

**Shelby 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	4,369	128,400,900	.	.	.	.	.	.	.	.	.
2	Agri-Imp	2,697	348,185,500	134	4.97	6.21	29.31	1.09	0.835	0.78	0.89	416,807,335
3	Ind-Vac	185	3,805,100	.	.	.	.	.	.	.	.	.
4	Ind-Imp	190	205,937,100	7	3.68	3.04	40.29	1.44	0.895	0.49	2.34	230,048,261
5	Coml-Vac	323	9,112,800	1	0.31	1.43	.	1.00	0.556	.	.	16,393,492
6	Coml-Imp	941	201,278,200	54	5.74	7.98	28.58	1.07	1.055	0.94	1.12	190,849,893
7	Res-Vac	3,752	20,900,200	.	.	.	.	.	.	.	.	.
8	Res-Imp	13,273	1,145,108,200	1,859	14.01	14.33	18.54	1.03	0.966	0.96	0.98	1,185,577,600
Total		25,730	2,062,728,000	2,055								

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	4,369	128,400,900	.	.	.	.	.	.	.	.	.
2	Agri-Imp	2,697	348,185,500	134	4.97	6.21	29.31	1.09	0.835	0.78	0.89	416,807,335
3	C+I-Vac	508	12,917,900	1	0.20	1.01	.	1.00	0.556	.	.	23,238,685
4	C+I-Imp	1,131	407,215,300	61	5.39	5.48	31.20	1.17	1.008	0.94	1.10	404,039,887
5	Res-Vac	3,752	20,900,200	.	.	.	.	.	.	.	.	.
6	Res-Imp	13,273	1,145,108,200	1,859	14.01	14.33	18.54	1.03	0.966	0.96	0.98	1,185,577,600
Total		25,730	2,062,728,000	2,055								

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	4,369	128,400,900	.	.	.	.	.	.	.	.	.
2	Agri-Imp	2,697	348,185,500	134	4.97	6.21	29.31	1.09	0.835	0.78	0.89	416,807,335
3	C+I-Imp	1,131	407,215,300	61	5.39	5.48	31.20	1.17	1.008	0.94	1.10	404,039,887
4	C+I+R Vac	4,260	33,818,100	1	0.02	0.39	.	1.00	0.556	.	.	60,837,146
5	Res-Imp	13,273	1,145,108,200	1,859	14.01	14.33	18.54	1.03	0.966	0.96	0.98	1,185,577,600
Total		25,730	2,062,728,000	2,055								

