

**2014 BERRIEN COUNTY REAL PROPERTY
ASSESSED AND TAXABLE VALUE DIFFERENCE BY CLASS**

TOWNSHIPS	101 - AGRICULTURAL				201 - COMMERCIAL				301 - INDUSTRIAL				401 - RESIDENTIAL			
	EQUALIZED	TAXABLE	DOLLAR DIFFERENCE	PERCENT OF DIFFERENCE	EQUALIZED	TAXABLE	DOLLAR DIFFERENCE	PERCENT OF DIFFERENCE	EQUALIZED	TAXABLE	DOLLAR DIFFERENCE	PERCENT OF DIFFERENCE	EQUALIZED	TAXABLE	DOLLAR DIFFERENCE	PERCENT OF DIFFERENCE
Bainbridge Twp	49,098,200	25,984,860	23,113,340	52.92%	3,672,500	3,200,345	472,155	87.14%	246,200	235,900	10,300	95.82%	73,072,100	63,193,597	9,878,503	86.48%
Baroda Twp	30,511,100	15,965,332	14,545,768	52.33%	4,800,800	4,390,944	409,856	91.46%	2,104,900	1,546,142	558,758	73.45%	61,562,100	59,139,420	2,422,680	96.06%
Benton Twp	12,464,200	6,772,238	5,691,962	54.33%	131,252,100	116,578,347	14,673,753	88.82%	34,679,600	32,833,716	1,845,884	94.68%	222,040,100	186,803,874	35,236,226	84.13%
Berrien Twp	40,870,900	18,799,830	22,071,070	46.00%	3,714,800	3,386,462	328,338	91.16%	445,400	445,400	0	100.00%	133,222,350	123,154,039	10,068,311	92.44%
Bertrand Twp	36,677,900	16,026,065	20,651,835	43.69%	8,248,100	7,959,063	289,037	96.50%	6,586,000	6,418,495	167,505	97.46%	107,527,573	94,567,782	12,959,791	87.95%
Buchanan Twp	26,419,600	11,401,199	15,018,401	43.15%	3,958,000	3,026,582	931,418	76.47%	573,100	298,073	275,027	52.01%	128,817,800	108,802,242	20,015,558	84.46%
Chikaming Twp	20,807,600	11,531,957	9,275,643	55.42%	35,585,800	27,028,612	8,557,188	75.95%	3,041,900	3,034,112	7,788	99.74%	843,616,400	527,668,329	315,948,071	62.55%
Coloma Twp	9,593,800	4,416,721	5,177,079	46.04%	15,762,200	12,462,094	3,300,106	79.06%	873,300	726,623	146,677	83.20%	194,835,400	158,535,196	36,300,204	81.37%
Galien Twp	36,232,455	14,939,155	21,293,300	41.23%	983,180	892,724	90,456	90.80%	741,647	678,724	62,923	91.52%	29,838,198	26,009,412	3,828,786	87.17%
Hagar Twp	11,737,900	5,922,140	5,815,760	50.45%	6,150,500	5,168,262	982,238	84.03%	6,634,300	6,111,283	523,017	92.12%	224,199,250	142,808,171	81,391,079	63.70%
Lake Twp	8,046,800	3,461,728	4,585,072	43.02%	17,352,000	15,022,642	2,329,358	86.58%	833,945,400	831,965,768	1,979,632	99.76%	187,848,800	128,430,093	59,418,707	68.37%
Lincoln Twp	10,095,100	5,440,979	4,654,121	53.90%	76,788,700	68,495,340	8,293,360	89.20%	10,775,400	10,517,259	258,141	97.60%	576,890,400	522,939,755	53,950,645	90.65%
New Buffalo Twp	12,301,300	4,471,884	7,829,416	36.35%	39,246,200	22,906,074	16,340,126	58.37%	1,139,300	830,865	308,435	72.93%	775,374,370	493,557,718	281,816,652	63.65%
