

**St. Joseph 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	3,272	127,877,200	19	0.58	1.60	89.25	1.33	0.321	0.24	0.48	397,928,600
2	Agri-Imp	3,774	499,673,400	57	1.51	1.74	55.70	1.33	0.819	0.72	0.88	610,242,241
3	Ind-Vac	739	72,093,100	.	.	.	.	.	.	.	.	.
4	Ind-Imp	1,282	818,818,200	11	0.86	0.28	67.38	1.16	1.146	0.73	2.78	714,394,146
5	Coml-Vac	1,961	181,104,400	.	.	.	.	.	.	.	.	.
6	Coml-Imp	5,827	2,392,015,400	73	1.25	0.78	48.95	1.33	0.755	0.60	0.88	3,169,198,099
7	Res-Vac	15,749	170,985,700	40	0.25	1.43	67.88	1.39	0.683	0.33	1.10	250,266,613
8	Res-Imp	83,269	7,413,666,600	629	0.76	0.71	24.36	1.03	0.987	0.96	1.01	7,511,334,819
Total		115,873	11,676,234,000	829								

Restratified Equalization Via Median

	MjrCls2	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	3,272	127,877,200	19	0.58	1.60	89.25	1.33	0.321	0.24	0.48	397,928,600
2	Agri-Imp	3,774	499,673,400	57	1.51	1.74	55.70	1.33	0.819	0.72	0.88	610,242,241
3	C+I-Vac	2,700	253,197,500	.	.	.	.	.	.	.	.	.
4	C+I-Imp	7,109	3,210,833,600	84	1.18	0.65	52.64	1.31	0.843	0.67	0.95	3,808,098,495
5	Res-Vac	15,749	170,985,700	40	0.25	1.43	67.88	1.39	0.683	0.33	1.10	250,266,613
6	Res-Imp	83,269	7,413,666,600	629	0.76	0.71	24.36	1.03	0.987	0.96	1.01	7,511,334,819
Total		115,873	11,676,234,000	829								

Restratified (2) Equalization Via Median

	MjrCls3	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	3,272	127,877,200	19	0.58	1.60	89.25	1.33	0.321	0.24	0.48	397,928,600
2	Agri-Imp	3,774	499,673,400	57	1.51	1.74	55.70	1.33	0.819	0.72	0.88	610,242,241
3	C+I-Imp	7,109	3,210,833,600	84	1.18	0.65	52.64	1.31	0.843	0.67	0.95	3,808,098,495
4	C+I+R Vac	18,449	424,183,200	40	0.22	0.58	67.88	1.39	0.683	0.33	1.10	620,864,158
5	Res-Imp	83,269	7,413,666,600	629	0.76	0.71	24.36	1.03	0.987	0.96	1.01	7,511,334,819
Total		115,873	11,676,234,000	829								