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

Standard Equalization Via Median

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
1 Addison Twp	Agri-Vac	321	7,860,400	.	.	.	.	.	.	.	.	.
2 Addison Twp	Agri-Imp	148	19,628,500	5	3.38	3.44	29.05	1.10	0.557	0.45	0.89	35,251,951
3 Addison Twp	Ind-Vac	142	3,137,800	.	.	.	.	.	.	.	.	.
4 Addison Twp	Ind-Imp	112	154,416,600	5	4.46	3.88	52.39	1.54	0.895	0.49	2.34	172,495,730
5 Addison Twp	Coml-Vac	207	8,224,100	.	.	.	.	.	.	.	.	.
6 Addison Twp	Coml-Imp	664	169,215,900	43	6.48	8.55	24.26	1.06	1.051	0.94	1.11	161,071,135
7 Addison Twp	Res-Vac	826	4,419,600	.	.	.	.	.	.	.	.	.
8 Addison Twp	Res-Imp	6,104	468,803,100	886	14.52	14.89	18.22	1.04	0.963	0.95	0.97	486,830,510
9 Brandywine Twp	Agri-Vac	196	5,282,700	.	.	.	.	.	.	.	.	.
10 Brandywine Twp	Agri-Imp	138	18,297,600	9	6.52	7.43	37.02	1.12	0.845	0.58	1.43	21,645,949
11 Brandywine Twp	Ind-Vac	4	14,000	.	.	.	.	.	.	.	.	.
12 Brandywine Twp	Ind-Imp	16	23,284,000	1	6.25	0.74	.	1.00	0.937	.	.	24,844,563
13 Brandywine Twp	Coml-Vac	21	145,700	.	.	.	.	.	.	.	.	.
14 Brandywine Twp	Coml-Imp	38	3,100,200	3	7.89	9.58	22.75	1.14	1.193	0.38	1.20	2,599,379
15 Brandywine Twp	Res-Vac	233	1,863,000	.	.	.	.	.	.	.	.	.
16 Brandywine Twp	Res-Imp	709	61,649,000	95	13.40	12.48	25.43	1.05	0.990	0.94	1.03	62,259,318
17 Hanover Twp	Agri-Vac	325	10,321,700	.	.	.	.	.	.	.	.	.
18 Hanover Twp	Agri-Imp	152	18,689,500	7	4.61	5.75	24.96	1.11	0.749	0.38	0.98	24,956,054
19 Hanover Twp	Ind-Vac	22	491,200	.	.	.	.	.	.	.	.	.
20 Hanover Twp	Ind-Imp	24	24,850,000	.	.	.	.	.	.	.	.	.
21 Hanover Twp	Coml-Vac	17	123,100	.	.	.	.	.	.	.	.	.
22 Hanover Twp	Coml-Imp	83	10,182,900	3	3.61	1.73	32.91	0.96	1.167	0.46	1.61	8,722,046
23 Hanover Twp	Res-Vac	326	1,704,800	.	.	.	.	.	.	.	.	.
24 Hanover Twp	Res-Imp	712	58,708,400	102	14.33	14.97	18.48	1.02	0.992	0.95	1.01	59,164,155
25 Hendricks Twp	Agri-Vac	425	13,583,100	.	.	.	.	.	.	.	.	.
26 Hendricks Twp	Agri-Imp	196	22,973,700	9	4.59	7.75	28.36	1.11	0.722	0.49	1.04	31,815,985
27 Hendricks Twp	Ind-Imp	1	164,900	.	.	.	.	.	.	.	.	.
28 Hendricks Twp	Coml-Vac	4	13,100	.	.	.	.	.	.	.	.	.
29 Hendricks Twp	Coml-Imp	10	727,200	.	.	.	.	.	.	.	.	.
30 Hendricks Twp	Res-Vac	145	680,100	.	.	.	.	.	.	.	.	.
31 Hendricks Twp	Res-Imp	380	34,822,900	47	12.37	13.10	20.06	1.01	0.895	0.84	0.95	38,915,600
32 Jackson Twp	Agri-Vac	363	8,267,400	.	.	.	.	.	.	.	.	.
33 Jackson Twp	Agri-Imp	237	29,727,000	21	8.86	11.25	27.28	1.07	0.795	0.68	1.04	37,410,457
34 Jackson Twp	Ind-Imp	1	31,800	.	.	.	.	.	.	.	.	.
35 Jackson Twp	Coml-Vac	6	196,000	1	16.67	66.63	.	1.00	0.556	.	.	352,595
36 Jackson Twp	Coml-Imp	9	2,830,100	.	.	.	.	.	.	.	.	.

