

**Morgan County Property Tax Reassessment Equalization Analysis
Indiana Property Tax Equalization Project**

Standard Equalization Via Median

	MajrClas	ParclCnt	AV - Total Land & Improvements	Sample Size	Sample Parcels Pct of Popln	Sample Assessed Value Pct	Coefficient of Dispersion	Price Related Differential	Median	Lower bound of 95% confidence interval for Median	Upper bound of 95% confidence interval for Median	Imputed Market Value per Median Ratio
1	Agri-Vac	4,587	86,428,500	.	.	.	.	.	.	.	.	.
2	Agri-Imp	2,711	326,481,000	82	3.02	4.13	31.07	1.08	0.729	0.67	0.81	447,943,098
3	Ind-Vac	49	611,700	.	.	.	.	.	.	.	.	.
4	Ind-Imp	102	69,824,400	6	5.88	2.50	24.81	1.16	0.951	0.73	1.83	73,454,846
5	Coml-Vac	350	4,832,100	1	0.29	2.81	.	1.00	1.216	.	.	3,973,093
6	Coml-Imp	1,118	276,320,800	78	6.98	5.48	34.78	1.12	0.930	0.85	1.03	297,266,595
7	Res-Vac	7,669	112,390,400	.	.	.	.	.	.	.	.	.
8	Res-Imp	21,259	2,374,623,200	3,280	15.43	15.34	19.03	1.03	0.976	0.97	0.98	2,433,348,842
Total		37,845	3,251,512,100	3,447								

Restratified Equalization Via Median

	MajrClas2	ParclCnt	Asmt Total, New	Sample Size	Sample Parcels Pct of Popln	Sample Assessed Value Pct	Coefficient of Dispersion	Price Related Differential	Median	Lower bound of 95% confidence interval for Median	Upper bound of 95% confidence interval for Median	Imputed Market Value per Median Ratio
1	Agri-Vac	4,587	86,428,500	.	.	.	.	.	.	.	.	.
2	Agri-Imp	2,711	326,481,000	82	3.02	4.13	31.07	1.08	0.729	0.67	0.81	447,943,098
3	C+I-Vac	399	5,443,800	1	0.25	2.49	.	1.00	1.216	.	.	4,476,050
4	C+I-Imp	1,220	346,145,200	84	6.89	4.88	33.67	1.12	0.942	0.87	1.01	367,417,278
5	Res-Vac	7,669	112,390,400	.	.	.	.	.	.	.	.	.
6	Res-Imp	21,259	2,374,623,200	3,280	15.43	15.34	19.03	1.03	0.976	0.97	0.98	2,433,348,842
Total		37,845	3,251,512,100	3,447								

Restratified (2) Equalization Via Median

	MajrClas3	ParclCnt	Asmt Total, New	Sample Size	Sample Parcels Pct of Popln	Sample Assessed Value Pct	Coefficient of Dispersion	Price Related Differential	Median	Lower bound of 95% confidence interval for Median	Upper bound of 95% confidence interval for Median	Imputed Market Value per Median Ratio
1	Agri-Vac	4,587	86,428,500	.	.	.	.	.	.	.	.	.
2	Agri-Imp	2,711	326,481,000	82	3.02	4.13	31.07	1.08	0.729	0.67	0.81	447,943,098
3	C+I-Imp	1,220	346,145,200	84	6.89	4.88	33.67	1.12	0.942	0.87	1.01	367,417,278
4	C+I+R Vac	8,068	117,834,200	1	0.01	0.12	.	1.00	1.216	.	.	96,886,691
5	Res-Imp	21,259	2,374,623,200	3,280	15.43	15.34	19.03	1.03	0.976	0.97	0.98	2,433,348,842
Total		37,845	3,251,512,100	3,447								

