

2012 BERRIEN COUNTY EQUALIZATION REPORT

ASSESSED VALUE BY UNIT

TOWNSHIPS	2012 ASSESSED VALUE			2012 EQUALIZED VALUE		
	REAL	PERSONAL	TOTAL	REAL	PERSONAL	TOTAL
BAINBRIDGE TOWNSHIP	120,669,550	2,835,367	123,504,917	120,669,550	2,835,367	123,504,917
BARODA TOWNSHIP	98,796,400	5,015,760	103,812,160	98,796,400	5,015,760	103,812,160
BENTON TOWNSHIP	398,319,700	66,466,200	464,785,900	398,319,700	66,466,200	464,785,900
BERRIEN TOWNSHIP	181,435,900	4,264,400	185,700,300	181,435,900	4,264,400	185,700,300
BERTRAND TOWNSHIP	145,723,600	12,627,520	158,351,120	145,723,600	12,627,520	158,351,120
BUCHANAN TOWNSHIP	164,232,870	3,810,320	168,043,190	164,232,870	3,810,320	168,043,190
CHIKAMING TOWNSHIP	952,811,000	9,500,700	962,311,700	952,811,000	9,500,700	962,311,700
COLOMA TOWNSHIP	250,705,700	8,203,900	258,909,600	250,705,700	8,203,900	258,909,600
GALIEN TOWNSHIP	62,749,081	1,855,449	64,604,530	62,749,081	1,855,449	64,604,530
HAGAR TOWNSHIP	206,126,650	7,920,380	214,047,030	206,126,650	7,920,380	214,047,030
LAKE TOWNSHIP	892,942,200	130,567,200	1,023,509,400	892,942,200	130,567,200	1,023,509,400
LINCOLN TOWNSHIP	661,125,400	40,398,990	701,524,390	661,125,400	40,398,990	701,524,390
NEW BUFFALO TOWNSHIP	878,181,774	8,938,600	887,120,374	878,181,774	8,938,600	887,120,374
NILES TOWNSHIP	385,747,600	25,995,000	411,742,600	385,747,600	25,995,000	411,742,600
ORONOKO TOWNSHIP	251,435,300	11,104,751	262,540,051	251,435,300	11,104,751	262,540,051
PIPESTONE TOWNSHIP	96,072,500	3,011,110	99,083,610	96,072,500	3,011,110	99,083,610
ROYALTON TOWNSHIP	268,795,100	10,726,950	279,522,050	268,795,100	10,726,950	279,522,050
ST JOSEPH TOWNSHIP	397,879,300	21,273,750	419,153,050	397,879,300	21,273,750	419,153,050
SODUS TOWNSHIP	76,632,100	6,546,100	83,178,200	76,632,100	6,546,100	83,178,200
THREE OAKS TOWNSHIP	109,655,395	5,068,814	114,724,209	109,655,395	5,068,814	114,724,209
WATERVLIET TOWNSHIP	165,833,500	6,686,200	172,519,700	165,833,500	6,686,200	172,519,700
WEESAW TOWNSHIP	114,710,369	6,954,310	121,664,679	114,710,369	6,954,310	121,664,679
TOTAL TOWNSHIPS	6,880,580,989	399,771,771	7,280,352,760	6,880,580,989	399,771,771	7,280,352,760
CITIES						
BENTON HARBOR CITY	119,158,700	25,295,470	144,454,170	119,158,700	25,295,470	144,454,170
BRIDGMAN CITY	109,992,700	4,265,250	114,257,950	109,992,700	4,265,250	114,257,950
BUCHANAN CITY	80,645,700	7,595,540	88,241,240	80,645,700	7,595,540	88,241,240
COLOMA CITY	33,433,680	3,181,000	36,614,680	33,433,680	3,181,000	36,614,680
NEW BUFFALO CITY	249,334,440	5,186,211	254,520,651	249,334,440	5,186,211	254,520,651
NILES CITY	185,128,500	21,714,420	206,842,920	185,128,500	21,714,420	206,842,920
ST JOSEPH CITY	496,969,000	28,895,202	525,864,202	496,969,000	28,895,202	525,864,202
WATERVLIET CITY	27,909,500	3,497,230	31,406,730	27,909,500	3,497,230	31,406,730
TOTAL CITIES	1,302,572,220	99,630,323	1,402,202,543	1,302,572,220	99,630,323	1,402,202,543
2012 TOTAL COUNTY	8,183,153,209	499,402,094	8,682,555,303	8,183,153,209	499,402,094	8,682,555,303
2011 TOTAL COUNTY	8,505,456,864	514,637,317	9,020,094,181	8,505,456,864	514,637,317	9,020,094,181
2012 PERCENT OF CHANGE	-3.79%	-2.96%	-3.74%	-3.79%	-2.96%	-3.74%
VILLAGES						
(INCLUDED IN TWP TOTALS)						
BARODA VILLAGE	16,336,600	1,472,020	17,808,620	16,336,600	1,472,020	17,808,620
BERRIEN SPRINGS VILLAGE	46,240,500	3,885,098	50,125,598	46,240,500	3,885,098	50,125,598
EAU CLAIRE VILLAGE	11,707,800	1,423,580	13,131,380	11,707,800	1,423,580	13,131,380
GALIEN VILLAGE	8,616,360	759,417	9,375,777	8,616,360	759,417	9,375,777
GRAND BEACH VILLAGE	200,214,931	624,300	200,839,231	200,214,931	624,300	200,839,231
MICHIANA VILLAGE	107,438,304	507,100	107,945,404	107,438,304	507,100	107,945,404
SHOREHAM VILLAGE	69,172,400	576,480	69,748,880	69,172,400	576,480	69,748,880
STEVENSVILLE VILLAGE	38,879,500	6,236,270	45,115,770	38,879,500	6,236,270	45,115,770
THREE OAKS VILLAGE	38,990,702	2,272,878	41,263,580	38,990,702	2,272,878	41,263,580
TOTAL VILLAGES	537,597,097	17,757,143	555,354,240	537,597,097	17,757,143	555,354,240

**2012 BERRIEN COUNTY EQUALIZATION REPORT
TAXABLE VALUE BY UNIT**

<u>TOWNSHIPS</u>	<u>REAL</u>	<u>PERSONAL</u>	<u>TOTAL</u>
BAINBRIDGE TOWNSHIP	90,350,800	2,835,367	93,186,167
BARODA TOWNSHIP	81,641,409	4,966,188	86,607,597
BENTON TOWNSHIP	349,993,943	66,466,200	416,460,143
BERRIEN TOWNSHIP	150,780,782	4,264,400	155,045,182
BERTRAND TOWNSHIP	116,302,422	12,291,621	128,594,043
BUCHANAN TOWNSHIP	124,899,142	3,810,320	128,709,462
CHIKAMING TOWNSHIP	538,434,385	9,500,700	547,935,085
COLOMA TOWNSHIP	178,591,953	8,203,900	186,795,853
GALIEN TOWNSHIP	40,787,771	1,855,449	42,643,220
HAGAR TOWNSHIP	152,759,133	7,920,380	160,679,513
LAKE TOWNSHIP	856,193,696	130,567,200	986,760,896
LINCOLN TOWNSHIP	592,501,576	40,398,990	632,900,566
NEW BUFFALO TOWNSHIP	511,768,418	8,938,600	520,707,018
NILES TOWNSHIP	327,178,624	25,986,777	353,165,401
ORONOKO TOWNSHIP	221,464,609	11,101,463	232,566,072
PIPESTONE TOWNSHIP	65,232,773	3,011,110	68,243,883
ROYALTON TOWNSHIP	244,570,782	10,651,616	255,222,398
ST JOSEPH TOWNSHIP	372,621,773	21,272,610	393,894,383
SODUS TOWNSHIP	59,318,744	6,546,100	65,864,844
THREE OAKS TOWNSHIP	79,346,630	5,068,814	84,415,444
WATERVLIET TOWNSHIP	125,107,992	6,686,200	131,794,192
WEESAW TOWNSHIP	67,335,351	6,954,310	74,289,661
TOTAL TOWNSHIPS	5,347,182,708	399,298,315	5,746,481,023
<u>CITIES</u>			
BENTON HARBOR CITY	91,844,943	25,295,470	117,140,413
BRIDGMAN CITY	94,928,292	4,265,250	99,193,542
BUCHANAN CITY	75,196,743	7,595,540	82,792,283
COLOMA CITY	32,188,906	3,181,000	35,369,906
NEW BUFFALO CITY	195,071,706	5,186,211	200,257,917
NILES CITY	174,847,044	21,707,830	196,554,874
ST JOSEPH CITY	411,443,610	28,895,202	440,338,812
WATERVLIET CITY	26,113,532	3,497,230	29,610,762
TOTAL CITIES	1,101,634,776	99,623,733	1,201,258,509
2012 TOTAL COUNTY	6,448,817,484	498,922,048	6,947,739,532
2011 TOTAL COUNTY	6,469,755,896	514,030,320	6,983,786,216
2012 PERCENT OF CHANGE	-0.32%	-2.94%	-0.52%
<u>VILLAGES</u> <u>(INCLUDED IN TWP TOTALS)</u>			
BARODA VILLAGE	15,528,221	1,472,020	17,000,241
BERRIEN SPRINGS VILLAGE	44,496,068	3,885,098	48,381,166
EAU CLAIRE VILLAGE	10,588,193	1,423,580	12,011,773
GALIEN VILLAGE	7,949,839	759,417	8,709,256
GRAND BEACH VILLAGE	112,697,643	624,300	113,321,943
MICHIANA VILLAGE	65,864,970	507,100	66,372,070
SHOREHAM VILLAGE	54,039,790	576,480	54,616,270
STEVENSVILLE VILLAGE	35,884,495	6,236,270	42,120,765
THREE OAKS VILLAGE	33,512,467	2,272,878	35,785,345
TOTAL VILLAGES	380,561,686	17,757,143	398,318,829

