

**2013 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	49,583,986	26,114,878	23,469,108	52.67%	3,482,750	3,168,757	313,993	90.98%	234,400	234,400	0	100.00%	72,831,127	63,123,742	9,707,385	86.67%
Baroda Twp	29,890,500	16,026,593	13,863,907	53.62%	4,488,600	4,352,247	136,353	96.96%	2,131,000	1,667,540	463,460	78.25%	64,288,775	60,239,327	4,049,448	93.70%
Benton Twp	11,800,700	6,725,469	5,075,231	56.99%	129,393,200	119,899,672	9,493,528	92.66%	36,863,300	33,958,848	2,904,452	92.12%	227,145,500	187,322,062	39,823,438	82.47%
Berrien Twp	37,579,000	18,008,739	19,570,261	47.92%	3,679,800	3,416,893	262,907	92.86%	445,400	445,400	0	100.00%	137,374,100	125,504,851	11,869,249	91.36%
Bertrand Twp	34,032,500	15,738,874	18,293,626	46.25%	7,957,400	7,837,519	119,881	98.49%	5,778,500	5,645,288	133,212	97.69%	109,120,500	94,138,254	14,982,246	86.27%
Buchanan Twp	24,431,777	10,937,662	13,494,115	44.77%	3,925,600	3,012,670	912,930	76.74%	574,300	298,069	276,231	51.90%	128,309,400	108,431,033	19,878,367	84.51%
Chikaming Twp	19,834,000	11,200,125	8,633,875	56.47%	31,944,000	24,818,709	7,125,291	77.69%	3,113,400	3,112,672	728	99.98%	813,008,800	508,785,589	304,223,211	62.58%
Coloma Twp	9,413,600	4,336,310	5,077,290	46.06%	15,054,600	12,114,123	2,940,477	80.47%	928,100	751,565	176,535	80.98%	204,438,100	160,232,388	44,205,712	78.38%
Galien Twp	33,678,120	15,052,591	18,625,529	44.70%	973,690	883,299	90,391	90.72%	747,203	674,439	72,764	90.26%	29,214,739	25,734,007	3,480,732	88.09%
Hagar Twp	11,324,200	5,850,506	5,473,694	51.66%	5,694,200	5,254,953	439,247	92.29%	6,898,400	6,344,041	554,359	91.96%	209,871,150	138,893,216	70,977,934	66.18%
Lake Twp	7,529,400	3,355,570	4,173,830	44.57%	16,519,500	15,245,996	1,273,504	92.29%	747,502,200	745,671,894	1,830,306	99.76%	170,768,300	125,213,719	45,554,581	73.32%
Lincoln Twp	9,405,200	5,366,372	4,038,828	57.06%	73,928,600	67,402,957	6,525,643	91.17%	10,339,400	10,088,599	250,801	97.57%	563,176,900	512,689,566	50,487,334	91.04%
New Buffalo Twp	11,561,000	4,287,830	7,273,170	37.09%	37,791,340	23,301,209	14,490,131	61.66%	937,300	790,949	146,351	84.39%	772,794,495	484,199,451	288,595,044	62.66%
Niles Twp	28,400,300	12,338,344	16,061,956	43.44%	64,339,800	51,860,194	12,479,606	80.60%	9,927,900	8,925,575	1,002,325	89.90%	272,613,300	252,136,841	20,476,459	92.49%
Oronoko Twp	37,645,200	20,032,804	17,612,396	53.21%	20,947,900	19,134,905	1,812,995	91.35%	9,097,400	8,902,514	194,886	97.86%	182,117,200	172,861,909	9,255,291	94.92%
Pipestone Twp	41,505,244	19,687,405	21,817,839	47.43%	2,747,400	2,669,388	78,012	97.16%	939,100	939,100	0	100.00%	55,069,800	43,593,380	11,476,420	79.16%