**Morgan County Property Tax Reassessment Equalization Analysis
Indiana Property Tax Equalization Project**

Standard Equalization Via Median

CntyXtpw	MajrClas	ParclCnt	AV - Total Land & Improvements	Sample Size	Sample Pct of Popln	Sample Assessed Value Pct	Coefficient of Dispersion	Price Related Differential	Median	Lower bound of 95% confidence interval for Median	Upper bound of 95% confidence interval for Median	Imputed Market Value per Median Ratio	
1	Adams Twp	Agri-Vac	455	14,185,700	.	.	.	.	.	.	.	.
2	Adams Twp	Agri-Imp	163	17,094,500	.	.	.	.	.	.	.	.
3	Adams Twp	Ind-Imp	1	38,000	1	100.00	136.21	.	1.00	0.734	.	51,761	
4	Adams Twp	Coml-Vac	3	45,500	.	.	.	.	.	.	.	.
5	Adams Twp	Coml-Imp	20	1,879,600	.	.	.	.	.	.	.	.
6	Adams Twp	Res-Vac	213	2,357,500	.	.	.	.	.	.	.	.
7	Adams Twp	Res-Imp	340	31,622,700	26	7.65	6.44	22.89	1.05	0.861	0.77	0.94	36,728,808
8	Ashland Twp	Agri-Vac	384	6,722,500	.	.	.	.	.	.	.	.	.
9	Ashland Twp	Agri-Imp	273	32,921,000	5	1.83	2.11	13.05	0.95	0.795	0.51	0.97	41,413,635
10	Ashland Twp	Coml-Vac	1	5,600	.	.	.	.	.	.	.	.	.
11	Ashland Twp	Coml-Imp	7	482,900	.	.	.	.	.	.	.	.	.
12	Ashland Twp	Res-Vac	246	2,770,500	.	.	.	.	.	.	.	.	.
13	Ashland Twp	Res-Imp	373	39,265,200	42	11.26	11.39	21.15	1.03	1.050	0.97	1.16	37,379,729
14	Baker Twp	Agri-Vac	247	2,862,500	.	.	.	.	.	.	.	.	.
15	Baker Twp	Agri-Imp	101	9,819,200	3	2.97	2.59	72.11	1.23	0.699	0.67	2.18	14,056,307
16	Baker Twp	Coml-Imp	1	6,900	.	.	.	.	.	.	.	.	.
17	Baker Twp	Res-Vac	82	1,408,300	.	.	.	.	.	.	.	.	.
18	Baker Twp	Res-Imp	187	20,337,300	13	6.95	6.23	14.09	0.99	0.891	0.69	0.96	22,837,219
19	Brown Twp	Agri-Vac	157	3,178,000	.	.	.	.	.	.	.	.	.
20	Brown Twp	Agri-Imp	96	14,105,900	.	.	.	.	.	.	.	.	.
21	Brown Twp	Ind-Vac	20	210,900	.	.	.	.	.	.	.	.	.
22	Brown Twp	Ind-Imp	50	52,271,000	4	8.00	3.12	8.27	1.09	0.951	0.90	1.21	54,988,776
23	Brown Twp	Coml-Vac	78	1,560,100	1	1.28	8.70	.	1.00	1.216	.	.	1,282,759
24	Brown Twp	Coml-Imp	285	108,303,500	19	6.67	5.52	33.76	0.98	0.903	0.60	1.16	119,983,136
25	Brown Twp	Res-Vac	384	7,872,600	.	.	.	.	.	.	.	.	.
26	Brown Twp	Res-Imp	3,992	439,110,200	811	20.32	20.40	16.56	1.02	0.949	0.94	0.96	462,686,069
27	Clay Twp	Agri-Vac	315	4,639,300	.	.	.	.	.	.	.	.	.
28	Clay Twp	Agri-Imp	208	22,459,900	5	2.40	3.93	11.82	1.01	0.702	0.50	0.80	32,003,110
29	Clay Twp	Ind-Vac	1	6,200	.	.	.	.	.	.	.	.	.
30	Clay Twp	Ind-Imp	4	1,089,500	.	.	.	.	.	.	.	.	.
31	Clay Twp	Coml-Vac	8	33,900	.	.	.	.	.	.	.	.	.
32	Clay Twp	Coml-Imp	36	4,114,300	.	.	.	.	.	.	.	.	.
33	Clay Twp	Res-Vac	427	6,894,500	.	.	.	.	.	.	.	.	.
34	Clay Twp	Res-Imp	1,387	128,266,100	219	15.79	18.13	19.47	1.04	0.924	0.89	0.95	138,872,394
35	Green Twp	Agri-Vac	375	5,981,000	.	.	.	.	.	.	.	.	.
36	Green Twp	Agri-Imp	278	33,334,800	7	2.52	4.01	26.57	1.10	0.633	0.44	1.42	52,674,297