2012 BERRIEN COUNTY EQUALIZATION REPORT

ASSESSED VALUE BY CLASS - REAL

TOWNSHIPS	101 PERCENT			201 PERCENT			301 PERCENT			401 PERCENT			2012 AV	2011 AV	PERCENT CHANGE
	AGRICULTURAL	OF CLASS	FACTOR	COMMERCIAL	OF CLASS	FACTOR	INDUSTRIAL	OF CLASS	FACTOR	RESIDENTIAL	OF CLASS	FACTOR			
BAINBRIDGE TOWNSHIP	47,973,650	9.32%	1.000000	3,439,000	0.44%	1.000000	244,300	0.03%	1.000000	69,012,600	1.15%	1.000000	120,669,550	127,476,800	-5.34%
BARODA TOWNSHIP	29,886,700	5.81%	1.000000	4,498,500	0.58%	1.000000	2,135,800	0.24%	1.000000	62,275,400	1.04%	1.000000	98,796,400	104,263,503	-5.24%
BENTON TOWNSHIP	10,975,000	2.13%	1.000000	132,213,000	16.91%	1.000000	37,109,600	4.24%	1.000000	218,022,100	3.63%	1.000000	398,319,700	437,577,150	-8.97%
BERRIEN TOWNSHIP	35,783,000	6.95%	1.000000	3,844,300	0.49%	1.000000	445,700	0.05%	1.000000	141,362,900	2.35%	1.000000	181,435,900	182,741,900	-0.71%
BERTRAND TOWNSHIP	31,723,600	6.16%	1.000000	8,154,900	1.04%	1.000000	1,455,000	0.17%	1.000000	104,390,100	1.74%	1.000000	145,723,600	160,233,550	-9.06%
BUCHANAN TOWNSHIP	23,949,200	4.65%	1.000000	3,951,100	0.51%	1.000000	580,900	0.07%	1.000000	135,751,670	2.26%	1.000000	164,232,870	173,773,927	-5.49%
CHIKAMING TOWNSHIP	19,289,500	3.75%	1.000000	32,496,400	4.16%	1.000000	3,054,500	0.35%	1.000000	897,970,600	14.94%	1.000000	952,811,000	884,975,900	7.67%
COLOMA TOWNSHIP	9,211,100	1.79%	1.000000	16,047,600	2.05%	1.000000	841,800	0.10%	1.000000	224,605,200	3.74%	1.000000	250,705,700	247,262,300	1.39%
GALIEN TOWNSHIP	32,537,083	6.32%	1.000000	1,016,852	0.13%	1.000000	496,758	0.06%	1.000000	28,698,388	0.48%	1.000000	62,749,081	64,106,255	-2.12%
HAGAR TOWNSHIP	11,053,400	2.15%	1.000000	5,799,000	0.74%	1.000000	6,833,600	0.78%	1.000000	182,440,650	3.03%	1.000000	206,126,650	242,682,800	-15.06%
LAKE TOWNSHIP	7,004,000	1.36%	1.000000	17,542,200	2.24%	1.000000	717,380,600	82.02%	1.000000	151,015,400	2.51%	1.000000	892,942,200	867,229,100	2.96%
LINCOLN TOWNSHIP	8,134,700	1.58%	1.000000	75,269,200	9.63%	1.000000	11,009,000	1.26%	1.000000	566,712,500	9.43%	1.000000	661,125,400	674,676,400	-2.01%
NEW BUFFALO TOWNSHIP	10,918,345	2.12%	1.000000	41,129,250	5.26%	1.000000	1,011,600	0.12%	1.000000	825,122,579	13.72%	1.000000	878,181,774	958,419,566	-8.37%
NILES TOWNSHIP	26,005,400	5.05%	1.000000	72,139,900	9.23%	1.000000	10,788,700	1.23%	1.000000	276,813,600	4.60%	1.000000	385,747,600	416,569,500	-7.40%
ORONOKO TOWNSHIP	36,513,000	7.09%	1.000000	21,958,700	2.81%	1.000000	9,283,400	1.06%	1.000000	183,680,200	3.06%	1.000000	251,435,300	268,092,300	-6.21%
PIPESTONE TOWNSHIP	39,001,300	7.58%	1.000000	2,934,500	0.38%	1.000000	967,600	0.11%	1.000000	53,169,100	0.88%	1.000000	96,072,500	106,333,291	-9.65%
ROYALTON TOWNSHIP	19,285,400	3.75%	1.000000	32,582,600	4.17%	1.000000	1,439,500	0.16%	1.000000	215,487,600	3.58%	1.000000	268,795,100	286,079,100	-6.04%
ST JOSEPH TOWNSHIP	NO CLASS	NA	NA	37,338,000	4.78%	1.000000	5,443,400	0.62%	1.000000	355,097,900	5.91%	1.000000	397,879,300	422,134,900	-5.75%
SODUS TOWNSHIP	24,287,400	4.72%	1.000000	8,358,100	1.07%	1.000000	1,069,500	0.12%	1.000000	42,917,100	0.71%	1.000000	76,632,100	76,887,300	-0.33%
THREE OAKS TOWNSHIP	27,295,878	5.30%	1.000000	9,568,615	1.22%	1.000000	934,934	0.11%	1.000000	71,855,968	1.20%	1.000000	109,655,395	118,031,828	-7.10%
WATERLIET TOWNSHIP	6,046,300	1.17%	1.000000	13,208,500	1.69%	1.000000	509,900	0.06%	1.000000	146,068,800	2.43%	1.000000	165,833,500	170,022,300	-2.46%
WEESAW TOWNSHIP	57,857,000	11.24%	1.000000	386,000	0.05%	1.000000	1,521,400	0.17%	1.000000	54,945,969	0.91%	1.000000	114,710,369	116,800,600	-1.79%
TOTAL TOWNSHIPS	514,730,956	100.00%		543,876,217	69.57%		814,557,492	93.13%		5,007,416,324	83.29%		6,880,580,989	7,106,370,270	-3.18%
CITIES															
BENTON HARBOR CITY	NO CLASS	NA	NA	41,626,600	5.32%	1.000000	14,165,000	1.62%	1.000000	63,367,100	1.05%	1.000000	119,158,700	132,460,400	-10.04%
BRIDGMAN CITY	NO CLASS	NA	NA	12,134,700	1.55%	1.000000	5,638,800	0.64%	1.000000	92,219,200	1.53%	1.000000	109,992,700	122,847,490	-10.46%
BUCHANAN CITY	NO CLASS	NA	NA	13,479,800	1.72%	1.000000	12,771,500	1.46%	1.000000	54,394,400	0.90%	1.000000	80,645,700	94,181,000	-14.37%
COLOMA CITY	NO CLASS	NA	NA	7,557,900	0.97%	1.000000	1,294,200	0.15%	1.000000	24,581,580	0.41%	1.000000	33,433,680	37,975,900	-11.96%
NEW BUFFALO CITY	NO CLASS	NA	NA	27,273,600	3.49%	1.000000	126,500	0.01%	1.000000	221,934,340	3.69%	1.000000	249,334,440	276,425,504	-9.80%
NILES CITY	NO CLASS	NA	NA	45,953,100	5.88%	1.000000	10,623,200	1.21%	1.000000	128,552,200	2.14%	1.000000	185,128,500	214,796,300	-13.81%
ST JOSEPH CITY	NO CLASS	NA	NA	86,500,500	11.07%	1.000000	15,431,800	1.76%	1.000000	395,036,700	6.57%	1.000000	496,969,000	487,151,100	2.02%
WATERLIET CITY	NO CLASS	NA	NA	3,336,400	0.43%	1.000000	25,800	0.00%	1.000000	24,547,300	0.41%	1.000000	27,909,500	33,248,900	-16.06%
TOTAL CITIES	NO CLASS	NA	NA	237,862,600	30.43%		60,076,800	6.87%		1,004,632,820	16.71%		1,302,572,220	1,399,086,594	-6.90%
2012 TOTAL COUNTY	514,730,956			781,738,817			874,634,292			6,012,049,144			8,183,153,209	8,505,456,864	-3.79%
2011 AV BY CLASS	540,775,341			849,392,583			844,502,729			6,270,786,211					
PERCENT CHANGE BY CLASS	-4.82%			-7.96%			3.57%			-4.13%					
VILLAGES															
(INCLUDED IN TWP TOTALS)															
BARODA VILLAGE	182,900	0.04%	1.000000	2,260,200	0.29%	1.000000	1,251,700	0.14%	1.000000	12,641,800	0.21%	1.000000	16,336,600	16,653,900	-1.91%
BERRIEN SPRINGS VILLAGE	NO CLASS	NA	NA	8,441,900	1.08%	1.000000	8,044,000	0.92%	1.000000	29,754,600	0.49%	1.000000	46,240,500	51,838,300	-10.80%
EAU CLAIRE VILLAGE	237,900	0.05%	1.000000	1,643,800	0.21%	1.000000	855,500	0.10%	1.000000	8,970,600	0.15%	1.000000	11,707,800	12,330,800	-5.05%
GALIEN VILLAGE	NO CLASS	NA	NA	869,422	0.11%	1.000000	496,758	0.06%	1.000000	7,250,180	0.12%	1.000000	8,616,360	8,838,329	-2.51%
GRAND BEACH VILLAGE	NO CLASS	NA	NA	NO CLASS	NA	NA	NO CLASS	NA	NA	200,214,931	3.33%	1.000000	200,214,931	207,147,670	-3.35%
MICHIANA VILLAGE	NO CLASS	NA	NA	NO CLASS	NA	NA	NO CLASS	NA	NA	107,438,304	1.79%	1.000000	107,438,304	124,228,500	-13.52%
SHOREHAM VILLAGE	NO CLASS	NA	NA	354,900	0.05%	1.000000	NO CLASS	NA	NA	68,817,500	1.14%	1.000000	69,172,400	72,439,500	-4.51%
STEVENSVILLE VILLAGE	NO CLASS	NA	NA	10,546,800	1.35%	1.000000	1,424,200	0.16%	1.000000	26,908,500	0.45%	1.000000	38,879,500	41,018,600	-5.21%
THREE OAKS VILLAGE	102,702	0.02%	1.000000	6,681,430	0.85%	1.000000	887,757	0.10%	1.000000	31,318,813	0.52%	1.000000	38,990,702	47,179,940	-17.36%
TOTAL VILLAGES	523,502	0.10%		30,798,452	3.94%		12,959,915	1.48%		493,315,228	8.21%		537,597,097	581,675,539	-7.58%

