School District [Com. Personal]	\$15,724	\$22,206	41.22%
Niles School District [Ind. Personal]	\$12,464	\$6,072	-51.29%
Totals	\$3,253,834	\$3,378,296	3.83%
Three Rivers School District [Non-PRE]	\$410,948	\$441,908	7.53%
Three Rivers School District [PRE]	\$101,733	\$104,233	2.46%
Three Rivers School District [Com. Personal]	\$1,337	\$1,412	5.54%
Three Rivers School District [Ind. Personal]	\$0	\$0	#DIV/0!
Totals	\$514,019	\$547,553	6.52%
White Pigeon School District [Non-PRE]	\$999,620	\$1,119,226	11.97%
White Pigeon School District [PRE]	\$253,237	\$357,737	41.27%
White Pigeon School District [Com. Personal]	\$2,160	\$4,086	89.18%
White Pigeon School District [Ind. Personal]	\$1,270	\$1,459	14.85%
Totals	\$1,256,287	\$1,482,508	18.01%
Grand Total Schools	\$33,256,382	\$34,826,162	4.72%