**Morgan County Property Tax Reassessment Equalization Analysis
Indiana Property Tax Equalization Project**

CntyXtwp	MajrClas	ParclCnt	AV - Total Land & Improvements	Sample Size	Sample Parcels Pct of Popln	Sample Assessed Value Pct	Coefficient of Dispersion	Price Related Differential	Median	Lower bound of 95% confidence interval for Median	Upper bound of 95% confidence interval for Median	Imputed Market Value per Median Ratio	
37	Green Twp	Ind-Imp	1	123,600	.	.	.	.	.	.	.	.
38	Green Twp	Coml-Vac	4	59,700	.	.	.	.	.	.	.	.
39	Green Twp	Coml-Imp	8	1,110,300	1	12.50	10.66	.	1.00	1.012	.	1,096,859	
40	Green Twp	Res-Vac	510	8,233,800	.	.	.	.	.	.	.	.
41	Green Twp	Res-Imp	888	103,301,600	93	10.47	11.37	16.41	1.03	0.915	0.86	0.94	112,914,713
42	Gregg Twp	Agri-Vac	309	5,212,700	.	.	.	.	.	.	.	.	.
43	Gregg Twp	Agri-Imp	219	28,836,500	14	6.39	7.73	30.99	1.05	0.782	0.59	1.11	36,889,504
44	Gregg Twp	Ind-Imp	1	112,600	1	100.00	54.51	.	1.00	1.835	.	.	61,379
45	Gregg Twp	Coml-Vac	2	39,000	.	.	.	.	.	.	.	.	.
46	Gregg Twp	Coml-Imp	7	372,000	1	14.29	12.03	.	1.00	1.341	.	.	277,410
47	Gregg Twp	Res-Vac	429	6,950,000	.	.	.	.	.	.	.	.	.
48	Gregg Twp	Res-Imp	935	110,166,800	98	10.48	8.57	24.56	1.06	1.068	0.99	1.14	103,141,503
49	Harrison Twp	Agri-Vac	79	1,719,100	.	.	.	.	.	.	.	.	.
50	Harrison Twp	Agri-Imp	44	5,566,500	.	.	.	.	.	.	.	.	.
51	Harrison Twp	Ind-Vac	1	21,900	.	.	.	.	.	.	.	.	.
52	Harrison Twp	Ind-Imp	1	151,500	.	.	.	.	.	.	.	.	.
53	Harrison Twp	Coml-Vac	3	11,500	.	.	.	.	.	.	.	.	.
54	Harrison Twp	Coml-Imp	21	2,867,500	1	4.76	6.04	.	1.00	0.660	.	.	4,344,801
55	Harrison Twp	Res-Vac	207	2,864,300	.	.	.	.	.	.	.	.	.
56	Harrison Twp	Res-Imp	596	63,367,000	71	11.91	12.86	20.95	1.05	0.944	0.89	1.00	67,139,137
57	Jackson Twp	Agri-Vac	468	5,777,000	.	.	.	.	.	.	.	.	.
58	Jackson Twp	Agri-Imp	296	36,738,500	8	2.70	3.98	24.12	1.07	0.922	0.45	1.27	39,853,410
59	Jackson Twp	Ind-Vac	2	16,200	.	.	.	.	.	.	.	.	.
60	Jackson Twp	Ind-Imp	3	146,900	.	.	.	.	.	.	.	.	.
61	Jackson Twp	Coml-Vac	32	938,700	.	.	.	.	.	.	.	.	.
62	Jackson Twp	Coml-Imp	61	7,382,600	3	4.92	5.66	36.13	0.81	0.431	0.43	0.89	17,116,653
63	Jackson Twp	Res-Vac	1,169	17,346,400	.	.	.	.	.	.	.	.	.
64	Jackson Twp	Res-Imp	1,105	131,533,400	160	14.48	12.78	21.40	1.02	1.062	1.01	1.11	123,840,712
65	Jefferson Twp	Agri-Vac	423	5,937,500	.	.	.	.	.	.	.	.	.
66	Jefferson Twp	Agri-Imp	253	26,240,100	7	2.77	4.94	19.16	1.00	0.663	0.51	1.16	39,603,462
67	Jefferson Twp	Ind-Imp	1	99,700	.	.	.	.	.	.	.	.	.
68	Jefferson Twp	Coml-Vac	3	21,300	.	.	.	.	.	.	.	.	.
69	Jefferson Twp	Coml-Imp	18	1,641,300	1	5.56	5.58	.	1.00	1.110	.	.	1,479,278
70	Jefferson Twp	Res-Vac	570	9,053,300	.	.	.	.	.	.	.	.	.
71	Jefferson Twp	Res-Imp	1,178	120,227,600	184	15.62	17.36	20.88	1.05	0.978	0.93	1.01	122,988,766
72	Madison Twp	Agri-Vac	168	4,505,700	.	.	.	.	.	.	.	.	.
73	Madison Twp	Agri-Imp	165	24,516,000	7	4.24	6.03	21.29	1.09	0.674	0.45	0.94	36,369,149