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TAXABLE VALUE BY CLASS - REAL

TOWNSHIPS	201			PERCENT			201			PERCENT			401			PERCENT			2012 TV	2011 TV	PERCENT
	AGRICULTURAL	OF CLASS	FACTOR	COMMERCIAL	OF CLASS	FACTOR	INDUSTRIAL	OF CLASS	FACTOR	RESIDENTIAL	OF CLASS	FACTOR	TOTAL UNIT	TOTAL UNIT	CHANGE						
BAINBRIDGE TOWNSHIP	25,285,943	9.96%	1.000000	3,245,865	0.48%	1.000000	244,300	0.03%	1.000000	61,574,692	1.32%	1.000000	90,350,800	89,923,242	0.48%						
BARODA TOWNSHIP	16,261,261	6.41%	1.000000	4,341,846	0.65%	1.000000	1,759,126	0.20%	1.000000	59,279,176	1.27%	1.000000	81,641,409	82,679,156	-1.26%						
BENTON TOWNSHIP	6,257,508	2.47%	1.000000	124,892,890	18.59%	1.000000	36,369,062	4.20%	1.000000	182,474,483	3.92%	1.000000	349,993,943	365,181,935	-4.16%						
BERRIEN TOWNSHIP	17,611,669	6.94%	1.000000	3,471,847	0.52%	1.000000	445,700	0.05%	1.000000	129,251,566	2.78%	1.000000	150,780,782	147,796,640	2.02%						
BERTRAND TOWNSHIP	14,955,252	5.89%	1.000000	8,034,860	1.20%	1.000000	1,254,066	0.14%	1.000000	92,058,244	1.98%	1.000000	116,302,422	119,389,545	-2.59%						
BUCHANAN TOWNSHIP	10,776,642	4.25%	1.000000	2,952,514	0.44%	1.000000	295,336	0.03%	1.000000	110,874,650	2.38%	1.000000	124,899,142	124,122,066	0.63%						
CHIKAMING TOWNSHIP	10,869,126	4.28%	1.000000	24,919,576	3.71%	1.000000	3,054,500	0.35%	1.000000	499,591,183	10.73%	1.000000	538,434,385	521,144,655	3.32%						
COLOMA TOWNSHIP	4,248,369	1.67%	1.000000	12,370,037	1.84%	1.000000	716,899	0.08%	1.000000	161,256,648	3.46%	1.000000	178,591,953	177,984,952	0.34%						
GALIEN TOWNSHIP	14,338,180	5.65%	1.000000	853,599	0.13%	1.000000	476,853	0.06%	1.000000	25,119,139	0.54%	1.000000	40,787,771	40,224,255	1.40%						
HAGAR TOWNSHIP	5,615,846	2.21%	1.000000	5,187,254	0.77%	1.000000	6,271,915	0.72%	1.000000	135,684,118	2.91%	1.000000	152,759,133	162,795,209	-6.16%						
LAKE TOWNSHIP	3,269,881	1.29%	1.000000	16,109,607	2.40%	1.000000	715,754,243	82.68%	1.000000	121,059,965	2.60%	1.000000	856,193,696	817,327,502	4.76%						
LINCOLN TOWNSHIP	4,350,716	1.71%	1.000000	67,171,086	10.00%	1.000000	10,634,336	1.23%	1.000000	510,345,438	10.96%	1.000000	592,501,576	589,002,924	0.59%						
NEW BUFFALO TOWNSHIP	4,147,055	1.63%	1.000000	24,378,579	3.63%	1.000000	824,232	0.10%	1.000000	482,418,552	10.36%	1.000000	511,768,418	517,769,565	-1.16%						
NILES TOWNSHIP	12,239,962	4.82%	1.000000	52,889,273	7.87%	1.000000	10,047,609	1.16%	1.000000	252,001,780	5.41%	1.000000	327,178,624	335,034,777	-2.34%						
ORONOKO TOWNSHIP	19,436,055	7.66%	1.000000	19,407,349	2.89%	1.000000	9,067,160	1.05%	1.000000	173,554,045	3.73%	1.000000	221,464,609	225,448,528	-1.77%						
PIPESTONE TOWNSHIP	18,820,217	7.41%	1.000000	2,904,726	0.43%	1.000000	967,149	0.11%	1.000000	42,540,681	0.91%	1.000000	65,232,773	66,299,839	-1.61%						
ROYALTON TOWNSHIP	11,539,469	4.55%	1.000000	31,131,081	4.63%	1.000000	1,367,374	0.16%	1.000000	200,532,858	4.31%	1.000000	244,570,782	249,108,421	-1.82%						
ST JOSEPH TOWNSHIP	NO CLASS	NA	NA	36,256,447	5.40%	1.000000	5,363,590	0.62%	1.000000	331,001,736	7.11%	1.000000	372,621,773	380,055,930	-1.96%						
SODUS TOWNSHIP	13,188,547	5.20%	1.000000	7,485,623	1.11%	1.000000	957,935	0.11%	1.000000	37,686,639	0.81%	1.000000	59,318,744	57,591,724	3.00%						
THREE OAKS TOWNSHIP	13,302,562	5.24%	1.000000	7,435,930	1.11%	1.000000	934,688	0.11%	1.000000	57,673,450	1.24%	1.000000	79,346,630	81,009,691	-2.05%						
WATERVLIET TOWNSHIP	3,384,617	1.33%	1.000000	12,256,078	1.82%	1.000000	467,319	0.05%	1.000000	108,999,978	2.34%	1.000000	125,107,992	124,506,476	0.48%						
WEESAW TOWNSHIP	23,919,697	9.42%	1.000000	367,994	0.05%	1.000000	1,411,967	0.16%	1.000000	41,635,693	0.89%	1.000000	67,335,351	65,639,156	2.58%						
TOTAL TOWNSHIPS	253,818,574	100.00%		468,064,061	69.67%		808,685,359	93.41%		3,816,614,714	81.95%		5,347,182,708	5,340,036,188	0.13%						
CITIES																					
BENTON HARBOR CITY	NO CLASS	NA	NA	28,860,768	4.30%	1.000000	12,476,429	1.44%	1.000000	50,507,746	1.08%	1.000000	91,844,943	97,079,249	-5.39%						
BRIDGMAN CITY	NO CLASS	NA	NA	10,892,179	1.62%	1.000000	5,329,955	0.62%	1.000000	78,706,158	1.69%	1.000000	94,928,292	99,956,058	-5.03%						
BUCHANAN CITY	NO CLASS	NA	NA	12,354,397	1.84%	1.000000	12,340,389	1.43%	1.000000	50,501,957	1.08%	1.000000	75,196,743	80,617,231	-6.72%						
COLOMA CITY	NO CLASS	NA	NA	7,053,914	1.05%	1.000000	1,294,046	0.15%	1.000000	23,840,946	0.51%	1.000000	32,188,906	33,631,604	-4.29%						
NEW BUFFALO CITY	NO CLASS	NA	NA	24,467,298	3.64%	1.000000	126,500	0.01%	1.000000	170,477,908	3.66%	1.000000	195,071,706	197,299,303	-1.13%						
NILES CITY	NO CLASS	NA	NA	42,036,167	6.26%	1.000000	10,265,000	1.19%	1.000000	122,545,877	2.63%	1.000000	174,847,044	189,767,175	-7.86%						
ST JOSEPH CITY	NO CLASS	NA	NA	74,910,204	11.15%	1.000000	15,185,521	1.75%	1.000000	321,347,885	6.90%	1.000000	411,443,610	402,389,214	2.25%						
WATERVLIET CITY	NO CLASS	NA	NA	3,219,630	0.48%	1.000000	25,628	0.00%	1.000000	22,868,274	0.49%	1.000000	26,113,532	28,979,874	-9.89%						
TOTAL CITIES	NO CLASS	NA	NA	203,794,557	30.33%		57,043,468	6.59%		840,796,751	18.05%		1,101,634,776	1,129,719,708	-2.49%						
2012 TOTAL COUNTY	253,818,574			671,858,618			865,728,827			4,657,411,465			6,448,817,484	6,469,755,896	-0.32%						
2011 TV BY CLASS	250,616,144			697,152,818			833,290,440			4,688,696,494											
PERCENT CHANGE BY CLASS	1.28%			-3.63%			3.89%			-0.67%											
VILLAGES																					
(INCLUDED IN TWP TOTALS)																					
BARODA VILLAGE	69,978	0.03%	1.000000	2,158,669	0.32%	1.000000	1,227,250	0.14%	1.000000	12,072,324	0.26%	1.000000	15,528,221	15,653,639	-0.80%						
BERRIEN SPRINGS VILLAGE	NO CLASS	NA	NA	7,909,923	1.18%	1.000000	7,970,044	0.92%	1.000000	28,616,101	0.61%	1.000000	44,496,068	46,128,652	-3.54%						
EAU CLAIRE VILLAGE	96,938	0.04%	1.000000	1,459,156	0.22%	1.000000	855,049	0.10%	1.000000	8,177,050	0.18%	1.000000	10,588,193	10,688,654	-0.94%						
GALIEN VILLAGE	NO CLASS	NA	NA	725,825	0.11%	1.000000	476,853	0.06%	1.000000	6,747,161	0.14%	1.000000	7,949,839	8,058,624	-1.35%						
GRAND BEACH VILLAGE	NO CLASS	NA	NA	NO CLASS	NA	NA	NO CLASS	NA	NA	112,697,643	2.42%	1.000000	112,697,643	110,900,449	1.62%						
MICHIANA VILLAGE	NO CLASS	NA	NA	NO CLASS	NA	NA	NO CLASS	NA	NA	65,864,970	1.41%	1.000000	65,864,970	68,547,213	-3.91%						
SHOREHAM VILLAGE	NO CLASS	NA	NA	350,813	0.05%	1.000000	NO CLASS	NA	NA	53,688,977	1.15%	1.000000	54,039,790	53,700,650	0.63%						
STEVENSVILLE VILLAGE	NO CLASS	NA	NA	9,545,254	1.42%	1.000000	1,413,472	0.16%	1.000000	24,925,769	0.54%	1.000000	35,884,495	36,184,342	-0.83%						
THREE OAKS VILLAGE	22,514	0.01%	1.000000	5,116,278	0.76%	1.000000	887,757	0.10%	1.000000	27,485,918	0.59%	1.000000	33,512,467	36,171,811	-7.35%						
TOTAL VILLAGES	189,430	0.07%		27,265,918	4.06%		12,830,425	1.48%		340,275,913	7.31%		380,561,686	386,034,034	-1.42%						

