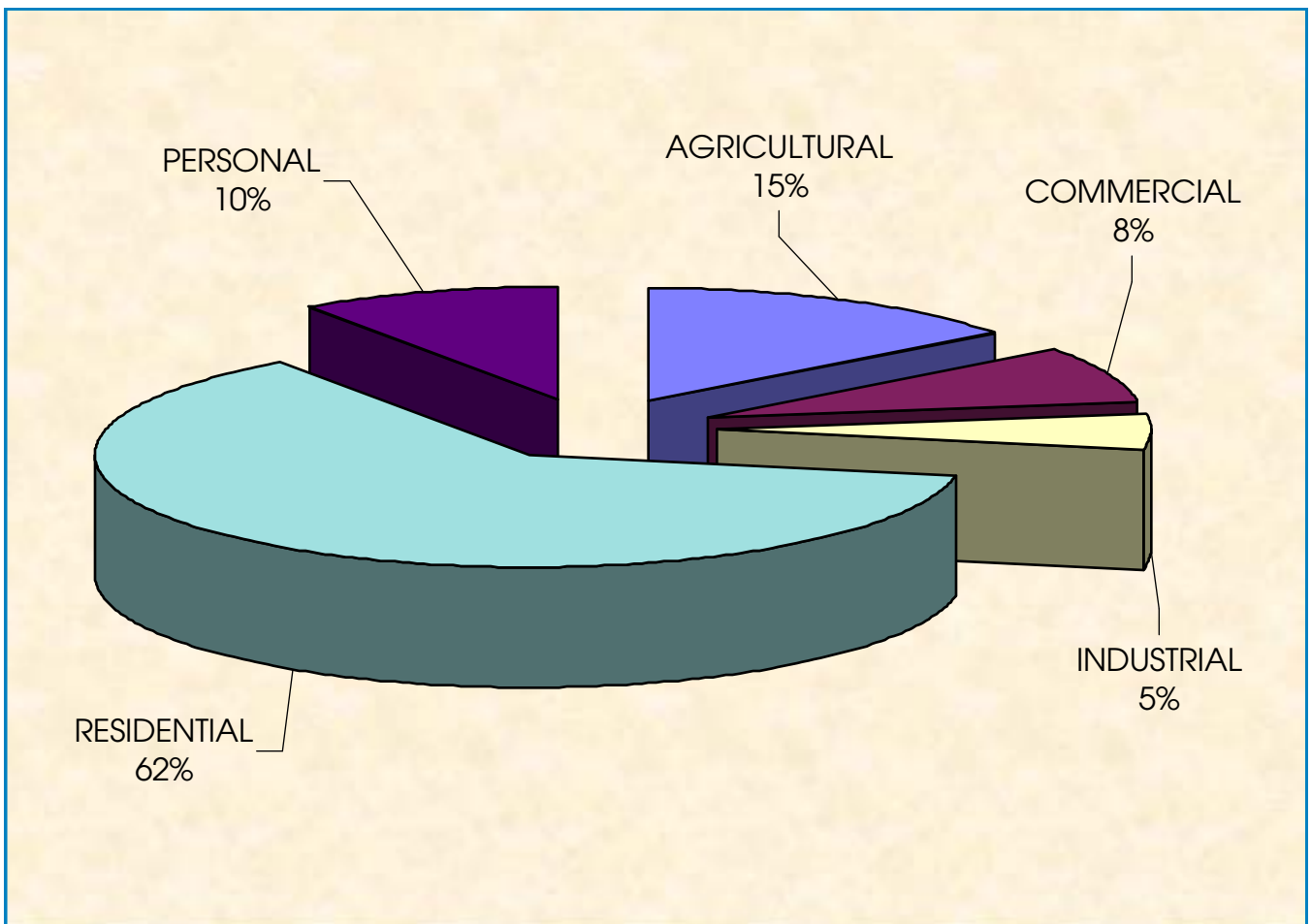


2004

ST JOSEPH COUNTY EQUALIZATION REPORT

SUMMARY EQUALIZED VALUES

CLASS	EQUALIZED VALUE
AGRICULTURAL	\$285,320,950
COMMERCIAL	\$156,631,936
INDUSTRIAL	\$99,724,592
RESIDENTIAL	\$1,208,106,926
PERSONAL	\$189,822,966
GRAND TOTAL EQUALIZED	\$1,939,607,370



ST JOSEPH COUNTY

2004

SUMMARY OF ASSESSED/RECOMMENDED EQUALIZED VALUATIONS

UNIT	2004 PARCEL COUNT	2003 BOARD OF REVIEW ASSESSED	2004 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2003 STATE EQUALIZED VALUE	2004 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL COUNTY EQUALIZED VALUE
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TOWNSHIPS

BURR OAK	1,645	\$66,473,700	\$69,762,100	4.95%	\$66,473,700	\$69,762,100	4.95%	3.60%
COLON	2,648	\$102,888,200	\$106,889,100	3.89%	\$102,888,200	\$106,889,100	3.89%	5.51%
CONSTANTINE	2,078	\$121,462,200	\$121,188,500	-0.23%	\$121,462,200	\$121,188,500	-0.23%	6.25%
FABIUS	3,149	\$169,429,398	\$186,809,439	10.26%	\$169,429,398	\$187,005,812	10.37%	9.64%
FAWN RIVER	976	\$39,167,946	\$39,688,176	1.33%	\$39,167,946	\$39,688,176	1.33%	2.05%
FLORENCE	838	\$43,079,500	\$43,299,800	0.51%	\$43,079,500	\$43,299,800	0.51%	2.23%
FLOWERFIELD	1,060	\$56,766,732	\$62,863,712	10.74%	\$56,766,732	\$62,863,712	10.74%	3.24%
LEONIDAS	947	\$44,693,800	\$45,575,385	1.97%	\$44,693,800	\$45,625,936	2.09%	2.35%
LOCKPORT	2,343	\$101,889,100	\$106,679,500	4.70%	\$101,889,100	\$106,679,500	4.70%	5.50%
MENDON	1,671	\$83,670,900	\$86,378,700	3.24%	\$83,670,900	\$86,378,700	3.24%	4.45%
MOTTVILLE	979	\$54,180,000	\$56,457,500	4.20%	\$54,180,000	\$56,457,500	4.20%	2.91%
NOTTAWA	2,396	\$117,206,300	\$120,742,700	3.02%	\$117,206,300	\$120,742,700	3.02%	6.23%
PARK	1,828	\$109,734,100	\$110,281,100	0.50%	\$109,734,100	\$110,281,100	0.50%	5.69%
SHERMAN	2,192	\$113,740,350	\$121,665,200	6.97%	\$113,740,350	\$121,665,200	6.97%	6.27%
STURGIS	1,043	\$57,179,335	\$58,477,300	2.27%	\$57,179,335	\$58,477,300	2.27%	3.01%
WHITE PIGEON	2,954	\$174,499,400	\$172,231,600	-1.30%	\$174,499,400	\$172,231,600	-1.30%	8.88%

CITIES

STURGIS CITY	4,295	\$262,028,750	\$255,591,000	-2.46%	\$262,028,750	\$255,591,000	-2.46%	13.18%
THREE RIVERS	3,348	\$175,757,293	\$174,779,634	-0.56%	\$175,757,293	\$174,779,634	-0.56%	9.01%

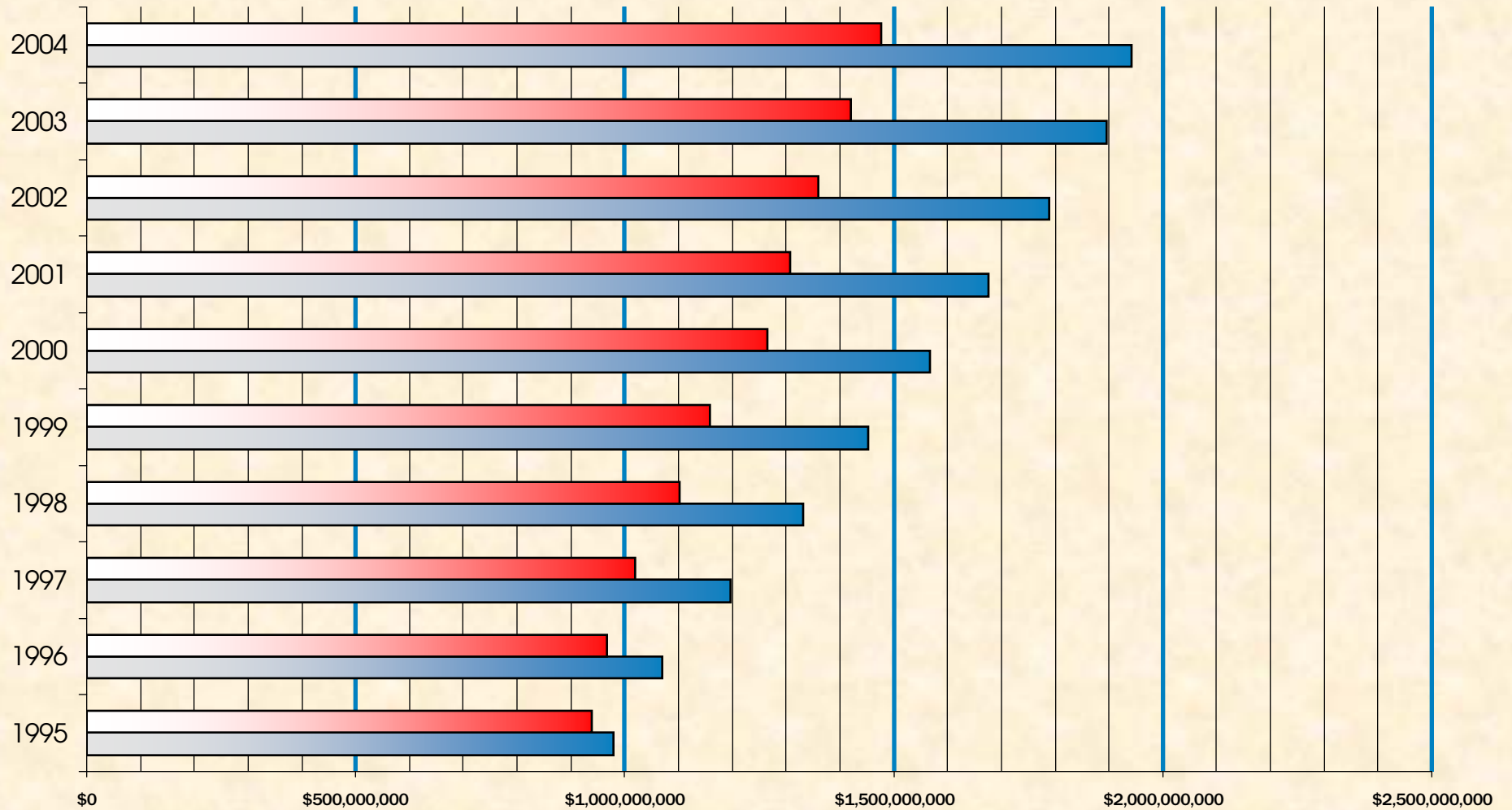
GRAND TOTAL	36,390	\$1,893,847,004	\$1,939,360,446	2.40%	\$1,893,847,004	\$1,939,607,370	2.42%	100.00%
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VILLAGES

BURR OAK Total	541	\$10,510,500	\$11,713,200	11.44%	\$10,510,500	\$11,713,200	11.44%	0.60%
COLON Total	907	\$29,131,900	\$30,415,300	4.41%	\$29,131,900	\$30,415,300	4.41%	1.57%
CONSTANTINE Total	863	\$51,683,600	\$51,951,600	0.52%	\$51,683,600	\$51,951,600	0.52%	2.68%
MENDON Total	582	\$23,582,500	\$26,140,600	10.85%	\$23,582,500	\$26,140,600	10.85%	1.35%
CENTREVILLE Total	677	\$23,203,600	\$25,250,800	8.82%	\$23,203,600	\$25,250,800	8.82%	1.30%
WHITE PIGEON Total	835	\$32,159,500	\$31,880,500	-0.87%	\$32,159,500	\$31,880,500	-0.87%	1.64%