**Morgan County Property Tax Reassessment Equalization Analysis
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CntyXtwp	MajrClas	ParclCnt	AV - Total Land & Improvements	Sample Size	Sample Parcels Pct of Popln	Sample Assessed Value Pct	Coefficient of Dispersion	Price Related Differential	Median	Lower bound of 95% confidence interval for Median	Upper bound of 95% confidence interval for Median	Imputed Market Value per Median Ratio	
74	Madison Twp	Ind-Imp	2	302,500	.	.	.	.	.	.	.	.
75	Madison Twp	Coml-Vac	48	393,500	.	.	.	.	.	.	.	.
76	Madison Twp	Coml-Imp	41	8,439,400	1	2.44	0.31	.	1.00	1.681	.	5,019,289	
77	Madison Twp	Res-Vac	1,139	12,249,600	.	.	.	.	.	.	.	.
78	Madison Twp	Res-Imp	2,899	400,157,400	314	10.83	10.13	16.83	1.04	1.014	1.00	1.03	394,695,259
79	Monroe Twp	Agri-Vac	257	7,821,300	.	.	.	.	.	.	.	.	.
80	Monroe Twp	Agri-Imp	175	23,051,200	5	2.86	4.81	11.01	1.08	0.822	0.60	0.94	28,050,019
81	Monroe Twp	Ind-Imp	1	125,100	.	.	.	.	.	.	.	.	.
82	Monroe Twp	Coml-Vac	13	122,400	.	.	.	.	.	.	.	.	.
83	Monroe Twp	Coml-Imp	45	6,808,400	3	6.67	43.40	19.47	1.59	0.977	0.51	1.09	6,967,952
84	Monroe Twp	Res-Vac	474	7,707,900	.	.	.	.	.	.	.	.	.
85	Monroe Twp	Res-Imp	1,495	175,940,900	186	12.44	12.83	18.76	1.04	0.972	0.94	0.99	181,005,247
86	Ray Twp	Agri-Vac	398	7,682,900	.	.	.	.	.	.	.	.	.
87	Ray Twp	Agri-Imp	147	16,161,600	11	7.48	8.78	29.62	1.07	0.837	0.64	1.28	19,312,904
88	Ray Twp	Ind-Vac	6	156,100	.	.	.	.	.	.	.	.	.
89	Ray Twp	Ind-Imp	5	1,850,600	.	.	.	.	.	.	.	.	.
90	Ray Twp	Coml-Vac	15	150,100	.	.	.	.	.	.	.	.	.
91	Ray Twp	Coml-Imp	42	2,910,000	3	7.14	12.68	47.11	1.13	1.050	0.98	2.47	2,771,946
92	Ray Twp	Res-Vac	178	2,236,000	.	.	.	.	.	.	.	.	.
93	Ray Twp	Res-Imp	454	36,898,100	52	11.45	11.68	22.28	1.05	1.068	0.99	1.18	34,533,284
94	Washington Twp	Agri-Vac	552	10,203,300	.	.	.	.	.	.	.	.	.
95	Washington Twp	Agri-Imp	293	35,635,300	10	3.41	3.73	41.91	1.08	0.730	0.41	1.48	48,845,078
96	Washington Twp	Ind-Vac	19	200,400	.	.	.	.	.	.	.	.	.
97	Washington Twp	Ind-Imp	32	13,513,400	.	.	.	.	.	.	.	.	.
98	Washington Twp	Coml-Vac	140	1,450,800	.	.	.	.	.	.	.	.	.
99	Washington Twp	Coml-Imp	526	130,002,100	45	8.56	3.82	34.62	1.05	0.918	0.81	1.06	141,545,249
100	Washington Twp	Res-Vac	1,641	24,445,700	.	.	.	.	.	.	.	.	.
101	Washington Twp	Res-Imp	5,430	574,428,900	1,011	18.62	19.00	18.79	1.01	0.986	0.97	1.00	582,795,903
Total			37,845	3,251,512,100	3,447								