**2012 BERRIEN COUNTY EQUALIZATION REPORT
ASSESSED VALUE BY CLASS - PERSONAL**

<u>TOWNSHIPS</u>	251	PERCENT	FACTOR	351	PERCENT	FACTOR	551	PERCENT	FACTOR	2012 AV	2011 AV	PERCENT
	COMMERCIAL	OF CLASS		INDUSTRIAL	OF CLASS		UTILITY	OF CLASS		TOTAL UNIT	TOTAL UNIT	CHANGE
BAINBRIDGE TOWNSHIP	1,187,965	0.83%	1.000000	34,982	0.02%	1.000000	1,612,420	1.17%	1.000000	2,835,367	2,883,390	-1.67%
BARODA TOWNSHIP	575,230	0.40%	1.000000	834,320	0.38%	1.000000	3,606,210	2.62%	1.000000	5,015,760	5,126,800	-2.17%
BENTON TOWNSHIP	33,809,500	23.73%	1.000000	21,799,600	9.94%	1.000000	10,857,100	7.89%	1.000000	66,466,200	74,334,700	-10.59%
BERRIEN TOWNSHIP	1,144,800	0.80%	1.000000	29,800	0.01%	1.000000	3,089,800	2.25%	1.000000	4,264,400	3,736,540	14.13%
BERTRAND TOWNSHIP	1,044,250	0.73%	1.000000	6,073,970	2.77%	1.000000	5,509,300	4.00%	1.000000	12,627,520	12,407,700	1.77%
BUCHANAN TOWNSHIP	1,565,350	1.10%	1.000000	4,810	0.00%	1.000000	2,240,160	1.63%	1.000000	3,810,320	3,638,250	4.73%
CHIKAMING TOWNSHIP	3,532,800	2.48%	1.000000	1,406,500	0.64%	1.000000	4,561,400	3.32%	1.000000	9,500,700	9,345,500	1.66%
COLOMA TOWNSHIP	1,685,900	1.18%	1.000000	5,700	0.00%	1.000000	6,512,300	4.73%	1.000000	8,203,900	8,271,400	-0.82%
GALIEN TOWNSHIP	189,722	0.13%	1.000000	267,997	0.12%	1.000000	1,397,730	1.02%	1.000000	1,855,449	1,826,303	1.60%
HAGAR TOWNSHIP	1,993,540	1.40%	1.000000	2,981,350	1.36%	1.000000	2,945,490	2.14%	1.000000	7,920,380	7,811,283	1.40%
LAKE TOWNSHIP	2,787,100	1.96%	1.000000	102,817,000	46.87%	1.000000	24,963,100	18.15%	1.000000	130,567,200	144,187,300	-9.45%
LINCOLN TOWNSHIP	13,898,390	9.76%	1.000000	18,879,960	8.61%	1.000000	7,620,640	5.54%	1.000000	40,398,990	38,045,300	6.19%
NEW BUFFALO TOWNSHIP	4,631,200	3.25%	1.000000	142,600	0.07%	1.000000	4,164,800	3.03%	1.000000	8,938,600	8,872,300	0.75%
NILES TOWNSHIP	10,619,300	7.45%	1.000000	5,955,400	2.71%	1.000000	9,420,300	6.85%	1.000000	25,995,000	24,859,000	4.57%
ORONOKO TOWNSHIP	3,961,254	2.78%	1.000000	2,550,358	1.16%	1.000000	4,593,139	3.34%	1.000000	11,104,751	11,185,035	-0.72%
PIPESTONE TOWNSHIP	956,020	0.67%	1.000000	955,610	0.44%	1.000000	1,099,480	0.80%	1.000000	3,011,110	2,901,287	3.79%
ROYALTON TOWNSHIP	5,316,550	3.73%	1.000000	400,850	0.18%	1.000000	5,009,550	3.64%	1.000000	10,726,950	9,399,200	14.13%
ST JOSEPH TOWNSHIP	9,611,060	6.75%	1.000000	5,795,590	2.64%	1.000000	5,867,100	4.26%	1.000000	21,273,750	19,602,000	8.53%
SODUS TOWNSHIP	3,361,500	2.36%	1.000000	1,338,000	0.61%	1.000000	1,846,600	1.34%	1.000000	6,546,100	6,196,116	5.65%
THREE OAKS TOWNSHIP	1,541,621	1.08%	1.000000	1,165,288	0.53%	1.000000	2,361,905	1.72%	1.000000	5,068,814	4,924,802	2.92%
WATERLIET TOWNSHIP	4,548,900	3.19%	1.000000	124,500	0.06%	1.000000	2,012,800	1.46%	1.000000	6,686,200	6,896,700	-3.05%
WEESAW TOWNSHIP	176,250	0.12%	1.000000	4,164,900	1.90%	1.000000	2,613,160	1.90%	1.000000	6,954,310	8,296,100	-16.17%
TOTAL TOWNSHIPS	108,138,202	75.91%		177,729,085	81.02%		113,904,484	82.80%		399,771,771	414,747,006	-3.61%
CITIES												
BENTON HARBOR CITY	7,345,350	5.16%	1.000000	12,617,470	5.75%	1.000000	5,332,650	3.88%	1.000000	25,295,470	29,738,110	-14.94%
BRIDGMAN CITY	1,391,460	0.98%	1.000000	1,403,420	0.64%	1.000000	1,470,370	1.07%	1.000000	4,265,250	3,695,770	15.41%
BUCHANAN CITY	2,328,470	1.63%	1.000000	2,257,100	1.03%	1.000000	3,009,970	2.19%	1.000000	7,595,540	7,929,479	-4.21%
COLOMA CITY	1,138,100	0.80%	1.000000	1,370,800	0.62%	1.000000	672,100	0.49%	1.000000	3,181,000	3,240,500	-1.84%
NEW BUFFALO CITY	2,044,776	1.44%	1.000000	41,968	0.02%	1.000000	3,099,467	2.25%	1.000000	5,186,211	5,589,777	-7.22%
NILES CITY	7,674,830	5.39%	1.000000	10,164,490	4.63%	1.000000	3,875,100	2.82%	1.000000	21,714,420	19,044,739	14.02%
ST JOSEPH CITY	9,813,680	6.89%	1.000000	13,790,802	6.29%	1.000000	5,290,720	3.85%	1.000000	28,895,202	28,082,279	2.89%
WATERLIET CITY	2,583,640	1.81%	1.000000	NO CLASS	NA	NA	913,590	0.66%	1.000000	3,497,230	2,569,657	36.10%
TOTAL CITIES	34,320,306	24.09%		41,646,050	18.98%		23,663,967	17.20%		99,630,323	99,890,311	-0.26%
2012 TOTAL COUNTY	142,458,508			219,375,135			137,568,451			499,402,094	514,637,317	-2.96%
2011 AV BY CLASS	144,443,914			238,357,535			131,835,868					
PERCENT CHANGE BY CLASS	-1.37%			-7.96%			4.35%					
VILLAGES												
(INCLUDED IN TWP TOTALS)												
BARODA VILLAGE	165,590	0.12%	1.000000	787,730	0.36%	1.000000	518,700	0.38%	1.000000	1,472,020	1,610,400	-8.59%
BERRIEN SPRINGS VILLAGE	1,460,177	1.02%	1.000000	1,000,291	0.46%	1.000000	1,424,630	1.04%	1.000000	3,885,098	3,879,221	0.15%
EAU CLAIRE VILLAGE	199,550	0.14%	1.000000	958,210	0.44%	1.000000	265,820	0.19%	1.000000	1,423,580	1,433,262	-0.68%
GALIEN VILLAGE	148,411	0.10%	1.000000	263,016	0.12%	1.000000	347,990	0.25%	1.000000	759,417	739,859	2.64%
GRAND BEACH VILLAGE	170,500	0.12%	1.000000	NO CLASS	NA	NA	453,800	0.33%	1.000000	624,300	637,400	-2.06%
MICHIANA VILLAGE	120,000	0.08%	1.000000	NO CLASS	NA	NA	387,100	0.28%	1.000000	507,100	520,900	-2.65%
SHOREHAM VILLAGE	218,520	0.15%	1.000000	NO CLASS	NA	NA	357,960	0.26%	1.000000	576,480	571,400	0.89%
STEVENSVILLE VILLAGE	2,441,930	1.71%	1.000000	3,028,550	1.38%	1.000000	765,790	0.56%	1.000000	6,236,270	3,631,400	71.73%
THREE OAKS VILLAGE	1,015,602	0.71%	1.000000	190,562	0.09%	1.000000	1,066,714	0.78%	1.000000	2,272,878	2,224,783	2.16%
TOTAL VILLAGES	5,940,280	4.17%		6,228,359	2.84%		5,588,504	4.06%		17,757,143	15,248,625	16.45%

