

ST JOSEPH COUNTY

2008

SUMMARY OF TAXABLE VALUATIONS

UNIT	2008 PARCEL COUNT	2007 TOTAL TAXABLE VALUES	2008 TOTAL TAXABLE VALUES	PERCENT CHANGE FROM PREVIOUS YEAR	PERCENT OF TOTAL TAXABLE VALUE
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TOWNSHIPS

BURR OAK	1,699	\$54,409,920	\$56,230,353	3.35%	3.09%
COLON	2,809	\$87,617,920	\$91,812,815	4.79%	5.05%
CONSTANTINE	2,179	\$116,931,679	\$115,876,631	-0.90%	6.38%
FABIUS	3,029	\$143,876,227	\$150,062,731	4.30%	8.26%
FAWN RIVER	1,000	\$33,012,351	\$34,338,311	4.02%	1.89%
FLORENCE	840	\$34,114,260	\$35,646,842	4.49%	1.96%
FLOWERFIELD	1,124	\$45,959,868	\$47,302,146	2.92%	2.60%
LEONIDAS	976	\$32,055,239	\$33,471,707	4.42%	1.84%
LOCKPORT	2,422	\$97,143,741	\$102,029,741	5.03%	5.61%
MENDON	1,945	\$78,274,191	\$79,366,651	1.40%	4.37%
MOTTVILLE	1,022	\$49,523,200	\$51,282,647	3.55%	2.82%
NOTTAWA	2,697	\$111,599,526	\$115,354,128	3.36%	6.35%
PARK	1,868	\$98,108,773	\$102,722,345	4.70%	5.65%
SHERMAN	2,286	\$107,972,941	\$112,902,030	4.57%	6.21%
STURGIS	1,068	\$50,929,982	\$52,201,081	2.50%	2.87%
WHITE PIGEON	3,028	\$154,257,960	\$161,522,892	4.71%	8.89%

CITIES

STURGIS CITY	4,470	\$267,096,490	\$274,032,283	2.60%	15.08%
THREE RIVERS	3,448	\$181,720,073	\$200,978,193	10.60%	11.06%

ST JOSEPH COUNTY	37,910	\$1,744,604,341	\$1,817,133,527	4.16%	100.00%
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*Parcel Counts include exempt property counts

VILLAGES**

BURR OAK Total	524	\$9,604,420	\$9,787,624	1.91%	0.54%
COLON Total	924	\$26,813,091	\$28,054,539	4.63%	1.54%
CONSTANTINE Total	861	\$53,103,527	\$54,624,294	2.86%	3.01%
MENDON Total	578	\$30,425,573	\$30,820,848	1.30%	1.70%
CENTREVILLE Total	672	\$23,364,232	\$24,177,990	3.48%	1.33%
WHITE PIGEON Total	816	\$27,927,302	\$28,538,021	2.19%	1.57%

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

TOTAL VILLAGES	4,375	\$171,238,145	\$176,003,316	2.78%	9.69%
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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 **2008**

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	12,174,436	1,436,511	883,884	39,289,422	0	0	53,784,253
Colon	13,157,948	3,870,452	2,604,633	67,958,482	0	0	87,591,515
Constantine	9,993,863	4,771,235	17,835,390	62,187,643	0	0	94,788,131
Fabius	5,834,705	4,388,170	2,760,066	130,567,535	0	0	143,550,476
Fawn River	6,324,885	1,282,647	0	25,984,366	0	0	33,591,898
Florence	15,716,196	9,727	74,010	18,317,709	0	0	34,117,642
Flowerfield	8,380,973	828,734	115,908	33,183,800	0	0	42,509,415
Leonidas	15,152,338	716,567	0	16,460,002	0	0	32,328,907
Lockport	11,351,319	3,699,975	824,101	82,546,346	0	0	98,421,741
Mendon	11,665,889	3,250,938	4,109,104	40,966,584	0	0	59,992,515
Mottville	8,521,052	1,817,322	8,193,767	25,890,006	0	0	44,422,147
Nottawa	16,853,310	8,502,810	543,173	85,383,335	0	0	111,282,628
Park	18,138,219	3,663,977	4,722,677	64,761,372	0	0	91,286,245
Sherman	9,438,601	1,365,205	185,114	98,802,010	0	0	109,790,930
Sturgis	7,749,410	11,114,161	1,114,270	28,899,591	0	267,949	49,145,381
White Pigeon	9,433,060	8,641,325	6,607,412	121,252,895	0	0	145,934,692
Three Rivers	0	58,963,381	26,303,141	70,834,171	0	0	156,100,693
Sturgis City	418,691	46,826,686	41,434,963	120,212,543	0	0	208,892,883
Burr Oak Village	21,585	718,066	652,949	7,670,224	0	0	9,062,824
Centreville Village	19,714	5,980,750	1,203,631	14,823,195	0	0	22,027,290
Colon Village	0	2,847,859	1,787,962	21,392,218	0	0	26,028,039
Constantine Village	104,571	3,769,008	14,208,763	18,833,952	0	0	36,916,294
Mendon Village	20,323	2,026,124	3,092,229	11,626,372	0	0	16,765,048
White Pigeon Village	106,133	6,216,012	3,418,016	16,347,460	0	0	26,087,621
Totals for County	180,304,895	165,149,823	118,311,613	1,133,497,812	0	267,949	1,597,532,092

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.

Report the Total Taxable Valuations of entire township or city for Homeowner's Principal Residence & Qualified Agricultural Property & Qualified Forest Property except Commercial & Industrial Personal Property in column 13. Report the Total Taxable Value of Commercial Personal Property in column 11. Report the Total Taxable Value of Industrial Personal Property in column 12.

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 13).