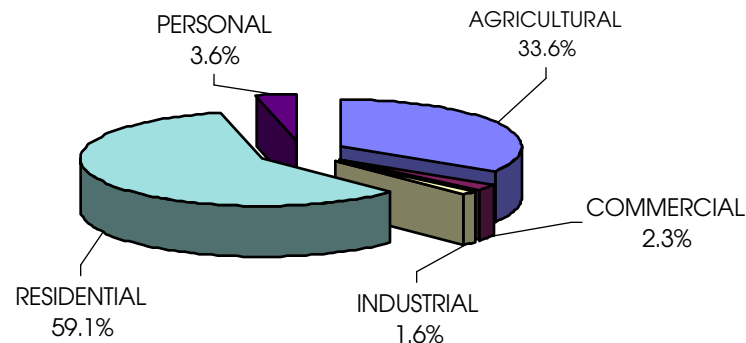
TOTAL VILLAGES	3,728	\$170,271,600	\$177,352,000	4.16%	\$170,271,600	\$177,352,000	4.16%	9.14%
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Historical Variance Between Total Equalized & Total Taxable Valuations



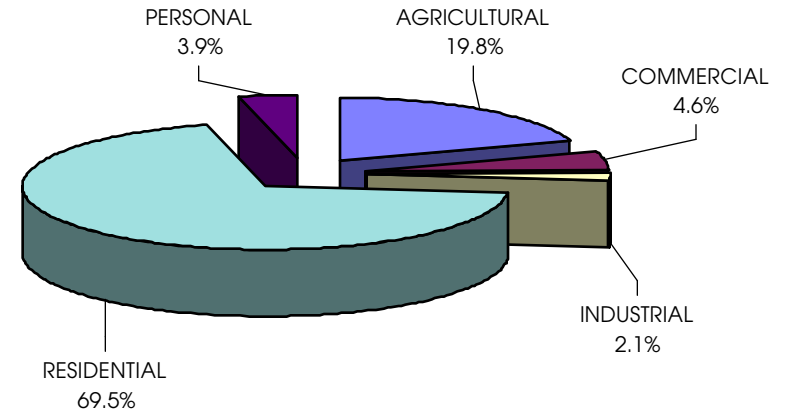
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
■ Taxable	\$936,460,143	\$965,599,796	\$1,017,498,156	\$1,099,445,341	\$1,156,787,211	\$1,262,556,234	\$1,304,936,096	\$1,358,546,256	\$1,418,498,194	\$1,475,310,925
■ Equalized	\$976,170,935	\$1,067,947,137	\$1,193,893,028	\$1,328,929,350	\$1,449,804,620	\$1,565,264,136	\$1,674,850,655	\$1,786,781,178	\$1,893,847,004	\$1,939,607,370

ST JOSEPH COUNTY
2004
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
BURR OAK TOWNSHIP



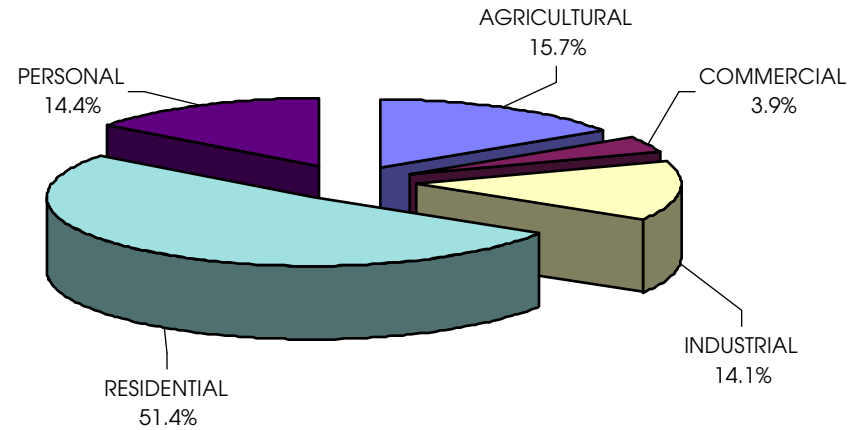
CLASS	2004 PARCEL COUNT	2003 BOARD OF REVIEW ASSESSED	2004 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2003 STATE EQUALIZED VALUE	2004 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	281	\$23,532,500	\$23,406,200	-0.54%	\$23,532,500	\$23,406,200	-0.54%	33.55%
COMMERCIAL	53	\$1,772,700	\$1,581,200	-10.80%	\$1,772,700	\$1,581,200	-10.80%	2.27%
INDUSTRIAL	26	\$1,116,700	\$1,136,600	1.78%	\$1,116,700	\$1,136,600	1.78%	1.63%
RESIDENTIAL	1,247	\$37,658,700	\$41,198,700	9.40%	\$37,658,700	\$41,198,700	9.40%	59.06%
TOTAL REAL	1,607	\$64,080,600	\$67,322,700	5.06%	\$64,080,600	\$67,322,700	5.06%	96.50%
PERSONAL PROPERTY								
COMMERCIAL	22	\$142,500	\$175,500	23.16%	\$142,500	\$175,500	23.16%	0.25%
INDUSTRIAL	7	\$374,300	\$349,700	-6.57%	\$374,300	\$349,700	-6.57%	0.50%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	9	\$1,876,300	\$1,914,200	2.02%	\$1,876,300	\$1,914,200	2.02%	2.74%
TOTAL PERSONAL	38	\$2,393,100	\$2,439,400	1.93%	\$2,393,100	\$2,439,400	1.93%	3.50%
GRAND TOTAL	1,645	\$66,473,700	\$69,762,100	4.95%	\$66,473,700	\$69,762,100	4.95%	100.00%

ST JOSEPH COUNTY
2004
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
COLON TOWNSHIP



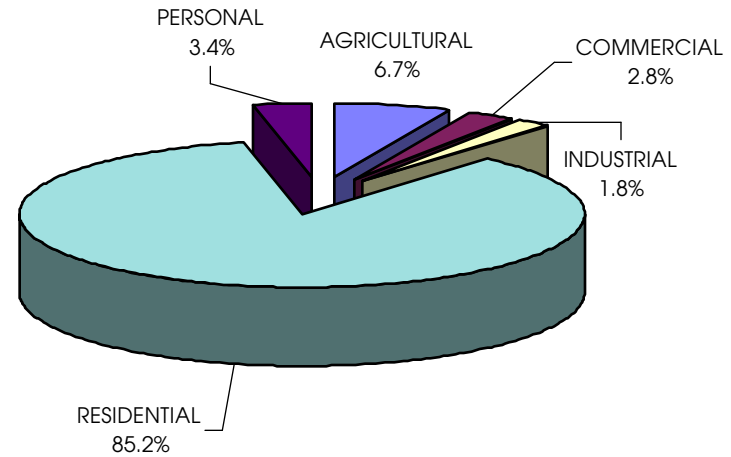
CLASS	2004 PARCEL COUNT	2003 BOARD OF REVIEW ASSESSED	2004 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2003 STATE EQUALIZED VALUE	2004 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	259	\$20,126,500	\$21,183,700	5.25%	\$20,126,500	\$21,183,700	5.25%	19.82%
COMMERCIAL	71	\$5,449,400	\$4,968,100	-8.83%	\$5,449,400	\$4,968,100	-8.83%	4.65%
INDUSTRIAL	16	\$2,748,000	\$2,283,800	-16.89%	\$2,748,000	\$2,283,800	-16.89%	2.14%
RESIDENTIAL	2,120	\$70,549,100	\$74,323,300	5.35%	\$70,549,100	\$74,323,300	5.35%	69.53%
TOTAL REAL	2,466	\$98,873,000	\$102,758,900	3.93%	\$98,873,000	\$102,758,900	3.93%	96.14%
PERSONAL PROPERTY								
COMMERCIAL	97	\$1,179,700	\$1,322,000	12.06%	\$1,179,700	\$1,322,000	12.06%	1.24%
INDUSTRIAL	8	\$1,259,900	\$1,196,900	-5.00%	\$1,259,900	\$1,196,900	-5.00%	1.12%
RESIDENTIAL	2	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	10	\$1,575,600	\$1,611,300	2.27%	\$1,575,600	\$1,611,300	2.27%	1.51%
TOTAL PERSONAL	117	\$4,015,200	\$4,130,200	2.86%	\$4,015,200	\$4,130,200	2.86%	3.86%
GRAND TOTAL	2,583	\$102,888,200	\$106,889,100	3.89%	\$102,888,200	\$106,889,100	3.89%	100.00%

ST JOSEPH COUNTY
2004
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
CONSTANTINE TOWNSHIP



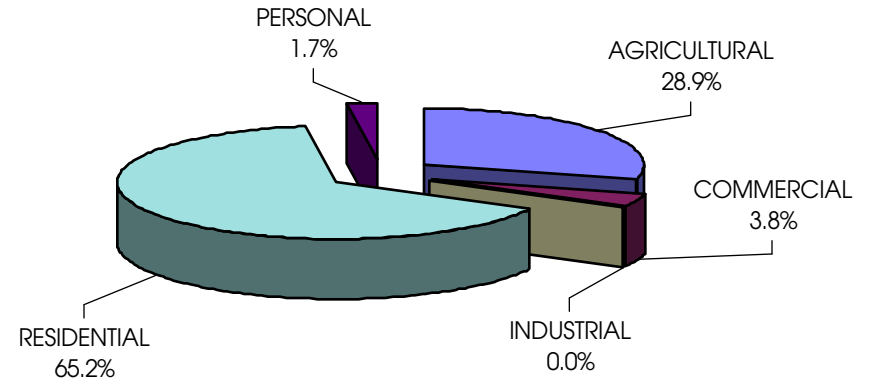
CLASS	2004 PARCEL COUNT	2003 BOARD OF REVIEW ASSESSED	2004 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2003 STATE EQUALIZED VALUE	2004 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	192	\$18,091,300	\$19,036,200	5.22%	\$18,091,300	\$19,036,200	5.22%	15.71%
COMMERCIAL	105	\$4,701,800	\$4,718,000	0.34%	\$4,701,800	\$4,718,000	0.34%	3.89%
INDUSTRIAL	33	\$18,417,700	\$17,120,300	-7.04%	\$18,417,700	\$17,120,300	-7.04%	14.13%
RESIDENTIAL	1,631	\$62,757,100	\$62,316,700	-0.70%	\$62,757,100	\$62,316,700	-0.70%	51.42%
TOTAL REAL	1,961	\$103,967,900	\$103,191,200	-0.75%	\$103,967,900	\$103,191,200	-0.75%	85.15%
PERSONAL PROPERTY								
COMMERCIAL	98	\$2,505,500	\$2,727,500	8.86%	\$2,505,500	\$2,727,500	8.86%	2.25%
INDUSTRIAL	7	\$13,180,200	\$13,172,700	-0.06%	\$13,180,200	\$13,172,700	-0.06%	10.87%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	12	\$1,808,600	\$2,097,100	15.95%	\$1,808,600	\$2,097,100	15.95%	1.73%
TOTAL PERSONAL	117	\$17,494,300	\$17,997,300	2.88%	\$17,494,300	\$17,997,300	2.88%	14.85%
GRAND TOTAL	2,078	\$121,462,200	\$121,188,500	-0.23%	\$121,462,200	\$121,188,500	-0.23%	100.00%