2012 BERRIEN COUNTY EQUALIZATION REPORT
TAXABLE VALUE BY CLASS - PERSONAL

<u>TOWNSHIPS</u>	251	PERCENT	FACTOR	351	PERCENT	FACTOR	551	PERCENT	FACTOR	2012 TV	2011 TV	PERCENT
	COMMERCIAL	OF CLASS		INDUSTRIAL	OF CLASS		UTILITY	OF CLASS		TOTAL UNIT	TOTAL UNIT	CHANGE
BAINBRIDGE TOWNSHIP	1,187,965	0.83%	1.000000	34,982	0.02%	1.000000	1,612,420	1.18%	1.000000	2,835,367	2,883,390	-1.67%
BARODA TOWNSHIP	575,230	0.40%	1.000000	834,320	0.38%	1.000000	3,556,638	2.59%	1.000000	4,966,188	5,040,957	-1.48%
BENTON TOWNSHIP	33,809,500	23.73%	1.000000	21,799,600	9.94%	1.000000	10,857,100	7.92%	1.000000	66,466,200	74,334,700	-10.59%
BERRIEN TOWNSHIP	1,144,800	0.80%	1.000000	29,800	0.01%	1.000000	3,089,800	2.25%	1.000000	4,264,400	3,736,540	14.13%
BERTRAND TOWNSHIP	1,044,250	0.73%	1.000000	6,073,970	2.77%	1.000000	5,173,401	3.77%	1.000000	12,291,621	12,062,280	1.90%
BUCHANAN TOWNSHIP	1,565,350	1.10%	1.000000	4,810	0.00%	1.000000	2,240,160	1.63%	1.000000	3,810,320	3,638,250	4.73%
CHIKAMING TOWNSHIP	3,532,800	2.48%	1.000000	1,406,500	0.64%	1.000000	4,561,400	3.33%	1.000000	9,500,700	9,345,500	1.66%
COLOMA TOWNSHIP	1,685,900	1.18%	1.000000	5,700	0.00%	1.000000	6,512,300	4.75%	1.000000	8,203,900	8,271,400	-0.82%
GALIEN TOWNSHIP	189,722	0.13%	1.000000	267,997	0.12%	1.000000	1,397,730	1.02%	1.000000	1,855,449	1,826,303	1.60%
HAGAR TOWNSHIP	1,993,540	1.40%	1.000000	2,981,350	1.36%	1.000000	2,945,490	2.15%	1.000000	7,920,380	7,811,283	1.40%
LAKE TOWNSHIP	2,787,100	1.96%	1.000000	102,817,000	46.87%	1.000000	24,963,100	18.21%	1.000000	130,567,200	144,187,300	-9.45%
LINCOLN TOWNSHIP	13,898,390	9.76%	1.000000	18,879,960	8.71%	1.000000	7,620,640	5.56%	1.000000	40,398,990	38,045,300	6.19%
NEW BUFFALO TOWNSHIP	4,631,200	3.25%	1.000000	142,600	0.07%	1.000000	4,164,800	3.04%	1.000000	8,938,600	8,872,300	0.75%
NILES TOWNSHIP	10,619,300	7.45%	1.000000	5,955,400	2.71%	1.000000	9,412,077	6.87%	1.000000	25,986,777	24,767,569	4.92%
ORONOKO TOWNSHIP	3,961,254	2.78%	1.000000	2,550,358	1.16%	1.000000	4,589,851	3.35%	1.000000	11,101,463	11,181,575	-0.72%
PIPESTONE TOWNSHIP	956,020	0.67%	1.000000	955,610	0.44%	1.000000	1,099,480	0.80%	1.000000	3,011,110	2,901,287	3.79%
ROYALTON TOWNSHIP	5,316,550	3.73%	1.000000	400,850	0.18%	1.000000	4,934,216	3.60%	1.000000	10,651,616	9,321,550	14.27%
ST JOSEPH TOWNSHIP	9,609,920	6.75%	1.000000	5,795,590	2.64%	1.000000	5,867,100	4.28%	1.000000	21,272,610	19,601,340	8.53%
SODUS TOWNSHIP	3,361,500	2.36%	1.000000	1,338,000	0.61%	1.000000	1,846,600	1.35%	1.000000	6,546,100	6,196,116	5.65%
THREE OAKS TOWNSHIP	1,541,621	1.08%	1.000000	1,165,288	0.53%	1.000000	2,361,905	1.72%	1.000000	5,068,814	4,924,802	2.92%
WATERLIET TOWNSHIP	4,548,900	3.19%	1.000000	124,500	0.06%	1.000000	2,012,800	1.47%	1.000000	6,686,200	6,896,700	-3.05%
WEESAW TOWNSHIP	176,250	0.12%	1.000000	4,164,900	1.90%	1.000000	2,613,160	1.91%	1.000000	6,954,310	8,296,100	-16.17%
TOTAL TOWNSHIPS	108,137,062	75.91%		177,729,085	81.02%		113,432,168	82.74%		399,298,315	414,142,542	-3.58%
CITIES												
BENTON HARBOR CITY	7,345,350	5.16%	1.000000	12,617,470	5.75%	1.000000	5,332,650	3.89%	1.000000	25,295,470	29,738,110	-14.94%
BRIDGMAN CITY	1,391,460	0.98%	1.000000	1,403,420	0.64%	1.000000	1,470,370	1.07%	1.000000	4,265,250	3,695,770	15.41%
BUCHANAN CITY	2,328,470	1.63%	1.000000	2,257,100	1.03%	1.000000	3,009,970	2.20%	1.000000	7,595,540	7,929,479	-4.21%
COLOMA CITY	1,138,100	0.80%	1.000000	1,370,800	0.62%	1.000000	672,100	0.49%	1.000000	3,181,000	3,240,500	-1.84%
NEW BUFFALO CITY	2,044,776	1.44%	1.000000	41,968	0.02%	1.000000	3,099,467	2.26%	1.000000	5,186,211	5,589,777	-7.22%
NILES CITY	7,668,240	5.38%	1.000000	10,164,490	4.63%	1.000000	3,875,100	2.83%	1.000000	21,707,830	19,042,206	14.00%
ST JOSEPH CITY	9,813,680	6.89%	1.000000	13,790,802	6.29%	1.000000	5,290,720	3.86%	1.000000	28,895,202	28,082,279	2.89%
WATERLIET CITY	2,583,640	1.81%	1.000000	NO CLASS	NA	NA	913,590	0.67%	1.000000	3,497,230	2,569,657	36.10%
TOTAL CITIES	34,313,716	24.09%		41,646,050	18.98%		23,663,967	17.26%		99,623,733	99,887,778	-0.26%
2012 TOTAL COUNTY	142,450,778			219,375,135			137,096,135			498,922,048	514,030,320	-2.94%
2011 AV BY CLASS	144,440,721			238,357,535			131,232,064					
PERCENT CHANGE BY CLASS	-1.38%			-7.96%			4.47%					
VILLAGES												
(INCLUDED IN TWP TOTALS)												
BARODA VILLAGE	165,590	0.12%	1.000000	787,730	0.36%	1.000000	518,700	0.38%	1.000000	1,472,020	1,610,400	-8.59%
BERRIEN SPRINGS VILLAGE	1,460,177	1.03%	1.000000	1,000,291	0.46%	1.000000	1,424,630	1.04%	1.000000	3,885,098	3,879,221	0.15%
EAU CLAIRE VILLAGE	199,550	0.14%	1.000000	958,210	0.44%	1.000000	265,820	0.19%	1.000000	1,423,580	1,433,262	-0.68%
GALIEN VILLAGE	148,411	0.10%	1.000000	263,016	0.12%	1.000000	347,990	0.25%	1.000000	759,417	739,859	2.64%
GRAND BEACH VILLAGE	170,500	0.12%	1.000000	NO CLASS	NA	NA	453,800	0.33%	1.000000	624,300	637,400	-2.06%
MICHIANA VILLAGE	120,000	0.08%	1.000000	NO CLASS	NA	NA	387,100	0.28%	1.000000	507,100	520,900	-2.65%
SHOREHAM VILLAGE	218,520	0.15%	1.000000	NO CLASS	NA	NA	357,960	0.26%	1.000000	576,480	571,400	0.89%
STEVENSVILLE VILLAGE	2,441,930	1.71%	1.000000	3,028,550	1.38%	1.000000	765,790	0.56%	1.000000	6,236,270	3,631,400	71.73%
THREE OAKS VILLAGE	1,015,602	0.71%	1.000000	190,562	0.09%	1.000000	1,066,714	0.78%	1.000000	2,272,878	2,224,783	2.16%
TOTAL VILLAGES	5,940,280	4.17%		6,228,359	2.84%		5,588,504	4.08%		17,757,143	15,248,625	16.45%