**Shelby 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	Upper bound of 95% confidence interval for	Imputed Market Value per Median Ratio
										Median	Median	
37 Jackson Twp	Res-Vac	242	1,255,700	.	.	.	.	.	.	.	.	.
38 Jackson Twp	Res-Imp	363	43,181,000	49	13.50	14.30	21.41	1.06	0.988	0.94	1.06	43,688,989
39 Liberty Twp	Agri-Vac	234	7,072,100	.	.	.	.	.	.	.	.	.
40 Liberty Twp	Agri-Imp	178	23,308,200	7	3.93	5.07	16.32	0.96	0.899	0.73	1.16	25,924,475
41 Liberty Twp	Ind-Vac	2	2,400	.	.	.	.	.	.	.	.	.
42 Liberty Twp	Ind-Imp	6	584,900	1	16.67	17.19	.	1.00	0.758	.	.	771,929
43 Liberty Twp	Coml-Vac	12	57,200	.	.	.	.	.	.	.	.	.
44 Liberty Twp	Coml-Imp	43	2,491,000	.	.	.	.	.	.	.	.	.
45 Liberty Twp	Res-Vac	329	1,317,400	.	.	.	.	.	.	.	.	.
46 Liberty Twp	Res-Imp	603	45,437,200	91	15.09	16.54	16.71	1.01	0.946	0.92	0.99	48,026,854
47 Marion Twp	Agri-Vac	302	8,143,900	.	.	.	.	.	.	.	.	.
48 Marion Twp	Agri-Imp	168	22,405,100	2	1.19	0.70	31.81	1.25	1.427	0.97	1.88	15,705,766
49 Marion Twp	Coml-Vac	9	127,000	.	.	.	.	.	.	.	.	.
50 Marion Twp	Coml-Imp	13	3,658,700	1	7.69	4.23	.	1.00	0.911	.	.	4,015,858
51 Marion Twp	Res-Vac	136	1,255,200	.	.	.	.	.	.	.	.	.
52 Marion Twp	Res-Imp	500	60,331,300	87	17.40	17.56	12.24	1.01	1.002	0.95	1.03	60,186,984
53 Moral Twp	Agri-Vac	373	11,102,500	.	.	.	.	.	.	.	.	.
54 Moral Twp	Agri-Imp	336	48,176,900	23	6.85	7.95	31.99	1.11	0.874	0.75	0.96	55,143,940
55 Moral Twp	Ind-Imp	3	229,000	.	.	.	.	.	.	.	.	.
56 Moral Twp	Coml-Vac	8	124,500	.	.	.	.	.	.	.	.	.
57 Moral Twp	Coml-Imp	23	5,566,200	.	.	.	.	.	.	.	.	.
58 Moral Twp	Res-Vac	433	2,995,600	.	.	.	.	.	.	.	.	.
59 Moral Twp	Res-Imp	1,433	156,154,400	194	13.54	13.35	15.87	1.02	0.984	0.96	1.01	158,744,002
60 Noble Twp	Agri-Vac	322	10,725,700	.	.	.	.	.	.	.	.	.
61 Noble Twp	Agri-Imp	243	31,100,800	16	6.58	7.29	28.76	1.08	0.843	0.71	1.11	36,910,541
62 Noble Twp	Ind-Vac	8	107,700	.	.	.	.	.	.	.	.	.
63 Noble Twp	Ind-Imp	8	558,400	.	.	.	.	.	.	.	.	.
64 Noble Twp	Coml-Vac	3	14,400	.	.	.	.	.	.	.	.	.
65 Noble Twp	Coml-Imp	11	347,100	.	.	.	.	.	.	.	.	.
66 Noble Twp	Res-Vac	257	811,000	.	.	.	.	.	.	.	.	.
67 Noble Twp	Res-Imp	453	28,145,700	63	13.91	14.50	20.90	1.02	0.899	0.86	0.94	31,322,947
68 Shelby Twp	Agri-Vac	332	9,727,800	.	.	.	.	.	.	.	.	.
69 Shelby Twp	Agri-Imp	196	24,867,700	6	3.06	4.78	31.36	1.34	0.984	0.41	1.34	25,271,468
70 Shelby Twp	Ind-Vac	2	26,400	.	.	.	.	.	.	.	.	.
71 Shelby Twp	Ind-Imp	2	246,700	.	.	.	.	.	.	.	.	.
72 Shelby Twp	Coml-Vac	5	5,500
73 Shelby Twp	Coml-Imp	4	544,700	1	25.00	103.15	.	1.00	0.562	.	.	969,680

