

**2012 BERRIEN COUNTY REAL PROPERTY
ASSESSED AND TAXABLE VALUE DIFFERENCE BY MUNICIPALITY**

TOWNSHIPS	EQUALIZED	TAXABLE	DOLLAR DIFFERENCE	PERCENT OF DIFFERENCE
Bainbridge Twp	120,669,550	90,350,800	30,318,750	74.87%
Baroda Twp	98,796,400	81,641,409	17,154,991	82.64%
Benton Twp	398,319,700	349,993,943	48,325,757	87.87%
Berrien Twp	181,435,900	150,780,782	30,655,118	83.10%
Bertrand Twp	145,723,600	116,302,422	29,421,178	79.81%
Buchanan Twp	164,232,870	124,899,142	39,333,728	76.05%
Chikaming Twp	952,811,000	538,434,385	414,376,615	56.51%
Coloma Twp	250,705,700	178,591,953	72,113,747	71.24%
Galien Twp	62,749,081	40,787,771	21,961,310	65.00%
Hagar Twp	206,126,650	152,759,133	53,367,517	74.11%
Lake Twp	892,942,200	856,193,696	36,748,504	95.88%
Lincoln Twp	661,125,400	592,501,576	68,623,824	89.62%
New Buffalo Twp	878,181,774	511,768,418	366,413,356	58.28%
Niles Twp	385,747,600	327,178,624	58,568,976	84.82%
Oronoko Twp	251,435,300	221,464,609	29,970,691	88.08%
Pipestone Twp	96,072,500	65,232,773	30,839,727	67.90%
Royalton Twp	268,795,100	244,570,782	24,224,318	90.99%
St Joseph Twp	397,879,300	372,621,773	25,257,527	93.65%
Sodus Twp	76,632,100	59,318,744	17,313,356	77.41%
Three Oaks Twp	109,655,395	79,346,630	30,308,765	72.36%
Watervliet Twp	165,833,500	125,107,992	40,725,508	75.44%
Weesaw Twp	114,710,369	67,335,351	47,375,018	58.70%
TOTAL TOWNSHIPS	6,880,580,989	5,347,182,708	1,533,398,281	77.71%
CITIES				
Benton Harbor City	119,158,700	91,844,943	27,313,757	77.08%
Bridgman City	109,992,700	94,928,292	15,064,408	86.30%
Buchanan City	80,645,700	75,196,743	5,448,957	93.24%
Coloma City	33,433,680	32,188,906	1,244,774	96.28%
New Buffalo City	249,334,440	195,071,706	54,262,734	78.24%
Niles City	185,128,500	174,847,044	10,281,456	94.45%
St Joseph City	496,969,000	411,443,610	85,525,390	82.79%
Watervliet City	27,909,500	26,113,532	1,795,968	93.57%
TOTAL CITIES	1,302,572,220	1,101,634,776	200,937,444	84.57%
TOTAL COUNTY	8,183,153,209	6,448,817,484	1,734,335,725	78.81%

**2012 BERRIEN COUNTY REAL PROPERTY
ASSESSED AND TAXABLE VALUE DIFFERENCE BY CLASS**

TOWNSHIPS	101 - AGRICULTURAL				201 - COMMERCIAL				301 - INDUSTRIAL				401 - RESIDENTIAL			
	EQUALIZED	TAXABLE	DOLLAR DIFFERENCE	% OF DIFFERENCE	EQUALIZED	TAXABLE	DOLLAR DIFFERENCE	% OF DIFFERENCE	EQUALIZED	TAXABLE	DOLLAR DIFFERENCE	% OF DIFFERENCE	EQUALIZED	TAXABLE	DOLLAR DIFFERENCE	% OF DIFFERENCE
Bainbridge Twp	47,973,650	25,285,943	22,687,707	52.71%	3,439,000	3,245,865	193,135	94.38%	244,300	244,300	0	100.00%	69,012,600	61,574,692	7,437,908	89.22%