ST JOSEPH COUNTY
2004
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
FABIUS TOWNSHIP



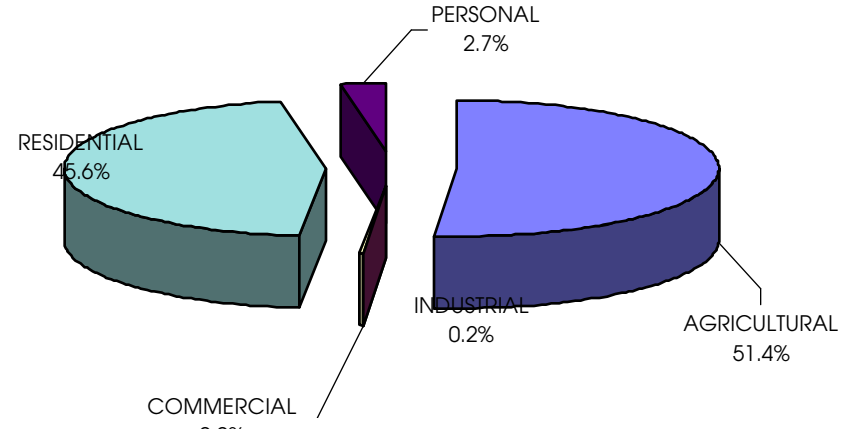
CLASS	2004 PARCEL COUNT	2003 BOARD OF REVIEW ASSESSED	2004 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2003 STATE EQUALIZED VALUE	2004 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	198	\$14,727,148	\$12,752,930	-13.41%	\$14,727,148	\$12,618,743	-14.32%	6.75%
COMMERCIAL	54	\$5,912,376	\$4,915,086	-16.87%	\$5,912,376	\$5,245,646	-11.28%	2.81%
INDUSTRIAL	30	\$2,425,949	\$3,301,600	36.10%	\$2,425,949	\$3,301,600	36.10%	1.77%
RESIDENTIAL	2,769	\$140,565,665	\$159,405,325	13.40%	\$140,565,665	\$159,405,325	13.40%	85.24%
TOTAL REAL	3,051	\$163,631,138	\$180,374,941	10.23%	\$163,631,138	\$180,571,314	10.35%	96.56%
PERSONAL PROPERTY								
COMMERCIAL	64	\$530,620	\$973,833	83.53%	\$530,620	\$973,833	83.53%	0.52%
INDUSTRIAL	3	\$1,112,424	\$1,145,677	2.99%	\$1,112,424	\$1,145,677	2.99%	0.61%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	8	\$4,155,216	\$4,314,988	3.85%	\$4,155,216	\$4,314,988	3.85%	2.31%
TOTAL PERSONAL	75	\$5,798,260	\$6,434,498	10.97%	\$5,798,260	\$6,434,498	10.97%	3.44%
GRAND TOTAL	3,126	\$169,429,398	\$186,809,439	10.26%	\$169,429,398	\$187,005,812	10.37%	100.00%

ST JOSEPH COUNTY
2004
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
FAWN RIVER TOWNSHIP



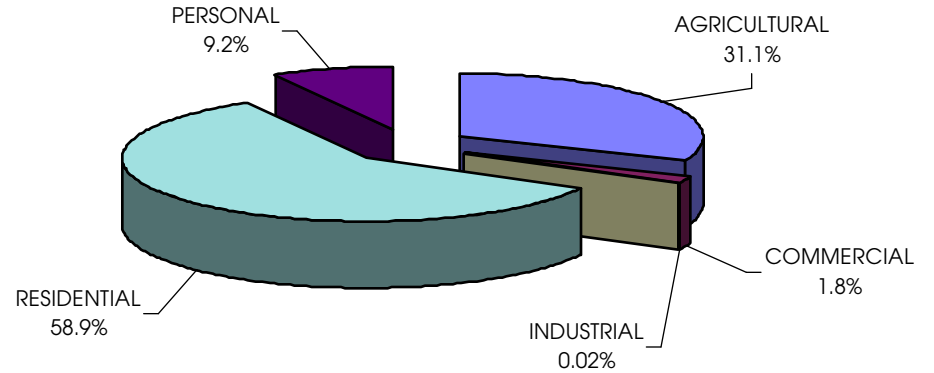
CLASS	2004 PARCEL COUNT	2003 BOARD OF REVIEW ASSESSED	2004 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2003 STATE EQUALIZED VALUE	2004 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	214	\$12,137,832	\$11,454,527	-5.63%	\$12,137,832	\$11,454,527	-5.63%	28.86%
COMMERCIAL	19	\$1,331,898	\$1,505,085	13.00%	\$1,331,898	\$1,505,085	13.00%	3.79%
INDUSTRIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
RESIDENTIAL	691	\$25,031,728	\$25,887,544	3.42%	\$25,031,728	\$25,887,544	3.42%	65.23%
TOTAL REAL	924	\$38,501,458	\$38,847,156	0.90%	\$38,501,458	\$38,847,156	0.90%	97.88%
PERSONAL PROPERTY								
COMMERCIAL	33	\$172,007	\$359,710	109.13%	\$172,007	\$359,710	109.13%	0.91%
INDUSTRIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	2	\$494,481	\$481,310	-2.66%	\$494,481	\$481,310	-2.66%	1.21%
TOTAL PERSONAL	35	\$666,488	\$841,020	26.19%	\$666,488	\$841,020	26.19%	2.12%
GRAND TOTAL	959	\$39,167,946	\$39,688,176	1.33%	\$39,167,946	\$39,688,176	1.33%	100.00%

ST JOSEPH COUNTY
2004
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
FLORENCE TOWNSHIP



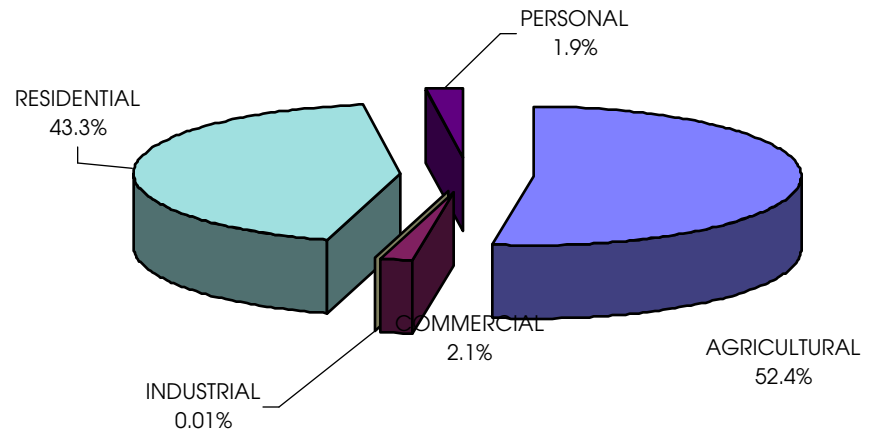
CLASS	2004 PARCEL COUNT	2003 BOARD OF REVIEW ASSESSED	2004 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2003 STATE EQUALIZED VALUE	2004 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	280	\$22,888,700	\$22,269,100	-2.71%	\$22,888,700	\$22,269,100	-2.71%	51.43%
COMMERCIAL	1	\$10,400	\$10,000	-3.85%	\$10,400	\$10,000	-3.85%	0.02%
INDUSTRIAL	7	\$82,900	\$82,600	-0.36%	\$82,900	\$82,600	-0.36%	0.19%
RESIDENTIAL	513	\$18,955,200	\$19,749,500	4.19%	\$18,955,200	\$19,749,500	4.19%	45.61%
TOTAL REAL	801	\$41,937,200	\$42,111,200	0.41%	\$41,937,200	\$42,111,200	0.41%	97.25%
PERSONAL PROPERTY								
COMMERCIAL	6	\$269,300	\$279,700	3.86%	\$269,300	\$279,700	3.86%	0.65%
INDUSTRIAL	0	\$0	\$0	#DIV/0!	\$0	\$0	#DIV/0!	0.00%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	18	\$873,000	\$908,900	4.11%	\$873,000	\$908,900	4.11%	2.10%
TOTAL PERSONAL	24	\$1,142,300	\$1,188,600	4.05%	\$1,142,300	\$1,188,600	4.05%	2.75%
GRAND TOTAL	825	\$43,079,500	\$43,299,800	0.51%	\$43,079,500	\$43,299,800	0.51%	100.00%

ST JOSEPH COUNTY
2004
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
FLOWERFIELD TOWNSHIP



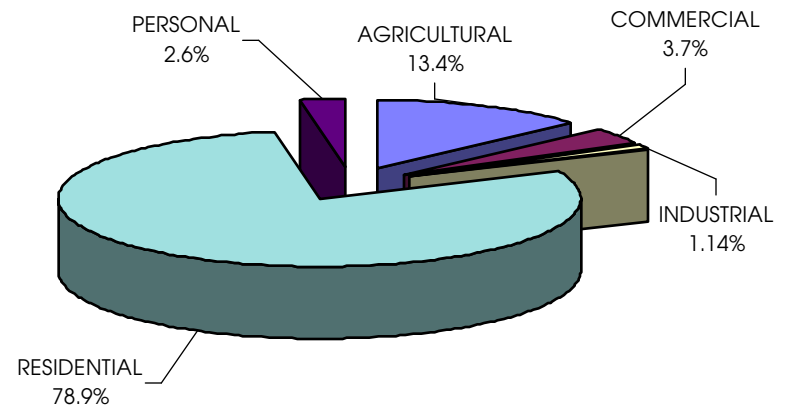
CLASS	2004 PARCEL COUNT	2003 BOARD OF REVIEW ASSESSED	2004 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2003 STATE EQUALIZED VALUE	2004 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	279	\$19,320,080	\$19,535,980	1.12%	\$19,320,080	\$19,535,980	1.12%	31.08%
COMMERCIAL	7	\$1,159,100	\$1,136,000	-1.99%	\$1,159,100	\$1,136,000	-1.99%	1.81%
INDUSTRIAL	1	\$13,400	\$18,700	39.55%	\$13,400	\$18,700	39.55%	0.03%
RESIDENTIAL	744	\$31,030,390	\$37,029,554	19.33%	\$31,030,390	\$37,029,554	19.33%	58.90%
TOTAL REAL	1,031	\$51,522,970	\$57,720,234	12.03%	\$51,522,970	\$57,720,234	12.03%	91.82%
PERSONAL PROPERTY								
COMMERCIAL	17	\$351,698	\$508,382	44.55%	\$351,698	\$508,382	44.55%	0.81%
INDUSTRIAL	2	\$68,250	\$26,764	-60.79%	\$68,250	\$26,764	-60.79%	0.04%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	10	\$4,823,814	\$4,608,332	-4.47%	\$4,823,814	\$4,608,332	-4.47%	7.33%
TOTAL PERSONAL	29	\$5,243,762	\$5,143,478	-1.91%	\$5,243,762	\$5,143,478	-1.91%	8.18%
GRAND TOTAL	1,060	\$56,766,732	\$62,863,712	10.74%	\$56,766,732	\$62,863,712	10.74%	100.00%

ST JOSEPH COUNTY
2004
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
LEONIDAS TOWNSHIP