Restratified (2) Equalization Via Median

CntyXtwp	MajrClas3	ParclCnt	Asmt Total, New	Sample Size	Sample Parcels Pct of Popln	Sample Assessed Value Pct	Coefficient of Dispersion	Price Related Differential	Median	Lower bound of 95% confidence interval for Median	Upper bound of 95% confidence interval for Median	Imputed Market Value per Median Ratio
1	Adams Twp	Agri-Vac	455	14,185,700
2	Adams Twp	Agri-Imp	163	17,094,500

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CntyXtwp	MajrClas3	ParlCnt	Asmt Total, New	Sample Size	Sample Pct of Popln	Sample Assessed Value Pct	Coefficient of Dispersion	Price Related Differential	Median	Lower bound of 95% confidence interval for Median	Upper bound of 95% confidence interval for Median	Imputed Market Value per Median Ratio	
3	Adams Twp	C+I-Imp	21	1,917,600	1	4.76	2.70	.	1.00	0.734	.	2,611,998	
4	Adams Twp	C+I+R Vac	216	2,403,000	.	.	.	.	.	.	.	.
5	Adams Twp	Res-Imp	340	31,622,700	26	7.65	6.44	22.89	1.05	0.861	0.77	0.94	36,728,808
6	Ashland Twp	Agri-Vac	384	6,722,500	.	.	.	.	.	.	.	.	.
7	Ashland Twp	Agri-Imp	273	32,921,000	5	1.83	2.11	13.05	0.95	0.795	0.51	0.97	41,413,635
8	Ashland Twp	C+I-Imp	7	482,900	.	.	.	.	.	.	.	.	.
9	Ashland Twp	C+I+R Vac	247	2,776,100	.	.	.	.	.	.	.	.	.
10	Ashland Twp	Res-Imp	373	39,265,200	42	11.26	11.39	21.15	1.03	1.050	0.97	1.16	37,379,729
11	Baker Twp	Agri-Vac	247	2,862,500	.	.	.	.	.	.	.	.	.
12	Baker Twp	Agri-Imp	101	9,819,200	3	2.97	2.59	72.11	1.23	0.699	0.67	2.18	14,056,307
13	Baker Twp	C+I-Imp	1	6,900	.	.	.	.	.	.	.	.	.
14	Baker Twp	C+I+R Vac	82	1,408,300	.	.	.	.	.	.	.	.	.
15	Baker Twp	Res-Imp	187	20,337,300	13	6.95	6.23	14.09	0.99	0.891	0.69	0.96	22,837,219