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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 Shelby Twp	Res-Vac	216	919,000	.	.	.	.	.	.	.	.	.
75 Shelby Twp	Res-Imp	575	56,565,400	84	14.61	14.71	15.50	1.00	0.970	0.92	1.00	58,337,755
76 Sugar Creek Twp	Agri-Vac	203	7,588,800	.	.	.	.	.	.	.	.	.
77 Sugar Creek Twp	Agri-Imp	131	17,214,900	4	3.05	3.32	10.18	1.01	0.864	0.79	1.04	19,923,767
78 Sugar Creek Twp	Ind-Imp	4	600,500	.	.	.	.	.	.	.	.	.
79 Sugar Creek Twp	Coml-Vac	6	12,100	.	.	.	.	.	.	.	.	.
80 Sugar Creek Twp	Coml-Imp	8	488,700	.	.	.	.	.	.	.	.	.
81 Sugar Creek Twp	Res-Vac	147	927,600	.	.	.	.	.	.	.	.	.
82 Sugar Creek Twp	Res-Imp	345	35,385,000	33	9.57	10.88	19.24	1.03	0.933	0.87	0.97	37,924,573
83 Union Twp	Agri-Vac	279	7,958,300	.	.	.	.	.	.	.	.	.
84 Union Twp	Agri-Imp	190	23,395,900	7	3.68	5.76	27.07	1.10	0.747	0.50	1.14	31,340,184
85 Union Twp	Ind-Vac	2	17,100	.	.	.	.	.	.	.	.	.
86 Union Twp	Ind-Imp	5	288,200	.	.	.	.	.	.	.	.	.
87 Union Twp	Coml-Vac	3	11,600	.	.	.	.	.	.	.	.	.
88 Union Twp	Coml-Imp	3	405,900	2	66.67	40.79	13.44	0.91	1.986	1.72	2.25	204,409
89 Union Twp	Res-Vac	100	826,500	.	.	.	.	.	.	.	.	.
90 Union Twp	Res-Imp	229	22,844,900	23	10.04	10.87	20.29	1.04	0.940	0.89	1.11	24,302,945
91 Van Buren Twp	Agri-Vac	333	8,760,100	.	.	.	.	.	.	.	.	.
92 Van Buren Twp	Agri-Imp	194	25,533,100	9	4.64	5.43	18.87	1.02	0.924	0.78	1.25	27,646,455
93 Van Buren Twp	Ind-Vac	3	8,500	.	.	.	.	.	.	.	.	.
94 Van Buren Twp	Ind-Imp	2	192,500	.	.	.	.	.	.	.	.	.
95 Van Buren Twp	Coml-Vac	12	29,100	.	.	.	.	.	.	.	.	.
96 Van Buren Twp	Coml-Imp	16	1,175,600	1	6.25	19.34	.	1.00	0.459	.	.	2,560,601
97 Van Buren Twp	Res-Vac	187	1,495,400	.	.	.	.	.	.	.	.	.
98 Van Buren Twp	Res-Imp	469	45,281,100	74	15.78	15.91	23.57	1.05	0.981	0.91	1.06	46,175,295
99 Washington Twp	Agri-Vac	361	12,006,400	.	.	.	.	.	.	.	.	.
100 Washington Twp	Agri-Imp	190	22,866,600	9	4.74	6.34	29.78	1.04	0.827	0.52	1.26	27,644,088
101 Washington Twp	Ind-Imp	6	489,600	.	.	.	.	.	.	.	.	.
102 Washington Twp	Coml-Vac	10	29,400	.	.	.	.	.	.	.	.	.
103 Washington Twp	Coml-Imp	16	544,000	.	.	.	.	.	.	.	.	.
104 Washington Twp	Res-Vac	175	429,300	.	.	.	.	.	.	.	.	.
105 Washington Twp	Res-Imp	398	27,798,800	31	7.79	7.70	19.52	1.05	0.989	0.92	1.10	28,111,413
Total		25,730	2,062,728,000	2,055								

