

Taxable Valuations - Page 1 of 2

ST JOSEPH COUNTY

Please read the instruction below before completing this form.

Statement of taxable valuation in the year **2003**

File this form with the State Tax Commission on or before the fourth Monday in June

REAL PROPERTY TAXABLE VALUATIONS AS OF THE FOURTH MONDAY IN MAY (DO NOT REPORT ASSESSED VALUATIONS OR EQUALIZED VALUATION ON THIS FORM)							
Township or City	(Col.1) Agricultural	(Col. 2) Commercial	(Col. 3) Industrial	(Col. 4) Residential	(Col. 5) Timber-Cutover	(Col. 6) Developmental	(Col.7) Total Real Property
Burr Oak	10,652,273	1,105,775	849,624	28,049,320	0	0	40,656,992
Colon	10,754,417	3,386,765	2,368,290	49,540,479	0	0	66,049,951
Constantine	9,322,228	3,983,142	15,857,392	48,299,764	0	0	77,462,526
Fabius	7,921,807	3,475,231	1,939,044	94,379,906	0	0	107,715,988
Fawn River	5,772,165	952,796	0	18,678,186	0	0	25,403,147
Florence	13,352,712	8,484	71,699	14,172,648	0	0	27,605,543
Flowerfield	8,840,557	722,795	3,242	23,048,036	0	0	32,614,630
Leonidas	13,443,145	659,303	5,176	10,869,757	0	0	24,977,381
Lockport	8,891,543	3,126,590	724,345	60,683,333	0	0	73,425,811
Mendon	8,763,172	2,810,144	2,905,446	32,221,391	0	0	46,700,153
Mottville	7,384,318	1,595,898	7,141,935	20,915,928	0	0	37,038,079
Nottawa	14,571,053	6,816,666	163,022	59,045,242	0	0	80,595,983
Park	12,374,375	3,449,810	2,880,521	49,696,207	0	0	68,400,913
Sherman	9,065,314	835,835	540,901	71,952,583	0	0	82,394,633
Sturgis	6,997,748	9,938,358	401,364	24,159,089	0	0	41,496,559
White Pigeon	8,146,842	7,332,730	5,606,280	92,617,990	0	0	113,703,842
Three Rivers	0	41,403,646	18,744,076	55,371,161	0	0	115,518,883
Sturgis City	131,830	41,909,783	29,257,631	102,259,698	0	0	173,558,942
							0
							0
Totals for County	156,385,499	133,513,751	89,459,988	855,960,718	0	0	1,235,319,956

INSTRUCTIONS

This form is used to report total Taxable Valuations, broken down by classification, for each township and city within the county. The Taxable Valuations reported here are the Final Taxable Valuations as of the fourth Monday in May, NOT the Tentative Taxable Valuations. Final Taxable Valuations may be different from Tentative Taxable Valuations when a township or city received a county and/or state equalization factor more or less than was used to calculate Tentative Taxable Valuations.

Report the Taxable Valuations for the six classification of real property in columns 1 through 6 on page 1. Then enter the Total Taxable Valuations for real property in column 7 on page 1.

Report the taxable valuations for personal property in column 8, page 2

Add the total Taxable Valuations for real property (column 7, page 1) and personal property (column 8, page 2) and enter in column 9 on page 2.

NOTE: Where there is a partial homestead exemption or partial qualified agricultural property exemption, split the taxable value between Homestead (column 10) and Non-Homestead (column 11).

Report the Total Taxable Valuations of entire township or city for Homestead and Qualified Agricultural property in column 10, and Non-Homestead and Non-Qualified Agricultural property in column 11.

ST JOSEPH COUNTY

2003

SUMMARY OF TAXABLE VALUATIONS

UNIT	2003 PARCEL COUNT	2002 TOTAL TAXABLE VALUES	2003 TOTAL TAXABLE VALUES	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL TAXABLE VALUE
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TOWNSHIPS

BURR OAK	1,697	\$41,853,934	\$43,050,092	2.86%	3.03%
COLON	2,648	\$66,716,605	\$70,065,056	5.02%	4.94%
CONSTANTINE	2,123	\$91,375,481	\$94,951,737	3.91%	6.69%
FABIUS	3,149	\$109,583,432	\$113,514,248	3.59%	8.00%
FAWN RIVER	1,022	\$25,683,991	\$26,069,635	1.50%	1.84%
FLORENCE	896	\$27,655,355	\$28,747,843	3.95%	2.03%
FLOWERFIELD	1,119	\$36,250,425	\$37,858,391	4.44%	2.67%
LEONIDAS	942	\$24,915,817	\$25,815,281	3.61%	1.82%
LOCKPORT	2,396	\$71,722,799	\$76,119,510	6.13%	5.37%
MENDON	1,735	\$58,201,417	\$61,126,526	5.03%	4.31%
MOTTVILLE	1,051	\$38,938,043	\$42,321,979	8.69%	2.98%
NOTTAWA	2,474	\$81,329,059	\$83,826,683	3.07%	5.91%
PARK	1,930	\$77,829,581	\$80,659,613	3.64%	5.69%
SHERMAN	2,273	\$80,831,233	\$85,660,233	5.97%	6.04%
STURGIS	1,061	\$43,832,449	\$45,092,194	2.87%	3.18%
WHITE PIGEON	3,024	\$122,643,930	\$127,384,038	3.86%	8.98%

CITIES

STURGIS CITY	4,463	\$217,799,627	\$226,430,080	3.96%	15.96%
THREE RIVERS	3,493	\$141,383,078	\$149,805,055	5.96%	10.56%

ST JOSEPH COUNTY	*37,496	\$1,358,546,256	\$1,418,498,194	4.41%	100.00%
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*Parcel Counts include exempt property counts

VILLAGES**

BURR OAK Total	539	\$7,889,093	\$8,066,026	2.24%	0.57%
COLON Total	901	\$21,716,511	\$22,670,017	4.39%	1.60%
CONSTANTINE Total	847	\$44,232,749	\$45,544,676	2.97%	3.21%
MENDON Total	579	\$20,659,489	\$21,968,775	6.34%	1.55%
CENTREVILLE Total	662	\$18,998,474	\$19,197,022	1.05%	1.35%
WHITE PIGEON Total	842	\$24,175,791	\$24,874,039	2.89%	1.75%

** Village values are also reported as part of the respective Township's values above

TOTAL VILLAGES	3,708	\$137,672,107	\$142,320,555	3.38%	10.03%
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