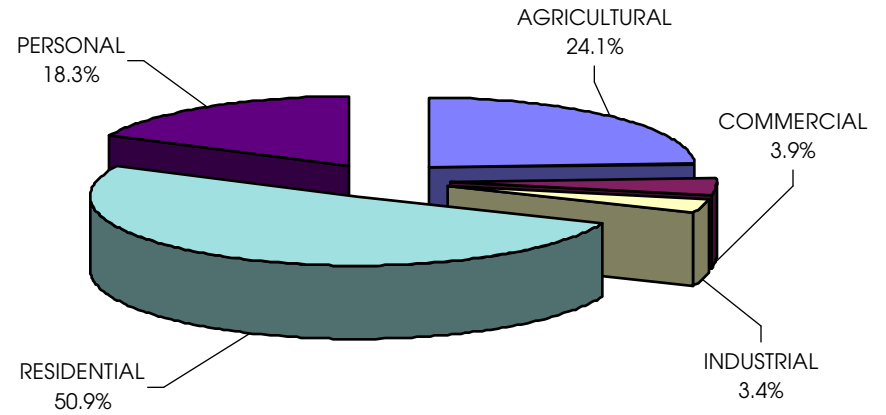
CLASS	2004 PARCEL COUNT	2003 BOARD OF REVIEW ASSESSED	2004 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2003 STATE EQUALIZED VALUE	2004 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	407	\$24,795,700	\$23,912,900	-3.56%	\$24,795,700	\$23,912,900	-3.56%	52.41%
COMMERCIAL	30	\$889,200	\$928,700	4.44%	\$889,200	\$979,901	10.20%	2.15%
INDUSTRIAL	1	\$5,900	\$5,900	0.00%	\$5,900	\$5,250	-11.02%	0.01%
RESIDENTIAL	469	\$18,165,100	\$19,746,185	8.70%	\$18,165,100	\$19,746,185	8.70%	43.28%
TOTAL REAL	907	\$43,855,900	\$44,593,685	1.68%	\$43,855,900	\$44,644,236	1.80%	97.85%
PERSONAL PROPERTY								
COMMERCIAL	35	\$215,000	\$326,800	52.00%	\$215,000	\$326,800	52.00%	0.72%
INDUSTRIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	5	\$622,900	\$654,900	5.14%	\$622,900	\$654,900	5.14%	1.44%
TOTAL PERSONAL	40	\$837,900	\$981,700	17.16%	\$837,900	\$981,700	17.16%	2.15%
GRAND TOTAL	947	\$44,693,800	\$45,575,385	1.97%	\$44,693,800	\$45,625,936	2.09%	100.00%

ST JOSEPH COUNTY
2004
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
LOCKPORT TOWNSHIP



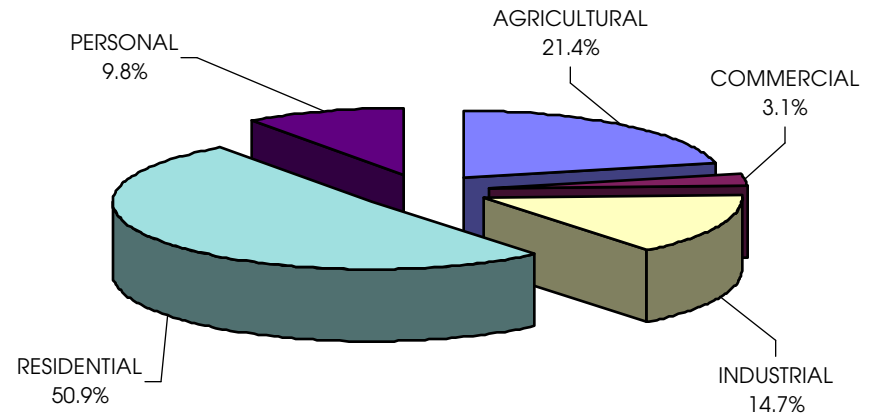
CLASS	2004 PARCEL COUNT	2003 BOARD OF REVIEW ASSESSED	2004 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2003 STATE EQUALIZED VALUE	2004 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	192	\$15,714,100	\$14,309,500	-8.94%	\$15,714,100	\$14,309,500	-8.94%	13.41%
COMMERCIAL	61	\$4,174,600	\$3,979,500	-4.67%	\$4,174,600	\$3,979,500	-4.67%	3.73%
INDUSTRIAL	19	\$1,159,000	\$1,138,900	-1.73%	\$1,159,000	\$1,138,900	-1.73%	1.07%
RESIDENTIAL	1,996	\$78,147,500	\$84,200,400	7.75%	\$78,147,500	\$84,200,400	7.75%	78.93%
TOTAL REAL	2,268	\$99,195,200	\$103,628,300	4.47%	\$99,195,200	\$103,628,300	4.47%	97.14%
PERSONAL PROPERTY								
COMMERCIAL	58	\$913,100	\$1,033,600	13.20%	\$913,100	\$1,033,600	13.20%	0.97%
INDUSTRIAL	4	\$219,200	\$294,500	34.35%	\$219,200	\$294,500	34.35%	0.28%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	13	\$1,561,600	\$1,723,100	10.34%	\$1,561,600	\$1,723,100	10.34%	1.62%
TOTAL PERSONAL	75	\$2,693,900	\$3,051,200	13.26%	\$2,693,900	\$3,051,200	13.26%	2.86%
GRAND TOTAL	2,343	\$101,889,100	\$106,679,500	4.70%	\$101,889,100	\$106,679,500	4.70%	100.00%

ST JOSEPH COUNTY
2004
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
MENDON TOWNSHIP



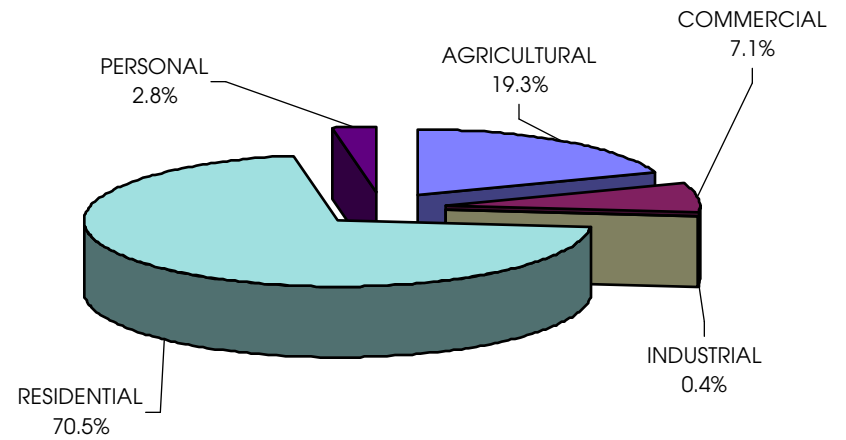
CLASS	2004 PARCEL COUNT	2003 BOARD OF REVIEW ASSESSED	2004 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2003 STATE EQUALIZED VALUE	2004 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	289	\$20,259,200	\$20,794,000	2.64%	\$20,259,200	\$20,794,000	2.64%	24.07%
COMMERCIAL	69	\$3,130,300	\$3,364,800	7.49%	\$3,130,300	\$3,364,800	7.49%	3.90%
INDUSTRIAL	22	\$3,032,100	\$2,945,900	-2.84%	\$3,032,100	\$2,945,900	-2.84%	3.41%
RESIDENTIAL	1,207	\$41,922,500	\$43,975,100	4.90%	\$41,922,500	\$43,975,100	4.90%	50.91%
TOTAL REAL	1,587	\$68,344,100	\$71,079,800	4.00%	\$68,344,100	\$71,079,800	4.00%	82.29%
PERSONAL PROPERTY								
COMMERCIAL	65	\$734,800	\$653,000	-11.13%	\$734,800	\$653,000	-11.13%	0.76%
INDUSTRIAL	8	\$7,235,600	\$7,766,200	7.33%	\$7,235,600	\$7,766,200	7.33%	8.99%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	11	\$7,356,400	\$6,879,700	-6.48%	\$7,356,400	\$6,879,700	-6.48%	7.96%
TOTAL PERSONAL	84	\$15,326,800	\$15,298,900	-0.18%	\$15,326,800	\$15,298,900	-0.18%	17.71%
GRAND TOTAL	1,671	\$83,670,900	\$86,378,700	3.24%	\$83,670,900	\$86,378,700	3.24%	100.00%

ST JOSEPH COUNTY
2004
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
MOTTVILLE TOWNSHIP



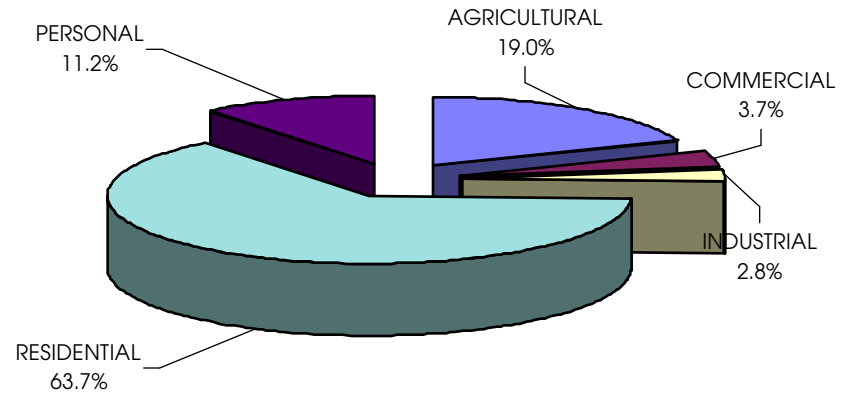
CLASS	2004 PARCEL COUNT	2003 BOARD OF REVIEW ASSESSED	2004 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2003 STATE EQUALIZED VALUE	2004 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	139	\$10,858,600	\$12,071,200	11.17%	\$10,858,600	\$12,071,200	11.17%	21.38%
COMMERCIAL	31	\$1,852,000	\$1,775,600	-4.13%	\$1,852,000	\$1,775,600	-4.13%	3.15%
INDUSTRIAL	38	\$7,621,400	\$8,285,400	8.71%	\$7,621,400	\$8,285,400	8.71%	14.68%
RESIDENTIAL	723	\$28,564,100	\$28,752,800	0.66%	\$28,564,100	\$28,752,800	0.66%	50.93%
TOTAL REAL	931	\$48,896,100	\$50,885,000	4.07%	\$48,896,100	\$50,885,000	4.07%	90.13%
PERSONAL PROPERTY								
COMMERCIAL	29	\$1,049,400	\$936,500	-10.76%	\$1,049,400	\$936,500	-10.76%	1.66%
INDUSTRIAL	9	\$1,712,600	\$1,969,200	14.98%	\$1,712,600	\$1,969,200	14.98%	3.49%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	10	\$2,521,900	\$2,666,800	5.75%	\$2,521,900	\$2,666,800	5.75%	4.72%
TOTAL PERSONAL	48	\$5,283,900	\$5,572,500	5.46%	\$5,283,900	\$5,572,500	5.46%	9.87%
GRAND TOTAL	979	\$54,180,000	\$56,457,500	4.20%	\$54,180,000	\$56,457,500	4.20%	100.00%

ST JOSEPH COUNTY
2004
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
NOTTAWA TOWNSHIP



CLASS	2004 PARCEL COUNT	2003 BOARD OF REVIEW ASSESSED	2004 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2003 STATE EQUALIZED VALUE	2004 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	432	\$25,853,200	\$23,252,700	-10.06%	\$25,853,200	\$23,252,700	-10.06%	19.26%
COMMERCIAL	114	\$9,102,100	\$8,596,700	-5.55%	\$9,102,100	\$8,596,700	-5.55%	7.12%
INDUSTRIAL	13	\$283,300	\$452,900	59.87%	\$283,300	\$452,900	59.87%	0.38%
RESIDENTIAL	1,700	\$78,737,000	\$85,131,600	8.12%	\$78,737,000	\$85,131,600	8.12%	70.51%
TOTAL REAL	2,259	\$113,975,600	\$117,433,900	3.03%	\$113,975,600	\$117,433,900	3.03%	97.26%
PERSONAL PROPERTY								
COMMERCIAL	120	\$1,179,800	\$1,231,000	4.34%	\$1,179,800	\$1,231,000	4.34%	1.02%
INDUSTRIAL	6	\$286,400	\$262,000	-8.52%	\$286,400	\$262,000	-8.52%	0.22%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	11	\$1,764,500	\$1,815,800	2.91%	\$1,764,500	\$1,815,800	2.91%	1.50%
TOTAL PERSONAL	137	\$3,230,700	\$3,308,800	2.42%	\$3,230,700	\$3,308,800	2.42%	2.74%
GRAND TOTAL	2,396	\$117,206,300	\$120,742,700	3.02%	\$117,206,300	\$120,742,700	3.02%	100.00%