Baroda Twp	29,886,700	16,261,261	13,625,439	54.41%	4,498,500	4,341,846	156,654	96.52%	2,135,800	1,759,126	376,674	82.36%	62,275,400	59,279,176	2,996,224	95.19%
Benton Twp	10,975,000	6,257,508	4,717,492	57.02%	132,213,000	124,892,890	7,320,110	94.46%	37,109,600	36,369,062	740,538	98.00%	218,022,100	182,474,483	35,547,617	83.70%
Berrien Twp	35,783,000	17,611,669	18,171,331	49.22%	3,844,300	3,471,847	372,453	90.31%	445,700	445,700	0	100.00%	141,362,900	129,251,566	12,111,334	91.43%
Bertrand Twp	31,723,600	14,955,252	16,768,348	47.14%	8,154,900	8,034,860	120,040	98.53%	1,455,000	1,254,066	200,934	86.19%	104,390,100	92,058,244	12,331,856	88.19%
Buchanan Twp	23,949,200	10,776,642	13,172,558	45.00%	3,951,100	2,952,514	998,586	74.73%	580,900	295,336	285,564	50.84%	135,751,670	110,874,650	24,877,020	81.67%
Chikaming Twp	19,289,500	10,869,126	8,420,374	56.35%	32,496,400	24,919,576	7,576,824	76.68%	3,054,500	3,054,500	0	100.00%	897,970,600	499,591,183	398,379,417	55.64%
Coloma Twp	9,211,100	4,248,369	4,962,731	46.12%	16,047,600	12,370,037	3,677,563	77.08%	841,800	716,899	124,901	85.16%	224,605,200	161,256,648	63,348,552	71.80%
Galien Twp	32,537,083	14,338,180	18,198,903	44.07%	1,016,852	853,599	163,253	83.95%	496,758	476,853	19,905	95.99%	28,698,388	25,119,139	3,579,249	87.53%
Hagar Twp	11,053,400	5,615,846	5,437,554	50.81%	5,799,000	5,187,254	611,746	89.45%	6,833,600	6,271,915	561,685	91.78%	182,440,650	135,684,118	46,756,532	74.37%
Lake Twp	7,004,000	3,269,881	3,734,119	46.69%	17,542,200	16,109,607	1,432,593	91.83%	717,380,600	715,754,243	1,626,357	99.77%	151,015,400	121,059,965	29,955,435	80.16%
Lincoln Twp	8,134,700	4,350,716	3,783,984	53.48%	75,269,200	67,171,086	8,098,114	89.24%	11,009,000	10,634,336	374,664	96.60%	566,712,500	510,345,438	56,367,062	90.05%
New Buffalo Twp	10,918,345	4,147,055	6,771,290	37.98%	41,129,250	24,378,579	16,750,671	59.27%	1,011,600	824,232	187,368	81.48%	825,122,579	482,418,552	342,704,027	58.47%
Niles Twp	26,005,400	12,239,962	13,765,438	47.07%	72,139,900	52,889,273	19,250,627	73.31%	10,788,700	10,047,609	741,091	93.13%	276,813,600	252,001,780	24,811,820	91.04%
Oronoko Twp	36,513,000	19,436,055	17,076,945	53.23%	21,958,700	19,407,349	2,551,351	88.38%	9,283,400	9,067,160	216,240	97.67%	183,680,200	173,554,045	10,126,155	94.49%
Pipestone Twp	39,001,300	18,820,217	20,181,083	48.26%	2,934,500	2,904,726	29,774	98.99%	967,600	967,149	451	99.95%	53,169,100	42,540,681	10,628,419	80.01%
Royalton Twp	19,285,400	11,539,469	7,745,931	59.84%	32,582,600	31,131,081	1,451,519	95.55%	1,439,500	1,367,374	72,126	94.99%	215,487,600	200,532,858	14,954,742	93.06%