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

Restratified (2) Equalization Via Median

CntyXtwp	MajrClas3	ParclCnt	Asmt Total, New	Sample	Sample	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	
				Size	Parcels of Popln				Assessed Value Pct			
1 Addison Twp	Agri-Vac	321	7,860,400	.	.	.	.	.	.	.	.
2 Addison Twp	Agri-Imp	148	19,628,500	5	3.38	3.44	29.05	1.10	0.557	0.45	0.89	35,251,951
3 Addison Twp	C+I-Imp	776	323,632,500	48	6.19	6.32	27.62	1.17	1.018	0.94	1.10	317,871,161
4 Addison Twp	C+I+R Vac	1,175	15,781,500	.	.	.	.	.	.	.	.	.
5 Addison Twp	Res-Imp	6,104	468,803,100	886	14.52	14.89	18.22	1.04	0.963	0.95	0.97	486,830,510
6 Brandywine Twp	Agri-Vac	196	5,282,700	.	.	.	.	.	.	.	.	.
7 Brandywine Twp	Agri-Imp	138	18,297,600	9	6.52	7.43	37.02	1.12	0.845	0.58	1.43	21,645,949
8 Brandywine Twp	C+I-Imp	54	26,384,200	4	7.41	1.78	25.11	1.08	1.065	0.38	1.20	24,775,568
9 Brandywine Twp	C+I+R Vac	258	2,022,700	.	.	.	.	.	.	.	.	.
10 Brandywine Twp	Res-Imp	709	61,649,000	95	13.40	12.48	25.43	1.05	0.990	0.94	1.03	62,259,318
11 Hanover Twp	Agri-Vac	325	10,321,700	.	.	.	.	.	.	.	.	.
12 Hanover Twp	Agri-Imp	152	18,689,500	7	4.61	5.75	24.96	1.11	0.749	0.38	0.98	24,956,054
13 Hanover Twp	C+I-Imp	107	35,032,900	3	2.80	0.50	32.91	0.96	1.167	0.46	1.61	30,007,026
14 Hanover Twp	C+I+R Vac	365	2,319,100	.	.	.	.	.	.	.	.	.
15 Hanover Twp	Res-Imp	712	58,708,400	102	14.33	14.97	18.48	1.02	0.992	0.95	1.01	59,164,155
16 Hendricks Twp	Agri-Vac	425	13,583,100	.	.	.	.	.	.	.	.	.
17 Hendricks Twp	Agri-Imp	196	22,973,700	9	4.59	7.75	28.36	1.11	0.722	0.49	1.04	31,815,985
18 Hendricks Twp	C+I-Imp	11	892,100	.	.	.	.	.	.	.	.	.
19 Hendricks Twp	C+I+R Vac	149	693,200	.	.	.	.	.	.	.	.	.
20 Hendricks Twp	Res-Imp	380	34,822,900	47	12.37	13.10	20.06	1.01	0.895	0.84	0.95	38,915,600
21 Jackson Twp	Agri-Vac	363	8,267,400	.	.	.	.	.	.	.	.	.
22 Jackson Twp	Agri-Imp	237	29,727,000	21	8.86	11.25	27.28	1.07	0.795	0.68	1.04	37,410,457
23 Jackson Twp	C+I-Imp	10	2,861,900	.	.	.	.	.	.	.	.	.
24 Jackson Twp	C+I+R Vac	248	1,451,700	1	0.40	9.00	.	1.00	0.556	.	.	2,611,539
25 Jackson Twp	Res-Imp	363	43,181,000	49	13.50	14.30	21.41	1.06	0.988	0.94	1.06	43,688,989
26 Liberty Twp	Agri-Vac	234	7,072,100	.	.	.	.	.	.	.	.	.
27 Liberty Twp	Agri-Imp	178	23,308,200	7	3.93	5.07	16.32	0.96	0.899	0.73	1.16	25,924,475
28 Liberty Twp	C+I-Imp	49	3,075,900	1	2.04	3.27	.	1.00	0.758	.	.	4,059,459
29 Liberty Twp	C+I+R Vac	343	1,377,000	.	.	.	.	.	.	.	.	.
30 Liberty Twp	Res-Imp	603	45,437,200	91	15.09	16.54	16.71	1.01	0.946	0.92	0.99	48,026,854
31 Marion Twp	Agri-Vac	302	8,143,900	.	.	.	.	.	.	.	.	.
32 Marion Twp	Agri-Imp	168	22,405,100	2	1.19	0.70	31.81	1.25	1.427	0.97	1.88	15,705,766
33 Marion Twp	C+I-Imp	13	3,658,700	1	7.69	4.23	.	1.00	0.911	.	.	4,015,858
34 Marion Twp	C+I+R Vac	145	1,382,200	.	.	.	.	.	.	.	.	.
35 Marion Twp	Res-Imp	500	60,331,300	87	17.40	17.56	12.24	1.01	1.002	0.95	1.03	60,186,984
36 Moral Twp	Agri-Vac	373	11,102,500