Niles Twp	29,197,100	12,391,725	16,805,375	42.44%	68,198,700	53,524,622	14,674,078	78.48%	9,940,000	8,958,501	981,499	90.13%	276,609,300	255,644,848	20,964,452	92.42%
Oronoko Twp	39,234,000	20,278,039	18,955,961	51.68%	22,960,700	19,638,526	3,322,174	85.53%	8,667,900	8,543,221	124,679	98.56%	195,825,750	176,482,177	19,343,573	90.12%
Pipestone Twp	44,030,170	19,992,696	24,037,474	45.41%	3,407,000	3,049,310	357,690	89.50%	849,200	849,200	0	100.00%	55,362,600	44,101,175	11,261,425	79.66%
Royalton Twp	21,914,000	11,636,473	10,277,527	53.10%	36,692,000	34,238,296	2,453,704	93.31%	1,226,300	1,160,560	65,740	94.64%	220,093,400	206,288,245	13,805,155	93.73%
St Joseph Twp	NO CLASS	NO CLASS	NA	NA	38,632,100	34,950,797	3,681,303	90.47%	5,064,600	4,983,245	81,355	98.39%	360,985,100	338,531,583	22,453,517	93.78%
Sodus Twp	26,032,600	14,277,248	11,755,352	54.84%	7,093,700	6,084,080	1,009,620	85.77%	3,803,400	3,559,667	243,733	93.59%	48,444,900	41,246,245	7,198,655	85.14%
Three Oaks Twp	31,002,445	14,027,017	16,975,428	45.24%	10,372,720	7,939,605	2,433,115	76.54%	898,259	898,254	5	100.00%	71,493,577	58,774,038	12,719,539	82.21%
Watervliet Twp	7,013,400	3,756,564	3,256,836	53.56%	13,171,600	12,197,930	973,670	92.61%	581,700	553,790	27,910	95.20%	144,167,900	110,126,565	34,041,335	76.39%
Weesaw Twp	62,735,976	24,327,059	38,408,917	38.78%	399,900	366,246	33,654	91.58%	1,499,600	1,425,349	74,251	95.05%	58,178,300	43,721,943	14,456,357	75.15%
TOTAL TOWNSHIPS	566,016,546	265,820,909	300,195,637	46.96%	548,443,300	462,506,903	85,936,397	84.33%	934,317,406	926,574,147	7,743,259	99.17%	4,990,005,668	3,910,526,447	1,079,479,221	78.37%
CITIES																
Benton Harbor City	NO CLASS	NO CLASS	NA	NA	55,320,600	35,483,096	19,837,504	64.14%	12,455,800	10,740,223	1,715,577	86.23%	60,390,400	49,199,018	11,191,382	81.47%
Bridgman City	NO CLASS	NO CLASS	NA	NA	12,365,800	10,672,146	1,693,654	86.30%	4,892,400	4,850,673	41,727	99.15%	89,068,350	79,757,576	9,310,774	89.55%
Buchanan City	NO CLASS	NO CLASS	NA	NA	13,299,300	12,114,948	1,184,352	91.09%	12,791,800	12,482,851	308,949	97.58%	56,885,200	51,811,311	5,073,889	91.08%
Coloma City	NO CLASS	NO CLASS	NA	NA	7,425,300	6,919,983	505,317	93.19%	1,140,100	1,140,063	37	100.00%	22,366,700	22,118,407	248,293	98.89%
New Buffalo City	NO CLASS	NO CLASS	NA	NA	25,852,998	23,210,888	2,642,110	89.78%	126,500	126,500	0	100.00%	234,403,181	180,748,819	53,654,362	77.11%
Niles City	NO CLASS	NO CLASS	NA	NA	43,807,900	39,519,233	4,288,667	90.21%	9,325,300	8,923,037	402,263	95.69%	137,099,400	127,100,669	9,998,731	92.71%