Royalton Twp	20,886,500	11,862,929	9,023,571	56.80%	34,444,400	33,247,348	1,197,052	96.52%	1,381,000	1,346,987	34,013	97.54%	219,482,600	205,332,685	14,149,915	93.55%
St Joseph Twp	NO CLASS	NO CLASS	NA	NA	35,756,000	34,927,274	828,726	97.68%	5,361,700	5,290,823	70,877	98.68%	363,801,100	337,311,281	26,489,819	92.72%
Sodus Twp	25,592,800	14,256,489	11,336,311	55.71%	9,381,500	8,893,875	487,625	94.80%	1,440,000	1,308,394	131,606	90.86%	46,460,600	39,692,431	6,768,169	85.43%
Three Oaks Twp	29,812,149	13,610,753	16,201,396	45.66%	9,246,320	7,559,350	1,686,970	81.76%	899,439	899,439	0	100.00%	77,499,346	59,195,145	18,304,201	76.38%
Watervliet Twp	6,605,500	3,614,640	2,990,860	54.72%	13,027,000	12,123,849	903,151	93.07%	511,200	473,235	37,965	92.57%	145,054,800	109,929,794	35,125,006	75.79%
Weesaw Twp	60,509,531	24,017,640	36,491,891	39.69%	376,000	360,483	15,517	95.87%	1,486,600	1,412,386	74,214	95.01%	53,747,093	42,469,483	11,277,610	79.02%
<b>TOTAL TOWNSHIPS</b>	<b>541,021,207</b>	<b>262,422,523</b>	<b>278,598,684</b>	<b>48.51%</b>	<b>525,099,600</b>	<b>461,485,670</b>	<b>63,613,930</b>	<b>87.89%</b>	<b>847,537,242</b>	<b>839,182,157</b>	<b>8,355,085</b>	<b>99.01%</b>	<b>4,918,187,725</b>	<b>3,857,030,154</b>	<b>1,061,157,571</b>	<b>78.42%</b>
<b>CITIES</b>																
Benton Harbor City	NO CLASS	NO CLASS	NA	NA	45,031,100	31,369,092	13,662,008	69.66%	13,325,400	11,026,154	2,299,246	82.75%	55,103,400	47,703,646	7,399,754	86.57%
Bridgman City	NO CLASS	NO CLASS	NA	NA	11,645,000	10,825,401	819,599	92.96%	5,901,000	5,754,304	146,696	97.51%	86,890,700	78,607,660	8,283,040	90.47%
Buchanan City	NO CLASS	NO CLASS	NA	NA	12,603,400	12,149,491	453,909	96.40%	12,459,800	12,237,799	222,001	98.22%	55,188,800	50,982,242	4,206,558	92.38%
Coloma City	NO CLASS	NO CLASS	NA	NA	7,218,800	6,825,987	392,813	94.56%	1,257,100	1,256,956	144	99.99%	22,184,900	22,037,681	147,219	99.34%
New Buffalo City	NO CLASS	NO CLASS	NA	NA	24,362,800	22,845,933	1,516,867	93.77%	128,400	128,400	0	100.00%	236,049,095	176,768,377	59,280,718	74.89%
Niles City	NO CLASS	NO CLASS	NA	NA	43,223,710	40,779,210	2,444,500	94.34%	9,841,500	9,377,769	463,731	95.29%	135,067,400	125,608,518	9,458,882	93.00%
St Joseph City	NO CLASS	NO CLASS	NA	NA	79,559,100	72,011,807	7,547,293	90.51%	15,376,100	15,219,151	156,949	98.98%	379,472,100	323,585,716	55,886,384	85.27%
Watervliet City	NO CLASS	NO CLASS	NA	NA	3,262,200	3,119,629	142,571	95.63%	25,700	25,543	157	99.39%	22,849,400	21,639,329	1,210,071	94.70%
