

Taxable Valuations - Page 1 of 2

L-4046

This form is issued under the General Property Tax Act, Section 211.150. Filing is mandatory.

ST JOSEPH COUNTY

Please read the instruction below before completing this form.

Statement of taxable valuation in the year **2005**

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	11,457,442	1,085,969	908,984	32,449,559	0	0	45,901,954
Colon	11,648,615	3,623,256	2,165,516	56,149,591	0	0	73,586,978
Constantine	9,774,952	4,368,738	16,072,319	53,369,378	0	0	83,585,387
Fabius	6,223,668	3,740,586	2,298,325	109,426,063	0	0	121,688,642
Fawn River	6,088,021	1,076,022	0	21,200,830	0	0	28,364,873
Florence	13,757,511	8,878	71,929	16,151,760	0	0	29,990,078
Flowerfield	8,932,310	653,313	105,772	26,784,940	0	0	36,476,335
Leonidas	14,055,499	822,442	0	13,013,640	0	0	27,891,581
Lockport	9,338,325	3,200,634	751,723	69,347,365	0	0	82,638,047
Mendon	9,952,326	2,983,638	2,769,813	35,282,991	0	0	50,988,768
Mottville	7,901,272	1,632,200	7,614,951	22,620,849	0	0	39,769,272
Nottawa	15,472,386	7,232,373	330,413	67,377,919	0	0	90,413,091
Park	13,225,099	4,085,594	3,150,643	54,684,084	0	0	75,145,420
Sherman	9,245,373	1,017,431	427,790	81,794,943	0	0	92,485,537
Sturgis	7,450,917	11,502,897	327,460	25,818,080	0	0	45,099,354
White Pigeon	8,727,508	7,606,368	5,886,182	104,145,270	0	0	126,365,328
Three Rivers	0	39,061,213	19,540,800	62,064,185	0	0	120,666,198
Sturgis City	137,958	44,635,742	33,356,586	108,920,091	0	0	187,050,377
							0
							0
Totals for County	163,389,182	138,337,294	95,779,206	960,601,538	0	0	1,358,107,220

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

2005

SUMMARY OF TAXABLE VALUATIONS

UNIT	2005 PARCEL COUNT	2004 TOTAL TAXABLE VALUES	2005 TOTAL TAXABLE VALUES	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL TAXABLE VALUE
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TOWNSHIPS

BURR OAK	1,710	\$45,397,038	\$48,385,539	6.58%	3.12%
COLON	2,663	\$74,439,686	\$77,718,378	4.40%	5.01%
CONSTANTINE	2,161	\$98,037,427	\$101,377,138	3.41%	6.53%
FABIUS	3,009	\$120,838,827	\$128,704,272	6.51%	8.29%
FAWN RIVER	990	\$27,474,016	\$29,110,138	5.96%	1.88%
FLORENCE	845	\$29,752,039	\$31,424,178	5.62%	2.02%
FLOWERFIELD	1,110	\$39,448,533	\$41,955,481	6.35%	2.70%
LEONIDAS	971	\$27,988,984	\$28,854,581	3.09%	1.86%
LOCKPORT	2,412	\$81,714,008	\$85,945,747	5.18%	5.54%
MENDON	1,808	\$63,158,601	\$67,432,822	6.77%	4.34%
MOTTVILLE	1,003	\$44,193,879	\$45,233,072	2.35%	2.91%
NOTTAWA	2,549	\$89,256,390	\$94,439,391	5.81%	6.08%
PARK	1,854	\$83,352,471	\$86,722,620	4.04%	5.59%
SHERMAN	2,274	\$89,065,700	\$95,847,937	7.61%	6.17%
STURGIS	1,076	\$46,249,110	\$48,139,454	4.09%	3.10%
WHITE PIGEON	3,075	\$133,520,731	\$140,342,528	5.11%	9.04%

CITIES

STURGIS CITY	4,484	\$228,832,002	\$246,960,757	7.92%	15.91%
THREE RIVERS	3,560	\$152,591,483	\$153,945,748	0.89%	9.92%

ST JOSEPH COUNTY	37,554	\$1,475,310,925	\$1,552,539,781	5.23%	100.00%
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*Parcel Counts include exempt property counts

VILLAGES**

BURR OAK Total	532	\$8,638,869	\$8,992,177	4.09%	0.58%
COLON Total	909	\$23,338,862	\$24,338,473	4.28%	1.57%
CONSTANTINE Total	861	\$46,179,073	\$46,878,051	1.51%	3.02%
MENDON Total	550	\$22,536,800	\$24,588,108	9.10%	1.58%
CENTREVILLE Total	652	\$19,995,484	\$21,240,401	6.23%	1.37%
WHITE PIGEON Total	831	\$25,235,807	\$26,107,196	3.45%	1.68%

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

TOTAL VILLAGES	4,335	\$145,924,895	\$152,144,406	4.26%	9.80%
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