St Joseph Twp	NO CLASS	NO CLASS	NO CLASS	NO CLASS	37,338,000	36,256,447	1,081,553	97.10%	5,443,400	5,363,590	79,810	98.53%	355,097,900	331,001,736	24,096,164	93.21%
Sodus Twp	24,287,400	13,188,547	11,098,853	54.30%	8,358,100	7,485,623	872,477	89.56%	1,069,500	957,935	111,565	89.57%	42,917,100	37,686,639	5,230,461	87.81%
Three Oaks Twp	27,295,878	13,302,562	13,993,316	48.73%	9,568,615	7,435,930	2,132,685	77.71%	934,934	934,688	246	99.97%	71,855,968	57,673,450	14,182,518	80.26%
Watervliet Twp	6,046,300	3,384,617	2,661,683	55.98%	13,208,500	12,256,078	952,422	92.79%	509,900	467,319	42,581	91.65%	146,068,800	108,999,978	37,068,822	74.62%
Weesaw Twp	57,857,000	23,919,697	33,937,303	41.34%	386,000	367,994	18,006	95.34%	1,521,400	1,411,967	109,433	92.81%	54,945,969	41,635,693	13,310,276	75.78%
TOTAL TOWNSHIPS	514,730,956	253,818,574	260,912,382	49.31%	543,876,217	468,064,061	75,812,156	86.06%	814,557,492	808,685,359	5,872,133	99.28%	5,007,416,324	3,816,614,714	1,190,801,610	76.22%
CITIES																
Benton Harbor City	NO CLASS	NO CLASS	NA	NA	41,626,600	28,860,768	12,765,832	69.33%	14,165,000	12,476,429	1,688,571	88.08%	63,367,100	50,507,746	12,859,354	79.71%
Bridgman City	NO CLASS	NO CLASS	NA	NA	12,134,700	10,892,179	1,242,521	89.76%	5,638,800	5,329,955	308,845	94.52%	92,219,200	78,706,158	13,513,042	85.35%
Buchanan City	NO CLASS	NO CLASS	NA	NA	13,479,800	12,354,397	1,125,403	91.65%	12,771,500	12,340,389	431,111	96.62%	54,394,400	50,501,957	3,892,443	92.84%
Coloma City	NO CLASS	NO CLASS	NA	NA	7,557,900	7,053,914	503,986	93.33%	1,294,200	1,294,046	154	99.99%	24,581,580	23,840,946	740,634	96.99%
New Buffalo City	NO CLASS	NO CLASS	NA	NA	27,273,600	24,467,298	2,806,302	89.71%	126,500	126,500	0	100.00%	221,934,340	170,477,908	51,456,432	76.81%
Niles City	NO CLASS	NO CLASS	NA	NA	45,953,100	42,036,167	3,916,933	91.48%	10,623,200	10,265,000	358,200	96.63%	128,552,200	122,545,877	6,006,323	95.33%
St Joseph City	NO CLASS	NO CLASS	NA	NA	86,500,500	74,910,204	11,590,296	86.60%	15,431,800	15,185,521	246,279	98.40%	395,036,700	321,347,885	73,688,815	81.35%
Watervliet City	NO CLASS	NO CLASS	NA	NA	3,336,400	3,219,630	116,770	96.50%	25,800	25,628	172	99.33%	24,547,300	22,868,274	1,679,026	93.16%
TOTAL CITIES	NO CLASS	NO CLASS	NA	NA	237,862,600	203,794,557	34,068,043	85.68%	60,076,800	57,043,468	3,033,332	94.95%	1,004,632,820	840,796,751	163,836,069	83.69%
TOTAL COUNTY	514,730,956	253,818,574	260,912,382	49.31%	781,738,817	671,858,618	109,880,199	85.94%	874,634,292	865,728,827	8,905,465	98.98%	6,012,049,144	4,657,411,465	1,354,637,679	77.47%