<b>TOTAL CITIES</b>	<b>NO CLASS</b>	<b>NO CLASS</b>	<b>NA</b>	<b>NA</b>	<b>226,906,110</b>	<b>199,926,550</b>	<b>26,979,560</b>	<b>88.11%</b>	<b>58,315,000</b>	<b>55,026,076</b>	<b>3,288,924</b>	<b>94.36%</b>	<b>992,805,795</b>	<b>846,933,169</b>	<b>145,872,626</b>	<b>85.31%</b>
<b>TOTAL COUNTY</b>	<b>541,021,207</b>	<b>262,422,523</b>	<b>278,598,684</b>	<b>48.51%</b>	<b>752,005,710</b>	<b>661,412,220</b>	<b>90,593,490</b>	<b>87.95%</b>	<b>905,852,242</b>	<b>894,208,233</b>	<b>11,644,009</b>	<b>98.71%</b>	<b>5,910,993,520</b>	<b>4,703,963,323</b>	<b>1,207,030,197</b>	<b>79.58%</b>

**2013 BERRIEN COUNTY REAL PROPERTY  
ASSESSED AND TAXABLE VALUE DIFFERENCE BY MUNICIPALITY**

<b>TOWNSHIPS</b>	<b>EQUALIZED</b>	<b>TAXABLE</b>	<b>DOLLAR DIFFERENCE</b>	<b>PERCENT OF DIFFERENCE</b>
Bainbridge Twp	126,132,263	92,641,777	33,490,486	73.45%
Baroda Twp	100,798,875	82,285,707	18,513,168	81.63%
Benton Twp	405,202,700	347,906,051	57,296,649	85.86%
Berrien Twp	179,078,300	147,375,883	31,702,417	82.30%
Bertrand Twp	156,888,900	123,359,935	33,528,965	78.63%
Buchanan Twp	157,241,077	122,679,434	34,561,643	78.02%
Chikaming Twp	867,900,200	547,917,095	319,983,105	63.13%
Coloma Twp	229,834,400	177,434,386	52,400,014	77.20%
Galien Twp	64,613,752	42,344,336	22,269,416	65.53%
Hagar Twp	233,787,950	156,342,716	77,445,234	66.87%
Lake Twp	942,319,400	889,487,179	52,832,221	94.39%
Lincoln Twp	656,850,100	595,547,494	61,302,606	90.67%
New Buffalo Twp	823,084,135	512,579,439	310,504,696	62.28%
Niles Twp	375,281,300	325,260,954	50,020,346	86.67%
Oronoko Twp	249,807,700	220,932,132	28,875,568	88.44%
Pipestone Twp	100,261,544	66,889,273	33,372,271	66.71%
Royalton Twp	276,194,500	251,789,949	24,404,551	91.16%
St Joseph Twp	404,918,800	377,529,378	27,389,422	93.24%
Sodus Twp	82,874,900	64,151,189	18,723,711	77.41%
Three Oaks Twp	117,457,254	81,264,687	36,192,567	69.19%
Watervliet Twp	165,198,500	126,141,518	39,056,982	76.36%
Weesaw Twp	116,119,224	68,259,992	47,859,232	58.78%
<b>TOTAL TOWNSHIPS</b>	<b>6,831,845,774</b>	<b>5,420,120,504</b>	<b>1,411,725,270</b>	<b>79.34%</b>
<b>CITIES</b>				
Benton Harbor City	113,459,900	90,098,892	23,361,008	79.41%
Bridgman City	104,436,700	95,187,365	9,249,335	91.14%
Buchanan City	80,252,000	75,369,532	4,882,468	93.92%
Coloma City	30,660,800	30,120,624	540,176	98.24%
New Buffalo City	260,540,295	199,742,710	60,797,585	76.66%
Niles City	188,132,610	175,765,497	12,367,113	93.43%
St Joseph City	474,407,300	410,816,674	63,590,626	86.60%
Watervliet City	26,137,300	24,784,501	1,352,799	94.82%
<b>TOTAL CITIES</b>	<b>1,278,026,905</b>	<b>1,101,885,795</b>	<b>176,141,110</b>	<b>86.22%</b>
<b>TOTAL COUNTY</b>	<b>8,109,872,679</b>	<b>6,522,006,299</b>	<b>1,587,866,380</b>	<b>80.42%</b>