16	Brown Twp	Agri-Vac	157	3,178,000	.	.	.	.	.	.	.	.	.
17	Brown Twp	Agri-Imp	96	14,105,900	.	.	.	.	.	.	.	.	.
18	Brown Twp	C+I-Imp	335	160,574,500	23	6.87	4.74	28.48	1.00	0.939	0.71	1.09	170,947,603
19	Brown Twp	C+I+R Vac	482	9,643,600	1	0.21	1.41	.	1.00	1.216	.	.	7,929,247
20	Brown Twp	Res-Imp	3,992	439,110,200	811	20.32	20.40	16.56	1.02	0.949	0.94	0.96	462,686,069
21	Clay Twp	Agri-Vac	315	4,639,300	.	.	.	.	.	.	.	.	.
22	Clay Twp	Agri-Imp	208	22,459,900	5	2.40	3.93	11.82	1.01	0.702	0.50	0.80	32,003,110
23	Clay Twp	C+I-Imp	40	5,203,800	.	.	.	.	.	.	.	.	.
24	Clay Twp	C+I+R Vac	436	6,934,600	.	.	.	.	.	.	.	.	.
25	Clay Twp	Res-Imp	1,387	128,266,100	219	15.79	18.13	19.47	1.04	0.924	0.89	0.95	138,872,394
26	Green Twp	Agri-Vac	375	5,981,000	.	.	.	.	.	.	.	.	.
27	Green Twp	Agri-Imp	278	33,334,800	7	2.52	4.01	26.57	1.10	0.633	0.44	1.42	52,674,297
28	Green Twp	C+I-Imp	9	1,233,900	1	11.11	9.59	.	1.00	1.012	.	.	1,218,962
29	Green Twp	C+I+R Vac	514	8,293,500	.	.	.	.	.	.	.	.	.
30	Green Twp	Res-Imp	888	103,301,600	93	10.47	11.37	16.41	1.03	0.915	0.86	0.94	112,914,713
31	Gregg Twp	Agri-Vac	309	5,212,700	.	.	.	.	.	.	.	.	.
32	Gregg Twp	Agri-Imp	219	28,836,500	14	6.39	7.73	30.99	1.05	0.782	0.59	1.11	36,889,504
33	Gregg Twp	C+I-Imp	8	484,600	2	25.00	21.90	15.54	0.98	1.588	1.34	1.83	305,213
34	Gregg Twp	C+I+R Vac	431	6,989,000	.	.	.	.	.	.	.	.	.
35	Gregg Twp	Res-Imp	935	110,166,800	98	10.48	8.57	24.56	1.06	1.068	0.99	1.14	103,141,503
36	Harrison Twp	Agri-Vac	79	1,719,100	.	.	.	.	.	.	.	.	.
37	Harrison Twp	Agri-Imp	44	5,566,500	.	.	.	.	.	.	.	.	.
38	Harrison Twp	C+I-Imp	22	3,019,000	1	4.55	5.74	.	1.00	0.660	.	.	4,574,352
39	Harrison Twp	C+I+R Vac	211	2,897,700