**2012 BERRIEN COUNTY EQUALIZATION REPORT
PERCENT OF CHANGE - ASSESSED VALUE - REAL**

	101 - AGRICULTURAL			201 - COMMERCIAL			301 - INDUSTRIAL			401 - RESIDENTIAL		
	2011 ASSESSED VALUE	2012 ASSESSED VALUE	PERCENT OF CHANGE	2011 ASSESSED VALUE	2012 ASSESSED VALUE	PERCENT OF CHANGE	2011 ASSESSED VALUE	2012 ASSESSED VALUE	PERCENT OF CHANGE	2011 ASSESSED VALUE	2012 ASSESSED VALUE	PERCENT OF CHANGE
TOWNSHIPS												
BAINBRIDGE TOWNSHIP	48,103,000	47,973,650	-0.27%	3,811,100	3,439,000	-9.76%	249,200	244,300	-1.97%	75,313,500	69,012,600	-8.37%
BARODA TOWNSHIP	32,406,803	29,886,700	-7.78%	4,898,300	4,498,500	-8.16%	2,485,200	2,135,800	-14.06%	64,473,200	62,275,400	-3.41%
BENTON TOWNSHIP	10,655,800	10,975,000	3.00%	151,362,650	132,213,000	-12.65%	40,656,500	37,109,600	-8.72%	234,902,200	218,022,100	-7.19%
BERRIEN TOWNSHIP	37,170,500	35,783,000	-3.73%	4,114,800	3,844,300	-6.57%	612,000	445,700	-27.17%	140,844,600	141,362,900	0.37%
BERTRAND TOWNSHIP	32,280,400	31,723,600	-1.72%	9,179,800	8,154,900	-11.16%	1,172,500	1,455,000	24.09%	117,600,850	104,390,100	-11.23%
BUCHANAN TOWNSHIP	24,887,900	23,949,200	-3.77%	4,475,000	3,951,100	-11.71%	342,000	580,900	69.85%	144,069,027	135,751,670	-5.77%
CHIKAMING TOWNSHIP	19,734,800	19,289,500	-2.26%	36,980,500	32,496,400	-12.13%	3,210,100	3,054,500	-4.85%	825,050,500	897,970,600	8.84%
COLOMA TOWNSHIP	9,055,700	9,211,100	1.72%	14,178,500	16,047,600	13.18%	977,700	841,800	-13.90%	223,050,400	224,605,200	0.70%
GALIEN TOWNSHIP	36,546,027	32,537,083	-10.97%	961,700	1,016,852	5.73%	705,900	496,758	-29.63%	25,892,628	28,698,388	10.84%
HAGAR TOWNSHIP	11,018,050	11,053,400	0.32%	6,442,100	5,799,000	-9.98%	7,161,700	6,833,600	-4.58%	218,060,950	182,440,650	-16.34%
LAKE TOWNSHIP	7,329,900	7,004,000	-4.45%	19,787,700	17,542,200	-11.35%	671,641,700	717,380,600	6.81%	168,469,800	151,015,400	-10.36%
LINCOLN TOWNSHIP	8,003,500	8,134,700	1.64%	80,046,800	75,269,200	-5.97%	11,291,000	11,009,000	-2.50%	575,335,100	566,712,500	-1.50%
NEW BUFFALO TOWNSHIP	9,684,700	10,918,345	12.74%	37,904,900	41,129,250	8.51%	846,400	1,011,600	19.52%	909,983,566	825,122,579	-9.33%
NILES TOWNSHIP	26,785,000	26,005,400	-2.91%	76,295,100	72,139,900	-5.45%	14,038,200	10,788,700	-23.15%	299,451,200	276,813,600	-7.56%
ORONOKO TOWNSHIP	38,858,100	36,513,000	-6.04%	23,419,200	21,958,700	-6.24%	9,904,900	9,283,400	-6.27%	195,910,100	183,680,200	-6.24%
PIPESTONE TOWNSHIP	42,115,546	39,001,300	-7.39%	3,472,200	2,934,500	-15.49%	858,600	967,600	12.70%	59,886,945	53,169,100	-11.22%
ROYALTON TOWNSHIP	19,318,700	19,285,400	-0.17%	36,289,900	32,582,600	-10.22%	1,409,100	1,439,500	2.16%	229,061,400	215,487,600	-5.93%
ST JOSEPH TOWNSHIP	NO CLASS	NO CLASS	NO CLASS	38,117,600	37,338,000	-2.05%	5,994,300	5,443,400	-9.19%	378,023,000	355,097,900	-6.06%
SODUS TOWNSHIP	26,373,000	24,287,400	-7.91%	8,611,700	8,358,100	-2.94%	1,410,600	1,069,500	-24.18%	40,492,000	42,917,100	5.99%
THREE OAKS TOWNSHIP	28,248,815	27,295,878	-3.37%	10,952,074	9,568,615	-12.63%	1,050,029	934,934	-10.96%	77,780,910	71,855,968	-7.62%
WATERVLIET TOWNSHIP	6,172,100	6,046,300	-2.04%	14,325,800	13,208,500	-7.80%	558,100	509,900	-8.64%	148,966,300	146,068,800	-1.95%
WEESAW TOWNSHIP	66,027,000	57,857,000	-12.37%	405,000	386,000	-4.69%	1,726,400	1,521,400	-11.87%	48,642,200	54,945,969	12.96%
TOTAL TOWNSHIPS	540,775,341	514,730,956	-4.82%	586,032,424	543,876,217	-7.19%	778,302,129	814,557,492	4.66%	5,201,260,376	5,007,416,324	-3.73%
CITIES												
BENTON HARBOR CITY	NO CLASS	NO CLASS	NO CLASS	47,136,500	41,626,600	-11.69%	17,961,500	14,165,000	-21.14%	67,362,400	63,367,100	-5.93%
BRIDGMAN CITY	NO CLASS	NO CLASS	NO CLASS	12,485,300	12,134,700	-2.81%	5,956,000	5,638,800	-5.33%	104,406,190	92,219,200	-11.67%
BUCHANAN CITY	NO CLASS	NO CLASS	NO CLASS	14,729,000	13,479,800	-8.48%	13,804,900	12,771,500	-7.49%	65,647,100	54,394,400	-17.14%
COLOMA CITY	NO CLASS	NO CLASS	NO CLASS	7,845,900	7,557,900	-3.67%	1,545,900	1,294,200	-16.28%	28,584,100	24,581,580	-14.00%
NEW BUFFALO CITY	NO CLASS	NO CLASS	NO CLASS	32,026,359	27,273,600	-14.84%	151,200	126,500	-16.34%	244,247,945	221,934,340	-9.14%
NILES CITY	NO CLASS	NO CLASS	NO CLASS	50,137,700	45,953,100	-8.35%	12,013,900	10,623,200	-11.58%	152,644,700	128,552,200	-15.78%
ST JOSEPH CITY	NO CLASS	NO CLASS	NO CLASS	95,434,400	86,500,500	-9.36%	14,741,300	15,431,800	4.68%	376,975,400	395,036,700	4.79%
WATERVLIET CITY	NO CLASS	NO CLASS	NO CLASS	3,565,000	3,336,400	-6.41%	25,900	25,800	-0.39%	29,658,000	24,547,300	-17.23%
TOTAL CITIES	NO CLASS	NO CLASS	NO CLASS	263,360,159	237,862,600	-9.68%	66,200,600	60,076,800	-9.25%	1,069,525,835	1,004,632,820	-6.07%
TOTAL COUNTY	540,775,341	514,730,956	-4.82%	849,392,583	781,738,817	-7.96%	844,502,729	874,634,292	3.57%	6,270,786,211	6,012,049,144	-4.13%