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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	Upper bound of 95% confidence interval for	Imputed Market Value per Median Ratio	
										Median	Median		
37	Moral Twp	Agri-Imp	336	48,176,900	23	6.85	7.95	31.99	1.11	0.874	0.75	0.96	55,143,940
38	Moral Twp	C+I-Imp	26	5,795,200	.	.	.	.	.	.	.	.	.
39	Moral Twp	C+I+R Vac	441	3,120,100	.	.	.	.	.	.	.	.	.
40	Moral Twp	Res-Imp	1,433	156,154,400	194	13.54	13.35	15.87	1.02	0.984	0.96	1.01	158,744,002
41	Noble Twp	Agri-Vac	322	10,725,700	.	.	.	.	.	.	.	.	.
42	Noble Twp	Agri-Imp	243	31,100,800	16	6.58	7.29	28.76	1.08	0.843	0.71	1.11	36,910,541
43	Noble Twp	C+I-Imp	19	905,500	.	.	.	.	.	.	.	.	.
44	Noble Twp	C+I+R Vac	268	933,100	.	.	.	.	.	.	.	.	.
45	Noble Twp	Res-Imp	453	28,145,700	63	13.91	14.50	20.90	1.02	0.899	0.86	0.94	31,322,947
46	Shelby Twp	Agri-Vac	332	9,727,800	.	.	.	.	.	.	.	.	.
47	Shelby Twp	Agri-Imp	196	24,867,700	6	3.06	4.78	31.36	1.34	0.984	0.41	1.34	25,271,468
48	Shelby Twp	C+I-Imp	6	791,400	1	16.67	70.99	.	1.00	0.562	.	.	1,408,858
49	Shelby Twp	C+I+R Vac	223	950,900	.	.	.	.	.	.	.	.	.
50	Shelby Twp	Res-Imp	575	56,565,400	84	14.61	14.71	15.50	1.00	0.970	0.92	1.00	58,337,755
51	Sugar Creek Twp	Agri-Vac	203	7,588,800	.	.	.	.	.	.	.	.	.
52	Sugar Creek Twp	Agri-Imp	131	17,214,900	4	3.05	3.32	10.18	1.01	0.864	0.79	1.04	19,923,767
53	Sugar Creek Twp	C+I-Imp	12	1,089,200	.	.	.	.	.	.	.	.	.
54	Sugar Creek Twp	C+I+R Vac	153	939,700	.	.	.	.	.	.	.	.	.
55	Sugar Creek Twp	Res-Imp	345	35,385,000	33	9.57	10.88	19.24	1.03	0.933	0.87	0.97	37,924,573
56	Union Twp	Agri-Vac	279	7,958,300	.	.	.	.	.	.	.	.	.
57	Union Twp	Agri-Imp	190	23,395,900	7	3.68	5.76	27.07	1.10	0.747	0.50	1.14	31,340,184
58	Union Twp	C+I-Imp	8	694,100	2	25.00	23.85	13.44	0.91	1.986	1.72	2.25	349,545
59	Union Twp	C+I+R Vac	105	855,200	.	.	.	.	.	.	.	.	.
60	Union Twp	Res-Imp	229	22,844,900	23	10.04	10.87	20.29	1.04	0.940	0.89	1.11	24,302,945
61	Van Buren Twp	Agri-Vac	333	8,760,100	.	.	.	.	.	.	.	.	.
62	Van Buren Twp	Agri-Imp	194	25,533,100	9	4.64	5.43	18.87	1.02	0.924	0.78	1.25	27,646,455
63	Van Buren Twp	C+I-Imp	18	1,368,100	1	5.56	16.62	.	1.00	0.459	.	.	2,979,890
64	Van Buren Twp	C+I+R Vac	202	1,533,000	.	.	.	.	.	.	.	.	.
65	Van Buren Twp	Res-Imp	469	45,281,100	74	15.78	15.91	23.57	1.05	0.981	0.91	1.06	46,175,295
66	Washington Twp	Agri-Vac	361	12,006,400	.	.	.	.	.	.	.	.	.
67	Washington Twp	Agri-Imp	190	22,866,600	9	4.74	6.34	29.78	1.04	0.827	0.52	1.26	27,644,088
68	Washington Twp	C+I-Imp	22	1,033,600	.	.	.	.	.	.	.	.	.
69	Washington Twp	C+I+R Vac	185	458,700	.	.	.	.	.	.	.	.	.
70	Washington Twp	Res-Imp	398	27,798,800	31	7.79	7.70	19.52	1.05	0.989	0.92	1.10	28,111,413
Total			25,730	2,062,728,000	2,055								