ST JOSEPH COUNTY
2004
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
PARK TOWNSHIP

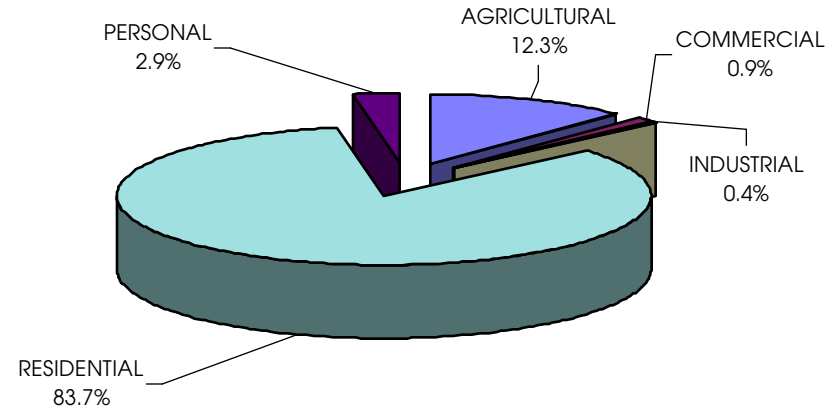


CLASS	2004 PARCEL COUNT	2003 BOARD OF REVIEW ASSESSED	2004 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2003 STATE EQUALIZED VALUE	2004 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	251	\$21,595,900	\$21,006,100	-2.73%	\$21,595,900	\$21,006,100	-2.73%	19.05%
COMMERCIAL	41	\$4,748,000	\$4,053,600	-14.63%	\$4,748,000	\$4,053,600	-14.63%	3.68%
INDUSTRIAL	20	\$3,076,200	\$3,133,000	1.85%	\$3,076,200	\$3,133,000	1.85%	2.84%
RESIDENTIAL	1,449	\$68,055,300	\$70,195,500	3.14%	\$68,055,300	\$70,195,500	3.14%	63.65%
TOTAL REAL	1,761	\$97,475,400	\$98,388,200	0.94%	\$97,475,400	\$98,388,200	0.94%	89.22%
PERSONAL PROPERTY								
COMMERCIAL	44	\$2,638,500	\$2,825,200	7.08%	\$2,638,500	\$2,825,200	7.08%	2.56%
INDUSTRIAL	8	\$2,676,500	\$2,217,300	-17.16%	\$2,676,500	\$2,217,300	-17.16%	2.01%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	15	\$6,943,700	\$6,850,400	-1.34%	\$6,943,700	\$6,850,400	-1.34%	6.21%
TOTAL PERSONAL	67	\$12,258,700	\$11,892,900	-2.98%	\$12,258,700	\$11,892,900	-2.98%	10.78%
GRAND TOTAL	1,828	\$109,734,100	\$110,281,100	0.50%	\$109,734,100	\$110,281,100	0.50%	100.00%

ST JOSEPH COUNTY

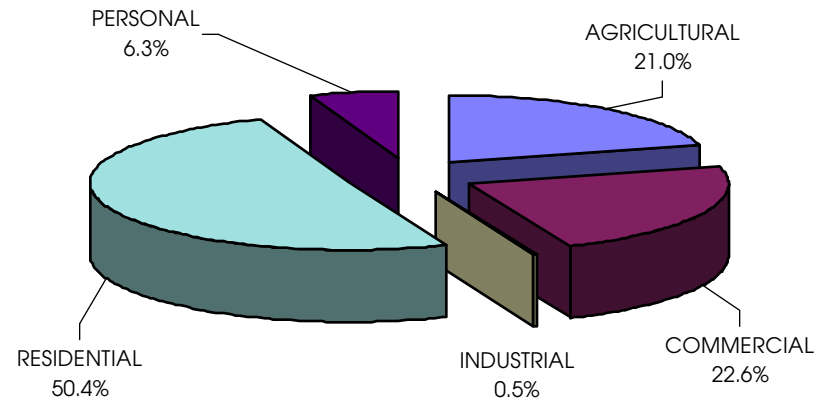
2004

SUMMARY OF ASSESSED & RECOMMENDED EQUALIZED VALUATIONS SHERMAN TOWNSHIP



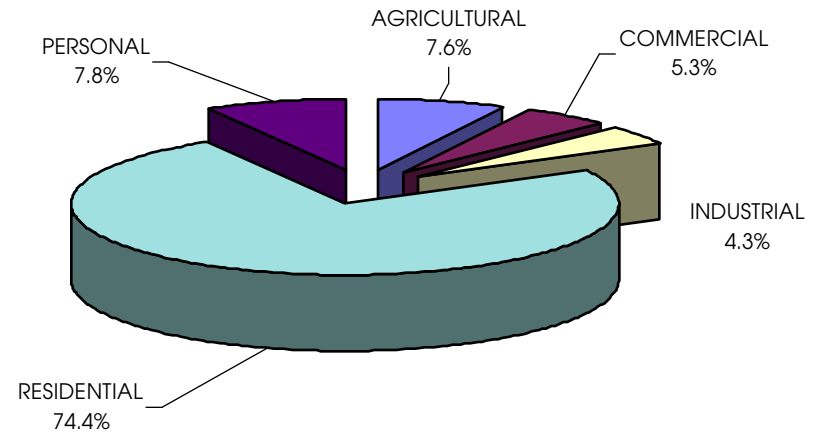
CLASS	2004 PARCEL COUNT	2003 BOARD OF REVIEW ASSESSED	2004 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2003 STATE EQUALIZED VALUE	2004 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	194	\$15,583,500	\$15,000,100	-3.74%	\$15,583,500	\$15,000,100	-3.74%	12.33%
COMMERCIAL	18	\$1,079,900	\$1,124,100	4.09%	\$1,079,900	\$1,124,100	4.09%	0.92%
INDUSTRIAL	2	\$681,500	\$441,000	-35.29%	\$681,500	\$441,000	-35.29%	0.36%
RESIDENTIAL	1,936	\$93,129,850	\$101,809,600	9.32%	\$93,129,850	\$101,809,600	9.32%	83.68%
TOTAL REAL	2,150	\$110,474,750	\$118,374,800	7.15%	\$110,474,750	\$118,374,800	7.15%	97.30%
PERSONAL PROPERTY								
COMMERCIAL	32	\$501,200	\$487,900	-2.65%	\$501,200	\$487,900	-2.65%	0.40%
INDUSTRIAL	0	\$0	\$0	0.00%	\$0	\$0	#DIV/0!	0.00%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	#DIV/0!	0.00%
UTILITY	10	\$2,764,400	\$2,802,500	1.38%	\$2,764,400	\$2,802,500	1.38%	2.30%
TOTAL PERSONAL	42	\$3,265,600	\$3,290,400	0.76%	\$3,265,600	\$3,290,400	0.76%	2.70%
GRAND TOTAL	2,192	\$113,740,350	\$121,665,200	6.97%	\$113,740,350	\$121,665,200	6.97%	100.00%

ST JOSEPH COUNTY
2004
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
STURGIS TOWNSHIP



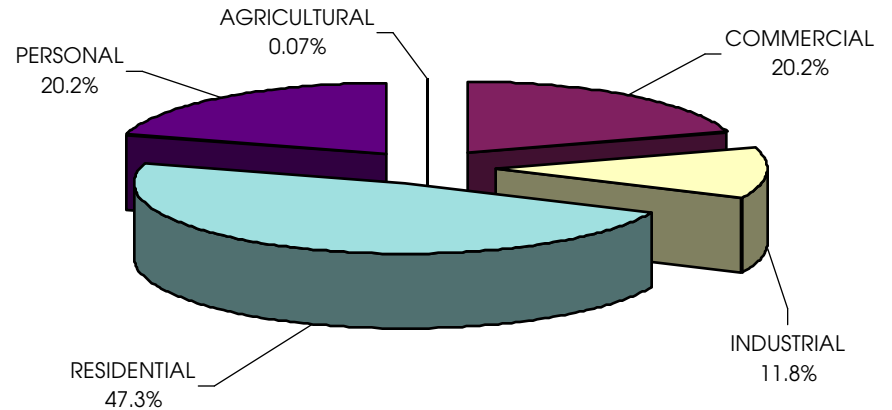
CLASS	2004 PARCEL COUNT	2003 BOARD OF REVIEW ASSESSED	2004 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2003 STATE EQUALIZED VALUE	2004 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	158	\$10,769,700	\$12,254,600	13.79%	\$10,769,700	\$12,254,600	13.79%	20.96%
COMMERCIAL	99	\$12,278,700	\$13,189,100	7.41%	\$12,278,700	\$13,189,100	7.41%	22.55%
INDUSTRIAL	10	\$428,500	\$278,400	-35.03%	\$428,500	\$278,400	-35.03%	0.48%
RESIDENTIAL	695	\$30,106,800	\$29,464,800	-2.13%	\$30,106,800	\$29,464,800	-2.13%	50.39%
TOTAL REAL	962	\$53,583,700	\$55,186,900	2.99%	\$53,583,700	\$55,186,900	2.99%	94.37%
PERSONAL PROPERTY								
COMMERCIAL	76	\$2,536,835	\$2,189,400	-13.70%	\$2,536,835	\$2,189,400	-13.70%	3.74%
INDUSTRIAL	2	\$80,900	\$79,800	-1.36%	\$80,900	\$79,800	-1.36%	0.14%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	3	\$977,900	\$1,021,200	4.43%	\$977,900	\$1,021,200	4.43%	1.75%
TOTAL PERSONAL	81	\$3,595,635	\$3,290,400	-8.49%	\$3,595,635	\$3,290,400	-8.49%	5.63%
GRAND TOTAL	1,043	\$57,179,335	\$58,477,300	2.27%	\$57,179,335	\$58,477,300	2.27%	100.00%

ST JOSEPH COUNTY
2004
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
WHITE PIGEON TOWNSHIP