**2012 BERRIEN COUNTY EQUALIZATION REPORT
PERCENT OF CHANGE - TAXABLE VALUE - REAL**

	101 - AGRICULTURAL			201 - COMMERCIAL			301 - INDUSTRIAL			401 - RESIDENTIAL		
	2011 TAXABLE VALUE	2012 TAXABLE VALUE	PERCENT OF CHANGE	2011 TAXABLE VALUE	2012 TAXABLE VALUE	PERCENT OF CHANGE	2011 TAXABLE VALUE	2012 TAXABLE VALUE	PERCENT OF CHANGE	2011 TAXABLE VALUE	2012 TAXABLE VALUE	PERCENT OF CHANGE
TOWNSHIPS												
BAINBRIDGE TOWNSHIP	24,163,896	25,285,943	4.64%	3,572,726	3,245,865	-9.15%	249,200	244,300	-1.97%	61,937,420	61,574,692	-0.59%
BARODA TOWNSHIP	16,577,859	16,261,261	-1.91%	4,604,309	4,341,846	-5.70%	1,968,672	1,759,126	-10.64%	59,528,316	59,279,176	-0.42%
BENTON TOWNSHIP	5,595,731	6,257,508	11.83%	138,803,608	124,892,890	-10.02%	39,189,135	36,369,062	-7.20%	181,593,461	182,474,483	0.49%
BERRIEN TOWNSHIP	17,146,075	17,611,669	2.72%	3,651,133	3,471,847	-4.91%	612,000	445,700	-27.17%	126,387,432	129,251,566	2.27%
BERTRAND TOWNSHIP	14,636,289	14,955,252	2.18%	8,921,995	8,034,860	-9.94%	1,132,957	1,254,066	10.69%	94,698,304	92,058,244	-2.79%
BUCHANAN TOWNSHIP	10,730,622	10,776,642	0.43%	2,975,860	2,952,514	-0.78%	194,050	295,336	52.20%	110,221,534	110,874,650	0.59%
CHIKAMING TOWNSHIP	10,629,653	10,869,126	2.25%	26,223,248	24,919,576	-4.97%	3,210,100	3,054,500	-4.85%	481,081,654	499,591,183	3.85%
COLOMA TOWNSHIP	4,256,370	4,248,369	-0.19%	12,632,736	12,370,037	-2.08%	962,191	716,899	-25.49%	160,133,655	161,256,648	0.70%
GALIEN TOWNSHIP	15,383,931	14,338,180	-6.80%	765,840	853,599	11.46%	665,826	476,853	-28.38%	23,408,658	25,119,139	7.31%
HAGAR TOWNSHIP	5,318,789	5,615,846	5.59%	5,589,299	5,187,254	-7.19%	6,381,149	6,271,915	-1.71%	145,505,972	135,684,118	-6.75%
LAKE TOWNSHIP	3,198,986	3,269,881	2.22%	15,957,196	16,109,607	0.96%	669,945,344	715,754,243	6.84%	128,225,976	121,059,965	-5.59%
LINCOLN TOWNSHIP	4,091,360	4,350,716	6.34%	66,821,890	67,171,086	0.52%	10,839,722	10,634,336	-1.89%	507,249,952	510,345,438	0.61%
NEW BUFFALO TOWNSHIP	4,242,402	4,147,055	-2.25%	24,555,444	24,378,579	-0.72%	846,400	824,232	-2.62%	488,125,319	482,418,552	-1.17%
NILES TOWNSHIP	11,696,721	12,239,962	4.64%	51,751,903	52,889,273	2.20%	11,618,861	10,047,609	-13.52%	259,967,292	252,001,780	-3.06%
ORONOKO TOWNSHIP	19,182,390	19,436,055	1.32%	19,478,787	19,407,349	-0.37%	9,063,884	9,067,160	0.04%	177,723,467	173,554,045	-2.35%
PIPESTONE TOWNSHIP	18,463,571	18,820,217	1.93%	3,454,227	2,904,726	-15.91%	856,435	967,149	12.93%	43,525,606	42,540,681	-2.26%
ROYALTON TOWNSHIP	10,870,540	11,539,469	6.15%	33,846,735	31,131,081	-8.02%	1,324,190	1,367,374	3.26%	203,066,956	200,532,858	-1.25%
ST JOSEPH TOWNSHIP	NO CLASS	NO CLASS	NO CLASS	36,669,615	36,256,447	-1.13%	5,876,499	5,363,590	-8.73%	337,509,816	331,001,736	-1.93%
SODUS TOWNSHIP	12,830,477	13,188,547	2.79%	7,654,469	7,485,623	-2.21%	1,395,919	957,935	-31.38%	35,710,859	37,686,639	5.53%
THREE OAKS TOWNSHIP	13,066,977	13,302,562	1.80%	7,622,133	7,435,930	-2.44%	1,045,837	934,688	-10.63%	59,274,744	57,673,450	-2.70%
WATERVLIET TOWNSHIP	3,163,105	3,384,617	7.00%	13,251,585	12,256,078	-7.51%	487,888	467,319	-4.22%	107,603,898	108,999,978	1.30%
WEESAW TOWNSHIP	25,370,400	23,919,697	-5.72%	386,745	367,994	-4.85%	1,502,571	1,411,967	-6.03%	38,379,440	41,635,693	8.48%
TOTAL TOWNSHIPS	250,616,144	253,818,574	1.28%	489,191,483	468,064,061	-4.32%	769,368,830	808,685,359	5.11%	3,830,859,731	3,816,614,714	-0.37%
CITIES												
BENTON HARBOR CITY	NO CLASS	NO CLASS	NO CLASS	28,330,372	28,860,768	1.87%	17,617,359	12,476,429	-29.18%	51,131,518	50,507,746	-1.22%
BRIDGMAN CITY	NO CLASS	NO CLASS	NO CLASS	10,895,783	10,892,179	-0.03%	5,526,470	5,329,955	-3.56%	83,533,805	78,706,158	-5.78%
BUCHANAN CITY	NO CLASS	NO CLASS	NO CLASS	12,625,043	12,354,397	-2.14%	13,011,695	12,340,389	-5.16%	54,980,493	50,501,957	-8.15%
COLOMA CITY	NO CLASS	NO CLASS	NO CLASS	6,939,779	7,053,914	1.64%	1,545,735	1,294,046	-16.28%	25,146,090	23,840,946	-5.19%
NEW BUFFALO CITY	NO CLASS	NO CLASS	NO CLASS	25,960,998	24,467,298	-5.75%	144,704	126,500	-12.58%	171,193,601	170,477,908	-0.42%
NILES CITY	NO CLASS	NO CLASS	NO CLASS	44,156,591	42,036,167	-4.80%	11,523,645	10,265,000	-10.92%	134,086,939	122,545,877	-8.61%
ST JOSEPH CITY	NO CLASS	NO CLASS	NO CLASS	75,695,251	74,910,204	-1.04%	14,526,290	15,185,521	4.54%	312,167,673	321,347,885	2.94%
WATERVLIET CITY	NO CLASS	NO CLASS	NO CLASS	3,357,518	3,219,630	-4.11%	25,712	25,628	-0.33%	25,596,644	22,868,274	-10.66%
TOTAL CITIES	NO CLASS	NO CLASS	NO CLASS	207,961,335	203,794,557	-2.00%	63,921,610	57,043,468	-10.76%	857,836,763	840,796,751	-1.99%
TOTAL COUNTY	250,616,144	253,818,574	1.28%	697,152,818	671,858,618	-3.63%	833,290,440	865,728,827	3.89%	4,688,696,494	4,657,411,465	-0.67%