**St. Joseph 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	Upper bound of 95% confidence interval for	Imputed Market Value per Median Ratio
										Median	Median	
1 Centre Twp	Agri-Vac	162	4,251,400	1	0.62	3.51	.	1.00	0.402	.	.	10,562,497
2 Centre Twp	Agri-Imp	187	30,311,400	4	2.14	1.80	14.91	1.05	0.881	0.71	1.23	34,407,896
3 Centre Twp	Ind-Vac	4	57,000	.	.	.	.	.	.	.	.	.
4 Centre Twp	Ind-Imp	38	27,110,700	.	.	.	.	.	.	.	.	.
5 Centre Twp	Coml-Vac	19	1,100,900	.	.	.	.	.	.	.	.	.
6 Centre Twp	Coml-Imp	161	110,096,700	1	0.62	1.03	.	1.00	0.614	.	.	179,194,127
7 Centre Twp	Res-Vac	591	12,282,200	4	0.68	0.61	51.98	1.12	0.902	0.41	1.85	13,610,512
8 Centre Twp	Res-Imp	5,265	547,150,600	41	0.78	0.74	12.84	0.97	0.985	0.91	1.08	555,354,740
9 Clay Twp	Agri-Vac	291	3,194,800	.	.	.	.	.	.	.	.	.
10 Clay Twp	Agri-Imp	52	6,758,100	2	3.85	3.05	70.78	2.45	1.656	0.48	2.83	4,082,125
11 Clay Twp	Ind-Vac	20	492,300	.	.	.	.	.	.	.	.	.
12 Clay Twp	Ind-Imp	15	3,752,500	.	.	.	.	.	.	.	.	.
13 Clay Twp	Coml-Vac	150	14,938,700	.	.	.	.	.	.	.	.	.
14 Clay Twp	Coml-Imp	704	593,642,900	8	1.14	0.28	33.88	1.04	0.543	0.37	1.20	1,093,902,496
15 Clay Twp	Res-Vac	2,064	13,445,900	1	0.05	0.18	.	1.00	0.263	.	.	51,184,059
16 Clay Twp	Res-Imp	10,258	1,218,252,800	88	0.86	0.84	23.92	0.91	0.936	0.86	0.98	1,301,790,335
17 German Twp	Agri-Vac	135	14,087,500	.	.	.	.	.	.	.	.	.
18 German Twp	Agri-Imp	119	15,944,000	2	1.68	1.18	3.78	1.00	0.921	0.89	0.96	17,307,529
19 German Twp	Ind-Vac	132	19,486,500	.	.	.	.	.	.	.	.	.
20 German Twp	Ind-Imp	211	271,484,300	1	0.47	0.16	.	1.00	1.878	.	.	144,559,553
21 German Twp	Coml-Vac	36	1,716,100	.	.	.	.	.	.	.	.	.
22 German Twp	Coml-Imp	92	118,373,600	.	.	.	.	.	.	.	.	.
23 German Twp	Res-Vac	580	9,720,100	2	0.34	1.75	15.94	1.02	0.201	0.17	0.23	48,403,425
24 German Twp	Res-Imp	2,512	258,386,000	12	0.48	0.46	12.28	1.05	1.007	0.95	1.04	256,614,974
25 Greene Twp	Agri-Vac	262	10,392,500	1	0.38	1.67	.	1.00	0.921	.	.	11,285,982
26 Greene Twp	Agri-Imp	415	55,222,300	8	1.93	1.96	119.42	1.65	0.803	0.17	4.37	68,729,114
27 Greene Twp	Ind-Vac	19	1,861,200	.	.	.	.	.	.	.	.	.
28 Greene Twp	Ind-Imp	28	10,960,000	1	3.57	0.40	.	1.00	1.146	.	.	9,562,269
29 Greene Twp	Coml-Vac	6	1,056,700	.	.	.	.	.	.	.	.	.
30 Greene Twp	Coml-Imp	30	13,227,200	.	.	.	.	.	.	.	.	.
31 Greene Twp	Res-Vac	168	2,167,000	.	.	.	.	.	.	.	.	.
32 Greene Twp	Res-Imp	801	80,526,800	4	0.50	0.41	23.15	1.01	1.086	0.60	1.30	74,166,435
33 Harris Twp	Agri-Vac	113	3,766,700	2	1.77	6.02	65.86	1.38	0.841	0.29	1.39	4,478,658
34 Harris Twp	Agri-Imp	99	14,282,700	4	4.04	7.19	4.25	1.03	0.656	0.64	0.72	21,757,659
35 Harris Twp	Ind-Vac	10	266,700
36 Harris Twp	Ind-Imp	42	24,042,900

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Indiana Property Tax Equalization Project**