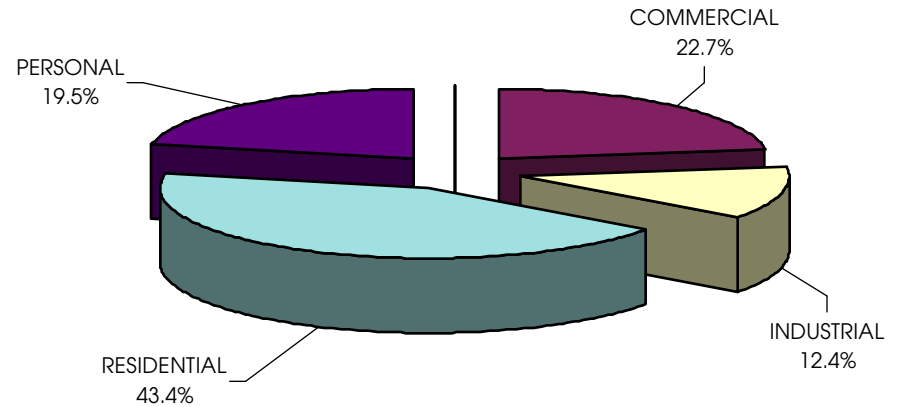
CLASS	2004 PARCEL COUNT	2003 BOARD OF REVIEW ASSESSED	2004 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2003 STATE EQUALIZED VALUE	2004 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	208	\$12,078,400	\$13,031,400	7.89%	\$12,078,400	\$13,031,400	7.89%	7.57%
COMMERCIAL	172	\$9,522,900	\$9,146,500	-3.95%	\$9,522,900	\$9,146,500	-3.95%	5.31%
INDUSTRIAL	57	\$7,631,400	\$7,330,100	-3.95%	\$7,631,400	\$7,330,100	-3.95%	4.26%
RESIDENTIAL	2,373	\$131,584,300	\$128,159,100	-2.60%	\$131,584,300	\$128,159,100	-2.60%	74.41%
TOTAL REAL	2,810	\$160,817,000	\$157,667,100	-1.96%	\$160,817,000	\$157,667,100	-1.96%	91.54%
PERSONAL PROPERTY								
COMMERCIAL	122	\$2,352,900	\$2,354,500	0.07%	\$2,352,900	\$2,354,500	0.07%	1.37%
INDUSTRIAL	13	\$4,897,300	\$5,395,100	10.16%	\$4,897,300	\$5,395,100	10.16%	3.13%
RESIDENTIAL	0	\$0	\$0	#DIV/0!	\$0	\$0	#DIV/0!	0.00%
UTILITY	9	\$6,432,200	\$6,814,900	5.95%	\$6,432,200	\$6,814,900	5.95%	3.96%
TOTAL PERSONAL	144	\$13,682,400	\$14,564,500	6.45%	\$13,682,400	\$14,564,500	6.45%	8.46%
GRAND TOTAL	2,954	\$174,499,400	\$172,231,600	-1.30%	\$174,499,400	\$172,231,600	-1.30%	100.00%

ST JOSEPH COUNTY
2004
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
CITY OF STURGIS



CLASS	2004 PARCEL COUNT	2003 BOARD OF REVIEW ASSESSED	2004 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2003 STATE EQUALIZED VALUE	2004 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	7	\$184,000	\$184,000	0.00%	\$184,000	\$184,000	0.00%	0.07%
COMMERCIAL	341	\$51,332,400	\$51,642,200	0.60%	\$51,332,400	\$51,642,200	0.60%	20.21%
INDUSTRIAL	118	\$30,970,000	\$30,089,300	-2.84%	\$30,970,000	\$30,089,300	-2.84%	11.77%
RESIDENTIAL	3,388	\$126,655,250	\$120,946,700	-4.51%	\$126,655,250	\$120,946,700	-4.51%	47.32%
TOTAL REAL	3,854	\$209,141,650	\$202,862,200	-3.00%	\$209,141,650	\$202,862,200	-3.00%	79.37%
PERSONAL PROPERTY								
COMMERCIAL	410	\$15,453,800	\$12,878,200	-16.67%	\$15,453,800	\$12,878,200	-16.67%	5.04%
INDUSTRIAL	29	\$36,504,100	\$38,863,200	6.46%	\$36,504,100	\$38,863,200	6.46%	15.21%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	2	\$929,200	\$987,400	6.26%	\$929,200	\$987,400	6.26%	0.39%
TOTAL PERSONAL	441	\$52,887,100	\$52,728,800	-0.30%	\$52,887,100	\$52,728,800	-0.30%	20.63%
GRAND TOTAL	4,295	\$262,028,750	\$255,591,000	-2.46%	\$262,028,750	\$255,591,000	-2.46%	100.00%

ST JOSEPH COUNTY
2004
SUMMARY OF ASSESSED &
RECOMMENDED EQUALIZED VALUATIONS
CITY OF THREE RIVERS



CLASS	2004 PARCEL COUNT	2003 BOARD OF REVIEW ASSESSED	2004 BOARD OF REVIEW ASSESSED	PERCENT CHANGE FROM PREVIOUS YEAR	2003 STATE EQUALIZED VALUE	2004 TENTATIVE EQUALIZED VALUE	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL UNIT EQUALIZED VALUE
REAL PROPERTY								
AGRICULTURAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
COMMERCIAL	306	\$46,999,985	\$39,615,904	-15.71%	\$46,999,985	\$39,615,904	-15.71%	22.67%
INDUSTRIAL	62	\$21,464,559	\$21,680,842	1.01%	\$21,464,559	\$21,680,842	1.01%	12.40%
RESIDENTIAL	2,530	\$73,006,577	\$75,814,518	3.85%	\$73,006,577	\$75,814,518	3.85%	43.38%
TOTAL REAL	2,898	\$141,471,121	\$137,111,264	-3.08%	\$141,471,121	\$137,111,264	-3.08%	78.45%
PERSONAL PROPERTY								
COMMERCIAL	420	\$11,901,960	\$13,039,638	9.56%	\$11,901,960	\$13,039,638	9.56%	7.46%
INDUSTRIAL	28	\$19,839,378	\$21,832,084	10.04%	\$19,839,378	\$21,832,084	10.04%	12.49%
RESIDENTIAL	0	\$0	\$0	0.00%	\$0	\$0	0.00%	0.00%
UTILITY	2	\$2,544,834	\$2,796,648	9.90%	\$2,544,834	\$2,796,648	9.90%	1.60%
TOTAL PERSONAL	450	\$34,286,172	\$37,668,370	9.86%	\$34,286,172	\$37,668,370	9.86%	21.55%
GRAND TOTAL	3,348	\$175,757,293	\$174,779,634	-0.56%	\$175,757,293	\$174,779,634	-0.56%	100.00%

Page 1
Personal and Real Property - TOTALS

STATEMENT of acreage and valuation in the year 2004 made in accordance with sections 209.1 - 209.8 of the Michigan Compiled Laws.

TOWNSHIP OR CITY	TOTAL REAL PROPERTY VALUATIONS (TOTALS FROM PAGES 2 AND 3)		PERSONAL PROPERTY VALUATIONS		TOTAL REAL PLUS PERSONAL PROPERTY	
	(COL. 2) ASSESSED VALUATIONS	(COL. 3) EQUALIZED VALUATIONS	(COL. 4) ASSESSED VALUATIONS	(COL. 5) EQUALIZED VALUATIONS	(COL. 6) ASSESSED VALUATIONS	(COL. 7) EQUALIZED VALUATIONS
01 BURR OAK	\$67,322,700	\$67,322,700	\$2,439,400	\$2,439,400	\$69,762,100	\$69,762,100
02 COLON	\$102,758,900	\$102,758,900	\$4,130,200	\$4,130,200	\$106,889,100	\$106,889,100
03 CONSTANTINE	\$103,191,200	\$103,191,200	\$17,997,300	\$17,997,300	\$121,188,500	\$121,188,500
04 FABIUS	\$180,374,941	\$180,571,314	\$6,434,498	\$6,434,498	\$186,809,439	\$187,005,812
05 FAWN RIVER	\$38,847,156	\$38,847,156	\$841,020	\$841,020	\$39,688,176	\$39,688,176
06 FLORENCE	\$42,111,200	\$42,111,200	\$1,188,600	\$1,188,600	\$43,299,800	\$43,299,800
07 FLOWERFIELD	\$57,720,234	\$57,720,234	\$5,143,478	\$5,143,478	\$62,863,712	\$62,863,712
08 LEONIDAS	\$44,593,685	\$44,644,236	\$981,700	\$981,700	\$45,575,385	\$45,625,936
09 LOCKPORT	\$103,628,300	\$103,628,300	\$3,051,200	\$3,051,200	\$106,679,500	\$106,679,500
10 MENDON	\$71,079,800	\$71,079,800	\$15,298,900	\$15,298,900	\$86,378,700	\$86,378,700
11 MOTTVILLE	\$50,885,000	\$50,885,000	\$5,572,500	\$5,572,500	\$56,457,500	\$56,457,500
12 NOTTAWA	\$117,433,900	\$117,433,900	\$3,308,800	\$3,308,800	\$120,742,700	\$120,742,700
13 PARK	\$98,388,200	\$98,388,200	\$11,892,900	\$11,892,900	\$110,281,100	\$110,281,100
14 SHERMAN	\$118,374,800	\$118,374,800	\$3,290,400	\$3,290,400	\$121,665,200	\$121,665,200
15 STURGIS	\$55,186,900	\$55,186,900	\$3,290,400	\$3,290,400	\$58,477,300	\$58,477,300
16 WHITE PIGEON	\$157,667,100	\$157,667,100	\$14,564,500	\$14,564,500	\$172,231,600	\$172,231,600
52 STURGIS CITY	\$202,862,200	\$202,862,200	\$52,728,800	\$52,728,800	\$255,591,000	\$255,591,000
51 THREE RIVERS	\$137,111,264	\$137,111,264	\$37,668,370	\$37,668,370	\$174,779,634	\$174,779,634
TOTALS FOR THE COUNTY:	\$1,749,537,480	\$1,749,784,404	\$189,822,966	\$189,822,966	\$1,939,360,446	\$1,939,607,370

**OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF ST JOSEPH COUNTY,
CENTREVILLE, MICHIGAN, APRIL 20, 2004**

WE HEREBY CERTIFY That the foregoing is a true statement of the value of the real property and of the personal property in each Township and City in said county as asse in the year **2004**, and of the aggregate valuation of the real property and personal property in each township and city in said county as equalized by the Board of

Commissioners of said county on the **twentieth day of April, 2004**, at a meeting of said Board held in pursuance of the provisions of Sections 209.1 - 209.8, MCL. We furth certify that said statement does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1963; P.A. 198 of 1974; P.A. 255 of 1978; P.A. 385 of 1984; P.A. 224 of 19 P.A. 147 of 1992; or Section 5 of Article IX of the Constitution of the State.

Dated at Centreville, Michigan this twentieth day of April, **2004**.

Chairman of the St Joseph County Board of Commissioners

Clerk of the St Joseph County Board of Commissioners

Page 2
Equalized Valuations - REAL

STATEMENT of acreage and valuation in the year 2004 made in accordance with sections 209.1 - 209.8 of the Michigan Compiled Laws.

TOWNSHIP OR CITY	REAL PROPERTY EQUALIZED VALUATIONS BY COUNTY BOARD OF COMMISSIONERS						
	(COL. 1) AGRICULTURE	(COL. 2) COMMERCIAL	(COL. 3) INDUSTRIAL	(COL. 4) RESIDENTIAL	(COL. 5) TIMBER CUT-OVER	(COL. 6) DEVELOP- MENTAL	(COL. 7) TOTAL REAL PROPERTY
01 BURR OAK	\$23,406,200	\$1,581,200	\$1,136,600	\$41,198,700	\$0	\$0	\$67,322,700
02 COLON	\$21,183,700	\$4,968,100	\$2,283,800	\$74,323,300	\$0	\$0	\$102,758,900
03 CONSTANTINE	\$19,036,200	\$4,718,000	\$17,120,300	\$62,316,700	\$0	\$0	\$103,191,200
04 FABUS	\$12,618,743	\$5,245,646	\$3,301,600	\$159,405,325	\$0	\$0	\$180,571,314
05 FAWN RIVER	\$11,454,527	\$1,505,085	\$0	\$25,887,544	\$0	\$0	\$38,847,156
06 FLORENCE	\$22,269,100	\$10,000	\$82,600	\$19,749,500	\$0	\$0	\$42,111,200
07 FLOWERFIELD	\$19,535,980	\$1,136,000	\$18,700	\$37,029,554	\$0	\$0	\$57,720,234
08 LEONIDAS	\$23,912,900	\$979,901	\$5,250	\$19,746,185	\$0	\$0	\$44,644,236
09 LOCKPORT	\$14,309,500	\$3,979,500	\$1,138,900	\$84,200,400	\$0	\$0	\$103,628,300
10 MENDON	\$20,794,000	\$3,364,800	\$2,945,900	\$43,975,100	\$0	\$0	\$71,079,800
11 MOTTVILLE	\$12,071,200	\$1,775,600	\$8,285,400	\$28,752,800	\$0	\$0	\$50,885,000
12 NOTTAWA	\$23,252,700	\$8,596,700	\$452,900	\$85,131,600	\$0	\$0	\$117,433,900
13 PARK	\$21,006,100	\$4,053,600	\$3,133,000	\$70,195,500	\$0	\$0	\$98,388,200
14 SHERMAN	\$15,000,100	\$1,124,100	\$441,000	\$101,809,600	\$0	\$0	\$118,374,800
15 STURGIS	\$12,254,600	\$13,189,100	\$278,400	\$29,464,800	\$0	\$0	\$55,186,900
16 WHITE PIGEON	\$13,031,400	\$9,146,500	\$7,330,100	\$128,159,100	\$0	\$0	\$157,667,100
52 STURGIS CITY	\$184,000	\$51,642,200	\$30,089,300	\$120,946,700	\$0	\$0	\$202,862,200
51 THREE RIVERS	\$0	\$39,615,904	\$21,680,842	\$75,814,518	\$0	\$0	\$137,111,264
COUNTY TOTALS	\$285,320,950	\$156,631,936	\$99,724,592	\$1,208,106,926	\$0	\$0	\$1,749,784,404

**OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF ST JOSEPH COUNTY,
CENTREVILLE, MICHIGAN, APRIL 20, 2004**

WE HEREBY CERTIFY That the foregoing is a true statement of the equalized valuations of the real property classifications in each Township and City in said county of St Jo in the year **2004** as determined by the Board of Commissioners of said county on the **twentieth day of April, 2004**, at a meeting of said Board held in pursuance of the provisions of Sections 209.1 - 209.8, MCL. We further certify that said statement does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1963; P.A. 198 of 1978; P.A. 255 of 1978; P.A. 385 of 1984; P.A. 224 of 1985; P.A. 147 of 1992; or Section 5 of Article IX of the Constitution of the State.

Dated at Centreville, Michigan this twentieth day of April, **2004**.

Page 3
Assessed Valuations - REAL

STATEMENT of acreage and valuation in the year 2004 made in accordance with sections 209.1 - 209.8 of the Michigan Compiled Laws.

TOWNSHIP OR CITY	REAL PROPERTY ASSESSED VALUATIONS APPROVED BY BOARDS OF REVIEW						
	(COL. 1) AGRICULTURE	(COL. 2) COMMERCIAL	(COL. 3) INDUSTRIAL	(COL. 4) RESIDENTIAL	(COL. 5) TIMBER CUT-OVER	(COL. 6) DEVELOP- MENTAL	(COL. 7) TOTAL REAL PROPERTY
01 BURR OAK	\$23,406,200	\$1,581,200	\$1,136,600	\$41,198,700	\$0	\$0	\$67,322,700
02 COLON	\$21,183,700	\$4,968,100	\$2,283,800	\$74,323,300	\$0	\$0	\$102,758,900
03 CONSTANTINE	\$19,036,200	\$4,718,000	\$17,120,300	\$62,316,700	\$0	\$0	\$103,191,200
04 FABUS	\$12,752,930	\$4,915,086	\$3,301,600	\$159,405,325	\$0	\$0	\$180,374,941
05 FAWN RIVER	\$11,454,527	\$1,505,085	\$0	\$25,887,544	\$0	\$0	\$38,847,156
06 FLORENCE	\$22,269,100	\$10,000	\$82,600	\$19,749,500	\$0	\$0	\$42,111,200
07 FLOWERFIELD	\$19,535,980	\$1,136,000	\$18,700	\$37,029,554	\$0	\$0	\$57,720,234
08 LEONIDAS	\$23,912,900	\$928,700	\$5,900	\$19,746,185	\$0	\$0	\$44,593,685
09 LOCKPORT	\$14,309,500	\$3,979,500	\$1,138,900	\$84,200,400	\$0	\$0	\$103,628,300
10 MENDON	\$20,794,000	\$3,364,800	\$2,945,900	\$43,975,100	\$0	\$0	\$71,079,800
11 MOTTVILLE	\$12,071,200	\$1,775,600	\$8,285,400	\$28,752,800	\$0	\$0	\$50,885,000
12 NOTTAWA	\$23,252,700	\$8,596,700	\$452,900	\$85,131,600	\$0	\$0	\$117,433,900
13 PARK	\$21,006,100	\$4,053,600	\$3,133,000	\$70,195,500	\$0	\$0	\$98,388,200
14 SHERMAN	\$15,000,100	\$1,124,100	\$441,000	\$101,809,600	\$0	\$0	\$118,374,800
15 STURGIS	\$12,254,600	\$13,189,100	\$278,400	\$29,464,800	\$0	\$0	\$55,186,900
16 WHITE PIGEON	\$13,031,400	\$9,146,500	\$7,330,100	\$128,159,100	\$0	\$0	\$157,667,100
52 STURGIS CITY	\$184,000	\$51,642,200	\$30,089,300	\$120,946,700	\$0	\$0	\$202,862,200
51 THREE RIVERS	\$0	\$39,615,904	\$21,680,842	\$75,814,518	\$0	\$0	\$137,111,264
COUNTY TOTALS	\$285,455,137	\$156,250,175	\$99,725,242	\$1,208,106,926	\$0	\$0	\$1,749,537,480

**OFFICE OF THE COUNTY BOARD OF COMMISSIONERS OF ST JOSEPH COUNTY,
CENTREVILLE, MICHIGAN, APRIL 20 2003**

WE HEREBY CERTIFY That the foregoing is a true statement of the assessed valuations of the real property classifications in each Township and City in said county of St Joseph in the year **2004** as determined by the Board of Commissioners of said county on the **twentieth day of April, 2004**, at a meeting of said Board held in pursuance of the provisions of Sections 209.1 - 209.8, MCL. We further certify that said statement does not embrace any property taxed under P.A. 77 of 1951; P.A. 68 of 1963; P.A. 19 of 1974; P.A. 255 of 1978; P.A. 385 of 1984; P.A. 224 of 1985; P.A. 147 of 1992; or Section 5 of Article IX of the Constitution of the State.

Dated at Centreville, Michigan this **twentieth day of April, 2004**

Chairman of the St Joseph County Board of Commissioners

Clerk of the St Joseph County Board of Commissioners

ST JOSEPH COUNTY CLASSIFICATION EQUALIZATION SUMMARY

AGRICULTURE

TOWNSHIP OR CITY	2004 BOARD OF REVIEW ASSESSED	2004 TENTATIVE FACTOR	ADDING OR SUBTRACTING	2004 COUNTY EQUALIZED VALUE
01 BURR OAK	\$23,406,200	1.00000	\$0	\$23,406,200
02 COLON	\$21,183,700	1.00000	\$0	\$21,183,700
03 CONSTANTINE	\$19,036,200	1.00000	\$0	\$19,036,200
04 FABIVS	\$12,752,930	0.98948	(\$134,187)	\$12,618,743
05 FAWN RIVER	\$11,454,527	1.00000	\$0	\$11,454,527
06 FLORENCE	\$22,269,100	1.00000	\$0	\$22,269,100
07 FLOWERFIELD	\$19,535,980	1.00000	\$0	\$19,535,980
08 LEONIDAS	\$23,912,900	1.00000	\$0	\$23,912,900
09 LOCKPORT	\$14,309,500	1.00000	\$0	\$14,309,500
10 MENDON	\$20,794,000	1.00000	\$0	\$20,794,000
11 MOTTVILLE	\$12,071,200	1.00000	\$0	\$12,071,200
12 NOTTAWA	\$23,252,700	1.00000	\$0	\$23,252,700
13 PARK	\$21,006,100	1.00000	\$0	\$21,006,100
14 SHERMAN	\$15,000,100	1.00000	\$0	\$15,000,100
15 STURGIS	\$12,254,600	1.00000	\$0	\$12,254,600
16 WHITE PIGEON	\$13,031,400	1.00000	\$0	\$13,031,400
52 STURGIS CITY	\$184,000	1.00000	\$0	\$184,000
51 THREE RIVERS	\$0	NONE	\$0	\$0
COUNTY TOTAL	\$285,455,137		(\$134,187)	\$285,320,950

CERTIFIED BY THE COUNTY BOARD OF COMMISSIONERS, APRIL 20, 2004.

JOHN DOBBERTEEN, CHAIRMAN OF THE ST. JOSEPH COUNTY BOARD OF COMMISSIONERS

PATTIE S. BENDER, CLERK OF THE ST. JOSEPH COUNTY BOARD OF COMMISSIONERS

ST JOSEPH COUNTY CLASSIFICATION EQUALIZATION SUMMARY

COMMERCIAL

TOWNSHIP OR CITY	2004 BOARD OF REVIEW ASSESSED	2004 TENTATIVE FACTOR	ADDING OR SUBTRACTING	2004 COUNTY EQUALIZED VALUE
01 BURR OAK	\$1,581,200	1.00000	\$0	\$1,581,200
02 COLON	\$4,968,100	1.00000	\$0	\$4,968,100
03 CONSTANTINE	\$4,718,000	1.00000	\$0	\$4,718,000
04 FABIOUS	\$4,915,086	1.06726	\$330,560	\$5,245,646
05 FAWN RIVER	\$1,505,085	1.00000	\$0	\$1,505,085
06 FLORENCE	\$10,000	1.00000	\$0	\$10,000
07 FLOWERFIELD	\$1,136,000	1.00000	\$0	\$1,136,000
08 LEONIDAS	\$928,700	1.05514	\$51,201	\$979,901
09 LOCKPORT	\$3,979,500	1.00000	\$0	\$3,979,500
10 MENDON	\$3,364,800	1.00000	\$0	\$3,364,800
11 MOTTVILLE	\$1,775,600	1.00000	\$0	\$1,775,600
12 NOTTAWA	\$8,596,700	1.00000	\$0	\$8,596,700
13 PARK	\$4,053,600	1.00000	\$0	\$4,053,600
14 SHERMAN	\$1,124,100	1.00000	\$0	\$1,124,100
15 STURGIS	\$13,189,100	1.00000	\$0	\$13,189,100
16 WHITE PIGEON	\$9,146,500	1.00000	\$0	\$9,146,500
52 STURGIS CITY	\$51,642,200	1.00000	\$0	\$51,642,200
51 THREE RIVERS	\$39,615,904	1.00000	\$0	\$39,615,904
COUNTY TOTAL	\$156,250,175		\$381,761	\$156,631,936

CERTIFIED BY THE COUNTY BOARD OF COMMISSIONERS, APRIL 20, 2004.

JOHN DOBBERTEEN, CHAIRMAN OF THE ST. JOSEPH COUNTY BOARD OF COMMISSIONERS

PATTIE S. BENDER, CLERK OF THE ST. JOSEPH COUNTY BOARD OF COMMISSIONERS

ST JOSEPH COUNTY CLASSIFICATION EQUALIZATION SUMMARY

INDUSTRIAL

TOWNSHIP OR CITY	2004 BOARD OF REVIEW ASSESSED	2004 TENTATIVE FACTOR	ADDING OR SUBTRACTING	2004 COUNTY EQUALIZED VALUE
01 BURR OAK	\$1,136,600	1.00000	\$0	\$1,136,600
02 COLON	\$2,283,800	1.00000	\$0	\$2,283,800
03 CONSTANTINE	\$17,120,300	1.00000	\$0	\$17,120,300
04 FABIUS	\$3,301,600	1.00000	\$0	\$3,301,600
05 FAWN RIVER	\$0	NONE	\$0	\$0
06 FLORENCE	\$82,600	1.00000	\$0	\$82,600
07 FLOWERFIELD	\$18,700	1.00000	\$0	\$18,700
08 LEONIDAS	\$5,900	0.88984	(\$650)	\$5,250
09 LOCKPORT	\$1,138,900	1.00000	\$0	\$1,138,900
10 MENDON	\$2,945,900	1.00000	\$0	\$2,945,900
11 MOTTVILLE	\$8,285,400	1.00000	\$0	\$8,285,400
12 NOTTAWA	\$452,900	1.00000	\$0	\$452,900
13 PARK	\$3,133,000	1.00000	\$0	\$3,133,000
14 SHERMAN	\$441,000	1.00000	\$0	\$441,000
15 STURGIS	\$278,400	1.00000	\$0	\$278,400
16 WHITE PIGEON	\$7,330,100	1.00000	\$0	\$7,330,100
52 STURGIS CITY	\$30,089,300	1.00000	\$0	\$30,089,300
51 THREE RIVERS	\$21,680,842	1.00000	\$0	\$21,680,842
COUNTY TOTAL	\$99,725,242		(\$650)	\$99,724,592

CERTIFIED BY THE COUNTY BOARD OF COMMISSIONERS, APRIL 20, 2004.