**2012 BERRIEN COUNTY EQUALIZATION REPORT
PERCENT OF CHANGE - ASSESSED VALUE - PERSONAL**

	251 - COMMERCIAL			351 - INDUSTRIAL			551 - UTILITY		
	2011 ASSESSED VALUE	2012 ASSESSED VALUE	PERCENT OF CHANGE	2011 ASSESSED VALUE	2012 ASSESSED VALUE	PERCENT OF CHANGE	2011 ASSESSED VALUE	2012 ASSESSED VALUE	PERCENT OF CHANGE
TOWNSHIPS									
BAINBRIDGE TOWNSHIP	1,272,844	1,187,965	-6.67%	35,416	34,982	-1.23%	1,575,130	1,612,420	2.37%
BARODA TOWNSHIP	542,100	575,230	6.11%	981,900	834,320	-15.03%	3,602,800	3,606,210	0.09%
BENTON TOWNSHIP	43,768,500	33,809,500	-22.75%	20,201,300	21,799,600	7.91%	10,364,900	10,857,100	4.75%
BERRIEN TOWNSHIP	1,091,280	1,144,800	4.90%	29,900	29,800	-0.33%	2,615,360	3,089,800	18.14%
BERTRAND TOWNSHIP	1,072,000	1,044,250	-2.59%	6,157,500	6,073,970	-1.36%	5,178,200	5,509,300	6.39%
BUCHANAN TOWNSHIP	1,551,600	1,565,350	0.89%	4,400	4,810	9.32%	2,082,250	2,240,160	7.58%
CHIKAMING TOWNSHIP	3,563,000	3,532,800	-0.85%	1,412,700	1,406,500	-0.44%	4,369,800	4,561,400	4.38%
COLOMA TOWNSHIP	1,785,800	1,685,900	-5.59%	57,700	5,700	-90.12%	6,427,900	6,512,300	1.31%
GALIEN TOWNSHIP	215,409	189,722	-11.92%	276,490	267,997	-3.07%	1,334,404	1,397,730	4.75%
HAGAR TOWNSHIP	1,959,340	1,993,540	1.75%	2,990,720	2,981,350	-0.31%	2,861,223	2,945,490	2.95%
LAKE TOWNSHIP	3,055,500	2,787,100	-8.78%	118,822,000	102,817,000	-13.47%	22,309,800	24,963,100	11.89%
LINCOLN TOWNSHIP	9,037,100	13,898,390	53.79%	21,858,400	18,879,960	-13.63%	7,149,800	7,620,640	6.59%
NEW BUFFALO TOWNSHIP	4,889,300	4,631,200	-5.28%	155,400	142,600	-8.24%	3,827,600	4,164,800	8.81%
NILES TOWNSHIP	10,248,400	10,619,300	3.62%	6,342,900	5,955,400	-6.11%	8,267,700	9,420,300	13.94%
ORONOKO TOWNSHIP	4,138,282	3,961,254	-4.28%	2,661,868	2,550,358	-4.19%	4,384,885	4,593,139	4.75%
PIPESTONE TOWNSHIP	909,874	956,020	5.07%	970,137	955,610	-1.50%	1,021,276	1,099,480	7.66%
ROYALTON TOWNSHIP	5,172,050	5,316,550	2.79%	335,350	400,850	19.53%	3,891,800	5,009,550	28.72%
ST JOSEPH TOWNSHIP	9,423,160	9,611,060	NO CLASS	4,600,750	5,795,590	25.97%	5,578,090	5,867,100	5.18%
SODUS TOWNSHIP	2,669,916	3,361,500	25.90%	1,726,970	1,338,000	-22.52%	1,799,230	1,846,600	2.63%
THREE OAKS TOWNSHIP	1,568,387	1,541,621	-1.71%	1,067,590	1,165,288	9.15%	2,288,825	2,361,905	3.19%
WATERVLIET TOWNSHIP	4,814,000	4,548,900	-5.51%	126,300	124,500	-1.43%	1,956,400	2,012,800	2.88%
WEESAW TOWNSHIP	185,750	176,250	-5.11%	1,567,400	4,164,900	165.72%	6,542,950	2,613,160	-60.06%
TOTAL TOWNSHIPS	112,933,592	108,138,202	-4.25%	192,383,091	177,729,085	-7.62%	109,430,323	113,904,484	4.09%
CITIES									
BENTON HARBOR CITY	4,320,900	7,345,350	70.00%	20,284,000	12,617,470	-37.80%	5,133,210	5,332,650	3.89%
BRIDGMAN CITY	1,747,000	1,391,460	-20.35%	609,160	1,403,420	130.39%	1,339,610	1,470,370	9.76%
BUCHANAN CITY	2,702,785	2,328,470	-13.85%	2,399,572	2,257,100	-5.94%	2,827,122	3,009,970	6.47%
COLOMA CITY	1,211,000	1,138,100	-6.02%	1,405,600	1,370,800	-2.48%	623,900	672,100	7.73%
NEW BUFFALO CITY	2,240,510	2,044,776	-8.74%	43,210	41,968	-2.87%	3,306,057	3,099,467	-6.25%
NILES CITY	7,804,107	7,674,830	-1.66%	7,963,355	10,164,490	27.64%	3,277,277	3,875,100	18.24%
ST JOSEPH CITY	9,736,173	9,813,680	0.80%	13,269,547	13,790,802	3.93%	5,076,559	5,290,720	4.22%
WATERVLIET CITY	1,747,847	2,583,640	47.82%	NO CLASS	NO CLASS	NO CLASS	821,810	913,590	11.17%
TOTAL CITIES	31,510,322	34,320,306	NO CLASS	45,974,444	41,646,050	-9.41%	22,405,545	23,663,967	5.62%
TOTAL COUNTY	144,443,914	142,458,508	-1.37%	238,357,535	219,375,135	-7.96%	131,835,868	137,568,451	4.35%

**2012 BERRIEN COUNTY EQUALIZATION REPORT
PERCENT OF CHANGE - TAXABLE VALUE - PERSONAL**

	251 - COMMERCIAL			351 - INDUSTRIAL			551 - UTILITY		
	2011 TAXABLE VALUE	2012 TAXABLE VALUE	PERCENT OF CHANGE	2011 TAXABLE VALUE	2012 TAXABLE VALUE	PERCENT OF CHANGE	2011 TAXABLE VALUE	2012 TAXABLE VALUE	PERCENT OF CHANGE
TOWNSHIPS									
BAINBRIDGE TOWNSHIP	1,272,844	1,187,965	-6.67%	35,416	34,982	-1.23%	1,575,130	1,612,420	2.37%
BARODA TOWNSHIP	542,100	575,230	6.11%	981,900	834,320	-15.03%	3,516,957	3,556,638	1.13%
BENTON TOWNSHIP	43,768,500	33,809,500	-22.75%	20,201,300	21,799,600	7.91%	10,364,900	10,857,100	4.75%
BERRIEN TOWNSHIP	1,091,280	1,144,800	4.90%	29,900	29,800	-0.33%	2,615,360	3,089,800	18.14%
BERTRAND TOWNSHIP	1,072,000	1,044,250	-2.59%	6,157,500	6,073,970	-1.36%	4,832,780	5,173,401	7.05%
BUCHANAN TOWNSHIP	1,551,600	1,565,350	0.89%	4,400	4,810	9.32%	2,082,250	2,240,160	7.58%
CHIKAMING TOWNSHIP	3,563,000	3,532,800	-0.85%	1,412,700	1,406,500	-0.44%	4,369,800	4,561,400	4.38%
COLOMA TOWNSHIP	1,785,800	1,685,900	-5.59%	57,700	5,700	-90.12%	6,427,900	6,512,300	1.31%
GALIEN TOWNSHIP	215,409	189,722	-11.92%	276,490	267,997	-3.07%	1,334,404	1,397,730	4.75%
HAGAR TOWNSHIP	1,959,340	1,993,540	1.75%	2,990,720	2,981,350	-0.31%	2,861,223	2,945,490	2.95%
LAKE TOWNSHIP	3,055,500	2,787,100	-8.78%	118,822,000	102,817,000	-13.47%	22,309,800	24,963,100	11.89%
LINCOLN TOWNSHIP	9,037,100	13,898,390	53.79%	21,858,400	18,879,960	-13.63%	7,149,800	7,620,640	6.59%
NEW BUFFALO TOWNSHIP	4,889,300	4,631,200	-5.28%	155,400	142,600	-8.24%	3,827,600	4,164,800	8.81%
NILES TOWNSHIP	10,248,400	10,619,300	3.62%	6,342,900	5,955,400	-6.11%	8,176,269	9,412,077	15.11%
ORONOKO TOWNSHIP	4,138,282	3,961,254	-4.28%	2,661,868	2,550,358	-4.19%	4,381,425	4,589,851	4.76%
PIPESTONE TOWNSHIP	909,874	956,020	5.07%	970,137	955,610	-1.50%	1,021,276	1,099,480	7.66%
ROYALTON TOWNSHIP	5,172,050	5,316,550	2.79%	335,350	400,850	19.53%	3,814,150	4,934,216	29.37%
ST JOSEPH TOWNSHIP	9,422,500	9,609,920	NO CLASS	4,600,750	5,795,590	25.97%	5,578,090	5,867,100	5.18%
SODUS TOWNSHIP	2,669,916	3,361,500	25.90%	1,726,970	1,338,000	-22.52%	1,799,230	1,846,600	2.63%
THREE OAKS TOWNSHIP	1,568,387	1,541,621	-1.71%	1,067,590	1,165,288	9.15%	2,288,825	2,361,905	3.19%
WATERVLIET TOWNSHIP	4,814,000	4,548,900	-5.51%	126,300	124,500	-1.43%	1,956,400	2,012,800	2.88%
WEESAW TOWNSHIP	185,750	176,250	-5.11%	1,567,400	4,164,900	165.72%	6,542,950	2,613,160	-60.06%
TOTAL TOWNSHIPS	112,932,932	108,137,062	-4.25%	192,383,091	177,729,085	-7.62%	108,826,519	113,432,168	4.23%
CITIES									
BENTON HARBOR CITY	4,320,900	7,345,350	70.00%	20,284,000	12,617,470	-37.80%	5,133,210	5,332,650	3.89%
BRIDGMAN CITY	1,747,000	1,391,460	-20.35%	609,160	1,403,420	130.39%	1,339,610	1,470,370	9.76%
BUCHANAN CITY	2,702,785	2,328,470	-13.85%	2,399,572	2,257,100	-5.94%	2,827,122	3,009,970	6.47%
COLOMA CITY	1,211,000	1,138,100	-6.02%	1,405,600	1,370,800	-2.48%	623,900	672,100	7.73%
NEW BUFFALO CITY	2,240,510	2,044,776	-8.74%	43,210	41,968	-2.87%	3,306,057	3,099,467	-6.25%
NILES CITY	7,801,574	7,668,240	-1.71%	7,963,355	10,164,490	27.64%	3,277,277	3,875,100	18.24%
ST JOSEPH CITY	9,736,173	9,813,680	0.80%	13,269,547	13,790,802	3.93%	5,076,559	5,290,720	4.22%
WATERVLIET CITY	1,747,847	2,583,640	47.82%	NO CLASS	NO CLASS	NO CLASS	821,810	913,590	11.17%
TOTAL CITIES	31,507,789	34,313,716	NO CLASS	45,974,444	41,646,050	-9.41%	22,405,545	23,663,967	5.62%
TOTAL COUNTY	144,440,721	142,450,778	-1.38%	238,357,535	219,375,135	-7.96%	131,232,064	137,096,135	4.47%