

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 2004

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	11,024,591	1,095,486	913,542	29,924,019	0	0	42,957,638
Colon	11,316,866	3,694,428	2,090,376	53,207,816	0	0	70,309,486
Constantine	9,533,728	4,113,414	15,499,588	50,901,685	0	0	80,048,415
Fabius	7,061,070	3,593,292	1,983,629	101,766,338	0	0	114,404,329
Fawn River	5,842,545	1,056,116	0	19,734,335	0	0	26,632,996
Florence	13,531,725	8,679	71,958	14,951,077	0	0	28,563,439
Flowerfield	9,036,500	738,706	3,316	24,526,533	0	0	34,305,055
Leonidas	13,910,038	701,773	5,250	12,390,223	0	0	27,007,284
Lockport	9,098,381	3,223,912	740,894	65,599,621	0	0	78,662,808
Mendon	9,014,936	2,949,436	2,703,062	33,509,263	0	0	48,176,697
Mottville	7,532,196	1,607,220	7,486,870	21,995,093	0	0	38,621,379
Nottawa	15,174,788	7,056,651	166,765	63,549,386	0	0	85,947,590
Park	12,997,015	3,317,056	2,952,977	52,192,523	0	0	71,459,571
Sherman	8,747,740	851,856	424,917	75,750,787	0	0	85,775,300
Sturgis	7,341,497	10,520,725	278,192	24,818,296	0	0	42,958,710
White Pigeon	8,303,528	7,271,714	5,683,910	97,697,079	0	0	118,956,231
Three Rivers	0	37,371,132	19,337,168	58,214,813	0	0	114,923,113
Sturgis City	134,859	43,210,788	28,610,001	104,147,554	0	0	176,103,202
							0
							0
Totals for County	159,602,003	132,382,384	88,952,415	904,876,441	0	0	1,285,813,243

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.

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 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.

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

2004

SUMMARY OF TAXABLE VALUATIONS

UNIT	2004 PARCEL COUNT	2003 TOTAL TAXABLE VALUES	2004 TOTAL TAXABLE VALUES	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL TAXABLE VALUE
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TOWNSHIPS

BURR OAK	1,702	\$43,050,092	\$45,397,038	5.45%	3.08%
COLON	2,701	\$70,065,056	\$74,439,686	6.24%	5.05%
CONSTANTINE	2,150	\$94,951,737	\$98,037,427	3.25%	6.65%
FABIUS	3,191	\$113,514,248	\$120,838,827	6.45%	8.19%
FAWN RIVER	985	\$26,069,635	\$27,474,016	5.39%	1.86%
FLORENCE	839	\$28,747,843	\$29,752,039	3.49%	2.02%
FLOWERFIELD	1,085	\$37,858,391	\$39,448,533	4.20%	2.67%
LEONIDAS	972	\$25,815,281	\$27,988,984	8.42%	1.90%
LOCKPORT	2,428	\$76,119,510	\$81,714,008	7.35%	5.54%
MENDON	1,755	\$61,126,526	\$63,158,601	3.32%	4.28%
MOTTVILLE	1,008	\$42,321,979	\$44,193,879	4.42%	3.00%
NOTTAWA	2,511	\$83,826,683	\$89,256,390	6.48%	6.05%
PARK	1,866	\$80,659,613	\$83,352,471	3.34%	5.65%
SHERMAN	2,260	\$85,660,233	\$89,065,700	3.98%	6.04%
STURGIS	1,073	\$45,092,194	\$46,249,110	2.57%	3.13%
WHITE PIGEON	3,056	\$127,384,038	\$133,520,731	4.82%	9.05%

CITIES

STURGIS CITY	4,491	\$226,430,080	\$228,832,002	1.06%	15.51%
THREE RIVERS	3,552	\$149,805,055	\$152,591,483	1.86%	10.34%

ST JOSEPH COUNTY	*37,496	\$1,418,498,194	\$1,475,310,925	4.01%	100.00%
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*Parcel Counts include exempt property counts

VILLAGES**

BURR OAK Total	544	\$8,066,026	\$8,638,869	7.10%	0.59%
COLON Total	925	\$22,670,017	\$23,338,862	2.95%	1.58%
CONSTANTINE Total	902	\$45,544,676	\$46,179,073	1.39%	3.13%
MENDON Total	592	\$21,968,775	\$22,536,800	2.59%	1.53%
CENTREVILLE Total	690	\$19,197,022	\$19,995,484	4.16%	1.36%
WHITE PIGEON Total	847	\$24,874,039	\$25,235,807	1.45%	1.71%

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

TOTAL VILLAGES	3,810	\$142,320,555	\$145,924,895	2.53%	9.89%
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