CntyXtwp	MajrClas	ParclCnt	AV - Total Land & Improvements	Sample Size	Sample Parcels 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 Harris Twp	Coml-Vac	48	655,700	.	.	.	.	.	.	.	.	.
38 Harris Twp	Coml-Imp	157	161,930,100	4	2.55	0.41	29.83	1.09	1.594	0.95	2.63	101,568,885
39 Harris Twp	Res-Vac	670	3,301,000	2	0.30	1.66	29.84	1.04	0.876	0.61	1.14	3,769,456
40 Harris Twp	Res-Imp	6,153	1,055,797,000	51	0.83	0.77	9.04	1.00	1.016	0.97	1.05	1,039,410,575
41 Liberty Twp	Agri-Vac	294	16,236,800	1	0.34	0.33	.	1.00	0.303	.	.	53,605,201
42 Liberty Twp	Agri-Imp	438	57,081,100	6	1.37	1.54	20.00	1.02	0.818	0.29	0.98	69,807,959
43 Liberty Twp	Ind-Vac	15	82,200	.	.	.	.	.	.	.	.	.
44 Liberty Twp	Ind-Imp	13	5,122,900	1	7.69	1.42	.	1.00	1.071	.	.	4,782,965
45 Liberty Twp	Coml-Vac	23	3,046,400	.	.	.	.	.	.	.	.	.
46 Liberty Twp	Coml-Imp	90	9,269,600	1	1.11	1.07	.	1.00	0.670	.	.	13,832,568
47 Liberty Twp	Res-Vac	127	1,140,500	.	.	.	.	.	.	.	.	.
48 Liberty Twp	Res-Imp	725	54,947,600	4	0.55	0.30	32.05	0.97	1.004	0.52	1.43	54,714,552
49 Lincoln Twp	Agri-Vac	184	6,635,000	1	0.54	0.91	.	1.00	0.204	.	.	32,473,740
50 Lincoln Twp	Agri-Imp	223	25,153,200	2	0.90	0.78	75.81	1.85	2.150	0.52	3.78	11,699,376
51 Lincoln Twp	Ind-Vac	32	680,700	.	.	.	.	.	.	.	.	.
52 Lincoln Twp	Ind-Imp	27	20,544,200	.	.	.	.	.	.	.	.	.
53 Lincoln Twp	Coml-Vac	49	1,583,600	.	.	.	.	.	.	.	.	.
54 Lincoln Twp	Coml-Imp	113	29,387,600	4	3.54	0.62	71.10	1.04	0.901	0.46	2.28	32,628,630
55 Lincoln Twp	Res-Vac	140	2,162,400	.	.	.	.	.	.	.	.	.
56 Lincoln Twp	Res-Imp	825	67,268,900	10	1.21	0.84	70.32	1.39	1.092	0.90	3.16	61,613,579
57 Madison Twp	Agri-Vac	305	15,193,300	4	1.31	2.61	181.01	2.02	0.330	0.25	2.63	46,046,783
58 Madison Twp	Agri-Imp	466	64,536,400	7	1.50	1.86	18.12	1.00	0.644	0.50	0.85	100,134,560
59 Madison Twp	Ind-Imp	2	1,816,800	.	.	.	.	.	.	.	.	.
60 Madison Twp	Coml-Vac	18	40,713,600	.	.	.	.	.	.	.	.	.
61 Madison Twp	Coml-Imp	28	41,701,900	.	.	.	.	.	.	.	.	.
62 Madison Twp	Res-Vac	89	299,000	.	.	.	.	.	.	.	.	.
63 Madison Twp	Res-Imp	240	18,275,000	1	0.42	0.64	.	1.00	0.623	.	.	29,322,679
64 Olive Twp	Agri-Vac	331	18,132,300	.	.	.	.	.	.	.	.	.
65 Olive Twp	Agri-Imp	338	47,733,600	5	1.48	1.48	8.95	1.00	1.029	0.85	1.24	46,366,802
66 Olive Twp	Ind-Vac	10	4,095,900	.	.	.	.	.	.	.	.	.
67 Olive Twp	Ind-Imp	20	104,344,700	.	.	.	.	.	.	.	.	.
68 Olive Twp	Coml-Vac	38	2,563,200	.	.	.	.	.	.	.	.	.
69 Olive Twp	Coml-Imp	92	30,301,000	1	1.09	0.35	.	1.00	0.551	.	.	54,962,792
70 Olive Twp	Res-Vac	255	11,471,300	4	1.57	1.73	11.98	1.03	1.134	0.90	1.43	10,113,693
71 Olive Twp	Res-Imp	1,084	90,142,500	5	0.46	0.56	9.48	1.00	0.776	0.55	0.86	116,132,825
72 Penn Twp	Agri-Vac	576	13,914,700	4	0.69	4.22	77.56	1.55	0.200	0.16	0.76	69,436,788
73 Penn Twp	Agri-Imp	610	74,798,400	9	1.48	1.62	48.13	1.24	0.926	0.61	1.43	80,807,150