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CntyXtwp	MajrClas3	ParclCnt	Asmt Total, New	Sample Size	Sample Parcels Pct of Popln	Sample Assessed Value Pct	Coefficient of Dispersion	Price Related Differential	Median	Lower bound of 95% confidence interval for Median	Upper bound of 95% confidence interval for Median	Imputed Market Value per Median Ratio	
40	Harrison Twp	Res-Imp	596	63,367,000	71	11.91	12.86	20.95	1.05	0.944	0.89	1.00	67,139,137
41	Jackson Twp	Agri-Vac	468	5,777,000	.	.	.	.	.	.	.	.	.
42	Jackson Twp	Agri-Imp	296	36,738,500	8	2.70	3.98	24.12	1.07	0.922	0.45	1.27	39,853,410
43	Jackson Twp	C+I-Imp	64	7,529,500	3	4.69	5.55	36.13	0.81	0.431	0.43	0.89	17,457,242
44	Jackson Twp	C+I+R Vac	1,203	18,301,300	.	.	.	.	.	.	.	.	.
45	Jackson Twp	Res-Imp	1,105	131,533,400	160	14.48	12.78	21.40	1.02	1.062	1.01	1.11	123,840,712
46	Jefferson Twp	Agri-Vac	423	5,937,500	.	.	.	.	.	.	.	.	.
47	Jefferson Twp	Agri-Imp	253	26,240,100	7	2.77	4.94	19.16	1.00	0.663	0.51	1.16	39,603,462
48	Jefferson Twp	C+I-Imp	19	1,741,000	1	5.26	5.26	.	1.00	1.110	.	.	1,569,136
49	Jefferson Twp	C+I+R Vac	573	9,074,600	.	.	.	.	.	.	.	.	.
50	Jefferson Twp	Res-Imp	1,178	120,227,600	184	15.62	17.36	20.88	1.05	0.978	0.93	1.01	122,988,766
51	Madison Twp	Agri-Vac	168	4,505,700	.	.	.	.	.	.	.	.	.
52	Madison Twp	Agri-Imp	165	24,516,000	7	4.24	6.03	21.29	1.09	0.674	0.45	0.94	36,369,149
53	Madison Twp	C+I-Imp	43	8,741,900	1	2.33	0.30	.	1.00	1.681	.	.	5,199,200
54	Madison Twp	C+I+R Vac	1,187	12,643,100	.	.	.	.	.	.	.	.	.
55	Madison Twp	Res-Imp	2,899	400,157,400	314	10.83	10.13	16.83	1.04	1.014	1.00	1.03	394,695,259
56	Monroe Twp	Agri-Vac	257	7,821,300	.	.	.	.	.	.	.	.	.
57	Monroe Twp	Agri-Imp	175	23,051,200	5	2.86	4.81	11.01	1.08	0.822	0.60	0.94	28,050,019
58	Monroe Twp	C+I-Imp	46	6,933,500	3	6.52	42.61	19.47	1.59	0.977	0.51	1.09	7,095,984
59	Monroe Twp	C+I+R Vac	487	7,830,300	.	.	.	.	.	.	.	.	.
60	Monroe Twp	Res-Imp	1,495	175,940,900	186	12.44	12.83	18.76	1.04	0.972	0.94	0.99	181,005,247
61	Ray Twp	Agri-Vac	398	7,682,900	.	.	.	.	.	.	.	.	.
62	Ray Twp	Agri-Imp	147	16,161,600	11	7.48	8.78	29.62	1.07	0.837	0.64	1.28	19,312,904
63	Ray Twp	C+I-Imp	47	4,760,600	3	6.38	7.75	47.11	1.13	1.050	0.98	2.47	4,534,752
64	Ray Twp	C+I+R Vac	199	2,542,200	.	.	.	.	.	.	.	.	.
65	Ray Twp	Res-Imp	454	36,898,100	52	11.45	11.68	22.28	1.05	1.068	0.99	1.18	34,533,284
66	Washington Twp	Agri-Vac	552	10,203,300	.	.	.	.	.	.	.	.	.
67	Washington Twp	Agri-Imp	293	35,635,300	10	3.41	3.73	41.91	1.08	0.730	0.41	1.48	48,845,078
68	Washington Twp	C+I-Imp	558	143,515,500	45	8.06	3.46	34.62	1.05	0.918	0.81	1.06	156,258,532
69	Washington Twp	C+I+R Vac	1,800	26,096,900	.	.	.	.	.	.	.	.	.
70	Washington Twp	Res-Imp	5,430	574,428,900	1,011	18.62	19.00	18.79	1.01	0.986	0.97	1.00	582,795,903
Total			37,845	3,251,512,100	3,447								