St Joseph City	NO CLASS	NO CLASS	NA	NA	83,910,500	73,865,104	10,045,396	88.03%	13,270,200	13,116,543	153,657	98.84%	378,295,700	327,159,434	51,136,266	86.48%
Watervliet City	NO CLASS	NO CLASS	NA	NA	3,333,000	3,203,894	129,106	96.13%	25,700	25,553	147	99.43%	22,898,400	21,523,889	1,374,511	94.00%
TOTAL CITIES	NO CLASS	NO CLASS	NA	NA	245,315,398	204,989,292	40,326,106	83.56%	54,027,800	51,405,443	2,622,357	95.15%	1,001,407,331	859,419,123	141,988,208	85.82%
TOTAL COUNTY	566,016,546	265,820,909	300,195,637	46.96%	793,758,698	667,496,195	126,262,503	84.09%	988,345,206	977,979,590	10,365,616	98.95%	5,991,412,999	4,769,945,570	1,221,467,429	79.61%

**2014 BERRIEN COUNTY REAL PROPERTY
ASSESSED AND TAXABLE VALUE DIFFERENCE BY MUNICIPALITY**

TOWNSHIPS	EQUALIZED	TAXABLE	DOLLAR DIFFERENCE	PERCENT OF DIFFERENCE
Bainbridge Twp	126,089,000	92,614,702	33,474,298	73.45%
Baroda Twp	98,978,900	81,041,838	17,937,062	81.88%
Benton Twp	400,436,000	342,988,175	57,447,825	85.65%
Berrien Twp	178,253,450	145,785,731	32,467,719	81.79%
Bertrand Twp	159,039,573	124,971,405	34,068,168	78.58%
Buchanan Twp	159,768,500	123,528,096	36,240,404	77.32%
Chikaming Twp	903,051,700	569,263,010	333,788,690	63.04%
Coloma Twp	221,064,700	176,140,634	44,924,066	79.68%
Galien Twp	67,795,480	42,520,015	25,275,465	62.72%
Hagar Twp	248,721,950	160,009,856	88,712,094	64.33%
Lake Twp	1,047,193,000	978,880,231	68,312,769	93.48%
Lincoln Twp	674,549,600	607,393,333	67,156,267	90.04%
New Buffalo Twp	828,061,170	521,766,541	306,294,629	63.01%
Niles Twp	383,945,100	330,519,696	53,425,404	86.09%
Oronoko Twp	266,688,350	224,941,963	41,746,387	84.35%
Pipestone Twp	103,648,970	67,992,381	35,656,589	65.60%
Royalton Twp	279,925,700	253,323,574	26,602,126	90.50%
St Joseph Twp	404,681,800	378,465,625	26,216,175	93.52%
Sodus Twp	85,374,600	65,167,240	20,207,360	76.33%
Three Oaks Twp	113,767,001	81,638,914	32,128,087	71.76%
Watervliet Twp	164,934,600	126,634,849	38,299,751	76.78%
Weesaw Twp	122,813,776	69,840,597	52,973,179	56.87%
TOTAL TOWNSHIPS	7,038,782,920	5,565,428,406	1,473,354,514	79.07%
CITIES				
Benton Harbor City	128,166,800	95,422,337	32,744,463	74.45%
Bridgman City	106,326,550	95,280,395	11,046,155	89.61%
Buchanan City	82,976,300	76,409,110	6,567,190	92.09%
Coloma City	30,932,100	30,178,453	753,647	97.56%
New Buffalo City	260,382,679	204,086,207	56,296,472	78.38%
Niles City	190,232,600	175,542,939	14,689,661	92.28%
St Joseph City	475,476,400	414,141,081	61,335,319	87.10%
Watervliet City	26,257,100	24,753,336	1,503,764	94.27%
TOTAL CITIES	1,300,750,529	1,115,813,858	184,936,671	85.78%
TOTAL COUNTY	8,339,533,449	6,681,242,264	1,658,291,185	80.12%