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74 Penn Twp	Ind-Vac	213	20,062,900
75 Penn Twp	Ind-Imp	366	180,745,500	6	1.64	0.84	72.09	1.26	1.213	0.73	4.80	148,945,791
76 Penn Twp	Coml-Vac	569	36,672,300	.	.	.	.	.	.	.	.	.
77 Penn Twp	Coml-Imp	1,410	633,568,100	17	1.21	1.35	40.09	1.37	0.837	0.41	1.02	757,136,346
78 Penn Twp	Res-Vac	3,796	60,791,500	14	0.37	1.79	75.48	1.24	0.539	0.18	1.14	112,816,700
79 Penn Twp	Res-Imp	19,834	1,711,995,700	139	0.70	0.70	18.02	1.00	0.976	0.93	1.01	1,754,702,885
80 Portage Twp	Agri-Vac	113	2,165,600	.	.	.	.	.	.	.	.	.
81 Portage Twp	Agri-Imp	38	4,787,400	1	2.63	4.04	.	1.00	0.568	.	.	8,421,472
82 Portage Twp	Ind-Vac	258	4,809,800	.	.	.	.	.	.	.	.	.
83 Portage Twp	Ind-Imp	494	162,146,200	2	0.40	0.14	78.35	2.88	1.557	0.34	2.78	104,159,720
84 Portage Twp	Coml-Vac	961	74,243,200	.	.	.	.	.	.	.	.	.
85 Portage Twp	Coml-Imp	2,813	615,235,800	36	1.28	1.00	43.13	1.26	0.766	0.58	0.88	803,683,178
86 Portage Twp	Res-Vac	6,097	32,502,100	9	0.15	2.35	195.07	1.91	0.330	0.24	1.49	98,518,002
87 Portage Twp	Res-Imp	32,459	1,982,886,500	266	0.82	0.73	30.34	1.09	1.008	0.96	1.07	1,966,910,722
88 Union Twp	Agri-Vac	286	12,047,700	5	1.75	3.26	18.36	1.04	0.321	0.24	0.48	37,490,064
89 Union Twp	Agri-Imp	488	64,538,700	2	0.41	0.50	4.24	1.00	0.695	0.67	0.72	92,884,890
90 Union Twp	Ind-Vac	7	481,300	.	.	.	.	.	.	.	.	.
91 Union Twp	Ind-Imp	10	4,441,000	.	.	.	.	.	.	.	.	.
92 Union Twp	Coml-Vac	31	1,923,400	.	.	.	.	.	.	.	.	.
93 Union Twp	Coml-Imp	79	15,573,200	1	1.27	0.11	.	1.00	1.207	.	.	12,906,764
94 Union Twp	Res-Vac	150	4,941,500	1	0.67	0.34	.	1.00	0.235	.	.	20,989,021
95 Union Twp	Res-Imp	766	65,243,300	2	0.26	0.36	2.00	1.00	1.089	1.07	1.11	59,922,833
96 Warren Twp	Agri-Vac	220	7,858,900	.	.	.	.	.	.	.	.	.
97 Warren Twp	Agri-Imp	301	38,526,100	5	1.66	2.49	96.20	1.70	0.618	0.20	2.98	62,317,404
98 Warren Twp	Ind-Vac	3	41,400	.	.	.	.	.	.	.	.	.
99 Warren Twp	Ind-Imp	16	2,306,500	.	.	.	.	.	.	.	.	.
100 Warren Twp	Coml-Vac	13	890,600	.	.	.	.	.	.	.	.	.
101 Warren Twp	Coml-Imp	58	19,707,700	.	.	.	.	.	.	.	.	.
102 Warren Twp	Res-Vac	1,022	16,761,200	3	0.29	0.35	22.27	0.99	0.776	0.59	1.10	21,598,003
103 Warren Twp	Res-Imp	2,347	262,793,900	6	0.26	0.22	21.11	1.00	0.814	0.52	1.33	322,677,087
Total		115,857	11,656,558,800	829								