JOHN DOBBERTEEN, CHAIRMAN OF THE ST. JOSEPH COUNTY BOARD OF COMMISSIONERS

PATTIE S. BENDER, CLERK OF THE ST. JOSEPH COUNTY BOARD OF COMMISSIONERS

ST JOSEPH COUNTY CLASSIFICATION EQUALIZATION SUMMARY

RESIDENTIAL

TOWNSHIP OR CITY	2004 BOARD OF REVIEW ASSESSED	2004 TENTATIVE FACTOR	ADDING OR SUBTRACTING	2004 COUNTY EQUALIZED VALUE
01 BURR OAK	\$41,198,700	1.00000	\$0	\$41,198,700
02 COLON	\$74,323,300	1.00000	\$0	\$74,323,300
03 CONSTANTINE	\$62,316,700	1.00000	\$0	\$62,316,700
04 FABIVS	\$159,405,325	1.00000	\$0	\$159,405,325
05 FAWN RIVER	\$25,887,544	1.00000	\$0	\$25,887,544
06 FLORENCE	\$19,749,500	1.00000	\$0	\$19,749,500
07 FLOWERFIELD	\$37,029,554	1.00000	\$0	\$37,029,554
08 LEONIDAS	\$19,746,185	1.00000	\$0	\$19,746,185
09 LOCKPORT	\$84,200,400	1.00000	\$0	\$84,200,400
10 MENDON	\$43,975,100	1.00000	\$0	\$43,975,100
11 MOTTVILLE	\$28,752,800	1.00000	\$0	\$28,752,800
12 NOTTAWA	\$85,131,600	1.00000	\$0	\$85,131,600
13 PARK	\$70,195,500	1.00000	\$0	\$70,195,500
14 SHERMAN	\$101,809,600	1.00000	\$0	\$101,809,600
15 STURGIS	\$29,464,800	1.00000	\$0	\$29,464,800
16 WHITE PIGEON	\$128,159,100	1.00000	\$0	\$128,159,100
52 STURGIS CITY	\$120,946,700	1.00000	\$0	\$120,946,700
51 THREE RIVERS	\$75,814,518	1.00000	\$0	\$75,814,518
COUNTY TOTAL	\$1,208,106,926		\$0	\$1,208,106,926

CERTIFIED BY THE COUNTY BOARD OF COMMISSIONERS, APRIL 20, 2004.

JOHN DOBBERTEEN, CHAIRMAN OF THE ST. JOSEPH COUNTY BOARD OF COMMISSIONERS

PATTIE S. BENDER, CLERK OF THE ST. JOSEPH COUNTY BOARD OF COMMISSIONERS

ST JOSEPH COUNTY CLASSIFICATION EQUALIZATION SUMMARY

PERSONAL PROPERTY

TOWNSHIP OR CITY	2004 BOARD OF REVIEW ASSESSED	2004 TENTATIVE FACTOR	ADDING OR SUBTRACTING	2004 COUNTY EQUALIZED VALUE
01 BURR OAK	\$2,439,400	1.00000	\$0	\$2,439,400
02 COLON	\$4,130,200	1.00000	\$0	\$4,130,200
03 CONSTANTINE	\$17,997,300	1.00000	\$0	\$17,997,300
04 FABIOUS	\$6,434,498	1.00000	\$0	\$6,434,498
05 FAWN RIVER	\$841,020	1.00000	\$0	\$841,020
06 FLORENCE	\$1,188,600	1.00000	\$0	\$1,188,600
07 FLOWERFIELD	\$5,143,478	1.00000	\$0	\$5,143,478
08 LEONIDAS	\$981,700	1.00000	\$0	\$981,700
09 LOCKPORT	\$3,051,200	1.00000	\$0	\$3,051,200
10 MENDON	\$15,298,900	1.00000	\$0	\$15,298,900
11 MOTTVILLE	\$5,572,500	1.00000	\$0	\$5,572,500
12 NOTTAWA	\$3,308,800	1.00000	\$0	\$3,308,800
13 PARK	\$11,892,900	1.00000	\$0	\$11,892,900
14 SHERMAN	\$3,290,400	1.00000	\$0	\$3,290,400
15 STURGIS	\$3,290,400	1.00000	\$0	\$3,290,400
16 WHITE PIGEON	\$14,564,500	1.00000	\$0	\$14,564,500
52 STURGIS CITY	\$52,728,800	1.00000	\$0	\$52,728,800
51 THREE RIVERS	\$37,668,370	1.00000	\$0	\$37,668,370
COUNTY TOTAL	\$189,822,966		\$0	\$189,822,966

CERTIFIED BY THE COUNTY BOARD OF COMMISSIONERS, APRIL 20, 2004

JOHN DOBBERTEEN, CHAIRMAN OF THE ST. JOSEPH COUNTY BOARD OF COMMISSIONERS

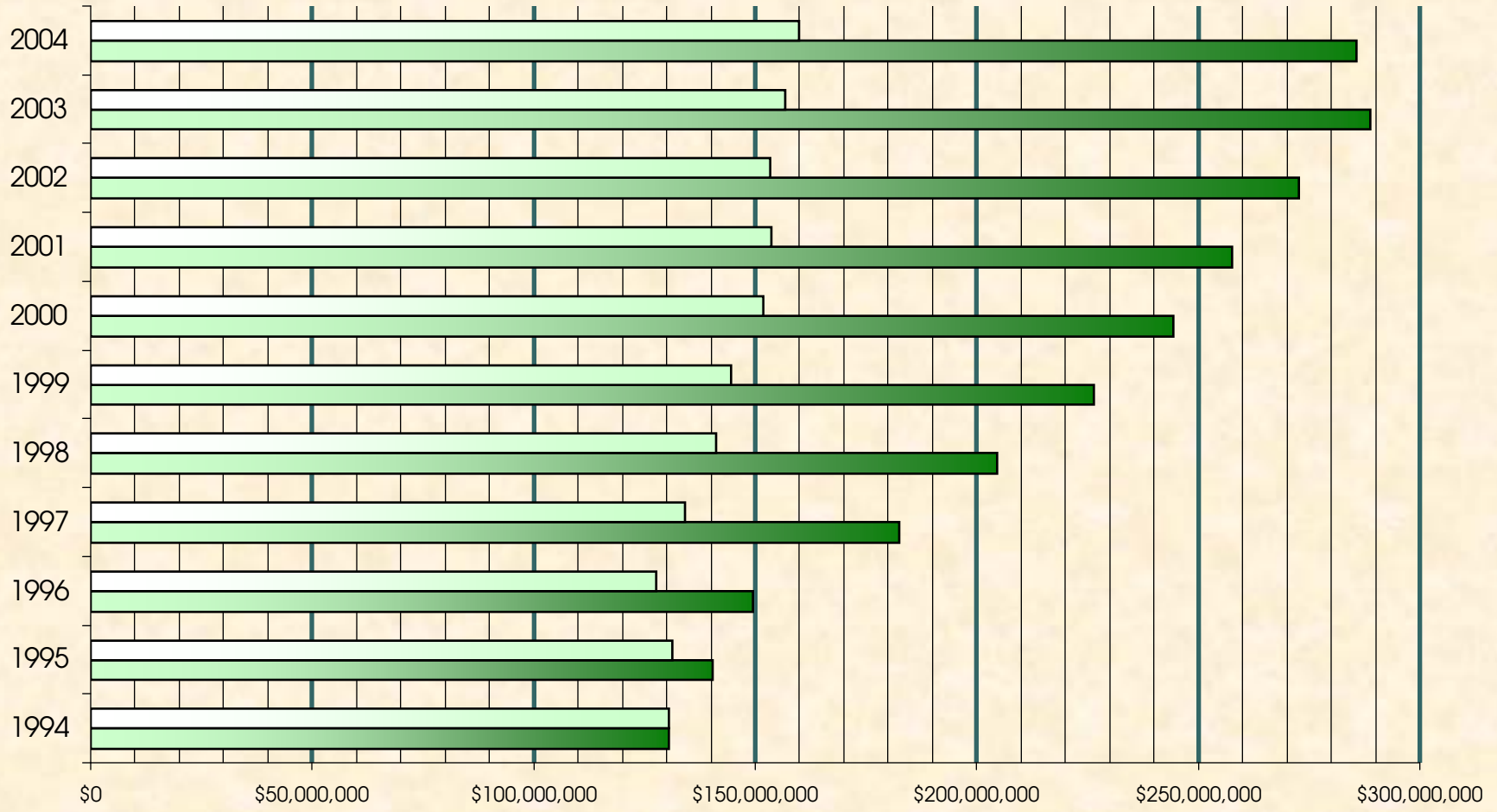
PATTIE S. BENDER, CLERK OF THE ST. JOSEPH COUNTY BOARD OF COMMISSIONERS

ST JOSEPH COUNTY

2004 SEV PROPERTY CLASS FACTORS

UNIT	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL
BURR OAK	1.00000	1.00000	1.00000	1.00000
COLON	1.00000	1.00000	1.00000	1.00000
CONSTANTINE	1.00000	1.00000	1.00000	1.00000
FABIUS	0.98948	1.06726	1.00000	1.00000
FAWN RIVER	1.00000	1.00000	NONE	1.00000
FLORENCE	1.00000	1.00000	1.00000	1.00000
FLOWERFIELD	1.00000	1.00000	1.00000	1.00000
LEONIDAS	1.00000	1.05514	0.88984	1.00000
LOCKPORT	1.00000	1.00000	1.00000	1.00000
MENDON	1.00000	1.00000	1.00000	1.00000
MOTTVILLE	1.00000	1.00000	1.00000	1.00000
NOTTAWA	1.00000	1.00000	1.00000	1.00000
PARK	1.00000	1.00000	1.00000	1.00000
SHERMAN	1.00000	1.00000	1.00000	1.00000
STURGIS	1.00000	1.00000	1.00000	1.00000
WHITE PIGEON	1.00000	1.00000	1.00000	1.00000
STURGIS CITY	1.00000	1.00000	1.00000	1.00000
THREE RIVERS	NONE	1.00000	1.00000	1.00000

Historical Variance Between Equalized & Taxable Valuations - Agricultural Classification



	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
□ Taxable	\$130,124,327	\$131,140,135	\$127,458,782	\$134,009,471	\$140,946,642	\$144,241,761	\$151,635,069	\$153,390,328	\$153,149,245	\$156,385,499	\$159,602,003
■ Equalized	\$130,124,327	\$140,000,877	\$149,208,132	\$182,253,733	\$204,349,640	\$226,047,244	\$244,128,529	\$257,469,264	\$272,439,788	\$288,516,360	\$285,320,950

Historical Variance Between Residential SEV & Taxable Values

