

ST JOSEPH COUNTY

2003 MILLAGE RATES

HOW TO USE THE MILLAGE RATE CHARTS

1. Select the township or city in which the parcel is located. If the parcel is within a village, use the village column to locate the proper village.
2. Next, choose the school district in which the parcel is located. NOTE: Parcels which are considered split district properties (parcels which were transferred from another school district and carry the previous district's debt levy) are not included on the millage charts. Contact the **St. Joseph County Land Resource Centre** for specific applicable millages for these properties.
3. Choose the proper rate from either the homestead or nonhomestead column, depending on the property's homestead status. Multiply the parcel's taxable value by the applicable millage rate, divide by 1000.

TOWNSHIP OR CITY	VILLAGE	SCHOOL DISTRICT	SCHOOL CODE	HOMESTEAD MILLAGE	NONHOMESTEAD MILLAGE
BURR OAK		BRONSON	12020	21.7893	39.7893
BURR OAK		BURR OAK	75020	18.8898	36.8898
BURR OAK	BURR OAK	BURR OAK	75020	32.6721	50.6721
BURR OAK		COLON	75040	18.8898	36.2165
BURR OAK		NOTTAWA	75003	18.8898	36.8898
BURR OAK		STURGIS	75010	27.7998	45.4299
COLON		BURR OAK	75020	22.5518	40.5518
COLON		COLON	75040	22.5518	39.8785
COLON	COLON	COLON	75040	33.7801	51.1068
COLON		MENDON	75060	29.5518	47.5518
COLON		NOTTAWA	75003	22.5518	40.5518
CONSTANTINE		CONSTANTINE	75050	26.0815	43.6365
CONSTANTINE	CONSTANTINE	CONSTANTINE	75050	41.0815	58.6365
CONSTANTINE		THREE RIVERS	75080	24.1315	42.0910
CONSTANTINE		WHITE PIGEON	75070	19.3815	37.3815
FABIUS		CONSTANTINE	75050	24.6363	42.1913

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FABIUS		THREE RIVERS	75080	22.6863	40.6458
FAWN RIVER		STURGIS	75010	26.8463	44.4764
FLORENCE		CENTREVILLE	75030	24.5396	42.5396
FLORENCE		CONSTANTINE	75050	25.5896	43.1446
FLORENCE		THREE RIVERS	75080	23.6396	41.5991
FLORENCE		WHITE PIGEON	75070	18.8896	36.8896
FLOWERFIELD		MARCELLUS	14050	21.7961	38.7309
FLOWERFIELD		THREE RIVERS	75080	23.6178	41.5773
LEONIDAS		ATHENS	13050	27.3882	45.3882
LEONIDAS		COLON	75040	18.8866	36.2133
LEONIDAS		MENDON	75060	25.8866	43.8866
LEONIDAS		VICKSBURG	39170	24.7914	42.7914
LOCKPORT		CENTREVILLE	75030	24.5293	42.5293
LOCKPORT	CENTREVILLE	CENTREVILLE	75030	37.3056	55.3056
LOCKPORT		MENDON	75060	25.8793	43.8793
LOCKPORT		THREE RIVERS	75080	23.6293	41.5888

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MENDON		MENDON	75060	28.5640	46.5640
MENDON	MENDON	MENDON	75060	37.7283	55.7283
MENDON		VICKSBURG	39170	27.4688	45.4688
MOTTVILLE		CONSTANTINE	75050	18.8884	36.4434
MOTTVILLE		WHITE PIGEON	75070	18.8884	36.8884
NOTTAWA		CENTREVILLE	75030	26.0915	44.0915
NOTTAWA	CENTREVILLE	CENTREVILLE	75030	38.8678	56.8678
NOTTAWA		COLON	75040	20.4415	37.7682
NOTTAWA		MENDON	75060	27.4415	45.4415
NOTTAWA		NOTTAWA	75003	20.4415	38.4415
PARK		MENDON	75060	25.8987	43.8987
PARK		THREE RIVERS	75080	23.6487	41.6082
PARK		VICKSBURG	39170	24.8035	42.8035
SHERMAN		BURR OAK	75020	18.4363	36.4363
SHERMAN		CENTREVILLE	75030	24.0863	42.0863
SHERMAN		NOTTAWA	75003	18.4363	36.4363

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SHERMAN		STURGIS	75010	27.3463	44.9764
STURGIS		STURGIS	75010	26.8463	44.4764
STURGIS CITY		STURGIS	75010	37.6663	55.2964
THREE RIVERS		THREE RIVERS	75080	40.8675	58.8270
WHITE PIGEON		WHITE PIGEON	75070	21.0736	39.0736
WHITE PIGEON	WHITE PIGEON	WHITE PIGEON	75070	30.3233	48.3233

COUNTY-WIDE AVERAGE LEVY RATES -

25.6553	43.4925
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HOW TO CALCULATE ANNUAL PROPERTY TAXES

HAVING CHOSEN THE PROPER RATES FROM THE RATE CHARTS
USE THE FOLLOWING STEPS TO CALCULATE THE TAX BILL.

A. Enter the Property's millage rate from the millage chart. Enter here

B. Divide (A) by 1000. Enter the results here:

C. Enter the property's TAXABLE VALUE. Enter here
NOTE: Taxable value **IS NOT** necessarily equal to SEV.

D. Multiply (B) by (C), rounding to two places beyond the decimal. Enter here

E. Does the Township or City impose a 1% tax collection Fee?

F. If the answer to (E) YES, enter 1.01, if not enter 1.00 Enter here

G. Multiply (D) by (F), rounding to two places. Enter here

The result of (G) is the property's annual property tax bill.

NOTE: THIS CALCULATION DOES NOT APPLY TO SPECIAL PROPERTIES SUCH AS INDUSTRIAL PROPERTIES HOLDING AN INDUSTRIAL FACILITIES TAX ABATEMENT. FURTHER IT DOES NOT INCLUDE SPECIAL ASSESSMENTS LEVIED FOR DRAINS, LOCAL IMPROVEMENTS, BOARD OF REVIEW CORRECTIONS, ETC. SUBSEQUENT CHANGES TO THE PROPERTY'S HOMESTEAD STATUS FOR THE YEAR COULD RESULT IN A CHANGE IN THE TOTAL TAX BILL.