**St. Joseph County Property Tax Reassessment Equalization Analysis
Indiana Property Tax Equalization Project**

Restratified (2) Equalization Via Median

CntyXtwp	MjrCls3	ParclCnt	Asmt Total, New	Sample Size	Sample Parcels of Popln	Sample Assessed Value Pct	Coefficient of Dispersion	Price Related Differential	Median	Lower bound	Upper bound	Imputed Market Value per Median Ratio
										of 95% confidence interval for Median	of 95% confidence interval for Median	
1 Centre Twp	Agri-Vac	162	4,251,400	1	0.62	3.51	.	1.00	0.402	.	.	10,562,497
2 Centre Twp	Agri-Imp	187	30,311,400	4	2.14	1.80	14.91	1.05	0.881	0.71	1.23	34,407,896
3 Centre Twp	C+I-Imp	199	137,207,400	1	0.50	0.83	.	1.00	0.614	.	.	223,319,685
4 Centre Twp	C+I+R Vac	614	13,440,100	4	0.65	0.56	51.98	1.12	0.902	0.41	1.85	14,893,638
5 Centre Twp	Res-Imp	5,265	547,150,600	41	0.78	0.74	12.84	0.97	0.985	0.91	1.08	555,354,740
6 Clay Twp	Agri-Vac	291	3,194,800	.	.	.	.	.	.	.	.	.
7 Clay Twp	Agri-Imp	52	6,758,100	2	3.85	3.05	70.78	2.45	1.656	0.48	2.83	4,082,125
8 Clay Twp	C+I-Imp	719	597,395,400	8	1.11	0.28	33.88	1.04	0.543	0.37	1.20	1,100,817,207
9 Clay Twp	C+I+R Vac	2,234	28,876,900	1	0.04	0.08	.	1.00	0.263	.	.	109,924,733
10 Clay Twp	Res-Imp	10,258	1,218,252,800	88	0.86	0.84	23.92	0.91	0.936	0.86	0.98	1,301,790,335
11 German Twp	Agri-Vac	135	14,087,500	.	.	.	.	.	.	.	.	.
12 German Twp	Agri-Imp	119	15,944,000	2	1.68	1.18	3.78	1.00	0.921	0.89	0.96	17,307,529
13 German Twp	C+I-Imp	303	389,857,900	1	0.33	0.11	.	1.00	1.878	.	.	207,590,950
14 German Twp	C+I+R Vac	748	30,922,700	2	0.27	0.55	15.94	1.02	0.201	0.17	0.23	153,986,542
15 German Twp	Res-Imp	2,512	258,386,000	12	0.48	0.46	12.28	1.05	1.007	0.95	1.04	256,614,974
16 Greene Twp	Agri-Vac	262	10,392,500	1	0.38	1.67	.	1.00	0.921	.	.	11,285,982
17 Greene Twp	Agri-Imp	415	55,222,300	8	1.93	1.96	119.42	1.65	0.803	0.17	4.37	68,729,114
18 Greene Twp	C+I-Imp	58	24,187,200	1	1.72	0.18	.	1.00	1.146	.	.	21,102,601
19 Greene Twp	C+I+R Vac	193	5,084,900	.	.	.	.	.	.	.	.	.
20 Greene Twp	Res-Imp	801	80,526,800	4	0.50	0.41	23.15	1.01	1.086	0.60	1.30	74,166,435
21 Harris Twp	Agri-Vac	113	3,766,700	2	1.77	6.02	65.86	1.38	0.841	0.29	1.39	4,478,658
22 Harris Twp	Agri-Imp	99	14,282,700	4	4.04	7.19	4.25	1.03	0.656	0.64	0.72	21,757,659
23 Harris Twp	C+I-Imp	199	185,973,000	4	2.01	0.36	29.83	1.09	1.594	0.95	2.63	116,649,532
24 Harris Twp	C+I+R Vac	728	4,223,400	2	0.27	1.30	29.84	1.04	0.876	0.61	1.14	4,822,758
25 Harris Twp	Res-Imp	6,153	1,055,797,000	51	0.83	0.77	9.04	1.00	1.016	0.97	1.05	1,039,410,575
26 Liberty Twp	Agri-Vac	294	16,236,800	1	0.34	0.33	.	1.00	0.303	.	.	53,605,201
27 Liberty Twp	Agri-Imp	438	57,081,100	6	1.37	1.54	20.00	1.02	0.818	0.29	0.98	69,807,959
28 Liberty Twp	C+I-Imp	103	14,392,500	2	1.94	1.19	23.03	1.04	0.871	0.67	1.07	16,531,695
29 Liberty Twp	C+I+R Vac	165	4,269,100	.	.	.	.	.	.	.	.	.
30 Liberty Twp	Res-Imp	725	54,947,600	4	0.55	0.30	32.05	0.97	1.004	0.52	1.43	54,714,552
31 Lincoln Twp	Agri-Vac	184	6,635,000	1	0.54	0.91	.	1.00	0.204	.	.	32,473,740
32 Lincoln Twp	Agri-Imp	223	25,153,200	2	0.90	0.78	75.81	1.85	2.150	0.52	3.78	11,699,376
33 Lincoln Twp	C+I-Imp	140	49,931,800	4	2.86	0.37	71.10	1.04	0.901	0.46	2.28	55,438,560
34 Lincoln Twp	C+I+R Vac	221	4,426,700	.	.	.	.	.	.	.	.	.
35 Lincoln Twp	Res-Imp	825	67,268,900	10	1.21	0.84	70.32	1.39	1.092	0.90	3.16	61,613,579
36 Madison Twp	Agri-Vac	305	15,193,300	4	1.31	2.61	181.01	2.02	0.330	0.25	2.63	46,046,783

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37 Madison Twp	Agri-Imp	466	64,536,400	7	1.50	1.86	18.12	1.00	0.644	0.50	0.85	100,134,560
38 Madison Twp	C+I-Imp	30	43,518,700	.	.	.	.	.	.	.	.	.
39 Madison Twp	C+I+R Vac	107	41,012,600	.	.	.	.	.	.	.	.	.
40 Madison Twp	Res-Imp	240	18,275,000	1	0.42	0.64	.	1.00	0.623	.	.	29,322,679
41 Olive Twp	Agri-Vac	331	18,132,300	.	.	.	.	.	.	.	.	.
42 Olive Twp	Agri-Imp	338	47,733,600	5	1.48	1.48	8.95	1.00	1.029	0.85	1.24	46,366,802
43 Olive Twp	C+I-Imp	112	134,645,700	1	0.89	0.08	.	1.00	0.551	.	.	244,232,981
44 Olive Twp	C+I+R Vac	303	18,130,400	4	1.32	1.09	11.98	1.03	1.134	0.90	1.43	15,984,701
45 Olive Twp	Res-Imp	1,084	90,142,500	5	0.46	0.56	9.48	1.00	0.776	0.55	0.86	116,132,825
46 Penn Twp	Agri-Vac	576	13,914,700	4	0.69	4.22	77.56	1.55	0.200	0.16	0.76	69,436,788
47 Penn Twp	Agri-Imp	610	74,798,400	9	1.48	1.62	48.13	1.24	0.926	0.61	1.43	80,807,150
48 Penn Twp	C+I-Imp	1,776	814,313,600	23	1.30	1.24	56.42	1.50	0.898	0.48	1.06	906,916,514
49 Penn Twp	C+I+R Vac	4,578	117,526,700	14	0.31	0.93	75.48	1.24	0.539	0.18	1.14	218,105,730
50 Penn Twp	Res-Imp	19,834	1,711,995,700	139	0.70	0.70	18.02	1.00	0.976	0.93	1.01	1,754,702,885
51 Portage Twp	Agri-Vac	113	2,165,600	.	.	.	.	.	.	.	.	.
52 Portage Twp	Agri-Imp	38	4,787,400	1	2.63	4.04	.	1.00	0.568	.	.	8,421,472
53 Portage Twp	C+I-Imp	3,307	777,382,000	38	1.15	0.82	49.25	1.32	0.766	0.58	0.88	1,015,494,931
54 Portage Twp	C+I+R Vac	7,316	111,555,100	9	0.12	0.68	195.07	1.91	0.330	0.24	1.49	338,137,706
55 Portage Twp	Res-Imp	32,459	1,982,886,500	266	0.82	0.73	30.34	1.09	1.008	0.96	1.07	1,966,910,722
56 Union Twp	Agri-Vac	286	12,047,700	5	1.75	3.26	18.36	1.04	0.321	0.24	0.48	37,490,064
57 Union Twp	Agri-Imp	488	64,538,700	2	0.41	0.50	4.24	1.00	0.695	0.67	0.72	92,884,890
58 Union Twp	C+I-Imp	89	20,014,200	1	1.12	0.08	.	1.00	1.207	.	.	16,587,378
59 Union Twp	C+I+R Vac	188	7,346,200	1	0.53	0.23	.	1.00	0.235	.	.	31,202,985
60 Union Twp	Res-Imp	766	65,243,300	2	0.26	0.36	2.00	1.00	1.089	1.07	1.11	59,922,833
61 Warren Twp	Agri-Vac	220	7,858,900	.	.	.	.	.	.	.	.	.
62 Warren Twp	Agri-Imp	301	38,526,100	5	1.66	2.49	96.20	1.70	0.618	0.20	2.98	62,317,404
63 Warren Twp	C+I-Imp	74	22,014,200	.	.	.	.	.	.	.	.	.
64 Warren Twp	C+I+R Vac	1,038	17,693,200	3	0.29	0.33	22.27	0.99	0.776	0.59	1.10	22,798,952
65 Warren Twp	Res-Imp	2,347	262,793,900	6	0.26	0.22	21.11	1.00	0.814	0.52	1.33	322,677,087
Total		115,857	11,656,558,800	829								